SPRINGDALE PLANNING COMMISSION
WAYNE HYDEN TRAINING ROOM
ROOM A205, CRIMINAL JUSTICE BUILDING
201 SPRING STREET
5:00 P.M.
TENTATIVE AGENDA

I. Pre-Meeting Activities
Pledge of Allegiance
Invocation

II. Call to Order

III. Roll Call

IV. Approval of Minutes October 5, 2021

V. Other

A. Proposed amendment to the Springdale Code of Ordinance Chapter 32 Downtown District Form-Based Code to amend Section 2.1 Regulating Plan to revise the boundary of the Campus Type 1 and Neighborhood Center Type 2.

B. **Springdale Planning Commission 2022 Schedule of Meeting Dates & Submission Deadlines**
Presented by Patsy Christie

VI. Tabled Items

A. L21-32 **Aspen Park Building C (Modification of L20-06)**
350 East Robinson Avenue
B21-91 Variance of Commercial Design Standards
(A) Landscaping
(B) Paving Requirements
Presented by Bates and Associates & Greg Edwards

B. B21-88 **Sam's Real Estate Business Trust (Andy's Frozen Custard)**
East of Gene George Blvd, west of I-49, south of Sunset Avenue
Variance of Commercial Design Standards
(A) Building Foundation Landscaping
Presented by Anderson Engineering

C. L21-33 **Berryfield Apartments Phase II**
TABLED 2353 Lowell Road
PER STAFF Presented by Michael Mitchelson & NSPJ Architects

VII. Public Hearing – Rezoning

A. R21-56 **Billy Tatios**
2717 East Emma Avenue
From A-1 to a P-1
Presented by EarthPlan Design Alternatives

B. R21-57 **City Point Church**
Parking Lot South of 803 Quandt Ave
From SF-2 to O-1
C21-32 Use Unit 42 (Churches/Synagogue) in a C-2 at 803 Quandt Ave
Presented by James R. Baker

VIII. Public Hearing – Conditional Use

A. C21-30 **Zuzuki Baltazar**
TABLED 214 East Robinson Ave
PER STAFF Use Unit 44 (Mobile Vending) in a C-2
Presented by Zuzuki Baltazar & Celine Bustamante

B. C21-31 **Karina Chavez Olvera**
TABLED 1108 South West End St.
PER STAFF Use Unit 44 (Mobile Vending) in a C-2
Presented by Karina Chavez Olvera & Jorge Duran

C. C21-32 **City Point Church**
803 Quandt Avenue
Use Unit 42 (Churches/Synagogue) in a C-2
Presented by James R. Baker

D. C21-33 **Jacqueline Girdner**
TABLED 4492 Warwick Cove
PER STAFF Use Unit 28 (Home Occupation/Daycare) in a SF-2
Presented by Jacqueline Girdner

IX. Preliminary Plats, Replats, & Final Plats

A. RP21-10 **Westfield Subdivision**
Elm Springs Road, West of Gutensohn
Presented by Engineering Services, Inc.

B. RP21-11 **Sara and Dennis Hash**
2700 East Robinson Avenue
Presented by Bates & Associates

C. PP21-16 **Hackberry Woods**
3357 Habberton Road
Presented by Expedient Civil Engineering

X. Large Scale Developments

A. L21-24 **PSC Soccer Indoor (Revised)**
East of AR Hwy 265 and north of AR Hwy 412
B21-77 Variance of Commercial Design Standards –
(A) Facades and Exterior Walls
(B) Detail Features
(C) Materials and Colors
Presented by Harrison, French, & Associates (HFA)

B. L21-28 **Carpet One**
3560 Wagon Wheel Road
B21-94 Variance of Commercial Design Standards –
(A) Entrances
(B) Pedestrian Flow
(C) Central Features & Community Spaces
(D) Facades & Exterior Walls
(E) Materials & Colors
(F) Landscaping
Presented by Blew & Associates

C. L21-34 **I-49 Industrial Park Phase I**
W Apple Blossom Avenue
W21-18 Waiver of Street Improvements for W Apple Blossom & Graham Road
Presented by Morrison-Shipley Engineers

D. L21-35 **Emma Mixed Use Development**
500 East Emma Avenue
Presented by Civil Design Engineers, Inc.

E. L21-36 **Cadence Plaza**
South side of Sunset Avenue, across from Sterwin Street
Presented by Engineering Services, Inc.

F. L21-37 **Taco Bell**
TABLED 4126 Elm Springs Road
PER STAFF Presented by Weihe Engineers, Inc.

XI. Board of Adjustment

A. B21-76 **Michael Voudrie**
1801 Colby Circle
Variance of fence height requirement in the front yard from 3' to 4'
Presented by Michael Voudrie

B. B21-77 **Andy Chen (PSC Indoor Soccer)**
East of AR Hwy 265 and north of AR Hwy 412
Variance of Commercial Design Standards –
(A) Facades and Exterior Walls
(B) Detail Features
(C) Materials and Colors
Presented by Harrison, French, & Associates (HFA)

C. B21-90 **Benny Holloway**
12994 Knight Lane
Variance of Rear Setback from 20' to 10'
Presented by Benny Holloway

D. B21-91 **Greg Edwards (Aspen Park)**
350 East Robinson Avenue
Variance of Commercial Design Standards
(A) Landscaping
(B) Paving Requirements
Presented by Bates & Associates, Greg Edwards

E. B21-92 **Eva Calderon Mendez**
938 Remington Drive
Variance of Front Setback from 30' to 18'
Presented by Horacio Menjivar & Jose Calderon

F. B21-93 **Window World**
5725 North Thompson Street
Variance of Paved Parking Requirement
Presented by Anton Myers

G. B21-94 **Carpet One**
3560 Wagon Wheel Road
Variance of Commercial Design Standards
(A) Entrances
(B) Pedestrian Flow
(C) Central Features & Community Spaces
(D) Facades & Exterior Walls
(E) Materials & Colors
(F) Landscaping
Presented by Blew & Associates

H. B21-95 **Karina Chavez Olvera**
TABLED 1108 West End Street
PER STAFF Variance of Utility Requirement
Presented by Karina Chavez Olvera & Jorge Duran

I. B21-96 **Deviation for Kid's Spot, LLC**
724 Deaver Street
Deviation from the minimum build-to-line against a primary street and the consideration of Searcy Avenue
Presented by McClelland Engineers

XII. Waivers

A. W21-17 **Jim & Betty Cash**
5392 AR Hwy 112
Waiver of Sidewalk Requirements
Presented by Jim Cash

B. W21-18 Ray Hathaway
13294 Robbins Road
Waiver of Sidewalk Requirements
Presented by Ray Hathaway

C. W21-19 I-49 Industrial Park
West Apple Blossom and Graham Road
Waiver of Street Improvements
Presented by Morrison-Shipley

XIII. Planning Director's Report

XIV. Adjourn

The Springdale Planning Commission met in regular session on Tuesday, October 5, 2021 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 Kevin Parsley led the Pledge of Allegiance and Commissioner Dale 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
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 and Sarah Curry, Planning Technicians, and Taylor Samples, Assistant City Attorney.

Mr. Compton moved to accept the September 2021 minutes. Mr. Covert seconded the motion. The September minutes were approved by a unanimous vote.

Table Items

A.	L21-29	Office/Warehouse – Hwy 112 & Marchant Road
		Northwest corner of Hwy 112 and Marchant Road
	B21-82	Variance for deviation of Commercial Design Standards
		(A) Entrances
		(B) Parking lot orientation
		(C) Structure back and sides
		(D) Pedestrian Flow
		(E) Landscaping
	W21-15	Waiver of street improvements for Marchant Road

Mr. Daniel Ellis with Crafton Tull was present on behalf of his client to answer any questions or comments.

Mr. Parsley asked for Staff comments.

Mr. Barry read the Planning comments and Ms. Katie Hollingshead read the Engineering Comments

Planning Comments:

1. Submit Auto Cad and PDF files at time of resubmission. (standard comment)

2. A written response to all comments is required with resubmission. (standard comment)
3. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)
4. Street improvements on Wildwood Ln
    a. Waiver requested
5. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above. (standard comment)

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. Where a façade faces adjacent residential uses or an area on the Comprehensive Land Use Plan designated for residential use an earthen berm shall be installed, no less than 6' in height containing at a minimum a double row of evergreen or deciduous trees planted at a 15' interval plus all landscaping requirements set forth in Chapter 56 of the Springdale Code of Ordinance.
    a. Variance requested
3. Sidewalk along all sides of lot abutting public right-of-way required per Master Street Plan.
    a. Variance requested
4. A 5' wide sidewalk along the full length of the building along any side that features a customer entrance is required. This sidewalk shall be setback from the building foundation at least 6' to provide areas for foundation landscaping.
    a. Variance requested
5. Foundation landscaping is required.
    a. Variance requested
6. Direct access to public sidewalk network.
    a. Variance requested.

Engineering Summary:

- Submit grading permit application
- Storm pipe along Hwy 112 should be minimum 18"
- Add note that detention pond shall be sodded
- Drainage Report
- Submit a PDF of the signed and sealed Drainage Report to Engineering
- The maximum allowable length for sheet flow shall be 100 feet unless there is documented engineering justification to use a longer length, please revise
- Easements
- Please submit a draft of the drainage and access easements. Certificate of Occupancy will be contingent on all easements being filed.

- Drainage Easement around pond is called out but boundary is not shown on grading plan
- 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.
- **Pending waiver request**

Engineering Comments:

1. **Chapter 106 – Stormwater Drainage**
    - **Permanent Lake:**
        - **Maximum limits of ponding shall be no closer than 50' horizontal from any building, please show 50' building setback from top of pond.**
        - **Submit maintenance plan – must include aeration, short and long term maintenance activities, and state who is responsible for those activities.**
    - **Submit Drainage Easement for review before signing/filing.**
    - **Show details for landscape wall.**
    - **Replace undersized culvert under Marchant with appropriately sized RCP.**
    - **Add note that pond shall be sodded to the 100 year WSE (from top of normal WSE).**
2. **Chapter 107 – Stormwater Pollution**

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

    - *107.3*
        - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.
            - **Submit Grading Permit package**
                - **Grading Permit Application**
                - **$500 fee**
                - **Notice of Coverage**
                - **SWPPP**
                - **Proposed Truck Route**
3. **Chapter 110 – Streets, Sidewalks and Other Public Places**

    (Ord. No. 3258, § 1, 11-12-02)

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

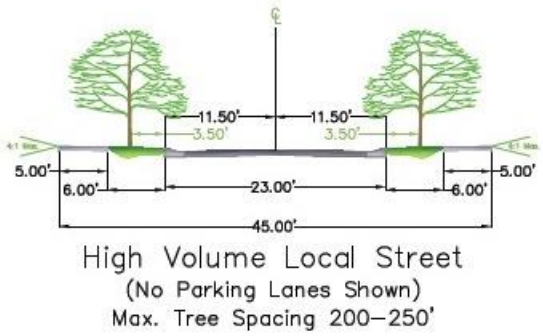
    - *110.111* - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.
        - **Show improvements to Marchant Road (pending waiver).**

- **Provide pedestrian connections to Highway 112.**

4. Chapter 112 – Subdivisions

(Code 1973, § 30-1)

- All streets within the subdivision boundaries shall be dedicated and constructed in conformance with the master street plan and chapter 110 of this Code, with right-of-way dedicated when such right-of-way is needed to conform to the master street plan.
    - **Private drive and future drive must comply with the MSP.**



    - **Show all Street improvements all the way to highway 112**

- *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
            - **Street Lights should be located within the street right of way.**
            - **Show street lights for all streets.**

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.

- *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.

5 Waiver of street improvements for Marchant Road
Presented by Crafton Tull;

Mr. Ellis said that they have added articulation along the back façade that will be facing to the south. He further stated that they added foundation landscaping where they could.

Ms. Christie asked if they added additional landscaping along the west side.

Mr. Ellis said that they did; they added the evergreens that were requested and a privacy screen.

Mr. Ellis said that their intention is to bond for the street improvements.

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

There were none.

It was decided to take all of the variances together.

Mr. Covert called for the vote.

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

All variances were approved by a unanimous vote.

Mr. Peters moved to recommend to City Council approval for the waiver request. Mr. Covert seconded the motion.

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

The waiver was approved by a unanimous vote.

Mr. Covert moved to approve the large scale subject to Staff comments. Mr. Compton seconded the motion.

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

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

B. L21-30 Wagon Wheel Storage
3652 Wagon Wheel Road
B21-81 Variance for deviation of Commercial Design Standards
(A) Entrances
(B) Parking lot orientation
(C) Structure back and sides
(D) Pedestrian flow
(E) Central features & community spaces
(F) Facades & exterior walls
(G) Detail features
(H) Roofs
(I) Materials & colors
(J) Landscaping
(K) Screening
W21-13 Waiver of street improvements for Wildwood Lane
Presented by Crafton Tull

Mr. Daniel Ellis with Crafton Tull was present on behalf of his client to answer any questions or comments. He said that this project is a warehouse office structure. He said that it will include RV storage and mini storage.

Mr. Ellis said that they would like to withdraw the waiver request. He said that the developer is willing to do their portion of the street improvements.

Mr. Parsley asked for Staff comments.

Mr. Barry and Ms. Hollingshead read their respective comments.

Planning Comments

1. Submit Auto Cad and PDF files at time of resubmission. (standard comment)
2. A written response to all comments is required with resubmission. (standard comment)
3. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)
4. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric

and/or telecommunications companies shall be placed underground. Excluding 12Kv and above. (standard comment)

Commercial Design Standards Comments

1. Street improvements on Wildwood Ln
    a. Waiver requested
2. All sides of a principal building that directly faces an abutting public right-of-way shall feature at least one customer entrance unless, the principal building directly faces more than 2 abutting rights-of-way then only 2 entrances are required, one along the primary street and one along a secondary street.
    a. Variance requested
3. Where a façade faces adjacent residential uses or an area on the Comprehensive Land Use Plan designated for residential use an earthen berm shall be installed, no less than 6' in height containing at a minimum a double row of evergreen or deciduous trees planted at a 15' interval plus all landscaping requirements set forth in Chapter 56 of the Springdale Code of Ordinance.
    a. Variance requested
4. Building foundation landscaping.
    a. Variance requested
5. Central features and community spaces shall have direct access to the public sidewalk.
    a. Variance requested
6. No more than 60% of off-street parking area located between the front façade within the front yard of the principal building.
    a. Variance requested
7. Façades over 100' in linear length shall incorporate wall projections and/or recesses per Springdale Commercial Design Standard.
    a. Variance requested
8. Building façades shall include a repeating pattern with no less than three of the following: color change; texture change; material module change; expressions of architectural or structural bay through a change in plane no less than 12 inches in width, such as an offset, reveal, or projecting rib. At least one element must repeat horizontally and no element shall repeat at intervals of greater than 30' horizontally or vertically.
    a. Variance requested
9. Roof lines shall be varied with a change in height every 100 linear feet in the building length.
    a. Variance requested
10. 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 buildings on site. 5' sidewalk along the full length of building on façade featuring customer entrance and façade abutting public parking areas 6' from façade of building. Weather protection features within 30' of all customer entrances, constructed parallel to building façade.
    a. Variance requested
11. Predominate exterior building materials shall be high quality materials including, without limitation, the following: brick, native/natural stone, synthetic stone, concrete

masonry units (smooth face units with integral color), synthetic stucco/EFS, architectural precast concrete, decorative face concrete tilt-up panels, glass, wood (natural or composite).
    a. Variance requested

12. Facades include a repeating pattern with no less than 3 elements (color changes, 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).
    a. Variance requested
13. 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.
    a. Variance requested

Building and Fire Departments:

Development is for a site to construct 7 buildings 1 25,000 sf warehouse and 6 self-storage buildings. (occupancy group S-1) Buildings shall be non-combustible construction (Type IIB) 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.

If it is the developers intention to request for the early use of the 2021 IBC Section 903.2.9 in accordance with Section 104.11, *Alternative materials, design and methods of construction and equipment,* specifically Section 903.2.9.3, request shall be in writing to the building department.

Building 7 has an office with required bathroom. Show sanitary service line to the east side of this building prior to issuance of building permit.

Engineering Summary:

- Submit drainage easement
- Add temporary erosion control within the pond
- Submit proposed truck route
- Show street improvements on Wildwood Lane
- Driveway on Wagon Wheel needs to match Springdale commercial driveway detail, and not encroach upon the neighbor.
- Show ROW on both streets
- Show existing and 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.

2. **Chapter 106 – Stormwater Drainage**
    - **Submit Drainage Easement to be reviewed before filing.**
    - **Erosion Control Plan.**
    - **Add temporary erosion control within detention pond (check dams, inlet protection).**
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 Grading Permit package**
        - ~~**Grading Permit application**~~
        - ~~**Notice of Coverage**~~
        - ~~**SWPPP**~~
        - ~~**$500 fee**~~
        - **Proposed Truck Route**
    -
    - 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.

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

(Ord. No. 3258, § 1, 11-12-02)

- *110.31* - Sidewalks are required one-foot (1') inside the right-of-way line.
- *110.111* - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.
    - **Show street improvements on Wildwood Lane.**
    - **Driveway on Wagon Wheel encroaches on neighbor to the west; if it can't be shifted then an access easement must be filed.**
    - **Call out ROW on both streets (existing and proposed where necessary).**

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
    - **Show existing and proposed street lights.**
    - **Include all information requested above.**

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.

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

Mr. Marlin Wallace wanted to know how far the sidewalk would go.

Mr. Ellis said that it will go all the way to the north end of the property.

Mr. Wallace also asked about the ingress and egress off of Wildwood.

Mr. Ellis stated that it was for emergency vehicles only and not a public access.

Mr. Wallace said he was concerned about the very back where the last storage unit is located which borders his property; he wanted to know about the opaque fence voiced concern about the lighting.

Mr. Ellis said that it will be an opaque fence and they will add several evergreen trees. He further stated that the lighting plan they submitted to the City that they have at least have a one foot candle so that they don't bleed over to their neighbors.

It was decided to take all the variances at once.

Mr. Compton called for the vote.

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

The variances were approved by a unanimous vote.

Mr. Peters moved to approve the large scale subject to Staff comments. Mr. Covert seconded the motion.

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

The large scale was approved by a unanimous vote.

C. B21-70 Marco and Angela Valdez
3027 Shiraz Lane
Variance for deviation of rear setback from 20' to 10'
Presented by Marco Valdez & Jasmin Acosta

Ms. Acosta was present to interpret for her father Marco. She said that the need the setback to be reduced so that they can build a pool.

Mr. Parsley asked for Staff comments.

Ms. Christie asked if they made sure that they didn't encroach on the utility easement and that the storage building could be moved.

Ms. Acosta said that they were not encroaching on the utility easement and that the storage building is portable and will be moved.

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

The variance for deviation of the rear setback was approved by a unanimous vote.

Ms. Christie stated for the record that they would have to go to the Building Department to get their permit.

Public Hearing – Rezoning

A. R21-54 Kids Spot, LLC
724 Deaver Street
From Campus Type 1 to Neighborhood Center Type 2
Presented by McClelland Consulting Engineers

Ms. Christie said that since this is in the Form Based Code District, it isn't a rezoning so much as it is a deviation or an adjustment to the boundary of the regulatory district for this area. She noted that the property across the street is a Neighborhood Center Type II already. This property was included when the Form Based Code was established because it was assumed that it was a part of the hospital. It has never been owned by the hospital and they are proposing a use that would be better suited in a Neighborhood Center Type II and if there are no objections she will make a formal amendment to the map itself rather than a rezoning.

Adam with McClelland Consulting Engineers was in agreement with Ms. Christie and would like to move forward to changing the Form Based Code.

Ms. Christie said that the recommendation would be to put it on the agenda for a public hearing.

B. R21-55 Connie Burnett (UStorage Elm Springs Road)
5324 Elm Springs Road
From A-1 to C-5
Presented by Earthplan Design Alternative (EDA)

Mr. James Guerth with EDA was present on behalf of his client to answer any questions or comments. He said that the seller wants to sell to the buyer who wants to make it an indoor storage facility.

Mr. Parsley asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates 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. Covert 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, October 26, 2021 at 6:00 p.m. in the Wayne Hyden Training Room, Room A205 in the Criminal Justice Building at 201 Spring.

Public Hearing – Conditional Use

A. C21-27 Tim and Jo Anna Rueda (Yuliana Cuevas)
3360 North Thompson
Use Unit 41 (Automobile Sales) in a C-2
Presented by Yuliana Cuevas and Gildardo Contreras

Mr. Gildardo Contreras was present to answer any questions or comments.

Mr. Parsley asked for Staff comments.

Ms. Christie said that this is already a car lot but it is with a conditional use and it can't be transferred so Mr. Cuevas has to apply for one. She then read Staff comments.

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

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

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

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

Unknown Not shown on Map Screening and buffering with reference to type, dimension and character.

Acceptable Sign, if any, and proposed exterior lighting with reference to glare, traffic, safety, economic effect, and compatibility and harmony with properties in the district.

Acceptable Yard requirements and other open space requirements.

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

Unknown not shown on plan Proposed landscaping meeting the requirements of this ordinance. Landscaping may be increased in accordance with the judgment of the planning commission to accomplish the desired protective and aesthetic effect.

Acceptable General compatibility with adjacent properties and other property in the general district**. Same site plan for previously approved conditional use. Request was made for landscaping to be added to the site with approval. Landscaping not shown on Site plan.**

Ms. Christie said that there will be a limit to sixteen (16) cars on the lot at one time.

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

Mr. Compton said that it is very difficult to support another car lot. He said that just on Highway 71 there are fifty (50) used car lots.

Ms. Mueller called for the vote.

VOTE:

YES: Peters, Tyler, Austin, Covert, David, Mueller, Parker, Parsley
NO: Compton

The conditional use was approved by a vote of eight (8) yes and one (1) no.

Ms. Christie stated for the record that Staff would prepare the Resolution that will go to Council on Tuesday, October 26, 2021 at 6:00 p.m. in the Criminal Justice Building.

B. C21-28 Ferguson-Sunset LTD
855 Clayton Street
Use Unit 41 (Automobile Sales) in a C-2
Presented by Danny Debenhan

Mr. Debenhan was present to answer any questions or comments. He said that they are a detail shop but when they don't have cars to detail they work on their own cars and sell

them. He further stated that all of the vehicles are parked inside. He further stated there is no advertising or signage.

Mr. Parsley asked for Staff comments.

Ms. Christie read the Staff comments.

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

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

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

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

N/A Screening and buffering with reference to type, dimension and character.

Unknown Sign, if any, and proposed exterior lighting with reference to glare, traffic, safety, economic effect, and compatibility and harmony with properties in the district.

Unknown Yard requirements and other open space requirements.

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

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

Unacceptable General compatibility with adjacent properties and other property in the general district **Site Plan needed to show adequate parking for existing use and auto sales.**

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

Ms. Christie stated for the record that Staff would prepare the Resolution that will go to Council on Tuesday, October 26, 2021 at 6:00 p.m. in the Criminal Justice Building.

C. C21-29 Barry and Stephanie Bryant
5962 West County Line Road
Tandem lot in an A-1
Presented by Barry and Stephanie Bryant

Mr. Barry Bryant was present to answer any questions or comments.

Ms. Christie said that the access road will be paved.

Mr. Bryant asked that they be grandfathered in regarding the paved access easement as that was the case earlier.

Ms. Christie said that per the Ordinance a tandem lot must have a paved access easement. She said that if he doesn't want to pave it, he will have to ask for a variance. Ms. Christie said that the access easement must be paved before the plat is filed with the County.

Mr. Stith said that the house is over 600 feet from the road therefore they will need an additional fire hydrant.

The condition for the lot split is that before a C of O can be issued the house will either have to be sprinklered or a fire hydrant must be installed. This can be noted on the plat.

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

The tandem lot split was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Resolution that will go to Council on Tuesday, October 26, 2021 at 6:00 p.m. in the Criminal Justice Building.

Preliminary Plats, Replats, & Final Plats

A. PP21-15 The Peaks at Springdale Phase II
1418 Cooper Drive
Presented by Crafton Tull

Mr. Daniel Ellis with Crafton Tull was present on behalf of his client to answer any questions or comments.

Mr. Parsley asked for Staff comments.

Mr. Barry read the Staff comments. He said that they would have to display the setback for an MF-24, show the parcel number. Make sure all the utility comments have been addressed.

Mr. Parsley asked if there were those in the audience with questions or comments. There were none.

Mr. Covert moved to approve the Preliminary Plat subject to Staff comments. Ms. Mueller seconded the motion.

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

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

Large Scale Developments

A. L21-25 Greystone Storage
1790 East Hwy 264
B21-72 Variance for deviation of Commercial Design Standards
(A) Foundation Landscaping
(B) Detail Features
(C) Materials
(D) Roofs
Presented by Expedient Civil Engineering

Mr. Jason Ingalls with Expedient Civil Engineering was present on behalf of his client to answer any questions or comments. He said that there will be some climate controlled storage units as well as regular storage units.

Mr. Parsley asked for Staff comments.

Mr. Barry read the Staff comments.

Planning Comments:

Large-Scale Comments:
1. Provide pdf files at time of resubmission. (standard comment)
2. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)
3. 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 (Site)

1. Continuous internal pedestrian walkways, no less than five (5) feet in width, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all principal buildings on the site. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building and store entry points, and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds, ground covers, or other such materials for no less than fifty (50) percent of their length.
    a. Variance requested

Commercial Design (Architectural)

1. Developments with façade over one hundred (100) feet in linear length shall incorporate wall projections or recesses a minimum of three (3) foot depth and a minimum of twenty (20) contiguous feet within each one hundred (100) feet of façade length and shall extend over twenty (20) percent of the façade. Developments shall use articulating features such as arcades; display windows, entry areas, or awnings along at least sixty (60) percent of the façade.
    a. Variance requested
2. Building façades shall include a repeating pattern that shall include no less than three (3) of the elements listed below. At least one of these elements shall repeat horizontally. All elements shall repeat at intervals of no more than thirty (30) feet, either horizontally or vertically. o Color change o Texture change o Material module change o Expressions of architectural or structural bay through a change in plane no less than twelve (12) inches in width, such as an offset, reveal, or projecting rib.
    a. Variance requested
3. Roof lines shall be varied with a change in height every one hundred (100) linear feet in the building length. Parapets, gable roofs, high roofs, or dormers shall be used to conceal flat roofs and roof top equipment from public view. Alternating lengths and designs may be acceptable and can be addressed during the development plan.
    a. Variance requested
4. Predominant exterior building materials shall be high quality materials. These include, without limitation: o Brick o Native/natural stone o Synthetic Stone o Concrete masonry units—standard smooth face units with integral color or Synthetic stucco/EIFS o Architectural precast concrete o Decorative face concrete masonry units, such as splitface, scored, fluted, ground face, burnished, etc. o Glass o Wood – natural or composite
    a. Variance requested
5. Each principal building on a site shall have clearly defined, highly visible customer entrances featuring any three (3) of the following: o Canopies or porticos o Overhangs o Recesses/projections o Arcades o Raised corniced parapets over the door o Peaked roof forms o Arches o Outdoor patios o Display windows o Architectural details such as tile work and moldings which are

integrated into the building structure and design o Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.

a. Variance requested

Building and Fire Departments:

Development is for a site to construct 11 buildings for self-storage (occupancy group S-1) Buildings shall be non-combustible construction (Type IIB) All references are to the Arkansas Fire Prevention Code Vol I Fire unless otherwise noted.

Fire access roads are acceptable.

Provide man gates through fence between two eastern buildings, NE corner of NE building, and SW corner of SE building.

Fire hydrant location is acceptable

Please see Guidance for Automatic Electric Gates. The Knox key switch shall be mounted between 5½ and 6 feet above grade (location shown on plan) on ENTRANCE side of gate. An additional key switch is required on the EXIT side of the gate when the gate does not automatically open on approach. The Knox key switch shall be located within 12 inches of signage labeled "FD ACCESS".

Engineering Summary:

- Submit Grading permit application
- There is a discrepancy in the grading plan and the outlet box detail. Please provide updated drainage report and clarify invert elevation of the outlet structure.
- Easements
    - Please submit a draft of the drainage and access easements. Certificate of Occupancy will be contingent on all easements being filed
    - 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.
    - *ArDOT has expressed that curb and gutter is not desired at this location. Sidewalks and streetlights are still required unless a waiver is granted.*

Engineering Comments:

7. 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:**
  - **Grading Permit application.**
  - **SWPPP.**
  - **NOC.**
  - **Truck Route.**
  - **$500 fee.**
- **Submit filed drainage easement.**

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

(Ord. No. 3258, § 1, 11-12-02)

- *110.111* - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.
  - **Show the required improvements to Hwy 264 including sidewalks 1' inside the R.O.W. line, Curb and gutter, drainage improvements and lighting. (If ArDOT will not allow improvements then a Payment in Lieu should be applied to this project to cover those improvements at some point in the future.)**

9. Chapter 130 – Zoning Ordinance

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

- *130.7.9* Entrance/Exit Drives
  - Need to note that modified curb is required at the drives and a modified curb detail.
    - **Depending on the ArDOT determination, this improvement may not be completed with this project.**

- *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.**

10. 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.

Mr. Dave Burris with Burris Architect spoke to the Commercial Design Standards variances. He said that in the site layout they intentionally replace most of the buildings with short facades. He said that the short facades that are all facing the street; the three buildings that are basically and all have approved materials. He said additional landscaping is providing beyond what is required by code as well as a screen.

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

There were none.

It was decided to take all the variances together.

Mr. Tyler 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.

Ms. Mueller moved to approve the large scale 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 by a unanimous vote subject to Staff comments.

Board of Adjustment

A. B21-72 Greystone Storage
1730 East Hwy 264
Variance for deviation of Commercial Design Standards
(A) Foundation Landscaping
(B) Detail Features
(C) Materials
(D) Roofs
Presented by Expedient Civil Engineering

These variances were approved by a unanimous vote in conjunction with the large scale development.

B. B21-78 Kacper Lastowiecki
117 Pursell Street
Variance of required parking spaces from four to two
Presented by Kacper Lastowiecki

Mr. Lastowiecki was present to answer any questions or comments. He said that his request is under the jurisdiction of the Form Based Code. He said that he is planning to develop this property.

Mr. Parsley asked for Staff comments.

Ms. Christie said that with this arrangement, there will be no parking on the street.

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

There were none.

Mr. Parker called for the vote.

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

The deviation of required parking spaces from four to two was approved by a unanimous vote.

C. B21-79 Diana Gandert
1805 Watson Avenue
Variance for deviation of driveway requirements – expanding west Toward the front door
Presented by Diana Gandert and Dale Baughman

Mr. Dale Baughman was present on behalf of his daughter Diana Gandert.

Mr. Parsley asked for Staff comments.

Ms. Christie asked Ms. Hollingshead if she had any comments.

Ms. Hollingshead said that the driveway expansion process allows for parking on the opposite side of the front door. It doesn't allow for parking on the side of the front door.

Ms. Christie asked if there is a reason the drive can't be expanded on the opposite side of the front door.

Mr. Baughman said that there was a big tree that had to be removed because of root damage to the front porch and walkway. He further stated that Ms. Gandert wanted to make it look nice.

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

Russel Burke said he lives directly across from Ms. Gandert and he has no objection to her request. He said that the expansion would allow her to park on the driveway and not on the street.

Mr. Peters called for the vote.

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

The deviation of driveway requirements was approved by a unanimous vote.

D. B21-80 Isabel Delgado & Luis Alverenga
2975 East Robinson Avenue
Variance for deviation from utility requirement
Presented by Isabel Delgado & Luis Alverenga

Ms. Delgado was present to answer any questions or comments. She said that they need the variance so that they can hook up their food truck to an electric pole.

Ms. Christie said that the food truck was approved at Council but instead of operating off of a generator they chose to have an electric pole installed.

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

The variance for deviation from utility requirement was approved by a unanimous vote.

E. B21-81 Wagon Wheel Storage
3652 Wagon Wheel Road
Variance for deviation of Commercial Design Standards
(A) Entrances
(B) Parking lot orientation
(C) Structure back and sides
(D) Pedestrian flow
(E) Central features & community spaces
(F) Facades & exterior walls
(G) Detail features
(H) Roofs
(I) Materials & colors
(J) Landscaping
(K) Screening
Presented by Crafton Tull

These variances were approved in conjunction with the large scale development.

F. B21-82 Arnold Hollingsworth
Hwy 112 & Marchant Road
Variance for deviation of Commercial Design Standards
(A) Entrances
(B) Parking lot orientation
(C) Structure back and sides
(D) Pedestrian Flow
(E) Landscaping
Presented by Crafton Tull

These variances were approved in conjunction with the large scale development.

G. B21-83 William and Julia Hamilton
506 Lakeview Drive
Variance for deviation of rear setback from 20' to 5'
Presented by William and Julia Hamilton

Mr. William Hamilton was present to answer any questions or comments. He said that they needed the reduction in the rear setback because of the pool that they want to install.

Mr. Parsley asked for Staff comments.

Ms. Christie said that there is a utility easement on the rear of the property. She asked if they had a survey of the property showing the pins and the utility easement.

Mr. Hamilton said that he could not find any kind of plat and he didn't have it surveyed when he purchased the property.

Ms. Christie asked Mr. Stith if the pool had to be fenced.

Mr. Stith said that it would and that they would have to identify the utility easement.

Ms. Christie said that they could not grant a variance until Staff knows that they are not encroaching on the utility easement.

Mr. Stith said that it is an out lot and not in a platted subdivision.

Ms. Christie suggested that his request be tabled until Mr. Hamilton can meet with Springdale Water so they know where the sewer line is.

Mr. Hamilton's variance was tabled until the November Planning Commission meeting.

H. B21-84 Jake Norton
4056 Kings Place
Variance for deviation of minimum separation for
Horseshoe driveway from 150' to 100'
Presented by Jake Norton

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

Ms. Christie asked Ms. Hollingshead if this was a part of the settlement for acquiring the right of way.

Ms. Hollingshead said that they acquired right-of-way from the previous property owner.

Ms. Christie asked why Mr. Norton wanted a second access.

Mr. Norton said that several of the homes have secondary buildings for shops. He said that this would make it easier to come in and out of his property.

Ms. Christie asked if he was putting the second entrance on 40th Street.

Mr. Norton said that was correct.

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

There were none.

Mr. Peters asked if 40th Street was a major collector.

Ms. Hollingshead she that 40th Street is a minor collector and didn't know if the classification would change once it is widened.

Ms. Christie said that normally they don't allow two accesses off of a minor collector.

Mr. Peters stated that he has concerns about two accesses off of a minor collector.

Mr. Covert called for the vote.

VOTE:
YES: Parker
NO: Peters, Tyler, Austin, Compton, Covert, David, Mueller, Parsley

The variance request was denied by a vote of eight (8) no and one (1) yes.

Ms. Christie stated for the record that Mr. Norton has to right to appeal the Planning Commission's decision to City Council. He must notify in writing to the City Clerk's office within fifteen (15) days and must state why he thinks the Commission erred in its decision. He must also re-notify the adjacent property owners.

Mr. Norton wanted to be clear as to why he was denied.

Ms. Christie said it was because of the classification of the street.

I. B21-85 Renita Ward
810 Morrison Place
Variance for deviation of front setback from 30' to 5' and side setback from 20' to 5'
Presented by Renita Ward

Ms. Ward was present to answer any questions or comments. She said that she needed the variance in order to build a shed in her back yard.

Mr. Parsley asked for Staff comments.

Ms. Christie asked why size the shed would be.

Ms. Ward said that it is a 10' x 16'.

Ms. Christie asked Mr. Stith if he had looked at this.

Mr. Stith said that it is already built and they are here because she failed to get a permit.

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

A G Russell said who lives across the street from Ms. Ward said that it looked fine to him and had no objection to the request.

Mr. Covert called for the vote.

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

The variance was approved by a unanimous vote.

J. B21-87 Sam's Real Estate Business Trust (Andy's Frozen Custard)
1325 S. Gene George Blvd.
Variance for deviation of minimum driveway separation
Presented by Anderson Engineering

K. B21-88 Sam's Real Estate Business Trust (Andy's Frozen Custard)
1325 S. Gene George Blvd.
Variance for deviation of Commercial Design Standards
(A) Building Foundation Landscaping
Presented by Anderson Engineering

Mr. Kip Linds (?) with Anderson was present on behalf of his client to answer any questions or comments.

Mr. Parsley asked for Staff comments.

Ms. Christie asked what the distance is between the driveways.

Mr. Linds said about 10'.

Ms. Christie said that it was to allow having a separated drive up window that will double stack cars and have one receiving line at the pick-up and come straight out at that location.

Mr. Linds said that was correct.

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

Mr. Peters asked about the north driveway going the distance to 412 and is that why it is located there.

Mr. Linds said it would be safer.

Mr. Covert asked if that was put in place by 412 right-of-way or was it an Anderson Engineering decision.

Mr. Linds said that they had limited frontage of the property.

Ms. Christie said that there is a big drainage structure on the north side of the property which is not on their property.

After much discussion it was decided to table these items until the November Planning Commission meeting.

L. B21-89 Cynthia Salazar
1904 Melissa Lane
Variance for deviation of driveway requirements – expanding
West toward front door
Presented by Cynthia Salazar

Ms. Salazar was present to answer any questions or comments.

Ms. Hollingshead said that Engineering has already approved her expansion on the opposite side of her front door and now she is asking for the front door side as well.

Ms. Hollingshead further stated that Ms. Salazar is staying under the 40% requirement.

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: Austin, Compton, Covert, Mueller, Parsley, Peters, Tyler
NO: David, Parker

The variance was approved by a vote of seven (7) yes and two (2) no.

Waivers

A. W21-13 Wagon Wheel Storage
3652 Wagon Wheel Road
Waiver of Street improvements for Wildwood
Presented by Crafton Tull

This waiver was withdrawn during the discussion of the large scale development.

B. W21-15 Office/Warehouse – Hwy 112 & Marchant Road
NW corner of Hwy 112 and Marchant Road
Waiver of street improvements for Marchant Road

Crafton Tull said that the developer will bond for the waiver.

C. W21-16 Casey's General Store
Northeast corner of East Robinson & Oriole Street
Waiver of sidewalk requirements
Presented by Morrison Shipley

Mr. Dirk Thibodaux with Morrison Shipley was present on behalf of his client to answer any questions or comments.

Ms. Christie said that they are building the sidewalk along 412 to get to the very east side and there is a small portion. She wanted to know how many feet.

Ms. Christie said that they wanted to pay for the last 13 feet of the sidewalk.

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

There were none.

Ms. Christie said that since they are going to make a payment in lieu of all Planning Commission has to do is approve it because it won't go to Council. So it will be a call for the vote.

Mr. Covert called for the vote.

VOTE:

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

The waiver with payment in lieu of was approved by a unanimous vote.

Planning Director's Report

Planning Director Report 10-5-21

✓ Council actions in September

- Approved Rezonings
  - 515 E Hwy 264 – SF-1 to C-2
  - 3357 Habberton Road – A-1 to SF-3
  - 1790 E Hwy 264 – A-1 to C-4 & C-5
  - 1146 Cooper Drive – V-2 to MF-24
  - 1019 W. Sunset – C-2 to C-5
  - 2284 E Emma – A-1 to I-3
  - 4973 N Graham Rd – A-1 to SF-1

- Approved Conditional Use
  - Use Unit -- 107 N Old Missouri Road
  - Use Unit -- 2975 E Robinson
  - Use Unit -- 909 Backus Ave
  - Use Unit -- 1580 N Monitor
  - Tandem Lot Split – SW corner of Angel Drive – Public Facilities Board
  - Tandem Lot Split – end of Annie Laurie Ave – Lockhards

- Approved Waiver of street improvement N. 48th Street – Randy & Andi Brown

- Authorized execution of construction contract for the extension of Gene George Boulevard South, Phase 1

- Levied Ad Valorem Taxes for both Counties – no increase in tax amount Appointed

✓ Work Session

Work Session – October 19th – Comprehensive Land Use Plan Update and Downtown Master Plan timeline

There being no further business, the meeting was adjourned at 7:02 p.m.

_____

Kevin Parsley, Chairman

_____

Ben Peters, Secretary

_____

Patsy Christie, Director
Planning and Community Development Division

_____

Sharon Tromburg, Recording Secretary

NOTICE OF PUBLIC HEARING

The Springdale Planning Commission will conduct a public hearing on a proposed amendment to the Springdale Code of Ordinance Chapter 32 Downtown District Form-Based Code to amend Section 2.1 Regulating Plan to revise the boundary of the Campus Type 1 and Neighborhood Center Type 2 on Tuesday, November 2, 2021 at 5:00 P.M. in the Wayne Hyden Training Room, A205, Criminal Justice Building at 201 Spring Street, Springdale Arkansas. Three (3) copies of the proposed boundary change are available for inspection and view by the public in the office of the Planning Department, 206 S Blair Street. All interested persons are cordially invited to attend.

Ben Peters

Secretary

SPRINGDALE PLANNING COMMISSION

2022 SCHEDULE OF MEETING DATES AND SUBMISSION DEADLINES

SUBMISSION DEADLINE TECHNICAL PLAT REVIEW MEETING **(Large Scale Development Plans, Non-Large Scale Development, Subdivision Plats)** Planning Office 206 Blair Street **5:00 P.M.**	**TECHNICAL PLAT REVIEW Comments Available**	**SUBMISSION DEADLINE ZONING CONDITIONAL USE** **VARIANCES** Planning Office 206 Blair Street **5:00 P.M.**	**RESUBMISSION DEADLINE TPR ITEMS WAIVERS** Planning Office 206 Blair Street **5:00 P.M.**	**PLANNING COMMISSION MEETING** Meeting Location to be announced with each Meeting Agenda **5:00 P.M.**	**REPLAT FINAL PLAT CITY COUNCIL REVIEW** Meeting Location to be announced with each Meeting Agenda **6:00 P.M.**	**ZONING CONDITIONAL USE WAIVERS COUNCIL REVIEW** Meeting Location to be announced with each Meeting Agenda **6:00 P.M.**
November 24, 2021	**December 9, 2021**	**December 15, 2021**	**December 16, 2021**	**January 4, 2022**	**January 11, 2022**	**January 25, 2022**
December 30, 2021	**January 13, 2022**	**January 12, 2022**	**January 20, 2022**	**February 1, 2022**	**February 8, 2022**	**February 22, 2022**
January 27, 2022	**February 10, 2022**	**February 9, 2022**	**February 17, 2022**	**March 1, 2022**	**March 8, 2022**	**March 22, 2022**
February 24, 2022	**March 10, 2022**	**March 9, 2022**	**March 17, 2022**	**April 5, 2022**	**April 12, 2022**	**April 26, 2022**
March 31, 2022	**April 14, 2022**	**April 13, 2022**	**April 21, 2022**	**May 3, 2022**	**May 10, 2022**	**May 24, 2022**
April 28, 2022	**May 12, 2022**	**May 18, 2022**	**May 19, 2022**	**June 7, 2022**	**June 14, 2022**	**June 28, 2022**
June 2, 2022	**June 16, 2022**	**June 15, 2022**	**June 23, 2022**	**July 5, 2022**	**July 12, 2022**	**July 26, 2022**
June 30, 2022	**July 14, 2022**	**July 13, 2022**	**July 21, 2022**	**August 2, 2022**	**August 9, 2022**	**August 23, 2022**
July 28, 2022	**August 11, 2022**	**August 17, 2022**	**August 18, 2022**	**September 6, 2022**	**September 13, 2022**	**September 27, 2022**
September 1, 2022	**September 15, 2022**	**September 14, 2022**	**September 22, 2022**	**October 4, 2022**	**October 11, 2022**	**October 25, 2022**
September 29, 2022	**October 13, 2022**	**October 12, 2022**	**October 20, 2022**	**November 1, 2022**	**November 15, 2022**	**November 29, 2022**
November 3, 2022	**November 17, 2022**	**November 16, 2022**	**November 23, 2022**	**December 6, 2022**	**December 13, 2022**	**December 27, 2022**
December 1, 2022	**December 15, 2022**	**December 14, 2022**	**December 22, 2022**	**January 3, 2023**	**January 10, 2023**	**January 24, 2023**

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: **November 2, 2021**

RE: **L21-32** **Large Scale Development Aspen Park Building C**

Planning Comments

1. Submit PDF files at time of resubmission. (standard comment)
   Attached.
2. A written response to all comments is required with resubmission. (standard comment)
   This is the comment response
3. On cover page, please separate Planning Dept and Engineering Dept. Engineering Dept phone number is 479-750-8105. Please display Planning Dept Contact as Patsy Christie and Engineering Dept Contact as Brad Baldwin.
   Note corrected
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 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.
   Notices attached
5. This Large Scale Development Plan has been given the number L21-32. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development. (standard comment)
   Number added to the cover
6. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)
   All comments are addressed.
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)
No electric associated with this project.

Commercial Design Standards Comments

1. Outdoor storage is not allowed on gravel.
    a. Variance requested

Variance submitted

2. Parking lot landscaping and perimeter landscaping.
    a. Variance requested

Variance submitted

3. Please provide a lighting plan.
    No lighting proposed

Engineering Comments

1. **Chapter 106 – Stormwater Drainage**
    - **Swales and open drainage ditches should be sodded for velocities less than 3fps. When velocities exceed 3 fps, concrete lining is required. Please provide justification for B stone in the channel as opposed to either sod or concrete.**

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.

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**
- **Place the note on the Cover/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.

- *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.

ASPEN PARK BLD. C STORAGE YARD

SPRINGDALE, ARKANSAS

LARGE SCALE DEVELOPMENT L21-32

UTILITY CONTACT INFORMATION

CABLE: COX COMMUNICATIONS
4901 S. 48th STREET
SPRINGDALE, AR 72762
PHONE: (479) 717-3730

CITY: CITY OF SPRINGDALE
ENGINEERING/PLANNING
201 SPRING STREET
SPRINGDALE, AR 72764
PHONE: (479) 750-8550

ELECTRIC: AEP/SWEPCO
101 W. TOWNSHIP STREET
FAYETTEVILLE, AR 72703
PHONE: (479) 225-0813

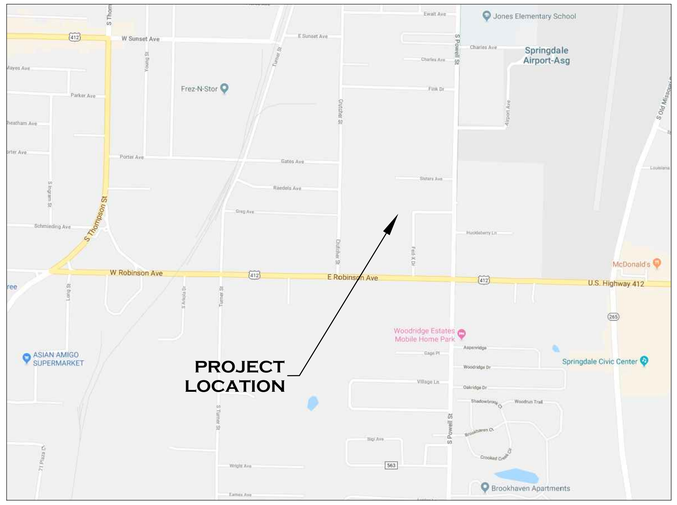
FIRE: CITY OF SPRINGDALE
417 HOLCOMB STREET
SPRINGDALE, AR 72764
PHONE: (479) 750-4510

GAS: SOURCE GAS
655 E. MILLSAP DRIVE
FAYETTEVILLE, AR 72703
PHONE: (800) 563-0012

TELEPHONE: SOUTHWESTERN BELL
FAYETTEVILLE, AR 72701
PHONE: (479) 442-3107

WATER & GAS: SPRINGDALE WATER UTILITIES
526 OAK AVE.
SPRINGDALE, AR 72764
PHONE: (479) 571-5751

WASTE: WASTE MANAGEMENT
11979 ARBOR ACRES RD.
FAYETTEVILLE, AR 72701
PHONE: (800) 443-5558



VICINITY MAP
N.T.S.

NORTH

INDEX OF DRAWINGS

01	COVER SHEET
02	OVERALL SITE
03	SITE PLAN
04	GRADING PLAN

PARCEL NUMBERS: 815-28818-001, 815-28814-001, 815-28821-000, & 815-28806-000

PROJECT SITE ADDRESS: 350 E. ROBINSON
SPRINGDALE, ARKANSAS

ZONING CLASSIFICATION: C-2

PROPOSED USE: STORAGE YARD

OCCUPANCY: N/A

OWNER/DEVELOPER: EDWARDS DESIGN & CONSTRUCTION
P.O. BOX 1549
SPRINGDALE, AR
PHONE: (479) 751-9591

ENGINEER/SURVEYOR: BATES & ASSOCIATES, INC.
7230 S. PLEASANT RIDGE DR.
FAYETTEVILLE, AR 72704
PHONE: (479) 442-9350
FAX: (479) 521-9350

SITE AREA INFORMATION

GROSS SITE AREA	103,673 SQ FT
SITE AREA IN RIGHT OF WAY	0 SQ FT
NET SITE AREA	103,673 SQ FT

GREENSPACE:

REQUIRED GREENSPACE	10% OF SITE
TOTAL AREA OF SITE	103,673 SQ FT
REQUIRED GREENSPACE	10,673 SQ FT
PROVIDED GREENSPACE	27,601 SQ FT

BASIS OF ELEVATION:
SPRINGDALE MONUMENT #3221 (NAVD 88)

BASIS OF BEARING:
ARKANSAS STATE PLANE COORDINATES, NORTH ZONE

BUILDING SETBACKS (C-2):

FRONT SETBACK (W/ PARKING)	50 FEET
FRONT SETBACK (W/O PARKING)	30 FEET
SIDE SETBACK*	0 FEET
SIDE SETBACK (ADJ. TO RESIDENTIAL)	20 FEET
REAR SETBACK	20 FEET

*SUBJECT TO APPLICABLE FIRE & BUILDING CODES

LEGAL DESCRIPTIONS:

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING FROM THE SOUTHWEST QUARTER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S87°31'08"E 195.00', THENCE N02°21'25"E 41.22' TO THE NORTH RIGHT-OF-WAY OF EAST ROBINSON AVENUE, THENCE ALONG SAID RIGHT-OF-WAY S87°43'55"E 160.95', THENCE LEAVING SAID RIGHT-OF-WAY N02°43'54"E 278.00', THENCE S87°16'05"E 43.07' TO THE TRUE POINT OF BEGINNING AND RUNNING THENCE N02°21'27"E 370.92', THENCE S88°38'03"E 218.02', THENCE S02°17'31"W 236.11', THENCE S88°14'16"E 56.43' TO AN EXISTING REBAR, THENCE S01°41'21"W 192.18', THENCE N87°21'09"W 276.93', THENCE N02°21'27"E 51.59' TO THE POINT OF BEGINNING, CONTAINING 2.38 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

FLOOD CERTIFICATION:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS. (FIRM PANEL #05143C0070F. DATED MAY 16, 2008)

GENERAL SURVEY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

GENERAL NOTES TO CONTRACTOR

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
3. EXISTING GRADE CONTOURS ARE AT ONE FOOT INTERVALS.
4. PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS.
5. PROPOSED SPOT ELEVATIONS ARE TOP OF FINISH CURB UNLESS OTHERWISE INDICATED OR SHOWN.
6. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE STORMWATER POLLUTION PREVENTION PLAN.
7. CONTRACTOR TO INSTALL MUD ABATEMENT ENTRANCES ANYWHERE PROPOSED STREETS ENTER EXISTING PUBLIC STREETS. ENTRANCE TO BE CONSTRUCTED A MIN. OF 50' IN LENGTH BY WIDTH OF PROPOSED STREET AND TO A DEPTH OF 8 INCHES.
8. CONTRACTOR TO INSTALL EROSION CONTROL FENCING PRIOR TO BEGINNING ANY CONSTRUCTION. FENCING SHALL BE MAINTAINED & REPAIRED AS NECESSARY BY THE CONTRACTOR DURING CONSTRUCTION.
9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
10. CONTRACTOR SHALL ADJUST AND/OR NEATLY CUT EXISTING PAVEMENT TO ASSURE A SMOOTH FIT AND TRANSITION.
11. ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI.
12. DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE.
13. THE CONSTRUCTION AND INSTALLATION OF WATER AND SANITARY SEWER UTILITIES SHALL BE IN COMPLIANCE WITH THE CITY OF SPRINGDALE'S WATER AND SEWER SPECIFICATIONS, PROCEDURES AND DETAILS.
14. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF SPRINGDALE'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN. ARDOT SPECIFICATIONS GOVERN IN HIGHWAY RIGHT-OF-WAY.
15. ALL SIDEWALKS AND HANDICAP RAMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.

OWNERSHIP OF DOCUMENTS

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF BATES + ASSOCIATES, INC., AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BATES + ASSOCIATES, INC.

SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, OR NEAR THE CONSTRUCTION SITE.

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

ENGINEER'S NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS AND WE ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THEIR DEPICTED LOCATION ON THESE DRAWINGS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN, AND ALL OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS BY VERIFICATION OF THEIR LOCATION IN THE FIELD PRIOR TO THE INITIATION OF THE ACTUAL PORTION OF THEIR WORK.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
9/23/21
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

ENGINEER: G. Bates
DRAWN BY: J. Young

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REVISIONS	DATE
FIRST SUBMITTAL	01/2/20
REVISED PER 9-8-21 TECH REVIEW COMMENTS	09/23/21

L21-32
ASPEN PARK BLD. C, STORAGE YARD
COVER SHEET
SPRINGDALE, ARKANSAS

Bates & Associates, Inc.
Civil Engineering & Surveying
www.batesinwa.com
7230 S. Pleasant Ridge Dr.
Fayetteville, Arkansas 72704
Phone - 479.442.9350 Fax 479.521.9350

PROJECT NO
14-065

DRAWING NO
01

Drawing Name: 13\300\13-352\Engineering\01 Cover.dwg
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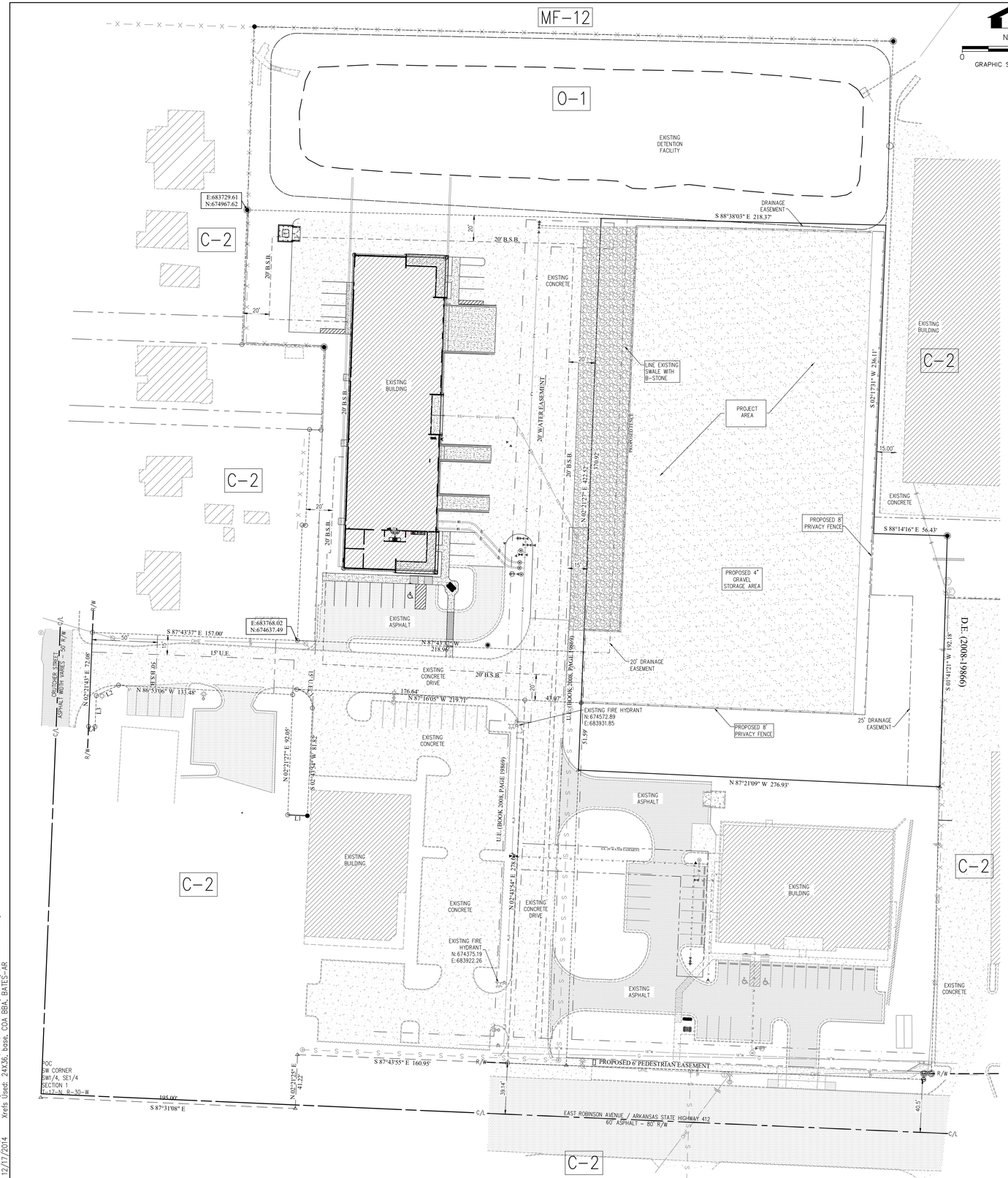
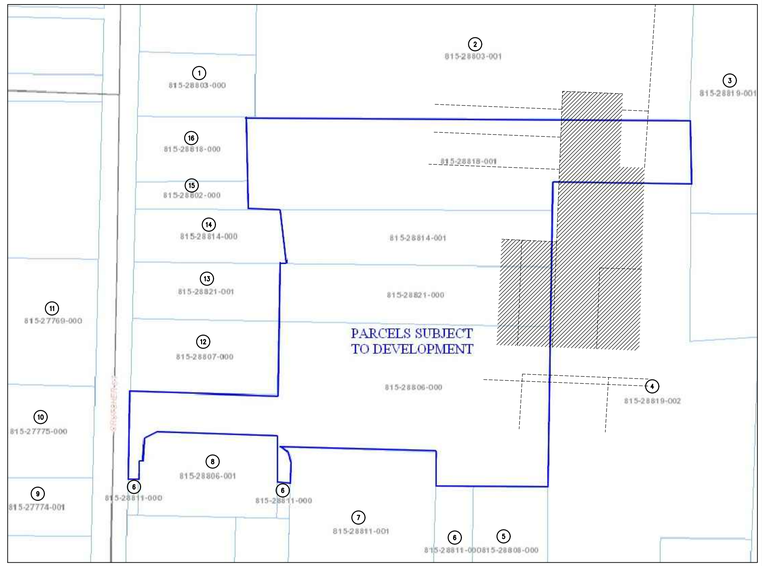
Date: 3/14/2014



NORTH

0 40 80

GRAPHIC SCALE IN FEET



ADJACENT PARCEL MAP

LEGEND		
PROPOSED	EXISTING	DESCRIPTION
		ASPHALT (EDGE)
		ASPHALT (SURFACE)
		BUILDING
		BUILDING SETBACK LINE
o	o	BOLLARD
UGTV	UGTV	CABLE TV (UNDERGROUND)
	OHTV	CABLE TV (OVERHEAD)
		CENTERLINE
		CONCRETE SURFACE
		CONDUIT
1255	1255	CONTOURS
		CURB & GUTTER
UGE	UGE	ELECTRICAL (UNDERGROUND)
OHE		ELECTRICAL (OVERHEAD)
		ELECT. TRANSFORMER
		EASEMENT
//	//	FENCE (WIRE/WOOD/CHAIN)
	FO	FIBER OPTIC CABLE
		FIRE HYDRANT ASSEMBLY
		FLOWLINE
FM	FM	FORCE MAIN
GAS		GAS MAIN
		GAS METER
		GRAVEL SURFACE (EDGE)
		GRAVEL SURFACE
		IRON PIN (5/8" RE-BAR)
		LIGHT
		MONUMENT (CONCRETE)
		POND
		POWER POLE
		PROPERTY LINE (EXTERNAL)
		RETAINING WALL
		RIGHT-OF-WAY
S	S	SANITARY SEWER PIPE
		SANITARY SEWER MANHOLE
		SANITARY SEWER SERVICE
		SECTION LINE
		SIDEWALK
		SIGN
		SILT FENCE
		SPOT ELEVATION
		STORM SEWER PIPE
		STORM SEWER INLET
		STORM SEWER BALES
		TELEPHONE PED/MANHOLE
UGT	UGT	TELEPHONE (UNDERGROUND)
	OHT	TELEPHONE (OVERHEAD)
		TREE LINE CANOPY
		TREE/TREE TO BE REMOVED
		UTILITY EASEMENT
8"W	8"W	WATER MAIN PIPE
		WATER VALVE
		WATER METER
		WATER THRUST BLOCK
		WATER MAIN REDUCER
		WATER MAIN BLOWOFF VALVE

LIST OF ADJACENT PROPERTY OWNERS:

1. PARCEL: 815-28803-000
   OWNER: BLUM, ELVIRA
   MAILING ADDRESS: 1325 CRUTCHER ST SPRINGDALE, AR 72764-8825
   ZONED: MF-12
2. PARCEL: 815-28803-001
   OWNER: ISC NORTH LLC
   MAILING ADDRESS: PO BOX 1549 SPRINGDALE, AR 72765
   ZONED: O-1
3. PARCEL: 815-28819-001
   OWNER: ISC NORTH LLC
   MAILING ADDRESS: PO BOX 1549 SPRINGDALE, AR 72765
   ZONED: MF-12/C-2
4. PARCEL: 815-28819-002
   OWNER: ISC NORTH LLC
   MAILING ADDRESS: PO BOX 1549 SPRINGDALE, AR 72764
   ZONED: C-2
5. PARCEL: 815-28808-000
   OWNER: ISC NORTH LLC
   MAILING ADDRESS: PO BOX 1549 SPRINGDALE, AR 72764
   ZONED: C-2
6. PARCEL: 815-28811-000
   OWNER: ISC NORTH LLC
   MAILING ADDRESS: PO BOX 1549 SPRINGDALE, AR 72764
   ZONED: C-2
7. PARCEL: 815-28811-001
   OWNER: 3E DEVELOPMENT LLC
   MAILING ADDRESS: PO BOX 1549 SPRINGDALE, AR 72764
   ZONED: C-2
8. PARCEL: 815-28806-001
   OWNER: MITCHELL, DONALD R; MITCHELL, DENNIS
   MAILING ADDRESS: 4288 E HWY 264 LOWELL, AR 72745
   ZONED: C-2
9. PARCEL: 815-27774-001
   OWNER: C & L COMMERCIAL LLC
   MAILING ADDRESS: 310 SCARLETT BLVD SPRINGDALE, AR 72762
   ZONED: C-2
10. PARCEL: 815-27775-000
    OWNER: MEZA, VERONICA BECERRA
    MAILING ADDRESS: 1408 CRUTCHER ST SPRINGDALE, AR 72764
    ZONED: C-2
11. PARCEL: 815-27769-000
    OWNER: OLIVER 1944 LLC
    MAILING ADDRESS: 1403 CRUTCHER ST SPRINGDALE, AR 72764
    ZONED: C-2
12. PARCEL: 815-28807-000
    OWNER: ANDRADE, DINO & SANDRA
    MAILING ADDRESS: 1114 RANCH DR SPRINGDALE, AR 72762
    ZONED: C-2
13. PARCEL: 815-28821-001
    OWNER: BUDGET SERVICES OF NW ARKANSAS INC
    MAILING ADDRESS: 1400 CRUTCHER ST SPRINGDALE, AR 72764
    ZONED: C-2
14. PARCEL: 815-28814-000
    OWNER: ALBARRAN, GONZALO & MARIA G
    MAILING ADDRESS: 1331 CRUTCHER ST SPRINGDALE, AR 72764-6422
    ZONED: C-2
15. PARCEL: 815-28802-000
    OWNER: KIMES, GINA M
    MAILING ADDRESS: 1327 CRUTCHER ST SPRINGDALE, AR 72764
    ZONED: C-2
15. PARCEL: 815-28818-000
    OWNER: KIMES, GINA M
    MAILING ADDRESS: 1327 CRUTCHER ST SPRINGDALE, AR 72764
    ZONED: C-2

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
9/23/21
CERTIFICATE OF AUTHORIZATION NO. 1741
BATES & ASSOCIATES, INC. #335
ARKANSAS ENGINEER

ENGINEER: G. Bates
DRAWN BY: A. Young

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REVISIONS	DATE
FIRST SUBMITTAL	01/2/20
REVISED PER 9-8-21 TECH REVIEW COMMENTS	09/23/21

L21-32

ASPEN PARK BLD. C, STORAGE YARD

OVERALL SITE PLAN

SPRINGDALE, ARKANSAS

Bates & Associates, Inc.
Civil Engineering & Surveying
www.batesarwa.com
7230 S. Pleasant Ridge Dr.
Fayetteville, Arkansas 72704
Phone - 479.442.9350 Fax 479.521.9350

PROJECT NO
14-065

DRAWING NO
02

Time: 3:45 pm
Scale: 1=20 (PS)
Date: 12/17/2014

Drawing Name: 14\000\14-065\engineering\02 Site Plan.dwg
Xrefs Used: 24X36, base, COA BBA, BATES-AR

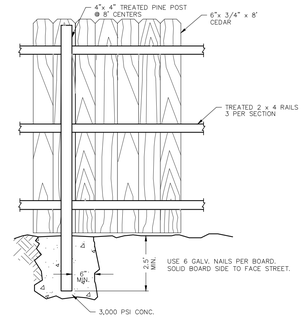


GENERAL NOTES:

1. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIRED ADJUSTMENTS OR DAMAGE TO THE EXISTING UTILITIES DUE TO SITE GRADING, PAVING, OR LOT LINE ADJUSTMENTS.
2. HANDICAPPED RAMPS SHALL BE PROVIDED WHEREVER A SIDEWALK CROSSES A CURB AT CROSSWALKS, DRIVEWAYS, AND STREET INTERSECTIONS.
3. ACCESSIBILITY FOR PERSONS WITH DISABILITIES IN PARKING LOTS AND BUILDING APPROACHES SHALL BE AS REQUIRED BY THE CURRENT ADA ADN AS MAY FROM TIME TO TIME BE AMENDED.
4. ANY RELOCATION OF EXISTING FACILITIES OR EXTENSION OF LINE THAT HAS TO BE BUILT SPECIFICALLY TO FEED THIS PROJECT WILL BE AT FULL COST TO THE DEVELOPER.
5. ALL PROPERTY CORNERS AND EASEMENTS MUST BE CLEARLY MARKED BEFORE CONSTRUCTION WILL BEGIN.
6. ANY ADDITIONAL WATER METER SERVICES OR SANITARY SEWER SERVICES NEEDED IN THE FUTURE SHALL BE INSTALLED BY SPRINGDALE WATER UTILITIES AT THE OWNER/DEVELOPER'S EXPENSE.
7. WHEN A COMMERCIAL DEVELOPMENT INCLUDES A FENCE OR WALL, THE FOLLOWING GUIDELINES AND STANDARDS APPLY:
   A. MAXIMUM HEIGHT OF A FENCE OR WALL SHALL BE 8'
   B. CONSTRUCTED OF HIGH QUALITY MATERIALS SUCH AS, DECORATIVE BLOCKS, BRICK, STONE, CYPRESS, CEDAR, REDWOOD, AND/OR WROUGHT IRON.
   C. MAXIMUM LENGTH OF A CONTINUOUS, UNBROKEN, AND UNINTERRUPTED FENCE OR WALL SHALL BE 50'. BREAKS SHALL BE PROVIDED THROUGH THE USE OF COLUMNS, LANDSCAPING POCKETS, TRANSPARENT SECTIONS, AND/OR A CHANGE TO DIFFERENT MATERIALS.
8. 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 NOTE:
"REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF SPRINGDALE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED."



CEDAR FENCE DETAIL
N.T.S.

LEGEND		
PROPOSED	EXISTING	DESCRIPTION
		ASPHALT (EDGE)
		ASPHALT (SURFACE)
		BUILDING
		BUILDING SETBACK LINE
		BOLLARD
	UGTV	CABLE TV (UNDERGROUND)
	OHTV	CABLE TV (OVERHEAD)
		CENTERLINE
		CONCRETE SURFACE
		CONDUIT
1250	1250	CONTOURS
		CURB & GUTTER
	UGE	ELECTRICAL (UNDERGROUND)
OHE	OHE	ELECTRICAL (OVERHEAD)
		ELECT. TRANSFORMER
		EASEMENT
		FENCE (WIRE/WOOD/CHAIN)
	FO	FIBER OPTIC CABLE
		FIRE HYDRANT ASSEMBLY
		FLOWLINE
FM	FM	FORCE MAIN
GAS	GAS	GAS MAIN
		GAS METER
		GRAVEL SURFACE (EDGE)
		GRAVEL SURFACE
		IRON PIN (5/8" RE-BAR)
		LIGHT
		MONUMENT (CONCRETE)
		POND
		POWER POLE
		PROPERTY LINE (EXTERNAL)
		RETAINING WALL
		RIGHT-OF-WAY
		SANITARY SEWER PIPE
		SANITARY SEWER MANHOLE
		SANITARY SEWER SERVICE
		SECTION LINE
		SIDEWALK
		SIGN
		SILT FENCE
		SPOT ELEVATION
		STORM SEWER PIPE
		STORM SEWER INLET
		STORM SEWER BALES
		TELEPHONE PED/MANHOLE
	UGT	TELEPHONE (UNDERGROUND)
	OHT	TELEPHONE (OVERHEAD)
		TREE LINE CANOPY
		TREE/TREE TO BE REMOVED
		UTILITY EASEMENT
		WATER MAIN PIPE
		WATER VALVE
		WATER METER
		WATER THRUST BLOCK
		WATER MAIN REDUCER
		WATER MAIN BLOWOFF VALVE

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
9/23/21
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER

ENGINEER: G. Bates
DRAWN BY: J. Young

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REVISIONS	DATE
FIRST SUBMITTAL	01/22/20
REVISED PER 9-8-21 TECH REVIEW COMMENTS	09/23/21

L21-32

ASPEN PARK BLD. C, STORAGE YARD

SITE PLAN

SPRINGDALE, ARKANSAS

Bates & Associates, Inc.
Civil Engineering & Surveying
www.batesinwa.com
7230 S. Pleasant Ridge Dr.
Fayetteville, Arkansas 72704
Phone - 479.442.9350 Fax 479.521.9350

PROJECT NO
14-065

DRAWING NO
03

Time: 3:45 pm
Scale: 1=20 (PS)
Date: 12/17/2014

Drawing Name: 14\000\14-065\engineering\02 Site Plan.dwg
Xrefs Used: 24X36, base, COA BBA, BATES-AR



CITY OF SPRINGDALE NOTE:
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NORTH
0 20 40
GRAPHIC SCALE IN FEET

CITY CONSTRUCTION NOTES:

"STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:

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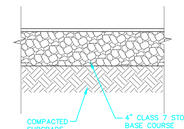
SEDIMENT & EROSION CONTROL NOTES:

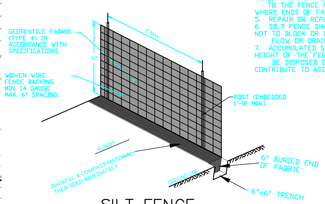
1. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FROM A.D.E.Q. AND CITY REGARDING RUNOFF, EROSION CONTROL, AND GRADING BEFORE BEGINNING CONSTRUCTION.
2. CONTRACTOR SHALL POST STORM WATER POLLUTION PREVENTION PLAN.
3. ALL EROSION & SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED AND OCCASIONALLY REPLACED THROUGHOUT THE CONSTRUCTION PROCESS.
4. ALL EROSION & SEDIMENT CONTROL DEVICES SHOWN SHALL BE INSTALLED BEFORE CONSTRUCTION BEGINS. THOSE ITEMS SHALL REMAIN IN PLACE UNTIL ALL EXCAVATION IS COMPLETE.
5. THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGE OR DISTURBED BY UNDERGROUND PRIVATE FRANCHISED UTILITY CONSTRICTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION



GRAVEL STORAGE SECTION
NTS

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 5 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.



SILT FENCE

LEGEND		
PROPOSED	EXISTING	DESCRIPTION
		ASPHALT (EDGE)
		ASPHALT (SURFACE)
		BUILDING
		BUILDING SETBACK LINE
		BOLLARD
UGTV	UGTV	CABLE TV (UNDERGROUND)
	OHTV	CABLE TV (OVERHEAD)
		CENTERLINE
		CONCRETE SURFACE
		CONDUIT
1250	1250	CONTOURS
		CURB & GUTTER
UGE	UGE	ELECTRICAL (UNDERGROUND)
OHE	OHE	ELECTRICAL (OVERHEAD)
		ELECT. TRANSFORMER
		EASEMENT
	X	FENCE (WIRE/WOOD/CHAIN)
FO	FO	FIBER OPTIC CABLE
		FIRE HYDRANT ASSEMBLY
		FLOWLINE
FM	FM	FORCE MAIN
GAS	GAS	GAS MAIN
		GAS METER
		GRAVEL SURFACE (EDGE)
		GRAVEL SURFACE
		IRON PIN (5/8" RE-BAR)
		LIGHT
		MONUMENT (CONCRETE)
		POND
		POWER POLE
		PROPERTY LINE (EXTERNAL)
		RETAINING WALL
		RIGHT-OF-WAY
8"SS	8"SS	SANITARY SEWER PIPE
		SANITARY SEWER MANHOLE
		SANITARY SEWER SERVICE
		SECTION LINE
		SIDEWALK
		SIGN
		SILT FENCE
		SPOT ELEVATION
		STORM SEWER PIPE
		STORM SEWER INLET
		STORM SEWER BALES
		TELEPHONE PED./MANHOLE
UGT	UGT	TELEPHONE (UNDERGROUND)
	OHT	TELEPHONE (OVERHEAD)
		TREE LINE CANOPY
		TREE/TREE TO BE REMOVED
		UTILITY EASEMENT
8"W	8"W	WATER MAIN PIPE
		WATER VALVE
		WATER METER
		WATER THRUST BLOCK
		WATER MAIN REDUCER
		WATER MAIN BLOWOFF VALVE

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
9/23/21
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER

ENGINEER: G. Bates
DRAWN BY: J. Young

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REVISIONS	DATE
FIRST SUBMITTAL	01/2/20
REVISED PER 9-8-21 TECH REVIEW COMMENTS	09/23/21

L21-32

ASPEN PARK BLD. C, STORAGE YARD

GRADING & SWPPP

SPRINGDALE, ARKANSAS

Bates & Associates, Inc.
Civil Engineering & Surveying
www.batesarwa.com
7230 S. Pleasant Ridge Dr.
Fayetteville, Arkansas 72704
Phone - 479.442.9350 Fax 479.521.9350

PROJECT NO
14-065

DRAWING NO
04

Time: 3:04 pm
Scale: 1=40 (PS)
Date: 8/16/2021

Drawing Name: 14\000\14-065\engineering\2021\03 Grading Plan.dwg
Xrefs Used: 24X36_base, COA BBA, BATES-AR

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www.SpringdaleAR.gov

Application for Variance – Commercial Design Standards

STAFF USE ONLY

Date Application Submitted: _____

Date Accepted as Complete: _____ Project Number: B21-91

APPLICATION CONTACTS:
Indicate one person of contact for this request: ____ Property Owner X Representative

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Greg Edwards	Name: Same as applicant
E-mail: greg@edcspringdale.com	E-mail:
Address: P.O. Box 1549, Springdale, AR	Address:
Phone: 479-751-9591	Phone:
Site/ Location: ~~1408 Crutcher St~~ 350 Robinson	Current Zoning District:
Assessor's Parcel Number(s): 815-28818-001	Rezone required: C-2
815-28814-001 815-28821-001 815-28806-000	Total Acreage: 2.38 +/-

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)

We would like to request a variance from a hard surfaced storage area to allow gravel storage area for piping. The storage yard will be screened by an 8' tall privacy fence. would also like to request a variance to chaper 56 frontage and perimeter landscaping. the site is situated well off the highway and adjoins other C-2 zonings.

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

there will be heavy truck traffic and equipment loading and unloading the pipe material

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

no special privilege due to the secluded location that is far from the public right of way. Heavy equipment can damage asphalt surface

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 gravel parking area will be between two warehouses and have an 8' privacy fence around it and will not be visible from public right of way.

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.

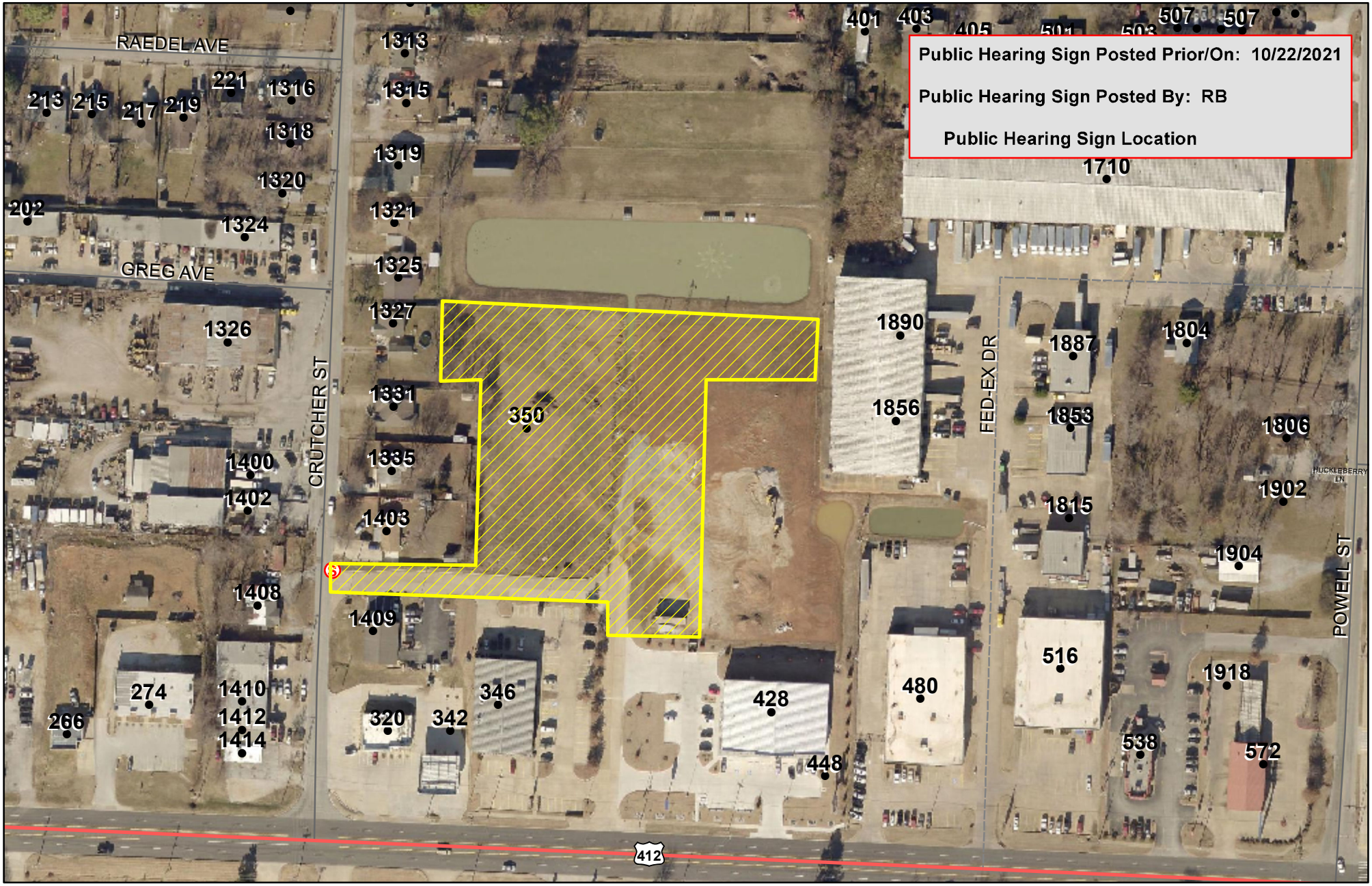
The **Applicant** understands that he/she must be present at the meeting to present the variance request and to answer questions. If the **Applicant** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on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

APPLICANT SIGNATURE(S) _____

_____

_____

DATE: 9/23/21



N

0 30 60 120 180 240 Feet

For Location Reference Only

FILE NO. B21-91
APPLICANT: Greg Edwards
REQUEST: Variance for deviation of Commercial Design Standards: (a) landscaping; (b) paving requirements

PLANNING COMMISSION MEETING
November 2, 2021

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Application for Variance – Commercial Design Standards

STAFF USE ONLY

Date Application Submitted: 9.15.2021

Date Accepted as Complete: 9.15.2021 Project Number: B21-88

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: Molly Robb, PE (Anderson Engineering, Inc.)	Name: Andy's Frozen Custard
E-mail: mrobb@ae-inc.com	E-mail: kevin.clark@eatandys.com
Address: 5311 W. Village Pkwy., Rogers, AR, 72758	Address: 211 E. Water Street, Springfield, MO 65806
Phone: 479-286-8181	Phone: 417-881-3500
Site/ Location: 1325 Gene George Blvd., Springdale, AR Lot 1, Block 3, Sams Club Addition	Current Zoning District: C-5
Assessor's Parcel Number(s): 815-36512-000	Rezone required: C-5
	Total Acreage: 1.47

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.

Check item(s) for which variance is requested:

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- ☐ **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
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  - ☐ 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**
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  - ☐ 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
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- ☐ 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)

Code Section 2.5 e. Building landscaping (1): Building foundations are encourage to be planted... The code only encourages building landscaping & doesn't require it. This location cannot provide the building landscaping due to the unique walk-up and drive-thru configuration of this project. However, the plantings are still be provided on-site away from the building. Refer to Landscape Plan.

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

The code specifically notes that building landscaping along the building is only encouraged. Andy's Frozen Custard business is unique in that all business is conducted by walk-up windows and through the drive thru. Building landscaping is not possible since the business is conducted immediately outside the building. The landscaping is still provided on-site but away from the building which meets the landscaping intent by still beautifying the site.

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

The code specifically notes that building landscaping along the building is only encouraged. This project is unique in that all business is conducted by walk-up windows and through the drive-thru. There is not entry into the building. Building landscaping is not possible since all business is conducted immediately outside the building. The landscaping is still provided on-site but just away from the building which meets the intent by still beautifying the site.

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 quantity & quality of landscaping is still being provided on-site but just away from the building which meets the intent by still beautifying the site. This maintains harmony with the landscaping code intent.

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) Molly RGV _____

_____

_____

DATE: 9-15-2021

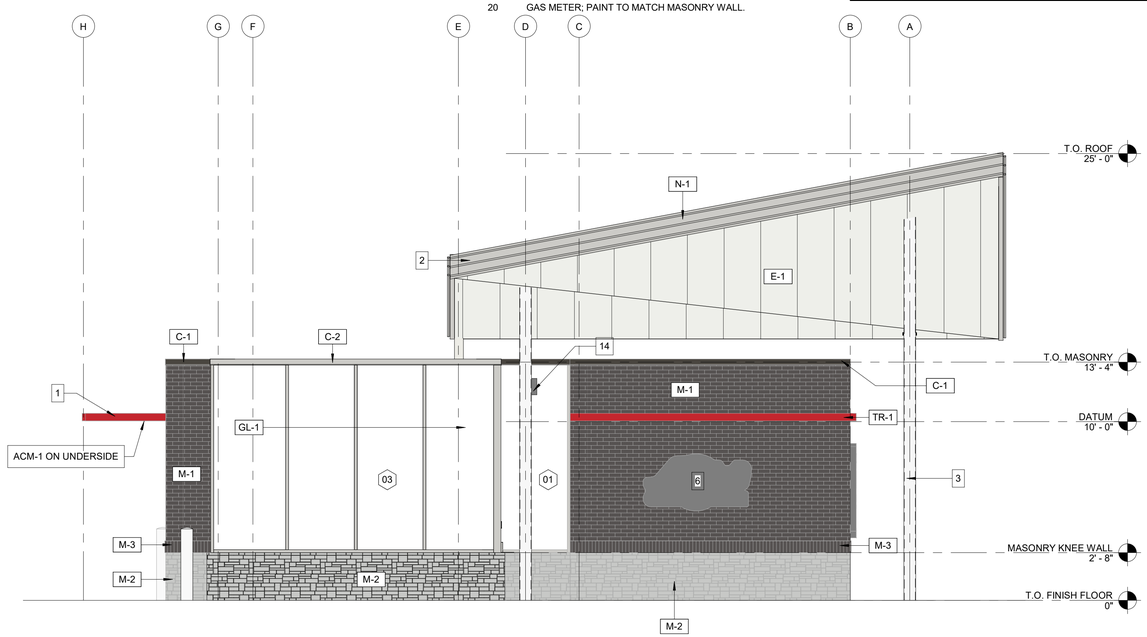
10/29/2021 9:01:10 AM

ELEVATION KEYNOTES

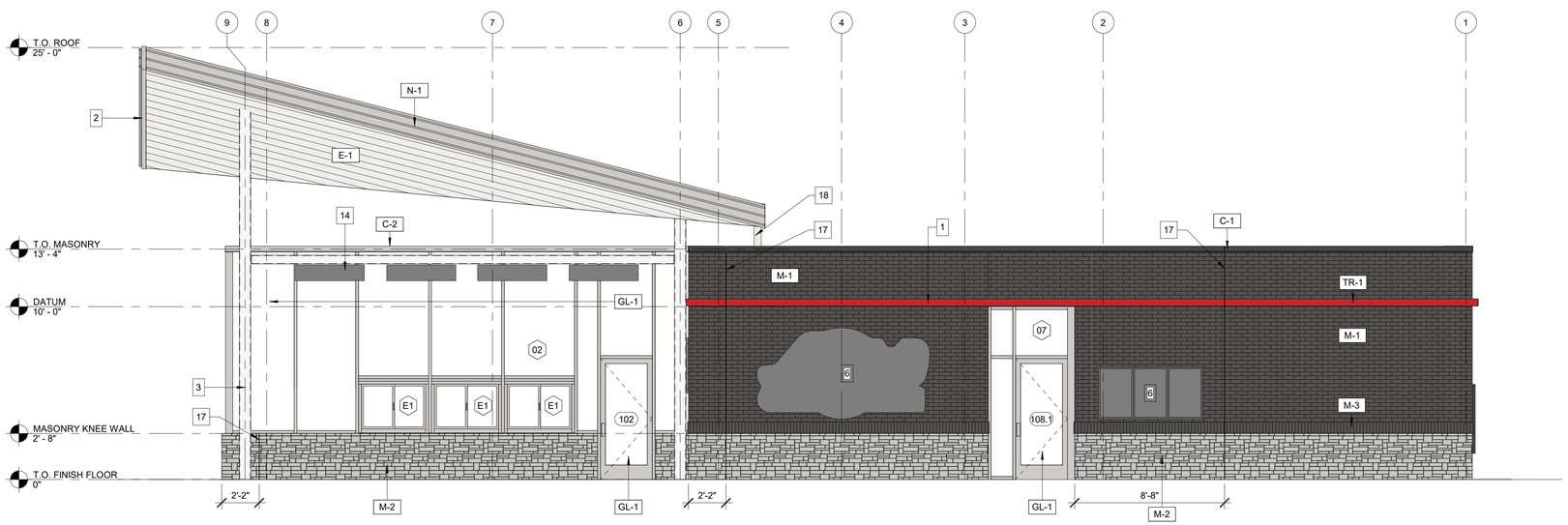
1 DRIVE-THRU CANOPY & SIGNAGE LIGHTING BAND. SIGNAGE LIGHTING BAND PROVIDED BY PINNACLE SIGN GROUP
2 PATIO CANOPY AND STRUCTURE. RE: STRUC DWGS
3 STRUCTURAL FRAMING, GALVANIZED & PTD PT-1
4 NOT USED.
5 HM DOOR PTD. TO MATCH MASONRY WALL
6 BUILDING SIGNAGE, RE: ELECT. DWGS & SIGNAGE DWGS. ALL SIGNAGE PROVIDED BY PINNACLE SIGN GROUP
7 FULLY AUTOMATIC DRIVE-THRU WINDOW, RE: ELEC DWGS
8 ELECTRICAL EQUIP., PAINTED TO MATCH M-1 (RE: MANUF. SPECIFICATIONS), RE: MEP DWGS
9 NOT USED.
10 NOT USED.
11 EMERGENCY LIGHT FIXTURE
12 DOOR CHIME
13 WALL HYDRANT, RE: PLUMB. DWGS
14 EXTERIOR HEATER MOUNTED TO STEEL FRAME. RE: MEP
15 60 MIL WHITE TPO ROOFING, FULLY ADHERED
16 NOT USED.
17 MASONRY CONTROL JOINT
18 PRE-FINISHED GUTTER & DOWNSPOUT. DRAIN DOWN TO LOWER BUILDING ROOF. COORDINATE FASCIA W/ PINNACLE SIGN GROUP
19 N-1, PERIMETER FASCIA. ANODIZED ALUM. FASCIA (NO NEON LIGHTING THIS SIDE)
20 GAS METER; PAINT TO MATCH MASONRY WALL.

EXTERIOR FINISH SCHEDULE

#	DESCRIPTION
ACM-1	COMPOSITE PANEL TYPE 1: LAMINATORS, INC. OMEGA-LITE PANEL, COLOR: PVDF/KYNAR 500, BRITE RED
C-1	COPING/ROOF EDGE TYPE 1: PRE-FINISHED ALUMINUM CAP AND SILL FLASHING AT MASONRY VENEER AND, TYP. COLOR: MATCH MASONRY COLOR
C-2	COPING/ROOF EDGE TYPE 2: ANODIZED ALUMINUM CAP AND SILL FLASHING AT STOREFRONT, TYP. COLOR: MATCH STOREFRONT FRAMING
E-1	PATIO CANOPY MATERIAL: 1" EXTIRA PANEL, ROUTED & PAINTED PT-1
GL-1	GLAZING TYPE 1: STOREFRONT, KAWNEER 451T. COLOR: CLEAR ANODIZED
M-1	MASONRY TYPE 1: GLEN GERY MODULAR BRICK. COLOR: EBONITE VELOUR
M-2	MASONRY TYPE 2: BUECHEL ASHLAR STONE - FULL BED. COLOR: WHITE COUNTRY SQUIRE - ARCTIC OR EQ.
M-3	MASONRY TYPE 1: GLEN GERY MODULAR BRICK. SOLDIER COURSED COLOR: EBONITE VELOUR
N-1	PERIMETER FASCIA & NEON LIGHTING: BY PINNACLE SIGN GROUP. ANODIZED ALUM. FASCIA W/ NEON LIGHTING
ST-1	STUCCO MASONRY TYPE 1: 3-COAT STUCCO ON METAL LATH TO MATCH PT-1
TR-1	BUILDING ACCENT TRIM: ALUM. BRAKE-METAL. COLOR: MATCH ACM-1 BRITE RED
VF-1	VINYL FILM: WHITE VINYL FILM ON INSIDE FACE OF GLASS



2 A301 **BUILDING ELEVATION - WEST FACE**
1/4" = 1'-0"



1 A301 **BUILDING ELEVATION - SOUTH FACE**
1/4" = 1'-0"

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BENTONVILLE, AR 72712
TEL: 479.321.0478

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CLIENT NAME
ANDY'S FROZEN CUSTARD
211 E. WATER STREET
SPRINGFIELD, MO, 65806

TENANT
ANDY'S FROZEN CUSTARD
211 E. WATER STREET SPRINGFIELD, MO 65806

MEP CONSULTANT
702 SE 5TH ST. SUITE 30,
BENTONVILLE, AR 72712
CONTACT:ANDREW FINNEGAN, P.E.

PROTO:REF. SET: 05/18/2021

ANDY'S FROZEN CUSTARD

MATHIAS DRIVE & U.S. HWY 412 / W SUNSET AVE
SPRINGDALE, AR

REGISTERED ARCHITECT
RYAN M. FAUST
License Number 4711
STATE OF ARKANSAS

09/24/2021
Architect Name - RYAN M. FAUST
Architect Number - 4711

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REVISIONS

NO.	DATE	DESCRIPTION

Drawing Size:	*Project #:*
24 x 36	21069
Drawn By:	*Checked By:*
RIR	RMF

Title:
EXTERIOR ELEVATIONS

Sheet Number:
A301

Date: 09/24/2021 *Store #:* XXXXX

10/29/2021 9:01:13 AM

ELEVATION KEYNOTES

1 DRIVE-THRU CANOPY & SIGNAGE LIGHTING BAND. SIGNAGE LIGHTING BAND PROVIDED BY PINNACLE SIGN GROUP
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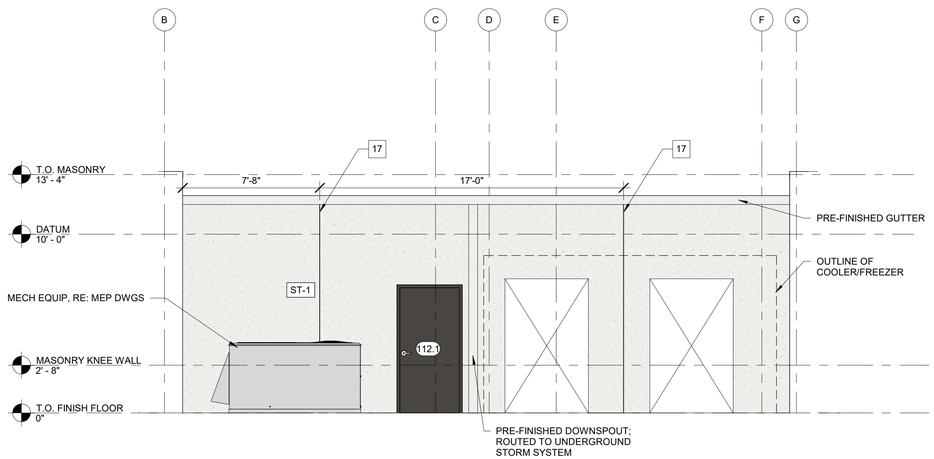
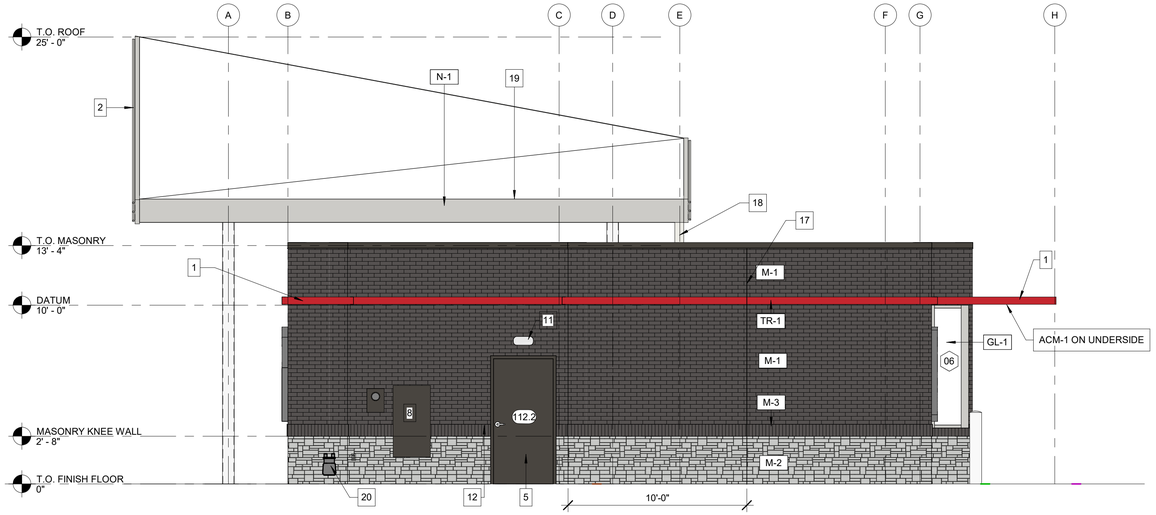
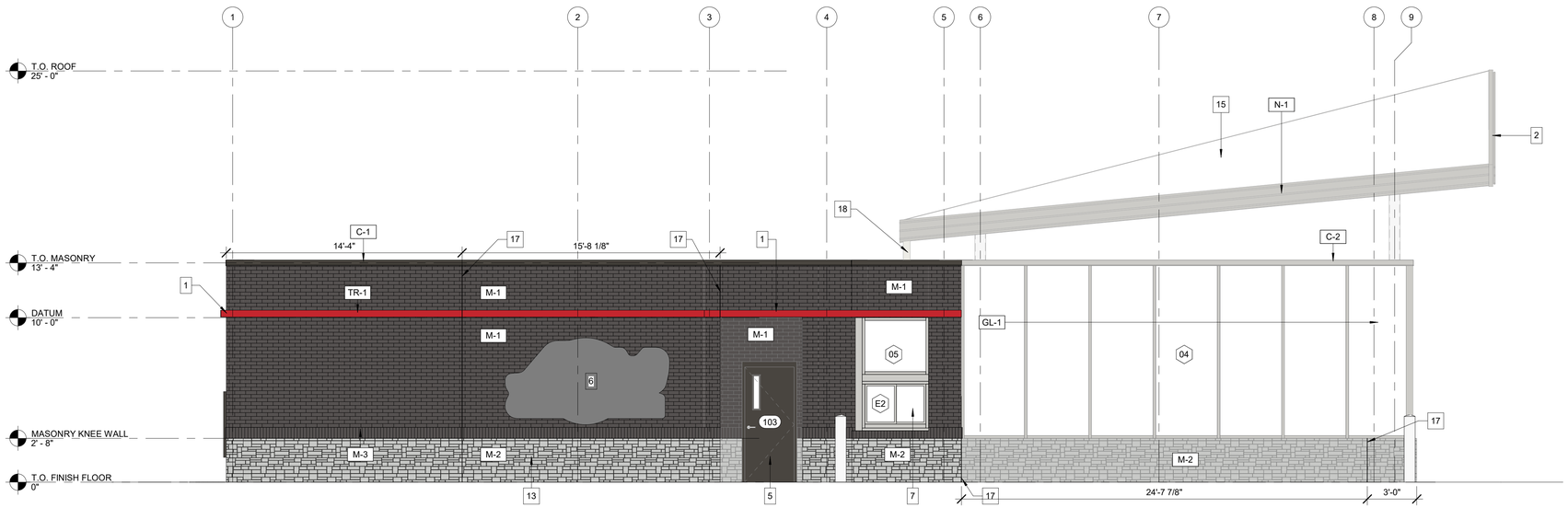


3 A302 **BUILDING ELEVATION - MECH YARD**
1/4" = 1'-0"



2 A302 **BUILDING ELEVATION - EAST FACE**
1/4" = 1'-0"



1 A302 **BUILDING ELEVATION - NORTH FACE**
1/4" = 1'-0"

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REVISIONS

NO.	DATE	DESCRIPTION

Drawing Size: 24 x 36
Project #: 21069
Drawn By: RIR
Checked By: RMF

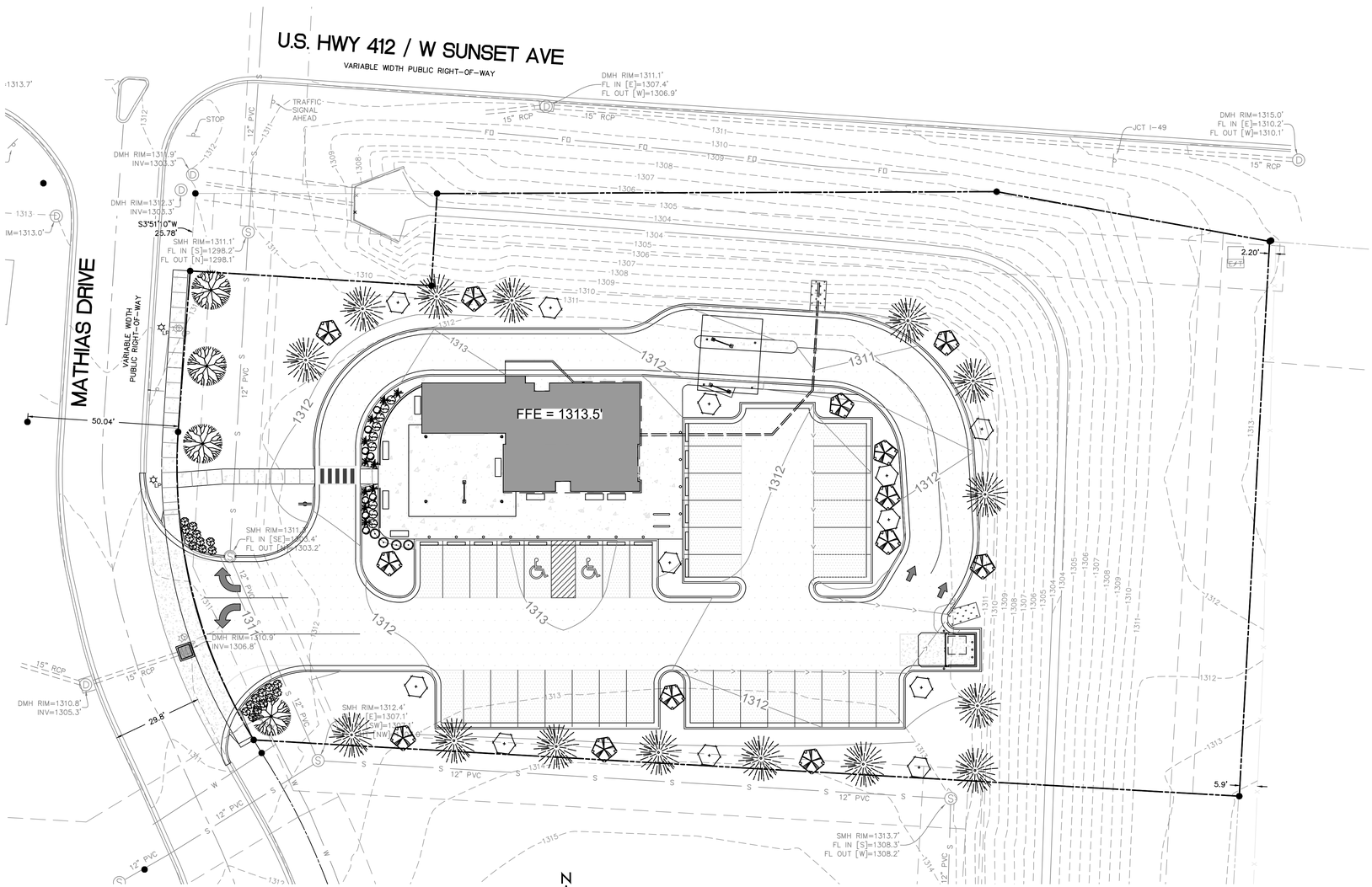
Title:
EXTERIOR ELEVATIONS

Sheet Number:
A302

Date: 09/24/2021 *Store #:* XXXXX

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	4	SHANTUNG MAPLE / ACER TRUNCATUM, OR APPROVED EQUAL	2.5" CAL. 8', B&B
	13	CERCIS CANADENSIS / OKLAHOMA REDBUD, OR APPROVED EQUAL	2.0" CAL. 6', B&B
	12	CORNUS FLORIDA, EASTERN FLOWERING DOGWOOD, OR APPROVED EQUAL	2.0" CAL. 6', B&B
	15	NYSSA SYLVATICA / BLACK GUM, OR APPRVOED EQUAL	2.5" CAL. 8', B&B
	9	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM' / WINTER GEM BOXWOOD, OR APPROVED EQUAL	5 GAL.
	8	JUNIPERUS CONFERTA / SHORE JUNIPER, OR APPROVED EQUAL	5 GAL.
	4	HYDRANGEA PANICULATA 'LIMELIGHT' / LIMELIGHT HYDRANGEA, OR APPROVED EQUAL	3 GAL.
	21	SPIRAEA JAPONICA / JAPANESE SPIREA, OR APPROVED EQUAL	3 GAL.
	10	ABELIA X CHINESIS 'ROSE CREEK' / ROSE CREEK ABELIA, OR APPROVED EQUAL	3 GAL.



1 LANDSCAPING PLAN
C1.5 SCALE: 1" = 20'

N

20 0 20 40 60
GRAPHIC SCALE - FEET

REQUIRED LANDSCAPING:

SITE GREENSPACE:
MINIMUM REQUIRED GREENSPACE: 10% OF THE TOTAL SITE
TOTAL SITE AREA = 64,115 SF
REQUIRED GREENSPACE = 6,412 SF
PROVIDED GREENSPACE = 34,804 SF

ENTRANCE LANDSCAPING:
REQUIRED: MAIN ENTRYWAY SHALL BE PLANTED WITH ORNAMENTAL PLANT MATERIAL.
PROVIDED: ENTRANCE HAS BEEN PLANTED WITH SHRUBS AND PERENNIALS.

INTERIOR PARKING LOT LANDSCAPING:
MINIMUM LANDSCAPED AREA:
TOTAL AREA OF PARKING LOT = 12,089 SF
MINIMUM % LANDSCAPED AREA = 8%
REQUIRED MINIMUM LANDSCAPED AREA = 968 SF
ENCOURAGED FOUNDATION LANDSCAPED AREA = 500 SF
PROVIDED LANDSCAPED AREA = 1,480 SF
MINIMUM REQUIRED TREES:
MINIMUM OF ONE TREE PER 125 SF OF PARKING LOT LANDSCAPING AREAS
MINIMUM REQUIRED TREES = 12
PROVIDED TREES = 12

STREET FRONTAGE BUFFER LANDSCAPING
REQUIRED WIDTH = 30'
REQUIRED TREES = 1 SHADE TREE PER 40 LF OF FRONTAGE

MATHIAS DRIVE: 160 LF OF FRONTAGE = 4 TREES
PROVIDED = 30' BUFFER, 4 TREES

PARKING LOT SCREENING:
NO PORTION OF THE PARKING LOT FRONTS ON A PUBLIC STREET, THEREFORE NONE HAS BEEN PROVIDED.

PERIMETER LANDSCAPING:
WIDTH REQUIRED = 7'
WIDTH PROVIDED = 7'
TREES REQUIRED = 1 TREE PER 25 LF, 650 LF OF SIDE AND REAR LOT LINES
TREES REQUIRED = 26 TREES
TREES PROVIDED = 28 TREES

BUILDING / FOUNDATION LANDSCAPING:
REQUIRED: SHALL BE PLANTED WITH ORNAMENTAL PLANT MATERIAL LOCATED AT ENTRYWAY.
PROVIDED: NO PLANTINGS HAVE BEEN PROVIDED AT BUILDING ENTRANCE AS THAT IS FOR EMPLOYEES ONLY AND ALL BUSINESS IS CONDUCTED IN PATIO AREA AND DRIVE THRU. THESE PLANTINGS HAVE INSTEAD BEEN LOCATED AROUND THE WEST SIDE OF THE PATIO AREA. A TOTAL OF 31 ORNAMENTAL SHRUBS/GRASSES HAVE BEEN PROVIDED.
ENCOURAGED FOUNDATION LANDSCAPED AREA = 500 SF
PROVIDED ADDITIONAL LANDSCAPED AREA = 512 SF

damage prevention is no accident
811 Know what's below. Call before you dig.
800-482-8998
Arkansas One-Call
www.arkonecall.com

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5311 W. VILLAGE PKWY • ROGERS, ARKANSAS 72758 • PHONE (479) 268-8181
ANDERSON COA# 335 • MOLLY ROBB PE# 19640

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 19640
MOLLY ROBB
10-22-2021

DRAWING INFO.
FIELD BY: -
DRAWN BY: KOW
CHECK BY: MRR
DATE: 10-22-2021
FIELD BOOK: -
JOB NUMBER: 21RO10015

NO.	DESCRIPTION	BY	DATE

REVISIONS

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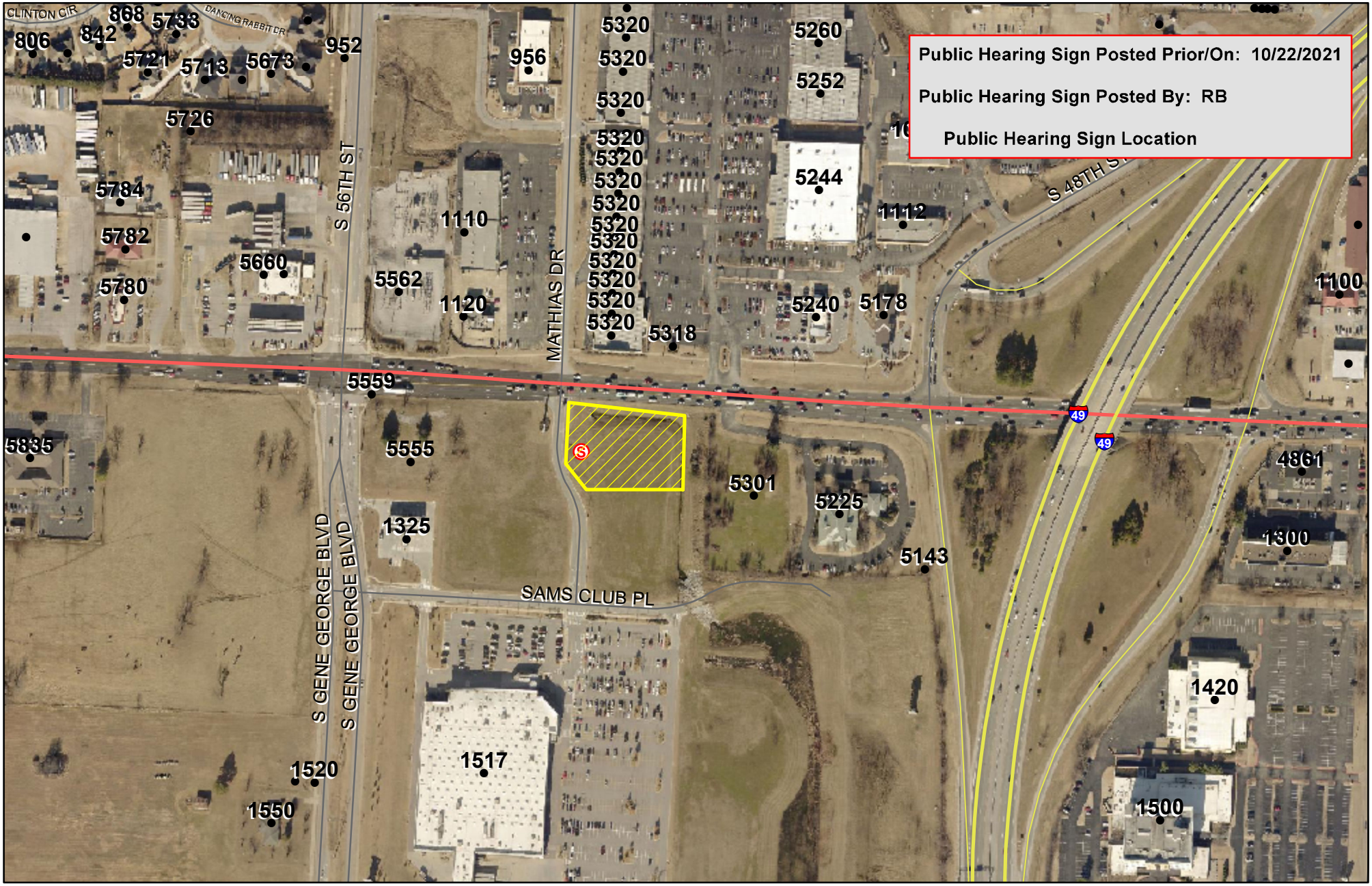
ANDY'S FROZEN CUSTARD

LANDSCAPING PLAN

LOT 1-BLOCK 3, SAM'S CLUB ADDITION, SPRINGDALE, AR

SHEET NUMBER C1.5



N

0 70 140 280 420 560 Feet

For Location Reference Only

FILE NO. B21-88
APPLICANT: Andy's Frozen Custard
REQUEST: Variance for deviation of Commercial Design Standards

PLANNING COMMISSION MEETING
November 2, 2021

Planning and Community Development Division
City of Springdale

Tabled per Staff until 12/7/2021

Memo

To: Planning Commission

From: Staff

Date: September 30, 2021

Re: **L21-33** **Large-Scale** **Berryfield Apartments Phase II**

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. Please create a comprehensive plan set for this project.
    a. Including elevations, landscaping plans, lighting plans, etc.
4. If you are going to include this project into the existing Berryfield Apts, you will need to complete a rezone and informal plat (lotline adjustment), as the location of the proposed structure appears to straddle the property line of two parcels, one is zoned C-2 (doesn't allow
5. This Large Scale Development Plan has been given the number L21-33. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development.
    a. Please display this on the cover page of the plan set.
6. Landscape islands are required at a rate of 1 per 15 parking spaces, in accordance with Chapter 56.
    a. Parking area on the west side of building doesn't comply.
7. The streetlight fixture shall be by LSI Lighting Model Crossover XRM, #SPL-XRM3-AA9W/LED/UE-MSV-IPC-PC-COS. (standard comment)
8. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (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)

Tabled per Staff until 12/7/2021

Building and Fire Departments:

Development is to construct an additional 26,700 sf apartment building (occupancy groups R-2) in an existing apartment complex. All references are to the Arkansas Fire Prevention Code Vol I Fire unless otherwise noted.

The reviewer has scaled the building at approximately 8900 sf. per floor in accordance with chapter 2 definitions "Area, Building."

Minimum fire flow is 1500 GPM @ 20 psi and 1 fire hydrant, for a 26,700 sf sprinklered type VB constructed building. Number of hydrants for project will be driven by required FDC's and placements.

FDC shall be mounted on the addressable street side of the building. FDC shall be fully visible and recognizable from the street or nearest point of fire department vehicle access. An additional **fire hydrant will be needed.** Hydrant shall be within 100 feet of the FDC without crossing the required front fire access road. (507.5.4, 912.3, 912.2). **Show FDC, Hydrant and leak detection meter location on drawings prior to approval for construction.**

Water utility G.I.S. shows a sanitary sewer manhole NW of the proposed building. Locate and confirm this manhole location and rim elevation. It appears the finished floor elevation will be lower than the elevation of this upstream manhole cover and will require backflow valves. (Ark Plumbing Code 715) **Show location of sewer backflow valve on drawings prior to approval for construction.**

Engineering Summary:

- Drainage Report
  - See Chapter 106 for Drainage Report requirements
- Add trickle channel to pond
- Add drainage easement around pond
- Show all existing easements
- Add Detention Certification note to site plan
- Show all storm sewer piping. Label as existing or proposed
  - All proposed storm sewer in drainage easement or ROW must be 18" minimum RCP
- How tall is the retaining wall? Provide detail
- Is there a curb cut at the east end of the parking lot or another way to let water drain?
- Submit grading permit application

Engineering Comments:

1. **Chapter 106 – Stormwater Drainage**

Tabled per Staff until 12/7/2021

*106.1.2*** - Submit a preliminary drainage report, as outlined in the City of Springdale Drainage Criteria Manual.

- **Need to provide the City Staff with detailed calculations to support all drainage improvements.**
- **Please see Chapter 106 Drainage Criteria Manual for drainage report requirements. Need to provide soil study, FIRM panel, hydrographs, pond summary, drainage maps etc.**
- **Submit a PDF of the signed and sealed Drainage Report to Engineering.**

*106.2.3.6*** - The maximum allowable length for sheet flow shall be 100 feet unless there is documented engineering justification to use a longer length.

*106.4.6*** - All piping in right of way and easements must be reinforced concrete.

*106.5.3*** - A concrete trickle channel with a minimum width of 4 feet and a minimum slope of 0.40% shall be required for all detention ponds other than permanent lakes.

- **Add trickle channel to pond**

Easements

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

- **Show 20' drainage easement around pond. Easement should be measured from the 100 year WSE elevation.**
- **Show all existing easements.**

*106.5.4.11.1*** - A General Note is needed on the Site Plan stating that "A City of Springdale Detention/Retention Certification form must be completed, stamped, and signed by a Certified Professional Engineer, post-development and submitted to the City of Springdale Engineering Department."

- **Add note above to Site Plan.**
- **Show outlet structure details.**
- **Show all storm piping. Label as existing or proposed.**
- **All proposed storm sewer in drainage easements or ROW should be RCP, minimum 18".**
- **Is there a curb cut at the east end of the parking lot for stormwater?**
- **How tall is the retaining wall?**

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.

Tabled per Staff until 12/7/2021

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. Chapter 50 – Floods

(Ord. No. 4110, § 1, 9-11-07)

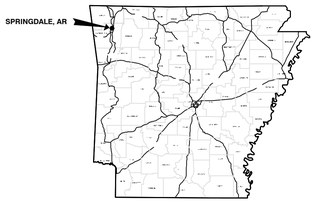
- *4110.6.2* - Need to submit a floodplain development application at the time of resubmittal. See Applications & Forms / Floodplain at http://www.springdalear.gov/298/Forms-Documents

5. Other: .

- **Add a detail for the Asphalt Trail, if part of this project.**
- **Add a Landscape Plan.**
- **Make a clearer designation between the existing and proposed contour lines on the grading plan. (Might be the way the PDF was made?)**
-

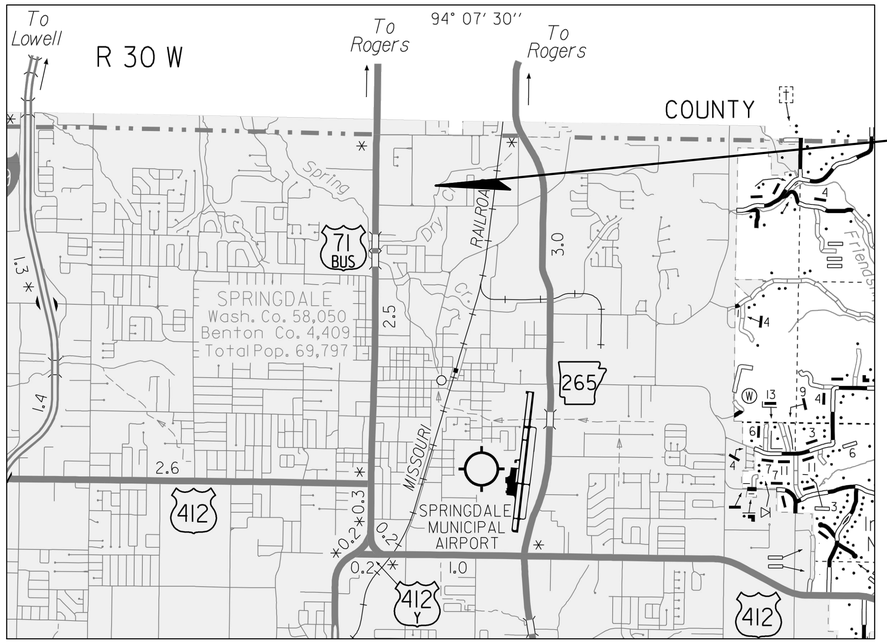
- *Permitting -* Some development within the City of Springdale may require additional state or federal permits not administered by the City of Springdale to be granted prior to approval of the project. This includes, but may not be limited to, any work that is being proposed within rights-of-way and/or 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.



CONSTRUCTION PLANS FOR BERRYFIELD APPARTMENTS SPRINGDALE, AR

INDEX OF SHEETS	
SHEET #	SHEET TITLE
C0.1	COVER SHEET
C0.2	SITE SURVEY (FOR REFERENCE ONLY)
C0.3	GENERAL NOTES
C1.0	DEMOLITION PLAN
C2.0	SITE PLAN
C3.0	GRADING PLAN
C3.1	DETENTION GRADING PLAN
C4.0	UTILITY PLAN
C6.0	EROSION CONTROL PLAN
C7.0	DETAILS
C7.1	DETAILS



PORTION OF WASHINGTON COUNTY, ARKANSAS

VICINITY MAP

NOT TO SCALE

PROJECT LOCATION
PARCEL #815-26918-000

OWNER:

BERRYFIELD VENTURES, LLC
8908 SOUTH YALE, SUITE 415
TULSA, OK 74137
TEL: (901) 825-8172
EMAIL: GLENN@FERGUSON-APTS.COM
CONTACT: GLENN FERGUSON

PROPOSED LEGEND

Curb	
Edge of Pavement	
R.O.W.	
Water Line	
Sanitary Sewer Line	
Gas Line	
Electric Cable	
Telephone Cable	
Storm Sewer Line	
Grate Inlet	
Curb Inlet	
MH	
Fire Hydrant	
Site Lighting	
Clean Out	
Fence	
Existing Contour	90
Proposed Contour	90
Top of Pavement	TP 42.25
Top of Wall	TW 42.25
Top of Curb	FC 42.25
Top of Grate	TG 42.25
Flow Line	FL 42.25
Gutter	G 42.25
Roof Drain Flowline	RDFL 42.25
Top of Sidewalk	SW 42.25
Concrete Sidewalk	
Signs	
Wheelstop	
Handicap Symbol	
Pipe Bends	90° 45° 22.5° 11.25°

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

PREPARED BY:

walter p moore

Walter P Moore and Associates, Inc.
7666 East 61st Street, Suite 251
Tulsa, Oklahoma 74133
918.806.7200 main
918.806.7250 fax

101 Park Avenue, Suite 1300
Oklahoma City, Oklahoma 73102
405.493.0500

NOTES:

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.

THE CONTRACTOR SHALL KEEP ON SITE A CURRENT SET OF THE APPROVED CONSTRUCTION WORKING DRAWINGS AT ALL TIMES. THE CONTRACTOR SHALL MARK (IN RED INK) ALL APPROVED CHANGES INCURRED FOLLOWING PUBLIC WORKS DEPARTMENT APPROVAL OF THE INITIAL DRAWINGS. THESE CHANGES MAY BE INITIATED FROM FIELD CONDITIONS OR CHANGES MADE BY THE DESIGN ENGINEER OR THE PUBLIC WORKS ENGINEER. EXCEPT FOR MINOR FIELD ADJUSTMENTS, ALL CHANGES SHALL BE REVIEWED AND AGREED TO BY THE DESIGN ENGINEER AND THE PUBLIC WORKS ENGINEER PRIOR TO FINAL APPROVAL OF THE PROJECT. THE CONTRACTOR SHALL SUBMIT THE WORKING DRAWINGS TO THE ENGINEER OF RECORD (DESIGN ENGINEER) AFTER FINAL INSPECTION OF PROJECT TO SERVE AS A BASIS FOR DEVELOPMENT OF FINAL AS-BUILT RECORD DRAWINGS.

INTERIM REVIEW ONLY
Document incomplete. Not intended for permit or construction.
Engineer: HOLLIS R. ALLEN, JR.
P.E. Serial No.: 13168
Date: 9-23-2021
Walter P. Moore and Associates, Inc.

COVER SHEET

C0.1

BOUNDARY / TOPOGRAPHIC SURVEY

Miscellaneous Notes

STSTE RECORDING NUMBER:
500-18N-30W-0-25-420-72-1532

COMPLETED FIELD WORK:
MAY 02, 2016

BASIS OF BEARING:
ARKANSAS STATE PLANE, NORTH ZONE, NAD 83

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DEED BOOK 2009 AT PAGE 29120.
2. SURVEY PLAT FILED IN PLAT BOOK 023A AT PAGE 0273.

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

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

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "A" AND "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0435J, WHICH BEARS AN EFFECTIVE DATE OF 09/28/2007 AND IS IN A SPECIAL FLOOD HAZARD AREA.

Survey Description

PARCEL #815-29618-000
A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 30 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS LOCATED S 02°27'47" W 329.79' FROM THE NORTHWEST CORNER OF SAID 40-ACRE TRACT, SAID POINT BEING A FOUND PK NAIL AND RUNNING THENCE S 87°08'33" E 1265.72', THENCE TO THE CENTER LINE OF THE CREEK AND RUNNING THENCE THE FOLLOWING COURSES AND DISTANCES; S 30°24'19" W 45.94', THENCE S 62°09'49" W 253.18', THENCE S 20°32'10" W 16.19', THENCE S 15°22'36" E 53.17', THENCE S 24°38'07" E 4.70', THENCE S 01°14'57" W 25.88', THENCE S 15°27'30" W 43.41', THENCE S 30°57'08" W 49.11', THENCE LEAVING SAID CENTER LINE OF SAID CREEK AND RUNNING N 87°08'34" W 1006.50', THENCE N 02°27'47" E 351.63' TO THE POINT OF BEGINNING, CONTAINING IN ALL 8.83 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT OF WAY RECORD.

PARCEL #815-29618-001
A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 25, TOWNSHIP 18 NORTH, RANGE 30 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS LOCATED S 02°27'47" W 329.79' AND S 02°29'38" W 351.63' FROM THE NORTHWEST CORNER OF SAID 40-ACRE TRACT, SAID POINT BEING A SET IRON PIN AND RUNNING THENCE S 87°08'34" E 1006.50' TO THE CENTER LINE OF THE CREEK AND RUNNING THENCE THE FOLLOWING COURSES AND DISTANCES; THENCE S 15°36'56" W 86.50', THENCE S 15°45'42" W 118.62', THENCE N 87°10'24" W 99.84', THENCE S 17°28'02" W 106.78', THENCE S 21°16'00" E 66.22', THENCE S 17°37'07" E 67.63', THENCE S 03°48'30" E 87.80', THENCE S 05°25'29" W 44.21', THENCE S 14°26'03" W 52.68', THENCE S 12°30'35" W 28.13', THENCE LEAVING SAID CENTER LINE OF SAID CREEK AND RUNNING N 87°08'34" W 873.64', THENCE N 02°27'47" E 637.89' TO THE POINT OF BEGINNING, CONTAINING IN ALL 13.24 ACRES, MORE OR LESS. SUBJECT TO EASEM,ENTS AND RIGHT OF WAY RECORD.

Zoning & Setback Information

ZONED: C-2

SETBACKS:
FRONT: 30'
REAR: 20'
SIDE: 0' *SUBJECT TO APPLICABLE FIRE AND BUILDING CODES*
SIDE: 20' *WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT*

Owner/Developer

PARCEL #815-29618-000
BERRYFIELD VENTURES LLC
C/O FERGUSON PRPERTY GROUP
LOWELL RD
SPRINGDALE, AR

PARCEL #815-29618-001
FRESH START PROPERTIES LLC
2231 N LOWELL RD
SPRINGDALE, AR

NORTHWEST CORNER SE 1/4 NW 1/4 SEC. 25, T 18N, R 30W POINT OF COMMENCEMENT

POINT OF BEGINNING PARCEL #815-26918-000

PARCEL #815-29618-000
SE 1/4 NW 1/4
SEC. 25, T 18N, R 30W
ZONED C-2
8.83 ACRES ±

POINT OF BEGINNING PARCEL #815-26918-001

PARCEL #815-29618-001
SE 1/4 NW 1/4
SEC. 25, T 18N, R 30W
ZONED C-2
13.24 ACRES ±



Adjacent Land Owners

1. SP NORTH RE LLC
2455 LOWELL RD,
SPRINGDALE, AR
ZONED MF-12
815-29614-001

2. MID-AMERICA MANAGEMENT ASSOC
2455 LOWELL RD
SPRINGDALE, AR
ZONED MF-12
815-29614-000

3. ECONOMIC OPPORTUNITY AGENCY
LOWELL RD
SPRINGDALE, AR
ZONED MF-12
815-29614

4. STAR MECHANICAL SUPPLY INC
122 W RANDALL WOBBE
SPRINGDALE, AR
ZONED I-1
815-29617-000

5. TYSON POULTRY INC
365 W RANDALL WOBBE
SPRINGDALE, AR
ZONED I-1
815-29659-000

6. TYSON COMPANY
671 W RANDALL WOBBE
SPRINGDALE, AR
ZONED I-1
815-29660-000

7. CANTRELL, HENRY W SR
528 W RANDALL WOBBE
SPRINGDALE, AR
ZONED C-2
815-29626-000

8. BLK LLC
2324 LOWELL RD
SPRINGDALE, AR
ZONED I-1
815-29624-000

9. BLK LLC
2390 LOWELL RD
SPRINGDALE, AR
ZONED I-1
815-29624-001

Legend of Symbols & Abbreviations

- PROPERTY LINE
- FORTY LINE
- FENCE LINE
- OVERHEAD POWER LINE
- SET / FOUND IRON PIN
- COMPUTED POINT
- FOUND PK NAIL
- POWER POLE
- LIGHT POLE
- WATER METER
- WATER VALVE
- MANHOLE
- STORM MANHOLE
- ELECTRIC BOX
- TELEPHONE PEDESTAL
- HANDICAP PARKING
- AC UNIT

LINE	BEARING	DISTANCE
L1	S 30°24'19" W	45.94'
L2	S 62°09'49" W	253.18'
L3	S 20°32'10" W	16.19'
L4	S 15°22'36" E	53.17'
L5	S 24°38'07" E	4.70'
L6	S 01°14'57" W	25.88'
L7	S 15°27'30" W	43.41'
L8	S 30°57'08" W	49.11'
L9	S 15°36'56" W	86.50'
L10	S 15°45'42" W	118.62'
L11	N 87°10'24" W	99.84'
L12	S 17°28'02" W	106.78'
L13	S 21°16'00" E	66.22'
L14	S 17°37'07" E	67.63'
L15	S 03°48'30" E	87.80'
L16	S 05°25'29" W	44.21'
L17	S 14°26'03" W	52.68'
L18	S 12°30'35" W	28.13'

Vicinity Map



Utility Notes

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

BEFORE DIGGING IN THIS AREA, CALL "ONE CALL" 811 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES

0 100 200 300
1 INCH = 100 FEET

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 6TH DAY OF MAY, 2016.

REGISTERED STATE OF ARKANSAS NO. 1532 SIGNATURE BUCKLEY B. BLEW PROFESSIONAL LAND SURVEYOR

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

FIRM:
BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS
524 W. SYCAMORE ST, SUITE 4
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com
Certificate of Authorization № 1534

DRAWN BY & DATE:	REVIEWED BY:	SURVEYED BY:
JH 5-6-16	B.G.	G.C.
COUNTY & STATE: WASHINGTON COUNTY, ARKANSAS	JOB NUMBER: 16-402	

LOCATION:
2231 N LOWELL ROAD SPRINGDALE, AR

FOR THE USE AND BENEFIT OF:
GLEN FERGUSON

INTERIM REVIEW ONLY
Document Incomplete: Not intended for permit or construction.
Engineer: HOLLIS R. ALLEN, JR.
P.E. Serial No.: 13168
Date: 9-23-2021
Walter P. Moore and Associates, Inc.

NSPJ ARCHITECTS
3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208
P. 913.831.1415
F. 913.831.1563
NSPJARCH.COM
ARCHITECTURE
LANDSCAPE ARCHITECTURE
INTERIORS
ENERGY SERVICES

© COPYRIGHT 2017

A NEW DEVELOPMENT FOR FERGUSON PROPERTY GROUP:

BERRYFIELD APARTMENTS

2353 LOWELL RD
SPRINGDALE, AR 72764

REVISIONS

DATE
9/22/2021
JOB NO.
C12-21009-00
DRAWN BY:
BLM
SHEET NO.

SITE SURVEY (FOR REFERENCE ONLY)
C0.2

TECHNICAL PLAT COMMENT RESPONSE

walter p moore
Walter P Moore and Associates, Inc.
7666 East 61st Street, Suite 251
Tulsa, Oklahoma 74133
918.806.7200 main
918.806.7250 fax
101 Park Avenue, Suite 1300
Oklahoma City, Oklahoma 73102
405.493.0500

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO THE EXTENT KNOWN AND LOCATIONS HAVE BEEN VERIFIED BY THE OWNERS OF SAID LINES. THE EXACT LOCATIONS AND NOTIFICATIONS OF THE PROPER AGENCY IS THE RESPONSIBILITY OF THE CONTRACTOR PRIOR TO ANY EXCAVATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY WORK ORDERS AND PERMITS FROM THE CITY, INCLUDING PROVISIONS OF BONDS AND INSURANCE AS REQUIRED.
4. ALL WASTE OR SPOIL SHALL BE TAKEN TO A CITY APPROVED SITE OR SPREAD IN AREAS OUTSIDE OF THE STREET RIGHTS-OF-WAY AS DIRECTED BY THE OWNER AND ENGINEER.
5. THE CONTRACTOR SHALL REPAIR ANY DAMAGES DUE TO CONSTRUCTION TRAFFIC OR OPERATIONS.
6. CONTRACTOR TO SUPPLY TEMPORARY CHAIN LINK FENCING FOR THIS PROJECT.
7. CIVIL ENGINEER WILL NOT INTERPRET SOILS REPORTS OR ACCEPT RESPONSIBILITY FOR ALTERNATIVE METHODS PROPOSED BY THE CONTRACTOR.
8. GENERAL CONTRACTOR SHALL MONITOR INSTALLATION OF SERVICE PEDESTALS AND SHALL ACCEPT CONDITION OF THE WORK BY OTHERS, AND SHALL BE RESPONSIBLE TO EMPLOY CONTRACTORS AS NECESSARY TO CORRECT POOR WORKMANSHIP.
9. CORRECTIVE MEASURES DIRECTED BY THE ENGINEER MAY INCLUDE COMPLETE REMOVAL AND REPLACEMENT AT NO COST TO OWNER IN CASES OF POOR WORKMANSHIP OR UNSATISFACTORY IN-PLACE CONDITIONS.
10. CONTRACTOR AND ALL RELATED CONSTRUCTION ACTIVITIES ARE REQUIRED TO MAINTAIN NORMAL NOISE LEVELS AND ALL EQUIPMENT AND VEHICLES ARE REQUIRED TO BE PROPERLY MUFFLED.

DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A DEMOLITION PERMIT FROM THE CITY, PRIOR TO STARTING DEMOLITION ACTIVITIES, CONTRACTOR SHALL PAY ALL COSTS ASSOCIATED WITH DEMOLITION PERMIT.
2. CONTRACTOR SHALL CONFORM WITH ALL APPLICABLE CODES (LOCAL, STATE AND FEDERAL) FOR DEMOLITION, DUST CONTROL, EROSION CONTROL AND DISPOSAL OF DEMOLITION MATERIAL AND DEBRIS.
3. EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO THE EXTENT KNOWN AND LOCATIONS HAVE BEEN VERIFIED BY THE OWNERS OF SAID LINES. THE EXACT LOCATIONS AND NOTIFICATIONS OF THE PROPER AGENCY IS THE RESPONSIBILITY OF THE CONTRACTOR PRIOR TO ANY EXCAVATION.
4. SURVEY INFORMATION PROVIDED BY OWNER.

SITE PLAN NOTES

1. ALL DIMENSIONS ARE TO THE FACE OF CURB, AND ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL, UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL KEEP THE SITE CLEAN DURING CONSTRUCTION AND SUPPLY CONSTRUCTION CONTAINERS OR DUMPSTERS TO MAINTAIN ALL TRASH AND DEBRIS.
3. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
4. REFER TO ELECTRICAL PLANS FOR SITE LIGHTING DETAILS.
5. ALL PAVING MATERIALS & CONSTRUCTIONS METHODS SHALL BE IN ACCORDANCE WITH CITY AND DEPARTMENT OF TRANSPORTATION STANDARD DRAWINGS AND SPECIFICATIONS.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE ACCURACY AND LOCATION OF SITE BOUNDARY AND DIMENSIONS. ANY DISCREPANCIES DISCOVERED BETWEEN FIELD VERIFIED LOCATIONS AND PLAN LOCATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD FOR RESOLUTION PRIOR TO PROCEEDING.
7. SURVEY INFORMATION PROVIDED BY OWNER.

GRADING NOTES

1. NEW CONTOURS DENOTE TOP OF FINISHED PAVING OR GRADED AREA AS INDICATED. ALL SPOT ELEVATIONS ARE TO FINISHED GRADE, UNLESS NOTED OTHERWISE.
2. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND FIELD VERIFY LOCATION AND MAKE ADJUSTMENT AS NEEDED.
3. ADJUST ALL CLEAN OUT RIMS, MANHOLE COVERS, AND VALVE AND METER BOXES TO FINISHED GRADE.
4. NOTIFY ENGINEER IF EXISTING GROUND CONDITIONS VARY FROM THOSE SHOWN ON PLANS.
5. THE CONTRACTOR SHALL GRADE ALL AREAS TO POSITIVELY DRAIN AWAY FROM BUILDINGS.
6. THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES. ANY DAMAGED UTILITIES CAUSED BY THE CONSTRUCTION OPERATIONS SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DEWATER AND STABILIZE ANY SOFT SOILS AS NEEDED TO REACH OPTIMUM SOIL CONDITIONS.
8. ALL DISTURBED AREAS SHALL BE SODDED. CONTRACTOR SHALL BE RESPONSIBLE FOR SODDED AREAS UNTIL GROWTH IS ESTABLISHED.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY WORK ORDERS AND PERMITS FROM THE CITY, INCLUDING PROVISIONS OF BONDS AND INSURANCE AS REQUIRED.

GENERAL UTILITY NOTES

1. ELECTRIC AND IRRIGATION LINES CONDUITS AND SLEEVES SHALL BE SCHEDULE 80 PVC.
2. THE FOLLOWING IS A MINIMUM DEPTH OF COVER OVER THE UTILITY PIPES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE COVER WITH THE JURISDICTIONAL AUTHORITIES: WATER - 42", SANITARY - 36".
3. EXISTING UTILITIES SHOWN ON THESE PLANS ARE NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING LOCATION OF THESE UTILITIES BEFORE COMMENCING EXCAVATIONS.
4. THE CONTRACTOR SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND MAINTAIN VIABLE TRENCH SAFETY SYSTEM AT ALL TIMES.
5. THE CONTRACTOR SHALL COORDINATE WITH THE CITY FOR INSPECTION OF PRIVATE WATER AND SEWER CONNECTION.
6. ALL BENDS FOR ELECTRIC SERVICE SHALL BE 48" RADIUS GALVANIZED STEEL COATED WITH ASPHALT COMPOUND.
7. CONTRACTOR TO COORDINATE THE INSTALLATION OF UTILITY SERVICE WITH UTILITY COMPANIES. BEFORE THE INSTALLATION OF PAVEMENT, SIDEWALKS, CURB & GUTTER, AND OTHER PERMANENT FEATURES.
8. THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING THE NECESSARY APPROVALS, PERMITS AND INSPECTIONS; PAYING REQUIRED FEES AND POSTING ANY REQUIRED BONDS, PRIOR TO BEGINNING ANY DEMOLITION OR CONSTRUCTION.
9. THE UTILITY CONTRACTOR IS RESPONSIBLE TO REMOVE EXCESS TRENCHING MATERIAL FROM THE SITE OR STOCKPILE ACCEPTABLE MATERIAL FOR ROUGH GRADING CONTRACTOR'S USE AND BENEFIT.
10. CONTRACTOR SHALL COORDINATE AND PROVIDE ALL STAKING NECESSARY TO INSTALL CONDUITS SUFFICIENT FOR UTILITY AND IRRIGATION SERVICES WHETHER OR NOT SHOWN ON THE CIVIL ENGINEER'S PLANS.

EROSION CONTROL

ALL DISTURBED AREAS THAT ARE NOT PAVED, OR BUILDING PADS, SHALL BE LANDSCAPED OR REVEGETATED WITH A TEMPORARY OR PERMANENT COVER, DEPENDING ON THE PLANTING SEASON, AS OUTLINED BELOW.

TEMPORARY COVER

PLANT	PER ACRE	PER 1000 SQ.FT.	PLANTING DATE	DEPTH OF SEEDING
ANNUAL RYEGRASS	220 LBS.	5.0 LBS.	9/01-11/30	1/4 INCH
WHEAT	130 BU.	3.0 LBS.	8/15-11/30	2 INCH

PERMANENT COVER

PLANT	PER ACRE	PER 1000 SQ.FT.	PLANTING DATE	DEPTH OF SEEDING
BERMUDA GRASS	85 LBS.	2.0 LBS.	6/15-08/15	0 - 1/2 INCH
FESCUE	350 LBS.	8.0 LBS.	9/01-11/01	0 - 1/2 INCH

PERMANENT PRACTICES

1. ALL GRADING SHALL BE COMPLETE PRIOR TO PLACING SOD.
2. THE SUBGRADE SHALL BE LOOSENED EVENLY TO A DEPTH OF 2 TO 3 INCHES AND 10- 20-10 FERTILIZER (10 POUNDS PER 1000 SQUARE FEET OR 450 POUNDS PER ACRE) SHALL BE MIXED WITH THE LOOSENED SURFACE SOIL BY DISCING OR OTHER SUITABLE MEANS.
3. SOILS KNOWN TO BE HIGHLY ACIDIC SHALL BE LIME TREATED.
4. THE AREA SHALL BE WATERED REGULARLY TO MAINTAIN ADEQUATE SOIL MOISTURE UNTIL PROPER GROWTH IS ESTABLISHED.

SEDIMENTATION & EROSION CONTROL NOTES

1. ALL PERIMETER EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE EXECUTION OF ANY DEMOLITION OR GRADING WORK AND SHALL BE MAINTAINED BY THE GRADING CONTRACTOR FOR THE DURATION OF THE PROJECT.
2. SEDIMENT FILTER, SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCES SHALL BE CONSTRUCTED PER LOCAL JURISDICTIONAL REQUIREMENTS.
3. SEDIMENT COLLECTED BEHIND THE SEDIMENT FILTERS AND SILT FENCES SHALL BE REMOVED WHEN SEDIMENT REACHES ONE THIRD THE HEIGHT OF THE BARRIER.
4. SEDIMENT FILTERS AND SEDIMENT FENCES SHALL BE INSPECTED AND MAINTAINED NO LESS THAN WEEKLY OR WITHIN 24 HOURS OF A RAINFALL EVENT OF 0.5 INCHES OR MORE. MAINTENANCE SHALL INCLUDE BUT NOT LIMITED TO SEDIMENT REMOVAL, BARRIER REPAIR AND/OR REPLACEMENT.
5. CONSTRUCTION SITE ENTRANCE: THE CONTRACTOR SHALL CONSTRUCT AS A MINIMUM ONE STABILIZED CONSTRUCTION ENTRANCE. IF ADDITIONAL INGRESS OR EGRESS TO THE CONSTRUCTION SITE IS REQUIRED, THE CONTRACTOR SHALL COORDINATE WITH THE CONSTRUCTION MANAGER THE LOCATION OF THESE ADDITIONAL STABILIZED CONSTRUCTION ENTRANCES. USAGE OF NON-STABILIZED POINTS FOR INGRESS AND EGRESS WILL NOT BE PERMITTED. THE STABILIZED ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY AND PAVED DRIVING LANES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS WARRANT. REPAIR OF THE ENTRANCE(S) OR CLEANING OF THE RIGHT-OF-WAY AND PAVED DRIVING LANES THAT HAVE BEEN SOILED SHALL BE PERFORMED BY THE CONTRACTOR AT HIS OWN EXPENSE, SATISFACTORY TO THE CONSTRUCTION MANAGER. WHEN NECESSARY, VEHICLE WHEELS AND TIRES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTERING ONTO PUBLIC RIGHT-OF-WAY AND PUBLIC STREETS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE.
6. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, PERIODICALLY WATER THE SITE TO CONTROL DUST.
7. SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE REMOVED FOLLOWING CONSTRUCTION OR UPON PERMANENT STABILIZATION OF THE DISTURBED AND GRADED AREAS, WHICHEVER OCCURS LAST.
8. CONSTRUCTION ENTRANCE SHALL BE THE FIRST CONSTRUCTION WORK ON THE PROJECT.
9. INSTALL SEDIMENT BARRIERS DOWN SLOPE FROM CONSTRUCTION ACTIVITIES THAT DISTURB SITE SOIL.
10. CONSTRUCT ROCK SURFACE FOR TEMPORARY PARKING, IF NEEDED.
11. EXCAVATION AND EMBANKMENT TO FORM THE BUILDING PAD AND PAVEMENT AREAS.
12. UNDERGROUND UTILITIES - SEDIMENT BARRIERS WILL BE UTILIZED AS REQUIRED TO BOUND THE DOWN SLOPE SIDE OF UTILITY CONSTRUCTION AND SOIL STOCKPILES.
13. FINAL GRADING - SEDIMENT BARRIERS WILL BE MAINTAINED DOWN SLOPE FROM DISTURBED SOIL DURING THIS OPERATION AND REMOVED UPON COMPLETION OF ON-SITE STABILIZATION.
14. THE ACTUAL SCHEDULE FOR IMPLEMENTING POLLUTANT CONTROL MEASURES WILL BE DETERMINED BY PROJECT CONSTRUCTION PROGRESS. DOWN SLOPE PROTECTIVE MEASURES MUST ALWAYS BE IN PLACE BEFORE SOIL IS DISTURBED.

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ENERGY SERVICES

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PRAIRIE VILLAGE, KS 66208

P. 913.831.1415
F. 913.831.1563
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Date: 9-23-2021
Walter P. Moore and Associates, Inc.

A NEW DEVELOPMENT FOR FERGUSON PROPERTY GROUP:

BERRYFIELD APARTMENTS

2353 LOWELL RD
SPRINGDALE, AR 72764

REVISIONS

TECHNICAL PLAT COMMENT RESPONSE

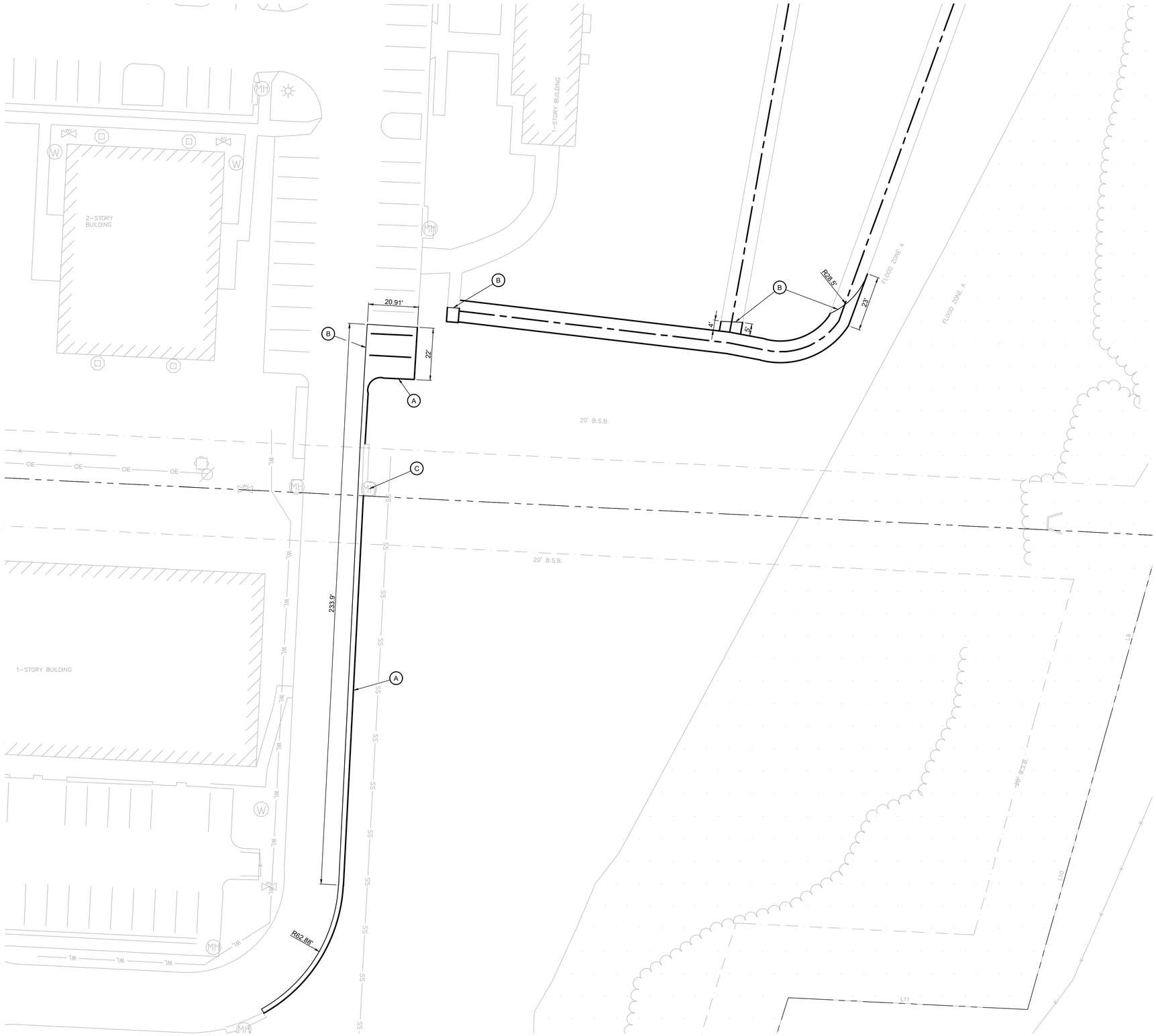
DATE
9/22/2021
JOB NO.
C12-21009-00
DRAWN BY:
BLM
SHEET NO.

walter p moore

Walter P Moore and Associates, Inc.
7666 East 61st Street, Suite 251
Tulsa, Oklahoma 74133
918.806.7200 main
918.806.7250 fax

101 Park Avenue, Suite 1300
Oklahoma City, Oklahoma 73102
405.493.0500

GENERAL NOTES
C0.3



20 10 0 20
SCALE: 1" = 20'

DEMOLITION KEYNOTES

- (A) REMOVE CURB & GUTTER
- (B) REMOVE PAVEMENT TO SAW CUT LINE
- (C) PROTECT IN PLACE: STORM INLET

NSPJ ARCHITECTS, PA
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Walter P Moore and Associates, Inc.
7666 East 61st Street, Suite 251
Tulsa, Oklahoma 74133
918.806.7200 main
918.806.7250 fax

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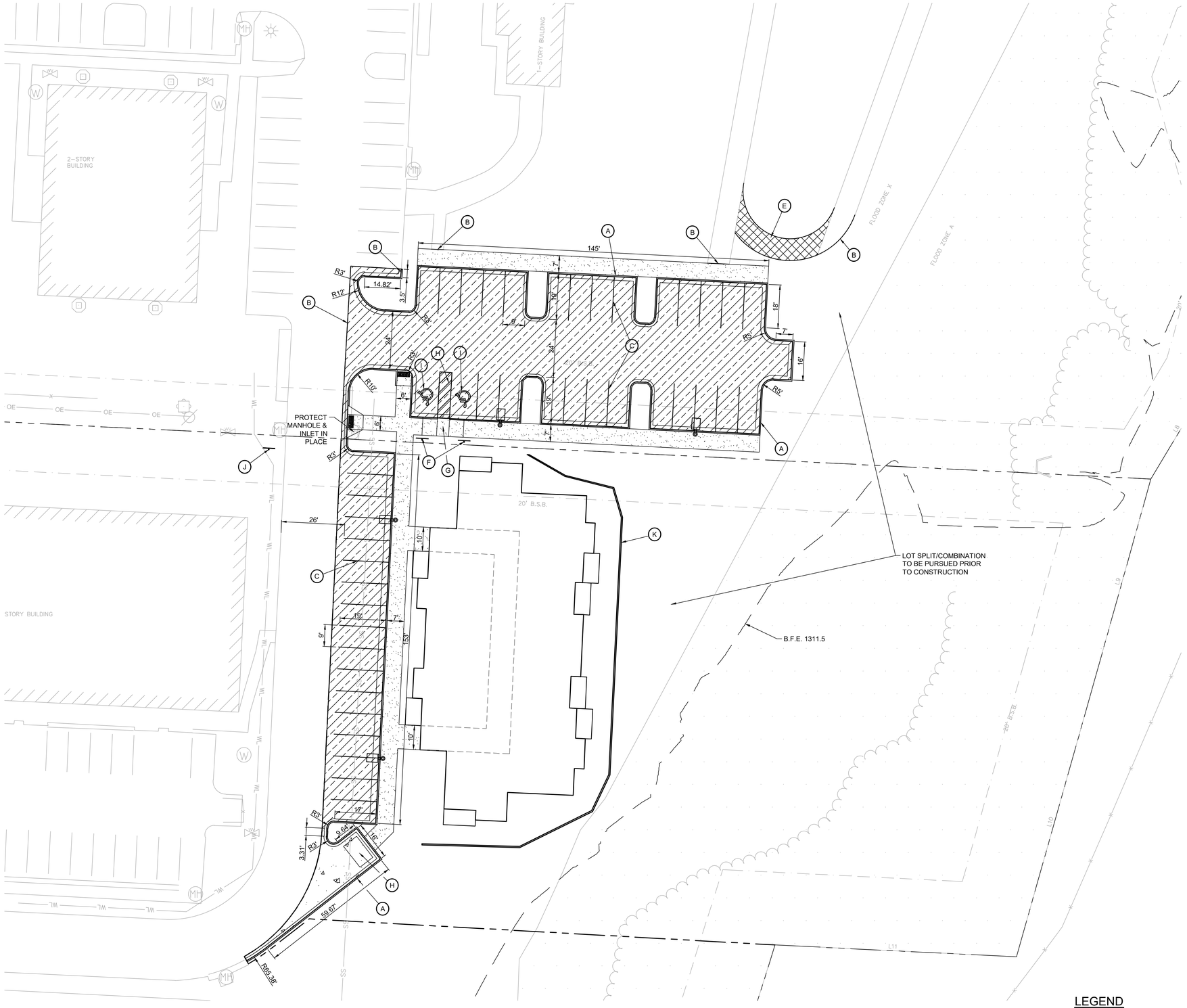
DEMOLITION PLAN
C1.0



20 10 0 20

SCALE: 1" = 20'

CONSTRUCTION KEYNOTES

- (A) 6" CURB
- (B) SAW-CUT PAVING TO FULL DEPTH. MEET AND MATCH EXISTING.
- (C) PAINTED STRIPE. 4" WIDE LINES, (2) COATS COLOR AS SPECIFIED BY LOCAL CODES
- (D) TRASH ENCLOSURE RE: ARCH. PLANS
- (E) ASPHALT TRAIL
- (F) ADA SIGN, ATTACHED TO POST
- (G) ADA RAMP
- (H) 4" TRAFFIC WHITE STRIPING 2'-0" O.C. (TYP.) OR COLOR AS SPECIFIED BY LOCAL CODES
- (I) PAINTED ACCESSIBLE PARKING SYMBOL AS SPECIFIED BY LOCAL CODES
- (J) PROPOSED SIGN: NO PARKING FIRE LANE
- (K) RETAINING WALL, CONTRACTOR TO PROVIDE DETAILED DRAWINGS SIGNED BY AN ARKANSAS LICENSED ENGINEER

NOTE:

"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."

PAVEMENT LEGEND

- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED SIDEWALK

IMPERVIOUS TABLE CHART	
TOTAL DISTURBED AREA	1.13 ACRES
PRESENT IMPERVIOUS AREA	600 SQ. FT.
INCREASED IMPERVIOUS AREA	26400 SQ. FT.
TOTAL IMPERVIOUS AREA	26800 SQ. FT.

LEGEND

- PROPOSED 6" CURB & GUTTER
- PROPOSED PAVEMENT
- EX ROW/PROPERTY LINE
- EX EASEMENT LINE

TECHNICAL PLAT COMMENT RESPONSE

walter p moore

Walter P Moore and Associates, Inc.
7666 East 61st Street, Suite 251
Tulsa, Oklahoma 74133
918.806.7200 main
918.806.7250 fax

101 Park Avenue, Suite 1300
Oklahoma City, Oklahoma 73102
405.493.0500

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ENERGY SERVICES

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SITE PLAN
C2.0



20 10 0 20
SCALE: 1" = 20'

LEGEND

TOP OF PAVEMENT	TP
TOP OF CURB	TC
TOP OF GRATE	TG
FINISHED GRADE	FG
MATCH EXISTING	ME
TOP OF WALL	TW
EXISTING CONTOUR	615 615
PROPOSED CONTOUR	615 615
FLOODPLAIN	
FLOODWAY	

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walter p moore
Walter P Moore and Associates, Inc.
7666 East 61st Street, Suite 251
Tulsa, Oklahoma 74133
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918.806.7250 fax
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Oklahoma City, Oklahoma 73102
405.493.0500

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GRADING PLAN
C3.0



20 10 0 20

SCALE: 1" = 20'

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LEGEND

TOP OF PAVEMENT	TP
TOP OF CURB	TC
TOP OF GRATE	TG
FINISHED GRADE	FG
MATCH EXISTING	ME
TOP OF WALL	TW
EXISTING CONTOUR	615
PROPOSED CONTOUR	615
FLOODPLAIN	
FLOODWAY	

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TECHNICAL PLAT COMMENT RESPONSE

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DETENTION GRADING PLAN
C3.1

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Tulsa, Oklahoma 74133
918.806.7200 main
918.806.7250 fax
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Oklahoma City, Oklahoma 73102
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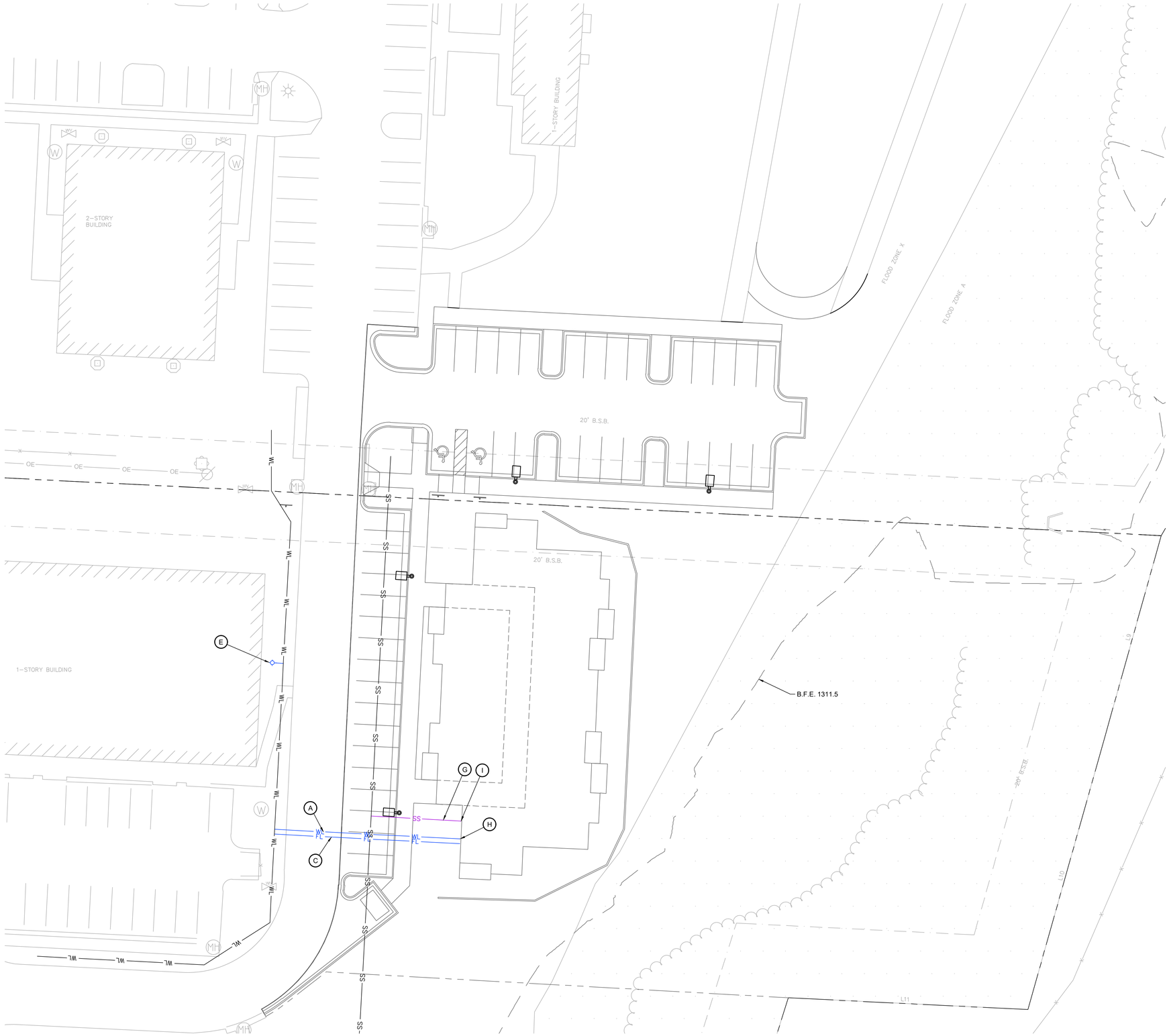

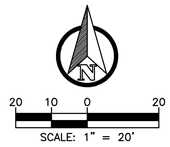

UPDATE KEYNOTES

CONSTRUCTION KEYNOTES

- (A) CONSTRUCT 3" DOMESTIC WATER SERVICE LINE. RE: MEP FOR METER SIZE
- (B) CONSTRUCT 6"X6" TAPPING SLEEVE AND 6" TAPPING VALVE. COORDINATE CONNECTION TO EXISTING WATER MAIN WITH CITY OF NORMAN. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING WATER MAIN PRIOR TO CONSTRUCTION.
- (C) CONSTRUCT 6" FIRE LINE
- (D) CONSTRUCT FDC. SEE PLUMBING.
- (E) 3-WAY FIRE HYDRANT ASSEMBLY AND 6" GATE VALVE
- (F) 6" SOLID SLEEVE
- (G) CONSTRUCT #" PRIVATE SANITARY SEWER SERVICE LINE, TO BE BACKFILLED WITH FILL DEPTH ARDOT CLASS 7 AGG BASE
- (H) SEE PLUMBING PLANS FOR WATER CONTINUATION
- (I) SEE PLUMBING PLANS FOR SANITARY SEWER CONTINUATION
- (J) CONSTRUCT DOWNSPOUT CONNECTION AT ROOF DRAIN, SEE DETAILS.
- (K) CONSTRUCT 6" ROOF DRAIN PIPING FROM DOWNSPOUT CONNECTION TO TERMINATION POINT AS SHOWN. COMPLETE CONNECTION AND CHANGES IN DIRECTION WITH TEES, WYES AND FITTINGS, ALL ROOF DRAIN PIPING SHALL BE SLOPED AT A MINIMUM OF 1% AWAY FROM THE DOWNSPOUT TO THE TERMINATION POINT. NEENAH R-3262 CURB HOODS SHALL BE USED.

LEGEND

EX ELEC	OE
EX COMM	UC
EX PHONE	UT
EX SANITARY SEWER	SS
EX STORM	SD
EX GAS LINE	UG
EX WATER LINE	WL
PR FIRE WATER LINE	FL
PR WATER LINE	WL
PR COMM	UC
PR GAS LINE	UG
PR ELECTRIC	UE
PR STORM	SD
PR SANITARY SEWER	SS
SANITARY SEWER CLEANOUT	CO
ROOF DRAIN	RD
FIRE HYDRANT	
FIRE DEPARTMENT CONNECTION	FDC
FCD-REMOTE	FDC
SITE LIGHTING	
STORM STRUCTURES	
WATER LINE STRUCTURES	

TECHNICAL PLAT COMMENT RESPONSE

walter p moore

Walter P Moore and Associates, Inc.
7666 East 61st Street, Suite 251
Tulsa, Oklahoma 74133
918.806.7200 main
918.806.7250 fax

101 Park Avenue, Suite 1300
Oklahoma City, Oklahoma 73102
405.493.0500

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UTILITY PLAN
C4.0



20 10 0 20

SCALE: 1" = 20'

EROSION CONTROL KEYNOTES

(A) CONSTRUCT AND MAINTAIN TEMPORARY CONSTRUCTION ENTRANCE

(B) CONSTRUCT AND MAINTAIN TEMPORARY SILT FENCE

(C) PROVIDE, INSTALL, AND MAINTAIN TEMPORARY INLET PROTECTION

(D) TEMPORARY CONCRETE WASHOUT

LEGEND

AREA OF DISTURBANCE

EX CONTOURS 615

PROP CONTOURS 615

TEMPORARY SILT FENCE

TEMPORARY CONSTRUCTION ENTRANCE

TEMPORARY INLET SEDIMENT FILTER

TEMPORARY CURB OPEN SEDIMENT FILTER

FLOW DIRECTION

TEMPORARY SILT DIKE

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walter p moore
Walter P Moore and Associates, Inc.
7666 East 61st Street, Suite 251
Tulsa, Oklahoma 74133
918.806.7200 main
918.806.7250 fax
101 Park Avenue, Suite 1300
Oklahoma City, Oklahoma 73102
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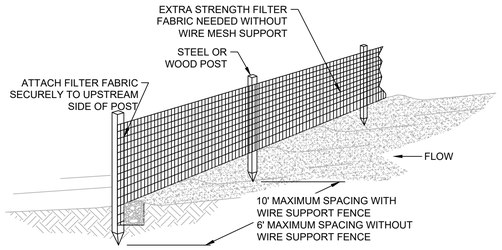
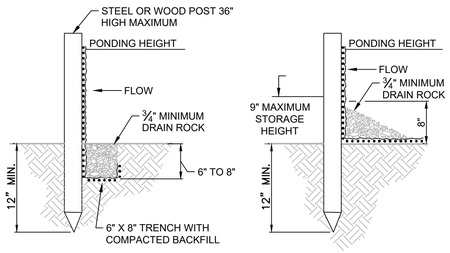
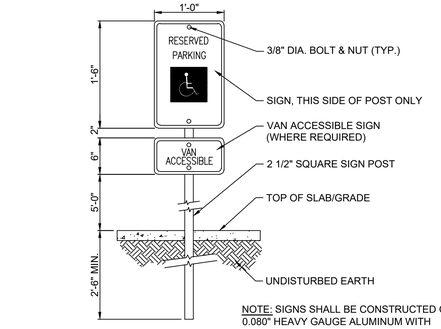
EROSION CONTROL PLAN
C6.0



NOTES:
1. MUST BE INSTALLED PROPERLY TO AVOID NOTICE OF VIOLATION.
2. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE POUNDING EFFICIENCY.
3. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
4. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

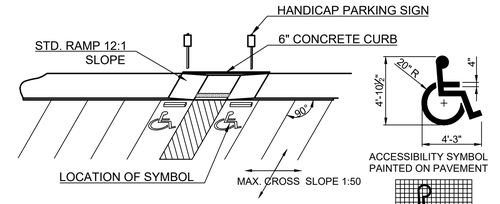
4 FABRIC FILTER SILT FENCE
SCALE: NTS





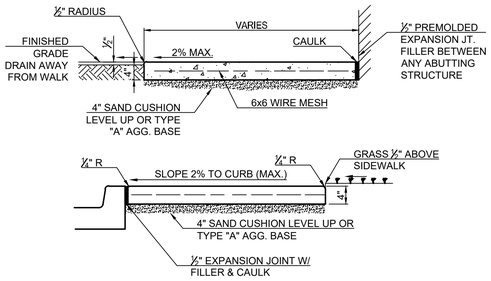
NOTE: SIGNS SHALL BE CONSTRUCTED OF 0.080" HEAVY GAUGE ALUMINUM WITH ENGINEER GRADE REFLECTIVE SURFACE. THE RESERVED PARKING SIGN SHALL HAVE GREEN LETTERING AND BORDER ON A WHITE BACKGROUND WITH A WHITE SYMBOL OF ACCESSIBILITY ON A BLUE BACKGROUND. THE VAN ACCESSIBLE SIGN SHALL HAVE GREEN LETTERING AND BORDER ON A WHITE BACKGROUND OR WHITE LETTERING AND BORDER ON A BLUE BACKGROUND.

1 ADA PARKING SIGN
SCALE: NTS



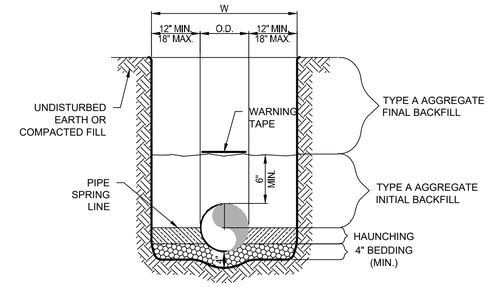
NOTES:
1. RAMPS SHALL HAVE TEXTURED SURFACE AND PAINTED WITH A CONTRASTING COLOR. CURB RAMPS MUST HAVE A DETECTABLE WARNING FEATURE EXTENDING THE FULL WIDTH AND 1' MIN. DEPTH OF THE RAMP, STARTING 6" IN FROM THE FRONT EDGE. THE TEXTURE OF THE DETECTABLE WARNING FEATURE MUST CONTRAST WITH THE SURROUNDING SURFACES (EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT). MASCO CAST-IN-TACT DETECTABLE WARNING PANELS OR APPROVED EQUAL.
2. ACTUAL STRIPING AND ARRANGEMENT MAY DIFFER, SEE SITE PLAN FOR PROPER LAYOUT.
3. PARKING SPACE STRIPING WILL USE THE FOLLOWING DIMENSIONS. NORMAL SPACE STRIPING WILL BE 9' WIDE AND 19' LONG. HANDICAP SPACE STRIPING WILL BE 11' WIDE AND 19' LONG. STRIPED AREA ADJACENT TO HANDICAP SPOTS WILL BE 5' WIDE AND 19' LONG.

2 ADA SYMBOL
SCALE: NTS



NOTE:
CONTRACTOR SHALL PROVIDE A CONTROL JOINT EVERY 5 FEET AND AN EXPANSION JOINT EVERY 25 FEET.

3 SIDEWALK SECTION
SCALE: NTS

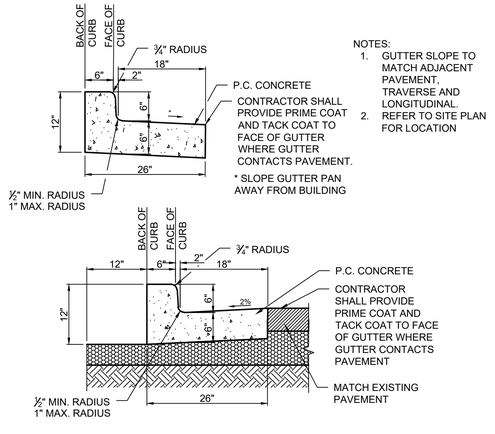


PIPE DIA.	W
≤12"	O.D. OF PIPE + (12" TO 18")
>12"	≥ O.D. OF PIPE + 18"

5 UTILITY TRENCH AND BEDDING
SCALE: NTS

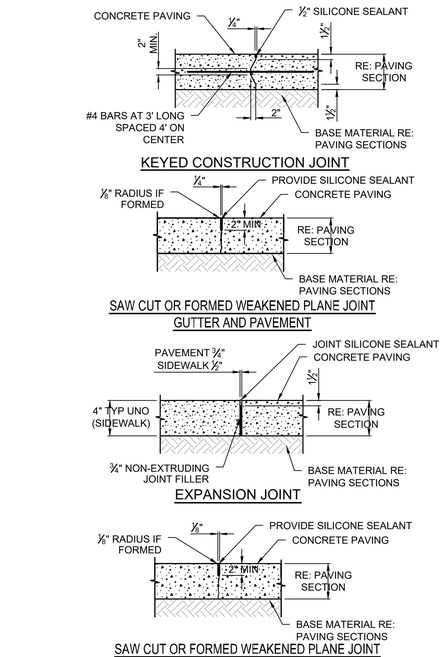
GENERAL NOTES:

1. BEDDING SHALL BE CLASS I-A WORKED BY HAND. COMPACT TO 95% MAXIMUM DRY DENSITY OF THE ASTM D-1557. (SEE SPECIFICATIONS FOR GRADATION).
2. WORK AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 95% MAXIMUM DRY DENSITY OF THE ASTM D-1557.
3. INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 95% MAXIMUM DRY DENSITY OF THE ASTM D-1557.
4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 95% MAXIMUM DRY DENSITY OF THE ASTM D-1557.
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% MAXIMUM DRY DENSITY OF THE ASTM D-1557.
7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-LATEST EDITION.
8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D-1557. 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)



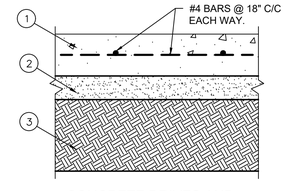
NOTES:
1. GUTTER SLOPE TO MATCH ADJACENT PAVEMENT, TRAVERSE AND LONGITUDINAL
2. REFER TO SITE PLAN FOR LOCATION

7 6" CURB & GUTTER
SCALE: NTS



DETAIL NOTES:
1. SAW CUT WEAKENED PLANE JOINT AS SOON AS POSSIBLE AFTER PLACEMENT OF SLAB AND APPLY SILICONE JOINT SEALANT.
2. PROVIDE TRANSVERSE JOINTS IN PAVEMENT AS FOLLOWS:
   - 3/4 " EXPANSION JOINTS WHERE SHOWN OR AT 90' ON CENTER MAXIMUM, AT CURVE TANGENT POINTS, CORNERS AND ADJACENT TO STRUCTURES.
   - SAW CUT (WEAKENED PLANE) JOINTS EQUIDISTANT BETWEEN EXPANSION JOINTS.
3. PROVIDE LONGITUDINAL JOINTS IN PAVEMENT AS FOLLOWS:
   - SAW CUT (WEAKENED PLANE) JOINTS EQUIDISTANT BETWEEN EXPANSION JOINTS AND GUTTERS.
4. PROVIDE TRANSVERSE JOINTS IN SIDEWALK AS FOLLOWS:
   - 1/2 " EXPANSION JOINTS WHERE SHOWN OR AT 90' ON CENTER, AT CURVE TANGENT POINTS, CORNERS AND ADJACENT TO CURB, STRUCTURES AND RAMPS.
   - SAW CUT (WEAKENED PLANE) JOINTS.
   - 1/4 " GROOVES WITH 1/4 " RADIUS ON EDGES AT 5' ON CENTER.

8 CONCRETE JOINT DETAILS
SCALE: NTS



CONCRETE DRIVES AND PARKING AREAS

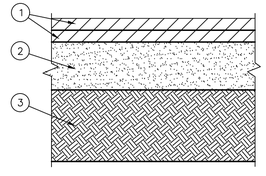
1. 5.5" PORTLAND CEMENT CONCRETE PAVEMENT (PARKING)
   7" PORTLAND CEMENT CONCRETE PAVEMENT (DRIVES)
2. 4" CLASS 7 CRUSHED LIMESTONE AGGREGATE BASE (PARKING)
   4" CLASS 7 CRUSHED LIMESTONE AGGREGATE BASE (DRIVES)
3. 12" SELECT FILL (PARKING)*
   12" SELECT FILL (DRIVES)*
   * SELECT FILL SHALL BE USED IF EXISTING GRADE IS WITHIN 12" OF PROPOSED GRADE

NOTES:
1. THE AGGREGATE BASE COURSE SHALL BE MODOT TYPE 1 AGGREGATE AND HAVE A MINIMUM CBR VALUE OF 80. THE SUBGRADE SHALL BE COMPACTED TO AT LEAST 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698) WITH -1 TO +3 PERCENTAGE POINTS ABOVE OPTIMUM MOISTURE CONTENT. PAVEMENT AND FILL SECTIONS SHALL CONFORM TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. REFER TO GEOTECHNICAL INVESTIGATION BY XXXXX, INC. DATED MAY 6, 2005.
2. THE MATERIALS AND PROPERTIES OF THE PAVEMENT SHALL MEET THE APPLICABLE REQUIREMENTS IN THE OKLAHOMA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS. UNLESS OTHERWISE NOTED, PAVEMENT SHALL BE ODOT CLASS 'A' CONCRETE OR SUPERPAVE PG 64-22. AGGREGATE BASE SHALL BE TYPE 'A'. STABILIZED SUBGRADE SHALL BE AN ODOT APPROVED METHOD.

TRASH ENCLOSURE:

1. 7" PORTLAND CEMENT CONCRETE PAVEMENT
2. 4" CLASS 7 CRUSHED LIMESTONE AGGREGATE BASE

PAVING DETAILS (FOR REFENCE ONLY)
RE: GEOTECH REPORT
6 SCALE: NTS



ASPHALT DRIVES AND PARKING AREAS

1. 2" SURFACE COURSE AND 2" BINDER COURSE (PARKING)
   2" SURFACE COURSE AND 3" BINDER COURSE (DRIVES)
2. 6" CLASS 7 CRUSHED LIMESTONE AGGREGATE BASE (PARKING)
   8" CLASS 7 CRUSHED LIMESTONE AGGREGATE BASE (DRIVES)
3. 12" SELECT FILL (PARKING)*
   12" SELECT FILL (DRIVES)*
   * SELECT FILL SHALL BE USED IF EXISTING GRADE IS WITHIN 12" OF PROPOSED GRADE

ARCHITECTURE
LANDSCAPE ARCHITECTURE
INTERIORS
ENERGY SERVICES
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F. 913.831.1563
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3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208

INTERIM REVIEW ONLY
Document Incomplete; Not intended for permit or construction.
Engineer: HOLLIS R. ALLEN, JR.
P.E. Serial No.: 13168
Date: 9-23-2021
Walter P. Moore and Associates, Inc.

A NEW DEVELOPMENT FOR FERGUSON PROPERTY GROUP:

BERRYFIELD APARTMENTS

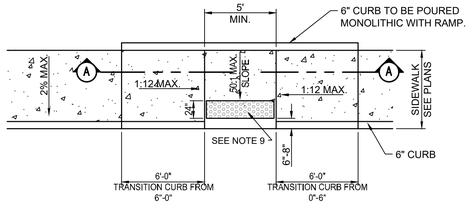
2353 LOWELL RD
SPRINGDALE, AR 72764

REVISIONS

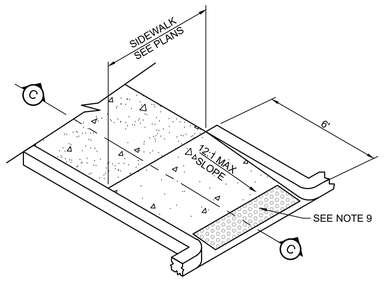
TECHNICAL PLAT COMMENT RESPONSE

DATE
9/22/2021
JOB NO.
C12-21009-00
DRAWN BY:
BLM
SHEET NO.
DETAILS
C7.0

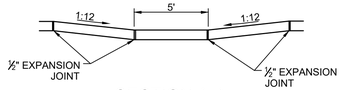
walter p moore
Walter P Moore and Associates, Inc.
7666 East 61st Street, Suite 251
Tulsa, Oklahoma 74133
918.806.7200 main
918.806.7250 fax
101 Park Avenue, Suite 1300
Oklahoma City, Oklahoma 73102
405.493.0500



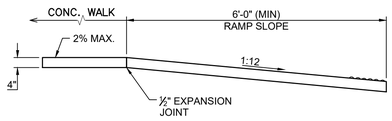
TYPE A



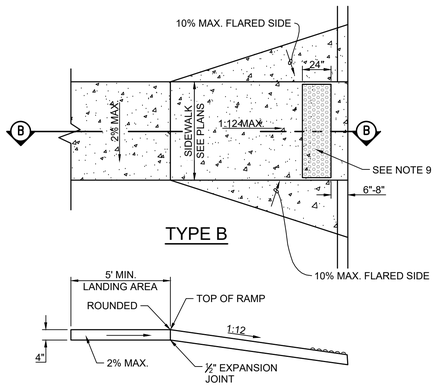
TYPE C



SECTION A-A



SECTION C-C



TYPE B

SECTION B-B

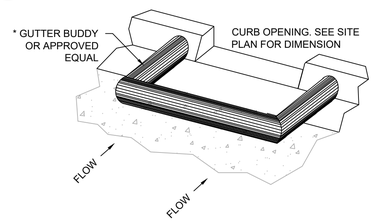
NOTES:

1. ALL RAMPS SHALL BE CONSTRUCTED WITH 4" THICK CONCRETE.
2. THE BOTTOM OF THE RAMP SHALL HAVE A 1/2" LIP OF 45°.
3. RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 10% AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP.
4. CONSTRUCT PER CITY STANDARDS.
5. ALL CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 3500 PSI AT 28 DAYS.
6. MATERIAL ON WHICH CONCRETE IS TO BE PLACED ON SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY ASTM 1557
7. CHAMFER ALL EXPOSED EDGES TO 1/2".
8. 1/2" PREFORMED EXPANSION JOINTS WILL BE REQUIRED AT PC, PT, AND BOTH SIDES OF RAMP.
9. DETECTABLE WARNINGS SHALL CONSIST OF A SURFACE OF TRUNCATED DOMES AND SHALL COMPLY WITH ADAAG SECTION 705.
10. DETECTABLE WARNINGS SHALL ONLY BE PLACED AS INDICATED ON THE PLANS. ENSURE DETECTABLE WARNINGS ARE NO FURTHER THAN 6' FROM BACK OF CURB.

NOTE:

PUBLIC SIDEWALK RAMP IMPROVEMENTS, USE CITY OF TULSA STANDARD 790

9 ADA RAMP
SCALE: NTS

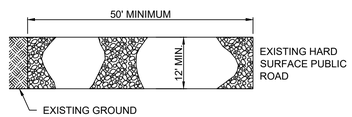


THIS METHOD OF INLET PROTECTION IS APPLICABLE AT CURB INLETS WHERE PONDING IN FRONT OF THE STRUCTURE IS NOT LIKELY TO CAUSE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.

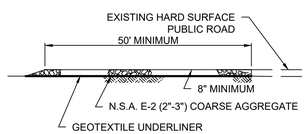
* GUTTERBUDDY SYNTHETIC FIBER CURB INLET & DITCH PAVEMENT FILTER AT 12' LONG (423) 899-7619 FAX - WWW.SIGEOSOLUTIONS.COM SI GEOSOLUTIONS - 6025 LEE HIGHWAY, SUITE 435, CHATTANOOGA, TN 37421 (800) 621-0444 PHONE

* DANDY BAG SLIPOVER SYNTHETIC FIBER BAG FOR FLAT GRATES AND MOUNTABLE CURBS TO DETAIN SEDIMENT LADEN STORMWATER.
MANUFACTURER: TED CATE NICOLON, 365 SOUTH HOLLAND DRIVE PENDERGRASS, GEORGIA 30567 USA OR WWW.TCNICOLON.COM
1(888) 795-0808 PHONE, 1(706) 693-4400 FAX

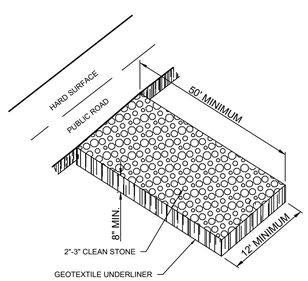
10 CURB OPENING SEDIMENT FILTER
SCALE: NTS



PLAN



PROFILE

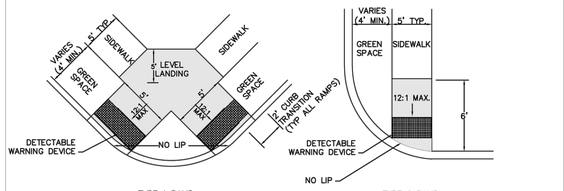


11 CONSTRUCTION ENTRANCE
SCALE: NTS

DETAILS NOTES:

1. STONE SIZE SHALL BE N.S.A. R-2 (2" TO 3") COARSE AGGREGATE WITH A GEOTEXTILE UNDERLINER.
2. LENGTH-AS EFFECTIVE, BUT NO LESS THAN 50 FEET.
3. THICKNESS NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH NOT LESS THAN 12', FULL WIDTH AT ALL POINTS OF INGRESS OR EGRESS, OR AS INDICATED ON THE PLAN.
5. WASHING WHEN NECESSARY. WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED. IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATER-COURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
6. MAINTENANCE-THE ENTRANCE/EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF WAY MUST BE REMOVED IMMEDIATELY BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.

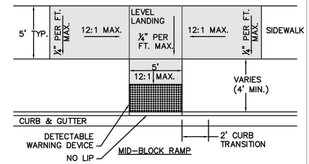
N:\Engineering_WEBSITE MATERIALS\Standard Details\DWG\SD-B-2.dwg



TYPE 1 RAMP TYPE 2 RAMP

NOTES:

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



HANDICAP RAMP DETAILS

NOT TO SCALE

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-2	

NSPJ
ARCHITECTS, INC.
3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208
P. 913.831.1415
F. 913.831.1563
NSPJARCH.COM
ARCHITECTURE
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Engineer: HOLLIS R. ALLEN, JR.
P.E. Serial No.: 13168
Date: 9-23-2021
Walter P. Moore and Associates, Inc.

A NEW DEVELOPMENT FOR FERGUSON PROPERTY GROUP:

BERRYFIELD APARTMENTS

2353 LOWELL RD
SPRINGDALE, AR 72764

REVISIONS

TECHNICAL PLAT COMMENT RESPONSE

DATE
9/22/2021
JOB NO.
C12-21009-00
DRAWN BY:
BLM
SHEET NO.
DETAILS
C7.1

walter p moore
Walter P Moore and Associates, Inc.
7666 East 61st Street, Suite 251
Tulsa, Oklahoma 74133
918.806.7200 main
918.806.7250 fax
101 Park Avenue, Suite 1300
Oklahoma City, Oklahoma 73102
405.493.0500

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: November 2, 2021

Re: **R21-56** **Rezone**

A request by Billy Tatios, Tatios Church for Planning Commission approval of a zone change from Agricultural District (A-1) to Institutional District (P-1) for a tract of land containing 2.78 acres.

LOT LOCATION AND SIZE

The 2.78 acre tract that is located at 2717 E. Emma Avenue, south side of Emma Avenue east of Baker Lane.

A vicinity map is attached.

EXISTING ZONING

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

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

ACCESSORY USES

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

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

SITE PLAN REVIEW

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

AREA REGULATIONS

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

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

REQUESTED ZONING

The rezoning application requests a P-1 Institutional district. The District is designed to protect and facilitate use of property owned by larger public institutions and church related organizations.

Uses permitted: - 1, 4, 5
Conditional Uses Permitted on Appeal: - 2, 3, 27

HEIGHT REGULATIONS

There shall be no maximum height limits in P-1 District, provided, however, that any building which exceeds the height of 20 feet shall be set back from any boundary line of any residential district a distance of one foot for each foot of height in excess of 20 feet.

AREA REGULATIONS

(1) SETBACKS:

Front setback	30'
Front setback if parking is allowed between R-O-W and the building	50'

Side setback	0
(subject to applicable fire and building codes)	
Side setback when contiguous to a residential district	25'
Rear setback	25'

GREENSPACE

Each developed lot shall provide and maintain:

1. A landscaped buffer, not less than ten (10) feet wide, along the front property line. When adjacent to the property line of a residential use a 5' landscaped area and a six (6) foot opaque screen shall be required.
2. Landscaping, including grass, shrubs and trees, and without structure or pavement, of a minimum of ten percent of the total surface area of the lot or development.

OFF-STREET PARKING

See Article 7 of this chapter.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The tract is undeveloped. The area to the North is undeveloped in P-1 zoning. The area to the east contains single family swellings in A-1 zoning, and an undeveloped area in a MF-16 zoning. The area to the South contains a single family dwelling in A-1 zoning. The area to the West is undeveloped in an A-1 zoning with a single family dwelling fronting Emma Avenue.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates Commercial.

The Master Street Plan indicates Emma Avenue as a minor collector and Barber Lane as a local street.

STAFF COMMENTS AND RECOMMENDATIONS

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

Uses that commonly have moderate to large scale assemblies of people such as churches, funeral homes, membership organizations and other institutions should be appropriately located on adequate size parcels with sufficient space to accommodate the off-street parking and accessory needs. Such uses should be located so as to minimize any adverse or undue significant burden on adjacent or adjoining land uses as well as that portion of the street system.

File No. R21-56

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

Legal Description:

parcel 815-30763-000:
PT LOT 5 .31 AC
FURTHER DESCRIBED FROM 2011-27295 AS:
Part of Lot Numbered Five (5), Tom Carrel Subdivision in Section Thirty-two (32), Township Eighteen (18) North, Range Twenty-nine (29) West, being more particularly described as follows, to-wit: Beginning at a point which is 660 feet East of the Northwest corner of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section Thirty-two (32), said point also being the Northwest corner of Lot Numbered Five (5) of Tom Carrel Subdivision; thence East 79.08 feet; thence S 00°08' W, 164.27 feet; thence S 74°46' W, 80.78 feet to the West line of said Lot Five (5); thence N 00°14' W, 185.50 feet tot be point of beginning, containing 0.31 acres, more or less, subject to that portion in Arkansas State Highway No. 68.

Parcel 815-30764-001:
Tract 5B of the Re-Plat of Lots 5 and 6 of Tom Carrel Subdivision, being a part Lot 5 and a part of Lot 6 of the Tom Carrel Subdivision on the City of Springdale, Washington County, Arkansas as recorded in Plat Book 4 at page 91 of the Plat Records of Washington County, being more particularly described as follows: Commencing at a railroad pike located at the Northwest corner of the Tom Carrel Subdivision, thence along the North line of said Tom Carrel Subdivision S 87° 42' 02" E 739.15 feet and then departing said North line S 02° 46' 12" W 164.27 feet to a ½" rebar located, the point of beginning; thence continuing S 02° 46' 12" W 22.26 feet to a ½" rebar; thence S 86° 56' 46" E 116.47 feet at a ½ rebar; thence S 02° 21' 48" W 58.36 feet a ½" rebar; thence S 85° 37' 47" E 70.03 feet to a ½" rebar; thence S 02° 21'48" W 409.84 feet to a ½" rebar located on the South line of said Lot 6; thence N 87° 38' 12" W 264.21 feet to the Southwest corner of said Lot 5; thence N 02° 21' 48" E 472.99 feet along the West line of said Lot 5 to a PK nail; thence departing said West line N 77° 03' 31" E 80.78 feet to the point of beginning, containing 2.78 acres, more of less. Subject to Barker Lane Right-of-Way along the West line, a 35 foot wide utility easement of and contiguous to said Right-of-Way, and any other easements, covenants of restrictions of record or fact.

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) P-1

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

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

2. **Develop** the property Yes (Yes or No), and if so, the proposed use is to construct a Church.

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

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: Sarah Geurtz with EDA

Address: 134 W Emma Ave. Springdale AR 72764

PETITIONER/OWNER**SIGNATURE** 

MAILING ADDRESS: 1669 B Glendale CT. Springdale AR 72764

TELEPHONE: _____ 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)

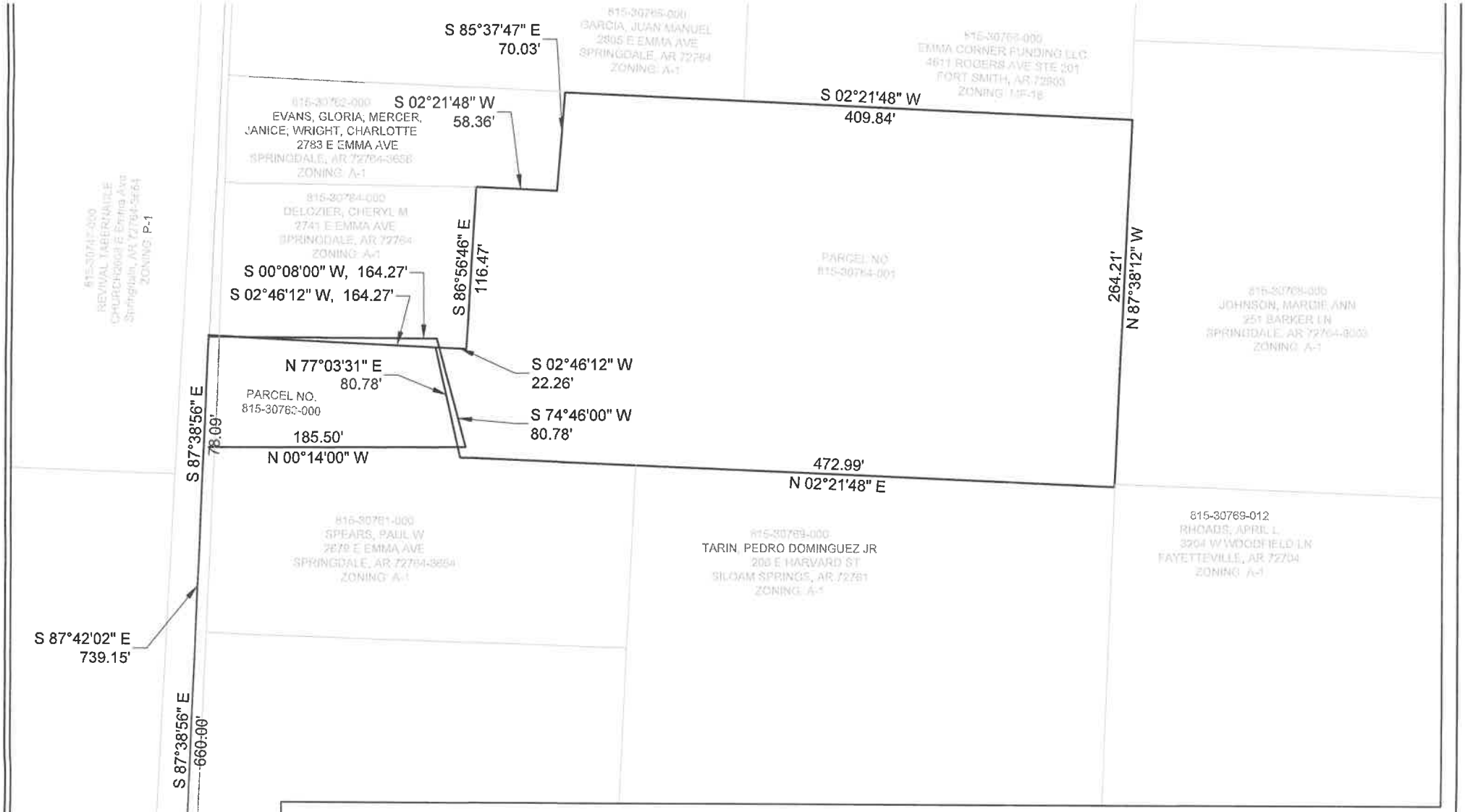
(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 12th day of October, 2021.

Notary Public

JENNIFER BARROSO
Notary Public - Arkansas
Washington County
Commission # 12705401
My Commission Expires Aug 24, 2028



LEGEND

- MONUMENT FOUND (AS NOTED)
- MONUMENT SET (5/8" REBAR W/CAP)
- PROPERTY LINES
- ADJACENT PROPERTY LINES
- FRONT BUILDING SETBACK (B.S.B.)
- MAJOR COLLECTOR ROW
- ESMT/BSB

100 0 100

100 SCALE GRAPHIC SCALE IN FEET

THIS INSTRUMENT DOES NOT CONSTITUTE A BOUNDARY SURVEY.

Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture
134 West Emma Avenue
Springdale, Arkansas 72764
(479) 756-1266
www.eda-pa.com

Job Number: 2361
Date: 10/13/2021
Drawn By: SDG
Checked By: JRG

EXHIBIT A



FILE NO. R21-56
APPLICANT: Billy Tatios
REQUEST: Rezoning from A-1 to P-1

PLANNING COMMISSION MEETING
November 2, 2021

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: November 2, 2021

Re: **R21-57** **Rezone**

A request by City Point Church for Planning Commission approval of a zone change from Medium Density Single Family Residential District (SF-2) to Neighborhood Office District (O-1) for a tract of land containing .215 acres.

LOT LOCATION AND SIZE

The .215 acre tract is located on the West side of Young Street South of 805 Quandt Avenue.

A vicinity map is attached.

EXISTING ZONING

The existing zoning on this tract is a SF-2 Low/Medium Density Single Family Residential District. The district is designed to permit and encourage the development of single-family detached dwellings on smaller lots to encourage flexibility in housing and lot sizes.

Uses permitted: - 1, 8, 29
Conditional Uses Permitted on Appeal: - 2, 3, 4, 9, 28, 36
Temporary Uses – 34

ACCESSORY USES

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

(1) Accessory buildings, including private garages, storage facilities and children's playhouses as set for in Article 6, Section 2.7 of this chapter.
(2) Private greenhouses and horticultural collections.
(3) Flower and vegetable gardens.

(4) Swimming pools, tennis courts and similar recreation facilities.

SITE PLAN REVIEW

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

HEIGHT REGULATIONS

No building hereafter erected or structurally altered shall exceed a height of thirty-five (35) feet.

AREA REGULATIONS

(1) LOT AREA. There shall be a lot area of not less than eight thousand (8,000) square feet. In addition, there shall be a minimum lot width of not less than seventy (70) feet on a public street at the front setback line.
(2) DENSITY. Four (4) units per acre.
(3) FRONT SETBACK. There shall be a front setback having a depth of not less than thirty (30) feet. In keeping with the definition of a corner lot, all sides adjacent to streets shall be required to have front setbacks of thirty (30) feet.
(4) SIDE SETBACK. There shall be a side setback on each side of the lot having a width of not less than eight (8) feet.
(5) REAR SETBACK. There shall be a rear setback having a depth of not less than twenty (20) feet.

	LOT MINIMUMS		SETBACKS				
	Widths	Area	Front	Back	Side		
		(sq. ft.)			Interior	Corner	
						Interior	Exterior
One Family	70	8,000	30	20	8/8	8	30
Zero-lot line	70	8,000	30	20	16/0	16/0	30

BUILDING AREA

On any lot, the area occupied by all buildings shall not exceed forty (40) percent of the total area of the lot.

REQUESTED ZONING

The rezoning application requests an O-1 Neighborhood Office district. The district is designed to provide for an orderly conversion of older structures that are no longer useful, serviceable or desirable in their present uses to office use. It anticipates that office uses will be located in established areas of the city and in close proximity to apartments and other residential uses with limits to a maximum structure size of five thousand (5000) square feet. New construction designed to reinforce existing desirable characteristics of the neighborhood and not detrimental to the continued use of surrounding properties for residential purposes may also be accommodated in this district.

Uses permitted: - 1, 8, 10, 11, 16, 28, 29

Conditional Uses Permitted on Appeal: - 2, 3, 9, 27

ACCESSORY USES

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

1. Accessory buildings, including private garages, storage facilities and children's playhouses as set for in Article 6, Section 2.7 of this chapter.
2. Private greenhouses and horticultural collections.
3. Flower and vegetable gardens.
4. Swimming pools, tennis courts and similar recreation facilities.

SITE PLAN REVIEW

When a conditional use is proposed in an O-1 district a site plan review shall be required. See Article 2, Section 13 of this chapter for the procedure and requirements of a site plan review.

HEIGHT REGULATIONS

No building hereafter erected or structurally altered shall exceed two stories.

AREA REGULATIONS

a. Residential uses

1. LOT AREA. There shall be a lot area of not less than seven thousand (7,000) square feet for a single family dwelling and twelve thousand (12,000) square feet for a duplex. In addition, there shall be a minimum lot width of not less than sixty (60) feet on a public street at the front setback line for a single family dwelling, and seventy (70) feet on a public street at the front setback line for a duplex. .
2. FRONT SETBACK. There shall be a front setback having a depth of not less than thirty (30) feet. In keeping with the definition of a corner lot, all sides adjacent to streets shall be required to have front setbacks of thirty (30) feet.
3. SIDE SETBACK. There shall be a side setback on each side of the building having a width of not less than ten (10) feet. The side setback shall be subject to applicable fire and building codes.
4. REAR SETBACK. There shall be a rear setback having a depth of not less than twenty (20) feet.

1. Office Uses

(1) SETBACKS:

Front setback	30'
Front setback if parking is allowed between R-O-W and the building	50'
Side setback (subject to applicable fire and building codes)	10'
Side setback when contiguous to a residential district	20'
Rear setback	20'

GREENSPACE

Each developed lot (non residential use only) shall provide and maintain:

1. A landscaped buffer, not less than ten (10) feet wide, along the front property line. When adjacent to the property line of a residential use a 5' landscaped area and a six (6) foot opaque screen shall be required.

2. Landscaping, including grass, shrubs and trees, and without structure or pavement, of a minimum of ten percent of the total surface area of the lot or development.

OFF-STREET PARKING

See Article 7 of this chapter.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The tract contains a parking lot. The area to the North contains a Commercial structure in C-2 zoning. The area to the East contains a parking lot in an O-1 zoning. The area to the West contains a Commercial use in a C-2 zoning.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates Commercial.

The Master Street Plan indicates Quandt Avenue and Young Street as local streets.

STAFF COMMENTS AND RECOMMENDATIONS

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

Encourage the development of office and professional uses that provide a transition between residential areas and more intense uses, with reasonable building height limitations and adequate buffering and landscaping to ensure compatibility.

File No. R21-57

PETITION FOR REZONING

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by _____
The record property owner(s), petitioning to rezone the following described area:

Legal Description:

Lot 29 and Lot 30 Block 1, RL Hayes Park Addition, City of Springdale, County of Washington, Parcel #815-22544-000

Common address: 803 Quandt Ave., Springdale, AR 72764

SUBJECT TO the following matters: (i) Conditions, restrictions, limitations, easements, encumbrances, agreements, leases, if any, and any amendments thereto (without reimposing same), and all applicable zoning ordinances and governmental regulations; and (ii) all matters which an accurate survey of the subject property would disclose.

Layman's Description:

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

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

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

FROM (current zoning) SF-2

TO (proposed zoning) O-1

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

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

2. **Develop** the property Yes (Yes or No), and if so, the proposed use is for a "church."

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: This church will provide gestures of peace & goodwill through acts of service, education, & support

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: James R. Baker

Address: 2845 Pagosa St Springdale, AR 72764

PETITIONER/OWNER: City Point Church

MAILING ADDRESS: 2845 Pagosa St Springdale, AR 72764

TELEPHONE: 501 733 0825 DATE: 10/12/21

VERIFICATION

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

(Property Owner)

(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 5th day of October, 2021.

SHARON CHRISTINE TROMBURG
Notary Public - Arkansas
Washington County
Commission # 12710492
My Commission Expires Apr 18, 2030

Sharon Christine Tromburg
Notary Public

R21-57 and C21-32

Sharon Tromburg

From: Stewart Hawkins <nwafamilyhomes@gmail.com>
Sent: Tuesday, October 26, 2021 7:46 PM
To: Sharon Tromburg
Subject: 803 Quandt

Good evening! I hope that this finds you doing very well!

I want to take a moment and update you very quickly regarding the purchase of the commercial property located at 803 Quandt Avenue in Springdale by City Point Church, Inc. from the current owner of record, Arvest Bank. This purchase transaction is scheduled to Close on this coming Thursday, October 28, 2021. Upon speaking with all parties--Listing Agent representing the Seller, Lender servicing the loan, and the Title Company orchestrating the Closing--it appears that all is in order and the transaction will consummate as planned.

Please note that this transaction includes the purchase of both the commercial building located at 803 Quandt Avenue and for the vacant parking lot located on the parcel immediately to the south of said building.

On behalf of myself and my Buyer client City Point Church, I want to thank the Springdale Planning Department for the generous and patient help at every interval of this process so far. You have each been a pleasure to meet and interact with.

Warm Regards,

--

Stewart Hawkins
REALTOR®

(479) 287-3544

R21-57 and C21-32

From: Roma Gordon <RGORDON@arvest.com>
Sent: Wednesday, October 27, 2021 10:49 AM
To: tfaubus@weichertgriffin.com
Subject: RE: City Point Church

Tim,

Arvest Bank is aware of City Point Church's request to rezone & of their conditional use permit application for the property located at 803 Quandt Avenue, Springdale AR 72764. As current owner, Arvest has no objection to either request.

Thanks,

ROMA GORDON ORE SPECIALIST

ARVEST BANK OPERATIONS – SPECIAL ASSETS DIVISION

P.O. BOX 1107, ROGERS, AR 72757-1107

479.621.4808 (o) | 479.202.1829 (c) | 479.621.4802 (f) | rgordon@arvest.com

View our bank owned properties here.

ARVEST *"People Helping People Find Financial Solutions for Life"* arvest.com

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: November 2, 2021

Re: **C21-32 Conditional Use**

A request by for a Conditional Use Permitted on Appeal as a use unit 42 (Church/Synagogue) in zoning district C-2 (General Commercial District)

LOCATION

803 Quandt Ave

EXISTING CONDITIONS

Commercial Building

SITE PLAN REVIEW REQUIRED: __X__ Yes _____No

DEVELOPMENT STANDARDS AND REVIEW GUIDELINES

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

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

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

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

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

NA	Screening and buffering with reference to type, dimension and character.
Acceptable	Sign, if any, and proposed exterior lighting with reference to glare, traffic, safety, economic effect, and compatibility and harmony with properties in the district.
Acceptable	Yard requirements and other open space requirements.
Acceptable	The size and shape of the site, including the size, shape and arrangement of proposed structures in keeping with the intent of this chapter.
NA	Proposed landscaping meeting the requirements of this ordinance. Landscaping may be increased in accordance with the judgment of the planning commission to accomplish the desired protective and aesthetic effect.
Acceptable	General compatibility with adjacent properties and other property in the general district. Modifications to the building as outlined by Building and Fire Department's compliant with adopted code ordinance.

R21-57 and C21-32

BUILDINGS DEPARTMENT
LOCATION: 107 SPRING STREET
MAILING: 201 SPRING STREET
SPRINGDALE, AR 72764
VOICE: 479-750-8154 – FAX: 479-756-7701
EMAIL: estith@springdalear.gov

October 5, 2021

City Point Church
ATTN Jim Bob Baker
jimbob@citypointchurch.tv

Re: 803 Quant City Point Church Conditional Use

This office has completed the review of the proposed building floor plan and design occupancy load for the project referenced above. The project is an alteration and change in use for an 11,156 sf. church (Occupancy group A-3 <300 persons) Building is of mixed construction (type VB) and is not sprinklered.

After review the design occupancy load of 142 persons for the sanctuary and for the entire building of 249 persons is acceptable.

As a condition of the conditional use and prior to use for services, the improvements shown on the preliminary floor plan or identified in this document shall be completed.

The building permit application has been submitted. The following item need to be addressed prior too issuing a building permit.

1. Plans submitted were preliminary in nature. Provide construction plans prepared by an architect in electronic format.
2. Provide one set of paper plans. *Plans may be provided when picking up building permit.* Plans will be stamped "Approved for Construction" by this office and kept onsite for use by the inspector.
3. South exit doors from the sanctuary shall be spaced one half the distance of the diagonal of the sanctuary apart. (sec 1015.2.1) SE door shall swing in the direction of travel. (sec 1008.1.2)

The following items need to be addressed during the construction process. All references are to the 2012 Arkansas Fire Prevention Code vol II Building unless otherwise noted.

1. The second floor identified as mechanical mezzanine is accessed by a non-code compliant stair. It is the reviewers understanding the owner desires to use this

space for open office. The space was previously used as a private office. If the space is to be used as an open office the stair shall be reconstructed to meet the current with allowances for rise and run as space allows. (sec 3404.1 exc 1)

2. Required exit doors shall have panic hardware unless alternative locking arrangements have been made with Fire Marshal. (sec 1008.1.10, sec1008.1.9.3 exception 2) Consult with Fire Marshal.
3. Fire extinguishers shall be located so as maximum distance from any place in the shall not exceed 75 feet. (Sec. 906.3.1 per table)
4. Condensate from HVAC or condensing water heaters shall not be disposed in sanitary sewer per water utility requirements. Route condensate to outside location where it will not create a nuisance.

Prior to a certificate of occupancy being issued

- The construction must pass final inspection by the building department
- The construction must pass inspection for fire code violations by the Fire Marshall 751-4510

This review may not reflect all code infractions and should not be construed as the final analysis for this project. During the construction process, various inspections may reveal other needed corrections.

If you have any questions please feel free to contact me at 750-8154, Ext 212.

Respectfully,

Ed Stith
Plans Examiner

CITY POINT CHURCH

803 QUANDT AVENUE

SPRINGDALE, AR

DOCUMENT TEAM

ARCHITECT:
WILLIAM KIM FUGITT A.I.A.
1200 EAST JOYCE BOULEVARD
FAYETTEVILLE, AR 72703
(479) 521-6686

CONTRACTOR NOTES:

- IN THE COURSE OF CONSTRUCTION, IF A CONSTRUCTION DETAIL OR METHOD IS NOT SPECIFICALLY DEPICTED OR NOTED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REQUEST INTERPRETATION REGARDING THE PROCEDURE IN QUESTION FROM THE ARCHITECT IN WRITTEN FORM (RFI). IF CONTRACTOR PROCEEDS WITH THE WORK IN QUESTION WITHOUT RECEIVING A RESPONSE TO THE UNDERSTANDING WRITTEN REQUEST (RFI) IT IS IMPLIED IN DOING SO THAT THE CONTRACTOR HAS TAKEN FULL RESPONSIBILITY FOR THE MEANS AND METHODS OF THE WORK, ITS FUNCTION AND AESTHETIC QUALITY. IF THE WORK SHALL FAIL TO MEET THE OWNER'S APPROVAL IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR/RECONSTRUCT TO THE OWNERS SATISFACTION.

- CONTRACTOR SHALL FOLLOW ALL LOCALLY ADOPTED BUILDING CODES WHETHER EXPRESSLY INDICATED OR IMPLIED WITHIN THESE DOCUMENTS OR NOT. IGNORANCE OF SAID CODE, ANOMOLY, LACK OF NOTIFICATION OR RECOGNITION OF SAID CODE WITHIN THESE DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM ADHERING TO THE CODES. IF CONTRACTOR FINDS ANY DISCREPANCIES OR QUESTIONS REGARDING CODE ISSUES AND DOES NOT FORWARD SAID QUESTIONS OR ISSUES TO THE ARCHITECT AS RECORDED IN WRITTEN FORM AND PROCEEDS WITH THE WORK, HE SHALL BE FULLY RESPONSIBLE AND LIABLE FOR HIS ACTIONS.

- CHANGES IN THE WORK THAT COULD HAVE BEEN AVOIDED BY THE GENERAL CONTRACTOR'S THOROUGH REVIEW OF THE DOCUMENTS BEFORE THE CONSTRUCTION PROCESS BEGINS AND COMMUNICATION OF THE OWNER AND/OR ARCHITECT OF ANY QUESTIONS, CONCERNS AND/OR DISCREPANCIES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ARCHITECT ACCEPTS NO LIABILITY FOR GENERAL CONTRACTORS LACK OF THOROUGH REVIEW AND COMMUNICATION PRIOR TO CONSTRUCTION.

SHEET INDEX

	COVER SHEET
A-1	GROUND FLOOR AND SECOND FLOOR PLAN & DOOR SCHEDULE
A-2	ENLARGED RESTROOM PLAN AND ELEVATIONS
E-1	ELECTRICAL PLAN

CURRENT CODES

FOR:SPRINGDALE, AR

2013	ARKANSAS FIRE PREVENTION CODE BASED ON THE 2012 IBC, IRC, & IFC
2014	NATIONAL ELECTRIC CODE
2014	ARKANSAS ENERGY CODE (2009 IECC)
2006	ARKANSAS STATE PLUMBING
2008	ARKANSAS STATE FUEL AND GAS CODE
2012	ARKANSAS STATE MECHANICAL CODE
1968	ANSI A117

ALL CODES AND ORDINANCES AS REVISED AND ADOPTED BY THE CITY OF SPRINGDALE, AR.

SUBMITTAL Date 1 --- / --- / -----

BUILDING SPECIFICATION

CURRENT BUILDING CODE _____ IBC 2012

OCCUPANCY CLASSIFICATION _____ A-3 MIXED NON SEPARATED

GROSS OCCUPANCY LOAD _____ 241 Persons TOTAL (See Sheet A-1.2)

TYPE OF CONSTRUCTION _____ 2B

ALLOWABLE BUILDING HEIGHT _____ 55 Ft.

ALLOWABLE BUILDING AREA PER FLOOR _____ 28,500 s.f. Per Floor

ACTUAL BUILDING AREA PER FLOOR _____ 10,023 s.f. 1st Floor
1,713 s.f. 2nd Floor

GROSS FLOOR AREA _____ 11,736 s.f. TOTAL

BUILDING IS NOT SPRINKLED

CITY POINT CHURCH
803 QUANDT AVENUE
SPRINGDALE, AR

I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME, OR UNDER MY SUPERVISION. I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS ARE AS REQUIRED BY LAW AND IN COMPLIANCE WITH THE 2012 INTERNATIONAL FIRE CODE AND THE CODES ADOPTED BY THE STATE OF ARKANSAS.

FUGITT AND ASSOCIATES, ARCHITECTS
WILLIAM KIM FUGITT AIA
KEITH F. WHEELER AIA
1200 E. JOYCE BLVD. FAYETTEVILLE, AR 72703 479.521.6686 EM. FUGITT@FUGITTARC.COM

LAST SAVED BY: KEITH F:_PROJECTS_KEITH WHEELER\AR_SPRINGDALE_CITY POINT CHURCH\CITY_POINT_CHURCH.DWG

SPRINGDALE, AR | 803 QUANDT AVENUE | CITY POINT CHURCH | DOCUMENT DATE: September 24, 2013

SQ.FT. CALC.	
1 GROSS SQUARE FOOTAGE 1ST FLR.	1,984
	1,984

OCCUPANT LOAD CALCULATION:

STAGE = 35
SANCTUARY = 141.4
NURSERY = 14.5
CLASSROOM 1 = 32
CLASSROOM 2 = 26

TOTAL= 248.9

ALL ACCESSORY SPACES ARE DESIGNED TO SERVE THE SAME OCCUPANTS OF THE OTHER ASSEMBLY AREAS AND ARE THEREFOR COUNTED AS A ZERO OCCUPANCY SPACE.

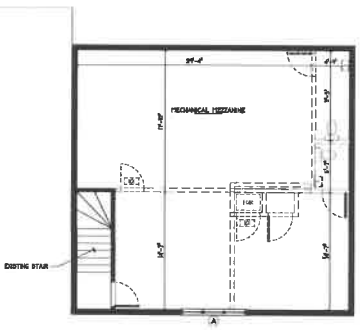
PARKING LOAD CALCULATION:

PARKING SPACES REQUIRED
62.225 SPACES AT 4 OCCUPANTS PER VEHICLE

*PARKING SPACES PERMITTED OFF-SITE
12.5 SPACES AT 20% OF TOTAL

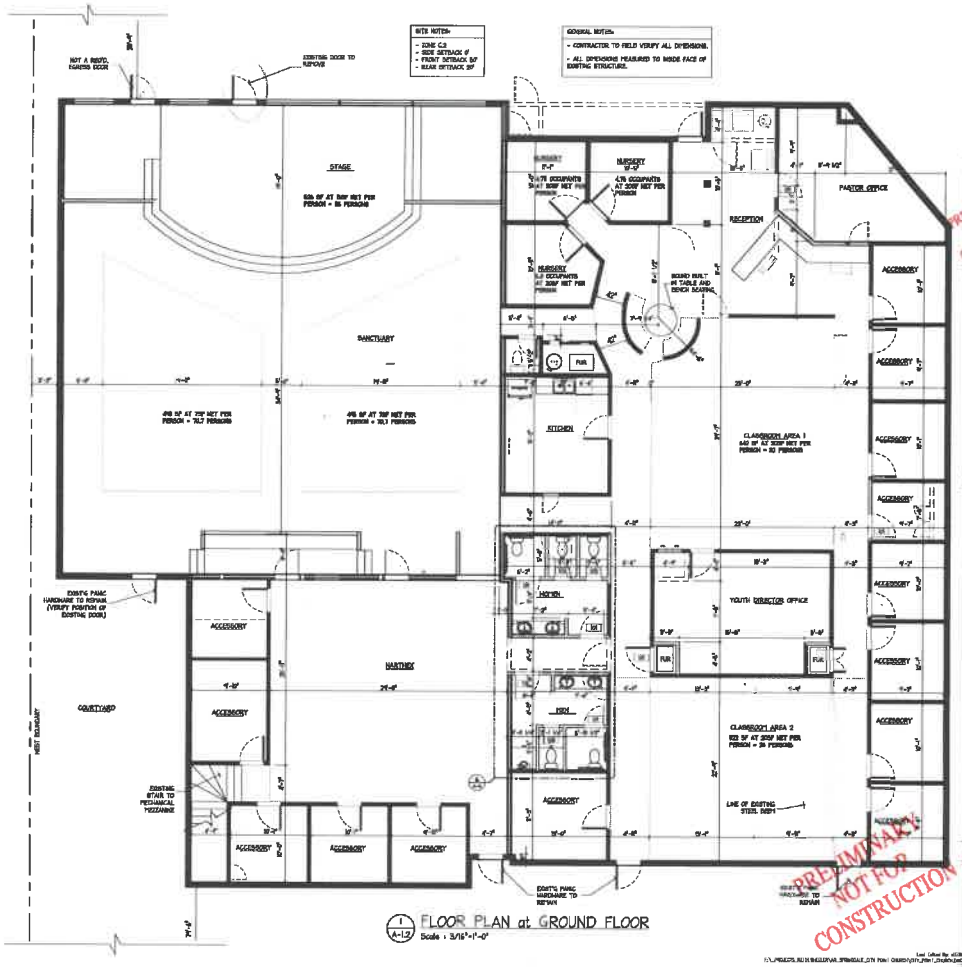
PARKING SPACES ON SITE
50 EXISTING SPACES

TOTAL PARKING PROVIDED
63 TOTAL
* CONDITIONAL OF OFF-SITE WRITTEN AGREEMENT



2 A-1.2 MEZZANINE
Scale : 3/16"=1'-0"

WALL SCHEDULE
EXISTING WALL
REMOVE EXISTING
NEW WALL



1 A-1.2 FLOOR PLAN at GROUND FLOOR
Scale : 3/16"=1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	DRAWN

Arch (landscape)

PUGITT AND ASSOCIATES ARCHITECT
WILLIAM KIM PUGITT AIA
1200 E. JOYCE BLVD.
FAYETTEVILLE AR 72703
479.521.6666
KIM-PUGITT@PUGITTARC.COM

CITY POINT CHURCH
803 QUANDT AVENUE
SPRINGDALE, AR

Construction:
CITY POINT CHURCH
Location:
SPRINGDALE, AR
Sheet Contents:
Sheet:
A-1.2
Document Date:
Last Edited By: [illegible]
Reproduction: 24, 2023

citypointchurch.tv

October 8, 2021

To Whom It May Concern:

I, Kyle Harris, recently became aware that the commercial property neighboring my business to the west on Quandt Avenue in Springdale, Arkansas, having been Listed for sale for some time, had come under contract to be sold to a City Point Church, LLC. Upon a chance encounter with the pastor of City Point Church, goodwill was fostered and the proverbial conversation was initiated.

As such, I wish to indicate to whom it may concern and may care that I have offered for use by City Point church the use of thirty-five (35), more or less, parking spaces belonging to my parcel. I am committed that City Point Church may utilize at their need, each parking space upon my business property each Sunday for any hour within the day. This commitment is given with no reimbursement or financial gain, but is fostered within the spirit of goodwill.

This commitment is not legally binding.

Warm Regards,

Kyle Harris DDS

Jim Bob Baker jimbob@citypointchurch.tv (501) 733-0826 www.citypointchurch.tv

citypointchurch.tv

Days and hours of operation will be Monday through Friday, 9:00am – 5:00pm, and Sundays all day.

Signed,

Jim Bob Baker
Pastor City Point Church

Jim Bob Baker jimbob@citypointchurch.tv (501) 733-0826 www.citypointchurch.tv

File No. C21-32

APPLICATION FOR CONDITIONAL USE

CITY OF SPRINGDALE, ARKANSAS

1. APPLICANT: City Point Church Inc.
   Address: 2845 Pasoa St
   Springdale, AR 72764
   Phone: 501-733-0825 Profit: ____ Non-Profit X

2. Property Location (street address or layman's description):
   803 Quandt Ave
   Springdale, AR 72764

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

4. Use Unit requested 42 in C2 Zoning District.

5. Description of the conditional use sought and the reasons why it should be approved:
   We are a church interested in occupying this site for worship gatherings. Our attendance numbers average 60-65 people. The parking lot is more than ample.

6. What effects would the proposed conditional use have on the character of the neighborhood and residents?
   This church will provide gestures of peace and good will through acts of service while providing education and support for those struggling with spiritual, emotional, financial, and relationship issues. This church will also promote character development and social support for people of all age groups.

7. If the conditional use is to only a portion of the land described on the warranty deed, then an accurate legal description provided by a copy of a recent survey certified by a registered land surveyor will be required.

8. The applicant shall be responsible for providing the name and address of all adjacent property owners. This must be a certified list by a licensed abstractor or licensed land surveyor within the past sixty (60) days.

9. All adjacent property owners are to be notified by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. The applicant must provide evidence in the form of a signed affidavit, that notice has been given to all adjacent property owners subject to the conditional use.

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

Signature of Record Property Owner(s)

[redacted]

Date: [redacted] 9/29/21

Signature of Applicant

[redacted]

Date: [redacted] 9/29/21

VERIFICATION

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

9/29/21

State of Arkansas)
) ss.
County of Washington

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 29 day of September, 20 21.

Notary Public

My commission expires: 10/27/28

OLIVIA HARRINGTON
Notary Public - Arkansas
Washington County
Commission # 12705618
My Commission Expires Oct 27, 2028



N

0 25 50 100 150 200 Feet

For Location Reference Only

FILE NO. C21-32
APPLICANT: City Point Church
REQUEST: Conditional Use -
Use Unit 42 (Churches/Synagogue) in a C-2

PLANNING COMMISSION MEETING
November 2, 2021

Tabled until 12/7/2021

File No. C21-30

APPLICATION FOR CONDITIONAL USE

CITY OF SPRINGDALE, ARKANSAS

1. APPLICANT: Fe y Poder en Jesus
   Address: 214 E Robinson ave

   Phone: (479) 419-8337 Profit: ✓ Non-Profit ____

2. Property Location (street address or layman's description):

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

4. Use Unit requested 44 mobile vending in C-2 Zoning District.

5. Description of the conditional use sought and the reasons why it should be approved:

   The food truck would be beneficial to our church to help pay for church ministries.

6. What effects would the proposed conditional use have on the character of the neighborhood and residents?

   It would bring more and options to the community, area.

7. If the conditional use is to only a portion of the land described on the warranty deed, then an accurate legal description provided by a copy of a recent survey certified by a registered land surveyor will be required.

8. The applicant shall be responsible for providing the name and address of all adjacent property owners. This must be a certified list by a licensed abstractor or licensed land surveyor within the past sixty (60) days.

9. All adjacent property owners are to be notified by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. The applicant must provide evidence in the form of a signed affidavit, that notice has been given to all adjacent property owners subject to the conditional use

Tabled until 12/7/2021

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

Signature of Record Property Owner(s)	Signature of Applicant
Zuzuki Baltazar Estrella	
Zuzuki	
Fe y Poder en Jesus	
Date: 09/30/2021	Date:

VERIFICATION

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

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 30th day of September, 20 21.

Sharon Christine Tromburg
Notary Public

My commission expires: 4-18-2030

SHARON CHRISTINE TROMBURG
Notary Public - Arkansas
Washington County
Commission # 12710492
My Commission Expires Apr 18, 2030

Tabled until 12/7/2021













Tabled until 12/7/2021









Tabled until 12/7/2021

Turner Street Properties
1321 S. Turner St
Springdale, AR 72762

10/21/2021

RECEIVED
OCT 25 2021
PLANNING OFFICE
CITY OF SPRINGDALE

Re: Notice of public hearing for 214 E Robinson Ave

Planning Commision
201 Spring St
Sprindale, AR 72764

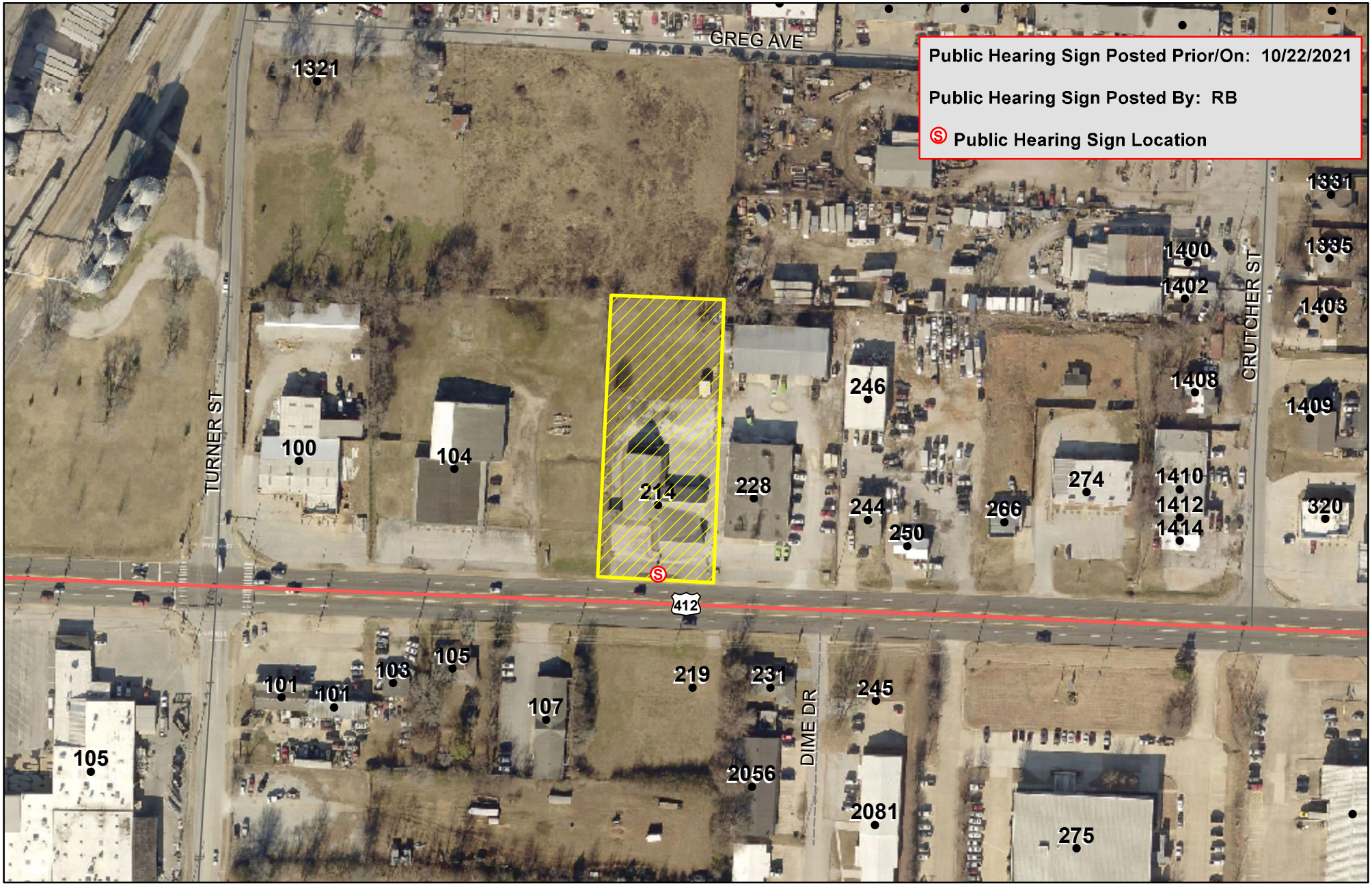
To whom it may concern,

As the neighbors of 214 E Robinson Ave, we fully support local businesses and appreciate the entrepreneurial members of the community. We hope the planning commission approves the conditional use permit without issue.

Warm Regards,

Ian McDonald

Turner St Properties



FILE NO. C21-30
APPLICANT: Zuzuki Baltazar
REQUEST: Conditional Use - Use Unit 44 (Mobile Vending) in a C-2

PLANNING COMMISSION MEETING
November 2, 2021

N

0 30 60 120 180 240
Feet
For Location Reference Only

Tabled until 12/7/2021

File No. C21-31

APPLICATION FOR CONDITIONAL USE

CITY OF SPRINGDALE, ARKANSAS

1. APPLICANT: Karina Chavez Olvera
   Address: 1013 west willow St
   Roger Ar 72756
   Phone: 919-278-8137 Profit: ____ Non-Profit ____

2. Property Location (street address or layman's description):
   1108 S. West End Street APN: 815-27839-000

3. Record Title Holder of Property: Tiburcio & Avelina Duran
   (A copy of the warranty deed should be attached as Exhibit "A")

4. Use Unit requested 44 mobile vending in C-2 Zoning District.

5. Description of the conditional use sought and the reasons why it should be approved:
   We will be selling mexican food in a food truck. I think it should be approve in this location, sale 175 a good place to grow in bussiness.

6. What effects would the proposed conditional use have on the character of the neighborhood and residents?
   I think it will have a positive effect in our neighbors, sale there is not a close food truck around in the area.

7. If the conditional use is to only a portion of the land described on the warranty deed, then an accurate legal description provided by a copy of a recent survey certified by a registered land surveyor will be required.

8. The applicant shall be responsible for providing the name and address of all adjacent property owners. This must be a certified list by a licensed abstractor or licensed land surveyor within the past sixty (60) days.

9. All adjacent property owners are to be notified by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. The applicant must provide evidence in the form of a signed affidavit, that notice has been given to all adjacent property owners subject to the conditional use.

Tabled until 12/7/2021

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

Signature of Record Property Owner(s)	Signature of Applicant
Avelina Duran	Karina Chavez Diura
Avelina Duran	
Date: 9-15-2021	Date: 9-15-2021

VERIFICATION

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

State of Arkansas)
County of Benton) ss.

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 9/15/21 day of Sept., 20 21

Notary Public

My commission expires: 11/15/2030

OFFICIAL SEAL
MARISOL V. JUAREZ
NOTARY PUBLIC, ARKANSAS
BENTON COUNTY
COMMISSION #12379553
COMMISSION EXP. 11/15/2030

Tabled until 12/7/2021

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

Signature of Record Property Owner(s)	Signature of Applicant
X	Raina Chavez Olvera.
Tiburcio Duran	
* Date: 9-13-21	Date: 9-14-21

VERIFICATION

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

State of Arkansas)
) ss.
County of Washington

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 13th day of September, 20 21

Sharon Christine Tromburg
Notary Public

My commission expires: 4-18-2030

SHARON CHRISTINE TROMBURG
Notary Public - Arkansas
Washington County
Commission # 12710492
My Commission Expires Apr 18, 2030

SPRINGDALE
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Tabled until 12/7/2021

Application for Variance – Board of Adjustment

STAFF USE ONLY

Date Application Submitted: 10-14-2021

Date Accepted as Complete: 10-14-2021 Project Number B21-95

APPLICATION CONTACTS:

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Karina Chavez	Name: Tiburcio Duran
E-mail: Kochavez92@gmail.com	E-mail:
Address: 1013 W. Willow St. Rogers, AR 72756	Address: 1108 West End St.
Phone: 919-278-8137	Phone:
Site/ Location: 1108 West End Street	Current Zoning District: C-2
Assessor's Parcel Number(s): 815-27839-000	Rezone required: NO
	Total Acreage: N/A

Variance requested: (attach visual representation of request)

Deviation of utility Requirements.

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

Utilize power pole rather than generator.

Tabled until 12/7/2021

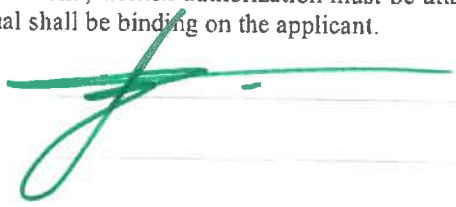
Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)

More cost effective to use electric pole.

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: 10/14/21



FILE NO. C21-31
APPLICANT: Karina Chavez Olvera
REQUEST: Conditional Use - Use Unit 44 (Mobile Vending) in a C-2

PLANNING COMMISSION MEETING
November 2, 2021

N
0 30 60 120 180 240
Feet
For Location Reference Only

ATTACHMENT "A" TO APPLICATION FOR CONDITIONAL USE - CHILD CARE FACILITY

Tabled until 12/7/2021

1. This application is submitted by:

Name: Jacqueline Gardner Phone: (479) 799-7572
Address: 4492 Warwick cove Springdale AR. 72762
Zone: B

2. Kind of facility:

Child Care Facility: ____ Day Care Family Home: X Number of Caregivers: 1

3. For your protection and the protection of the children, the following people must examine your home and play area. If your facilities are to their satisfaction, they must sign this form.

Fire Prevention Officer:
Phone No. 751-4510
Comments:

Childcare Service Specialist: Chelsee Rogers
Phone No. 479-332-7722
Comments.
Chelsee Rogers, DCCEC, 4252 Frontage Road, Fayetteville, AR 72701

Building Inspector:
Phone No. 750-8154
Comments: ~~Okay - For Building office Requirements~~

4. Legal Description:

5. Names and addresses of all adjacent property owners attached.

APPLICANT'S SIGNATURE

10/12/2021
DATE

Tabled until 12/7/2021

File No. C21-33

APPLICATION FOR CONDITIONAL USE

CITY OF SPRINGDALE, ARKANSAS

1. APPLICANT: Jacqueline Girdner Girdnerjs@hotmail.com
   Address: 4492 Warwick cove, Springdale, AR 72762
   Phone: (479) 799-7572 Profit: ✓ Non-Profit

2. Property Location (street address or layman's description):
   4492 Warwick cove

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

4. Use Unit requested 28 Home occupation in SF-2 Zoning District.

5. Description of the conditional use sought and the reasons why it should be approved
   The home is safe, spacious, clean and comfortable.

6. What effects would the proposed conditional use have on the character of the neighborhood and residents?
   I dont believe there would be any negative effects on the neighborhood or the residents

7. If the conditional use is to only a portion of the land described on the warranty deed, then an accurate legal description provided by a copy of a recent survey certified by a registered land surveyor will be required.

8. The applicant shall be responsible for providing the name and address of all adjacent property owners. This must be a certified list by a licensed abstractor or licensed land surveyor within the past sixty (60) days.

9. All adjacent property owners are to be notified by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. The applicant must provide evidence in the form of a signed affidavit, that notice has been given to all adjacent property owners subject to the conditional use.

Tabled until 12/7/2021

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

Signature of Record Property Owner(s)

Jacqueline Girdner

Date: 10/12/2021

Signature of Applicant

Jacqueline Girdner

Date: 10/12/2021

VERIFICATION

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

Jacqueline Girdner

State of Arkansas)
County of Washington) ss.

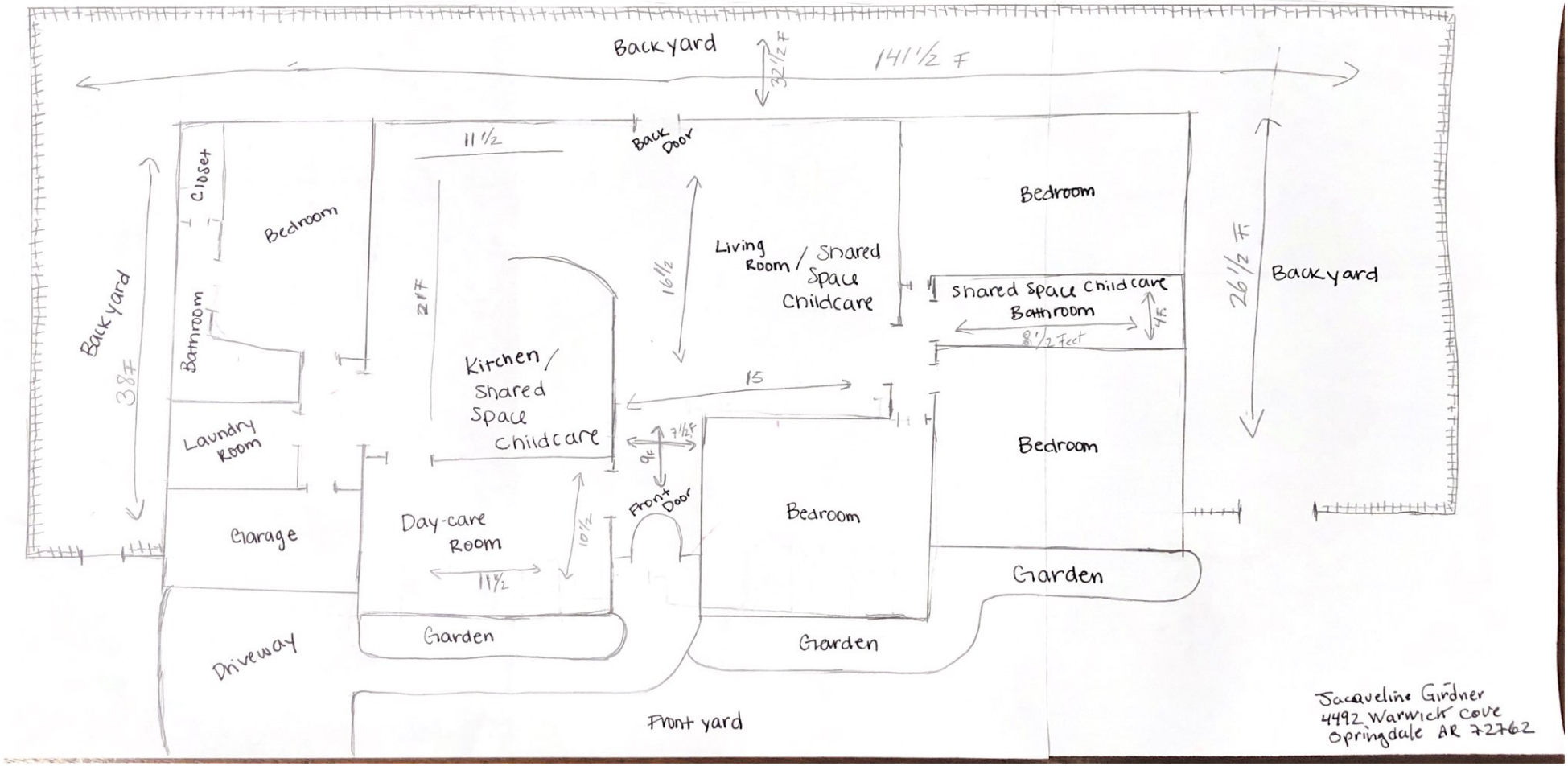
SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 12th day of October, 20 21

Notary Public

My commission expires: 08/14/2028

EDGAR D HERRERA
WASHINGTON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires Aug. 14, 2028
Commission # 12704870

Tabled until 12/7/2021



Debbie Pounders

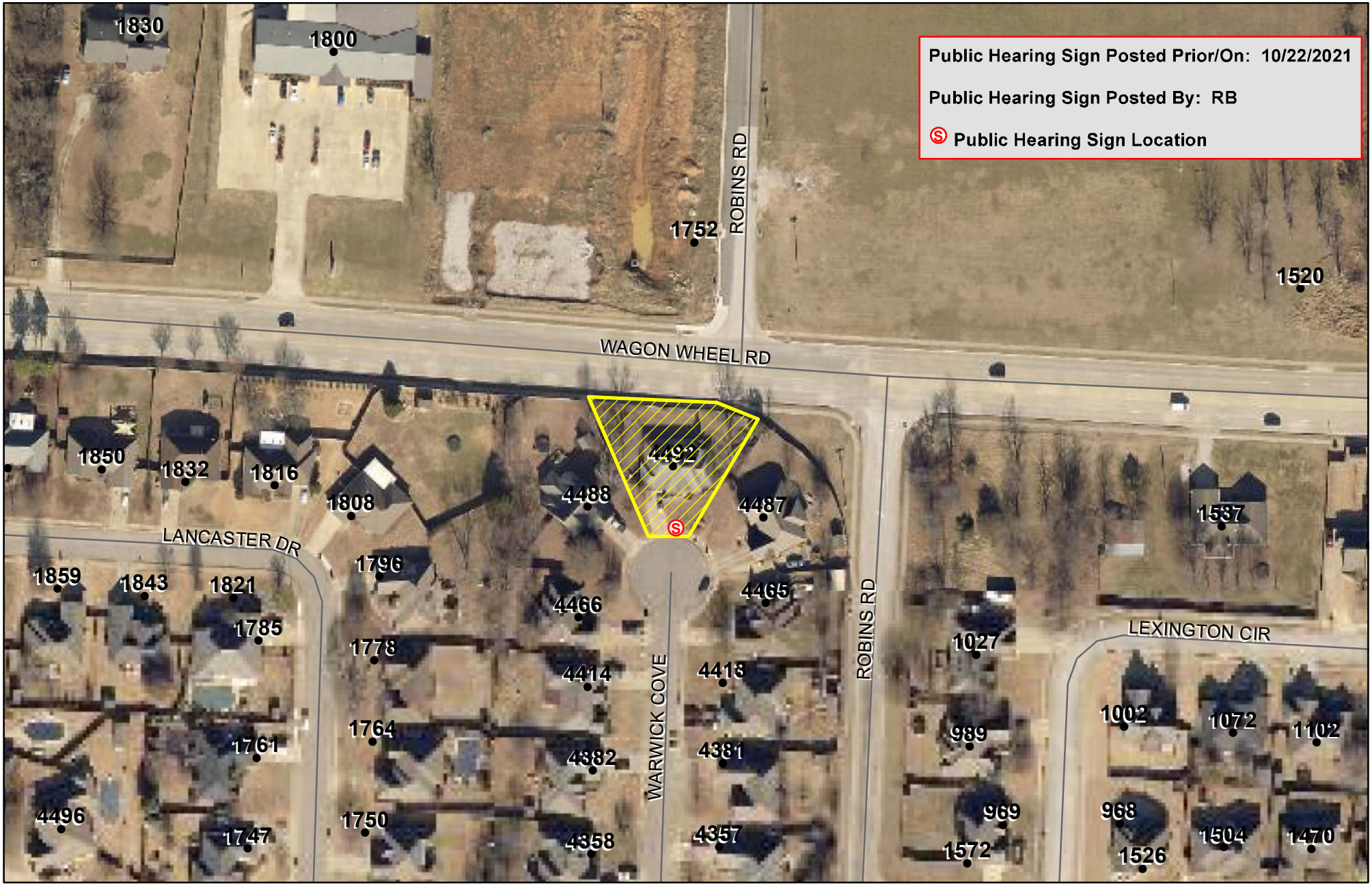
CJ1-33

From: Karen Kimmerly <kkimmerly@msn.com>
Sent: Tuesday, October 26, 2021 2:21 PM
To: dpounders@springdalear.gov
Subject: Nov2 hearing Warwick Cove

Please note my objection to the conditional permit application on Warwick Cove. I live in the Windsor North subdivision and a member of the POA. The address of the home Warwick Cove is at the end of a cul de sac, where most vehicles use the area as a turn around, including a school bus every morning. A business at the end of this street will increase traffic.

Thank you Karen Kimmerly

Tabled until 12/7/2021



N

0 25 50 100 150 200 Feet

For Location Reference Only

FILE NO. C21-33
APPLICANT: Jacqueline Gardiner
REQUEST: Conditional Use -
Use Unit 28 (Home Occupation/Daycare) in a SF-2

PLANNING COMMISSION MEETING
November 2, 2021

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: November 2 2021

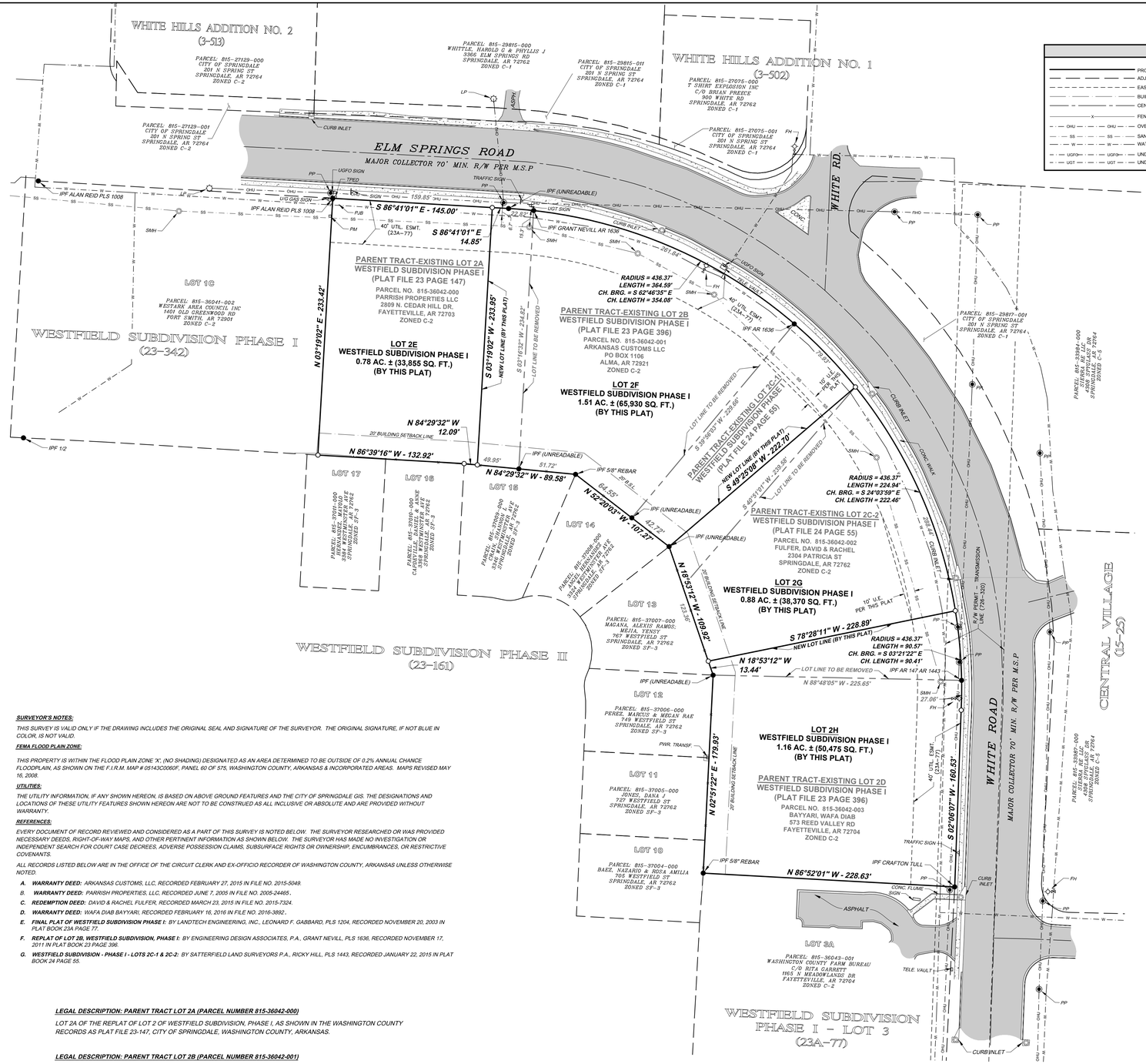
RE: RP21-10 RePlat Westfield Subdivision

Planning Comments

1. Submit PDF file at time of resubmission. (standard comment)
2. Please provide Articles of Incorporation for Arkansas Customs, LLC displaying who the Authorized Representatives are for those entities.
3. All comments from the utility companies and other city departments must be addressed prior to approval. (standard comment)
4. Given this is a commercial subdivision approved after 1/1/2002, any development will be a Non-LSD.

Engineering Comments

- Add required Signatures.



LEGEND

- PROPERTY LINE
- ADJACENT OWNER
- EASEMENT (AS NOTED)
- BUILDING SETBACK LINE (B.S.L.)
- CENTERLINE OF ROAD
- FENCE LINE
- OVERHEAD UTILITIES
- SANITARY SEWER LINE
- WATER LINE
- UNDERGROUND FIBER OPTIC (UGFO)
- UNDERGROUND TELEPHONE (UGT)
- IPF - IRON PIN FOUND (AS NOTED)
- IRON PIN SET w/ CAP "PLS 1156"
- SANITARY SEWER MANHOLE (SMH)
- SIGN (AS NOTED)
- LIGHT POLE (LP)
- POWER POLE (PP)
- FIRE HYDRANT (FH)
- WATER VALVE (WV)
- POWER JUNCTION BOX (PJB)
- POWER METER (PM)
- TELEPHONE PEDESTAL (TPED)

GRID TRUE NORTH

GRAPHIC REPRESENTATION ONLY
BASIS OF BEARINGS
ARKANSAS STATE PLANE COORDINATE SYSTEM
NORTH ZONE 0301

0 25 50 100
SCALE 1"= 50'



VICINITY MAP
N.T.S.

CERTIFICATION OF TRANSMITTAL, OWNERSHIP, AND ORDINANCE:

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

RESOLUTION:

RESOLVED THAT _____ IS HEREBY AUTHORIZED TO EXECUTE THE CERTIFICATE OF OWNERSHIP AND DEDICATION AS SHOWN ON THIS REPLAT.

CERTIFICATE:

I, _____ DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE RESOLUTION UNANIMOUSLY ADOPTED AT A MEETING OF THE BOARD OF DIRECTORS OF SAID CORPORATION ON THE ____ DAY OF _____, 21____ AT WHICH A QUORUM BOARD WAS PRESENT.

_____ DATE
ARKANSAS CUSTOMS, LLC
AUTHORIZED REPRESENTATIVE

_____ DATE
PARRISH PROPERTIES, LLC
AUTHORIZED REPRESENTATIVE

_____ DATE
DAVID FULFER

_____ DATE
RACHEL FULFER

_____ DATE
WAFA DIAB BAYYARI

_____ DATE
NOTARY PUBLIC

SURVEYOR'S NOTES:

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

FEMA FLOOD PLAIN ZONE:

THIS PROPERTY IS 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 # 05143C0060F, PANEL 60 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 GIS. THE DESIGNATIONS AND LOCATIONS OF THESE UTILITY FEATURES SHOWN HEREON ARE NOT TO BE CONSTRUED AS ALL INCLUSIVE OR ABSOLUTE AND ARE PROVIDED WITHOUT WARRANTY.

REFERENCES:

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

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

A. ***WARRANTY DEED:*** *ARKANSAS CUSTOMS, LLC, RECORDED FEBRUARY 27, 2015 IN FILE NO. 2015-5049.*
B. ***WARRANTY DEED:*** *PARRISH PROPERTIES, LLC, RECORDED JUNE 7, 2005 IN FILE NO. 2005-24465 .*
C. ***REDEMPTION DEED:*** *DAVID & RACHEL FULFER, RECORDED MARCH 23, 2015 IN FILE NO. 2015-7324.*
D. ***WARRANTY DEED:*** *WAFA DIAB BAYYARI, RECORDED FEBRUARY 16, 2016 IN FILE NO. 2016-3892 .*
E. ***FINAL PLAT OF WESTFIELD SUBDIVISION PHASE I:*** *BY LANDTECH ENGINEERING, INC., LEONARD F. GABBARD, PLS 1204, RECORDED NOVEMBER 20, 2003 IN PLAT BOOK 23A PAGE 77.*
F. ***REPLAT OF LOT 2B, WESTFIELD SUBDIVISION, PHASE I:*** *BY ENGINEERING DESIGN ASSOCIATES, P.A., GRANT NEVILL, PLS 1636, RECORDED NOVEMBER 17, 2011 IN PLAT BOOK 23 PAGE 396.*
G. ***WESTFIELD SUBDIVISION - PHASE I - LOTS 2C-1 & 2C-2:*** *BY SATTERFIELD LAND SURVEYORS P.A., RICKY HILL, PLS 1443, RECORDED JANUARY 22, 2015 IN PLAT BOOK 24 PAGE 55.*

LEGAL DESCRIPTION: PARENT TRACT LOT 2A (PARCEL NUMBER 815-36042-000)

LOT 2A OF THE REPLAT OF LOT 2 OF WESTFIELD SUBDIVISION, PHASE I, AS SHOWN IN THE WASHINGTON COUNTY RECORDS AS PLAT FILE 23-147, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS.

LEGAL DESCRIPTION: PARENT TRACT LOT 2B (PARCEL NUMBER 815-36042-001)

LOT 2B OF THE REPLAT OF LOT 2B OF WESTFIELD SUBDIVISION, PHASE I, AS SHOWN IN THE WASHINGTON COUNTY RECORDS AS PLAT FILE 23-396, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS.

LEGAL DESCRIPTION: PARENT TRACT LOT 2C-1 (PARCEL NUMBER 815-36042-001)

LOT 2C-1 OF THE REPLAT OF LOT 2C OF WESTFIELD SUBDIVISION, PHASE I, AS SHOWN IN THE WASHINGTON COUNTY RECORDS AS PLAT FILE 24-55, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS.

LEGAL DESCRIPTION: PARENT TRACT LOT 2C-2 (PARCEL NUMBER 815-36042-002)

LOT 2C-2 OF THE REPLAT OF LOT 2C OF WESTFIELD SUBDIVISION, PHASE I, AS SHOWN IN THE WASHINGTON COUNTY RECORDS AS PLAT FILE 24-55, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS.

LEGAL DESCRIPTION: PARENT TRACT LOT 2D (PARCEL NUMBER 815-36042-003)

LOT 2D OF THE REPLAT OF LOT 2B OF WESTFIELD SUBDIVISION, PHASE I, AS SHOWN IN THE WASHINGTON COUNTY RECORDS AS PLAT FILE 23-396, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS.

CERTIFICATE OF ACCEPTANCE:

THE UNDERSIGNED HEREBY CERTIFY THAT THIS PLAT MEETS CURRENT REGULATIONS OF THE CITY OF SPRINGDALE AND REGULATIONS OF THE ARKANSAS STATE BOARD OF HEALTH AS EACH PERTAINS TO THIS PLAT AND TO THE OFFICES OF RESPONSIBILITY SHOWN BELOW:

	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	_____	_____ *DIRECTOR OF ENGINEERING & PUBLIC WORKS*

OWNERS:
PARRISH PROPERTIES LLC
2809 N. CEDAR HILL DR.
FAYETTEVILLE, AR 72703

ARKANSAS CUSTOMS LLC
PO BOX 1106
ALMA, AR 72921

FULFER, DAVID & RACHEL
2304 PATRICIA ST
SPRINGDALE, AR 72762

BAYYARI, WAFA DIAB
573 REED VALLEY RD
FAYETTEVILLE, AR 72704

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

WORK ORDER #: *21972*

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'

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*

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

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

RECORDING INFORMATION

REVISION	DATE	DESCRIPTION

REPLAT OF LOTS 2A, 2B, 2C-1, 2C-2 & 2D
WESTFIELD SUBDIVISION PHASE I
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

SCALE: 1"=50' | DATE: October 12, 2021 | DRAWN BY: RER

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

© COPYRIGHT 2021, ENGINEERING SERVICES, INC. 10/4/2021 7:03 AM

W.O.# 21972 | SHEET 1

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: **November 2, 2021**

RE: **RP21-11** **RePlat Sara Russell & Dennis Hash**

Planning Comments

1. Submit PDF files at time of resubmission. (standard comment)
2. Submit the review fee.
3. Need a resolution stating that _____ has authority to execute the Certificate of Transmittal, Ownership, and Ordinance.

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

Engineering Comments

- **Add required Signatures.**

REPLAT OF LOT 143 OF THE APPLE ORCHARD SUBDIVISION

FIELD WORK:
AUGUST 18-19, 2021
OCTOBER 20, 2021

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE
CITY OF SPRINGDALE GPS MONUMENT #13

REFERENCE DOCUMENTS:
1) REVISED FINAL PLAT OF THE APPLE ORCHARD SUBDIVISION FILED IN BOOK 15 AT PAGE 138
2) QUITCLAIM DEED FILED IN BOOK 2021 AT PAGE 5484
3) WARRANTY DEED FILED IN BOOK 1303 AT PAGE 546
4) EASEMENT & RIGHT-OF-WAY GRANT FILED IN BOOK 1329 AT PAGE 641
5) EASEMENT FILED IN BOOK 1190 AT PAGE 541
6) AHTD RIGHT-OF-WAY PLANS, JOB NO. 40005

NOTES:
1) THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES AND ON-SITE UTILITY LOCATION MARKINGS PROVIDED BY SPRINGDALE WATER UTILITIES. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION OR DESIGN. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.

2) 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.

3) IF ANY NEW SANITARY SEWER OR WATER SERVICE TAPS ARE NEEDED IN THE FUTURE FROM EXISTING FACILITIES, THEY WILL BE INSTALLED BY SPRINGDALE WATER UTILITIES AT THE OWNER/DEVELOPER'S EXPENSE.

4) NO FENCES SHALL BE CONSTRUCTED WITHIN ANY DRAINAGE EASEMENT.

PROPERTY ZONED:
C-2

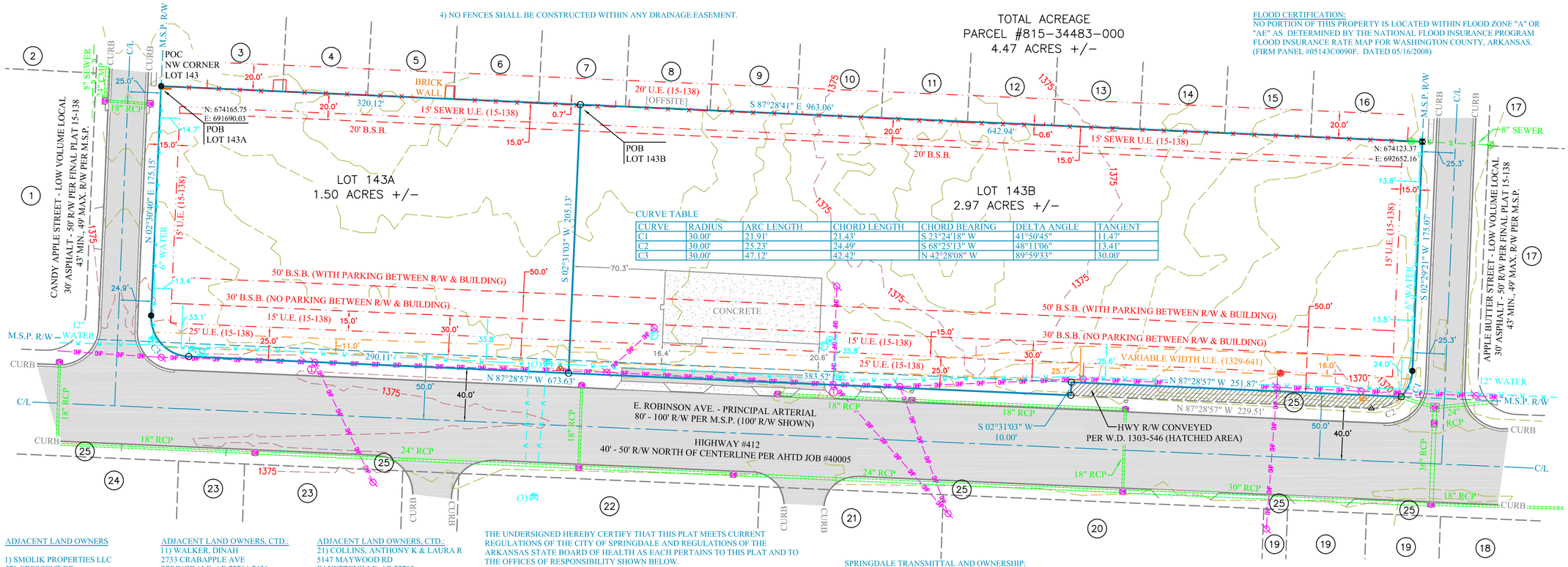
BUILDING SETBACKS:

FRONT	30ft
FRONT (PARKING BETWEEN R/W & BUILDING)	50ft
SIDE (SUBJECT TO FIRE/BUILDING CODES)	00ft
SIDE (CONTIGUOUS TO RESIDENTIAL DISTRICTS)	20ft
REAR	20ft

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS. (FIRM PANEL #05143C0090F. DATED 05/16/2008)

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER

RECORDING NUMBER/DATE



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	30.00'	21.91'	21.43'	S 23°24'18" W	41°50'45"	11.47'
C2	30.00'	25.23'	24.49'	S 68°25'13" W	48°11'06"	13.41'
C3	30.00'	47.12'	42.42'	N 42°28'08" W	89°59'33"	30.00'

ADJACENT LAND OWNERS

1) SMOLIK PROPERTIES LLC
571 CRESCENT DR
HOLLISTER, MO 65672
PARCEL #815-34482-000
ZONED: C-2
2) GARCIA, ROSA
1922 CANDY APPLE ST
SPRINGDALE, AR 72764
PARCEL #815-34341-000
ZONED: SF-3
3) LOPEZ, MAYRA TOVAR; ALVARADO, KIMBERLY LOPEZ
1919 CANDY APPLE ST
SPRINGDALE, AR 72764
PARCEL #815-34468-000
ZONED: SF-3
4) PEREZ, JORGE ALVARADO; LOPEZ, KARLA NEREYDA
2593 CRABAPPLE AVE
SPRINGDALE, AR 72764
PARCEL #815-34469-000
ZONED: SF-3
5) CASTRO-SOTO, ROBERTO
2615 CRABAPPLE AVE
SPRINGDALE, AR 72764-7435
PARCEL #815-34470-000
ZONED: SF-3
6) SOSA, SAUL F
2633 CRABAPPLE AVE
SPRINGDALE, AR 72764
PARCEL #815-34471-000
ZONED: SF-3
7) HALL FAMILY TRUST - ROBERT EDWARD & FREDA JOAN HALL
PO BOX 8906
FAYETTEVILLE, AR 72703
PARCEL #815-34472-000
ZONED: SF-3
8) MANCIA-PALMA, YANCI YANETH & ORELLANA, NOE J
2671 CRABAPPLE AVE
SPRINGDALE, AR 72764
PARCEL #815-34473-000
ZONED: SF-3
9) CORVERA, LUIS JAVIER
2689 CRABAPPLE AVE
SPRINGDALE, AR 72762
PARCEL #815-34474-000
ZONED: SF-3
10) GONZALEZ, CARLOS & LUNA-GONZALEZ, NANCY
2711 CRABAPPLE AVE
SPRINGDALE, AR 72764
PARCEL #815-34475-000
ZONED: SF-3

ADJACENT LAND OWNERS, CTD.:
11) WALKER, DINAH
2733 CRABAPPLE AVE
SPRINGDALE, AR 72764-7436
PARCEL #815-34476-000
ZONED: SF-3
12) VILAYRACK, PHENG
2755 CRABAPPLE AVE
SPRINGDALE, AR 72764
PARCEL #815-34477-000
ZONED: SF-3
13) ARAUJO, ISI (FLORES)
2769 CRABAPPLE AVE
SPRINGDALE, AR 72764
PARCEL #815-34478-000
ZONED: SF-3
14) SAMOUNTRY, BANK & CHANDAVANH B
2787 CRABAPPLE AVE
SPRINGDALE, AR 72762
PARCEL #815-34479-000
ZONED: SF-3
15) ACOSTA-ZUNIGA, BIANCA ISELA
2813 CRABAPPLE AVE
SPRINGDALE, AR 72764
PARCEL #815-34480-000
ZONED: SF-3
16) CHANPHAKEO, NONGSAVATH & DACHEVANGSY
2841 CRABAPPLE AVE
SPRINGDALE, AR 72764-7353
PARCEL #815-34481-000
ZONED: SF-3
17) SIBRIAN, JOSE HERIBERTO
1925 APPLE BUTTER ST
SPRINGDALE, AR 72764
PARCELS #815-34383-000 & #815-34484-000
ZONED: SF-3/C-2
18) FROUD, LOUIS & SHANNON
PO BOX 609
SEARCY, AR 72145
PARCEL #815-30617-000
ZONED: C-2
19) THOMPSON, JOHN H & MARY KAY
4402 SPYGLASS DR
SPRINGDALE, AR 72764
PARCELS #815-30618-000 & #815-30620-000
ZONED: C-6/C-2
20) MARTIN PROPERTY DEVELOPMENT LLC
PO BOX 761
HUNTSVILLE, AR 72740
PARCEL #815-30618-004
ZONED: C-2

ADJACENT LAND OWNERS, CTD.:
21) COLLINS, ANTHONY K & LAURA R
5147 MAYWOOD RD
FAYETTEVILLE, AR 72703
PARCEL #815-30619-000
ZONED: C-5
22) SUNRISE POINT LLC
1814 BALMORAL AVE
SPRINGDALE, AR 72764
PARCEL #815-30621-002
ZONED: C-5
23) 1805 GRAND T LLC
124 14TH ST
MANHATTAN BEACH, CA 90266
PARCELS #815-30621-003 & #815-30622-003
ZONED: C-2
24) C & K PROPERTIES LLC
PO BOX 10737
FAYETTEVILLE, AR 72703
PARCEL #815-30622-004
ZONED: C-2
25) ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK, AR 72203
PARCELS #815-30492-001, #815-30622-001, #815-30621-001, #815-30618-100, #815-30620-001, & #815-30618-002

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	____	_____ DIRECTOR OF ENGINEERING & PUBLIC WORKS

SPRINGDALE TRANSMITTAL AND OWNERSHIP:
THE UNDERSIGNED HEREBY TRANSMIT THIS PLAT TO THE CITY OF SPRINGDALE FOR APPROVAL AND ACCEPTANCE AND CERTIFY TO BE THE OWNER OF THE PROPERTY DESCRIBED AND HEREBY DEDICATE ALL STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS 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 _____.

_____ _____
DATE SARA RUSSELL, TRUSTEE
(BARBARA JOAN HASH IRREVOCABLE TRUST)

_____ _____
DATE DENNIS HASH, TRUSTEE
(BARBARA JOAN HASH IRREVOCABLE TRUST)

_____
HAS AUTHORITY TO EXECUTE THE CERTIFICATE OF TRANSMITTAL, OWNERSHIP, AND ORDINANCE.

PROPERTY OWNER:
BARBARA JOAN HASH IRREVOCABLE TRUST
11383 KELLY LN
LOWELL, AR 72745

STATE OF _____
COUNTY OF _____
SUBSCRIBED AND SWORN BEFORE ME THIS _____DAY OF _____ 2021.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CERTIFICATE OF SURVEY AND 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.

_____ _____
DATE DERRICK THOMAS, AR PLS #1642

SURVEY DESCRIPTIONS:
EXISTING QUITCLAIM DEED DESCRIPTION (**PARENT PARCEL #815-34483-000**):
LOT 143, THE APPLE ORCHARD, TO THE CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 15 AT PAGES 119 & 138.

LOT 143A:
A PART OF LOT 143, THE APPLE ORCHARD SUBDIVISION, AS PER THE FINAL PLAT THEREOF FILED IN BOOK 15 AT PAGE 138 OF THE RECORDS OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR MARKING THE NORTHWEST CORNER OF SAID LOT 143 AND RUNNING THENCE ALONG THE NORTH LINE THEREOF S87°28'41"E 320.12', THENCE LEAVING SAID NORTH LINE S02°31'03"W 205.13' TO THE NORTH RIGHT-OF-WAY OF EAST ROBINSON AVENUE, THENCE ALONG SAID NORTH RIGHT-OF-WAY N87°28'57"W 290.11', THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY TO AND ALONG THE EAST RIGHT-OF-WAY OF CANDY APPLE STREET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00' FOR A CHORD BEARING AND DISTANCE OF N42°28'08"W 42.42' TO AN EXISTING REBAR, THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY N02°30'40"E 175.15' TO THE POINT OF BEGINNING, CONTAINING 1.50 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN EAST ROBINSON AVENUE MASTER STREET PLAN RIGHT-OF-WAY ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LOT 143B:
A PART OF LOT 143, THE APPLE ORCHARD SUBDIVISION, AS PER THE FINAL PLAT THEREOF FILED IN BOOK 15 AT PAGE 138 OF THE RECORDS OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 143 WHICH IS S87°28'41"E 320.12' FROM AN EXISTING REBAR MARKING THE NORTHWEST CORNER THEREOF AND RUNNING THENCE ALONG SAID NORTH LINE S87°28'41"E 642.94' TO AN EXISTING REBAR ON THE WEST RIGHT-OF-WAY OF APPLE BUTTER STREET MARKING THE NORTHEAST CORNER OF SAID LOT 143, THENCE ALONG SAID WEST RIGHT-OF-WAY S02°29'21"W 175.07' TO AN EXISTING REBAR, THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY TO AND ALONG THE NORTH RIGHT-OF-WAY OF EAST ROBINSON AVENUE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00' FOR A CHORD BEARING AND DISTANCE OF S23°24'18"W 21.43', THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING: N87°28'57"W 251.87', S02°31'03"W 10.00', AND N87°28'57"W 383.52', THENCE LEAVING SAID NORTH RIGHT-OF-WAY N02°31'03"E 205.13' TO THE POINT OF BEGINNING, CONTAINING 2.97 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN EAST ROBINSON AVENUE MASTER STREET PLAN RIGHT-OF-WAY ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

0' 60' 120' 180'
GRAPHIC SCALE (IN FEET)
1 Inch = 60ft.

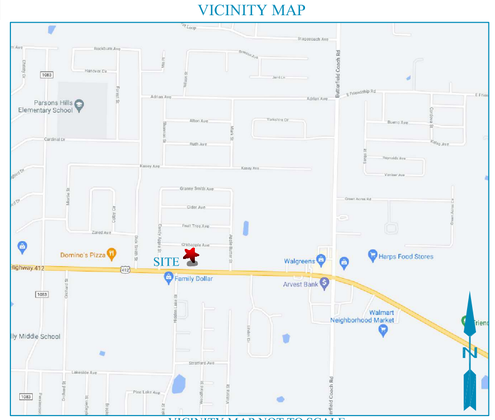
I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 20TH DAY OF OCTOBER, 2021.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1342
SIGNATURE
DERRICK L. THOMAS

DRAFT

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

VICINITY MAP



VICINITY MAP NOT TO SCALE

LEGEND:
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

- FOUND 5/8" REBAR
- SET 5/8" REBAR/CAP
- FOUND 1/2" REBAR
- TELEPHONE PEDESTAL
- YARD HYDRANT
- WATER METER
- FIRE HYDRANT
- STORM SEWER MH
- WATER VALVE
- ADJACENT PROPERTY OWNER
- POWER POLE
- GAS METER
- FIBER OPTIC PEDESTAL
- GAS PEDESTAL

BOUNDARY LINE (MEASURED)
BOUNDARY LINE (EXISTING)
CENTERLINE OF ROAD
RIGHT-OF-WAY
WATER LINE
OVERHEAD POWER LINE
SEWER LINE
STORM DRAINAGE PIPE
FENCE
BUILDING SETBACK
UTILITY EASEMENT

Bates & Associates, Inc.
Engineers · Surveyors · Landscape Architects
7230 S. Pleasant Ridge Dr. Fayetteville, Arkansas 72704 - 479.442.9350 - Fax 479.521.9350

BATES & ASSOCIATES, INC. - Copyright 2021
This survey was conducted for the person or persons whose name(s) appear on this plat. This plat is protected by copyright. No one including the person(s) named may reproduce this plat without the written permission of Bates & Associates, Inc. This survey was conducted for the purpose of investigation for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts which a complete and accurate title search may disclose. Any flood hazard shown hereon was taken from available public records. Bates & Associates, Inc. assumes no liability for the correctness of the hetson cited maps. furthermore the above statement does not represent the opinion of Bates & Associates, Inc. of the probability of flooding.

FOR USE AND BENEFIT OF:
BARBARA JOAN HASH IRREVOCABLE TRUST

ADDRESS:
2700 EAST ROBINSON AVENUE
SPRINGDALE, ARKANSAS

LOCATION:
LOT 143
THE APPLE ORCHARD SUBDIVISION

DATE: 10/21/21
SCALE: 1"=60'
SURVEYED: JRICH
DRAFTED: MR
REVIEWED: DT
COA #1335

DRAWING #21-263

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: **November 2, 2021**

RE: **PP21-16** **Preliminary Plat Hackberry Woods**

Planning Comments

1. Submit PDF files at time of resubmission. (standard comment)
2. This project has been given the project number PP21-16. Please ensure that this number is displayed on the Preliminary Plat, as well as all correspondence about this project. (standard comment)
3. Submit the approved authorization of representation form, if property owner will not be present at Planning Commission meeting.
4. On page 3, in the table displaying "R3-SF Lot Standards", please replace all instances of "R3-SF" with "SF-3".
    a. Including the title of the table
5. Please provide areas where there can be sidewalk crossings.
    a. This will include the need for truncated domes per ADA requirements and their details.
6. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)

Engineering Comments

1. **Chapter 106 – Stormwater Drainage**
   (Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)
   - *106.1.3.3*
     - Minimum floor elevation shall be shown a minimum of 2-feet above the 100-year flood elevation on each lot when located in and adjacent to a designated FEMA floodplain and in areas where flooding is known to occur. (Show Minimum Finished Floor Elevation [FFE] on proposed structures)

- Minimum floor elevations for other areas shall be a minimum of 1-foot above the calculated 100-year WSE of open channels, swales, or overland flow. (Show Minimum Finished Floor Elevation [FFE] on proposed structures)
    - **Finished Floor Elevations for lots adjacent to the pond should be 2 ft above the 100 year WSE. FFE for lot 4 is too low.**
    - **Add note that Lot 8 should be dedicated as a drainage easement.**
    - **Provide lot grading plan.**
    - **Provide storm sewer plan.**

2. **Chapter 107 – Stormwater Pollution**

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

- *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.
    - 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.D.c* - A grading and drainage plan is required for all developments showing that each lot drains to the street right-of-way, a dedicated drainage easement with improvements, or an existing drainage way without flowing across a neighboring lot. No drainage from roof drains, landscaping, or lot runoff may be directed or diverted onto neighboring properties.

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

(Ord. No. 3258, § 1, 11-12-02)

- *110.31* - Sidewalks are required one-foot (1') inside the right-of-way line.
    - **Move proposed sidewalk along Habberton Road to 1' inside of the R.O.W. line.**
- *110.111* - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.
    - **Sidewalk adjacent to the parking lane should be 6'.**
    - **Landscape islands are needed in the parking lane. Landscape islands to be 14' x 8' centered on lot lines, maximum spacing 200-250', one tree required per island.**
    - **Provide Signage Plan.**
    - **Show handicap ramps in both directions at crossings.**

4. **Chapter 112 – Subdivisions**

(Code 1973, § 30-1)

- *112.3 (3) - Plans and specifications*: After the approval of the preliminary plat but before improvements are started, the subdivider shall submit engineering plans, a final drainage report, and specifications for the streets, grading, and storm drainage improvements including, but not limited to, profiles, specifications, and cross-sections along with grading and storm drainage plans and computations, pursuant to and in compliance with chapter 106, Stormwater Drainage and chapter 107, Physical Alteration of Land, of this Code, as adopted or amended hereafter, to the director of the planning and community development division for review and written approval prior to commencement of improvements. During the same period, the subdivider shall submit water and sewer plans and specifications to the water and sewer department. No work shall begin without prior approval of the director of the planning and community development division.
    - All streets within the subdivision boundaries shall be dedicated and constructed in conformance with the master street plan and chapter 110 of this Code, with right-of-way dedicated when such right-of-way is needed to conform to the master street plan.
        -
- *112-4* - Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street.
    - The minimum initial rating for the streetlight shall be 6,800 lumens for a local street, 11,000 lumens for a collector street, or 20,000 lumens for an arterial street.
        - ~~Label all lights as Proposed or Existing~~
        - ~~Show the direction of the mast arm~~
        - Show the size and type of lights based on the location and classification of the street
        - ~~Add note to determine if the light is designed for area parking lot lights or as a street illuminator~~
        - Include a note stating if the lights are public or private lights and who will be responsible for maintenance and billing
- *112.7 - Street Design Standards*
    - ~~Sight Distance: 90-ft Ordinary / 70-ft hilly~~
    - ~~Max grades w/in 100-ft of intersection: 4%~~
    - ~~Min intersection angle: 75°~~
    - Min curb radius ~~25-ft~~ **28-ft** minor St / 50-ft collector St
    - The right-of-way must be graded so that the entire width slopes toward the street at a 2% slope toward the street centerline.
        - **Show intersection radius.**

5. **Chapter 130 – Zoning Ordinance**

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

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

6. **Other:**

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

- Add this disclaimer statement to the title page (Could not find the note on Title sheet)

- *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.

HACKBERRY WOODS SUBDIVISION
PRELIMINARY PLAT
3357 HABBERTON ROAD
SPRINGDALE, ARKANSAS 72764

CONSTRUCTION NOTES

1. CONTRACTOR SHALL RETAIN A FULL SET OF THE LATEST APPROVED CONSTRUCTION PLANS ON SITE DURING CONSTRUCTION ACTIVITIES.

2. COORDINATE START–UP AND ALL CONSTRUCTION ACTIVITIES WITH THE DEVELOPER'S RESIDENT REPRESENTATIVE.

3. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE SITEWORK SPECIFICATIONS PROVIDED BY EXPEDIENT CIVIL ENGINEERING, PLLC OR AS SPECIFIED BY THE DEVELOPER'S RESIDENT REPRESENTATIVE.

4. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.

5. PUBLIC CONVENIENCE AND SAFETY:

   THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL ENSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTC) FOR STREETS AND HIGHWAYS AND THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

6. GRADING NOTES:

   A. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES EXCEPT THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PAVED AREA. BURNING OF TIMBER AND DEBRIS WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS.

   B. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8–INCH DEPTH COMPACTED TO 95% OF THE MAXIMUM DRY DENISTY PER ASTM D1557. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.

   C. OFF–SITE FILL MATERIAL(SANDY CLAY, CLAYEY SAND, GRAVELLY CLAY, OR CLAYEY GRAVEL), SHALL HAVE A PLASTICITY INDEX OF 15 OR LESS, A LIQUID LIMIT OF 40 OR LESS, A CBR VALUE GREATER THAN 8, AND CONTAIN NO ROCK LARGER THAN 4 INCHES. OFF–SITE FILL MATERIAL SHALL BE APPROVED BY THE DEVELOPER'S REPRESENTATIVE PRIOR TO BRINGING ON SITE.

   D. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM–AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOILS. CUT AREAS ARE TO BE SCARIFIED AND RECOMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D698 AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.

   E. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOILS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE DEVELOPER'S CONSTRUCTION DIVISION ON THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF ROLLING AND UNDERCUTTING SHALL BE PERFORMED DURING A SUFFICIENT DURATION OF DRY WEATHER PERIOD.

   F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

   G. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF THE SUBGRADE FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF SUBGRADE COMPACTION. FOR BASE COURSE AND ASPHALT PAVING.

   H. ALL SLOPES ARE TO BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED. SLOPES STEEPER THAN 3:1, BUT FLATTER THAN 2:1 SHALL BE STABILIZED BY AN APPROVED VEGETATIVE LAYER OR OTHER APPROVED METHODS.

   I. ALL SLOPES EXCEEDING 2:1 SHALL BE PROTECTED BY RIP–RAP, CONCRETE PAVING, OR OTHER METHODS INDICATED ON THESE PLANS THAT WILL PREVENT EROSION, AND PLACED SUCH THAT THE SURFACE IS FLUSH WITH SURROUNDING GROUND AND SHAPED TO CHANNEL WATER IN DIRECTIONS INDICATED.

   J. CONTRACTOR SHALL REFER TO THE STORMWATER POLLUTION PREVENTION PLAN AND REPORT FOR STORMWATER QUALITY CONTROL INCLUDING EROSION AND SEDIMENT CONTROL. PROPER MEASURES SHALL BE PRACTICED TO PREVENT EROSION ALONG THE EDGE OF PROPERTY, TOE OF SLOPE, AND ALONG DITCHES. MUD AND DEBRIS ARE NOT ALLOWED TO FLOW ONTO ADJACENT PROPERTIES.

   K. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.

7. PAVING NOTES:

   A. ASPHALT CONCRETE SURFACE SHALL BE TYPE 2 PER SECTION 407 AND BASE COURSE MATERIALS SHOULD MEET OR EXCEED THE REQUIREMENTS SPECIFIED IN THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

   B. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF IN–PLACE ASPHALT CONCRETE COURSES FOR COMPLIANCE WITH REQUIREMENTS FOR THICKNESS AND SURFACE SMOOTHNESS REQUIREMENTS AS SPECIFIED IN THE CONSTRUCTION SPECIFICATIONS.

8. CONCRETE NOTES:

   A. CONCRETE PAVING AND STRUCTURES SHOULD CONFORM TO THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

   B. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF CONCRETE FOR COMPLIANCE WITH CONCRETE STRENGTH REQUIREMENTS AS SPECIFIED IN THE CONSTRUCTION SPECIFICATIONS.

   C. VERTICAL CONCRETE SURFACES EXPOSED TO THE GENERAL PUBLIC SHALL BE WET–RUBBED TO A SMOOTH FINISH AFTER FORMS HAVE BEEN REMOVED. HORIZONTAL SURFACES SHALL BE BROOMED AS REQUIRED IN THE CONSTRUCTION PROJECT SPECIFICATIONS.

   D. CONTRACTOR IS TO PROVIDE WEAKENED–PLANE (CONSTRUCTION) JOINTS, SECTIONING CONCRETE INTO AREAS AT 10–FOOT ON CENTERS, MAXIMUM EACH WAY. CONSTRUCT WEAKENED–PLANE JOINTS FOR A DEPTH EQUAL TO AT LEAST 1/4" CONCRETE THICKNESS. CONTRACTOR IS TO FURNISH JOINT FILLERS APPROVED BY THE DEVELOPER'S CONSTRUCTION DIVISION OR AS DETAILED ON PLANS.

9. UTILITY NOTES:

   A. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM SPRINGDALE WATER UTILITIES (SWU), AND THE CONTRACTOR HAS BEEN NOTIFIED BY EXPEDIENT CIVIL ENGINEERING, PLLC.

   B. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN BELONGING TO SWU UNLESS DULY AUTHORIZED TO DO SO BY THE CITYS. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. EXPEDIENT CIVIL ENGINEERING, PLLC AND THE DEVELOPER ARE TO BE HELD HARMLESS.

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

   D. ALL WATER AND SEWER MAINS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST SWU STANDARD SPECIFICATIONS AND THE ARKANSAS STATE HEALTH DEPARTMENT STANDARD SPECIFICATIONS, AND SHALL BE INSPECTED BY THE UTILITY INSPECTOR & EXPEDIENT CIVIL ENGINEERING, PLLC.

10. BLASTING AND EXPLOSIVE MATERIALS:

   A. THE CONTRACTOR IS SUBJECT TO ALL FEDERAL, STATE AND LOCAL REGULATIONS GOVERNING THE USE AND STORAGE OF EXPLOSIVE MATERIALS AND IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND LICENSES.

   B. EXPEDIENT CIVIL ENGINEERING, PLLC ACCEPTS NO RESPONSIBILITY OR LIABILITY PERTAINING TO STORAGE, USE, METHODS, PROCEDURES, SAFETY PRECAUTIONS, TECHNICAL SPECIFICATIONS, CONCERNING BLASTING AND EXPLOSIVE MATERIALS. THE CONTRACTOR SHALL HOLD THE OWNER, ENGINEER, AND THEIR ASSOCIATES HARMLESS WITH REGARD TO BLASTING AND EXPLOSIVE MATERIALS.



VICINITY MAP
NOT TO SCALE

north

SHEET INDEX

No.	DESCRIPTION	No.	Date
C1.0	COVER SHEET	1	10/26/2021
C2.0	DEMOLITION & STORMWATER POLLUTION PREVENTION PLAN	1	10/26/2021
C3.0	PRELIMINARY PLAT	1	10/26/2021
C4.0	GRADING PLAN	1	10/26/2021
C5.0	UTILITY PLAN	1	10/26/2021
C6.0	DETAILS	1	10/26/2021

RESOURCE LIST

NAME	ADDRESS	TELEPHONE
DEVELOPER TEQUERIA GUANAJUATO, LLC	11 N. 54TH AVE. FAYETTEVILLE, ARKANSAS 72704	(479) 445–4595
BLACK HILLS ENERGY MR. BRANDON STUBBS	1301 FEDERAL WAY LOWELL, ARKANSAS 72745	(479) 333–7009
AT&T MR. LAYNE RHODES	HAROLD DR FAYETTEVILLE, ARKANSAS 72701	(479) 442–1977
SPRINGDALE WATER UTILITIES MR. RICK PULVIRENTI, PE	526 OAK AVENUE SPRINGDALE, ARKANSAS 72762	(479) 751–5751
CITY OF SPRINGDALE PLANNING & COMMUNITY DEVELOPMENT MRS. PATSY CHRISTIE	201 SPRING STREET SPRINGDALE, ARKANSAS 72764	(479) 750–8550
CITY OF SPRINGDALE ENGINEERING MR. BRADLEY BALDWIN	269 RANDALL WOBBE LANE SPRINGDALE, ARKANSAS 72764	(479) 750–8105
CITY OF SPRINGDALE (FIRE PLANS EXAMINER) MR. ED STITH	201 SPRING ST SPRINGDALE, ARKANSAS 72764	(479) 750–8154
OZARK'S ELECTRIC COOPERATIVE MR. MIKE PHIPPS	3641 W WEDINGTON DR FAYETTEVILLE, ARKANSAS 72704	(800) 521–6144
COX COMMUNICATIONS MR. JASON COMBS	4901 S. 48TH STREET SPRINGDALE, ARKANSAS 72763	(479) 365–2402
UTILITY LOCATIONS ARKANSAS ONE–CALL SYSTEM, INC.		1–800–482–8998

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11411
Jason E. Ingalls
10/26/2021

Rev	Comments	Date
2	PER CITY COMMENTS	10/26/2021

NOT FOR CONSTRUCTION

HACKBERRY WOODS SUBDIVISION
PRELIMINARY PLAT
3357 HABBERTON ROAD SPRINGDALE, AR

ADAMS' FAMILY PROPERTIES, LLC
3885 JULIO ROAD SPRINGDALE, AR 72764

PROJECT# PP21-16

9200 SUITE US DR. STE B
ROGERS, ARKANSAS 72714
O: (479) 364-0028
F: (479) 367-2324
M: (479) 790-2500
EMAIL: jason@ece-plic.com

Expedient Civil Engineering, PLLC

CERTIFICATE OF AUTHORIZATION
ECE
No. 3356
ARKANSAS ENGINEER

811
Know what's below.
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DRAWN BY: KAB
CHECKED BY: JEI
DATE 10/1/2020
JOB NUMBER 21-1004
SHEET NAME COVER SHEET
File No. 21-1004-A.dwg
C1.0

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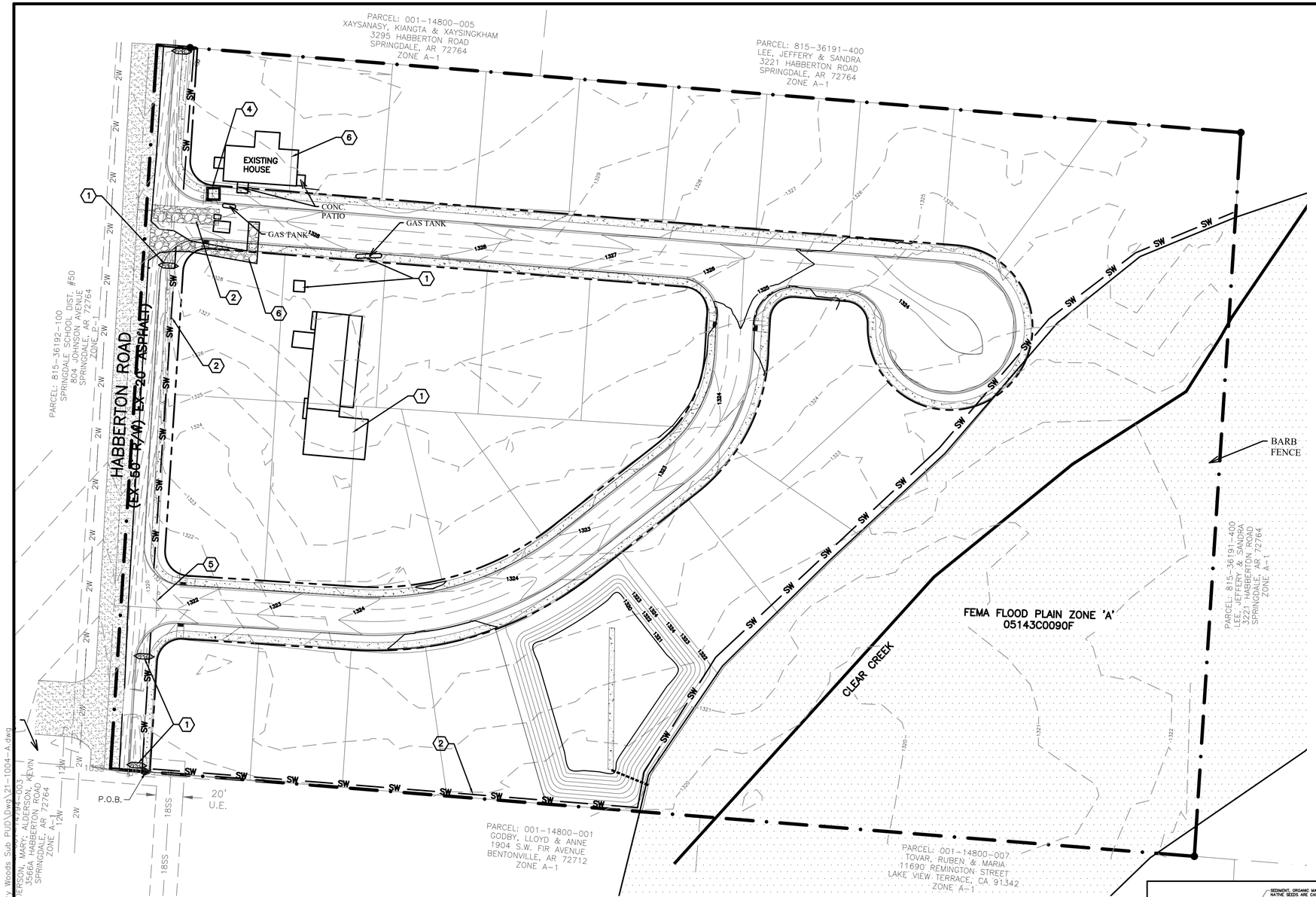


NORTH

40 0 40

SCALE 1" = 40'

LEGEND

- FOUND IRON PIN
- PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- EXISTING ASPHALT
- EXISTING EDGE OF PAVEMENT
- EXISTING CENTERLINE OF ROAD
- PROPOSED CURB
- PROPOSED 5' SIDEWALK
- PROPOSED ASPHALT
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED 8" WATER (8W)
- PROPOSED 8" SEWER (8SS)
- PROPOSED 15" SEWER (15SS)

EROSION AND SEDIMENT CONTROL NOTES:

1. INSTALL EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION ENTRANCES AT LOCATIONS AS INDICATED ON PLANS PRIOR TO EARTHWORK.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE LOCATED AND MAINTAINED SUCH THAT THE LOCATION DOES NOT INTERFERE WITH CONSTRUCTION ACTIVITIES.
3. REFER TO THE CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN (SWPPP) REPORT FOR IMPLEMENTATION, INSTALLATION, AND/OR APPLICATION REQUIREMENTS AND SEQUENCES.
4. CONSTRUCT DETENTION POND AND TEMPORARY OVERFLOW STRUCTURE.
5. CURB INLET SEDIMENT CONTROL SHALL BE PLACED AND MAINTAINED AT EACH INLET.
6. INSTRUCTION/DIRECTION OF THE INSPECTOR SHALL PREVAIL OVER THE CONSTRUCTION SWPPP PLAN.

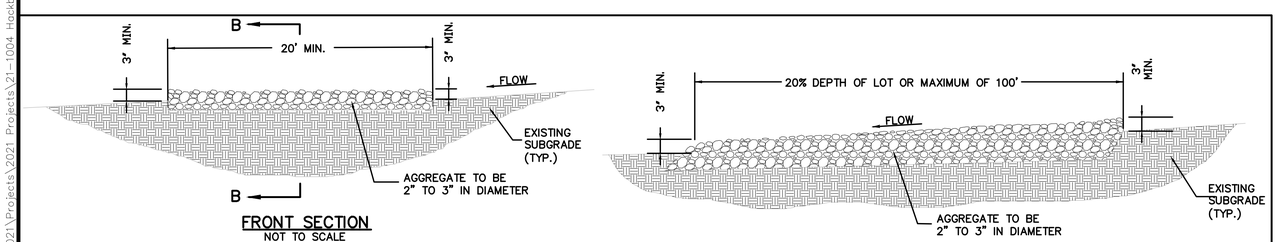
MAINTENANCE AND OPERATION NOTES:

1. AN INSPECTION SHALL BE MADE BY DEVELOPER OR ASSIGNED REPRESENTATIVE (INSPECTOR) WITHIN 24 HOURS OF A RAINFALL EVENT PER ADEQ REQUIREMENTS. ALL OBSERVED DEFICIENCIES IN BEST MANAGEMENT PRACTICES (BMP's) WILL BE RECORDED.
2. SEDIMENT SHALL BE REMOVED BEHIND SILT FENCING STRAW BALES ONCE SEDIMENT REACHES 1/3 THE HEIGHT OF THE SILT FENCE OR STRAW BALE.

KEYNOTES:

1. PROPOSED TEMPORARY ROCK CHECK DAM. SEE DETAIL **1/C7.0**
2. PROPOSED TEMPORARY STRAW WATTLES. SEE DETAIL **2/C3.0**
3. TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL **1/C3.0**
4. CONCRETE WASHOUT PER DETAIL **2/C7.0**
5. BARRICADES TO PREVENT CONSTRUCTION TRAFFIC
6. REMOVE ALL STRUCTURES AND VACATE ALL UTILITIES FROM THE PROPERTY AND DISPOSE OF OFF-SITE

NOT FOR CONSTRUCTION



DETAIL 1 – TEMPORARY CONSTRUCTION ENTRANCE
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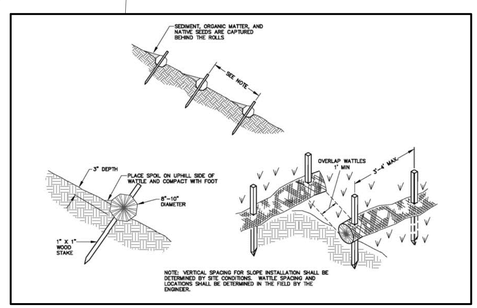

DETAIL 2 – TEMPORARY STRAW WATTLE
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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 11411
Jason E. Ingalls
10/26/2021

CERTIFICATE OF AUTHORIZATION
ARKANSAS ENGINEER, NO.
ECE
No. 3356

Rev	Comments	Date
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LITTLE ROCK, AR 72214
O: (479) 364-0028
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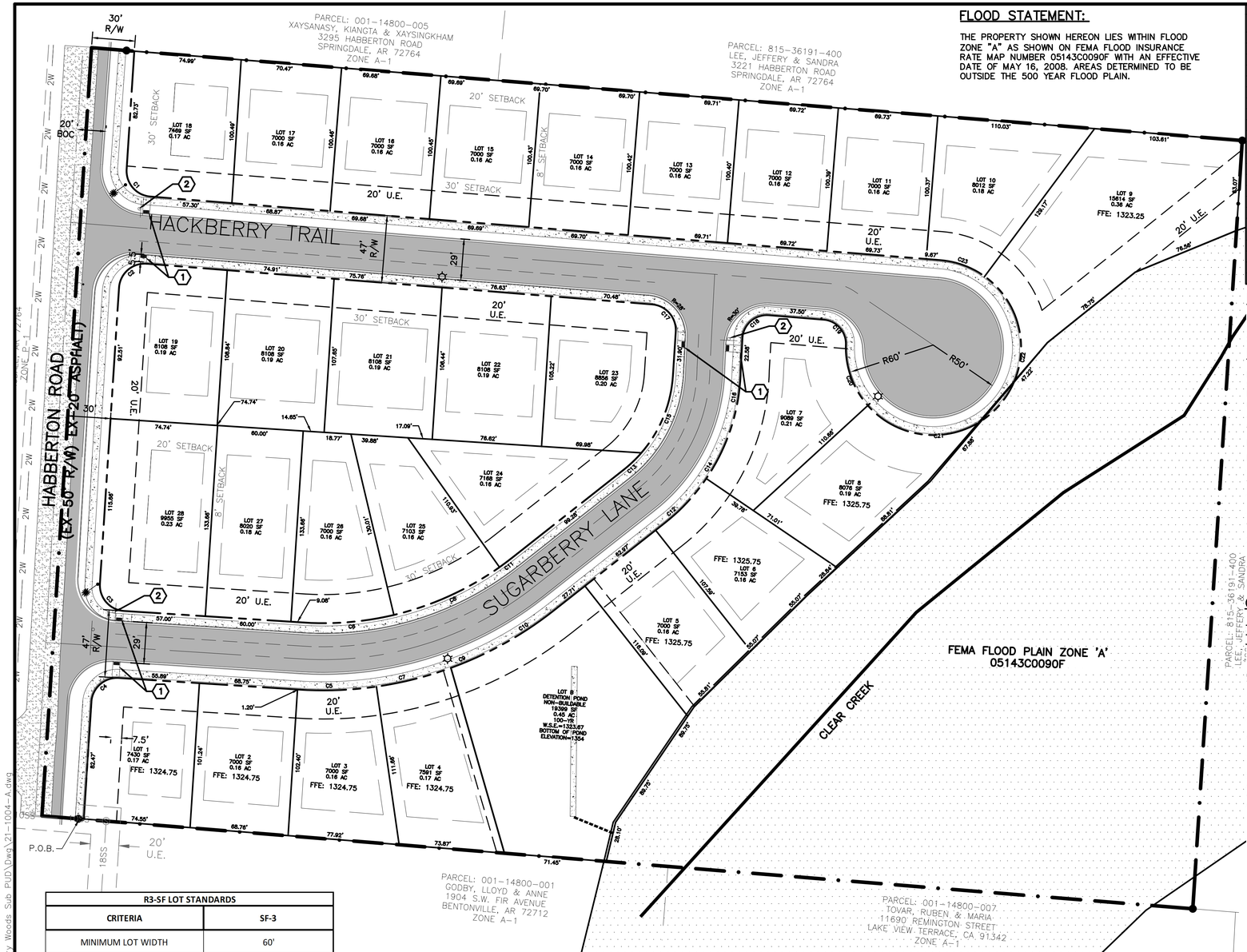
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

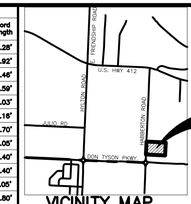
DRAWN BY: KAB
CHECKED BY: JEI
DATE 10/1/2020
JOB NUMBER 21-1004
SHEET NAME DEMOLITION AND STORMWATER POLLUTION PREVENTION PLAN
File No. 21-1004-A.dwg
C2.0



FLOOD STATEMENT:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "A" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05143C0090F WITH AN EFFECTIVE DATE OF MAY 16, 2008. AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	28.03'	18'	N42°02'28"W	25.28'
C2	27.52'	18'	N48°34'53"E	24.92'
C3	28.27'	18'	N42°37'47"W	25.46'
C4	28.46'	18'	N49°09'39"E	25.59'
C5	54.12'	260'	N86°27'42"E	54.03'
C6	63.39'	213'	S83°50'39"W	63.16'
C7	53.79'	260'	N74°34'15"E	53.70'
C8	81.55'	213'	S84°21'02"W	81.05'
C9	82.75'	260'	N59°31'35"E	82.40'
C10	82.75'	260'	N59°31'35"E	82.40'
C11	11.05'	213'	S51°53'45"W	11.05'
C12	42.97'	139'	N41°46'42"E	42.80'
C13	17.24'	91'	S44°58'55"W	17.21'
C14	81.45'	139'	N16°08'08"E	80.29'
C15	59.06'	91'	S20°57'45"W	58.03'
C16	81.45'	139'	N16°08'08"E	80.29'
C17	27.50'	18'	S43°57'36"E	24.90'
C18	27.83'	18'	N49°02'12"E	25.14'
C19	26.65'	18'	S44°23'34"E	24.28'
C20	45.99'	60'	S21°52'44"E	44.88'
C21	95.99'	60'	S89°40'12"E	86.07'
C22	92.01'	60'	N10°44'37"W	83.25'
C23	33.55'	60'	N70°41'38"W	33.12'



VICINITY MAP
N.T.S.

NORTH
40 0 40

SCALE 1" = 40'

BASIS OF BEARING

THIS PLAT REPRESENTS A FIELD SURVEY OF A BOUNDARY SURVEY,

LEGEND

- FOUND IRON PIN
- PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- EXISTING ASPHALT
- EXISTING EDGE OF PAVEMENT
- EXISTING CENTERLINE OF ROAD
- PROPOSED CURB
- PROPOSED 5' SIDEWALK
- PROPOSED ASPHALT
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED 8" WATER — 8W
- PROPOSED 8" SEWER — 8SS
- PROPOSED 15" SEWER — 15SS
- PROPOSED LOCAL STREETLIGHT
- PROPOSED COLLECTOR STREETLIGHT

DEVELOPER:

ADAMS FAMILY PROPERTIES, LLC
3491 JULIO ROAD
SPRINGDALE, AR 72764

ENGINEER:

EXPEDIENT CIVIL ENGINEERING, PLLC
9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
(479) 364-0028

ZONING:

EXISTING: AG/SF RESIDENTIAL
PROPOSED: SF-3

TOTAL SITE ACREAGE:

10.00 ACRES / 435,620 SF

TOTAL LOTS:

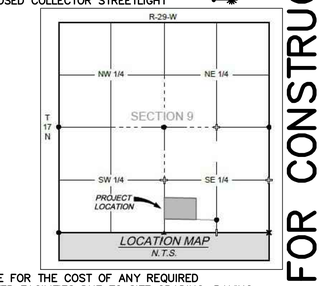
28 (SINGLE FAMILY)

AREA IN FLOOD ZONE:

2.66 ACRES / 115,000 SF

GREENSPACE CALCS:

TOTAL AREA:	435,620 SF
TOTAL GREEN SPACE REQUIRED:	65,343 SF
TOTAL GREEN SPACE PROVIDED:	115,000 SF



LOCATION MAP
N.T.S.

GENERAL NOTES:

THE OWNER/DEVELOPER SHALL BE RESPPONSIBLE FOR THE COST OF ANY REQUIRED ADJUSTMENTS TO THE EXISTING WATER AND SEWER FACILITIES DUE TO SITE GRADING, PAVING, LOT LINE ADJUSTMENTS, OR OTHER MATTERS.

A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.

STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS.
PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:

A) DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
B) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
C) NO SLOPES STEEPER THAN 3:1 PITCH UNLESS OTHERWISE APPORVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
D) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
E) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE ALL BEEN REMOVED FROM THE CONSTRUCTION SITE.

KEYNOTES:

1. ACCESSIBLE RAMP.
2. STOP SIGN.

R3-SF LOT STANDARDS	
CRITERIA	SF-3
MINIMUM LOT WIDTH	60'
MINIMUM WIDTH OF SIDE SETBACK	8'
FRONT SETBACK	30'
REAR SETBACK	20'
MINIMUM LOT SIZE	7,000 SF

SURVEY DESCRIPTION OF PARCEL#001-14800-002:

A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION NINE (9), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; SAID POINT BEING A FOUND RAILROAD SPIKE; THENCE ALONG THE WEST LINE OF SAID SW1/4 OF THE SE1/4, N02°21'58"E A DISTANCE OF 374.24 FEET TO A COMPUTED POINT AND THE BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE, N02°21'58"E A DISTANCE OF 538.45 FEET TO A COMPUTED POINT; THENCE LEAVING SAID WEST LINE, S86°42'17"E A DISTANCE OF 807.37 FEET TO A SET IRON PIN WITH CAP, "PLS 1156"; THENCE S02°21'58"W A DISTANCE OF 538.45 FEET TO A SET IRON PIN WITH CAP, "PLS 1156"; THENCE N86°42'17"W A DISTANCE OF 807.37 FEET TO THE POINT OF BEGINNING CONTAINING 9.98 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY OF N. HABBERTON ROAD ALONG THE WEST SIDE THEREOF, AND ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

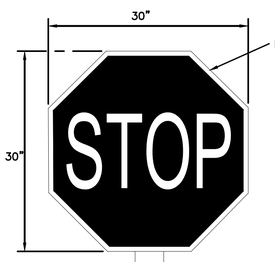
SURVEY NOTES:

THIS PLAT REPRESENTS A FIELD SURVEY OF A BOUNDARY SURVEY WITH METES AND BOUNDS FROM WARRANTY DEED FILE# 2019-00033128
THIS SURVEY MEETS CURRENT "ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS".
ACREAGE OR AREAS NOTED HEREON, ARE TO BE CONSIDERED MORE OR LESS.
EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. NO ABSTRACT, TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE PROVIDED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD OR CLAIMS AFFECTING THIS PARCEL.
ALL IMPROVEMENTS, SURFACE OR SUBSURFACE, ARE NOT NECESSARILY SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.

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, AR. P.L.S. 1156 ' DATE



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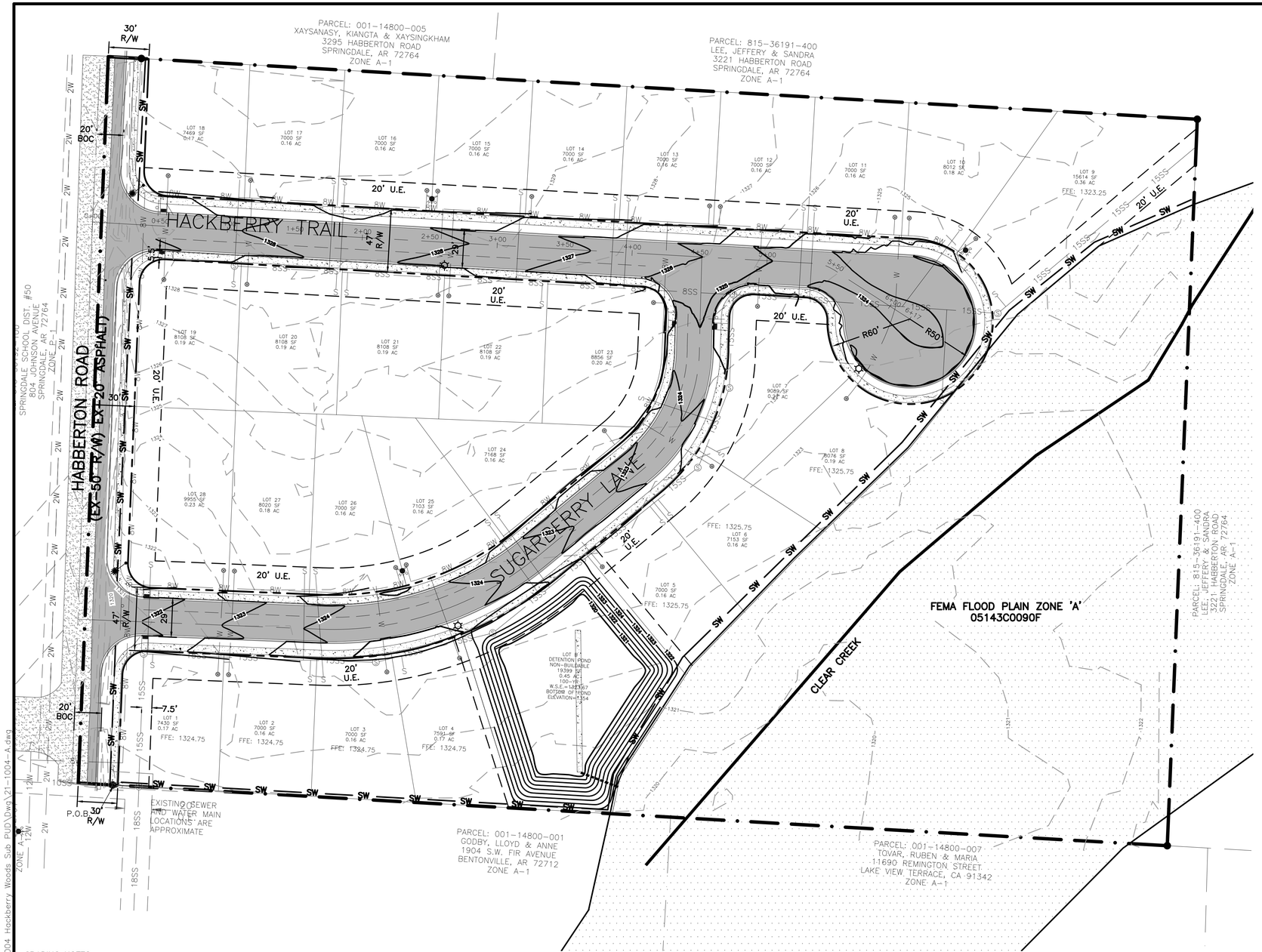
C3.0

A:\EEE2021\Projects\2021 Projects\21-1004 Hackberry Woods Sub PUD\Dwg\21-1004-A.dwg



NORTH

40 0 40

SCALE 1" = 40'

LEGEND

- FOUND IRON PIN
- PROPERTY LINE
- EXISTING ASPHALT
- EXISTING EDGE OF PAVEMENT
- EXISTING CENTERLINE OF ROAD
- EXISTING 2" WATER MAIN (2W)
- PROPOSED CURB
- PROPOSED 5' SIDEWALK
- PROPOSED STANDARD ASPHALT
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED 8" WATER MAIN (8W)
- PROPOSED 8" SEWER MAIN (8SS)
- PROPOSED 5/8" WATER SERVICE (W)
- PROPOSED SEWER SERVICE (S)
- PROPOSED HYDRANT
- PROPOSED SEWER MANHOLE (S)
- EXISTING SEWER MANHOLE
- PROPOSED UTILITY EASEMENT (U.E.)

NOT FOR CONSTRUCTION

GRADING NOTES:

A. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES EXCEPT THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PAVED AREA. BURNING OF TIMBER AND DEBRIS WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS.

B. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED TO 95% OF THE MAXIMUM DRY DENISTY PER ASTM D698. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.

C. OFF-SITE FILL MATERIAL(SANDY CLAY, CLAYEY SAND, GRAVELLY CLAY, OR CLAYEY GRAVEL), SHALL HAVE A PLASTICITY INDEX OF 15 OR LESS, A LIQUID LIMIT OF 40 OR LESS, A CBR VALUE GREATER THAN 8, AND CONTAIN NO ROCK LARGER THAN 4 INCHES. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE DEVELOPER'S REPRESENTATIVE PRIOR TO BRINGING ON SITE.

D. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM-AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOILS. CUT AREAS ARE TO BE SCARIFIED AND RECOMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D698 AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.

E. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOILS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE DEVELOPER'S CONSTRUCTION DIVISION ON THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF ROLLING AND UNDERCUTTING SHALL BE PERFORMED DURING A SUFFICIENT DURATION OF DRY WEATHER PERIOD.

F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

G. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF THE SUBGRADE FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF SUBGRADE COMPACTION. FOR BASE COURSE AND ASPHALT PAVING.

H. ALL SLOPES ARE TO BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED. SLOPES STEEPER THAN 3:1, BUT FLATTER THAN 2:1 SHALL BE STABILIZED BY AN APPROVED VEGETATIVE LAYER OR OTHER APPROVED METHODS.

I. ALL SLOPES EXCEEDING 2:1 SHALL BE PROTECTED BY RIP-RAP, CONCRETE PAVING, OR OTHER METHODS INDICATED ON THESE PLANS THAT WILL PREVENT EROSION, AND PLACED SUCH THAT THE SURFACE IS FLUSH WITH SURROUNDING GROUND AND SHAPED TO CHANNEL WATER IN DIRECTIONS INDICATED.

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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11411
Jason E. Ingalls
10/26/2021

Rev	Comments	Date
2	PER CITY COMMENTS	10/26/2021

HACKBERRY WOODS SUBDIVISION
PRELIMINARY PLAT
3357 HABBERTON ROAD SPRINGDALE, AR

ADAMS' FAMILY PROPERTIES, LLC
3885 JULIO ROAD SPRINGDALE, AR 72764

PROJECT# PP21-16

9200 SUITE US DR. STE B
REST HAVEN, AR 72714
O: (479) 364-9028
M: (479) 387-2924
D: (479) 387-2924
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 10/1/2020
JOB NUMBER 21-1004
SHEET NAME GRADING PLAN
File No. 21-1004-A.dwg
C4.0

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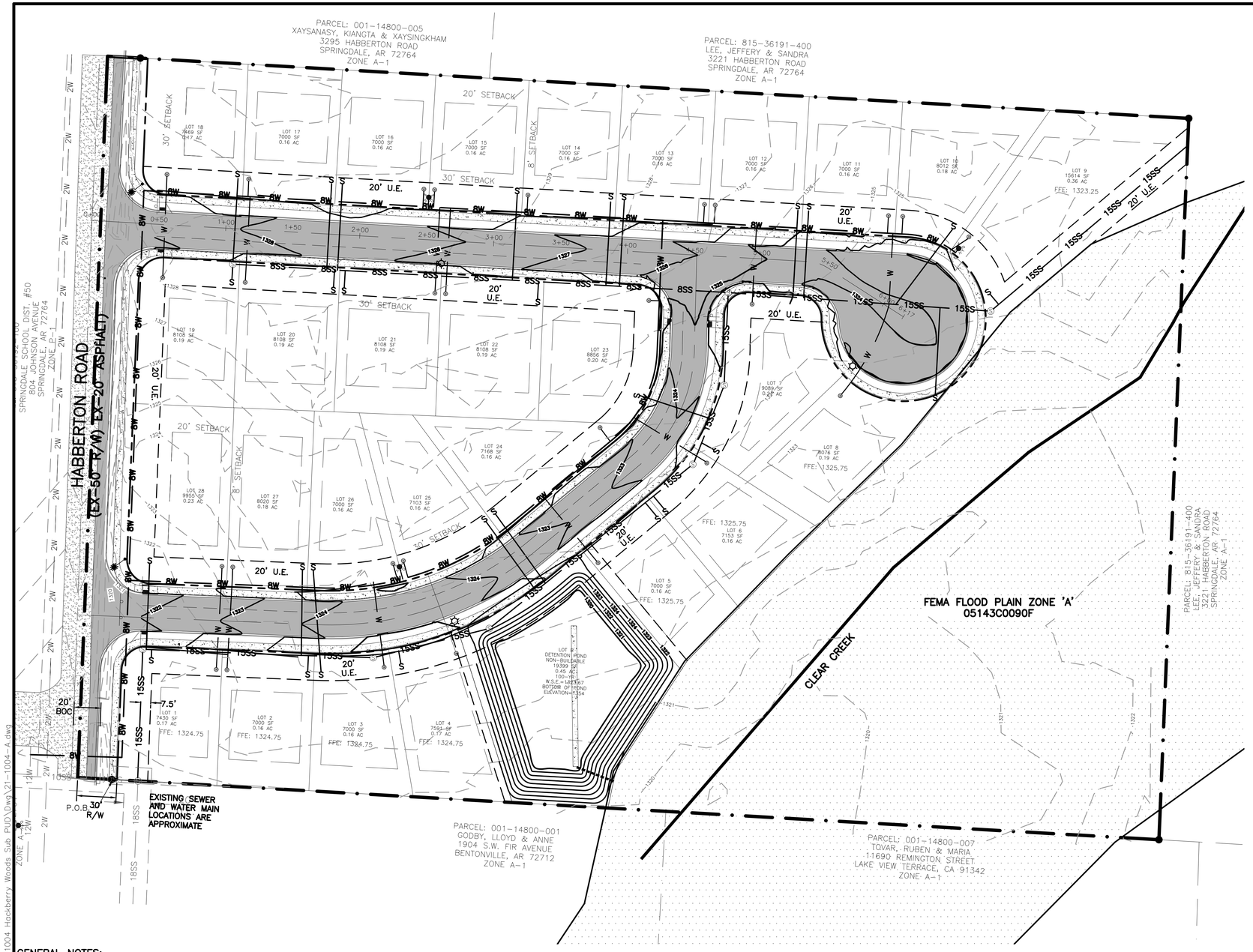

NORTH

40 0 40

SCALE 1" = 40'

LEGEND

FOUND IRON PIN	
PROPERTY LINE	
EXISTING ASPHALT	
EXISTING EDGE OF PAVEMENT	
EXISTING CENTERLINE OF ROAD	
EXISTING 2" WATER MAIN	2W 2W
PROPOSED CURB	
PROPOSED 5' SIDEWALK	
PROPOSED STANDARD ASPHALT	
PROPOSED SETBACK	
PROPOSED EASEMENT	
PROPOSED 8" WATER MAIN	8W 8W
PROPOSED 8" SEWER MAIN	8SS 8SS
PROPOSED 5/8" WATER SERVICE	W
PROPOSED SEWER SERVICE	S
PROPOSED HYDRANT	
PROPOSED SEWER MANHOLE	
EXISTING SEWER MANHOLE	
PROPOSED UTILITY EASEMENT	U.E.

UTILITY NOTES:

A. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE SPRINGDALE WATER UTILITIES (SWU) AND THE CITY OF SPRINGDALE (CITY) AND CONTRACTOR HAS BEEN NOTIFIED BY EXPEDIENT CIVIL ENGINEERING, PLLC.

B. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF SWU AND EXPEDIENT CIVIL ENGINEERING, PLLC.

C. ALL WATER MAINS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS PREVIOUSLY APPROVED SWU AND SHALL BE INSPECTED BY SWU INSPECTOR & EXPEDIENT CIVIL ENGINEERING, PLLC.

D. ALL PRIVATE WATER SERVICES SHALL BE POLYETHYLENE.

E. ALL FILL UNDER UTILITY LINES SHALL BE COMPACTED IN 6 INCH LIFTS COMPACTED TO 95% STANDARD PROCTOR DENSITY.

F. ALL DENSITY TESTING REPORTS ARE TO BE FORWARDED TO THE CITY, CWSD, EXPEDIENT CIVIL ENGINEERING, PLLC, AND THE CONTRACTOR.

G. WATER MAINS AND SANITARY SEWERS SHALL BE CONSTRUCTED AS FAR APART AS PRACTICABLE, AND SHALL BE SEPARATED BY UNDISTURBED AND COMPACTED EARTH. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER LINES AND SEWERS SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE ARKANSAS DEPARTMENT OF HEALTH. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT. EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE ARKANSAS DEPARTMENT OF HEALTH.

GENERAL NOTES:

1. A 3200 SERIES KNOX BOX IS REQUIRED AT THE PRIMARY ENTRANCE.
2. PUBLIC STREETLIGHTS SHALL BE AT LEAST 11,000 LUMENS FOR A COLLECTOR STREET.
3. PRIVATE STREETLIGHTS SHALL BE AT LEAST

KEYNOTES:

1. 5/8" WATER METER SERVICE PER DETAIL S-47/C9.0
2. INSTALL NEW 6"X6"X6" TAPPING SLEEVE, 6" GATE VALVE AND NEW FIRE HYDRANT PER DETAIL S-24/C9.0
3. SANITARY SEWER LINE TO BE INSTALLED BY ADJACENT DEVELOPMENT.

NOTE:
ALL MATERIALS AND METHODS USED TO CONSTRUCT PUBLIC WATER MAINS SHALL CONFORM TO SPRINGDALE WATER UTILITIES DETAILS AND STANDARD SPECIFICATIONS

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

NOT FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11411
Jason E. Ingalls
10/26/2021

Rev	Comments	Date
2	PER CITY COMMENTS	10/26/2021

HACKBERRY WOODS SUBDIVISION
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PROJECT# PP21-16

9200 SUITE US-DR. STE B
ROGERS, AR 72714
O: (479) 364-0028
F: (479) 387-2304
W: WWW.EPCI-PLLC.COM
EMAIL: jason@epci-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 10/1/2020
JOB NUMBER 21-1004
SHEET NAME UTILITY PLAN
File No. 21-1004-A.dwg
C5.0

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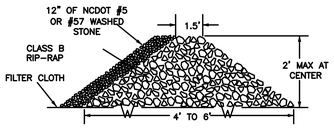
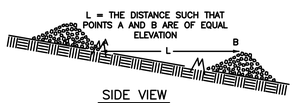
1. PLACE STONE TO THE LINE AND DIMENSION SHOWN IN THE PLAN ON A FILTER FABRIC FOUNDATION.
2. KEEP THE CENTER STONE SECTION AT LEAST 9 INCHES BELOW NATURAL GROUND LEVEL WHERE THE DAM ABUTS THE CHANNEL BANKS.
3. EXTEND STONE AT LEAST 1.5 FEET BEYOND THE DITCH BANK TO KEEP WATER FROM CUTTING AROUND THE ENDS OF THE CHECK DAM.
4. SET SPACING BETWEEN DAMS TO ASSURE THAT THE ELEVATION AT THE TOP OF THE LOWER DAM IS THE SAME AS THE TOE ELEVATION OF THE UPPER DAM.
5. PROTECT THE CHANNEL AFTER THE LOWEST CHECK DAM FROM HEAVY FLOW THAT COULD CAUSE EROSION.
6. MAKE SURE THAT THE CHANNEL REACH ABOVE THE MOST UPSTREAM IS STABLE.
7. ENSURE THAT OTHER AREAS OF THE CHANNEL, SUCH AS CULVERT ENTRANCES BELOW THE CHECK DAMS, ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONES.



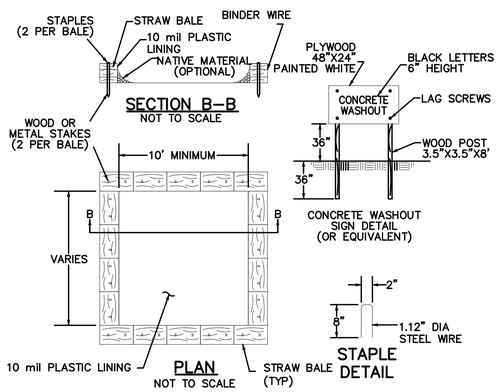
CROSS-SECTION VIEW



SIDE VIEW

DETAIL 1 – ROCK CHECK DAM

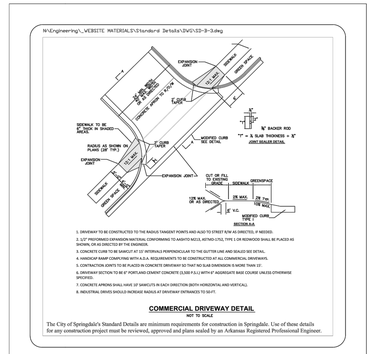
NOT TO SCALE



TYPE "ABOVE GRADE" WITH STRAW BALES

DETAIL 2 – CONCRETE WASHOUT

NOT TO SCALE

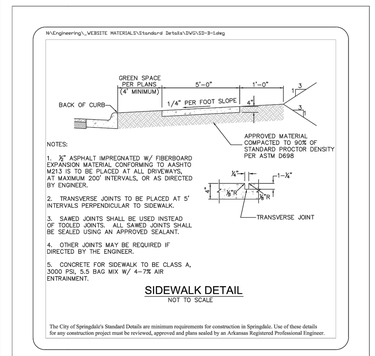


1. DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ADJD TO STREET R/W AS DIRECTED, IF NEEDED.
2. 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTM D 1751, TYPE I OR RESILIENT SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3. CONCRETE CURB TO BE MARKED AT 10' INTERVALS 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 10'.
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 3/8" SAWCUTS IN EACH DIRECTION (BOTH HORIZONTAL AND VERTICAL).
8. INDUSTRIAL DRIVES SHOULD INCREASE RADIUS AT DRIVEWAY PENTAGONS 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	



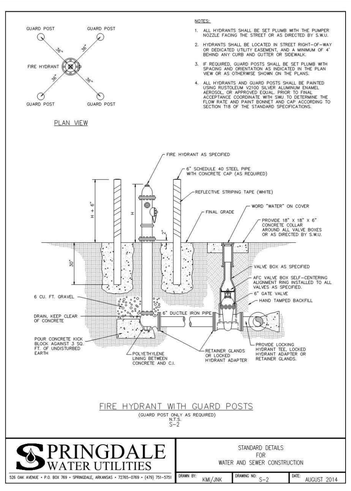
NOTES:

1. 3/4" 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	

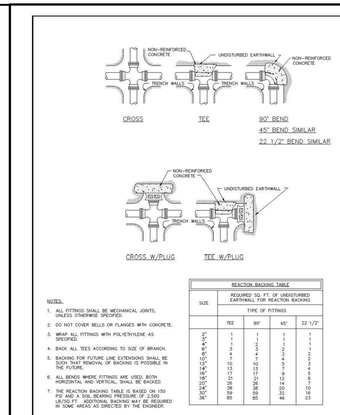


NOTES:

1. ALL HYDRANTS SHALL BE SET PLUMB WITH THE PUMPER NOZZLE FACING THE STREET OR AS DIRECTED BY S.W.U.
2. HYDRANTS SHALL BE LOCATED IN STREET RIGHT-OF-WAY AT INTERSECTIONS AND AT MAXIMUM SPACING OF 4' BEHIND ANY CURB AND GUTTER OR SIDEWALK.
3. IF REQUIRED, GUARD POSTS SHALL BE SET PLUMB WITH SPACING AND ORIENTATION AS INDICATED IN THE PLAN VIEW OR AS OTHERWISE SHOWN ON THE PLANS.
4. ALL HYDRANTS AND GUARD POSTS SHALL BE PAINTED USING RUSTOLEUM YO700 SILVER ALUMINUM ENAMEL OR APPROVED EQUIVALENT. CONTACT S.W.U. FOR ACCEPTANCE COORDINATE WITH SWU TO DETERMINE THE FLOW RATE AND PAINT BONNET AND CAP ACCORDING TO SECTION 719 OF THE STANDARD SPECIFICATIONS.

FIRE HYDRANT WITH GUARD POSTS
(GUARD POST ONLY AS REQUIRED)
N.T.S.

SPRINGDALE WATER UTILITIES	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION		
526 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5701	DRAWN BY: KM/JNK	DRAWING NO: S-2	DATE: AUGUST 2014



SIZE	REACTION BACKING TABLE REQUIRED SQ. FT. OF UNDISTURBED EARTHWALL FOR REACTION BACKING TYPE OF FITTINGS			
	TEE	90°	45°	22 1/2°
4"/6"/8"/10"/12"	1	1	1	1
14"	1	1	1	1
16"	1	1	1	1
18"	2	2	1	1
20"	3	3	2	1
24"	5	5	3	2
30"	8	8	4	2
36"	11	11	6	3
42"	17	17	8	4
48"	23	23	11	6
54"	28	28	14	7
60"	38	38	20	10
72"	55	55	28	14
80"	65	65	48	23

NOTES:

1. ALL FITTINGS SHALL BE MECHANICAL JOINTS, UNLESS OTHERWISE SPECIFIED.
2. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
3. WRAP ALL FITTINGS WITH POLYETHYLENE AS SPECIFIED.
4. BACK ALL TEES ACCORDING TO SIZE OF BRANCH.
5. BACKING FOR FUTURE LINE EXTENSIONS SHALL BE SET SO 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
N.T.S.

SPRINGDALE WATER UTILITIES	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION		
526 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5701	DRAWN BY: KM/JNK	DRAWING NO: S-3	DATE: MARCH 2008

SPRINGDALE STREET FUNCTIONAL CLASSIFICATION DESIGN CRITERIA

STREET FUNCTIONAL CLASSIFICATION								
DESIGN REQUIREMENTS	Alley	Low Volume Local	High Volume Local	Minor Collector	Major Collector	Arterial	Boulevard	Expressway
MIN. ROW/WIDTH (See Note 6)	20'	43'-4', 48'	48', 48', 51'	60'	70'	90'	106'	150' +
MAX. FILL & CUT SLOPE				4:1, 3:1 with staff approval				By Design
PAVEMENT SECTION		No Curb & Gutter	Rolled curb & gutter	Standard Curb & Gutter				Shoulder
MIN. PAVEMENT WIDTH (BACK TO BACK CURBS) (See Note 6)		15' One-Way	21', 28', 31'	28', 31', 34'	34'	46'	58'	By Design
MIN. MEDIAN WIDTH				N/A			12'	12'+
PAVEMENT THICKNESS				See Note 1				
PARKING				See Note 2				None
SIDEWALKS (SEE NOTE 7)		No	Yes (both sides)					None
MIN. PARKWAY WIDTH TREES		2'6"-3'	2'6"-3'	N/A	N/A	N/A	Median	15'
STREET LIGHTS		No	Yes	Yes	Yes	Yes	Yes	By Design
STREET SPACING		N/A	200'	200'	1/2 mile	1 mile	1 miles	N/A
DESIGN SPEED		15 MPH	20 MPH	30 MPH	35 MPH	45 MPH	45 MPH	65 MPH
INTERSECTION TO CURB CUT OFFSET		n/a	40'	40'	60'	100'	100'	N/A
MIN. INTERSECTING ANGLE		N/A	90°	90°	90°	90°	90°	N/A
MIN. INTERSECTING STREET OFFSET		N/A	150'	200'	200'	200'	300'	N/A
MIN. HORIZ TANGENT BET. REVERSE CURVES		N/A	50'	100'	200'	300'	400'	By Design
MIN. HORIZ RADIUS AT CENTERLINE		N/A	75'	150'	200'	500'	800'	By Design
MIN. INTERSECTION ANGLE				75 Degrees				N/A
TRUCK ROUTE		>200	>500	>5,000	>5,000	>11,000	>11,000	N/A
TRUCK ROUTE		No	No	N/A	No	Posted Only	Yes	Posted Only

GENERAL NOTE – ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH THE CURRENT AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.

NOTE 1 – THE PAVEMENT STRUCTURE SHALL MEET OR EXCEED THE PAVEMENT STRUCTURE IN THE CITY OF SPRINGDALE STANDARD DETAILS FOR THE PARTICULAR TRAFFIC CLASSIFICATION AND SOIL TYPE.

NOTE 2 – ON-STREET PARKING SHALL NOT BE PERMITTED ON COLLECTOR, ARTERIAL, OR BOULEVARD STREET CLASSIFICATIONS UNLESS OTHERWISE POSTED. PARKING ON OTHER STREETS SHALL BE REGULATED BY THE CITY ON EACH INDIVIDUAL STREET.

NOTE 3 – THE MAXIMUM LENGTH OF DEAD END STREETS SHALL NOT EXCEED 600' OR PROVIDE ACCESS TO MORE THAN 30 DWELLING UNITS.

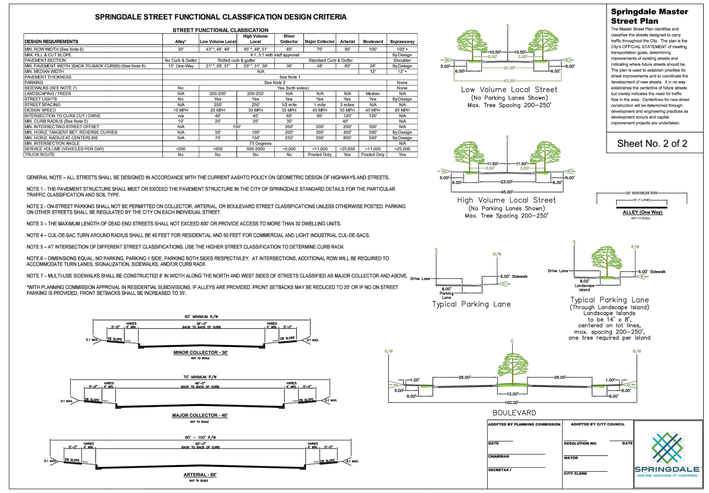
NOTE 4 – CUL-DE-SAC TURN AROUND RADIUS SHALL BE 40 FEET FOR RESIDENTIAL AND 50 FEET FOR COMMERCIAL AND LIGHT INDUSTRIAL CUL-DE-SACS.

NOTE 5 – AT INTERSECTION OF DIFFERENT STREET CLASSIFICATIONS, USE THE HIGHER STREET CLASSIFICATION TO DETERMINE CURB RADII.

NOTE 6 – DIMENSIONS EQUAL, NO PARKING, PARKING 1 SIDE, PARKING BOTH SIDES RESPECTIVELY. AT INTERSECTIONS, ADDITIONAL ROW WILL BE REQUIRED TO ACCOMMODATE TURN LANES, SIGNALIZATION, SIDEWALKS, AND/OR CURB RADII.

NOTE 7 – MULTI-USE SIDEWALKS SHALL BE CONSTRUCTED 8' IN WIDTH ALONG THE NORTH AND WEST SIDES OF STREETS CLASSIFIED AS MAJOR COLLECTOR AND ABOVE.

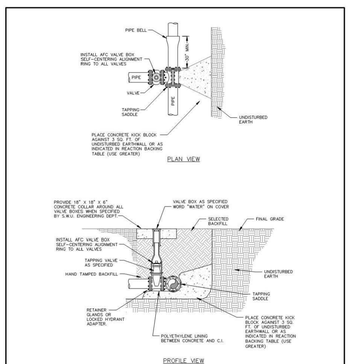
*WITH PLANNING COMMISSION APPROVAL IN RESIDENTIAL SUBDIVISIONS, IF ALLEYS ARE PROVIDED, FRONT SETBACKS MAY BE REDUCED TO 20' OR IF NO ON STREET PARKING IS PROVIDED, FRONT SETBACKS SHALL BE INCREASED TO 35'.



Springdale Master Street Plan

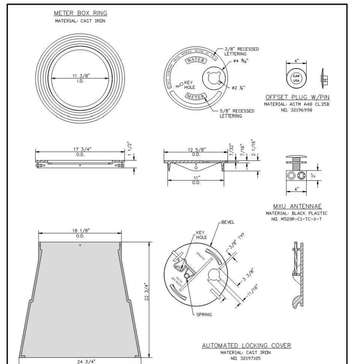
The Master Street Plan identifies and classifies the streets designed to carry traffic throughout the City. The plan is the City's OFFICIAL STATEMENT of meeting transportation goals, determining improvements of existing streets and designating new streets that should be. The plan is used to establish priorities for street improvements and to coordinate the development of new streets. It in no way establishes the centerline of future streets on any property unless such has been in the area. Centerlines for new street construction will be determined through development and engineering practices as development occurs and capital improvement projects are undertaken.

Sheet No. 2 of 2



TAPPING SADDLE & VALVE
N.T.S.

SPRINGDALE WATER UTILITIES	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION		
526 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5701	DRAWN BY: CAG	DRAWING NO: S-5	DATE: AUGUST 2014



STANDARD METER BOX
N.T.S.

SPRINGDALE WATER UTILITIES	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION		
526 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5701	DRAWN BY: TLS	DRAWING NO: S-22	DATE: AUGUST 2014

Know what's below. Call before you dig.

NOT FOR CONSTRUCTION

HACKBERRY WOODS SUBDIVISION
PRELIMINARY PLAT
3357 HABBERTON ROAD SPRINGDALE, AR

ADAMS' FAMILY PROPERTIES, LLC
3885 JULIO ROAD SPRINGDALE, AR 72764

STATE OF ARKANSAS
*** REGISTERED PROFESSIONAL ENGINEER ***
No. 11411
Jason E. Ingalls
10/26/2021

Rev	Comments	Date
2	PER CITY COMMENTS	10/26/2021

PROJECT# PP21-16

9200 SUTTS LOOP, STE B
ROGERS, AR 72758
O: (479) 364-0028
M: (479) 387-2304
EMAIL: jason@ace-plic.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 10/1/2020
JOB NUMBER 21-1004
SHEET NAME DETAIL SHEET
File No. 21-1004-A.dwg
C6.0

A:\ECE2021\Projects\2021 Projects\21-1004 Hackberry Woods Sub PUD\Dwg\21-1004-A.dwg

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: **November 2, 2021**

RE: **L21-24** **Large Scale Development** **Hwy 265 & Old Missouri Rd**

Planning Comments

1. Submit PDF file at time of resubmission. (standard comment)
2. A written response to all comments is required with resubmission. (standard comment)
3. Upon completion of the corresponding informal plat being used as the instrument to adjust lot lines, the cover page will need to remove parent tract 815-28634-000 and replace "Parent Tract Parcel Number: 815-28632-000" and its legal description to display the updated parcel number and legal description.
4. This Large Scale Development Plan has been given the number L21-24. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development. (standard comment)
5. Need to identify the zoning of the property.
    a. Adjustments will need to be made to the plan set on several pages to reflect the completion of the informal plat. It appears that this will occur post-planning commission meeting on 11/2/2021.
6. All drives and parking areas are required to be paved.
    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. 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)

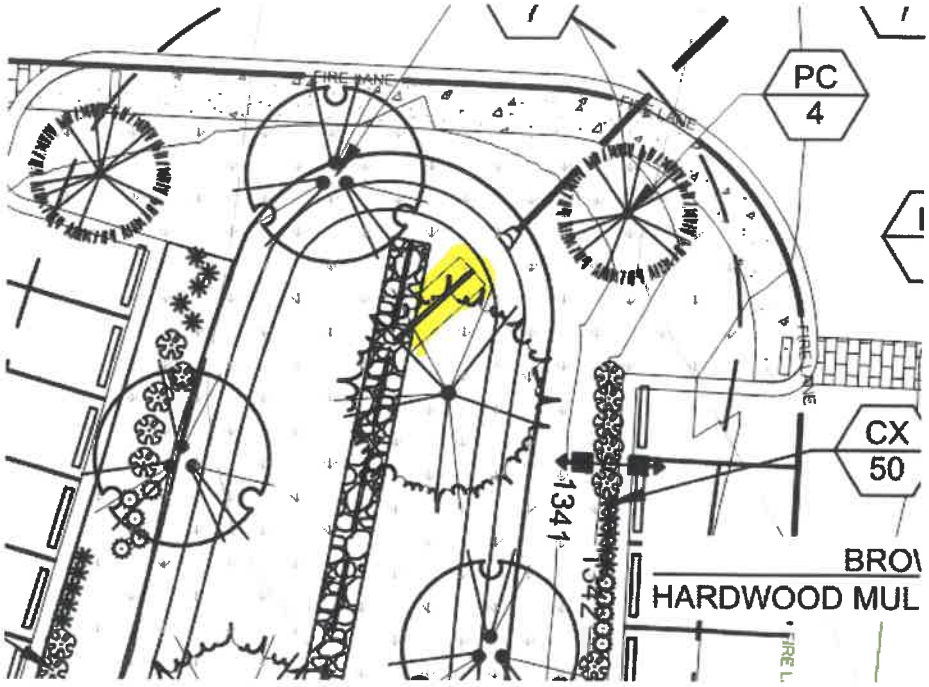
Commercial Design Standards Comments

1) Perimeter landscaping required.
   a. Variance requested
2) Foundation landscaping is required.
   a. Variance requested for foundation landscaping on the North, East and South sides of the building.
3) Central features and community spaces shall have direct access to the public sidewalk. (standard comment)
4) Wall projections or recesses must be a minimum of 3' in depth.
   a. Variance requested
5) 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
6) Predominate exterior building materials shall be high quality materials including, without limitation, the following: brick, native/natural stone, synthetic stone, concrete masonry units (smooth face units with integral color), synthetic stucco/EFS, architectural precast concrete, decorative face concrete tilt-up panels, glass, wood (natural or composite).
   a. Variance requested

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.~~

2. **Chapter 106 – Stormwater Drainage**
   - **Is river rock proposed for all portions of the trickle channel? River rock hatch pattern only shown on the main section of channel on the landscaping plan.**



- **Is second detention pond intended to discharge overland and enter the existing storm pipe through the grated inlet? Need to make sure pond discharge does not cause drainage issues on property to the south.**

- *106.5.4.10*** - Easements
  - **Submit draft of drainage easements.**

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.

4. **Chapter 110 – Streets, Sidewalks and Other Public Places**
   (Ord. No. 3258, § 1, 11-12-02)
   - *110.31* - Sidewalks are required one-foot (1') inside the right-of-way line.
     - **Adjust sidewalk to 1' inside of the R.O.W.**
     - **Provide sidewalk all the way across property to property corner.**

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.

   - *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.

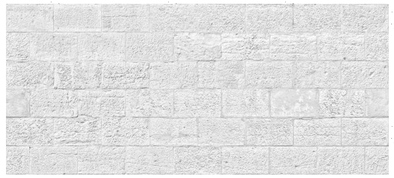
STOREFRONT SYSTEM WITH GLAZING:

MANUFACTURER: KAWNEER OR EQUAL.
MODEL: 451T
COLOR: ANODIZED ALUMINUM AND CLEAR LOW-E GLAZING



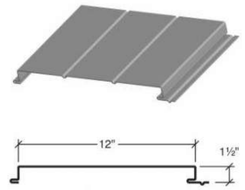
(SPLIT FACE) CMU BLOCK WITH CLEAR SEALER:

MANUFACTURER: T.B.D.
SIZE: STANDARD SIZE
COLOR: GRAY



ARCHITECTURAL METAL WALL PANEL:

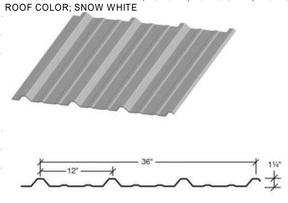
MANUFACTURER: MBCI
PRODUCT NAME: FW-120
WALL FASTENING SYSTEM TYPE: CONCEALED
COLOR: METALLIC SILVER & BRITE RED

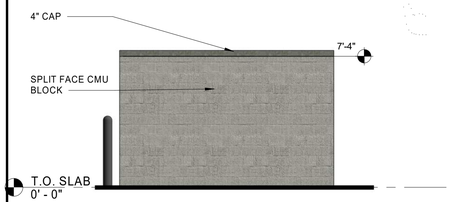


FW-120-0

STANDARD METAL WALL & ROOF PANEL:

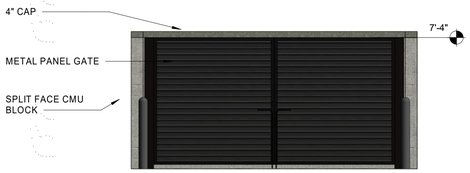
MANUFACTURER: MBCI
PRODUCT NAME: PBR (R-PANEL)
WALL FASTENING SYSTEM TYPE: EXPOSED
WALL COLORS: SNOW WHITE, TUNDRA, SLATE GRAY, MIDNIGHT BRONZE
ROOF COLOR: SNOW WHITE





8 RENDERED TRASH ENCLOSURE ELEVATION 2

1/4" = 1'-0"

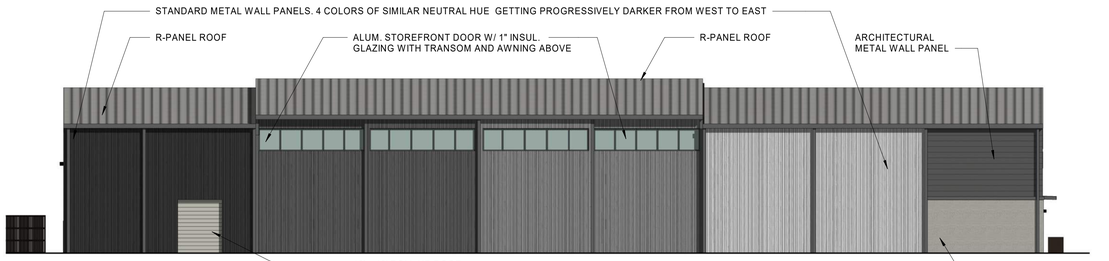


7 RENDERED TRASH ENCLOSURE ELEVATION 1

1/4" = 1'-0"

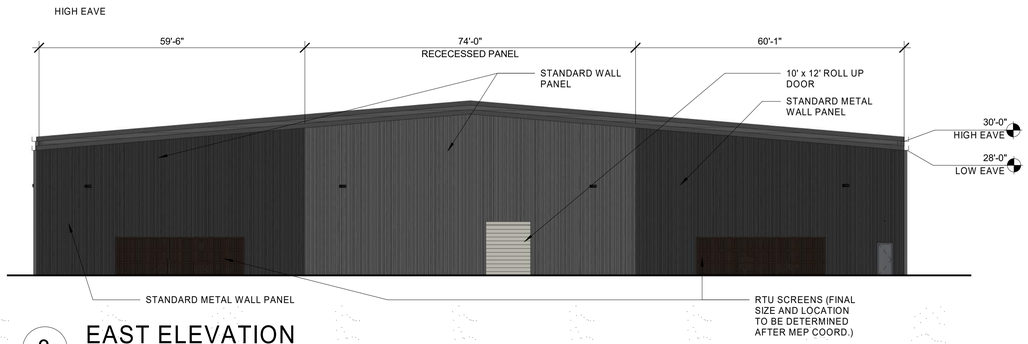


6 PERSPECTIVE FROM SW CORNER



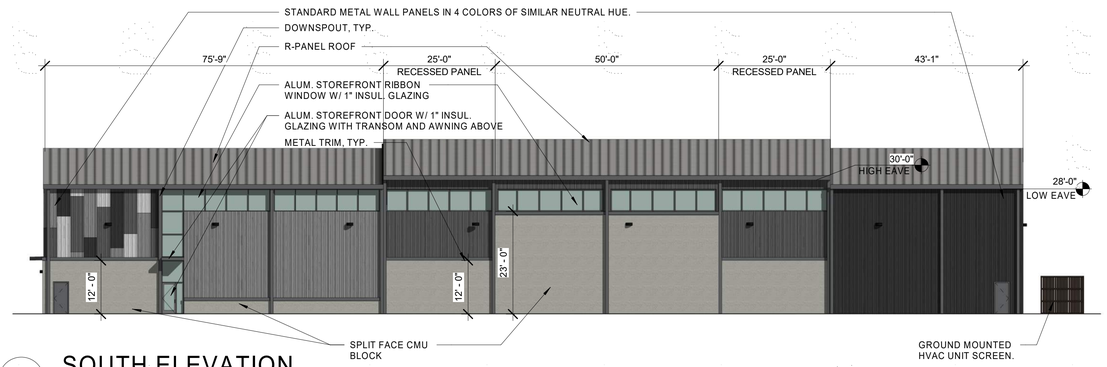
4 NORTH ELEVATION

1/16" = 1'-0"

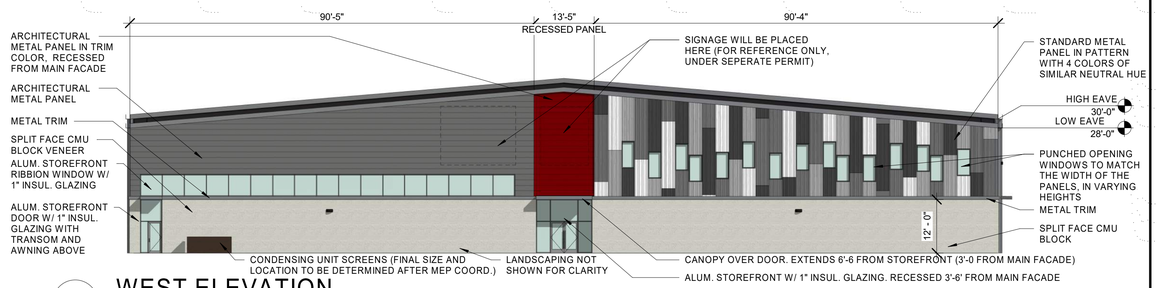


3 EAST ELEVATION

1/16" = 1'-0"



2 SOUTH ELEVATION



1 WEST ELEVATION

1/16" = 1'-0"

HFA
Creative Solutions
Meaningful Places
HARRISON FRENCH & ASSOCIATES, LTD
t 479.273.7780
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
www.hfa-ae.com

STIPULATION FOR REUSE
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IT IS NOT TO BE USED IN PART OR WHOLE FOR ANY OTHER PROJECT OR FOR AN ADDITION TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT. THIS RESTRICTION APPLIES TO ALL FORMS OF REPRODUCTION OR TRANSMISSION, INCLUDING BUT NOT LIMITED TO, COPYING, PHOTOGRAPHY, OR ELECTRONIC MEDIA. THE USE OF THIS DRAWING ON ANOTHER PROJECT, EXTENSION OF THIS PROJECT, OR ADDITIONS TO THIS PROJECT WITHOUT THE SPECIFIC WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY UNAUTHORIZED USE OF THIS DRAWING AND THE USER SHALL INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, LOSS, OR EXPENSE, INCLUDING ATTORNEY'S FEES, ARISING FROM OR IN CONNECTION WITH SUCH UNAUTHORIZED USE. ANY REPRODUCTION OF THIS DRAWING FOR ANY PURPOSE OR BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED UNLESS AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

PSC INDOOR SOCCER

HWY 265 & OLD MISSOURI RD.
SPRINGDALE, AR

JOB NUMBER: 18-20-00095

ISSUE BLOCK

CHECKED BY:	LF
DRAWN BY:	TSJ
DOCUMENT DATE:	07.22.2021

COLORED ELEVATIONS

SHEET:
X-EL

8/18/2021 10:34:54 PM
C:\Users\tsjones\Documents\2020 Revit Projects\18-20-00095 PSC Indoor Soccer Facility v2.0- R2020 Central_jsmith@hfa-ae.com.rvt
X-EL-COLORED ELEVATIONS

PSC INDOOR SOCCER

S. OLD MISSOURI RD & HWY 412
SPRINGDALE, AR 72764
WASHINGTON COUNTY

#L21-24 ⚠1



VICINITY MAP
NO SCALE

CONTACTS

OWNER
ANDY CHEN
3487 CHATSWORTH ROAD
FAYETTEVILLE, AR 72703
ANDYCHEN2288@GMAIL.COM

SURVEYOR
BATES & ASSOCIATES, INC.
7230 S. PLEASANT RIDGE DR.
FAYETTEVILLE, AR 72704
479.442.9350
JUSTIN REID

CIVIL ENGINEERING
HARRISON FRENCH &
ASSOCIATES, LTD
1705 S. WALTON BLVD., SUITE 3
BENTONVILLE, AR 72712
479.273.7780
EMMA HERNON

ARCHITECTS & MEP
HARRISON FRENCH &
ASSOCIATES, LTD
1705 S. WALTON BLVD., SUITE 3
BENTONVILLE, AR 72712
479.273.7780
LANDON FOSTER

FIRE
CITY OF SPRINGDALE FIRE
DEPARTMENT
417 HOLCOMB STREET
SPRINGDALE, AR 72762
479.751.4510
DUANE MILLER

SITE PLAN REVIEW ⚠1
CITY OF SPRINGDALE PLANNING
DEPARTMENT
201 SPRING STREET
SPRINGDALE, AR 72764
479.750.8550
PATSY CHRISTIE

HEALTH DEPARTMENT
ARKANSAS DEPARTMENT OF HEALTH
1200 W WALNUT STREET, SUITE 2200
ROGERS, AR 72756
479.986.1300
JAMES BAILEY

STATE HIGHWAY
ARKANSAS DEPARTMENT OF
TRANSPORTATION
P.O. BOX 610
HARRISON, AR 72602
870.743.2100
JIMMY VAUGHN

CITY STREET
CITY OF SPRINGDALE ENGINEERING
DEPARTMENT
201 SPRING STREET
SPRINGDALE, AR 72762
479.750.8105
BRADLEY BALDWIN

SANITARY SEWER & WATER
SPRINGDALE WATER DEPARTMENT
526 OAK AVENUE - PO BOX 769
SPRINGDALE, AR 72764
479.927.4173
LPECKHAM@SPRINGDALEWATER.COM
LARRY PECKHAM

NATURAL GAS
BLACK HILLS ENERGY
655 E. MILLSAP RD., SUITE 104
FAYETTEVILLE, AR 72703
888.890.5554

ELECTRIC
AEP
STEVE SATTERFIELD
WSSATERFIELD@AEP.COM

TELEPHONE
AT&T
627 WHITE ROAD
P.O. BOX 7449
SPRINGDALE, AR 72762
479.442.1937
SCOTT SEAMAN

STORM SEWER
CITY OF SPRINGDALE ENGINEERING
DEPARTMENT
201 SPRING STREET
SPRINGDALE, AR 72764
479.750.8105
BRADLEY BALDWIN

⚠1

PARENT TRACT PARCEL NUMBER: 815-28632-000 ⚠1

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N87°34'19"W 261.08', THENCE N03°18'59"E 65.92' TO A POINT ON THE NORTH RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY #412, THENCE N03°23'58"E 210.46' TO AN EXISTING REBAR, THENCE N03°25'15"E 134.54' TO THE TRUE POINT OF BEGINNING, AND RUNNING THENCE N87°22'19"W 164.53' TO AN EXISTING REBAR, THENCE S02°40'23"W 34 0.06' TO A POINT ON THE NORTH RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY #412, THENCE ALONG SAID RIGHT-OF-WAY N87°32'27"W 39.50' TO AN EXISTING NAIL, THENCE LEAVING SAID RIGHT-OF-WAY N02°41'02"E 3 39.97' TO AN EXISTING REBAR, THENCE N87°22'52"W 300.00' TO AN EXISTING REBAR ON THE EAST RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY #265, THENCE ALONG SAID EAST RIGHT-OF-WAY N16°31'15"E 266.69' TO AN EXISTING REBAR, THENCE LEAVING SAID EAST RIGHT-OF-WAY S87°20'21"E 443.51' TO AN EXISTING REBAR, THENCE S03°25'15"W 258.50' TO THE POINT OF BEGINNING, CONTAINING 3.1 2 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN OLD MISSOURI ROAD (STATE HIGHWAY #265) MASTER STREET PLAN RIGHT-OF-WAY ON THE WEST SIDE, SUBJECT TO THAT PORTION IN EAST ROBINSON AVENUE (STATE HIGHWAY #412) MASTER STREET PLAN RIGHT-OF-WAY ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT, AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARENT TRACT PARCEL NUMBER: 815-28634-000 ⚠1

DEED RECORDED AS DOCUMENT 2016-00015588

A part of the Southwest Quarter of the Southwest Quarter of Section 6, Township 17 North, Range 29 West, Washington County, Arkansas, being more particular described as follows:
Commencing at a point being used as the Southwest Corner of said Section 6 as indicated on AHTD Job Number 40005; Thence N 00° 58' 11" E, 18.12 feet to a point in the center of Arkansas State Highway 412; Thence S 88° 29' 15" E, 1086.64 feet to a point in the center of Arkansas State Highway 412; Thence N 02° 08' 55" E, 40.26 feet to a found 1/2" crimped top pipe, said pipe being on the North Right of Way line of Arkansas State Highway 412 as established by order of the Washington County Court dated January 31, 1946, and entered for record in County Book B-I at Page 157 on State Job Number 9219 and as referenced in the property description filed for record in Book 474 Page 418, Washington County; Thence continue N 02° 08' 55" E, 5.06 feet to a point, being the true point of beginning of the tract herein described, said point being on the North Right of Way line as established by AHTD Job Number 40005, and also being N 80° 24' 36" E, 1.27' from an existing 3/4" rebar with 1-1/2" aluminum cap stamped "AHTD R/W"; Thence continue N 02° 08' 55" E, along the West line of said tract a distance of 892.29 feet to a found 1/2" crimped top pipe, said pipe having been set for the Northwest Corner of tract as described in Book 474 Page 418; Thence S 88° 41' 41" E, along the north line of above said tract a distance of 243.11 feet to a found 1/2" crimped top pipe, said pipe having been set for the Northeast Corner of tract as described in Book 474 Page 418; Thence S 02° 09' 18" W, 892.62 feet along the East boundary line of said tract, said East boundary line also being the West boundary line of the property described in Quit Claim Deed from the AHTD to John Shastid and Virginia Shastid recorded in the Washington County records as Instrument Number 96050637, to a point on the North Right of Way line of Arkansas State Highway 412 as established by AHTD Job Number 40005, said point also being S 05° 20' 56" E, 0.33' from an existing rebar with a red plastic cap stamped "PLS 1214"; Thence N 88° 36' 57" W, along said North Right of Way line a distance of 243.00 feet to the Point of Beginning, containing 4.98 acres, more or less. Above description is according to a survey by AHTD referenced as Job Number 4620_8.

FLOOD NOTE

THIS SITE IS LOCATED IN FLOOD ZONE "X" AS SHOWN IN THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 05143C0090F DATED 4/2/2008.

BENCHMARK

TEMPORARY BENCHMARK A: CURB INLET IN ROW ALONG S. MISSOURI RD. WITH RIM ELEVATION = 1339.43'

CITY NOTE

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

SHEET LIST

C0.0 COVER SHEET
C0.1 PROJECT NOTES
C0.2 PLAT (PAGE 1)
C0.3 PLAT (PAGE 2) ⚠1
C1.0 EROSION & SEDIMENT CONTROL PLAN - WEST
C1.1 EROSION & SEDIMENT CONTROL PLAN - EAST
C2.0 DEMOLITION PLAN - WEST
C2.1 DEMOLITION PLAN - EAST
C3.0 SITE PLAN - OVERALL
C3.1 SITE PLAN - WEST
C3.2 SITE PLAN - EAST
C4.0 GRADING PLAN - WEST
C4.1 GRADING PLAN - EAST
C5.0 UTILITY PLAN - WEST
C6.0 LANDSCAPE PLAN - WEST
C6.1 LANDSCAPE PLAN - EAST
C6.2 LANDSCAPE DETAILS
C10.0 EROSION DETAILS
C10.1 SITE DETAILS
C10.2 SITE DETAILS 2
C10.3 GRADING DETAILS
C10.4 UTILITY DETAILS
C10.5 UTILITY DETAILS 3 ⚠1
BUILDING ELEVATIONS
SITE LIGHTING PLAN

REVISION CHART

#	TITLE	DATE	NOTES:
⚠1	REV-1	10.21.21	REVISED PER CITY COMMENT

⚠1

SITE & DEVELOPMENT INFORMATION	
FLOOR AREA	42,508 SF
GROSS SITE AREA	213,444 SF (4.91 AC)
NET SITE AREA	211,759 SF (4.86 AC)
ZONING	C-2 (WEST LOT) AND C-5 (EAST LOT)
USE	CULTURAL, RECREATIONAL & HEALTH FACILITIES
PARKING	REQUIRED: 1 SPACE / 200 SF (42,508 NET SF / 200 = 213 SPACES FOR RECREATIONAL USE) PROVIDED: 214 SPACES

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

HFA ARCHITECTS ENGINEERS INTERIORS
HARRISON FRENCH & ASSOCIATES, LTD
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ac.com

STIPULATION FOR REUSE
THESE PLANS ARE PREPARED FOR USE ON A SPECIFIC SITE AT:
SPRINGDALE, AR 72764
CONTRACT NO: PROJ. # 18-20-00095
DATE ON: 10/19/2021
AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A DIFFERENT TIME. USE OF THIS DRAWING FOR PROJECT REQUIRES THE SERVICES OF HARRISON FRENCH & ASSOCIATES, LTD ENGINEERS. REPRODUCTION OF THIS DRAWING FOR USE ON ANY OTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

PSC INDOOR SOCCER
#L21-24 ⚠1
S. OLD MISSOURI RD & HWY 412
SPRINGDALE, AR 72764
PROJ NUMBER: 18-20-00095

ISSUE BLOCK

#	TITLE	DATE
	OTP	9.30.2021
⚠1	REV-1	10.21.2021

DOCUMENT DATE:	10/19/2021
CHECKED BY:	WFM
DRAWN BY:	ENH

NOT FOR CONSTRUCTION

DANIEL RYAN GILL, PE
LICENSE #: 12539

COVER SHEET

SHEET: C0.0

Oct19,2021-4:59pm - User:emma.hernon
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GENERAL NOTES

1. The contractor shall retain a full set of latest approved construction plans and specifications on site during all construction activities. Local authority's standards shall supersede all HFA standards.
2. The contractor will maintain any required access to adjacent properties.
3. Any temporary construction easements required for private work related to the project shall be acquired by the owner. No work will be performed on private property without written permission of the affected property owner.
4. Coordinate start-up and all construction activities with the owner.
5. Construction methods and materials, not specified in these plans, are to meet or exceed the site work specifications provided by HFA, or as otherwise specified by the owner.
6. All construction work and utility work outside of property boundaries shall be performed in cooperation with, and in accordance with, regulations of the authorities concerned.
7. Public convenience and safety: the contractor shall conduct all work in a manner that will ensure, as far as practicable, the least obstruction to traffic; and shall provide for the convenience and safety of the general public and residents along, and adjacent to, highways in the construction area in an adequate and satisfactory manner, in accordance with the DOT standard specifications for highway construction.
8. All aerial images are for reference only and are not to scale.
9. All imported fill shall be free of rocks greater than 12" in diameter and any detrimental organic material or refuse debris.
10. Safety railings are required on any retaining wall 30" or greater in height.
11. Proposed spot elevations are at top of finished curb unless otherwise specified.
12. The general contractor will be held solely responsible for and shall take all precautions necessary to avoid damage to adjacent properties during the construction phases of this project.
13. In accordance with generally accepted construction practices, the contractor shall be completely responsible for conditions of the job site. Including the safety of all persons and property during the duration of the construction. This will be applicable 24 hours a day.
14. All dimensions shown are to the face of curb unless otherwise noted.
15. All signs and traffic control devices to follow the guidelines of the MUTCD.
16. The contractor shall refer to the architectural plans for all building dimensions. The contractor shall immediately notify the architect and engineer in the event there are discrepancies determined between plans.
17. The design, inspection and certification of any retaining wall over 4FT shall be by a registered engineer.
18. All work shall be done in strict accordance with the project specifications.
19. The contractor shall ensure all necessary permits are obtained prior to construction.
20. The contractor shall maintain all existing parking, sidewalks, drives, etc. clear and free from any construction activity, and/or material, to ensure easy and safe pedestrian and vehicular traffic to and from the site.
21. The contractor shall refer to the architectural plans for exact locations and dimensions of the precise building dimensions and exact building utility entrance points.
22. The engineer of record shall review and approve material submittals.
23. The demolition of any existing underground storage tanks, fueling dispensers, or fueling related appurtenances such as supply lines, shall be removed per local, state and federal requirements.
24. The contractor shall maintain the site and provide 6' tall chain link security fence around the site until such time as the owner takes over.
25. The contractor is responsible for providing traffic control throughout the project, including proper traffic control devices and/or personnel as required. This includes both vehicular and pedestrian traffic control. Traffic control shall be in accordance with MUTCD.

EROSION CONTROL NOTES

1. Erosion control measures are to be installed prior to demolition commencing.
2. If top soil or other soil is to be stockpiled for more than 30 days, a temporary cover of annual rye or other suitable grass shall be planted. Stockpile is to be a minimum distance of 25' from all drainage structures.
3. Silt fences shall be repaired to their original conditions if damaged. Sediment shall be removed from the silt fences when it reaches one-half the height of the silt fence.
4. When silt fence or wattles are not placed at a constant elevation following contours on steep slopes, the "J" hoop method should be used (at 50FT intervals) to create ponding and prevent erosion of the trench backfill of silt fence installation
5. The contractor shall incorporate permanent erosion control features at the earliest practical time. Temporary erosion control measures will be used to correct conditions that develop during construction that were unforeseen during the design stage, that are needed prior to installation of permanent erosion control features, or that are needed temporarily to control erosion that develops during normal construction projects, but are not associated with permanent control features on the project.
6. All storm water pollution prevention measures shall be initiated as soon as possible.
7. All wash water from concrete trucks, vehicle and equipment cleaning, etc. shall be detained and properly treated or disposed.
8. General contractor shall denote the temporary parking and storage area which shall also be used as the equipment maintenance and cleaning area, and area for portable facilities, office trailers and toilet facilities.
9. The contractor will implement best management practices as required by SWPPP. Additional BMPs shall be implemented as necessary as the project progresses at no additional cost to the owner throughout all phases of construction.
10. The contractor shall obtain and follow the SWPPP as approved by local and state agencies.
11. Disturbed portions of the site where construction activity has stopped for at least 14 days shall require temporary seed.
12. Contractor shall be responsible for removing sediment from detention structures at all points throughout construction.
13. The contractor shall adjust erosion control measures throughout grading as necessary to perform effectively.
14. Re-vegetation shall be required to meet the following performance standards (sediment controls shall remain in place until re-vegetation is established).
15. A minimum of 4 inches of topsoil shall be required to be either existing or installed in areas to be re-vegetated. Any application of topsoil and seeding under the drip line of a tree should be minimized to 3 inches so as not to damage the trees root system.
16. All construction to be stabilized at the end of each working day. This includes back filling of trenches for utility construction and placement of gravel or bituminous paving for road construction.
17. Provide complete and uniform coverage that minimizes erosion and runoff.
    a. Zero to 10% grade: re-vegetation shall be a minimum of seeding and mulching.
    b. 10:1 up to 4:1 grade: re-vegetation shall be a minimum of hydro-seeding with mulch and fertilizer, sod, or groundcover. Said planting shall provide complete and uniform coverage that minimizes erosion and runoff.
    c. 4:1 to 3:1 grade: The slope shall be covered with landscape fabric and hydro-seeded with mulch and fertilizer, or staked sod, or groundcover. Said planting shall provide complete and uniform coverage that minimizes erosion and runoff.
    d. More than 3:1 grade: any finish grade over 3:1 shall be stabilized with one or more of the following:
    e. Retaining walls; cribbing with landscape fabric; terracing with groundcover; riprap; staked sod (up to 2:1 slope)
    f. If cribbing, terracing, or riprap is used, the slope's stability and erodibility must be equivalent to or better than its predevelopment state.
20. Permanent Erosion Control: The developer shall incorporate permanent erosion control features at the earliest practical time. Temporary erosion control measures will be used to correct conditions that develop during construction that were unforeseen during the design stage, that are needed prior to installation of permanent erosion control features, or that are needed temporarily to control erosion that develops during normal construction projects, but are not associated with permanent control features on the project.
21. Dust: Where excessive dust may become a problem, a plan for spraying water on heavily traveled dirt areas shall be addressed.
22. 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.
23. 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.
24. 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.

Erosion Control Planning Sequence To Be Used (If not specified on Erosion Control Plan)

Phase I

1. Install stabilized construction entrances/exits.
2. Prepare temporary parking and storage areas. upon implementation and installation of the following: trailers, parking, lay down, porta-potty, wheel wash, concrete wash-out, mason's area, fuel and materials storage containers, solid waste containers, etc., denote them on the site maps throughout the construction progress.
3. Construct the silt fences on the site.
4. Halt all activities and contact the civil engineer consultant to perform inspection of BMPs. general contractor shall schedule and conduct storm water pre-construction meeting with engineer and all ground-disturbing contractors before proceeding with construction.
5. Clear and grub the site.
6. If applicable, start construction of the building pad and structures.
7. Begin grading the site.

Phase II

1. Temporarily seed disturbed areas.
2. Install utilities, underdrains, storm sewers, curbs and gutters.
3. Install rip-rap around out structures.
4. Install inlet protection around all storm sewer structures.
5. Complete grading and install permanent seeding and planting.
6. Remove all temporary erosion and sediment control devices if site is stabilized.

DEMOLITION NOTES

1. The location of the utilities shown have been determined by information gathered and shall not be used as exact. contractor shall contact the appropriate utility companies to verify exact locations prior to demolition.
2. The contractor shall coordinate with the proper utility companies for removal and relocations of the respective utility. The contractor shall verify any work that may be done by the utility companies.
3. Contractor shall protect the public with best management practices.
4. Contractor shall protect and maintain all existing structures, pavement, and vegetation that is not to be disturbed and is responsible for any damages to them.
5. The contractor shall properly dispose of all materials resulting from operation according to governing authorities and shall obtain the proper permits required for disposal and demolition.
6. The contractor shall maintain continuous access to adjacent properties during construction and avoid any property damage during construction.
7. The contractor shall install erosion and sediment control devices prior to demolition.
8. The contractor shall be responsible for maintaining services to any necessary utilities during construction.
9. For all items noted to be removed, remove not only the above ground elements, but also remove all underground elements as well including, but not limited to; foundations, gravel fills, tree roots, pipes, tanks, etc.
10. Backfill all excavations resulting from the demolition work meeting the requirements for fill outlined in the geotechnical investigation report for this site.
11. Asbestos and any other hazardous material shall be properly permitted and removed by the contractor. Contractor shall secure all permits for demolition and removal of materials from the site.
12. Limit saw-cut and pavement removal to only those areas where it is required as shown on these plans. any damage incurred to any surrounding areas shall be repaired / replaced at the responsibility of the contractor. Contractor shall protect existing adjacent structures, pavement, utilities, landscape, etc. from damage during construction.
13. Demolition and removal of underground storage tanks, fueling dispensers, and fueling related appurtenances such as supply lines shall be removed and disposed of per local, state, and federal requirements. Contractor shall field verify exact location of supply lines and appurtenances and remove per requirements. Contractor shall secure all permits for demolition and removal of materials from the site.
14. Contractor shall ensure that services to all utilities to be removed has been discontinued and shut off. All utility lines shall be capped per utility company standards.
15. Contractor shall coordinate with adjacent property owners prior to demolition of materials along property lines.

SITE NOTES

1. Unless otherwise shown, all curb radii shall be 3'.
2. Asphalt concrete surface and base course materials should meet or exceed the requirements as outlined in the specifications or as specified by the state or local jurisdiction, whichever is more stringent.
3. An independent testing laboratory, selected and paid for by the contractor and approved by the owner, shall be retained to perform construction testing of in-place asphalt concrete courses for compliance with requirements for thickness and surface smoothness requirements as specified in the construction specifications.
4. All removal of asphalt pavement will be saw cut.
5. Curbs must be caulked before backfilled and street paved. Acceptable suppliers are: Omni Seal 50, Percora 864 and 865, Dow Corning 888, or pre-approved equal.
6. Concrete pipe shall meet local jurisdiction or DOT specs. No damaged or repaired pipe will be allowed.
7. Any damage to the existing public street due to construction shall be repaired/replaced at the contractors expense.
8. Provide a smooth line by full depth saw cut for street widening (typ).
9. All existing curb cuts will be removed and replaced with standard curb, any curb to remain that is currently damaged or cracked shall be removed and replaced with standard curb, and curb damaged during construction shall be removed and replaced.
10. Driveway approaches shall be constructed of Portland cement concrete with a broom finish.
11. Detectable warnings are required when constructing or altering curb ramps. A 24 in wide strip of detectable warning (truncated domes) should be installed at the bottom of a curb ramp to indicate the transition from the sidewalk to the street or as indicated on drawings.
12. Minimum density for asphalt shall be 92% of the maximum theoretical density.
13. Subgrade shall be compacted to 95% of standard proctor.
14. Base course shall be compacted to 95% of modified proctor on local and residential streets.

Concrete Notes:

15. Concrete paving and structures should conform to project specification and details. If a discrepancy is found the more stringent shall apply.
16. An independent testing laboratory, selected and paid for by the contractor, and approved by owner, shall be retained to perform construction testing of concrete for compliance with requirements of the construction specifications.
17. Vertical concrete surfaces exposed to the general public shall be wet-rubbed to a smooth finish after forms have been removed. Horizontal surfaces shall be broomed as required in the construction specifications.

GENERAL PAVING NOTES

1. Place expansion joint between medium duty and heavy duty concrete.
2. Contractor to provide diagonal control joint from corners of paving transitions.

GRADING NOTES

1. Proposed contours are at finished grade.
2. The construction area shall be cleared, grubbed, and stripped of topsoil and organic matter from all areas to be occupied by building and paving. Topsoil for replacement on slopes may be stockpiled on site. Excess topsoil may be wasted in fill slopes, except that no topsoil will be wasted within 10 feet of the edge of the building or paved area. Burning of timber and debris shall comply with AHJ ordinances.
3. Areas to receive fill shall be scarified and the top 8 inch depth compacted to 95% standard proctor of the maximum laboratory density. Any unsuitable areas shall be undercut and replaced with suitable material before any fill material can be applied.
4. All grading shall be set back a minimum of 5FT from the property lines unless written permission is submitted from the adjacent property owner or a joint grading plan is submitted.
5. Off-site fill material (gravelly clay), shall have a plasticity index of 30 or less, a CBR value greater than 8, and contain no rock larger than 4 inches. Off-site fill material shall be approved by the engineer prior to bringing on site.
6. Areas that are to be cut to subgrade levels shall be proof-rolled with a fully loaded tandem-axle dump truck or similar approved construction equipment to detect unsuitable soils. Cut areas are to be scarified and recompacted to 95% standard proctor and tested by a geotechnical engineer prior to placement of base material.
7. In all areas of excavation, if unsuitable soils are encountered, a qualified geotechnical engineer shall recommend to the owner on the methods of undercutting and replacement of properly compacted, approved fill material. All proof-rolling and undercutting shall be performed during a sufficient duration of dry weather.
8. An independent certified testing laboratory, selected and paid for by the contractor, and approved by the owner, shall be retained to perform construction testing of the subgrade for compliance with the minimum requirements of subgrade compaction. For base course and asphalt paving see typical sections and specs.
9. All slopes are to be 3H:1V or flatter unless otherwise indicated.
10. Contractor shall refer to the stormwater pollution prevention plan and report for stormwater quality control including erosion and sediment control. Proper measures shall be practiced to prevent erosion along the edge of property, toe of slope, and along ditches. Mud and debris are not allowed to flow onto adjacent properties or public roadways.
11. The contractor is to remove and dispose of all debris, rubbish and other materials resulting from previous and current demolition operations.
12. The contractor is responsible for meeting all permit requirements for the disposal of materials from the site.
13. All disturbed areas shall receive 4 inches of topsoil and be re-vegetated. Vegetation must be established to minimize erosion prior to issuance of certificate of occupancy.
14. Prior to the installation of storm or sanitary sewer, the contractor shall excavate, verify and calculate all crossings and inform the owner and the engineer of any conflicts prior to construction. The engineer will not be held liable if the engineer is not notified of design conflicts.
15. All graded and otherwise disturbed areas shall be stabilized within 15 days immediately after grading or disturbance has ceased.
16. 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.
17. Erosion and sediment control systems must be immediately restored after each utility construction. The property owner or main contractor onsite will be responsible for restoring all erosion and sediment control systems and public infrastructure damaged or disturbed by underground private or franchise utility construction such as water and sewer service leads, telephone, gas, cable, etc.
18. All curbs shall be 6 inches above finish grade unless otherwise specified.
19. Prior to demolition occurring, erosion control devices are to be installed per BMP sequence.
20. All storm sewer pipe connections to structures shall be grouted to ensure connection at structure is water tight. All storm sewer structures shall have a smooth uniform poured mortar invert from invert in to invert out.
21. All drainage structures shall meet H20 loading when in paved traffic areas. And be flush with finished grades in paved areas.
22. Existing drainage structures to remain shall be inspected and repaired as necessary. Remove all silt and debris.
23. Fills shall be limited to 10FT vertical height unless information demonstrating slope stability, erosion control, and drainage control is provided along with re-vegetation.
24. Transition gutter to allow a 4 inch depression at curb inlets. (12FT for upstream side and sags and 4FT for downstream side)
25. Steps are required in storm drain manholes that are at 4FT of depth and greater. Centerline of manhole lid shall be 2FT from the wall where steps are located. Steps shall be copolymer polypropylene plastic with steel core.
26. Contractor to provide positive drainage away from buildings for paved and unpaved areas.
27. Pipe lengths shown are approximate. Contractor to confirm all pipe lengths.

UTILITY NOTES

1. Existing utilities shown on plans have been shown in their approximate locations per available information.
2. Construction shall not start on any public utility system until written approval has been received from the appropriate utility authorities, and the owner, and contractor have been notified by HFA.
3. Contractor shall not open, turn off, interfere with, or attach any pipe or hose to or tap any water main unless duly authorized to do so by the AHJ. Any adverse consequences of any scheduled or unscheduled disruptions of service to the public are to be the liability of the contractor. HFA and the owner are to be held harmless.
4. All trenching, backfilling and pipe laying is to meet all OSHA requirements.
5. The location, description and size of all above-ground and under-ground facilities, structures and utilities have been determined with due care and diligence, using current techniques, equipment and proper accuracy control procedures. However, information shown hereon is not warranted to be correct in every detail because of inaccuracies in or lack of existing data or maps and the inability to verify in the field. Persons using information contained hereon are hereby cautioned accordingly.
6. Refer to building plans for site lighting electrical plans.
7. All designs are subject to the AHJ's latest design criteria (water, sewer, streets and drainage). Review for plat approval is not approval of public improvements, and all proposed improvements are subject to further review at the time construction plans are submitted.
8. Water and sewer impact fees will apply for the additional impact to the system. The fees will be based on the AHJs standard requirements. These will be paid for by the owner.
9. All utility service lines to be connected to new mains or relocated as needed for installation of storm sewer system.
10. All conduits placed by contractor must have 48" of cover at final grade and marked with posts to identify the ends of conduits. There must be a minimum separation of 12" between electrical conduits and conduits for other utilities.
11. Service taps on existing mains shall be made by the city, and fees paid by owner.
12. All underground lines to be inspected prior to back filling.
13. Dimensions shown are to center of pipe or fitting.
14. Testing of water and sewer lines shall be at contractor's expense.
15. Tops of existing manholes shall be raised as necessary to be flush with proposed pavement elevations, and manholes in unpaved areas are to be 1" above finished grades.
16. All utilities under paved areas shall receive High-quality granular base course backfill full depth.
17. Maintain minimum horizontal separation of 10' between water and sewer and 5' between other underground utilities such as storm sewer, electrical, gas, and conduits.
18. All water, gas and electrical meters within the project area are to be abandoned and returned to the appropriate authority.
19. Coordination of all conduit placement shall be made with utility providers and installed by general contractor.
20. All water and sewer force main fittings shall be restrained through the use of thrust blocking per detail sheets or approved equal.
21. Proposed utilities that are to be buried in the same trench shall be coordinated with and approved by the involved utilities.
22. The contractor shall field verify depth and location of all utilities prior to construction of proposed utilities. All proposed utilities shall be constructed in accordance with governing agency.
23. The governing AHJ shall be notified no less than 48 hours prior to the installation of public utilities, infrastructure, roadway, etc. Testing shall be coordinated with the AHJ by the engineer of record as required.
24. Contractor to confirm all clearance heights of overhead utilities. If finished elevation of grading reduces clearance of lowest line to less than 16.5', contractor shall contact utility, owner, and engineer. HFA is not responsible for any damage to overhead utilities.

LANDSCAPE NOTES

1. All plant material to arrive at the site with moist soil.
2. Structural soil must be indicated on plans and inspected by the landscape architect at the time of installation.
3. Wheel stops or curb are required between parking and landscaping.
4. Wire baskets and burlap to be removed during tree planting.
5. Locate all utilities and site lighting conduits before landscape construction begins. Landscape contractor to contact "one call" prior to beginning work.
6. Notify the professional of record or their designated representative of any layout discrepancies prior to planting.
7. Maintain 5' min horizontal separation between tree plantings and water sanitary sewer lines.
8. All planting to be completed according to details, specifications or AHJ requirements, whichever is more stringent.
9. All plant materials shall meet requirements established by the American Standard of Nursery Stock.
10. All disturbed areas not receiving plantings or sod, shall receive seeding per Landscape Plan. These areas should receive water until grass has been established.
11. If irrigation is not to be installed, sufficient hose bibs shall be installed to meet the needs of site plantings.
12. Plant quantities shown in plant schedule are for reference only and shall be verified with the plan by the landscape contractor.
13. All trees and natural areas shown on the plan to be preserved shall be protected during construction with temporary fencing.
14. Protective fences shall be erected according to details for tree protection, if required.
15. Protective fences shall be installed prior to the start of any site preparation work and shall be maintained throughout all phases of the construction project.
16. Erosion and sedimentation control barriers shall be installed or maintained in a manner which does not result in soil build-up within tree driplines.
17. Protective fences shall surround the trees or group of trees and will be located at or beyond the dripline. For natural areas, protective fences shall follow the limit of construction line, in order to prevent the following: a. soil compaction in the root zone area resulting from vehicular traffic or storage of equipment. b. root zone disturbances due to grade changes (greater than 6"). c. wounds to exposed roots, trunk, or limbs by mechanical equipment. d. other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.
18. Exceptions to installing fences at driplines may be permitted in the following cases:
    a. Where there is to be an approved grade change, impermeable paving surface, tree well, or other such site development.
    b. Where permeable paving is to be installed within a tree's dripline, erect the fence at the outer limits of the permeable paving area.
    c. Where trees are close to proposed building, erect the fence to allow 6 to 10 feet of workspace between the fence and the building.
    d. Where there are severe space constraints due to tract size, or other special requirements.
    e. Where any of the above exceptions result in a fence being closer than 4 feet to a tree trunk. Protect the trunk with strapped on planking to a height of 8 feet (or limits of lower branching) in addition to the reduced fencing provided.
20. Trees approved for removal shall be removed in a manner which does not impact trees to be preserved.
21. Any roots exposed by construction activity shall be pruned flush with the soil, backfill root areas with good quality top soil as soon as possible. If exposed root areas are not backfilled within 2 days, cover them with organic material in a manner which reduces soil temperature and minimizes water loss due to evaporation.
22. Any trenching required for the installation of landscape irrigation shall be placed as far from existing tree trunks as possible.
23. No landscape topsoil dressing greater than 4 inches shall be permitted within the dripline of trees. No soil is permitted on the root flare of any tree.
24. Pruning to provide clearance for structures, vehicular traffic, and equipment shall take place before construction begins.
25. All finished pruning must be done according to recognized, approved standards of the industry (reference the American National Standard, ANSI-A300 pruning, 2008 or later)

IRRIGATION NOTES

1. Contractor shall locate all underground utilities prior to starting work on the site. Utilities shown on this plan are approximated, and should be verified on the civil utility plan and in the field.
2. Contractor is responsible for all permits, licenses, meters, taps, and impact fees required to install the system.
3. Contractor shall refer to the Irrigation Plan for head, line, and valve placement relative to the proposed planting plan. Irrigation system shall provide 100% head-to-head coverage.
4. Contractor shall adjust heads and nozzles to provide 100% coverage in the areas indicated on the plan. Avoid conflicts with existing and proposed plant material, paving, structures, and utility lines. Adjustable arc nozzles shall be substituted in place of fixed arc nozzles as necessary to prevent over spray onto pavement. Irrigation heads shall be placed and adjusted to prevent spray onto buildings or walkways.
5. Verify in the field, the location of lines, heads, or valves within the drip line of any existing trees. Hand excavate or bore within the dripline of any tree.
6. Irrigation contractor shall coordinate installation of the system with the landscape contractor so that all plant material will be watered in accordance with the intent of the plans.
7. The professional of record or owner's representative shall approve the flagged layout of the system prior to trenching.
8. All main line piping shall be buried to have a minimum cover of 18". All lateral piping downstream of the mainline shall be buried to have a minimum cover of 12".
9. All wiring from the irrigation controller to the remote control valves shall be uf-14 direct burial cable. All wire splices shall be made in valve boxes only.
10. The irrigation contractor is responsible to coordinate the placement of sleeves prior to paving. Sleeve material shall be schedule 40 and at a minimum depth of 18".
11. The irrigation contractor is required to repair with approved in kind materials any damage including but not limited to: the building, structures, paving, or plantings. Damage to utilities by the irrigation contractor shall be reported to the owner's representative, and the regulating utility provider.
12. Contractor shall not willfully install the irrigation system when it is obvious in the field that obstructions, grade differences or discrepancies in equipment usage, area dimensions or static water pressure exist that might not have been present or known information in the design. Such obstructions or differences shall be brought to the attention of the owner's representative. In the event this notification is not performed, the contractor shall assume full responsibility for any revision necessary at no additional cost to the owner.
13. Irrigation contractor is responsible for repairing all lawns disturbed outside of of construction disturbance areas. All irrigation disturbance outside of construction disturbance shall have the trenches backfilled with topsoil, as described in the general landscape notes and be graded smooth per the grading plan. Irrigation contractor shall follow the general landscape notes for seeding or sodding for repairing required lawn areas.

HFA ARCHITECTS ENGINEERS INTERIORS

HARRISON FRENCH & ASSOCIATES, LTD

1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ac.com

STIPULATION FOR REUSE
THESE PLANS WERE PREPARED FOR USE ON A SPECIFIC SITE AT:
SPRINGDALE, AR 72764
CONTRACT NUMBER: 18-20-00095
DATE ON: 10/19/2021
AND IT IS NOT SUITABLE FOR USE ON A SUBSEQUENT EXTENSION OF THAT SITE OR ANOTHER TIME. USE OF THIS DRAWING FOR PROJECT REQUIRES THE SERVICES OF REGISTERED ARCHITECT OR LICENSED ENGINEER. REPRODUCTION OF THIS DRAWING FOR USE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

PSC INDOOR SOCCER
#1 (21-24)
S. OLD MISSOURI RD & HWY 412
SPRINGDALE, AR 72764

PROJ NUMBER: 18-20-00095

ISSUE BLOCK

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2	OTP	9.30.2021
1	REV-1	10.21.2021

DOCUMENT DATE: 10/19/2021
CHECKED BY: WFM
DRAWN BY: ENH

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DANIEL RYAN GILL, PE
LICENSE #: 12539

PROJECT NOTES

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Oct 19, 2021 - 2:59pm - User emma.henon
N:\18\18-20-00095 PSC Indoor Soccer - Springdale, AR\03-Disciplines\Civil\Construction Documents Folder\ 18-20-00095 - SP.dwg

PARENT TRACT
PARCEL NUMBER 815-28634-000
DEED RECORDED AS DOCUMENT 2016-00015588

A part of the Southwest Quarter of the Southwest Quarter of Section 6, Township 17 North, Range 29 West, Washington County, Arkansas, being more particular described as follows: Commencing at a point being used as the Southwest Corner of said Section 6 as indicated on AHTD Job Number 40005; Thence N 00° 58' 11" E, 18.12 feet to a point in the center of Arkansas State Highway 412; Thence S 88° 29' 15" E, 1086.64 feet to a point in the center of Arkansas State Highway 412; Thence N 02° 08' 55" E, 40.26 feet to a found 1/2" crimped top pipe, said pipe being on the North Right of Way line of Arkansas State Highway 412 as established by order of the Washington County Court dated January 31, 1946, and entered for record in County Book B-I at Page 157 on State Job Number 9219 and as referenced in the property description filed for record in Book 474 Page 418, Washington County; Thence continue N 02° 08' 55" E, 5.06 feet to a point, being the true point of beginning of the tract herein described, said point being on the North Right of Way line as established by AHTD Job Number 40005, and also being N 80° 24' 36" E, 1.27' from an existing 3/4" rebar with 1-1/2" aluminum cap stamped "AHTD R/W"; Thence continue N 02° 08' 55" E, along the West line of said tract a distance of 892.29 feet to a found 1/2" crimped top pipe, said pipe having been set for the Northwest Corner of tract as described in Book 474 Page 418; Thence S 88° 41' 41" E, along the north line of above said tract a distance of 243.11 feet to a found 1/2" crimped top pipe, said pipe having been set for the Northeast Corner of tract as described in Book 474 Page 418; Thence S 02° 09' 18" W, 892.62 feet along the East boundary line of said tract, said East boundary line also being the West boundary line of the property described in Quit Claim Deed from the AHTD to John Shastid and Virginia Shastid recorded in the Washington County records as Instrument Number 96050637, to a point on the North Right of Way line of Arkansas State Highway 412 as established by AHTD Job Number 40005, said point also being S 05° 20' 56" E, 0.33' from an existing rebar with a red plastic cap stamped "PLS 1214"; Thence N 88° 36' 57" W, along said North Right of Way line a distance of 243.00 feet to the Point of Beginning, containing 4.98 acres, more or less. Above description is according to a survey by AHTD referenced as Job Number 4620_8.

PARENT TRACT
PARCEL NUMBER 815-28632-000
DEED RECORDED AS DOCUMENT 2021-9819

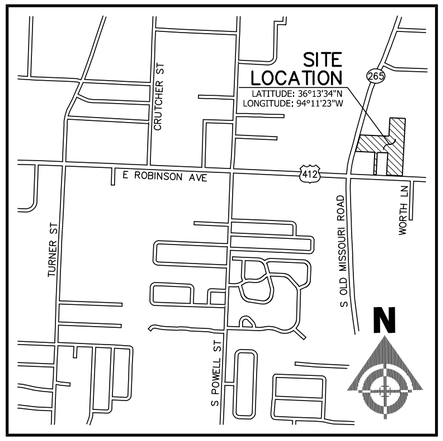
Part of The SW1/4 of the SW1/4 of Section 6, Township 17 North, Range 29 West, Washington County, Arkansas, being more particularly described as follows, to-wit: Commencing at the southeast corner of the SW1/4 SW1/4, thence N87°33'43"W 261.08 feet; thence N03°19'35"E 65.92 feet to the point of beginning; thence N03°19'35"E 604.27 feet; thence N87°28'28"W 484.65 feet to the center of Highway 265; thence S15°29'54"W 265.18 feet; thence S87°24'06"E 336.55 feet; thence S02°35'23"W 345.15 feet; thence S87°23'06"E 199.50 feet along the north right of way of Highway 412 to the point of beginning.
Less and except that portion of the above described property conveyed in warranty deed by and between Dandy Oil Company, Inc., and McDonald's Corporation filed for record in/as file No. 94043635, described as follows: A part of the SW 1/4 of the SW 1/4 of Fraction Section 6, Township 17 North, Range 29 West of the Fifth Principal Meridian in Washington County, Arkansas, being more particularly described as follows: From the southeast corner of the SW 1/4 of the SW 1/4 of said Section 6, run N 87°33'43" W 261.08 feet to a point; thence N 03°19'35" E 65.92 feet to a set iron pin on the northerly right of way of Arkansas Highway 412, the point of beginning; thence along said northerly right of way N 87°29'37" W 160.00 feet to a set iron pin; thence leaving said northerly right of way N 02°35'23" E 211.00 feet to a set iron pin; thence S 87°34'01" E 162.72 feet to a set iron pin; thence S 03°19'35" W 211.23 feet to the point of beginning.
Also, less and except that portion of the above described property conveyed in warranty deed by and between Dandy Oil Company, Inc., and Mathews Investments, LLC, filed for record in/as file No. 2012-00008629, described as follows: A part of the SW 1/4 of the SW 1/4 of Fraction Section 6, Township 17 North, Range 29 West of the Fifth Principal Meridian in Washington County, Arkansas, being more particularly described as follows: From the southeast corner of the SW 1/4 of the SW 1/4 of said Section 6, run N 87°33'43" W 261.08 feet to a point; thence N 03°19'35" E 65.92 Feet to a point on the north right of way line of Robinson Avenue (AR Hwy 412); thence N 03°23'58" E 210.46 feet to a found iron pin capped LS #931 for the point of beginning; thence N 87°19'49" W 162.69 feet to a found iron pin capped LS 938; thence N 02°40'00" E 134.39 feet to an iron pin set capped ESI COA 131; thence S 87°22'46" E 164.49 feet to an iron pin set capped ESI COA 131; thence S 03°25'49" W 134.54 feet to the point of beginning.

PARCEL NUMBER 815-28632-000 IS CURRENTLY ZONED C-2 (GENERAL COMMERCIAL DISTRICT)
BUILDING SETBACKS ARE AS FOLLOWS:

FRONT: 30 FEET
FRONT: 50 FEET (IF PARKING IS ALLOWED BETWEEN R/W AND THE BUILDING)
SIDE: 0 FEET (SUBJECT TO APPLICABLE BUILDING CODES)
SIDE: 20 FEET (WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT)
REAR: 20 FEET

PARCEL NUMBER 815-28634-000 IS CURRENTLY ZONED C-5 (THOROUGHFARE COMMERCIAL DISTRICT)
BUILDING SETBACKS ARE AS FOLLOWS:

FRONT: 30 FEET
FRONT: 50 FEET (IF PARKING IS ALLOWED BETWEEN R/W AND THE BUILDING)
SIDE: 0 FEET (SUBJECT TO APPLICABLE BUILDING CODES)
SIDE: 20 FEET (WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT)
REAR: 20 FEET



VICINITY MAP
NOT TO SCALE

SURVEY DESCRIPTION PARCEL NUMBER 815-28634-000 (THIS PLAT):

A PART OF THE SW1/4 OF THE SW1/4 OF SECTION 06, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SW CORNER OF SAID SECTION 06; THENCE N02°12'30"E 18.12 FEET TO A POINT ON THE CENTERLINE OF ARKANSAS STATE HIGHWAY 412 (E. ROBINSON RD.); THENCE ALONG SAID CENTERLINE S87°14'56"E 1086.64 FEET; THENCE DEPARTING SAID CENTERLINE N03°23'14"E 45.62 FEET TO AN IRON PIN FOUND ON THE NORTH RIGHT-OF-WAY LINE OF SAID ARKANSAS STATE HIGHWAY 412 AND THE POINT OF BEGINNING; THENCE N03°23'35"E 210.56 FEET TO AN IRON PIN FOUND; THENCE N03°29'13"E PASSING AT A DISTANCE OF 134.54 FEET AN IRON PIN FOUND FOR A TOTAL DISTANCE OF 393.43 FEET; THENCE S86°58'57"E 240.37 FEET; THENCE S03°01'03"W PASSING AT A DISTANCE OF 352.18 FEET AN IRON PIN FOUND FOR A TOTAL DISTANCE OF 567.88 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID ARKANSAS STATE HIGHWAY 412 (E. ROBINSON RD.); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE N87°14'17"W 244.69 FEET TO THE POINT OF BEGINNING, CONTAINING 3.17 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

SURVEY DESCRIPTION NEW PARCEL NUMBER 815-28632-000 (THIS PLAT):

A PART OF THE SW1/4 OF THE SW1/4 OF SECTION 06, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SW CORNER OF SAID SECTION 06; THENCE N02°12'30"E 18.12 FEET TO A POINT IN THE CENTERLINE OF ARKANSAS STATE HIGHWAY 412 (E. ROBINSON RD.); THENCE ALONG SAID CENTERLINE S87°14'56"E 1086.64 FEET; THENCE DEPARTING SAID CENTERLINE N03°23'14"E 45.62 FEET TO AN IRON PIN FOUND ON THE NORTH RIGHT-OF-WAY LINE OF SAID ARKANSAS STATE HIGHWAY 412; THENCE N03°23'35"E 210.56 FEET TO AN IRON PIN FOUND; THENCE N03°29'13"E 134.54 FEET AN IRON PIN FOUND AND THE POINT OF BEGINNING; THENCE N87°21'41"W 164.65 FEET TO AN IRON PIN FOUND; THENCE S02°40'23"W 345.10 FEET TO AN IRON PIN FOUND ON THE NORTH RIGHT-OF-WAY LINE OF SAID ARKANSAS STATE HIGHWAY 412; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE N87°25'15"W 39.50 FEET TO A FOUND CONCRETE NAIL; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE N02°41'02"E 345.01 FEET TO AN IRON PIN FOUND; THENCE N87°22'52"W 300.00 FEET TO AN IRON PIN FOUND ON THE EAST RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY 265 (S. OLD MISSOURI RD.); THENCE ALONG SAID EAST RIGHT-OF-WAY LINE N16°31'15"E 266.69 FEET TO AN IRON PIN FOUND; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE S87°23'07"E 443.93 FEET TO AN IRON PIN FOUND; THENCE N03°18'37"E 288.04 FEET TO AN IRON PIN FOUND; THENCE S87°26'52"E 238.62 FEET; THENCE S03°01'03"W 324.97 FEET; THENCE N86°58'57"W 240.37 FEET; THENCE S03°29'13"W 223.89 FEET TO THE POINT OF BEGINNING, CONTAINING 4.91 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

GENERAL NOTES:

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR OF RECORD. SURVEY IS NON-TRANSFERABLE TO PARTIES OUTSIDE OF THE CURRENT SUBJECT TRANSACTION.

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

THE UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON OBSERVABLE SURFACE EVIDENCE MADE AT THE TIME OF THE FIELD SURVEY. FIELD CONDITIONS MAY HAVE AN IMPACT ON THESE LOCATIONS. THE SURVEYOR MAKES NO CERTIFICATION THAT THE SUBSURFACE UTILITIES SHOWN ARE IN THE LOCATION, OR SIZES INDICATED.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THE SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN A PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY SCALING THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS AND INCORPORATED AREAS.

MAP NUMBER: 05143C0090F
REVISED DATE: MAY 16, 2008

CERTIFICATION OF TRANSMITTAL, OWNERSHIP AND ORDINANCE:

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

OWNER: _____ _____ _____
NAME DATE SIGNATURE

STATE OF ARKANSAS
COUNTY OF BENTON
SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 2021.
NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

OWNER: _____ _____ _____
NAME DATE SIGNATURE

STATE OF ARKANSAS
COUNTY OF BENTON
SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 2021.
NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

CITY OF SPRINGDALE APPROVAL FOR RECORDING

DATE SIGNATURE

_____ _____
DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION

CERTIFICATE OF AUTHORIZATION
PAYA INC.
No. 3152
ARKANSAS

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 1380
Lazaro Paya
SIGNATURE
9/29/21
LAZARO G. PAYA

SHEET INDEX

1 - COVER SHEET
2 - PLAT

OWNER:
P.N. 815-28632-000

ANDY CHEN
3487 E CHATSWORTH RD
FAYETTEVILLE, AR 72703

OWNER:
P.N. 815-28634-000

STONE 412 LLC
1288 E ROBINSON AVE
SPRINGDALE, AR 72764

REVISION	DATE	DESCRIPTION
R1	date	description

STATE RECORDING NUMBER: 500-17N-29W-0-06-330-72-1380

PAYA INC.
www.paya-inc.com
(479) 696-9138
mail@paya-inc.com
P.O. BOX 13 — CAVE SPRINGS, AR — 72718

INFORMAL PLAT
A PART OF THE SW1/2-SW1/4 OF SECTION 06 TOWNSHIP 17 NORTH, RANGE 29 WEST CITY OF SPRINGDALE, WASHINGTON COUNTY, AR

PREPARED FOR:	ANDY CHEN				
DRAWN BY:	LP	SCALE:	1" = 50'	DATE:	September 29, 2021
REVISED:	LP	DWG:	21057_PLA	SHEET:	1 OF: 2

LEGEND:

- IRON PIN FOUND
- 1/2" IRON PIN SET LPS 1380
- R/W SIGN
- CONCRETE NAIL
- BOUNDARY LINE
- RIGHT OF WAY LINE
- PARCEL LINE
- METAL FENCE
- CHAIN LINK FENCE
- OHE — OVERHEAD ELECTRIC LINE
- X"SAN — SANITARY SEWER LINE
- X"W — WATER LINE
- DRAINAGE MANHOLE
- GAS METER
- GUY WIRE
- LAMP POLE
- TELEPHONE RISER
- TELEPHONE VAULT
- SIGN
- SANITARY MANHOLE
- SERVICE POLE
- UTILITY POLE
- GUARD POST
- ELECTRIC TRANSFORMER
- ELECTRIC BOX
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- GRATED INLET
- GRATED INLET CIRCULAR
- (N12°34'56"E)/(123.45) — DEED BEARING/DISTANCE

P.N. 815-28634-000
PARENT TRACT
4.95 ACRES±
1288 E ROBINSON AVE.
ZONED C-5

NEW P.N. 815-28634-000
(THIS PLAT)
3.17 Ac.±

NEW P.N. 815-28632-000
(THIS PLAT)
4.91 Ac.±

P.N. 815-28632-000
TRACT 1 OF A TRACT SPLIT
RECORDED AS DOCUMENT 2012-8362
PARENT TRACT
3.13 ACRES±
ZONED C-2

E. ROBINSON AVE.
(ARKANSAS STATE HIGHWAY 412)
(ASPHALT ROAD)
(R/W VARIES)

S. OLD MISSOURI RD.
(ARKANSAS STATE HIGHWAY 265)
(ASPHALT ROAD)
(R/W VARIES)

P.O.B.
NEW P.N. 815-28634-000
(THIS PLAT)

P.O.B.
NEW P.N. 815-28632-000
(THIS PLAT)

P.O.C.
SW CORNER
SECTION 6
T-17-N, R-29-W

P.N. 815-28630-000
ROSAMOND PROPERTIES LLC
1398 E ROBINSON AVE
SPRINGDALE AR 72764
ZONED C-5

P.N. 815-28631-001
ESCH FAMILY LIMITED PARTNERSHIP; MOSES FAMILY
MARK L & SARA J MOSES
SPRINGDALE AR 72762
ZONED C-2

P.N. 815-28649-032 & P.N. 815-28649-020
SOSA PROPERTIES LLC
1301 E ROBINSON AVE
SUITE C16
SPRINGDALE, AR 72764
ZONED C-5

P.N. 815-28649-030
DAUGHERTY & DAUGHERTY
2745 HIDDEN SPRINGS DR
FAYETTEVILLE, AR 72703
ZONED C-2

P.N. 815-28649-040
CITY STORAGE LLC
HWY. 412 MINI STORAGE LLC
7012 INGLEWOOD DR
ROGERS, AR 72758
ZONED C-2

P.N. 815-28637-000
WK I LYNX LLC
1138 N GERMANTOWN PKWY
STE 101-371
CORDOVA TN 38016
ZONED I-1

P.N. 815-28635-000
J & J FARMS LLC
PO BOX 345
SPRINGDALE AR 72765
ZONED C-5

P.N. 815-28632-003
MATHEWS MCPROPERTIES LLC
PO BOX 1366
SPRINGDALE AR 72765
ZONED C-2

P.N. 815-28632-002
ELM SPRINGS CENTER LLC
MCDONALD'S # 12627
PO BOX 1366
SPRINGDALE AR 72765
ZONED I-1

P.N. 815-27469-000
CITY OF SPRINGDALE
201 N SPRING ST
SPRINGDALE AR 72764
ZONED C-5

P.N. 815-28633-000
CG KG STORE SPRINGDALE AR LLC
145 SW 3RD ST
HURON, SD 57350

SEGMENT OF COMMON PROPERTY LINE TO BE REMOVED BY THIS PLAT

PROPOSED PARCEL LINE BY THIS PLAT

SW1/4 - SW1/4 06-17-29

20' UTILITY EASEMENT (PLAT 2012-8362)

EASEMENT TO SPRINGDALE WATER AND SEWER COMMISSION AND ARKANSAS WESTERN GAS (BOOK 1318, PAGE 548)

PARKING AND INGRESS/EGRESS EASEMENT (DOCS. 94-43669, 94-43653 & DOC. 94-43637)

DRAINAGE EASEMENT (DOC. 2011-31624)

VARIABLE WIDTH ELECTRIC EASEMENT (DOC. 2012-6147)

DRAINAGE PIPE EASEMENT (DOCS. 94-43669, 94-43653 & DOC. 94-43637)

INGRESS/EGRESS EASEMENT (DOCS. 94-43669, 94-43653 & DOC. 94-43637)

SIGN FOOTING EASEMENT (DOCS. 94-43669, 94-43653 & DOC. 94-43637)

40' WIDE CROSS ACCESS EASEMENT (DOC. 2011-32890)

20' DRAINAGE EASEMENT (PLAT 2011-34712)

CLEAR ZONE APPROACH AREA - SPRINGDALE MUNICIPAL AIRPORT (DOC. 92-20890) (PLAT 2011-34712) (PLAT 2012-8362)

SIGN EASEMENT (DOCS. 94-43669, 94-43653 & DOC. 94-43637)

(S02°09'18"W) S03°01'03"W — 892.62' — 324.97' — 352.18' — 45.6'

(243.11') 238.62' — (S88°41'41"E) S87°23'32"E — N86°58'57"W 240.37'

(243.00') 244.69' — (N88°36'57"W) N87°14'17"W — (N02°08'55"E) N03°23'14"E 45.62'

N03°18'37"E (N02°08'55"E) 288.04' — N03°29'13"E (N02°08'55"E) 258.89' — N03°29'13"E (N02°08'55"E) 134.54' — N03°23'35"E (N02°08'55"E) 210.56'

223.89' — 35.00'

N87°21'41"W 164.65'

(484.65') 443.93' — (S87°28'28"E) S87°23'07"E

(336.55') 300.00'

(N87°24'06"W) N87°22'52"W

S02°40'23"W (S02°35'23"W) 345.10'

N02°41'02"E (N02°35'23"E) 345.01' (345.15')

(N87°23'06"W) N87°25'15"W 39.50'

S87°14'56"E (S88°29'15"E) 1086.64'

18.12' N02°12'30"E

N16°31'15"E (N15°29'54"E) 266.69' (265.18')

50.00'

1 inch = 50 ft.

BASIS OF BEARINGS:
ARKANSAS STATE PLANE NORTH COORDINATE SYSTEM
CONVERGENCE ANGLE: -1°13'55"
COMBINED SCALE FACTOR: 0.99992781

SURVEYOR'S CERTIFICATE:

I, LAZARO G. PAYA, 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: 09/29/2021 SIGNED: Lázaro Payá

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS REGISTRATION NO. 1380

CERTIFICATE OF AUTHORIZATION
PAYA INC.
No. 3152
ARKANSAS

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 1380
Lázaro Payá
SIGNATURE
LAZARO G. PAYA

REVISION	DATE	DESCRIPTION
R1	date	description

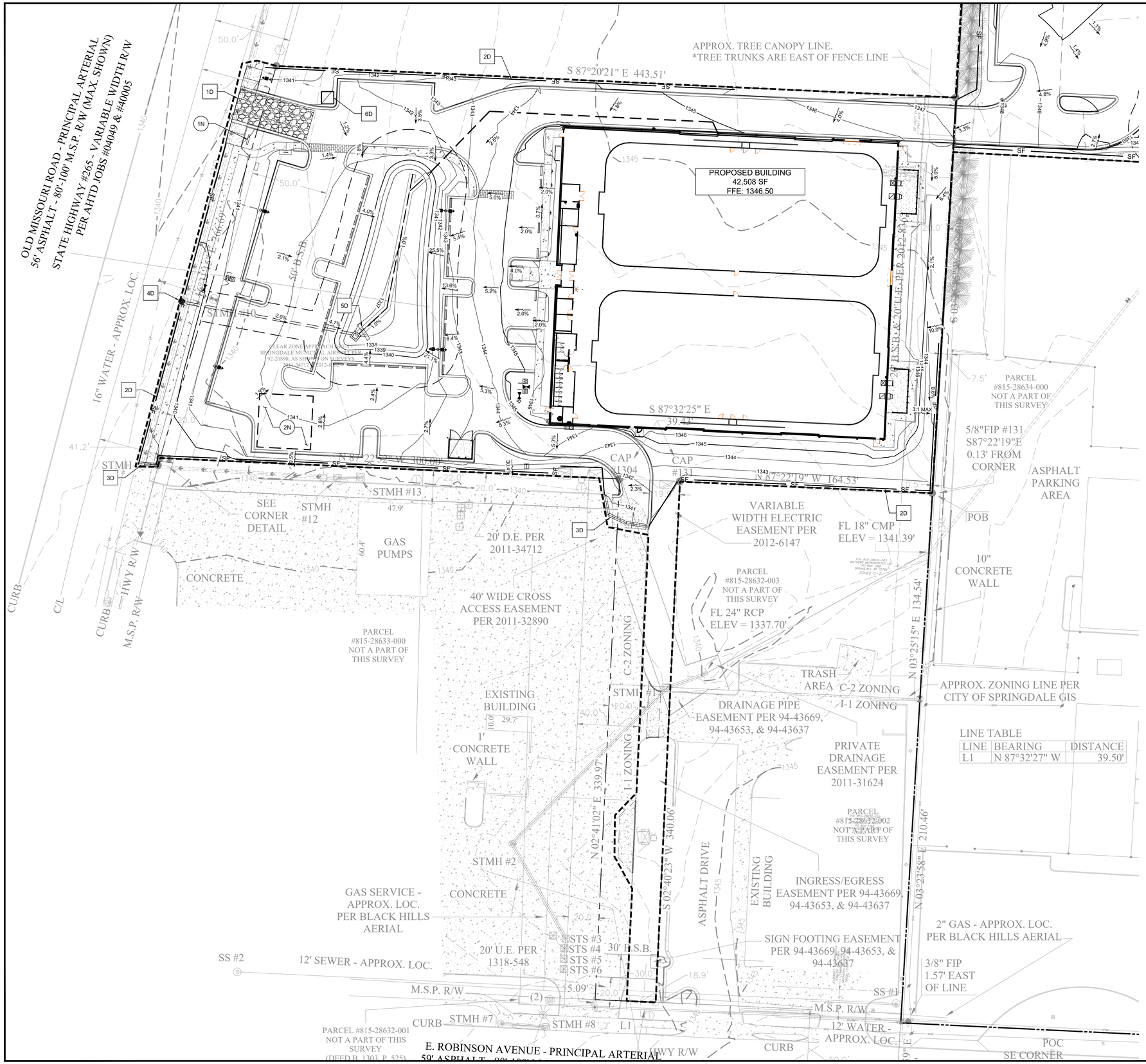
STATE RECORDING NUMBER: 500-17N-29W-0-06-330-72-1380

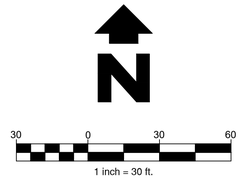
PAYA INC.
www.paya-inc.com
(479) 696-9138
mail@paya-inc.com
P.O. BOX 13 - CAVE SPRINGS, AR - 72718

INFORMAL PLAT

A PART OF THE SW1/2-SW1/4 OF SECTION 06
TOWNSHIP 17 NORTH, RANGE 29 WEST
CITY OF SPRINGDALE, WASHINGTON COUNTY, AR

PREPARED FOR:	ANDY CHEN				
DRAWN BY:	LP	SCALE:	1" = 50'	DATE:	September 29, 2021
REVISED:	LP	DWG:	21057_PLA	SHEET:	2 OF: 2





PROPOSED LEGEND

PROPERTY LINE

LIMITS OF DISTURBANCE = 4.90 ACRES

BMP MAINTENANCE NOTES

ALL MEASURES STATED ON THESE PLANS AND IN THE SWPPP SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR COMPLETED PHASE OF WORK OF FINAL STABILIZATION OF THE SITE. SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONSTRUCTION GENERAL PERMIT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF DETERIORATION.
2. ALL SEEDED/SODDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHALL BE FERTILIZED, WATERED AND REPAIRED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCE WHEN IT REACHES ONE-HALF THE HEIGHT OF THE FENCE.
4. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF SEDIMENT FROM THE SITE. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE EXIT AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN A GOOD CONDITION. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE AREA AS CONDITIONS DEMAND.
6. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. ANY DEBRIS AND/OR SEDIMENT LEAVING THE SITE SHALL BE CLEANED IMMEDIATELY.
7. ALL INLETS AND STORM DRAINS SHALL BE KEPT CLEAN OF DEBRIS AND SEDIMENT. ANY DEBRIS AND/OR SEDIMENT THAT ENTERS ANY INLET OR STORM DRAIN SHALL BE CLEANED IMMEDIATELY. FLUSHING SHALL NOT BE USED TO CLEAN DEBRIS AND/OR SEDIMENT FROM STORM DRAINS.

CONSTRUCTION SEQUENCE

1. CONDUCT PRE-CONSTRUCTION MEETING WITH THE CITY TO DISCUSS EROSION AND SEDIMENT CONTROLS AND CONSTRUCTION PHASING.
2. INSTALL STABILIZED CONSTRUCTION EXIT AND POST SWPPP AND SITE COMPLIANCE SIGNAGE PUBLICLY VISIBLE.
3. INSTALL CONSTRUCTION FENCES AND TEMPORARY TRAFFIC AND PEDESTRIAN CONTROL DEVICES.
4. PREPARE TEMPORARY PARKING AND STORAGE AREAS.
5. INSTALL SILT FENCE ON THE SITE AS SHOWN WITHIN THE CONSTRUCTION LIMITS.
6. DEMO EXISTING STRUCTURES, PAVEMENT, AND SPECIFIED UTILITIES.
7. UNDERCUT EXISTING POOR SOILS AS INDICATED IN THE GEOTECHNICAL REPORT.
8. BEGIN GRADING THE SITE.
9. BEGIN CONSTRUCTION OF UTILITIES.
10. BEGIN SUBGRADE PREPARATION AND CONSTRUCTION OF STRUCTURES.
11. BEGIN INSTALLATION OF CURB, GUTTER, AND PAVING.
12. COMPLETE PERMANENT STABILIZATION ON AREAS WHERE CONSTRUCTION HAS COMPLETED.
13. COMPLETE FINAL GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
14. OBTAIN CONCURRENCE FROM THE OWNER AND THE CITY THAT THE SITE HAS BEEN FULLY STABILIZED.
15. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES.
16. STABILIZE ALL AREAS DISTURBED BY BMP REMOVAL.

CONTRACTOR MAY COMPLETE CONSTRUCTION RELATED ACTIVITIES CONCURRENTLY ONLY IF ALL PRECEDING BMPS HAVE BEEN COMPLETELY INSTALLED.

THE ACTUAL SCHEDULE FOR IMPLEMENTING POLLUTANT CONTROL MEASURES WILL BE DETERMINED BY THE PROJECT CONSTRUCTION PROGRESS AND RECORDED BY THE GENERAL CONTRACTOR ON THESE PLANS.

NOTES

1N. SWPPP SIGN
2N. EQUIPMENT STORAGE AREA (TEMPORARY)

DETAILS

1D. CONSTRUCTION EXIT (TEMPORARY), SEE DETAIL 1/C10.0
2D. SEDIMENT/SILT FENCE WITH WIRE SUPPORT, SEE DETAIL 2/C10.0
3D. EROSION EELS SEDIMENT BARRIER, SEE DETAIL 3/C10.0
4D. DANDY CURB BAG INLET PROTECTION, SEE DETAIL 4/C10.0
5D. ROCK CHECK DAM, SEE DETAIL 5/C10.0
6D. CONCRETE WASHOUT, SEE DETAIL 6/C10.0

HFA ARCHITECTS ENGINEERS INTERIORS
HARRISON FRENCH & ASSOCIATES, LTD
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t 479.273.7780
f 888.520.9685
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STIPULATION FOR REUSE
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SPRINGDALE, AR 72764
CONTRACTOR SHALL VERIFY ALL PLANS AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT OR SITE AT A LATER TIME. USE OF THIS DRAWING FOR PROJECT REQUIRES THE SERVICES OF ARCHITECT AND CONSULTING ENGINEERS. REPRODUCTION OF THIS DRAWING IN ANY MANNER FOR ANY PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

PSC INDOOR SOCCER
#1 21-24
S. OLD MISSOURI RD & HWY 412
SPRINGDALE, AR 72764
PROJ NUMBER: 18-20-00095

ISSUE BLOCK		
Δ	TITLE	DATE
	OTP	9.30.2021
1	REV-1	10.21.2021

DOCUMENT DATE: 10/19/2021
CHECKED BY: WFM
DRAWN BY: ENH

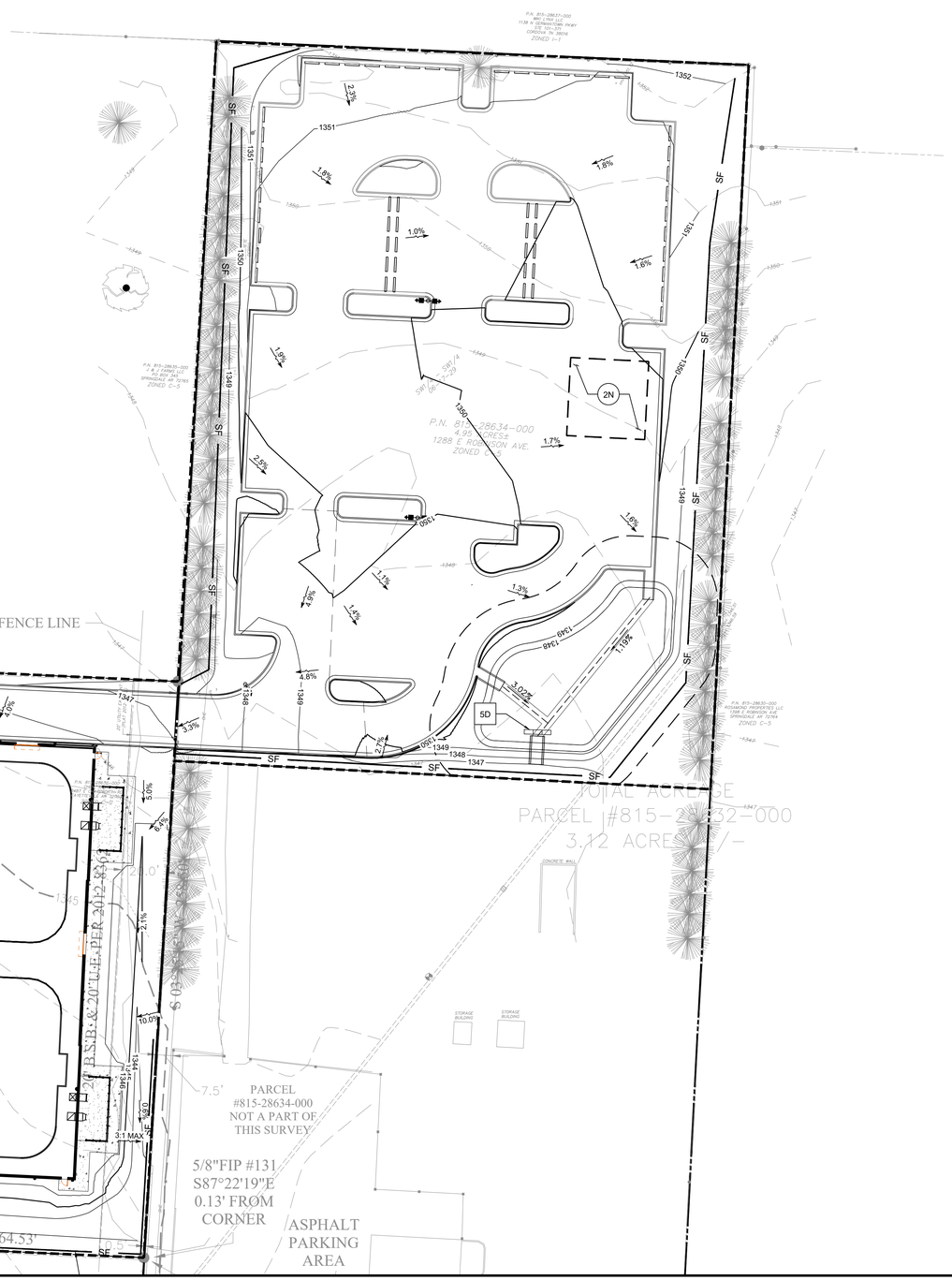
NOT FOR CONSTRUCTION

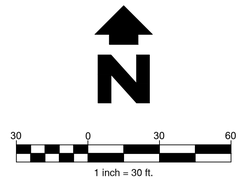
DANIEL RYAN GILL, PE
LICENSE #: 12539

EROSION & SEDIMENT CONTROL PLAN - WEST

SHEET: C1.0

Oct19,2021-4:41pm - User:emma.hernon
N:\18\18-20-00095 PSC Indoor Soccer - Springdale, AR\03-Disciplines\Civil\Construction Documents Folder\ 18-20-00095 - GP & UP.dwg





PROPOSED LEGEND

PROPERTY LINE

LIMITS OF DISTURBANCE = 4.90 ACRES

BMP MAINTENANCE NOTES

ALL MEASURES STATED ON THESE PLANS AND IN THE SWPPP SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR COMPLETED PHASE OF WORK OF FINAL STABILIZATION OF THE SITE. SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONSTRUCTION GENERAL PERMIT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF DETERIORATION.
2. ALL SEEDED/SODDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHALL BE FERTILIZED, WATERED AND REPAIRED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCE WHEN IT REACHES ONE-HALF THE HEIGHT OF THE FENCE.
4. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF SEDIMENT FROM THE SITE. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE EXIT AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN A GOOD CONDITION. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE AREA AS CONDITIONS DEMAND.
6. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. ANY DEBRIS AND/OR SEDIMENT LEAVING THE SITE SHALL BE CLEANED IMMEDIATELY.
7. ALL INLETS AND STORM DRAINS SHALL BE KEPT CLEAN OF DEBRIS AND SEDIMENT. ANY DEBRIS AND/OR SEDIMENT THAT ENTERS ANY INLET OR STORM DRAIN SHALL BE CLEANED IMMEDIATELY. FLUSHING SHALL NOT BE USED TO CLEAN DEBRIS AND/OR SEDIMENT FROM STORM DRAINS.

CONSTRUCTION SEQUENCE

1. CONDUCT PRE-CONSTRUCTION MEETING WITH THE CITY TO DISCUSS EROSION AND SEDIMENT CONTROLS AND CONSTRUCTION PHASING.
2. INSTALL STABILIZED CONSTRUCTION EXIT AND POST SWPPP AND SITE COMPLIANCE SIGNAGE PUBLICLY VISIBLE.
3. INSTALL CONSTRUCTION FENCES AND TEMPORARY TRAFFIC AND PEDESTRIAN CONTROL DEVICES.
4. PREPARE TEMPORARY PARKING AND STORAGE AREAS.
5. INSTALL SILT FENCE ON THE SITE AS SHOWN WITHIN THE CONSTRUCTION LIMITS.
6. DEMO EXISTING STRUCTURES, PAVEMENT, AND SPECIFIED UTILITIES.
7. UNDERCUT EXISTING POOR SOILS AS INDICATED IN THE GEOTECHNICAL REPORT.
8. BEGIN GRADING THE SITE.
9. BEGIN CONSTRUCTION OF UTILITIES.
10. BEGIN SUBGRADE PREPARATION AND CONSTRUCTION OF STRUCTURES.
11. BEGIN INSTALLATION OF CURB, GUTTER, AND PAVING.
12. COMPLETE PERMANENT STABILIZATION ON AREAS WHERE CONSTRUCTION HAS COMPLETED.
13. COMPLETE FINAL GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
14. OBTAIN CONCURRENCE FROM THE OWNER AND THE CITY THAT THE SITE HAS BEEN FULLY STABILIZED.
15. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES.
16. STABILIZE ALL AREAS DISTURBED BY BMP REMOVAL.

CONTRACTOR MAY COMPLETE CONSTRUCTION RELATED ACTIVITIES CONCURRENTLY ONLY IF ALL PRECEDING BMPS HAVE BEEN COMPLETELY INSTALLED.

THE ACTUAL SCHEDULE FOR IMPLEMENTING POLLUTANT CONTROL MEASURES WILL BE DETERMINED BY THE PROJECT CONSTRUCTION PROGRESS AND RECORDED BY THE GENERAL CONTRACTOR ON THESE PLANS.

NOTES

1N. SWPPP SIGN
2N. EQUIPMENT STORAGE AREA (TEMPORARY)

DETAILS

1D. CONSTRUCTION EXIT (TEMPORARY), SEE DETAIL 1/C10.0
2D. SEDIMENT/SILT FENCE WITH WIRE SUPPORT, SEE DETAIL 2/C10.0
3D. EROSION EELS SEDIMENT BARRIER, SEE DETAIL 3/C10.0
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CONTRACTOR SHOULD VERIFY SITE
DATE ON: 10/19/2021
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PSC INDOOR SOCCER
#L21-24
S. OLD MISSOURI RD & HWY 412
SPRINGDALE, AR 72764

PROJ NUMBER: 18-20-00095

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NOT FOR CONSTRUCTION

DANIEL RYAN GILL, PE
LICENSE #: 12539

EROSION & SEDIMENT CONTROL PLAN - EAST

SHEET: C1.1

Oct19,2021-3:55pm - User:emma.hernon
N:\18\18-20-00095 PSC Indoor Soccer - Springdale, AR\03-Disciplines\Civil\Construction Documents Folder\ 18-20-00095 - GP & UP.dwg

OLD MISSOURI ROAD - PRINCIPAL ARTERIAL
56' ASPHALT - 80'-100' M.S.P. R/W (MAX. SHOWN)
STATE HIGHWAY #265 - VARIABLE WIDTH R/W
PER AHTD JOBS #040049 & #40005

APPROX. TREE CANOPY LINE.
*TREE TRUNKS ARE EAST OF FENCE LINE

S 87°20'21" E 443.51'

TREES 1N

1N 52 LF CURB

50.0'

45.9'

20.0'

1340

1345

50.0'

50' B.S.B.

N 16°31'15" E 266.69'

FIBER OPTIC LINES 2N

STMH #10

WATER STRUCTURE 2N

16" WATER - APPROX. LOC.

CLEAR ZONE APPROACH AREA - SPRINGDALE MUNICIPAL AIRPORT PER 92-20890, AS SHOWN ON SURVEYS 2011-34712 & 2012-8362

1N TREE

14" CEDAR (CANOPY SHOWN)

20' B.S.B. & 20' U.E. PER 2012-8362

S 02°40'23" W 665.61'

BENCH MARK:

7.5'

PARCEL #815-28634-000 NOT A PART OF THIS SURVEY

5/8"FIP #131 S87°22'19"E 0.13' FROM CORNER

ASPHALT PARKING AREA

S 87°32'25" E 39.43'

41.2'

STMH #11

N 87°22'52" W 300.00'

2N ELECTRIC STRUCTURES

CAP #1304

CAP #131

ELECTRIC STRUCTURE 2N

N 87°22'19" W 164.53'

0.5'

STMH #13

22.0'

20.0'

19.9'

SEE CORNER DETAIL

STMH #12

47.9'

GAS PUMPS

60.4'

1N CURB

1N PAVEMENT

20' D.E. PER 2011-34712

VARIABLE WIDTH ELECTRIC EASEMENT PER 2012-6147

FL 18" CMP ELEV = 1341.39'

POB

10" CONCRETE WALL

CONCRETE

CURB

C/L

CURB

HWY R/W

M.S.P. R/W

PARCEL #815-28633-000 NOT A PART OF THIS SURVEY

40' WIDE CROSS ACCESS EASEMENT PER 2011-32890

PARCEL #815-28632-003 NOT A PART OF THIS SURVEY

FL 24" RCP ELEV = 1337.70'

N 03°25'15" E 134.54'

C-2 ZONING

10.5 LF CURB 1N

TRASH AREA C-2 ZONING

I-1 ZONING

APPROX. ZONING LINE PER CITY OF SPRINGDALE GIS

EXISTING BUILDING

10.0'

29.7'

1' CONCRETE WALL

40.0'

20.0'

STMH #1

PAVEMENT 1N

8 LF CURB 1N

DRAINAGE PIPE EASEMENT PER 94-43669, 94-43653, & 94-43637

PRIVATE DRAINAGE EASEMENT PER 2011-31624

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 87°32'27" W	39.50'

CURB 47 LF 1N

ELECTRICAL STRUCTURE 2N

N 02°41'02" E 339.97'

S 02°40'23" W 340'

ASPHALT DRIVE

PARCEL #815-28632-002 NOT A PART OF THIS SURVEY

N 03°23'58" E 210.46'

STMH #2

GAS SERVICE - APPROX. LOC. PER BLACK HILLS AERIAL

CONCRETE

INGRESS/EGRESS EASEMENT PER 94-43669, 94-43653, & 94-43637

2" GAS - APPROX. LOC. PER BLACK HILLS AERIAL

STS #3
STS #4
STS #5
STS #6

20' U.E. PER 1318-548

30' B.S.B.

SIGN FOOTING EASEMENT PER 94-43669, 94-43653, & 94-43637

3/8" FIP 1.57' EAST OF LINE

SS #2

12' SEWER - APPROX. LOC.

M.S.P. R/W

(2)

5.09'

18.9'

SS #1

STMH #7

CURB

STMH #8

L1

12' WATER APPROX. LOC.

PARCEL #815-28632-001 NOT A PART OF THIS SURVEY (DEED B. 1303, P. 525)

E. ROBINSON AVENUE - PRINCIPAL ARTERIAL
59' ASPHALT - 80' R/W

HWY R/W

CURB

POC SE CORNER

EXISTING LEGEND

- FOUND 5/8" REBAR
- SET 5/8" REBAR/CAP
- FOUND 1/2" REBAR
- FOUND NAIL
- FOUND 3/4" REBAR
- COMPUTED POINT
- FOUND MAG NAIL
- IRRIGATION CONTROL VALVE
- SIGN
- SET CHIS. "X"
- LIGHT
- BOUNDARY LINE (MEASURED)
- PARCEL LINE
- FORTY LINE/ TIE LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- WATER LINE
- OVERHEAD POWER LINE
- SEWER LINE
- FLOW LINE
- FENCE
- INGRESS & EGRESS EASEMENT
- BUILDING SETBACK
- UTILITY/DRAINAGE EASEMENT
- GAS LINE
- APPROX. CANOPY
- ELECTRICAL BOX
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- POWER POLE
- ELECTRIC METER
- WATER METER
- SANITARY SEWER MH
- STORM SEWER MH
- MONITOR WELL
- GRATED INLET

PROPOSED LEGEND

- PROPERTY LINE
- LIMITS OF DISTURBANCE (4.90 ACRES)

NOTES

1N. EXISTING TO BE REMOVED
2N. EXISTING TO REMAIN

CONTRACTOR IS RESPONSIBLE FOR DEMOLITION AND FIELD VERIFICATION OF EXISTING SITE STATUS

N

SCALE

30 0 30 60

1 inch = 30 ft.

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DANIEL RYAN GILL, PE
LICENSE #: 12539

DEMOLITION PLAN - WEST

SHEET: C2.0

Oct 19,2021-4:08pm - User emma.hernon
N:\18\18-20-00095 PSC Indoor Soccer - Springdale, AR\03-Disciplines\Civil\Construction Documents Folder\ 18-20-00095 - SP.dwg



N

SCALE

30 0 30 60

1 inch = 30 ft.

EXISTING LEGEND

- FOUND 5/8" REBAR
- SET 5/8" REBAR/CAP
- FOUND 1/2" REBAR
- FOUND NAIL
- FOUND 3/4" REBAR
- COMPUTED POINT
- FOUND MAG NAIL
- IRRIGATION CONTROL VALVE
- SIGN
- SET CHIS. "X"
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- ELECTRICAL BOX
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- POWER POLE
- ELECTRIC METER
- WATER METER
- SANITARY SEWER MH
- STORM SEWER MH
- MONITOR WELL
- GRATED INLET

PROPOSED LEGEND

- PROPERTY LINE
- LIMITS OF DISTURBANCE (4.90 ACRES)

NOTES

1N. EXISTING TO BE REMOVED
2N. EXISTING TO REMAIN

CONTRACTOR IS RESPONSIBLE FOR DEMOLITION AND FIELD VERIFICATION OF EXISTING SITE STATUS

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PSC INDOOR SOCCER #L21-24 (1)
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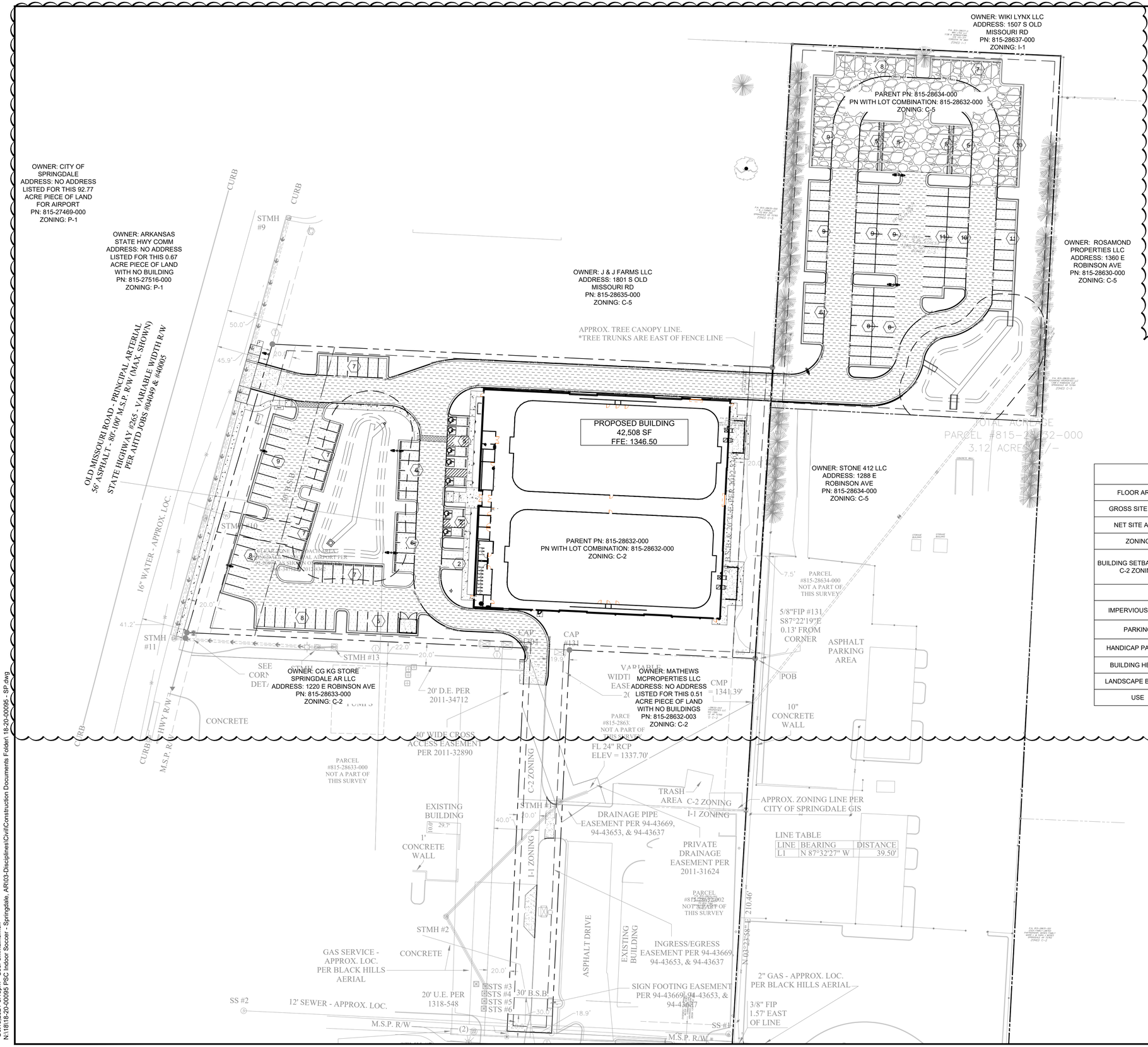
DANIEL RYAN GILL, PE
LICENSE #: 12539

DEMOLITION PLAN - EAST

SHEET: C2.1

Oct19,2021-4:09pm - User emma hernon
N:\18\18-20-00095 PSC Indoor Soccer - Springdale, AR\03-Disciplines\Civil\Construction Documents Folder\ 18-20-00095 - SP.dwg



N

SCALE

40 0 40 80

1 inch = 40 ft.

PROPOSED LEGEND

- PROPERTY LINE
- CURB & GUTTER
- FIRE LANE
- LIMITS OF PONDING
- BUILDING CONTROL POINT
- CURB INLET
- E — ELECTRIC METER
- G — GAS METER
- # — PARKING COUNT
- T — TRANSFORMER
- W — WATER METER
- B — BACKFLOW PREVENTER
- 5'x8' PUBLIC TRANSIT STOP

DEVELOPMENT STANDARDS

FLOOR AREA	42,508 SF	
GROSS SITE AREA	213,444 SF (4.91 AC)	
NET SITE AREA	211,759 SF (4.86 AC)	
ZONING	C-2 (WEST LOT) AND C-5 (EAST LOT)	
BUILDING SETBACKS FOR C-2 ZONING	FRONT: 50' (W/ PARKING IN FRONT) FRONT: 30' (NO PARKING IN FRONT) SIDE: 0' (WHEN ADJACENT TO NON-RESIDENTIAL REAR: 20'	
	REQUIRED	PROVIDED
IMPERVIOUS AREA	MAX 90% OR 122,633 SF	±98,805 SF
PARKING	1 SPACE / 200 SF (42,508 NET SF / 200 = 213 SPACES FOR RECREATIONAL USE)	214 SPACES
HANDICAP PARKING	SHOWING B/W 214 SPACES OR 7 HC SPACES	7 HANDICAP SPACES
BUILDING HEIGHT	N/A	46'-8"
LANDSCAPE BUFFER	10' ALONG FRONT P/L, 5' ALONG SIDE/REAR	10'-0"
USE	CULTURAL, RECREATIONAL & HEALTH FACILITIES	

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PSC INDOOR SOCCER

#1-21-24

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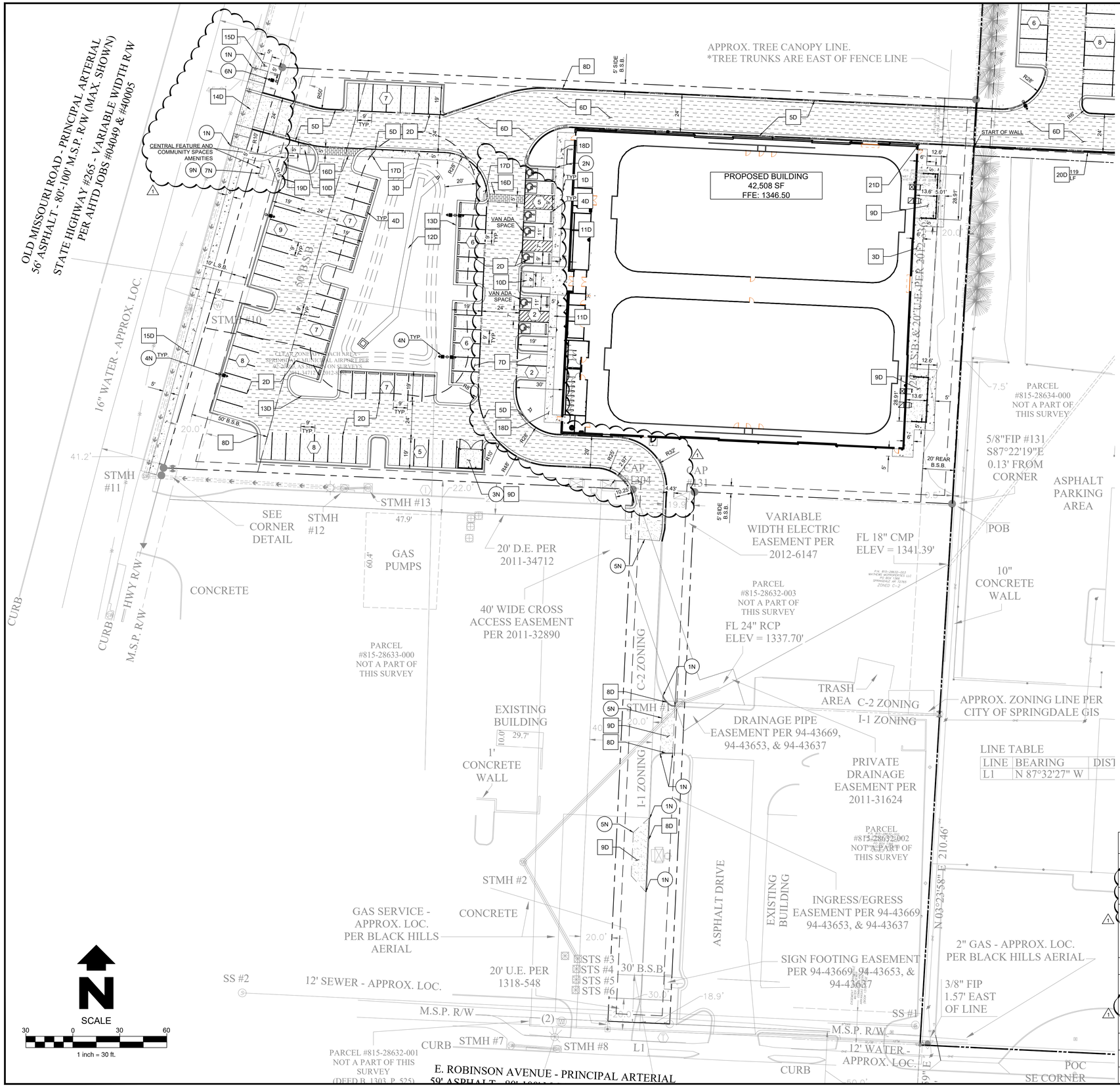
DANIEL RYAN GILL, PE
LICENSE #: 12539

SITE PLAN - OVERALL

SHEET: C3.0

Oct19,2021-5:18pm - User:emma.herron
N:\18\18-20-00095 PSC Indoor Soccer - Springdale, AR\03-Disciplines\Civil\Construction Documents Folder\ 18-20-00095 - SP.dwg



PROPOSED LEGEND

- PROPERTY LINE
- CURB & GUTTER
- FIRE LANE
- LIMITS OF PONDING
- BUILDING CONTROL POINT
- CURB INLET
- E — ELECTRIC METER
- G — GAS METER
- # — PARKING COUNT
- T — TRANSFORMER
- W — WATER METER
- B — BACKFLOW PREVENTER

NOTES

1N. TAPER CURB TO MATCH EXISTING
2N. TRANSITION CURB FROM 6" TO 0" OVER 2'
3N. DUMPSTER PAD
4N. PARKING LIGHTING (PER LIGHTING PLAN)
5N. SAWCUT LINE - PROPOSED PAVING TO MATCH EXISTING ELEVATIONS
6N. PUBLIC STREET LIGHT, MINIMUM 20,000 LUMENS
7N. BENCH SEATING - MIN. 6' IN LENGTH, VICTOR STANLEY "CLASSIC" MODEL #C-10) OR APPROVED EQUAL
8N. GRAVEL PARKING
9N. 5'x8' AREA DEDICATED FOR FUTURE TRANSIT STOP

DETAILS

1D. SITE SIGN BASE DETAIL, SEE DETAIL 1/C10.1
2D. PARKING LOT STRIPING, SEE DETAIL 2/C10.1
3D. CONCRETE SIDEWALK, SEE DETAIL 3/C10.1
4D. PRECAST CONCRETE WHEEL STOP, SEE DETAIL 4/C10.1
5D. FIRE LANE MARKING, SEE DETAIL 5/C10.1
6D. HEAVY DUTY ASPHALT, SEE DETAIL 6/C10.1
7D. STANDARD DUTY ASPHALT, SEE DETAIL 6/C10.1
8D. TYPE "B" INTEGRAL CURB AND GUTTER, SEE DETAIL 7/C10.1
9D. SUPER HEAVY DUTY CONCRETE, SEE DETAIL 8/C10.1
10D. ADA RAMP IN SIDEWALK, SEE DETAIL 9/C10.1
11D. LINEAR RAMP IN SIDEWALK, SEE DETAIL 10/C10.1
12D. RIVER ROCK DRAINAGE SWALE, SEE DETAIL 11/C10.1
13D. RIBBON CURB, SEE DETAIL 12/C10.1
14D. ARDOT DR-1, SEE DETAIL C10.2
15D. SPRINGDALE SIDEWALK, SEE DETAIL C10.2
16D. BRICK PATTERNED SCORED CONCRETE, SEE DETAIL 8/C10.1
17D. DETECTABLE WARNINGS DETAIL, SEE DETAIL 13/C10.1
18D. CONCRETE SIDEWALK AT BUILDING, SEE DETAIL 14/C10.1
19D. BIKE RACK, SEE DETAIL 15/C10.1
20D. RETAINING WALL, SEE DETAIL 2/C10.2
21D. 6" PIPE BOLLARD, SEE DETAIL 5/C10.2
22D. CONCRETE DRAINAGE SWALE, SEE DETAIL 3/C10.2
23D. CONCRETE FLUME, SEE DETAIL 4/C10.2

GENERAL CITY NOTES

1. A CITY OF SPRINGDALE DETENTION/ RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.
2. EXTERIOR GROUND-MOUNTED OR BUILDING MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES AND BANKS OF METERS, SHALL BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
3. STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR 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 & 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.

LINE TABLE

LINE	BEARING	DIST
L1	N 87°32'27" W	

DEVELOPMENT STANDARDS

FLOOR AREA	42,508 SF	
GROSS SITE AREA	213,444 SF (4.91 AC)	
NET SITE AREA	211,759 SF (4.86 AC)	
ZONING	C-2 (WEST LOT) AND C-5 (EAST LOT)	
BUILDING SETBACKS FOR C-2 ZONING	FRONT: 50' (W/ PARKING IN FRONT) FRONT: 30' (NO PARKING IN FRONT) SIDE: 0' (WHEN ADJACENT TO NON-RESIDENTIAL REAR: 20'	
	REQUIRED	PROVIDED
IMPERVIOUS AREA	MAX 90% OR 122,633 SF	±98,805 SF
PARKING	1 SPACE / 200 SF (42,508 NET SF / 200 = 213 SPACES FOR RECREATIONAL USE)	214 SPACES
HANDICAP PARKING	SHOWING B/W 214 SPACES OR 7 HC SPACES	7 HANDICAP SPACES
BUILDING HEIGHT	N/A	46'-8"
LANDSCAPE BUFFER	10' ALONG FRONT P/L, 5' ALONG SIDE/REAR	10'-0" & 5'-0"
USE	CULTURAL, RECREATIONAL & HEALTH FACILITIES	

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PSC INDOOR SOCCER

#1-21-24

S. OLD MISSOURI RD & HWY 412
SPRINGDALE, AR 72764

PROJ NUMBER: 18-20-00095

ISSUE BLOCK

	TITLE	DATE
A	OTP	9.30.2021
1	REV-1	10.21.2021

DOCUMENT DATE: 10/19/2021
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NOT FOR CONSTRUCTION

DANIEL RYAN GILL, PE
LICENSE #: 12539

SITE PLAN - WEST

SHEET: C3.1

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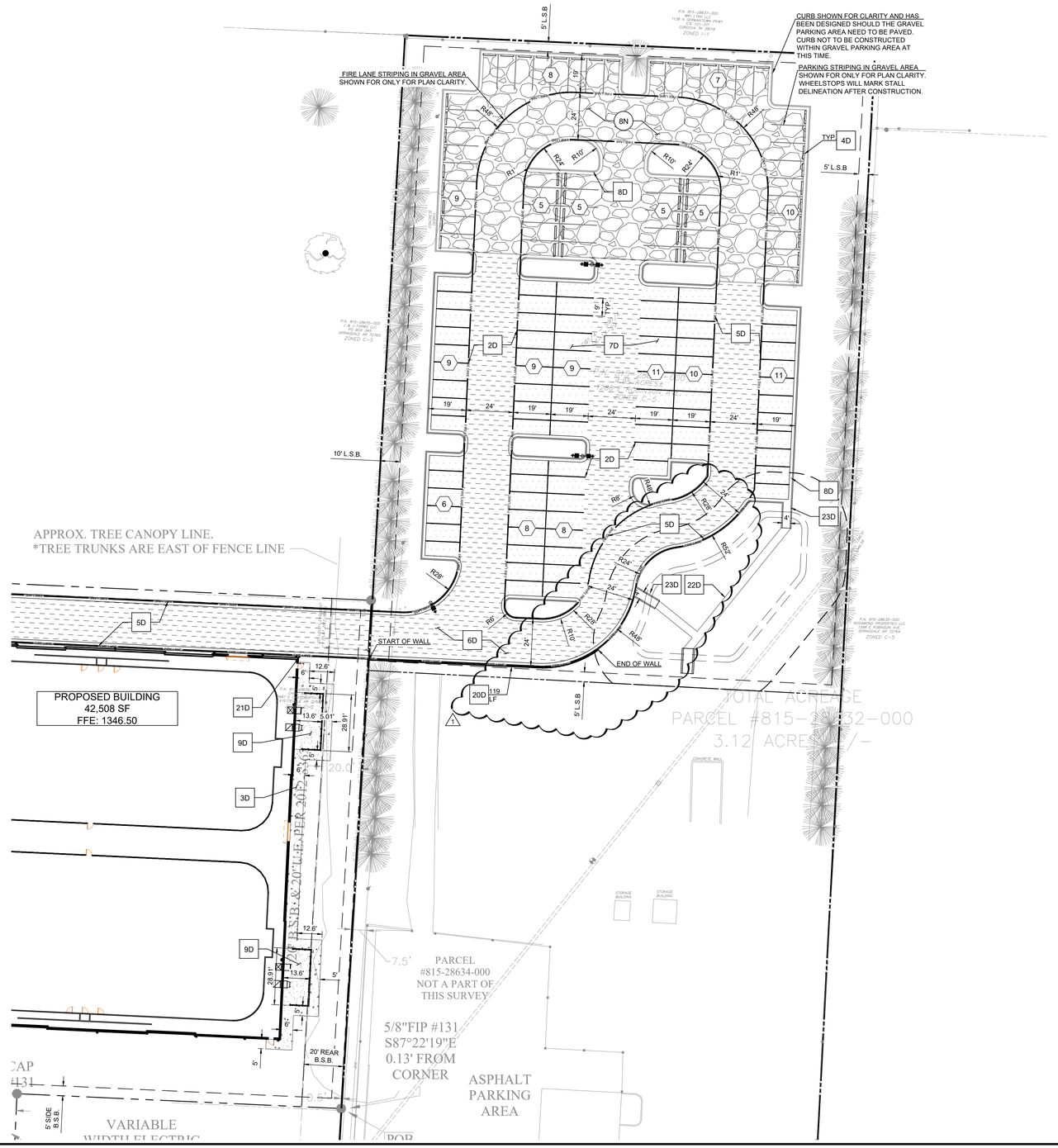

PROPOSED LEGEND

- PROPERTY LINE
- CURB & GUTTER
- FIRE LANE
- LIMITS OF PONDING
- BUILDING CONTROL POINT
- CURB INLET
- E — ELECTRIC METER
- G — GAS METER
- # — PARKING COUNT
- T — TRANSFORMER
- W — WATER METER
- B — BACKFLOW PREVENTER

NOTES

1N. TAPER CURB TO MATCH EXISTING
2N. TRANSITION CURB FROM 6" TO 0" OVER 2'
3N. DUMPSTER PAD
4N. PARKING LIGHTING (PER LIGHTING PLAN)
5N. SAWCUT LINE - PROPOSED PAVING TO MATCH EXISTING ELEVATIONS
6N. PUBLIC STREET LIGHT, MINIMUM 20,000 LUMENS
7N. BENCH SEATING - MIN. 6' IN LENGTH, VICTOR STANLEY "CLASSIC" MODEL #C-10) OR APPROVED EQUAL
8N. GRAVEL PARKING
1 9N. 5'x8' AREA DEDICATED FOR FUTURE TRANSIT STOP

DETAILS

1D. SITE SIGN BASE DETAIL, SEE DETAIL 1/C10.1
2D. PARKING LOT STRIPING, SEE DETAIL 2/C10.1
3D. CONCRETE SIDEWALK, SEE DETAIL 3/C10.1
4D. PRECAST CONCRETE WHEEL STOP, SEE DETAIL 4/C10.1
5D. FIRE LANE MARKING, SEE DETAIL 5/C10.1
6D. HEAVY DUTY ASPHALT, SEE DETAIL 6/C10.1
7D. STANDARD DUTY ASPHALT, SEE DETAIL 6/C10.1
8D. TYPE "B" INTEGRAL CURB AND GUTTER, SEE DETAIL 7/C10.1
9D. SUPER HEAVY DUTY CONCRETE, SEE DETAIL 8/C10.1
10D. ADA RAMP IN SIDEWALK, SEE DETAIL 9/C10.1
11D. LINEAR RAMP IN SIDEWALK, SEE DETAIL 10/C10.1
12D. RIVER ROCK DRAINAGE SWALE, SEE DETAIL 11/C10.1
13D. RIBBON CURB, SEE DETAIL 12/C10.1
14D. ARDOT DR-1, SEE DETAIL C10.2
15D. SPRINGDALE SIDEWALK, SEE DETAIL C10.2
16D. BRICK PATTERNED SCORED CONCRETE, SEE DETAIL 8/C10.1
17D. DETECTABLE WARNINGS DETAIL, SEE DETAIL 13/C10.1
18D. CONCRETE SIDEWALK AT BUILDING, SEE DETAIL 14/C10.1
19D. BIKE RACK, SEE DETAIL 15/C10.1
20D. RETAINING WALL, SEE DETAIL 2/C10.2
21D. 6" PIPE BOLLARD, SEE DETAIL 5/C10.2
22D. CONCRETE DRAINAGE SWALE, SEE DETAIL 3/C10.2
23D. CONCRETE FLUME, SEE DETAIL 4/C10.2

GENERAL CITY NOTES

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S. OLD MISSOURI RD & HWY 412
SPRINGDALE, AR 72764
PROJ NUMBER: 18-20-00095

ISSUE BLOCK		
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DANIEL RYAN GILL, PE
LICENSE #: 12539

SITE PLAN - EAST

SHEET: C3.2

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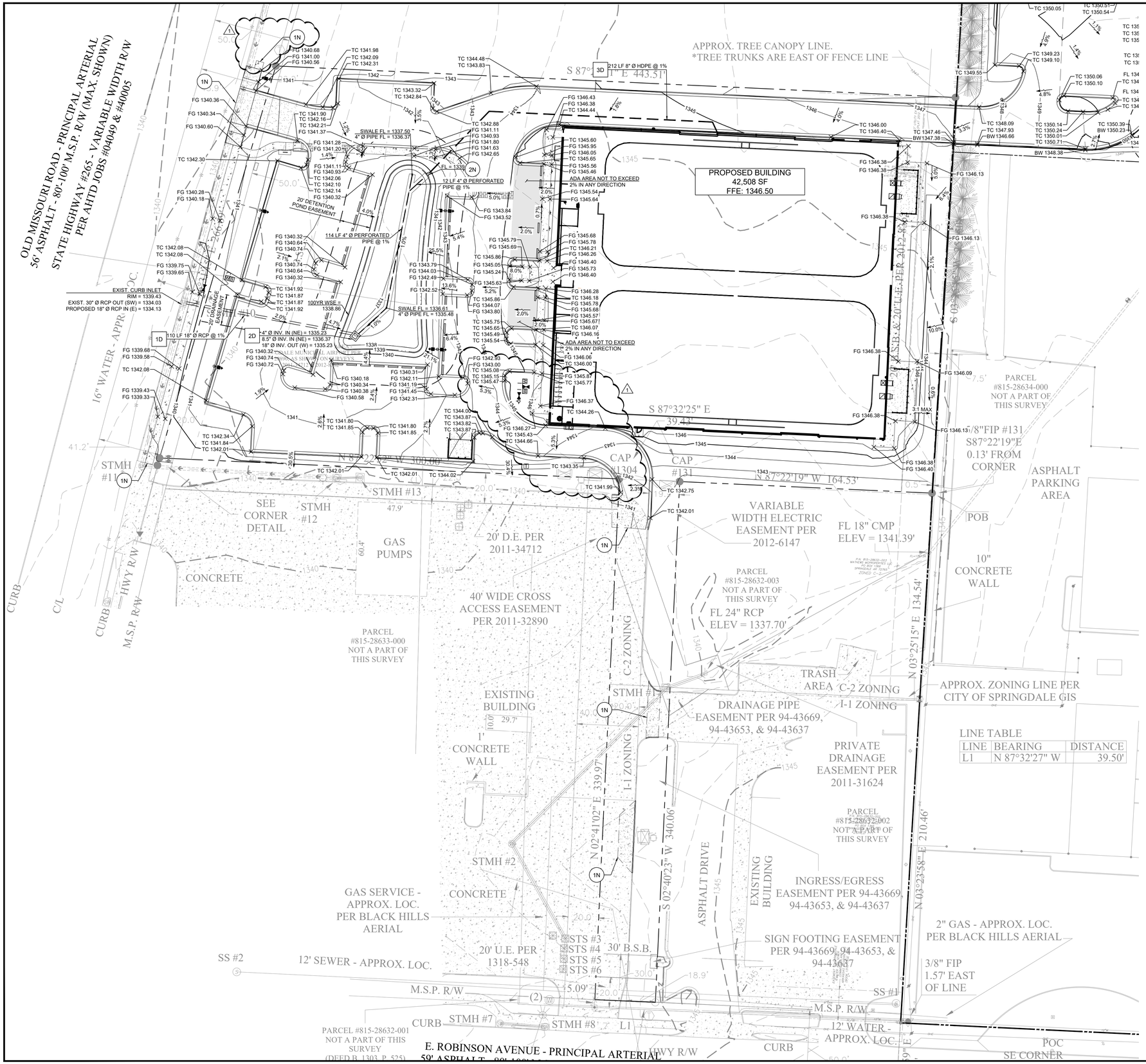

PROPOSED LEGEND

	PROPERTY LINE
	BREAKLINE
	STORM SEWER
	100 YEAR WATER SURFACE ELEVATION
	FLOWLINE
XXX.XX	SPOT ELEVATION
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
G	GUTTER
TC	TOP OF CURB
FL	FLOWLINE
TR	TOP OF RAMP
BR	BOTTOM OF RAMP
TS	TOP OF SIDEWALK
TW	TOP OF WALL
BW	BOTTOM OF WALL

NOTES

1N. MATCH EXISTING ELEVATIONS
2N. 8" PVC FLARED END SECTION
3N. 12" FLARED END SECTION

DETAILS

1D. STORM SEWER TRENCH & BEDDING, SEE DETAIL 1/C10.3
2D. OUTFALL STRUCTURE, SEE DETAIL 2/C10.3
3D. DOWNSPOUT CONNECTION, SEE DETAIL 3/C10.3
4D. DETENTION OUTLET STRUCTURE, SEE DETAIL 4/C10.3

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 87°32'27" W	39.50'

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S. OLD MISSOURI RD & HWY 412
SPRINGDALE, AR 72764
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DANIEL RYAN GILL, PE
LICENSE #: 12539

GRADING
PLAN - WEST

SHEET:
C4.0

Oct19,2021-4:00pm - User emma hernon
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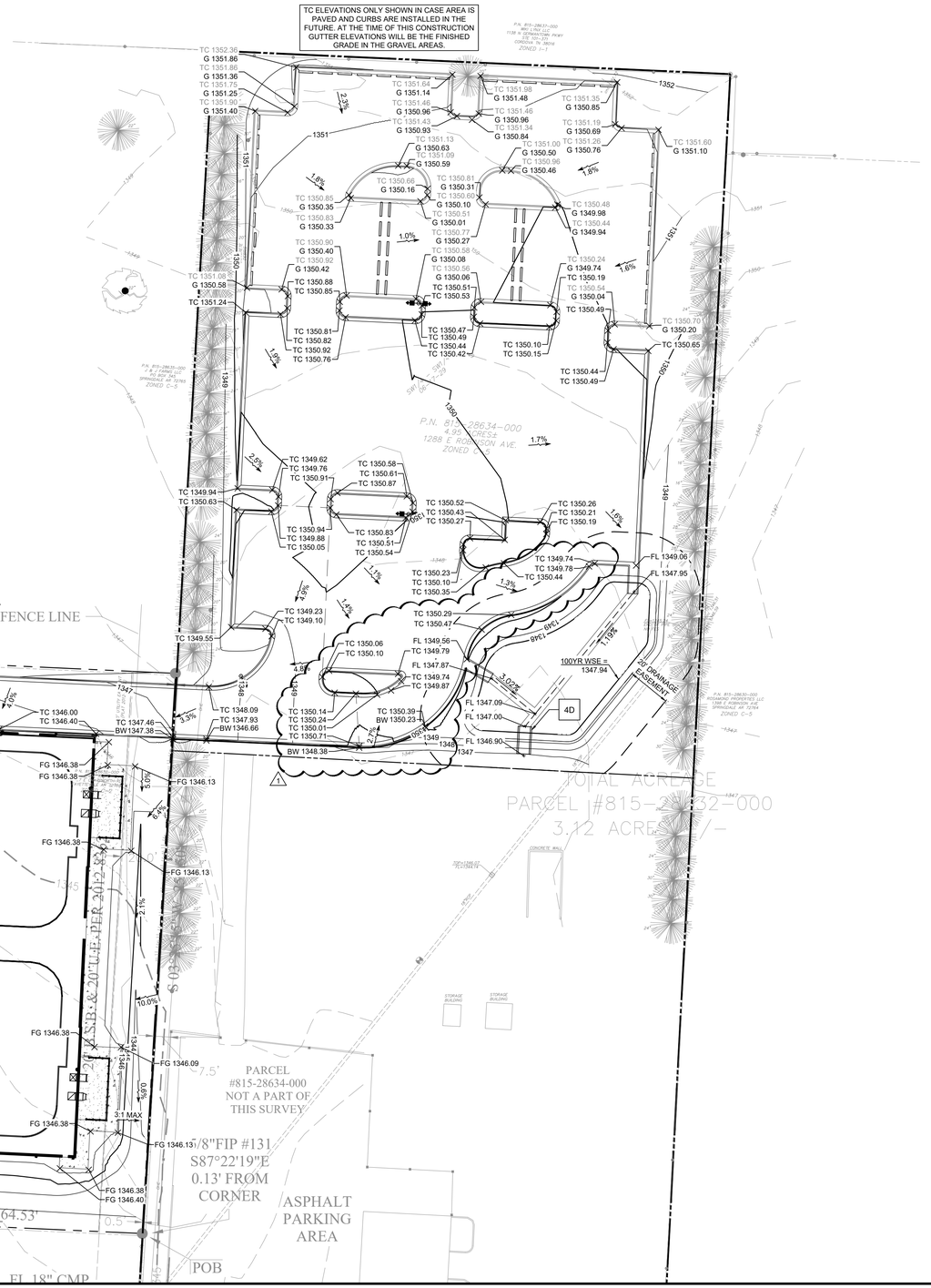
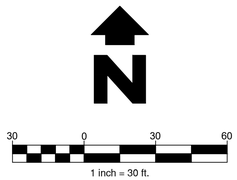

TC ELEVATIONS ONLY SHOWN IN CASE AREA IS PAVED AND CURBS ARE INSTALLED IN THE FUTURE. AT THE TIME OF THIS CONSTRUCTION GUTTER ELEVATIONS WILL BE THE FINISHED GRADE IN THE GRAVEL AREAS.



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TC	TOP OF CURB
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TS	TOP OF SIDEWALK
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BW	BOTTOM OF WALL

NOTES

1N. SAWCUT LINE/ MATCH EXISTING ELEVATIONS
2N. 8" PVC FLARED END SECTION
3N. 12" FLARED END SECTION

DETAILS

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PSC INDOOR SOCCER
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S. OLD MISSOURI RD & HWY 412
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GRADING
PLAN - EAST

SHEET:
C4.1

Oct19,2021-4:01pm - User emma.hernon
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OLD MISSOURI ROAD - PRINCIPAL ARTERIAL
3" ASPHALT - 80'-100' M.S.P. R/W (MAX. SHOWN)
STATE HIGHWAY #265 - VARIABLE WIDTH R/W
PER AHTD JOBS #040049 & #40005

APPROX. TREE CANOPY LINE.
*TREE TRUNKS ARE EAST OF FENCE LINE

S 87°20'21" E 443.51'

PROPOSED BUILDING
42,508 SF
FFE: 1346.50

SEE 'INSET 1' THIS SHEET FOR ADDITIONAL WATER LINE CONNECTIONS

START OF PROFILE AT 0+00 AT EXISTING VALVE

END OF PROFILE AT 35+69 AT EXISTING VALVE

16" WATER - APPROX. LOC.

S 02°40'23" E 366.69'

STMH #10
FG = 1341.81
WATER FL = 1339.14
TOP OF STORM PIPE = 1336.11

NEAR ZONE APPROACH AREA - SPRINGDALE MUNICIPAL AIRPORT PER 92-20890, AS SHOWN ON SURVEYS 2011-34712 & 2012-6147

20' UTILITY EASEMENT

8"W

UGT

5D 6" DI FIRE HYDRANT LINE

FG = 1340.92
TOP OF WATER LINE = 1337.92
BOTTOM OF STORM PIPE = 1338.59

9N FG = 1346.37
WATER FL = 1344.25
TOP OF SSWR = 1342.99

FG = 1346.25
WATER FL = 1344.13
TOP OF SSWR = 1343.02

5D 4" Ø SS PVC @ 1.10% SLOPE

6D FG = 1345.98
FL = 1342.95

6D FG = 1344.58
FL = 1342.42

S 87°32'25" E 39.42'

N 87°22'52" W 300.00'

STMH #11

STMH #13

CAP #131

CAP #130

N 87°22'19" W 164.53'

SEE CORNER DETAIL

STMH #12

GAS PUMPS

20' D.E. PER 2011-34712

VARIABLE WIDTH ELECTRIC EASEMENT PER 2012-6147

FL 18" CMP
ELEV = 1341.39'

PARCEL #815-28632-003
NOT A PART OF THIS SURVEY

FL 24" RCP
ELEV = 1337.70'

40' WIDE CROSS ACCESS EASEMENT PER 2011-32890

CONCRETE

CURB

C/L

CURB

PARCEL #815-28633-000
NOT A PART OF THIS SURVEY

EXISTING BUILDING

1' CONCRETE WALL

C-2 ZONING

I-1 ZONING

TRASH AREA

DRAINAGE PIPE PER 94-43669, & 94-43637

TOP OF STORM PIPE = 1339.76
SANITARY SEWER FL = 1339.79
EG = 1341.78

4" Ø SS PVC @ 1.91% SLOPE

6D EG = 1342.08
FL = 1340.11

6D EG = 1343.27
FL = 1338.69

6D EG = 1343.04
FL = 1338.29

6D EG = 1343.54
FL = 1337.79

6D EG = 1344.32
FL = 1337.39

PRIVATE DRAINAGE EASEMENT PER 2011-31624

PARCEL #815-28632-002
NOT A PART OF THIS SURVEY

INGRESS/EGRESS EASEMENT PER 94-43669, 94-43653, & 94-43637

SIGN FOOTING EASEMENT PER 94-43669, 94-43653, & 94-43637

EXISTING BUILDING

STMH #2

GAS SERVICE - APPROX. LOC. PER BLACK HILLS AERIAL

CONCRETE

STS #3
STS #4
STS #5
STS #6

20' U.E. PER 1318-548

12' SEWER - APPROX. LOC.

SS #2

SS #1

12' WATER - APPROX. LOC.

2" GAS PER BLAC

3/8" FIP
1.57' EAST
OF LINE

N 03°25'15" E 134.54'

N 03°23'58" E 210.46'

APPRO CITY

5N

7D EXIST. 8" FL = 1335.09
PROP. 4" FL = 1336.00

PARCEL #815-28632-001
NOT A PART OF THIS SURVEY
(DEED B-1303, P. 525)

CURB

STMH #7

STMH #8

L1

HWY R/W

E. ROBINSON AVENUE - PRINCIPAL ARTERIAL
59' ASPHALT - 8%-10%

CURB

PROPOSED LEGEND

- PROPERTY LINE
- WATERLINE
- X"W
- X"SS — SANITARY SEWER LINE
- UGT — UNDERGROUND TELEPHONE
- UGE — UNDERGROUND ELECTRIC
- GAS — GAS LINE
- STORM SEWER

NOTES

1N. CONNECT TO BUILDING
2N. CONNECT TO EXISTING ELECTRICAL SERVICE
3N. ELECTRIC METER
4N. GAS METER
5N. CONNECT TO EXISTING GAS LINE
6N. 1" DOMESTIC WATER METER
7N. 5/8" IRRIGATION METER
8N. 8"x6" TEE & 6" GATE VALVE
9N. MAINTAIN 18" VERTICAL SEPARATION
10N. 8"x6" TAPPING SLEEVE & 6" GATE VALVE
11N. PAD MOUNTED TRANSFORMER
12N. CONNECT TO EXISTING FIBER OPTIC
13N. WATER PROOF HORN/STROBE SHALL BE INSTALLED DIRECTLY ABOVE THE FDC
14N. 8"X2" TEE WITH 2" GATE VALVE
15N. 8"X1" TEE WITH 1" GATE VALVE

DETAILS

1D. UTILITY TRENCH AND BEDDING, SEE DETAIL 1/C10.4
2D. FIRE HYDRANT & GATE VALVE, SEE DETAIL S-1 ON C10.4
3D. TYPICAL 1" METER SETTING, SEE DETAIL S-24 ON C10.4
4D. STANDARD METER BOX INSTALLATION, SEE DETAIL S-23 ON C10.4
5D. TYPICAL PIPE TRENCH, SEE DETAIL S-17 ON C10.4
6D. CLEAN-OUT ASSEMBLY DETAIL (SEE MEP PLANS FOR SCHEDULE), SEE DETAIL S-47 ON C10.4
7D. SEWER SERVICE CONNECTIONS, SEE DETAIL S-16 ON C10.4
8D. FIRE DEPARTMENT CONNECTION, SEE DETAIL 2/C10.4
9D. FIRE SYSTEM CONNECTION, SEE DETAIL S-36 ON C10.4
10D. TRACING WIRE CONNECTION PORT, SEE DETAIL M-1 ON C10.5
11D. REACTION BACKING, SEE DETAIL S-3 ON C10.5

1 NOTE
A 3200 SERIES KNOX BOX IS REQUIRED AT THE PRIMARY ENTRANCE TO EACH BUILDING

1 INSET 1
SCALE: 1" = 10'

1D 2" DOMESTIC PE SERVICE LINE
3D 4D 6N
14N
11D 8N
9D
20'
8"W
4.08'
6" GATE VALVE TO BE DEMARCATION VALVE FOR FIRE LINE
2" W
SS
4.07'
2D
4.38'
5D 6" DI FIRE LINE
UGT

-0+25.00 0+00.00 0+50.00 0+60.00
1345
1340
1335
1330
PROPOSED GRADE AT CL OF PIPE
EXISTING GRADE AT CL OF PIPE
AT&T FIBER OPTIC
EXISTING RCP STORM PIPE FL = 1334.17
6"x6"x6" TAPPING SLEEVE & VALVE
EXISTING WATER VALVE
EXISTING 6" WATER LINE STUB - DEPTH TO BE VERIFIED
EXISTING WATER VALVE

WATER LINE STUB
Horizontal Scale - 1"=30'
Vertical Scale - 1"=3'

30 0 30 60
1 inch = 30 ft.

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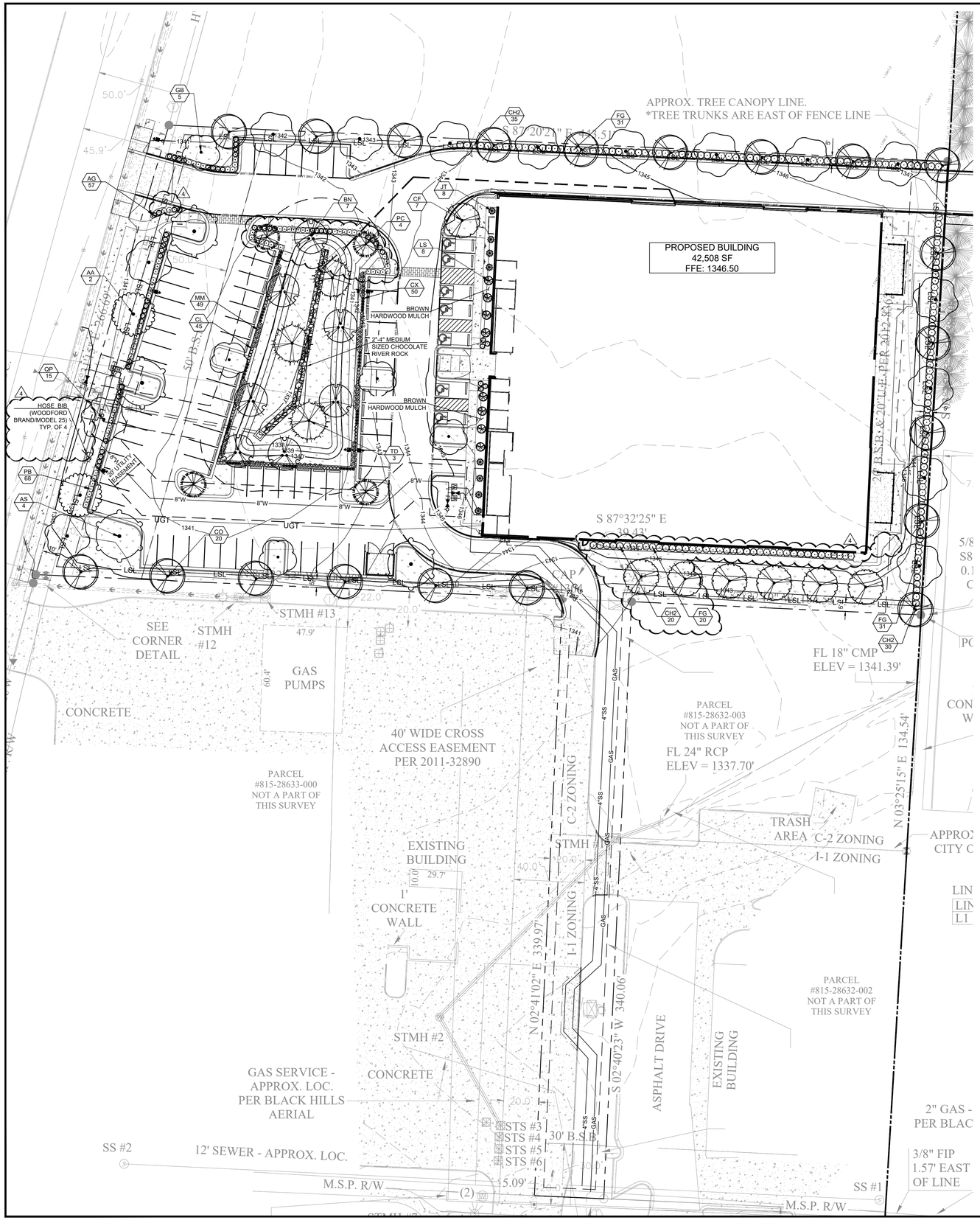
NOT FOR CONSTRUCTION

DANIEL RYAN GILL, PE
LICENSE #: 12539

UTILITY PLAN

SHEET: C5.0

Oct19,2021-4:05pm - User:emma.henon
N:\18\18-20-00095 PSC Indoor Soccer - Springdale, AR\03-Disciplines\Civil\Construction Documents Folder\ 18-20-00095 - GP & UP.dwg



N

SCALE

30 0 30 60

1 inch = 30 ft.

GENERAL LANDSCAPE NOTES:

THIS PLAN IS FOR LANDSCAPE LAYOUT ONLY. ALL GRADING, UTILITIES, SITE STRUCTURES, ETC. ARE FOR REFERENCE ONLY AND SHALL BE VERIFIED WITH CIVIL PLANS AND IN THE FIELD.

ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH SOIL MOIST.

CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.

UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.

ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.

ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.

THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.

THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.

ALL DISTURBED AREAS ON AND OFF THE SITE, INCLUDING THE TEMPORARY DETENTION AREA, SHALL BE COMPLETELY HYDROSEEDED OR SODDED WITH GRASS SEED SPECIFIED ON PLANS.

SEEDING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER BED PREPARATION. HYDROSEED MIXTURE SHALL CONTAIN CELLULOSE MULCH APPLIED AT A RATE OF 2,000 LBS./ACRE, WITH A MAXIMUM OF 50 LBS./100 GAL. OF WATER. IF SEEDING IS DELAYED AFTER MIXING 1/2 - 2 HOURS ADD AN ADDITIONAL 50% OF SEED MIX, IF DELAY IS LONGER THAN 2 HOURS, BEGIN WITH NEW MIXTURE.

MAINTENANCE:
SEEDED AREAS ARE TO BE WATERED ENOUGH TO MAINTAIN ADEQUATE SURFACE SOIL MOISTURE FOR PROPER SEED GERMINATION. WATERING SHALL CONTINUE FOR ALL GRASSED AREAS FOR NOT LESS THAN 30 DAYS FOLLOWING SEEDING OR UNTIL A HEALTHY STAND OF GRASS, WITH 90% OR MORE COVERAGE, IS ACHIEVED. IMMEDIATELY RESEED, FERTILIZE, AND MULCH DAMAGED AREAS OR ANY AREA THAT FAILS TO ACHIEVE THE COVERAGE SPECIFIED ABOVE UNTIL A HEALTHY STAND OF GRASS, WITH 90% OR MORE COVERAGE, IS ACHIEVED.

THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.

THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.

THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR ONE (1) YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).

ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.

STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1) REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR ALL NEW PLANT MATERIAL. ALL NEW PLANT MATERIAL SHALL BE PLANTED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE REQUIREMENTS FOR TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE (ANSI A300 PARTS 1 THROUGH 6).

ALL TOPSOIL (4"-5" IN PLANTING BEDS) (1"-2" FOR SEED AND SOD AREAS) APPLIED TO THE SITE SHALL BE LOAMY, FRIABLE SOIL, CONTAINING A MINIMUM OF 1.5 PERCENT BY DRY WEIGHT ORGANIC MATTER; FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN 25 MM (1 IN.), NOXIOUS SEEDS, STICKS, BRUSH, LITTER, AND OTHER DELETERIOUS SUBSTANCES; SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. THE PH VALUE SHALL BE BETWEEN 5.5 AND 6.5.

ALL PLANTING AREAS SHALL BE TOP DRESSED WITH SHREDDED HARDWOOD MULCH AT A MIN. 4" DEPTH ON DEWITT PRO 5 LANDSCAPE FABRIC. TOP OF MULCH SHALL BE EVEN WITH TOP OF CURBS OR EDGING. SEE CIVIL PLANS FOR ELEVATIONS. SECURE FABRIC WITH PINS OR STAPLES (2"x5"). PINS SHALL BE PLACED AT 5' O.C. AND JOINTS SHALL OVERLAP BY 12"

LANDSCAPE EDGING TO BE STEEL AND SHALL BE DARK IN COLOR.

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IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT INSTALLED LANDSCAPING DOES NOT INTERFERE WITH OR OBSTRUCT ANY ADA PATHS OR OTHER VEHICULAR OR PEDESTRIAN USE AREAS. IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN ALL LANDSCAPING SO AS TO NOT INTERFERE WITH OR OBSTRUCT ANY ADA PATHS OR OTHER VEHICULAR OR PEDESTRIAN USE AREAS

CITY PLANTING REQUIREMENTS:		REQ.	PROV.
SURFACE AREA	LANDSCAPING (INCLUDING GRASS, SHRUBS AND TREES) TO BE A MINIMUM OF 10% OF TOTAL SURFACE AREA OF THE LOT OR DEVELOPMENT.	13,597 SF	62,119 SF OR 29%
LANDSCAPING BUFFER/ PERIMETER LANDSCAPING	10' LANDSCAPE BUFFER MUST BE PROVIDED ALONG FRONT P/L; 5' ALONG SIDE/REAR	YES	YES
	10' LANDSCAPE BUFFER MUST INCLUDE AT MINIMUM: (1) SHADE TREE AND (7) SHRUBS PER 25 LF OF STREET FRONTAGE; 5' LANDSCAPE BUFFER MUST INCLUDE (1) TREE PER EVERY 25 LF	YES	YES
INTERIOR PARKING	ONE TREE PER PLANTING ISLAND IS REQUIRED	YES	YES
	PLANTING ISLANDS AT A MINIMUM OF 9' X 19' ARE REQUIRED AND ARE TO BE EVERY 15 PARKING SPACES.	YES	YES
	REQUIRED 8% TOTAL AREA OF LOT FOR INTERIOR PLANTING (BASED ON SF IN PARKING LOT PERIMETER)	8%	25%
MIN. TREE & SHRUB REQUIREMENTS	MIN. 75% OF ALL REQUIRED TREES SHALL BE SHADE TREES	107 TREES	107 TREES OR 75%

PLANT SCHEDULE

TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	AA	8	Autumn Flame Red Maple / Acer rubrum `Autumn Flame`	B & B	2"Cal	8` min.
	AS	6	Sugar Maple / Acer saccharum	B & B	2"Cal	8` min.
	BN	10	River Birch Multi-Trunk / Betula nigra	B & B	2"Cal	8` min.
	CO	30	Oklahoma Texas Redbud / Cercis canadensis texensis `Oklahoma`	B & B	2"Cal	7`-8`H
	CF	7	Forest Pansy Eastern Redbud / Cercis canadensis `Forest Pansy`	B & B	2"Cal	7`-8`H
	GB	5	Maidenhair Tree / Ginkgo biloba	B & B	2"Cal	8` min.
	JT	8	Taylor Eastern Redcedar / Juniperus virginiana `Taylor`	30 gal		7`-8`H
	LS	8	Slender Silhouette Sweet Gum / Liquidambar styraciflua `Slender Silhouette`	30 gal		7`-8`H
	PC	8	Colorado Spruce / Picea pungens	30 gal		7`-8`H
	QP	17	Pin Oak / Quercus palustris	B & B	2"Cal	8` min.
	TD	6	Bald Cypress / Taxodium distichum	B & B	2"Cal	8` min.
SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONT		
	AG	57	Glossy Abelia / Abelia x grandiflora	5 gal		
	CX	50	Pomona Sedge / Carex x `Pomona`	3 gal		
	CL	45	Northern Sea Oats / Chasmanthium latifolium	3 gal		
	CH2	85	Hummingbird Summersweet / Clethra alnifolia 'Hummingbird'	5 gal		
	FG	82	Dwarf Fothergilla / Fothergilla gardenii	5 gal		
	MM	49	Morning Light Eulalia Grass / Miscanthus sinensis `Morning Light`	5 gal		
	PB	68	Little Bunny Fountain Grass / Pennisetum alopecuroides `Little Bunny`	3 gal		
GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	CONT		
	CH	52,610 sf	Bermuda Grass / Cynodon dactylon `419 Hybrid`	flat		

LEGEND

HOSE BIB (BRAND: WOODFORD/MODEL 25

IRRIGATION NOTE: SEE HOSE BIB LOCATIONS PER THIS PLAN. LANDSCAPE CONTRACTOR TO COORDINATE IRRIGATION AND HOSE BIB INSTALLATION WITH LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR AT TIME OF INSTALLATION.

HFA ARCHITECTS ENGINEERS INTERIORS

HARRISON FRENCH & ASSOCIATES, LTD

1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ac.com

STIPULATION FOR REUSE:
THESE PLANS ARE PREPARED FOR USE ON A SPECIFIC SITE AT:
SPRINGDALE, AR 72764
CONTRACTOR SHALL VERIFY ALL PLANS AND FIELD CONDITIONS PRIOR TO ISSUE DATE ON 05/5/2021
AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A DIFFERENT TIME. USE OF THIS DRAWING FOR CONSTRUCTION OF ANY PROJECT REQUIRES THE SERVICES OF REGISTERED LANDSCAPE ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR USE ON ANY PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

PSC INDOOR SOCCER
#21-24
S. OLD MISSOURI RD & HWY 412
SPRINGDALE, AR 72764

PROJ.NUMBER: 18-20-00095

ISSUE BLOCK

#	TITLE	DATE
	OTP	05/27/2021
1	REV-1	06/17/2021
3	REV-3	9/30/2021
4	REV-4	10/21/2021

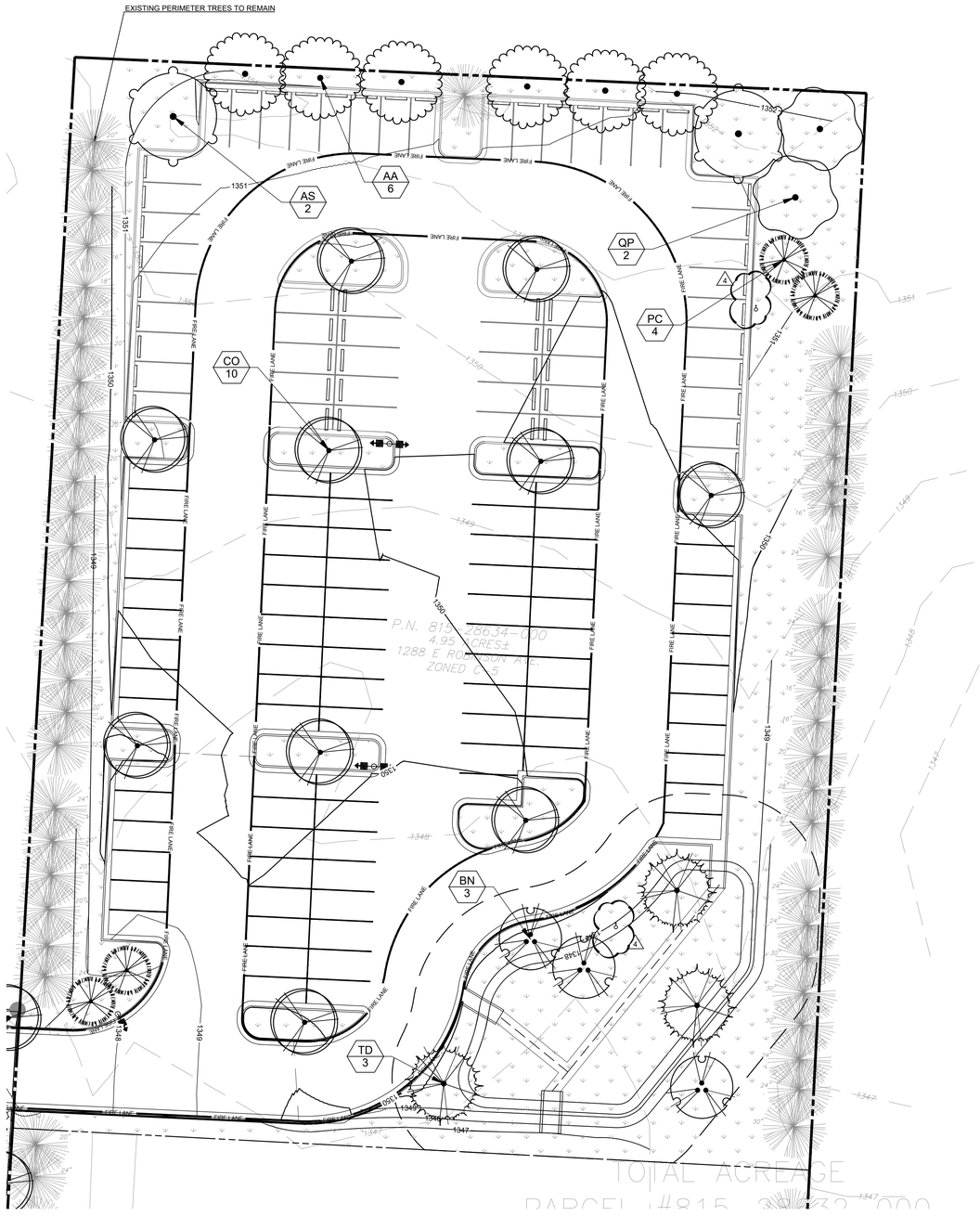
STORE NO.:
DOCUMENT DATE: 2/25/2021
CHECKED BY: WFM
DRAWN BY: JMS

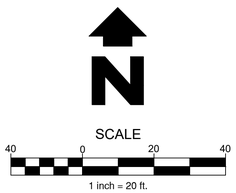
REGISTERED LANDSCAPE ARCHITECT
Worth F. McGraw IV
License Number 6967
STATE OF ARKANSAS

LANDSCAPE PLAN - WEST

SHEET: C6.0

Oct21 2021-9-14am - User:jill.staugaard
N:\18\18-20-00095 PSC Indoor Soccer - Springdale, AR\03-Disciplines\Civil\Construction Documents Folder\ 18-20-00095 LAND.dwg





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	FG	82	Dwarf Fothergilla / Fothergilla gardenii	5 gal		
	MM	49	Morning Light Eulalia Grass / Miscanthus sinensis `Morning Light`	5 gal		4
	PB	68	Little Bunny Fountain Grass / Pennisetum alopecuroides `Little Bunny`	3 gal		
GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	CONT		
	CH	52,610 sf	Bermuda Grass / Cynodon dactylon `419 Hybrid`	flat		

LEGEND
HOSE BIB (BRAND: WOODFORD/MODEL 25

4 IRRIGATION NOTE: SEE HOSE BIB LOCATIONS PER THIS PLAN. LANDSCAPE CONTRACTOR TO COORDINATE IRRIGATION AND HOSE BIB INSTALLATION WITH LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR AT TIME OF INSTALLATION.

HFA ARCHITECTS ENGINEERS INTERIORS
HARRISON FRENCH & ASSOCIATES, LTD
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ac.com

STIPULATION FOR REUSE
THESE PLANS ARE PREPARED FOR USE ON A SPECIFIC SITE AT:
SPRINGDALE, AR 72764
CONTRACT DATE: 2/25/2021
AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A DIFFERENT TIME. USE OF THIS DRAWING FOR PROJECT REQUIRES THE SERVICES OF REGISTERED DESIGN PROFESSIONALS (ARCHITECT, ENGINEER). REPRODUCTION OF THIS DRAWING AT A LATER DATE OR FOR ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

PSC INDOOR SOCCER
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ISSUE BLOCK		
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	OTP	05/27/2021
1	REV-1	06/17/2021
3	REV-3	9/30/2021
4	REV-4	10/21/2021

STORE NO.:	
DOCUMENT DATE:	2/25/2021
CHECKED BY:	WFM
DRAWN BY:	JMS

REGISTERED LANDSCAPE ARCHITECT
Worth F. McGraw IV
License Number 8967
STATE OF ARKANSAS

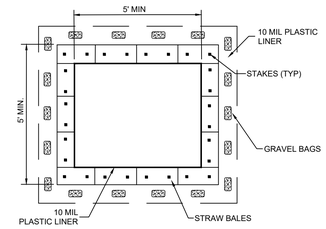
LANDSCAPE PLAN - EAST

SHEET: C6.1

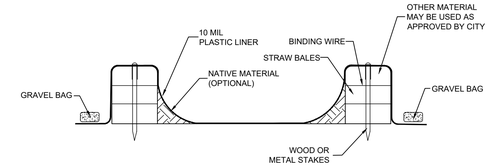
Oct21 2021-9:31am - User:jill.staugaard
N:\18\18-20-00095 PSC Indoor Soccer - Springdale, AR\03-Disciplines\Civil\Construction Documents Folder\ 18-20-00095 LAND.dwg

WASHOUT NOTES

1. NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED.
2. EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.
3. ON-SITE TEMPORARY CONCRETE WASHOUT AREAS WILL BE LOCATED AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES AS DETERMINED IN THE FIELD.
4. TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
5. WASHOUT FACILITIES WILL BE CLEANED OUT OR REPLACED ONCE THE WASHOUT IS 75% FULL.
6. PLASTIC LINING MATERIAL WILL BE MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS.
7. WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR WORK, THE HARDENED CONCRETE WILL BE REMOVED AND DISPOSED OF OFFSITE. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF.

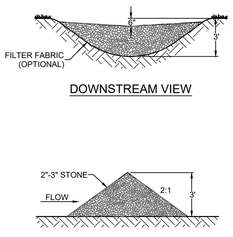


PLAN



SECTION

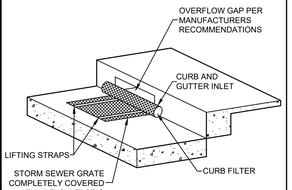
6 CONCRETE WASHOUT
N.T.S.



DOWNSTREAM VIEW

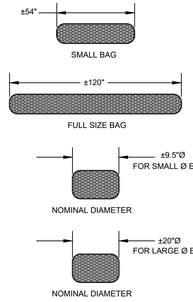
SECTION VIEW

5 ROCK CHECK DAM
N.T.S.

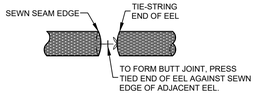


4 DANDY CURB BAG INLET PROTECTION
N.T.S.

NOTE: ALL EROSION EELS™ USED FOR PERIMETER CONTROL SHALL USE MIXTURE SPECIFICATIONS 1.1 AND 1.2.



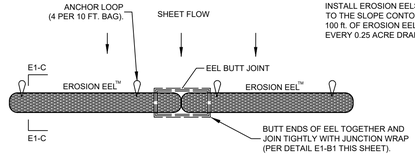
DETAIL E1-A: EROSION EELS™



DETAIL E1-B1

SPACING RECOMMENDATIONS FOR THE EROSION EEL™ FOR PERIMETER CONTROLS AND INTERCEPTING SHEET FLOW ON SLOPES

SLOPE(%)	SINGLE EEL SPACING(ft)	* STACKED DUAL EEL SPACING(ft)
0.5	300	N/A
1	200	N/A
2	160	N/A
3	80	N/A
4	50	N/A
5	40	N/A
6	35	N/A
8	30	N/A
10	25	N/A
15	+17	N/A
20	+12	+25
25	N/A	+15
33	N/A	+10
50	N/A	+6



DETAIL E1-B: INTERCEPTING SHEET FLOW PERPENDICULAR TO FLOW PATH - PLAN VIEW

GENERAL NOTES:

1. EROSION EELS™ USED IN PERIMETER CONTROL APPLICATIONS SHALL HAVE A SPECIFICATION MIXTURE 1.1 OR 1.2.
   a. MIXTURE SPECIFICATION 1.1. A FILTER MIXTURE COMPRISED OF 50% SHREDDED RUBBER AND 50% WOOD CHIP PARTICLES BY VOLUME. THE SHREDDED RUBBER SHALL BE WASHED AND PROCESSED TO REMOVE MOST, IF NOT ALL, METAL COMPONENTS. THE RUBBER SHALL BE DERIVED FROM RECYCLED TIRES AND SHALL BE SHREDDED TO PRODUCE A MAXIMUM PARTICLE SIZE OF +/- 3/4 INCH. THE WOOD CHIPS SHALL BE PRODUCED FROM HARDWOOD TREES AND SHALL CONFIRM TO AASHTO CERTIFICATION SPECIFICATION MP 9-03.
   b. MIXTURE SPECIFICATION 1.2. A FILTER MIXTURE COMPRISED OF 1/3 SHREDDED RUBBER, 1/3 WOOD CHIPS, AND 1/3 RECYCLED SYNTHETIC FIBERS. THE SHREDDED RUBBER SHALL BE WASHED AND PROCESSED TO REMOVE MOST, IF NOT ALL, METAL COMPONENTS. THE RUBBER SHALL BE DERIVED FROM RECYCLED TIRES AND SHALL BE SHREDDED TO PRODUCE A MAXIMUM PARTICLE SIZE OF +/- 3/4 INCH. THE WOOD CHIPS SHALL BE PRODUCED FROM HARDWOOD TREES AND SHALL CONFIRM TO AASHTO CERTIFICATION SPECIFICATION MP 9-03. THE SYNTHETIC FIBERS SHALL BE PRODUCED FROM RECYCLED, MANUFACTURED MATERIALS, SUCH AS, BUT NOT LIMITED TO, PRE-CONSUMER SCRAP CARPET, TIRE CHORD, AND TIRE FIBER MATERIALS.
2. EROSION EELS™ SHALL BE MANUFACTURED FROM A WOVEN GEOTEXTILE COVERING WITH INTERIOR FILTER MATERIALS SUCH AS 100% SHREDDED RUBBER (MIXTURE SPECIFICATION 1.0, 50% SHREDDED RUBBER/50% AASHTO-CERTIFIED WOOD CHIPS (MIXTURE SPECIFICATION 1.1).
3. LENGTHS OF EROSION EELS™ SHALL BE EITHER A NOMINAL +/-10 FT. OR +/- 4.5 FT. NOMINAL DIAMETER SHALL BE +/-9.5 INCHES.
4. EROSION EELS™ CAN BE PLACED AT THE TOP, ON THE FACE, OR AT THE TOE OF SLOPES TO INTERCEPT RUNOFF, REDUCE FLOW VELOCITY, RELEASE THE RUNOFF AS SHEET FLOW AND PROVIDE REMOVAL OF SEDIMENT FROM THE RUNOFF.
5. EROSION EELS™ SHALL BE INSTALLED ALONG THE GROUND CONTOUR, AT THE TOE OF SLOPES, AT AN ANGLE TO THE CONTOUR TO DIRECT FLOW AS A DIVERSION BERM, AROUND INLET STRUCTURES, IN A DITCH AS A CHECK DAM TO HELP REDUCE SUSPENDED SOLIDS LOADING AND RETAIN SEDIMENT, OR AS A GENERAL FILTER FOR ANY DISTURBED SOIL AREA.
6. NO TRENCHING IS REQUIRED FOR INSTALLATION OF EROSION EELS™
7. PREPARE BED FOR EEL INSTALLATION BY REMOVING ANY LARGE DEBRIS INCLUDING ROCKS, SOIL CLODS, AND WOODY VEGETATION. EROSION EELS™ CAN ALSO BE PLACED OVER PAVED SURFACES INCLUDING CONCRETE AND ASPHALT WITH NO SURFACE PREPARATION REQUIRED.
8. RAKE BED AREA WITH A HAND RAKE OR BY DRAG HARROW.
9. DO NOT PLACE EEL DIRECTLY OVER RILL AND GULLIES UNTIL AREA HAS BEEN HAND-EXCAVATED AND RAKED TO PROVIDE A LEVEL BEDDING SURFACE. ALL SURFACES SHALL BE UNIFORMLY COMPACTED FOR MAXIMUM SEATING OF EELS IN PLACE.
10. FOR LOCATIONS WHERE EELS WILL BE PLACED IN CONCENTRATED FLOWS (SUCH AS CHECK DAMS, INLET PROTECTION) AND FOR PERIMETER CONTROLS AT PRIMARY DISCHARGE LOCATIONS, BED THE EELS IN A FLOCMAT CRADLE PER THE DETAILED DRAWINGS.
11. FOR DITCH APPLICATIONS, THE MAXIMUM DRAINAGE AREA SHALL BE 10 ACRES.
12. IF MORE THAN ONE EROSION EEL™ IS PLACED IN A ROW, THE EELS SHALL BE OVERLAPPED A MINIMUM OF 12 INCHES TO PREVENT FLOW AND SEDIMENT FROM PASSING THROUGH THE FIELD JOINT. COMPRESS THE TWO EELS OF THE OVERLAP TIGHTLY TOGETHER EITHER BY HAND OR MANUFACTURER-APPROVED MECHANIZED MEANS.
13. WHEN USED IN DITCHES AS A CHECK DAM, EROSION EELS™ SHALL BE INSTALLED PER MANUFACTURER'S DETAILS.
14. FOR CHECK DAM APPLICATIONS, EROSION EELS™ SHALL BE PLACED PERPENDICULAR TO THE FLOW OF THE WATER. EROSION EELS SHALL CONTINUE UP THE SIDES SLOPES A MINIMUM OF 3 FEET ABOVE THE DESIGN FLOW DEPTH.
15. EROSION EELS™ SHALL REMAIN IN PLACE UNTIL FULLY ESTABLISHED VEGETATION HAS COMPLETELY DEVELOPED OR UNTIL THE STORAGE CAPACITY/FUNCTIONAL LIFE OF THE EEL HAS BEEN EXHAUSTED (REQUIRING REPLACEMENT WITH NEW EELS).
16. ANCHORING POSTS FOR CHECK DAM APPLICATIONS SHALL HAVE A MINIMUM WEIGHT OF 1.25 LBS/FT STEEL T-POSTS (5 TO 7 FT. LENGTHS) ROLLED FROM HIGH CARBON STEEL. POSTS SHOULD BE HOT-DIP GALVANIZED OR COATED WITH A WEATHER-RESISTANT PAINT FOR STEEL APPLICATION. POSTS SHOULD BE EQUIPPED WITH A METAL ANCHOR PLATE. INSTALL PER DETAILS ON THIS SHEET.
17. PLACE T-POSTS THROUGH HANDLE OF BAGS. DO NOT DRIVE POSTS THROUGH EROSION EELS™ T-POSTS ARE TO BE EMBEDDED A MINIMUM OF 2 FT INTO GROUND.

3 EROSION EELS™ SEDIMENT BARRIER
N.T.S.

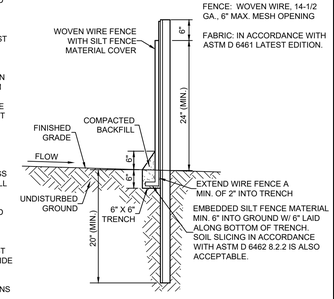
NOTES:

1. INSTALLATION SHALL COMPLY WITH ASTM D 6462 LATEST EDITION.
2. ATTACH THE WOVEN WIRE FENCE TO EACH POST AND THE GEOTEXTILE TO THE WOVEN WIRE FENCE (SPACED EVERY 30") WITH THREE WIRE TIES OR OTHER FASTENERS, ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART. ALSO, EACH TIE PLACED ON A POST SHOULD BE POSITIONED TO HANG ON A POST NIPPLE WHEN TIGHTENED TO PREVENT SAGGING.
3. WHEN TWO SECTIONS OF SILT FENCE MATERIAL ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED A MINIMUM OF 60" ACROSS TWO POSTS, AS SHOWN.
4. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE SWPPP. DEPTH OF ACCUMULATED SEDIMENTS MAY NOT EXCEED ONE-HALF THE HEIGHT OF THE FENCE. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ONE-HALF THE HEIGHT OF THE SILT FENCE MATERIAL ABOVE GRADE.
5. ALL SILT FENCE SHALL INCLUDE WIRE SUPPORT UNLESS THE STATIC SLICING EQUIPMENT IS UTILIZED TO INSTALL THE FENCE PER DETAIL- "SILT FENCE INSTALLATION (SLICING METHOD)".
6. WRAP APPROXIMATELY 6" OF FABRIC AROUND THE END POSTS AND SECURE WITH 3 TIES.
7. COMPACT THE SOIL IMMEDIATELY NEXT TO THE SILT FENCE FABRIC WITH THE FRONT WHEEL OF THE TRACTOR, SKID STEER, OR ROLLER EXERTING AT LEAST 60 POUNDS PER SQ. INCH. COMPACT THE UPSTREAM SIDE FIRST. COMPACT EACH SIDE TWICE FOR A TOTAL OF FOUR TRIPS.
8. ADD POST CAPS AS NEEDED BASED ON SITE CONDITIONS AND APPLICABLE AGENCY REQUIREMENTS.

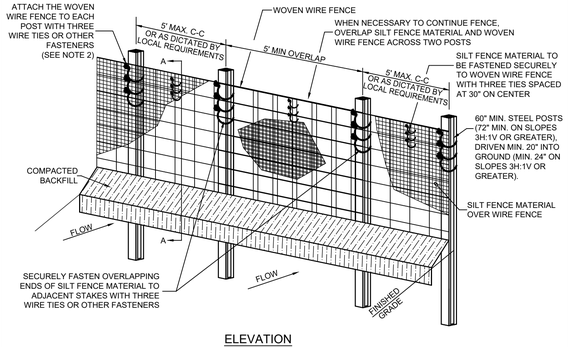
POSTS: STEEL T OR U TYPE.

FENCE: WOVEN WIRE, 14-1/2 GA., 6" MAX. MESH OPENING

FABRIC IN ACCORDANCE WITH ASTM D 6461 LATEST EDITION.



A-A-SECTION

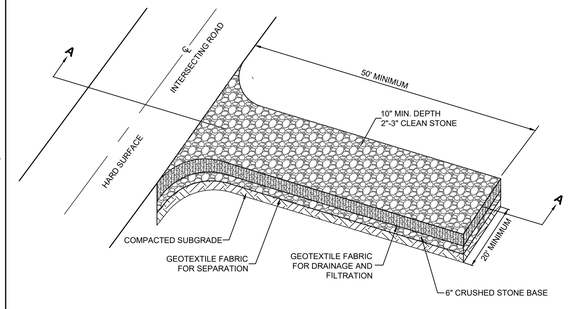


ELEVATION

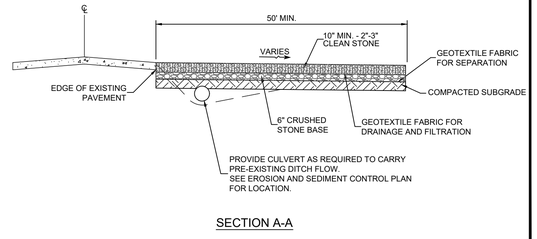
2 SEDIMENTATION/SILT FENCE WITH WIRE SUPPORT
N.T.S.

NOTES:

1. CONTRACTOR TO LOCATE TEMPORARY CONSTRUCTION FENCING, JERSEY BARRIERS, OR BOTH ALONG THE SIDES OF THE CONSTRUCTION EXIT TO PREVENT CONSTRUCTION TRAFFIC FROM SHORT CIRCUITING/BYPASSING THE EXIT.



PLAN



SECTION A-A

1 CONSTRUCTION EXIT
N.T.S.

HFA ARCHITECTS ENGINEERS INTERIORS

HARRISON FRENCH & ASSOCIATES, LTD

1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ac.com

STIPULATION FOR REUSE
THESE PLANS ARE PREPARED FOR USE ON A SPECIFIC SITE AT
SPRINGDALE, AR 72764
CONTEXT/ADDRESS
AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A LATER TIME. USE OF THIS DRAWING IS FOR PROJECT REQUIRES THE SERVICES OF REGISTERED ARCHITECTS AND/OR ENGINEERS. REPRODUCTION OF THIS DRAWING IS FOR USE ON THIS PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.
10/19/2021
DATE ON:

PSC INDOOR SOCCER
#L21-24
S. OLD MISSOURI RD & HWY 412
SPRINGDALE, AR 72764

PROJ NUMBER: 18-20-00095

ISSUE BLOCK

	TITLE	DATE
0	OTP	9.30.2021
1	REV-1	10.21.2021

DOCUMENT DATE:	10/19/2021
CHECKED BY:	WFM
DRAWN BY:	ENH

NOT FOR CONSTRUCTION

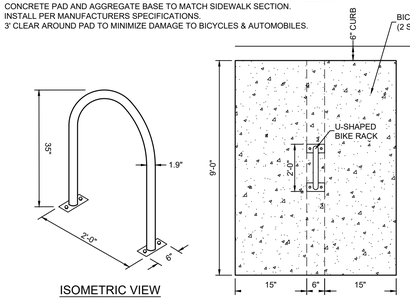
DANIEL RYAN GILL, PE
LICENSE #: 12539

EROSION DETAILS

SHEET: C10.0

Oct 19 2021-2:50pm - User emma.hernon
N:\18\18-20-00095 PSC Indoor Soccer - Springdale, AR\03-Disciplines\Civil\Construction Documents Folder\ 18-20-00095 - DETAILS.dwg

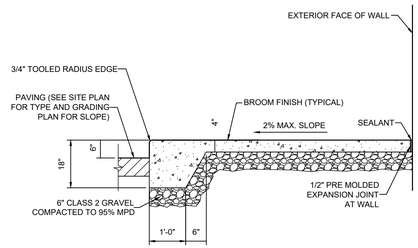
NOTES:
1. BIKE RACK SHALL COMPLY WITH ALL CITY OR LOCAL JURISDICTION REQUIREMENTS.
2. CONCRETE PAD AND AGGREGATE BASE TO MATCH SIDEWALK SECTION.
3. INSTALL PER MANUFACTURERS SPECIFICATIONS.
4. 3' CLEAR AROUND PAD TO MINIMIZE DAMAGE TO BICYCLES & AUTOMOBILES.



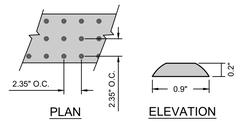
ISOMETRIC VIEW

PLAN VIEW

15 U-SHAPED BIKE RACK
N.T.S.

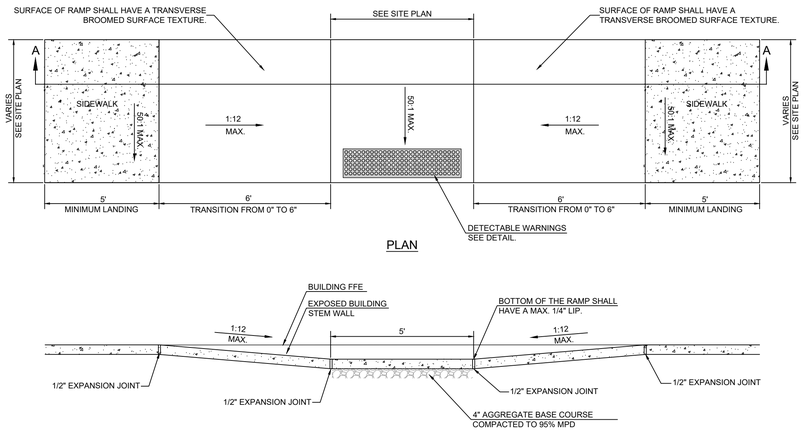


14 CONCRETE SIDEWALK AT BUILDING
N.T.S.

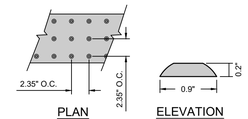


NOTE: PREFABRICATED PANELS PER A.D.A. ACCESSIBILITY GUIDELINES SECTION 4.29.2 & A4.29.2 SHALL BE USED.

13 DETECTABLE WARNINGS DETAIL
N.T.S.



NOTES:
1. THE SURFACE OF THE RAMP SHALL HAVE DETECTABLE WARNINGS AS SHOWN. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES. SEE DETECTABLE WARNINGS DETAIL.
2. CONSTRUCT PER A.D.A. STANDARDS.
3. REFER TO PLANS FOR ADJACENT SLOPES.
4. THE CROSS SLOPE OF THE RAMP SURFACE SHALL BE NO GREATER THAN 1:50.
5. CONSTRUCTION OF THE RAMP SHALL MATCH ADJOINING SIDEWALK DETAIL.
6. CONCRETE SHALL BE P.C.C. 3500 PSI.

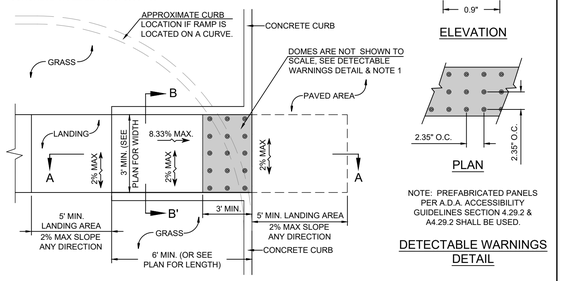


NOTE: PREFABRICATED PANELS PER A.D.A. ACCESSIBILITY GUIDELINES SECTION 4.29.2 & A4.29.2 SHALL BE USED.

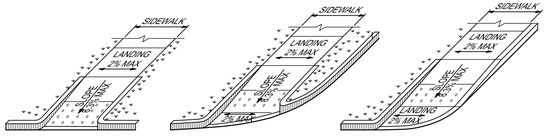
DETECTABLE WARNINGS DETAIL

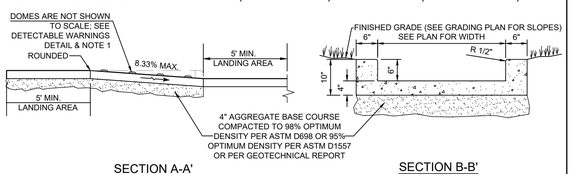
10 LINEAR RAMP IN SIDEWALK
N.T.S.

NOTES:
1. THE SURFACE OF RAMP SHALL HAVE DETECTABLE WARNINGS AS SHOWN. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES. SEE DETECTABLE WARNINGS DETAIL & NOTE 1
2. RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 10% AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP.
3. CONSTRUCT PER A.D.A. STANDARDS.
4. REFER TO PLANS FOR ADJACENT SLOPES.
5. THE CROSS SLOPE OF THE RAMP SURFACE SHALL BE NO GREATER THAN 1:50.
6. CONCRETE SHALL BE P.C.C. 3500 PSI



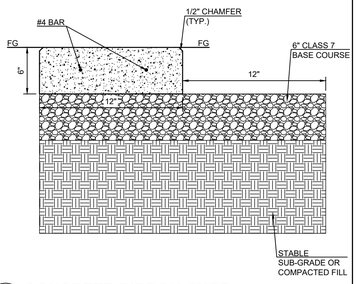
PLAN





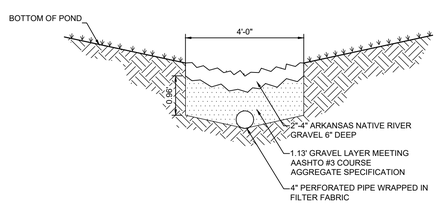
9 ADA RAMP IN SIDEWALK
N.T.S.

NOTES:
1. 28-DAY CONCRETE STRENGTH TO BE 3500 PSI



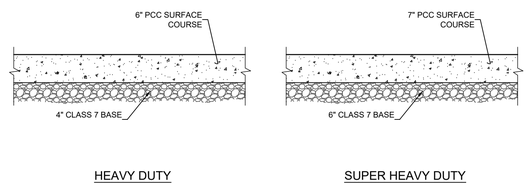
12 CONCRETE RIBBON CURB
N.T.S.

NOTES:
1. SEE GRADING PLAN FOR TRANSVERSE SLOPE
2. ENTIRE LIMITS OF SWALE SHALL BE SODDED. SOD USED SHALL BE PER LANDSCAPE PLAN.



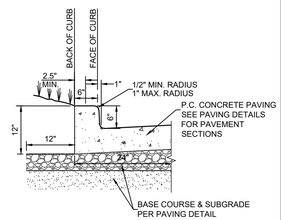
11 RIVER ROCK DRAINAGE SWALE
N.T.S.

NOTES;
1. DESIGN PER GEOTECH REPORT BY BUILDING & EARTH, DATED DECEMBER 23, 2020.
2. PAVEMENTS AND SUBGRADES INCLUDING MATERIALS & COMPACTION SHALL MEET STANDARDS & SPECIFICATIONS OF THE ARKANSAS DEPARTMENT OF TRANSPORTATION.
3. JOINTING AND SPACING SHALL BE PER CONCRETE JOINT DETAILS.
4. CONCRETE SHALL BE 3,500 PSI.



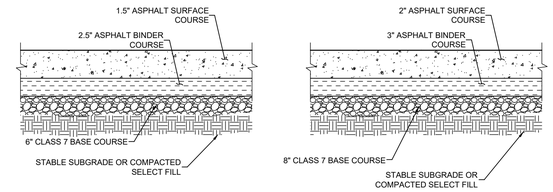
8 CONCRETE PAVING DETAIL
N.T.S.

NOTES;
1. IF NEEDED, DOWEL IN TO ADJACENT CONCRETE SLAB PER THE PAVEMENT EXPANSION JOINT DETAIL
2. GUTTER SLOPE TO MATCH ADJACENT PAVEMENT, TRAVERSE AND LONGITUDINAL.



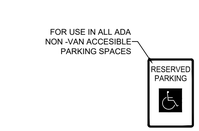
7 TYPE "B" CONCRETE CURB & GUTTER
N.T.S.

NOTES;
1. DESIGN PER GEOTECH REPORT BY BUILDING & EARTH, DATED DECEMBER 23, 2020.
2. PAVEMENTS AND SUBGRADES INCLUDING MATERIALS & COMPACTION SHALL MEET STANDARDS & SPECIFICATIONS OF THE ARKANSAS DEPARTMENT OF TRANSPORTATION.

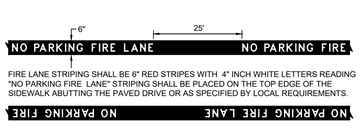


6 ASPHALT PAVING DETAIL
N.T.S.

NOTE:
ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES",LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

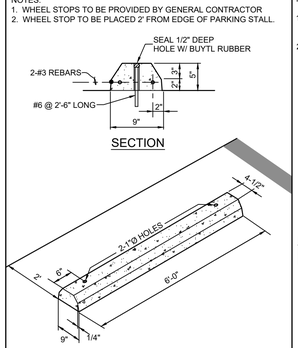


TYPICAL ADA PARKING SIGN



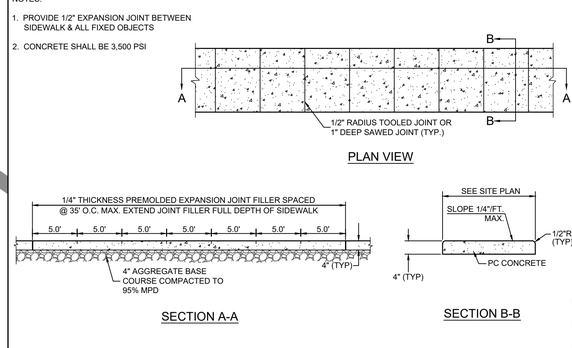
5 FIRE LANE MARKING
N.T.S.

NOTES:
1. WHEEL STOPS TO BE PROVIDED BY GENERAL CONTRACTOR
2. WHEEL STOP TO BE PLACED 2' FROM EDGE OF PARKING STALL.



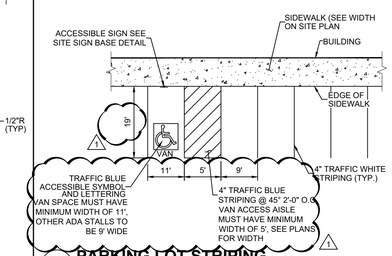
4 PRECAST CONCRETE WHEELSTOP
N.T.S.

NOTES:
1. PROVIDE 1/2" EXPANSION JOINT BETWEEN SIDEWALK & ALL FIXED OBJECTS
2. CONCRETE SHALL BE 3,500 PSI

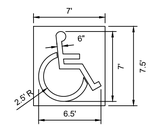


3 CONCRETE SIDEWALK
N.T.S.

NOTES:
1. SEE SITE PLAN FOR COMPLETE STRIPING LAYOUT.
2. THIS IS FOR REFERENCE AND DIMENSION CONTROL ONLY.
3. ALL DIMENSIONS ARE TO CENTERLINE OF STRIPE UNLESS OTHERWISE NOTED.
4. ALL COLORS AS SHOWN OR BY LOCAL CODES.
5. STRIPING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR

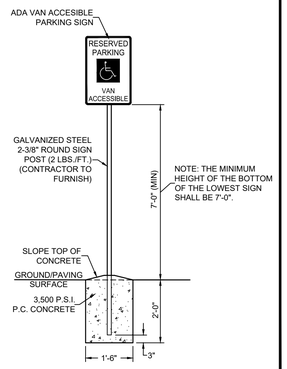


2 PARKING LOT STRIPING
N.T.S.



LOCATED AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY VAN LETTERING

ACCESSIBLE PARKING SYMBOL



1 SITE SIGN BASE DETAIL
N.T.S.

HFA ARCHITECTS ENGINEERS INTERIORS
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1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
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PSC INDOOR SOCCER
#L21-24
S. OLD MISSOURI RD & HWY 412
SPRINGDALE, AR 72764
PROJ NUMBER: 18-20-00095

ISSUE BLOCK

	TITLE	DATE
	OTP	9.30.2021
1	REV-1	10.21.2021

DOCUMENT DATE: 10/19/2021
CHECKED BY: WFM
DRAWN BY: ENH

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DANIEL RYAN GILL, PE
LICENSE #: 12539

SITE DETAILS

SHEET: C10.1

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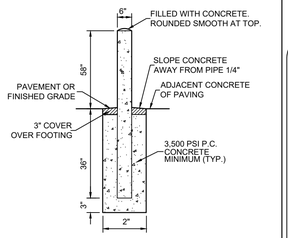
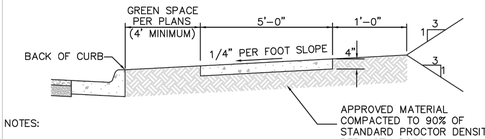
NOTES:
1. ALL PIPES SHALL BE SCH 40 STEEL PIPE.
2. ALL PIPES SHALL BE PRIMED & EPOXY PAINTED SUNOCO GREY BY CONTRACTOR.
3. WHEN PLACED IN PARKING AREAS, BOLLARD TO BE INSTALLED 12" O.C. FROM FRONT EDGE OF PARKING STALL.
4. SEE SPEC 129300 FOR BOLLARD SLEEVES, TO BE PROVIDED BY THE CONTRACTOR.



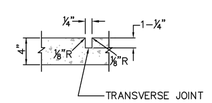
5 6" PIPE BOLLARD
N.T.S.

N:\Engineering_WEBSITE MATERIALS\Standard Details\DWG\SD-B-1.dwg



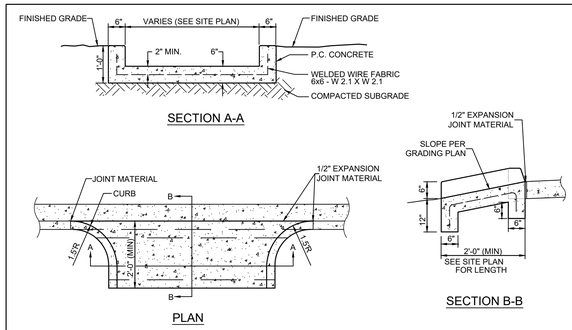
NOTES:

1. ½" ASPHALT IMPREGNATED W/ FIBERBOARD EXPANSION MATERIAL CONFORMING TO AASHTO M213 IS TO BE PLACED AT ALL DRIVEWAYS, AT MAXIMUM 200' INTERVALS, OR AS DIRECTED BY ENGINEER.
2. TRANSVERSE JOINTS TO BE PLACED AT 5' INTERVALS PERPENDICULAR TO SIDEWALK.
3. SAWED JOINTS SHALL BE USED INSTEAD OF TOOLED JOINTS. ALL SAWED JOINTS SHALL BE SEALED USING AN APPROVED SEALANT.
4. OTHER JOINTS MAY BE REQUIRED IF DIRECTED BY THE ENGINEER.
5. CONCRETE FOR SIDEWALK TO BE CLASS A, 3000 PSI, 5.5 BAG MIX W/ 4–7% AIR ENTRAINMENT.



SIDEWALK DETAIL
NOT TO SCALE

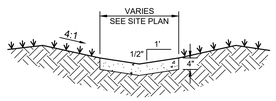
The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.



4 CONCRETE FLUME
N.T.S.

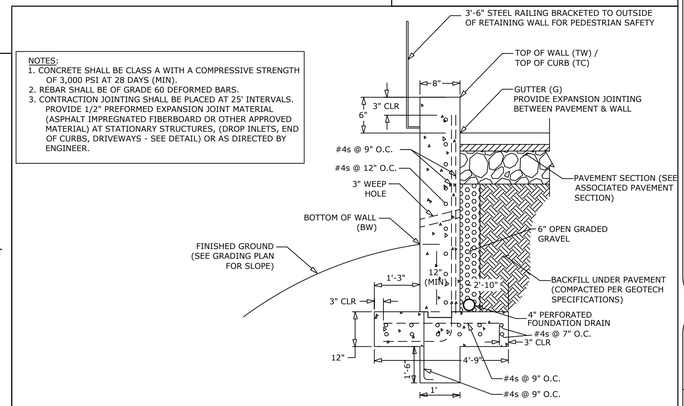
NOTES:

1. SEE GRADING PLAN FOR TRANSVERSE SLOPE.
2. CONCRETE SHALL BE A MINIMUM OF 3500 PSI.



3 CONCRETE DRAINAGE SWALE
N.T.S.

NOTES:
1. CONCRETE SHALL BE CLASS A WITH A COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS (MIN).
2. REBAR SHALL BE OF GRADE 60 DEFORMED BARS.
3. CONTRACTION JOINTING SHALL BE PLACED AT 25' INTERVALS. 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.



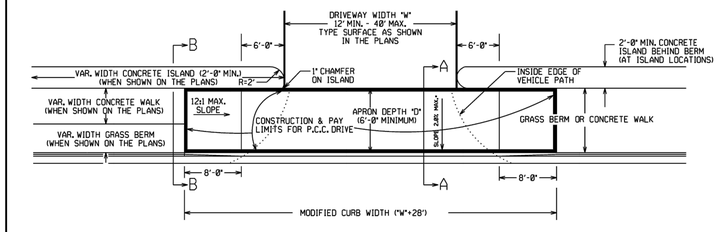
2 RETAINING WALL
N.T.S.

DATE:	OCTOBER 2018
DESIGNED BY:	STAFF
DRAWN BY:	STAFF
FILE NO.	SD-B-1

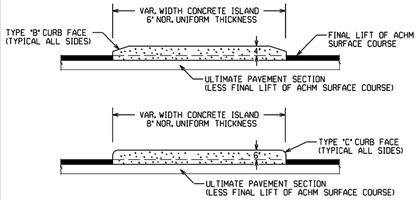
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION B
TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS

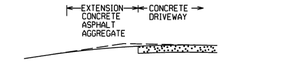
SPRINGDALE
WE'RE MAKING IT HAPPEN



REFER TO PLANS FOR TYPE OF CURB FACE TO BE USED. NO DIRECT PAYMENT WILL BE MADE FOR THE CURB FACES SHOWN ON THE ISLAND DETAILS. PAYMENT FOR THE CURB FACE WILL BE INCLUDED IN THE UNIT PRICE BID FOR THE ITEM "CONCRETE ISLAND".



CURBED ISLANDS FOR CHANNELIZATION



EXTENSION TYPICAL SECTIONS

1: CONCRETE - 6" P.C. CONCRETE DRIVEWAY

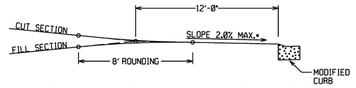
2: ASPHALT - 2" ACHM SURFACE COURSE (1/2")
4" ACHM BINDER COURSE(1") OR
4" ACHM BASE COURSE (1-1/2")

3: ASPHALT - 2" ACHM SURFACE COURSE (1/2")
7" AGGREGATE BASE COURSE

4: AGGREGATE - 6" AGGREGATE BASE COURSE

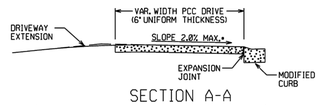
THE TYPE OF EXTENSION SHALL BE AS SHOWN IN THE PLANS. THE CONTRACTOR MAY, WITH THE APPROVAL OF THE ENGINEER, SUBSTITUTE A LOWER NUMBERED TYPE OF EXTENSION IN LIEU OF THE TYPE SPECIFIED IN THE PLANS, BUT AT NO ADDITIONAL COST TO THE DEPARTMENT.

DRIVEWAY EXTENSION DETAILS

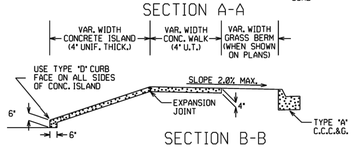


DRIVEWAY VERTICAL ALIGNMENT DETAILS

* NOTE: DRIVEWAYS MAY NOT BE SLOPED AWAY FROM THE ROADWAY UNLESS APPROVED BY THE ENGINEER.



SECTION A-A



SECTION B-B
CURBED ISLAND BEHIND WALK

2-27-14	REVISED PLAN & ISOMETRIC VIEW
11-29-07	ADDED CHANNELIZATION ISLAND WITH TYPE C CURB FACE & REVISED DRIVEWAY SLOPE NOTE & VERTICAL ALIGNMENT DETAIL
11-10-06	REVISED SLOPE, DEPTH OF AGG. BASE,
8-22-06	ADDED ISLAND DETAILS & NOTES
8-30-05	REVISED CURB WIDTH & TRANS. NOTE
11-10-98	REVISED NOTES
11-18-98	RECREATED AND REISSUED
DATE REVISED	DATE FILLED — DESCRIPTION

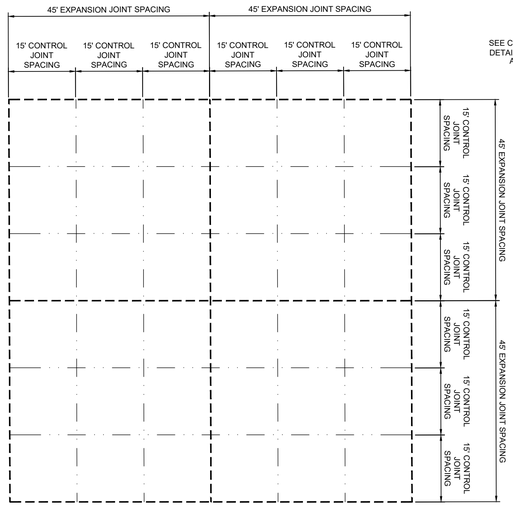
ARKANSAS STATE HIGHWAY COMMISSION
DETAILS OF DRIVEWAYS & ISLANDS
STANDARD DRAWING DR-1

PROPOSED

CONTROL JOINT

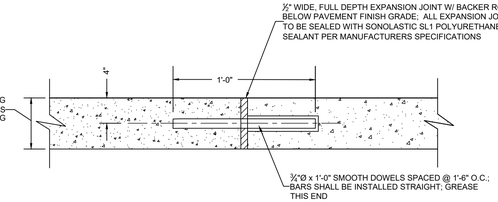
EXPANSION JOINT

NOTE: CONTRACTOR TO FIELD ADJUST JOINTS BASED UPON SITE CONDITIONS



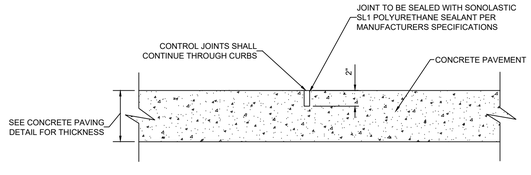
TYPICAL JOINT LAYOUT

1 TYPICAL PAVING JOINT DETAIL
N.T.S.



PAVEMENT EXPANSION JOINT & DOWEL DETAIL

NOTE: CONTROL JOINTS SHALL BE SAW CUT WITHIN 24 HOURS OF CONCRETE PLACEMENT - REINFORCEMENT LAPS SHALL NOT BE LOCATED WITHIN 3 FEET OF CONTROL JOINTS



PAVEMENT CONTROL JOINT

HFA ARCHITECTS ENGINEERS INTERIORS
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PSC INDOOR SOCCER
#1-21-24
S. OLD MISSOURI RD & HWY 412
SPRINGDALE, AR 72764
PROJ NUMBER: 18-20-00095

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LICENSE #: 12539

SITE DETAILS 2

SHEET: C10.2

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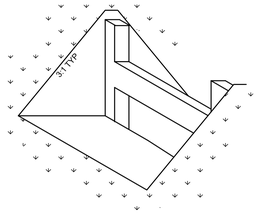
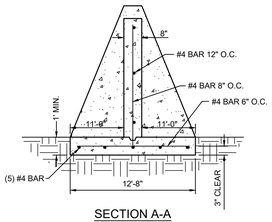
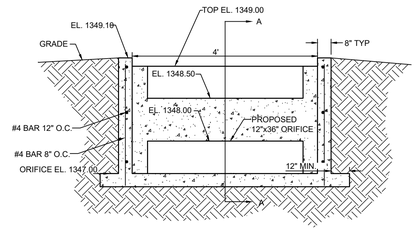


ISOMETRIC VIEW



SECTION A-A

NOTE: CONCRETE SHALL BE 3000 PSI

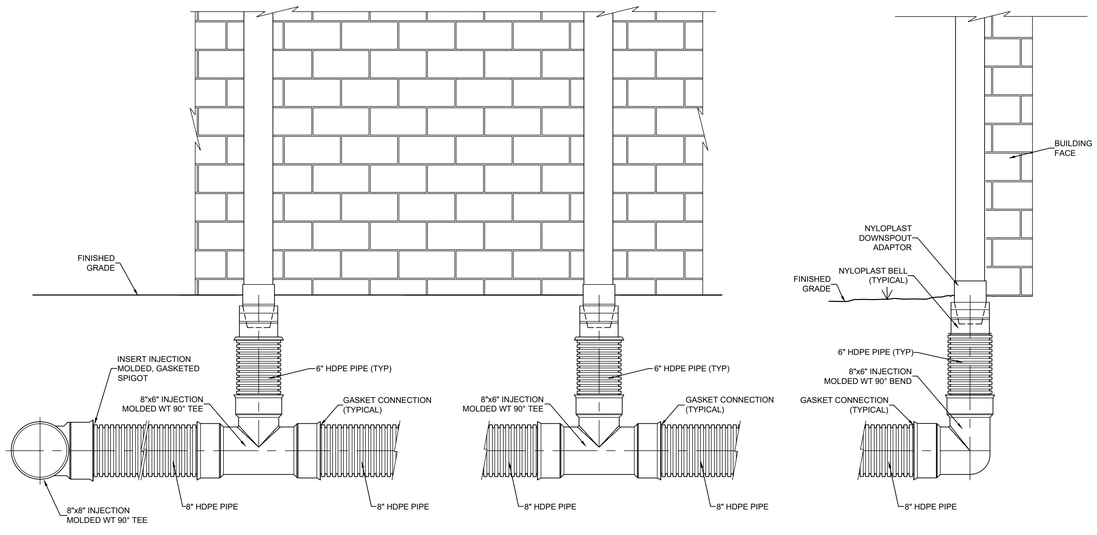


ELEVATION

4 DETENTION OUTLET STRUCTURE
N.T.S.

NOTES:

1. INJECTION MOLDED FITTING ARE AVAILABLE IN TEES, WYES, REDUCERS, 45° BENDS AND BELL/BELL COUPLERS.
2. WATERTIGHT (WT) JOINTS SHOWN. SOIL-TIGHT (ST) FITTINGS ARE ALSO AVAILABLE.



BACK ELEVATION

SIDE VIEW

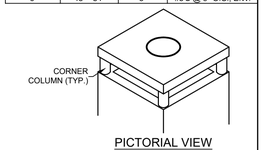
3 DOWNSPOUT CONNECTION TO STORM PIPE
N.T.S.

GENERAL NOTES:

1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER
2. ALL REINFORCING BARS TO HAVE 2" COVER.
3. SEE GRADING AND DRAINAGE PLAN FOR PIPE SIZES, LOCATIONS, AND FLOW LINES.
4. PIPES SHALL CONNECT TO THE ENDS OR SIDES OF THE INLET. CONNECTION SHALL NOT BE MADE AT CORNERS OF BOX.
5. ALL REINFORCING BARS TO BE GRADE 60.
6. PRECAST MANHOLE MAY BE USED UNLESS OTHERWISE NOTED OR DIRECTED BY THE ENGINEER.
7. STEPS ARE REQUIRED IN STORM DRAIN MANHOLES THAT ARE AT 4 FT OF DEPTH AND GREATER (FROM INVERT TO RIM). CENTERLINE OF MANHOLE LID SHALL BE 2 FT FROM THE WALL WHERE STEPS ARE LOCATED. STEPS (6" x 12") SHALL BE COPOLYMER POLYPROPYLENE PLASTIC WITH STEEL CORE AT 16" APART.
8. TOP OF MANHOLE TO BE LEVEL WITH FINISH GRADE UNLESS OTHERWISE NOTED OR DIRECTED BY THE ENGINEER. USE ADJUSTMENT RINGS AS REQUIRED BUT NOT TO EXCEED 12".
9. PIPES SHALL SHALL CONNECT TO THE ENDS OR SIDES OF THE INLET. CONNECTION SHALL NOT BE MADE AT CORNERS OF BOX.

PRECAST MANHOLE SPECIFICATIONS
ASTM C478
CONCRETE: 4000 PSI AE (MIN.)
JOINT: WATERTIGHT RUBBER GASKET

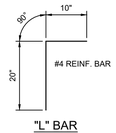
STRUCTURE SIZING & REINFORCING TABLE			
INSIDE DIMENSIONS	DIAMETER OF OUTLET PIPE	MIN. WALL THICKNESS	TOP CONCRETE SLAB REINFORCING
4'	12" - 27"	6"	#4'S @ 8" O.C., E.W.
5'	30" - 42"	8"	#4'S @ 7" O.C., E.W.
6'	48" - 54"	8"	#5'S @ 9" O.C., E.W.



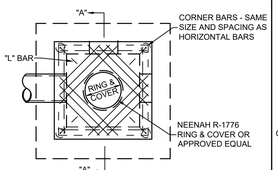
PICTORIAL VIEW



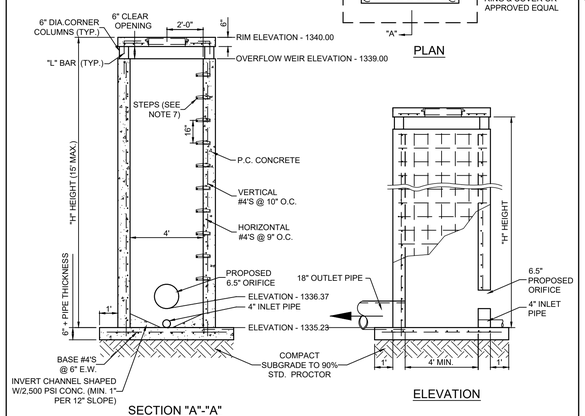
"J" BAR



"L" BAR



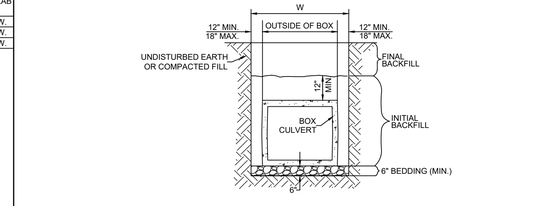
PLAN



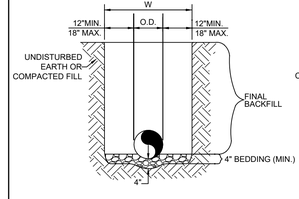
SECTION "A"-"A"

ELEVATION

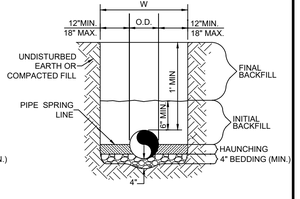
2 DETENTION OUTFALL STRUCTURE
N.T.S.



CONCRETE BOX CULVERT



REINFORCED CONCRETE PIPE (RCP) & SPIRAL RIB PIPE SMALLER THAN 60"Ø



ALL OTHER PIPES INCLUDING SPIRAL RIB PIPE 60"Ø AND LARGER

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 85% STANDARD PROCTOR.
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 85% 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-LATEST EDITION.
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)

1 STORM SEWER TRENCH AND BEDDING
N.T.S.

HFA
ARCHITECTS
ENGINEERS
INTERIORS

HARRISON FRENCH
& ASSOCIATES, LTD

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SHEET: C10.3

Oct 19 2021-2:52pm - User: emma.hernon
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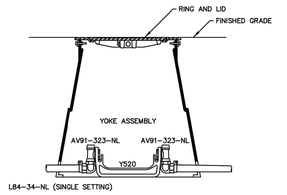
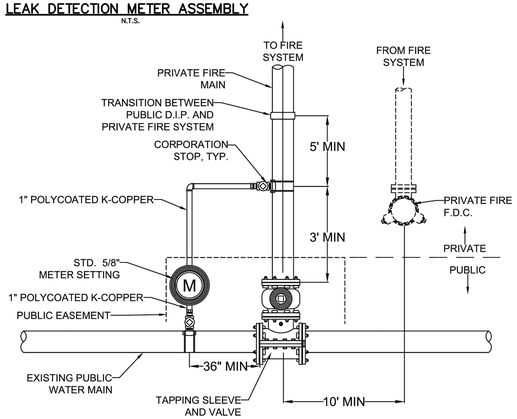


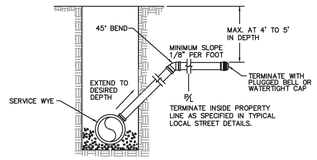
LEAK DETECTION METER ASSEMBLY

N.T.S.

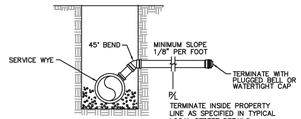


FIRE SYSTEM CONNECTION

N.T.S.



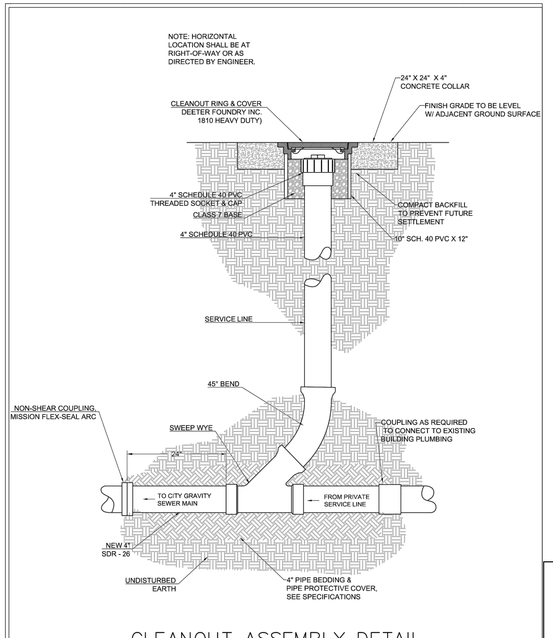
RISER FROM DEEP MAIN



NORMAL DEPTH

SEWER SERVICE CONNECTIONS

N.T.S.



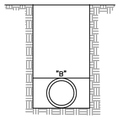
CLEANOUT ASSEMBLY DETAIL

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

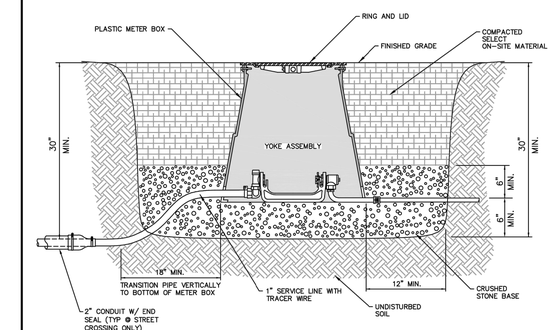
NOTES:

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.



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:

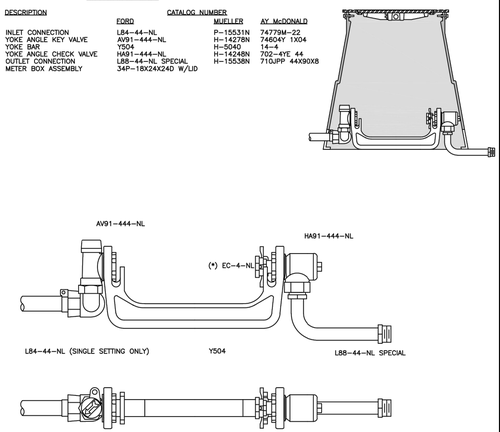
1.) 2" CONDUITS TO BE INSTALLED ON ALL STREET CROSSINGS AND SHALL EXTEND FROM BACK OF SIDEWALK TO BACK OF SIDEWALK

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

MATERIAL LIST

QTY	DESCRIPTION	CATALOG NUMBER FORD	MUELLER	AY McDONALD
1	INLET CONNECTION	L84-44-NL	P-15531N	74779M-22
1	YOKE ANGLE KEY VALVE	AV91-444-NL	H-14278N	74604Y 1X04
1	YOKE BAR	Y504	H-5040	14-4
1	YOKE ANGLE CHECK VALVE	HA91-444-NL	H-14248N	702-4YE 44
1	OUTLET CONNECTION	L88-44-NL SPECIAL	H-15538N	710JPP 44X90X8
1	METER BOX ASSEMBLY	34P-18X24X24D W/LID		



TYPICAL 1" METER SETTING

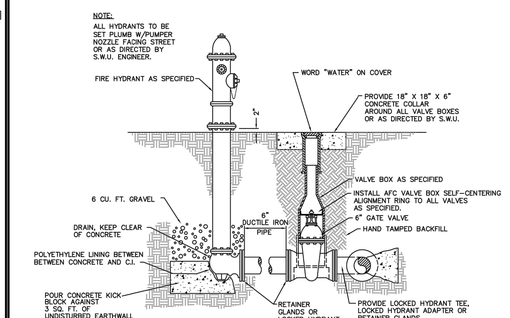
YOKE ASSEMBLY, 1" METER
1" COPPER OR PE P.J. TO 1" CTS PLASTIC OR MIP

N.T.S.

NOTES:

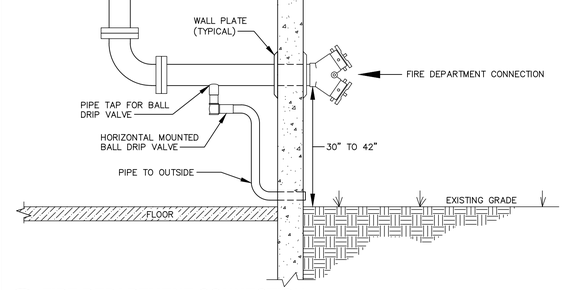
ALL MATERIALS INSTALLED IN POTABLE WATER SYSTEMS ARE REQUIRED TO COMPLY WITH THE FEDERAL DEFINITION OF "LEAD FREE" CONTAINED IN PUBLIC LAW 111-380.

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



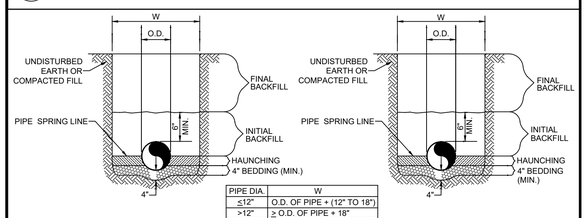
FIRE HYDRANT & GATE VALVE

N.T.S.



2 FIRE DEPARTMENT CONNECTION

N.T.S.



PIPE DIA.	W
≤12"	O.D. OF PIPE + (12" TO 18")
>12"	≥ O.D. OF PIPE + 18"

WATER LINE
N.T.S.

SANITARY SEWER
N.T.S.

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 85% STANDARD PROCTOR.
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 85% 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 2321-89.
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)

1 UTILITY TRENCH AND BEDDING

N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

SPRINGDALE WATER UTILITIES
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

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STANDARD DETAILS FOR STANDARD CLEANOUT

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

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

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PSC INDOOR SOCCER
#L21-24
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SPRINGDALE, AR 72764

PROJ NUMBER: 18-20-00095

ISSUE BLOCK		
#	TITLE	DATE
	OTP	9.30.2021
1	REV-1	10.21.2021

DOCUMENT DATE:	10/19/2021
CHECKED BY:	WFM
DRAWN BY:	ENH

NOT FOR CONSTRUCTION

DANIEL RYAN GILL, PE
LICENSE #: 12539

UTILITY DETAILS

SHEET: C10.4

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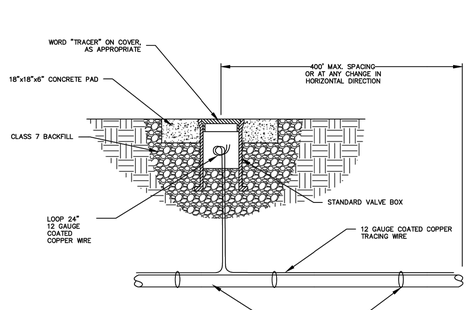

TRACING WIRE CONNECTION PORT

N.T.S.
M-1

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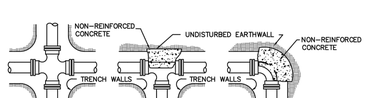
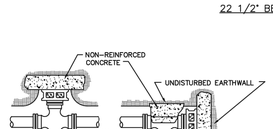
MISCELLANEOUS DETAILS FOR WATER AND SEWER CONSTRUCTION

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



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.

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KMI/JNK	S-3	MARCH 2008

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1	REV-1	10.21.2021

DOCUMENT DATE:	10/19/2021
CHECKED BY:	WFM
DRAWN BY:	ENH

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DANIEL RYAN GILL, PE
LICENSE #: 12539

1

UTILITY DETAILS 2

SHEET: C10.5

Oct 19 2021 2:53pm - User: emma.hernon
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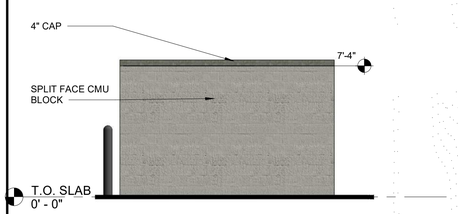
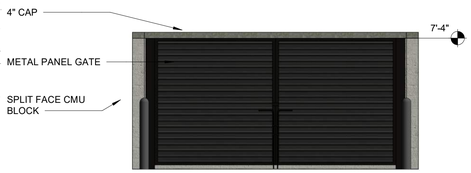


8 RENDERED TRASH ENCLOSURE ELEVATION 2

1/4" = 1'-0"



7 RENDERED TRASH ENCLOSURE ELEVATION 1

1/4" = 1'-0"

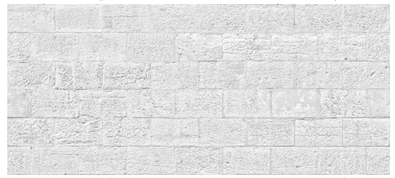
STOREFRONT SYSTEM WITH GLAZING:

MANUFACTURER: KAWNEER OR EQUAL.
MODEL: 451T
COLOR: ANODIZED ALUMINUM AND CLEAR LOW-E GLAZING



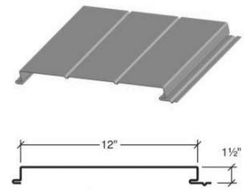
(SPLIT FACE) CMU BLOCK WITH CLEAR SEALER:

MANUFACTURER: T.B.D.
SIZE: STANDARD SIZE
COLOR: GRAY



ARCHITECTURAL METAL WALL PANEL:

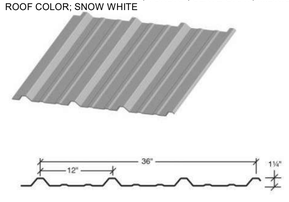
MANUFACTURER: MBCI
PRODUCT NAME: FW-120
WALL FASTENING SYSTEM TYPE: CONCEALED
COLOR: METALLIC SILVER & BRITE RED



FW-120-0

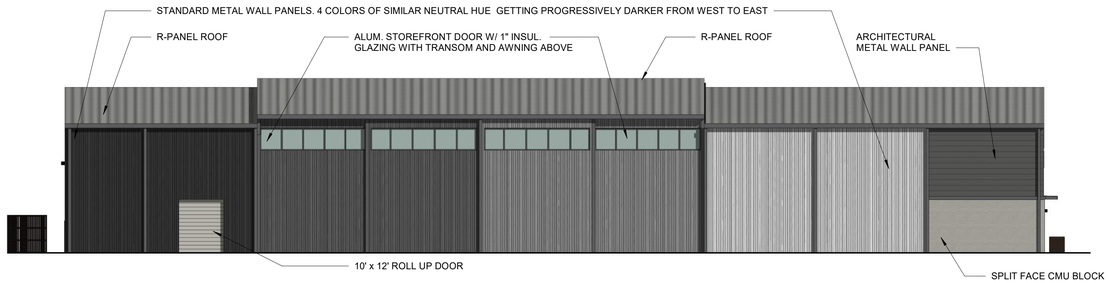
STANDARD METAL WALL & ROOF PANEL:

MANUFACTURER: MBCI
PRODUCT NAME: PBR (R-PANEL)
WALL FASTENING SYSTEM TYPE: EXPOSED
WALL COLORS: SNOW WHITE, TUNDRA, SLATE GRAY, MIDNIGHT BRONZE
ROOF COLOR: SNOW WHITE



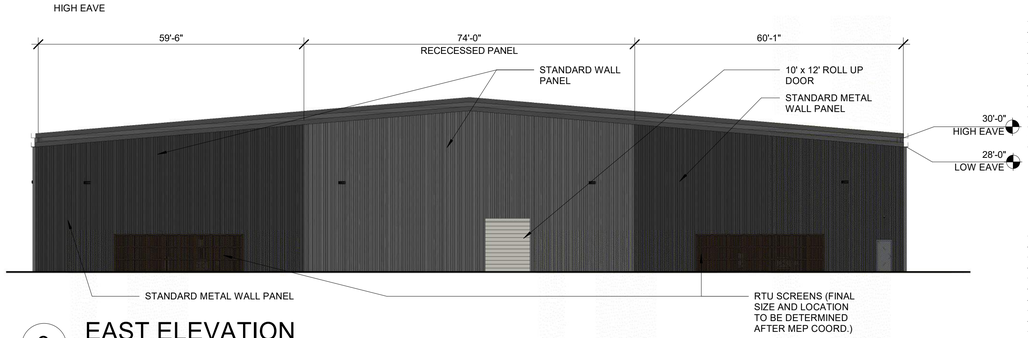


6 PERSPECTIVE FROM SW CORNER



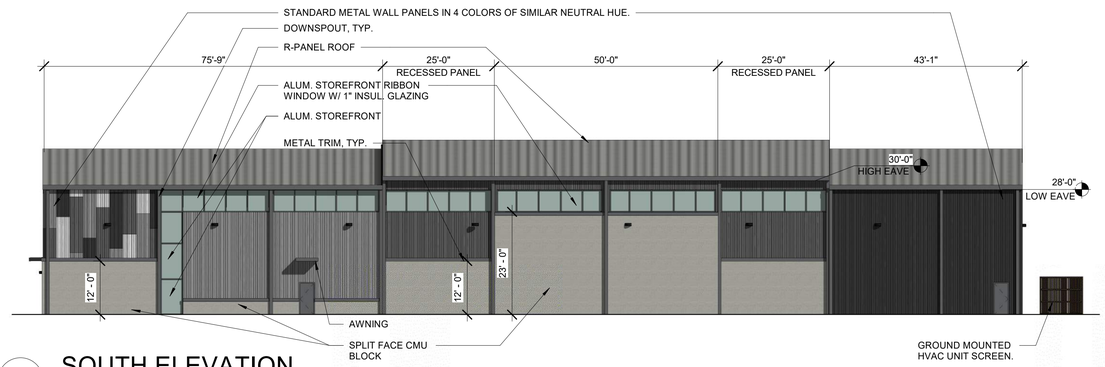
4 NORTH ELEVATION

1/16" = 1'-0"

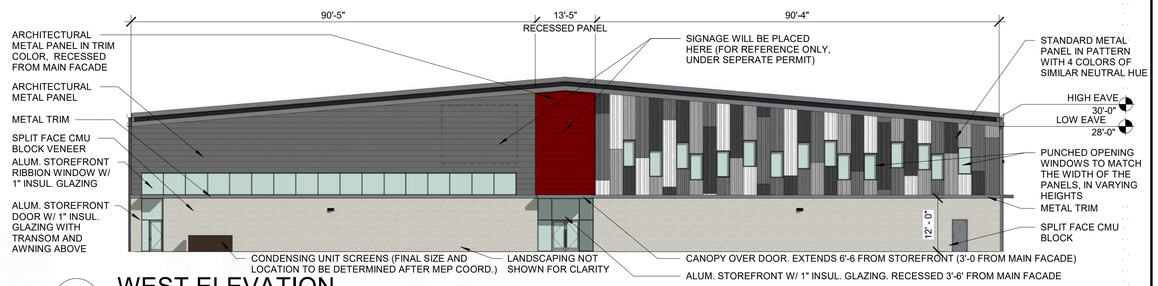


3 EAST ELEVATION

1/16" = 1'-0"



2 SOUTH ELEVATION



1 WEST ELEVATION

1/16" = 1'-0"

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JOB NUMBER: 18-20-00095

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DRAWN BY:	TSJ
DOCUMENT DATE:	07.22.2021

COLORED ELEVATIONS

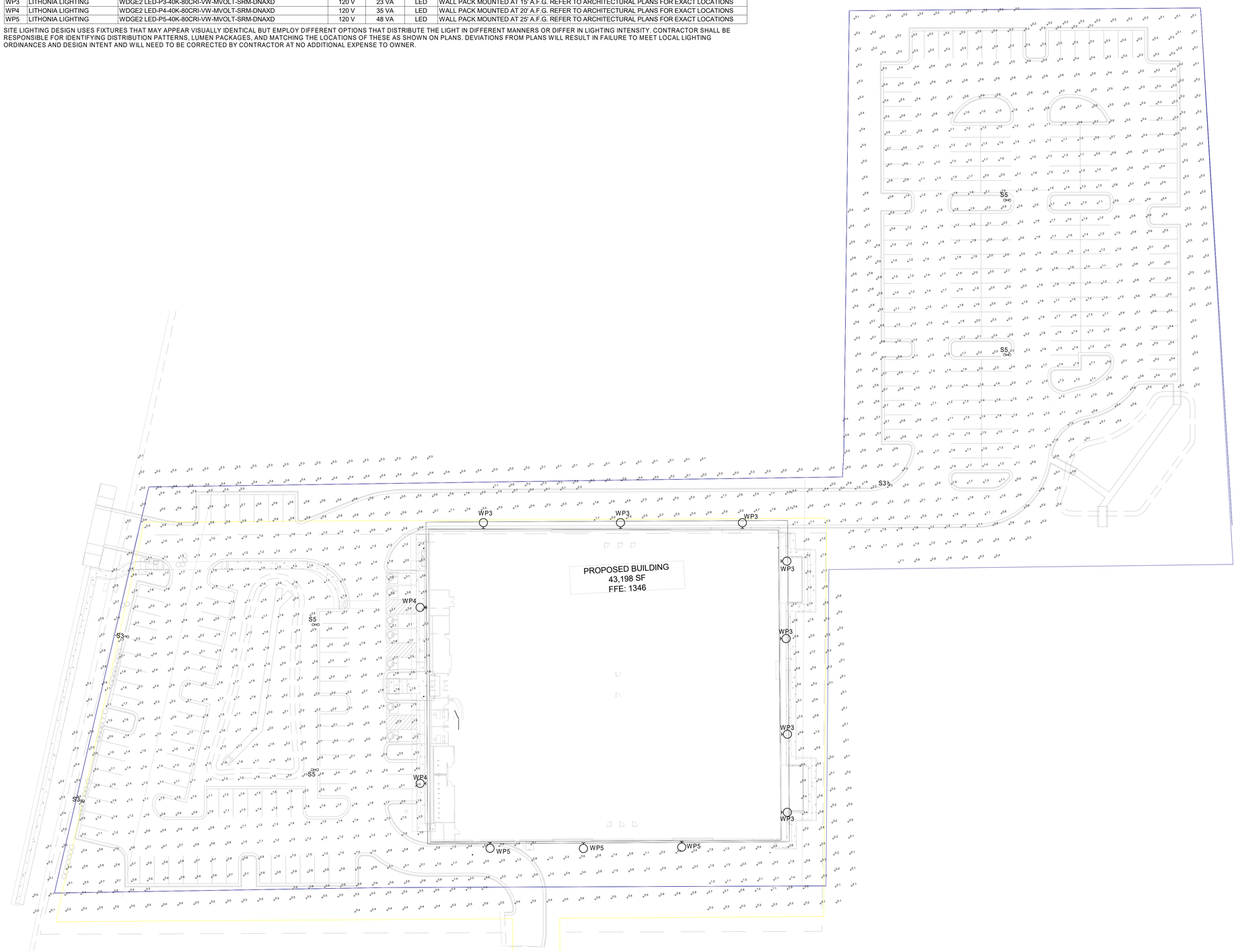
SHEET: X-EL

9/29/2021 1:15:23 PM
C:\Users\tsw.johnson\Documents\2020 Revit Projects\18-20-00095 PSC Indoor Soccer Reality v2.0- R2020 Central_tsw.johnson.rvt
X-EL-COLORED ELEVATIONS

EXTERIOR LIGHT FIXTURE SCHEDULE						
TYPE	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LOAD	LAMP	DESCRIPTION
S3	LITHONIA LIGHTING	DSX1-P7-40K-T3S-MVOLT-SPA-HS-DNAXD W/	120 V	110 VA	LED	30' SINGLE HEAD LED POLE LIGHT WITH TYPE 3 DISTRIBUTION, HOUSE SIDE SHIELD, AND STRAIGHT SQUARE STEEL POLE
S5	LITHONIA LIGHTING	(2) DSX1-P7-40K-T5W-MVOLT-SPA-DNAXD W/	120 V	366 VA	LED	30' DUAL HEAD LED POLE LIGHT WITH TYPE 5 DISTRIBUTION AND STRAIGHT SQUARE STEEL POLE
WP3	LITHONIA LIGHTING	WDGE2 LED-P3-40K-80CRI-VW-MVOLT-SRM-DNAXD	120 V	23 VA	LED	WALL PACK MOUNTED AT 15' A.F.G. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS
WP4	LITHONIA LIGHTING	WDGE2 LED-P4-40K-80CRI-VW-MVOLT-SRM-DNAXD	120 V	35 VA	LED	WALL PACK MOUNTED AT 20' A.F.G. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS
WP5	LITHONIA LIGHTING	WDGE2 LED-P5-40K-80CRI-VW-MVOLT-SRM-DNAXD	120 V	48 VA	LED	WALL PACK MOUNTED AT 25' A.F.G. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS

SITE LIGHTING DESIGN USES FIXTURES THAT MAY APPEAR VISUALLY IDENTICAL BUT EMPLOY DIFFERENT OPTIONS THAT DISTRIBUTE THE LIGHT IN DIFFERENT MANNERS OR DIFFER IN LIGHTING INTENSITY. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING DISTRIBUTION PATTERNS, LUMEN PACKAGES, AND MATCHING THE LOCATIONS OF THESE AS SHOWN ON PLANS. DEVIATIONS FROM PLANS WILL RESULT IN FAILURE TO MEET LOCAL LIGHTING ORDINANCES AND DESIGN INTENT AND WILL NEED TO BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL EXPENSE TO OWNER.

LIGHTING CALCULATIONS								
LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
MAIN PARKING AREA	ILLUMINANCE	FC	1.4	5.9	0.5	4.7 : 1	19.7 : 1



GENERAL SITE LIGHTING NOTES

1. LIGHTING SHALL BE DIRECTED SO AS TO NOT SHINE DIRECTLY ONTO NEIGHBORING PROPERTIES, OR PUBLIC RIGHTS-OF-WAY.
2. ILLUMINATION LEVELS SHOWN IN FOOTCANDLES.
3. ILLUMINATION LEVELS SHOWN ON THIS PAGE WERE CALCULATED BY HFA. THE ACTUAL LIGHTING LEVELS SHALL BE VERIFIED IN THE FIELD AND FIXTURES ADJUSTED ACCORDINGLY TO ACHIEVE THE DESIRED LIGHT LEVELS.
4. ILLUMINATION LEVELS ON THIS PLAN HAVE BEEN CALCULATED FOR PROPOSED LIGHTS ONLY. ACTUAL ILLUMINATION LEVELS IN THE FIELD MAY DIFFER FROM THOSE DEPICTED ON THE PLAN DUE TO OTHER LIGHT SOURCES WHOSE ILLUMINATION LEVELS ARE NOT REFLECTED ON THIS PLAN.
5. ALL SITE LIGHTING SHALL COMPLY WITH THE CITY OF SPRINGDALE LIGHTING ORDINANCES.
6. EXACT LOCATION OF POLE LIGHTS SHALL BE DETERMINED BY CIVIL ENGINEER.

1 ELECTRICAL SITE PLAN
1" = 30'-0"

HFA
Creative Solutions
Meaningful Places
HARRISON FRENCH & ASSOCIATES, LTD
t 479.273.7780
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
www.hfa-ae.com

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DATE ON 30/9/21, AND IT IS NOT INTENDED FOR USE ON OTHER PROJECT SITE OR AT A LATER TIME
OR EXTENSIONS OF THE PROJECT
REQUIRES THE SERVICES OF PROPERLY QUALIFIED PROFESSIONALS FOR USE
REPRODUCTION OF THIS DRAWING FOR OR EXAMPLE ON ANOTHER PROJECT
AUTHORIZED AND MAY BE CONTRARY TO THE LAW

PSC INDOOR SOCCER

S. OLD MISSOURI RD & HWY 412
SPRINGDALE, AR

JOB NUMBER: 18-20-00095

ISSUE BLOCK

	OTP	09/30/21

CHECKED BY:	JACM
DRAWN BY:	JPF
DOCUMENT DATE:	06/29/21

NOT FOR CONSTRUCTION

PHOTOMETRIC PLAN

SHEET:
E0.1

9/30/2021 3:03:36 PM
C:\Users\ali.moradi\Documents\2020 Revit Projects\18-20-00095 PSC Indoor Soccer Facility - R2020 MEP_ali.moradiQ4QUZ.rvt
E-E0.1-PHOTOMETRIC PLAN

October 27, 2021

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

RE: PSC Indoor Soccer
S. Old Missouri Rd & Hwy 412
Springdale, AR

Dear Planning Staff,

As part of the LSD submittal package for the PSC Indoor Soccer project, we are requesting a fourth variance, in addition to the three requested 10/21/21. This variance it to gain relief from Chapter 56 – Landscape and Buffers, Article 2 – Landscape and Buffers, Section 56-31(3) – Perimeter Landscaping other than Street Frontage. An explanation for this variance is included below.

Variance Request – Chapter 56 – Landscape and Buffers, Article 2 – Landscape and Buffers, Section 56-31(3) – Perimeter Landscaping other than Street Frontage. Per code a minimum five-foot landscaped strip is required along side and rear lot lines with one tree per 25 linear feet. We are requesting a variance for a 297-foot section along the north property line. To fit a south fire connection, the building, and the 24-foot drive aisle to the east parking lot there was only five-feet of landscaping provided to meet the landscape buffer requirement. However, the only location available for the required sidewalk connecting the east parking lot to the front of the building was in that buffer. So now there is no longer room for the buffer, the buffer trees, or the relocated north foundation landscaping. The proposed design still exceeds the number of trees required though. The variance is only requested for this one section of the property line, the required buffers were provided for the rest of the 4.91-acre site.

Given the above and the efforts given by the client to bring this project as close to code compliance as possible, we feel the requested variances from the code are reasonable.

Please contact me for any additional information needed on these requests. Thank you for your consideration.

Sincerely,

Rick McGraw, PLA, ASLA, CLARB Certified
Team Lead / Landscape Architect
rick.mcgraw@hfa-ae.com

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Application for Variance – Commercial Design Standards

STAFF USE ONLY

Date Application Submitted:_____

Date Accepted as Complete:_____ Project Number:_____

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: Lori Filbeck	Name: Andy Chen
E-mail: lori.filbeck@hfa-ae.com	E-mail: andychen2288@gmail.com
Address: 1705 S. Walton Blvd. Ste. 3	Address: 3847 Chatsworth Road Fayetteville, AR. 72703
Phone: 479-273-7780 ext. 279	Phone: 479-409-8995
Site/ Location: Hwy 412 and Crossover Rd.	Current Zoning District: C-2
Assessor's Parcel Number(s): 815-28632-000	Rezone required: No
	Total Acreage: 3.12

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.

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
- X Minimum 3' depth
- ☐ Minimum of 20 contiguous feet within each 100' of façade length
- ☐ Extends 20% of the façade

☐ **DETAIL FEATURES**
- X 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**
- X 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)

See included building elevations

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

The function of the building type (soccer complex) requires long span construction only achieved through Pre-engineered metal building construction. Complying 100% with all ordinances would require considerable amount additional exterior structure of metal stud wall outside of the inherent building structure to achieve depth of recesses, material attachment etc.

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

The ability to use a more traditional PEMB compatible material would not require a otherwise unnecessary secondary structure.

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)

our design follows the spirit of the ordinance by providing:
* the change in plane, albeit, not the required depth
* color texture and material change, but does so with types of metal panel, in addition to the masonry and glass
* pleasant appearance with metal panels, even if they are not the pre-approved brick, stone, stucco, glass or wood materials.

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: 7/14/2021

Authorization of Representation

TO THE SPRINGDALE PLANNING COMMISSION:

I, Andy Chen hereby authorize Lori Filbeck

(Printed name of property owner/applicant) (Authorized representative)

to represent me and make decisions on my behalf regarding the

Variance proposed at my property at 815-28632-000

(Rezoning, Conditional use, Variance, Large-Scale Development, Subdivision) (Parcel Number(s))

to be presented to the Springdale Planning Commission at their meeting to be held on

8/3/2021

(Meeting date)

Dated: 7/14/2021

Andy Chen

Property Owner/Applicant

Property Owner/Applicant



FILE NO. B21-77
APPLICANT: PCS Indoor Soccer
REQUEST: Variance for deviation from Commercial Design Standards (A) Facades & Exterior Walls, (B) Detail Features, (C) Materials & Colors

PLANNING COMMISSION MEETING
November 2, 2021

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

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: **November 2, 2021**

RE: **L21-28** **Large Scale Development Carpet One**

Planning Comments

1. Submit PDF file 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 L21-28. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development. (standard comment)
4. Submit the approved authorization of representation form, if the property owner will not be present at Planning Commission meeting.
5. Submit the $500.00 review fee.
    a. Since this is a reapplication, you'll need to provide a new application fee.
6. Submit a copy of the Warranty deed.
7. Perimeter landscaping is required in accordance with Chapter 56.
    a. Variance requested
8. Landscaping must be guaranteed for two years.
    a. Please include this note on the landscaping plan.
9. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)
10. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above. (standard comment)

Commercial Design Standards Comments

1. Please provide color elevations.
2. Where a façade faces adjacent residential uses or an area on the Comprehensive Land Use Plan designated for residential use an earthen berm shall be installed, no less than 6' in height containing at a minimum a double row of evergreen or deciduous trees planted at a 15' interval plus all landscaping requirements set forth in Chapter 56 of the Springdale Code of Ordinance.
    a. Variance requested
3. Foundation landscaping is required.
    a. Variance requested
4. Trash collection areas must be landscaped so that their functions are fully contained and out of view of the adjacent property and the public right-of-way.
    a. Please include some landscaping for the enclosure that is to be located on the East side of the property.
5. Façades over 100' in linear length shall incorporate wall projections and/or recesses per Springdale Commercial Design Standard.
    a. Variance requested

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.
    - **This note is left in place until plans are signed and sealed.**
    - **Submit draft of drainage easement.**

- *106.1.2*** - Submit a preliminary drainage report, as outlined in the City of Springdale Drainage Criteria Manual.
    - **Submit a PDF of the signed and sealed Drainage Report to Engineering.**

2. **Chapter 107 – Stormwater Pollution**

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

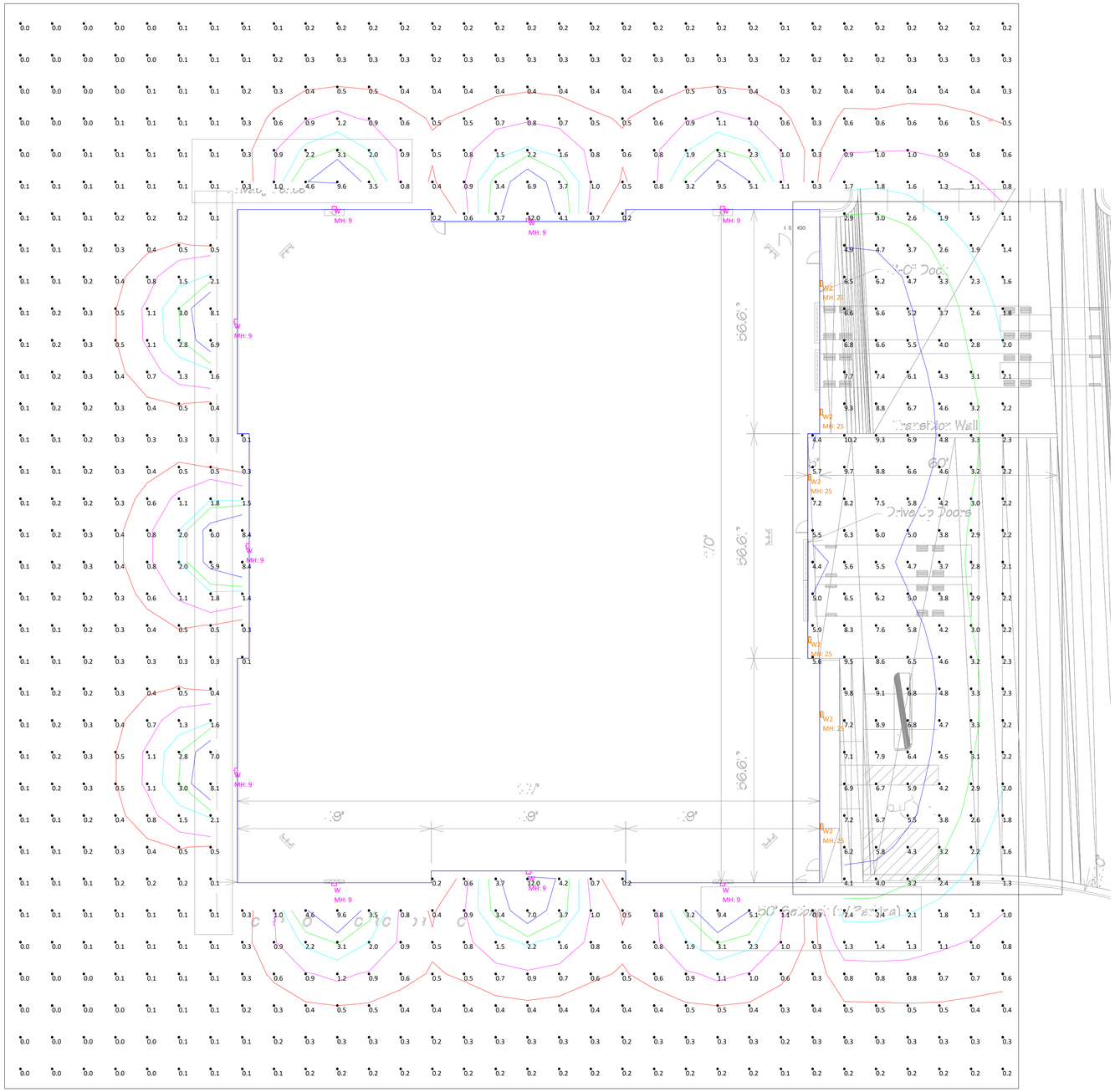
- *107.3*
    - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan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

- SWPPP
- Notice of Coverage
- Proposed Truck Route

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.

   - *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.



Scale: 1 inch= 16 Ft.

Project Name: Carpet One Warehouse - Exterior	
Client:	Date:10/18/2021
Drawn By: CM	Version: REV3

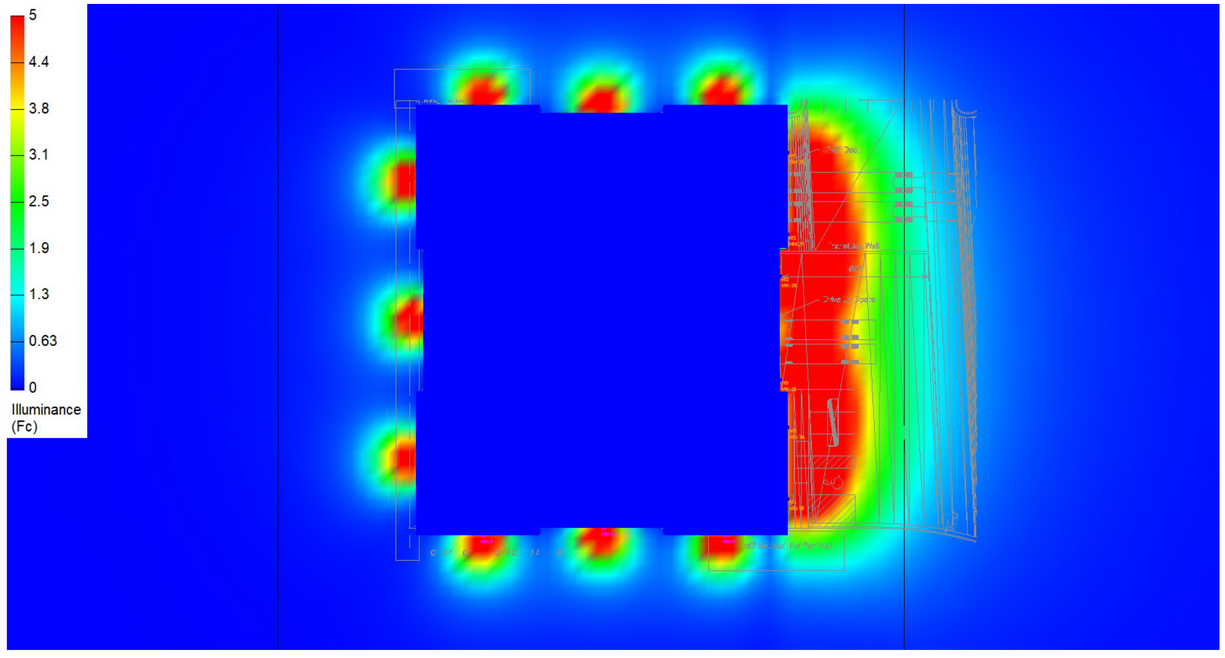
HLPS HOSSLEY
LIGHTING AND POWER SOLUTIONS

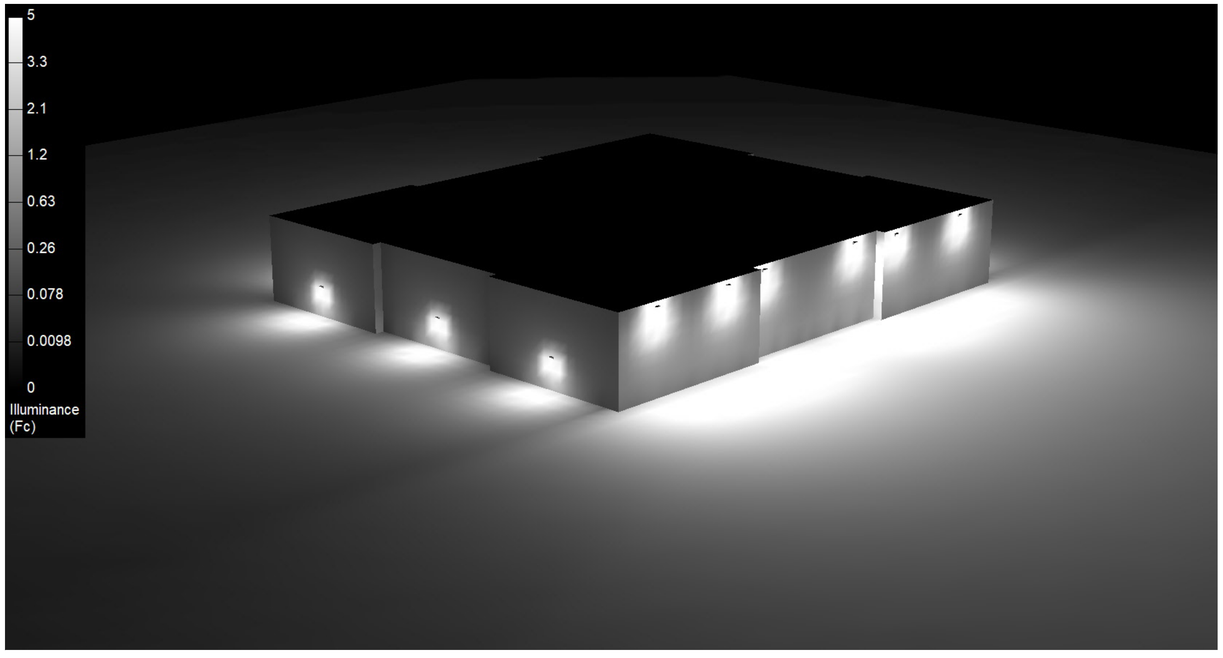
THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR COMPLIANCE OF ALL APPLICABLE ENERGY CODES AND LIGHTING QUALITY STANDARDS.

Luminaire Schedule						
Symbol	Label	Qty	Arrangement	Manufacturer & Part Number	LLF	Lum. Lumens
	W	9	SINGLE	HUBBELL WGH2-40W-4K	0.900	5450
	W2	6	SINGLE	HUBBELL WGH3-120W-4K	0.900	16557

Calculation Summary										
Label	CalcType	Units	PtSpcLr	PtSpcTb	Avg	Max	Min	Avg/Min	Max/Min	Description
OVERALL CALCULATIONS_Grade	Illuminance	Fc	8	8	1.60	12.0	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG
PARKING-LOADING AREAS_Grade	Illuminance	Fc			4.73	10.2	1.1	4.30	9.27	Readings taken at 0'-0" AFG

Isoline Legend	
Illuminance (Fc)	
Color	Value
	0.5
	1
	2
	3
	5





NOTES:
1) Fixture Mounting Heights (MH) are indicated next to each fixture.
2) All fixtures labeled with "_alt" indicates an alternative fixture different from what was listed in the fixture schedule received was used in this calculation
3) Interior reflectances 80/50/20; exterior reflectances 20% UON.
4) Quantity (QTY) indicated on HLPS Luminaire Schedule is for what is included in this calculation study only - Not final counts.
5) Contractor to verify exact fixture quantities and fixture run lengths before ordering.

Project Name: Carpet One Warehouse - Exterior
Client: Date:10/18/2021
Drawn By: CM Version: REV3

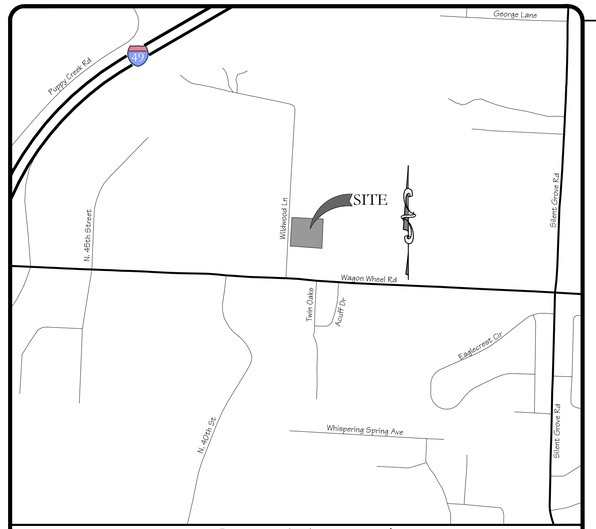
HLPS HOSSLEY
LIGHTING AND POWER SOLUTIONS

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR COMPLIANCE OF ALL APPLICABLE ENERGY CODES AND LIGHTING QUALITY STANDARDS.

LARGE SCALE DEVELOPMENT L21-28 For:

Carpet One Addition

3560 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

PARCELS 21-00154-065, 21-00154-066, 21-00154-067

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A FOUND IRON PIN LOCATED ON THE NORTHERLY RIGHT-OF-WAY OF WAGON WHEEL ROAD, WHICH IS S87°01'24"E 330.13' AND N02°20'51"E 43.40' FROM THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT AS SHOWN ON PLAT BOOK 2007 AT PAGE 352, AND RUNNING THENCE WITH SAID RIGHT-OF-WAY N85°21'17"W 241.39' TO A SET IRON PIN, THENCE CONTINUING WITH SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 840.00', AN ARC LENGTH OF 37.58', AND A CHORD BEARING AND DISTANCE OF N86°35'50"W 37.58' TO A SET IRON PIN, THENCE WITH SAID RIGHT-OF-WAY THE FOLLOWING 2 COURSES AND DISTANCES: N87°52'45"W 24.94' TO A SET IRON PIN, AND N79°53'20"W 6.87' TO A SET IRON PIN LOCATED AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF WAGON WHEEL ROAD AND THE EASTERLY RIGHT-OF-WAY OF WILDWOOD LANE, THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY OF WAGON WHEEL ROAD AND RUNNING WITH SAID EASTERLY RIGHT-OF-WAY OF WILDWOOD LANE THE FOLLOWING 2 COURSES AND DISTANCES: N03°05'06"E 443.89' TO A FOUND IRON PIN, AND N02°49'59"E 170.52' TO A FOUND IRON PIN, THENCE LEAVING SAID RIGHT-OF-WAY S86°59'04"E 303.24' TO A FOUND IRON PIN, THENCE S02°20'04"W 622.03' TO THE POINT OF BEGINNING. CONTAINING 4.35 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

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:
Gary & Tracy Brown
3100 Willow Bend Circle
Springdale, AR 72762-7458
Ph: (479) 756-2786

CIVIL ENGINEER:
Blew & Assocates, PA
524 West Sycamore St, Suite 4
Fayetteville, AR 72703
Ph: (479) 443-4506
Fax: (479) 582-1883

LAND SURVEYOR:
Blew & Assocates, PA
524 West Sycamore St, Suite 4
Fayetteville, AR 72703
Ph: (479) 443-4506
Fax: (479) 582-1883

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
Duane Miller, 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 UTILITIES:
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

Sheet Index

Sheet №	Title	Date
	CIVIL PLANS	
C1	Cover Sheet	2021-10-21
C2	Site And Utility Plan	2021-10-21
C2-1	Landscape Plan	2021-10-21
C3	Demolition and Erosion Control Plan Ph 1	2021-10-21
C3-1	Erosion Control Plan Ph 2	2021-10-21
C3-2	Erosion Control Details	2021-10-21
C4	Grading and Drainage Plan	2021-10-21
C5	Details	2021-10-21
C5-1	Details	2021-10-21
C5-2	Pond Details	2021-10-21
	TOPOGRAPHIC SURVEY	
1	Survey (by Blew & Associates, PA)	To Be Provided

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	BS	Building Setback
TCE	Temporary Construction Easement	N	North
UE	Utility Easement	E	East
BVC	Begin Vertical Curve	W	West
EVC	End Vertical Curve	S	South
EP	Edge of Pavement		

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 not accurately shown or depicted. The Contractor shall be responsible for the verification 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: L21-28

Large Scale Development L21-28 For:
Carpet One Addition
3560 Wagon Wheel Road Springdale, Arkansas
Gary & Tracy Brown
3100 Willow Bend Circle
Springdale, AR 72762-7458
(479) 756-2786

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:
2021-10-21	21-7405
DRAWN BY:	REVIEWED BY:
K Holt	J. Du Quesne

DRAWING NAME: 21-7405 Civil 002.dwg

SHEET NUMBER: C1

p:\21-7405 carpet one - ocllcc construction\civil drawings\21-7405 civil 002.dwg - Plotted on 10/21/2021 12:01:26 PM @ a scale of 1:1 to autocad pdf (smallest file).pc3 by Jacob Rumski

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.

Utility Notes:

GENERAL:

- The contractor shall contact "One-Call" and / or the appropriate utility company a minimum of 48 hours prior to excavation in areas of existing utilities. The contractor is responsible for any damage to underground utility lines and shall make every effort necessary to coordinate with the appropriate utility company for repair of the utility.
- A minimum of 48 hours prior to start of construction / installation of any utilities, the contractor shall be responsible for contacting the local municipality / governing agency or utility to schedule a pre-construction meeting as required by said municipality / agency / utility. No work shall occur on the site prior to the pre-construction meeting. contractor shall also be responsible for obtaining any necessary state / local permits for construction.
- Water and Storm lines shall have a minimum of 18" vertical separation and 10'-0" of horizontal separation from the sanitary sewer lines.
- All water and sewer force main fitting shall be restrained through the use of thrust blocking per the detail sheets or approved equivalent anchors.
- Contractor shall refer to architectural or plumbing drawings for utility connection locations for the building.
- Dimensions are to the face / corner of the building, back of curb, and centerline of pipe and fitting.
- Contractor shall coordinate disruption of utility service with all surrounding / adjacent property owners.
- Existing utilities shown on plans have been shown in their approximate locations per available information.
- Contractor shall obtain authorization of the local municipalities prior to connection to any existing water lines, sewer lines, or sewer manholes. Contractor shall avoid spillage of any raw materials from the sewer system. In the event that a spill occurs, the contractor shall provide all equipment necessary to repair the sewer line, and remove all spilt sewage including contaminated soils per the requirements of the local municipality.
- Proposed utilities that are to be buried within the same trench shall be coordinated with and approved by the appropriate utility company.
- Contractor shall field verify depth and location of existing utilities prior to construction of proposed utilities.
- Fire hydrants shall be installed in accordance with the standards / specification of the local water utility company and local municipality.
- Proposed utilities shall be constructed in accordance with the standards / specifications of the governing agency.
- Contractor shall coordinate with appropriate utilities company as listed on the cover sheet for adjustment of utility lines affected by cut and fill.
- Utility lines less than 12 kv shall be relocated underground as required by the local municipality.
- Contractor shall coordinate with appropriate utility companies for routing of gas, telephone, cable, and electricity.

Springdale Water Notes:

- The owner/developer shall be responsible for the cost of any required adjustments to the existing water and sewer facilities due to site grading, paving, lot line adjustments or other matters.
- Please be advised that if requests for meter services larger than a 5/8-inch meter setter for irrigation or larger than 1-inch meter setter for potable water will have to be approved in writing by the Engineering Director of Springdale Water Utilities. Appropriate request forms are available at Springdale Water Utilities Engineering Department.
- If perimeter walls, fences, or signs are proposed for the development, detailed drawings will need to be submitted for approval to this office prior to their construction.
- Submit all proposed fire system plans to Mr. Jerry Cook of the Springdale Water Utilities for review and approval. backflow@springdalewater.com

Site General Notes

- Dimensions are measured from the Face of Curb, the Edge of Pavement, the Edge of Sidewalk the Face/Corner of the Building(s) or the Center/End of Stripe.
- All radii shall be 4 foot at Face of Curb unless otherwise specified.
- Layout of Site Plan is based on and limited to survey information.
- All Curb & Gutter shall be 24" wide per detail sheet.
- All Pavement Marking shall be applied in accordance with the requirements outlined in the most current edition of the "Manual on Uniform Traffic Control Devices" (MUTCD).
- All Signs, Traffic Control Devices, etc. shall follow the guidelines of the MUTCD.
- The Contractor shall refer to the Architectural drawings for Building Floor plans and Dimensions, Wall Sections, Door Openings, Building Utility Entrance Points, etc. The Contractor shall immediately notify the Architect and Engineer in the event that the Civil Site Plans Building Layout does not match the Architectural drawings.
- All handicap spaces shall be striped / marked in accordance with the handicap striping detail.
- All pavement indicated shall be standard duty bituminous pavement unless otherwise noted on plan. The pavement shall be constructed in accordance with the pavement section detail.
- It is the Contractor's responsibility to calculate construction staking coordinates according to the dimensions shown on these plans. The Contractor shall verify the accuracy of the coordinates shown on the plans and notify the Engineer of any irregularities before construction starts.
- All ramps shall have detectable truncated dome panels per A.D.A. and city standards and the detail sheet
- 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."
- All proposed streetlights are designed as street illuminators.

Site Information:

PROPERTY INFORMATION		
Gross Site Area:	189,422.50 sf	4.35 acres
Proposed Dedicated R.O.W:	0.0 sf	0.00 acres
Net Site Area:	189,422.5 sf	4.35 acres
Zoning:	C-2 - General Commercial District	
ZONING REGULATIONS		
Front Setback:		30 ft
Front Setback (w/ Parking)		50 ft
Side Setback		0 ft
Rear Setback		20 ft
SITE INFORMATION		
Total Paved Area:	61,176.26 sf	1.40 acres
Total Sidewalk Area:	3,744.38 sf	0.09 acres
Total Building Area:	42,142.12 sf	0.97 acres
- Office	3,597.85 sf	0.08 acres
- Warehouse / Shipping:	38,544.27 sf	0.88 acres
Total Impervious Area:	107,062.75 sf	2.46 acres
Total Pervious Area:	82,359.75 sf	1.89 acres
PARKING REGULATIONS		
Required Spaces Ratio:	1 Space / 300 sf of Office 1 Sp / 1200 sf Warehouse	
Required Spaces (Total):		44
Provided Spaces (Total):		44
Provided Accessible Spaces:		3

Water Notes:

1. All 6-8 inch Water Lines Shall Have 3'-0" Min. Cover Above Top Of Pipe.
2. All Water Lines Shall Be Bedded In Accordance with SWU's Specifications For Pipe Bedding Material And Detail.
3. All Water Lines Shall Be Inspected Per SWU's Standard Specification & Requirements.
4. Fire Hydrants Shall Be Installed In Accordance With The Standards / Specifications Of SWU.
5. Contractor Shall Have An Active Fire Hydrant Within 400' Of Any Building Prior To Construction.

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).

Sign Legend

Symbol	Code	Description	Size	Post Type
STOP	R1-1	Stop Sign	24 x 24	U-Channel
	-	Handicap Sign	12 x 18	U-Channel

Know what's below. Call before you dig. 811

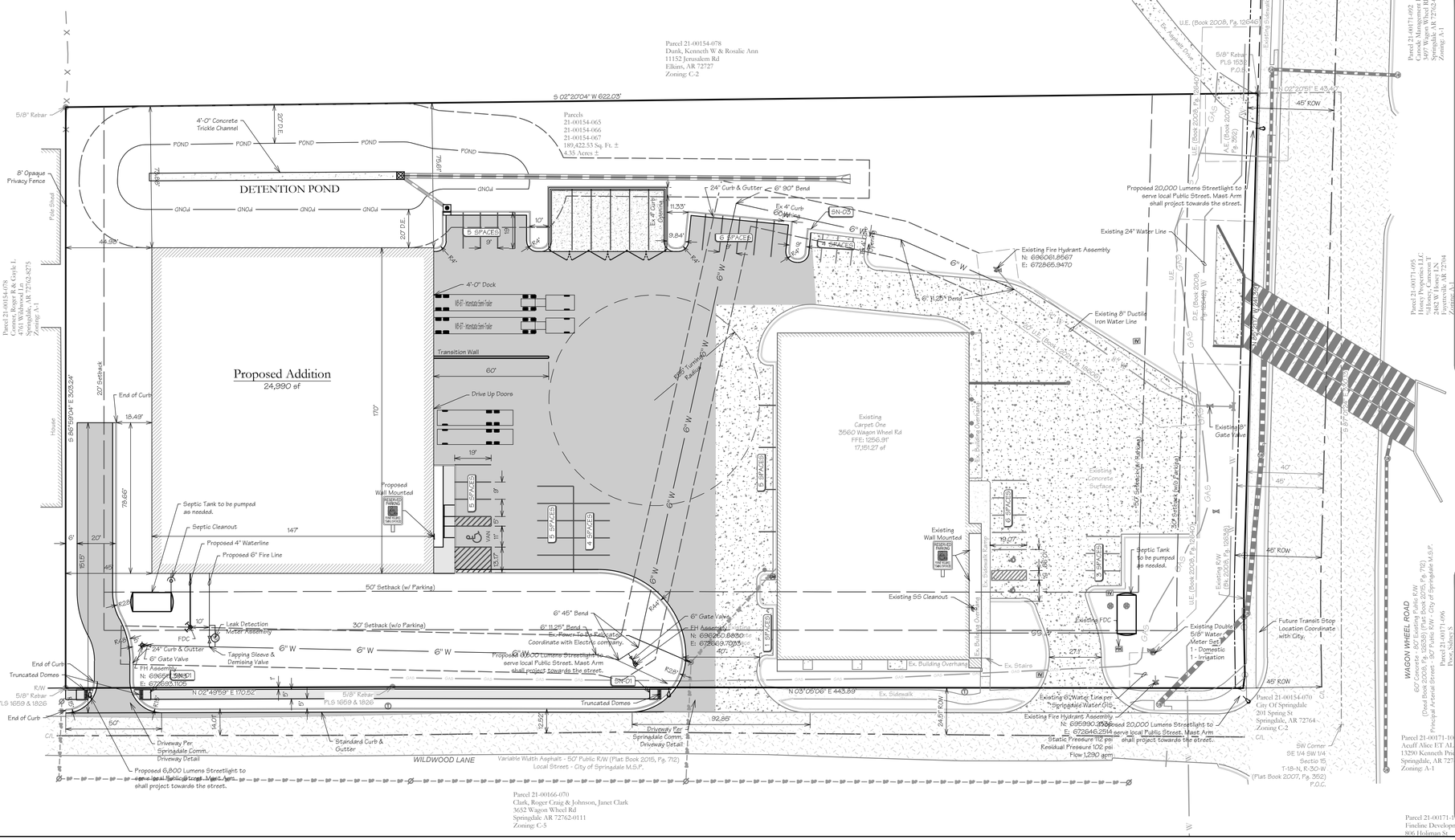
GRAPHIC SCALE

30' 0 15' 30' 60' 120'

(IN FEET) 1 inch = 30 ft

Site Plan Notes:

SN-01	Crosswalk and Curb Ramp with Truncated Dome Detectable Warnings per ADA and/or Municipal Specifications.
SN-02	Street Light per Municipal Standards.
SN-03	Taper Curb & Gutter to Match Existing
SN-05	Taper Curb from 6" to 0" in 2'-0"
SN-06	End Curb
SN-16	Edge of Pavement


Parcel 21-00154-078
Dunk, Kenneth W & Rosalie Ann
11152 Jerusalem Rd
Elkins, AR 72727
Zoning: C-2
Parcels
21-00154-065
21-00154-066
21-00154-067
189,422.53 Sq. Ft. ±
4.35 Acres ±
S 02°20'04" W 622.03'
5/8" Rebar
4'-0" Concrete Trickle Channel
20' D.E.
POND
DETENTION POND
75.61'
GN04
8' Opaque Privacy Fence
Pole Shed
Parcel 21-00154-078
Conner, Roger R & Gayle J.
4761 Wildwood Ln
Springdale, AR 72762-8275
Zoning: A-1
House
S 86°59'04" E 505.24'
44.98'
20' Setback
End of Curb
18.49'
79.66'
110'
6'
20'
15.15'
45'
Septic Tank to be pumped as needed.
Septic Cleanout
147'
Proposed 4" Waterline
Proposed 6" Fire Line
Proposed Addition
24,990 sf
4'-0" Dock
Transition Wall
60'
Drive Up Doors
19'
Proposed Wall Mounted RESERVED PARKING TOW AWAY ZONE
5 SPACES
4 SPACES
50' Setback (w/ Parking)
30' Setback (w/o Parking)
FDC
10"
Leak Detection Meter Assembly
Tapping Sleeve & Damming Valve
6" Gate Valve
24" Curb & Gutter
FH Assembly
N: 690091.5845
E: 672667.1028
End of Curb
Truncated Domes
R/W
5/8" Rebar
PLS 1659 & 1826
N 02°49'59" E 170.52'
50'
14.01'
C/L
End of Curb
Driveway Per Springdale Comm. Driveway Detail
Standard Curb & Gutter
Proposed 6,800 Lumens Streetlight to serve local Public Street. Mast Arm shall project towards the street.
WILDWOOD LANE
Variable Width Asphalt - 50' Public R/W (Plat Book 2015, Pg. 712)
Local Street - City of Springdale M.S.P.
Parcel 21-00166-070
Clark, Roger Craig & Johnson, Janet Clark
3652 Wagon Wheel Rd
Springdale, AR 72762-0111
Zoning: C-5
6" W
6" 45° Bend
6" 11.25° Bend
Ex. Power To Be Relocated. Coordinate with Electric company.
6" Gate Valve
EH Assembly
N: 690260.8830
E: 672669.7035
40'
Proposed 6,800 Lumens Streetlight to serve local Public Street. Mast Arm shall project towards the street.
SN-01
N 03°05'06" E 443.89'
Truncated Domes
5/8" Rebar
PLS 1659 & 1826
92.85'
Driveway Per Springdale Comm. Driveway Detail
24" Curb & Gutter
6" 90° Bend
Ex 4" Curb Opening
11.33'
9.84'
SN-03
6" W
6" 11.25° Bend
Existing Fire Hydrant Assembly
N: 690261.9567
E: 672865.9470
Existing 24" Water Line
Existing 8" Ductile Iron Water Line
Existing Carpet One 3560 Wagon Wheel Rd FFE: 1256.91' 17,151.27 sf
Existing Concrete Surface
50' Setback (w/o Parking)
30' Setback (w/o Parking)
Existing Wall Mounted RESERVED PARKING TOW AWAY ZONE
Existing Septic Cleanout
Existing FDC
Septic Tank to be pumped as needed.
Existing 6" Gate Valve
Existing Double 5/8" Water Meter Set
1 - Domestic
1 - Irrigation
Future Transit Stop Location Coordinate with City.
Existing 6" Water Line per Springdale Water Dist.
Existing Fire Hydrant Assembly
N: 695990.2526
E: 672646.2541
Static Pressure 112 psi
Residual Pressure 102 psi
Flow 1,290 gpm
Proposed 20,000 Lumens Streetlight to serve local Public Street. Mast Arm shall project towards the street.
SW Corner SE 1/4 SW 1/4 Sectio 15, T-18-N, R-30-W (Plat Book 2007, Pg. 362) F.O.C.
Parcel 21-00154-070
City Of Springdale
201 Spring St
Springdale, AR 72764 -
Zoning C-2
C/L
Parcel 21-00171-095
Hall, Jeffrey L. & Kelly J.C.
Hooey, Cameron T
2482 W Hooey LN
Springdale, AR 72764
Zoning: A-1
Parcel 21-00171-096
Door Sisters S
Parcel 21-00171-092
Canouk Management LLC
3497 Wagon Wheel RD
Springdale, AR 72764-0115
Zoning: A-1
U.E. (Book 2008, Pg. 126646)
M.S.P.E.W.
Existing R/W (Bk. 2008, Pg. 126644 (Bk. 2008, Pg. 126645)
Existing Sidewalk
6" Asphalt Curb
5/8" Rebar PLS 1539 P.O.B.
S 02°20'04" E 45.40'
45' R/W
U.E. (Book 2008, Pg. 126640)
GAS
A.E. (Book 2007, Pg. 362)
OHE
D.E. (Book 2008, Pg. 126646)
Ex. Building Overhang
Ex. Stairs
Ex. Sidewalk
Existing R/W (Bk. 2008, Pg. 126638)
Ex. Building Overhang
Ex. Sidewalk
WAGON WHEEL ROAD
60' Concrete - 80' Existing Public R/W
(Deed Book 2008, Pg. 126644) (Deed Book 2008, Pg. 126645)
Principal Arterial Street - City of Springdale M.S.P.
Parcel 21-00171-096
Door Sisters S
Parcel 21-00171-095
Acuff Alice ET AL
13280 Kenneth Pos
Springdale, AR 727
Zoning: A-1
Parcel 21-00171-0
Fineline Developm
806 Holiman St
Ex. Building Overhang
Ex. Sidewalk
Existing Concrete Surface
Existing Building
Ex. Building Overhang
Ex. Sidewalk
Existing Building
Ex. Building Overhang
Ex. Sidewalk
Existing Building
Ex. Building Overhang
Ex. Sidewalk

Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Easement Line
	Zoning Limits
	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
X	General Fence Line (see Plan For Type)
	Chain Link Fence Line
	Board Fence Line
	Storm Catch Basin(s)
	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
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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:

- 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:	189,422.50 sf	4.35 acres
Proposed Dedicated R.O.W:	0.00 sf	0.00 acres
Net Site Area:	189,422.50 sf	4.35 acres
Zoning:	C-2 - General Commercial District	
SITE INFORMATION		
Total Paved Area:	63,417.88 sf	1.46 acres
Total Sidewalk Area:	1,800.73 sf	0.04 acres
Total Building Area:	42,045.16 sf	0.97 acres
Total Impervious Area:	107,263.77 sf	56.6%
Total Pervious Area:	82,158.73 sf	43.4%
FRONTAGE LANDSCAPE BUFFER REQUIREMENTS		
Frontage Length (Wagon Wheel Rd):	279 LF EX	
Req'd (1 Shade Tree & 7 Shrubs / 25 lf):	11 Trees	78 Shrubs
Existing:	11 Trees	78 Shrubs
Frontage Length (Wildwood Ln):	614 LF	
Req'd (1 Shade Tree & 7 Shrubs / 25 lf):	25 Trees	172 Shrubs
Existing:	8 Trees	58 Shrubs
Provided:	17 Trees	114 Shrubs
INTERIOR LANDSCAPE REQUIREMENTS		
Parking Lot Area	26,830 sf	
Required (8%):	2,146 sf	
Provided:	34,437 sf	

Landscape Legend

Symbol	Qty	Botanical	Common	Size	Comments
FRONTAGE TREES:					
	18	Pinus Strobus	White Pine	2" Cal	Balled & Burlapped Limbed 6 ft. from the ground
		Ulmus parvifolia	Lacebark Elm	2" Cal	
		Zelkova Serrata	Japanese Zelkova	2" Cal	
		Pistacia Chinesis	Chinese Pistache	2" Cal	
FRONTAGE SHRUBS:					
	105	Heleri Holly	Ilex Crenata 'heleri'	3 Gal	12" in Height
		Euonimus	Euonimus Alata	3 Gal	
		Golden Nugget	Berberis Thunbergii "Golden Nugget"	3 Gal	
		Boxwood	Buxus Sempervirens	3 Gal	
PARKING LOT TREES:					
	15	Acer Rubra	Red Maple	2" Cal	Balled & Burlapped Limbed 6 ft. from the ground
		Pinus Strobue	White Pine	2" Cal	
		Japanese Zelkova	Zelkova Serrata	2" Cal	
		Chinese Pistache	Pistacia Chinesis	2" Cal	
GRASS:					
		Seeded / Sodded Grass Area		46,204 SF	

Landscape Notes:

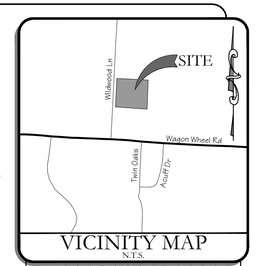
- Dimensions are measured from the face of curb, the face/corner of the building(s) or the center of stripe.
- Landscape contractor shall contact Arkansas One Call for utility locations prior to beginning landscape work
- Grass areas shall be sodded with Zoysia Grass or a suitable substitute or hydroseeded per manufacturer's instructions with a mixture of 70% Zoysia and 30% Bluegrass at a rate of 204 lbs / 1000 sf.
- If grassed area is hydroseeded, a mulch emulsifier shall be added (not containing asphalt) and applied per manufacturer's instructions.
- 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.
- Landscape areas shall be maintained with hose bibs.

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

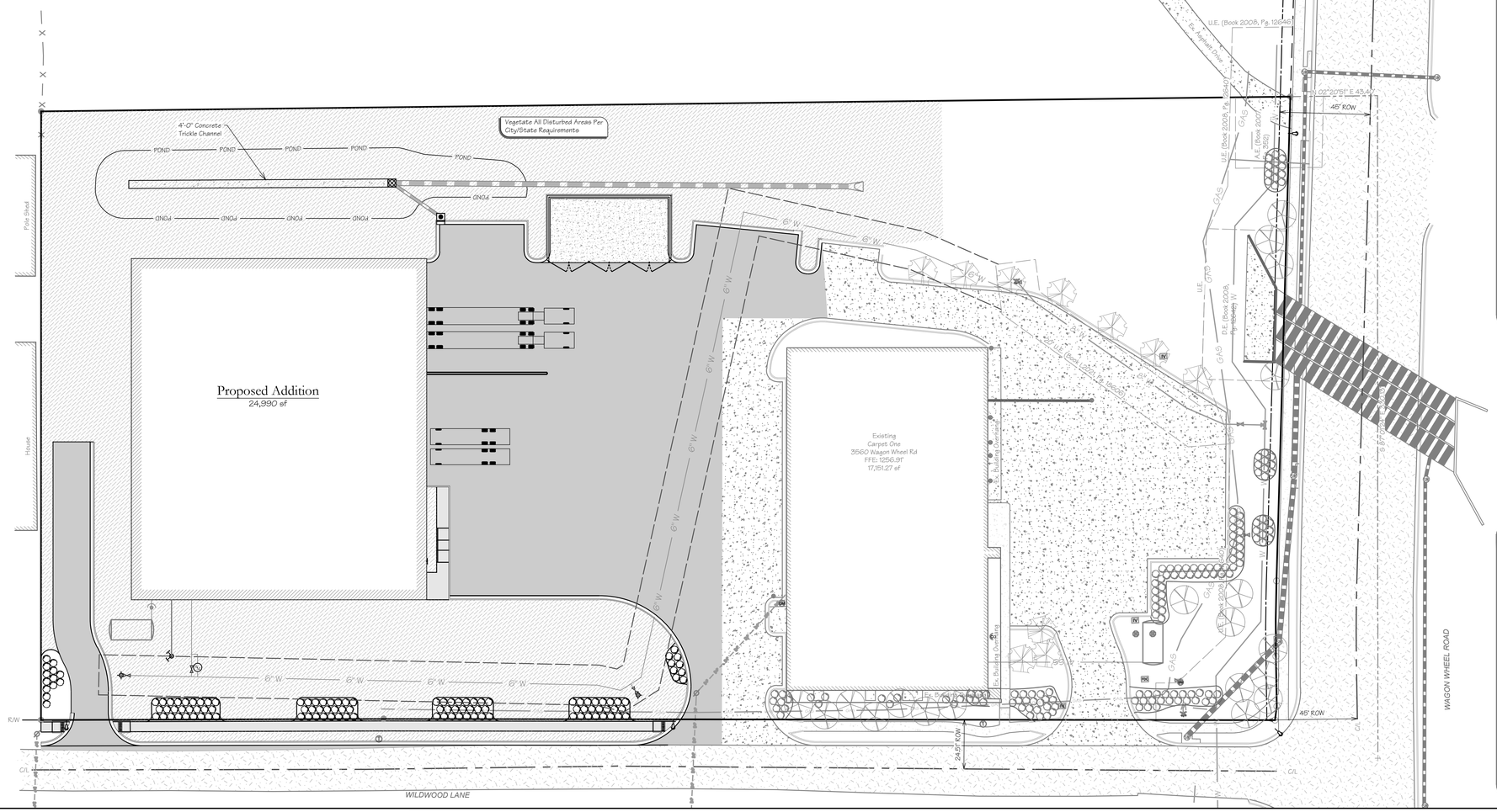
GRAPHIC SCALE

30' 0 15' 30' 60' 120'

(IN FEET)
1 inch = 30 ft



VICINITY MAP
N.T.S.



REVISIONS:

No:	DESCRIPTION	DATE:
1	2ND BID	
2	POND BID	

Landscape Plan
Springdale Project No: I.21-28

Large Scale Development I.21-28 For:

Carpet One Addition
3560 Wagon Wheel Road Springdale, Arkansas

Gary & Tracy Brown
3100 Willow Bend Circle
Springdale, AR 72762-7458
(479) 756-2786

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:
2021-10-21	21-7405
DRAWN BY: K. Holt	REVIEWED BY: J. Du Quesne

DRAWING NAME: 21-7405 Civil 002.dwg

SHEET NUMBER: C2-1

p:\21-7405 carpet one - cedlic construction\civil drawings\21-7405 civil 002.dwg - Plotted on 10/21/2021 9:08:07 AM @ a scale of 1:1 to autocad pdf (smallest file).pc3 by Carey Atchley

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:

A. 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.
B. Contractor shall implement best management practices as required by the SWPPP. Additional best management practices shall be implemented as dictated by conditions at no additional cost of owner throughout all phases of construction.
D. Best Management Practices (BMP'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.
E. 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.
F. Contractor shall minimize clearing to the maximum extent practical or as required by the general permit.
G. 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.
H. All wash water (concrete trucks, vehicle cleaning, equipment cleaning, etc.) shall be detained and properly treated or disposed.
I. Sufficient oil and grease absorbing materials and flotation booms shall be maintained on site or readily available to contain and clean-up fuel or chemical spills and leaks.
J. Dust on the site shall be controlled. The use of motor oils and other petroleum based or toxic liquids for dust suppression operations is prohibited.
K. Rubbish, trash, garbage, litter, or other such materials shall be deposited into sealed containers. Materials shall be prevented from leaving the premises through the action of wind or stormwater discharge into drainage ditches or waters of the state or u.S.
L. 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.
M. 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.
N. 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.
O. 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.
P. All materials spilled, dropped, washed, or tracked from vehicles onto roadways or into storm drains must be removed immediately.
Q. Contractors or Subcontractors will be responsible for removing sediment in the detention pond and any sediment that may have collected in the storm sewer drainage systems in conjunction with the stabilization of the site.
R. On-site & 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.
S. Slopes shall be left in a roughened condition during the grading phase to reduce runoff velocities and erosion.
T. Due to the grade changes during the development of the project, the Contractor shall be responsible for adjusting the erosion control measures (silt fences, straw bales, etc.) to prevent erosion.
U. All construction shall be stabilized at the end of each working day, this includes backfilling of trenches for utility construction and placement of gravel or bituminous paving for road construction.

Maintenance:

All measures stated on this erosion and sediment control plan, and in the storm water pollution prevention plan, shall be maintained in fully functional condition until no longer required for a completed phase of work or final stabilization of the site. All erosion and sedimentation control measures shall be checked by a qualified person in accordance with the contract documents or the applicable permit, whichever is more stringent, and repaired in accordance with the following:

1. Inlet protection devices and barriers shall be repaired or replaced if they show signs of undermining, or deterioration.
2. All seeded areas shall be checked regularly to see that a good stand is maintained. Areas should be fertilized, watered, and reseeded as needed.
3. Silt fences shall be repaired to their original conditions if damaged. Sediment shall be removed from the silt fences when it reaches one-half the height of the silt fence.
4. The construction entrances shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing of the construction entrances as conditions demand.
5. The temporary parking and storage area shall be kept in good condition (suitable for parking and storage). This may require periodic top dressing of the temporary parking as conditions demand.
6. Outlet structures in the sedimentation basins shall be maintained in operational conditions at all times. Sediment shall be removed from sediment basins or traps when the design capacity has been reduced by 50%.

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
	ENTRA	Temporary Gravel Construction Entrance
	STRAW	Straw Bale Barrier
SF	SILT F	Silt Fence
	GRASS	Existing Grass (See Plan For Width)
	TYPE INLET	Inlet Protection
	RIPRAP	Rip-rap (see Plan For Size)
	RCD	Rock Check Dams
	AVD	Anti-vortex Device

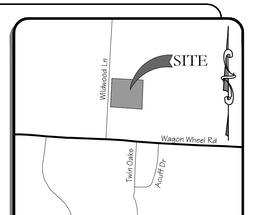
Note:
* Only symbols that appear on this sheet are shown in this legend.

Demolition Notes:

Key	Description
DEMO	Existing to be Removed / Demolished
SAVE	Existing to Remain. In the case of vegetation, Contractor shall ensure survival of plants
RELOC	Existing to be Relocated.

Know what's below.
Call before you dig.

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
(IN FEET)
1 inch = 30 ft



VICINITY MAP
N.T.S.


Limit of Disturbance @ Silt Fence
SILT F
GRASS
Indicated direction of storm water flow, Typ.
Limits of Disturbance
Pole Shed
House
C&G
DEMO
SAVE
Ex. 6' Wood Fence
Ex. 6' Metal Fence
Existing Gravel Surface
Existing Concrete Surface
Gravel
3,000 SF Temporary Laydown And Storage Area (Size As Needed)
Concrete Washout Area
Ex. Power To Be Relocated Coordinate with Electric company
Temporary Construction Entrance
EXIT
Contractor Shall Ensure That Mud And Debris Do Not Track Onto Paved Roadways
R/W
C/L
WILDWOOD LANE
Variable Width Asphalt - 50' Public R/W (Plat Book 2015, Pg. 712)
Local Street - City of Springdale M.S.P.
Existing Carpet One
3560 Wagon Wheel Rd
FFE: 1256.91'
17,151.27 sf
Ex. Retaining Wall
Ex. Building Overhang
Ex. Building Entrance
Ex. Sidewalk
Ex. Parking Lot
Ex. Curb & Gutter
Ex. Concrete Ramp
Ex. Handicap Ramp
Ex. Striping
Ex. Light Pole
Ex. Power Pole
Ex. Transformer
Ex. Gas Meter
Ex. Gas Valve
Ex. Water Valve
Ex. Water Meter
Ex. Fire Hydrant
Ex. Sign
Ex. Bollard
Ex. Trash Can
Ex. Bench
Ex. Planter
Ex. Tree
Ex. Shrub
Ex. Landscaping
Ex. Grass
Ex. Mailbox
Ex. Flag Pole
Ex. Pedestal
Ex. Telephone Pedestal
Ex. Telephone Riser
Ex. Telephone Box
Ex. Cable Box
Ex. Cable Riser
Ex. Cable Pedestal
Ex. Cable Line
Ex. Fiber Optic Line
Ex. Fiber Optic Box
Ex. Fiber Optic Riser
Ex. Fiber Optic Pedestal
Ex. Electric Box
Ex. Electric Riser
Ex. Electric Pedestal
Ex. Electric Line
Ex. Overhead Electric Line
Ex. Gas Line
Ex. Water Line
Ex. Sanitary Sewer Line
Ex. Storm Sewer Line
Ex. Storm Sewer Manhole
Ex. Storm Sewer Inlet
Ex. Storm Sewer Flared End
Ex. Storm Sewer Box
Ex. Storm Sewer Pipe
Ex. Sanitary Sewer Manhole
Ex. Sanitary Sewer Cleanout
Ex. Sanitary Sewer Pipe
Ex. Contour
Ex. Spot Elevation
Ex. Drainage Flow Arrow
Ex. Drainage Basin Boundary
Ex. Drainage Area
Ex. Drainage Swale
Ex. Drainage Ditch
Ex. Drainage Culvert
Ex. Drainage Pipe
Ex. Drainage Manhole
Ex. Drainage Inlet
Ex. Drainage Flared End
Ex. Drainage Box
Ex. Drainage Pipe
Ex. Drainage Basin

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
CB DI FES MH VB LSB	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
	Single Water Meter
	Double Water Meter
X"FM	Sanitary Sewer Force Main
X"SS	Sanitary Sewer Line
	Sanitary Sewer Manhole
	Utility Pole
	Light Pole

Note:

* See Survey For Existing Features Legend.
* See Cover Sheet For Abbreviation List.

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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:

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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.
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
	ENTRA	Temporary Gravel Construction Entrance
	STRAW	Straw Bale Barrier
SF	SILT F	Silt Fence
	GRASS	Existing Grass (See Plan For Width)
	TYPE INLET	Inlet Protection
	RIPRAP	Rip-rap (see Plan For Size)
	RCD	Rock Check Dams
	AVD	Anti-vortex Device

Note:

* Only symbols that appear on this sheet are shown in this legend.

City of Springdale Notes:

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

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

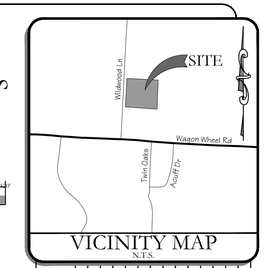
811 Know what's below. Call before you dig.

GRAPHIC SCALE

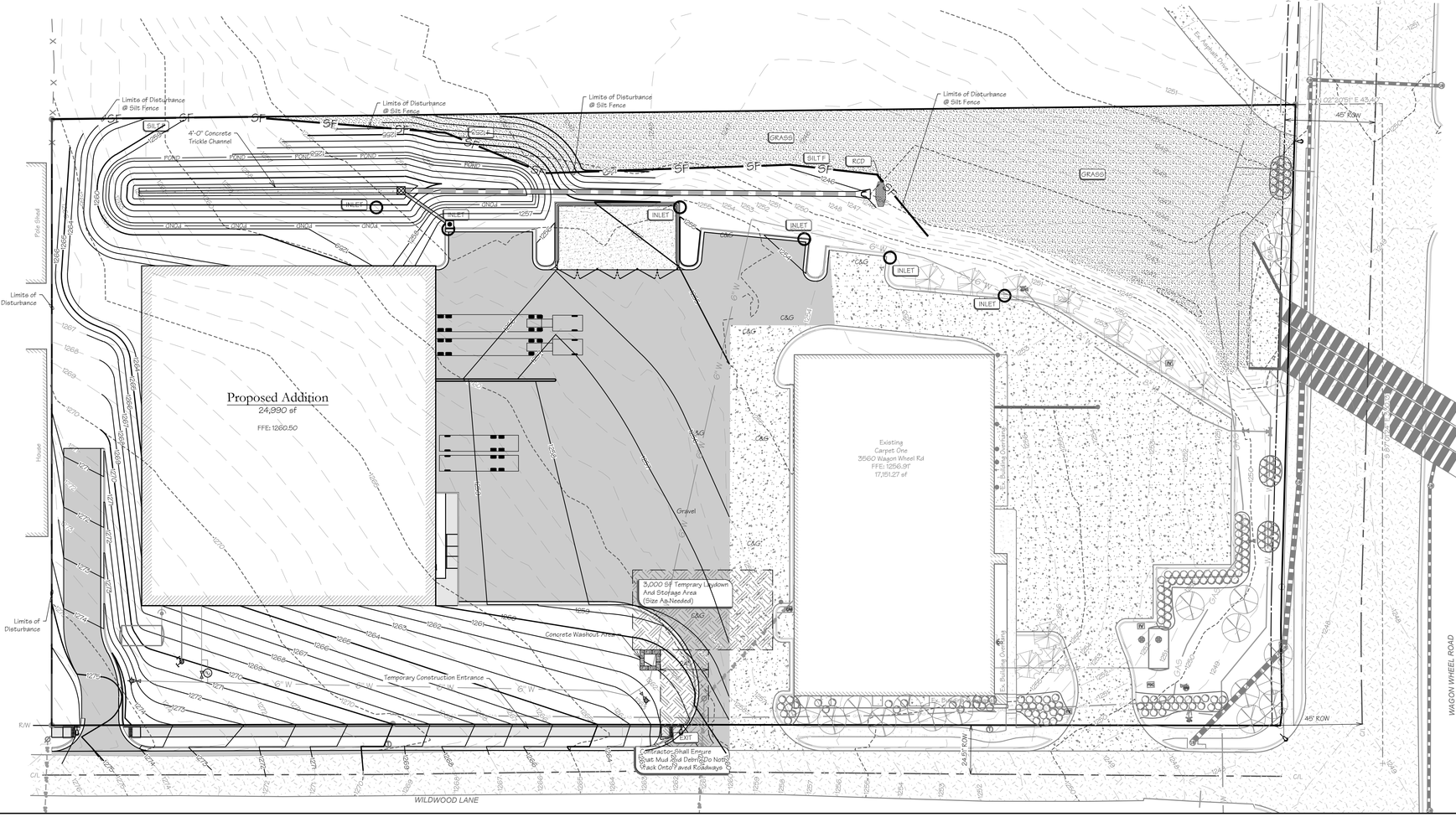
116.25 18

(IN FEET)

1 inch = 30 ft



VICINITY MAP
N.T.S.



REVISIONS:

No:	DESCRIPTION	DATE:
1	PER REV	

Erosion Control Plan Ph 2
Springdale Project No: L21-28

Large Scale Development L21-28 For:

Carpet One Addition
3560 Wagon Wheel Road Springdale, Arkansas
Gary & Tracy Brown
3100 Willow Bend Circle
Springdale, AR 72762-7458
(479) 756-2786

SEAL:

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

FIRM:
BLEW & ASSOCIATES, PA
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FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com
Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2021-10-21	21-7405
DRAWN BY: K. Holt	REVIEWED BY: J. Du Quesne

DRAWING NAME: 21-7405 Civil 002.dwg

SHEET NUMBER: C3-1

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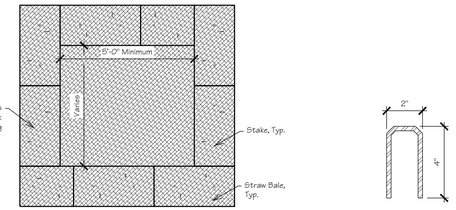
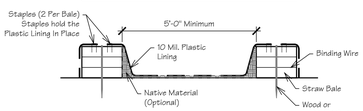


Staple Detail

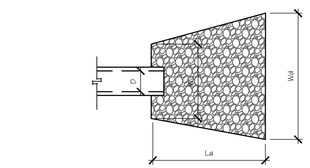


Concrete Washout

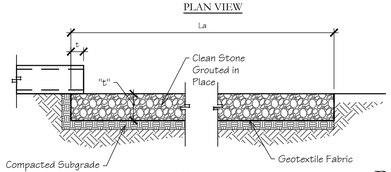
Scale: 3/8" = 1'-0"

TABLE 1 - Rock Outlet Protection Apron Dimensions

Culver Size D, (inches)	Rock Size d_{50}, (inches)	Apron Length La, (feet)	Upstream Width Wu, (feet)	Downstream Width Wd, (feet)	Thickness t, (inches)	Rock Qty. (tons)
12	6	12	3	13	18	15
18	9	16	4.5	18	24	20
21	9	18	5	20	24	35
24	9	20	6	22	24	60
30	9	22	7.5	24	24	75
36	12	24	9	27	30	120
42	18	26	10.5	30	36	180
48	18	28	12	32	36	215



PLAN VIEW



PROFILE

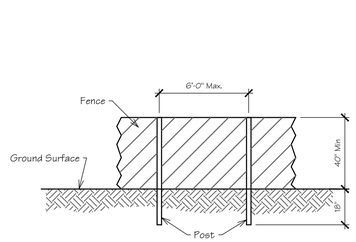
NOTES:
1. ***Apron length:*** Apron length (***La***) shall be determined from Table 1.
2. ***Apron width:*** The apron width is based on the diameter of the discharge pipe, (***D***). The apron width will be ***3D*** at the upstream end (***Wu***), and the downstream width (***Wd***) will be equal to (***D + La***). The apron shall extend across the channel bottom and up side slopes for a minimum height equal to the diameter of the pipe, (***D***).
   - A. ***Alignment:*** The apron shall be located so that there are no bends in the horizontal alignment. The apron should be level over its length, and the elevation of the downstream end of the apron must be the same as the elevation of the receiving channel or adjacent ground.
   - B. ***Thickness:*** The required apron thickness is shown in Table 1.
   - C. ***Gabions:*** When a gabion mattress is used it shall be made of double twisted galvanized steel wire. Gabions shall be fabricated in such a manner that the sides, ends, and lid can be assembled at the construction site into mats a minimum of 12 inches thick.
3. ***Materials:*** Outlet protection may be done using rock riprap or gabion mattresses to construct the apron. The rock shall consist of field stone or rough unhewn quarry stone. The stone shall be hard and angular and of a quality that will not disintegrate on exposure to water or weathering. Broken concrete may be used provided it does not have any exposed steel or reinforcing bars, and that it is broken into blocky pieces such that the largest dimension of each piece is no more than 3 times the smallest dimension. The required rock size is shown in Tables 1 and 2. In all cases a geotextile (filter fabric) shall be placed between the apron and the underlying soil to prevent soil movement into and through the riprap.

TABLE 2 - Required Rock Gradation

Gabion Rock	Smallest dimension in iches 6" d_{50}	9" d_{50}	12" d_{50}	15"d_{50}	percent of rocks smaller than size shown
18	9	16	4.5	18	24
21	9	18	5	20	24
24	9	20	6	22	24
30	9	22	7.5	24	24
36	12	24	9	27	30
42	18	26	10.5	30	36
48	18	28	12	32	36

Rip Rap

Not to Scale



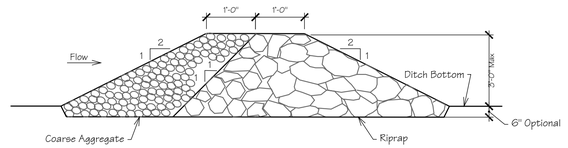
POST AND FENCE DETAIL

SIDE VIEW

NOTES:
1. The fence shall be located a minimum of 1 foot outside the drip line of the tree to be saved and in no case closer than 5 feet to the trunk of any tree.
2. Fence posts shall be either standard steel posts or wood posts with a minumum cross sectional area of 3.0 sq. in.
3. The fence may be either 40" high snow fence, 40" plastic web fencing or any other material as approved by the engineer/inspector.

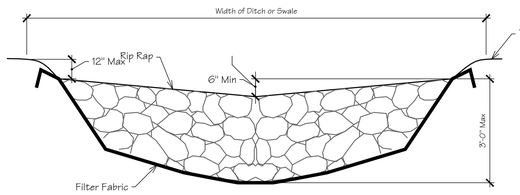
Tree Protection Fencing

Not to Scale



PROFILE

NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table 1 or 2, Class I, II, or IV and shall be placed over the cleared area prior to the placing of rock.
2. Coarse aggregate and riprap shall be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
3. For added stability, the base of the dam may be keyed 6 inches into the soil.
4. See plans for spacing of dams and H dimensions.
5. Maximum drainage area to each dam is 10 acres.

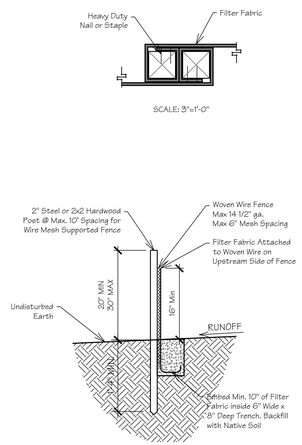


CROSS SECTION
CENTERLINE LOOKING DOWNSTREAM

Rock Check Dam

Not to Scale

NOTES:
1. Filter fabric shall be placed on the uphill side of the fence and fastened with Wire Ties or one (1) inch staples along the uphill side of the posts.
2. 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.
3. Where two pieces of Filter Fabric adjoin each other they shall be overlapped by six (6) inches and folded together.
4. Where two posts meet to join fence sections, the tops of the posts shall be secured together with wire.
5. The fence shall be constructed along the contour as much as possible.
6. Ends of fences shall be extended up the slope to prevent runoff from migrating around the end of the fence.
7. 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.
8. 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.
9. All fencing shall be removed when the construtioin site is fully stabilized so as to not impede storm flow or drainage.
10. Pre-fabricated units do not require the use of woven wire fence.



Silt Fence

Scale: As Noted

NOTES:
1. Filter fabric shall be placed on the uphill side of the fence and fastened with Wire Ties or one (1) inch staples along the uphill side of the posts.
2. 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.
3. Where two pieces of Filter Fabric adjoin each other they shall be overlapped by six (6) inches and folded together.
4. Where two posts meet to join fence sections, the tops of the posts shall be secured together with wire.
5. The fence shall be constructed along the contour as much as possible.
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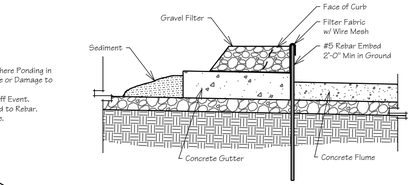
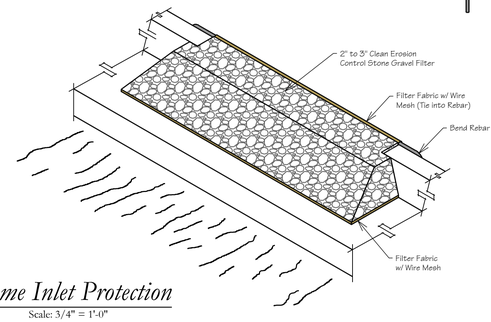
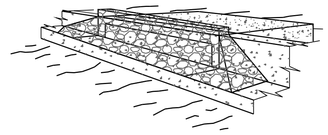
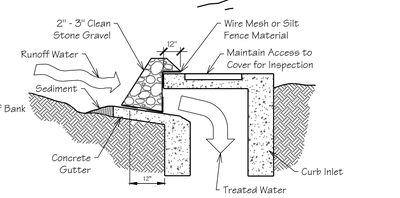




Flume Inlet Protection

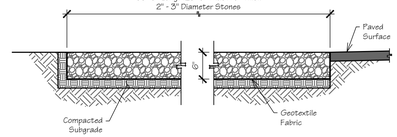
Scale: 3/4" = 1'-0"

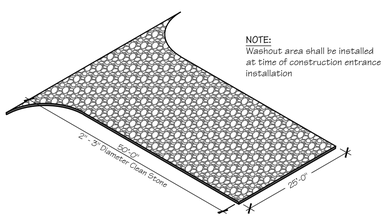




Gravel Curb Inlet Sediment Filter

Not to Scale

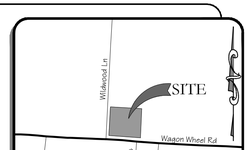




SCALE: 1/16"=1'-0"

Construction Entrance

Not to Scale



VICINITY MAP
N.T.S.

REVISIONS:

No:	DESCRIPTION	DATE:

Erosion Control Details
Springdale Project No: L21-28

Large Scale Development For:

Carpet One Addition
Wagon Wheel And Wildwood Lane Springdale, Arkansas
Gary & Tracy Brown
3100 Willow Bend Circle
Springdale, AR 72762-7458
(479) 756-2786

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:
2021-10-21	21-7405
DRAWN BY: K. Holt	REVIEWED BY: J. Du Quesne

DRAWING NAME: 21-7405 Details 002.dwg

SHEET NUMBER: C3-2

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Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-of-way Line
	Easement Line
℄	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Asphalt Pavement (see Detail Sheet For Pavement Sections)
	Concrete Pavement (see Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
X	General Fence Line (See Plan For Type)
	Chain Link Fence Line
	Board Fence Line
	Storm Catch Basin(s)
	Ditch Line
	Fault Line / Grade Change
	Storm Pipe (See Grading Plan For Type And Size)
	Retaining Wall
	See Utility Plan For Line Sizes
X"W	Water Line
	Tee, Cross, Bends, Gate Vale & Reducer
	Fire Hydrant & Assembly
	Single Water Meter
	Double Water Meter
X"FM	Sanitary Sewer Force Main
X"SS	Sanitary Sewer Line
	Sanitary Sewer Manhole
	Utility Pole
	Light Pole

Note:

- 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

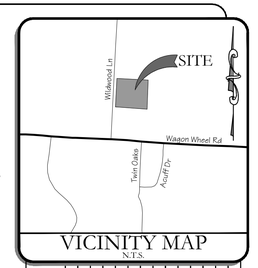
Inlet Up	Top Elev.	Inv. Up	Length	Size	Type	Slope	Inv. Dn	Inlet Dn
STORM LINE "A"								
A-3	1254.46	1251.00	30 LF	18 in	RCP	3.33%	1250.00	A-2
A-2	1258.83	1249.00	235 LF	30 in	RCP	1.70%	1245.00	A-1

Know what's below.
Call before you dig.

GRAPHIC SCALE

30' 0 15' 30' 60' 120'

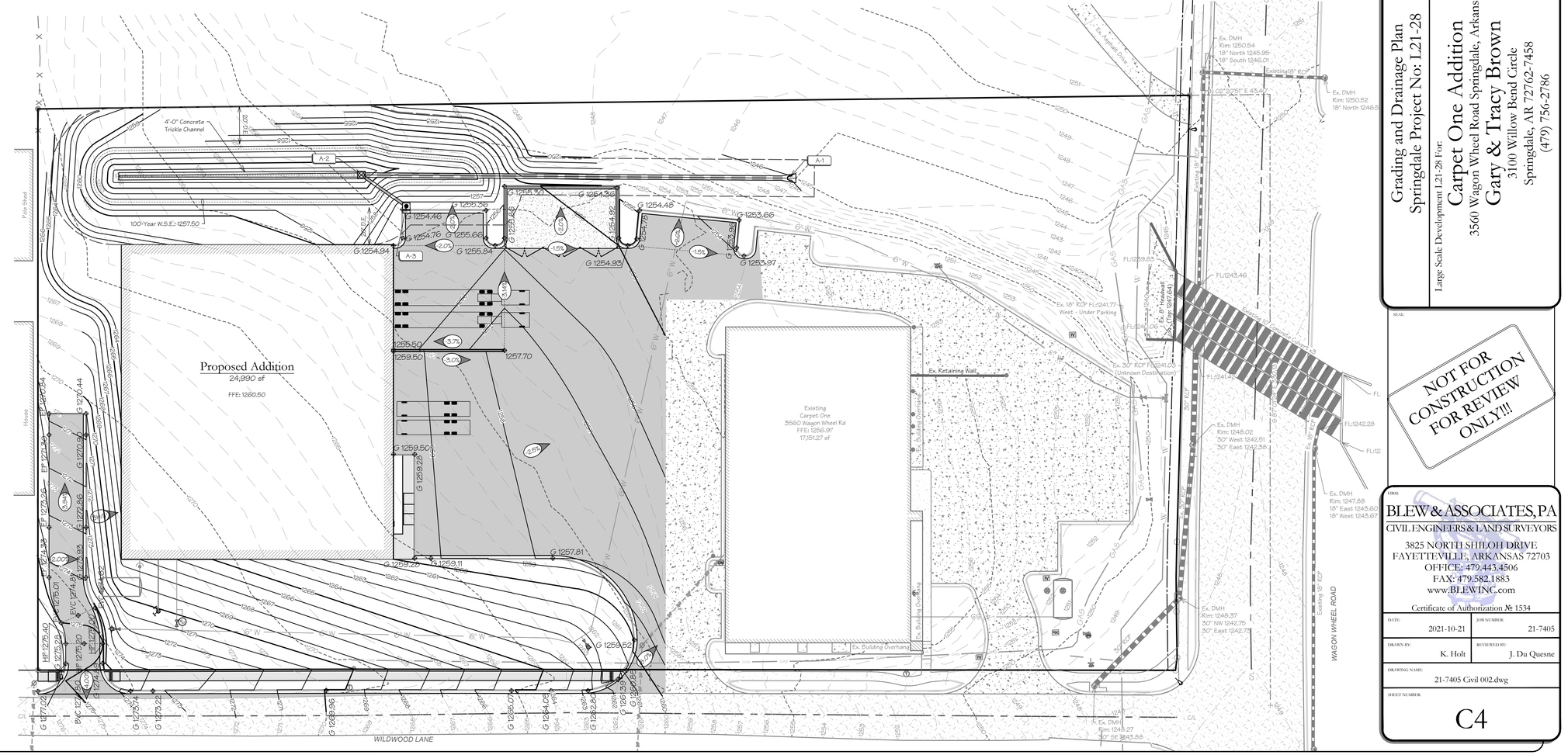
(IN FEET)
1 inch = 30 ft



VICINITY MAP
N.T.S.

REVISIONS:

No:	DESCRIPTION	DATE:
1	2ND REV	
2	3RD REV	



Grading and Drainage Plan
Springdale Project No: L21-28

Large Scale Development L21-28 For:

Carpet One Addition
3560 Wagon Wheel Road Springdale, Arkansas

Gary & Tracy Brown
3100 Willow Bend Circle
Springdale, AR 72762-7458
(479) 756-2786

SEAL:

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DATE:	JOB NUMBER:
2021-10-21	21-7405
DRAWN BY: K. Holt	REVIEWED BY: J. Du Quesne

DRAWING NAME: 21-7405 Civil 002.dwg

SHEET NUMBER: C4

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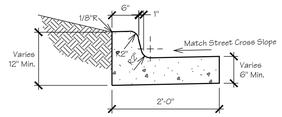
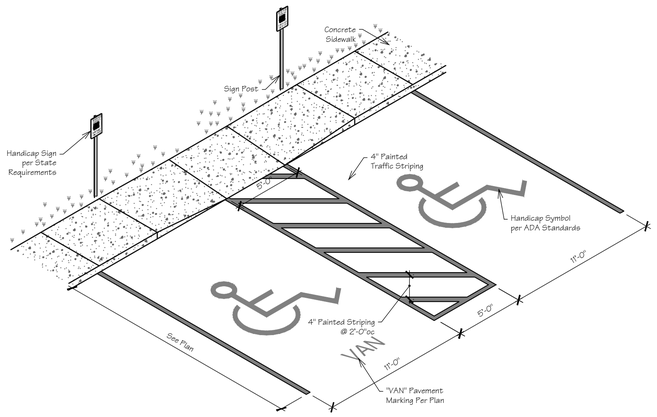
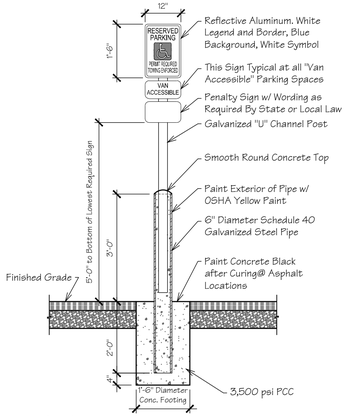


Notes:
1. Concrete for Curb and Gutter to be Class A, 3,000 psi, 5.5 Bag Mix with 4-7% Air Entrainment.
2. All Curb and Gutter shall have a broomed finish unless otherwise specified.
3. Modified Curb (Type I) shall be placed across all Driveway Entrances.
4. Modified Curb (Type II) Shall be placed across All Side Streets where the longitudinal grade is Less than 1%.
5. Saw Cut Joints at 15'-0" 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.

Curb & Gutter Detail
Scale: 3/4" = 1'-0"

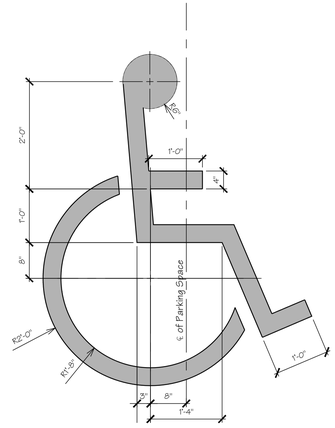


Handicap Parking
Scale: 3/16" = 1'-0"

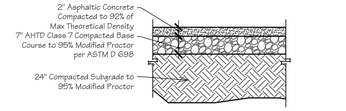


One At Each Handicap Space. Where Handicap Spaces Face Each Other Without Walkway, There Shall Be One Post With Signs Mounted Both Sides

Handicap Sign
Scale: 1/2" = 1'-0"

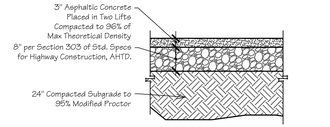


Accessible Striping Detail
Scale: 3/4" = 1'-0"



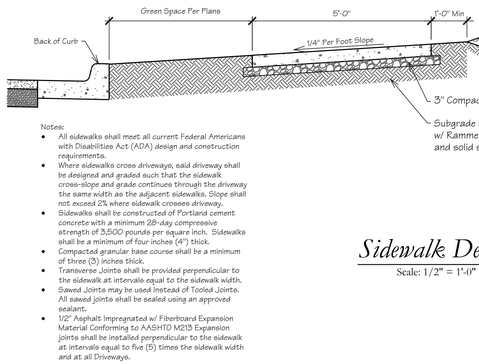
Contractor shall refer to Geotechnical Engineer / Study for Final Pavement Sections

Standard Duty Asphalt Pavement
Scale: 1/2" = 1'-0"



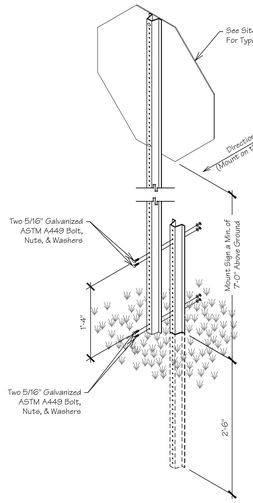
Contractor shall refer to Geotechnical Engineer / Study for Final Pavement Sections

Heavy Duty Asphalt Pavement
Scale: 1/2" = 1'-0"



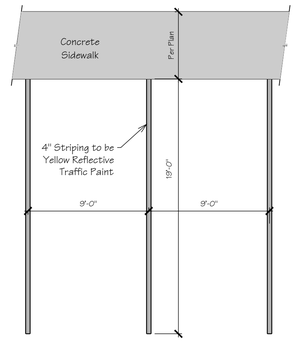
Notes:
- All sidewalks shall meet all current Federal Americans with Disabilities Act (ADA) design and construction requirements.
- Where sidewalks cross driveways, said driveway shall be designed and graded such that the sidewalk cross-slope and grade continues through the driveway the same width as the adjacent sidewalks. Slope shall not exceed 2% where sidewalk crosses driveway.
- Sidewalks shall be constructed of Portland cement concrete with a minimum 28-day compressive strength of 3,500 pounds per square inch. Sidewalks shall be a minimum of four inches (4") thick.
- Compacted granular base course shall be a minimum of three (3) inches thick.
- Transverse Joints shall be provided perpendicular to the sidewalk at intervals equal to the sidewalk width.
- Sawed Joints may be used instead of Tooled Joints. All sawed joints shall be sealed using an approved sealant.
- 1/2" Asphalt Impregnated w/ Fiberboard Expansion Material Conforming to AASHTO M213 Expansion joints shall be installed perpendicular to the sidewalk at intervals equal to five (5) times the sidewalk width and at all Driveways.

Sidewalk Detail
Scale: 1/2" = 1'-0"

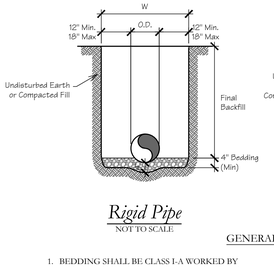


Notes:
1) Splice shall be positioned entirely between ground line and 18" above ground line.
2) In temporary installations, the splice may be positioned between 18" and 60" above ground line. Placed to entirely eliminate the need for an additional splice when readily available stock is used.
3) Only one splice will be allowed per post.
4) Use of splice is optional.

Sign / Post Detail
Scale: 3/4" = 1'-0"



90° Parking Stall
Scale: 3/16" = 1'-0"



Rigid Pipe
NOT TO SCALE

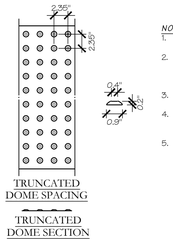
Flexible Pipe
NOT TO SCALE

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

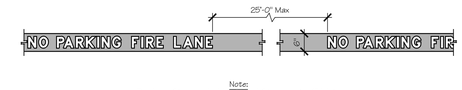


NOTES:
1. The detectable warning device shall be located so that the nearest edge of the device is located at the back of curb.
2. Truncated domes shall have a diameter of 0.9 inch at the bottom, a diameter of 0.4 inch at the top, a height of 0.2 inch, and a center-to-center spacing of 2.35 inches measured 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. Detectable warning devices are to be Vitrified Polymer Composite (VCP) and are to be cast in plastic concrete unless otherwise directed by the engineer.

TRUNCATED DOME SPACING

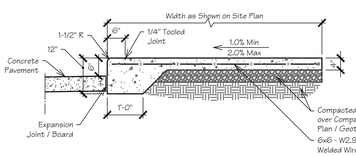
TRUNCATED DOME SECTION

Detectable Warning Device Detail
Scale: 1" = 1'-0"

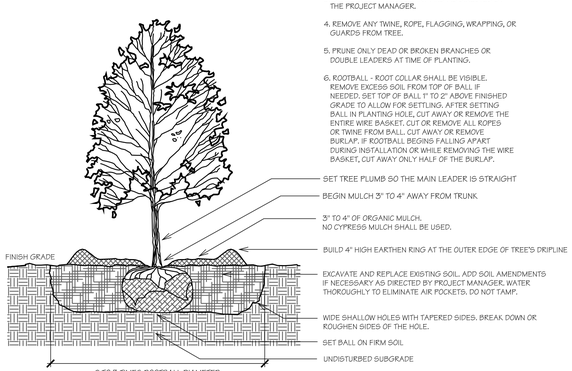


Note:
Fire Lane Striping shall be 6" Red Striping with 4" White Letters Reading "NO PARKING FIRE LANE". Fire Lane Striping shall be placed on Face of Curb whenever possible, or as Required by Local / State Governing Agency

Fire Lane Striping
Scale: 1/2" = 1'-0"



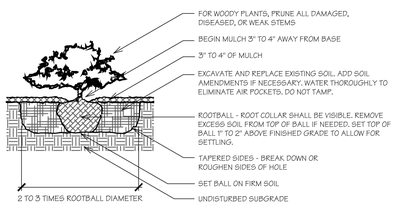
Widened Sidewalk Edge Detail
Scale: 1/2" = 1'-0"



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, CUT AWAY ONLY HALF OF THE BURLAP.

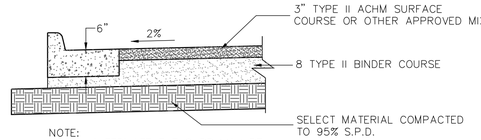
SET TREE PLUMB SO THE MAIN LEADER IS STRAIGHT
BEGIN MULCH 3" TO 4" AWAY FROM TRUNK
3" TO 4" OF ORGANIC MULCH. NO CYPRESS MULCH SHALL BE USED.
BUILD 4" HIGH EARTHEN RING AT THE OUTER EDGE OF TREE'S DRIPLINE
EXCAVATE AND REPLACE EXISTING SOIL. ADD SOIL AMENDMENTS IF NECESSARY AS DIRECTED BY PROJECT MANAGER. WATER THOROUGHLY TO ELIMINATE AIR POCKETS. DO NOT TAMP.
WIDE SHALLOW HOLES WITH TAPERED SIDES. BREAK DOWN OR ROUGHEN SIDES OF THE HOLE.
SET BALL ON FIRM SOIL
UNDISTURBED SUBGRADE

Tree Planting Detail
Scale: N.T.S.



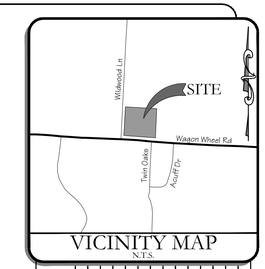
FOR WOODY PLANTS, PRUNE ALL DAMAGED, DISEASED, OR WEAK STEMS
BEGIN MULCH 3" TO 4" AWAY FROM BASE
3" TO 4" OF MULCH
EXCAVATE AND REPLACE EXISTING SOIL. ADD SOIL AMENDMENTS IF NECESSARY. WATER THOROUGHLY TO ELIMINATE AIR POCKETS. DO NOT TAMP.
ROOTBALL - ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. SET TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING.
TAPERED SIDES - BREAK DOWN OR ROUGHEN SIDES OF HOLE
SET BALL ON FIRM SOIL
UNDISTURBED SUBGRADE

Shrub Planting Detail
Scale: N.T.S.



NOTE:
AS AN ALTERNATE THE CURB MAY BE PLACED DIRECTLY ON THE SUBGRADE

FOR ROAD WIDENING FULL DEPTH ASPHALT SECTION
NOT TO SCALE



VICINITY MAP
N.T.S.

REVISIONS:

NO	DESCRIPTION	DATE

Details
Springdale Project No: 1.21-28

Large Scale Development For:
Carpet One Addition
Wagon Wheel And Wildwood Lane Springdale, Arkansas
Gary & Tracy Brown
3100 Willow Bend Circle
Springdale, AR 72762-7458
(479) 756-2786

SEAL:

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FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com
Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2021-10-21	21-7405
DRAWN BY: K. Holt	REVIEWED BY: J. Du Quesne

DRAWING NAME: 21-7405 Details 002.dwg

SHEET NUMBER: C5

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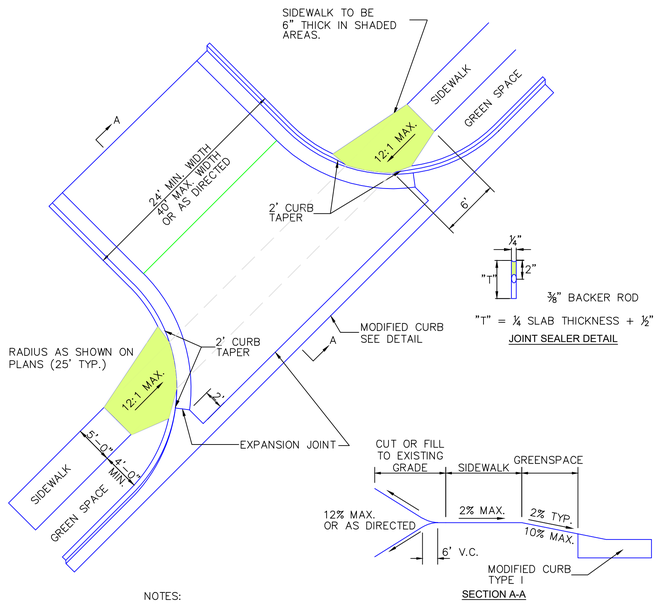


⅜" BACKER ROD

"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.

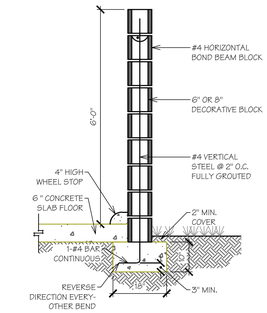
3. HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.

4. CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.

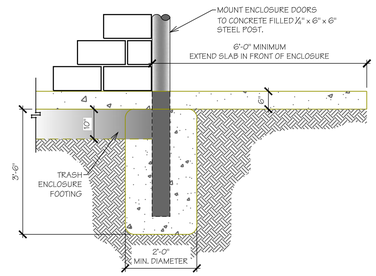
5. DRIVEWAY SECTION TO BE 3" ASPHALT WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.

COMMERCIAL DRIVEWAY DETAIL

NOT TO SCALE



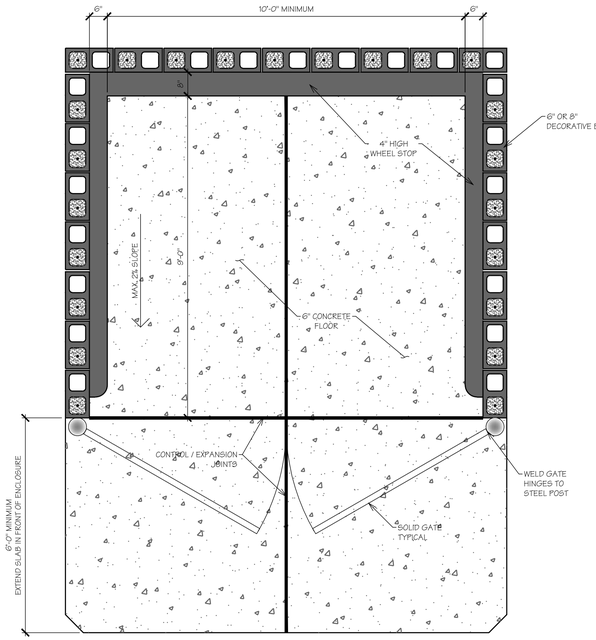
BLOCK ENCLOSURE



DOOR FOOTING

Notes:

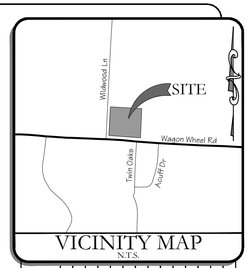
1) Walls are to be of decorative block, masonry, or similar materials. (Not precision block)
2) Gates are to be of solid construction.
3) Pedestrian access is required if in residential or multi-tenant areas. Consult with the Planning Department for those requirements.
4) Double swing gates shall have 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.
5) 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' deep for the width of the enclosure and shall not exceed a grade of 2 percent.
6) Commercial enclosures shall be configured to allow the enclosure of two-three yard dumpsters.
7) Industrial enclosures shall be configured to allow the enclosure of three-three yard dumpsters.
8) Each bay shall have a separate pair of gates/doors that comply with item #2 above.
9) Minimum wall and gate height to be 6'-0"



PLAN VIEW

Dumpster Enclosure

Scale: 1/2" = 1'-0"



REVISIONS:

NO.	DESCRIPTION	DATE

Details
Springdale Project No: I.21-28

Large Scale Development For:

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Gary & Tracy Brown
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2021-10-21	21-7405
DRAWN BY: K. Holt	REVIEWED BY: J. Du Quesne

DRAWING NAME: 21-7405 Details 002.dwg

SHEET NUMBER: C5-1

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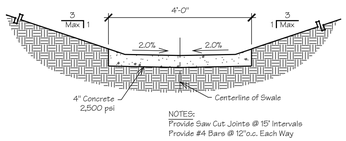
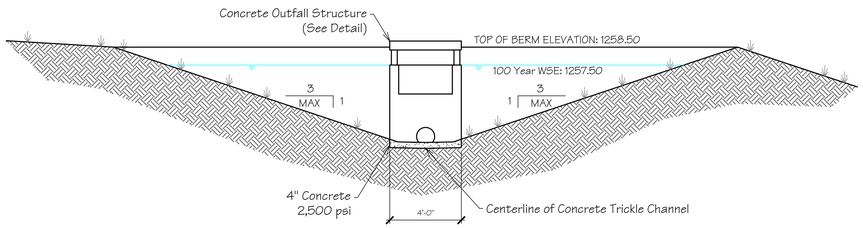


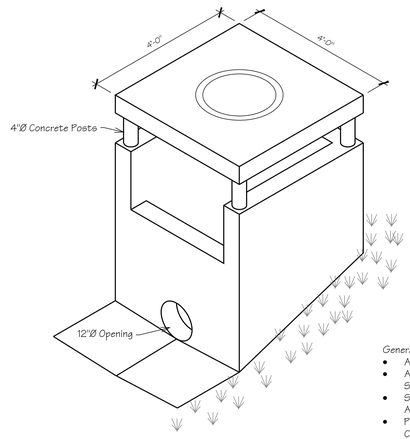
Concrete Trickle Channel

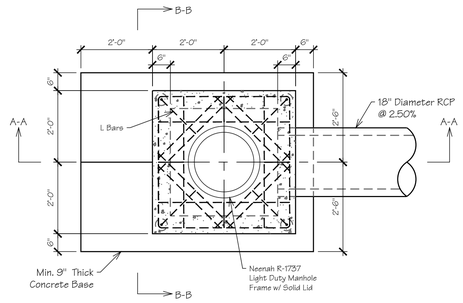
Scale: 1/2" = 1'-0"



Pond Cross Section

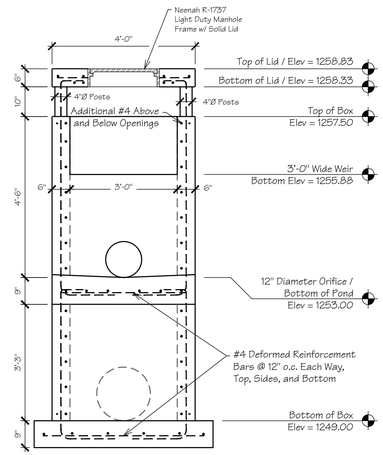
Scale: 1/4" = 1'-0"

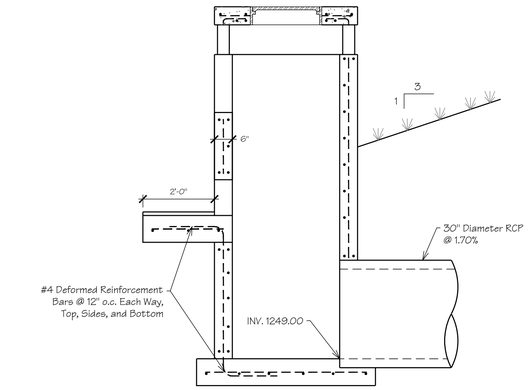




General Notes:

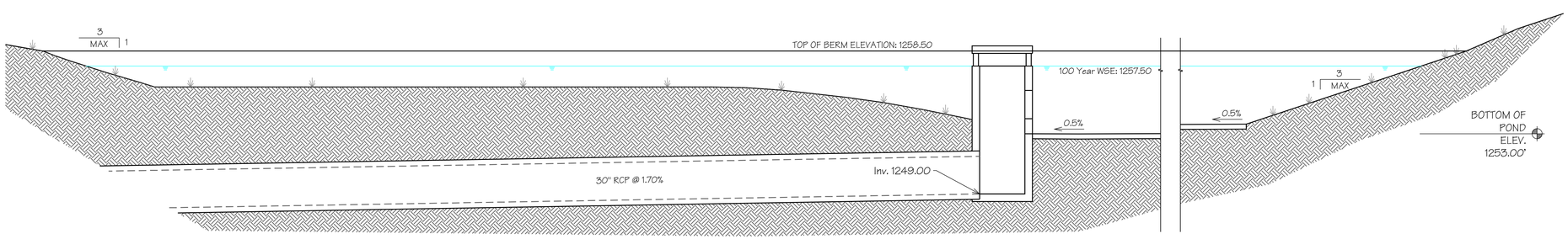
- All Exposed Corners To Have 3/4" Chamfer
- All #4 & #5 Reinforcing Bars To Have 1-1/2" Cover, Larger Sizes To Have 2" Cover.
- See Grading And Drainage Plan For Pipe Sizes, Locations, And Flow Lines.
- Pipes Shall Connect To The Ends Or Sides Of The Inlet. Connection Shall Not Be Made At The Corners Of The Inlet.
- All Reinforcing Bars To Be Grade 60.
- Concrete Shall Be Cast In Place And Obtain A Compressive Strength Of 3000 Psi At 28 Days
- Concrete And Reinforcement Shall Conform To The Requirements of ACI 318-latest Edition.





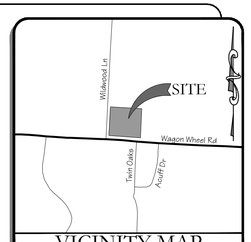
Outfall Structure

Scale: 1/2" = 1'-0"



Pond Outfall Section

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



VICINITY MAP

N.T.S.

REVISIONS:

No:	DESCRIPTION	DATE:

Pond Details
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DATE: 2021-10-21	JOB NUMBER: 21-7405
DRAWN BY: K. Holt	REVIEWED BY: J. Du Quesne
DRAWING NAME: 21-7405 Details 002.dwg	
SHEET NUMBER: C5-2	

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Application for Variance – Commercial Design Standards

STAFF USE ONLY

Date Application Submitted: 10-13-21

Date Accepted as Complete: _____ Project Number: B21-94

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: Jorge Du Quesne	Name: Brown, Gary & Tracy; Gary Brown I LLC
E-mail: engineers@blewinc.com	E-mail:
Address: 5104 S. Pinnacle Hills Pkwy, Ste 1C Rogers, AR 72758	Address: 3560 Wagon Wheel Rd Rogers, AR 72758
Phone: (479)443-4506	Phone: (479)725-2400
Site/ Location: 3560 Wagon Wheel Rd Springdale, AR 72762	Current Zoning District: C-2
Assessor's Parcel Number(s): 21-00154-0666; 21-00154-067; 21-00154-065	Rezone required: No
	Total Acreage: 4.35 acres

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

Fee for Variance Application is $75

Check item(s) for which variance is requested:

- [x] **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)

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

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

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 **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: 10/13/21

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

October 13, 2021

City of Springdale
201 Spring Street
Springdale, Arkansas

SUBJECT: Carpet One Expansion
3560 Wagon Wheel Road
Variance Request

To Whom It May Concern:

Request 1 – Entrances

Variance Requested: Commercial Design Standards require one customer entrance on all sides of principal building directly facing abutting public right-of-way. We request a variance to this requirement since the new structure will be for storage and therefore not supposed to be customer accessible.

Difficulty or hardship: This structure is not meant to be customer accessible so creating customer access would create access to a building that is meant for employees only.

Effect of variance: It would allow the new structure to function as designed.

Harmony with intended purpose of the standards: The purpose of the standard is still met with the customer entrances on the existing building.

Request 2 – Pedestrian Flow

Variance Requested: The developer is requesting a variance to not include the following items:

- 5' continuous internal pedestrian walkways from public sidewalk to principal customer entrance of all principal building on site
- 5' sidewalk along the full length of building on façade featuring customer entrance a façade abutting public parking areas 6' from façade of building
- Internal walkway distinguished from driving surface through use of durable, low maintenance surface materials to enhance safety and comfort

Difficulty or hardship: This structure is not meant to be customer accessible so creating customer access would create access to a building that is meant for employees only. The 5' sidewalk along the full length of building would not be possible due to the delivery vehicles access to the face of the building facing the paved area. The internal walkway is for access to a customer entrance which the developer is asking for a variance to.

Effect of variance: It would allow the new structure to function as designed.

Harmony with intended purpose of the standards: The purpose of the standard is still met with the entrances on the existing building.

3825 NORTH SHILOH DRIVE • FAYETTEVILLE / ARKANSAS • 72703
PHONE: 479-443-4506 • FAX: 479-582-1883

Request 3 – Central Features and Community Spaces

Variance Requested: The developer is requesting a variance to direct access to public sidewalk network

Difficulty or hardship: This structure is not meant to be customer accessible so creating customer access would create access to a building that is meant for employees only.

Effect of variance: It would allow the new structure to function as designed.

Harmony with intended purpose of the standards: The purpose of the standard is still met with the direct access to the public sidewalk on the existing building.

Request 4 – Facades and Exterior Walls

Variance Requested: Minimum 3' Depth

Difficulty or hardship: This structure is a storage facility where the 3' offsets would create heat pockets that would be difficult to maintain adequate temperature control. Instead, we would create a similar effect with 10" – 12" offsets that could be created using thicker metal studs.

Effect of variance: It would allow for better temperature control of the structure.

Harmony with intended purpose of the standards: The smaller offset would give a similar appearance to the standard by creating areas of visual change on the face of the building.

Request 5 – Materials and Colors

Variance Requested: The developer is requesting a variance to the commercial design requirement to make the exterior materials of the building out of high quality materials. The developer would like to use materials like the existing building to create a uniform look across the development. This would include using Architectural Metal Siding as was used in the first building.

Difficulty or hardship: Other materials would create a development with differing looks which would be opposite to the standards where the use of similar building materials through the site would be required.

Effect of variance: It would allow a uniform look to the development.

Harmony with intended purpose of the standards: The purpose of the standard is met by having the building with similar exterior materials.

Request 6 – Landscaping

Variance Requested: The developer is requesting a variance to not include the following items:

- Entryway landscaping
- Building foundation landscaping

Instead, the required landscaping would be moved to the green areas on North, East and West Side of the building and would be utilized as additional screening for the residential property to the north.

Difficulty or hardship: The main access to the building is for delivery vehicles so building foundation landscaping and entryway landscaping would be blocking access to those vehicles.

Effect of variance: It would increase the screening for the residential properties.

Harmony with intended purpose of the standards: The purpose of the standard is met by relocating the required landscaping to other locations on the site thereby retaining the amount of landscaping required.

Sincerely,

Jorge Du Quesne
Blew & Associates, PA



N

0 30 60 120 180 240

Feet

For Location Reference Only

FILE NO. B21-94
APPLICANT: Carpet One
REQUEST: Variance for deviation of Commercial Design Standards

PLANNING COMMISSION MEETING
November 2, 2021

Planning and Community Development Division City of Springdale

Memo

To: Planning Commission

From: Staff

Date: **November 2, 2021**

RE: **L21-34** **Large Scale Development I-49 Industrial Park**

Planning Comments

1. Submit Auto Cad and PDF files at time of resubmission. (standard comment)
2. A written response to all comments is required with resubmission. (standard comment)
3. 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.
4. This Large Scale Development Plan has been given the number L21-34. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development. (standard comment)
5. Please provide a lighting plan. Lighting is a necessary element for crime prevention and overall safety.
6. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (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)

Engineering Comments

1. **Chapter 106 – Stormwater Drainage**

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

   - *106.1.2*** - Submit a preliminary drainage report, as outlined in the City of Springdale Drainage Criteria Manual.
     - Need to provide the City Staff with detailed calculations to support all drainage improvements.
     - All storm water flowing off-site must be maintained in drainage structures/facilities and cannot flow onto neighboring sites.
     - Submit a PDF of the signed and sealed Drainage Report to Engineering.
     - Show velocity and 100 year WSE calculations for the temporary swale.
       - Preliminary drainage report provided with 2nd submittal addressing all bullets above.

   - *106.5.3*** - A concrete trickle channel with a minimum width of 4 feet and a minimum slope of 0.40% shall be required for all detention ponds other than permanent lakes.
     - Show trickle channel.
       - Shown

   - *106.5.4.10*** - "An easement shall be provided in Plans for detention facilities. A minimum 20' wide drainage easement shall be provided around the 100-year flood pool, connecting the tributary pipes and the discharge system along the most passable routing of piping system." Ownership of the detention facility will remain with the land.
     - Show 20' drainage easement around ponds and drainage swale.
       - Easement added
     - Easements shall be filed before acceptance and approval of plans.
       - Noted
     - No structure may be constructed in an Access Easement or Drainage Easement.
       - Noted
     - Fences built across drainage easements shall not impede the flow of storm water flow and must have removable panels to allow drainage system maintenance.
       - Easements Shown and updated

   - *106.5.4.11.1*** - A General Note is needed on the Site Plan stating that "A City of Springdale Detention/Retention Certification form must be completed, stamped, and signed by a Certified Professional Engineer, post-development and submitted to the City of Springdale Engineering Department."
     - Add note above to Site Plan.
       - Note Added
     - See Dixieland plans for offsite drainage improvements and coordinate with Jeff Webb from Garver to avoid conflicts.
       - Coordinated

- Show details for outlet structure in pond.
  - Updated

2. **Chapter 107 – Stormwater Pollution**

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

- *107.1* - Show & Label all temporary construction stockpiles, parking, entrances, egress, roads, or access as "Temporary" on the Grading or Erosion Control Plan.
  - Add the word "Temporary" to all the items that are intended to be removed at the completion of the project.
    - Temporary added to all Items
- *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.
    - Will submit for grading permit and provide these documents.
  - 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.
    - Noted

- *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."

- Notes Added

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

(Ord. No. 3258, § 1, 11-12-02)

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

- Sidewalks shall be constructed with a minimum transverse slope of one-fourth inch (1/4") per foot.
- The sidewalk shall have a minimum width of five feet (5') and a minimum thickness of four inches (4").
- The sidewalk shall have expansion joints at each structure, curb and at minimum intervals of 200 feet. Transverse joints between expansion joints shall be scored at five-foot (5') intervals.
- Need to show details of sidewalks on the right-of-way.
    - Sidewalk Shown is based on Dixieland Rd Plans they are shown as 1' from the ROW line. And the City Details have been added to sheets to show the construction of Sidewalk

- *110.111* - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.
    - Is the street intended to be Public or Private? Show ROW or access easement.
        - Private Gravel Emergency Access Drive, Easement added and shown
    - Show street section for internal street.
        - Section Shown
    - Show street improvements on Apple Blossom and Graham.
        - Since the development will access on to Dixieland and minimal use of Apple Blossom and Graham are anticipated due to this development, a waiver of improvements are being submitted to the PC for these two specified roads.

4. **Chapter 112 – Subdivisions**

(Code 1973, § 30-1)

- All streets within the subdivision boundaries shall be dedicated and constructed in conformance with the master street plan and chapter 110 of this Code, with right-of-way dedicated when such right-of-way is needed to conform to the master street plan.
    - R/W will be dedicated per MSP

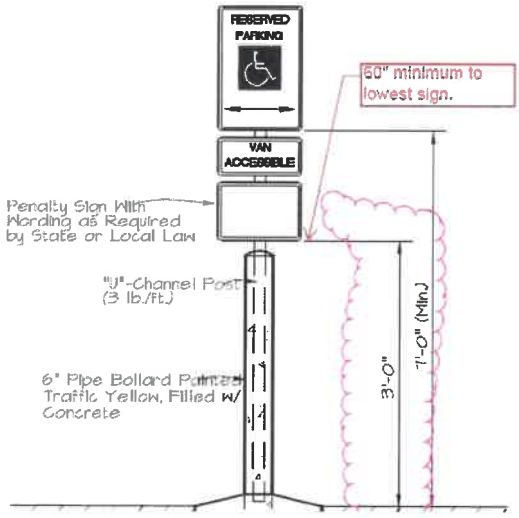
- *112-4* - Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street.
    - The minimum initial rating for the streetlight shall be 6,800 lumens for a local street, 11,000 lumens for a collector street, or 20,000 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
- There are no parking lot lighting proposed at this time.

5. **Chapter 130 – Zoning Ordinance**
(Ord. No. 3307, 3-25-03)

- *130.7.9* Entrance/Exit Drives
  - Need to note that modified curb is required at the drives and a modified curb detail.
    - Added and shown

- *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.



Noted

- Adjust dimension to minimum 60" to the bottom of the lowest sign.
  - Updated

6. **Other:**

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

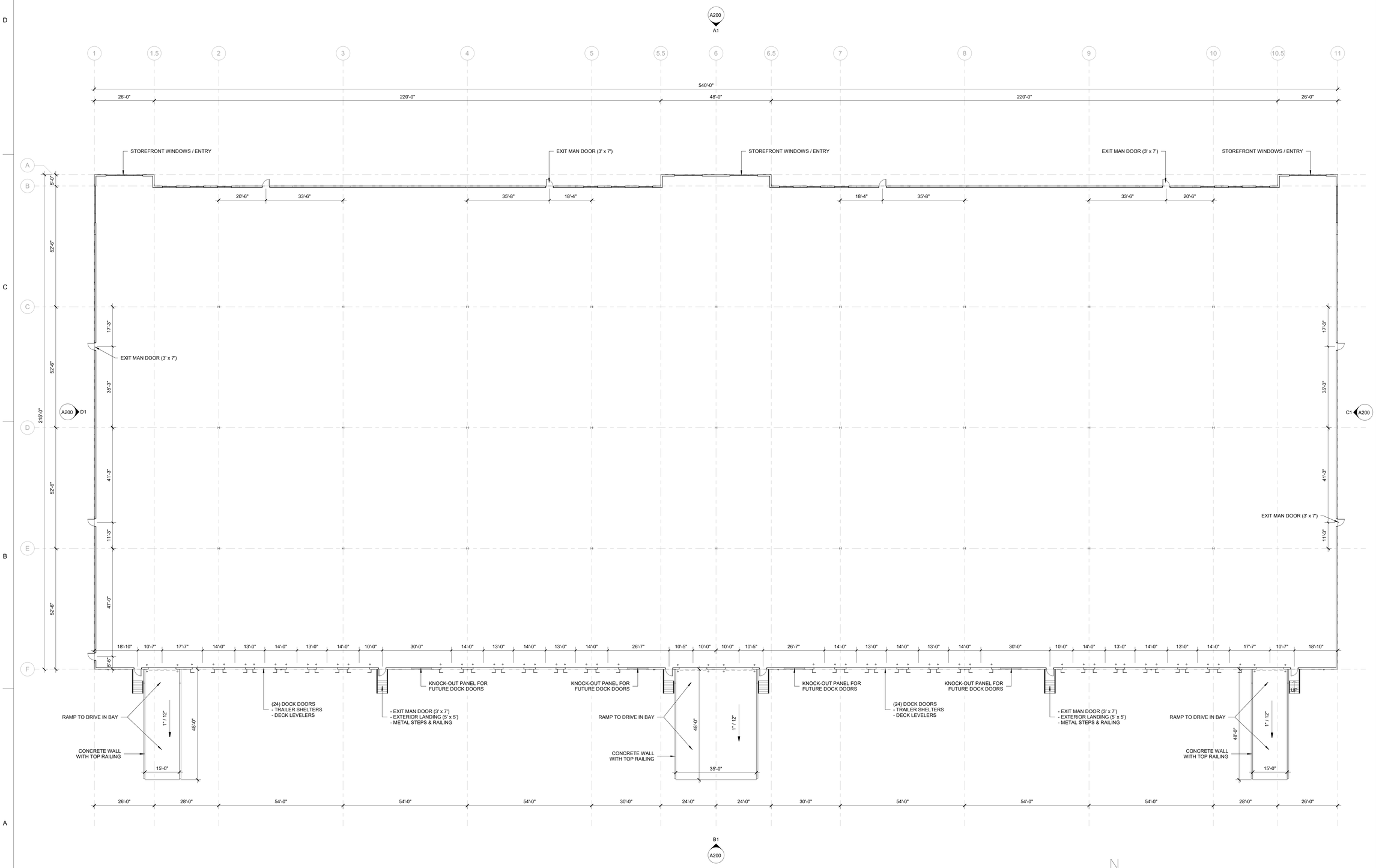
- Add this disclaimer statement to the title page
  - Added

- *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.

- *Will provide NOC from ADEQ, and Approval from ADH once obtained. No other state or federal permits are known to be needed for this development.*

- *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.
  - *Noted*



N

0 8' 16' 32'

FLOORPLAN - LEVEL 1 A1

1/16" = 1'-0"

C21.011.26

CONCEPT DESIGN

I-49 INDUSTRIAL PARK (PH1) - BUILDING 1

SPRINGDALE, ARKANSAS

ADAMS
ARCHITECTS
700 Massachusetts St.
Suite 202
Lawrence, Kansas 66044
(785) 218-3980
www.adamsarchs.com

APPROVED BY:

Name: - - - Date: --.--.--

Name: - - - Date: --.--.--

Name: - - - Date: --.--.--

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Rel. Date: 9-15-21

FLOORPLAN LEVEL 1

A101

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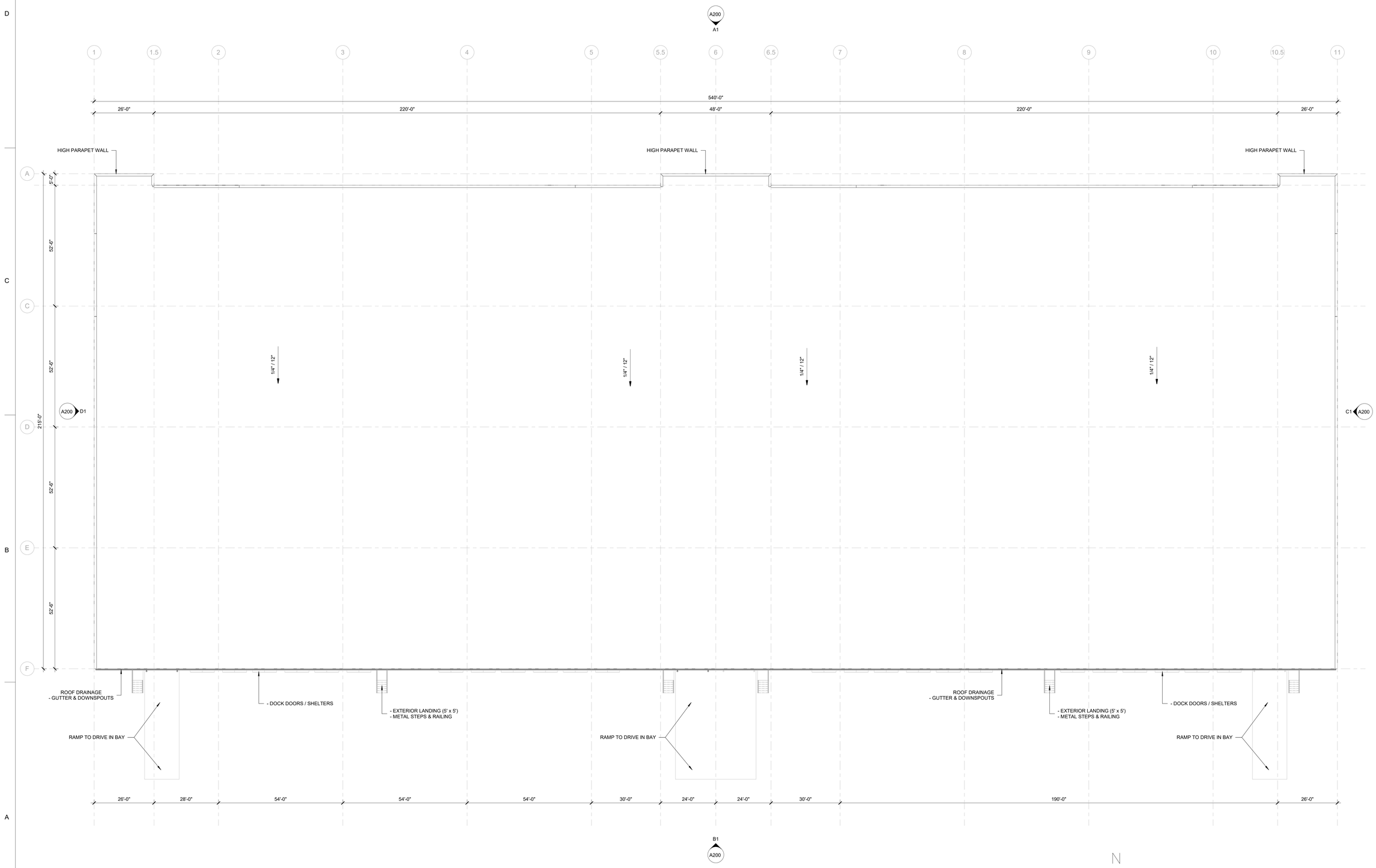

ROOF PLAN A1
1/16" = 1'-0"

C21.011.26

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ROOF PLAN

A150

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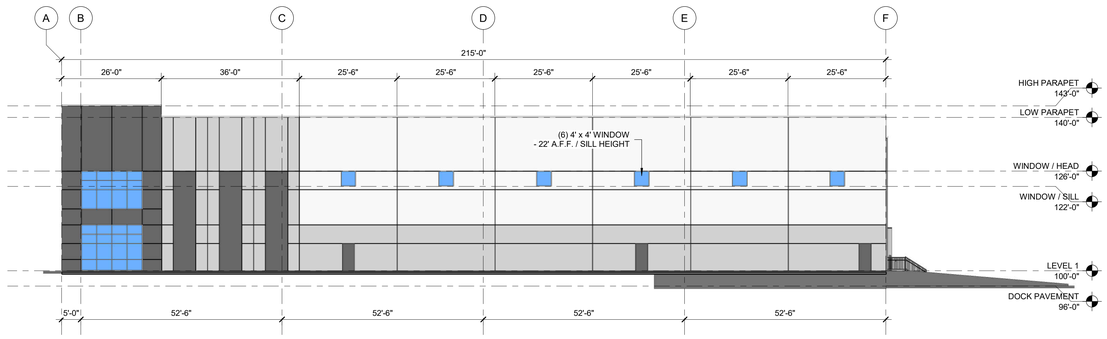
PAINT SWATCH SAMPLES (SHERWIN WILLIAMS)

March Wind SW 7668

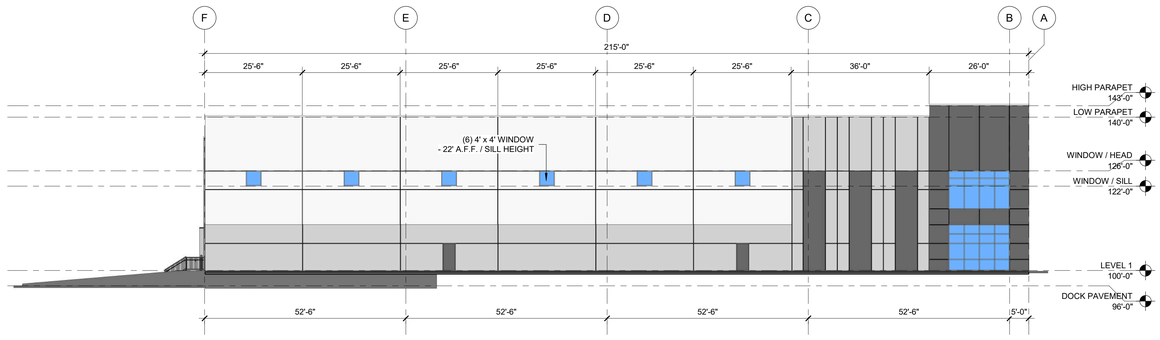
Pewter Cast SW 7673

Gauntlet Gray SW 7019



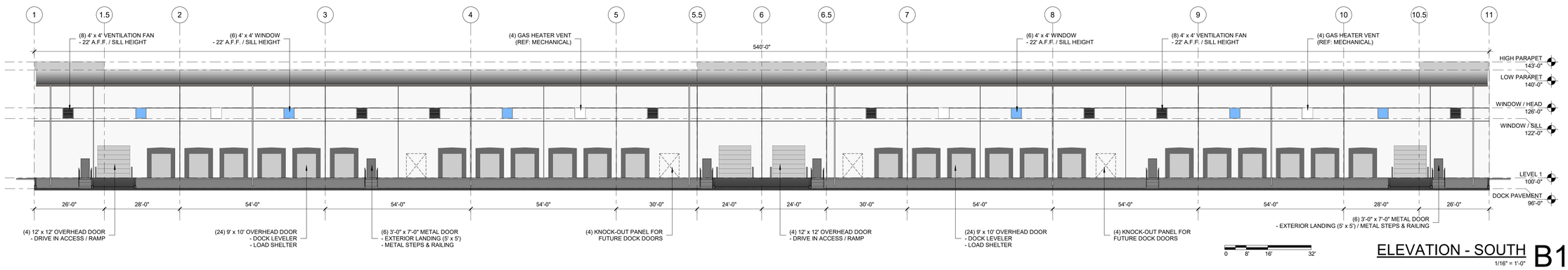
ELEVATION - WEST D1

1/16" = 1'-0"



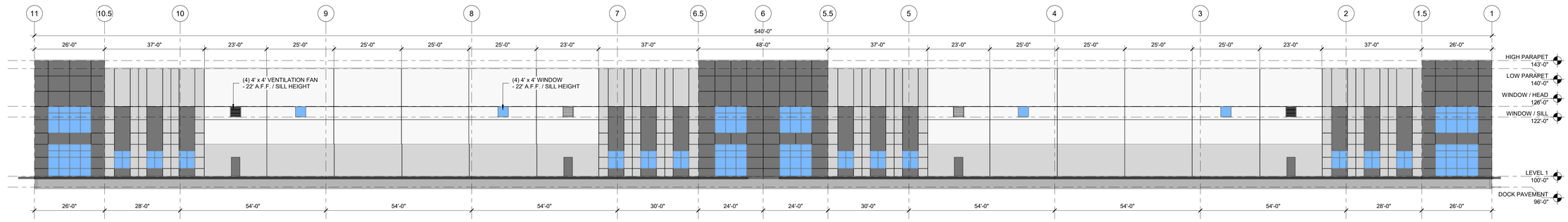
ELEVATION - EAST C1

1/16" = 1'-0"



ELEVATION - SOUTH B1

1/16" = 1'-0"



ELEVATION - NORTH A1

1/16" = 1'-0"

C21.011.26

CONCEPT DESIGN

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SPRINGDALE, ARKANSAS

ADAMS ARCHITECTS

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Lawrence, Kansas 66044
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Rel. Date: 9-15-21

ELEVATIONS

A200

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RENDERING C3
12" = 1'-0"



RENDERING C1
12" = 1'-0"



RENDERING A3
12" = 1'-0"



RENDERING A1
12" = 1'-0"

C21.011.26

CONCEPT DESIGN

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3D VIEWS RENDERING

A800

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Issued For Review - 10.21.2021

October 2021

INDEX OF SHEETS

1. Cover Sheet, Vicinity Map, & Index of Sheets
2. Overall Site Plan
3. Site Plan
4. Site Plan
5. Erosion Control Plan
6. Erosion Control Plan
7. Erosion Control Details
8. Drainage Plan
9. Drainage Plan
10. Spot Elevations
11. Spot Elevations
12. Storm Drain Profiles Storm Drain Lines A, A-1, and A-2
13. Storm Drain Lines A-4, A-5, B, C, D, and D-1
14. Overall Utility Plan
15. Utility Plan
16. Utility Plan
17. Micellaneous Details
18. Miscellaneous Details
19. City of Springdale Details
20. City of Springdale Details
21. City of Springdale Details
22. City of Springdale Water and Sewer Details
23. Landscape Plan
24. Landscape Plan

Large Scale Development Plans

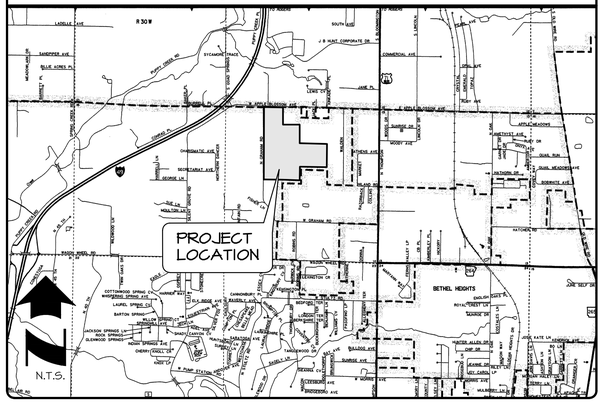
for

I-49 INDUSTRIAL PARK, PH I

L21-34

Springdale, Washington County, Arkansas

VICINITY MAP



OWNER/DEVELOPER/APPLICANT
Rogers Warehouse Development, LLC
833 S. East Ave.
Columbus, KS 66725
Telephone: (620) 429-1414

ENGINEER
Morrison Shipley Engineers Inc
2407 SW Cottonwood St.
Bentonville, AR 72712
Contact: Patrick Foy P.E.
Telephone: (479) 273-2209

SURVEYOR
Morrison Shipley Engineers Inc
2407 SW Cottonwood St.
Bentonville, AR 72712
Contact: Clayton Crotts, P.S.
Telephone: (479) 273-2209

FLOOD CERTIFICATION:

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

Map Number: 05007C0435J
Effective Date: Sept 28, 2007

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

CERTIFICATE OF AUTHORIZATION MORRISON-SHIPLEY ENGINEERS, INC. No. 281 ARKANSAS

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 Actions if any Inadequacies are Found After the Improvements are Constructed.

MORRISON SHIPLEY
2407 SE COTTONWOOD STREET • BENTONVILLE, AR 72712 • 479.273.2209 • MORRISONSHIPLEY.COM

SITE UTILITY CONTACTS

NATURAL GAS
BLACK HILLS ENERGY
CONTACT: SCOTT STOKES
1811 E BORICK
FAYETTEVILLE, ARKANSAS 72701
PHONE (CELL): (479) 435-0229
EMAIL: scott.stokes@blackhillscorp.com

TELEPHONE
AT&T
CONTACT: LAYNE RHODES
1133 E. HAROLD ST.
FAYETTEVILLE, AR 72703
PHONE: (479) 442-1977
EMAIL: lr1592@att.com

WATER & SEWER
SPRINGDALE WATER UTILITY
CONTACT: LARRY PECKHAM
PO BOX 769
SPRINGDALE, AR 72765
PHONE: (479) 927-4173
EMAIL: lpeckham@springdalewater.com

ELECTRIC
OZARKS ELECTRIC COOPERATIVE
CONTACT: MIKE PHIPPS
3641 WEDINGTON DRIVE
FAYETTEVILLE, AR 72704
PHONE: (479) 521-2900

CABLE
COX COMMUNICATIONS
CONTACT: KIP SMITH
4901 S. 48TH ST.
SPRINGDALE, AR 72762
PHONE: (479) 717-3796
EMAIL: kip.smith@cox.net

FIRE DEPARTMENT
CONTACT: DUANE MILLER
417 HOLCOMB
SPRINGDALE, AR 72764
PHONE: (479) 751-4510
dmiller@springdalear.gov

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

GOVERNING AGENCIES

CITY OF SPRINGDALE
201 SPRING STREET
SPRINGDALE, AR 72712
PHONE: (479) 750-8114

PLANNING
CONTACT: PATSY CHRISTIE
OR RICK BARRY
PHONE: (479) 750-8550
jrbarry@springdalear.gov

BUILDING DEPARTMENT
CONTACT: ED STITH
EMAIL: estith@springdalear.gov
OR MIKE CHAMLEE
EMAIL: mchamlee@springdalear.gov
PHONE: (479) 750-8154

ENGINEERING
CONTACT: BRAD BALDWIN
PHONE: (479) 756-7716
bbaldwin@springdalear.gov

STREET DEPARTMENT
CONTACT: JAMES SMITH
EMAIL: jsmith@springdalear.gov
OR JOHN CASSON
EMAIL: jcasson@springdalear.gov
PHONE: (479) 750-8135
pchristy@springdalear.gov

I-49 Industrial Park, PH I

Drawing Name: P:\L\R\21 Apple Blossom Orchard Road\DRAFTING\LR21-21 PLAN SHEETS.dwg Last Modified: Oct 21, 2021 - 8:34am Plotted on: Oct 21, 2021 - 8:35am by kstengel

50' Easement in favor of Carroll Electric Coop Corp Bk 2002, Pg 147353

15' Water Easement Bk 2015, Pg 63343

Existing Gravel Drive to be Removed

Proposed Drainage Easement

Ex. 20' Utility Easement Book 2016, Page 46552

Ex. 20' Sewer Easement Book 688, Page 15

Ex. 50' Drainage Easement Book 2021, Page 23165

Ex. 30' ROW

Proposed 40' Access Easement

31.5'

18.88'

31' BC/BC

Ex. 60' Drainage Easement Book 2021, Page 23165

20' Forcemain Sewer Easement Bk 688, Pg 15

30' Access Easement Deed 2014, Page 19893

19.4'

Approximate Location of 10" Farce Main

Proposed Drainage Easement

24.24'

20'

Existing Gravel Drive to be Removed

Proposed 8" Water Line to be Installed based on Garver Engineerings Dixieland Extension Plans

25' Future Utility Easement with Dixieland Extension

Appoximate Location of Abandoned 6" Beaver Irrigation System

Approximate Location of Top Soil Piles

Proposed 40' Access Easement

20' Sewer Easement Bk 688 Pg 15

Proposed 20' Utility Easement

80' ROW to be Dedicated for Future Dixieland Extension

Building 1
FFE: 1337.00
±104,000 Sq Ft

Approximate Location of Crushed Asphalt Piles to be Removed as necessary.

Proposed 20' Utility Easement

Proposed 12" Water Line to be Installed Per Garver's Dixieland Extension Plan

Building 2
FFE: 1342.00
±104,000 Sq Ft

Approximate Location of 10" Force Main

Proposed 20' Utility Easement

Ex. SS Manhole Rim=1338.38

Inset "A"

R/W

inset "A"

Existing Gate to be Removed and Replaced with Fence

50 0 50

Scale in Feet

Drawing Name: P:\CRO-127 Apple Blossom Graham Road\DRAFTING\CRO-127 PLAN SHEETS.dwg Last Modified: Oct 21, 2021 - 8:51am Plotted on: Oct 21, 2021 - 8:55am by kswyer

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I-49 Industrial Park, Ph I

Springdale, Arkansas

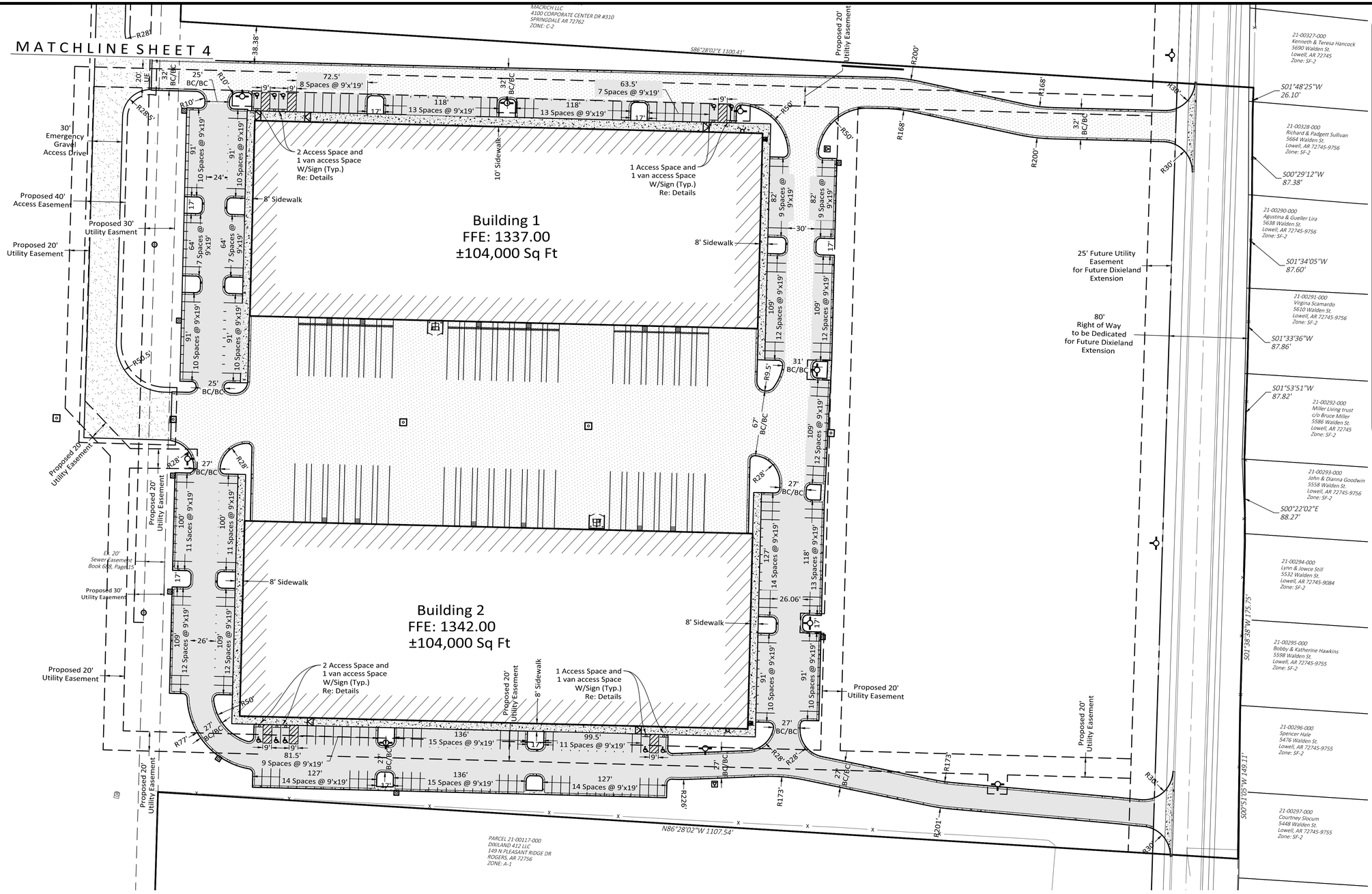
L21-34

Issued for Review
10.21.2021

OVERALL PLAN

Revisions

Drawn By:	RLA/KES	Vert. Scale:	–
Approved By:	PRF	Horiz. Scale:	1"=50'
Date:	08.17.2021	Plot Scale:	1
Project No.:	CRO-127	DWG Name:	SITE PLAN



LEGEND

- Proposed Type "A" Curb & Gutter
- Proposed Fire Lane Striping on Curb
- Proposed Concrete
- Proposed roadway asphalt 2" surface ARDOT ACHM Type III/4" binder ARDOT ACHM Type II/6" Class 7 base
- Proposed Concrete Sidewalk By Developer
- Proposed road Mill and overlay 2" Mill and overlay ArDOT ACHM Type III
- Proposed Heavy Duty Asphalt Pavement
- Ex. Boundary Line
- R/W — Ex. Right of Way Line
- ??'BSL — Proposed Building Setback Line
- Proposed Water Meter
- Proposed Fire Department Connection
- Proposed Sewer Manhole
- Proposed Gas Meter
- Proposed Electric Transformer
- Proposed Handicap Ramp, Type "A"
- Proposed Handicap Ramp, Type "B"
- Proposed Sign
- Assessable Handicap Parking
- Proposed Building

50 0 50
Scale in Feet

Site General Notes:

1. The Contractor Shall Be Solely And Completely Responsible For Conditions Of The Job Site, Including Safety Of All Persons And Property During All Phases Of Construction Of This Site. This Requirement Shall Apply Continuously And Shall Not Be Limited To Construction Working Hours.

2. It Is The Contractor's Responsibility To Take All Precautions Necessary To Avoid Property Damage To Adjacent Properties During The Construction Phases Of This Project.

3. All Dimensions, Unless Otherwise Noted, Are To The Back Of Curb, Face Of Building, Edge Of Pavement, Or Centerline Of Stripe. All Radii are 5' Unless Otherwise Noted.

4. Contractor Shall Coordinate And Comply With All Utility Companies Involved In Project And Pay All Required Fees And Costs.

5. See Architectural Plans for Exact Building Dimensions and Layout.

6. Refer To Architectural Plans For Details Of The Proposed Entrance Sign and dumpste enclosure. All Construction Shall Conform To The City Of springdale Development Regulations.

7. All Signage, Pavement Markings, And Striping Shall Conform To The Manual Of Uniform Traffic Control Devices (MUTCD) Standards And Regulations.

8. Contractor Must Obtain A Permit Prior To Performing A Street Cut Within City Of Springdale Right-Of-Way. All Construction In Said Right-of-Way Shall Be In Accordance With City of Lowell Details And Specifications.

9. Refer to lighting plan for proposed parking lot lighting locations and for pole, pole footing and pole fixture details.

10. A City of Springdale Detention/Retention Pond Certification Form Must be Completed, Stamped, and Signed by a Certified Professional Engineer, Post-Development and Submitted to the City of Springdale Engineering Department.

PARKING SUMMARY

Description	Parking Requirement	Number of Spaces
Warehouses 208,065 sf (Minimum of 1 Per 5,000 sf , Dependant on use and # of Employees)	1 per 5,000	42
	Total Required	42
	Total Provided	530*
Accessible Spaces	8	8
Van Accessible Spaces	2	2
	Total Required	10
	Total Provided	10

*Includes Accessible Spaces

Gross Area of Site = ±91.50 Acres
Net Area of Site = ±90.00 Acres

PARCEL NUMBERs = 21-00122-000 & 21-00118-002
LEGAL DESCRIPTION – WARRANTY DEED L202072327

A TRACT OF LAND BEING ALL OF TRACT 5 AND A PART OF TRACT 6 OF THE McRICH INFORMAL PLAT RECORDED AS DOCUMENT L202055043, SAID TRACT OF LAND BEING A PART OF THE W 1/2 OF THE NE 1/4 AND A PART OF THE E1/2 OF THE NW 1/4 ALL IN SECTION 14, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN RAILROAD SPIKE FOUND AT THE NE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 14; THENCE ALONG THE EAST LINE OF SAID NE 1/4 OF THE NW 1/4 S01 ° 40'28"W 653.89 FEET TO AN IRON PIN FOUND AND THE POINT OF BEGINNING; THENCE CONTINUING S01° 40'28"W 753.36 FEET; THENCE S86° 28'02"E 1100.41 FEET; THENCE S01048'25"W 26.10 FEET TO AN IRON PIN FOUND; THENCE S00° 29'12"W 87.38 FEET TO A CONCRETE MONUMENT FOUND; THENCE S01° 34'05"W 87.60 FEET TO AN IRON PIN FOUND; THENCE S01 ° 33'36"W 87.86 FEET TO AN IRON PIN FOUND; THENCE S01 ° 53'51 "W 87.82 FEET TO AN IRON PIN FOUND; THENCE S00° 22'02"E 88.27 FEET TO AN IRON PIN FOUND; THENCE S01° 38'38"W 175.75 FEET TO AN IRON PIN FOUND; THENCE S00° 51'05"W 149.11 FEET; THENCE N86° 28'02"W 1107.54 FEET TO AN IRON PIN FOUND ON THE EAST LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 14; THENCE ALONG SAID EAST LINE S01° 40'28"W 484.00 FEET TO A NAIL FOUND ON TOP OF A WOODEN POST AT THE SE CORNER OF SAID SE 1/4 OF THE NW 1/4; THENCE N86° 28'02"W 1327.44 FEET TO AN IRON PIN FOUND AT THE SW CORNER OF SAID SE 1/4 OF THE NW 1/4; THENCE ALONG THE WEST LINE OF THE E1/2 OF THE NW 1/4 OF SAID SECTION 14 N01 ° 35'2211E 2662.12 FEET TO AN IRON PIN FOUND AT THE NW CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 14; THENCE ALONG THE NORTH LINE OF SAID NE 1/4 OF THE NW 1/4 S87° I6'37"E 671.82 FEET; THENCE S02° 18'31 "W PASSING AT A DISTANCE OF 30.67 FEET AN IRON PIN FOUND FOR A TOTAL DISTANCE OF 658.62 FEET; THENCE S87° 4I '29"E 666.32 FEET TO THE POINT OF BEGINNING, CONTAINING 91.50 ACRES, MORE OR LESS.

Zoning - Warehouse District (W-1)			
Building Setbacks			
Setbacks adjacent to residential uses = 50'			
Front Yard		Side Yard (subject to applicable fire and building codes)	Rear Yard
30'	if parking is allowed between R-O-W and the building 50'	0'	25'

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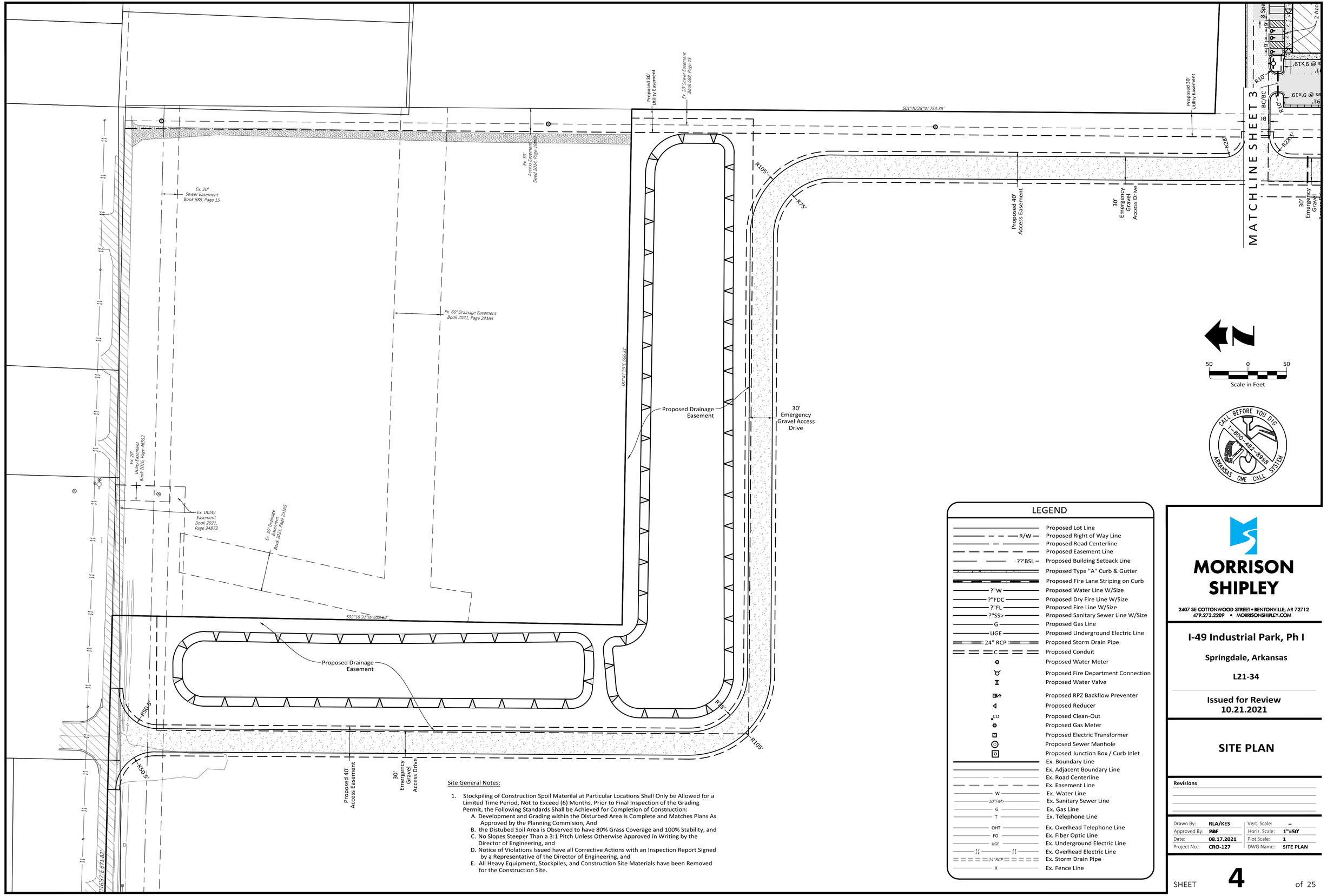
SITE PLAN

Revisions

Drawn By:	RLA/KES	Vert. Scale:	–
Approved By:	RBF	Horiz. Scale:	1"=50'
Date:	08.17.2021	Plot Scale:	1
Project No.:	CRO-127	DWG Name:	SITE PLAN

SHEET **3** of 25

Drawing Name: P:\CRO-127 Apple Blossom Graham Road\DRAFTING\CRO-127 PLAN SHEETS.dwg Last Modified: Oct 21, 2021 - 7:12am Plotted on: Oct 21, 2021 - 7:30am by ksawyer



Site General Notes:

1. Stockpiling of Construction Spoil Materilal at Particular Locations Shall Only be Allowed for a Limited Time Period, Not to Exceed (6) Months. Prior to Final Inspection of the Grading Permit, the Following Standards Shall be Achieved for Completion of Construction:
   A. Development and Grading within the Disturbed Area is Complete and Matches Plans As Approved by the Planning Commision, And
   B. the Distubed 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 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 for the Construction Site.

LEGEND

- Proposed Lot Line
- R/W — Proposed Right of Way Line
- Proposed Road Centerline
- Proposed Easement Line
- ??'BSL — Proposed Building Setback Line
- Proposed Type "A" Curb & Gutter
- Proposed Fire Lane Striping on Curb
- ?"W — Proposed Water Line W/Size
- ?"FDC — Proposed Dry Fire Line W/Size
- ?"FL — Proposed Fire Line W/Size
- ?"SS> — Proposed Sanitary Sewer Line W/Size
- G — Proposed Gas Line
- UGE — Proposed Underground Electric Line
- 24" RCP — Proposed Storm Drain Pipe
- C — Proposed Conduit
- Proposed Water Meter
- Proposed Fire Department Connection
- Proposed Water Valve
- Proposed RPZ Backflow Preventer
- Proposed Reducer
- CO — Proposed Clean-Out
- Proposed Gas Meter
- Proposed Electric Transformer
- Proposed Sewer Manhole
- Proposed Junction Box / Curb Inlet
- Ex. Boundary Line
- Ex. Adjacent Boundary Line
- Ex. Road Centerline
- Ex. Easement Line
- W — Ex. Water Line
- 10"FM> — Ex. Sanitary Sewer Line
- G — Ex. Gas Line
- T — Ex. Telephone Line
- OHT — Ex. Overhead Telephone Line
- FO — Ex. Fiber Optic Line
- UGE — Ex. Underground Electric Line
- Ex. Overhead Electric Line
- 24"RCP — Ex. Storm Drain Pipe
- X — Ex. Fence Line

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Approved By:	~~RBF~~	Horiz. Scale:	1"=50'
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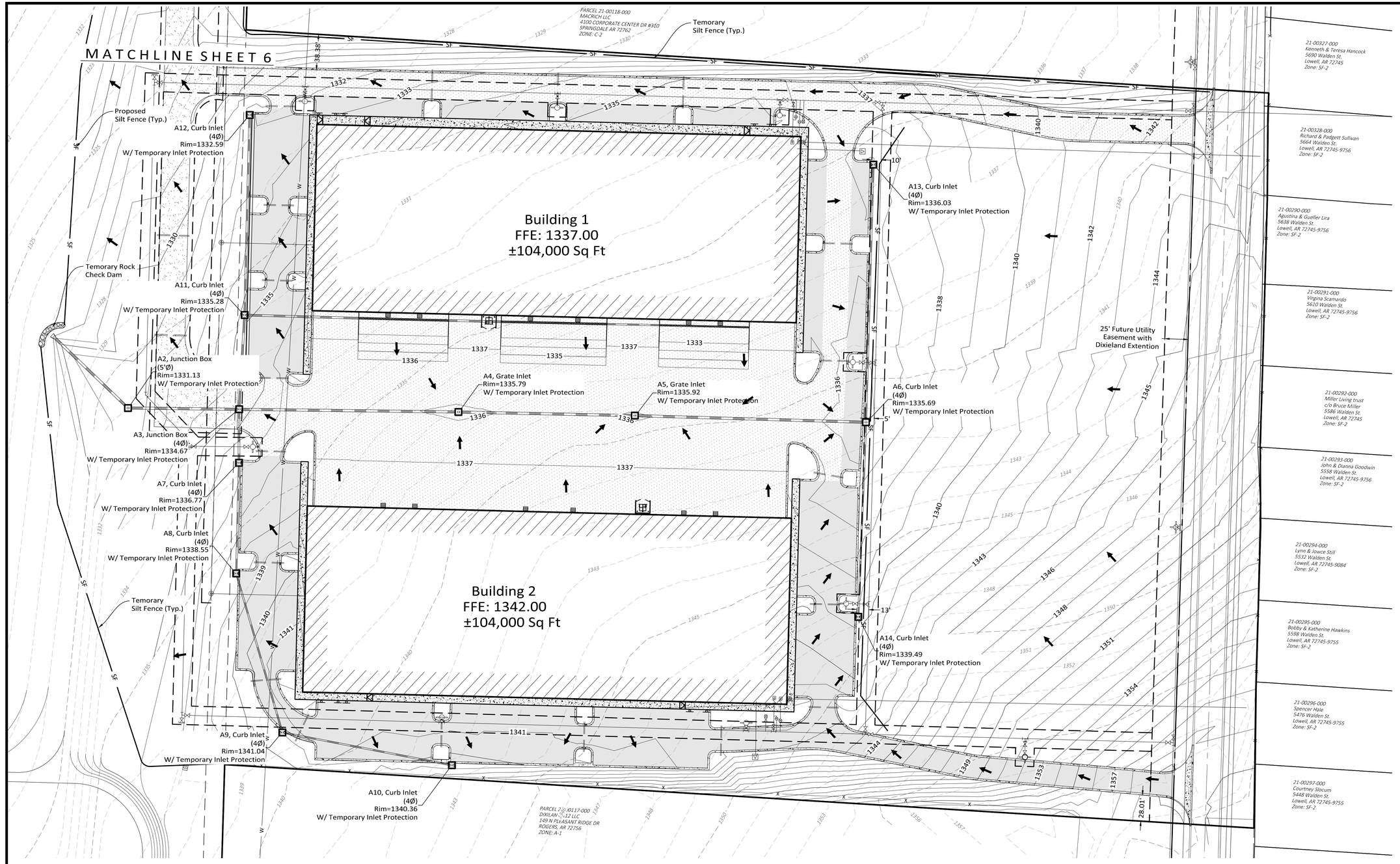
Drawing Name: P:\CRO-127 Apple Blossom Graham Road\DRAFTING\CRO-127 PLAN SHEETS.dwg Last Modified: Oct 21, 2021 - 8:20am Plotted on: Oct 21, 2021 - 8:29am by kswyer



50 0 50
Scale in Feet

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Site Grading and Drainage General Notes:

1. No Land Clearing Shall Begin Until All Erosion Control Measures And Tree Protection Fencing Have Been Installed. The Contractor Shall Take All Precautions To Prevent Soil Sediment From Leaving The Site. All Erosion Control Measures And Tree Protection Fencing Shall Be Maintained Until All Contributing Areas Are Graded And Stabilized.
2. All Disturbed Areas And Slopes Shall Be Graded Smooth, Receive 4" Topsoil And Sod. Refer To The Landscape Plan.
3. All Storm Sewer Distances Are From Center Of Inlet To Center Of Inlet Or From Center Of Inlet To End Of Flared-End-Section.
4. All Existing Utility Vaults, Valves, Meters, And Boxes To Be Adjusted To Finished Grades In Accordance With City Of Bentonville Regulations And To The Corresponding Utility Companies Requirements.
5. No Finished Grade Slopes Shall Exceed 3:1.
6. All Soils Under The Building And Pavement Shall Be Structural Fill Approved By The Soils Engineer. Contractor Will Be Required To Provide Proctor Tests To Be Reviewed/Approved By The Soils Engineer.
7. Contractor Must Obtain A Permit Prior To Performing A Street Cut Within City Right-Of-Way. All Construction In Said Right-of-Way Shall Be In Accordance With City of Springdale Details And Specifications.
8. All Proposed Sidewalks And Accessible Ramps Shall Have A Maximum Cross Slope Of 2%.
9. There Are No Known Existing Erosion Control Problems Existing On Site.
10. There Are No Existing Wetlands On Site.
11. Within 40 days of placement of curbs, they shall be backfilledfine - graded with a minimum of Four inches (4") of Top soil, and Hydromulched of sodded with permanent grass.
12. The building pad is to be completed to 95% of standard proctor density and test results shall be provided to the City of Lowell Building Inspector.
13. Refer to Architectural plans for building and canopy roof drain downspout locations (Typ.).
14. Field to verify depth of existing utilities at proposed entrance drives crossing prior to subgrade preparation.

Site Erosion Control General Notes:

1. Stabilization Measures Shall Be Initiated As Soon As Practicable In Portions Of The Site Where Construction Activities Have Temporarily Or Permanently Ceased, But In No Case More Than Fourteen (14) Days After Work Has Ceased, Unless Activity In That Portion Of The Site Will Resume Within Twenty-one (21) Days. Following Initial Soil Disturbance Or Redisturbance, Permanent Or Temporary Stabilization Shall Be Completed Within Seven Calendar Days For The Surface Of All Perimeter Slopes
2. All Sediment And Erosion Control Devices Shall Be Inspected Every Seven (7) Days Or Every 14 Days And After Each Rainfall Occurrence That Exceeds One-Quarter (0.25) Inch. Damaged Or Ineffective Devices Shall Be Repaired Or Replaced, As Necessary.
3. Provide Temporary Construction Entrance, Silt Fence, Inlet Protection, And/Or Other Erosion Control Devices, As May Be Required, To Control Soil Erosion During All Phases Of Construction. All Disturbed Areas Shall Be Cleaned Of Debris, Finish Graded, And Stabilized With Permanent Vegetation Immediately After Completion Of Construction.
4. All Erosion Control Devices Shall Be Properly Maintained Until The Completion Of All Phases Of Construction And All Disturbed Areas Have Been Stabilized. Additional Control Devices May Be Required During Construction In Order To Control Erosion And/Or Off-Site Sedimentation. All Temporary Control Devices Shall Be Removed Once Permanent Vegetation Is Established.
5. All Disturbed Areas Not To Be Paved Or Landscape Beds Shall Be Sodded.
6. The Contractor Shall Inspect, Repair, And Add Stone To The Stabilized Construction Entrance When It Becomes Saturated With Mud To Ensure It Works As Intended.
7. The Topsoil Stockpile Shall Be Graded To Drain And Seeded With A Temporary Seed Mix, See Landscape Plan For Notes.
8. Dust Control On-site Shall Be Minimized By Spraying Water On Dry Areas Of The Site. The Use Of Oils And Other Petroleum Based Or Toxic Liquids For Dust Suppression Is Prohibited.
9. If The Majority Of Mud Or Dirt Is Not Removed From Traffic Exits, Contractor Shall Establish Additional Vehicle Wash Areas At Construction Traffic Exit Points. Rinse-Off Will Not Be Allowed Outside The Project Construction Limits. Any Dirt Or Mud Tracked Onto Adjacent Roadway Shall Be Picked/Swept Up Immediately.
10. All Erosion And Sedimentation Controls Shown On The Plans Shall Be Constructed In Accordance With Governing Authorities And Maintained As Part Of This Contract. Contractor To Install Erosion Control In Accordance With The Erosion Sedimentation Control Plan As A Minimum. Other Measures May Be Required To Assure That Silt Is Controlled On-site.

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EROSION CONTROL PLAN

Revisions

Drawn By:	RLA/KES	Vert. Scale:	–
Approved By:	~~PRF~~	Horiz. Scale:	1"=50'
Date:	08.17.2021	Plot Scale:	1
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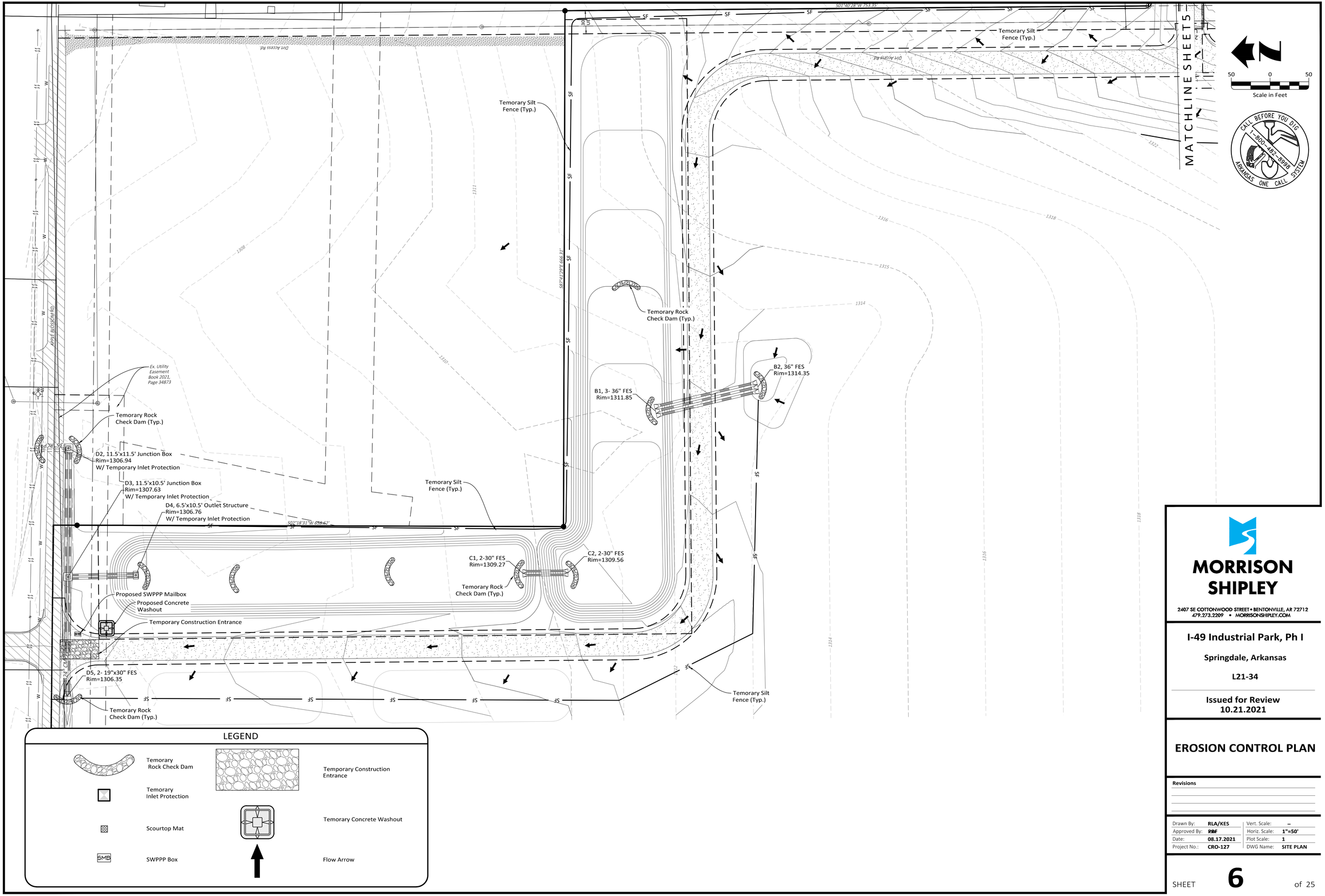

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SHEET **6** of 25

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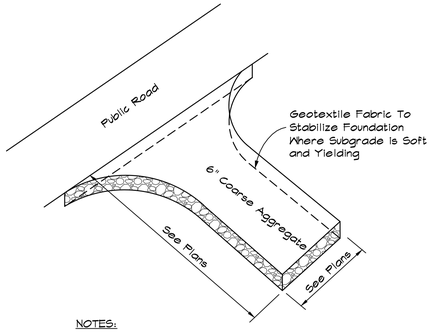
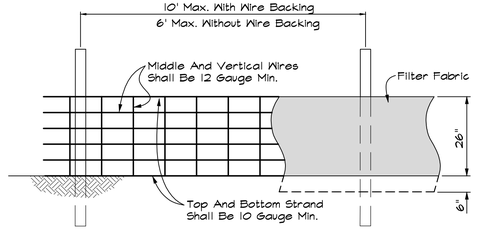


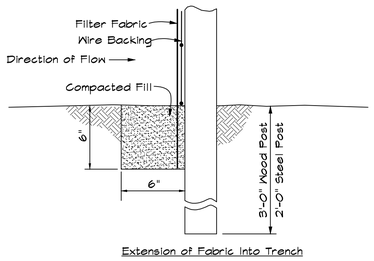
NOTES:

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

EC-30: TEMPORARY CONSTRUCTION ENTRANCE

Not to Scale 12-3-10

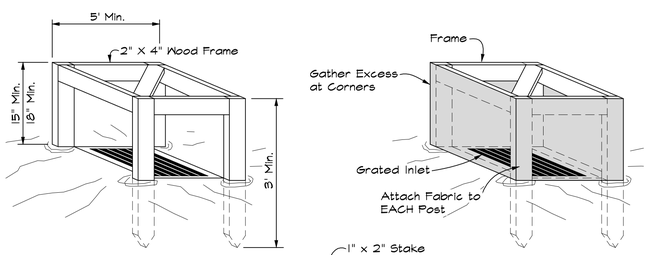


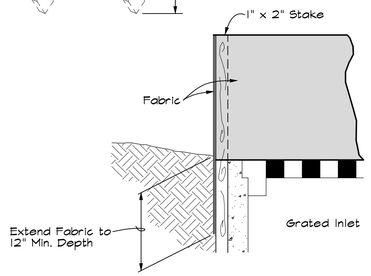


Extension of Fabric into Trench

EC-12: SILT FENCE

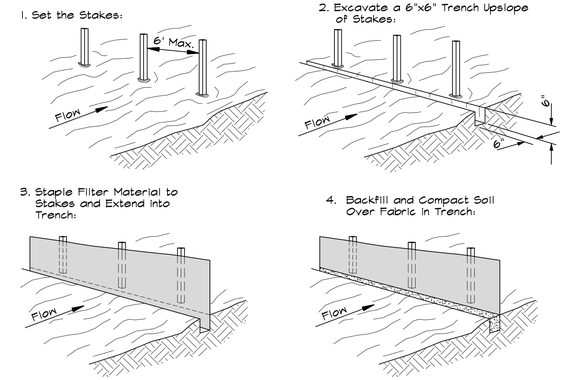
Not to Scale 4-23-10



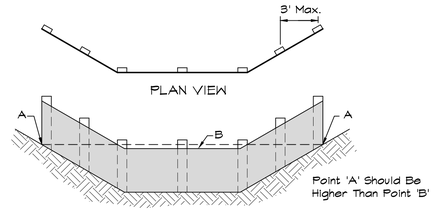


EC-41: SILT FENCE INLET PROTECTION

Not to Scale 12-3-10



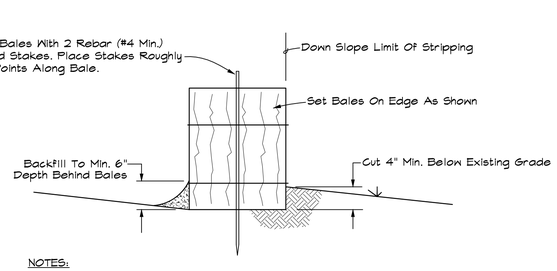
SHEET FLOW INSTALLATION



DRAINAGEWAY INSTALLATION

EC-10: FABRIC FILTER BARRIER/FENCE

Not to Scale 9-21-10

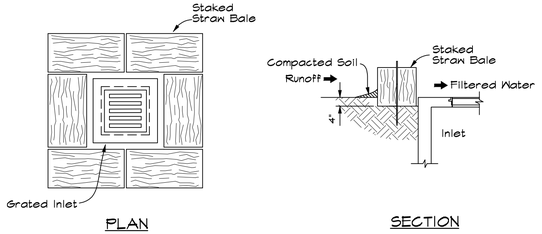


NOTES:

1. Bales Shall Be Placed In A Row With Ends Tightly Abutting The Adjacent Bales.
2. Each Bale Shall Be Embedded In The Soil A Minimum Of Four Inches Where Possible.
3. Bales Shall Be Securely Anchored In Place By Stakes Or Rebars Driven Through The Bales.
4. Inspection Shall Be Frequent And Repair Or Replacement Shall Be Made Promptly As Needed By The Contractor.
5. Bales Shall Be Removed When They Have Served Their Usefulness So As Not To Block Or Impede Storm Flow Or Drainage.
6. Accumulated Silt Shall Be Removed When It Reaches A Depth Of 6" Inches.
7. At Each End Of Dike, Turn Dike Upslope And Extend Until Ground Surface Rises 18".

EC-20: STRAW BALE BARRIER

Not to Scale 4-22-10



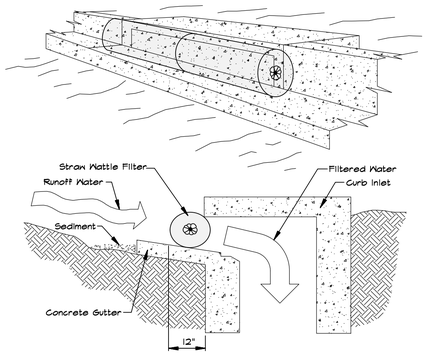
PLAN SECTION

NOTES:

1. Bales Shall Be Either Wire-bound or String-Tied With the Bindings Oriented Around The Sides Rather Than Over and Under the Bales.
2. Bales Shall Be Placed Lengthwise In a Single Row Surrounding the Inlet, With Ends Of Adjacent Bales Pressed Together.
3. The Filter Barrier Shall Be Entrenched and Backfilled. A Trench Shall Be Excavated Around the Inlet the Width of a Bale to a Minimum Depth of 4 Inches. After the Bales are Staked, the Excavated Soil Shall Be Backfilled and Compacted Against the Filter Barrier.
4. Each Bale Shall Be Securely Anchored and Held in Place by Two Stakes or Rebar Driven Through the Bale at the Third Points of the Bale.
5. Loose Straw Shall Be Wedged Between Bales to Prevent Water From Entering Between Bales.

EC-40: STRAW BALE INLET SEDIMENT FILTER

Not to Scale 9-14-10

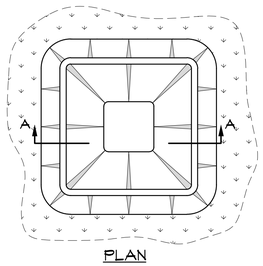


SPECIFIC APPLICATION

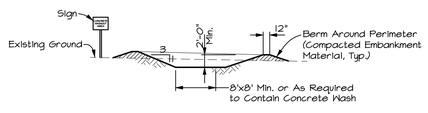
This Method of Protection is Applicable at Curb Inlets Where Ponding In Front of the Structure is not Likely to Cause Inconvenience or Damage to Adjacent Structures and Unprotected Areas.

TEMPORARY STRAW WATTLE CURB INLET SEDIMENT FILTER

N.T.S.



PLAN



SECTION "A-A"

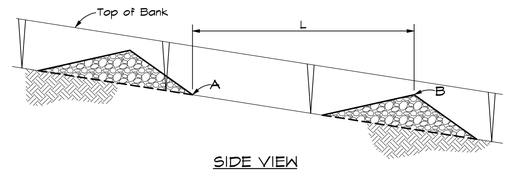
NOTES:

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

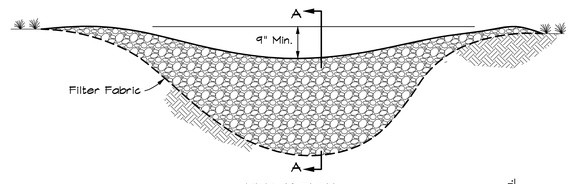
EC-50: CONCRETE WASHOUT AREA

Not to Scale 4-21-10

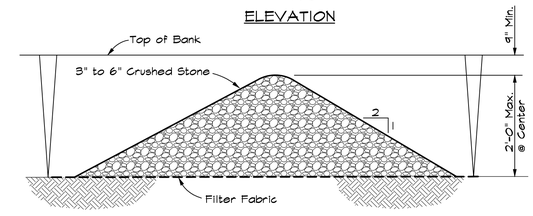
L = The Distance Such That Points A and B Are Of Equal Elevation



SIDE VIEW



ELEVATION



SECTION A-A

EC-60: TEMPORARY ROCK CHECK DAM

Not to Scale 9-20-10

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I-49 Industrial Park, Ph I

Springdale, Arkansas

L21-34

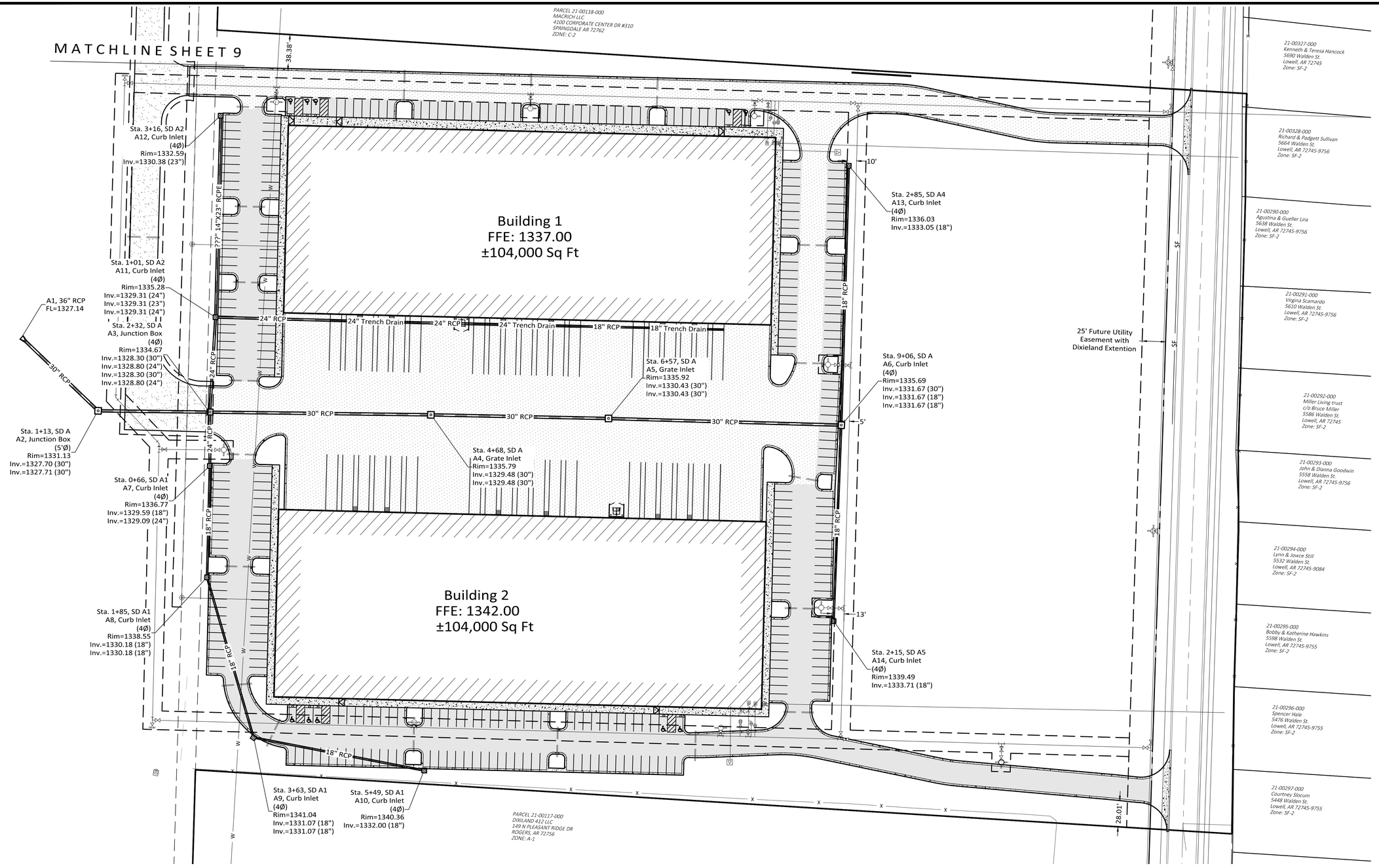
Issued for Review 10.21.2021

EROSION CONTROL DETAILS

Revisions

Drawn By:	RLA/KES	Vert. Scale:	–
Approved By:	RBF	Horiz. Scale:	1"=50'
Date:	08.17.2021	Plot Scale:	1
Project No.:	CRO-127	DWG Name:	DETAILS

Drawing Name: P:\CRO-127 Apple Blossom Graham Road\DRAFTING\CRO-127 PLAN SHEETS.dwg Last Modified: Oct 21, 2021 - 7:12am Plotted on: Oct 21, 2021 - 7:34am by ksawyer



Site Grading and Drainage General Notes:

1. No Land Clearing Shall Begin Until All Erosion Control Measures And Tree Protection Fencing Have Been Installed. The Contractor Shall Take All Precautions To Prevent Soil Sediment From Leaving The Site. All Erosion Control Measures And Tree Protection Fencing Shall Be Maintained Until All Contributing Areas Are Graded And Stabilized.
2. All Disturbed Areas And Slopes Shall Be Graded Smooth, Receive 4" Topsoil And Sod. Refer To The Landscape Plan.
3. All Storm Sewer Distances Are From Center Of Inlet To Center Of Inlet Or From Center Of Inlet To End Of Flared-End-Section.
4. All Existing Utility Vaults, Valves, Meters, And Boxes To Be Adjusted To Finished Grades In Accordance With City Of Bentonville Regulations And To The Corresponding Utility Companies Requirements.
5. No Finished Grade Slopes Shall Exceed 3:1.
6. All Soils Under The Building And Pavement Shall Be Structural Fill Approved By The Soils Engineer. Contractor Will Be Required To Provide Proctor Tests To Be Reviewed/Approved By The Soils Engineer.
7. Contractor Must Obtain A Permit Prior To Performing A Street Cut Within City Right-Of-Way. All Construction In Said Right-of-Way Shall Be In Accordance With City of Springdale Details And Specifications.
8. All Proposed Sidewalks And Accessible Ramps Shall Have A Maximum Cross Slope Of 2%.
9. There Are No Known Existing Erosion Control Problems Existing On Site.
10. There Are No Existing Wetlands On Site.
11. Within 40 days of placement of curbs, they shall be backfilledfine - graded with a minimum of Four inches (4") of Top soil, and Hydromulched of sodded with permanent grass.
12. The building pad is to be completed to 95% of standard proctor density and test results shall be provided to the City of Lowell Building Inspector.
13. Refer to Architectural plans for building and canopy roof drain downspout locations (Typ.).
14. Field to verify depth of existing utilities at proposed entrance drives crossing prior to subgrade preparation.

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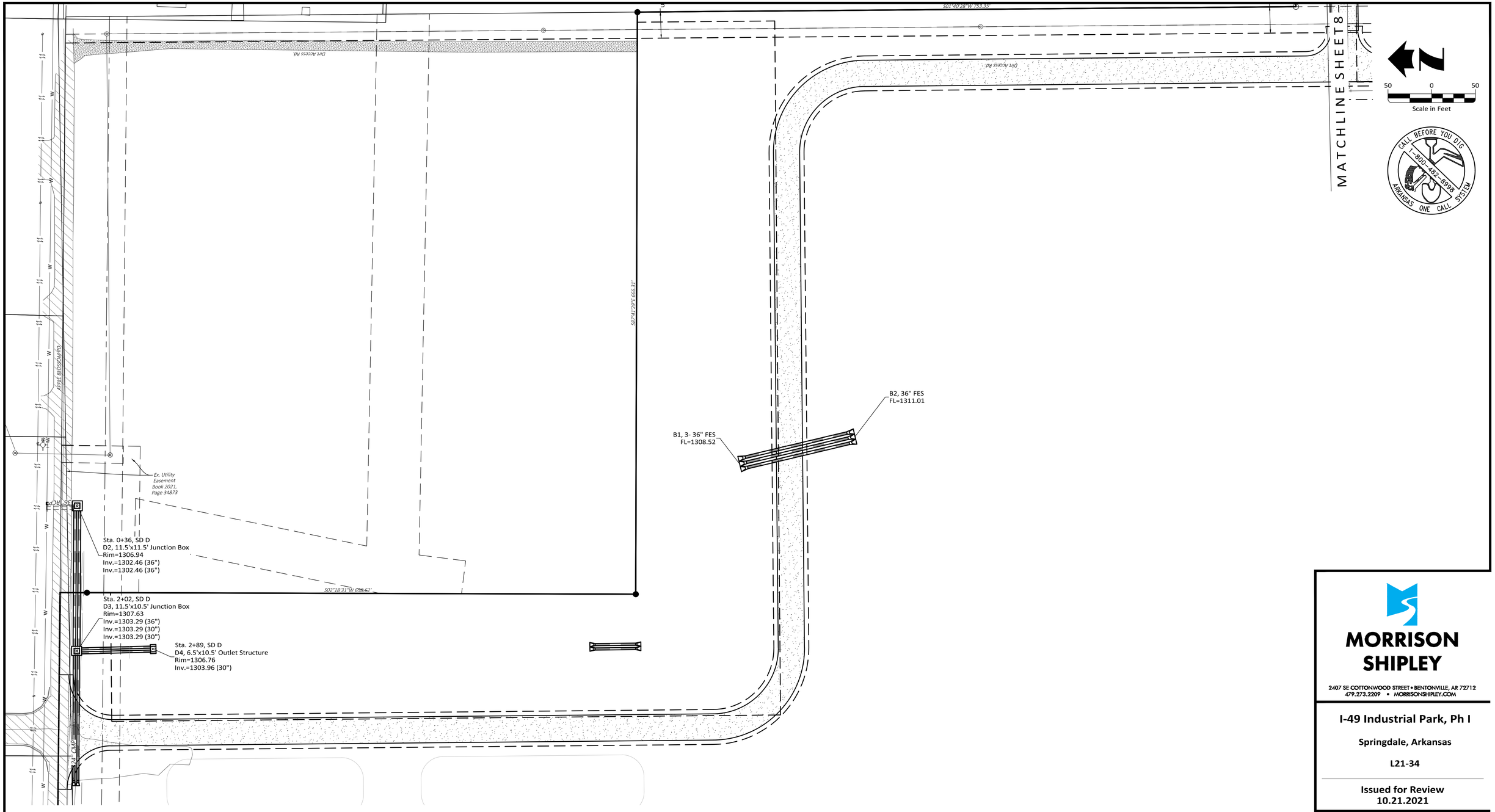
10.21.2021

DRAINAGE PLAN

Revisions

Drawn By:	RLA/KES	Vert. Scale:	–
Approved By:	~~RBF~~	Horiz. Scale:	1"=50'
Date:	08.17.2021	Plot Scale:	1
Project No.:	CRO-127	DWG Name:	SITE PLAN

Drawing Name: P:\CRO-127 Apple Blossom Graham Road\DRAFTING\CRO-127 PLAN SHEETS.dwg Last Modified: Oct 21, 2021 - 7:52am Plotted on: Oct 21, 2021 - 7:55am by ksawyer



LEGEND

1350	Proposed Major Contour		Ex. Boundary Line
TC=1366.25 / FG=1366.25	Proposed Top of Curb Elevation / Proposed Finished Surface Elevation	1350 / 1351	Ex. Contours
24" RCP	Proposed Storm Drain Pipe	18"RCP Inv=1330.30 / 24"RCP	Ex. Invert Elevations
	Proposed Concrete	W	Ex. Water Line
	Proposed Handicap Ramp, Type "A"	8"SS>	Ex. Sanitary Sewer Line
	Proposed Handicap Ramp, Type "B"	G	Ex. Gas Line
R/W	Ex. Right of Way Line	UGE	Ex. Underground Electric Line
			Ex. Overhead Electric Line

Note: Stockpiling of Construction Soil 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.

1. Development and Grading Within the Disturbed Area is Complete and Matches Plans as Approved by the Planning Commision, and
2. the Disturbed Soil Area is Observed to have 80% Grass Coverage and 100% Stability, and
3. No Slopes Steeper than a 3:1 Pitch Unless Otherwise Approved in writing by the Director of Engineering, and
4. Notice of Violations Issued Have All Corrective Actions Approved with and Inspection report Signed by a Representative of the Director of Engineering, and
5. All Heavy Equipment, Stockpiles, and Construction Site Materials have been Removed from the Construction Site.

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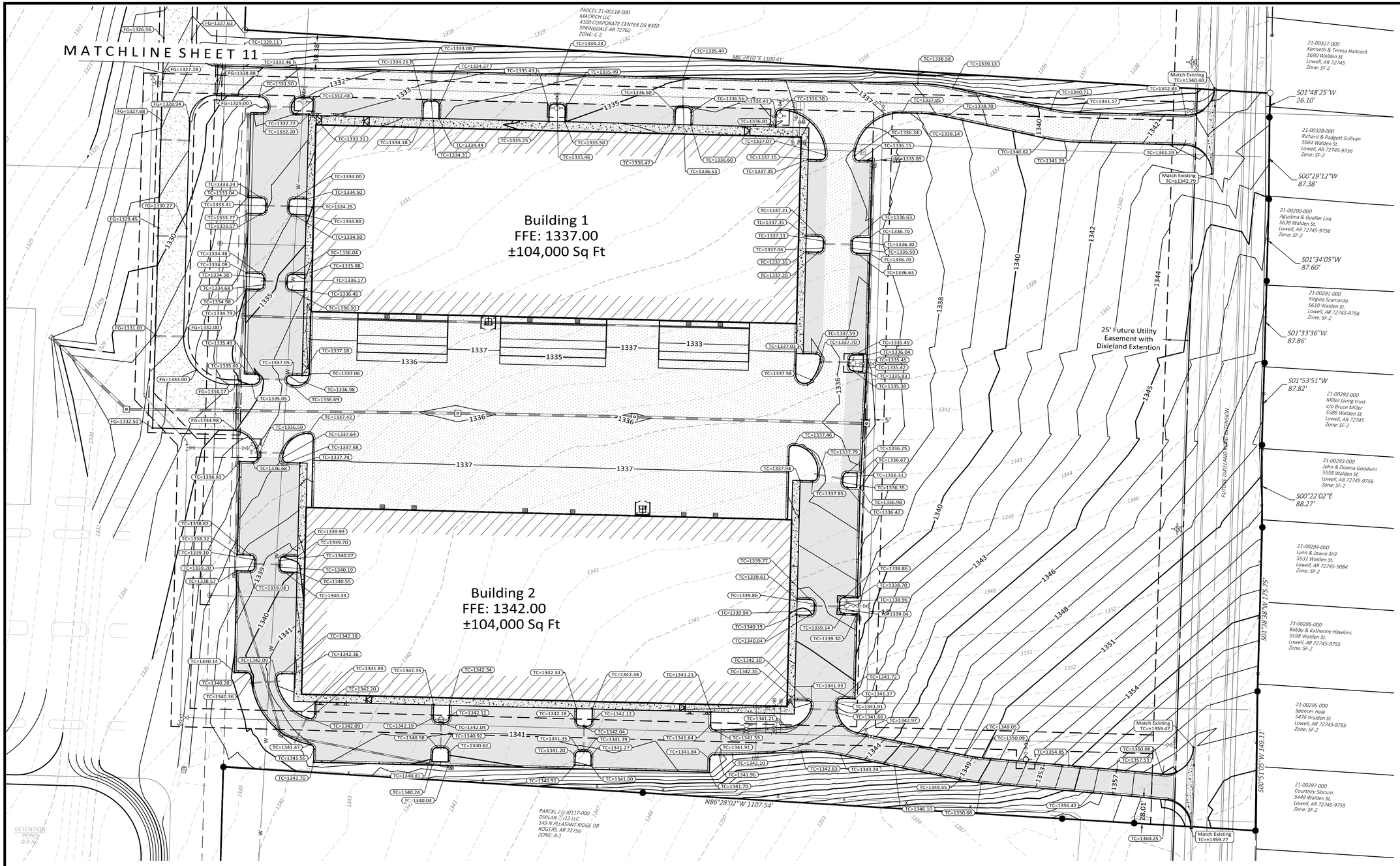
10.21.2021

DRAINAGE PLAN

Revisions

Drawn By:	RLA/KES	Vert. Scale:	–
Approved By:	RRF	Horiz. Scale:	1"=50'
Date:	08.17.2021	Plot Scale:	1
Project No.:	CRO-127	DWG Name:	SITE PLAN

Drawing Name: P:\CRO-127 Apple Blossom Graham Road\DRAFTING\CRO-127 PLAN SHEETS.dwg Last Modified: Oct 21, 2021 - 8:20am Plotted on: Oct 21, 2021 - 8:30am by ksawyer



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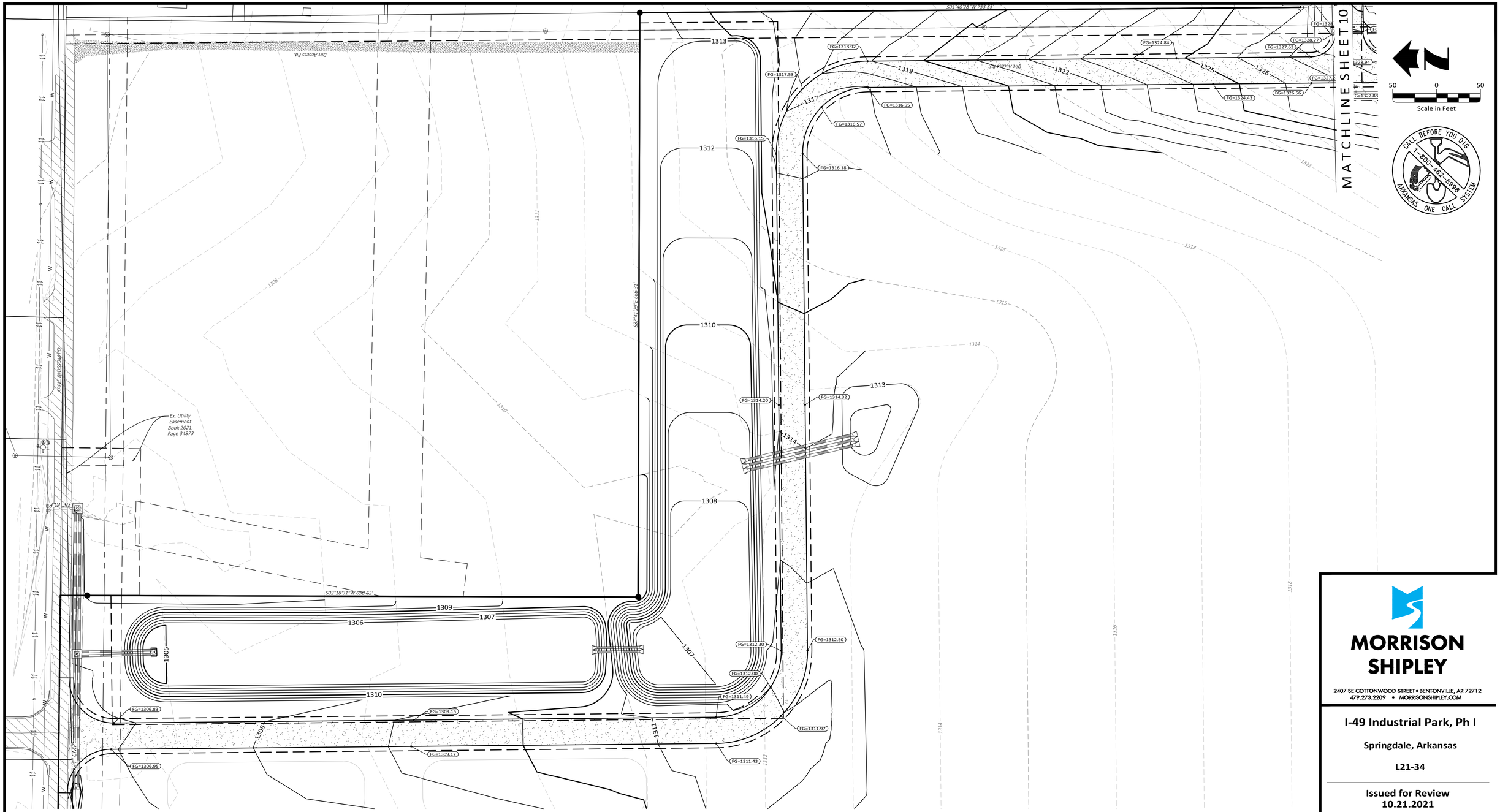
10.21.2021

SPOT ELEVATIONS

Revisions

Drawn By:	RLA/KES	Vert. Scale:	–
Approved By:	~~RBF~~	Horiz. Scale:	1"=50'
Date:	08.17.2021	Plot Scale:	1
Project No.:	CRO-127	DWG Name:	SITE PLAN

Drawing Name: P:\CRO-127 Apple Blossom Graham Road\DRAFTING\CRO-127 PLAN SHEETS.dwg Last Modified: Oct 21, 2021 - 8:00am Plotted on: Oct 21, 2021 - 8:10am by ksawyer



LEGEND

1350 — Proposed Major Contour	Ex. Boundary Line
TC=1366.25 / FG=1366.25 — Proposed Top of Curb Elevation / Proposed Finished Surface Elevation	1350 / 1351 — Ex. Contours
24" RCP — Proposed Storm Drain Pipe	18"RCP Inv=1330.30 / 24"RCP — Ex. Invert Elevations
Proposed Concrete	W — Ex. Water Line
Proposed Handicap Ramp, Type "A"	8"SS — Ex. Sanitary Sewer Line
Proposed Handicap Ramp, Type "B"	G — Ex. Gas Line
R/W — Ex. Right of Way Line	UGE — Ex. Underground Electric Line
	Ex. Overhead Electric Line

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10.21.2021

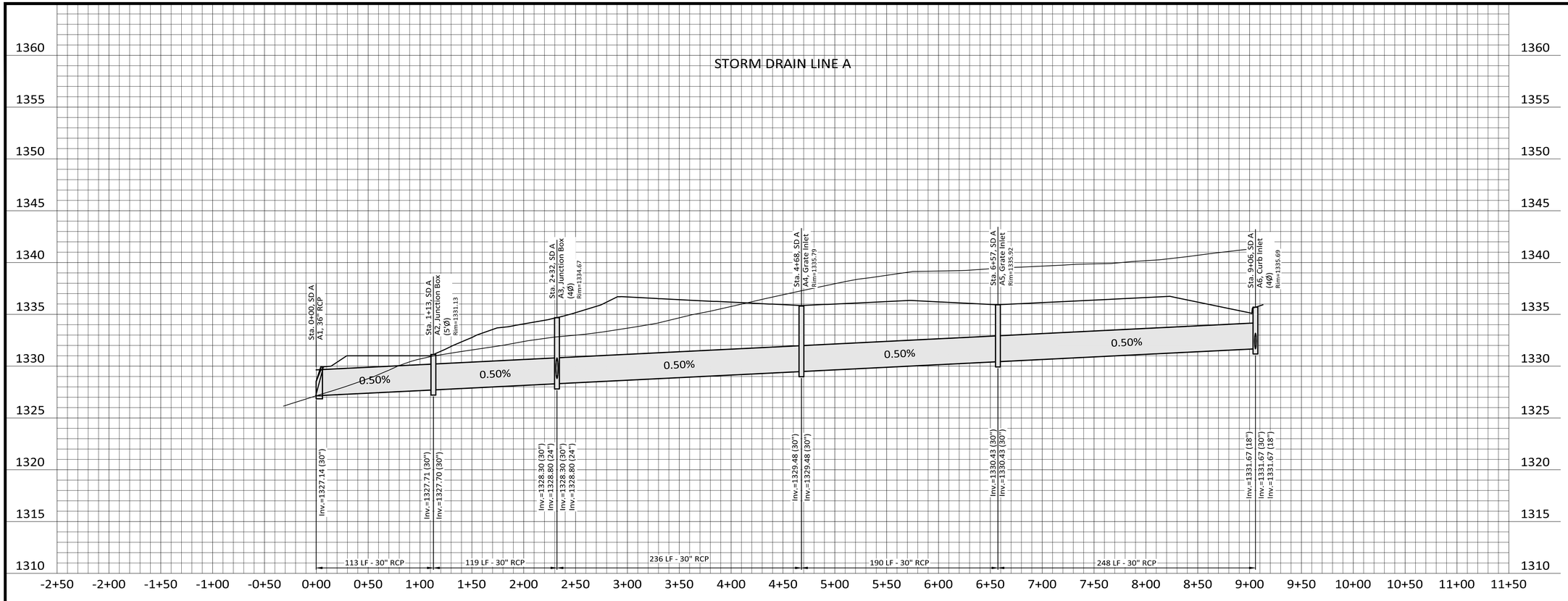
SPOT ELEVATIONS

Revisions

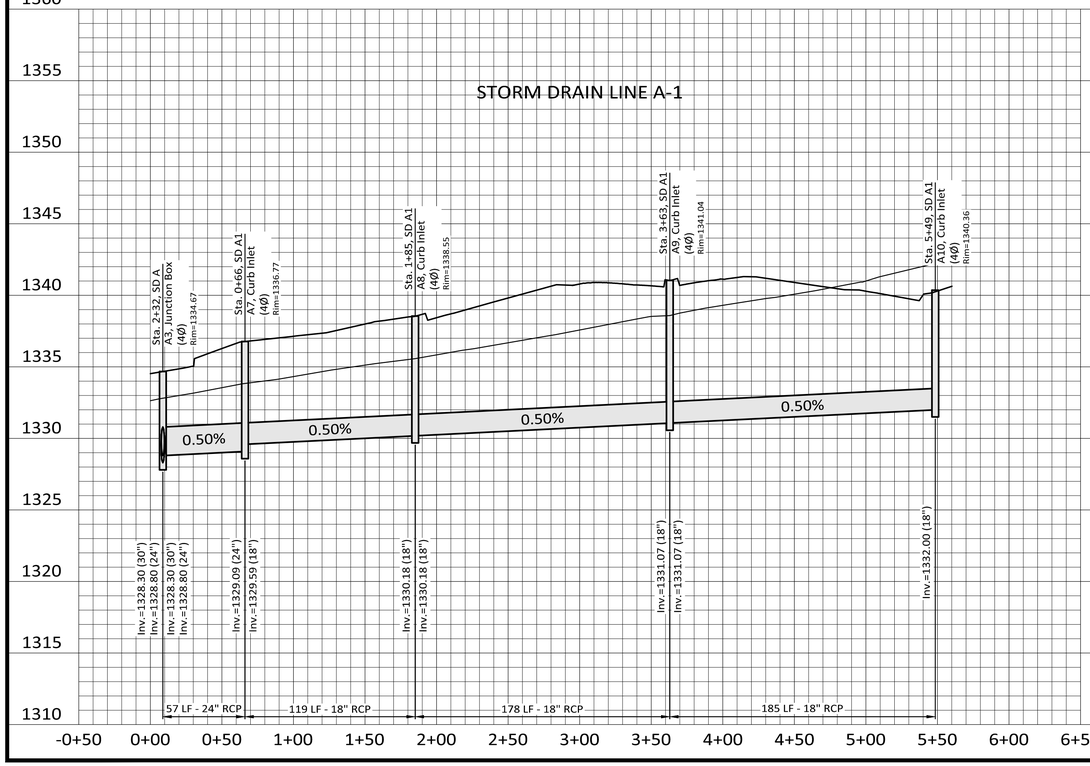
Drawn By:	RLA/KES	Vert. Scale:	–
Approved By:	~~RBF~~	Horiz. Scale:	1"=50'
Date:	08.17.2021	Plot Scale:	1
Project No.:	CRO-127	DWG Name:	SITE PLAN

Drawing Name: P:\CRO-127 Apple Blossom Graham Road\DRAFTING\CRO-127 PLAN SHEETS.dwg Last Modified: Oct 21, 2021 - 7:52am Plotted on: Oct 21, 2021 - 7:58am by ksawyer

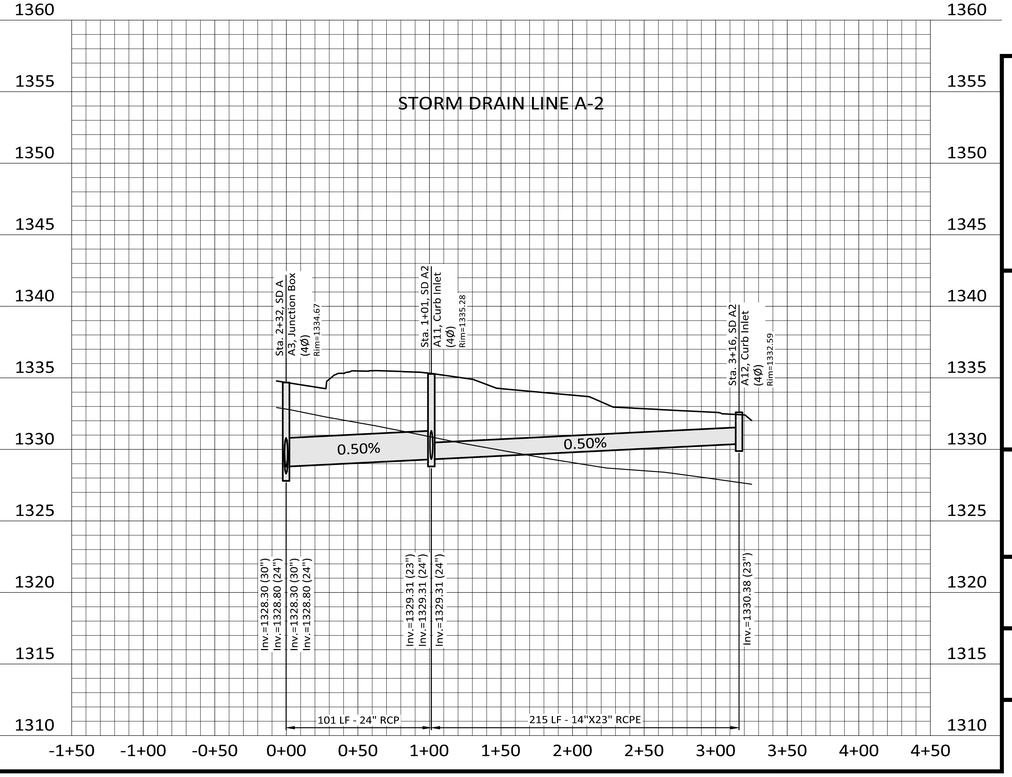
STORM DRAIN LINE A



STORM DRAIN LINE A-1



STORM DRAIN LINE A-2



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Springdale, Arkansas

L21-34

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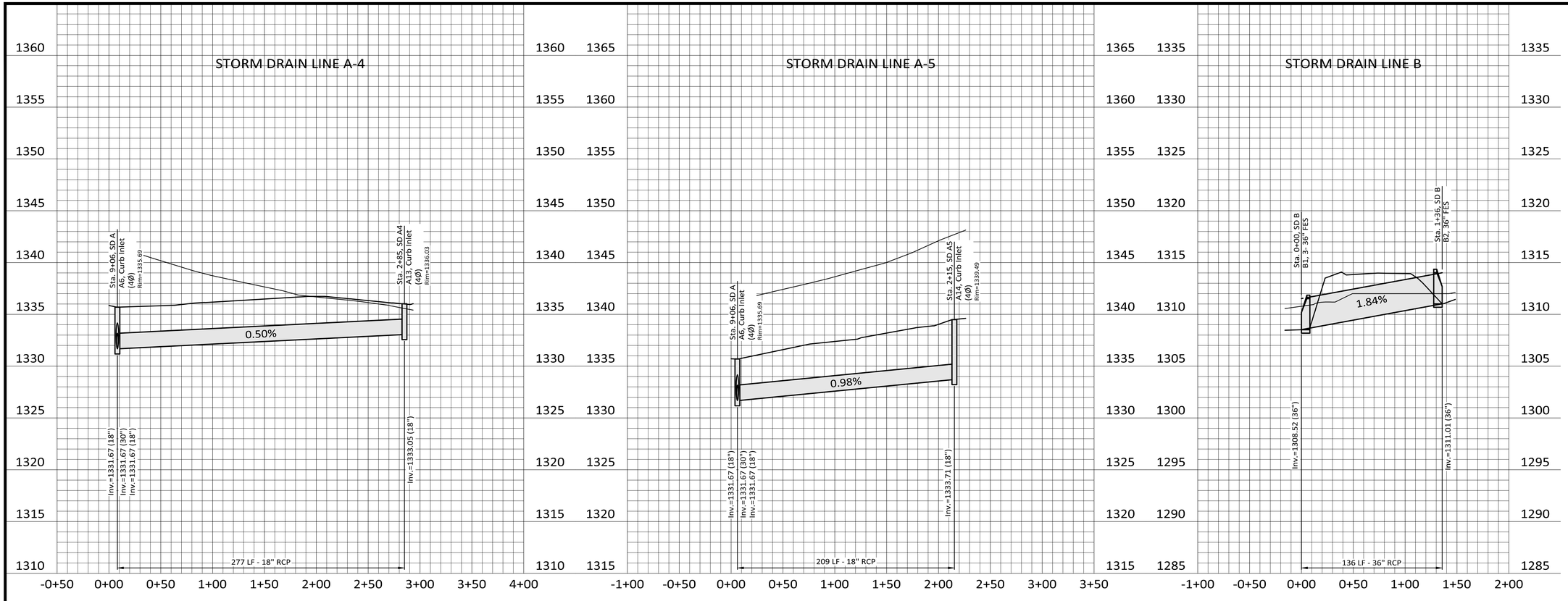
10.21.2021

STORM DRAIN PROFILES STORM DRAIN LINES A, A-1, AND A-2

Revisions

Drawn By:	RLA/KES	Vert. Scale:	–
Approved By:	~~RBF~~	Horiz. Scale:	1"=50'
Date:	08.17.2021	Plot Scale:	1
Project No.:	CRO-127	DWG Name:	SITE PLAN

Drawing Name: P:\CRO-127 Apple Blossom Graham Road\DRAFTING\CRO-127 PLAN SHEETS.dwg Last Modified: Oct 21, 2021 - 8:34am Plotted on: Oct 21, 2021 - 8:35am by kswyer



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L21-34

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10.21.2021

STORM DRAIN PROFILES STORM DRAIN LINES A-4, A-5, B, C, D AND D-1

Revisions

Drawn By:	RLA/KES	Vert. Scale:	--
Approved By:	~~RBF~~	Horiz. Scale:	1"=50'
Date:	08.17.2021	Plot Scale:	1
Project No.:	CRO-127	DWG Name:	SITE PLAN

Drawing Name: P:\CRO-127 Apple Blossom Graham Road\DRAFTING\CRO-127 PLAN SHEETS.dwg Last Modified: Oct 21, 2021 - 8:34am Plotted on: Oct 21, 2021 - 8:36am by kswyer

50' Easement in favor of
Carroll Electric Coop Corp
Bk 2002, Pg 147353

Ex. 20' Utility Easement
Book 2016, Page 46552

Ex. 20' Sewer Easement
Book 688, Page 15

Ex. 50' Drainage
Easement
Book 2021, Page 23165

31'
BC/BC

Ex. 60' Drainage
Easement
Book 2021, Page 23165

20' Forcemain
Sewer Easement
Bk 688, Pg 15

Proposed 8" Water Line to
be Installed based on Garver Engineerings
Dixieland Extension Plans

25' Future Utility
Easement with
Dixieland Extension

Proposed 20'
Utility Easement

Building 1
FFE: 1337.00
±104,000 Sq Ft

80'
ROW
to be Dedicated
for Future Dixieland Extension

Proposed 20'
Utility Easement

25' Future Utility
Easement with
Dixieland Extension

Proposed 20'
Utility Easement

Building 2
FFE: 1342.00
±104,000 Sq Ft

Proposed 20'
Utility Easement

Proposed 20'
Utility Easement

Ex. SS Manhole
Rim=1338.38

R/W

50 0 50
Scale in Feet

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Springdale, Arkansas

L21-34

Issued for Review
10.21.2021

OVERALL UTILITY PLAN

Revisions

Drawn By:	RLA/KES	Vert. Scale:	–
Approved By:	PRF	Horiz. Scale:	1"=50'
Date:	08.17.2021	Plot Scale:	1
Project No.:	CRO-127	DWG Name:	SITE PLAN

SHEET **14** of 25

Drawing Name: P:\CRO-127 Apple Blossom Graham Road\DRAFTING\CRO-127 PLAN SHEETS.dwg Last Modified: Oct 21, 2021 - 8:51am Plotted on: Oct 21, 2021 - 8:55am by ksawyer

MATCHLINE SHEET 16

Building 1
FFE: 1337.00
±104,000 Sq Ft

Building 2
FFE: 1342.00
±104,000 Sq Ft

Approximate Location of Abandoned 6" Beaver Irrigation System Water Line

Fire System Connection Re: Detail S-36

8"Tee 8" Gate Valve

8"x6" Tee Fire Hydrant Assembly 8" Gate Valve

5/8" Leak Meter

1" Domestic Water Meter with Hub Valve, 1" Meter Setter Shall be Purchased from SWU Installed by Contractor

Proposed Irrigation Meter

8" Tee (2) 8" Gate Valves

PARCEL 21-00118-000
MACRICH LLC
4100 CORPORATE CENTER DR #310
SPRINGDALE AR 72762
ZONE: C-2

Fire Hydrant N:699364.0 E:679446.3

Fire Hydrant N:699357.1 E:679717.2

Fire Hydrant N:699348.9 E:679956.2

Fire Hydrant N:699406.2 E:680397.9

Fire Hydrant N:698906.4 E:680381.8

Fire Hydrant N:698992.7 E:679390.3

Fire Hydrant N:699083.8 E:680034.7

Fire Hydrant N: 698824.4 E: 680027.5

Fire Hydrant N:698702.1 E:679593.3

Fire Hydrant N: 698696.3 E: 679920.3

Fire Hydrant N:698659.5 E:680219.5

12"x8" Tee 8" Gate Valve 12" Gate Valve 12" Cap/Plug

8"WL

8"x6" Tee Fire Hydrant Assembly

12"x6" Tee 12" Gate Valve Fire Hydrant Assembly

8"x12" Tee 12" Gate Valve 8" Gate Valve

Wall Mounted FDC Re: MEP

Private Fire Line W/ DDCVA Backflow Preventer Re: MEP

Internal RPZ Backflow Preventer W/ Thermal Expansion Device Re: MEP

Proposed Gas Meter Re: MEP

Proposed Electric Meter Re: MEP

Sta. 20+77, SS LINE A
SS Manhole A5
Rim=1332.42
Inv.=1307.04 (In)
Inv.=1306.94 (Out)

Sta. 24+54, SS LINE A
SS Manhole A6
Rim=1337.94
Inv.=1308.93 (Out)

8" SS

6" SS

10'FM>

Proposed 30' Utility Easement

Proposed 20' Utility Easement

12"WL

10'

38.38'

Concrete Transformer Pad Three-Phase

4-4" Conduits for Cable, Electric, and Telephone from within 5' of Electric Transformer to Within 3' of Electric Meter Cluster w/ 36" Sweeps Each end 14" Above Finished Grade

Proposed 12" Water Line to be Installed based on Garver's Plan for Dixieland Road Extension

25' Future Utility Easement with Dixieland Extention

8"x6" Tee 6" Gate Valve Fire Hydrant Assembly

5'

12" 45° Bend

12"x6" Tee 6" Gate Valve Fire Hydrant Assembly

12" Tee (2) 12" Gate Valve 12" Cap/Plug

Ex. MH

Approximate Location of Abandoned 6" Beaver Irrigation System Water Line

PARCEL 21-00117-000
DIXLAND 412 LLC
149 N PLEASANT RIDGE DR
ROGERS, AR 72756
ZONE: A-1

Concrete Transformer Pad Three-Phase

Proposed Irrigation Meter

8"x6" Tee 6" Demarcation Valve

5/8" Leak Meter

Fire System Connection Re: Detail S-36

4-4" Conduits for Cable, Electric, and Telephone from within 5' of Electric Transformer to Within 3' of Electric Meter Cluster w/ 36" Sweeps Each end 14" Above Finished Grade

8"x6" Tee 6" Gate Valve Fire Hydrant Assembly

1" Domestic Water Meter with Hub Valve, 1" Meter Setter Shall be Purchased from SWU and Installed by Contractor

12"x8" Tee 12" Gate Valve 8" Gate Valve

12"x6" Tee 6" Gate Valve Fire Hydrant Assembly

12" Tee (2) 12" Gate Valve

13'

28.01'

21-00327-000
Kenneth & Teresa Hancock
5690 Walden St.
Lowell, AR 72745
Zone: SF-2

21-00328-000
Richard & Padgett Sullivan
5664 Walden St.
Lowell, AR 72745-9756
Zone: SF-2

21-00290-000
Agustina & Gueller Lira
5638 Walden St.
Lowell, AR 72745-9756
Zone: SF-2

21-00291-000
Virginia Scamardo
5610 Walden St.
Lowell, AR 72745-9756
Zone: SF-2

21-00292-000
Miller Living trust
c/o Bruce Miller
5586 Walden St.
Lowell, AR 72745
Zone: SF-2

21-00293-000
John & Dianna Goodwin
5558 Walden St.
Lowell, AR 72745-9756
Zone: SF-2

21-00294-000
Lynn & Jowce Still
5532 Walden St.
Lowell, AR 72745-9084
Zone: SF-2

21-00295-000
Bobby & Katherine Hawkins
5598 Walden St.
Lowell, AR 72745-9755
Zone: SF-2

21-00296-000
Spencer Hale
5476 Walden St.
Lowell, AR 72745-9755
Zone: SF-2

21-00297-000
Courtney Slocum
5448 Walden St.
Lowell, AR 72745-9755
Zone: SF-2

50 0 50
Scale in Feet

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LEGEND

Proposed Lot Line	Proposed Storm Drain Pipe
R/W Proposed Right of Way Line	Proposed Conduit
Proposed Road Centerline	Proposed Water Meter
Proposed Easement Line	Proposed Fire Department Connection
??'BSL Proposed Building Setback Line	Proposed Water Valve
Proposed Type "A" Curb & Gutter	Proposed RPZ Backflow Preventer
Proposed Fire Lane Striping on Curb	Proposed Reducer
8"W Proposed Water Line W/Size	Proposed Clean-Out
?"FDC Proposed Dry Fire Line W/Size	Proposed Gas Meter
?"FL Proposed Fire Line W/Size	Proposed Electric Transformer
8"SS> Proposed Sanitary Sewer Line W/Size	Proposed Sewer Manhole
G Proposed Gas Line	Proposed Junction Box / Curb Inlet
UGE Proposed Underground Electric Line	

Ex. Boundary Line	
Ex. Adjacent Boundary Line	
Ex. Road Centerline	
Ex. Easement Line	
W Ex. Water Line	
10"FM> Ex. Force Main Line	
G Ex. Gas Line	
T Ex. Telephone Line	
OHT Ex. Overhead Telephone Line	
Ex. Overhead Electric Line	
X Ex. Fence Line	

NOTE:
1. In all Residential, Commercial, and Industrial Developments Submmited 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.
2. 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 of Other Matters.
3. Permanent Strucutres, Buildings, Signs, or Other Items Shall not be Erected or Constructed within Utility Easements.

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L21-34

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UTILITY PLAN

Revisions

Drawn By:	RLA/KES	Vert. Scale:	–
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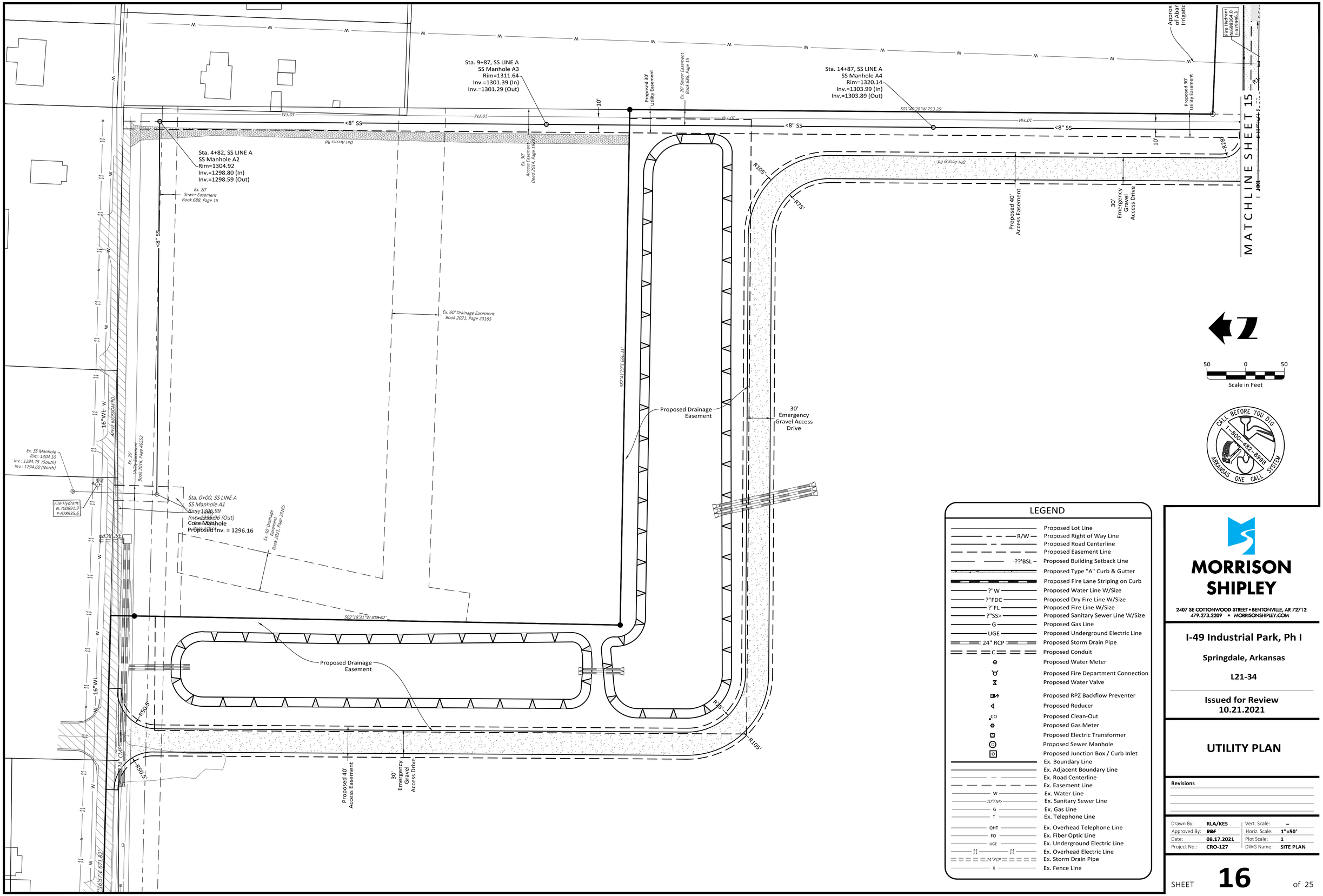
Drawing Name: P:\CRO-127 Apple Blossom Graham Road\DRAFTING\CRO-127 PLAN SHEETS.dwg Last Modified: Oct 21, 2021 - 8:34am Plotted on: Oct 21, 2021 - 8:37am by ksawyer



LEGEND

	Proposed Lot Line
R/W	Proposed Right of Way Line
	Proposed Road Centerline
	Proposed Easement Line
??'BSL	Proposed Building Setback Line
	Proposed Type "A" Curb & Gutter
	Proposed Fire Lane Striping on Curb
?"W	Proposed Water Line W/Size
?"FDC	Proposed Dry Fire Line W/Size
?"FL	Proposed Fire Line W/Size
?"SS>	Proposed Sanitary Sewer Line W/Size
G	Proposed Gas Line
UGE	Proposed Underground Electric Line
24" RCP	Proposed Storm Drain Pipe
C	Proposed Conduit
	Proposed Water Meter
	Proposed Fire Department Connection
	Proposed Water Valve
	Proposed RPZ Backflow Preventer
	Proposed Reducer
CO	Proposed Clean-Out
	Proposed Gas Meter
	Proposed Electric Transformer
	Proposed Sewer Manhole
	Proposed Junction Box / Curb Inlet
	Ex. Boundary Line
	Ex. Adjacent Boundary Line
	Ex. Road Centerline
	Ex. Easement Line
W	Ex. Water Line
10"FM>	Ex. Sanitary Sewer Line
G	Ex. Gas Line
T	Ex. Telephone Line
OHT	Ex. Overhead Telephone Line
FO	Ex. Fiber Optic Line
UGE	Ex. Underground Electric Line
	Ex. Overhead Electric Line
24"RCP	Ex. Storm Drain Pipe
X	Ex. Fence Line

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Springdale, Arkansas

L21-34

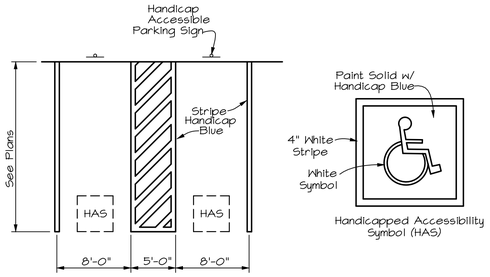
Issued for Review
10.21.2021

UTILITY PLAN

Revisions

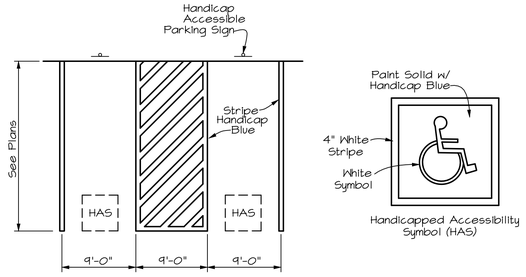
Drawn By:	RLA/KES	Vert. Scale:	–
Approved By:	RBF	Horiz. Scale:	1"=50'
Date:	08.17.2021	Plot Scale:	1
Project No.:	CRO-127	DWG Name:	SITE PLAN

Drawing Name: P:\CRO-127 Apple Blossom Graham Road\DRAFTING\CRO-127 PLAN SHEETS.dwg Last Modified: Oct 21, 2021 - 8:34am Plotted on: Oct 21, 2021 - 8:38am by ksawyer



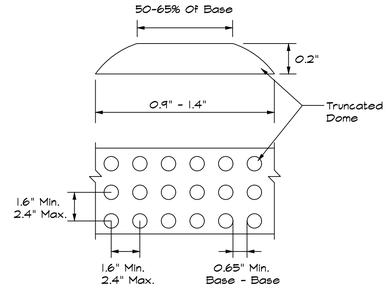
PS-80: HANDICAP PARKING SPACE LAYOUT

Not to Scale 3-8-10



PS-90: HANDICAP PARKING SPACE LAYOUT VAN ACCESSIBLE

Not to Scale 3-8-10

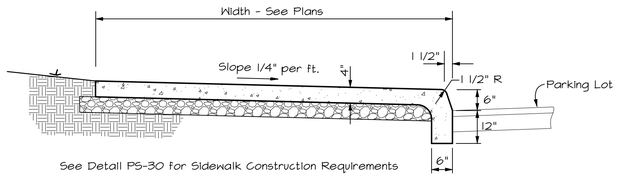


NOTES:

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

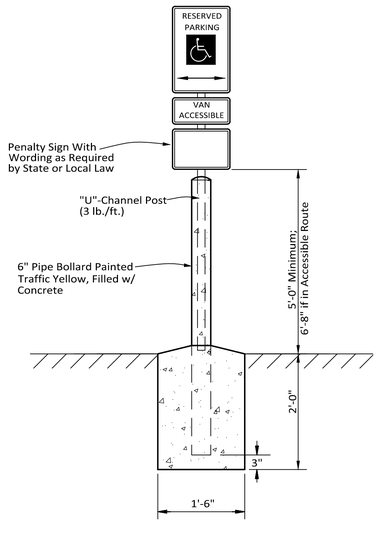
PS-60: DETECTABLE WARNING DEVICE

Not to Scale 12-17-09



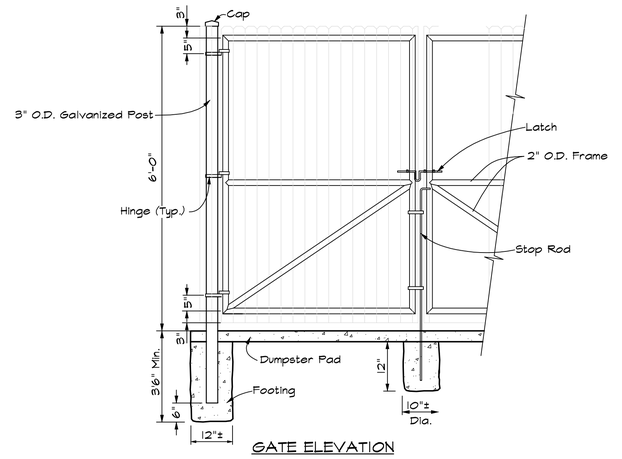
PS-70: CONCRETE SIDEWALK ADJACENT TO PARKING LOT

Not to Scale 3-8-10



PS-100: HANDICAP ACCESSIBLE PARKING SIGN

Not to Scale
02-01-18



PS-160: DUMPSTER SCREEN DETAIL

Not to Scale

NOTES:

1. Stringers Shall be 2x4 CCA Treated Pine
2. Pickets Shall be "Dogear" Style CCA Treated Pine.
3. All Accessories and Fastening Hardware Shall be Galvanized Steel.
4. All Posts and Supports Shall be SS40 or Schedule 40 Pipe.
5. Contractor Shall Coordinate the Location and Orientation of the Enclosure With the Sanitation Service Company.

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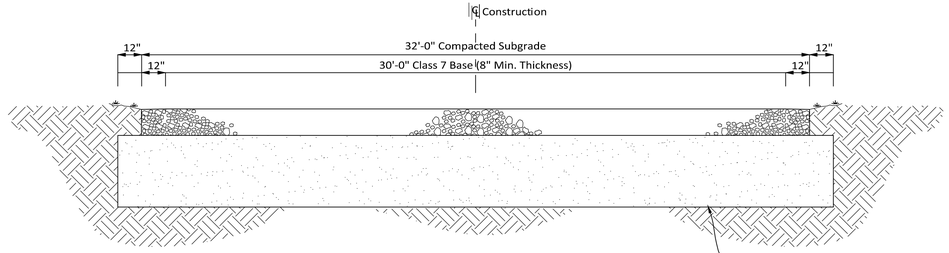
10.21.2021

MICELLANEOUS DETAILS

Revisions

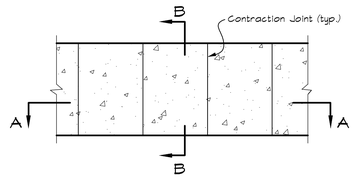
Drawn By:	RLA/KES	Vert. Scale:	–
Approved By:	RBF	Horiz. Scale:	NTS/50'
Date:	08.17.2021	Plot Scale:	1
Project No.:	CRO-127	DWG Name:	DETAILS

Drawing Name: P:\CRO-127 Apple Blossom Graham Road\DRAFTING\CRO-127 PLAN SHEETS.dwg Last Modified: Oct 21, 2021 - 8:20am Plotted on: Oct 21, 2021 - 8:24am by ksawyer



TYPICAL SECTION - FIRE LANE

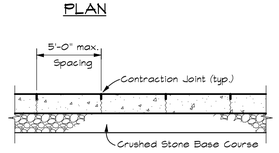
N.T.S.



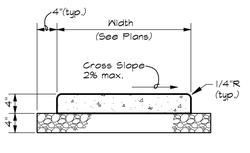
PLAN

NOTES:

1. Concrete Reinforcement Shall be 6x6, W1.4xW1.4 WWF or No. 3 Rebar at 24" O.C. Each Way Placed at Mid-Slab or Fiber Reinforcement.
2. Transverse Contraction Joints Shall be 1/4" Radius Tooled Joints 1/2" Deep or Sawed Contraction Joints.
3. Full Depth Expansion Joints Shall be Provided at a Maximum Spacing of 25'-0" O.C., and at the Sidewalk Interface With Fixed Objects.



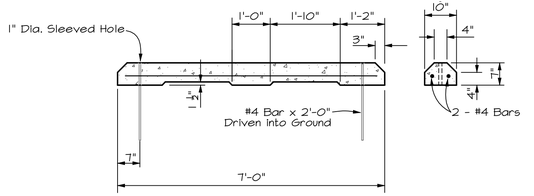
SECTION "A-A"



SECTION "B-B"

PS 30: CONCRETE SIDEWALK

Not to Scale 3-4-10

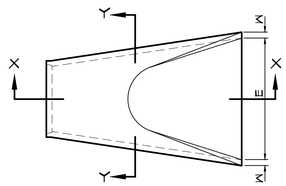


PS-130: PRECAST CONC. WHEELSTOP

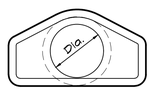
Not to Scale 12-17-09

W= Wall Thickness Of Pipe

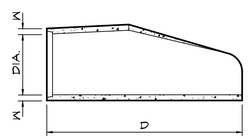
DIA.	D	E
18"	6'-1"	3'-0"
24"	6'-1.5"	4'-0"
30"	6'-1.75"	5'-0"
36"	8'-1.75"	6'-0"
42"	8'-2"	6'-6"
48"	8'-2"	7'-0"
54"	8'-4"	7'-6"
60"	8'-4"	8'-0"
72"	8'-4"	9'-0"



PLAN



END VIEW



SECTION X-X



SECTION Y-Y

DR-130: FLARED END SECTION

Not To Scale 2-25-10

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MICELLANEOUS DETAILS

Revisions

Drawn By:	RLA/KES	Vert. Scale:	–
Approved By:	RBF	Horiz. Scale:	NTS0'
Date:	08.17.2021	Plot Scale:	1
Project No.:	CRO-127	DWG Name:	DETAILS

Drawing Name: P:\CRO-127 Apple Blossom Graham Road\DRAFTING\CRO-127 PLAN SHEETS.dwg Last Modified: Oct 21, 2021 - 8:20am Plotted on: Oct 21, 2021 - 8:24am by ksawyer

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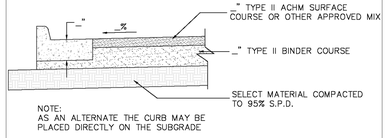

NOTE:
AS AN ALTERNATE THE CURB MAY BE PLACED DIRECTLY ON THE SUBGRADE

FULL DEPTH ASPHALT SECTION
NOT TO SCALE

Note To Engineers:
Paving depth to be per ordinance or formal design.

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-5	

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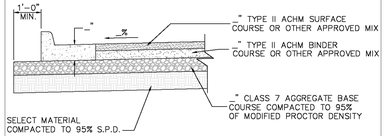

COMPOSITE PAVEMENT SECTION
NOT TO SCALE

Note to Engineers: Paving depths and other dimensions to be per ordinance or formal design.

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-6	

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CLASS OF STREET	GROUP INDEX	SOIL DESCRIPTION	SN REQUIRED	COMPOSITE FLEXIBLE (SN)	COMPOSITE FLEXIBLE (SN)	FULL DEPTH ASPHALT (SN)	CONCRETE PAVEMENT
I/A	A-1 A-2 A-3	GRAVEL/SAND NO CLAY	1.70	2" SURF. 6" BASE (1.72)	2" SURF. 4" CT. BASE (1.88)	2" SURF. 4" B. BASE (1.88)	5" CONCRETE 2" DRAINAGE BLANKET
I/A	A-4 A-6	SILT, SILTY SAND, SANDY SILTY CLAY	1.85	2" SURF. 7" BASE (1.85)	2" SURF. 4" CT. BASE (1.88)	2" SURF. 4" B. BASE (1.88)	5½" CONCRETE 2" DRAINAGE BLANKET
I/A	A-5 A-7 A-7-6	CLAYS LL OVER 40 PI OVER 10	2.35	3" SURF. 8" BASE (2.44)	2" SURF. 6" CT. BASE (2.36)	2" SURF. 6" B. BASE (2.36)	6" CONCRETE 2" DRAINAGE BLANKET
II	A-1 A-2 A-3	GRAVEL/SAND NO CLAY	1.85	2½" SURF. 6" BASE (1.94)	2" SURF. 4" CT. BASE (1.88)	2" SURF. 4" B. BASE (1.88)	5½" CONCRETE 2" DRAINAGE BLANKET
II	A-4 A-6	SILT, SILTY SAND, SANDY SILTY CLAY	2.30	2" SURF. 2" BINDER 4" BASE (2.32)	2" SURF. 6" CT. BASE (2.36)	2" SURF. 6" B. BASE (2.36)	6" CONCRETE 2" DRAINAGE BLANKET
III	A-5 A-7 A-7-6	CLAYS LL OVER 40 PI OVER 10	3.15	2" SURF. 3" BINDER 7" BASE (3.18)	2" SURF. 2" BINDER 4" CT. BASE (3.26)	2" SURF. 2" BINDER 6" B. BASE (3.26)	6½" CONCRETE 2" DRAINAGE BLANKET
IV	A-1 A-2 A-3	GRAVEL/SAND NO CLAY	2.30	2" SURF. 2" BINDER 4" BASE (2.32)	2" SURF. 6" CT. BASE (2.38)	2" SURF. 6" B. BASE (2.38)	6½" CONCRETE 2" DRAINAGE BLANKET
IV	A-4 A-6	SILT, SILTY SAND, SANDY SILTY CLAY	2.75	2" SURF. 3" BINDER 4" CT. BASE (2.76)	2" SURF. 2" BINDER 4" B. BASE (2.76)	2" SURF. 2" BINDER 4" B. BASE (2.76)	7" CONCRETE 2" DRAINAGE BLANKET
IV	A-5 A-7 A-7-6	CLAYS LL OVER 40 PI OVER 10	3.45	2" SURF. 3" BINDER 6" BASE (3.45)	2" SURF. 3" BINDER 5" CT. BASE (3.45)	2" SURF. 3" BINDER 5" B. BASE (3.45)	7½" CONCRETE 2" DRAINAGE BLANKET
V OR HIGHER		BY FORMAL DESIGN ONLY.					

NOTE:
INFORMATION IN THE TABLE REPRESENTS MINIMUM PAVEMENT SECTIONS FOR EACH STREET CLASSIFICATION AS SPECIFIED IN THE SPRINGDALE CITY CODE. ACTUAL PAVEMENT SECTIONS WILL BE DESIGNED AND/OR SELECTED ON A PROJECT-SPECIFIC BASIS AND APPROVED BY THE CITY.

MINIMUM PAVEMENT SECTION BY STREET AND SOIL CLASSIFICATION

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-8	

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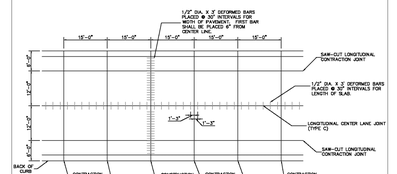

CONCRETE PAVEMENT JOINT LAYOUT PLAN
(36' STREET WIDTH)
NOT TO SCALE

Note to Engineers: Joint layout for other street widths to be similar in joint spacing.

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-10	

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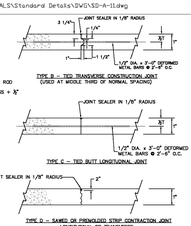

NOTES:
1. ALL CONCRETE JOINTING AND CONSTRUCTION METHODS SHALL MEET THE REQUIREMENTS OF THE LATEST SPECIFICATIONS AND THE PORTLAND CEMENT ASSOCIATION FOR CONCRETE STREET PAVEMENTS.
2. CONCRETE FOR PAVEMENTS SHALL BE CLASS D , 4000 P.S.I., 6 SAG MIX WITH 4–7% AIR ENTRAINMENT.
3. ALL CONCRETE PAVEMENT SHALL HAVE A TINED FINISH, EXCEPT FOR THE OUTSIDE 2' OF THE PAVEMENT WHICH SHALL HAVE A BROOM FINISH.
4. THE CURB SHALL BE PLACED MONOLITHICALLY WITH THE PAVEMENT. ALL CONSTRUCTION JOINTS SHALL COINCIDE WITH PAVEMENT JOINTS.
5. ALL DOWEL BARS SHALL BE PLACED IN THE PAVEMENT BEFORE INITIAL SET UNLESS OTHERWISE APPROVED BY THE ENGINEER.
6. EXPANSION MATERIAL SHALL BE PLACED AT ALL STRUCTURES ABUTTING PAVEMENT.
7. TRANSVERSE EXPANSION JOINTS SHALL BE CONSTRUCTED AT THE CURB RETURNS OF ALL INTERSECTIONS.
8. THE EXPANSION MATERIAL SHALL BE PREFORMED ASPHALT IMPREGNATED FIBERBOARD CONFORMING TO AASHTO M 213.
9. ALL JOINTS SHALL BE SEALED WITH APPROVED JOINT SEALER. SEE JOINT DETAIL FOR JOINT SEALER.
10. CONTRACTION JOINTS SHALL COINCIDE WITH PAVEMENT JOINTS. SEE TYPICAL DETAILS.

JOINTS FOR CONCRETE PAVEMENT
NOT TO SCALE

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-11	

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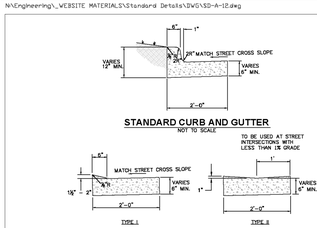

STANDARD CURB AND GUTTER
NOT TO SCALE

MODIFIED CURB AND GUTTER
NOT TO SCALE

NOTES:
1. CONCRETE FOR CURBS AND GUTTER TO BE CLASS A, 3000 PSI, 5.5 SAG 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 STREET ENDS 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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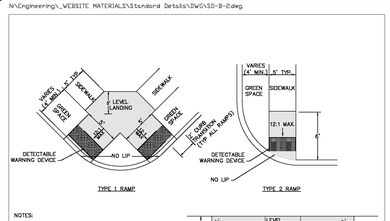

NOTES:
1. THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1.
2. THE NORMAL CUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
3. THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".
4. DETECTABLE WARNING DEVICES SHALL BE PLACED AT ALL LOCATIONS WHERE RAMPS CROSS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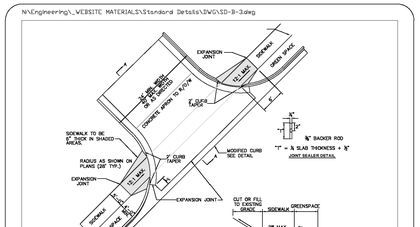

1. DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ADJD TO STREET R/W AS DIRECTED, IF NEEDED.
2. 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTM D-1751, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3. CONCRETE CURB TO BE SAWCUT AT 15' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.
4. HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.
5. CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIVERSION 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 1/2" SAWCUTS IN EACH DIRECTION (BOTH HORIZONTAL AND VERTICAL).
8. INDUSTRIAL DRIVES SHOULD INCREASE RADIUS AT DRIVEWAY ENTRANCES TO 50 FT.

COMMERCIAL DRIVEWAY DETAIL
NOT TO SCALE

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STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-3	

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Springdale, Arkansas

L21-34

Issued for Review
10.21.2021

CITY OF SPRINGDALE DETAILS

Revisions

Drawn By:	RLA/KES	Vert. Scale:	–
Approved By:	RBF	Horiz. Scale:	1"=50'
Date:	08.17.2021	Plot Scale:	1
Project No.:	CRO-127	DWG Name:	DETAILS

SHEET 19 of 25

Drawing Name: P:\CRO-127 Apple Blossom Graham Road\DRAFTING\CRO-127 PLAN SHEETS.dwg Last Modified: Oct 21, 2021 - 8:20am Plotted on: Oct 21, 2021 - 8:24am by kswyer

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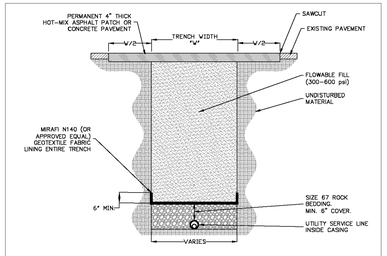

PROFILE VIEW
SECTION A–A

ASPHALT STREET CUT (TRENCH) REPAIR

N.T.S.

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SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-5A	

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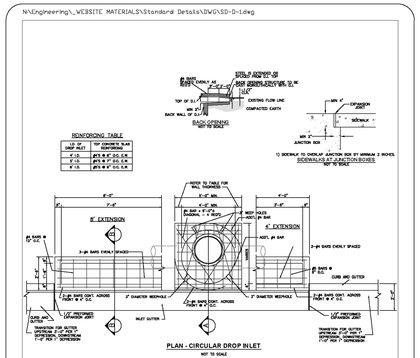

PLAN - CIRCULAR DROP INLET
NOT TO SCALE

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SECTION D DROP INLET DETAILS	FILE NO. SD-D-1	

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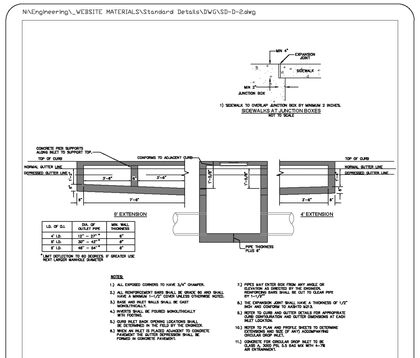

NOTES:

3.1 ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.

3.2 ALL REINFORCEMENT SHOWN SHALL BE CENTER TO CENTER OF REINFORCING WITH 2" CLEAR FROM CONCRETE FACES.

3.3 INSIDE AND OUTSIDE WALLS SHALL BE CAST MONOLITHICALLY.

3.4 WINGS SHALL BE POURED MONOLITHICALLY WITH BOTTOM SLAB.

3.5 CURB INLET BACK OPENING LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.

3.6 BRICK OR PLATE IS PLACED ADJACENT TO CONCRETE FOR FORMING PURPOSES ONLY. SHALL BE REMOVED IN CONCRETE PLACEMENT.

3.7 PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION AS APPROVED BY ENGINEER. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 1–1/2".

3.8 THE EXPANSION JOINT SHALL HAVE A THICKNESS OF 1/2" AND BE PLACED AT THE BACK OF CURB.

3.9 NOTCH IN CURB AND GUTTER BOWLS FOR APPROPRIATE PIPE CONFIGURATION AND FILL WITH CONCRETE AT EACH END.

3.10.1 REFER TO PLAN AND PROFILE SHEETS TO DETERMINE OUTSIDING AND SIZE OF ANY ACCUMULATING STRUCTURES AND PIPES.

3.11.1 CONCRETE FOR CIRCULAR DROP INLET TO BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 6–7% AIR ENTRAINMENT.

SECTION - CIRCULAR DROP INLET
NOT TO SCALE

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION D DROP INLET DETAILS	FILE NO. SD-D-2	

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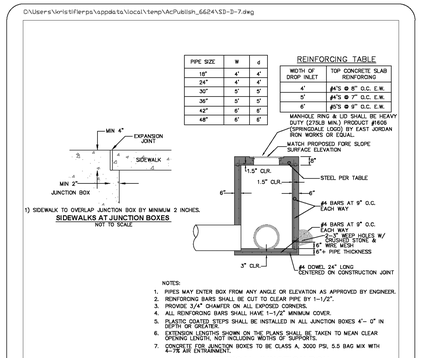

NOTES:

1. PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION AS APPROVED BY ENGINEER.
2. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 1–1/2".
3. PROVIDE 3/4" CHAMFER ON ALL EXPOSED CORNERS.
4. ALL REINFORCING BARS SHALL HAVE 1–1/2" MINIMUM COVER.
5. PLASTIC COATED STEPS SHALL BE INSTALLED IN ALL JUNCTION BOXES 4'– 0" IN DEPTH OR GREATER.
6. EXTENSION LENGTHS SHOWN ON THE PLANS, SHALL BE TAKEN TO MEAN CLEAR OPENING LENGTH, NOT INCLUDING WIDTHS OF SUPPORTS.
7. CONCRETE FOR JUNCTION BOXES TO BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 6–7% AIR ENTRAINMENT.

TYPICAL JUNCTION BOX
NOT TO SCALE

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SECTION D DROP INLET DETAILS	FILE NO. SD-D-7	

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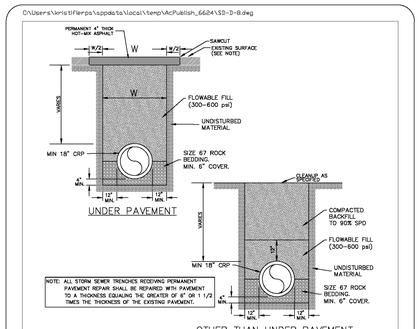

STORM SEWER BEDDING AND BACKFILL
NOT TO SCALE

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SECTION D DROP INLET DETAILS	FILE NO. SD-D-8	

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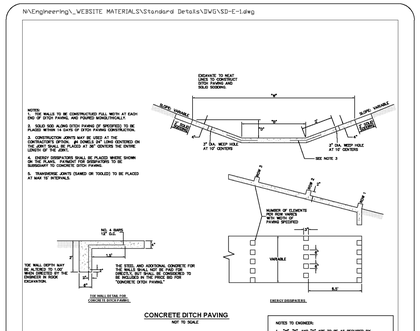

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STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION E DITCHES	FILE NO. SD-E-1	

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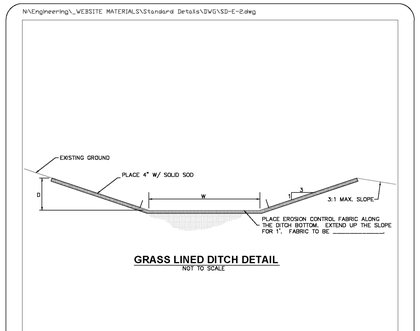

GRASS LINED DITCH DETAIL
NOT TO SCALE

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SECTION E DITCHES	FILE NO. SD-E-2	

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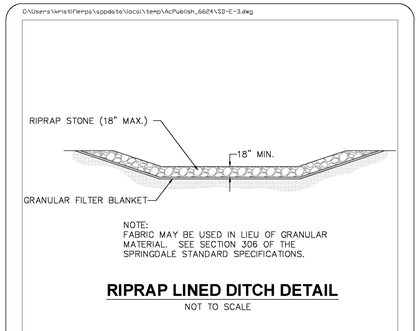

RIPRAP LINED DITCH DETAIL
NOT TO SCALE

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SECTION E DITCHES	FILE NO. SD-E-3	

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L21-34

Issued for Review
10.21.2021

CITY OF SPRINGDALE DETAILS

Revisions

Drawn By:	RLA/KES	Vert. Scale:	–
Approved By:	RBF	Horiz. Scale:	1"=50'
Date:	08.17.2021	Plot Scale:	1
Project No.:	CRO-127	DWG Name:	DETAILS

Drawing Name: P:\CRO-127 Apple Blossom Graham Road\DRAFTING\CRO-127 PLAN SHEETS.dwg Last Modified: Oct 21, 2021 - 8:20am Plotted on: Oct 21, 2021 - 8:24am by ksawyer

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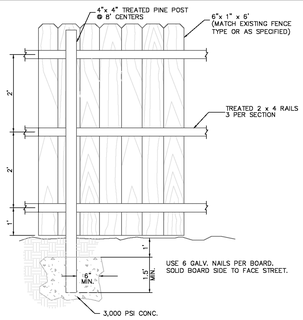

PRIVACY FENCE DETAIL
NOT TO SCALE

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SECTION F FENCES	FILE NO. SD-F-4	

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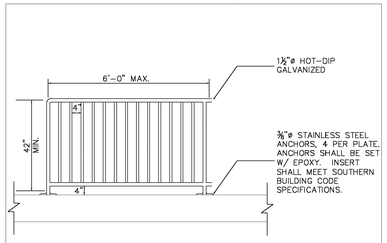

NOTE:
ALL HANDRAIL TO BE ADA COMPLIANT.

TYPICAL HANDRAIL DETAIL
NOT TO SCALE

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STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION G MISCELLANEOUS DETAILS	FILE NO. SD-G-2	

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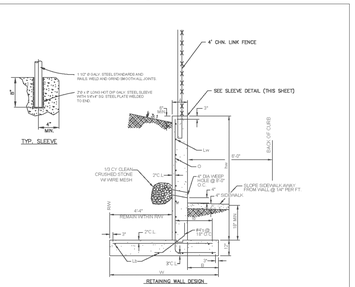

RETAINING WALL DIMENSIONS / RETAINING WALL REINFORCING

Dwl	A	B	C	H	W	"a"	"b"	"c"	"d"	"e"
8"	8"	8"	1'-0"	3'-0"	1'-7"	#5's @7"o.c.	#5's @7"o.c.	#5's @7"o.c.	#5's @7"o.c.	4 - #5's
8"	8"	8"	1'-3"	4'-0"	1'-7"	#5's @7"o.c.	#5's @7"o.c.	#5's @7"o.c.	#5's @7"o.c.	5 - #5's
8"	8"	8"	1'-6"	5'-0"	1'-7"	#5's @7"o.c.	#5's @7"o.c.	#5's @7"o.c.	#5's @7"o.c.	6 - #5's
10"	8"	1'-0"	1'-3"	4'-0"	1'-7"	#5's @7"o.c.	#5's @7"o.c.	#5's @7"o.c.	#5's @7"o.c.	5 - #5's

NOTE: TABLE VALUES ARE ESTABLISHED AS MINIMUMS. RETAINING WALL DESIGNS MUST BE BASED ON ACTUAL FIELD CONDITIONS AND CERTIFIED & SEALED BY A REGISTERED ENGINEER

STA. (BF)	TOP of WALL	TOP of FOOTING	TOP of WALL	WALL HT.	DIST. FROM BACK OF FOOTING TO EDGE OF POSTING
10+00 (BEGIN BENCH)	1,317.75	1,309.85	1,313.85	3'	3.50'
10+25	1,313.62	1,305.85	1,311.62	4'	11.00'
10+50	1,309.50	1,301.85	1,309.50	5'	11.00'
10+75	1,305.38	1,301.85	1,307.38	4'	11.00'
11+00	1,301.38	1,293.85	1,313.85	12'	11.00'
11+25	1,305.38	1,301.85	1,313.85	12'	11.00'
11+40 (END)	1,306.52	1,300.52	1,309.52	9'	8.5'

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SECTION G MISCELLANEOUS DETAILS	FILE NO. SD-G-5	

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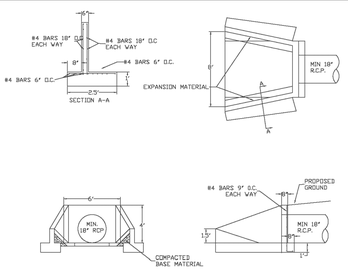

TYPICAL HEADWALL DETAIL
N.T.S.

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SECTION G MISCELLANEOUS DETAILS	FILE NO. SD-G-6	

Drawing Name: P:\CRO-127 Apple Blossom Graham Road\DRAFTING\CRO-127 PLAN SHEETS.dwg Last Modified: Oct 21, 2021 - 8:20am Plotted on: Oct 21, 2021 - 8:25am by kswyer

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Springdale, Arkansas

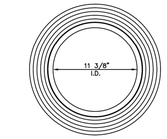
L21-34

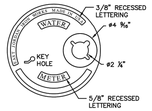
Issued for Review
10.21.2021

CITY OF SPRINDGALE DETAILS

Revisions

Drawn By:	RLA/KES	Vert. Scale:	–
Approved By:	RBF	Horiz. Scale:	1"=50'
Date:	08.17.2021	Plot Scale:	1
Project No.:	CRO-127	DWG Name:	DETAILS



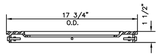


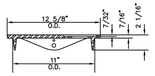


OFFSET PLUG W/PIN

MATERIAL: ASTM A48 CL35B

NO. 32196998



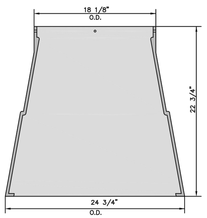




MXU ANTENNAE

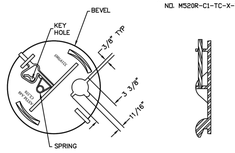
MATERIAL: BLACK PLASTIC

NO. MS20R-C1-TC-X-T



METER BOX

MATERIAL: WHITE PLASTIC
1824 W/ RING
EAST JORDAN IRON WORKS
34P24 A-TYPE
18X24X24D
OR APPROVED EQUAL



AUTOMATED LOCKING COVER

MATERIAL: CAST IRON

NO. 32197105

STANDARD METER BOX

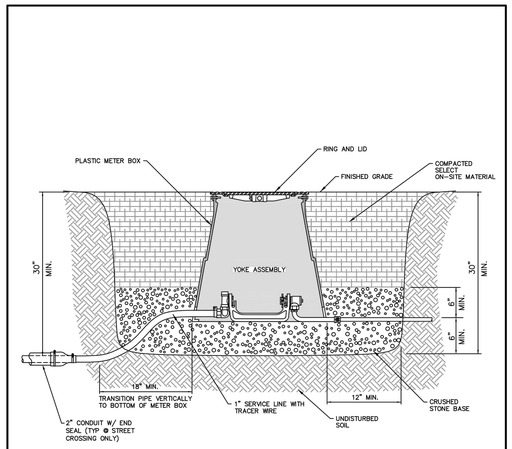
N.T.S.

SPRINGDALE WATER UTILITIES

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-22	AUGUST 2014



STANDARD METER BOX INSTALLATION

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

N.T.S.

NOTES:

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

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

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

SPRINGDALE WATER UTILITIES

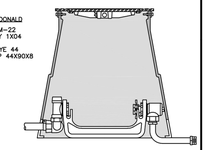
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

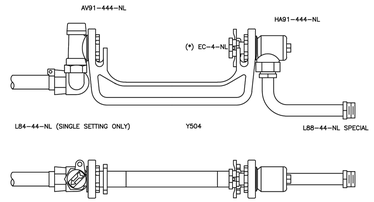
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

MATERIAL LIST

QTY	DESCRIPTION	CATALOG NUMBER			
		FORD	MUELLER	A.Y. McDONALD	
1	INLET CONNECTION	LB4-44-NL	P-15531N	74779M-22	
1	YOKE ANGLE KEY VALVE	AV91-444-NL	H-14278N	74604Y 1X04	
1	YOKE BAR	Y504	H-5040	14-4	
1	YOKE ANGLE CHECK VALVE	HA91-444-NL	H-14248N	702-4YE 44	
1	OUTLET CONNECTION	LB8-44-NL SPECIAL	H-15538N	710JPP 44X90X8	
1	METER BOX ASSEMBLY	34P-18X24X24D W/LID			





TYPICAL 1" METER SETTING

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

N.T.S.

NOTES:

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

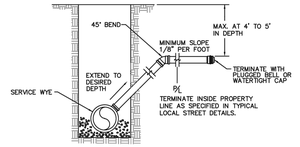
*METER AND EXPANSION CONNECTION EC-4-NL ARE PROVIDED BY THE DEPARTMENT.

SPRINGDALE WATER UTILITIES

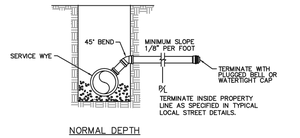
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



RISER FROM DEEP MAIN



NORMAL DEPTH

SEWER SERVICE CONNECTIONS

N.T.S.

SPRINGDALE WATER UTILITIES

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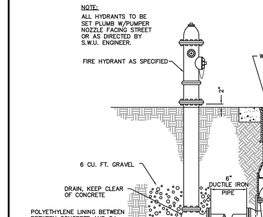
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



FIRE HYDRANT & GATE VALVE

N.T.S.

SPRINGDALE WATER UTILITIES

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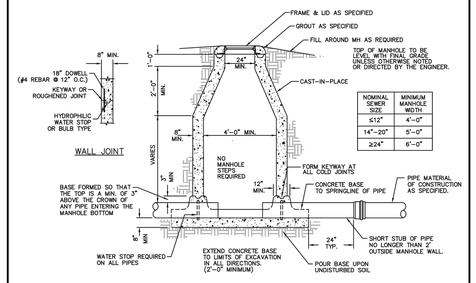
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

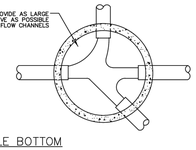


NOMINAL SEWER SIZE	MINIMUM MANHOLE WIDTH
≤12"	4'-0"
14"-20"	5'-0"
≥24"	6'-0"

WALL JOINT

CAST IN PLACE MANHOLE

N.T.S.



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

MANHOLE BOTTOM FOR 6" THROUGH 24" SEWER MAINS

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

N.T.S.

SPRINGDALE WATER UTILITIES

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

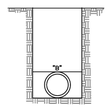
DRAWN BY:	DRAWING NO:	DATE:
TLS	S-11	MARCH 2008

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

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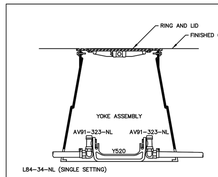
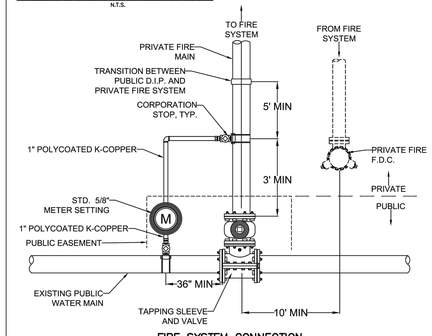
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



LEAK DETECTION METER ASSEMBLY

N.T.S.



FIRE SYSTEM CONNECTION

N.T.S.

SPRINGDALE WATER UTILITIES

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

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I-49 Industrial Park, Ph I

Springdale, Arkansas

L21-34

Issued for Review
10.21.2021

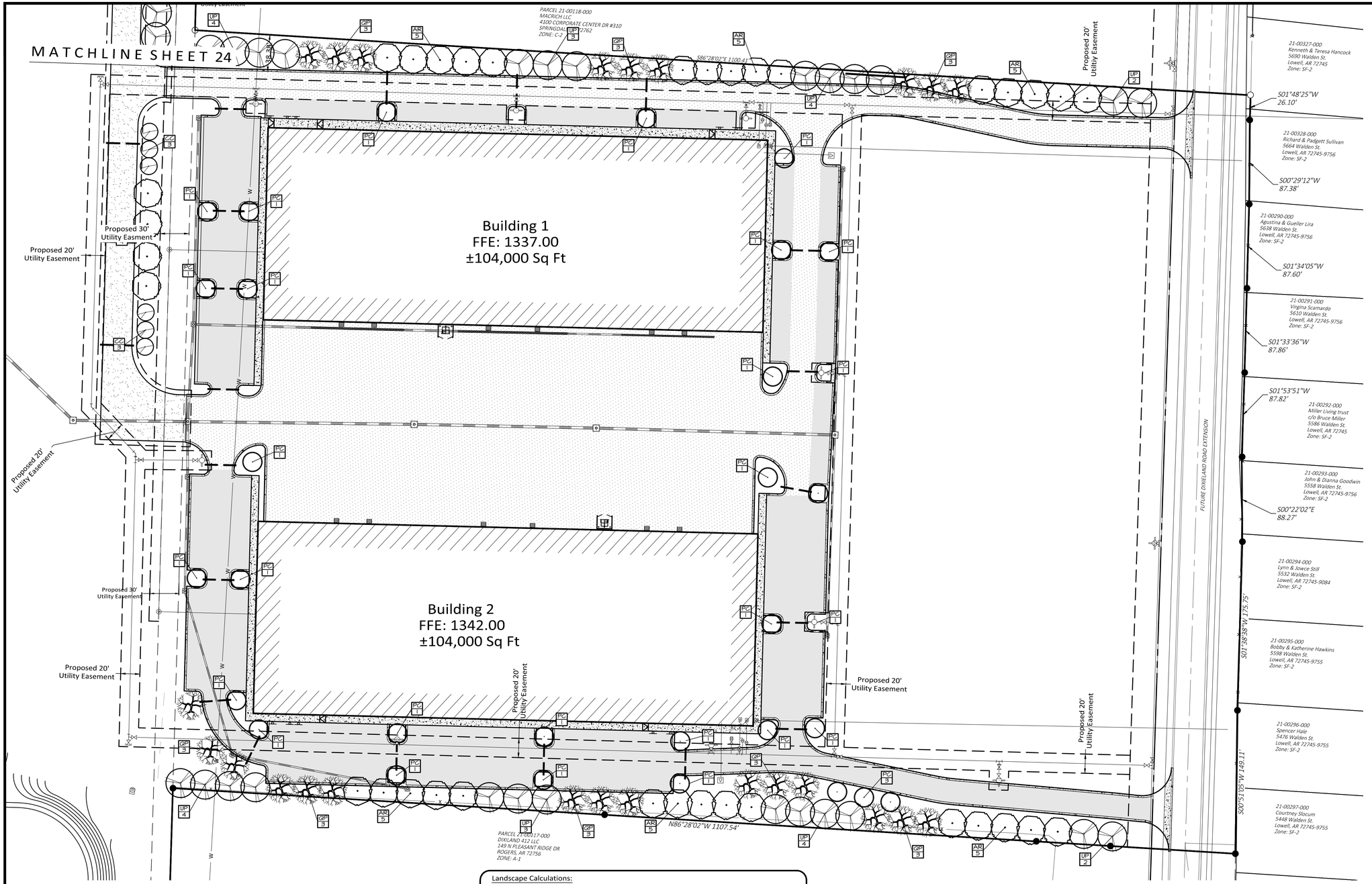
CITY OF SPRINGDALE WATER & SEWER DETAILS

Revisions

Drawn By:	RLA/KES	Vert. Scale:	–
Approved By:	RBF	Horiz. Scale:	1"=50'
Date:	08.17.2021	Plot Scale:	1
Project No.:	CRO-127	DWG Name:	DETAILS

SHEET **22** of 25

Drawing Name: P:\CRO-127 Apple Blossom Graham Road\DRAFTING\CRO-127 PLAN SHEETS.dwg Last Modified: Oct 21, 2021 - 8:20am Plotted on: Oct 21, 2021 - 8:25am by kswyer



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

LEGEND

- Proposed Finished Grade Contour (1332)
- Proposed Storm Drain (Reinforced Concrete Pipe) (RCP)
- Proposed Storm Drain (Corrugated Plastic Pipe) (CPP)
- Proposed Concrete Pavement (6" Thickness w/ 4" Class 7 Base Course)
- Proposed Concrete Sidewalk (4" Thickness)
- Proposed Handicap Ramp
- Bermuda Sod
- Right-of-Way Line (R/W)
- Property Line (PL)
- Existing Grade Contours (1330, 1325)
- Existing Water Line w/ Size (8"W)
- Existing San. Sewer Line w/ Size (6"SS)
- Existing Gas Line (G)
- Existing Underground Electric Line (UE)
- Existing Overhead Power Line

Site Seeding Note:

All Disturbed Areas To Be Seeded Shall Be Topsoiled To A Minimum Depth Of 4", Fertilized At A Rate Of 250 Pounds Per Acre, And Seeded With Annual Rye Grass At A Rate Of 3-4 Pounds Per 1000 S.F. And Turf-Type Fescue At A Rate Of 8 Pounds Per 1000 S.F. The Area Must Also Be Mulched. If The Seeded Areas Are 20% Or Greater Slope, Erosion Control Mat Shall Be Installed. The Contractor Shall Water And Maintain The Grass Until A Healthy Permanent Stand Is Established.

PLANT SCHEDULE

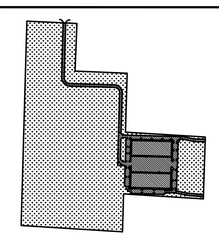
Key	COMMON NAME	Botanical Name	Size	Spacing	Ouantity
CC	OKLAHOMA REDBUD	Cercis canadensis 'Oklahoma'	2" Cal. B&B	As Shown	69
UP	LACEBARK ELM	Ulmus parvifolia	2-1/2" Cal. B&B	As Shown	35
QP	WILLOW OAK	Quercus phellos	2-1/2" Cal. B&B	As Shown	65
PC	CHINESE PISTACHE	Pistachia chinensis	2-1/2" Cal. B&B	As Shown	44
AR	OCTOBER GLORY RED MAPLE	Acer rubrum 'October Glory'	2-1/2" Cal. B&B	As Shown	56

Landscape Calculations:

Interior Parking Lot Landscaping:
Parking Lot Area: 299,753 S.F.
Interior Landscaping Required (15%): 44,963 S.F., 1 Tree Per 15 Spaces - 330 Spaces = 22 Trees
Interior Landscaping Provided: 35,188 S.F., 27 Landscape Islands, And 38 Trees

Perimeter Landscaping (Sides And Rear):
Required: 1 Tree Per 25 L.F. And 10' Landscaped Area

Parcel Number- 21-00122-001 (Trinity Church)
North East Perimeter: Trees Required- 659'/25= 27 Trees
North Perimeter: Trees Required- 666'/25= 27 Trees
Parcel Number- 21-00118-000 (Macrich LLC)
East Perimeter: Trees Required- 753'/25= 30 Trees
North Perimeter: Trees Required- 1100'/25= 44 Trees
Parcel Number- 21-00117-025 (Dixieland 412 LLC)
South Perimeter: Trees Required- 1108'/25= 45 Trees
Trees Required: 569'/25 = 23 Trees
Provided: 10' Landscape, Existing Trees To Remain
West Side: Trees Required: 555'/25 = 22 Trees
Provided: 253' Landscape, Existing Trees To Remain
North: Trees Required: 903'/25 = 36 Trees
Provided: 36' Landscaped Area (Min.), 158 L.F. Of Existing Trees, And 745 L.F. With 30 Proposed Trees



Site Area Calculations:

Total Site Area: 3,985,703 S.F.

Site Area Excluding Right-of-Way: 3,808,526 S.F.

Proposed Impervious Space: 573,534 S.F. (15%)

Proposed Building Area: 208,065 S.F. (5.5%)

Total Green Space: 3,234,987 S.F. (85%)

Parking Area: 299,753 S.F.
Interior Landscaping Required (15%): 44,963 S.F.
Interior Landscaping Provided: 35,188 S.F.

Impervious Area
Green Space
Parking Area
Interior Green Space

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I-49 Industrial Park, Ph I

Springdale, Arkansas

L21-34

Issued for Review
10.21.2021

LANDSCAPE PLAN

Revisions

Drawn By:	RLA/KES	Vert. Scale:	–
Approved By:	~~RBF~~	Horiz. Scale:	1"=50'
Date:	08.17.2021	Plot Scale:	1
Project No.:	CRO-127	DWG Name:	SITE PLAN

Drawing Name: P:\CRO-127 Apple Blossom Graham Road\DRAFTING\CRO-127 PLAN SHEETS.dwg Last Modified: Oct 21, 2021 - 8:34am Plotted on: Oct 21, 2021 - 8:39am by kswyer

Landscape Plan General Notes:

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

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

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

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

5. No Changes To Approved Plant Schedule Will Be Allowed Without The Approval Of The Owner's Representative And City Of Lowell Planning Department.

6. All Trees Shall Be Installed, Mulched, Guyed, And Staked Per The Details, Refer To Detail Sheets.

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

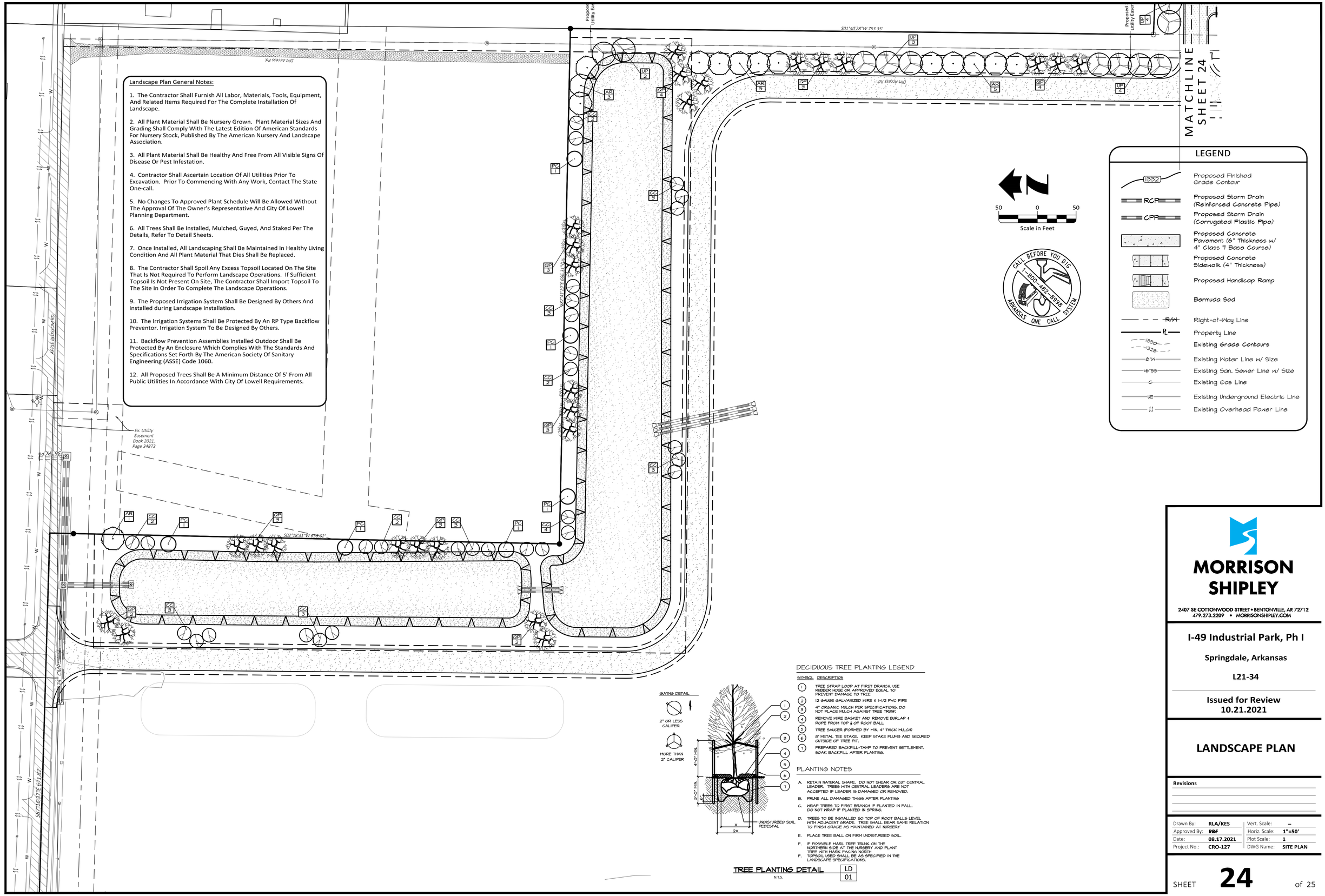
8. The Contractor Shall Spoil Any Excess Topsoil Located On The Site That Is Not Required To Perform Landscape Operations. If Sufficient Topsoil Is Not Present On Site, The Contractor Shall Import Topsoil To The Site In Order To Complete The Landscape Operations.

9. The Proposed Irrigation System Shall Be Designed By Others And Installed during Landscape Installation.

10. The Irrigation Systems Shall Be Protected By An RP Type Backflow Preventor. Irrigation System To Be Designed By Others.

11. Backflow Prevention Assemblies Installed Outdoor Shall Be Protected By An Enclosure Which Complies With The Standards And Specifications Set Forth By The American Society Of Sanitary Engineering (ASSE) Code 1060.

12. All Proposed Trees Shall Be A Minimum Distance Of 5' From All Public Utilities In Accordance With City Of Lowell Requirements.



LEGEND

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- Existing San. Sewer Line w/ Size (6"SS)
- Existing Gas Line (G)
- Existing Underground Electric Line (UE)
- Existing Overhead Power Line

DECIDUOUS TREE PLANTING LEGEND

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

PLANTING NOTES

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

B. PRUNE ALL DAMAGED TWIGS AFTER PLANTING

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

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

E. PLACE TREE BALL ON FIRM UNDISTURBED SOIL.

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

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

TREE PLANTING DETAIL N.T.S. — LD 01

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I-49 Industrial Park, Ph I

Springdale, Arkansas

L21-34

Issued for Review
10.21.2021

LANDSCAPE PLAN

Revisions

Drawn By:	RLA/KES	Vert. Scale:	–
Approved By:	~~RBF~~	Horiz. Scale:	1"=50'
Date:	08.17.2021	Plot Scale:	1
Project No.:	CRO-127	DWG Name:	SITE PLAN

Drawing Name: P:\CRO-127 Apple Blossom Graham Road\DRAFTING\CRO-127 PLAN SHEETS.dwg Last Modified: Oct 21, 2021 - 8:34am Plotted on: Oct 21, 2021 - 8:40am by kswyer

MORRISON
SHIPLEY

October 21, 2021

Planning Commission
City of Springdale
201 Spring Street
Springdale, AR 72762

Re: ***I-49 Industrial (L21-34)***
Project Waiver Requests

Dear Planning Commission:

On behalf of I49 Industrial, LLC, we respectfully request a waiver from the following city requirement associated with the above referenced project.

1. Ordinance *No. 3258, § 1, 11-12-02: Chapter 110 – Streets, Sidewalks and Other Public Places.*

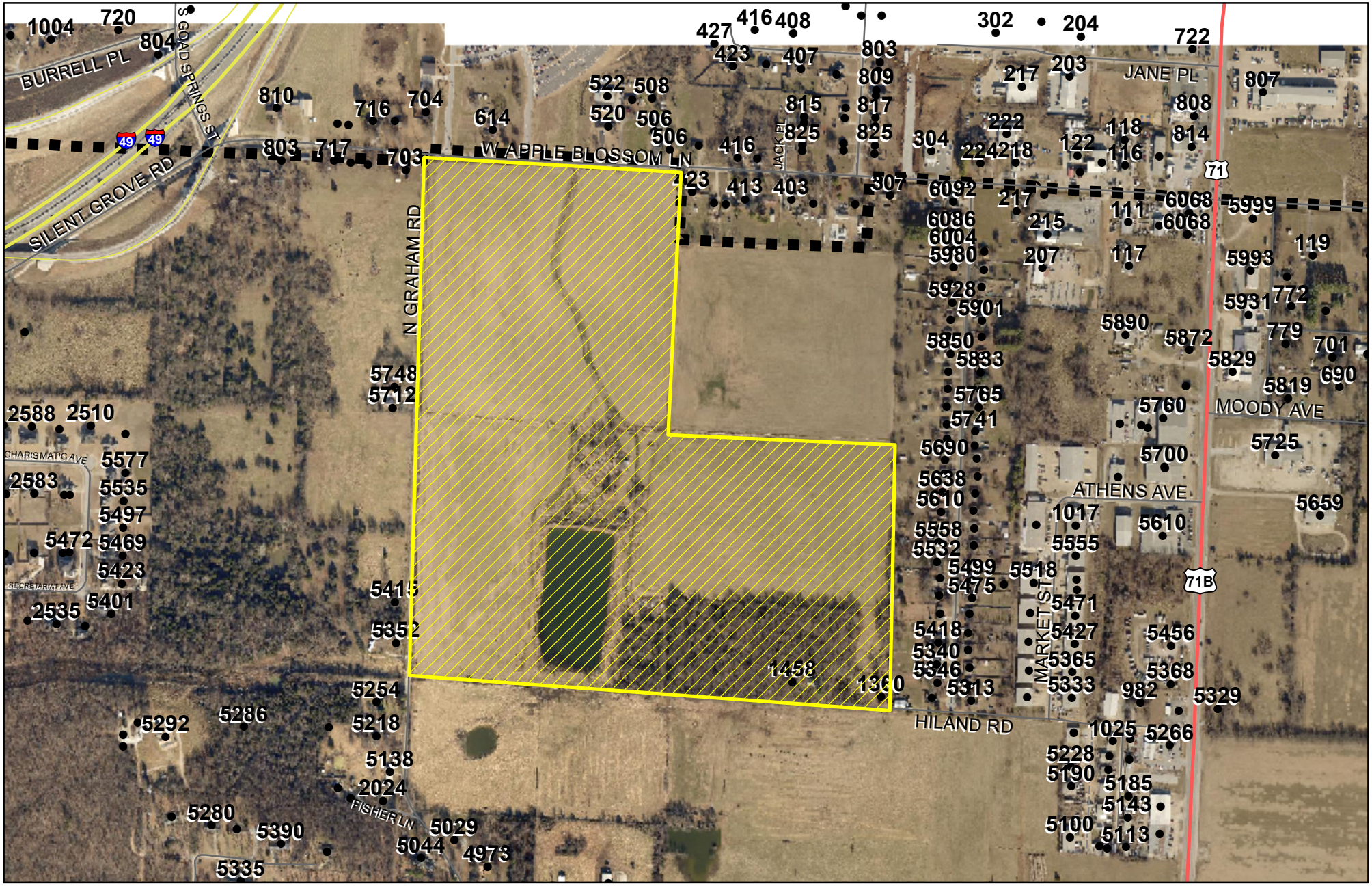
   110.111 - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.

The proposed development primary fronts the future Dixieland Road. The access shown on the plan is to be a temporary construction and emergency access drive. Since there will be minimal impact to Apple Blossom after construction, we would like to request a waiver of improvements to both Apple Blossom and Graham Rd as it relates to this initial I-49 Industrial Project. It is our understanding that improvements will be require and made as future developments occur on the associated road frontages.

Thank you for your consideration!

Sincerely,
Morrison Shipley Engineers, Inc.

Patrick Foy, P.E.



N

0 140 280 560 840 1,120 Feet

For Location Reference Only

FILE NO. W21-19
APPLICANT: I-49 Industrial Park (Morrison-Shipley)
REQUEST: Waiver of street requirements

PLANNING COMMISSION MEETING
November 2, 2021

Planning and Community Development Division City of Springdale

Memo

To: Planning Commission

From: Staff

Date: **November 2, 2021**

RE: **L21-35** **Large Scale Development Emma Mixed Use**

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. Show the Parcel Number of the property in a prominent font above the legal description.
4. This Large Scale Development Plan has been given the number L21-35. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development. (standard comment)
5. Submit the approved authorization of representation form, if the property owner will not be present at Planning Commission meeting. (standard comment)
6. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)
7. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above. (standard comment)
8. It appears that there are sections of the lighting plan that show less than the 1 foot candle required.
    a. There appears to be a stretch of the internal (parking lot) sidewalk on the west side that has less than 1 foot candle in a pedestrian area.
9. How will the dumpsters be accessed on the West side (via Water St)? It appears that there is a lot going on in that small area.

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.

2. **Chapter 106 – Stormwater Drainage**

   Need a little more information about the parallel parking on Emma Ave. Will flow in the trickle channel inundate the travel lane? Provide grading plan.

   *106.4.6*** - All piping in right of way and easements must be reinforced concrete.
   Revise storm pipe within Meadow Ave ROW

3. **Chapter 107 – Stormwater Pollution**

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

   - *107.1* - Show & Label all temporary construction stockpiles, parking, entrances, egress, roads, or access as "Temporary" on the Grading or Erosion Control Plan.
     - **Add the word "Temporary" to all the items that are intended to be removed at the completion of the project.**

   - *107.3*
     - 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.

   - *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."
   - **Include the entire note including a-e.**

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

(Ord. No. 3258, § 1, 11-12-02)

- *110.31* - Sidewalks are required one-foot (1') inside the right-of-way line.
  - Sidewalks shall be constructed with a minimum transverse slope of one-fourth inch (1/4") per foot.
  - The sidewalk shall have a minimum width of five feet (5') and a minimum thickness of four inches (4").
  - The sidewalk shall have expansion joints at each structure, curb and at minimum intervals of 200 feet. Transverse joints between expansion joints shall be scored at five-foot (5') intervals.
  - Need to show details of sidewalks on the right-of-way.
- *110.54* - All crossings under roadways by open cut must be backfilled with flowable fill.
- *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.
  - **Please clarify which pedestrian improvements are existing or proposed and show how these improvements are constructed.**
  - **Are brick pavers or stamped concrete proposed along Emma?**
  - **Is the proposed drive on Park Street that is included in the Intersection project still needed?**
  - **What is proposed for the area between the Intersection project and this project along Park Street?**
  -

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
- *112.7 - Street Design Standards*
  - ~~Sight Distance: 90-ft Ordinary / 70-ft hilly~~

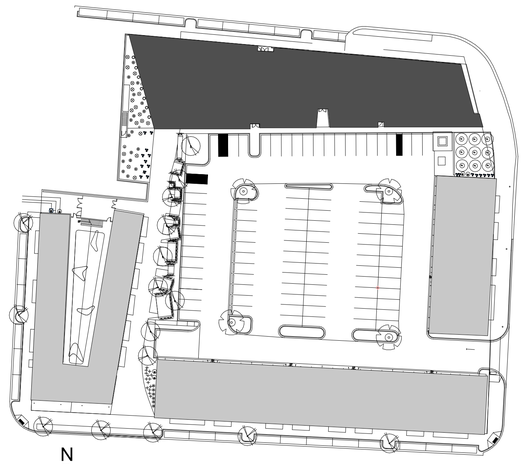
- ~~Max grades w/in 100-ft of intersection: 4%~~
- ~~Min intersection angle: 75°~~
- Min curb radius ~~25-ft~~ 28-ft minor St / 50-ft collector St
- The right-of-way must be graded so that the entire width slopes toward the street at a 2% slope toward the street centerline.
    - **Show all dimensions on proposed street improvements and entrances/exists.**
    - **Show all proposed and existing street lights.**

6. **Chapter 130 – Zoning Ordinance**
   (Ord. No. 3307, 3-25-03)
   - *130.7.9* Entrance/Exit Drives
     - Need to note that modified curb is required at the drives and a modified curb detail.
   - *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:**
   "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.

   - *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.



N

5 A4.00 **KEY PLAN**
1" = 60'-0"

NOTE:

COMMERCIAL BLOCK BUILDING
PRIMARY MATERIALS:

BRICK MASONRY
NATURAL QUARRIED STONE
STUCCO (CEMENTITIOUS FINISH)
EIFS (MAX 20%)
ARCHITECTURAL PRECAST CONCRETE
DECORATIVE FACE CMU
GLASS, GLASS CURTAIN WALL
WOOD
CEMENT FIBER PANELS (MAX 20%)
PREFAB METAL PANELS

EXTERIOR MATERIAL SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	COLOR	COMMENTS
BK-1	LIGHT BRICK MASONRY	SIOUX CITY BRICK OR APPROVED EQUAL	FINAL COLOR TO BE SELECTED BY ARCHITECT	
BK-2	DARK BRICK MASONRY	SIOUX CITY BRICK OR APPROVED EQUAL	FINAL COLOR TO BE SELECTED BY ARCHITECT	
BK-3	DARK BRICK MASONRY	SIOUX CITY BRICK OR APPROVED EQUAL	FINAL COLOR TO BE SELECTED BY ARCHITECT	STACK BOND
FC-1	CEMENT FIBER PANEL	SWISS PEARL OR APPROVED EQUAL	FINAL COLOR TO BE SELECTED BY ARCHITECT	
MP-1	PREFINISHED METAL PANEL CANOPY	PAC CLAD OR APPROVED EQUAL	BLACK	
ST-1	GLASS STOREFRONT SYSTEM	KAWNEER OR APPROVED EQUAL	BLACK	



6 A4.00 **EMMA LOOKING SE**



7 A4.00 **Park & Emma Looking SW**

PER SECTION 3.0 BUILDING ENVELOPE STANDARDS NEIGHBORHOOD CENTER TYPE 1 (NC1) & SECTION 4.0 BUILDING DEVELOPMENT STANDARDS:

MATERIAL CALCULATIONS:
PRIMARY MATERIALS: 97%
1. MASONRY: 64%
2. GLASS: 33%
ACCENT MATERIALS: 3%
1. METAL TRIM: 3%
2. MASONRY TRIM: <1%



3 A4.00 **EMMA NORTH ELEVATION - PRIMARY BUILDING FACADE**
1/16" = 1'-0"

PER SECTION 3.0 BUILDING ENVELOPE STANDARDS NEIGHBORHOOD CENTER TYPE 1 (NC1) & SECTION 4.0 BUILDING DEVELOPMENT STANDARDS:

MATERIAL CALCULATIONS:
PRIMARY MATERIALS - 95%
1. MASONRY: 76 %
2. GLASS: 19%

ACCENT MATERIAL - 5%
1. PREFINISHED METAL PANEL: 5%



2 A4.00 **SOUTH ELEVATION - SECONDARY BUILDING FACADE**
1/16" = 1'-0"

NOTE: ANY SECONDARY BULDING FACADE SHALL HAVE LEVEL OF TRIM AND FINISH COMPATIBLE WITH THE PRIMARY BUILDING FACADES. CONVERSION FROM PRIMARY TO SECONDARY MATERIALS SHALL OCCUR IN ACCORDANCE WITH THE PLANE BREAK REQUIREMENTS. AREAS WITHOUT WINDOWS OR DOORS ARE ONLY ALLOWED ON SIDE SETBACKS AND REAR SETBACKS AND SHOULD COMPLEMENT THE PRIMARY BUILDING FACADES PROVIDING SOME LEVEL OF RELIEF IN THE WALL.

1 A4.00 **EAST ELEVATION - PRIMARY BUILDING FACADE**
1/16" = 1'-0"

b·u·f STUDIO
702 SE 5TH ST. SUITE 30
BENTONVILLE, AR 72712
TEL: 479.321.0478

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Contractor is responsible for confirming and correlating dimensions at job site; the Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

CLIENT NAME
BLUE CRANE, LLC
702 SE 5TH ST.
BENTONVILLE, AR 72712

DESIGN ARCHITECT
ARCHITECTS 226, INC.
RUSSELL RUDZINSKI

CIVIL CONSULTANT
FERDI FOURIE, P.E.
CIVIL DESIGN ENGINEERS, INC. P.O.
BOX 56 CAVE SPRINGS, AR 72718

MEP CONSULTANT
HSA ENGINEERING
7405 ELLIS ST. FORT
SMITH, AR 72916

STRUCTURAL CONSULTANT

VIA EMMA

EMMA AVE & PARK ST.
SPRINGDALE, AR 72764

NOT FOR CONSTRUCTION

10/08/2021

Architect Name - RYAN M. FAUST
Architect Number - 4711

THE SEAL & SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED & WE EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT.

REVISIONS

NO.	DATE	DESCRIPTION
1	10/21/2021	REV 1

Drawing Size:	*Project #:*
24 x 36	21005
Drawn By:	*Checked By:*
KB	RMF

Title:
EXTERIOR ELEVATIONS

Sheet Number:
A4.00

Date: 10/08/2021

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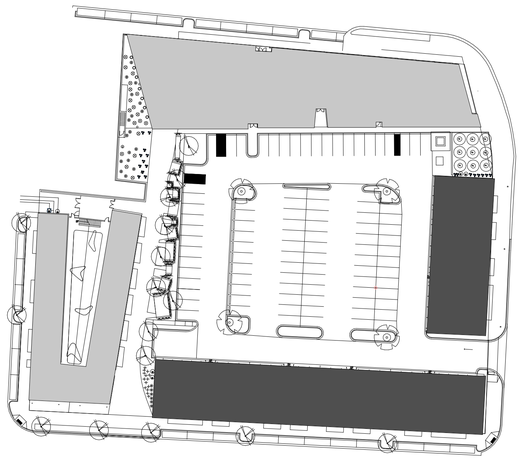

3 A4.00 **KEY PLAN**
1" = 60'-0"

EXTERIOR MATERIAL SCHEDULE				
MARK	DESCRIPTION	MANUFACTURER	COLOR	COMMENTS
BK-2	DARK BRICK MASONRY	SIOUX CITY BRICK OR APPROVED EQUAL	FINAL COLOR TO BE SELECTED BY ARCHITECT	
MP-2	PREFINISHED METAL PANEL	PAC CLAD OR APPROVED EQUAL	FINAL COLOR TO BE SELECTED BY ARCHITECT	



4 A4.00 **9 MEADOW AND PARK**

PER SECTION 3.0 BUILDING ENVELOPE STANDARDS NEIGHBORHOOD CENTER TYPE 1 (NC1) & SECTION 4.0 BUILDING DEVELOPMENT STANDARDS:

MATERIAL CALCULATIONS:
PRIMARY MATERIALS - 94%
1. MASONRY: 73 %
2. GLASS: 21%

ACCENT MATERIAL - 4%
1. PREFINISHED METAL PANEL: 4%

TRIM MATERIAL - 2%
1. PREFINISHED METAL: 2%



2 A4.00 **PARK EAST ELEVATION - PRIMARY BUILDING FACADE**
1/8" = 1'-0"



1 A4.00 **PARK WEST- SECONDARY BUILDING FACADE**
1/8" = 1'-0"

NOTE: ANY SECONDARY BULDING FACADE SHALL HAVE LEVEL OF TRIM AND FINISH COMPATIBLE WITH THE PRIMARY BUILDING FACADES.
CONVERSION FROM PRIMARY TO SECONDARY MATERIALS SHALL OCCUR IN ACCORDANCE WITH THE PLANE BREAK REQUIREMENTS.
AREAS WITHOUT WINDOWS OR DOORS ARE ONLY ALLOWED ON SIDE SETBACKS AND REAR SETBACKS AND SHOULD COMPLEMENT THE PRIMARY BUILDING FACADES PROVIDING SOME LEVEL OF RELIEF IN THE WALL.

b·u·f STUDIO
702 SE 5TH ST. SUITE 30
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CIVIL DESIGN ENGINEERS, INC. P.O.
BOX 56 CAVE SPRINGS, AR 72718

MEP CONSULTANT
HSA ENGINEERS
7405 ELLIS ST.
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REVISIONS

NO.	DATE	DESCRIPTION
1	10/21/2021	REV 1

Drawing Size:	*Project #:*
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Drawn By:	*Checked By:*
KB	RMF

Title:
PARK EXTERIOR ELEVATIONS

Sheet Number:
A4.00

Date: 10/08/2021

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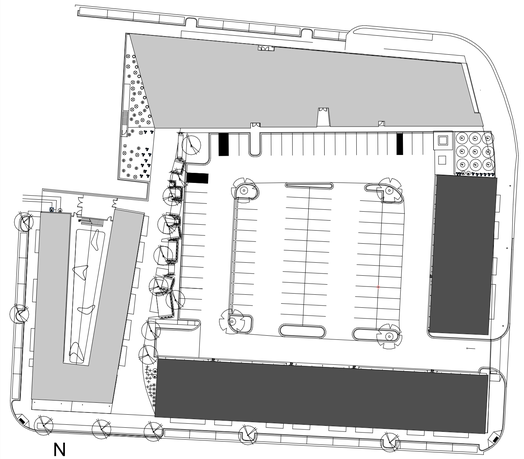

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3 A4.01 **KEY PLAN**
1" = 60'-0"

EXTERIOR MATERIAL SCHEDULE				
MARK	DESCRIPTION	MANUFACTURER	COLOR	COMMENTS
BK-2	DARK BRICK MASONRY	SIOUX CITY BRICK OR APPROVED EQUAL	FINAL COLOR TO BE SELECTED BY ARCHITECT	
MP-2	PREFINISHED METAL PANEL	PAC CLAD OR APPROVED EQUAL	FINAL COLOR TO BE SELECTED BY ARCHITECT	



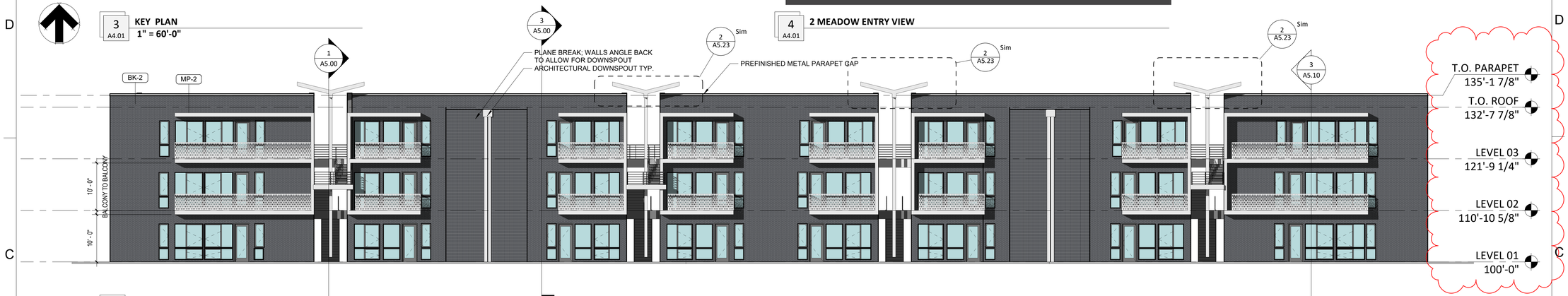
4 A4.01 **2 MEADOW ENTRY VIEW**

PER SECTION 3.0 BUILDING ENVELOPE STANDARDS NEIGHBORHOOD CENTER TYPE 1 (NC1) & SECTION 4.0 BUILDING DEVELOPMENT STANDARDS:

MATERIAL CALCULATIONS:
PRIMARY MATERIALS - 94%
1. MASONRY: 71 %
2. GLASS: 23%

ACCENT MATERIAL - 4%
1. PREFINISHED METAL PANEL: 4%

TRIM MATERIAL - 2%
1. PREFINISHED METAL: 2%



2 A4.01 **MEADOW SOUTH - PRIMARY BUILDING FACADE**
3/32" = 1'-0"



1 A4.01 **MEADOW NORTH - SECONDARY BUILDING FACADE**
3/32" = 1'-0"

NOTE: ANY SECONDARY BUILDING FACADE SHALL HAVE LEVEL OF TRIM AND FINISH COMPATIBLE WITH THE PRIMARY BUILDING FACADES.
CONVERSION FROM PRIMARY TO SECONDARY MATERIALS SHALL OCCUR IN ACCORDANCE WITH THE PLANE BREAK REQUIREMENTS.
AREAS WITHOUT WINDOWS OR DOORS ARE ONLY ALLOWED ON SIDE SETBACKS AND REAR SETBACKS AND SHOULD COMPLEMENT THE PRIMARY BUILDING FACADES PROVIDING SOME LEVEL OF RELIEF IN THE WALL.

b·u·f STUDIO

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10/08/2021

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REVISIONS

NO.	DATE	DESCRIPTION
1	10/21/2021	REV 1

Drawing Size: 24 x 36
Project #: 21005
Drawn By: KB
Checked By: RMF

Title:
MEADOW EXTERIOR ELEVATIONS

Sheet Number:
A4.01

Date: 10/08/2021

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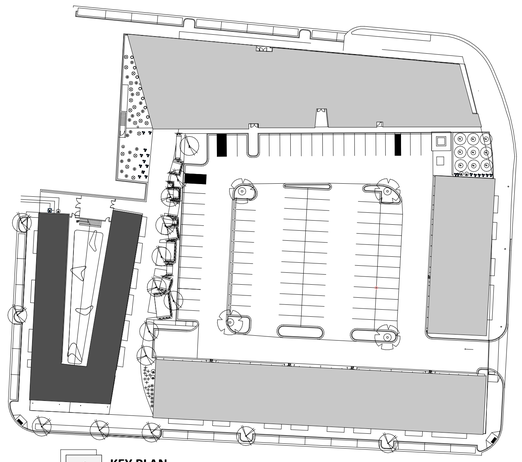


4 A4.00 **KEY PLAN**
1" = 60'-0"

EXTERIOR MATERIAL SCHEDULE				
MARK	DESCRIPTION	MANUFACTURER	COLOR	COMMENTS
BK-2	DARK BRICK MASONRY	SIOUX CITY BRICK OR APPROVED EQUAL	FINAL COLOR TO BE SELECTED BY ARCHITECT	
MP-2	PREFINISHED METAL PANEL	PAC CLAD OR APPROVED EQUAL	FINAL COLOR TO BE SELECTED BY ARCHITECT	
ST-1	GLASS STOREFRONT SYSTEM	KAWNEER OR APPROVED EQUAL	FINAL COLOR TO BE SELECTED BY ARCHITECT	



5 A4.00 **4 WATER AND MEADOW**



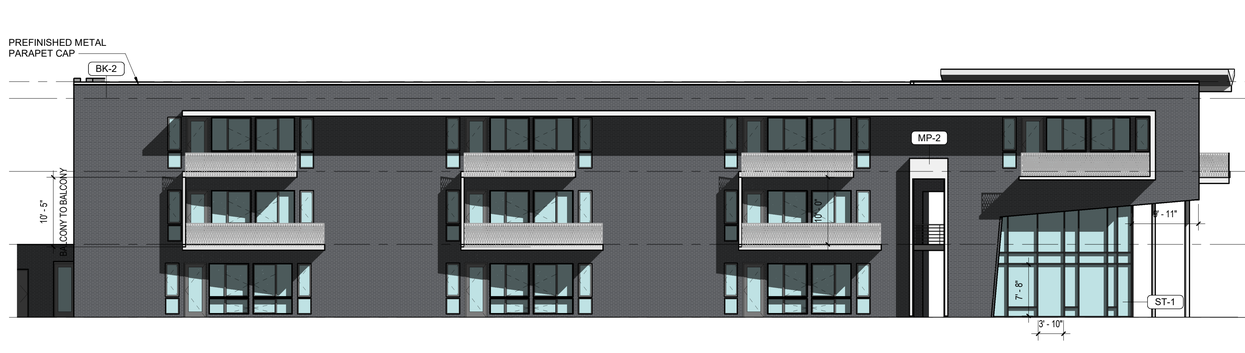
3 A4.00 **EAST ELEVATION - SECONDARY BUILDING FACADE**
3/32" = 1'-0"

PER SECTION 3.0 BUILDING ENVELOPE STANDARDS NEIGHBORHOOD CENTER TYPE 1 (NC1) & SECTION 4.0 BUILDING DEVELOPMENT STANDARDS:

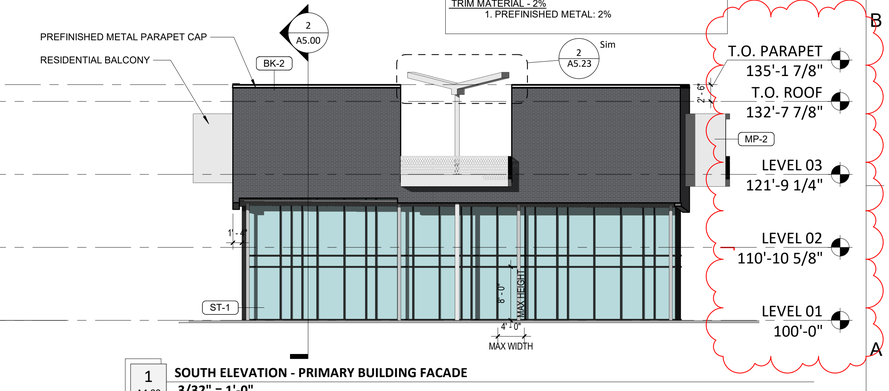
MATERIAL CALCULATIONS:
PRIMARY MATERIALS - 93%
1. MASONRY: 44 %
2. GLASS: 49%

ACCENT MATERIAL - 5%
1. PREFINISHED METAL PANEL: 5%

TRIM MATERIAL - 2%
1. PREFINISHED METAL: 2%



2 A4.00 **WEST ELEVATION (SIDE STREET PER REGULATING PLAN 2.2 STREET TYPES)**
3/32" = 1'-0"



1 A4.00 **SOUTH ELEVATION - PRIMARY BUILDING FACADE**
3/32" = 1'-0"

NOTE: ANY SECONDARY BULDING FACADE SHALL HAVE LEVEL OF TRIM AND FINISH COMPATIBLE WITH THE PRIMARY BUILDING FACADES.
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b·u·f STUDIO

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NO.	DATE	DESCRIPTION
1	10/21/2021	REV 1

Drawing Size:	*Project #:*
24 x 36	21005
Drawn By:	*Checked By:*
KB	RMF

Title:
EXTERIOR ELEVATIONS

Sheet Number:
A4.00

Date: 10/08/2021

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LARGE-SCALE DEVELOPMENT DRAWINGS

VIA EMMA

A RESIDENTIAL AND COMMERCIAL MIXED-USE COMMUNITY

500 EAST EMMA STREET

CITY OF SPRINGDALE, ARKANSAS

REVISION 1
OCTOBER, 2021
LARGE-SCALE DEVELOPMENT
L21-35

CONTACT LIST:

CITY OF SPRINGDALE PLANNING
CONTACT: PATSY CHRISTIE, DIRECTOR
201 SPRING STREET
SPRINGDALE, AR 72764
PHONE: (479) 750-8550
EMAIL: pchristie@springdaleAR.gov

SPRINGDALE WATER UTILITIES
CONTACT: RICK PULVIRENTI, CHIEF OPERATING OFFICER/DIRECTOR OF ENGINEERING
526 OAK AVENUE
SPRINGDALE, AR 72764
PHONE: (479) 751-5751
FAX: (479) 750-4039

PUBLIC WORKS (STREET)
CONTACT : BRAD BALDWIN, DIRECTOR
269 EAST RANDALL WOBBE LN
SPRINGDALE, AR 72764
PHONE: (479) 750-8135
FAX: (479) 750-8504
EMAIL: bbaldwin@springdaleAR.gov

SPRINGDALE FIRE DEPARTMENT
CONTACT: BLAKE HOLTE, FIRE MARSHAL
417 HOLCOMB STREET
SPRINGDALE, AR 72765
PHONE: (479) 751-8191
FAX: (479) 750-8104

ELECTRIC : OZARKS ELECTRIC COOPERATIVE
3641 WEDINGTON DRIVE
P.O BOX 848
FAYETTEVILLE, AR 72702
PHONE: (479) 521-2900

STATE OF ARKANSAS
ARKANSAS DEPARTMENT OF HEALTH
CONTACT: MR. CRAIG CORDER, P.E.
DIVISION OF ENGINEERING
4815 W. MARKHAM
LITTLE ROCK, AR 72205-3867
PHONE: (501) 661-2000

GAS UTILITY: BLACK HILLS ENERGY
655 E. MILLSAP DRIVE
FAYETTEVILLE, AR 72703

CABLE: COX COMMUNICATION
CONTACT: RANDY BUTLER
4901 S. 48TH ST
SPRINGDALE, AR 72762
PHONE: (479) 717-3738
FAX: (479) 872-0174

ARCHITECT:
BUF STUDIO
702 SE 5TH STREET STE 30
BENTONVILLE, AR 72712
PHONE: (479) 321-0478

CIVIL ENGINEER:
CIVIL DESIGN ENGINEERS, INC.
CONTACT: FERDINAND FOURIE, P.E.
PO BOX 56
CAVE SPRINGS, AR 72718
PHONE: (479) 381-1066
EMAIL: ffourie@civilde.com

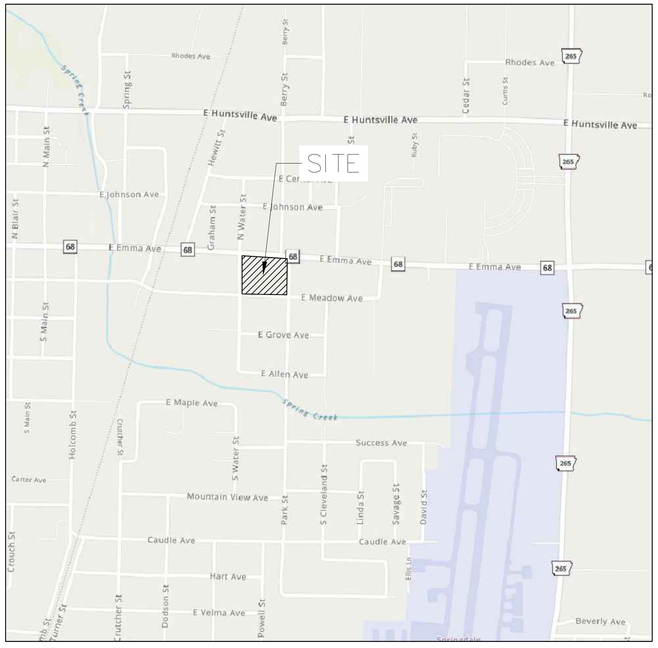
LAND SURVEYOR:
CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COORDINATING WITH ARKANSAS ONE-CALL AT 1-800-482-8998 A MIN. OF FORTY EIGHT (48) HOURS BEFORE ANY DIGGING BEGINS.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONDITIONS ON THE SITE DURING CONSTRUCTION AND MUST BE WITHIN INDUSTRY AND OSHA ACCEPTED STANDARDS FOR SAFETY AT ALL TIMES, INCLUDED BUT NOT LIMITED TO WORKING HOURS. THE ENGINEER SHALL NOT RESPONSIBLE TO MONITOR SAFETY STANDARDS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEMOLITION AND CONSTRUCTION MATERIALS, IN A LAWFUL MANNER, AT STATE AND FEDERALLY ACCEPTED SITES.
4. ALL DESIGNS SHOWN HEREIN ARE IN ACCORDANCE WITH THE INDUSTRY ACCEPTED STANDARDS AT THIS TIME.
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO NEIGHBORING PROPERTIES.
6. IN THE EVENT THAT THERE IS A QUESTION WITH REGARD TO THE DESIGN INTENT, THE CONTRACTOR SHALL CONSULT WITH THE ENGINEER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING IN ACCORDANCE WITH ALL MUNICIPALITY CONSTRUCTION STANDARDS, WHERE APPLICABLE.

PLANS PREPARED BY:

CIVIL DESIGN ENGINEERS, INC.
PO BOX 56
CAVE SPRINGS, AR 72718
479.381.1066



VICINITY MAP
N.T.S.



ARKANSAS COUNTY MAP
N.T.S.

SHEET INDEX

1. C1.0 – COVER SHEET
2. 1 – TOPOGRAPHIC AND BOUNDARY SURVEY
3. C2.0 – SITE PLAN
4. C3.0 – GRADING PLAN
5. C3.1 – EROSION CONTROL PLAN
6. C3.2 – STORM SEWER PLAN AND PROFILE 1
7. C3.3 – STORM SEWER PLAN AND PROFILE 2
8. C4.0 – UTILITY PLAN
9. C5.0 – LANDSCAPE PLAN
10. C6.0 – DETAIL SHEET 1
11. C6.1 – DETAIL SHEET 2
12. C6.2 – DETAIL SHEET 3

ACCESSIBILITY FOR PERSONS WITH DISABILITIES IN PARKING LOTS AND BUILDING APPROACHES SHALL BE AS REQUIRED BY THE CURRENT ADA AND AS MAY FROM TIME TO TIME BE AMENDED.

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."

1. CIVIL DESIGN ENGINEERS, INC. OR ITS DESIGNATED REPRESENTATIVE SHALL PROVIDE INSPECTION SERVICES DURING CONSTRUCTION OF PUBLIC UTILITIES.

PUBLIC WATER AND SEWER UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES AMENDED AUGUST 27, 2014

PRELIMINARY – NOT FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12538
FERDINAND FOURIE

10-21-2021

ARKANSAS REGISTERED PROFESSIONAL ENGINEER NO. 12538

NO.	DATE	BY	CKD	DESCRIPTION
REV 1	10-21-21	F.F.	F.F.	REVISED PER TECHNICAL PLAT REVIEW FOR LARGE-SCALE DEVELOPMENT

CIVIL DESIGN ENGINEERS, INC.
Springdale, Arkansas

VIA EMMA
A RESIDENTIAL AND COMMERCIAL MIXED-USE COMMUNITY
SPRINGDALE, ARKANSAS

COVER SHEET

CERTIFICATE OF AUTHORIZATION
CIVIL DESIGN ENGINEERS, INC.
#1642
ARKANSAS - ENGINEER

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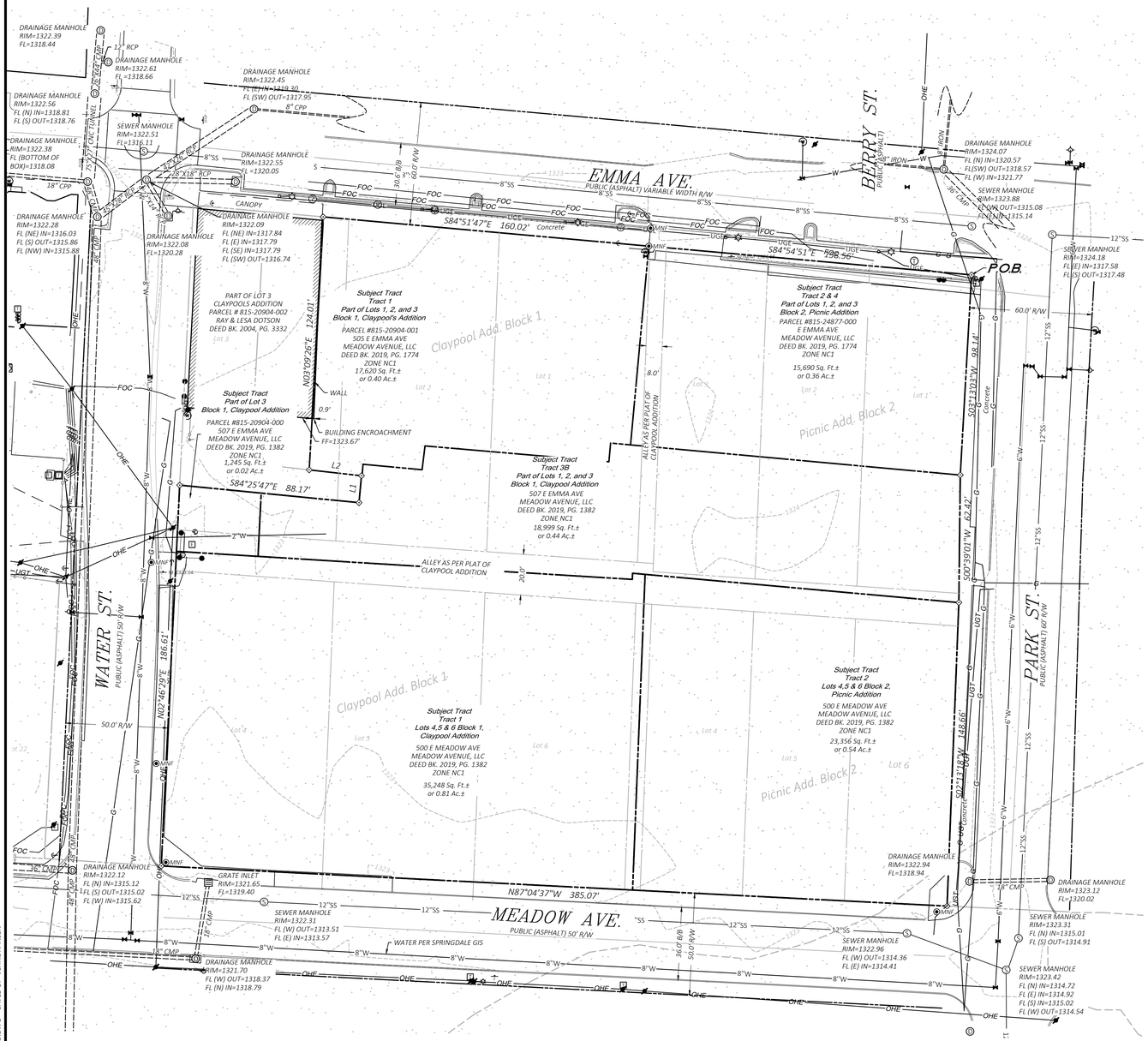
DATE	DRAWN
10-21-2021	FF
DESIGNED	CHECKED
FF	FF
SCALE	
AS NOTED	
PROJECT NO.	
1141	
SHEET	
C1.0	

PLOT DATE/TIME: Thursday, October 21, 2021 2:03:37 PM FILE #P:\1141 - 500 Emma Mixed Use - Springdale, AR\Drawings\1141prod.dwg



GENERAL NOTES:

1. *This survey does not purport to be a proposed tract split or replat, or any other subdivision plat as may be defined by city, county, or state law. The land owner is encouraged to check with the local planning/development authorities for proper platting procedures before proceeding with this development.*
2. *Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.*
3. *This plat represents an Boundary/Topograic Survey of the parcel recorded in Deed Records, FILE #'S 2017-00038147, 2004-00035427, & 2004-00035428 in the public records of Washington County, Arkansas.*
4. *The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.*
5. *Basis of Bearings: All bearings and distances shown hereon are grid based on Arkansas State Plane Coordinate System, NAD83, North Zone.*
6. *Basis of Elevation: NAVD88, established by static GPS observation processed with OPUS.*
7. *Site Benchmark: See table for benchmark information block.*
8. *This survey is valid only if the drawing includes the seal and signature of the surveyor.*
9. *This survey meets current Arkansas State Standards of Practice for Property Boundary Surveys and Plats.*
10. *This survey is based on a title commitment provided by Chicago Title Insurance Company, File Number 1815104-106 countersigned by Waco Title Company, Effective Date: December 11, 2018.*
11. *Declaration is made to the original purchaser of the survey and those listed in the certification for the use of this transaction only and is not transferable to any additional institutions or subsequent owners.*
12. *No attempt was made to show building setback lines graphically on the survey. The assignment, vacation, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdictional agency. Setback dimensions will be based on the orientation of the building(s) to be constructed as approved.*
13. *No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.*
14. *Multiple utility services are located within easements abutting or within the bounds of subject tract.*
15. *Underground utilities were located by visible above ground markings as marked by utility locators and shown hereon as located by CEI Engineering Associates, Inc. survey field crews. All utility locations shown hereon are approximate. All utilities may not have been marked/located by the appropriate locators. No excavation has taken place as of this date to determine the exact location of existing underground utilities shown on this survey.*
16. *The contractor is advised to contact the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contact all non-members as well as the One-Call System.*
17. *By scale map location and graphical plotting only. This property is located in shaded Zone "X" which are areas of 0.2% annual flood chance; areas of 1% annual flood with average depths of less that 1 foot or with drainage areas less than 1 square mile; and area protected by levees from 1% annual chance flood as determined by the National Flood Insurance, Flood Insurance Rate Map for Washington County, Arkansas.*
   Map Number: 05143C0070F
   Map Revised: May 16, 2008
18. *No current zoning report or letter regarding zoning classification was provided to the Surveyor, the following information was obtained from Downtown Springdale Form-Based Code, City of Springdale, Chapter 32. This property is Existing Public Park (City Owned).*

SURVEY DESCRIPTION

A Tract of land being all of Lots 1, 2, 3, 4, 5, and 6, Block 2 of Picnic Addition and a portion of an 8' alley and also all of Lots 1, 4, 5, and 6, Block 1 of Claypool addition and a portion of Lots 2 and 3, of said Block 1 of Washington County, Arkansas.

BEGINNING at a chiseled "X" being the Northeast corner of Picnic Addition, Block 2;

THENCE along the East boundary line of said Block 2, South 03°13'03" West a distance of 98.14 feet to a 1/2-inch rebar with a cap stamped LS 1005 also being the Southeast corner of Lot 1 of Picnic Addition, Block 2;

THENCE continuing along said East boundary line, South 00°39'01" West a distance of 62.42 feet to a mag nail with washer stamped LS 1618;

THENCE continuing along said East boundary line, South 02°13'18" West a distance of 148.66 feet to a mag nail with a washer stamped LS 1618 also being the Southeast Corner of aforementioned Block 2;

THENCE along the South boundary line of said Picnic Addition, Block 2, North 87°04'37" West a distance of 154.10 feet to a mag nail with a washer stamped LS 1618 and also being the Southeast corner of Claypool Addition, Block 1;

THENCE along the South line of said Claypool Addition, North 87°04'37" West a distance of 230.97 feet to a mag nail with a washer stamped LS 1618 also being the Southwest corner of said Claypool Addition;

THENCE along the West boundary line of said Claypool Addition, North 02°46'29" East a distance of 186.61 feet to a mag nail with a washer stamped LS 1618;

THENCE South 84°25'47" East a distance of 88.17 feet to the West face of a concrete wall;

THENCE along said concrete wall, North 05°16'13" East a distance of 13.20 feet to the South face of a concrete wall;

THENCE North 83°33'41" West a distance of 25.75 feet to a mag nail with a washer stamped LS 1618;

THENCE North 03°09'26" East a distance of 124.01 feet to a mag nail with a washer stamped LS 1618 and the North boundary line of aforementioned Claypool Addition, Block 1;

THENCE along said North boundary line, South 84°51'47" East a distance of 160.02 feet to a found mag nail;

*THENCE leaving said North boundary line of Claypool Addition and along the North line of aforementioned North boundary line of Picnic Addition, Block 2, South 84°**54'51"** **East a distance of 158.56 feet to the POINT OF BEGINNING containing 112,184 square feet or 2.58 acres, more or less.***

A Tract of land being a portion of Lot 21 and all of Lot 22, Block 1 of Brooks Addition of Washington County, Arkansas.

COMMENCING at a 1/2-inch rebar being the Southwest corner of Lot 18 of said Brooks Addition, Block 1;

THENCE along the South boundary line of said Brooks Addition, South 87°04'33" East a distance of 155.37 feet to a 5/8-inch rebar with a cap stamped LS 1214 and the POINT OF BEGINNING;

THENCE North 03°13'04" East a distance of 143.14 feet to a 5/8-inch rebar with a cap stamped LS 1214 and the North boundary line of said Brooks Addition;

THENCE along said North boundary line, South 82°09'38" East a distance of 90.84 feet to a 5/8-inch rebar with a cap stamped LS 1618 and being the Northeast corner of Lot 22 of Brooks Addition, Block 1;

THENCE along the East boundary line of said Brooks Addition, South 03°07'50" West a distance of 135.36 feet to a 5/8-inch rebar with a cap stamped LS 1618 and being the Southeast corner of said Brooks Addition;

THENCE along the South boundary line of said Brooks Addition, North 87°04'33" West a distance of 90.75 feet to the POINT OF BEGINNING containing 12,996 square feet or 0.30 acres, more or less.

Benchmark Information

Benchmark #1: Mag Nail
N: 680535.21'
E: 684890.77'
Elev.: 1322.65'

Benchmark #2: Mag Nail
N: 680364.17'
E: 685275.15'
Elev.: 1323.05'

Owner

Parcel #'s 815-20904-001, 815-24877-000, 815-20904-000, 815-209905-000, & 815-24878-000
Meadow Avenue, LLC
6505 E Central Ave. #289
Wichita, KS 67206

Surveyors:

CEI Engineering Associated, Inc.
3108 SW Regency Parkway
Bentonville, AR 72758
Phone: (479) 273-9472
Fax:(479) 271-0536
Surveyor: Dustin Riley

Property Line Table		
Line #	Direction	Length
L1	N05°16'13"E	13.20'
L2	N83°33'41"W	25.75'

0 30' 45' 60'
SCALE IN FEET

Legend

- Boundary Line
- Adjoining Boundary Line
- Lot Line
- Flood Hazard Line
- Break Line
- G — Gas Line
- FOC — Underground Fiber Optic Line
- OHE — Overhead Electric Line
- SS — Sanitary Sewer Line
- (Size) — Storm Drainage Pipe
- UGT — Underground Telephone Line
- W — Water Line
- UGE — Underground Electric Line
- Benchmark (BM)
- Set 5/8" Rebar "LS#1618"
- Found Nail (As Noted)
- Gas Meter
- Electric Meter
- Water Meter
- Drainage Manhole (DMH)
- Grate Inlet (GI)
- Fire Hydrant
- Sewer Manhole (SMH)
- Sewer Clean Out
- Guy Wire / Anchor
- Utility Pole
- Light on Utility Pole
- Light Pole Overhanging
- Electric Riser
- Telephone Riser
- Water Valve
- Traffic Sign (Type of Sign)
- Bollard / Guard Post
- Telephone Vault
- Telephone Manhole (TMH)
- Unknown Manhole
- Irrigation Control Box
- Air Conditioner Unit
- Warning Fiber Optic Line Sign
- Warning Telephone Line Sign
- (Size) — Tree (Deciduous)
- FEMA Zone "X" shaded

State Survey Code: 500-18N-30W-0-36-230-72-1618

SURVEYOR'S TOPOGRAPHIC/BOUNDARY CERTIFICATION:

I, Dustin Riely, hereby certify that this plat represents a Topographic and Boundary Survey, all monuments were found or set as shown, and the topographic and physical features shown are a true representation of what was found to the best of my knowledge and ability, and the survey has been performed in compliance with the State Minimum Standards for Survey of this type. No statement or certification, written or implied, is made regarding the existence or absence of peculiar subsurface conditions, flood hazards, ecological concerns, easements, or any facts that an accurate and complete title search would disclose, unless, it is specifically stated or shown.

Dustin Riley, Arkansas PLS #1618 — *Date*

CERTIFICATE OF AUTHORIZATION
CEI Engineering Associates, Inc. No. 118
ARKANSAS ENGINEER

CEI
Solutions for Land and Life

CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 100
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732
BRANCH TBPLS FIRM #10194234

Boundary/Topograic Survey
Meadow Avenue, LLC
Emma Ave. & Meadow Ave.
Springdale, Washington County, Arkansas

Preliminary
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

PROFESSIONAL OF RECORD	DGR
DESIGNER	JDS
FIELD WORK	KTC
CEI PROJECT NUMBER	32318
DATE	9/10/2021
REVISION	REV-0

Boundary/Topograic Survey

SHEET TITLE

SHEET NUMBER

1 OF 1

DRAWING LOCATION - S:\32000\32318\DRAWINGS SURVEY\SURVEY\WORKING\32318_TOPO.DWG -- SAVED BY - JCHRISTIANSEN

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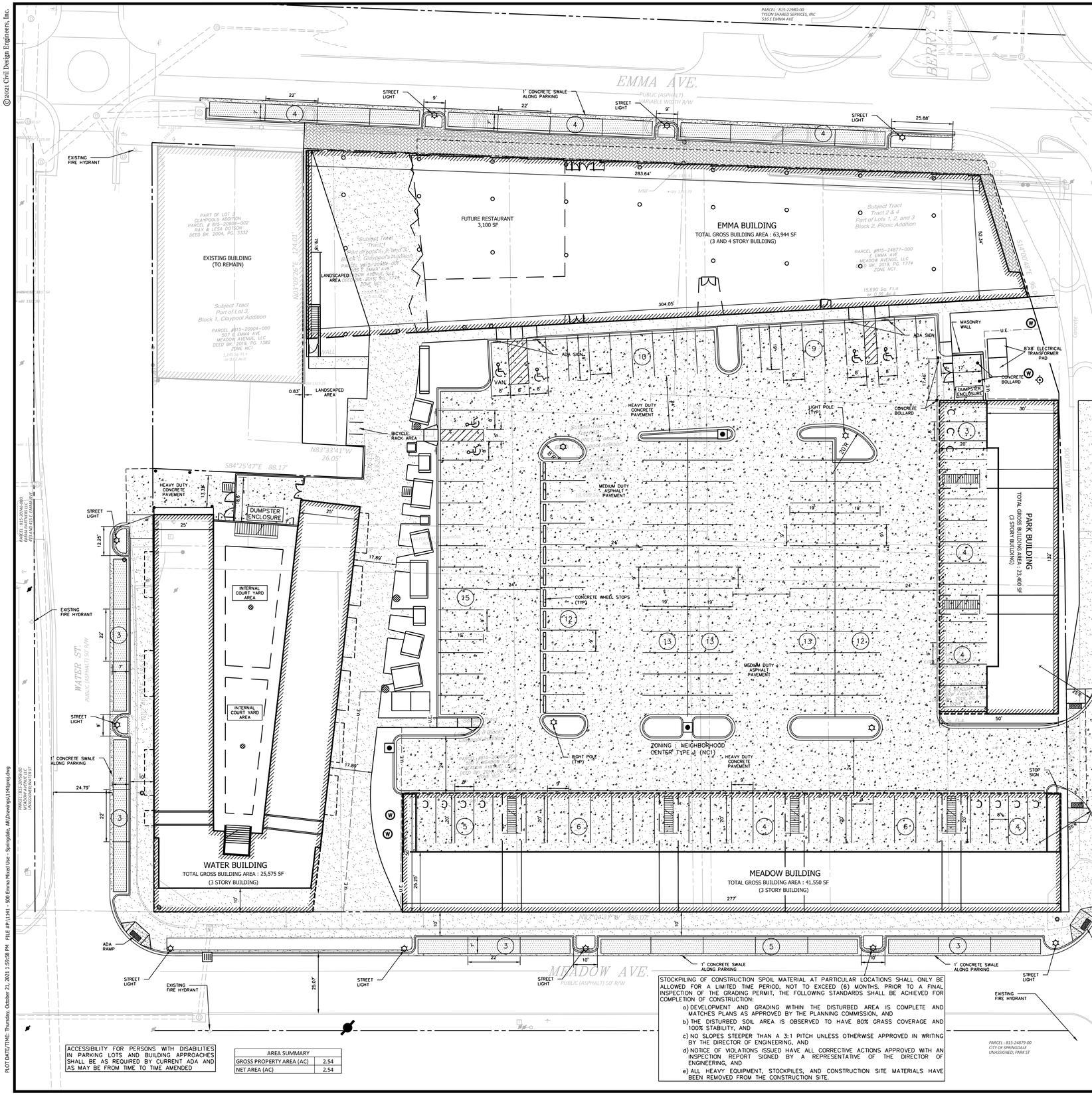

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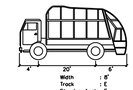
GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 INCH = 20 FEET



DUMPSTER (SU BUS)

LEGEND

EXISTING	PROPOSED
	IRON PIN/PIPE FOUND
	IRON PIN SET
	BENCHMARK
	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	CURB AND GUTTER
	SIGN
	FIRE LANE STRIPING
	LIGHT POLE (SINGLE)
	FIREHYDRANT ASSEMBLY
	STOP BAR
	MEDIUM DUTY ASPHALT PAVEMENT
	HEAVY DUTY CONCRETE PAVING
	CONCRETE SIDEWALK
	BRICK PAVER
	SPRINGDALE STREET PAVING
	PARKING COUNT
	COMPACT PARK SPACE PAVEMENT MARKING (8'X20')

STOP

BUILDING AND PARKING SUMMARY TABLE

DESCRIPTION	NUMBER OF UNITS	UNIT AREA (SF)	TOTAL AREA (SF)	PARKING SPACES REQUIRED	ADA SPACES REQUIRED	PARKING SPACES PROVIDED INTERIOR	ADA PROVIDED
EMMA BUILDING							
STUDIO	18	500	9000	18			
1-BEDROOM UNIT	15	720	10800	15			
2-BEDROOM UNIT	15	1040	15600	15			
TOTAL RESIDENTIAL	48		35400		2	50	2
COMMERCIAL/RETAIL UNIT	6		10279	3			
TOTAL RESIDENTIAL AND COMMERCIAL	54		45679	51			
PARK BUILDING							
STUDIO	5	568	2840	5			
1-BEDROOM UNIT	10	680	6800	10			
2-BEDROOM UNIT	5	1060	5300	5	1	20	1
TOTAL RESIDENTIAL	20		14940	20			
MEADOW BUILDING							
STUDIO	10	568	5680	10			
1-BEDROOM UNIT	20	680	13600	20			
2-BEDROOM UNIT	10	1060	10600	10	2	40	2
TOTAL RESIDENTIAL	40		29880	40			
WATER BUILDING							
STUDIO	12	560	6720	12			
1-BEDROOM UNIT	0	0	0				
2-BEDROOM UNIT	11	1040	11440	11	1	23	1
TOTAL RESIDENTIAL	23		18160	23			
RESIDENTIAL GRAND TOTAL PROJECT	131		98380	134	6	133	6
ADDITIONAL EXTERIOR SPACES PROVIDED						28	
TOTAL INTERIOR AND EXTERIOR SPACES						161	
TOTAL COMPACT SPACES						12	

CURRENT ZONING : NEIGBORHOOD CENTER TYPE 1 (NC1)

GENERAL SITE NOTES:

1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COORDINATING WITH ARKANSAS ONE-CALL AT 1-800-482-8998 A MIN. OF TWENTY-FOUR (24) HOURS BEFORE ANY DIGGING BEGINS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONDITIONS ON THE SITE DURING CONSTRUCTION AND MUST BE WITHIN INDUSTRY AND OSHA ACCEPTED STANDARDS FOR SAFETY AT ALL TIMES, INCLUDED BUT NOT LIMITED TO WORKING HOURS. THE ENGINEER SHALL NOT BE RESPONSIBLE TO MONITOR SAFETY STANDARDS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEMOLITION AND CONSTRUCTION MATERIALS, IN A LAWFUL MANNER, AT STATE AND FEDERALLY ACCEPTED SITES.
4. ALL DESIGNS SHOWN HEREIN ARE IN ACCORDANCE WITH THE INDUSTRY ACCEPTED STANDARDS AT THIS TIME.
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO NEIGHBORING PROPERTIES.
6. IN THE EVENT THAT THERE IS A QUESTION WITH REGARD TO THE DESIGN INTENT, THE CONTRACTOR SHALL CONSULT WITH THE ENGINEER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING IN ACCORDANCE WITH ALL MUNICIPALITY CONSTRUCTION STANDARDS.
8. MAINTENANCE OF TRAFFIC DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR LIMITED TIME PERIOD, NOT TO EXCEED 6 MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:

ACCESSIBILITY FOR PERSONS WITH DISABILITIES IN PARKING LOTS AND BUILDING APPROACHES SHALL BE AS REQUIRED BY CURRENT ADA AND AS MAY BE FROM TIME TO TIME AMENDED

AREA SUMMARY	
GROSS PROPERTY AREA (AC)	2.54
NET AREA (AC)	2.54

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.

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CIVIL DESIGN ENGINEERS, INC.
Springdale, Arkansas

VIA EMMA
A RESIDENTIAL AND COMMERCIAL MIXED-USE COMMUNITY
SPRINGDALE, ARKANSAS

SITE PLAN

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12538
FERNANDO FOURIE

DATE: 10-21-2021

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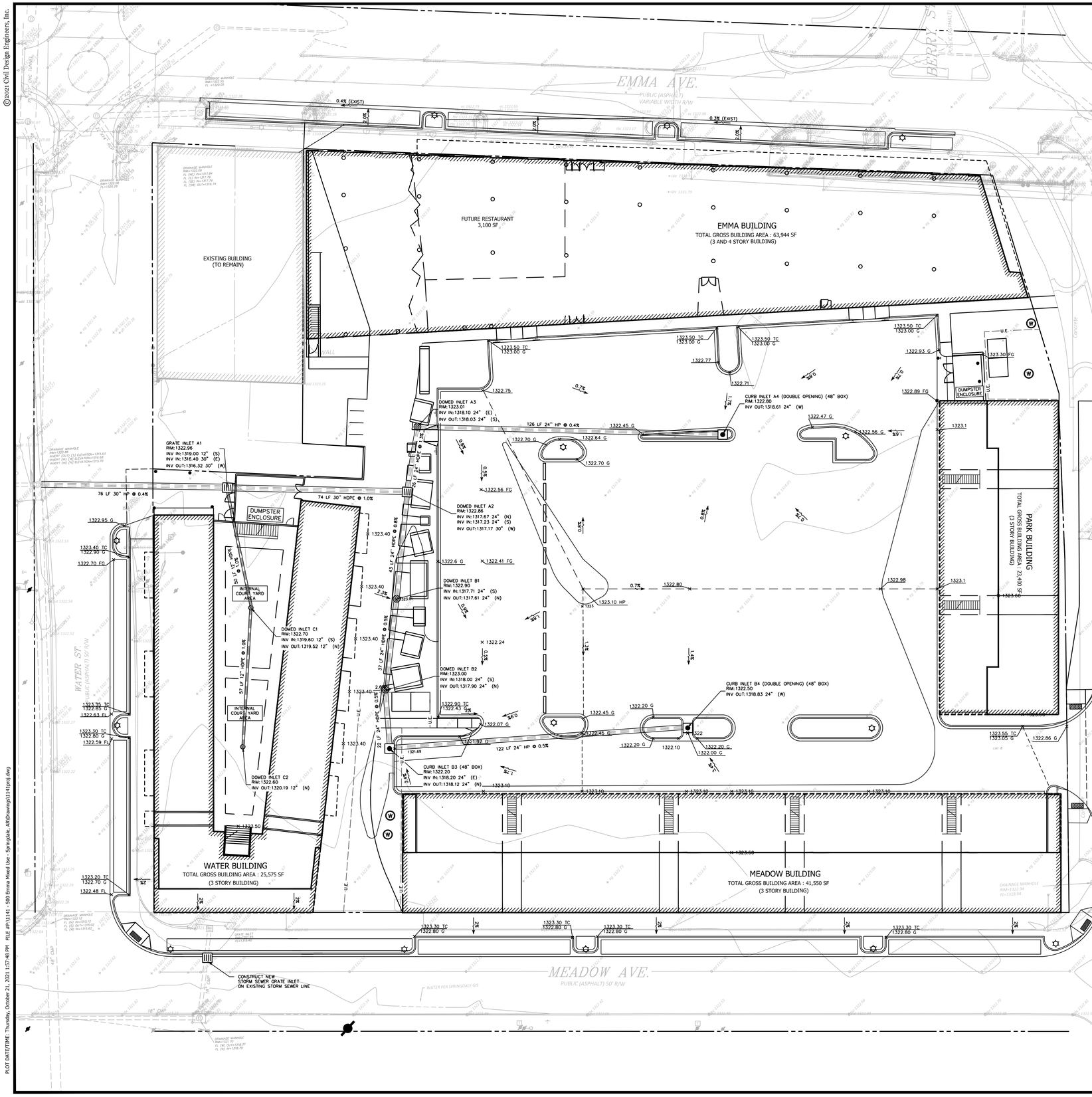

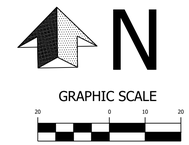

LEGEND

EXISTING		PROPOSED
●	IRON PIN/PIPE FOUND	
○	IRON PIN SET	
	BENCHMARK	
	BOUNDARY LINE	
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	BUILDING SETBACK LINE	
	CURB AND GUTTER	
	SIGN	
XXXX / XXXX	SPOT ELEVATION	
TC	TOP OF CURB	
G	GUTTER	
TW	TOP OF WALL	
FG	FINISHED GRADE	
	FLARED END SECTION	
	UNDERGROUND STORM DRAINAGE SYSTEM	
	DOMED INLET WITH RISER	
	CURB INLET	
	FULL DEPTH AHTD CLASS 7 BACKFILL	
	GRADED SWALE	
	4" CURB INLET EXTENSION	

GENERAL:

- CONTRACTOR SHALL INSTALL/USE ALL REQUIRED EQUIPMENT SO AS TO COMPLY WITH ALL SAFETY STANDARDS DICTATED BY OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS.
- CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANY AS LISTED ON THE COVER SHEET FOR ADJUSTMENT OF UTILITY LINES AFFECTED BY CUT AND FILL.
- AREAS TO BE GRADED SHALL BE CLEARED AND GRUBBED SO AS TO REMOVE ALL ORGANIC MATERIAL INCLUDING BUT NOT LIMITED TO VEGETATION, TREES, ROOTS, DEBRIS OR OTHER MATERIALS THAT WOULD AFFECT THE STABILITY OF THE FILL. IF UNCERTAINTY EXISTS AS TO THE SUITABILITY OF ANY MATERIAL, THE CONTRACTOR SHALL HAVE A REGISTERED GEOTECHNICAL ENGINEER MAKE THE FINAL DETERMINATION.
- CONTRACTOR SHALL ENSURE THAT THE FILL MATERIAL BE FREE OF ORGANIC MATERIALS, FROZEN MATERIALS, MUCK, HIGHLY COMPRESSIBLE MATERIALS, ROCKS, RUBBISH, TIMBER, BRUSH, STUMPS, BUILDING DEBRIS, AND OTHER MATERIALS THAT WOULD NEGATIVELY AFFECT THE FILL MATERIAL.
- CONTRACTOR SHALL STOCK PILE AND MAINTAIN ALL GOOD TOP SOIL REMOVED FROM AREAS TO BE GRADED AND FILLED FOR USE IN FINAL GRADING ALL CRITICAL / UNPAVED AREAS.
- CONTRACTOR SHALL PROOF ROLL SUBGRADE OF ALL AREAS TO BE PAVED PRIOR TO INSTALLATION OF PAVING MATERIALS. ANY SOFT AREAS SHALL BE REMOVED AND REPLACED WITH SELECT FILL AND COMPACTED AS NOTED IN THE PAVEMENT SECTION SHOWN ON THE DETAIL SHEET.
- CONTRACTOR HAS THE OPTION TO BID EITHER RCP OR ULTRA-FLO (HDPE) PIPE WHERE THE WORD "PIPE" IS INDICATED, UNLESS OTHERWISE CALLED OUT.
- DESIGN OF UNDERGROUND STORM WATER SYSTEM IS BASED ON THE USE OF EITHER RCP, DUAL WALL POLYETHYLENE "ULTRA FLOW" PIPE OR PVC AND A MANNING ROUGHNESS COEFFICIENT OF 0.013 HAS BEEN ASSUMED FOR DESIGN PURPOSES.
- PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND ENGINEER OF ANY CONFLICTS PRIOR CONSTRUCTION.

GENERAL FINISH GRADING NOTES

1. FINISHED GRADE AS INDICATED ON THESE DRAWINGS ARE THE TOP OF FINSHED SURFACE, IE. TOP OF PAVEMENT OR TOP OF SOD/SEEDED FINISHED ELEVATION.
2. BUILDING FINISHED FLOOR ELEVATIONS (FFE) IS THE TOP OF THE BUILDING FLOOR SLABS
3. THE GRADING CONTOURS AS PROVIDED ON THESE DRAWINGS IS TO CONVEY FINAL GRADING INTENT, AND ARE NOT EXACT

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
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EMMA AVE.
PUBLIC (ASPHALT)
VARIABLE WIDTH R/W

BERRY ST.
PUBLIC (ASPHALT)

PARK ST.
PUBLIC (ASPHALT) 60' R/W

WATER ST.
PUBLIC (ASPHALT) 50' R/W

MEADOW AVE.
PUBLIC (ASPHALT) 50' R/W

EMMA BUILDING
TOTAL GROSS BUILDING AREA : 63,944 SF
(3 AND 4 STORY BUILDING)

FUTURE RESTAURANT
3,100 SF

EXISTING BUILDING
(TO REMAIN)

PARK BUILDING
TOTAL GROSS BUILDING AREA : 22,400 SF
(3 STORY BUILDING)

WATER BUILDING
TOTAL GROSS BUILDING AREA : 25,575 SF
(3 STORY BUILDING)

MEADOW BUILDING
TOTAL GROSS BUILDING AREA : 41,550 SF
(3 STORY BUILDING)

AREA OF DISTURBANCE
3.0 ACRES

TEMPORARY CURB INLET PROTECTION

TEMPORARY DOME INLET PROTECTION

TEMPORARY SILT FENCE
(± 620 LF)

DUMPSTER ENCLOSURE

CONSTRUCTION ENTRANCE

TEMPORARY CONCRETE WASHOUT

SWPPP MAILBOX

INTERNAL COURTYARD AREA

CURB INLET PROTECTION

CONSTRUCT NEW STORM SEWER GRATE INLET ON EXISTING STORM SEWER LINE

Subject Tract
Tract 1
Part of Lots 1, 2, and 3
Block 1, Claypool's Addition
PARCEL #815-20904-001
507 E EMMA AVE.
MEADOW AVENUE, LLC
DEED BK. 2019, PG. 1774
ZONE: NC1
17,620 Sq. Ft.±
or 0.40 Ac.±

Subject Tract
Part of Lot 3
Block 1, Claypool Addition
PARCEL #815-20904-000
507 E EMMA AVE.
MEADOW AVENUE, LLC
DEED BK. 2019, PG. 1382
ZONE: NC1
1,245 Sq. Ft.±
or 0.02 Ac.±

Subject Tract
Tract 2 & 4
Part of Lots 1, 2, and 3
Block 2, Picnic Addition
PARCEL #815-24877-000
E EMMA AVE
MEADOW AVENUE, LLC
DEED BK. 2019, PG. 1774
ZONE: NC1
15,690 Sq. Ft.±
or 0.36 Ac.±

Subject Tract
Tract 3
Part of Lots 1, 2, and 3
Block 1, Claypool Addition
PARCEL #815-20904-000
E EMMA AVE
MEADOW AVENUE, LLC
DEED BK. 2019, PG. 1382
ZONE: NC1
18,999 Sq. Ft.±
or 0.44 Ac.±

PARCEL #815-20905-000
E MEADOW AVE.
MEADOW AVENUE, LLC
DEED BK. 2019, PG. 1382
ZONE: NC1
8,277 Sq. Ft.±
or 0.81 Ac.±

PART OF LOT 3
CLAYPOOL'S ADDITION
PARCEL # 815-20908-002
RAY & LESA DOTSON
DEED BK. 2004, PG. 3332

N

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 INCH = 20 FEET

CONTRACTOR CERTIFICATION STATEMENT:

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

CONTRACTOR:
ADDRESS:

TELEPHONE:
PERSON IN CHARGE OF DAY TO DAY OPERATIONS:

PRINTED NAME: _____

SIGNATURE: _____

TITLE: _____

DATE: _____

LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- LIMITS OF DISTURBANCE
- TEMPORARY SILT FENCE
- CONSTRUCTION ENTRANCE
- INLET PROTECTION

SWPPP GENERAL NOTES:

- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN CALENDAR DAYS FOR THE SURFACE OF ALL PERIMETER SLOPES AND FOURTEEN DAYS FOR ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- THE CONTRACTOR SHALL INSPECT, REPAIR AND ADD STONE TO THE STONE CONSTRUCTION ENTRANCE WHEN IT BECOMES SATURATED WITH MUD TO INSURE IT FUNCTIONS AS IT WAS INTENDED.
- THE TOPSOIL STOCKPILE SHALL BE GRADED TO DRAIN AND SEEDED WITH A TEMPORARY SEED MIX.
- ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSPECTED, CLEANED REPAIRED IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN.
- TEMPORARY SEDIMENT CONTROL MEASURES (SILT FENCE, CONSTRUCTION ENTRANCE, ETC.) SHALL BE MAINTAINED UNTIL ALL CONTRIBUTING AREAS ARE GRADED AND STABILIZED.
- A COMPLETE PLAN FOR MAINTENANCE OF CONTROL DEVICES IS CONTAINED WITHIN THE STORM WATER POLLUTION PREVENTION PLAN WHICH IS PART OF THE SITE WORK SPECIFICATIONS.
- DUST CONTROL ON SITE SHALL BE MINIMIZED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION IS STRICTLY PROHIBITED.
- IF THE MAJORITY OF MUD OR DIRT IS NOT REMOVED FROM EXISTING TRAFFIC, CONTRACTOR SHALL ESTABLISH VEHICLE WASH AREAS AT CONSTRUCTION TRAFFIC EXIT POINTS AND VEHICLE OPERATION SHALL BE INTERCEPTED AND TRAPPED BEFORE WASH WATER IS ALLOWED TO BE DISCHARGED OFFSITE. RINSE-OFF WILL NOT BE ALLOWED OUTSIDE THE PROJECT CONSTRUCTION LIMITS.

PRE & POST CONSTRUCTION GRADING NOTES:

PRE-CONSTRUCTION:

- PRIOR TO START OF SITE GRADING, EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE TO THE EROSION CONTROL PLAN. THESE EROSION CONTROL MEASURES, AS A MINIMUM, SHALL INCLUDE ALL SILT FENCING, TEMPORARY SEDIMENT PONDS, TEMPORARY CONSTRUCTION ENTRANCE, AND ANY OTHER MEASURES NECESSARY TO ENSURE THAT SEDIMENT DOES NOT LEAVE THE SITE.
- PRIOR TO START OF SITE GRADING, CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANIES AND THE STATE ONE-CALL SYSTEM A MINIMUM OF 48 HOURS PRIOR TO DIGGING FOR THE LOCATION OF ALL UNDERGROUND UTILITY LINES THAT WILL BE AFFECTED BY THIS DEVELOPMENT. PLEASE NOTE THAT EXISTING UTILITIES NOTED ON PLAN HAVE BEEN LOCATED WITH ALL AVAILABLE INFORMATION AND THAT EXACT LOCATION OF UTILITY LINES MAY NOT BE ACCURATE.
- A PRE-CONSTRUCTION MEETING SHALL BE HELD ON SITE ONCE ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED AND PRIOR TO ANY SITE GRADING / CONSTRUCTION / DEMOLITION.
- SPECIFICATIONS AND DETAILS OF THE APPROPRIATE GOVERNING AGENCY.

POST-CONSTRUCTION:

- CONTRACTOR SHALL SCARIFY ANY AREA TO RECEIVE TOP SOIL TO A MINIMUM DEPTH OF 3".
- ALL DISTURBED AREAS SHALL BE GRADED SMOOTH AND RECEIVE A MINIMUM OF 4" OF TOPSOIL. THE AREA SHALL BE SEEDED AND / OR SODDED IN ACCORDANCE WITH THE LANDSCAPE PLAN. THE AREA SHALL BE WATERED UNTIL A HARDY COVER OF GRASS HAS BEEN ESTABLISHED AND 80% OF THE SITE HAS BEEN STABILIZED IN ACCORDANCE WITH ADEQ'S CONSTRUCTION GENERAL PERMIT (ARR150000).
- ONCE THE SITE HAS REACHED FINAL STABILIZATION IN ACCORDANCE TO THE REQUIREMENTS SET FORTH IN ADEQ'S CONSTRUCTION GENERAL PERMIT, THE CONTRACTOR SHALL FILE A NOTICE OF TERMINATION.

PRE & POST CONSTRUCTION GRADING NOTES:

PRE-CONSTRUCTION:

- PRIOR TO START OF SITE GRADING, EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE TO THE EROSION CONTROL PLAN. THESE EROSION CONTROL MEASURES, AS A MINIMUM, SHALL INCLUDE ALL SILT FENCING, TEMPORARY SEDIMENT PONDS, TEMPORARY CONSTRUCTION ENTRANCE, AND ANY OTHER MEASURES NECESSARY TO ENSURE THAT SEDIMENT DOES NOT LEAVE THE SITE.
- PRIOR TO START OF SITE GRADING, CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANIES AND THE STATE ONE-CALL SYSTEM A MINIMUM OF 48 HOURS PRIOR TO DIGGING FOR THE LOCATION OF ALL UNDERGROUND UTILITY LINES THAT WILL BE AFFECTED BY THIS DEVELOPMENT. PLEASE NOTE THAT EXISTING UTILITIES NOTED ON PLAN HAVE BEEN LOCATED WITH ALL AVAILABLE INFORMATION AND THAT EXACT LOCATION OF UTILITY LINES MAY NOT BE ACCURATE.
- A PRE-CONSTRUCTION MEETING SHALL BE HELD ON SITE ONCE ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED AND PRIOR TO ANY SITE GRADING / CONSTRUCTION / DEMOLITION.
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POST-CONSTRUCTION:

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- ONCE THE SITE HAS REACHED FINAL STABILIZATION IN ACCORDANCE TO THE REQUIREMENTS SET FORTH IN ADEQ'S CONSTRUCTION GENERAL PERMIT, THE CONTRACTOR SHALL FILE A NOTICE OF TERMINATION.

STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:

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.

NO.	DATE	BY	CKD	DESCRIPTION
REV 1	10-21-21	F.F.	F.F.	REVISED PER TECHNICAL PLAT REVIEW FOR LARGE-SCALE DEVELOPMENT

CIVIL DESIGN ENGINEERS, INC.
Springdale, Arkansas

VIA EMMA
A RESIDENTIAL AND COMMERCIAL MIXED-USE COMMUNITY
SPRINGDALE, ARKANSAS

EROSION CONTROL PLAN

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12538
FERDINAND FOURIE

DATE: 10-21-2021

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10-21-2021	FF
DESIGNED	CHECKED
FF	FF
SCALE	
AS NOTED	
PROJECT NO.	
1141	
SHEET	
C3.1	

PLOT DATE/TIME: Thursday, October 21, 2021 1:59:13 PM FILE #P:\1141 - 506 Emma Mixed Use - Springdale, AR\Drawings\1141proj.dwg

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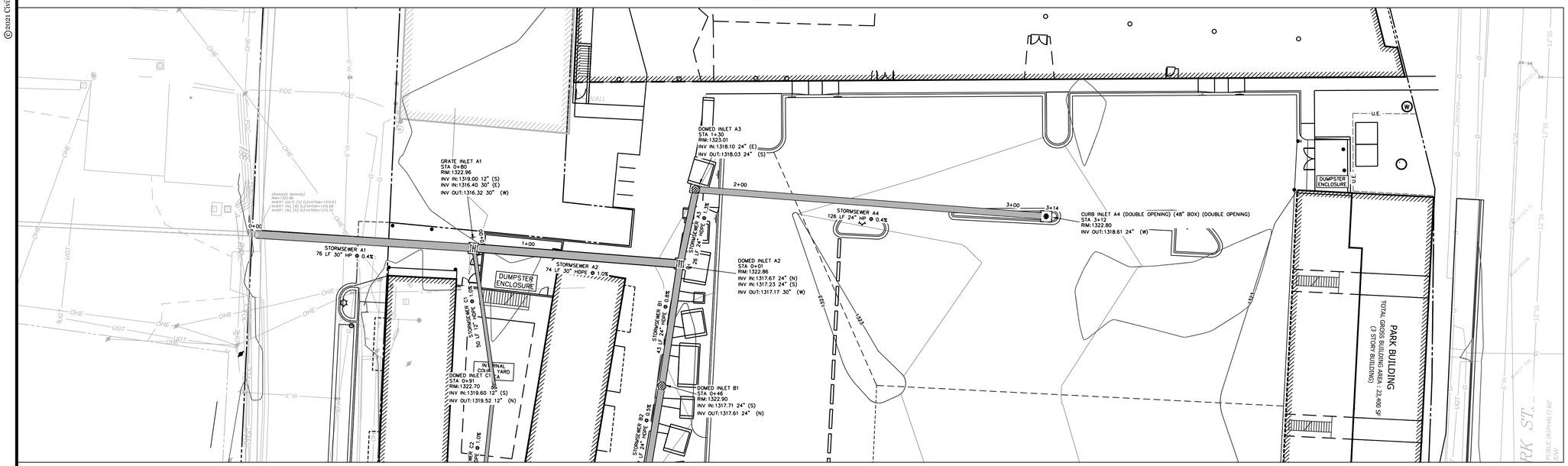

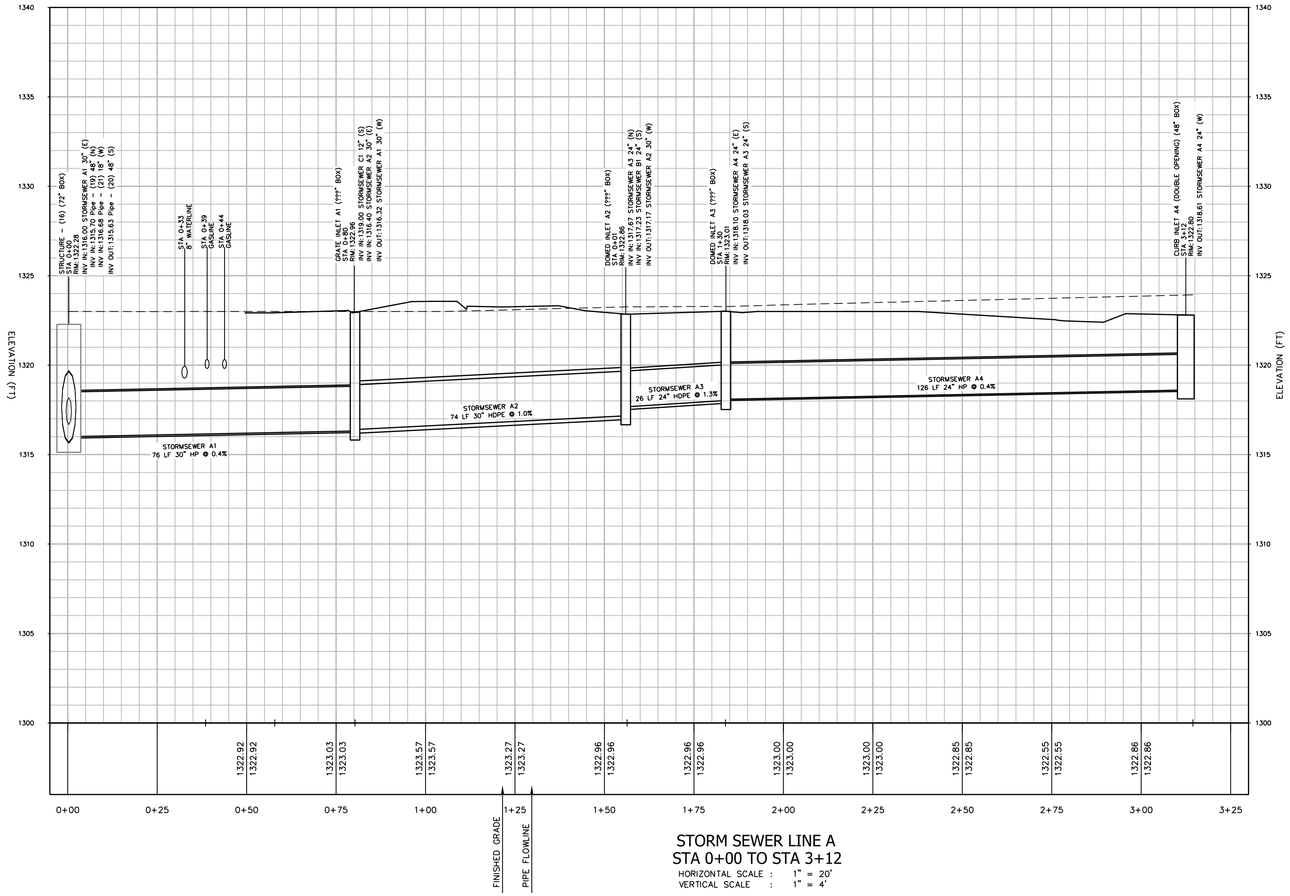

STORM SEWER LINE A
STA 0+00 TO STA 3+12

HORIZONTAL SCALE : 1" = 20'
VERTICAL SCALE : 1" = 4'

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 INCH = 20 FEET

NO.	DATE	BY	CKD	DESCRIPTION
REV 1	10-21-21	F.F.	F.F.	REVISED PER TECHNICAL PLAT REVIEW FOR LARGE-SCALE DEVELOPMENT

CIVIL DESIGN ENGINEERS, INC.
Springdale, Arkansas

VIA EMMA
A RESIDENTIAL AND COMMERCIAL MIXED-USE COMMUNITY
SPRINGDALE, ARKANSAS

STORM SEWER PLAN AND PROFILE 1

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12538
FERDINAND FOBBE

DATE: 10-21-2021

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10-21-2021	FF
DESIGNED	CHECKED
FF	FF

SCALE
AS NOTED

PROJECT NO.
1141

SHEET
C3.2

PLOT DATE/TIME: Thursday, October 21, 2021 2:01:31 PM FILE #:P:\1141 - 500 Emma Mixed Use - Springdale, AR\Drawings\1141storm.dwg

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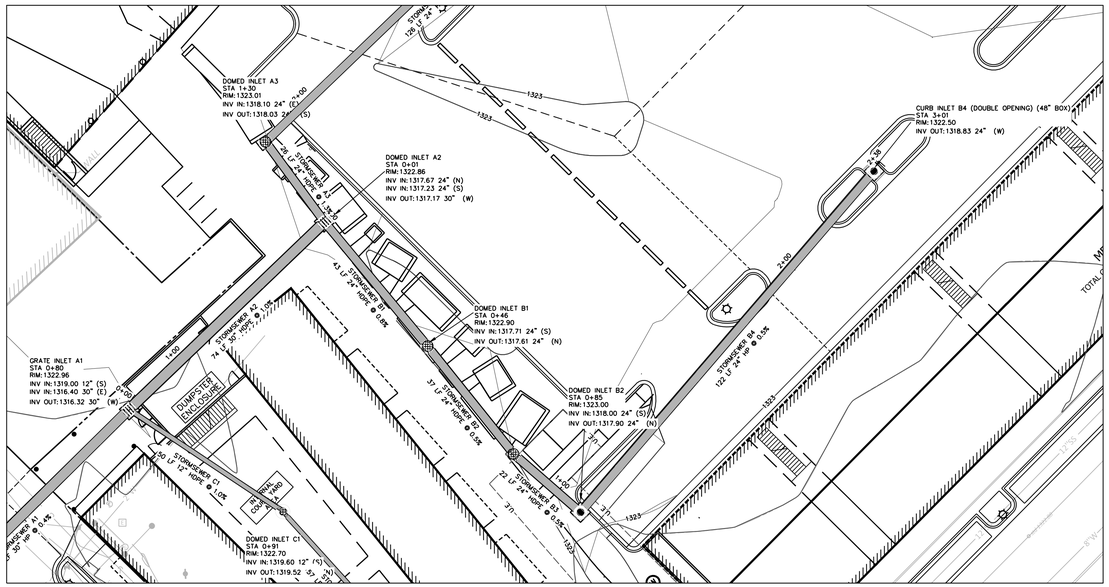
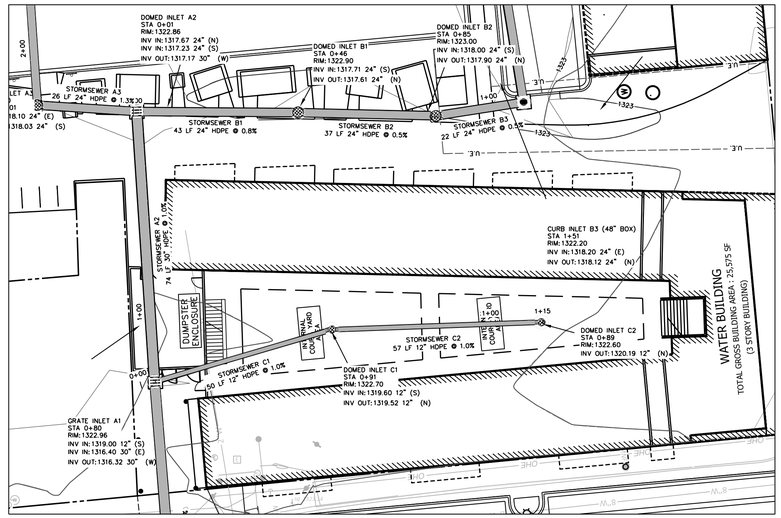
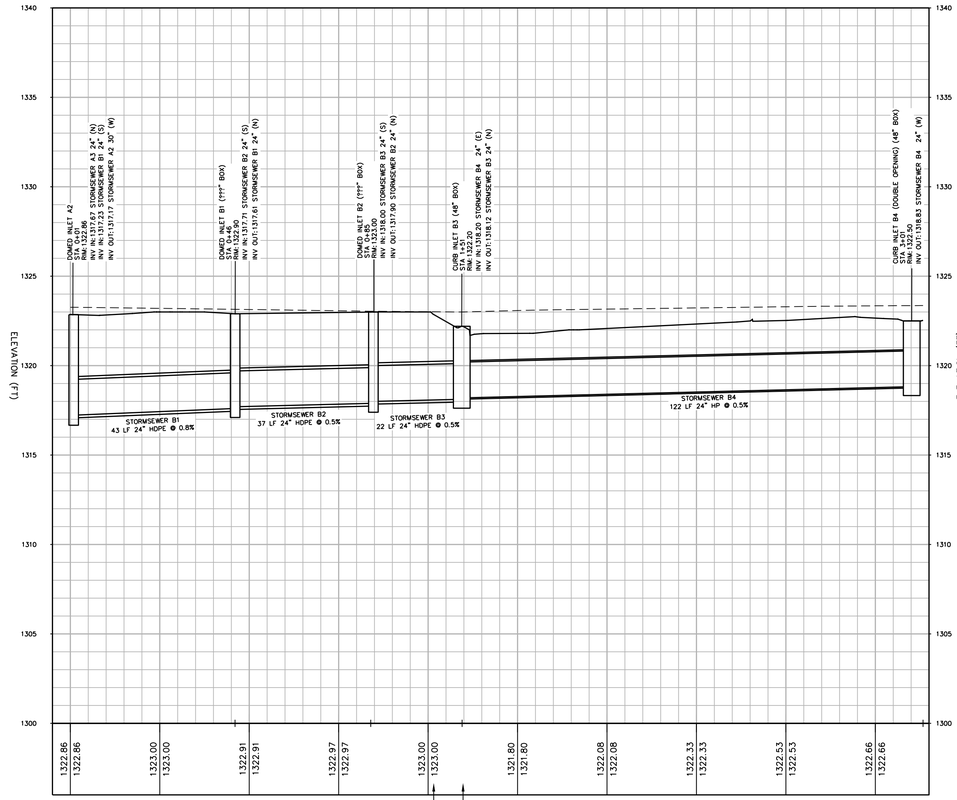
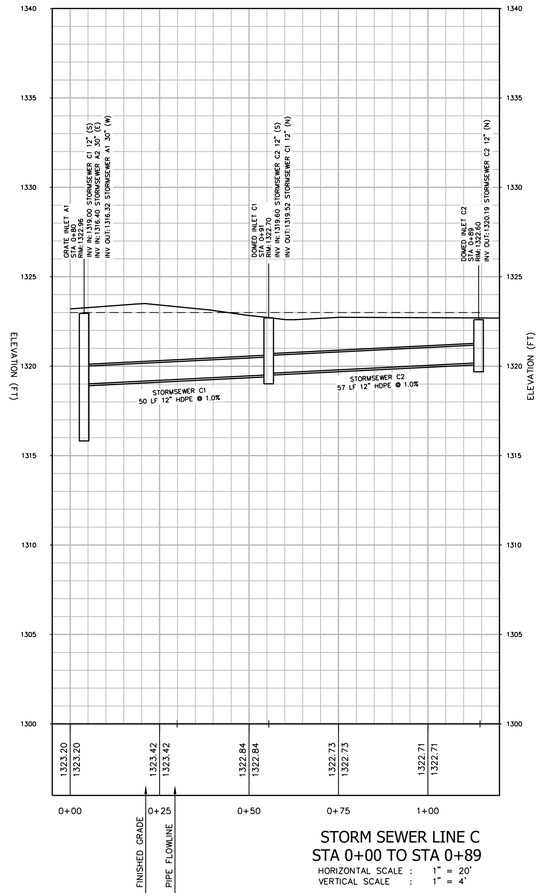






STORM SEWER LINE B
STA 0+00 TO STA 3+01

HORIZONTAL SCALE : 1" = 20'
VERTICAL SCALE : 1" = 4'



STORM SEWER LINE C
STA 0+00 TO STA 0+89

HORIZONTAL SCALE : 1" = 20'
VERTICAL SCALE : 1" = 4'

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 INCH = 20 FEET

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CIVIL DESIGN ENGINEERS, INC.
Springdale, Arkansas

VIA EMMA
A RESIDENTIAL AND COMMERCIAL MIXED-USE COMMUNITY
SPRINGDALE, ARKANSAS

STORM SEWER PLAN AND PROFILE 2

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12538
FERDINAND FOURIE

10-21-2021
DATE:_____

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DESIGNED	CHECKED
FF	FF

SCALE
AS NOTED

PROJECT NO.
1141

SHEET
C3.3

PLOT DATE/TIME: Thursday, October 21, 2021 2:02:05 PM FILE #P:\1141 - 500 Emma Mixed Use - Springdale, AR\Drawings\1141storm.dwg

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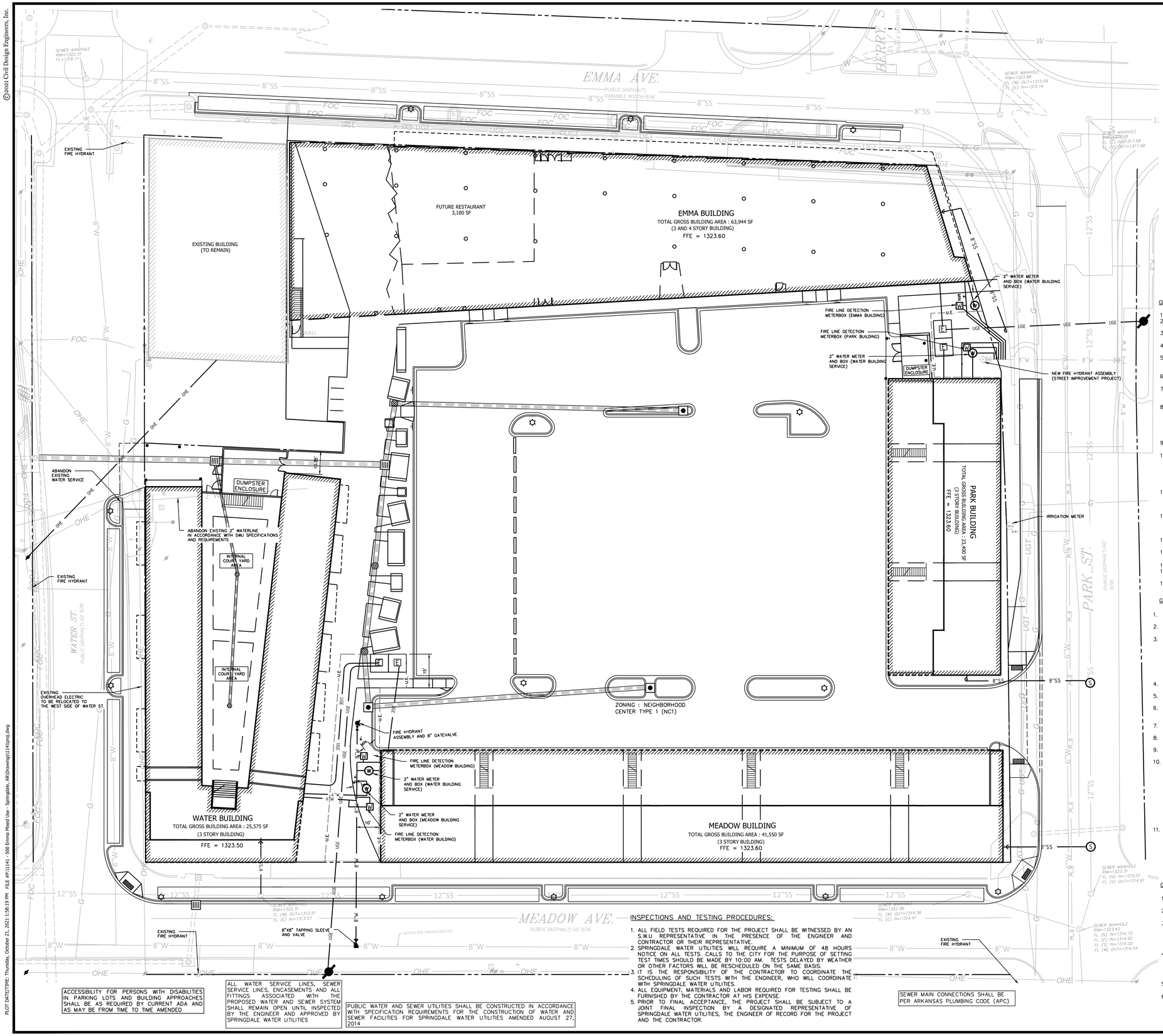

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 INCH = 20 FEET

N

LEGEND

EXISTING		PROPOSED
●	IRON PIN/PIPE FOUND	
○	IRON PIN SET	
	BENCHMARK	
	BOUNDARY LINE	
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	BUILDING SETBACK LINE	
	CURB AND GUTTER	
	TAPPING SLEEVE AND VALVE	
	FIRE HYDRANT ASSEMBLY	
W	SINGLE WATER METER (SIZE AS INDICATED)	W
W W	DOUBLE WATER METER (SIZE AS INDICATED)	W W
	SANITARY SEWER MANHOLE	S
	2-4" SCHEDULE 40 CONDUITS	
	M.J GATEVALVE WITH ADJUSTABLE VALVE BOX	
	M.J TEE WITH THRUST BLOCKING	
	M.J REDUCER WITH THRUST BLOCKING	
	90° M.J FITTING WITH THRUST BLOCKING	
	SANITARY SEWER CLEANOUT	
	45° M.J. FITTING WITH THRUST BLOCKING	
	11.25° M.J. FITTING WITH THRUST BLOCKING	
	22.5° M.J. FITTING WITH THRUST BLOCKING	
	1.25" WATER SERVICE LINE	
	FULL DEPTH AHTD CLASS 7 BACKFILL	

GENERAL UTILITY NOTES:

1. NO WORK SHALL OCCUR ON THE SITE PRIOR TO THE PRE-CONSTRUCTION MEETING.
2. ALL WATER AND SEWER FORCE MAIN FITTING SHALL BE RESTRAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPRINGDALE WATER UTILITIES.
3. ALL WATERLINE AND SEWER FORCEMAIN FITTINGS SHALL HAVE THRUST BLOCKING INSTALLED IN ACCORDANCE WITH THE SPRINGDALE WATER UTILITIES REQUIREMENTS.
4. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL AND/OR PLUMBING PLANS FOR EXACT LOCATION WHERE THE PROPOSED UTILITIES ENTER THE BUILDING.
5. CONTRACTOR SHALL COORDINATE THE DISRUPTION OF ANY UTILITY SERVICE WITH ALL SURROUNDING / ADJACENT PROPERTY OWNERS PRIOR TO START OF CONSTRUCTION.
6. EXISTING UTILITIES SHOWN ON PLANS HAVE BEEN SHOWN IN THEIR APPROXIMATE LOCATIONS PER AVAILABLE INFORMATION.
7. THE CONTRACTOR SHALL CONTACT "ONE-CALL" AND / OR THE APPROPRIATE UTILITY COMPANY PRIOR TO EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE AND REPAIR TO UNDERGROUND UTILITY LINES.
8. CONTRACTOR SHALL AVOID SPILLAGE OF ANY RAW MATERIALS FROM THE SEWER SYSTEM. IN THE EVENT THAT A SPILL OCCURS, THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT NECESSARY TO REPAIR THE SEWER LINE, AND REMOVE ALL SPILT SEWAGE INCLUDING CONTAMINATED SOILS PER THE REQUIREMENTS OF SPRINGDALE WATER UTILITIES, ARKANSAS HEALTH DEPARTMENT AND THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY.
9. PROPOSED UTILITIES THAT ARE TO BE BURIED WITHIN THE SAME TRENCH SHALL BE COORDINATED WITH AND APPROVED BY THE APPROPRIATE UTILITY COMPANY(S).
10. PRIOR TO CONSTRUCTION OF OR CONNECTION TO ANY STORM SEWER, SANITARY SEWER, WATER LINE OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND OWNER/DEVELOPER OF ANY CONFLICT OR PROPOSED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE AT LEAST 48-HOURS PRIOR TO CONSTRUCTION.
11. ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES, SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY CONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANY.
12. CONSTRUCTION SHALL NOT PROCEED ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE AGENCY AND THE CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER TO PROCEED.
13. ALL UTILITIES UNDER PAVEMENT SHALL BE CONSTRUCTED WITH FULL DEPTH AHTD CLASS 7 BACKFILL MATERIAL.
14. ALL CONDUITS SHALL BE SCHEDULE 40 UL APPROVED PVC. ALL SWEEPS SHALL BE MIN. 36" RADIUS LONG ELBOWS.
15. ALL CONDUITS SHALL BE PLACED WITH AT LEAST 24" COVER.
16. ALL UTILITY CONDUITS SHALL EXTEND AT LEAST 1-FOOT BEHIND CURB, BE CAPPED AND CLEARLY MARKED AT EACH END.
17. ALL COMMERCIAL AND IRRIGATION SERVICES SHALL BE PROTECTED BY APPROVED RP TYPE BACKFLOW PREVENTER.

GENERAL WATER UTILITY NOTES:

1. UNLESS OTHERWISE SHOWN, ALL PUBLIC WATER LINES SHALL BE AWWA C900 DR-18 PVC PIPE
2. PRIVATE WATER SERVICE LINES SHALL BE AWWA C901-96 DR-9 POLYETHYLENE PIPE WITH 36" MINIMUM COVER.
3. COPPER TUBING BETWEEN MAINLINE AND WATER METER SHALL BE 1-INCH HEAVY WALL POLYETHYLENE COATED - TYPE K, SOFT TEMPERED AND SEAMLESS FOR UNDERGROUND INSTALLATION. TUBING SHALL BE INACCORDANCE WITH ASTM B88 (SEAMLESS COPPER WATER TUBE), ANSI/NSF 61 STANDARDS AND FEERAL SPECIFICATION WW-T-799 (SEAMLESS COPPER TUBING FOR USE WITH SOLDER-TYPE OR FLARED-TUBE FITTINGS). ALL COPPER TUBING SHALL BE MUELLER INDUSTRIES STREAMLINE PLASTIC COPPER TUBE OR APPROVED EQUAL.
4. WATERLINES SHALL BE CONSTRUCTED WITH 36" MINIMUM COVER ABOVE THE TOP OF PIPE.
5. ALL WATER LINES SHALL BE INSTALLED IN ACCORDANCE WITH SPRINGDALE WATER UTILITIES STANDARDS AND SPECIFICATIONS.
6. ALL WATER LINES SHALL BE HYDROSTATICALLY TESTED AND DISINFECTED IN ACCORDANCE WITH SPRINGDALE WATER UTILITIES STANDARDS AND WITH A SWU REPRESENTATIVE AND ENGINEER PRESENT.
7. ALL FIRE HYDRANTS SHALL HAVE A SPRINGDALE WATER UTILITIES APPROVED GATE VALVE INSTALLED.
8. ANY CLEANOUTS AND VALVE BOXES IN THE PAVEMENT AREA SHALL BE INSTALLED WITH A CONCRETE APRON IN ACCORDANCE WITH THE DETAIL SHEET.
9. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
10. ABOVE GROUND EXTERIOR FERROUS PARTS OF FIRE HYDRANTS SHALL BE PAINTED WITH A COAT OF RUSTOLEUM V2100 SYSTEM SILVER ALUMINUM ENAMEL AEROSOL, OR APPROVED EQUAL. PRIOR TO FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL COORDINATE WITH SPRINGDALE WATER UTILITIES TO DETERMINE THE FLOW RATE AND SHALL PAINT THE BONNET AND CAP OF THE HYDRANT ACCORDING TO THE CHART LISTED IN THE STANDARD SPECIFICATIONS. PAINT CAP AND BONNET SHALL BE RUSTOLEUM V2100 SYSTEM SPRAY ENAMEL IN THE COLORS LISTED IN THE SAME CHART. INTERIOR FERROUS SURFACES MAY BE APINTED ONLY WITH COATINGS IN CONFORMANCE WITH ANSI/AWWA C550 (PROTECTIVE EPOXY INTERIOR COATINGS FOR VALVES AND HYDRANTS) EXTERIOR FERROUS SURFACES SHALL BE PAINTED IN CONFORMANCE WITH ANSI/AWWA C502-05 (DRY BARREL FIRE HYDRANTS).
11. SPECIAL ATTENTION SHALL BE GIVEN TO BACKFILL WATER SERVICE TAPS. THE CONSTRACTOR SHALL BACKFILL THESE LOCATIONS WITH #67 CLEAN ROCK IN A WAY THAT SUPPORTS THE SERVICE TUBING FOR A MINIMUM LENGTH OF 12" FROM THE TAPPING SADDLE PREVENTING SHEARING AT THE CORPORATION STOP DURING SETTLEMENT OF OVERBURNDEN MATERIAL. BACKFILL SHALL EXTEND FROM THE TRENCH BOTTOM TO A MINIMUM OF 6" ABOVE THE SERVICE TUBING. PLEASE SEE SWU DETAIL S-29

GENERAL SEWER UTILITY NOTES:

1. ALL SANITARY SEWER LINES SHALL BE ASTM D3034 SDR-26 WITH 24" MINIMUM COVER, UNLESS OTHERWISE NOTED.
2. ALL SANITARY SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH SPRINGDALE WATER UTILITIES STANDARDS AND SPECIFICATIONS.
3. SANITARY SEWER MANHOLES LOCATED IN GRASS AREAS / NON-PAVED AREAS SHALL BE CONSTRUCTED SO THAT THE RIM OF MANHOLE IS A MINIMUM OF SIX (6) INCHES ABOVE PROPOSED HIGHEST POINT OF CLOSEST GRADE. IN THE EVENT THIS CAN NOT BE ACHIEVED, CONTRACTOR SHALL INSTALL A S.W.U APPROVED WATER TIGHT COVER.
4. CONTRACTOR SHALL MATCH TOP OF PROPOSED SANITARY SEWER MANHOLE TO THE PROPOSED GRADE IN PAVED AREAS. IF A DISCREPANCY OCCURS BETWEEN THE PROPOSED GRADE AND THE PROPOSED STRUCTURE RIM, THE GRADING SHALL GOVERN. IF THE DISCREPANCY IS MORE THAN 4 INCHES THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.
5. CONNECTIONS TO EXISTING MANHOLES ARE TO BE CORE-DRILLED WITH THE USE OF A WATERSTOP(CONCRETE MANHOLE ADAPTER) AND NON-SHRINK GROUT.
6. ALL SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH SPRINGDALE WATER UTILITIES SPECIFICATIONS.

INSPECTIONS AND TESTING PROCEDURES:

1. ALL FIELD TESTS REQUIRED FOR THE PROJECT SHALL BE WITNESSED BY AN S.W.U REPRESENTATIVE IN THE PRESENCE OF THE ENGINEER AND CONTRACTOR OR THEIR REPRESENTATIVE.
2. SPRINGDALE WATER UTILITIES WILL REQUIRE A MINIMUM OF 48 HOURS NOTICE ON ALL TESTS, CALLS TO THE CITY FOR THE PURPOSE OF SETTING TEST TIMES SHOULD BE MADE BY 10:00 AM. TESTS DELAYED BY WEATHER OR OTHER FACTORS WILL BE RESCHEDULED ON THE SAME BASIS.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE SCHEDULING OF SUCH TESTS WITH THE ENGINEER, WHO WILL COORDINATE WITH SPRINGDALE WATER UTILITIES.
4. ALL EQUIPMENT, MATERIALS AND LABOR REQUIRED FOR TESTING SHALL BE FURNISHED BY THE CONTRACTOR AT HIS EXPENSE.
5. PRIOR TO FINAL ACCEPTANCE, THE PROJECT SHALL BE SUBJECT TO A JOINT FINAL INSPECTION BY A DESIGNATED REPRESENTATIVE OF SPRINGDALE WATER UTILITIES, THE ENGINEER OF RECORD FOR THE PROJECT AND THE CONTRACTOR.

ACCESSIBILITY FOR PERSONS WITH DISABILITIES IN PARKING LOTS AND BUILDING APPROACHES SHALL BE AS REQUIRED BY CURRENT ADA AND AS MAY BE FROM TIME TO TIME AMENDED

ALL WATER SERVICE LINES, SEWER SERVICE LINES, ENCASEMENTS AND ALL FITTINGS ASSOCIATED WITH THE PROPOSED WATER AND SEWER SYSTEM SHALL REMAIN OPEN UNTIL INSPECTED BY THE ENGINEER AND APPROVED BY SPRINGDALE WATER UTILITIES

PUBLIC WATER AND SEWER UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES AMENDED AUGUST 27, 2014

SEWER MAIN CONNECTIONS SHALL BE PER ARKANSAS PLUMBING CODE (APC)

NO.	DATE	BY	CKD	DESCRIPTION
REV 1	10-21-21	F.F.	F.F.	REVISED PER TECHNICAL PLAT REVIEW FOR LARGE-SCALE DEVELOPMENT

CIVIL DESIGN ENGINEERS, INC.
Springdale, Arkansas

VIA EMMA
A RESIDENTIAL AND COMMERCIAL MIXED-USE COMMUNITY
SPRINGDALE, ARKANSAS

UTILITY PLAN

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12538
FERDINAND FOURIE

10-21-2021

DATE:_____

damage prevention is no accident

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DATE	DRAWN
10-21-2021	FF
DESIGNED	CHECKED
FF	FF

SCALE
AS NOTED

PROJECT NO.
1141

SHEET
C4.0

PLOT DATE/TIME: Thursday, October 21, 2021 11:58:18 PM FILE #P:\1141 - 506 Emma Mixed Use - Springdale, AR\Drawings\1141plot.dwg

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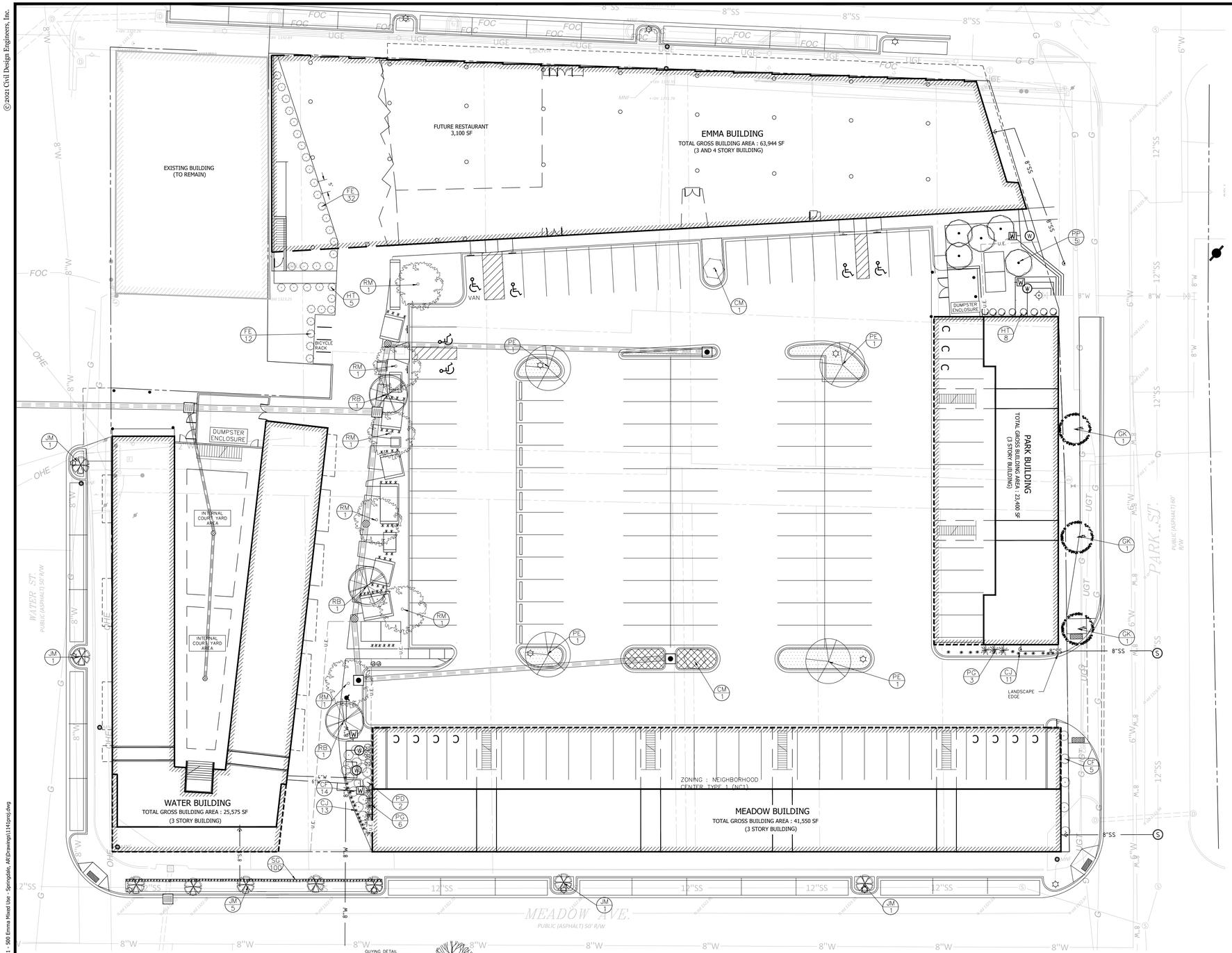
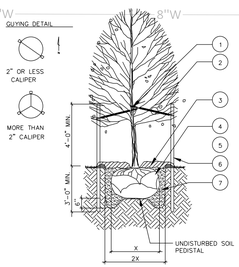
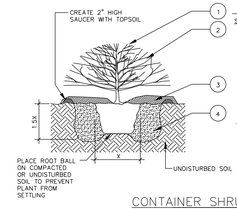






TREE PLANTING DETAIL L01
N.T.S.



CONTAINER SHRUB PLANTING DETAIL L02
N.T.S.

DECIDUOUS TREE PLANTING LEGEND

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

PLANTING NOTES

A. RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
B. PRUNE ALL DAMAGED TWIGS AFTER PLANTING
C. WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.
D. TREES TO BE INSTALLED SO TOP OF ROOT BALLS LEVEL WITH ADJACENT GRADE. TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS MAINTAINED AT NURSERY
E. PLACE TREE BALL ON FIRM UNDISTURBED SOIL
F. IF POSSIBLE MARL, TREE TRUNK ON THE NORTHERN SIDE AT THE NURSERY AND PLANT TREE WITH MARK FACING NORTH
F. TOPSOIL USED SHALL BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATIONS.

SHRUB PLANTING LEGEND

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

PLANTING NOTES

A. HOLE DIAMETER SHOULD BE AT LEAST TWICE THE DIAMETER OF THE SHRUB ROOT BALL. SHRUB CROWN SHOULD BE PLACED SLIGHTLY HIGHER (1-2") ABOVE THAN SURROUNDING FINISHED GRADE.
B. SCORE ROOTBALL BY CUTTING 1/4-1" VERTICAL GROVES 3" APART
C. SPACE PLANTS PER PLANTING PLAN

LANDSCAPE CONTRACTOR SHALL INSTALL IRRIGATION SYSTEM AND COORDINATE IRRIGATION METER WITH SPRINGDALE WATER UTILITIES.

N

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 INCH = 30 FEET

LEGEND

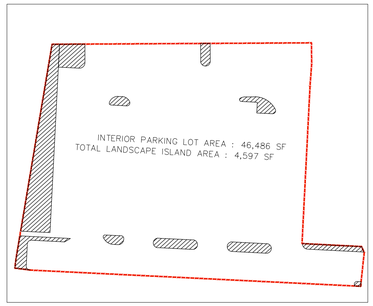
EXISTING		PROPOSED
	IRON PIN/PIPE FOUND	
	IRON PIN SET	
	BENCHMARK	
	BOUNDARY LINE	
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	BUILDING SETBACK LINE	
	STREET TREE	S
	INDIAN GRASS	
	NATIVE MIX	

GENERAL LANDSCAPE NOTES

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
2. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BUR LAPPED AS INDICATED IN THE PLANT LIST.
3. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED (SEE NOTE 14).
4. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
7. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF THE PLATING AREAS AND LAWN UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
8. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF TWO (2) YEARS BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
9. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
10. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
11. ALL SHRUB, GROUND COVER AND SEASONAL COLOR ANNUAL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH HARDWOOD MULCH TO A MINIMUM DEPTH OF FOUR INCHES.
12. ALL PLANTING BEDS, NOT ADJACENT TO SIDEWALKS, CURBS OR PAVING AND EXCLUSIVE OF THE DETENTION POND AREA SHALL SHALL RECEIVE 4" STEEL EDGING. COLOR OF STEEL EDGING SHALL BE GREEN AND SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
13. SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
14. ALL PLANT MATERIALS QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
15. ALL DISTURBED AREAS NOT IN PLANTING BEDS ARE TO RECEIVE 4" OF TOP SOIL AND ARE TO BE SODDED. SOD SHALL BE WATERED, AS NECESSARY, UNTIL IT IS ESTABLISHED. ANY SODDED AREAS DISTURBED AFTER SOD IS INSTALLED SHALL HAVE THE SOD REMOVED, THE AREA REGRADED AND THE SOD REPLACED AND WATERED UNTIL IT IS REESTABLISHED. ALL PLANTING BEDS SHALL HAVE ENOUGH EXISTING SOIL REMOVED TO HAVE 6" OF TOP SOIL PLACED IN THEM. SEE GRADING PLAN FOR FINISHED GRADES.
16. TOP SOIL FOR THIS PROJECT SHALL BE NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY WHICH PRODUCES HEAVY GROWTH. TOPSOIL IS TO BE FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN 1-INCH IN DIAMETER, STUMPS, ROOTS, TRASH, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS.
18. ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS.
21. ALL TREES SHALL BE INSTALLED PER DETAIL L01 AND ALL SHRUBS, GRASSES AND PERINNIALS SHALL BE INSTALLED PER DETAIL L02
22. ALL TREES SHALL HAVE A MINIMUM OF 5 FOOT SEPERATION BETWEEN ALL UTILITY MAINS.

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	QUANTITY
PP		PAW PAW TREE	B&B	2"	9
PE		PEAR TREE	B&B	2"	4
GK		GINGKO BILOBA	B&B	2"	3
RM	ACER RUBRUM	RED MAPLE	B&B	2"	6
RB		RED BUD	B&B	2"	3
JM		JAPANESE MAPLE	B&B	2"	9
CM		CRAPE MYRTLE		3 GAL	11
PD		PHILODUNDREN			9
SG		SEDGE GRASS			100
FE		FERN			18
CJ		CREEPING JENNY			24
CF		CONE FLOWER			20
PG		PAMPAS GRASS			6
HT		HORSETAIL REED GRASS			19



INTERIOR LANDSCAPE MAP
1" = 60'

INTERIOR LANDSCAPE REQUIREMENTS CHART	
PARKING AREA TOTAL = 46,486 SQ.FT.	
INTERIOR LANDSCAPE REQUIRED=8%	
REQUIRED=3,718 S.F.	PROVIDED=4,597 S.F.
8%	9.9%

NO.	DATE	BY	CKD	DESCRIPTION
REV 1	10-21-21	F.F.	F.F.	REVISED PER TECHNICAL PLAT REVIEW FOR LARGE SCALE DEVELOPMENT

CIVIL DESIGN ENGINEERS, INC.
Springdale, Arkansas

VIA EMMA
A RESIDENTIAL AND COMMERCIAL MIXED-USE COMMUNITY
SPRINGDALE, ARKANSAS

LANDSCAPE PLAN

DATE:_____

damage prevention is no accident

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DATE	DRAWN
10-21-2021	FF
DESIGNED	CHECKED
FF	FF
SCALE	
AS NOTED	
PROJECT NO.	
1141	
SHEET	
C5.0	

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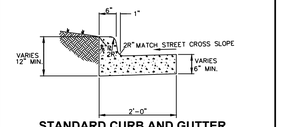
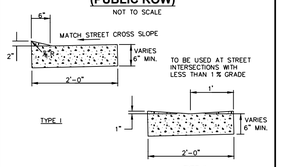


STANDARD CURB AND GUTTER (PUBLIC ROW)

NOT TO SCALE



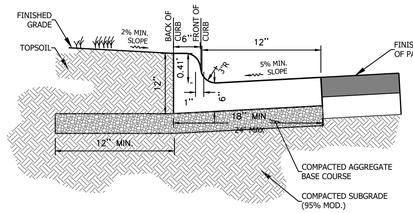
MODIFIED CURB AND GUTTER (PUBLIC ROW)

NOT TO SCALE

NOTES:

1. CONCRETE FOR CURB AND GUTTER SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI
2. ALL CURB AND GUTTER SHALL HAVE A BROOMED FINISH UNLESS OTHERWISE SPECIFIED.
3. MODIFIED CURB (TYPE I) SHALL BE PLACE ACROSS ALL DRIVEWAY ENTRANCES.
4. MODIFIED CURB (TYPE II) SHALL BE PLACED ACROSS ALL SIDE STREETS WHERE THE LONGTUDINAL GRADE IS LESS THAN 1
5. SAW CUT JOINTS AT 15' O.C. SEAL WITH ONE PART COLD APPLIED SILICONE JOINT SEALER OR OTHER APPROVED SEALANT. ALL JOINTS TO BE SEALED PRIOR TO FINAL ASPHALT PLACEMENT.
6. PROVIDE 1/2" PREFORMED EXPANSION JOINT MATERIAL (ASPHALT IMPREGNATED FIBERBOARD OR OTHER APPROVED MATERIAL) AT STATIONARY STRUCTURES, (DROP INLETS, END OF CURBS, DRIVEWAYS - SEE DETAL) OR AS DIRECTED BY ENGINEER.

03-13-08	CITY	A12



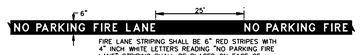
NOTES:
4000 PSI CONCRETE SHALL BE USED IN CONSTRUCTION OF THE CURB AND GUTTER. 1/2" PERFORMED EXPANSION JOINT FILLER SHALL BE PLACED TRANSVERSELY IN THE CURB AS FOLLOWS:

1. AT EACH JUNCTION OF RADIUS RETURN CURB AND THE CURB WHICH IS PARALLEL TO THE PROJECT CENTER LINE.
2. AT EACH JUNCTION WITH EXISTING CONCRETE CURB AND GUTTER.
3. AT EACH JUNCTION WITH EXISTING CONCRETE SIDEWALK, TO THE DEPTH OF THE SIDEWALK.
4. CONTRACTION JOINTS FOR CONCRETE CURB SHALL BE 1/8" TO 3/8" X 1-1/2" AND SHALL BE CONSTRUCTED AT 75' INTERVALS.
5. WHEN COMPLETED, THE CONCRETE SHALL BE CURED USING A WHITE PIGMENTED MEMBRANE CURING SOLUTION.

SEE PAVING DETAILS FOR PAVEMENT SECTIONS, SUBBASE, SUBGRADE AND COMPACTION REQUIREMENTS.

CONCRETE CURB AND GUTTER

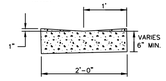
N.T.S.



FIRE LANE STRIPING SHALL BE 6" RED STRIPES WITH 4" INCH WHITE LETTERS READING "NO PARKING FIRE LANE" STRIPING SHALL BE PLACED ON FACE OF CURB WHENEVER POSSIBLE, OR AS SPECIFIED BY LOCAL CODES.

FIRE LANE STRIPING

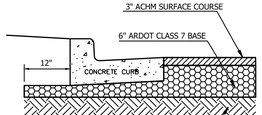
N.T.S.



MODIFIED CURB AND GUTTER

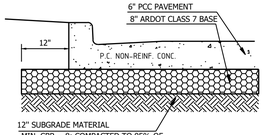
N.T.S.

05-10-09	FF	S1C



ASPHALT PAVING

N.T.S.



HEAVY DUTY CONCRETE PAVING

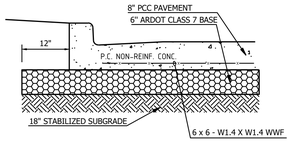
N.T.S.

GENERAL PAVING NOTES:

A. THE MOISTURE CONTENT AND DENSITY OF THE TOP 12-INCHES OF THE SUBGRADE SHALL BE EVALUATED AND THE PAVEMENT SUBGRADES BE PROOFROLLED WITHIN TWO DAYS PRIOR TO COMMENCEMENT OF ACTUAL PAVING OPERATIONS. AREAS WHICH DO NOT HAVE A MOISTURE CONTENT SUBSTANTIALLY THAT OF THE OPTIMUM MOISTURE CONTENT, OR INADEQUATE DENSITY, SHALL BE MOISTURE CONDITIONED AND RECOMPACTED. IF A PRECIPITATION EVENT OCCURS AFTER THE EVALUATION OR IF THE SURFACE BECOMES DISTURBED, THE SUBGRADE SHALL BE REVIEWED BY QUALIFIED PERSONNEL IMMEDIATELY PRIOR PAVING.

B. ASPHALTIC CONCRETE SURFACE COURSE MIXTURES SHALL CONFORM TO THE REQUIREMENTS OF SECTION 404, 407 AND 409 OF THE ARKANSAS STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. THE MIXTURE SHALL HAVE A MINIMUM MARSHALL STABILITY OF 1,800 POUNDS AND THE SURFACE COURSE SHALL BE COMPACTED TO 97 PERCENT OF THE MIXTURE'S MARSHALL DENSITY (ASTM D 1559)

C. THE PORTLAND CEMENT CONCRETE PAVEMENT MIXTURE SHALL CONFORM TO THE REQUIREMENTS IN SECTION 501 OF THE ARKANSAS STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. THE MIXTURE SHALL BE DESIGNED TO DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS WITH A MAXIMUM SLUMP OF 4 INCHES AND AN ENTRAINED AIR CONTENT OF 5 TO 7 PERCENT.

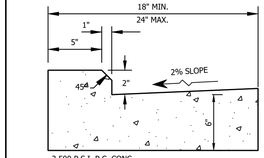


DUMPSTER AREA CONCRETE PAVING

N.T.S.

PAVING DETAILS

N.T.S.



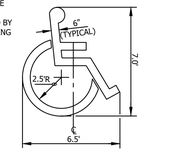
NOTE:
SEE PAVING DETAILS AND SPECIFICATIONS FOR PAVEMENT SECTIONS, SUBGRADE AND COMPACTION REQUIREMENTS.

MOUNTABLE CURB AND GUTTER

N.T.S.

04-24-10	FF	S1D

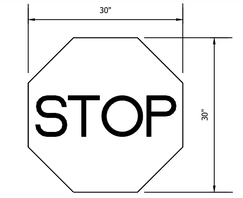
NOTES:
LOCATE AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING



ACCESSIBLE PAVEMENT MARKING

N.T.S.

05-10-09	FF	S2C



WHITE LEGEND RED BACKGROUND
R1-1

"STOP" SIGN

N.T.S.

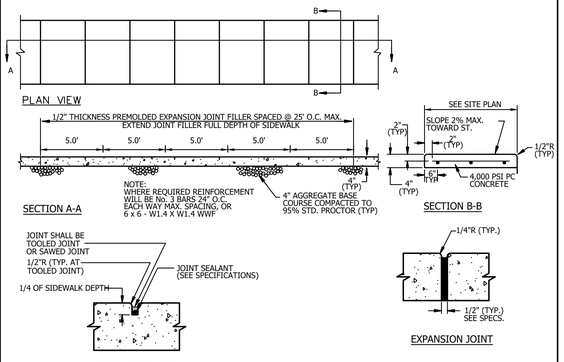
05-10-09	FF	S3B

NO.	DATE	BY	CKD	DESCRIPTION

CIVIL DESIGN ENGINEERS, INC.
Springdale, Arkansas

500 EMMA MIXED-USE DEVELOPMENT
SPRINGDALE, ARKANSAS

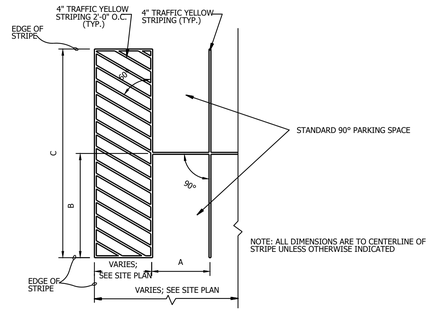
DETAIL SHEET 1



CONCRETE SIDEWALK

N.T.S.

05-10-09	FF	S1B



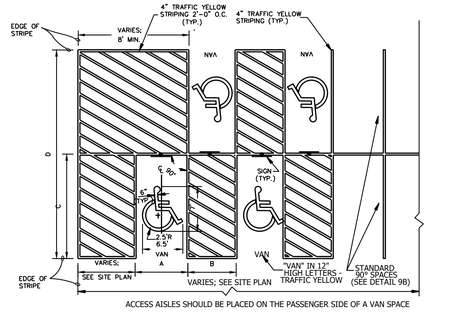
DIMENSION CHART									
A	9'	9.5'	10'	9'	9.5'	10'	9'	9.5'	10'
B	18'	18'	18'	19'	19'	19'	20'	20'	20'
C	36'	36'	36'	38'	38'	38'	40'	40'	40'

NOTE: SEE SITE PLAN FOR TOTAL LAYOUT

90° PARKING STRIPING

N.T.S.

05-10-09	FF	S2



DIMENSION CHART			
A	8'	8'	
B	8'	8'	
C	18'	19'	20'
D	36'	38'	40'

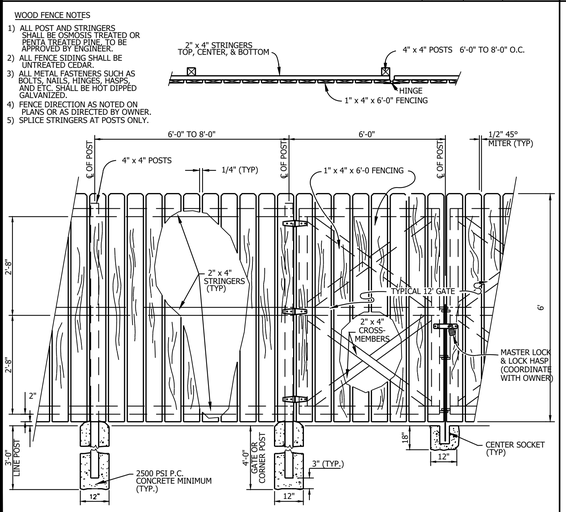
NOTE: SEE SITE PLAN FOR TOTAL LAYOUT

NOTE: ALL DIMENSIONS ARE TO CENTERLINE OF STRIPE UNLESS OTHERWISE INDICATED

90° VAN ACCESSIBLE STRIPING

N.T.S.

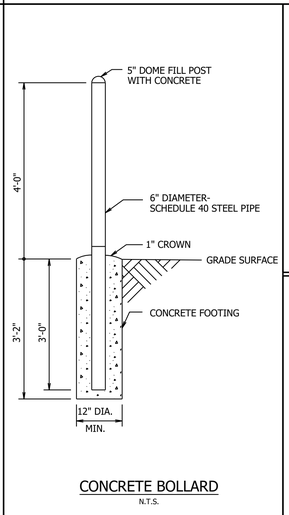
05-10-09	FF	S2B



WOOD FENCE

N.T.S.

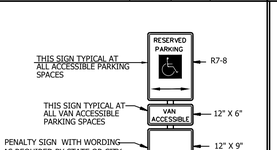
06-14-09	FF	S4D



CONCRETE BOLLARD

N.T.S.

05-10-09	FF	S4B



ACCESSIBLE SIGN

N.T.S.

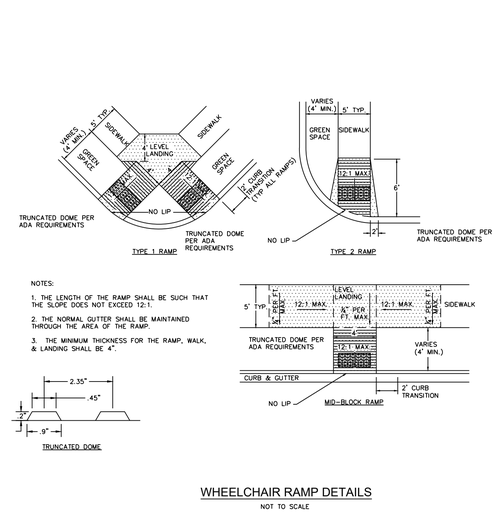
09-13-02	SLK	09U



PEDESTRIAN CROSSWALK SIGN

N.T.S.

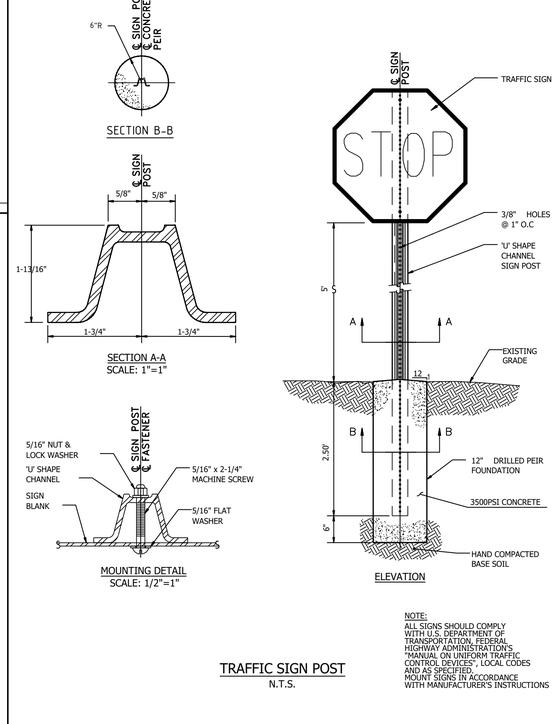
06-14-09	FF	S3E



WHEELCHAIR RAMP DETAILS

NOT TO SCALE

03-13-08	CITY	B2



NOTE:
ALL SIGNS SHOULD COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES', LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS

TRAFFIC SIGN POST

N.T.S.

05-10-09	FF	S4

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12538
FERDINAND FOBBE

DATE: 10-21-2021

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FF	FF
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PROJECT NO.	
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PLOT DATE/TIME: Thursday, September 30, 2021 8:55:00 AMFILE #P:\1141 - 500 Emma Mixed Use - Springdale, AR\Drawings\1141det.dwg

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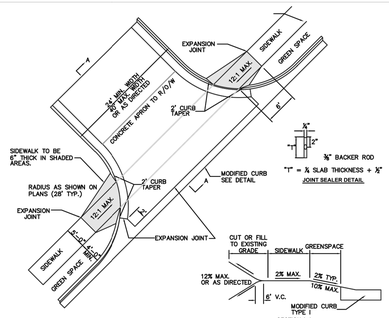
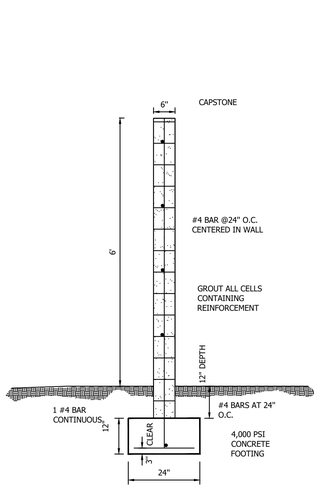


1. DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2. 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3. CONCRETE CURB TO BE SAWCUT AT 15' INTERVALS 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.

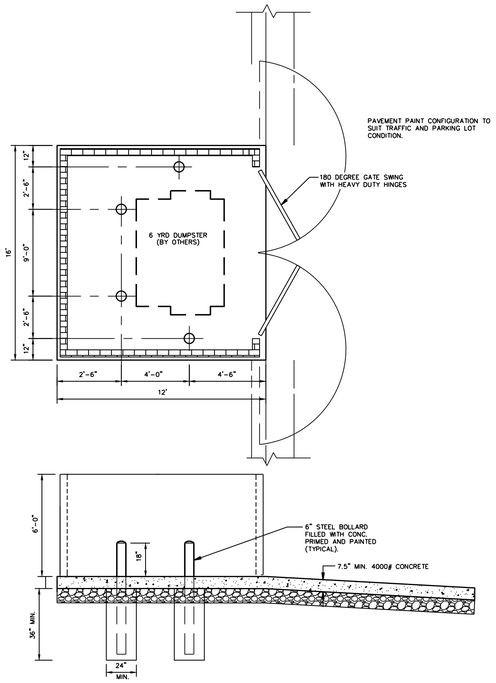
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-3	



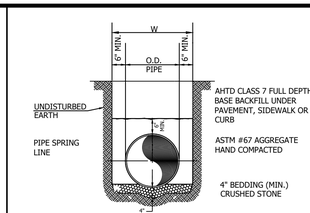
MASONRY BLOCK FENCE
N.T.S.

NOTES:

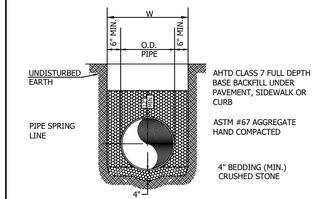
- MASONRY UNITS SHALL BE GRADE A CONFORMING TO ASTM C90 AND MANUFACTURED IN ACCORDANCE WITH CONCRETE MASONRY ASSOCIATION STANDARDS.
- MORTOR SHALL BE FRESHLY PREPARED AND UNIFORMLY MIXED.
- GROUT SHALL BE FLUID CONSISTENCY WITH A RATIO OF 1 PART CEMENT TO 3 PARTS SAND.
- REINFORCEMENT SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 GRADE 40. WIRE REINFORCEMENT SHALL CONFORM TO ASTM A 185.



DUMPSTER ENCLOSURE
N.T.S.



REINFORCED CONCRETE STORM SEWER
N.T.S.



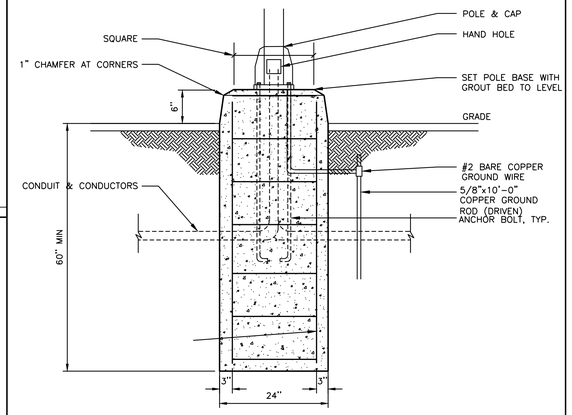
FLEXIBLE PIPE STORM SEWER
N.T.S.

GENERAL NOTES:

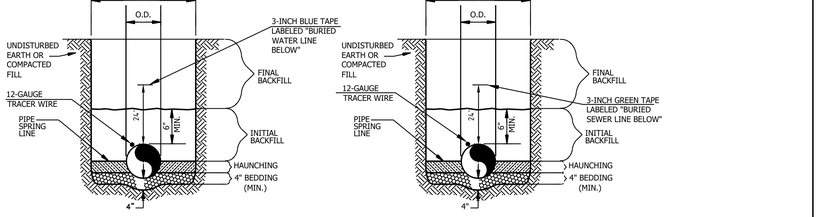
1. BEDDING SHALL BE ASTM #67 AGGREGATE WORKED BY HAND.
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE ASTM #67 AGREGATE OR AHTD CLASS 7 BASE COMPACTED TO 90% OF STANDARD PROCTOR DENSITY.
3. FINAL BACKFILL UNDER PAVED AREAS SHALL BE AHTD CLASS 7 BASE MATERIAL COMPACTED TO 95% OF STANDARD PROCTOR DENSITY.
4. ALL MATERIAL SHALL BE INSTALLED IN MAXIMUM 8" LIFTS IN ACCORDANCE WITH ASTM D698.
5. BACKFILL SALVAGED FROM EXCAVATION SHALL BE FREE FROM DEBRIS, ORGANICS AND ROCKS LARGER THAN 2".
6. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, BRACED OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES.

STORM SEWER TRENCH AND BEDDING
N.T.S.

05-10-09	FF	G1A



LIGHT POLE BASES
N.T.S.



WATER LINE
N.T.S.

SANITARY SEWER
N.T.S.

PIPE DIA.	W
≤12"	O.D. OF PIPE + (12" TO 18")
>12"	≥ O.D. OF PIPE + 18"

GENERAL NOTES

1. BEDDING MATERIAL SHALL BE ASTM D448 #67 WORKED BY HAND.
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE ASTM D448 #67 ROCK.
3. INITIAL BACKFILL SHALL BE ASTM D448 #67 ROCK WORKED BY HAND, COMPACTED TO 85% OF THE STANDARD PROCTOR DENSITY.
4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR.
5. FINAL BACKFILL IN PAVED AREAS SHALL BE AHTD CLASS 7 COMPACTED TO 95% OF THE MODIFIED PROCTOR DENSITY.
6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS 7 COMPACTED TO 95% STANDARD PROCTOR.
7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-89.
8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. AHTD CLASS 7 MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANIC AND ROCKS LARGER THAN 1.5" TO BE USED AS BACKFILL.
10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

UTILITY TRENCH AND BEDDING
N.T.S.
(PRIVATE SERVICE LINES)

05-10-09	FF	U1B

NO.	DATE	BY	CKD	DESCRIPTION

CIVIL DESIGN ENGINEERS, INC.
Springdale, Arkansas

500 EMMA MIXED-USE DEVELOPMENT
SPRINGDALE, ARKANSAS

DETAIL SHEET 2

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12538
FERDINAND FOURIE

10-21-2021
DATE:_____

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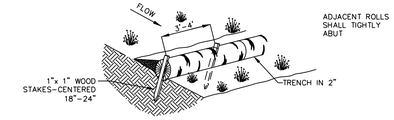

INSTALLATION NOTES

1. WATTLES SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.
2. NOT FOR USE IN CONCENTRATED FLOW AREAS.
3. THE WATTLES SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF TWO (2) INCHES.
4. WATTLES SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
5. ON SLOPES, WATTLES SHOULD BE INSTALLED ON CONTOUR WITH A SLIGHT UPWARD CURVE AT THE END OF THE ROW IN ORDER TO CREATE PONDING.
6. RUNNING LENGTHS OF WATTLES SHOULD BE ABUTTED FIRMLY TO ENSURE NO LEAKAGE AT THE ABUTMENTS.
7. WHEN INSTALLING RUNNING LENGTHS OF WATTLES, BUTT THE SECOND WATTLE TIGHTLY AGAINST THE FIRST, DO NOT OVERLAP THE ENDS. STAKE THE WATTLES AT EACH END AND FOUR FOOT ON CENTER.
8. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE, LEAVING 2 – 3 INCHES OF THE STAKE PROTRUDING ABOVE THE WATTLE. WHEN INSTALLING WATTLES ON SLOPES, DRIVE THE STAKES PERPENDICULAR TO THE SLOPE.
9. DRIVE THE FIRST END STAKE OF THE SECOND WATTLE AT AN ANGLE TOWARD THE FIRST WATTLE IN ORDER TO HELP ABUT THEM TIGHTLY TOGETHER.
10. STAKING: THE CITY RECOMMENDS USING WOOD STAKES TO SECURE THE WATTLES, 1/2" TO 5/8" REBAR IS ALSO ACCEPTABLE WITH A SAFETY CAP. BE SURE TO USE A STAKE THAT IS LONG ENOUGH TO PROTRUDE SEVERAL INCHES ABOVE THE WATTLE.
11. THE CONTRACTOR SHALL INSPECT WATTLES EVERY TWO WEEKS AND AFTER ANY SIGNIFICANT STORM EVENT AND MAKE REPAIRS OR REMOVE SEDIMENT ACCUMULATED BEHIND WATTLE AS NECESSARY.
12. SEDIMENT ACCUMULATED BEHIND WATTLE SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE HALF THE DIAMETER OF THE WATTLE.
13. WATTLES SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND IS ACCEPTED BY THE CITY.

WATTLE BARRIER
N.T.S.

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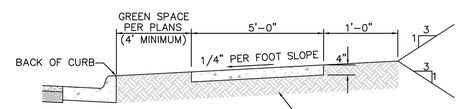


NOTES:

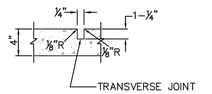
1. ½" ASPHALT IMPREGNATED W/ FIBERBOARD EXPANSION MATERIAL CONFORMING TO AASHTO M213 IS TO BE PLACED AT ALL DRIVEWAYS, AT MAXIMUM 200' INTERVALS, OR AS DIRECTED BY ENGINEER.

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

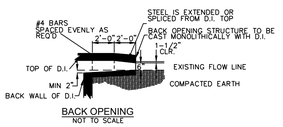
The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-1

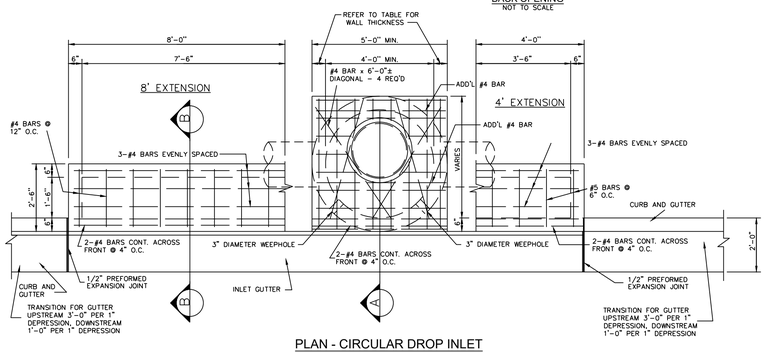
SPRINGDALE
WE'RE MAKING IT HAPPEN

REINFORCING TABLE

I.D. OF DROP INLET	TOP CONCRETE SLAB REINFORCING
4' I.D.	#4'S @ 8" O.C. E.W.
5' I.D.	#4'S @ 7" O.C. E.W.
6' I.D.	#5'S @ 9" O.C. E.W.

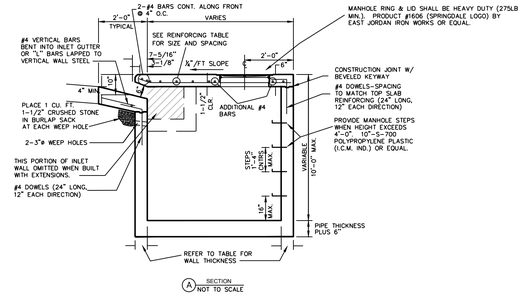


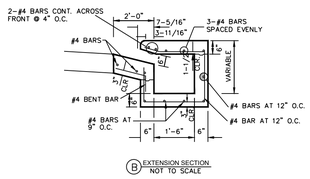
BACK OPENING
NOT TO SCALE



PLAN - CIRCULAR DROP INLET
NOT TO SCALE

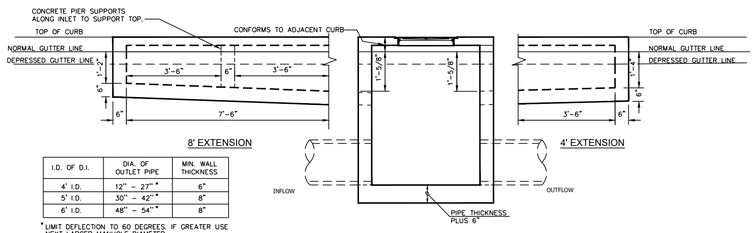
03-13-08 | CITY | D1





DETAILED SECTIONS - CIRCULAR (A.H.T.D. TYPE MO) DROP INLET
NOT TO SCALE

04-11-10 | FF



I.D. OF D.I.	DIA. OF OUTLET PIPE	MIN. WALL THICKNESS
4' I.D.	12" – 27"*	6"
5' I.D.	30" – 42"*	8"
6' I.D.	48" – 54"*	8"

*LIMIT DEFLECTION TO 60 DEGREES. IF GREATER USE NEXT LARGER MANHOLE DIAMETER

NOTES:

1.) ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.

2.) ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 1–1/2" COVER UNLESS OTHERWISE NOTED.

3.) BASE AND INLET WALLS SHALL BE CAST MONOLITHICALLY.

4.) INVERTS SHALL BE POURED MONOLITHICALLY WITH FOOTING.

5.) CURB INLET BACK OPENING LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.

6.) WHEN AN INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT THE GUTTER DEPRESSION SHALL BE FORMED IN CONCRETE PAVEMENT.

7.) PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION AS DIRECTED BY THE ENGINEER. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 1–1/2"

8.) THE EXPANSION JOINT SHALL HAVE A THICKNESS OF 1/2" INCH AND CONFORM TO AASHTO M213.

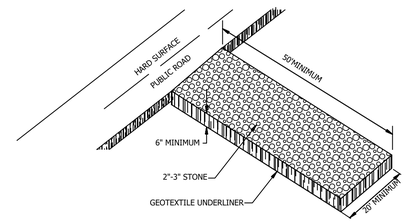
9.) REFER TO CURB AND GUTTER DETAILS FOR APPROPRIATE CURB CONFIGURATION AND GUTTER DIMENSIONS AT EACH INLET LOCATION.

10.) REFER TO PLAN AND PROFILE SHEETS TO DETERMINE EXTENSIONS AND SIZE (IF ANY) ACCOMPANYING CIRCULAR DROP INLET.

11.) CONCRETE FOR CIRCULAR DROP INLET SHALL HAVE A MINIMUM 28–DAY COMPRESSIVE STRENGTH OF 4,000 PSI.

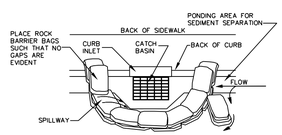
SECTION - CIRCULAR DROP INLET
NOT TO SCALE

04-11-10 | FF



TEMPORARY CONSTRUCTION ENTRANCE
N.T.S.

05-10-09 | FF | E1B



NOTES:
1. BAGS OF WOVEN GEOTEXTILE FABRIC, FILLED WITH GRAVEL MUST BE LAYERED SUCH THAT NO GAPS ARE EVIDENT.
2. LEAVE ONE SANDBAG GAP IN THE TOP ROW ON THE SIDE AWAY FROM FLOW, TO PROVIDE A SPILLWAY; OR IN THE CENTER IF PONDING IS NEEDED ON BOTH SIDES.
3. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY

CURB INLET PROTECTION SETUP
N.T.S.

05-10-09 | FF | E1C

NO.	DATE	BY	CKD	DESCRIPTION

CIVIL DESIGN ENGINEERS, INC.
Springdale, Arkansas

500 EMMA MIXED-USE DEVELOPMENT
SPRINGDALE, ARKANSAS

DETAIL SHEET 3

ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12538
FERNANDO T. LURIE

DATE: 10-21-2021

damage prevention is no accident

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PROJECT NO.	
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SHEET	
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PLOT DATE/TIME: Thursday, September 30, 2021 8:56:55 AM|LE #P:\1141 - 500 Emma Mixed Use - Springdale, AR\Drawings\1141det.dwg

Planning and Community Development Division City of Springdale

Memo

To: Planning Commission

From: Staff

Date: **November 2, 2021**

RE: **L21-36** **Large Scale Development Cadence Plaza**

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. 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.
    a. Are the mailing slips in the file for the LSD or the variance(s)?
4. This Large Scale Development Plan has been given the number L21-36. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development. (standard comment)
5. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)
6. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above. (standard comment)

Commercial Design Standards Comments

1. All sides of a principal building that directly faces an abutting public right-of-way shall feature at least one customer entrance unless, the principal building directly faces more than 2 abutting rights-of-way then only 2 entrances are required, one along the primary street and one along a secondary street.
    a. Variance requested
2. It appears that the South side of the two buildings facing North will require foundation landscaping.
    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 to allow elements to repeat for 32.5' along middle building.

Engineering Comments

1. **Chapter 106 – Stormwater Drainage**
   (Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)
    - **Show Drainage Easement around pond**
    - **Provide outlet structure detail**
    - **Show 100 year WSE of pond on Grading Plan**
    - **Provide all details for proposed storm sewer. Size and material.**
    - **Submit signed and sealed drainage report**
    - **Ramp at southeast drive conflicts with existing storm manhole**

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.

3. **Chapter 110 – Streets, Sidewalks and Other Public Places**
   (Ord. No. 3258, § 1, 11-12-02)
   - *110.31* - Sidewalks are required one-foot (1') inside the right-of-way line.

- ~~Sidewalks shall be constructed with a minimum transverse slope of one-fourth inch (1/4") per foot.~~
- ~~The sidewalk shall have a minimum width of five feet (5') and a minimum thickness of four inches (4").~~
- ~~The sidewalk shall have expansion joints at each structure, curb and at minimum intervals of 200 feet. Transverse joints between expansion joints shall be scored at five foot (5') intervals.~~
- ~~Need to show details of sidewalks on the right-of-way.~~
  - **Sidewalks are to be 1' inside of the R.O.W. line.**

- *110.54* - All crossings under roadways by open cut must be backfilled with flowable fill.
-
- *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.
  - **Both drives onto Mayes Ave look too close to the intersections. See Master Street Plan: Minimum distance from an intersection to a curb cut/drive is 40' for local streets.**

4. **Chapter 112 – Subdivisions**

(Code 1973, § 30-1)

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

- *112.7 – Street Design Standards*
  - ~~Sight Distance: 90-ft Ordinary / 70-ft hilly~~
  - ~~Max grades w/in 100-ft of intersection: 4%~~
  - ~~Min intersection angle: 75°~~
  - Min curb radius ~~25-ft~~ **28-ft** minor St / 50-ft collector St
  - ~~The right-of-way must be graded so that the entire width slopes toward the street at a 2% slope toward the street centerline.~~
    - **Adjust the curb radius to adhere to above criteria.**

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. **Chapter 50 – Floods**

(Ord. No. 4110, § 1, 9-11-07)

- *4110.6.2* - Need to submit a floodplain development application at the time of resubmittal. See Applications & Forms / Floodplain at http://www.springdalear.gov/298/Forms-Documents
    - **Submit Floodplain Development Permit application**

7. **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.

- *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.

PRELIMINARY PLANS FOR

CADENCE PLAZA

A

LARGE SCALE DEVELOPMENT

IN THE CITY OF

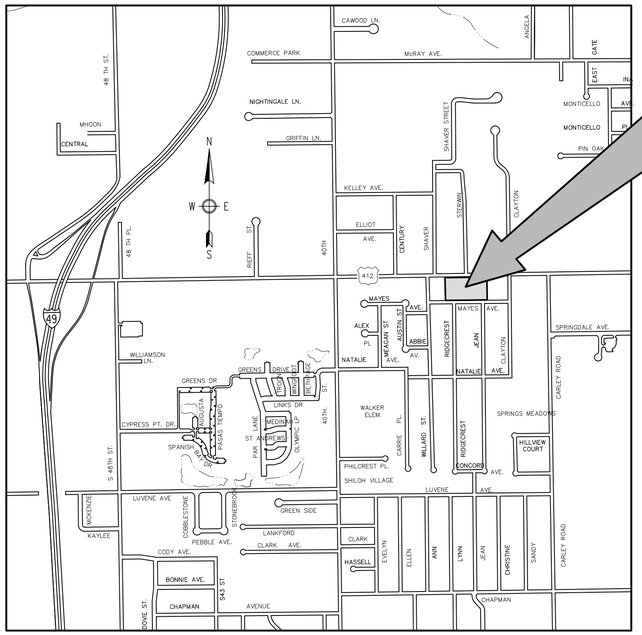
SPRINGDALE, ARKANSAS

L21-36

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
–	COVER
1	LSD
2	GRADING & STORM PLAN
3	STORM DRAINAGE PROFILES
4	PAVING & SIGNAGE PLAN
5–6	TYPICAL DETAILS
7	UTILITY PLAN
8	WATER & SEWER DETAILS
9	LIGHTING PLAN
10	LANDSCAPING PLAN
11	STORMWATER POLLUTION PREVENTION PLAN
12	STORMWATER POLLUTION PREVENTION DETAILS

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

TICKET 210915-1822



VICINITY MAP

October 21, 2021

BY

ENGINEERING SERVICES INC.

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

PRELIMINARY
NOT FOR CONSTRUCTION

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

NOTES :

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

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

3. 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.

NOTES:

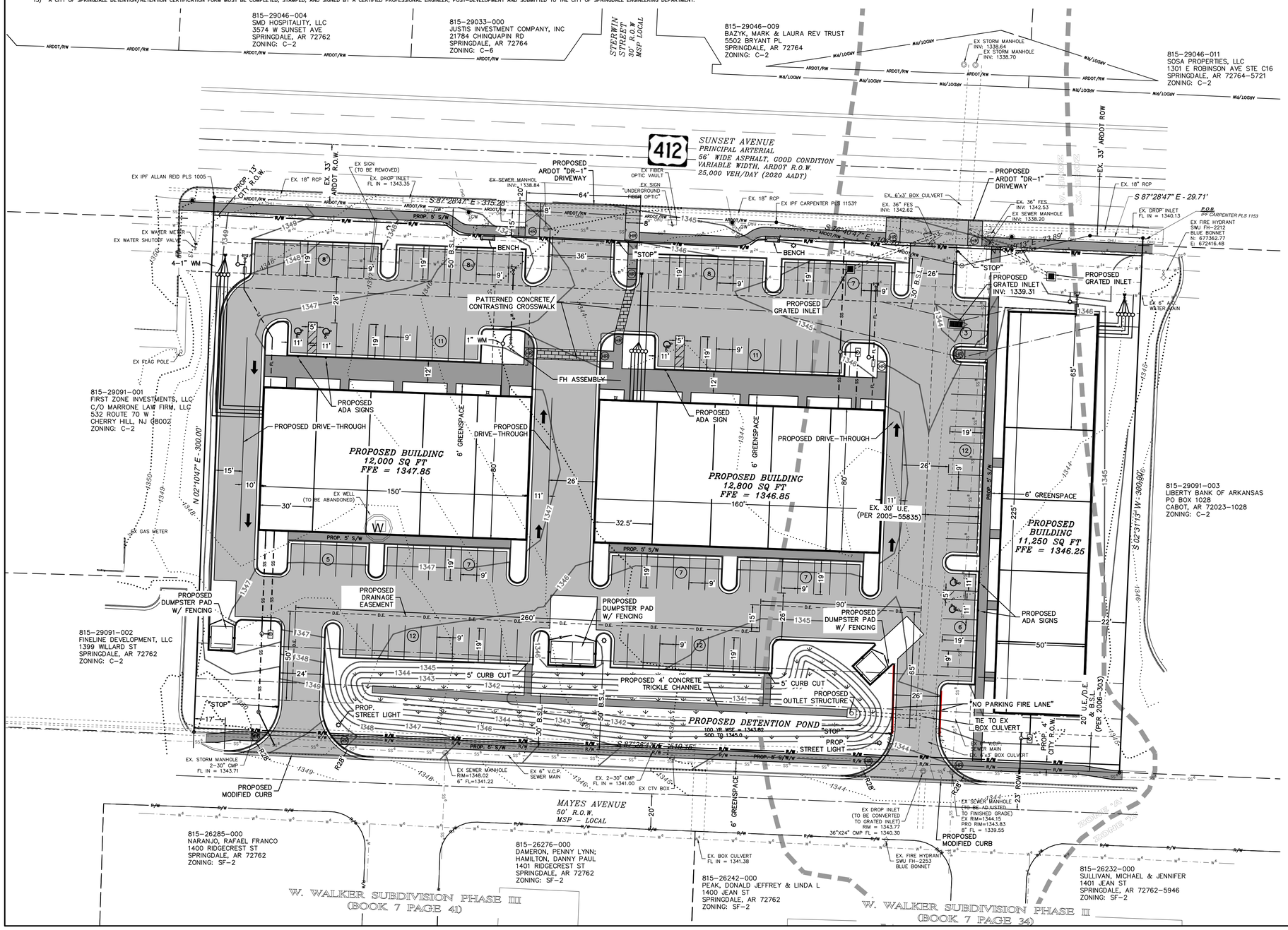
1) ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED (EXAMPLE: 15'BC) AS TO BACK OF CURB.
2) A.D.A. ACCESSIBLE RAMPS TO HAVE A MAXIMUM INCLINATION RATIO OF 12:1.
3) ANY COST OF ADJUSTMENTS, RELOCATION OR DAMAGE OF EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS/DEVELOPERS.
4) MODIFIED CURB REQUIRED AT ALL DRIVES.
5) OUTDOOR STORAGE, TRASH COLLECTION, AND LOADING AREAS MUST BE LANDSCAPED, SO THAT THEIR FUNCTIONS ARE FULLY CONTAINED AND OUT OF VIEW OF THE ADJACENT PROPERTY AND THE PUBLIC RIGHT-OF-WAY.
6) THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
7) THE MAP PROJECTION IS REFERENCED TO THE HORIZONTAL CONTROL DATUM OF NAD83 (NORTH AMERICAN DATUM OF 1983), STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301). THE BASIS OF BEARINGS FOR THIS PLAT ARE STATE PLANE GRID BEARING. THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TWO TEMPORARY BENCHMARKS UTILIZING THIS DATUM ARE SHOWN HEREON.
8) ALL DEVELOPMENTS AFTER AUGUST 20, 2007 MUST HAVE UTILITY WIRES, LINES, AND/OR CABLES IN SAID DEVELOPMENTS MUST BE PLACED UNDERGROUND. EXCLUDING 12Kv AND ABOVE.
9) STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6)MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
   A) DEVELOPMENT AND GRADING WITH THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
   B) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
   C) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING.
   D) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
   E) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
   F) A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.
10) ALL CROSSINGS UNDER ROADWAYS BY OPEN CUT MUST BE BACKFILLED WITH FLOWABLE FILL
11) STREET LIGHTS ARE REQUIRED AT EACH INTERSECTION AND ALONG THE STREET AT INTERVALS OF 300 TO 350 FEET AS MEASURED ALONG THE CENTERLINE OF THE STREET. THE MINIMUM INITIAL RATING FOR THE STREETLIGHT SHALL BE 6,800 LUMENS FOR A LOCAL STREET, 11,000 LUMENS FOR A COLLECTOR STREET, OR 20,000 LUMENS FOR AN ARTERIAL STREET.
12) THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP #05143C0090F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS, EFFECTIVE MAY 16, 2008.
13) A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.

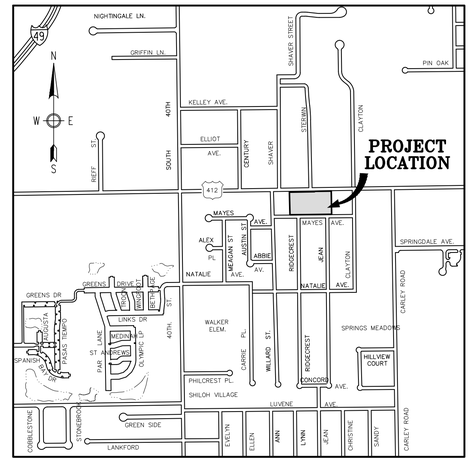
PARCEL NO. 815-29091-000

SURVEY DESCRIPTION:

A PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION THREE (3), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 3; THENCE N87°28'47"W A DISTANCE OF 785.01 FEET; THENCE S02°31'13"W A DISTANCE OF 35.00 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING A FOUND IRON PIN WITH CAP "CARPENTER PLS 1153"; THENCE CONTINUING S02°31'13"W A DISTANCE OF 299.99 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N87°28'47"W A DISTANCE OF 519.15 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N02°10'47"E A DISTANCE OF 300.00 FEET TO A FOUND IRON PIN WITH CAP "ALAN REID PLS 1005"; THENCE S87°28'47"E A DISTANCE OF 315.28 FEET; THENCE S76°40'47"E A DISTANCE OF 106.70 FEET TO A FOUND COTTON PICKER SPINDLE; THENCE N76°49'13"E A DISTANCE OF 73.89 FEET TO A FOUND IRON PIN WITH CAP "CARPENTER PLS 1153"; THENCE S87°28'47"E A DISTANCE OF 29.71 FEET TO THE **POINT OF BEGINNING**, CONTAINING 3.54 ACRES (154,253 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.





VICINITY MAP

OWNER : WALKER PROPERTIES II LIMITED PARTNERSHIP
1657 W SUNRISE MOUNTAIN RD
FAYETTEVILLE, AR 72701-8028

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

ZONING : C-2
SETBACKS : FRONT SETBACK = 30'
FRONT SETBACK IF PARKING IS ALLOWED BETWEEN RIGHT OF WAY AND BUILDING = 50'
SIDE SETBACK = 0'
SIDE SETBACK WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT = 20'
(SUBJECT TO APPLICABLE FIRE AND BUILDING CODES)
REAR SETBACK = 20'

GROSS AREA: 3.54 ACRES
NET AREA: 3.54 ACRES

PARKING SPACES REQUIRED: 114 SPACES (5 ACCESSIBLE)

PARKING SPACES PROVIDED: 125 SPACES (5 ACCESSIBLE)

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

- 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. 8" 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. HANDICAP PARKING
- EX. WATER METER
- EX. TRAFFIC POLE
- EX. GAS MANHOLE
- EX. ELECTRIC MANHOLE
- EX. TELEPHONE MANHOLE
- EX. TREES
- EX. SEWER VALVE
- EX. WATER MANHOLE
- EX. FIBER OPTIC VAULT
- EX. TELEPHONE BOX
- EX. MAILBOX
- EX. GAS METER
- EX. GAS VALVE
- EX. PARKING STRIPE
- PROPOSED WATER SERVICE
- PROPOSED SEWER SERVICE
- PROPOSED FENCE
- PROPOSED EASEMENT LINE
- PROPOSED SIDEWALK
- PROPOSED GAS LINE
- PROPOSED ELECTRIC LINE
- PROPOSED WATERLINE
- PROPOSED HANDICAP RAMP
- PROPOSED STORM BOX & PIPE
- PROPOSED SEWER MANHOLE & PIPE

FLOOD PLAIN ZONING:
THIS PROPERTY IS WITHIN THE 100 YEAR FLOOD ZONE A AS SHOWN ON THE F.I.R.M. MAP #05143C0070F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: MAY 16, 2008.

L21-36

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

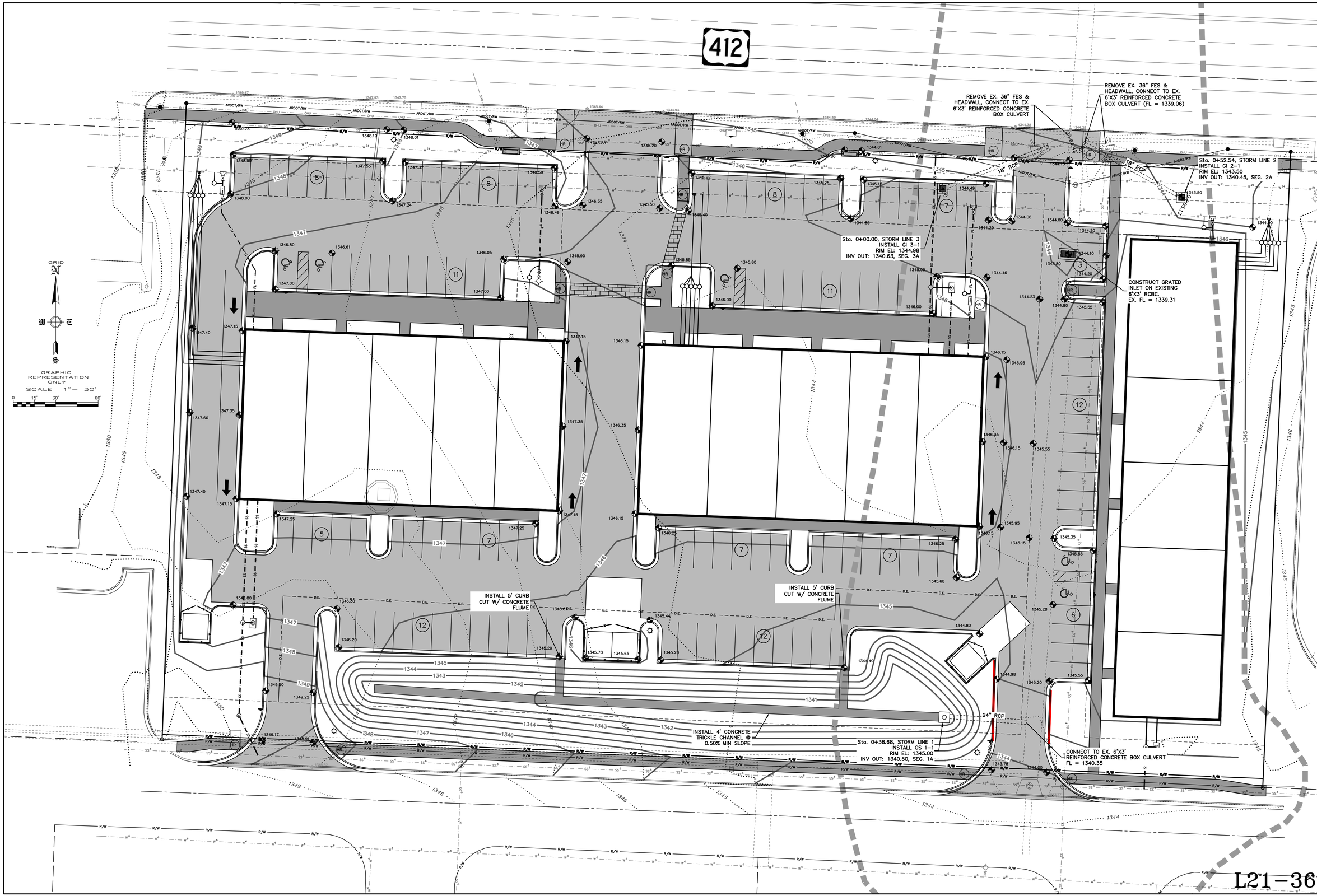
LARGE SCALE DEVELOPMENT
CADENCE PLAZA
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2021 ENGINEERING SERVICES, INC. 10/19/2021 4:37 PM
L:\2021\21981\Drawings\21981-LSDP.dwg

SCALE: 1"=30'
DATE: Oct 19, 2021
ENGINEER: TJA
DRAWN BY: BJR
W.O. #: 21981

1



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

GRADING & STORM DRAINAGE PLAN
CADENCE PLAZA
SPRINGDALE, ARKANSAS

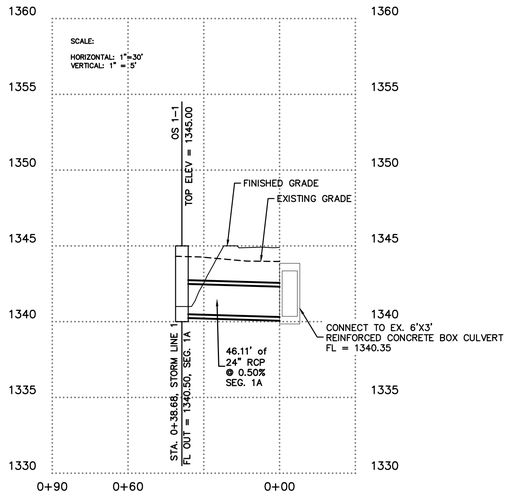
REVISION	DATE	DESCRIPTION

SCALE: 1"=20'
DATE: Oct 21, 2021
ENGINEER: TJA
DRAWN BY: BJR
W.O. #: 21981

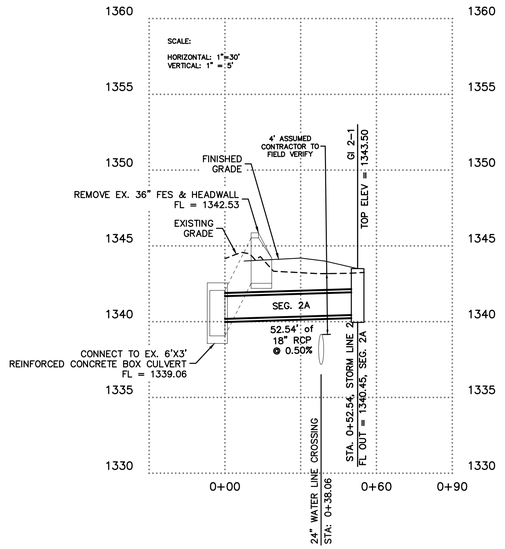
L21-36

2

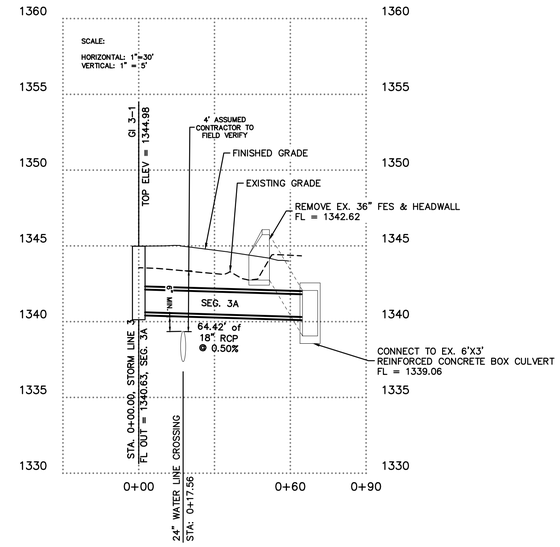
STORM LINE 1



STORM LINE 2



STORM LINE 3



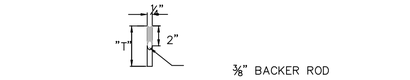
ENGINEERING SERVICES INC.
3705 POWELL DRIVE, SUITE 105
SPRINGDALE, ARKANSAS 72764

STORM DRAINAGE PROFILES
CADENCE PLAZA
SPRINGDALE, ARKANSAS

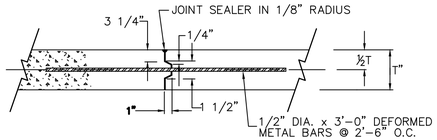
REVISION	DATE	DESCRIPTION

© Copyright 2021 Engineering Services, Inc. 10/21/2021 3:43 PM
S:\CAD\21981 Cadence Plaza\Plat\21981 PLAT.dwg

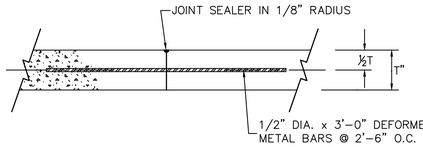
SCALE: NTS
DATE: Oct 21, 2021
ENGINEER: TJA
DRAWN BY: BJR
W.O. #: 21981



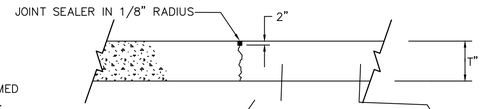
"T" = ¼ SLAB THICKNESS + ½"



TYPE B – TIED TRANSVERSE CONSTRUCTION JOINT
(USED AT MIDDLE THIRD OF NORMAL SPACING)



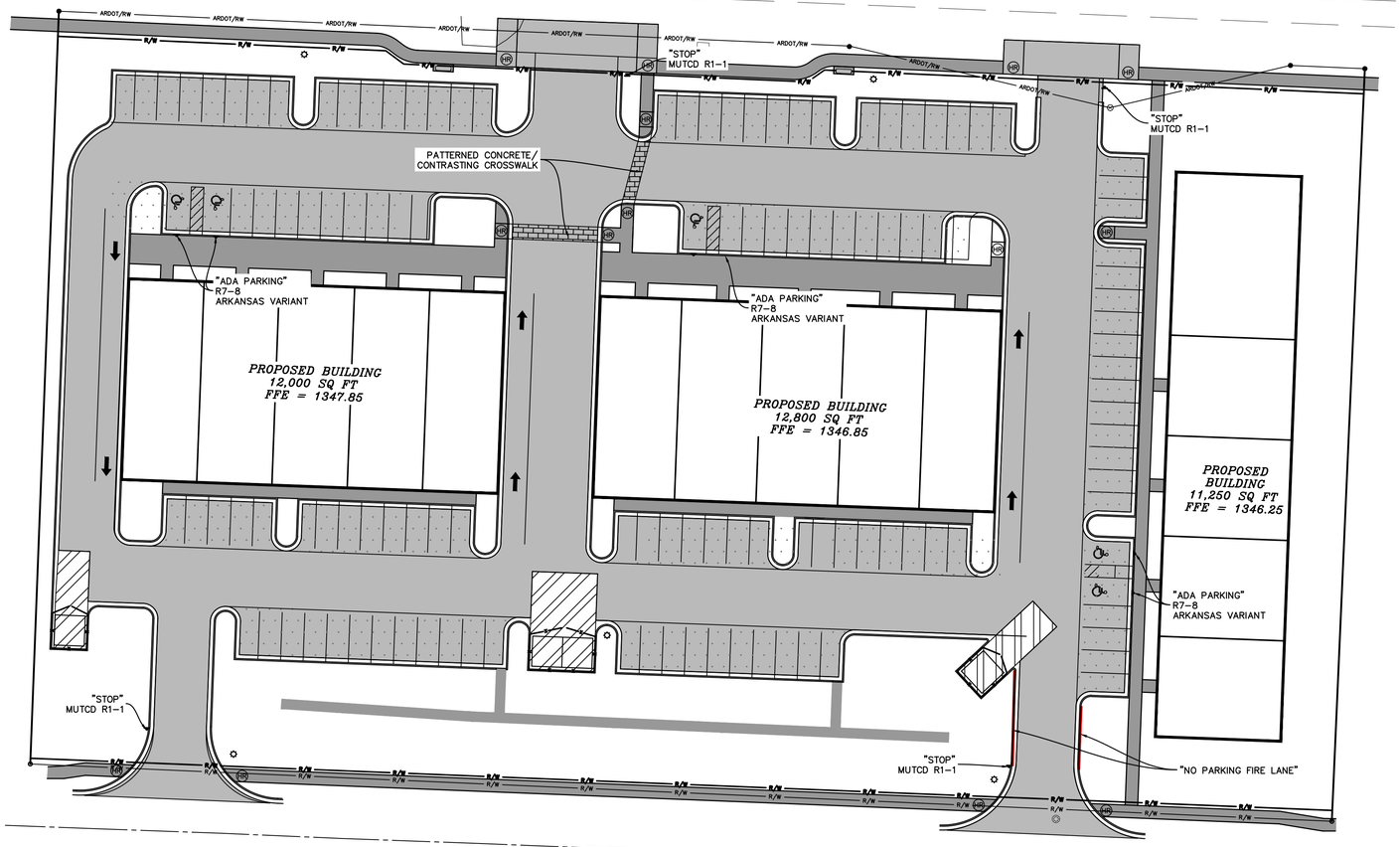
TYPE C – TIED BUTT LONGITUDINAL JOINT



TYPE D – SAWED OR PREMOLDED STRIP CONTRACTION JOINT
LONGITUDINAL OR TRANSVERSE

JOINTS FOR CONCRETE PAVEMENT

NOT TO SCALE



LIGHT DUTY PAVING: CLASS 7 BASE 7" THICK
SURFACE COURSE, 2" THICK

HEAVY DUTY PAVING: CLASS 7 BASE 8" THICK
SURFACE COURSE, 3" THICK

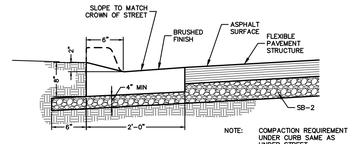
DUMPSTER PAD: CLASS 7 BASE 4" THICK
REINFORCED CONCRETE (4,000 PSI), 8" THICK

*NOTE:

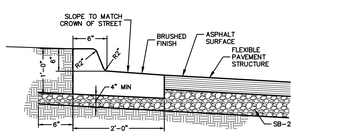
1) PAVING SECTIONS ARE TO BE DETERMINED BY A GEOTECHNICAL ENGINEER. SECTIONS SHOWN SHALL BE MODIFIED TO THE GEOTECHNICAL ENGINEER RECOMMENDATION.

2) ALL STRIPING AND SYMBOLS SHALL BE COORDINATED WITH OWNER PRIOR TO INSTALLATION.

3) CONTRACTOR IS TO SUBMIT A PLAN SHOWING JOINTS FOR OWNER APPROVAL AS PART OF THE PAVING SUBMITTAL.



MODIFIED CONCRETE CURB & GUTTER
NOT TO SCALE



STANDARD 6" CONCRETE SPILL CURB & GUTTER
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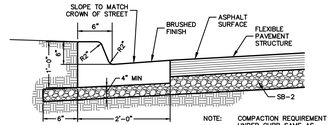

STANDARD 6" CONCRETE CURB & GUTTER
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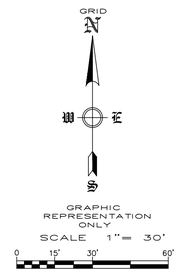
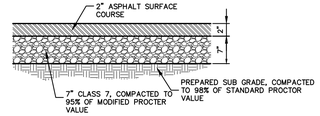
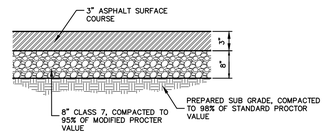




LIGHT DUTY PAVING
NOT TO SCALE



HEAVY DUTY PAVING
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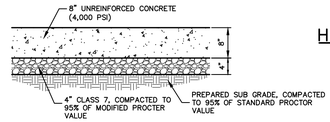


CONCRETE PAD FOR DUMPSTER
NOT TO SCALE

L21-36

ENGINEERING SERVICES INC.
1705 S. 48th STREET, SUITE 105
SPRINGDALE, ARKANSAS 72764

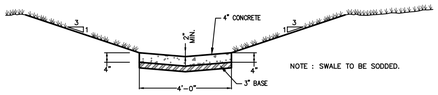
PAVING & SIGNAGE PLAN
CADENCE PLAZA
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2021 ENGINEERING SERVICES, INC. 501) 202-2 3:44 PM
C:\2021\21981 Cadence Plaza\21981 CADENCE.dwg

SCALE: 1"=30'
DATE: Oct 21, 2021
ENGINEER: TJA
DRAWN BY: BJR
W.O. #: 21981

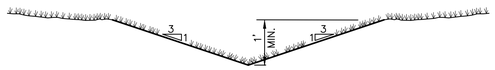
4



NOTE : SWALE TO BE SODDED.

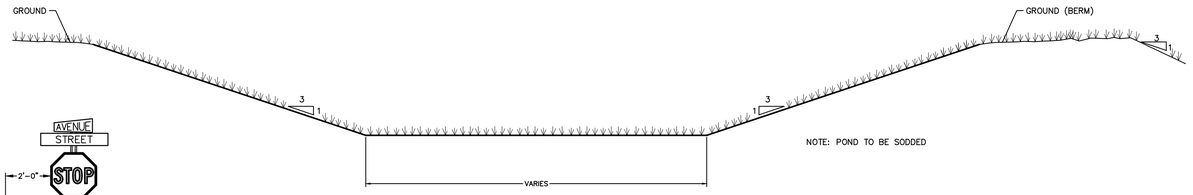
4' CONCRETE TRICKLE CHANNEL

NOT TO SCALE



TYPICAL SWALE SECTION

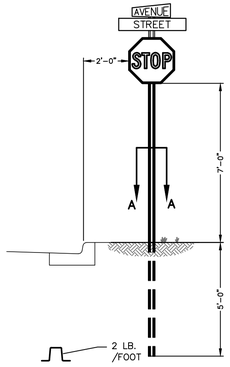
NOTE : SWALE TO BE SODDED.



NOTE: POND TO BE SODDED

TYPICAL SECTION DETENTION POND

NOT TO SCALE



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

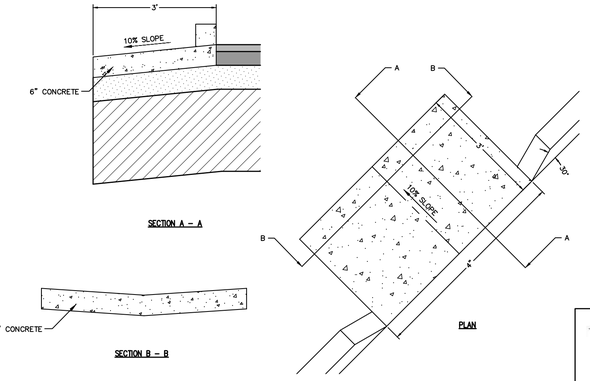
SECTION A–A
U-CHANNEL SIGN SUPPORT

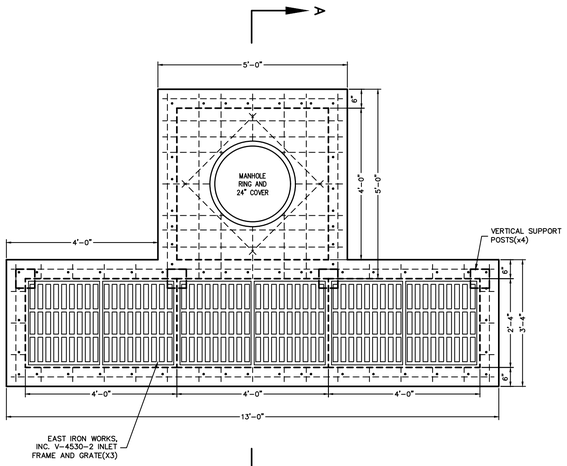
STOP SIGN DETAIL

NOT TO SCALE

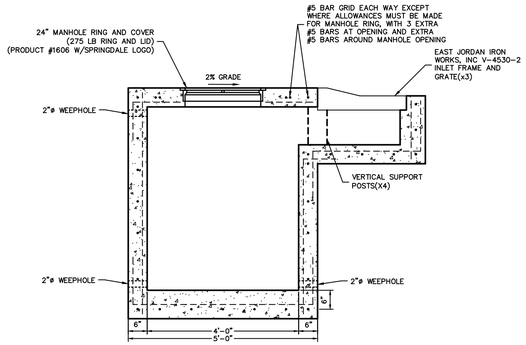
NOTES:

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.





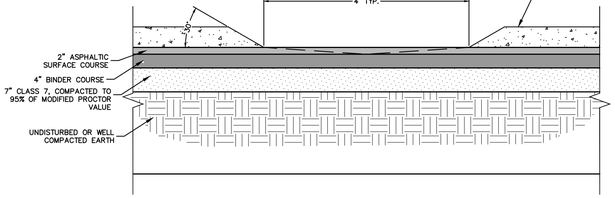
PLAN



SECTION A–A

TYPICAL GRATED INLET

NOT TO SCALE



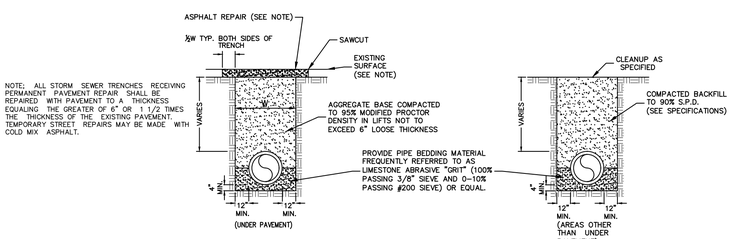
CROSS SECTION AT CURB

TYPICAL 4' CURB CUT WITH CONCRETE FLUME

NOT TO SCALE

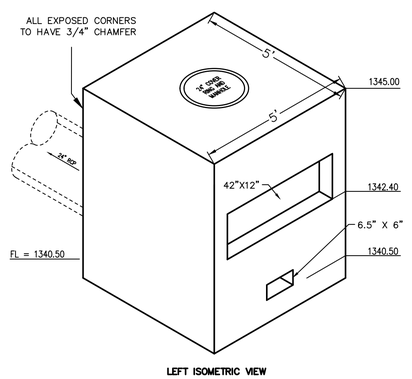




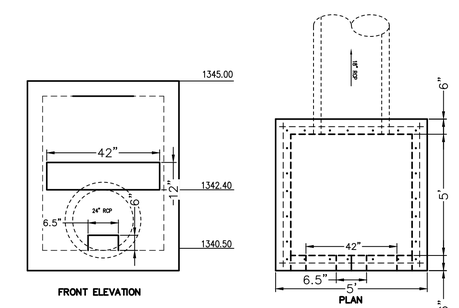


STORM SEWER BEDDING AND BACKFILL

NOT TO SCALE



LEFT ISOMETRIC VIEW



OUTLET STRUCTURE

ENGINEERING SERVICES INC.
1235 E. NUNLEY, SUITE 205
SPRINGDALE, ARKANSAS 72764

TYPICAL DETAILS
CADENCE PLAZA
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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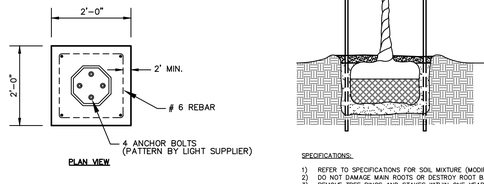
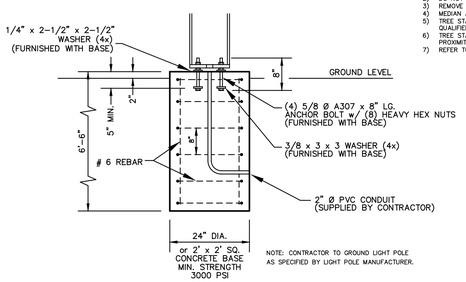
SCALE: NTS
DATE: Oct 21, 2021
ENGINEER: TJA
DRAWN BY: BJR
W.O. #: 21981



PLAN VIEW

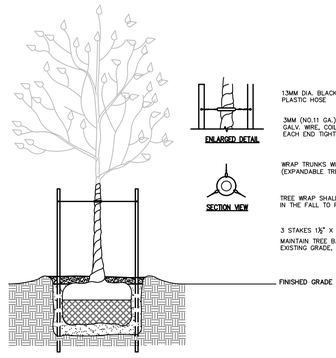


NOTE: CONTRACTOR TO GROUND LIGHT POLE AS SPECIFIED BY LIGHT POLE MANUFACTURER.

SECTION VIEW

LIGHT POLE FOOTING DETAIL

NOT TO SCALE

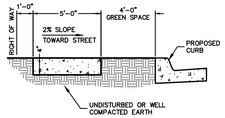


SPECIFICATIONS:

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

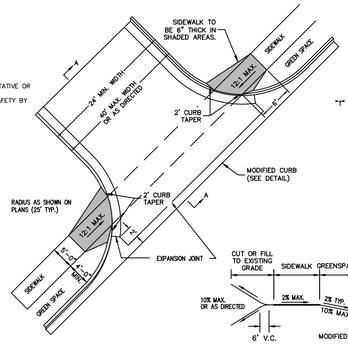


NOTES: PROVIDE EXPANSION JOINTS AT EACH STRUCTURE, CURB, AND A MINIMUM INTERVAL OF 200 FOOT.

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

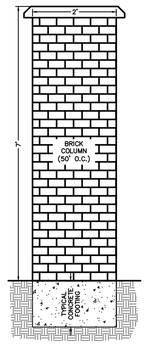
SIDEWALK DETAIL

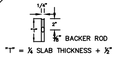
NOT TO SCALE



DRIVEWAY DETAIL

NOT TO SCALE

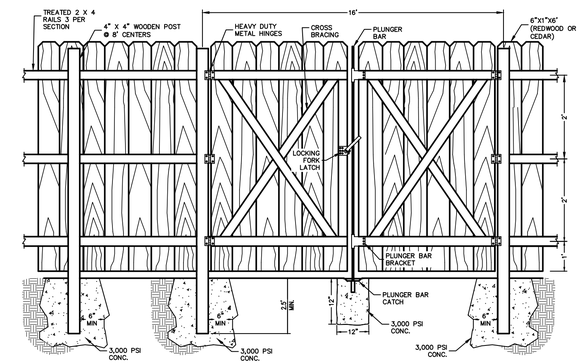




JOINT SEALER DETAIL

NOTES:

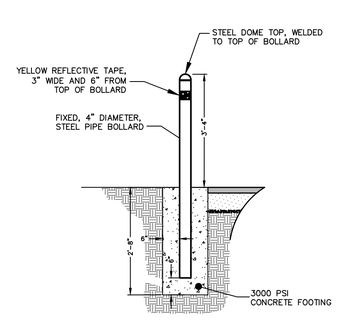
1) DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2) 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3) CONCRETE CURB TO BE SAW-CUT AT 15' INTERVALS 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.



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

SCREENING FENCE DETAIL

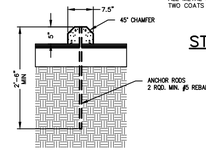
NOT TO SCALE



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.

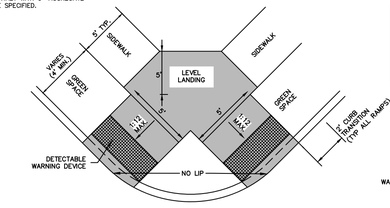


STANDARD BOLLARD

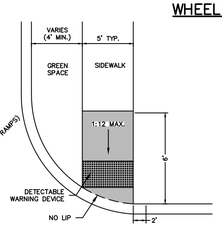
NOT TO SCALE

WHEEL STOP DETAIL

NOT TO SCALE



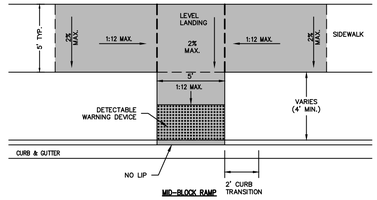
TYPE 1 RAMP



TYPE 2 RAMP

NOTES:

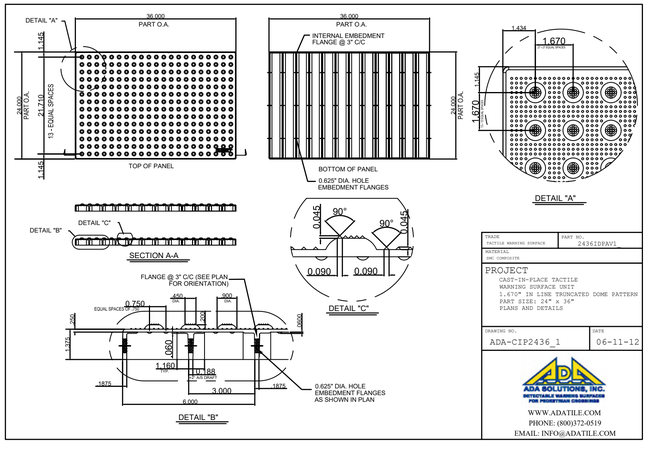
1) THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 1:12.
2) THE NORMAL GUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
3) THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".
4) DETECTABLE WARNING DEVICES SHALL BE PLACED AT THE LOCATIONS WHERE RAMPS CROSS A CURB.

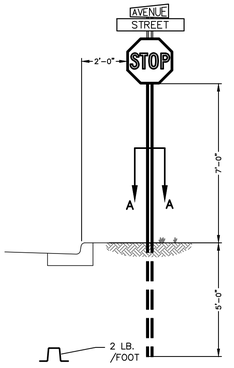


MID-BLOCK RAMP

HANDICAP RAMP DETAILS

NOT TO SCALE



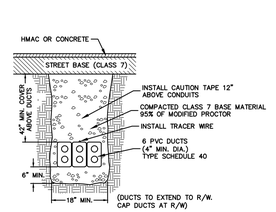


SECTION A-A
U-CHANNEL SIGN SUPPORT

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

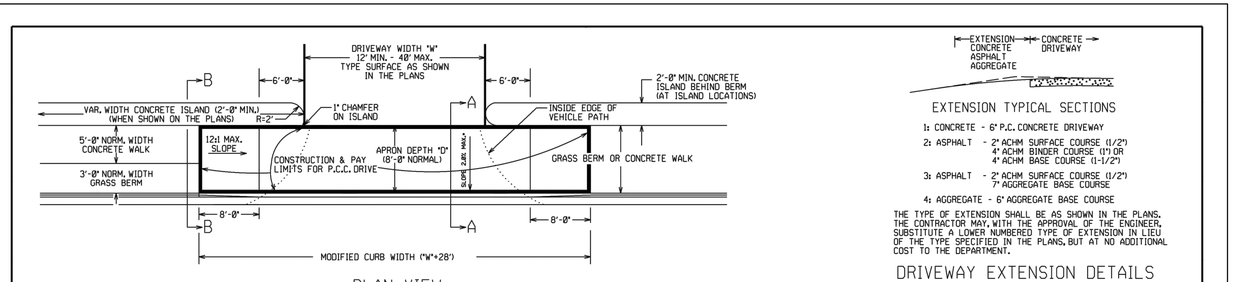
STOP SIGN DETAIL

NOT TO SCALE

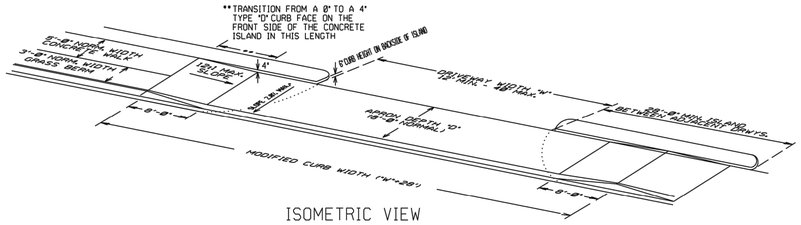


TYPICAL SECTION 6-4" UTILITY DUCTS

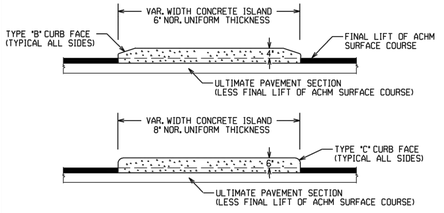
NOT TO SCALE



PLAN VIEW



ISOMETRIC VIEW



CURBED ISLANDS FOR CHANNELIZATION

REFER TO PLANS FOR TYPE OF CURB FACE TO BE USED. NO DIRECT PAYMENT WILL BE MADE FOR THE CURB FACES SHOWN ON THE ISLAND DETAILS. PAYMENT FOR THE CURB FACE WILL BE INCLUDED IN THE UNIT PRICE BID FOR THE ITEM "CONCRETE ISLAND".

EXTENSION TYPICAL SECTIONS

1: CONCRETE - 6" P.C.C. CONCRETE DRIVEWAY

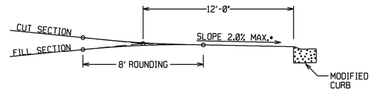
2: ASPHALT - 2" ACHM SURFACE COURSE (1/2") 4" ACHM BINDER COURSE (1") OR 4" ACHM BASE COURSE (1-1/2")

3: ASPHALT - 2" ACHM SURFACE COURSE (1/2") 7" AGGREGATE BASE COURSE

4: AGGREGATE - 6" AGGREGATE BASE COURSE

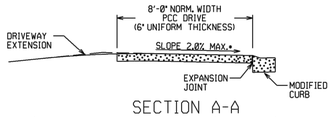
THE TYPE OF EXTENSION SHALL BE AS SHOWN IN THE PLANS. THE CONTRACTOR MAY, WITH THE APPROVAL OF THE ENGINEER, SUBSTITUTE A LOWER NUMBERED TYPE OF EXTENSION IN LIEU OF THE TYPE SPECIFIED IN THE PLANS, BUT AT NO ADDITIONAL COST TO THE DEPARTMENT.

DRIVEWAY EXTENSION DETAILS

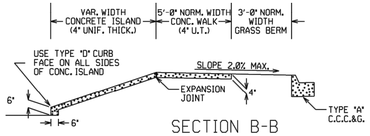


DRIVEWAY VERTICAL ALIGNMENT DETAILS

* NOTE: DRIVEWAYS MAY NOT BE SLOPED AWAY FROM THE ROADWAY UNLESS APPROVED BY THE ENGINEER.



SECTION A-A



SECTION B-B

CURBED ISLAND BEHIND WALK

REVISION	DATE	DESCRIPTION
11-07-16		REVISED WALK DETAILS
2-27-14		REVISED PLAN & ISOMETRIC VIEW
11-29-07		ADDED CHANNELIZATION ISLAND WITH TYPE C CURB FACE, REVISED DRIVEWAY SLOPE NOTE & VERTICAL ALIGNMENT DETAILS
11-10-06		REV. APRON SLOPE & DEPTH OF AGG. BASE.
8-22-02		ADDED ISLAND DETAILS & NOTES
5-30-02		REV. MOD. CURB WIDTH & TRANS. NOTE
11-19-98		REVISED NOTES
11-18-98		REDRAWN AND REISSUED
DATE REV	DATE FILMED	DESCRIPTION

ARKANSAS STATE HIGHWAY COMMISSION
DETAILS OF DRIVEWAYS & ISLANDS
STANDARD DRAWING DR-1

ENGINEERING SERVICES INC.
2705 E. SOUTHERN AVENUE
SPRINGDALE, ARKANSAS 72764

TYPICAL DETAILS CADENCE PLAZA SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: NTS
DATE: Oct 21, 2021
ENGINEER: TJA
DRAWN BY: BJR
W.O. #: 21981

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6

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) STREET LIGHTS ALONG ELECTRIC AVE 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) SEWER BACKWATER VALVES TO BE INSTALLED ON PRIVATE SERVICE LINE BY LICENSED PLUMBER WHERE APPLICABLE.
21) FIRE PROTECTION SYSTEM PLANS TO BE SUBMITTED TO ADH BY OTHERS.
22) EX. WATER WELL TO BE ABANDONED PER ARKANSAS WATER WELL COMMISSION REQUIREMENTS.

815-29046-004
SMD HOSPITALITY, LLC
3574 W SUNSET AVE
SPRINGDALE, AR 72762
ZONING: C-2

815-29033-000
JUSTIS INVESTMENT COMPANY, INC
21784 CHINQUAPIN RD
SPRINGDALE, AR 72764
ZONING: C-6

STERWIN STREET
30' R.O.W.
MSP LOCAL

815-29046-009
BAZYK, MARK & LAURA REV TRUST
5502 BRYANT PL
SPRINGDALE, AR 72764
ZONING: C-2

815-290-
SOSA PR
1301 E R
SPRINGDA
ZONING:

412
SUNSET AVENUE
PRINCIPAL ARTERIAL
56' WIDE ASPHALT, GOOD CONDITION
VARIABLE WIDTH, ARDOT R.O.W.
25,000 VEH/DAY (2020 AADT)

MAINTAIN & PROTECT EX. WATER AND SEWER MAINS
EX SIGN (TO BE REMOVED)
EX. DROP INLET FL IN = 1343.35
EX. 18" RCP
EX SEWER MANHOLE INV: 1338.84
EX FIBER OPTIC VAULT
EX SIGN "UNDERGROUND FIBER OPTIC"
EX IPF ALLAN REID PLS 1005
EX WATER METER
EX WATER SHUTOFF VALVE
EX. BILLBOARD WITHIN U.E. TO BE REMOVED
INSTALL 6"X6" TAPPING SLEEVE & VALVE & 6"X8" REDUCER, CONTRACTOR TO FIELD VERIFY DIMENSIONS PRIOR TO ORDERING PARTS.
PROPOSED 8" SP. CL. 50 DI WATER MAIN
4-1" WATER METER ASSEMBLY, SEE DETAIL
PROPOSED 6"X4" TAPPING SLEEVE & VALVE AND FIRE SYSTEM TEST ASSEMBLY
5' TRANSITION (PRIVATE/PUBLIC)
FIRE LINE TO BE SIZED & SUBMITTED TO ADH BY FIRE PROTECTION ENGINEER
EX FLAG POLE
PROPOSED FDC
4-1" WATER METER ASSY. SEE DETAIL.
SANITARY SEWER SERVICE LINES, GREASE TRAP, & BACKWATER VALVE TO BE INSTALLED BY LICENSED PLUMBER. COORDINATE W/ ARCHITECTURAL PLANS
PROPOSED 6"X4" TAPPING SLEEVE & VALVE
PROPOSED FIRE SYSTEM TEST METER ASSEMBLY
PROPOSED 6"X4" TAPPING SLEEVE & VALVE AND FIRE SYSTEM TEST ASSEMBLY
TAP EXISTING 8" SEWER MAIN, TO BE COMPLETED BY SWU. OWNER/DEVELOPER TO PAY ALL TAP FEES.
EX. 6'x3' BOX CULVERT
EX. 36" FES INV: 1342.62
EX. 36" FES INV: 1342.53
EX SEWER MANHOLE INV: 1338.20
EX. DROP INLET FL IN = 1340.13
P.O.B. IPF CARPENTER PLS 1153
EX FIRE HYDRANT SWJ FH-2212 BLUE BONNET N: 677362.77 E: 672416.48
EX 6" PVC WATER MAIN
6"X6" TAPPING SLEEVE & VALVE, 2" TAPPED CAP, & 5-1" WATER METER ASSEMBLY. SEE DETAIL.
FIRE LINE TO BE SIZED & SUBMITTED TO ADH BY FIRE PROTECTION ENGINEER
5' TRANSITION (PRIVATE/PUBLIC)
S 87°28'47" E - 315.28'
S 87°28'47" E - 29.
S 87°28'47" E 1047.89'
S 87°28'47" E 510.16'
N 02°10'47" E - 300.00'
S 02°31'13" W - 300.00'

815-29091-001
FIRST ZONE INVESTMENTS, LLC
C/O MARRONE LAW FIRM, LLC
532 ROUTE 70 W
CHERRY HILL, NJ 08002
ZONING: C-2

PROPOSED BUILDING
12,000 SQ FT
FFE = 1347.85

PROPOSED BUILDING
12,800 SQ FT
FFE = 1346.85

PROPOSED BUILDING
11,250 SQ FT
FFE = 1346.25

EX WELL (TO BE ABANDONED)
EX GAS METER

815-29091-003
LIBERTY BANK OF ARKANSAS
PO BOX 1028
CABOT, AR 72023-1028
ZONING: C-2

815-29091-002
FINELINE DEVELOPMENT, LLC
1399 WILLARD ST
SPRINGDALE, AR 72762
ZONING: C-2

SANITARY SEWER SERVICE LINES, GREASE TRAP, & BACKWATER VALVE TO BE INSTALLED BY LICENSED PLUMBER. COORDINATE W/ ARCHITECTURAL PLANS
EX STORM MANHOLE 2-30" CMP FL IN = 1343.71
EX SEWER MANHOLE RIM=1348.02 6" FL=1341.22
EX 6" V.C.P. SEWER MAIN
EX. 2-30" CMP FL IN = 1341.00
EX CTV BOX
TAP EXISTING 6" SEWER MAIN, TO BE COMPLETED BY SWU. OWNER/DEVELOPER TO PAY ALL TAP FEES.
MAINTAIN & PROTECT EX. SEWER MAIN
EX DROP INLET (TO BE CONVERTED TO GRATED INLET) RIM = 1343.77 36"X24" CMP FL = 1340.30
EX SEWER MANHOLE (TO BE ADJUSTED TO FINISHED GRADE) EX RIM=1344.15 PRO RIM=1343.83 8" FL = 1339.55
EX. BOX CULVERT FL IN = 1341.38
EX. FIRE HYDRANT SWJ FH-2253 BLUE BONNET
EX 6" PVC SEWER MAIN EX. 6'x3' BOX CULVERT
SANITARY SEWER SERVICE LINES, GREASE TRAP, & BACKWATER VALVE TO BE INSTALLED BY LICENSED PLUMBER. COORDINATE W/ ARCHITECTURAL PLANS
TAP EXISTING 6" SEWER MAIN, TO BE COMPLETED BY SWU. OWNER/DEVELOPER TO PAY ALL TAP FEES.

MAYES AVENUE
50' R.O.W.
MSP - LOCAL

815-26285-000
NARANJO, RAFAEL FRANCO
1400 RIDGECREST ST
SPRINGDALE, AR 72762
ZONING: SF-2

815-26276-000
DAMERON, PENNY LYNN; HAMILTON, DANNY PAUL
1401 RIDGECREST ST
SPRINGDALE, AR 72762
ZONING: SF-2

815-26242-000
PEAK, DONALD JEFFREY & LINDA L
1400 JEAN ST
SPRINGDALE, AR 72762
ZONING: SF-2

815-26232-000
SULLIVAN, MICHAEL & JENNIFER
1401 JEAN ST
SPRINGDALE, AR 72762-5946
ZONING: SF-2

W. WALKER SUBDIVISION PHASE III
(BOOK 7 PAGE 41)

W. WALKER SUBDIVISION PHASE II
(BOOK 7 PAGE 34)

GRID N W E S

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

- 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. 8" 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. HANDICAP PARKING
- EX. WATER METER
- EX. TRAFFIC POLE
- EX. GAS MANHOLE
- EX. ELECTRIC MANHOLE
- EX. TELEPHONE MANHOLE
- EX. TREES
- EX. SEWER VALVE
- EX. WATER MANHOLE
- EX. FIBER OPTIC VAULT
- EX. TELEPHONE BOX
- EX. MAILBOX
- EX. GAS METER
- EX. GAS VALVE
- EX. PARKING STRIPE
- PROPOSED WATER SERVICE
- PROPOSED SEWER SERVICE
- PROPOSED FENCE
- PROPOSED EASEMENT LINE
- PROPOSED SIDEWALK
- PROPOSED GAS LINE
- PROPOSED ELECTRIC LINE
- PROPOSED WATERLINE
- PROPOSED HANDICAP RAMP
- PROPOSED STORM BOX & PIPE
- PROPOSED SEWER MANHOLE & PIPE

ENGINEERING SERVICES INC.
1707 S. 48TH ST., SUITE 105
SPRINGDALE, ARKANSAS 72764

UTILITY PLAN
CADENCE PLAZA
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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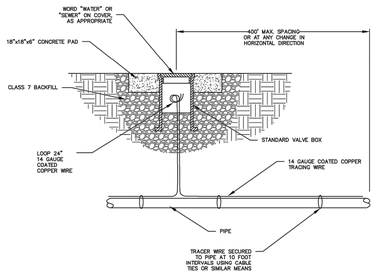
SCALE: 1"=30'
DATE: Oct 21, 2021
ENGINEER: TJH
DRAWN BY: BJR
W.O. #: 21981

L21-36

7



TRACING WIRE CONNECTION PORT

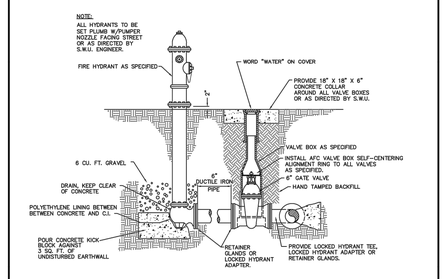
N.T.S.

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

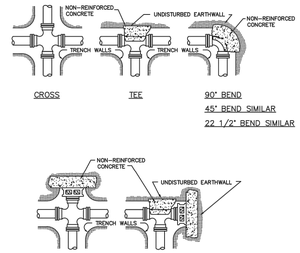
N.T.S.

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



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 SIZED SO 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 LB/SQ IN OPERATING PRESSURE AND 2,000 LB/SQ FT SOIL. 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
4"	1	1	1	1
6"	2	2	1	1
8"	3	3	2	1
10"	4	4	3	2
12"	7	7	4	3
14"	10	10	5	3
16"	13	13	7	4
18"	17	17	9	5
20"	21	21	12	6
24"	26	26	14	7
30"	38	38	20	10
36"	59	59	32	16
42"	85	85	46	23

REACTION BACKING

N.T.S.

SPRINGDALE WATER UTILITIES

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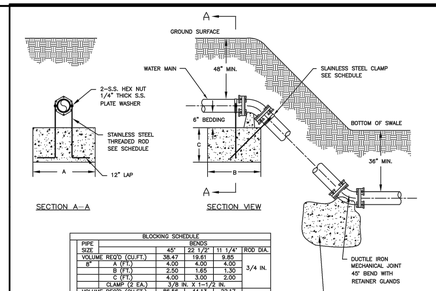
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



BLOCKING SCHEDULE

PIPE SIZE		BENDS			ROD DIA.
		45°	22 1/2°	11 1/4°	
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	1.85	1.30	
	C (FT.)	4.00	3.00	2.00	
	CLAMP (2 EA.)	3/8 IN. X 1-1/2 IN.			
8"	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.)	6.00	6.00	5.00	
	CLAMP (2 EA.)	5/8 IN. X 3-3/16 IN.			
24"	VOLUME REQ'D (CU.FT.)	346.28	180.39	94.58	1 IN.
	A (FT.)	7.00	6.00	6.00	
	B (FT.)	7.00	4.50	3.20	
	C (FT.)	8.00	7.00	5.00	
	CLAMP (2 EA.)	5/8 IN. X 3 IN.			

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

NOTES:

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

VERTICAL TIE-DOWN BLOCKING

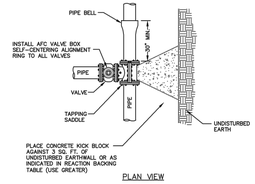
N.T.S.

SPRINGDALE WATER UTILITIES

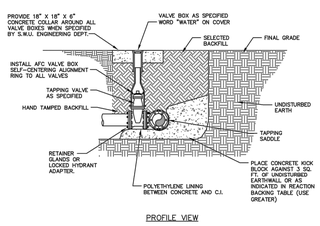
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO.	DATE:
TLS	S-4	MARCH 2008



PLAN VIEW



PROFILE VIEW

TAPPING SADDLE & 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:
CAG	S-5	AUGUST 2014

NOMINAL PIPE DIAMETER	"B"
3" AND 4"	2'-6"
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

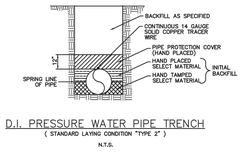
N.T.S.

SPRINGDALE WATER UTILITIES

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

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

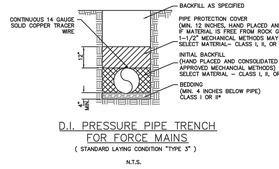
DRAWN BY:	DRAWING NO.	DATE:
JNK	S-17	MARCH 2008



D.I. PRESSURE WATER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 2")

N.T.S.



D.I. PRESSURE PIPE TRENCH FOR FORCE MAINS

(STANDARD LAYING CONDITION "TYPE 3")

N.T.S.

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

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

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

SPRINGDALE WATER UTILITIES

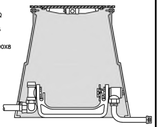
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

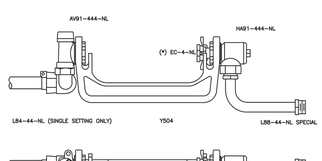
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

MATERIAL LIST

QTY	DESCRIPTION	CATALOG NUMBER			
		FORD	MUELLER	A.Y. McDONALD	
1	INLET CONNECTION	L84-44-NL	H-15531N	74779M-22	
1	YOKE ANGLE KEY VALVE	AV91-444-NL	H-14278N	74604Y 1X04	
1	YOKE BAR	Y504	H-9040	14-4	
1	YOKE ANGLE CHECK VALVE	HA91-444-NL	H-14248N	702-4YE 44	
1	OUTLET CONNECTION	L88-44-NL SPECIAL	H-15538N	710JPP 44X90X8	
1	METER BOX ASSEMBLY	34P-182424D W/LID			





TYPICAL 1" METER SETTING

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

N.T.S.

NOTES:

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

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

SPRINGDALE WATER UTILITIES

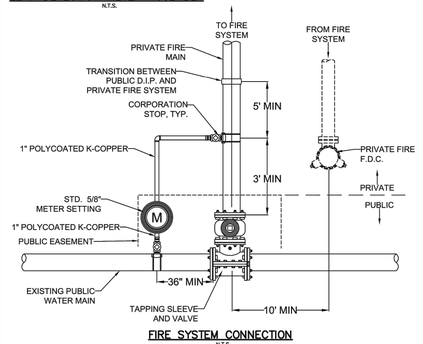
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

LEAK DETECTION METER ASSEMBLY

N.T.S.



FIRE SYSTEM CONNECTION

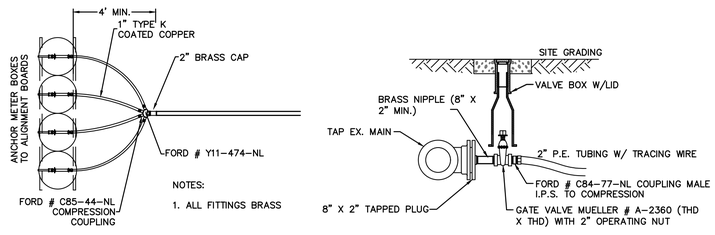
N.T.S.

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	FEB. 2016



METER ARRAY ASSEMBLY

NOT TO SCALE

L21-36

ENGINEERING SERVICES INC.
1707 E. JOYCE BLVD., SUITE 1
FAYETTEVILLE, ARKANSAS 72703
SPRINGDALE, ARKANSAS 72764

WATER & SEWER STANDARD DETAILS
CADENCE PLAZA
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: NTS

DATE: Oct 21, 2021

ENGINEER: TJA
DRAWN BY: BJR

W.O. #: 21981

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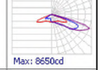
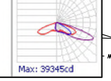
C:\2021\W&S Standard Details\21981-Details.dwg

8

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
East Alley		1.5 fc	4.7 fc	0.3 fc	15.7:1	5.0:1
East Entry		2.3 fc	3.0 fc	1.6 fc	1.9:1	1.4:1
East Parking Lot	+	3.0 fc	5.1 fc	0.8 fc	6.4:1	3.8:1
Middle Alley	X	2.2 fc	4.1 fc	0.9 fc	4.6:1	2.4:1
North Parking Lot	■	2.9 fc	7.8 fc	0.6 fc	13.0:1	4.8:1
South Parking Lot	+	3.3 fc	6.1 fc	0.9 fc	6.8:1	3.7:1
West Entry	X	4.4 fc	6.6 fc	2.5 fc	2.6:1	1.8:1

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	C		4	Holophane	HLWPC2 P30 40K XX T3M	Wallpack Full Cutoff LED, LED Performance Package P10, 4000 series CCT, Voltage, Type III Medium	1	7604	0.9	71	 Max: 5725cd
	I		9	Holophane	HLWPC2 P50 40K XX TFTM	Wallpack Full Cutoff LED, LED Performance Package P20, 4000 series CCT, Voltage, Forward Throw Medium	1	12125	0.9	115	 Max: 8650cd
	J		6	American Electric Lighting	ATB0 P457 R3 4K	Autobahn Small P457 Package Roadway Type III 4000K/5000K	1	29678	0.85	211	 Max: 21434cd
	K		4	American Electric Lighting	ATB2 P905 R3 4K HSS	Autobahn Large P905 Package Roadway Type III 4000K/5000K CCT House Side Shield	1	49556	0.85	295	 Max: 39345cd

NOTES:

1. ALL LIGHTS TO BE PRIVATELY MAINTAINED PARKING LOT LIGHTS UNLESS NOTED.
2. SITE CONTRACTOR TO COORDINATE LIGHTING WITH ELECTRICIAN.
3. NO STREET LIGHTS ARE EXISTING ALONG MAYES AVENUE.

GRID N

GRAPHIC REPRESENTATION ONLY

SCALE 1" = 30'

0 15' 30' 60'

ENGINEERING SERVICES INC.
1705 DOGWOOD DRIVE, SUITE 1
SPRINGDALE, ARKANSAS 72764

LIGHTING PLAN
CADENCE PLAZA
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=30'

DATE: Oct 21, 2021

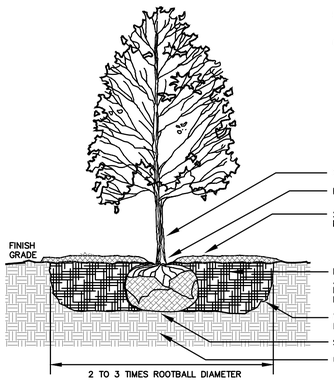
ENGINEER: TJA
DRAWN BY: BJR

W.O. #: 21981

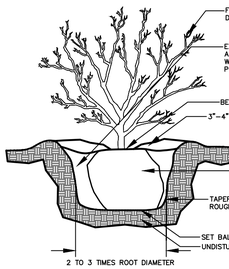
L21-36

9

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



TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

LANDSCAPE NOTES:

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

LANDSCAPE PARKING REQUIREMENTS:

TOTAL PARKING AREA PROVIDED: 21,864 SQ. FT.
TOTAL INTERIOR LANDSCAPE REQUIRED: 1,749 SQ. FT. (8%)
TOTAL INTERIOR LANDSCAPE PROVIDED: 4,550 SQ. FT. (21%)

LANDSCAPE FRONTAGE REQUIREMENTS:

TOTAL FRONTAGE LF: 402 LINEAR. FT.
TOTAL FRONTAGE LANDSCAPE REQUIRED:
1 TREE AND 7 SHRUBS PER 25' =
16 TREES AND 112 SHRUBS
TOTAL INTERIOR LANDSCAPE PROVIDED:
16 TREES AND 112 SHRUBS

Due to utility conflicts with 8" sewer main, 24" water main, and 6" water main required shade trees have been change to a large shrub/small ornamental tree. Shade trees would not be suitable with existing utilities and could not be separated a min of 5' from all conflicts

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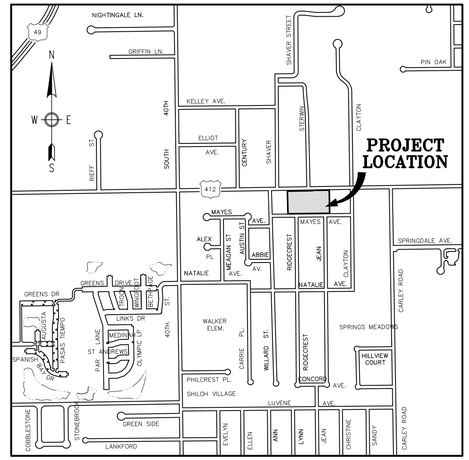
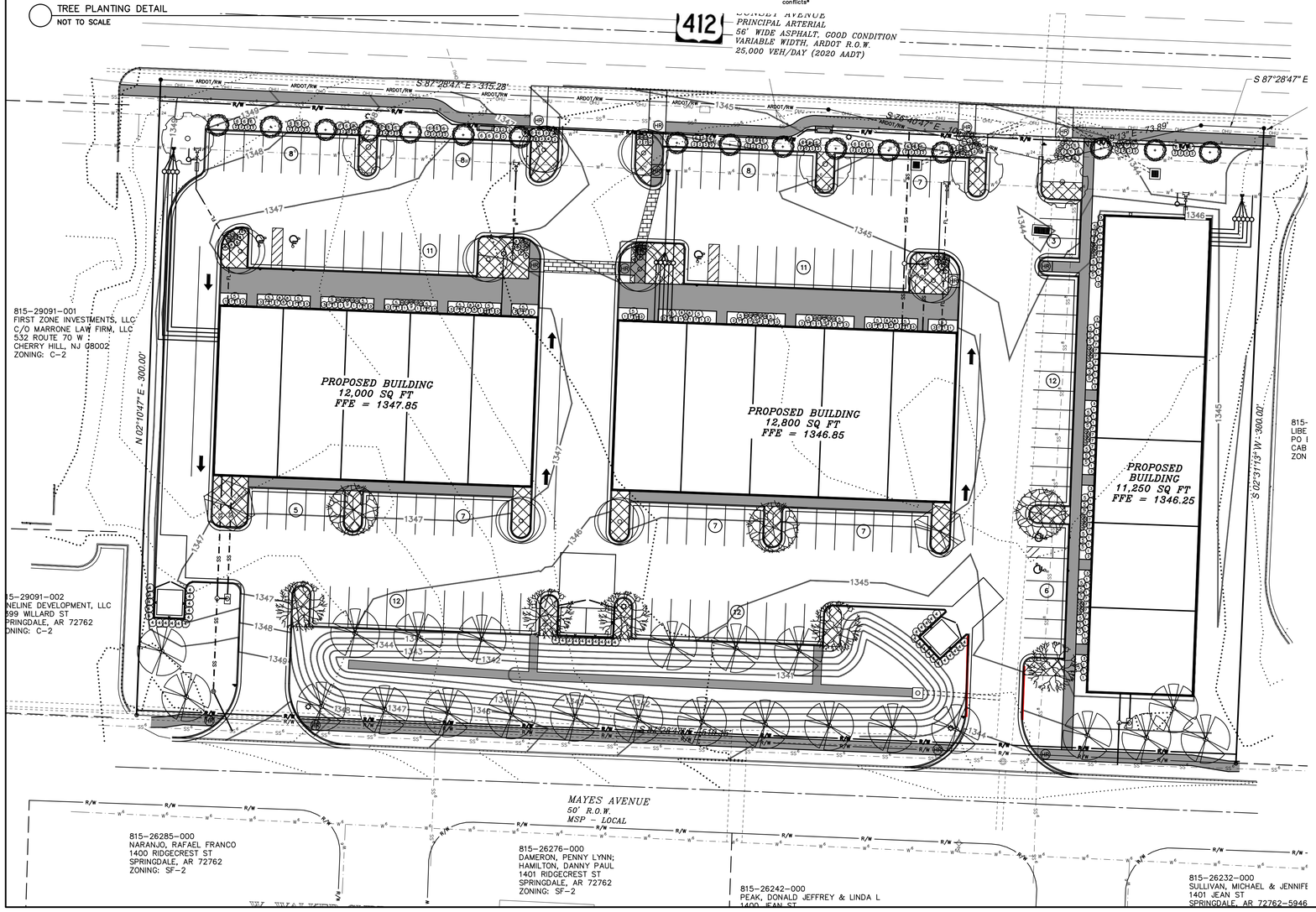
GRAPHIC REPRESENTATION ONLY
SCALE 1" = 30'
0 15' 30' 60'



VICINITY MAP



INDEX OF TREES

TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	SIZE
	NORTHERN RED OAK	Quercus rubra	8	2" Cal B & B
	CHINESE PISTACHE	Pistachia chinensis	5	2" Cal B & B
	RED MAPLE	Acer rubrum	23	2" Cal B & B
	LACEBARK ELM	Ulmus parvifolia	2	2" Cal B & B
	WILLOW OAK	Quercus phellos	5	2" Cal B & B
+	CRAPE MYRTLE	Lagerstroemia indica	16	2" Cal B & B
	BLACK GUM	Nyssa sylvatica	3	2" Cal B & B

INDEX OF SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
1	WINTERGEM BOXWOOD	Buxus microphylla 'Winter Gem'	93	3 GAL.
2	COMPACT INKBERRY HOLLY	Ilex glabra 'Compacta'	74	3 GAL.
3	JAPANESE SPIREA	Spiraea japonica	31	3 GAL.
4	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	42	3 GAL.
5	VIRGINIA SWEETSPIRE	Itea virginica	51	3 GAL.
6	ROSE CREEK ABELIA	Abelia x 'Rose Creek'	52	3 GAL.
7	DWARF MUGO PINE	Pinus mugo var. pumilio	20	3 GAL.
8	DRIFT GROUNDCOVER ROSE	Rosa radrazz 'Drift'	29	3 GAL.
9	OAK-LEAF HYDRANGEA	Hydrangea quercifolia	4	3 GAL.
10	DAYLILLY VARIETIES	Hemerocallis varieties	85	1 GAL.

L21-36

ENGINEERING SERVICES INC.
1707 E. EMMA AVE. SUITE 102
SPRINGDALE, ARKANSAS 72764

LANDSCAPE PLAN
CADENCE PLAZA
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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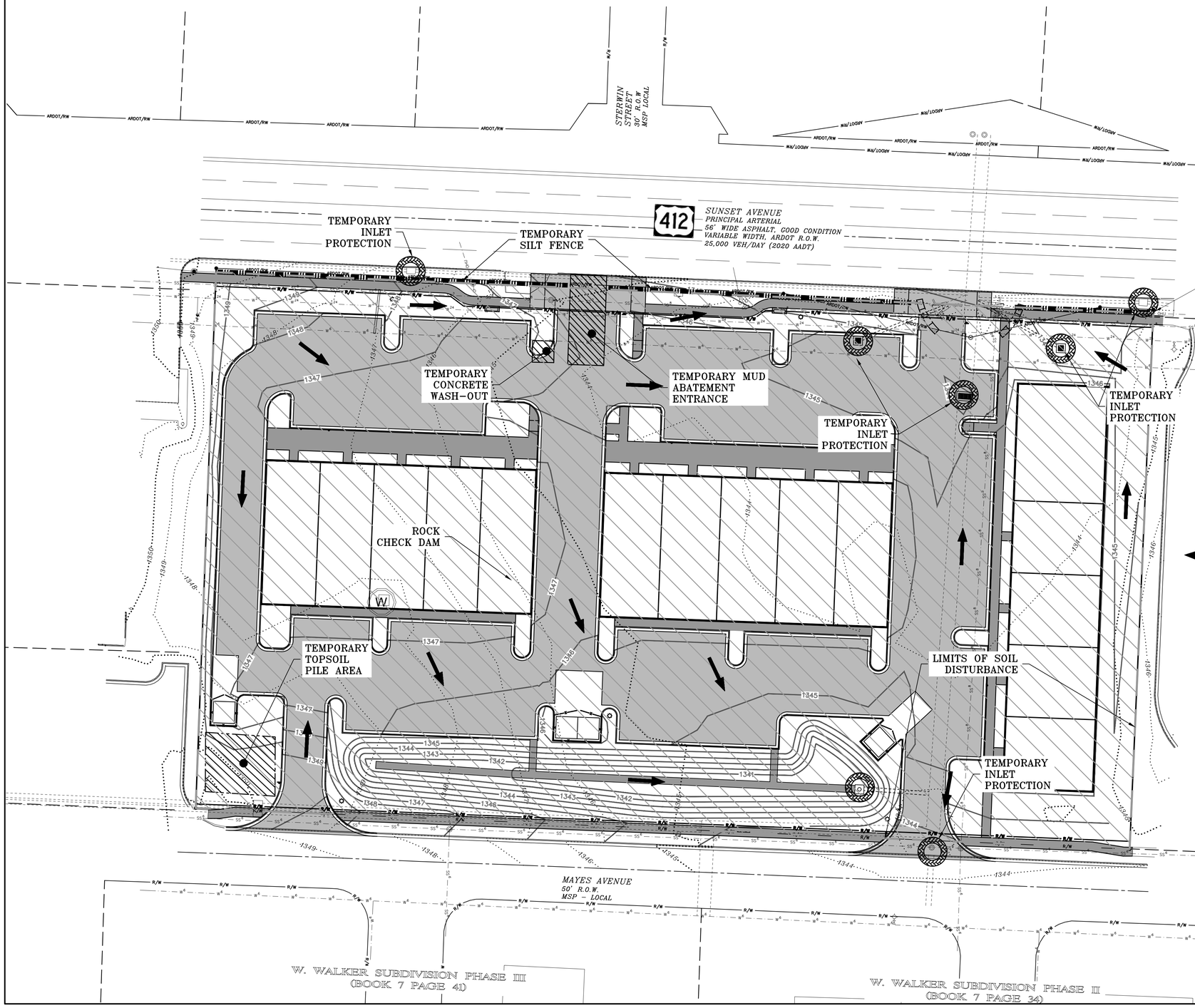
DATE: Oct 21, 2021
ENGINEER: TJH
DRAWN BY: AS
W.O. #: 21981

10



GRID N

GRAPHIC REPRESENTATION ONLY

SCALE 1" = 30'

0 15' 30' 60'

NOTES:

1.) ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOP SOIL AND RE-VEGETATED PER SECTION 169.06 OF THE UDC. VEGETATION MUST BE ESTABLISHED TO MINIMIZE EROSION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

2.) WHEN SILT FENCE OR WATTLES ARE NOT PLACED AT A CONSTANT ELEVATION FOLLOWING CONTOURS ON STEEP SLOPES, THE "J" HOOP METHOD SHOULD BE USED (AT 50 FT INTERVALS) TO CREATE PONDING AND PREVENT EROSION OF THE TRENCH BACKFILL OF SILT FENCE INSTALLATION.

3.) ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 15 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.

4.) PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.

5.) TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.

6.) RE-VEGETATION. RE-VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS (SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED) UNLESS OTHERWISE ALLOWED BY THE CITY ENGINEER:
- TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REQUIRED TO BE EITHER EXISTING OR INSTALLED IN AREAS TO BE REVEGETATED AS SET FORTH IN§169.06(F)(6) BELOW. ANY APPLICATION OF TOPSOIL AND SEEDING UNDER THE DRIP LINE OF A TREE SHOULD BE MINIMIZED TO 3 INCHES SO AS NOT TO DAMAGE THE TREES ROOT SYSTEM.
- ZERO TO 10% GRADE: RE-VEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
- 10:1 UP TO 4:1 GRADE: RE-VEGETATION SHALL BE A MINIMUM OF HYDRO-SEEDING WITH MULCH AND FERTILIZER, SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
- 4:1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDED WITH MULCH AND FERTILIZER, OR STAKED SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF
- MORE THAN 3:1 GRADE: ANY FINISH GRADE OVER 3:1 SHALL BE STABILIZED WITH ONE OR MORE OF THE FOLLOWING:
  - RETAINING WALLS; CRIBBING WITH LANDSCAPE FABRIC; TERRACING WITH GROUNDCOVER; RIPRAP; STAKED SOD (UP TO 2:1 SLOPE)
  - IF CRIBBING, TERRACING, OR RIPRAP IS USED, THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.

7.) PERMANENT EROSION CONTROL. THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.

8.) DUST. WHERE EXCESSIVE DUST MAY BECOME A PROBLEM, A PLAN FOR SPRAYING WATER ON HEAVILY TRAVELED DIRT AREAS SHALL BE ADDRESSED.

9.) CONSTRUCTION EXITS. A STABILIZED ROCK EXIT IS REQUIRED ON CONSTRUCTION SITES. ROCK EXITS MUST BE AT LEAST 20' WIDE BY 50' LONG BY 6" THICK STABILIZED ROCK HAVING A MINIMUM AVERAGE DIAMETER OF 3". IF THERE IS AN EXISTING CURB, LOOSE MATERIAL SUCH AS FILL DIRT OR GRAVEL SHALL NOT BE USED TO RAMP UP TO IT FROM THE STREET. TEMPORARY WOODEN RAMPS IN FRONT OF CURBS ARE ACCEPTABLE.

10.) DEBRIS, MUD, AND SOIL IN PUBLIC STREETS. DEBRIS, MUD AND SOIL SHALL NOT BE ALLOWED ON PUBLIC STREETS BUT IF ANY DEBRIS, MUD, OR SOIL FROM DEVELOPMENT SITES REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED VIA SWEEPING OR OTHER METHODS OF PHYSICAL REMOVAL. DEBRIS, MUD, OR SOIL IN THE STREET MAY NOT BE WASHED OFF THE STREET OR WASHED INTO THE STORM DRAINAGE SYSTEM. STORM DRAINAGE SYSTEMS DOWNSTREAM OF A DEVELOPMENT SITE SHOULD BE PROTECTED FROM DEBRIS, MUD, OR SOIL IN THE EVENT THAT DEBRIS, MUD, OR SOIL REACHES THE DRAINAGE SYSTEM.

11.) FRANCHISE AND PRIVATE UTILITIES. THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.

NOTES:

1) NATURAL VEGETATION SHALL BE RETAINED WHEREVER POSSIBLE.

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

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

4) PLACE FILTER FABRIC ON ALL CURB INLETS.

*WATTLES ARE USED AS ENERGY DISSIPATION DEVICES

*WATTLES ARE USED TO CONTROL POLLUTANTS DURING STORM WATER DISCHARGE

*WATTLES MUST BE MAINTAINED UNTIL SITE IS PERMANENTLY STABILIZED

DISTURBED AREA: 3.56 ACRES

NOTE:

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

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

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

CONSTRUCTION SEQUENCE:

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

LEGEND

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

L21-36

ENGINEERING SERVICES INC.
1255 E. EMMA AVE. SUITE 105
SPRINGDALE, ARKANSAS 72764

SWPPP
CADENCE PLAZA
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=30'

DATE: Oct 21, 2021

ENGINEER: TJA
DRAWN BY: BJR

W.O. #: 21981

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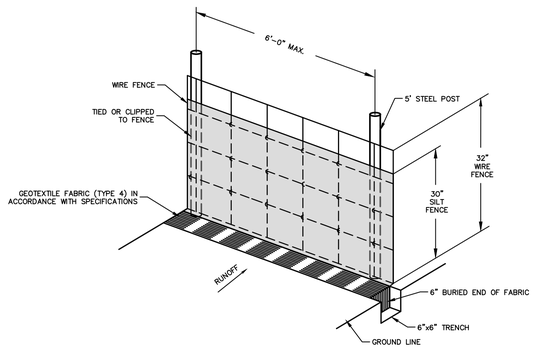
11

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

NOTES:

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

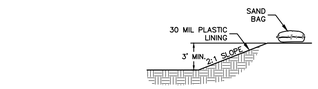


SILT FENCE NOTES

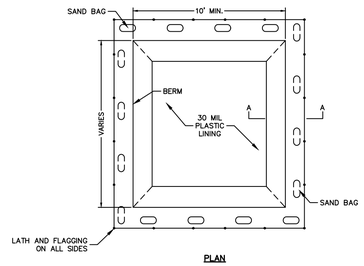
1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR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

WIRED REINFORCED BURIED EDGE SILT FENCE

NOT TO SCALE



SECTION A – A



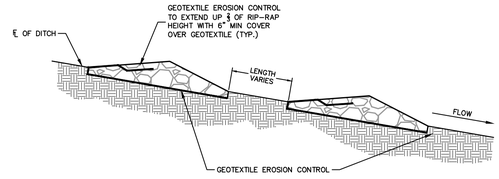
PLAN

NOTES:

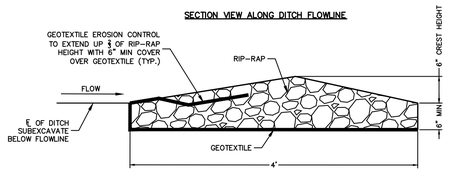
1) LATH AND FLAGGING SHOULD BE COMMERCIAL TYPE.
2) PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 30 MIL POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

CONCRETE WASH–OUT AREA

NOT TO SCALE



SECTION VIEW ALONG DITCH FLOWLINE

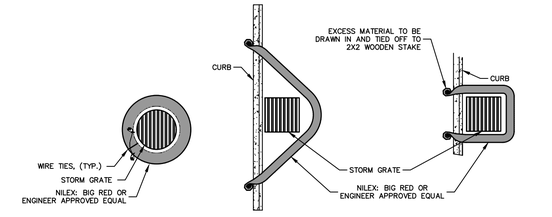


SECTION VIEW OF CHECK DAM

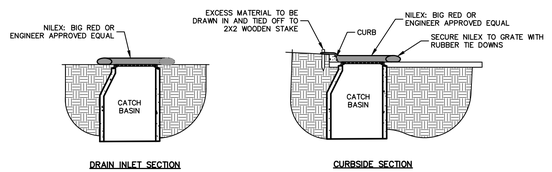
NOTES:

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

ROCK CHECK DAM



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



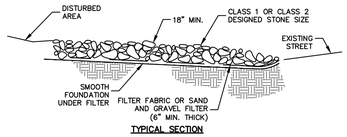
DRAIN INLET SECTION | CURBSIDE SECTION

NOTES:

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

INLET PROTECTION

NOT TO SCALE



TYPICAL SECTION

NOTES:

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

MUD ABATEMENT ENTRANCE

NOT TO SCALE

ENGINEERING SERVICES INC.
1705 S. DIXIELAND ROAD, SUITE 105
SPRINGDALE, ARKANSAS 72764

SWPPP DETAILS
CADENCE PLAZA
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: NTS

DATE: Oct 21, 2021

ENGINEER: TJA
DRAWN BY: BJR

W.O. #: 21981

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: November 2, 2021

Re: **L21-37** **Large-Scale** **Taco Bell, Elm Springs Road**

Tabled per Staff until 12/7/2021

ENDEAVOR 2.0

DRIVE THRU - RESTAURANT

TACO BELL™

LEGAL JURISDICTION:	CITY OF SPRIONGDALE, WASHINGTON COUNTY, ARKANSAS
BUILDING CODE:	2012 IBC INTERNATIONAL BUILDING CODE
ACCESSIBILITY:	AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES
MECHANICAL:	2010 ARKANSAS MECHANICAL CODE
PLUMBING:	2006 ARKANSAS PLUMBING CODE
ELECTRICAL:	2017 NATIONAL ELECTRIC CODE
FUEL:	2006 ARKANSAS FUEL GAS CODE
FIRE:	2012 ARKANSAS FIRE PREVENTION CODE
ENERGY:	2014 ARKANSAS ENERGY CODE
PROPERTY:	LOCAL
HEALTH:	ARKANSAS DEPARTMENT OF HEALTH
BUILDING AREA:	2,267 S.F. GROSS
SEATING:	56 INTERIOR, 0 EXTERIOR
OCCUPANCY:	A2
TYPE CONSTRUCTION:	TYPE VB - UNPROTECTED

TYPE	AREA	FACTOR	OCCUPANTS	
DINING ROOM	710 S.F.	1:15 S.F.	48	(56 SEATS BY DESIGN)
CUSTOMER QUEING	81 S.F.	1:5 S.F.	17	
KITCHEN	807 S.F.	1:200 S.F.	5	
OFFICE	58 S.F.	1:100 S.F.	1	
ACCESSORY STORAGE	149 S.F.	1:300 S.F.	1	
ACCESSORY RESTROOMS & PASSAGE	235 S.F.	0	0	
TOTAL			80	

PROJECT SUMMARY

# PHONE LINES:	25 PAIR CABLE IN 2" CONDUIT
ELECTRIC SERVICE:	600 AMPS / 3 PHASE / 120-208 VOLT
GAS:	785,000 BTUH
WIND SPEED:	115 M.P.H. / EXPOSURE C
SEISMIC DESIGN CATEGORY:	C
ROOF LIVE LOAD:	20 P.S.F.
SNOW LOAD:	GROUND SNOW LOAD 10 PSF

DESIGN CRITERIA

CURRENT ZONING: CITY OF SPRINGDALE, WASHINGTON COUNTY ZONING

ZONED: C-5 THOROUGHFARE COMMERCIAL

REFER TO CIVIL DRAWINGS

FOR TACO BELL USE/APPROVAL ONLY

BUILDING S.F.:	2,267 S.F.
SITE SIZE:	see civil
PARKING COUNT:	see civil (22 standrad/ 2 accessible - typ)
INT. SEATING:	56
EXT. SEATING:	0
KIOSK COUNT:	2
D.M.B.:	YES/NO
DT DMP:	YES/NO
DT DPB:	YES/NO

LEGAL DESCRIPTION

A. ALL WORK SHALL CONFORM TO THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE, AND ALL OTHER APPLICABLE CODES, STANDARDS, AND REGULATIONS OF THE CITY OF SPRINGDALE, ARKANSAS AND WASHINGTON COUNTY.

B. IT IS INTENDED THAT A COMPLETE OCCUPIABLE BUILDING PROJECT IS PROVIDED.

C. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION (A.I.A. A201 LATEST EDITION) ARE A PART OF THESE CONTRACT DOCUMENTS. A COPY IS ON FILE AT THE ARCHITECT'S OFFICE.

D. DRAWINGS ARE BASED ON A SURVEY, PREPARED FOR WEIHE ENGINEERING, INC. BY DODSON-THOMPSON-MANSFIELD, PLLC, AND IS INCLUDED IN THESE DOCUMENTS.

E. THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A GEOTECHNICAL INVESTIGATION DATED 2 JULY 2021 BY AP ENGINEERING & CONSULTING, INC. THE REPORT IS PART OF THESE CONTRACT DOCUMENTS, AND THE CONTRACTOR IS RESPONSIBLE FOR CARRYING OUT ITS RECOMMENDATIONS, THOUGH SOME MAY NOT BE SPECIFICALLY DETAILED ON THE PLANS.

F. DO NOT SCALE THESE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO STARTING WORK.

G. ALL PROPOSED SUBSTITUTIONS SHALL BE APPROVED BY THE TACO BELL CORPORATE BRAND DESIGNER OR CONSTRUCTION MANAGER, IN WRITING, PRIOR TO INSTALLATION.

H. RETAIN THE PROJECT GEOTECHNICAL ENGINEER TO PROVIDE OBSERVATION AND TESTING SERVICES DURING THE GRADING (INCLUDING UTILITY TRENCHES) AND FOUNDATION PHASE OF CONSTRUCTION AS RECOMMENDED IN THE GEOTECHNICAL REPORT. ALL TESTING AND INSPECTION REPORTS, INCLUDING FINAL SUMMATION LETTER, SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND OWNER. G.C. SHALL CERTIFY PAD ELEVATION PRIOR TO START OF FOUNDATION WORK.

I. SUBMIT, PAY FEES AND OBTAIN ALL PERMITS ASSOCIATED WITH THE PROJECT EXCEPT GENERAL BUILDING PERMIT (IF APPLICABLE). THIS INCLUDES, BUT IS NOT LIMITED TO ELECTRICAL, MECHANICAL, PLUMBING, FIRE SPRINKLER, HOOD ANSUL, OR OTHER RELATED FIRE PERMITS, ENCROACHMENT PERMIT, ETC. YUM BRANDS WILL PAY FOR "CONNECTION FEES" ASSOCIATED WITH UTILITY PERMITS. PAY FOR TEMPORARY FACILITIES FEES AS REQUIRED TO COMPLETE THE WORK IN A TIMELY MANNER.

J. PROVIDE EACH SUBCONTRACTOR WITH A COMPLETE AGENCY-PERMITTED DRAWING SET AT TIME OF CONSTRUCTION.

K. ALL ABBREVIATIONS INCLUDED FOLLOW INDUSTRY STANDARDS. CONTACT ARCHITECT IF ANY ABBREVIATIONS ARE NOT CLEAR.

L. GC SHALL SUPPLY AND INSTALL ALL ASPECTS OF THE PROJECT DESCRIBED IN THIS DRAWING SET UNLESS OTHERWISE NOTED. SEE SCOPE OF WORK FOR EXCEPTIONS.

M. GRAPHIC AND WRITTEN INFORMATION ON DRAWINGS SHALL BE COORDINATED WITH ALL TRADES PRIOR TO INSTALLATION.

N. ALL MATERIALS STAGED TO BE USED FOR CONSTRUCTION SHALL BE PROTECTED FROM EXCESSIVE MOISTURE. IF THEY ARE EXPOSED TO MOISTURE THEY SHOULD BE ADEQUATELY DRIED AND INSPECTED FOR COMPLIANCEWITH MINIMUM QUALITY STANDARDS BEFORE ENCAPSULATED INTO THE BUILDING.

GREEN

O. ALL PAINTS, ADHESIVES, COATINGS AND SEALANTS USED INSIDE THE BUILDING SHALL HAVE A LOW VOC CONTENT.

GREEN

PROJECT GENERAL NOTES

OFFICE — ROOM NAME

A / D / XX / B / C — SHEET NUMBER; ELEVATION NUMBER

8'-4" — CEILING HEIGHT

X / XX — BLDG. SECTION LETTER; BLDG. SECTION SHEET

X / XX — DETAIL NUMBER; DIRECTION OF DETAIL; DETAIL SHEET

1 — REVISION NUMBER

0'-0" ELEV. — BLDG. HEIGHT REFERENCE POINT

X / XX — ELEV. LETTER; ELEV. SHEET

X — DOOR NUMBER

X — WINDOW NUMBER / DECOR ITEM NUMBER

X — KEY NOTE NUMBER

X-000 — EQUIPMENT NUMBER

X — WALL NUMBER

X — INTERIOR ELEVATION DESIGNATION

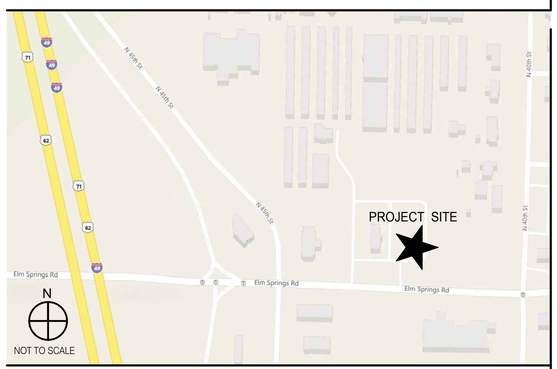
SHEAR WALL TYPE (STRUCTURAL)

XXX | 000 — EQUIPMENT / FIXTURE NUMBER (M.E.P)

GREEN — INDICATES SUSTAINABLE DESIGN

NOTE: REFER TO STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SHEETS FOR SPECIFIC SYMBOLS

GENERAL DRAWING SYMBOLS



VICINITY MAP

OWNER
KMAC ENTERPRISES, LLC.
688 E. MILLSAP ROAD, SUITE 200
FAYETTEVILLE, ARKANSAS 72703-3929

ARCHITECT
drawing dept
3217 MADISON ROAD
CINCINNATI, OHIO 45209
Contact: RON NOVAK
Phone: 513) 272-8099

CONSTRUCTION MANAGER
TMG CONSTRUCTION MANAGEMENT, INC.
15420 ENDEAVOR ROAD
NOBLESVILLE, INDIANA 46060
Contact: MIKE GOINS
Phone: 317) 282-0653

STRUCTURAL ENGINEER
ADVANTAGE GROUP ENGINEERS, INC.
1527 MADISON ROAD
CINCINNATI, OHIO 45206
Contact: NATE BRUGGER
Phone: 513) 396-8900

CIVIL ENGINEER
WEIHE ENGINEERS, INC.
10505 N COLLEGE AVENUE
INDIANAPOLIS, INDIANA 46280
Contact: BILL TERRY
Phone: 317) 846-6611

M/E/P ENGINEER
MARQUE ENGINEERING LLC.
2055 READING ROAD, SUITE 280
CINCINNATI, OHIO 45202
Contact: JAMES MILLARD
Phone: 513) 225-4263

GEOTECHNICAL ENGINEER
AP ENGINEERING & CONSULTING, INC.
6135 WEST 400 NORTH
GREENFIELD, INDIANA 46140
Contact: ADAM M. COLLINS, P.E.
Phone: 317) 436-7529

LANDSCAPE ARCHITECT
WEIHE ENGINEERS, INC.
10505 N COLLEGE AVENUE
INDIANAPOLIS, INDIANA 46280
Contact: BILL TERRY
Phone: 317) 846-6611

PROJECT DIRECTORY

CITY OF SPRINGDALE BUILDING DEPT
201 SPRING STREET
SPRINGDALE, ARKANSAS 72764
Phone: 479) 756-7716 Contact: Mike Chamlee

FIRE DEPARTMENT
417 HOLCOMB STREET
SPRINGDALE, ARKANSAS 72764
Phone: 479) 751-4510
Contact: Mike Irwin
Email: mirwin@springdalear.gov

CITY OF SPRINGDALE ENGINEERING & PLANNING
Engineering Contact: Carl Cooney : 479) 756-7716
Planning Contact: Austin Thomas : 479) 750-8550

HEALTH DEPARTMENT
ARKANSAS DEPARTMENT OF HEALTH
4815 W. MARKHAM STREET
LITTLE ROCK, ARKANSAS 72205
Phone: 501) 661-2623
Email: safewater@arkansas.gov

CITY OF SPRINGDALE WATER UTILITIES
526 OAK AVENUE
SPRINGDALE, ARKANSAS 72764
Phone: 479) 751-5751

CITY OF SPRINGDALE WATER UTILITIES - PRETREATMENT
526 OAK AVENUE - PO BOX 769
SPRINGDALE, ARKANSAS 72765
Phone: 479) 756-3657 Contact: Bradley Stewart

UTILITY CONTACTS

SHEET ISSUED ON DATE INDICATED, WITH MODIFICATIONS ●
SHEET ISSUED ON DATE INDICATED, NO MODIFICATIONS ○

ISSUE: 7/30/21 permit

TITLE/GEN. CONDITIONS — TITLE/GENERAL : SHEET COUNT: 4

T1.0	TITLE SHEET	●
G3.0	PEST PREVENTION GUIDE	●
G4.0	SIGNAGE PLAN	●
G4.1	SIGNAGE DETAILS	●

STRUCTURAL — STRUCTURAL : SHEET COUNT: 10

S1.0	FOUNDATION PLAN	●
S2.0	WALL FRAMING PLAN	●
S3.0	ROOF FRAMING PLAN	●
S4.0	FOUNDATION SECTIONS	●
S4.0A	FOUNDATION SECTIONS	●
S4.1	STRUCTURAL DETAILS	●
S4.2	STRUCTURAL DETAILS	●
S4.3	STRUCTURAL DETAILS	●
S4.4	STRUCTURAL DETAILS	●
S5.0	CANOPY/AWNING BLOCKING ELEVATIONS	●

CIVIL — CIVIL : SHEET COUNT: 18

C1	TITLE SHEET	●
C1.5	GENERAL NOTES	●
C2	ALTA SURVEY	●
C3	DEMO PLAN	●
C4	SWPPP DETAILS	●
C5	SITE PLAN	●
C6	SITE DETAILS	●
C6.5	SITE DETAILS	●
C7	GRADING PLAN	●
C7.5	DRAINAGE PLAN & PROFILE	●
C8	LIGHTING PLAN	●
C9	LIGHTING DETAILS	●
C10	UTILITY PLAN	●
C11	UTILITY DETAILS	●
C12	LANDSCAPE PLAN	●
C13	LANDSCAPE DETAILS	●
C14	DRIVE THRU DETAILS	●
C15	DRIVE THRU DETAILS	●

ARCHITECTURAL — ARCHITECTURAL : SHEET COUNT: 29

A1.0	FLOOR PLAN	●
A1.1	DOOR & WINDOW ELEVATIONS & SCHEDULES	●
A2.0	EQUIPMENT AND SEATING PLAN	●
A2.0a	LIFE SAFETY PLAN	●
A2.1	EQUIPMENT SCHEDULE	●
A3.0	ROOF PLAN	●
A4.0	EXTERIOR ELEVATIONS	●
A4.1	EXTERIOR ELEVATIONS	●
A4.2	EXTERIOR RENDERINGS	●
A4.3	INTERIOR RENDERINGS	●
A5.0	BUILDING SECTIONS	●
A5.1	BUILDING SECTIONS	●
A5.2	WALL SECTIONS	●
A5.3	WALL SECTIONS	●
A5.4	WALL SECTIONS	●
A6.0	CONSTRUCTION DETAILS ROOF	●
A6.1	CONSTRUCTION DETAILS DOOR/WINDOW	●
A6.2	CONSTRUCTION DETAILS WALL	●
A6.3	FINISH DETAILS	●
A6.4	CONSTRUCTION DETAILS INTERIOR	●
A6.5	CEILING DETAILS	●
A6.6	HARDIE BOARD DETAILS	●
A7.0	FLOOR FINISH PLAN	●
A7.1	REFLECTED CEILING PLAN	●
A7.2	FINISH SCHEDULE	●
A8.0	INTERIOR ELEVATIONS DINING ROOM	●
A8.1	INTERIOR ELEV. ENLARGED RESTROOMS & OFFICE PLAN	●
A8.2	INTERIOR ELEVATIONS KITCHEN	●
A8.3	INTERIOR ELEVATIONS KITCHEN	●

ACCESSIBILITY — ACCESSIBILITY : SHEET COUNT: 2

ADA1.0	ACCESSIBILITY REQUIREMENTS	●
ADA1.2	ACCESSIBILITY REQUIREMENTS	●

MECHANICAL — MECHANICAL : SHEET COUNT: 5

M1.0	MECHANICAL SCHEDULES AND NOTES	●
M2.0	DUCT AND DIFFUSER PLAN	●
M2.1	MECHANICAL ROOF PLAN	●
M3.0	HOOD DETAILS AND SECTIONS	●
M4.0	MECHANICAL DETAILS	●

PLUMBING — PLUMBING : SHEET COUNT: 6

P1.0	PLUMBING SCHEDULES AND NOTES	●
P2.0	WASTE AND VENT PLAN	●
P3.0	WATER AND GAS PLAN	●
P4.0	PLUMBING ROUGH-IN PLAN	●
P5.0	RISER DIAGRAMS	●
P6.0	PLUMBING DETAILS	●

ELECTRICAL — ELECTRICAL : SHEET COUNT: 12

E1.0	SITE ELECTRICAL PLAN	●
E2.0	ELECTRICAL ONE LINE DIAGRAMS AND LEGEND	●
E2.1	ELECTRICAL SCHEDULE	●
E2.2	ELECTRICAL SCHEDULE	●
E3.0	ELECTRICAL POWER PLAN	●
E3.1	ENLARGED POWER PLAN AND DETAILS	●
E3.2	ELECTRICAL POWER ROOF PLAN	●
E4.0	LIGHTING PLAN AND DETAILS	●
E5.0	COMMUNICATIONS PLAN	●
E6.0	ELECTRICAL DETAILS - TBCCB	●
E7.0	ELECTRICAL DETAILS	●
E7.1	ELECTRICAL DETAILS	●

SCOPE OF WORK — SCOPE OF WORK : SHEET COUNT: 1

SW1.0	SCOPE OF WORK	●

SPECIFICATIONS

IN BOOK FORMAT

SHEET INDEX

drawing dept
architecture & design
3217 madison rd cincinnati ohio 45209
513.272.8099 | www.drawingdept.com

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REGISTERED ARCHITECT — ROBERT M. BUSCH — License Number 9367 — STATE OF ARKANSAS

9/30/2021 PERMIT

DATE	REMARKS

CONTRACT DATE:	-
BUILDING TYPE:	END. MED56
PLAN VERSION:	APRIL 2021
BRAND DESIGNER:	-
SITE NUMBER:	-
STORE NUMBER:	-
PA/PM:	Approver
DRAWN BY.:	RJN
JOB NO.:	-

TACO BELL
DRIVE THRU RESTAURANT
ENDEAVOR 2.0
4183 ELM SPRINGS ROAD
SPRINGDALE, ARKANSAS 72762

TACO BELL

ENDEAVOR 2.0
TITLE SHEET

T1.0

INTEGRATED PEST PREVENTION (IPP) CAN BE DEFINED AS, "THE ART AND SCIENCE OF PREVENTING THE INTRODUCTION OF UNWANTED ORGANISMS INTO COMPLEX MICROENVIRONMENTS AND THE ASSOCIATED MITIGATION EFFORTS REQUIRED WHEN PREVENTION FAILS". IPP ENCOMPASSES THE CONCEPTS, STRATEGIES AND TACTICS NEEDED TO EFFECTIVELY PROTECT HUMAN HEALTH AND PROPERTY FROM THE PRESENCE OF UNWANTED ORGANISMS.

EVERY PEST, WHETHER MICROBIOLOGICAL, INVERTEBRATE OR MAMMALIAN NEED A FOOD SOURCE, WATER, SAFE HARBORAGE (SUITABLE ENVIRONMENT – TEMPERATURE, HUMIDITY, HIDING PLACES). THEY ALSO NEED A WAY INTO THE RESTAURANT. IN MOST CASES, CONTROLLING EVEN 1 OF THE REQUIREMENTS CAN PREVENT AN INTRODUCTION FROM BECOMING AN INFESTATION (ARTHROPODS OR VERTEBRATES) OR THE GROWTH OF PATHOGENIC ORGANISMS (BACTERIA/FUNGI ETC.). WHILE WE CANNOT ELIMINATE ALL INTRODUCTIONS FROM EMPLOYEES, CUSTOMERS AND DELIVERIES, WE CAN VIRTUALLY ELIMINATE INTRUSIONS DUE TO CONSTRUCTION AND DESIGN FAULTS AND, OPERATIONAL BEHAVIOR.

IN GENERAL, WHEN YOU THINK ABOUT EXCLUDING PEST FROM A BUILDING, YOU CAN THINK OF THE PESTS AS WATER. WE DON'T WANT UNNECESSARY WATER GETTING INTO THE BUILDING SO WE ADD APPROPRIATE BARRIERS. FROM VAPOR BARRIERS TO CONCRETE CURBS, WE BLOCK OR REDIRECT WATER. SAME WITH PESTS; FOR INSECTS WE CAN USE MATERIALS LIKE ELASTOMERIC SEALANTS AND HARD SURFACES TO PREVENT INTRUSION, FOR RODENTS, THE SAME CONCEPTS APPLY BUT THE BUILDING MATERIALS/PRACTICES HAD TO BE MORE ROBUST (CEMENTITIOUS MATERIALS WITH METAL REINFORCEMENT).

FOR ALL ASPECTS OF PEST PREVENTION ACTIVITIES, WE ARE MOVING TOWARDS SEASONALLY AND GEOGRAPHICALLY ATTENUATED (SAGA) © AND ENVIRONMENTALLY AND SOCIALLY RESPONSIBLE PEST PREVENTION PROGRAMMING © TO ACHIEVE MANAGEABLE, SITE-SPECIFIC SCOPES OF WORK.

GUIDING PRINCIPLE 1 - SITE SELECTION:
YOU HAVE TO LOOK AT EVERY PHYSICAL ASPECT OF THE BUILDING AND ITS ENVIRONMENT. TO THIS END, IT IS PREFERABLE TO ESTABLISH A RELATIONSHIP WITH A LOCAL MEMBER OF YOUR PEST PREVENTION PROVIDER'S MANAGEMENT TEAM AND ASK THEM TO GIVE SOME GENERAL GUIDANCE DURING THE SITE SELECTION PROCESS. THEY MAY BE AWARE OF NEIGHBORHOOD LEVEL PEST PREVENTION CONCERNS AND HAVING THEM INVOLVED FROM THE BEGINNING ALLOWS THEM TO PROPERLY CREATE/MODIFY THE PRE AND POST CONSTRUCTION SERVICE PLANS. FROM BOTH GLOBAL AND LOCAL PERSPECTIVES, LOCATION CHARACTERISTICS ARE CLEARLY THE DRIVING FORCE IN POTENTIALLY PREDICTABLE PEST PROBLEMS. MUCH OF THE RELEVANT INFORMATION NEEDED ABOUT ANY PARTICULAR STORE IS ALREADY IN TACO BELL'S HANDS IN THE FORM OF PEST ACTIVITY DATA. ADDITIONAL INFORMATION CAN BE GATHERED FROM LOCAL EXPERTS (IF AVAILABLE) OR ASSESSED BY TACO BELL CORPORATE QA/FOOD SAFETY STAFF.

QA/FOOD SAFETY RESOURCES ARE AVAILABLE TO COORDINATE OR PERFORM ASSESSMENTS AS NEEDED.

THE CRITICAL FACTORS, IRRESPECTIVE OF BROAD GEOGRAPHICAL LOCATION, WOULD BE; STAND ALONE VS. MALL LOCATION, COMBINATION FACILITY*, THE AGE OF THE FACILITY**, AND GENERAL NEIGHBORHOOD CONDITIONS.

FACTORS THAT WE CANNOT CONTROL, BUT CAN ANTICIPATE/MITIGATE:
a. WEATHER / CLIMACTIC ZONE
b. LOCALIZED SPECIAL PEST ISSUES (PAST PEST HISTORY)
c. BUILDING LOCATION - PARTICULARLY A CONCERN IN URBAN AREAS. LITTER, AGING UTILITIES, SUBWAYS AND FOOT TRAFFIC LEVELS MUST BE ACCOUNTED FOR.
d. BUILDING AGE
e. BUILDING PLACEMENT
f. NEIGHBORHOOD (PHYSICAL AND SOCIOECONOMIC) CONDITIONS
* COMBINATION FACILITY CAN MEAN AN INLINE LOCATION OR MULTI-USE FACILITY (FOR EXAMPLE, ADDING A BAR TO A RESTAURANT OR PLACING A RESTAURANT IN A TRAVEL CENTER ADDS COMPLEXITIES DUE TO INCREASED PEST OPPORTUNITIES.)
**THE AGE OF THE BUILDING INTRODUCES ISSUES LIKE: CONSTRUCTION MATERIALS AND BUILDING STANDARDS.
GUIDING PRINCIPLE 2 – BUILDING DESIGNED FOR EXCLUSION, INSPECTION, CLEANING AND TREATMENT: USING PROPER TECHNIQUES TO KEEP PESTS OUT IS EASY ENOUGH BUT TIME AND USE EVENTUALLY TAKE THEIR TOLL ON THE ENTIRE STRUCTURE. THE RESULTS CAN BE RAPID DETERIORATION AND PEST INTRUSION/INFESTATION. 1. USE HIGH QUALITY CONSTRUCTION MATERIALS TO PREVENT THE INTRUSION OF MOISTURE AND PESTS (SPECIFICS AVAILABLE IF REQUIRED). MOISTURE INVITES THE FULL SPECTRUM OF PESTS TO ENTER AND BECOME ESTABLISHED IN THE BUILDING, RESULTING IN A THREAT TO PUBLIC HEALTH AND DAMAGE TO THE ASSET. THIS APPLIES TO MOISTURE WITHIN THE BUILDING AS WELL AS ENVIRONMENTAL MOISTURE. COUNTERS, BEVERAGE MACHINES, DRAINS, SINKS ALL HAVE TO BE WELL SEALED TO PREVENT MOISTURE FROM PENETRATING INTO CRACKS, CREVICES OR VOIDS.

1. THE PESTS OF PRIMARY FOOD SAFETY/PUBLIC HEALTH CONCERN ARE LARGELY CRYPTIC IN NATURE, THEY EITHER LIKE TO HIDE (RODENTS), MUST HIDE (COCKROACHES) OR SIMPLY REQUIRE QUIET, DARK, OUT OF THE WAY PLACES TO BREED (COCKROACHES AND FLIES). RESTAURANT STAFF AND PEST PREVENTION PARTNERS MUST BE ABLE TO MOVE EQUIPMENT AROUND TO SEE WHAT IS HAPPENING.

2. THE FLOORS, DRAINS AND WALLS HAVE TO BE DURABLE AND EASILY CLEANED A. AVOID TILE WHEN POSSIBLE (GROUT LINES) I. WHEN TILE MUST BE USED, EPOXY GROUT IS PREFERRED B. DRAINS MUST BE POSITIONED TO BE EASILY INSPECTED AND CLEANED C. EQUIPMENT MUST BE EASY TO MOVE TO CLEAN THE FLOOR D. EQUIPMENT MUST BE DESIGNED TO BE EASILY CLEANED.

3. TREAT WALL VOIDS AND DIFFICULT TO INSPECT STRUCTURAL AREAS WITH BORACARE (DISODIUM OCTABORATE TETRAHYDRATE) TO ASSIST IN THE PREVENTION OF ARTHROPOD INFESTATIONS.

4. TREAT AREAS PRONE TO INFECTION WITH MOLD-CARE (DIDECYL DIMETHYL AMMONIUM CHLORIDE).

5. BASEMENTS A. FOLLOW THE SAME EXCLUSION PRINCIPLES IN GENERAL TERMS B. ADDITIONAL PEST DEVICES MUST BE ADDED/ACCOMMODATED C. AIRFLOW IS CRITICAL. SINCE FOOD RELATED ITEMS WILL BE STORED IN THESE AREA, WE MUST NOT ALLOW MOISTURE TO FOSTER THE DEVELOPMENT OF MICROORGANISMS (BOTH PATHOGENIC AND NON-PATHOGENIC).

6. EXTERIOR DESIGN TO ELIMINATE INTRODUCTION POINTS AND HARBORAGE AREAS A. NO TREES OVERHEAD OR TOUCHING THE BUILDING B. NO SHRUBS, BUSHES, VINES TOUCHING OF IN CLOSE PROXIMITY TO THE BUILDING C. STRATEGICALLY PLACE WASTE (COMPOST/RECYCLING/LANDFILL) RECEPTACLES AWAY FROM THE BUILDING WHEREVER POSSIBLE AND HAVE THEM IN WELL-LIT AREAS (IF APPROPRIATE).

7. LIGHTING SHOULD BE INDIRECT WHENEVER POSSIBLE TO PREVENT NIGHT FLIERS FROM BEING DRAWN TO THE BUILDING.

8. AVOID SEMI-ENCLOSED (PARTIAL SOFFIT) AREAS WHERE BIRDS AND MAMMALS CAN HARBOR.

(APPENDIX FOLLOWS)

APPENDIX
PEST MANAGEMENT, IN A STANDALONE SETTING IS ACTUALLY QUITE SIMPLE WHEN PROPERLY EXECUTED BY ALL PARTICIPANTS. AS IT RELATES TO BUILDING DESIGN AND CONSTRUCTION, THERE ARE JUST A FEW PRINCIPLES THAT IF ADDRESSED WITH GREATLY DIMINISH PEST ISSUES.

1. DON'T PROVIDE ANY UNNECESSARY ATTRACTANTS WHEN POSSIBLE AND, MITIGATE WHEN UNAVOIDABLE. 2. IF THE BUILDING IS TIGHT, THEN PESTS CANNOT COME IN EASILY. 3. MAKE SURE THAT THERE IS ENOUGH AIRFLOW INTO THE BUILDING FROM ABOVE TO FACILITATE POSITIVE PRESSURE AT THE DOORS. 4. IF THE PESTS CAN 'T GET INTO THE BUILDING, THERE WON 'T BE AN INTRODUCTION. 5. IF THEY DO GET IN THE BUILDING BUT, HAVE NOWHERE TO HIDE, THERE WON'T BE AN INFESTATION. A. EQUIPMENT, WHEN POSSIBLE SHOULD BE TIGHTLY SEALED. I. EXAMPLE, MANY TIMES, STAINLESS "CURTAINS" ARE PLACED TO SHIELD THE UNDERSIDE OF EQUIPMENT FROM VIEW. THIS WILL NOT KEEP ANYTHING OUT. B. WHEN NOT POSSIBLE, MAKE IT EASY TO OPEN FOR INSPECTION AND TREATMENT. ALSO, CONSIDER THE NEED FOR MONITORING DEVICES NEAR ENTRY POINTS. I. EXAMPLE, IF A PIECE OF EQUIPMENT MUST HAVE A HOLE AT THE BOTTOM, MAKE SURE THAT A DEVICE CAN BE PLACED APPROPRIATELY IN OR UNDER IT. KEEP VISUAL INSPECTION IN MIND TOO. C. AVOID DIFFICULT TO CLEAN EQUIPMENT. IF IT ISN 'T EASY, PEOPLE WON 'T CLEAN IT. D. IN SUMMARY, IF YOU CAN, KEEP THEM OUT. IF YOU CAN 'T MAKE SURE THE EQUIPMENT CAN BE EASILY CLEANED AND INSPECTED.

I. EXTERIOR SANITARY DESIGN
A. BUILDING PERIMETER:
• THERE ARE NO OUTSIDE PITS OR DEPRESSIONS, THE PERIMETER SLOPES AWAY FROM THE BUILDING. • A 2-FOOT GRAVEL BARRIER IS PRESENT WITH DRAINS IN CRITICAL DRAINAGE AREAS. • EXPANSION JOINTS AROUND PERIMETER ARE FILLED WITH CORRECT JOINT FILLER. • THERE ARE NO OUTSIDE STORAGE AREAS THAT COULD PROVIDE HARBORAGE FOR PESTS. • NO CHAIN LINK FENCES ARE PRESENT NEAR THE FACILITY. • BUILDING DESIGN ALLOWS FOR EASY WEED ACCESS/REMOVAL AND LAWN MAINTENANCE.
• EXTERIOR SMOKING AREA IS PROVIDED FOR EMPLOYEES SUCH THAT THE DEBRIS FOUND IN THESE AREAS DOES NOT ATTRACT PESTS INTO THE FACILITY. • BUILDING DESIGN DETERS BIRDS FROM NESTING OR LOAFING.

B. UTILITY LINES:
• UTILITY LINES, ELECTRICAL CONDUITS, AND PLUMBING ENTRANCES INTO THE BUILDING ARE COMPLETELY SEALED, PREVENTING PEST ENTRY. • PIPES OR WIRING ARE NOT GROUPED INTO GANGS AND ARE NOT HOUSED IN METAL TUBES. • UTILITY SYSTEMS ARE EASILY ACCESSIBLE AND EASILY OPENED FOR THOROUGH CLEANING. • RODENTS ARE DETERRED FROM CLIMBING PIPES ON THE BUILDING EXTERIOR BY FITTED METAL RAT GUARDS. GUARDS ARE MADE OF 26-GAUGE SHEET METAL, FITTED CLOSE TO THE WALL AT THE REAR, AND PROJECTING 12 INCHES OUTWARD FROM THE PIPE. • OUTSIDE VERTICAL PIPES ARE COATED WITH GLOSSY PAINT TO PREVENT RODENTS FROM CLIMBING THEM. • WHERE POSSIBLE, UTILITY LINES ARE TRENCHED, RATHER THAN SUSPENDED.

C. PARKING AND ROADWAYS: • ALL PARKING AND TRAFFIC AREAS ARE PAVED. • DRAINS ARE PLACED IN ALL DOCK AND DUMPSTER AREAS. • DRAINS ARE FREE OF DEBRIS.

D. LANDSCAPING: • PERIMETER FOLIAGE CLEARS BUILDING BY 18' MINIMUM AND NOT TALLER THAN 24 INCHES. • TREES ARE AT LEAST 30 FEET AWAY FROM BUILDING PERIMETER. • GROUND COVER DOES NOT INCLUDE PINE STRAW OR THATCHED GRASS. • GROUND COVER SUCH AS GARDEN STONES AND SPARSE LIVE PLANT COVER ARE USED.

E. EXTERIOR LIGHTING:
• BUILDING PERIMETER IS WELL LIGHTED. • EXTERIOR LIGHTS ARE LOCATED AT LEAST 30-40 FEET AWAY FROM EXTERIOR DOORS, SO THAT THEY DO NOT ATTRACT FLYING INSECTS INTO THE BUILDING. (IF FEASIBLE) • OUTSIDE LIGHTS ARE SHIELDED TO SHINE DOWN ONTO THE BUILDING PERIMETER AND DO NOT SHINE OUT/AWAY FROM THE FACILITY. SHADOW BOX FIXTURES PREFERRED. • BULBS LESS ATTRACTIVE TO INSECTS SUCH AS HIGH PRESSURE SODIUM ARE USED. • INSECT LIGHT TRAPS ARE LOCATED SUCH THAT THEY DO NOT DRAW INSECTS INTO THE FACILITY.

F. SANITARY DUMPSTER AND TRASH STORAGE:
• DRIVE AND STORAGE AREA ARE PAVED.
• TRASH STORAGE IS LOCATED AWAY FROM INCOMING GOODS AND ISOLATED FROM FACILITY. • TRASH STORAGE IS LOCATED IN A WALLED SPACE, WITH OPEN AREA AND MINIMAL AVAILABLE HARBORAGE FOR RODENTS, BIRDS, OR INSECTS. • TRASH STORAGE IS LOCATED DOWNWIND (PREVAILING WINDS) WHEN POSSIBLE. • TRASH STORAGE IS SEPARATED FROM FACILITY BY FIRE-RATED SEPARATION WALLS. • HOT WATER RINSE IS AVAILABLE AND PROPER DRAIN(S) ARE PRESENT. • HAND-SANITIZER PROVIDED FOR RE-ENTRY INTO THE FACILITY. • SANITATION DUMPSTER IS ADEQUATE FOR VOLUME, HAS A RAIN COVER, AND IS SEALED WITH NO LEAKS. • SIGN (FOR EMPLOYEES) IS PRESENT IN DUMPSTER AREA - KEEP THIS AREA CLEAR AND CLEAN. • SIGN (FOR EMPLOYEES) IS PRESENT IN DUMPSTER AREA - DO NOT FEED STRAY ANIMALS/BIRDS.

G. RECYCLING STORAGE:
• OUTSIDE STORAGE IS WELL DRAINED; PAVING IS DESIRABLE. • PLASTIC/GLASS - DEDICATED CONTAINERS ARE PROVIDED; AREA FOR DRY STORAGE IS PROVIDED. • HOT WATER AVAILABLE WITH FLOOR DRAINS FOR CLEANING.

H. ROOF CONSTRUCTION:
• SINGLE MEMBRANE OR SMOOTH ASPHALT IS PREFERRED; AVOID BALLASTED ROOFING OR HOT MOP ROOFS. • ACCESSES TO ROOF ARE CONVENIENTLY LOCATED, COVERED AND SEALED WHEN CLOSED. • CURBING (RUN-OFF STOP) IS DESIGNED TO A 12-18 INCHES HEIGHT MINIMUM. • MINIMAL FLAT SURFACES ARE AVAILABLE FOR NESTING/LOAFING SITES. • ROOF DESIGNED TO DETER STORAGE OF ANY KIND. • NO SKY LIGHTS ARE PRESENT; OR ONLY DOUBLE DOMED SKYLIGHTS ARE USED AND ARE WELL SEALED. • THERE ARE NO BRIGHT COLORS ATTRACTIVE TO INSECTS (YELLOW, RED), OR BIRDS (WHITE). • ONLY QUALITY FLASHING IS USED. • EQUIPMENT AND METAL DUCTWORK ARE PROPERLY MOUNTED WITH ALL JOINTS SEALED.
ROOF DRAINAGE:
• ALL ROOF DRAIN PIPES PROPERLY TREATED WITH NH3 TO AVOID RUSTING. • OPEN PIPES AND VENTS ARE SCREENED WITH 1/4 -INCH SCREENING OR CAPPED TO KEEP PESTS OUT. • ROOF DRAIN PIPES ARE INSULATED TO PREVENT FREEZING. • ROOF DRAINS ARE ROUTED TO THE SANITARY SEWER; DOWN-SPOUTS CARRY WATER AWAY FROM BUILDING. • CANOPY RUNOFF IS ROUTED AND DOES NOT RUN OFF ANY EDGE. • NO DEPRESSIONS OR SITUATIONS EXIST THAT CREATE STANDING WATER.

F. DOORS: • VESTIBULES ARE PRESENT AT EACH EMPLOYEE AND FACILITY ENTRY-WAY WHENEVER POSSIBLE. • PEDESTRIAN DOORS OPEN TO THE (OUTSIDE) OF THE FACILITY ONLY.
• PEDESTRIAN DOORS ARE CONSTRUCTED WITH GALVANIZED OR STAINLESS STEEL FRAME. • PEDESTRIAN DOORS HAVE PROPER DOOR-SWEEPS INSTALLED. BRUSHES ARE USED; RUBBER IS NOT. • PEDESTRIAN DOORS ARE (FOAM) INSULATED. NO FIBERGLASS INSULATION IS USED. • WOODEN DOORS ARE NOT PRESENT. • PEDESTRIAN DOORS HAVE A DOOR CLOSER; THERE ARE NO SCREW-DOWN THRESHOLDS OR "DOOR STOPS". • SWEEP-TYPE WEATHER STRIPPING IS USED AND NO PENETRATING LIGHT DETECTED.

II. INTERIOR SANITARY DESIGN
A. FOUNDATION:
• THE CRAWL SPACE OR BASEMENT IS EASILY ACCESSED. • PRESSURE TREATED WOOD IS USED IN ANY LOCATION NEAR OR BELOW GRADE. • NO VISIBLE CRACKS OR HOLES PRESENT IN THE WALLS. ALL OPENINGS GREATER THAN 1/4 INCH ARE SEALED. • 12-INCH BAND OF HARD GLOSSY PAINT IS APPLIED AROUND OUTSIDE BRICK OR STONE WALLS TO DETER CLIMBING RATS AND MICE. • ALL UTILITIES BELOW GRADE ARE EASILY ACCESSED AND ARE LABELED

B. FLOOR DRAINS:
• ALL FLOOR DRAINS ARE DESIGNED WITH TRAPS WITH AT LEAST 3 INCHES OF WATER SEAL, AND THEY ARE FITTED WITH SECONDARY STRAINERS TO PREVENT PEST ENTRY. • FLOOR DRAINS EXIST IN PRODUCTION AREA EVERY 400 SQ. FT. • FLOOR DRAINS ARE CONSTRUCTED OF STAINLESS STEEL FOR EASIER CLEANING. • OVERHEAD PIPING AND DRAINS (IN CRAWL SPACE) ARE WELL SEALED AND DO NOT LEAK. • WHERE INSECTS MAY BE A PERSISTENT PROBLEM, INSECT SCREENS ARE INSTALLED IN FRONT OF FILTER MEDIA. • SCREENS ARE EASY TO REMOVE FOR CLEANING, AND THEY ARE NON-CORROSIVE, 18- MESH SCREEN. • VENTS ARE COVERED WITH METAL GRILLWORK AND ARE BACKED BY RUST RESISTANT SCREENING. • FLOOR DRAINS INCLUDED ON MASTER SANITATION SCHEDULE - MINIMUM 1 WEEK CLEANING.

C. WALLS:
POURED CONCRETE IS PREFERRED FOR INSIDE WALLS, HIGH DENSITY FILLED CONCRETE BLOCK 1ST 6-8 FT. IS ACCEPTABLE IN OTHER AREAS. • IF METAL SIDING IS UTILIZED THE BOTTOM 8' OF THE WALL IS POURED CONCRETE SO AS TO PROVIDE A SEAL TO THE CONCRETE WITH THE OVERLAPPING SIDING. • NO VOIDS ARE PRESENT; ALL VOIDS INSULATED WITH PROPER MATERIAL THAT DETERS PESTS. • WALL AND FLOOR JUNCTURES ARE SEALED WHERE POSSIBLE. • IF STEEL STUDS ARE USED, OPENINGS EXIST THAT ALLOW EASY FLOW OF DUST APPLICATIONS. • FILLER COAT IS APPLIED TO ALL BLOCK WALLS. FOR SMOOTH BLOCK WALL SURFACES, PAINT FILLER IS USED. SEALING IS ADEQUATE, SUCH THAT THERE ARE NO VISIBLE CRACKS. • WALL FILLERS - AVOID PEARLITE, FIBERGLASS, ROCK WOOL. HIGH DENSITY FOAM PREFERRED.

• PIPES ARE PROPERLY RUST-PROOFED WITH NH3, PRIOR TO FOAM INSULATION OF THE WALLS. • ALL PIPE PENETRATIONS ARE PROPERLY SEALED/CAULKED. PIPE PENETRATIONS ARE CUT AND SEALED ON THE SAME DAY SO THAT OPENINGS OR JUNCTIONS REMAIN CLEAN. • TO DETER BIRD OR RODENT NESTING SITES, EXTERIOR PIPES AND CONDUITS ARE NOT ARRANGED IN GROUPS.

• ITEMS MOUNTED TO WALLS WITH LESS THAN A ½ " GAP SHOULD BE SEALED TO THE WALL. • ACCESS IS ALLOWED TO KEY UTILITY JUNCTIONS BEHIND WALLS; KNOCK OUT PANELS ARE PRESENT. • BUILDING CONSTRUCTION MINIMIZES THERMAL TRANSFER OF STRUCTURAL MEMBERS.

D. CEILINGS:
• CONCRETE CEILINGS ARE SMOOTH AND FREE OF PITS THAT MAY HARBOR INSECTS. • DROP CEILINGS ARE NOT PRESENT, BECAUSE OF POTENTIAL FOR FOOD/MOISTURE ACCUMULATION. (OBVIOUSLY NOT A "MUST" BUT, IT SURE MAKES IT EASIER) MAKING THEM MORE ACCESSIBLE FOR INSPECTION WOULD AT LEAST BE BETTER.

E. INTERIOR LIGHTING:
• HIGH PRESSURE SODIUM BULBS ARE USED WHERE HIGH-INTENSITY LIGHT IS NEEDED. SODIUM LIGHTS LAST LONGER AND ARE LESS ATTRACTIVE TO INSECTS THAN FLUORESCENT LIGHTS. • FLUORESCENT LIGHTING IS AVOIDED - IT'S HARD TO KEEP CLEAN. • SKYLIGHTS ARE AVOIDED BECAUSE THEY CAN LEAK. • WALL SCONCE UNITS ARE STRATEGICALLY PLACED SO THAT THEY DO NOT COLLECT DEBRIS.

F. WINDOWS:
• SKYLIGHTS ARE AVOIDED BECAUSE THEY CAN LEAK. • DOUBLE-PANE AND WELL INSULATED WINDOWS ARE PREFERRED. • CAULKING IS USED FOR SMALL CRACKS AND CREVICES FOUND AROUND WINDOWS. • IF SCREENING IS USED, A MINIMUM OF 18 MESH IS RECOMMENDED; 30 MESH IS PREFERRED. • SCREENS ARE REINFORCED AT POINTS OF STRESS.

G. FANS AND HOODS:
• ALL FAN/HOOD HOUSINGS ARE SEALED. ADEQUATE SEALS EXIST BETWEEN FAN HOUSINGS AND ROOF. ALL FANS ARE ACCESSIBLE FOR CLEANING; ALL FANS MOUNTED HIGH ENOUGH FOR CLEANING. • ALL HOODS HAVE SCREENS AND FILTERS THAT ARE PROPERLY SIZED AND HAVE THE PROPER MESH. • ALL FILTERS ARE EASILY CHANGED AND/OR CLEANED. • ALL FILTERS ARE INCLUDED ON THE MSS. • ALL DUCT WORK IS POSITIVELY PITCHED; THERE ARE NO HORIZONTAL DUCTS FROM HOODS. • ALL DUCT WORK IS ACCESSIBLE. • CONDENSATE DRAINS OR TRAPS ARE PRESENT.
• EXHAUST FANS ARE MAXIMUM DISTANCE FROM AIR INTAKE. • THERE IS NO AIRFLOW DIRECTLY ONTO FOOD PREP AREAS. • INBOUND AIR IS FILTERED AND DEHUMIDIFIED OR AIR-CONDITIONED.

H. FLOORS:
• SOURCES OF WATER DISCHARGE DO NOT CREATE STANDING WATER. • ENTIRE FLOOR IS SEALED.

I. CONSTRUCTION GAPS AND PENETRATIONS
• ALL PIPE PENETRATIONS ARE PROPERLY SEALED THE SAME DAY THEY ARE CUT. • EXPANSION JOINTS PRESENT ARE SEALED WITH PROPER JOINT COMPOUND. • ALL CRAWL SPACES ARE CLEAN AND FREE OF CLUTTER (E.G., WOOD DEBRIS) AFTER CONSTRUCTION. • ALL CRAWL SPACES AND BASEMENTS HAVE PROPER DRAINAGE AND VENTILATION. • ADEQUATE DRAINAGE IS AVAILABLE AND EQUIPPED WITH PUMPS FOR EXCESS WATER REMOVAL.

J. STOREROOMS:
• STOREROOMS HAVE METAL SHELVING; NO WOODEN SHELVING PRESENT. • STOREROOMS HAVE ADEQUATE LIGHTING. • STOREROOMS ORGANIZED & NOT CLUTTERED.

K. BATHROOMS:
• TOILETS ARE FLOOR MOUNTED WITH AUTOMATIC FLUSHING. • HAND WASH HAS AUTOMATIC VALVES. • BATHROOM WALLS ARE MONOLITHIC, SEALED, AND CLEANABLE. • BATHROOM FLOORS ARE MONOLITHIC. TILES AND VINYL SHEETING ARE AVOIDED. • FLOOR DRAINS ARE PRESENT TO ALLOW RINSING.

N. EMPLOYEE FACILITIES:
• OFFICE AREA'S DESIGN PROMOTES ACCESSIBILITY AND MINIMIZES CLUTTER. • OPEN STORAGE SPACES AREA IS PROVIDED FOR EMPLOYEES. • EMPLOYEE LOCKERS ARE AVOIDED, BUT IF INSTALLED ARE ELEVATED WITH ACCESS BEHIND AND UNDER.

III. PEST PROOFING
PEST EXCLUSION: SEALING OR SCREENING ALL POTENTIAL ENTRY POINTS INTO THE BUILDING TO KEEP PESTS FROM COMING INSIDE. PEST ISOLATION (CONCEPT): PEST PROOF INSIDE THE BUILDING TO CONFINE PESTS AND KEEP THEM FROM MOVING INTO NEW AREAS. AN EXAMPLE MIGHT BE COMPARTMENTALIZING A BUILDING (LIKE SHIP BULKHEADS) TO ISOLATE AN INFESTATION IN ONE AREA AND MAKE PESTS EASIER TO ERADICATE.

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SEALING HARBORAGES: WELL SEALED BUILDINGS ARE LESS ATTRACTIVE TO PESTS, AS FEWER HIDING PLACES ARE AVAILABLE AND MAKE PESTS EASIER TO ELIMINATE.

PEST OPENINGS MUST BE LESS THAN
PIGEON 1.5 - INCH
SPARROW 4/5 - INCH
RAT - YOUNG 1/3 - INCH
MOUSE - ADULT 2/5 - INCH
MOUSE - YOUNG 1/5 - INCH
GERMAN COCKROACH - ADULT 1/5 - INCH
GERMAN COCKROACH 1ST INSTAR NYMPH 1/16 - INCH
HOUSE FLY 1/12 - INCH
MOSQUITO 1/20 - INCH

EXTERIOR PEST PROOFING: PEST EXCLUSION HAS BEEN SHOWN TO BE EFFECTIVE, ESPECIALLY FOR BIRDS AND RODENTS. EXAMPLES OF PEST EXCLUSION ARE INSTALLING METAL KICK PLATES ON DOORS, SCREENING VENTS AND EAVES, SEALING OPENINGS WHERE PIPES AND UTILITY LINES ENTER BUILDINGS, AND INSTALLING METAL RODENT GUARDS ON OVERHEAD LINES OR VERTICAL PIPES.
INTERIOR PEST PROOFING: WHILE INTERIOR SEALING OF OPENINGS AROUND PIPES AND LINES HAS BEEN PROVEN EFFECTIVE FOR MICE AND RATS, MANY STUDIES HAVE SHOWN THAT IT IS NOT VERY EFFECTIVE AGAINST COCKROACHES. IT IS VERY LABOR INTENSIVE AND BUILDING OR MAINTENANCE STAFF MAY NOT HAVE THE KNOWLEDGE OF PEST HABITS TO DO THIS INTERIOR PEST PROOFING CORRECTLY. IN FACT, SEALING OPENINGS INSIDE A STRUCTURE CAN ACTUALLY BE DETRIMENTAL BECAUSE VOIDS MAY NO LONGER BE ACCESSIBLE TO TREATMENT, BUT MAY STILL BE ACCESSIBLE TO COCKROACHES.

IV. INTERIOR PEST PROOFING
A. DOORS:
• ALL DOORS ARE FITTED TO CLOSE AUTOMATICALLY. • ALL DOOR CASINGS ARE PROTECTED WITH SHEET METAL TO PREVENT MICE AND RATS FROM WIDENING CRACKS BY GNAWING.
• ALL WOODEN DOORS HAVE A 12-INCH SHEET METAL (26-GAUGE) KICK PLATE ATTACHED TO THE OUTSIDE OF THE DOOR, WITH THE LOWER EDGE NOT MORE THAN 1/4 -INCH FROM THE FLOOR. • HOLLOW METAL DOOR SEAMS ARE SEALED BY SPOT WELDING TO PREVENT INSECT ENTRY. • ALL SCREEN DOORS OPEN OUTWARDLY AND ARE FITTED WITH A SCREEN MESH OF NO LARGER THAN 1/18 INCH TO PREVENT ENTRY OF SMALL INSECTS INTO THE BUILDING. • DOUBLE DOORS ARE INSTALLED IN REGIONS WHERE FLYING INSECTS ARE PERVASIVE.
• (IF FEASIBLE) • EXTERIOR LIGHTS AROUND DOORS HAVE 'BUG LIGHTS' INSTALLED OR LIGHTING IS AT LEAST 30-40 FEET AWAY FROM EXTERIOR DOORS SO THAT THEY DO NOT ATTRACT FLYING INSECTS ONTO THE PREMISES. (IF FEASIBLE) • AIR DOORS OR PLASTIC CURTAINS (STRIP DOORS) ARE INSTALLED IN DELIVERY ENTRY WAYS TO PREVENT THE ENTRY OF FLYING PESTS. AIR VELOCITY OF AIR DOORS IS A MINIMUM OF 1600 FT/MIN. (IF FEASIBLE)
• ALL EXTERIOR DOORS TO BE STEEL OR STOREFRONT WITH ALUMINUM METAL. WOODEN DOORS TO EXTERIOR NOT ALLOWED.

B. WINDOWS:
• OPERABLE WINDOWS, FITTED WITH AT LEAST 18-INCH MESH SCREENING. SCREENING IS REINFORCED AT POINTS OF STRESS. • ALL CRACKS AND CREVICES AROUND WINDOWS ARE THOROUGHLY CAULKED.

C. FOUNDATION:
• ALL CRACKS AND HOLES ARE PATCHED-UP WITH CEMENT. ALL OPENINGS GREATER THAN 1/4 INCH ARE SEALED TO EXCLUDE MICE; ALL OPENINGS GREATER THAN 1/2 INCH ARE SEALED AGAINST RATS. • CLIMBING BY RATS AND MICE IS DETERRED BY A 12-INCH BAND OF HARD GLOSSY PAINT, OR POLISHED METAL, AROUND THE OUTSIDE OF BRICK WALLS, UP TO ABOUT 3.5 FT. ABOVE THE GROUND. • FOR TEMPORARY EXCLUSION, UNTIL MORE PERMANENT REPAIRS CAN BE MADE, STEEL WOOL IS TIGHTLY PLUGGED INTO CRACKS AND HOLES TO PREVENT ENTRY OF RODENTS.

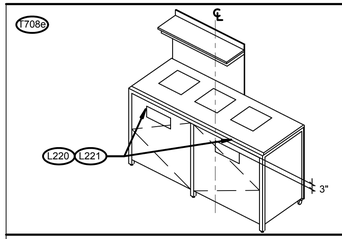
D. PEST PROOFING MATERIALS 1. BACKING/FILLING MATERIALS: • MATERIALS SUCH AS COPPER MESH, PLUMBER'S OAKUM, HARDWARE CLOTH AND/OR FOAM RUBBER ARE (FIRST) USED TO FILL GAPS THAT EXCEED THE MAXIMUM SIZE RECOMMENDED FOR A SEALING PRODUCT. • THESE MATERIALS ARE PLACED IN THE OPENING FIRST, AND THEN CAULKED OR SEALED OVER.

2. SCREENING MATERIALS:
• STEEL WOOL IS USED TO PLUG SMALL OPENINGS WHERE PESTS MAY ENTER OR MOVE WITHIN STRUCTURES. STEEL WOOL IS USEFUL WHERE AIR MOVEMENT IS DESIRED, BUT THERE IS LOW HUMIDITY ONLY. STEEL WOOL WILL RUST, SO IT SHOULD NOT BE USED IN AREAS OF HIGH MOISTURE. • COPPER MESH IS USED IN LOCATIONS WITH HIGH HUMIDITY OR MOISTURE (STEEL WOOL WILL RUST). • WINDOW SCREEN (18 MESH MINIMUM) IS USED TO EXCLUDE INSECTS (NOT WILDLIFE) FROM SOFFIT VENTS IN ATTICS, CRAWL SPACE VENTS, AND FRESHAIR INTAKE VENTS FOR THE STRUCTURE. • HARDWARE CLOTH IS HEAVIER THAN WINDOW SCREENING AND IS USED TO EXCLUDE RODENTS, BATS, BIRDS, AND WILDLIFE FROM ATTICS AND CRAWL SPACES. IT CAN ALSO BE USED TO PREVENT WILDLIFE FROM TUNNELING UNDER STRUCTURES.

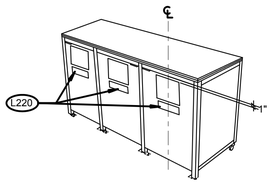
CONSTRUCTION CHECKLIST:

DURING CONSTRUCTION 3 MANDATORY AND 1 OPTIONAL VERIFICATION STEPS ARE REQUIRED:

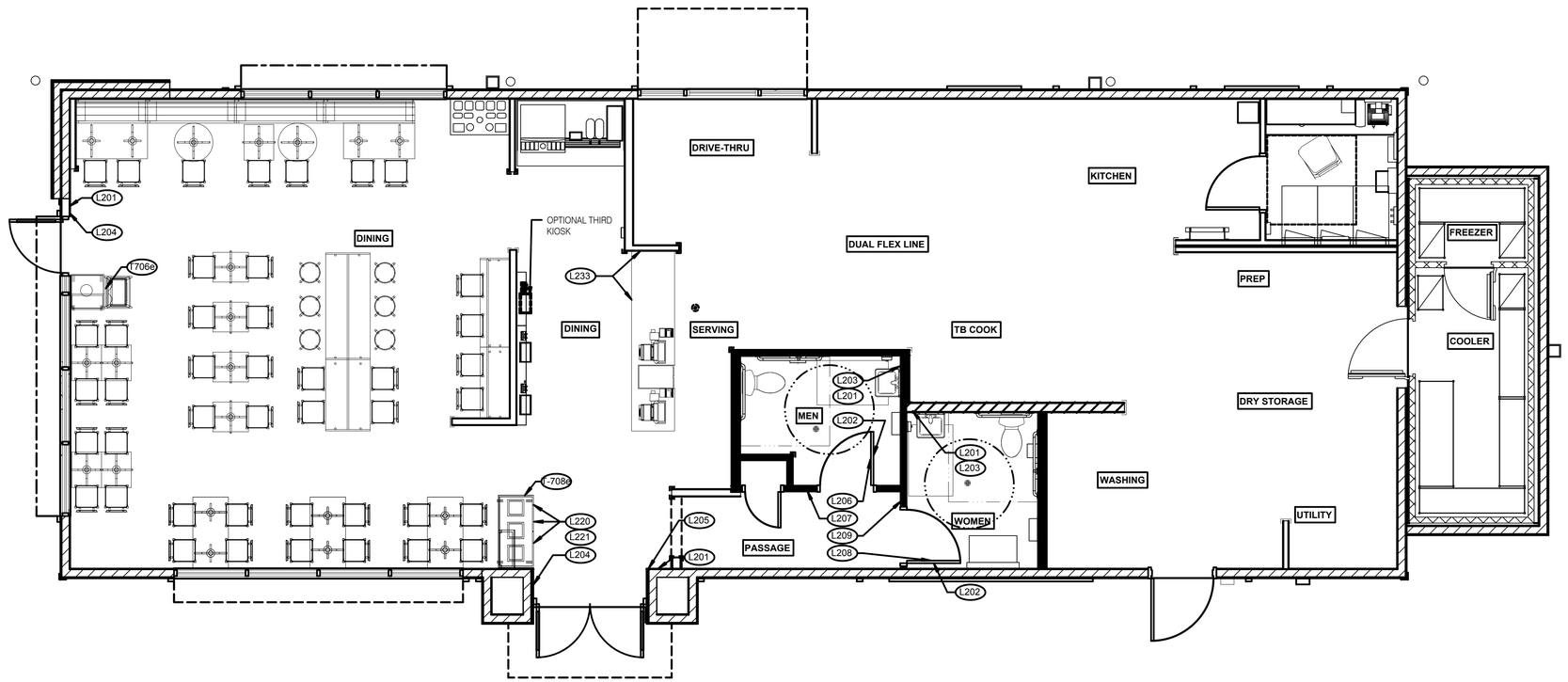
1. (PREFERRED BUT NOT REQUIRED) PEST PROVIDER IS BROUGHT IN DURING SITE SELECTION FOR PRELIMINARY EVALUATION. TACO BELL HAS 4 NATIONAL PROVIDERS OF PEST MANAGEMENT & PREVENTION.
2. AFTER DEMO, PMP ESTABLISHES A PLAN FOR EXCLUSION (SEALING OF BUILDING). IT IS IMPORTANT THIS STEP HAPPENS AFTER ALL OF THE WALLS ARE OPEN TO IDENTIFY ALL PENETRATIONS AND AREAS OF RISK.
3. AFTER EXCLUSION WORK IS COMPLETE, BUT BEFORE WALLS ARE CLOSED UP, PMP CONDUCTS A 2ND EVALUATION.
4. AFTER WALLS ARE CLOSED UP AND TYPICALLY A FEW DAYS BEFORE A STORE OPENS, A FINAL WALK-THRU IS CONDUCTED TO ENSURE TH



3-STREAM TRASH N.T.S. **4**



3-STREAM EXTERIOR N.T.S. **5**



SIGNAGE PLAN 1/4" = 1'-0" **1**

TAG	SIGN DESCRIPTION	SIGN VERBIAGE	SIZE	MOUNTING HEIGHT	QTY	LOCATION IN RESTAURANT
L201	Smoking	No Smoking or electronic cigarette use. This is a smoke free establishment	1/16 x 9 x 6	60" A.F.F.	4	1 in each restroom, 1 at each door
L202	Clean Restroom	To our customers:We check our restrooms every 30 minutes to make sure they are always ready for you. If we have missed something, please tell our manager on duty. Thank you	1/16 x 6 x 9	60" A.F.F.	2	1 inside each restroom (back of restroom door)
L203	Hand Wash Notice	Employees must wash hands before returning to work	1/16 x 6 x 6	60" A.F.F.	2	1 inside each restroom near sink
L204	Exit (w/ Braille)	Exit	1/16 x 6 x 6	60" A.F.F.	2	1 at each customer exit, mounted on wall, according to ADA guidelines
L205	Occupancy	Maximum occupancy xxx persons	1/16 x 6 x 6	8' to center of sign	1	Above customer exit. Only 1 is needed
L206	Men's Restroom Triangle (W/B)	INFOGRAPHIC of male	1/4 x 12 x 12	60" A.F.F.	1	Mounted on men's restroom door
L207	Men's Restroom (w/ Braille)	INFOGRAPHIC of male and braille to read: Men's restroom	1/4 x 10 x 6.5	60" A.F.F.	1	Mounted on wall next to restroom door. refer to plans and ADA guidelines for exact location
L208	Women's Restroom Circle (W/B)	INFOGRAPHIC of female	1/4 x 12 x 12	60" A.F.F.	1	Mounted on women's restroom door
L209	Women's Restroom (w/ Braille)	INFOGRAPHIC of male and braille to read: Women's restroom	1/4 x 10 x 6.5	60" A.F.F.	1	Mounted on wall next to restroom door. refer to plans and ADA guidelines for exact location
L233	If you need assistance? ADA	Please ask if you need assistance. And ADA infographic	1/16 x 3 x 6	60" A.F.F.	1	At front counter

STANDARD REQUIRED SIGNAGE **3**

TAG	SIGN DESCRIPTION	SIGN VERBIAGE	SIZE	MOUNTING HEIGHT	QTY	LOCATION IN RESTAURANT	LOCATION EQUIVALENT
L220	Landfill / Compost / Recycle	Landfill / Compost / Recycle	1/16 x 8.5 x 3	60" A.F.F.	SET OF 3	Mount on front doors of trash receptacle at top. MUST ALSO ORDER L222. Match label with shape on top of trash receptacle	L221 (use if restaurant is NOT COMPOSTING)
L221	Landfill / Plastic, Metal, Glass / Paper	Landfill / Plastic, Metal, Glass / Paper	1/16 x 8.5 x 3	60" A.F.F.	SET OF 3	Mount on front doors of trash receptacle at top. MUST ALSO ORDER L223. Match label with shape on top of trash receptacle	L220 (use if restaurant is COMPOSTING)

ALTERNATE SIGNAGE **2**

drawing dept
architecture & design
3217 madison rd cincinnati ohio 45209
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REGISTERED ARCHITECT ROBERT M. BUSCH License Number 6367 STATE OF ARKANSAS

9/30/2021 PERMIT

	DATE	REMARKS

CONTRACT DATE: -
BUILDING TYPE: END. MED56
PLAN VERSION: APRIL 2021
BRAND DESIGNER: -
SITE NUMBER: -
STORE NUMBER: -
PA/PM: Approver
DRAWN BY.: RJN
JOB NO.: -

TACO BELL
DRIVE THRU RESTAURANT
ENDEAVOR 2.0
4183 ELM SPRINGS ROAD
SPRINGDALE, ARKANSAS 72762

ENDEAVOR 2.0
SIGNAGE PLAN

G4.0



3 STREAM TRASH 1 - BIN LABELS (L220)	13



WOMEN RESTROOM WHITE SIGN (L208)	9



EXIT BRAILE SIGN (L204)	5



NO SMOKING SIGN (L201)	1



3 STREAM TRASH 2 - LABELS (L221)	14



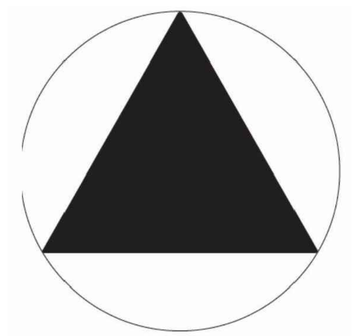
WOMEN RESTROOM BRAILLE SIGN (L209)	10



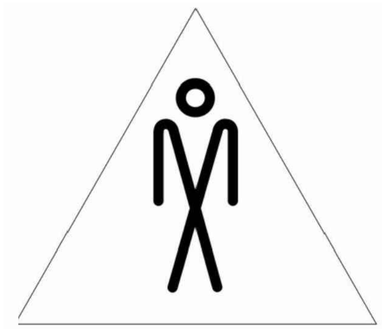
OCCUPANCY SIGN (L205)	6



CLEAN RESTROOM SIGN (L202)	3



GENDER NEUTRAL RESTROOM SIGNAGE (L228)	11



MEN RESTROOM WHITE SIGN (L206)	7



IF YOU NEED ASSISTANCE (L233)	12



MEN RESTROOM BRAILE SIGN (L207)	8



HAND WASH NOTICE SIGN (L203)	4

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REGISTERED ARCHITECT
ROBERT M. BUSCH
License Number 0367
STATE OF ARKANSAS

9/30/2021 PERMIT

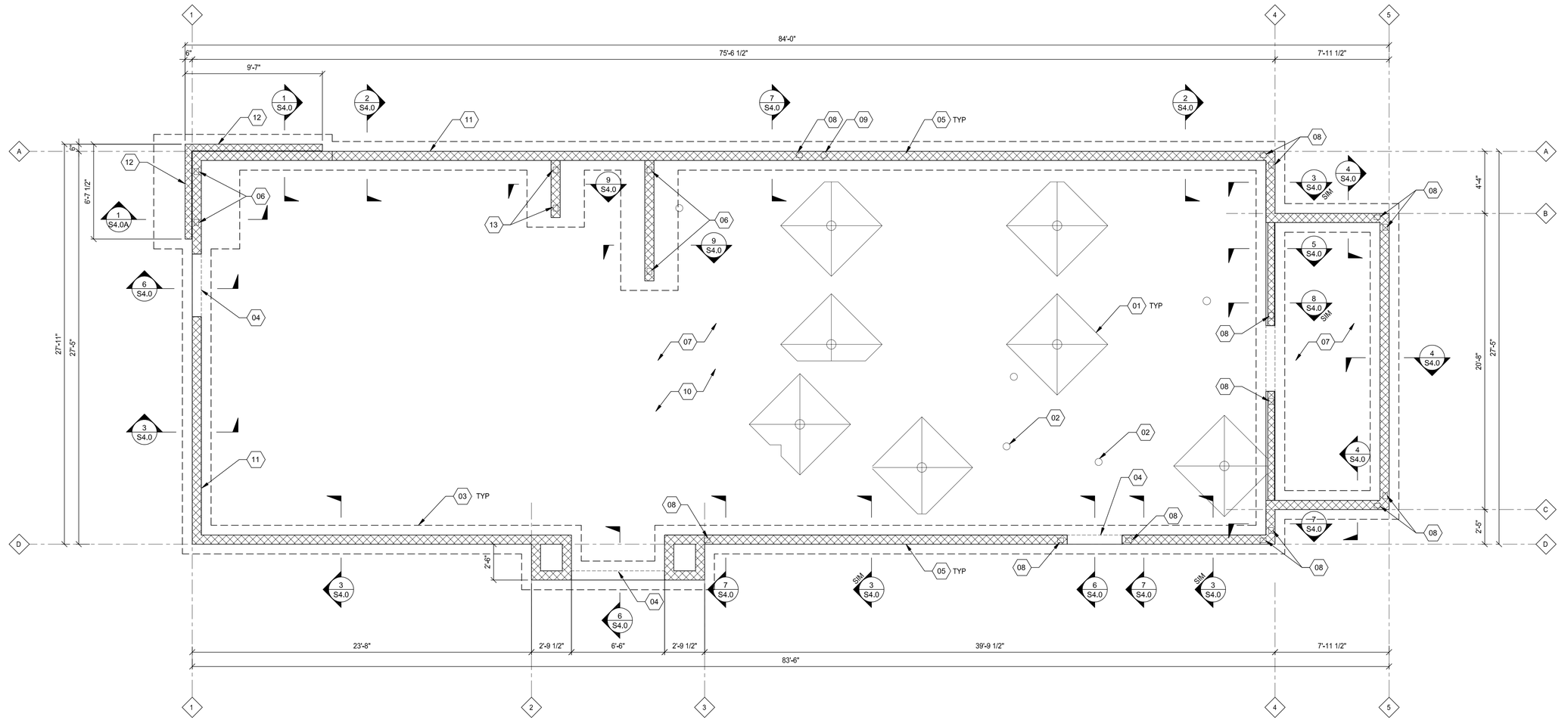
	DATE	REMARKS

CONTRACT DATE: -
BUILDING TYPE: END. MED56
PLAN VERSION: APRIL 2021
BRAND DESIGNER: -
SITE NUMBER: -
STORE NUMBER: -
PA/PM: Approver
DRAWN BY.: RJN
JOB NO.: -

TACO BELL
DRIVE THRU RESTAURANT
ENDEAVOR 2.0
4183 ELM SPRINGS ROAD
SPRINGDALE, ARKANSAS 72762

ENDEAVOR 2.0
SIGNAGE DETAILS

G4.1



FOUNDATION PLAN

SCALE 1/4" = 1'-0"

KEYNOTES:

01. FLOOR DRAINS LOCATED 1/2" BELOW T.O. SLAB. SLOPE SLAB AS INDICATED ON PLAN TO PROVIDE POSITIVE DRAINAGE.
02. PROVIDE HUB DRAIN (HD) OR CLEANOUT UNLESS REQUIRED BY LOCAL CODE TO HAVE FLOOR SINK (FS).
03. TYPICAL WALL FOOTING = 1'-0"x2'-0" SHALLOW SPREAD FOOTING T/FTG=98'-0" U.N.O.
04. POUR THRU AT THRESHOLD, SEE 6/S4.0. T/FND WALL AT POUR THRU = 99'-4" U.N.O.
05. ANCHOR BOLTS LOCATED THROUGHOUT PERIMETER OF BUILDING SHALL BE PROVIDED AS REQUIRED PER THE "PLATE/ANCHOR BOLT" COLUMN OF THE "WALL SHEATHING AND SHEARWALL SCHEDULE." ON S2.0
06. SIMPSON HDU11-SDS2.5 HOLDOWN ANCHOR AT EACH END OF SHEARWALL. SEE 4A/S4.2 FOR HOLDOWN EMBEDMENT DETAIL.
07. 4" CONCRETE SLAB REINFORCED W/ 6x6-W1.4xW1.4 OR #4 BARS @ 18" O.C. EA. WAY OVER MIN. 10 MIL. POLYETHELENE VAPOR BARRIER, OVER 4" AGGREGATE BASE OVER SUBGRADE. SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.
08. HDU5 - SDS2.5 HOLDOWN ANCHOR AT EACH END OF SHEARWALL. SEE 4C/S4.2 AND 4D/S4.2 FOR HOLDOWN EMBEDMENT DETAIL.
09. ROUND PLUMBING CLEANOUT.
10. CONCRETE CONTROL JOINTS @ 12'-0"o.c. MAX PER DETAIL 2/S4.0A.
11. 8" CMU FND WALL GROUTED SOLID. T/WALL=100'-0" U.N.O.
12. 6" CMU FND WALL GROUTED SOLID. T/WALL=100'-0" U.N.O.
13. SIMPSON HD12 HOLDOWN ANCHOR AT EACH END OF SHEARWALL. SEE 4B/S4.2 FOR HOLDOWN EMBEDMENT DETAIL.

DESIGN CRITERIA

DESIGN CRITERIA:
2012 ARKANSAS FIRE PREVENTION CODE
VOLUME II - BUILDING
BASED ON: 2012 INTERNATIONAL BUILDING CODE

ROOF SNOW LOADS:

GROUND SNOW LOAD (Pg):	10 PSF
EXPOSURE FACTOR (Ce):	0.9
IMPORTANCE FACTOR (I):	1.0
THERMAL FACTOR (Ct):	1.0

ROOF LOADS:

LIVE LOAD:	20 PSF
DEAD LOAD:	20 PSF

WIND LOADS:

3 SECOND GUST:	115 MPH
RISK CATEGORY:	II
EXPOSURE CATEGORY (MWFRS):	C
INTERNAL PRESSURE COEFF.:	± .18

SEISMIC LOADS:

RISK CATEGORY:	II
SEISMIC IMPORTANCE FACTOR:	1.0
SITE CLASS:	D, ASSUMED

MAPPED SPECTRAL RESPONSE ACCEL:

Ss:	0.166g
S1 :	0.092g

SPECTRAL RESPONSE COEFF.:

SHORT PERIODS (SDS):	0.177g
1 SEC. PERIODS (SD1)	0.148g
SEISMIC DESIGN CATEGORY:	C

WOOD SHEARWALLS

RESPONSE MOD FACTOR (R):	6.5
DESIGN BASE SHEAR (Cs):	0.027W

ANALYSIS BY SIMPLIFIED PROCEDURE

HOLDOWN	ANCHOR ROD
HDU5	5/8"Ø
HDU11	1"Ø
HDU12	1"Ø

NOTE: ANCHOR RODS TO BE POST-INSTALLED WITH HILTI HIT-HY 270 OR EQUIVALENT EPOXY WITH A MINIMUM 18" EMBEDMENT. AT CONTRACTOR'S OPTION: PROVIDE CAST IN PLACE THREADED ANCHOR ROD GRADE 36.

FOUNDATION NOTES - TYP U.N.O.:

FOUNDATION
1. PER CLIENT'S REQUEST, THE FOUNDATION DESIGN AND GENERAL FOUNDATION NOTES ARE BASED ON THE ASSUMPTION OF FAVORABLE SOIL CONDITIONS. THE CONTRACTOR SHALL RETAIN A GEOTECHNICAL ENGINEER TO VERIFY DESIGN ASSUMPTIONS PRIOR TO FOUNDATION INSTALLATION. THE COST FOR THE GEOTECHNICAL ENGINEER SHALL BE IDENTIFIED AS A SEPARATE ITEM ON THE CONTRACTOR'S BID. THE CONTRACTOR SHALL SUBMIT COPIES OF THE GEOTECHNICAL ENGINEER'S REPORT TO ADVANTAGE GROUP ENGINEERS.
2. CONTRACTOR TO PROVIDE FOUNDATION & FOOTING AS REQUIRED FOR PYLON OR MONUMENTAL SIGN. SEE ELECTRICAL DRAWINGS FOR DETAIL.
3. COORDINATE STRUCTURAL PLANS AND DETAILS WITH REQUIREMENTS OF GEOTECHNICAL REPORT ONCE AVAILABLE. FOUNDATION DESIGN IS BASED ON 1500 PSF ALLOWABLE BEARING CAPACITY PER THE PRESUMPTIVE LOAD-BEARING VALUE FROM THE BUILDING CODE.
4. CONTRACTOR SHALL TREAT SOIL BELOW SLAB FOR TERMITES.
5. REFER TO THE FUTURE GEOTECHNICAL REPORT FOR GENERAL REQUIREMENTS OF EARTHWORK, OVEREXCAVATION, SUBGRADE PREPARATION, FILL AND COMPACTION, WATERPROOFING AND OTHER PERTINENT REQUIREMENTS AND INFORMATION.
6. PROTECT PIPES AND CONDUITS RUNNING THROUGH WALLS AND SLABS WITH 1/2 INCH EXPANSION MATERIAL. LOWER CONTINUOUS FOOTINGS PERPENDICULAR TO PIPE RUNS TO ALLOW PIPES TO PASS ABOVE THE FOOTINGS OR ALTERNATIVELY, PROVIDE A CONCRETE JACKET IF PIPES ARE LOW ENOUGH TO BE PLACED BELOW THE FOOTINGS. LOWER FOOTINGS PARALLEL TO PIPE RUNS TO AVOID SURCHARGE ONTO ADJACENT TRENCH EXCAVATIONS.
7. MAINTAIN SUBGRADE AND FILL MOISTURE CONTENT UNTIL FOUNDATIONS ARE PLACED.
8. ARRANGE FOR OWNER'S INDEPENDENT TESTING AGENCY TO MONITOR CUT AND FILL OPERATIONS AND PERFORM FIELD DENSITY AND MOISTURE CONTENT TESTS TO VERIFY COMPACTION AND APPROVE FOOTING SUBGRADES PRIOR TO PLACING CONCRETE.
9. DO NOT PLACE FOOTINGS OR SLABS AGAINST SUBGRADE CONTAINING FREE WATER, FROST, OR ICE.
10. MAINTAIN PROPER SITE DRAINAGE DURING CONSTRUCTION TO ENSURE SURFACE RUNOFF AWAY FROM STRUCTURES AND TO PREVENT PONDING OF SURFACE RUNOFF NEAR THE STRUCTURES.

CONCRETE:
CONCRETE SHALL BE HARD ROCK CONC. (5 SACK CEMENT PER CU.YD. MIN.) AND MEET THE FOLLOWING MIN. ULTIMATE COMPRESSIVE STRENGTHS AT 28 DAYS:

LOCATION	MIN STRENGTH 28 DAY PSI	AGGREGATE SIZE - INCHES	SLUMP INCHES	TOLERANCE
SLAB ON GRADE	(4000 DESIGN)	1" MAX	3-1/2"	+/-1/2"
FOUNDATIONS	(3000 DESIGN)	1" MAX	3-1/2"	+/-1/2"

A. CONCRETE MIX DESIGN AND TESTING SHALL MEET WITH THESE SPECS. CEMENT SHALL BE IN ACCORDANCE WITH ASTM C 150 TYPE II. VERIFY MIN. CONC. STRENGTH AND CEMENT TYPE.
B. REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60. STEEL SHALL BE KEPT CLEAN AND FREE OF RUST.
C. CONCRETE CURING SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF ACI-318-95 SECTION 5.11 AND STANDARD PRACTICE FOR CURING CONCRETE REPORTED BY COMMITTEE 308.
D. ANCHOR BOLTS - A36 OR A307, USE 5/8" DIAMETER x 12" ANCHOR BOLTS (A.B.) AT 48" O.C. U.O.N. ANCHOR BOLTS SHALL BE TIED IN PLACE PRIOR TO PLACEMENT OF CONC.
E. TO RESIST FREEZE - THAW DETERIORATION W/C. RATIO SHALL NOT EXCEED .50 FOR CONCRETE IN CONTACT WITH SOILS.
F. TOTAL AIR CONTENT TO BE 6% ± 1.5% IN EXTERIOR EXPOSED CONCRETE ONLY. COORD w/CIVIL

SLAB:
A. DESIGN IS BASED UPON 4" THICK CONCRETE SLAB REINFORCED W/ WWF 6x6-W1.4x1.4 OR #4 BARS @ 18" O.C. EA. WAY, OVER 10 MIL VISQUEEN MEMBRANE, OVER 4" AGGREGATE BASE, OVER ENGINEERED SUBGRADE.
B. CONTROL JOINTS IN SLABS ON GROUND SHALL BE LOCATED AT 12'-0" MAXIMUM SPACING AND SHALL CREATE SECTIONS OF SLAB WITH A MAXIMUM ASPECT RATIO OF 1½ TO 1. CONTROL JOINTS SHALL BE SAWN AND SHALL BE A MINIMUM OF ¼ OF THE SLAB THICKNESS DEEP. THE CONTNTROL JOINT SHALL BE SAWN AS SOON AS THE SAW BLADE CAN CUT THE CONCRETE WITHOUT DISPLACING THE AGGREGATE. CUT EVERY OTHER MESH WIRE AT THE CONTROL JOINT LOCATION PRIOR TO PLACING CONCRETE.
C. FLOOR SLAB AREAS SHOULD BE LIME STABILIZED TO A DEPTH OF AT LEAST 14" PER GEOTECH REPORT.

MISCELLANEOUS:
A. DIMENSIONS NOTED ARE TO FACE OF FOUNDATION WALL. REFER TO DWG. A1.0 AND S2.0 FOR DIMENSIONS TO FACE OF STUD AND OTHER DIMENSIONS NOT OTHERWISE NOTED.
B. DRAWINGS SHALL NOT BE SCALED. ALL DIMENSIONS AND FIT SHALL BE DETERMINED AND VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
C. DETAILS NOT FULLY OR SPECIFICALLY SHOWN SHALL BE OF SAME NATURE AS OTHER SIMILAR CONDITIONS.
D. SEE PLUMB. DWGS. FOR PLUMB. LAYOUT DIMENSIONS, U.O.N.
E. SEE ELECT. DWGS. FOR ELECT. LAYOUT DIMENSIONS, U.O.N.
F. COORD. FOUNDATION AND SLAB LAYOUT WITH OTHER TRADES PRIOR TO POURING SLAB.
G. PROVIDE SHOP DRAWINGS AND CALCULATIONS BY REGISTERED ENGINEER FOR SIGNS AND AWNINGS.

MASONRY:
1. MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF "SPECIFICATION FOR MASONRY STRUCTURES (ACI 530/ASCE 7/TMS 402)" EXCEPT AS MODIFIED BY THE REQUIREMENTS OF THESE CONTRACT DOCUMENTS.
2. COMPRESSIVE STRENGTH SHALL BE DETERMINED FOR EACH TYPE OF MASONRY BY THE UNIT STRENGTH METHOD.
   A. CONCRETE MASONRY: f'_m = 1500 PSI AT 28 DAYS.
3. SUBMITTALS SHALL BE MADE FOR THE FOLLOWING:
   A. COLD WEATHER CONSTRUCTION PROCEDURE.
   B. HOT WEATHER CONSTRUCTION PROCEDURE.
   C. MANUFACTURER'S CERTIFICATE OF COMPLIANCE FOR SPECIFIED MASONRY UNIT, AND REINFORCING STEEL.
   D. PROPORTIONS OF MATERIAL IN ACCORDANCE WITH REFERENCED SPECIFICATIONS OF MORTAR AND GROUT.
4. MATERIALS
   A. CONCRETE MASONRY UNITS: ASTM C90 TYPE I.BELOW GRADE: NORMAL WEIGHT AGGREGATE PER ASTM C33.
   B. MORTAR: ASTM C270 TYPE N
   C. PORTLAND CEMENT-LIME MORTAR: PORTLAND CEMENT: TYPE I. HYDRATED LIME: TYPE S.
   D. GROUT: ASTM C476. f'c = 2000 psi, SLUMP 8" TO 10".
   E. REINFORCING STEEL: ASTM A615, 60 KSI YIELD.
   F. HORIZONTAL JOINT REINFORCING FOR SINGLE WYTHE CONCRETE MASONRY: 9 GAUGE LADDER TYPE. HOT DIPPED GALVANIZED PER ASTM A153 CLASS B. PLACE HORIZONTAL JOINT REINFORCING AT 16" CENTERS VERTICALLY FOR CONCRETE MASONRY. LAP HORIZONTAL JOINT REINFORCING 6" MINIMUM. HORIZONTAL JOINT REINFORCING SHALL BE DISCONTINUOUS ACROSS MOVEMENT JOINTS.
5. MORTAR PROPORTIONS MUST BE ACCURATELY MEASURED PRIOR TO MIXING. ADD CEMENT TO MIX IN FULL BAG QUANTITIES. MEASURE SAND IN BOX WITH VOLUME OF ONE CUBIC FOOT AS OFTEN AS NECESSARY TO MAINTAIN CONSISTENT PROPORTIONS AND AT LEAST ONCE DAILY AND EVERY 4 HOURS OF MIXING.
6. RUNNING BOND PATTERN SHALL BE USED FOR ALL MASONRY WORK UNLESS OTHERWISE NOTED.
7. ALL REINFORCING STEEL SHALL BE SUPPORTED AND FASTENED TO APPROVED POSITIONERS LOCATED AT 192 BAR DIAMETERS MAXIMUM SPACING AND WITH A MINIMUM OF TWO POSITIONERS PER GROUT POUR (ONE NEAR THE BOTTOM AND ONE NEAR THE TOP) TO PREVENT DISPLACEMENT DURING THE PLACEMENT OF GROUT. ALL REINFORCING BARS MUST BE FULLY GROUTED IN PLACE IN LIFTS NOT TO EXCEED 60 INCHES.
8. BAR LAPS ARE AS FOLLOWS UNLESS OTHERWISE NOTED. MINIMUM BAR LAPS SHALL NOT BE LESS THAN 48" x (BAR DIAMETER).
   #4 BAR - 24" MINIMUM LAP
   #5 BAR - 30" MINIMUM LAP
9. GROUT ALL CELLS BELOW GRADE SOLID.

drawing dept
architecture & design
3217 madison rd cincinnati ohio 45209
513.272.8099 | www.drawingdept.com
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CERTIFICATE OF AUTHORIZATION
ADVANTAGE GROUP ENGINEERS, INC
No. 3585
ARKANSAS

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 18802
ROBERT J. HUBER

Structural Consultants
ADVANTAGE GROUP ENGINEERS, INC.
1527 Madison Road
Cincinnati, Ohio 45206
Ph: (513) 396-8900
AGE JOB: 21448.18

09/30/2021 PERMIT

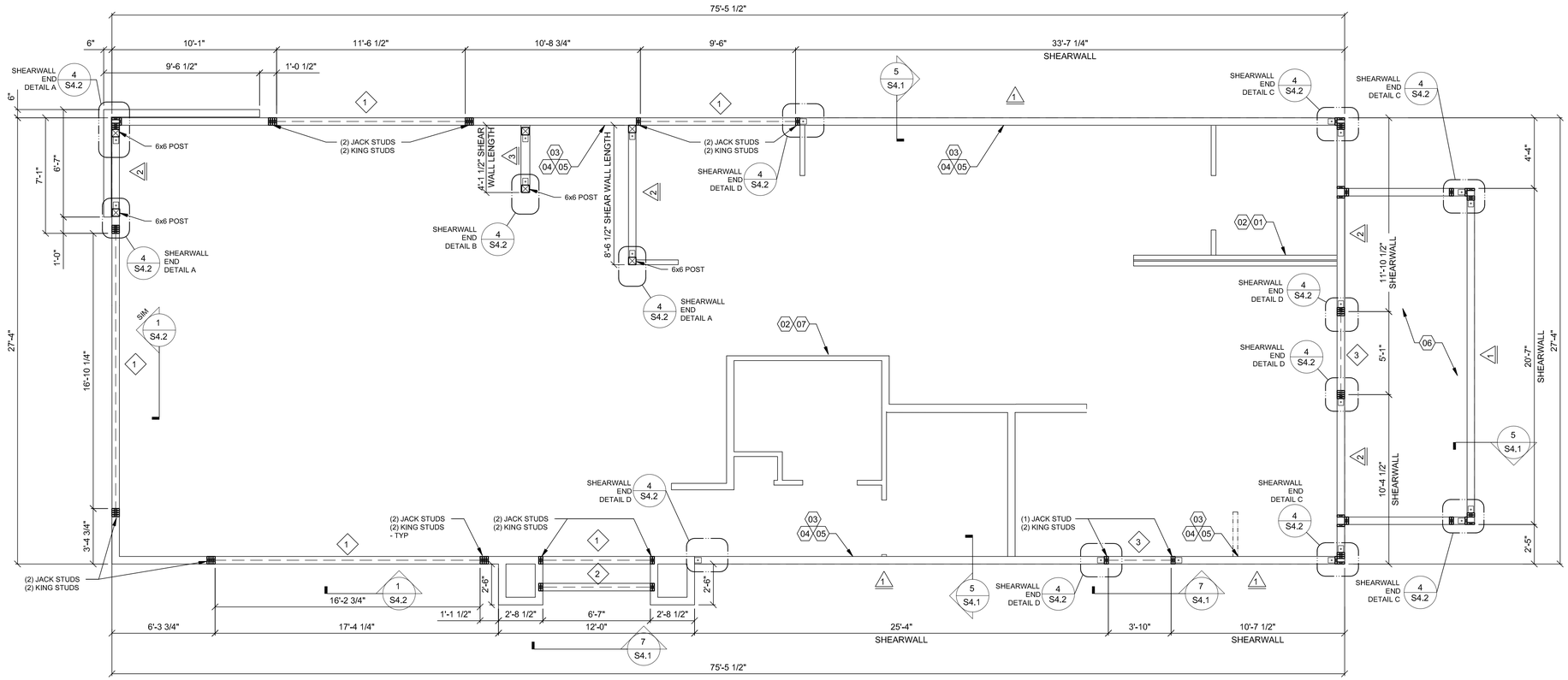
	DATE	REMARKS
1	09/30/2021	FOR PERMIT

CONTRACT DATE: -
BUILDING TYPE: END. MED56
PLAN VERSION: MARCH 2020
BRAND DESIGNER: -
SITE NUMBER: -
STORE NUMBER: -
PA/PM: NFB/RJH
DRAWN BY.: NFB
JOB NO.: 21448.18

TACO BELL
DRIVE THRU RESTAURANT
ENDEAVOR 1.0
4183 ELM SPRINGS ROAD
SPRINGDALE, ARKANSAS 72762

ENDEAVOR 1.0
FOUNDATION PLAN

S1.0



12 11 10 9 8 7 6 5 4 3 2 1

WALL FRAMING PLAN 1/4" = 1'-0" A

HEADER SCHEDULE

MARK	BUILT-UP SECTION	MANUF. MEMBER
1	5 1/4 x 11 7/8 LVL	MICROLAM Fb=2600 MIN
2	(3) 2x12	SOUTHERN PINE NO. 1
3	(3) 2x8	SOUTHERN PINE NO. 1

NOTES:

1. BUILT-UP HEADER SECTION SHALL HAVE 1/2" PLYWOOD SANDWICHED PIECES. REF 14/S4.1

HEADER SCHEDULE E

WALL SHEATHING AND SHEARWALL SCHEDULE

SW	SHEATHING	EDGE	FIELD	PLATE / ANCHOR BOLT	REMARKS
1	1/2" CDX PLYWD (32/16), PS1 RATING	10d @ 6" O.C.	10d @ 12" O.C.	3/4" DIA. F1554 (8x3) @ 32" O.C. W/ WASHER	PLYWOOD ON EXTERIOR FACE OF STUDS
2	1/2" CDX PLYWD (32/16), PS1 RATING	10d @ 4" O.C.	10d @ 12" O.C.	3/4" DIA. F1554 (8x3) @ 32" O.C. W/ WASHER	PLYWOOD ON EXTERIOR/ONE FACE OF STUDS
3	1/2" CDX PLYWD (32/16), PS1 RATING	10d @ 4" O.C.	10d @ 12" O.C.	3/4" DIA. F1554, (8x3) @ 12" O.C. W/ WASHER	PLYWOOD ON BOTH FACES OF STUDS
***	1/2" CDX PLYWD (32/16), PS1 RATING	10d @ 6" O.C.	10d @ 12" O.C.	3/4" DIA. F1554, (8x3) @ 48" O.C. W/ WASHER	NAILING @ HEADERS PER 12/S4.1

*** REQUIREMENTS FOR EXTERIOR NON-SHEARWALL WALLS

1. OSB OF COMPARABLE THICKNESS MAY BE USED IN LIEU OF PLYWOOD WHEN APPROVED IN WRITING BY THE PROJECT ENGINEER AND THE LOCAL JURISDICTION.
2. BLOCK ALL UNSUPPORTED EDGES WITH 2x MATERIAL U.O.N. BLOCK EDGES WITH 3x MATERIAL WHERE 10d NAILING IS 3" O.C. OR LESS AND 8d NAILING IS 2" O.C. OR LESS.
3. ALL PLYWOOD NAILS SHALL BE COMMON WIRE. SEE SPECIFICATIONS FOR OTHER NAIL REQUIREMENTS.
4. EXTERIOR WALLS NOT DESIGNATED AS SHEARWALLS IN THE WALL FRAMING PLAN SHALL MEET REQUIREMENTS INDICATED FOR NON-SHEARWALL WALLS IN THE SCHEDULE ABOVE.
5. SHEARWALL LENGTHS WHERE NOTED ARE MINIMUM. DO NOT LOCATE HOLDDOWNS FROM THESE DIMENSIONS. SEE ARCH DWGS FOR ACTUAL WALL LENGTHS.
6. HD REFERS TO SIMPSON STRONGTIE CO. HOLDDOWNS. INSTALL PER 7/S4.0. POST WIDTH SHALL MATCH STUD WALL WIDTH. SEE FOUNDATION PLAN FOR OTHER REQ'S.
7. EDGE NAIL WALL PLY TO STUDS OR POSTS WITH HOLD-DOWNS.
8. WHERE PANELS ARE APPLIED TO BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET ON WALL TO DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3x OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.

WALL SHEATHING AND SHEARWALL SCHEDULE D

WALL FRAMING NOTES - TYP U.N.O.:

WALL FRAMING:

A. EXTERIOR WALL NON-BEARING & BEARING STUDS SHALL BE NO. 2 SOUTHERN PINE OR SPRUCE-PINE-FIR, 6x6 POSTS SHALL BE NO. 1 SOUTHERN PINE, INTERIOR WALL STUDS MAY BE STUD GRADE.
B. ALL BEAMS AND JOISTS SHALL BE SEAT CUT FOR FULL UNIFORM BEARING AT SUPPORTS, BEAM SEATS AND COLUMN CAPS.
C. SEE SHEET A1.0 FOR DIMENSIONS. DIMENSIONS THIS SHEET ARE TO FACE OF STUD.
D. EXTERIOR STUD WALLS ARE 2x6 AT 16" O.C. U.O.N.
E. ALL WOOD IN CONTACT WITH CONC, STEEL OR GRADE SHALL BE PRESSURE TREATED.
F. ALL BOLTED OR NAILED STRAP CONNECTIONS SHALL HAVE AN EQUAL NUMBER OF BOLTS OR NAILS EACH SIDE OF THE SPLICE JOINT. THE FIRST BOLT OR NAIL FROM EACH SIDE OF THE SPLICED OR TREATED MEMBER SHALL BE EQUAL DISTANCE FROM THE SPLICE. STRAPS USING 16d NAILS ON 2x MATERIAL SHALL BE INSTALLED ON THE 1-1/2" EDGE OF THE MEMBER.
G. THE CONTRACTOR SHALL VERIFY THAT THE MOISTURE CONTENT OF ALL FRAMING LUMBER AND PLYWOOD MEET THE REQUIREMENTS OF THE SPECS. AT THE TIME OF INSTALLATION AND AT CLOSE-IN.
H. USE PRESSURE TREATED LUMBER AT WINDOW JAMBS, SILL AND STUDS UNDER SILL AS WELL AS ALL TOILET PLUMBING WALLS.

STUD LAYOUT:

I. LAYOUT STUDS ON SIDEWALLS (LONG WALLS) STARTING AT REAR OF BUILDING TOWARDS FRONT.
J. LAYOUT STUDS ON ENDWALLS (SHORT WALLS) STARTING AT EACH END AND WORKING TOWARDS CENTER.

WALL FRAMING NOTES C

01 COORDINATE WITH ELECTRICAL POWER PLAN SHEET E3.0.

02 INTERIOR NON-BEARING STUD WALL FRAMING; REFER TO SHEET A1.0 FOR DIMENSIONS AND STUD SIZES, SEE DETAIL 10 & 11/S4.1 FOR TOP OF WALL SUPPORT AND WALL FRAMING NOTES THIS SHEET.

03 (2) 2x6 TOP PLATES - SPLICE PER 12/S4.1. U.O.N. REF. 1/S4.3 FOR CAP DETAIL.

04 TOP OF TRUSS BEARING PLATE. SEE DETAIL 2/S4.1.

05 TOP OF PARAPET. SEE DETAIL 1/S4.3.

06 FREEZER/COOLER BY MANUFACTURER.

07 COORDINATE WITH PLUMBING ROUGH IN SHEET P4.0.

WALL FRAMING KEYNOTES B

drawing dept
architecture & design
3217 madison rd cincinnati ohio 45209
513.272.8099 | www.drawingdept.com
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CERTIFICATE OF AUTHORIZATION
ADVANTAGE GROUP ENGINEERS, INC
No. 3585
ARKANSAS

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 18802
ROBERT J. HUTTER

Structural Consultants
ADVANTAGE GROUP ENGINEERS, INC.
1527 Madison Road
Cincinnati, Ohio 45206
Ph: (513) 396-8900
AGE JOB: 21448.18

09/30/2021 PERMIT

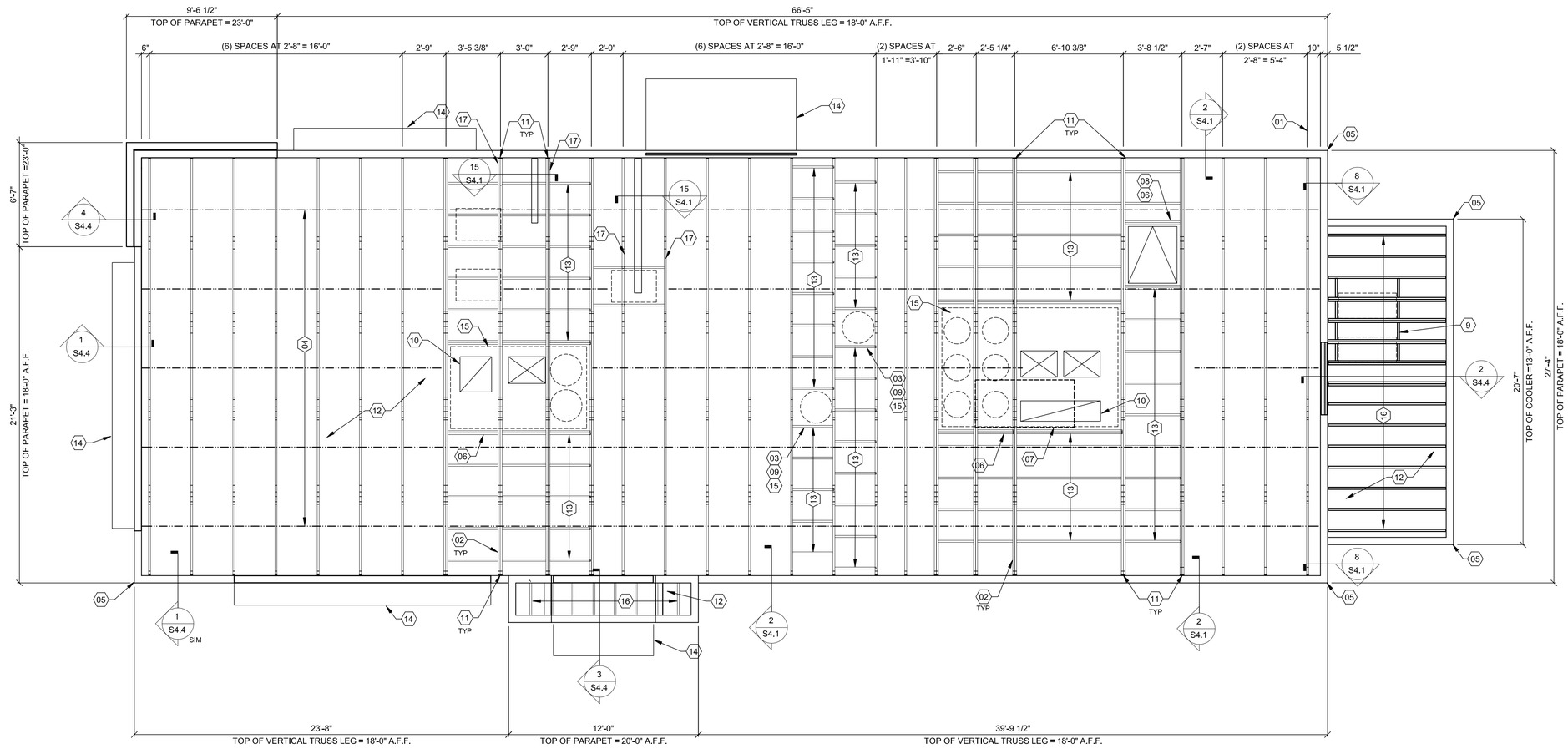
	DATE	REMARKS
1	09/30/2021	FOR PERMIT

CONTRACT DATE: -
BUILDING TYPE: END. MED56
PLAN VERSION: MARCH 2020
BRAND DESIGNER: -
SITE NUMBER: -
STORE NUMBER: -
PA/PM: NFB/RJH
DRAWN BY.: NFB
JOB NO.: 21448.18

TACO BELL
DRIVE THRU RESTAURANT
ENDEAVOR 1.0
4183 ELM SPRINGS ROAD
SPRINGDALE, ARKANSAS 72762

ENDEAVOR 1.0
WALL FRAMING PLAN

S2.0



ROOF NOT DESIGNED FOR PONDING. SEE ARCHITECTURAL DRAWINGS FOR DRAIN REQUIREMENTS.

EXTREME CARE SHOULD BE USED IN ERECTING ROOF TRUSSES - COMPLY WITH TPI BRACING REQUIREMENTS.

12 11 10 9 8 7 6 5 4 3 2 1

ROOF FRAMING PLAN 1/4" = 1'-0" A

ROOF NAILING SCHEDULE

TYPE	NAILING / SHEATHING	REMARKS
BN	10d @ 6" O.C.	
EN	10d @ 6" O.C.	
FN	10d @ 12" O.C.	
ROOF SHEATHING	1/2" CDX PLYWOOD (40/20), PS1 RATING	

NOTE:

SEE 8/S4.2 AND 11/S4.2 FOR DEFINITIONS.

ROOF NAILING SCHEDULE D

ROOF FRAMING NOTES - TYP U.N.O.:

ROOF FRAMING NOTES:

A. ALL UNSUPPORTED EDGES OF PLYWOOD SHEATHING SHALL BE SUPPORTED WITH SIMPSON PSCL CLIPS. PROVIDE (2) CLIPS EQUALLY SPACED BETWEEN EACH TRUSS/SUPPORT. SEE DETAIL 9/S4.2. OSB OF COMPARABLE THICKNESS MAY BE USED IN LIEU OF PLYWOOD WHEN APPROVED IN WRITING BY THE PROJECT ENGINEER AND THE LOCAL JURISDICTION.
B. ALL MECHANICAL SUPPLY AND RETURN OPENINGS SHALL BE BETWEEN FRAMING U.O.N.

MANUFACTURED ROOF TRUSS NOTES:

A. MFR'D ROOF TRUSSES ARE AT 2'-8" O.C. U.O.N.
B. "T-#" DENOTES ROOF TRUSS TYPE. REFER TO SCHEDULE 7/S4.2.
C. TRUSS DWGS ARE PROVIDED FOR CONCEPTUAL DESIGN ONLY. MFR SHALL SUBMIT SHOP DWGS AND CALCS, BOTH SIGNED BY A LICENSED STRUCTURAL ENGINEER (STATE OF AR.) SUBMIT SHOP DWGS AND CALCS TO THE ARCHITECT AND ENGINEER FOR REVIEW AND SUBMITTAL AND , IF REQUIRED, TO BLDG OFFICIAL FOR APPROVAL PRIOR TO FABRICATION. SHOP DWGS SHALL INCLUDE LAYOUT PLAN AND CONNECTORS. CALCS SHALL BE BASED ON THE SPECIFIED LOADING CONDITIONS SHOWN HEREIN. MFR SHALL PROVIDE HANGERS AND CONNECTIONS BETWEEN TRUSSES. REVIEW AND APPROVE DIMENSIONS, SHAPES AND DETAILS SHOWN ON SHOP DWGS PRIOR TO SUBMITTAL TO THE ARCHITECT / ENGINEER FOR REVIEW AND COMMENT.
D. TRUSS MFR SHALL PROVIDE HANGERS AND CONNECTORS ADEQUATE FOR LOADS. ROOF CONNECTORS ARE BASED UPON SIMPSON "STRONG TIE" OR APPROVED EQUAL.
E. TRUSS CHORDS AND PARAPET VERTICALS SHALL BE 2x6 MIN AND CONSISTENTLY SIZED THROUGHOUT PROJECT.
F. REFER TO TRUSS ELEVATIONS FOR SHAPE, OVERHANG, SLOPES, SPAN, ETC. LOCATION OF BEARING POINTS ARE AS INDICATED ON THE DRAWINGS. SEE 2/S4.2.
G. MFR'D ROOF TRUSS DESIGN LOADS: SEE TRUSS DESIGN CRITERIA 3/S4.2.
H. THE POSITIONS, WEIGHTS, AND METHODS OF ATTACHMENT OF ALL MECHANICAL UNITS, ELECT FIXTURES, PLUMBING, ETC. SHALL BE INCLUDED IN THE DESIGN OF THE TRUSSES BY THE TRUSS MFR.
I. DESIGN ROOF TRUSSES TO SUPPORT ALL IMPOSED LOADS, INCLUDING WIND & LATERAL LOADS, COORDINATE SIZE, LOCATION AND WEIGHT OF EQUIPMENT WITH MECHANICAL WORK. PROVIDE MULTIPLE TRUSSES WHERE ONE TRUSS CANNOT SUPPORT THE LOAD. PROVIDE BRIDGING BETWEEN TRUSSES AS SPECIFIED AS MINIMUM STANDARD.
J. INSTALLATION OF ALL TRUSSES SHALL BE DONE USING A SPREADER BAR WITH A THREE POINT VERTICAL PICK. CARE SHALL BE USED IN LIFTING TO PREVENT HORIZONTAL BENDING.
K. IMPROPER HANDLING OF THE TRUSSES AS NOTED ABOVE AND IN THE SPECS SHALL MEAN REMOVAL OF THE TRUSSES FROM THE JOBSITE AND REPLACEMENT AT CONTRACTOR'S EXPENSE.
L. SEE DIV. 6 OF THE SPECS FOR DETAILS ON TRUSS MANUFACTURING AND NAILING.
M. TRUSS MANUFACTURER SHALL KEEP CHORD SPLICES AWAY FROM PANEL POINTS TO MINIMIZE PRESS PLATE PROFILE DIMENSIONS.

ROOF FRAMING NOTES C

01 STARTING POINT OF TRUSS LAYOUT - CENTERLINE OF TRUSS.
02 VERIFY NECESSITY OF DOUBLE TRUSSES WITH TRUSS MFR. DUE TO POINT LOADING AND ADDITIONAL UNIFORM LOADING, TYPICAL.
03 COORDINATE BLOCKING WITH EXHAUST AND SUPPLY DUCT.
04 CONT 2x4 WD BRIDGING ON TOP OF BOTTOM CHORD. ADJUST AS REQUIRED FOR DUCT PLENUMS, MAX SPACING AT 5'-0" O.C. OR TIGHTER SPACING AS REQUIRED BY TRUSS DESIGN. SEE 13/S4.1 FOR BRIDGING LAP DETAIL.
05 SIMPSON MSTA 24 AT CORNER DBL TOP PLATE. CENTER STRAP ON CORNER.
06 (2) 2x6 BLOCKING W/ U26-2 HANGERS, TYP. EDGES OF ALL ROOF TOP EQUIPMENT AND ALL ROOF OPENINGS - SEE DET. 6 & 10/S4.2.
07 LOC. OF HOOD. SEE HOOD DRAWINGS FOR HOOD ATTACHMENT DETAIL 6/S4.1.
08 ROOF HATCH COORD WITH ARCH AND MECHANICAL FOR LOCATION.
09 BLOCKING FOR ROOF TOP EQUIPMENT. COORDINATE LOCATIONS WITH MECHANICAL.
10 HVAC ROOF OPENING FOR DUCT. VERIFY SIZE WITH HVAC MFR. & MECHANICAL DWGS.
11 (2)2x6 BUILT-UP COLUMN AT TRUSS BEARING, TYP. @ GIRDER, TRUSS ONLY. REF. DETAIL 12/S4.2.
12 19/32" APA RATED (40/20) PLYWOOD ROOF DECK. SEE NAILING SCHEDULE, THIS SHEET.
13 2X6 @ 2'-0" O.C. WITH SIMPSON U-26 EA. END.
14 CANOPY BY MANUF.
15 REFER TO DETAIL 5/S4.2 FOR EQUIPMENT WEIGHTS.
16 2x6 JOISTS AT 16" O.C. WITH FULL DEPTH BLOCKING AT MIDSPAN- USE (2) 2x6 AT 16" O.C. UNDER MECHANICAL UNIT.
17 DRAG TRUSS AT INTERIOR SHEAR WALL. PROVIDE DOUBLE TRUSS AS REQUIRED. DESIGN DRAG TRUSS FOR 500 PLF ALONG BOTTOM CHORD OF TRUSS (6,500 LBS MAX), ATTACH ROOF SHEATHING TO DRAG TRUSS WITH 10d NAILS AT 3"o.c. ALONG ENTIRE LENGTH OF TRUSS.

ROOF FRAMING KEYNOTES B

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STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 18802
ROBERT J. HEISSER

Structural Consultants
ADVANTAGE GROUP ENGINEERS, INC.
1527 Madison Road
Cincinnati, Ohio 45206
Ph: (513) 396-8900
AGE JOB: 21448.18

09/30/2021 PERMIT

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BRAND DESIGNER: -
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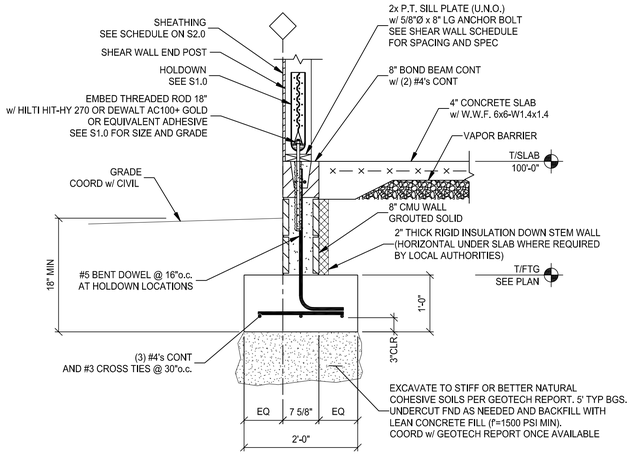
TACO BELL
DRIVE THRU RESTAURANT
ENDEAVOR 1.0
4183 ELM SPRINGS ROAD
SPRINGDALE, ARKANSAS 72762

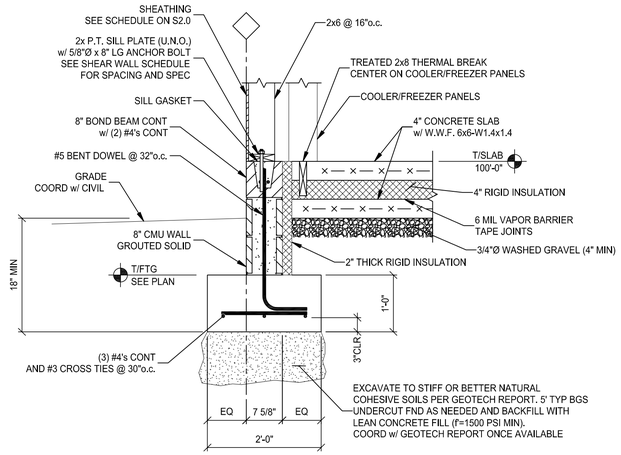
ENDEAVOR 1.0
ROOF FRAMING PLAN

S3.0

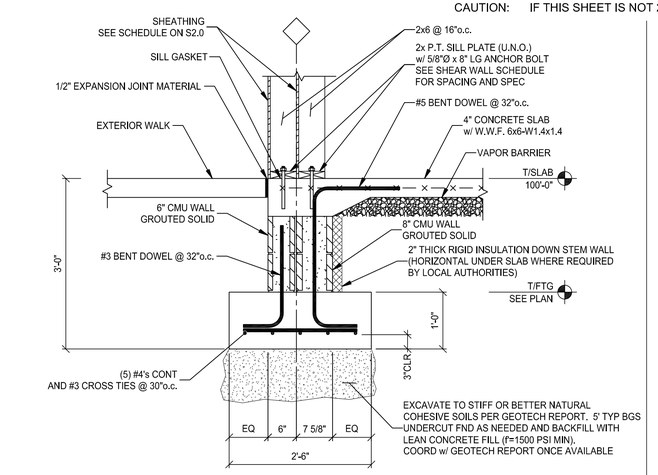
CAUTION: IF THIS SHEET IS NOT 22"x34" IT IS A REDUCED PRINT



SHEAR WALL HOLDOWN AT EXTERIOR WALL 3/4" = 1'-0" | 7

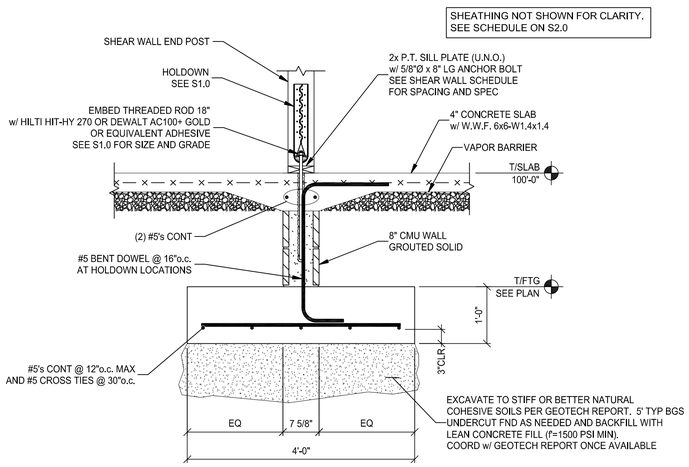


FOOTING EXTERIOR WALL AT COOLER 3/4" = 1'-0" | 4

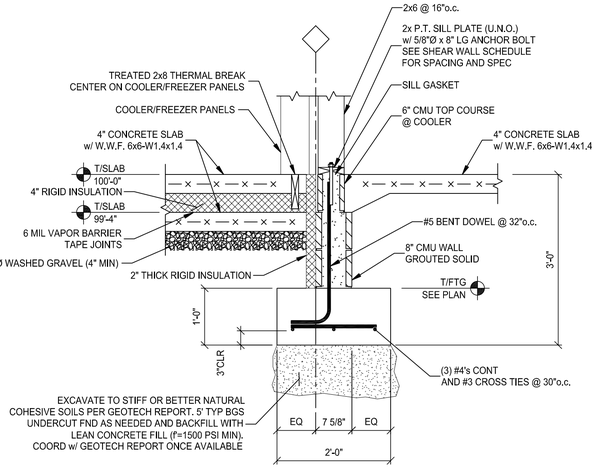


FOOTING EXTERIOR WALL 3/4" = 1'-0" | 1

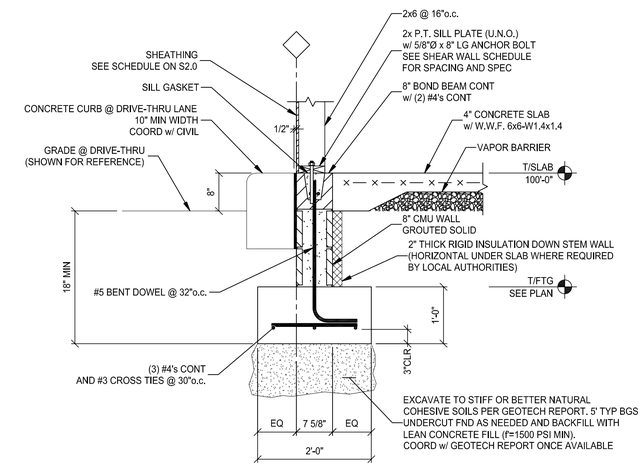
SHEATHING NOT SHOWN FOR CLARITY.
SEE SCHEDULE ON S2.0



SHEAR WALL HOLDOWN AT INTERIOR WALL 3/4" = 1'-0" | 8

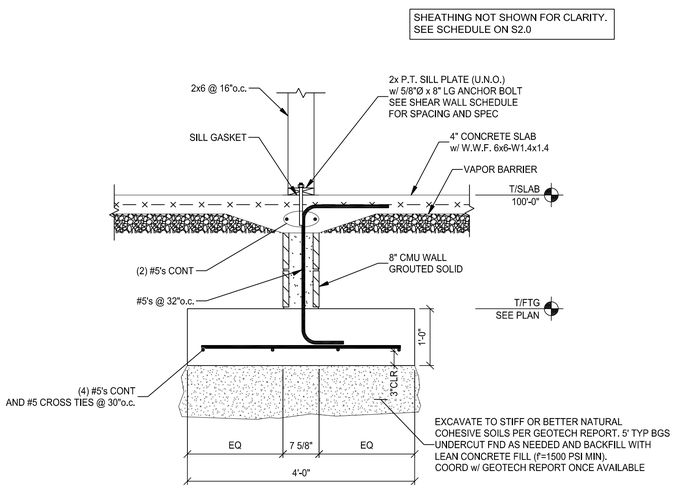


FOOTING INTERIOR WALL AT COOLER 3/4" = 1'-0" | 5

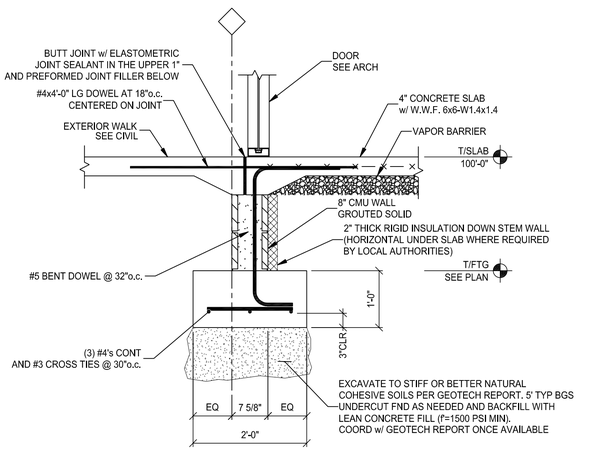


FOOTING EXTERIOR WALL 3/4" = 1'-0" | 2

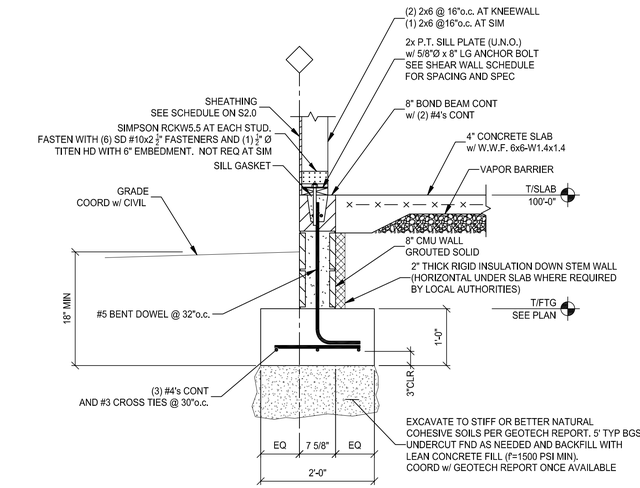
SHEATHING NOT SHOWN FOR CLARITY.
SEE SCHEDULE ON S2.0



INTERIOR WALL 3/4" = 1'-0" | 9



FOOTING AT DOOR OPENING 3/4" = 1'-0" | 6



FOOTING EXTERIOR WALL 3/4" = 1'-0" | 3

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Structural Consultants
ADVANTAGE GROUP
ENGINEERS, INC.
1527 Madison Road
Cincinnati, Ohio 45206
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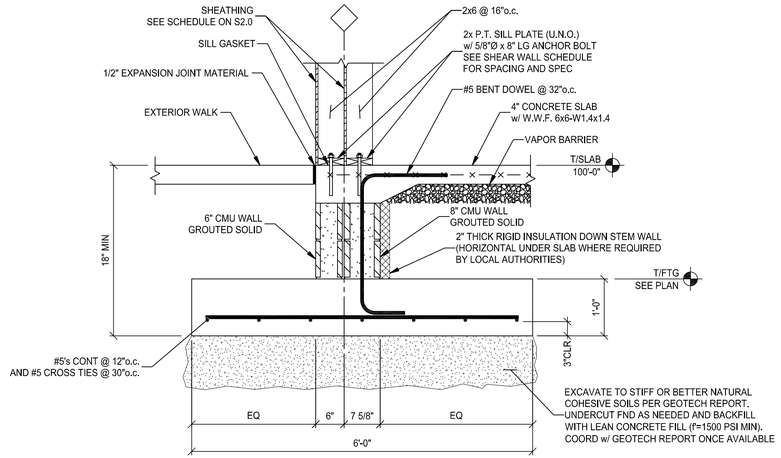
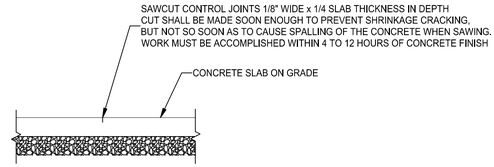
TACO BELL
DRIVE THRU RESTAURANT
ENDEAVOR 1.0
4183 ELM SPRINGS ROAD
SPRINGDALE, ARKANSAS 72762

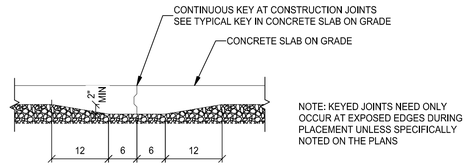
ENDEAVOR 1.0
FOUNDATION SECTIONS

S4.0



FOOTING EXTERIOR WALL 3/4" = 1'-0" | **1**





CONCRETE CONTROL JOINT 3/4" = 1'-0" | **2**

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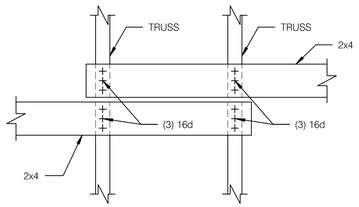
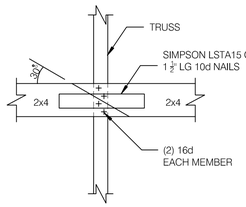
FOUNDATION SECTIONS

S4.0A



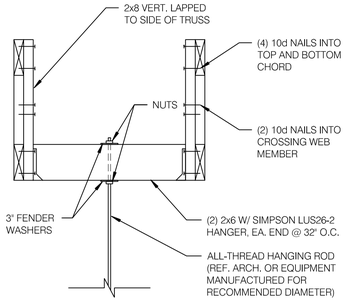
NOTE: REFER TO TRUSS ELEVATION 2/S4.2.
SEE 9/S4.1 AT OPEN CEILING.

BRIDING LAP DETAIL N.T.S. **13**

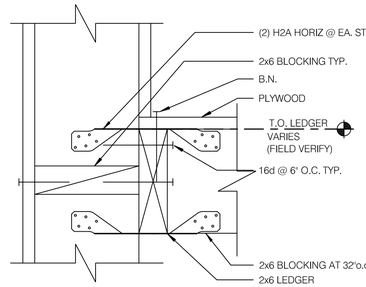


NOTE: REFER TO TRUSS ELEVATION 2/S4.2.

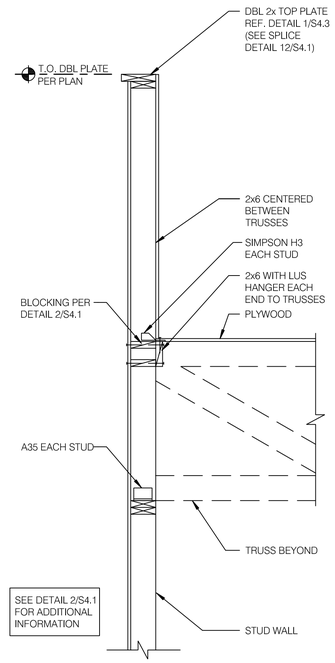
BRIDGING LAP DETAIL @ OPEN CLG. N.T.S. **9**



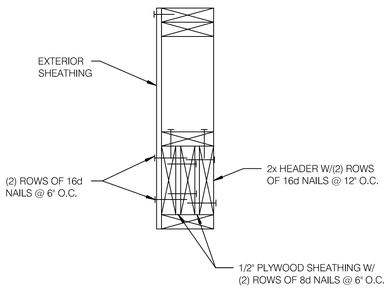
HANGING BULKHD. OR HOOD DETL. N.T.S. **6**



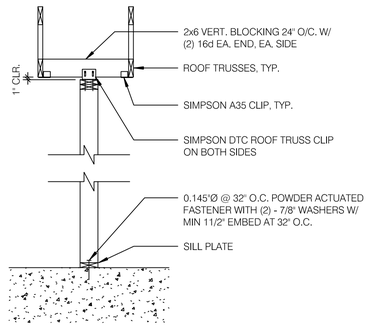
LEDGER DETAIL N.T.S. **3**



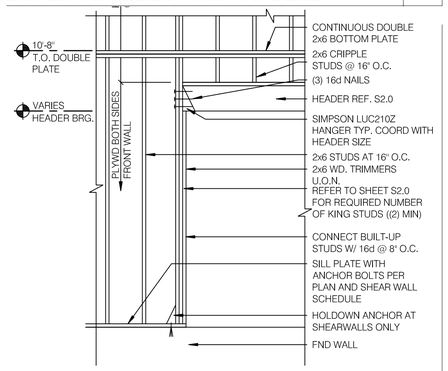
SIDE WALL STUDS N.T.S. **1**



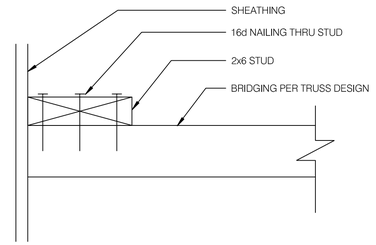
TYP. MULTIPLE HEADER 1-1/2" = 1'-0" **14**



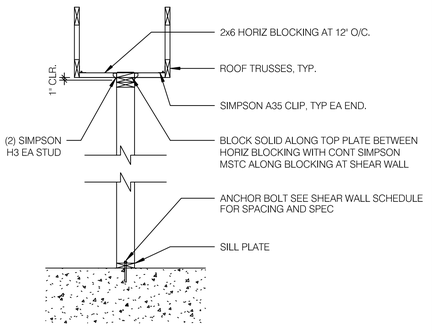
SUPPORT - PARALLEL TO TRUSS N.T.S. **10**



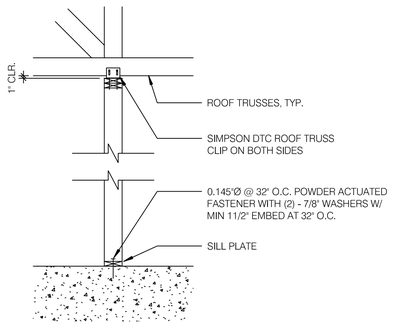
FRAMING ELEVATION @ OPENING N.T.S. **7**



BRIDGING DETAIL N.T.S. **4**



INTERIOR SHEAR WALL N.T.S. **15**



SUPPORT PERP. TO TRUSS N.T.S. **11**

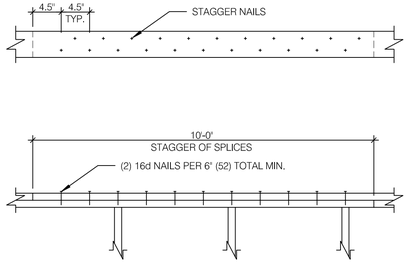
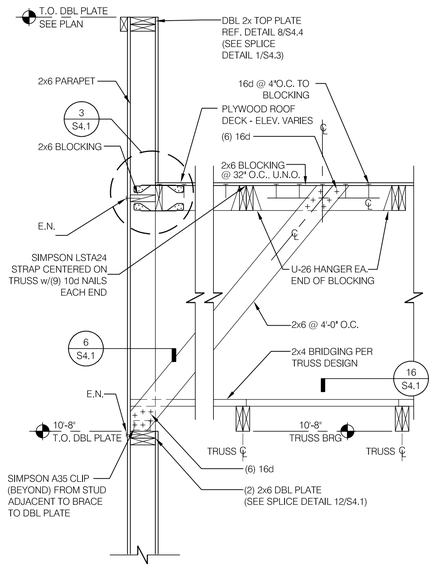
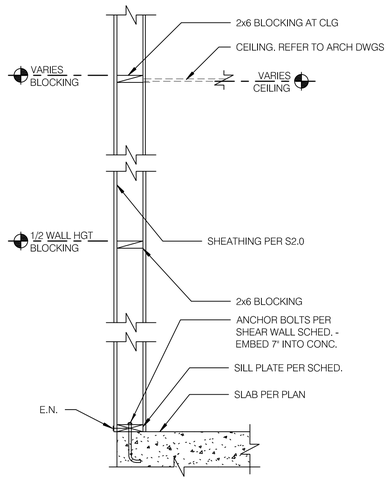


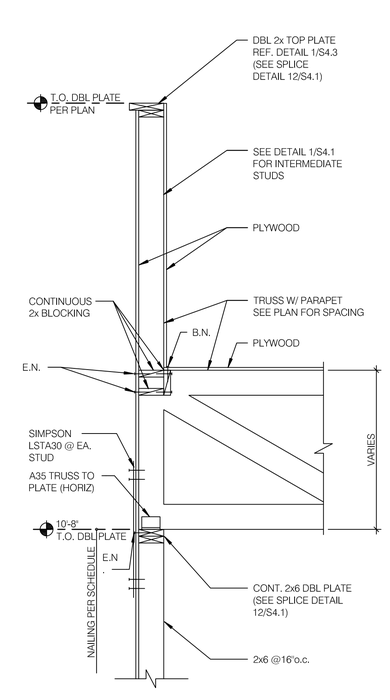
PLATE LAP DETAIL 1" = 1'-0" **12**



REAR WALL 3/4" = 1'-0" **8**



TYPICAL WALL BELOW TRUSS 3/4" = 1'-0" **5**



SIDE WALL @ TRUSS N.T.S. **2**

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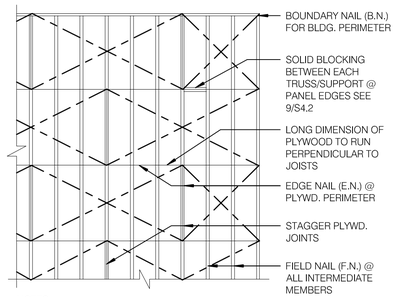
ENDEAVOR 1.0
STRUCTURAL DETAILS

S4.1

CONNECTION TYPE: NAILING:

1. JOIST TO SILL OR GIRDER, TOENAIL	(3-8d)
2. BRIDGING TO JOIST, TOENAIL EACH END	(2-8d)
3. 1"x6" (25MMx152MM) SUBFLOOR OR LESS TO JOIST, FACE NAIL	(2-8d)
4. WIDER THAN 1" X 6"(25MMx152MM) SUBFLOOR TO JOIST, FACE NAIL	(3-8d)
5. 2" (52MM) SUBFLOOR TO GIRDER, BLIND AND FACE NAIL	(2-16d)
6. SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL	(16d @16" O.C.
7. SOLE PLATE TO JOIST OR BLOCKING, AT BRACED W. PANELS	(3-16d PER 16"
8. TOP PLATE TO STUD, END NAIL	(2-16d)
9. STUD TO SOLE PLATE	(2-16d END NAIL
10. DOUBLE STUDS, FACE NAIL	(16d @ 24", O.C.
11. DOUBLE TOP PLATES, TYPICAL FACE NAIL	(16d @ 16" O.C.
12. DOUBLE TOP PLATES, LAP SPLICE	(8-16d)
13. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	(3-8d)
14. RIM JOIST TO TOP PLATE, TOENAIL	(8d @ 6" O.C.;
15. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	(2-16D)
16. CONTINUOUS HEADER, TWO PIECES	(16d @ 16" O.C. ALONG EDC
17. CEILING JOISTS TO PLATE, TOENAIL	(3-8d)
18. CONTINUOUS HEADER TO STUD, TOENAIL	(4-8d)
19. CEILING JOISTS, LAP OVER PARTITIONS, FACE NAIL	(3-16d)
20. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	(3-16d)
21. RAFTER TO PLATE, TOENAIL	(3-8d)
22. 1" (25MM) BRACE TO EACH STUD AND PLATE, FACE NAIL	(2-8d)
23. 1"x8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	(2-8d)
24. WIDER THAN 1"x8" SHEATHING TO EACH BEARING, FACE NAIL	(3-8d)
25. BUILT-UP CORNER STUDS	(16d @ 24" O.C.
26. 2" PLANKS	(2-16d AT EACH SPLIC
27. 2x6 BOX BEAM / HEADER	(12d @ 12" O.C.
28. BUILT-UP GIRDER AND BEAMS	(20d @ 32" O.C. AT TOP & BOTTOM AND STAGGEI 20d AT ENDS AND AT EACH SPLI

NAILING SCHEDULE N.T.S. **11**



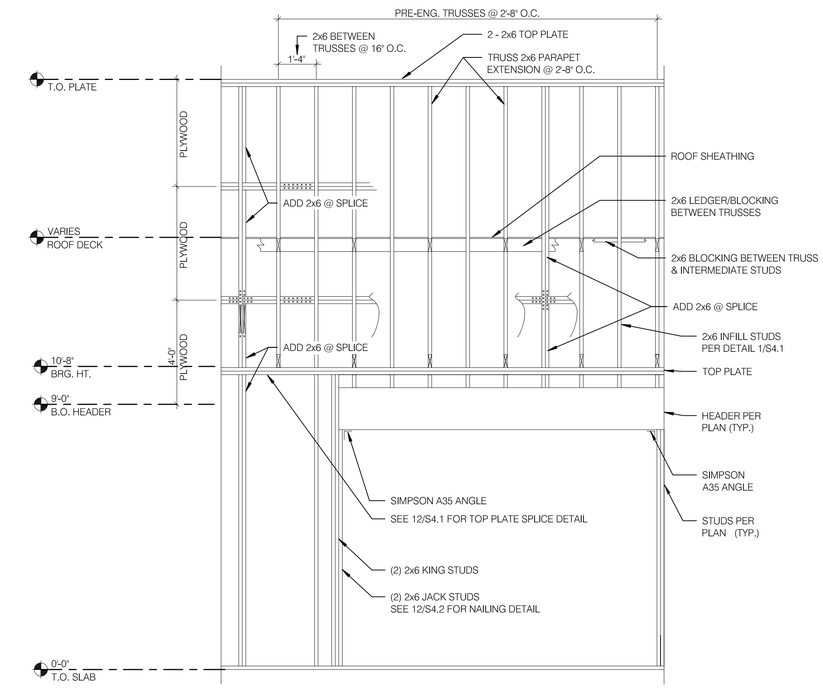
NOTES:
1. MIN. PLYWD. SHT. SIZE SHALL BE 2'-0" X 4'-0".
2. MIN. 3/8" NAILING EDGE DISTANCE.
3. EDGE NAIL (E.N.) O/ BEAMS AND AROUND ALL OPENINGS.

ROOF NAILING PLAN N.T.S. **8**

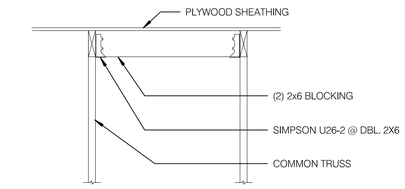
EQUIPMENT		DESIGN WEIGHT
HVAC UNIT - RTU-1	*	909 lbs.
HVAC UNIT - RTU-2	*	2790 lbs.
EXHAUST FAN - EF-1	*	122 lbs.
EXHAUST FAN - EF-2	*	78 lbs.
HOOD #1 - TACO BELL		300 lbs.
ICE CONDENSERS		200 lbs.
FREEZER CONDENSER		300 lbs.
COOLER CONDENSER		300 lbs.

A. COORDINATE WEIGHTS WITH HVAC UNIT SCHEDULE 1/M1.0.

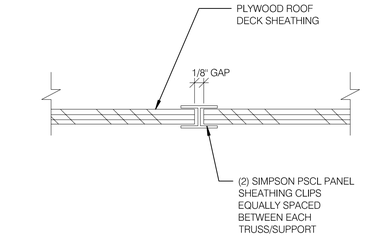
ROOF TOP EQUIPMENT WEIGHTS N.T.S. **5**



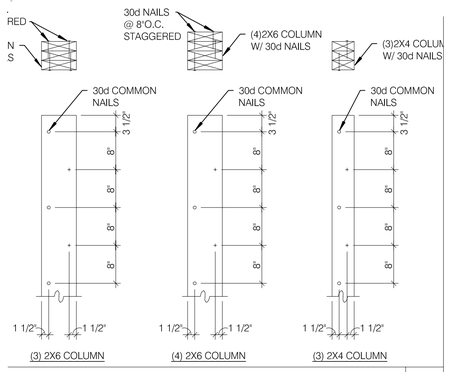
WALL FRAMING DETAIL 3/8" = 1'-0" **1**



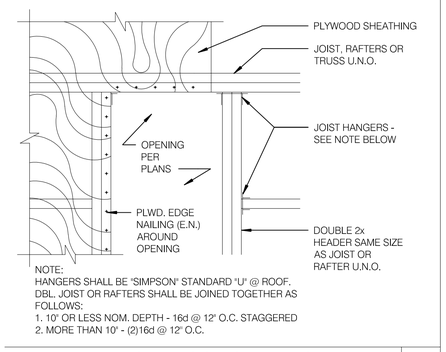
ROOF OPENING DETAIL N.T.S. **6**



PLYWOOD EDGE BLOCKING N.T.S. **9**



BUILT-UP 2X COLUMNS N.T.S. **12**



NOTE;
HANGERS SHALL BE "SIMPSON" STANDARD "U" @ ROOF, DBL. JOIST OR RAFTERS SHALL BE JOINED TOGETHER AS FOLLOWS:
1. 10" OR LESS NOM. DEPTH - 16d @ 12" O.C. STAGGERED
2. MORE THAN 10" - (2)16d @ 12" O.C.

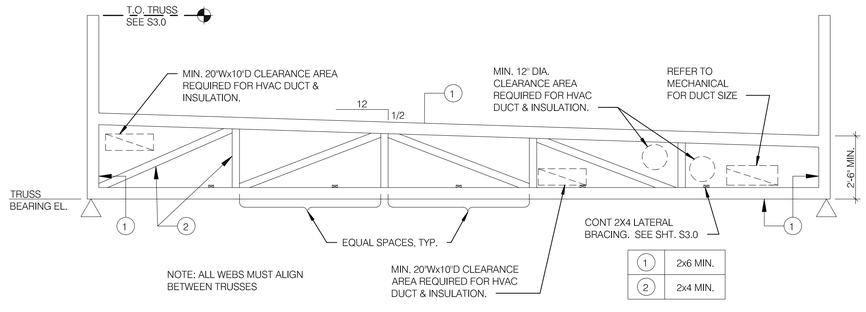
TYPICAL ROOF OPENING 1" = 1'-0" **10**

TRUSS TYPES	SINGLE TRUSS DESIGNATION	DOUBLE TRUSS DESIGNATION	BEARING POINT	COMMENTS
T1 - T28	X	XX	△	SEE NOTE 1.

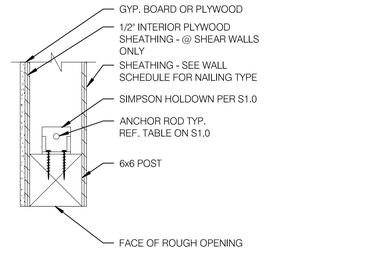
NOTES:

1. HOLDOWN CONNECTORS SHALL BE SPECIFIED BY SITE SPECIFIC ARCHITECT/ ENGINEER BASED UPON LOADING DATA PROVIDED BY TRUSS DESIGNER.
2. PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION.
3. TRUSS MEMBER SIZES ARE FOR REFERENCE ONLY. ACTUAL SIZE SHALL BE DETERMINED BY TRUSS MANUFACTURER BASED ON ACTUAL LOAD CONDITIONS AND CODES,

TRUSS SCHEDULE N.T.S. **7**



TRUSS ELEVATION N.T.S. **2**



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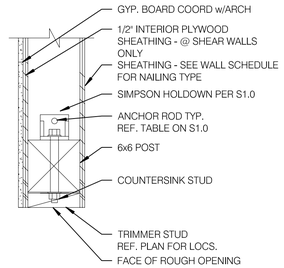
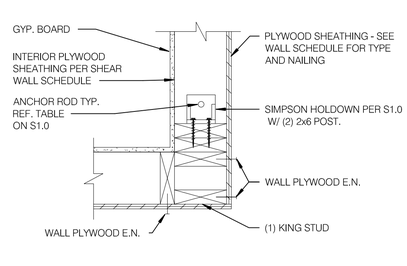
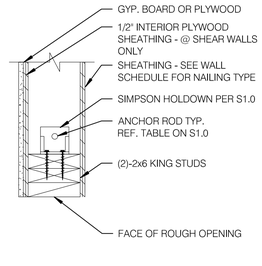


B

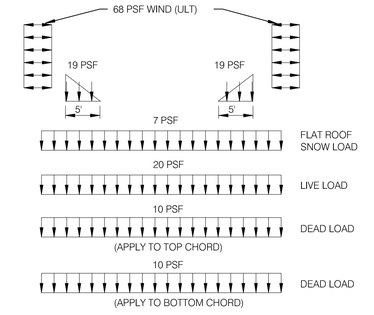


C



D

HOLDOWN DETAILS 1 1/2" = 1'-0" **4**



NOTE:
ALSO, APPLY ROOF TOP AND SUSPENDED POINT LOADS. WEIGHT AND LOCATION OF UNITS AS NOTED ARE SHOWN ON THIS SHEET AND ARE NOT INCLUDED IN THE ABOVE LOADING DIAGRAM. VERIFY THESE LOADS WITH MECHANICAL SUPPLIER BEFORE DESIGNING TRUSS. WIND LOADS ARE ULTIMATE LOADS PER ASCE 7-10

TRUSS LOAD DIAGRAMS N.T.S. **3**

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CERTIFICATE OF AUTHORIZATION
ADVANTAGE GROUP ENGINEERS, INC
No. 3585
ARKANSAS

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 18802
ROBERT J. HEATH

Structural Consultants
ADVANTAGE GROUP ENGINEERS, INC.
1527 Madison Road
Cincinnati, Ohio 45206
Ph: (513) 396-8900
AGE JOB: 21448.18

09/30/2021 PERMIT

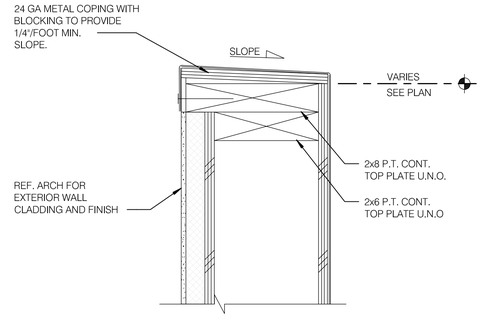
	DATE	REMARKS
1	09/30/2021	FOR PERMIT

CONTRACT DATE:	-
BUILDING TYPE:	END. MED56
PLAN VERSION:	MARCH 2020
BRAND DESIGNER:	-
SITE NUMBER:	-
STORE NUMBER:	-
PA/PM:	NFB/RJH
DRAWN BY.:	NFB
JOB NO.:	21448.18

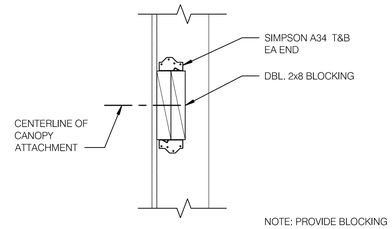
TACO BELL
DRIVE THRU RESTAURANT
ENDEAVOR 1.0
4183 ELM SPRINGS ROAD
SPRINGDALE, ARKANSAS 72762

ENDEAVOR 1.0
STRUCTURAL DETAILS

S4.2

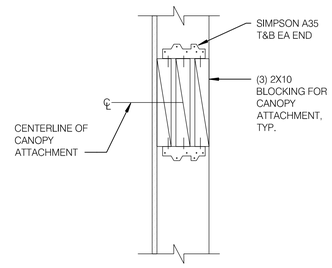


TYPICAL PARAPET CAP 12" = 1'-0" | **1**



NOTE: PROVIDE BLOCKING AT EACH LAG SCREW LOCATION FROM SLATWALL SUPPORTS

SIGNAGE ATTACH. BLOCKING DTL. 1 1/2" = 1'-0" | **2**



CANOPY TIE BACK BLOCKING DETAIL N.T.S. | **3**

DETAIL NOT USED N.T.S. | **4**

DETAIL NOT USED N.T.S. | **5**

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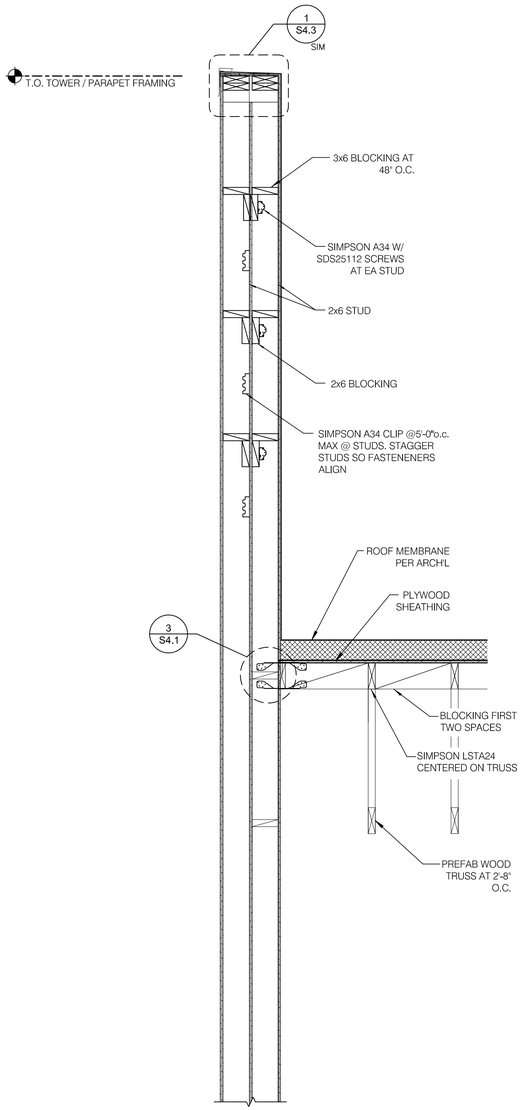
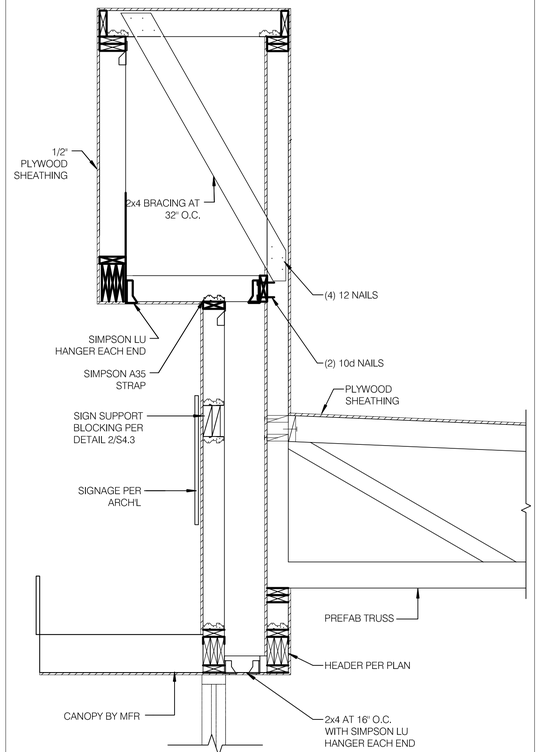
TACO BELL

ENDEAVOR 1.0
STRUCTURAL DETAILS

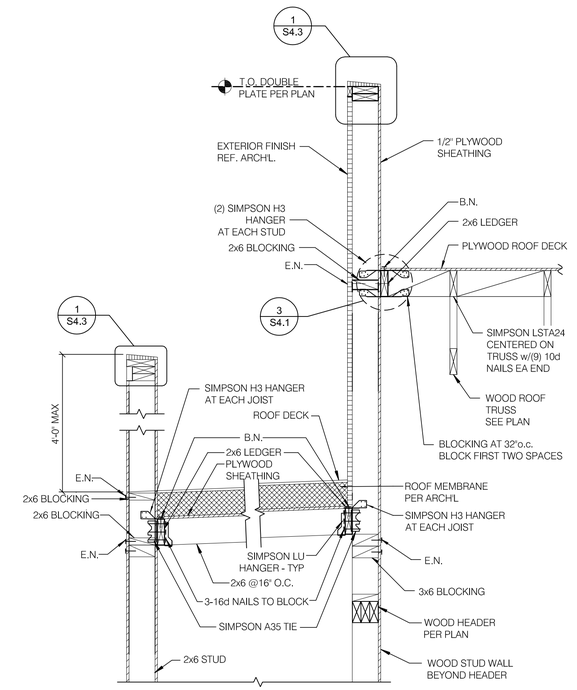
S4.3



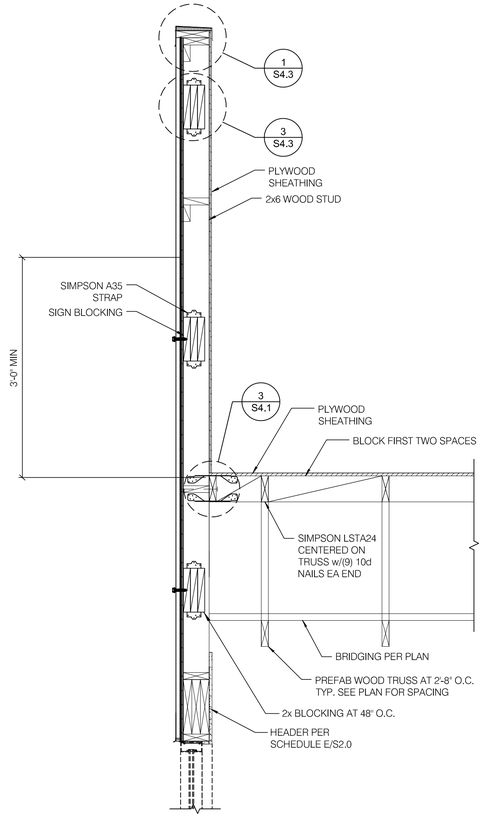
SECTION @ TOWER 3/4" = 1'-0" **4**



SECTION @ STOREFRONT 3/4" = 1'-0" **3**



SECTION @ WALK IN COOLER 3/4" = 1'-0" **2**



SECTION @ FRONT WALL 3/4" = 1'-0" **1**

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TACO BELL
DRIVE THRU RESTAURANT
ENDEAVOR 1.0
4183 ELM SPRINGS ROAD
SPRINGDALE, ARKANSAS 72762

TACO BELL

ENDEAVOR 1.0
STRUCTURAL DETAILS

S4.4



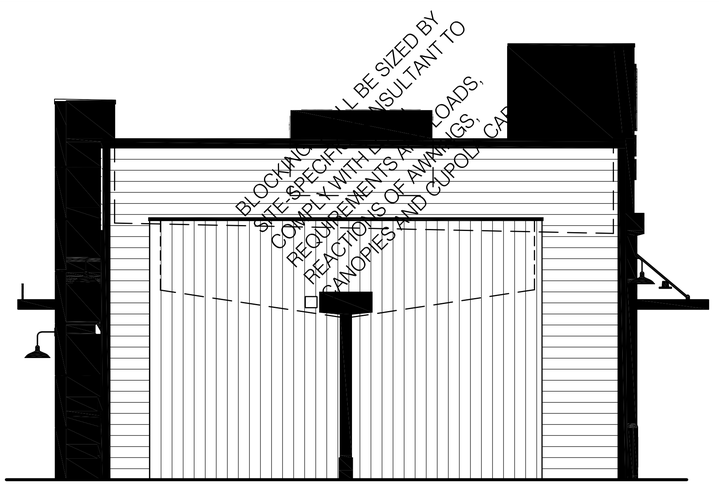
RIGHT SIDE ELEVATION 1/4" = 1'-0" | **A**



LEFT SIDE ELEVATION 1/4" = 1'-0" | **B**



FRONT ELEVATION 1/4" = 1'-0" | **F**



REAR ELEVATION 1/4" = 1'-0" | **E**

1. SOLID BLOCKING FOR FASTENERS AS REQUIRED FOR SIGN MOUNTING.
2. PROVIDE BLOCKING FOR CANOPY. SEE DETAIL 3/S4.3

KEY NOTES | **C**

1. EXTEND BLOCKING AS REQUIRED TO FIT BETWEEN STUDS.
2. ELEVATION AT BOTTOM OF CANOPIES SHALL BE 9'-0" A.F.F. (U.N.O.).
3. COORDINATE SIGNAGE ELEMENTS and BLOCKING REQUIREMENTS WITH SIGNAGE VENDOR; SEE SCOPE OF WORK.
4. THIS SHEET IS TO INDICATE BLOCKING REQUIREMENTS FOR AWNINGS & CANOPIES. ADDITIONAL BLOCKING IS REQUIRED FOR OTHER ITEMS AS SHOWN ON OTHER DRAWINGS.

GENERAL NOTES | **D**

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BUILDING TYPE:	END. MED56
PLAN VERSION:	MARCH 2020
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SITE NUMBER:	-
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SPRINGDALE, ARKANSAS 72762

ENDEAVOR 1.0
CANOPY/AWNING BLOCKING ELEVATIONS

S5.0

LARGE SCALE DEVELOPMENT
CONSTRUCTION PLANS FOR
TACO BELL
4183 S ELM SPRINGS ROAD
SPRINGDALE, ARKANSAS 72762

PLANS PREPARED FOR
TMG CONSTRUCTION MANAGEMENT
15420 ENDEAVOR DR
NOBLESVILLE, INDIANA 46060
TELEPHONE: (317) 219-0406
FAX: (317) 282-0653
CONTACT PERSON: MIKE GOINS
EMAIL: MGOINS@TMGCM.COM

PLANS PREPARED BY
WEIHE ENGINEERS, INC.
10505 N. COLLEGE AVE.
INDIANAPOLIS, INDIANA 46280
TELEPHONE: (317) 846-6611
FAX: (317) 843-0546
CONTACT PERSON: BILL TERRY
EMAIL: BILLT@WEIHE.NET

LOCATION MAP
NOT TO SCALE

1" = 2000'

LOCATION MAP

PARCEL NUMBER 815-29800-020

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING CONSTRUCTION
3. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY AND COORDINATE CONSTRUCTION WITH ALL RESPECTIVE UTILITIES.
4. ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
5. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH.
6. IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
7. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
8. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
9. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
10. ANY FIELD TILES ENCOUNTERED DURING EXCAVATION SHALL BE REPAIRED AND CONNECTED TO NEW STORM SEWERS AND POSITIVE DRAINAGE PRESERVED.
11. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER THAT ALL LANDSCAPE REQUIREMENTS ARE MET AND CONFORM TO APPLICABLE LOCAL STANDARDS.
12. BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS & PLAT FOR EXACT INFORMATION.
13. THERE ARE NO KNOWN EXISTING EROSION PROBLEMS ON-SITE OR WITHIN 100' DOWNSTREAM OF THE PROPERTY.
14. THERE ARE NO STORMWATER RUNOFF CONTROL IMPROVEMENTS INCLUDED IN THE SCOPE OF THIS PROJECT.
15. THERE ARE NO KNOWN EXISTING OR ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRINGS, WATER IMPOUNDMENTS, AND UNDERGROUND STRUCTURES WITHIN THE PROPERTY LIMITS.
16. THERE ARE NO KNOWN EXISTING OR PROPOSED GROUND LEASES OR ACCESS AGREEMENTS, NOR ANY DEEDED MINERAL, GAS, OR OIL RIGHTS WITHIN THE PROPERTY LIMITS.
17. THERE ARE NO KNOWN POTENTIALLY DANGEROUS AREAS WITHIN THE PROPERTY LIMITS.
18. THERE ARE NO KNOWN OVERFLOW PROBLEMS OF SEWER OR SEPTIC SYSTEMS ON-SITE OR IN THE PROXIMITY OF THE SITE.
19. THE STATIC PRESSURE AND FLOW OF THE NEAREST FIRE HYDRANT IS NOT KNOWN.

LAND DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT;
BEGINNING AT A POINT WHICH IS NORTH 89°16'52" WEST 528.35 FEET FROM THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT;
THENCE SOUTH 00°04'55" EAST 328.97 FEET TO A FOUND REBAR;
THENCE NORTH 89°17'45" WEST 131.98 FEET TO A FOUND REBAR;
THENCE NORTH 00°01'45" WEST 329.00 FEET TO THE NORTH LINE OF SAID FORTY ACRE TRACT;
THENCE ALONG SAID NORTH LINE SOUTH 89°16'52" EAST 131.68 FEET TO THE POINT OF BEGINNING.
SUBJECT TO THAT PORTION IN ELM SPRINGS ROAD RIGHT-OF-WAY ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.
LESS AND EXCEPT:
PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
STARTING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33;
THENCE SOUTH 01°14'02" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, ALSO BEING THE CENTERLINE OF NORTH 40TH STREET A DISTANCE OF 1314.18 FEET TO A POINT ON THE CENTERLINE OF ELM SPRINGS ROAD;
THENCE NORTH 88°12'40" WEST ALONG SAID CENTERLINE A DISTANCE OF 660.89 FEET TO A POINT;
THENCE SOUTH 01°47.20" WEST A DISTANCE OF 29.85 FEET TO A POINT ON THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF ELM SPRINGS ROAD FOR THE POINT OF BEGINNING;
THENCE SOUTH 88°11'54" EAST ALONG SAID EXISTING RIGHT OF WAY LINE A DISTANCE OF 132.00 FEET TO A POINT;
THENCE SOUTH 01°58'10" WEST A DISTANCE OF 10.12 FEET TO A POINT ON THE SOUTHERLY PROPOSED RIGHT OF WAY LINE OF ELM SPRINGS ROAD;
THENCE NORTH 88°12'40" WEST ALONG SAID PROPOSED RIGHT OF WAY LINE A DISTANCE OF 132.00 FEET TO A POINT;
THENCE NORTH 01°58'10" EAST A DISTANCE OF 10.15 FEET TO THE POINT OF BEGINNING AS CONVEYED TO THE CITY OF SPRINGDALE IN WARRANTY DEED RECORDED OCTOBER 8, 1991 IN BOOK 1436 AT PAGE 116 IN THE RECORDS OF WASHINGTON COUNTY, ARKANSAS.

OPERATING AUTHORITIES

BLACK HILLS ENERGY
1811 E BORICK DR, FAYETTEVILLE, AR 72701
888-890-5554

AT&T
PO BOX 7445
SPRINGDALE AR

AEP-SWEPCO
101 W TOWNSHIP STREET
FAYETTEVILLE, AR 72703
PHONE 479-973-2347

CITY OF SPRINGDALE
201 SPRING STREET
SPRINGDALE AR 72764
PHONE: 479-750-8114

CITY OF SPRINGDALE PLANNING DEPT
201 SPRING STREET
SPRINGDALE, AR 72764
PHONE 479-750-8105
CONTACT: BRAD BALDWIN

CITY OF SPRINGDALE ENGINEERING DEPT
201 SPRING STREET
SPRINGDALE, AR 72764
PHONE 479-750-8550
CONTACT: PATSY CHRISTIE

BUILDING DEPARTMENT
MIKE CHAMLEE
PHONE 479-750-8154
MCHEMLEE@SPRINGDALEAR.GOV

SPRINGDALE WATER UTILITIES - ENGINEERING
526 OAK AVE
SPRINGDALE AR 72764
PHONE 479-751-5751

SPRINGDALE WATER UTILITIES - PRETREATMENT
526 OAK AVE
PO BOX 769
SPRINGDALE AR 72765
PHONE 479-751-8751
BRADLEY STEWART PHONE 479-756-3657
BSTEWART@SPRINGDALEWATER.COM

FIRE DEPARTMENT
417 HOLCOMB ST
SPRINGDALE AR 72764
PHONE 479-751-4510
MIKE IRWIN
MIRWIN@SPRINGDALEAR.GOV

DEPARTMENT OF HEALTH
ARKANSAS DEPARTMENT OF HEALTH
DIVISION OF ENGINEERING, SLOT 37
4815 W MARKHAM ST
LITTLE ROCK AR 72205
PHONE 501-661-2623
SAFEWATER@ARKANSAS.GOV

TACO BELL®

Sheet List Table

Sheet Number	Sheet Title
C1	TITLE SHEET
C1.5	GENERAL NOTES
C2	ALTA SURVEY
C3	DEMO PLAN
C4	SWPPP DETAILS
C5	SITE PLAN
C6	SITE DETAILS
C6.5	SITE DETAILS
C7	GRADING PLAN
C7.5	DRAINAGE PLAN & PROFILE
C8	LIGHTING PLAN
C9	LIGHTING DETALS
C10	UTILITY PLAN
C11	UTILITY DETAILS
C12	LANDSCAPE PLAN
C13	LANDSCAPE DETAILS
C14	DRIVE THRU DETAILS
C15	DRIVE THRU DETAILS

BENCHMARK INFORMATION

BENCHMARK – BM 1	
	1327.62
	CUT "X" TOP OF CURB
	S.W. CORNER OF PARKING LOT OF N.W. MEDICAL PLAZA

BENCHMARK – BM 3	
	1330.87
	CUT "X" TOP OF CURB
	E. SIDE OF KUM & GO DRIVE AT P.C. OF CURB & S.W. OF N.W. PROP. COR.

BENCHMARK – BM 2	
	1328.67
	CUT "X" TOP OF CURB
	N.W. CORNER OF PARKING LOT OF N.W. MEDICAL PLAZA

BENCHMARK – BM 4	
	1330.01
	CUT "X" TOP OF CURB
	S.E. CORNER OF PARKING ON E. SIDE OF KUM & GO PROP. & N. OF S.W. PROP. COR.

AREAS

GROSS SITE AREA:	0.996 AC
NET SITE AREA:	0.908 AC
EXISTING IMPERVIOUS:	0.240AC
EXISTING PERVIOUS:	0.668 AC
PROPOSED IMPERVIOUS:	0.511 AC
PROPOSED PERVIOUS:	0.397 AC

DISCLAIMER

REVIEW OF THESE PLAN IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUMES NOT RESPONSIBILITY FOR ANY ERRORS OR OMISSION IN THE PLANS. THE ADEQUACY OF THE PLANS IT EH 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.

DATUM	
HORIZONTAL ARKANSAS STATE PLANE COORDINATE SYSTEM (NORTH ZONE) NAD 83	
VERTICAL NAVD 88	
SOURCE CITY OF SPRINGDALE SURVEY CONTROL MONUMENT NO. 07	
DESCRIPTION:	ALUMINUM DISK IN TOP OF CONCRETE INLET BOX
NORTHING (Y)(FEET):	685,351.47
EASTING (X)(FEET):	670,831.49
ELEVATION (Z)(FEET):	1,333.90

ZONING INFORMATION
DISTRICT: C–5 THOROUGHFARE COMMERCIAL
SETBACK REQUIREMENTS
FRONT: 30'
FRONT: 50'
SIDE: 0'
REAR: 20'
HEIGHT NONE

PLAN CERTIFICATE NOTE:

ORIGINAL ALTA, TOPOGRAPHY, UTILITIES, STORM SEWERS, AND ALL OTHER EXISTING CONDITIONS ITEMS WERE PREPARED BY D.T.M. ON 02.12.2021. CONTACT: (405) 601-7421 - CHRIS TRIPP

FINAL DRAWINGS FOR THIS SITE WERE PREPARED BY WEIHE ENGINEERS, INC. AND JAMES K. SHINNEMAN. FINAL CONSTRUCTION PLANS ARE THOSE PLANS CONTAINING A FINAL REVISION DATE AFTER 09/17/2021. WEIHE ENGINEERS, INC. AND JAMES K. SHINNEMAN ACCEPT RESPONSIBILITY ONLY FOR THE SITE IMPROVEMENTS RELATED TO THE ENGINEERING WORK SHOWN ON THESE PLANS.

N
W E
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SCALE: 1" = 20'
0 10 20 40

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10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 *fax*
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE ENGINEERS
Land Surveying | Civil Engineering
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REVISIONS AND ISSUES	BY	DATE
1 - BID SET	BT	09.17.2021

PROJECT NO.: W21049 9 STL
DWG NAME: W21049 9STL-C1 TITLE
DESIGNED BY: BT
DRAWN BY: BT
CHECKED BY: BT
DATE: 09.17.2021

ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 15760
JAMES SHINNEMAN

JAMES SHINNEMAN 15760

PREPARED FOR: L21-37 TACO BELL
4183 ELM SPRINGS ROAD
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS 72762

TITLE SHEET

SHEET NO. C1

PROJECT NO. W21.0499 STL

LOCATION: C:\2021\W21049 STL\Engineering\design\xconnect\W21049 9STL-C1 TITLE.dwg
DATE/TIME: October 19, 2021 - 3:57pm
PLOTTED BY: mcosley

GENERAL NOTES

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY WITH THE OWNER DURING BIDDING AND DURING CONSTRUCTION ACTIVITIES ALL ITEMS TO BE REMOVED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ANY MATERIALS AND/OR STRUCTURES NOT LOCATED ON THIS SURVEY FOR THE INSTALLATION OF THE NEW WORK.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PERTAINING TO THEIR PHASE OF WORK, AND TO VERIFY WHICH UTILITIES WILL BE REMOVED BY UTILITY COMPANY. ANY AND ALL UTILITIES NOT REMOVED BY THE UTILITY COMPANY SHALL BE REMOVED BY THE CONTRACTOR.
3. UTILITIES ARE SHOWN TO BE APPROXIMATE AND SHALL BE RELOCATED AND/OR CAPPED AND ABANDONED BEFORE CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
4. ALL DEMOLITION MATERIAL AND SALVAGEABLE MATERIAL IS THE PROPERTY OF THE DEMOLITION CONTRACTOR AND SHALL BE PROPERLY DISPOSED OF OFF THE SITE.
5. SLABS ON GRADE MUST BE REMOVED COMPLETELY AND TAKEN OFF THE SITE.
6. ALL UTILITIES MUST REMAIN ACTIVE FOR AREA TENANTS THAT ARE REMAINING. NO UTILITY SERVICE SHALL BE INTERRUPTED DURING THE CONSTRUCTION PROCESS.
7. BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
8. ANY EXISTING TREE(S) THAT MAY REQUIRE REMOVAL BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED MAY BE DONE SO, AS LONG AS THE TREE(S) ARE RELOCATED TO AN APPROVED ALTERNATIVE LOCATION ON SITE.
9. IF THERE ARE ANY QUESTIONS CONCERNING THIS DEMOLITION PLAN, PLEASE CONTACT THE ENGINEER BEFORE CONTINUING WORK.

EROSION CONTROL NOTES

1. ALL DISTURBED AREAS SHALL BE SODDED OR SEEDED, EXCEPT BUILDING PAD AND LANDSCAPE BEDS. SEE LANDSCAPE PLANS FOR LOCATION OF LANDSCAPE BEDS.
2. INSTALL SILT DIKE ALONG ALL DOWNSTREAM SLOPES.
3. THERE SHALL BE NO DIRT, DEBRIS OR STORAGE OF MATERIAL IN THE STREET.

EROSION CONTROL SPECIFICATIONS

1. THIS PLAN IS DESIGNED AS AN ATTEMPT TO PREVENT ANY AND ALL SEDIMENT FROM LEAVING THE CONSTRUCTION SITE BY WAY OF EROSION. IF EROSION OF SEDIMENT FROM THE SITE IS TAKING PLACE, THE CONTRACTOR AND/OR OWNER SHALL TAKE PREVENTATIVE ACTION IMMEDIATELY. THE ENGINEER SHALL BE CONSULTED IN THE EVENT THIS HAPPENS.
2. TEMPORARY SEEDING IS TO BE APPLIED TO ANY DISTURBED AREA THAT WILL REMAIN UNALTERED IN EXCESS OF 15 DAYS.
3. PERMANENT SEEDING IS TO BE APPLIED IMMEDIATELY TO AREAS THAT HAVE ACHIEVED FINAL AND FINISHED GRADE.
4. PRESERVE EXISTING VEGETATION ON THE SITE WHENEVER AND WHEREVER POSSIBLE TO PREVENT TOPSOIL EROSION.
5. ALL SEDIMENT CAPTURING MEASURES SHALL BE IMPLEMENTED PRIOR TO THE DISTURBANCE OF THE CONSTRUCTION AREA THEY ARE INTENDED TO SERVICE. ALL EROSION CONTROL MEASURES PROPOSED ARE TO BE PROPERLY MAINTAINED TO CONTINUE THEIR EFFECTIVENESS.
6. IF GRADING OCCURS DURING THE MONTHS OF DECEMBER, JANUARY OR FEBRUARY DORMANT SEEDING PROCEDURES SHALL BE USED.
7. DURING DRY WEATHER, KEEP LAWNS WATERED WITH SPRINKLERS OR OTHER APPROVED METHODS. RESEED ANY AREAS NOT GERMINATING OR DAMAGED AT INTERVALS AS MAY BE REQUIRED ACCORDING TO SEASONAL CONDITION AND/OR CONSTRUCTION ACTIVITY. WATER GRASS AND EXECUTE NECESSARY WEEDING UNTIL FULL STAND OF GRASS HAS BEEN OBTAINED.
8. THE IMPLEMENTATION AND MAINTENANCE OF THE EROSION CONTROL IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER.
9. FOR SEASONAL VARIATIONS - SEE SEASONAL SOIL PROTECTION CHART IN THESE PLANS.
10. PORTABLE TOILETS MUST BE ANCHORED.

SITE PLAN GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
3. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
4. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
5. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
6. BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
7. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
8. ALL DIMENSIONS ARE BASED ON FACE OF CURB OR BACK OF ROLL CURB OR FACE OF BUILDING.
9. SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDING, BUILDING DIMENSIONS AND SIGNAGE SPECIFICATIONS. DO NOT STAKE BUILDING FROM THESE PLANS.
10. COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
11. FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
12. ± DIMENSIONS INDICATE FIELD DIMENSION ADJUSTMENT AREA BASED ON ACTUAL FIELD LAYOUT COORDINATES.
13. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
14. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
15. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
16. THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
17. REFER TO ARCHITECTURAL PLANS FOR BUILDING ACCESSORY DETAILS.
18. REFER TO SITE PLAN DETAILS UNLESS OTHERWISE NOTED.

GENERAL GRADING NOTES

1. CONTRACTOR SHALL REFER TO THE STORMWATER POLLUTION PREVENTION PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO EARTHMOVING ACTIVITIES.
2. THE SECTIONS BELOW FOR VARIOUS ITEMS ARE TO CLARIFY THE INTENT OF THE REQUIREMENTS FOR THIS PROJECT. PLEASE NOTE THAT OTHER SECTIONS OF THE ARDOT STANDARD SPECIFICATIONS MAY ALSO BE APPLICABLE.
3. TOPSOIL SHALL BE STRIPPED FROM ALL AREAS TO RECEIVE PAVING AND FROM WITHIN THE LIMITS OF PROPOSED BUILDINGS AND STRUCTURES. TOPSOIL SHALL BE STRIPPED TO THE DEPTH AS NOTED IN THE GEOTECHNICAL REPORT.
4. AFTER STRIPPING TOPSOIL, PROOFROLL AREAS TO BE FILLED WITH A MEDIUM WEIGHT ROLLER TO DETERMINE LOCATIONS OF ANY POCKETS OF UNSUITABLE MATERIAL. RECOMMENDATIONS FOR DRYING, AMENDING AND/OR REMOVAL OF ANY UNSUITABLE MATERIAL WITHIN THE PROPOSED PAVED AND/OR BUILDING AREAS WILL BE DETERMINED AT THE TIME OF CONSTRUCTION BY THE OWNER'S GEOTECHNICAL TESTING REPRESENTATIVE.
5. TOPSOIL SHALL BE PLACED IN MOUNDING AREAS, NONSTRUCTURAL FILL AND/OR PLANTING AREAS TO A MINIMUM DEPTH OF 6". EXCESS TOPSOIL SHALL BE REMOVED FROM THE SITE.
6. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO GEOTECHNICAL REPORT AND/OR CONSULT WITH OWNER'S GEOTECHNICAL TESTING REPRESENTATIVE FOR RECOMMENDATIONS.
7. FILL MATERIAL SHALL CONSIST OF EARTH OBTAINED FROM CUT AREAS, BORROW PITS OR OTHER APPROVED SOURCES. EARTH SHALL BE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES AND LARGE ROCKS. THE FILL MATERIAL SHALL BE PLACED IN LAYERS NOT TO EXCEED SIX INCHES FOLLOWING COMPACTION. PROPER MOISTURE CONTENT OF FILL MATERIAL WILL BE SUCH TO ACHIEVE SPECIFIED COMPACTION DENSITY. ALL FILL BENEATH PAVED AREAS, FLOOR SLABS AND FUTURE BUILDINGS SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY PER ASTM D-1557. FIELD COMPACTING TEST SHALL BE RUN ON EACH LIFT, IN FILL SECTIONS, AND THE REQUIRED COMPACTION ON EACH LIFT SHALL BE IN ACCORDANCE WITH INDOT SECTION 211.
8. MAXIMUM LAWN SLOPE IS 3:1.
9. THE PLANS SHOW THE LOCATION OF ALL KNOWN UTILITIES LOCATED WITHIN THE LIMITS OF CONSTRUCTION ACCORDING TO INFORMATION PROVIDED BY THE VARIOUS UTILITY COMPANIES. PREVIOUS CONSTRUCTION PLANS AND AS EVIDENCED BY OBSERVATION OF ABOVE GROUND CONDITIONS BY THE SURVEYOR. THE ACCURACY OF THIS INFORMATION IS NOT GUARANTEED.
10. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES TO LOCATE MAINS, CONDUITS, SERVICE LINES, ETC. WITHIN THE CONSTRUCTION LIMITS. THE LOCATION AND PROTECTION OF UTILITY STRUCTURES, THEIR SUPPORT AND MAINTENANCE DURING CONSTRUCTION (IN COOPERATION WITH APPLICABLE UTILITY COMPANY) IS THE EXPRESSED RESPONSIBILITY OF THE CONTRACTOR.
11. ALL SPOT ELEVATIONS ARE TO FINISHED GRADE.
12. COMPACTED "B" BORROW BACK FILL REQ'D. OVER ALL UTILITIES IN PAVED AREAS.
13. ALL GRADES AT BOUNDARY SHALL MEET EXISTING. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE. BUTT JOINTS SHALL BE PROVIDED AT TRANSITIONAL AREAS BETWEEN PROPOSED AND EXISTING PAVEMENT.
14. ANY PART OF SANITARY OR STORM SEWER TRENCHES RUNNING UNDER OR WITHIN 5' OF PAVEMENT TO BE BACKFILLED WITH GRANULAR MATERIAL.
15. ALL CONSTRUCTION ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH O.S.H.A. STANDARDS FOR WORKER SAFETY.
16. THE CONTRACTOR SHALL CONFIRM ALL EARTHWORK QUANTITIES PRIOR TO THE START OF CONSTRUCTION. IF AN EXCESS OR SHORTAGE OF EARTH IS ENCOUNTERED, THE CONTRACTOR SHALL CONFIRM WITH THE OWNER AND ENGINEER THE REQUIREMENTS FOR STOCKPILING, REMOVAL OR IMPORTING OF EARTH.
17. PROVIDE POSITIVE DRAINAGE WITHOUT PONDING IN ALL AREAS AFTER INSTALLATION. CONTRACTOR TO TEST FOR AND CORRECT ANY PONDING CONDITIONS. ANY AREAS THAT HOLD WATER MORE THAN 1/8" DEEP SHALL BE CUT OUT AND CORRECTED TO POSITIVE DRAINAGE AT NO COST TO THE OWNER/ DEVELOPER OR ENGINEER.
18. ADA ACCESSIBLE PARKING SPACES, RAMPS, AND ROUTES SHALL BE IN ACCORDANCE WITH THE LATEST ADA STANDARDS FOR ACCESSIBLE DESIGN.
19. VERTICAL CURVES, WITH A MINIMUM LENGTH OF 50', SHALL BE USED WHERE POSSIBLE BETWEEN VERTICAL CHANGES IN DIRECTION (SLOPE) TO ALLOW FOR POSITIVE DRAINAGE AND SMOOTH TRANSITIONS.
20. CONTRACTOR TO INSTALL CONCRETE CRADLES WHEN THE VERTICAL SEPARATION (AS MEASURED FROM THE EXTERIOR OF THE PIPES) BETWEEN SANITARY SEWER FACILITIES, WATER MAIN, AND STORM SEWERS IS 18" OR LESS.
21. ALL DISTURBED AREA SHALL BE STABILIZED IN ACCORDANCE TO THE STORM WATER POLLUTION PREVENTION PLAN AND LANDSCAPE PLAN.
22. ADJUST ANY STEEL MANHOLE LIDS IN THE PROPOSED SIDEWALK WITHIN THE RIGHT OF WAY.

GENERAL UTILITY NOTES

1. THE CONTRACTOR SHALL CONTACT APPLICABLE STATE UNDERGROUND LOCATION SERVICE AT LEAST 72 HOURS PRIOR TO ANY WORK AND SHALL CONTACT THE OWNER AND/OR ENGINEER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. THE PLANS SHOW THE LOCATION OF ALL KNOWN UTILITIES LOCATED WITHIN THE LIMITS OF CONSTRUCTION ACCORDING TO INFORMATION PROVIDED BY THE VARIOUS UTILITY COMPANIES. PREVIOUS CONSTRUCTION PLANS AND AS EVIDENCED BY OBSERVATION OF ABOVE GROUND CONDITIONS BY THE SURVEYOR. THE ACCURACY OF THIS INFORMATION IS NOT GUARANTEED.
3. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES TO LOCATE MAINS, CONDUITS, SERVICE LINES, ETC. WITHIN THE CONSTRUCTION LIMITS. THE LOCATION AND PROTECTION OF UTILITY STRUCTURES, THEIR SUPPORT AND MAINTENANCE DURING CONSTRUCTION (IN COOPERATION WITH APPLICABLE UTILITY COMPANY) IS THE EXPRESSED RESPONSIBILITY OF THE CONTRACTOR.
4. THE CONTRACTOR SHALL CONTACT ALL APPLICABLE UTILITIES AND VERIFY ANY AND ALL FEES ASSOCIATED WITH THE INSTALLATION OF ALL UTILITIES.
5. ALL CONSTRUCTION ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH O.S.H.A. STANDARDS FOR WORKER SAFETY.
6. ANY PART OF SANITARY OR STORM SEWER TRENCHES RUNNING UNDER OR WITHIN 5' OF PAVEMENT TO BE BACKFILLED WITH GRANULAR MATERIAL.
7. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY LOCATION, SIZE, AND ELEVATION OF EXISTING UTILITIES, STRUCTURES, PIPES, PAVEMENTS, ETC. AS RELATED TO THEIR WORK. NOTIFY ENGINEER OF ANY CONFLICT AND/OR DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS.
8. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL CLEARANCE BETWEEN STORM / SANITARY SEWER SYSTEMS AND DOMESTIC/FIRE LINE SERVICE. SANITARY SEWER LINE IN PROXIMITY OF WATER LINE SHALL BE C900 WATER MAIN GRADE PVC.
9. CONTRACTOR TO INSTALL CONCRETE CRADLES WHEN THE VERTICAL SEPARATION (AS MEASURED FROM THE EXTERIOR OF THE PIPES) BETWEEN SANITARY SEWERS, WATER MAINS AND STORM SEWERS IS 18" OR LESS.
10. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
11. WHEN PERFORMING EXCAVATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.
12. COMPACTED "B" BORROW BACK FILL REQUIRED OVER ALL UTILITIES IN PAVED AREAS.
13. ALL UTILITY STRUCTURES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT AND SHALL HAVE TRAFFIC BEARING RING AND COVERS.
14. PROVIDE THRUST BLOCKS FOR ALL WATER LINE BENDS AND TEES, INCLUDING TAP CONNECTION.
15. CONTRACTOR SHALL COORDINATE WITH WATER COMPANY FOR DOMESTIC AND FIRE SERVICE. CONNECT TO BUILDING DOMESTIC AND FIRE LINE. COORDINATE WITH PLUMBING DRAWINGS.
16. COORDINATE LOCATION OF ELECTRICAL AND COMMUNICATION LINES WITH LOCAL UTILITIES.
17. COORDINATE LOCATION OF REQUIRED CONDUITS FOR ELECTRIC SERVICE, LIGHT POLES, COMMUNICATION SERVICE AND IRRIGATION SYSTEM.
18. COORDINATE LOCATION AND SIZE OF GAS SERVICE CONNECTION AND INSTALLATION OF SERVICE LINE AND METER WITH GAS COMPANY.
19. COORDINATE LOCATIONS AND CONNECTIONS OF BUILDING STORM LINES WITH PLUMBING DRAWINGS.
20. FOLLOW ALL LOCAL AND STATE CODES IN REFERENCE TO DOMESTIC/FIRE LINE INSTALLATION AND STORM SEWER / SANITARY SEWER INSTALLATION.
21. SANITARY SEWER LATERAL, WATER SERVICE, & ELECTRICAL/COMMUNICATION CONDUITS SHALL BE GRANULAR BACKFILL FOR ENTIRE RUN.
22. ALL EXISTING MANHOLE AND CATCH BASIN GRATES, WATER OR GAS VALVES SHALL BE ADJUSTED TO NEW FINISH GRADE ELEVATIONS.

LANDSCAPE GENERAL NOTES

1. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE DESIGNER.
2. ALL SHRUBS PLANTING AREAS TO BE COVERED WITH 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED WITH 1" SHREDDED HARDWOOD BARK MULCH. BARK MULCH SHALL BE APPROVED BY LANDSCAPE DESIGNER AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE OBTAINED FROM SAWMILL OR LUMBERING OPERATIONS. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.
3. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND GROUND COVER BEDS AT RATES SPECIFIED BY MANUFACTURER FOR EACH VARIETY OF PLANT.
4. FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE DESIGNER BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODED STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND MULCH BED LINES SHALL BE MARKED BY A HIGHLY VISIBLE PAINT LINE WITH OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTINGS OPERATIONS. LANDSCAPE DESIGNER RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE.
5. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTORS OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
6. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
7. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY OWNER.
8. ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE DESIGNER. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE DESIGNER SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
9. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
10. PEAT MOSS TO BE USED ON PROJECT SHALL BE A DOMESTIC OR IMPORTED MATERIAL, CHOCOLATE BROWN IN COLOR AND COMPOSED OF PARTIALLY DECOMPOSED VEGETABLE MATERIAL. PEAT MOSS TO ALSO BE MILDLY ACIDIC IN CHARACTER AND SHALL MEET APPROVAL OF LANDSCAPE DESIGNER.
11. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
12. ***ALL LANDSCAPING PLANTINGS TO BE MAINTAINED FOR 2 YEAR FOLLOWING TURNOVER.*** MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATION, MULCHING, MOWING AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF PLANTINGS. NOTE: AT END OF MAINTENANCE PERIOD, CONTRACTOR TO REMOVE GUYING AND STAKING FROM TREES.
13. CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUESTED BY LANDSCAPE DESIGNER.
14. BACKFILL FOR TREE AND SHRUB PLANTING SHALL BE 75% APPROVED TOPSOIL AND 25% APPROVED PEAT MOSS. TOP LAYER OF BACKFILL SHALL BE 100% EXISTING TOPSOIL. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
15. PROVIDE MINIMUM 4" PLANTING SOIL IN ALL GROUND COVER AND FLOWER AREAS WITH MIXTURE COMPRISING OF ONE PART COMMERCIAL GRADE 'POTTING SOIL,' 5 PARTS TOPSOIL AND 4 PARTS PEAT MOSS. A FULL 4" LAYER OF APPROVED SHREDDED FIBROUS PEAT MOSS MAY BE USED IN LIEU OF PLANTING MIX.
16. PLANTS SHALL BEAR A TAG SHOWING GENUS, SPECIES AND VARIETY.
17. PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS.
18. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PERTAINING TO THEIR PHASE OF WORK. UTILITIES ARE SHOWN TO BE APPROXIMATE. CALL UTILITY LOCATE PRIOR TO ANY PLACEMENT OF PLANT MATERIAL OR OTHER LANDSCAPE MATERIAL.

PLAN CERTIFICATE NOTE:

ORIGINAL ALTA, TOPOGRAPHY, UTILITIES, STORM SEWERS, AND ALL OTHER EXISTING CONDITIONS ITEMS WERE PREPARED BY D.T.M. ON 02.12.2021. CONTACT: (405) 601-7421 - CHRIS TRIPP

FINAL DRAWINGS FOR THIS SITE WERE PREPARED BY WEIHE ENGINEERS, INC. AND JAMES K. SHINNEMAN. FINAL CONSTRUCTION PLANS ARE THOSE PLANS CONTAINING A FINAL REVISION DATE AFTER 09/17/2021. WEIHE ENGINEERS, INC. AND JAMES K. SHINNEMAN ACCEPT RESPONSIBILITY ONLY FOR THE SITE IMPROVEMENTS RELATED TO THE ENGINEERING WORK SHOWN ON THESE PLANS.

N W E S

SCALE: 1" = 20'

0 10 20 40

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WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.™
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

REVISIONS AND ISSUES	DATE	BY
1 BID SET	09.17.2021	BT

PROJECT NO.: W21049 STL
DWG NAME: W21049STL-C1.5 NOTES
DESIGNED BY: BT
DRAWN BY: BT
CHECKED BY: BT
DATE: 09.17.2021

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 15760
JAMES SHINNEMAN

JAMES SHINNEMAN 15760

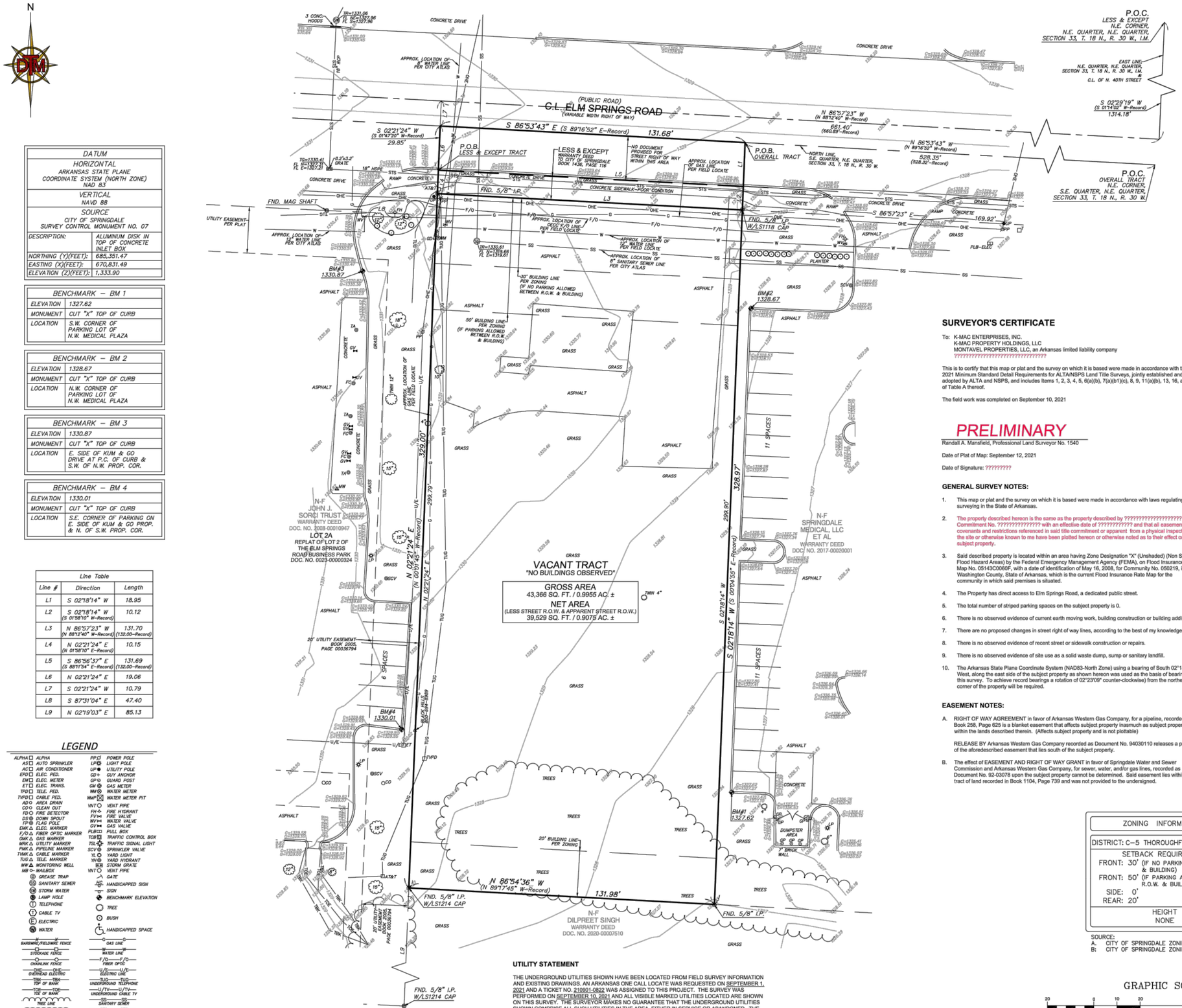
PREPARED FOR:
L21-37
TACO BELL
4193 ELM SPRINGS ROAD
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS 72762

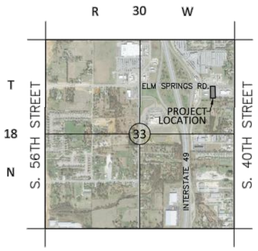
GENERAL NOTES

SHEET NO.
C1.5

PROJECT NO.
W21.0499 STL

LOCATION: C:\2021 \W21049 STL\Engineering\design\consel\W21049STL-C1.5 NOTES.dwg
LAYOUT: C1.5 GENERAL NOTES
DATE/TIME: October 19, 2021 - 3:57pm
PLOTTED BY: mcclay





LOCATION MAP
1" = 2000'

DATUM	
HORIZONTAL ARKANSAS STATE PLANE COORDINATE SYSTEM (NORTH ZONE) NAD 83	
VERTICAL NAVD 88	
SOURCE CITY OF SPRINGDALE SURVEY CONTROL MONUMENT NO. 07	
DESCRIPTION:	ALUMINUM DISK IN TOP OF CONCRETE INLET BOX
NORTHING (Y)(FEET):	685,351.47
EASTING (X)(FEET):	670,831.49
ELEVATION (Z)(FEET):	1,333.90

BENCHMARK – BM 1	
ELEVATION	1327.62
MONUMENT	CUT "X" TOP OF CURB
LOCATION	S.W. CORNER OF PARKING LOT OF N.W. MEDICAL PLAZA

BENCHMARK – BM 2	
ELEVATION	1328.67
MONUMENT	CUT "X" TOP OF CURB
LOCATION	N.W. CORNER OF PARKING LOT OF N.W. MEDICAL PLAZA

BENCHMARK – BM 3	
ELEVATION	1330.87
MONUMENT	CUT "X" TOP OF CURB
LOCATION	E. SIDE OF KUM & GO DRIVE AT P.C. OF CURB & S.W. OF N.W. PROP. COR.

BENCHMARK – BM 4	
ELEVATION	1330.01
MONUMENT	CUT "X" TOP OF CURB
LOCATION	S.E. CORNER OF PARKING ON E. SIDE OF KUM & GO PROP. & N. OF S.W. PROP. COR.

Line Table		
Line #	Direction	Length
L1	S 02°18'14" W	18.95
L2	S 02°18'14" W (S 01°58'10" W--Record)	10.12
L3	N 86°57'23" W (N 88°12'40" W--Record)	131.70 (132.00--Record)
L4	N 02°21'24" E (N 01°58'10" E--Record)	10.15
L5	S 86°56'37" E (S 88°11'54" E--Record)	131.69 (132.00--Record)
L6	N 02°21'24" E	19.06
L7	S 02°21'24" W	10.79
L8	S 87°31'04" E	47.40
L9	N 02°19'03" E	85.13

LEGEND

ALPHA □ ALPHA
AS □ AUTO SPRINKLER
AC □ AIR CONDITIONER
EPD □ ELEC. PED.
EM □ ELEC. METER
ET □ ELEC. TRANS.
TPD □ TELE. PED.
TVPD □ CABLE PED.
AD ○ AREA DRAIN
CO ○ CLEAN OUT
FD ◇ FIRE DETECTOR
DS ◎ DOWN SPOUT
FP ⚑ FLAG POLE
EMK △ ELEC. MARKER
F/O △ FIBER OPTIC MARKER
GMK △ GAS MARKER
MRK △ UTILITY MARKER
PMK △ PIPELINE MARKER
TVMK △ CABLE MARKER
TM △ TELE. MARKER
MW ▲ MONITORING WELL
MB ⊟ MAILBOX
GREASE TRAP
SANITARY SEWER
STORM WATER
LAMP HOLE
TELEPHONE
CABLE TV
ELECTRIC
WATER
BARBWIRE/FIELDWIRE FENCE
STOCKADE FENCE
CHAINLINK FENCE
OHE OHE OVERHEAD ELECTRIC
TBK TBK TOP OF BANK
TOE TOE OF BANK
TREE LINE
HEDGE LINE
PP POWER POLE
LP LIGHT POLE
UP UTILITY POLE
GD GUY ANCHOR
GP GUARD POST
GM GAS METER
WM WATER METER
WMP WATER METER PIT
VNT VENT PIPE
FH FIRE HYDRANT
FV FIRE VALVE
WV WATER VALVE
GV GAS VALVE
PLB PULL BOX
TCB TRAFFIC CONTROL BOX
TSL TRAFFIC SIGNAL LIGHT
SCV SPRINKLER VALVE
YL YARD LIGHT
YH YARD HYDRANT
STORM GRATE
VNT VENT PIPE
GATE
HC HANDICAPPED SIGN
SIGN
BENCHMARK ELEVATION
TREE
BUSH
HANDICAPPED SPACE
GAS LINE
WATER LINE
F/O F/O FIBER OPTIC
U/E U/E ELECTRIC LINE
TUG TUG UNDERGROUND TELEPHONE
U/TV U/TV UNDERGROUND CABLE TV
SS SS SANITARY SEWER
STS STS STORM SEWER
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
PH PORCH/DECK HEIGHT
FF FINISHED FLOOR ELEVATION

SURVEYOR'S CERTIFICATE

To: K-MAC ENTERPRISES, INC.
K-MAC PROPERTY HOLDINGS, LLC
MONTAVEL PROPERTIES, LLC, an Arkansas limited liability company
????????????????????????????????

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a)(b), 7(a)(b1)(c), 8, 9, 11(a)(b), 13, 16, and 17 of Table A thereof.

The field work was completed on September 10, 2021

PRELIMINARY

Randall A. Mansfield, Professional Land Surveyor No. 1540

Date of Plat of Map: September 12, 2021

Date of Signature: ??????????

GENERAL SURVEY NOTES:

1. This map or plat and the survey on which it is based were made in accordance with laws regulating surveying in the State of Arkansas.
2. The property described hereon is the same as the property described by ??????????????????? in Commitment No. ???????????????? with an effective date of ???????????? and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
3. Said described property is located within an area having Zone Designation "X" (Unshaded) (Non Special Flood Hazard Areas) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 05143C0060F, with a date of identification of May 16, 2008, for Community No. 050219, in Washington County, State of Arkansas, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
4. The Property has direct access to Elm Springs Road, a dedicated public street.
5. The total number of striped parking spaces on the subject property is 0.
6. There is no observed evidence of current earth moving work, building construction or building additions.
7. There are no proposed changes in street right of way lines, according to the best of my knowledge.
8. There is no observed evidence of recent street or sidewalk construction or repairs.
9. There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
10. The Arkansas State Plane Coordinate System (NAD83-North Zone) using a bearing of South 02°18'14" West, along the east side of the subject property as shown hereon was used as the basis of bearings for this survey. To achieve record bearings a rotation of 02°23'09" counter-clockwise) from the northeast corner of the property will be required.

EASEMENT NOTES:

A. RIGHT OF WAY AGREEMENT in favor of Arkansas Western Gas Company, for a pipeline, recorded in Book 258, Page 625 is a blanket easement that affects subject property inasmuch as subject property lies within the lands described therein. (Affects subject property and is not plottable)

RELEASE BY Arkansas Western Gas Company recorded as Document No. 94030110 releases a portion of the aforedescribed easement that lies south of the subject property.

B. The effect of EASEMENT AND RIGHT OF WAY GRANT in favor of Springdale Water and Sewer Commission and Arkansas Western Gas Company, for sewer, water, and/or gas lines, recorded as Document No. 92-03078 upon the subject property cannot be determined. Said easement lies within a tract of land recorded in Book 1104, Page 739 and was not provided to the undersigned.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. AN ARKANSAS ONE CALL LOCATE WAS REQUESTED ON SEPTEMBER 1, 2021 AND A TICKET NO. 210901-0822 WAS ASSIGNED TO THIS PROJECT. THE SURVEY WAS PERFORMED ON SEPTEMBER 10, 2021 AND ALL VISIBLE MARKED UTILITIES LOCATED ARE SHOWN ON THIS SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

RECORD DESCRIPTION:

A part of the Southeast 1/4 of the Northeast 1/4 of Section 33, Township 18 North, Range 30 West, Washington County, Arkansas, more particularly described as follows:

BEGINNING at the Northeast corner of said Southeast 1/4 of the Northeast 1/4 of Section 33;

THENCE North 89 degrees 6 minutes 46 seconds West 528.32 feet to a set iron pin for a POINT OF BEGINNING;

THENCE South 00 degrees 10 minutes 44 seconds West 329.00 feet to a set iron pin;

THENCE North 89 degrees 3 minutes 20 seconds West 132.00 feet to a found iron pin;

THENCE North 00 degrees 10 minutes 44 seconds East 329.00 feet to a set iron pin;

THENCE South 89 degrees 3 minutes 20 seconds East 132.00 feet to the POINT OF BEGINNING.

Now more accurately described by survey by Bates & Associates, Inc., Drawing No. 14-003, dated January 14, 2014 as follows:

A part of the Southeast Quarter of the Northeast Quarter of Section 33, Township 18 North, Range 30 West, Washington County, Arkansas, being more particularly described as follows, to wit;

BEGINNING at a point which is North 89°16'52" West 528.35 feet from the Northeast corner of said forty acre tract;

THENCE South 00°04'55" East 328.97 feet to a found rebar;

THENCE North 89°17'45" West 131.98 feet to a found rebar;

THENCE North 00°01'45" West 329.00 feet to the north line of said forty acre tract;

THENCE along said North line South 89°16'52" East 131.68 feet to the POINT OF BEGINNING.
Subject to that portion in Elm Springs Road right-of-way on the North side of herein described tract and subject to all other easements and rights-of-way of record.

LESS AND EXCEPT:

Part of the Southeast Quarter of the Northeast Quarter of Section 33, Township 18 North, Range 30 West, Washington County, Arkansas, more particularly described as follows:

STARTING at the Northeast Corner of the Northeast Quarter of the Northeast Quarter of Section 33;

THENCE South 01°14'02" West along the East line of the Northeast Quarter of the Northeast Quarter, also being the centerline of North 40th Street a distance of 1314.18 feet to a point on the centerline of Elm Springs Road;

THENCE North 88°12'40" West along said centerline a distance of 660.89 feet to a point;

THENCE South 01°47.20" West a distance of 29.85 feet to a point on the Southerly existing right of way line of Elm Springs Road for the POINT OF BEGINNING;

THENCE South 88°11'54" East along said existing right of way line a distance of 132.00 feet to a point;

THENCE South 01°58'10" West a distance of 10.12 feet to a point on the southerly proposed right of way line of Elm Springs Road;

THENCE North 88°12'40" West along said proposed right of way line a distance of 132.00 feet to a point;

THENCE North 01°58'10" East a distance of 10.15 feet to the POINT OF BEGINNING as conveyed to the City of Springdale in WARRANTY DEED recorded October 8, 1991 in Book 1436 at Page 116 in the records of Washington County, Arkansas.

ZONING INFORMATION
DISTRICT: C–5 THOROUGHFARE COMMERCIAL
SETBACK REQUIREMENTS
FRONT: 30' (IF NO PARKING BETWEEN R.O.W. & BUILDING)
FRONT: 50' (IF PARKING ALLOWED BETWEEN R.O.W. & BUILDING)
SIDE: 0'
REAR: 20'
HEIGHT NONE

SOURCE:
A. CITY OF SPRINGDALE ZONING MAP
B: CITY OF SPRINGDALE ZONING ORDINANCES

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

Field Book..... 2021
Party Chief.....J.C.
Drawn By.....C.L.T.
Checked By.....R.M.
Project Number 13,794
Scale 1"=20'

REVISIONS			
NO.	DATE	DESCRIPTION	BY

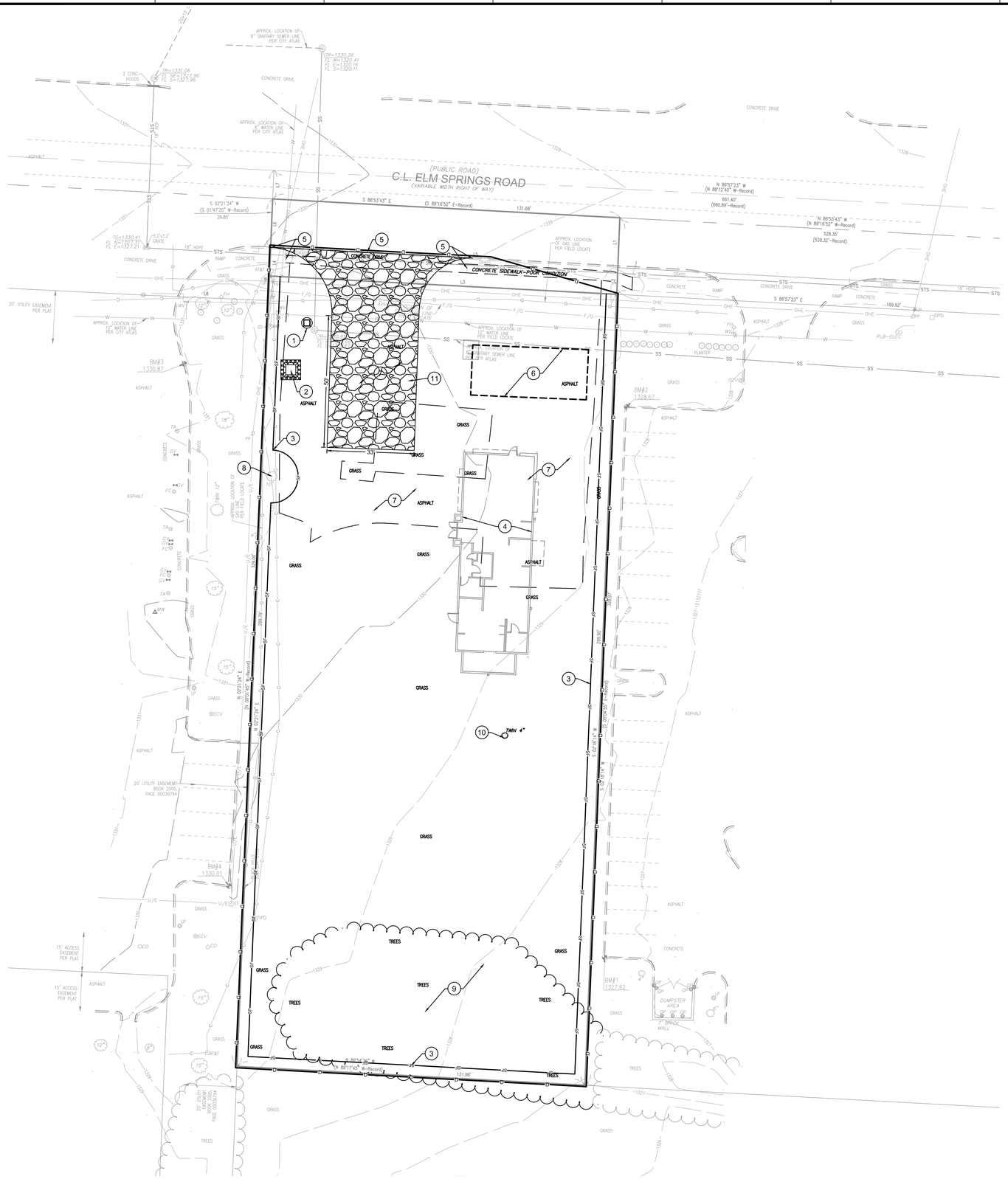
ALTA/NSPS LAND TITLE SURVEY
TACO BELL - SPRINGDALE
4183 ELM SPRINGS ROAD
SPRINGDALE, WASHINGTON COUNTY
STATE OF ARKANSAS

C2

DODSON - THOMPSON - MANSFIELD, PLLC
20 NE 38th Street
Oklahoma City, OK 73105
Phone: 405-601-7402
Fax: 405-601-7421
email: randym@dtm-ok.com
Surveying - Engineering - Earthwork
CERTIFICATE OF AUTHORIZATION NO: 2470 EXPIRES DECEMBER 31, 2022

L21-37 ALTA SURVEY

File: P:\L21\94-TACO BELL - SPRINGDALE AR\L21\94 SURVEY.DWG



SITE PREPARATION / SWPPP PHASE 1 NOTES

1. INSTALL TEMPORARY PERMIT POSTING AREA - 4" PVC TUBE WITH END CAPS ATTACHED TO PROJECT CONSTRUCTION SIGN TO CONTAIN APPROVED CONSTRUCTION DRAWINGS AND PERMITS FOR INSPECTORS.
2. INSTALL TEMPORARY CONCRETE WASHOUT - REFER TO DETAIL ON SHEET C4
3. INSTALL TEMPORARY SILT DIKE / STRAW WATTLE - REFER TO DETAIL ON SHEET C4
4. LIMITS OF PROPOSED BUILDING
5. SAWCUT EXISTING PAVEMENT FULL DEPTH FOR REMOVAL
6. STAGING AREA: PROVIDE CONSTRUCTION DUMPSTER, FUELING AREA, AND PORT-O-LET AS NEEDED
7. REMOVE PAVEMENT
8. EXISTING TREE TO BE PRESERVED
9. EXISTING VEGETATION TO BE REMOVED AS NEEDED FOR GRADING OF SITE
10. EXISTING TREE TO BE REMOVED
11. TEMPORARY CONSTRUCTION ENTRANCE

CONTACT PERSON FOR EROSION CONTROL & SEDIMENT PRACTICES

WEIHE ENGINEERS, INC.,
10505 N. COLLEGE AVE.
INDIANAPOLIS, IN 46268
TELEPHONE: (317) 846-6611
FAX: (317) 843-0546
EMAIL: PARKERF@WEIHE.NET
CONTACT PERSON: FRED PARKER, CPESC

SWPPP PHASE 1 LEGEND

- STAGING AREA
- POSTING AREA - 4" PVC TUBE WITH END CAPS ATTACHED TO PROJECT CONSTRUCTION SIGN TO CONTAIN APPROVED CONSTRUCTION DRAWINGS AND PERMITS FOR INSPECTORS.
- SF — INSTALL SILT FENCE AS SHOWN. CONTRACTOR TO ADD ADDITIONAL MEASURES AS CONSTRUCTION PHASING AND SITE CONDITIONS DICTATE
- SD — INSTALL SILT DIKE OR STRAW WATTLES AS SHOWN. CONTRACTOR TO ADD ADDITIONAL MEASURES AS CONSTRUCTION PHASING AND SITE CONDITIONS DICTATE
- CONCRETE WASHOUT
- LIMITS OF DISTURBANCE

LEGEND

ALPHA	ALPHA	PP	POWER POLE
AS	AUTO SPRINKLER	LP	LIGHT POLE
AC	AIR CONDITIONER	UP	UTILITY POLE
EPED	ELEC. PED.	GD	GUY ANCHOR
EM	ELEC. METER	GP	GUARD POST
ET	ELEC. TRANS.	GM	GAS METER
TPED	TELE. PED.	WM	WATER METER
TVPED	CABLE PED.	WMP	WATER METER PIT
AD	AREA DRAIN	VNT	VENT PIPE
CO	CLEAN OUT	FH	FIRE HYDRANT
FD	FIRE DETECTOR	FV	FIRE VALVE
DS	DOWN SPOUT	WV	WATER VALVE
FP	FLAG POLE	GV	GAS VALVE
EMK	ELEC. MARKER	PLBX	PULL BOX
F/O	FIBER OPTIC MARKER	TCB	TRAFFIC CONTROL BOX
GMK	GAS MARKER	TSL	TRAFFIC SIGNAL LIGHT
MRK	UTILITY MARKER	SCV	SPRINKLER VALVE
PMK	PIPELINE MARKER	YL	YARD LIGHT
TMK	CABLE MARKER	YH	YARD HYDRANT
TUG	TELE. MARKER	SD	STORM GRATE
MW	MONITORING WELL	VNT	VENT PIPE
MB	MAILBOX		GATE
	GREASE TRAP		HANDICAPPED SIGN
S	SANITARY SEWER		SIGN
SW	STORM WATER		BENCHMARK ELEVATION
	LAMP HOLE		TREE
T	TELEPHONE		BUSH
TV	CABLE TV		HANDICAPPED SPACE
E	ELECTRIC		
W	WATER		
BARBWIRE/FIELDWIRE FENCE		G	GAS LINE
STOCKADE FENCE		W	WATER LINE
CHAINLINK FENCE		F/O	FIBER OPTIC
OHE	OVERHEAD ELECTRIC	U/E	ELECTRIC LINE
TOP	TOP OF BANK	TEL	UNDERGROUND TELEPHONE
TOE	TOE OF BANK	U/TV	UNDERGROUND CABLE TV
	TREE LINE	SS	SANITARY SEWER
	HEDGE LINE	STS	STORM SEWER

P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
PH PORCH/DECK HEIGHT
FF FINISHED FLOOR ELEVATION

N W E S

SCALE: 1" = 20'

0 10 20 40

PLAN CERTIFICATE NOTE:

ORIGINAL ALTA, TOPOGRAPHY, UTILITIES, STORM SEWERS, AND ALL OTHER EXISTING CONDITIONS ITEMS WERE PREPARED BY D.T.M. ON 02.12.2021. CONTACT: (405) 601-7421 - CHRIS TRIPP

FINAL DRAWINGS FOR THIS SITE WERE PREPARED BY WEIHE ENGINEERS, INC. AND JAMES K. SHINNEMAN. FINAL CONSTRUCTION PLANS ARE THOSE PLANS CONTAINING A FINAL REVISION DATE AFTER 09/17/2021. WEIHE ENGINEERS, INC. AND JAMES K. SHINNEMAN ACCEPT RESPONSIBILITY ONLY FOR THE SITE IMPROVEMENTS RELATED TO THE ENGINEERING WORK SHOWN ON THESE PLANS.

Arkansas 811 Know what's below. Call before you dig.

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 *fax*

ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.™

	BY	DATE
REVISIONS AND ISSUES	BT	09.17.2021
1. BID SET		

PROJECT NO.: W21.0499 STL
DWG NAME: W21.0499STL-C3 SWPPP1
DESIGNED BY: BT
DRAWN BY: BT
CHECKED BY: BT
DATE: 09.17.2021

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 15760
JAMES SHINNEMAN
JAMES SHINNEMAN 15760

PREPARED FOR:
L21-37
TACO BELL
4183 ELM SPRINGS ROAD
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS 72762

DEMO PLAN

SHEET NO.
C3

PROJECT NO.
W21.0499 STL

LOCATION: G:\2021\W21.0499 STL\Engineering\design\Lconset\W21.0499STL--C3 SWPPP1.dwg
USER NAME: Brad Tate
DATE/TIME: October 19, 2021 - 3:57pm
PLOTTED BY: mcauley

TABLE 1. TEMPORARY SEEDING SPECIFICATIONS

SEED SPECIES:	RATE PER ACRE	PLANTING DEPTH	OPTIMUM DATES:
WHEAT OR RYE	150 LBS.	1 TO 1½ INCHES	SEPT. 15 – OCT. 30
SPRING OATS	100 LBS.	1 INCH	MARCH 1 – APRIL 15
ANNUAL RYEGRASS	40 LBS.	¼ INCH	MARCH 1 – MAY 1 AUG. 1 – SEPT. 1
GERMAN MILLET	40 LBS.	1 TO 2 INCHES	MAY 1 – JUNE 1
SUDANGRASS	35 LBS.	1 TO 2 INCHES	MAY 1 – JULY 30
BUCKWHEAT	60 LBS.	1 TO 2 INCHES	APRIL 15 – JUNE 1
CORN (BROADCAST)	300 LBS.	1 TO 2 INCHES	MAY 11 – AUG. 10
SORGHUM	35 LBS.	1 TO 2 INCHES	MAY 1 – JULY 15

1 PERENNIAL SPECIES MAY BE USED AS A TEMPORARY COVER, ESPECIALLY IF THE AREA TO BE SEEDED WILL REMAIN IDLE FOR MORE THAN ONE YEAR.
2 SEEDING DONE OUTSIDE THE OPTIMUM SEEDING DATES INCREASES THE CHANCES OF SEEDING FAILURE. DATES MAY BE EXTENDED OR SHORTENED BASED ON THE LOCATION OF THE PROJECT SITE WITHIN THE STATE.

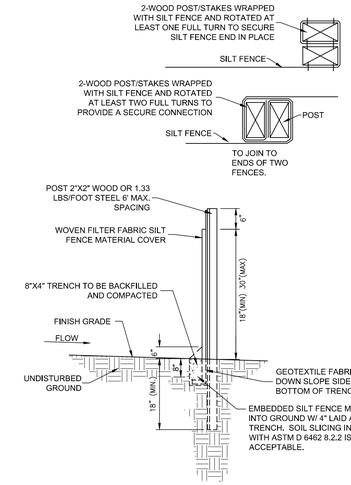
NOTES:
MULCH ALONE IS AN ACCEPTABLE TEMPORARY COVER AND MAY BE USED IN LIEU OF TEMPORARY SEEDING, PROVIDED THAT IT IS APPROPRIATELY ANCHORED.
A HIGH POTENTIAL FOR FERTILIZER, SEED, AND MULCH TO WASH EXISTS ON STEEP BANKS, CUTS, AND IN CHANNELS AND AREAS OF CONCENTRATED FLOW.

SEEDBED PREPARATION
1. TEST SOIL TO DETERMINE PH AND NUTRIENT LEVELS.
2. APPLY SOIL AMENDMENTS AS RECOMMENDED BY THE SOIL TEST. IF TESTING IS NOT DONE, APPLY 400 TO 600 POUNDS PER ACRE OF 12–12–12 ANALYSIS FERTILIZER, OR EQUIVALENT.
3. WORK THE SOIL AMENDMENTS INTO THE UPPER TWO TO FOUR INCHES OF THE SOIL WITH A DISK OR RAKE OPERATED ACROSS THE SLOPE.

SEEDING
1. SELECT A SEED SPECIES OR AN APPROPRIATE SEED MIXTURE AND APPLICATION RATE FROM TABLE 1.
2. APPLY SEED UNIFORMLY WITH A DRILL OR CULTIPACKER SEEDER OR BY BROADCASTING. PLANT OR COVER SEED TO THE DEPTH SHOWN IN TABLE 1.

NOTES:
1. IF DRILLING OR BROADCASTING THE SEED, ENSURE GOOD SEED–TO–SOIL CONTACT BY FIRMING THE SEEDBED WITH A ROLLER OR CULTIPACKER AFTER COMPLETING SEEDING OPERATIONS.
2. DAILY SEEDING WHEN THE SOIL IS MOIST IS USUALLY MOST EFFECTIVE.
3. IF SEEDING IS DONE WITH A HYDROSEEDER, FERTILIZER AND MULCH CAN BE APPLIED WITH THE SEED IN A SLURRY MIXTURE.
3. APPLY MULCH AND ANCHOR IT IN PLACE.

TEMPORARY SEED

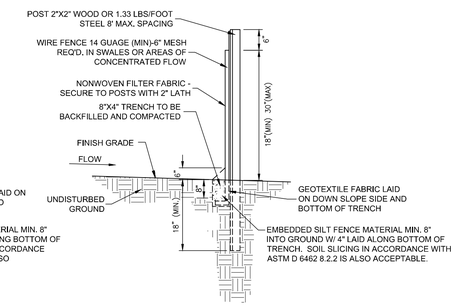


MAXIMUM LOAD SLOPE AND DISTANCE FOR WHICH A SILT FENCE IS APPLICABLE

LOAD SLOPE	MAX. DISTANCE ABOVE FENCE
LESS THAN 2%	100 FT.
2 TO 5%	75 FT.
5 TO 10%	50 FT.
10 TO 20%	25 FT.
MORE THAN 20%	15 FT.

POSTS: STEEL T OR U TYPE, OR 2"X2" HARD WOOD POST
FENCE: WOVEN WIRE, 14-1/2 GA., 6" MAX. MESH OPENING
FABRIC: IN ACCORDANCE WITH ASTM D 6461 LATEST EDITION.

WITHOUT WIRE SUPPORT



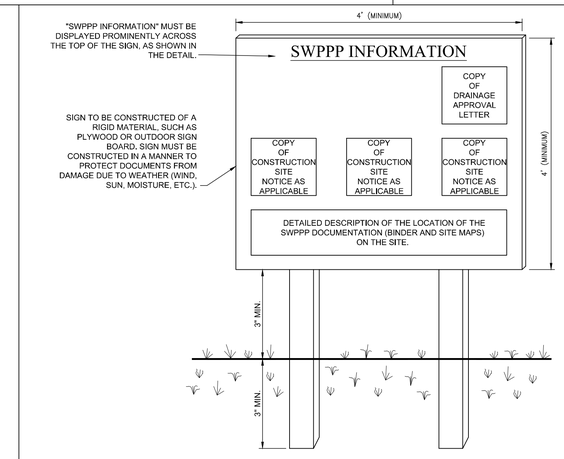
WITH WIRE SUPPORT

INSTALLATION
PREFABRICATED SILT FENCE
1. LAY OUT THE LOCATION OF THE FENCE SO THAT IT IS PARALLEL TO THE CONTOUR OF THE SLOPE AND AT LEAST 10 FEET BEYOND THE TOE OF THE SLOPE TO PROVIDE A SEDIMENT STORAGE AREA. TURN THE ENDS OF THE FENCE UP SLOPE SUCH THAT THE POINT OF CONTACT BETWEEN THE GROUND AND THE BOTTOM OF THE FENCE END TERMINATES AT A HIGHER ELEVATION THAN THE TOP OF THE FENCE AT ITS LOWEST POINT.
2. EXCAVATE AN EIGHT-INCH DEEP BY FOUR-INCH WIDE TRENCH ALONG THE ENTIRE LENGTH OF THE FENCE LINE. INSTALLATION BY PLOWING IS ALSO ACCEPTABLE.
3. INSTALL THE SILT FENCE WITH THE FILTER FABRIC LOCATED ON THE UP-SLOPE SIDE OF THE EXCAVATED TRENCH AND THE SUPPORT POSTS ON THE DOWN-SLOPE SIDE OF THE TRENCH.
4. DRIVE THE SUPPORT POSTS AT LEAST 18 INCHES INTO THE GROUND, TIGHTLY STRETCHING THE FABRIC BETWEEN THE POSTS AS EACH IS DRIVEN INTO THE SOIL. MINIMUM OF 12 INCHES OF THE FILTER FABRIC SHOULD EXTEND INTO THE TRENCH.
5. LAY THE LOWER FOUR INCHES OF FILTER FABRIC ON THE BOTTOM OF THE TRENCH AND EXTEND IT TOWARD THE UP-SLOPE SIDE OF THE TRENCH.
6. BACKFILL THE TRENCH WITH SOIL MATERIAL AND COMPACT IT IN PLACE.

NOTE: IF THE SILT FENCE IS BEING CONSTRUCTED ON-SITE, ATTACH THE FILTER FABRIC TO THE SUPPORT POSTS AND ATTACH WOODEN LATHE TO SECURE THE FABRIC TO THE POSTS. ALLOW FOR AT LEAST 12 INCHES OF FABRIC BELOW GROUND LEVEL. COMPLETE THE SILT FENCE INSTALLATION, FOLLOWING STEPS 1 THROUGH 6 ABOVE.

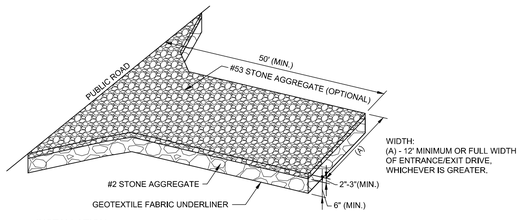
MAINTENANCE
_ INSPECT WITHIN 24 HOURS OF A RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
_ IF FENCE FABRIC TEARS, STARTS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED PORTION IMMEDIATELY. NOTE: ALL REPAIRS SHOULD MEET SPECIFICATIONS AS OUTLINED WITHIN THIS MEASURE.
_ REMOVE DEPOSITED SEDIMENT WHEN IT IS CAUSING THE FILTER FABRIC TO BULGE OR WHEN IT REACHES ONE-HALF THE HEIGHT OF THE FENCE AT ITS LOWEST POINT. WHEN CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE THE FENCE AND SEDIMENT DEPOSITS, GRADE THE SITE TO BLEND WITH THE SURROUNDING AREA, AND STABILIZE.

SEDIMENTATION/SILT FENCE
(NO SCALE)



NOTES:
1. THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE CONSTRUCTION EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
2. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
3. CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCY.
4. SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
5. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE SWPPP INFORMATION SIGN.

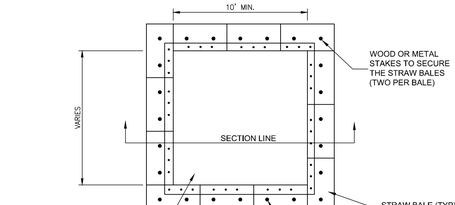
SWPPP INFORMATION SIGN
(NO SCALE)



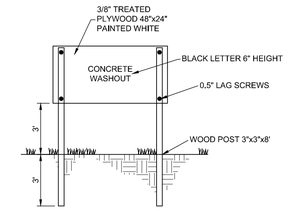
INSTALLATION
1. REMOVE ALL VEGETATION AND OTHER OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA.
2. GRADE THE FOUNDATION AND CROWN FOR POSITIVE DRAINAGE.
3. INSTALL A CULVERT PIPE UNDER THE PAD IF NEEDED TO MAINTAIN PROPER PUBLIC ROAD DRAINAGE.
4. IF WET CONDITIONS ARE ANTICIPATED, PLACE GEOTEXTILE FABRIC ON THE GRADED FOUNDATION TO IMPROVE STABILITY.
5. PLACE AGGREGATE (ARDOT CA NO. 2) TO THE DIMENSIONS AND GRADE SHOWN IN THE CONSTRUCTION PLANS, LEAVING THE SURFACE SMOOTH AND SLOPED FOR DRAINAGE.
6. TOP-DRESS THE DRIVE WITH WASHED AGGREGATE (ARDOT CA NO.53).
7. WHERE POSSIBLE, DIVERT ALL STORM WATER RUNOFF AND DRAINAGE FROM THE TEMPORARY CONSTRUCTION INGRESS/EGRESS PAD TO A SEDIMENT TRAP OR BASIN.

MAINTENANCE
_ INSPECT DAILY.
_ RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL.
_ TOP-DRESS WITH CLEAN AGGREGATE AS NEEDED.
_ IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS.
_ FLUSHING SHOULD ONLY BE USED IF THE WATER FROM THE CONSTRUCTION DRIVE CAN BE CONVEYED INTO A SEDIMENT TRAP OR BASIN.

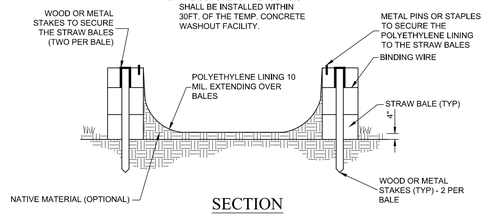
TEMPORARY CONSTRUCTION INGRESS/EGRESS PAD
SMALL SITES - LESS THAN TWO ACRES (NO SCALE)



PLAN



NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30FT. OF THE TEMP. CONCRETE WASHOUT FACILITY.



SECTION

INSTALLATION
1. UTILIZE AND FOLLOW THE DESIGN IN THE STORM WATER POLLUTION PREVENTION PLAN TO INSTALL THE SYSTEM.
2. DEPENDENT UPON THE TYPE OF SYSTEM, EITHER EXCAVATE THE PIT OR INSTALL THE CONTAINMENT SYSTEM.
3. A BASE SHALL BE CONSTRUCTED AND PREPARED THAT IS FREE OF ROCKS AND OTHER DEBRIS THAT MAY CAUSE TEARS OR PUNCTURES IN THE POLYETHYLENE LINING.
4. INSTALL THE POLYETHYLENE LINING. FOR EXCAVATED SYSTEMS, THE LINING SHOULD EXTEND OVER THE ENTIRE EXCAVATION. THE LINING FOR BERMED SYSTEMS SHOULD BE INSTALLED OVER THE POOLING AREA WITH ENOUGH MATERIAL TO EXTEND THE LINING OVER THE BERM OR CONTAINMENT SYSTEM. THE LINING SHOULD BE SECURED WITH PINS, STAPLES, OR OTHER FASTENERS.
5. PLACE FLAGS, SAFETY FENCING, OR EQUIVALENT TO PROVIDE A BARRIER TO CONSTRUCTION EQUIPMENT AND OTHER TRAFFIC.
6. PLACE A NON-COLLAPSING, NON-WATER HOLDING COVER OVER THE WASHOUT FACILITY PRIOR TO A PREDICTED RAINFALL EVENT TO PREVENT ACCUMULATION OF WATER AND POSSIBLE OVERFLOW OF THE SYSTEM (OPTIONAL).
7. INSTALL SIGNAGE THAT IDENTIFIES CONCRETE WASHOUT AREAS.
8. POST SIGNS DIRECTING CONTRACTORS AND SUPPLIERS TO DESIGNATED LOCATIONS.
9. WHERE NECESSARY, PROVIDE STABLE INGRESS AND EGRESS (SEE TEMPORARY CONSTRUCTION INGRESS/EGRESS PAD ON PAGE 17) OR ALTERNATIVE APPROACH PAD FOR CONCRETE WASHOUT SYSTEMS.
10. USE A 10 MIL. POLYETHYLENE LINED DUMPSTER AS AN ALTERNATE.

ALTERNATE
CONTRACTOR MAY USE A 10 MIL. POLYETHYLENE LINED DUMPSTER FOR CONCRETE WASHOUT.

CONCRETE WASHOUT
TYPE "ABOVE GRADE W/ STRAW BALES" (NO SCALE)

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 452 - 6408
317 | 843 - 0546 *fax*
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

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REVISIONS AND ISSUES	DATE	BY:
1 BID SET	09.17.2021	BT

PROJECT NO.: W21499 STL
DWG NAME: W21049STL-C4 SWPPP Det
DESIGNED BY: BT
DRAWN BY: BT
CHECKED BY: BT
DATE: 09.17.2021

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 15760
JAMES SHINNEMAN

JAMES SHINNEMAN 15760

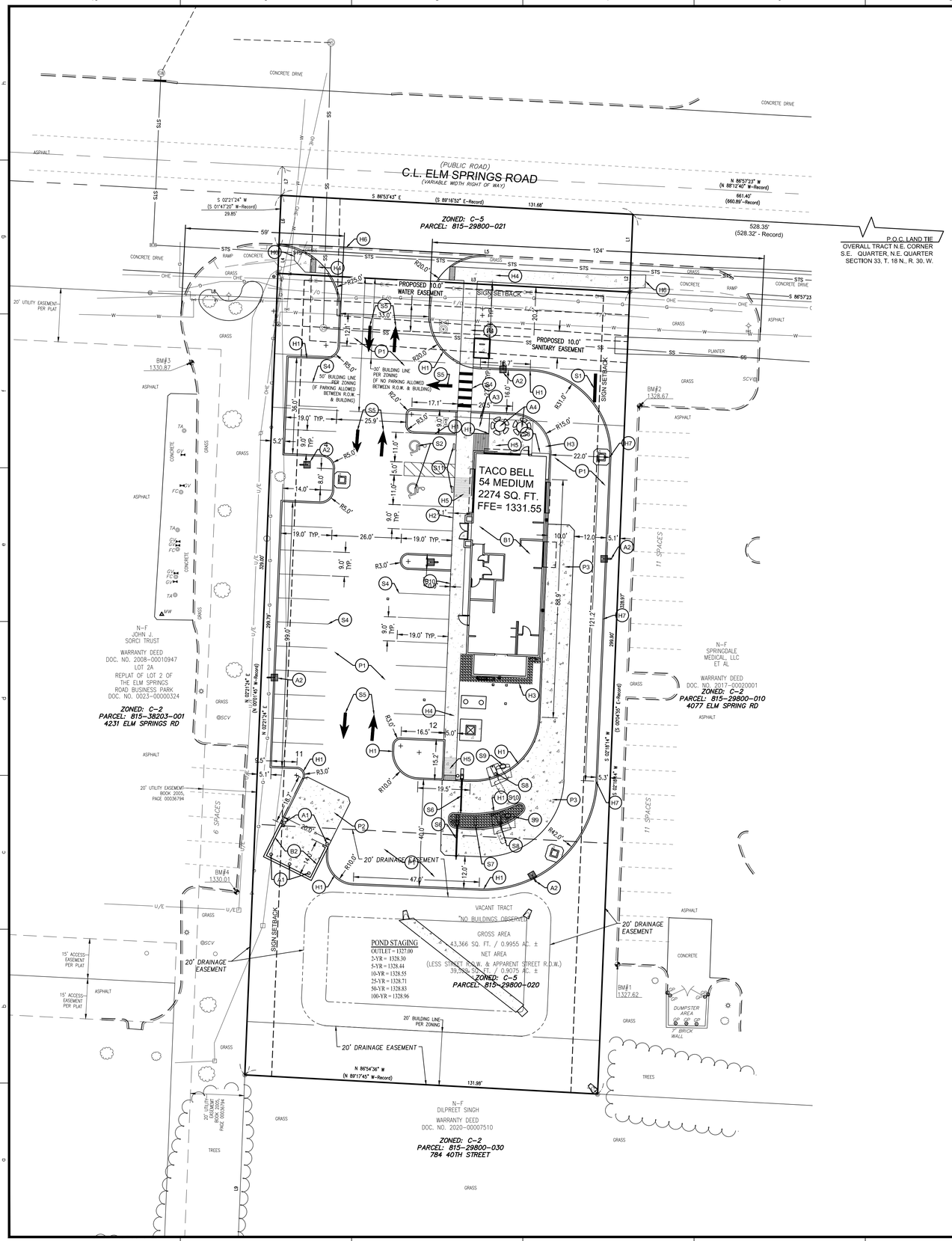
PREPARED FOR:
TACO BELL
4183 ELM SPRINGS ROAD
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS 72762

SWPPP DETAILS

SHEET NO.
C4

PROJECT NO.
W21.0499 STL

LOCATION: G:\2021\W21049 STL\Engineering\design\consult\W21049STL-C4 SWPPP Det.dwg
LOGIN NAME: bthomas
DATE/TIME: October 19, 2021 - 3:58pm
PLOTTED BY: bthomas



LOCATION: P:\2021\W21049 STL\Engineering\design\cornet\W21049STL-C5 SITE PLAN.dwg
USER NAME: Brian Tripp
DATE/TIME: October 19, 2021 - 3:58pm
PLOTTED BY: mcclady

LAND DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT;
BEGINNING AT A POINT WHICH IS NORTH 89°16'52" WEST 528.35 FEET FROM THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT;
THENCE SOUTH 00°04'55" EAST 328.97 FEET TO A FOUND REBAR;
THENCE NORTH 89°17'45" WEST 131.98 FEET TO A FOUND REBAR;
THENCE NORTH 00°01'45" WEST 329.00 FEET TO THE NORTH LINE OF SAID FORTY ACRE TRACT;
THENCE ALONG SAID NORTH LINE SOUTH 89°16'52" EAST 131.68 FEET TO THE POINT OF BEGINNING.
SUBJECT TO THAT PORTION IN ELM SPRINGS ROAD RIGHT-OF-WAY ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.
LESS AND EXCEPT;
PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
STARTING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33;
THENCE SOUTH 01°14'02" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, ALSO BEING THE CENTERLINE OF NORTH 40TH STREET A DISTANCE OF 1314.18 FEET TO A POINT ON THE CENTERLINE OF ELM SPRINGS ROAD;
THENCE NORTH 88°12'40" WEST ALONG SAID CENTERLINE A DISTANCE OF 660.89 FEET TO A POINT;
THENCE SOUTH 01°47.20" WEST A DISTANCE OF 29.85 FEET TO A POINT ON THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF ELM SPRINGS ROAD FOR THE POINT OF BEGINNING;
THENCE SOUTH 88°11'54" EAST ALONG SAID EXISTING RIGHT OF WAY LINE A DISTANCE OF 132.00 FEET TO A POINT;
THENCE SOUTH 01°58'10" WEST A DISTANCE OF 10.12 FEET TO A POINT ON THE SOUTHERLY PROPOSED RIGHT OF WAY LINE OF ELM SPRINGS ROAD;
THENCE NORTH 88°12'40" WEST ALONG SAID PROPOSED RIGHT OF WAY LINE A DISTANCE OF 132.00 FEET TO A POINT;
THENCE NORTH 01°58'10" EAST A DISTANCE OF 10.15 FEET TO THE POINT OF BEGINNING AS CONVEYED TO THE CITY OF SPRINGDALE IN WARRANTY DEED RECORDED OCTOBER 8, 1991 IN BOOK 1436 AT PAGE 116 IN THE RECORDS OF WASHINGTON COUNTY, ARKANSAS.

GENERAL 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.

STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED SIX (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION.

1. DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION
2. THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY
3. NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING
4. NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECT OF ENGINEERING
5. ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.

SITE PLAN NOTES

PAVEMENT - C6 FOR DETAILS

- (P1) STANDARD ASPHALT PAVEMENT
- (P2) HEAVY DUTY BLACK DYE CONCRETE WITH 1' CHAMFERED CORNERS
- (P3) STANDARD DUTY BLACK CONCRETE WITH 1' CHAMFERED CORNERS

HARDSCAPE - C6 FOR DETAILS

- (H1) TYPE 1 CURB - SEE SHEET C6 FOR DETAIL
- (H2) MONOLITHIC WALK AND CURB
- (H3) GRAVEL MOWING STRIP, SEE C11 FOR DETAILS
- (H4) CONCRETE SIDEWALK
- (H5) ADA ACCESSIBLE RAMP PER DETAIL ON C6.6
- (H6) MATCH EXISTING PAVEMENT WITH MODIFIED CURB AND GUTTER PER DETAIL ON SHEET C6.5
- (H7) TYPE 2 CURB - SEE SHEET C6 FOR DETAIL

BUILDING ACCESSORIES - C6 FOR DETAILS

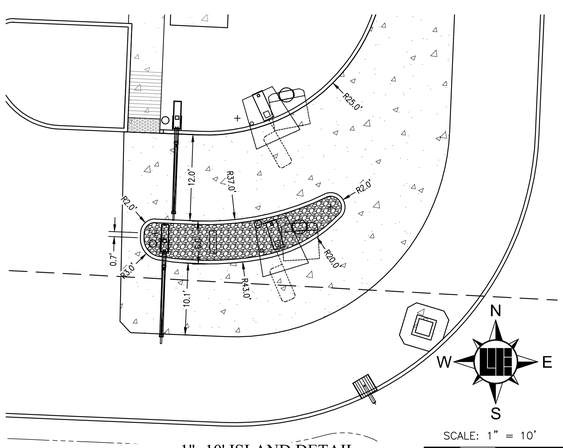
- (B1) BUILDING
- (B2) DUMPSTER ENCLOSURE & GATES - TO BE PAINTED SW #7076 CYBERSPACE

ACCESSORIES - C6 FOR DETAILS

- (A1) BOLLARD / PAINTED OSHA "SAFETY YELLOW"
- (A2) LIGHT POLE AND CONCRETE BASE
- (A3) BIKE PARKING (SINGLE HOOP, DERO SWERVE RACK, BLACK AND HOLDS AT LEAST 2 BIKES)
- (A4) CONCRETE PATIO WITH WITH PATIO TABLE (SPRINGDALE CENTRAL FEATURE AND COMMUNITY SPACE)

SIGNAGE & MARKINGS - C6 FOR DETAILS

- (S1) PROPOSED TACO BELL FREESTANDING PYLON SIGN PERMITTED BY SIGN VENDOR
- (S2) ADA PARKING SPACE. 4" BLUE PAINT STRIPE, BLUE PAINT HANDICAP GRAPHIC. SHERMAN WILLIAMS PRO-PARK PAINT
- (S3) BUILDING SIGNAGE
- (S4) 4" PAINTED WHITE SOLID LINES (TYP) SHERMAN WILLIAMS PRO-PARK PAINT
- (S5) PAINTED WHITE DIRECTIONAL TRAFFIC ARROWS/ORDER MISC
- (S6) CLEARANCE BAR - 1" CONDUIT RAN TO BASE
- (S7) PREVIEW BOARD - SEE DETAIL ON SHEET C15
- (S8) OCB CABINET - SEE ARCH PLANS FOR WIRING AND DETAIL ON SHEET C15
- (S9) MENU BOARD - SEE ARCH PLANS FOR WIRING AND DETAIL ON SHEET C15
- (S10) SIDEWALK CURB, PAINTED OSHA "SAFETY YELLOW"
- (S11) HANDICAPPED PARKING SIGNS



1"=10' ISLAND DETAIL

SCALE: 1" = 10'
0 5 10 20

AREAS

GROSS SITE AREA:	0.996 AC
NET SITE AREA:	0.908 AC
EXISTING IMPERVIOUS:	0.240AC
EXISTING PERVIOUS:	0.668 AC
PROPOSED IMPERVIOUS:	0.511 AC
PROPOSED PERVIOUS:	0.397 AC

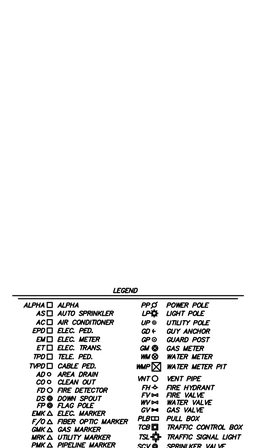
SITE DATA

SITE AREA:	0.4833 AC
BUILDING AREA:	2,274 SF
ZONING:	C5
C5 ZONING SETBACKS	
FRONT SETBACK: (50' IF PARKING BETWEEN ROW & BUILDING)	30'
BACK SETBACK:	20'
FRONT SIGN SETBACK:	2'
SIDE SIGN SETBACK:	10'
LANDSCAPE BUFFERS	
STREET FRONT:	10'
PARKING BUFFER:	5'
PARKING	
PARKING REQUIRED: 1 PER 4 MAX OCCUPANCY (17) + 1 PER EMPLOYEE MAX SHIFT (12)	29 (2 ADA)
PARKING PROVIDED:	
STANDARD SPACES:	28
ADA SPACES:	2
TOTAL SPACES:	30

PLAN CERTIFICATE NOTE:

ORIGINAL ALTA, TOPOGRAPHY, UTILITIES, STORM SEWERS, AND ALL OTHER EXISTING CONDITIONS ITEMS WERE PREPARED BY D.T.M. ON 02.12.2021. CONTACT: (405) 601-7421 - CHRIS TRIPP

FINAL DRAWINGS FOR THIS SITE WERE PREPARED BY WEIHE ENGINEERS, INC. AND JAMES K. SHINNEMAN. FINAL CONSTRUCTION PLANS ARE THOSE PLANS CONTAINING A FINAL REVISION DATE AFTER 09/17/2021. WEIHE ENGINEERS, INC. AND JAMES K. SHINNEMAN ACCEPT RESPONSIBILITY ONLY FOR THE SITE IMPROVEMENTS RELATED TO THE ENGINEERING WORK SHOWN ON THESE PLANS.



SCALE: 1" = 20'
0 10 20 40

LEGEND

ALPHA ALPHA	POWER POLE
AS AUTO SPRINKLER	LIGHT POLE
AC AIR CONDITIONER	UTILITY POLE
EPD ELEC. PED.	GUY ANCHOR
EM ELEC. METER	GUARD POST
ET ELEC. TRANS.	GAS METER
TPD TELE. PED.	WATER METER
TVPD CABLE PED.	WATER METER PIT
AD AREA DRAIN	VENT PIPE
CO CLEAN OUT	FIRE HYDRANT
FD FIRE DETECTOR	FIRE VALVE
DS DOWN SPOUT	WATER VALVE
FP FLAG POLE	GAS VALVE
EMK ELEC. MARKER	PULL BOX
F/O FIBER OPTIC MARKER	TRAFFIC CONTROL BOX
GMK GAS MARKER	TRAFFIC SIGNAL LIGHT
MRK UTILITY MARKER	SPRINKLER VALVE
PMK PIPELINE MARKER	YARD LIGHT
TVMK CABLE MARKER	YARD HYDRANT
TMK TELE. MARKER	STORM GRATE
MW MONITORING WELL	VENT PIPE
MB MAILBOX	GATE
GREASE TRAP	HANDICAPPED SIGN
SANITARY SEWER	SIGN
STORM WATER	BENCHMARK ELEVATION
LAMP HOLE	TREE
TELEPHONE	BUSH
CABLE TV	HANDICAPPED SPACE
ELECTRIC	GAS LINE
WATER	WATER LINE
BARBWIRE/FIELDWIRE FENCE	FIBER OPTIC
STOCKADE FENCE	ELECTRIC LINE
CHAINLINK FENCE	UNDERGROUND TELEPHONE
CHERRIED ELECTRIC	UNDERGROUND CABLE TV
TOP OF BANK	SANITARY SEWER
TOE OF BANK	STORM SEWER
TREE LINE	
HEDGE LINE	

P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
PH PORCH/DECK HEIGHT
FF FINISHED FLOOR ELEVATION

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317 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

DATE	BY	REVISIONS AND ISSUES
09.17.2021	BT	1. BID SET

PROJECT NO.: W21049 STL
DWG NAME:
DESIGNED BY: BT
DRAWN BY: BT
CHECKED BY: BT
DATE: 09.17.2021

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 15760
JAMES SHINNEMAN

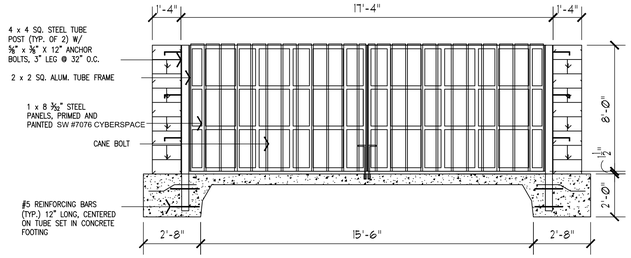
JAMES SHINNEMAN 15760

PREPARED FOR:
L21-37
TACO BELL
4183 ELM SPRINGS ROAD
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS 72762

SITE PLAN

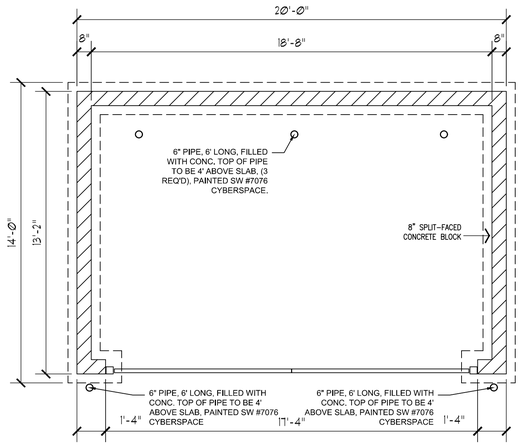
SHEET NO.
C5

PROJECT NO.
W21.0499 STL



FRONT ELEVATION

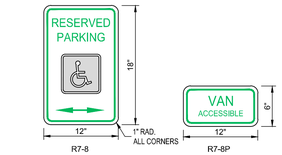
NO SCALE



ENCLOSURE PLAN

NO SCALE

PAINT ENCLOSURE INSIDE AND OUTSIDE TO MATCH BUILDING

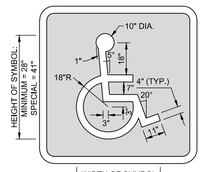


NOTE:
12"X18" 18 GAUGE HOT DIP GALVANIZED NON-REFLECTIVE SIGN WITH 12' POST DRIVEN 4 FEET INTO GROUND. POST SHALL BE 12' LONG GALVANIZED 2 1/2" OD STEEL POSTS. SET BOTTOM OF SIGN 7' ABOVE GRADE.
NOTE:
WHERE PARKING SPACES THAT ARE RESERVED FOR PERSONS WITH DISABILITIES ARE DESIGNATED TO ACCOMMODATE WHEELCHAIR VANS, A VAN ACCESSIBLE (R7-8P) PLAQUE SHALL BE MOUNTED BELOW THE R7-8 SIGN. THE R7-8SIGN SHALL HAVE A GREEN LEGEND AND BORDER AND A WHITE WHEELCHAIR SYMBOL ON A BLUE SQUARE ALL ON A WHITE BACKGROUND. THE R7-8P PLAQUE SHALL HAVE A GREEN LEGEND AND BORDER ON A WHITE BACKGROUND.

ACCESSIBLE SIGNS

(NO SCALE)

NOTE:
ALL STRIPES TO BE PAINTED WHITE.
MINIMUM = 3"
SPECIAL = 4"

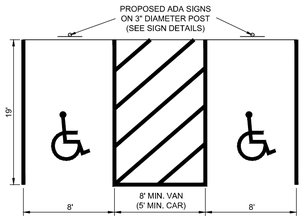


NOTE:
BLUE BACKGROUND AND WHITE BORDER ARE OPTIONAL

ACCESSIBLE PARKING SYMBOL DETAIL

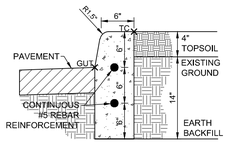
(NO SCALE)

NOTE:
ALL PAINT TO BE BLUE NON-SKID SURFACE APPLICATION OF CILICA SAND OR GLASS BEAD BY METHOD OF MIXTURE AND OR BROADCASTING.



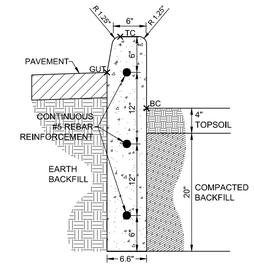
ACCESSIBLE PARKING SPACES

(NO SCALE)



TYPE 1 CURB DETAIL

(NO SCALE)

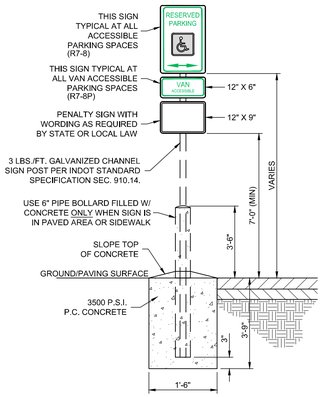


TYPE 2 CURB DETAIL

(NO SCALE)

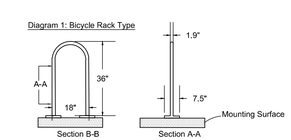
ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

WHERE PARKING SPACES THAT ARE RESERVED FOR PERSONS WITH DISABILITIES ARE DESIGNATED TO ACCOMMODATE WHEELCHAIR VANS, A VAN ACCESSIBLE (R7-8P) PLAQUE SHALL BE MOUNTED BELOW THE R7-8 SIGN. THE R7-8SIGN SHALL HAVE A GREEN LEGEND AND BORDER AND A WHITE WHEELCHAIR SYMBOL ON A BLUE SQUARE ALL ON A WHITE BACKGROUND. THE R7-8P PLAQUE SHALL HAVE A GREEN LEGEND AND BORDER ON A WHITE BACKGROUND.



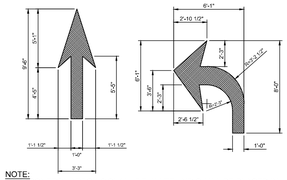
ACCESSIBLE SIGN BOLLARD MOUNT DETAIL

(NO SCALE)



BICYCLE PARKING DETAIL

(NO SCALE)

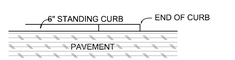


NOTE:
LANE CONTROL ARROWS SHALL BE WHITE AND SHALL BE PLACED IN ACCORDANCE WITH IMUTCD. THE ARROW SHOULD BE 20 FEET IN ADVANCE OF THE STOPLINE. THE WORD "ONLY" SHOULD BE LOCATED IN ADVANCE OF THE PAVEMENT ARROW.

TRAFFIC MARKING DETAILS

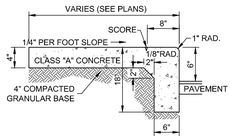
(NO SCALE)

NOTE:
TYPICAL SIZES FOR NORMAL INSTALLATION; SIZES MAY BE REDUCED APPROXIMATELY ONE-THIRD FOR LOW-SPEED URBAN CONDITIONS.



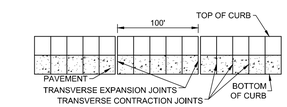
CURB TAPER DETAIL

(NO SCALE)



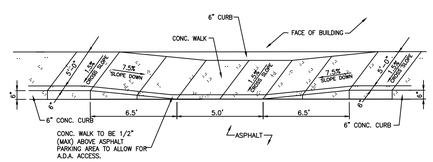
INTEGRAL WALK AND CURB DETAIL

(NO SCALE)



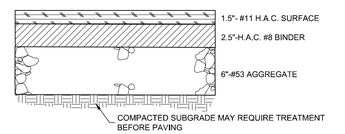
CURB JOINT DETAIL

(NO SCALE)



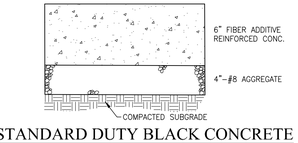
CONC. CURB TURNDOWN FOR A.D.A. ACCESS

(NO SCALE)



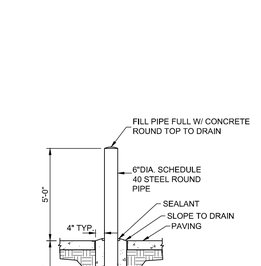
STANDARD DUTY ASPHALT PAVING SECTION

(NO SCALE)



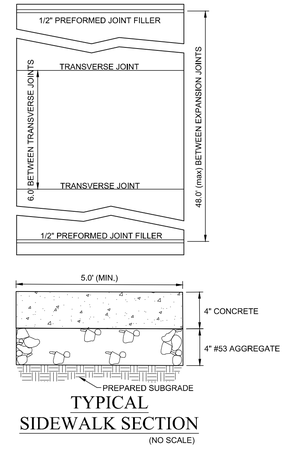
STANDARD DUTY BLACK CONCRETE PAVING SECTION

(NO SCALE)



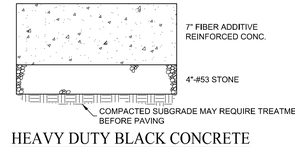
PIPE BOLLARD DETAIL

(NO SCALE)



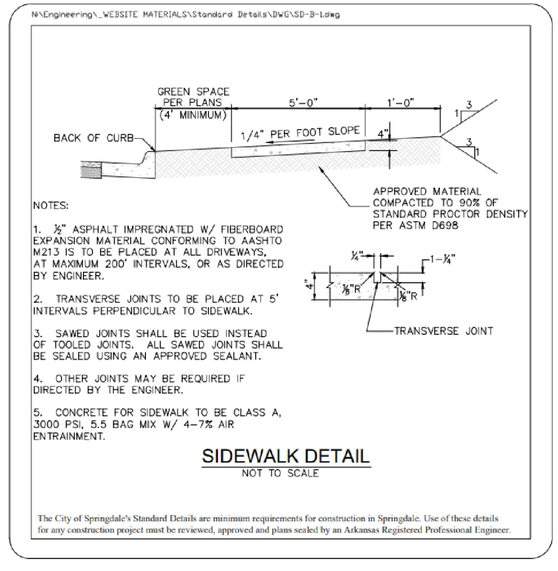
TYPICAL SIDEWALK SECTION

(NO SCALE)



HEAVY DUTY BLACK CONCRETE PAVING SECTION

(NO SCALE)



SIDEWALK DETAIL

NOT TO SCALE

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-1

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317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

REVISIONS AND ISSUES	DATE	BY
1 - BID SET	09.17.2021	BT

PROJECT NO.: W21.0499 STL
DWG NAME: W21.0499STL-C6 SITE DETAILS
DESIGNED BY: BT
DRAWN BY: BT
CHECKED BY: BT
DATE: 09.17.2021

STATE OF ARKANSAS
★★★
LICENSED PROFESSIONAL ENGINEER
★★★
No. 15760
JAMES SHINNEMAN

JAMES SHINNEMAN 15760

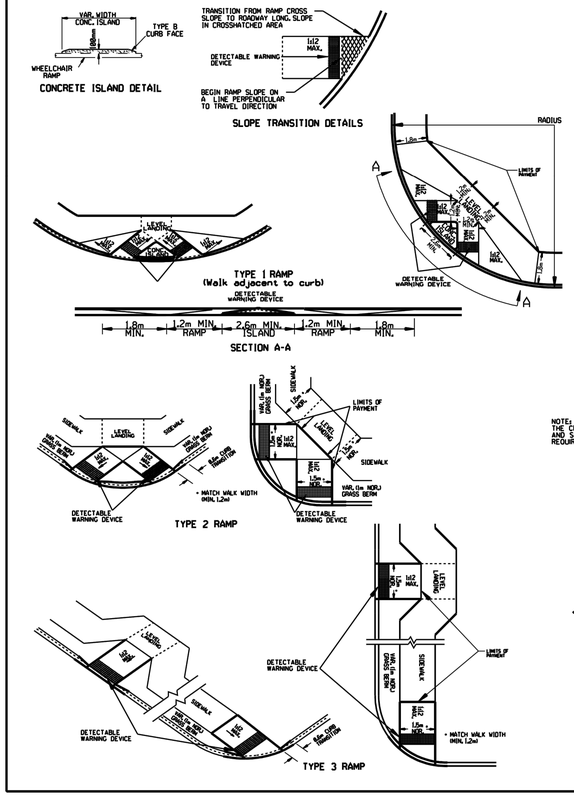
PREPARED FOR:
TACO BELL
4193 ELM SPRINGS ROAD
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS 72762

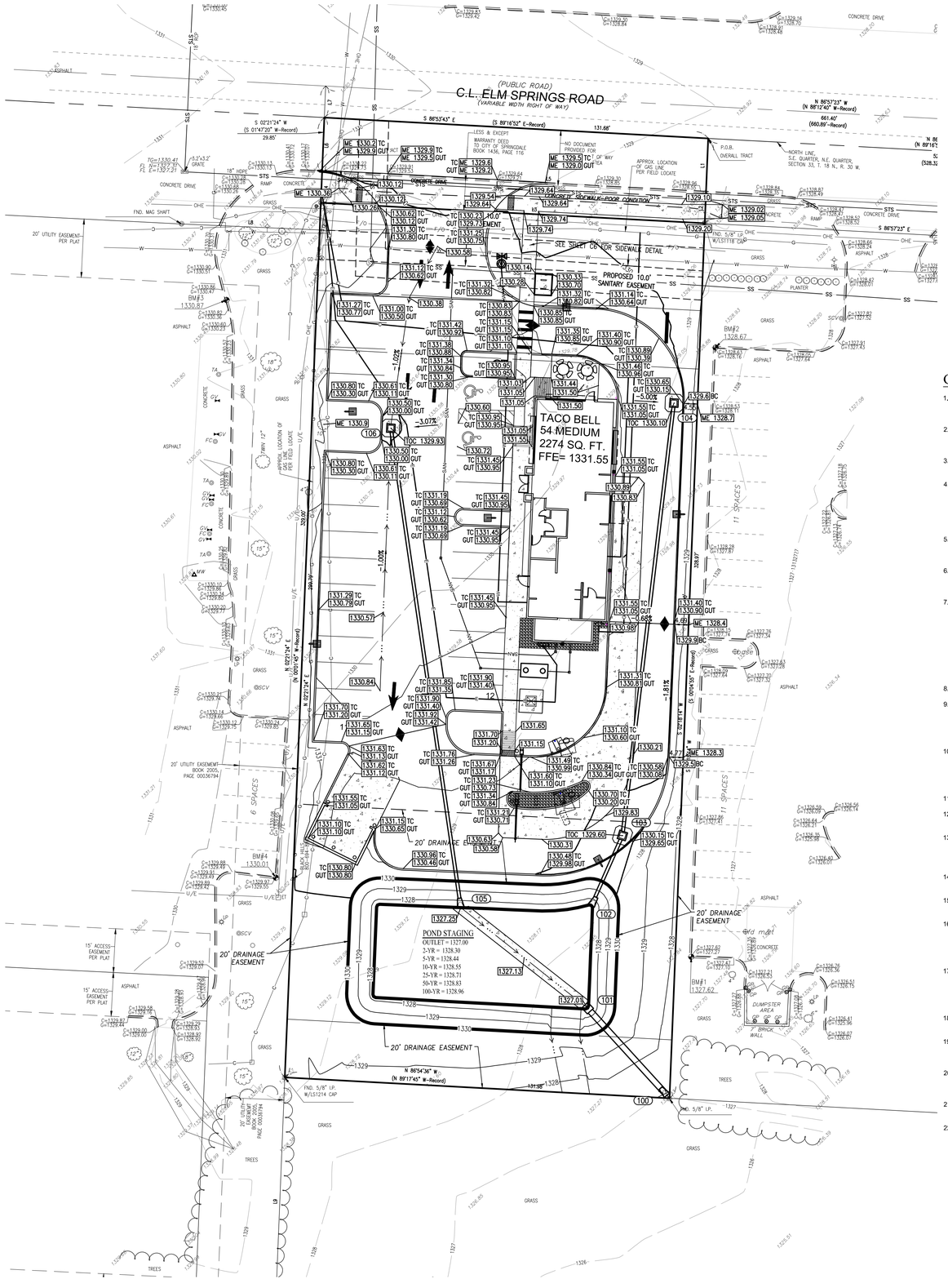
SITE DETAILS

SHEET NO.
C6

PROJECT NO.
W21.0499 STL

LOCATION: C:\2021\W21.0499 STL\Engineering\Design\Consult\W21.0499STL-C6 SITE DETAILS.dwg
LAYOUT: C6 SITE DETAILS
DATE/TIME: October 19, 2021 - 3:59pm
PLOTTED BY: mcurley


VAR. WIDTH CONC. ISLAND
TYPE B CURB FACE
WHEELCHAIR RAMP
CONCRETE ISLAND DETAIL
TRANSITION FROM RAMP CROSS SLOPE TO ROADWAY LONG. SLOPE IN CROSSHATCHED AREA
1:12 MAX.
DETECTABLE WARNING DEVICE
BEGIN RAMP SLOPE ON A LINE PERPENDICULAR TO TRAVEL DIRECTION
SLOPE TRANSITION DETAILS
TYPE 1 RAMP
(Walk adjacent to curb)
DETECTABLE WARNING DEVICE
1.8m MIN.
1.2m MIN. RAMP
2.6m MIN. ISLAND
1.2m MIN. RAMP
1.8m MIN.
SECTION A-A
RADIUS
LIMITS OF PAYMENT
1.2m
1:12 MAX.
1:48 MIN.
1:20 MAX.
1:48 MIN.
1:20 MAX.
1:48 MIN.
1:12



STORM SEWER STRUCTURE DATA TABLE				
STRUCTURE NUMBER	TOP OF CASTING	STRUCTURE TYPE	CASTING TYPE	INVERT
100	1329.27	FLARED END SECTION, 24" DIA.	N/A	INV IN (NW)= 1326.94 (24" RCP)
101	1329.25	OUTLET CONTROL STRUCTURE, 24 X 24	SEE DETAIL	INV OUT (SE)= 1327.00 (24" RCP)
102	1328.60	FLARED END SECTION, 24" DIA.	N/A	INV IN (NE)= 1327.35 (12" RCP)
103	1329.60	PAVED INLET, 22 X 22	R-3405	INV IN (N)= 1327.44 (12" RCP) INV OUT (SW)= 1327.44 (12" RCP)
104	1330.10	PAVED INLET, 22 X 22	R-3405	INV OUT (S)= 1327.91 (12" RCP)
105	1327.07	FLARED END SECTION, 24" DIA.	N/A	INV IN (N)= 1327.25 (12" RCP)
106	1329.94	PAVED INLET, 22 X 22	R-3405	INV OUT (S)= 1327.78 (12" RCP)

STORM SEWER PIPE DATA TABLE					
UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	SIZE	MATERIAL	LENGTH	SLOPE
100	101	24"	RCP	40'	0.15%
102	103	12"	RCP	26'	0.34%
103	104	12"	RCP	149'	0.32%
105	106	12"	RCP	166'	0.32%

GENERAL GRADING NOTES

1. CONTRACTOR SHALL REFER TO THE STORMWATER POLLUTION PREVENTION PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO EARTHMOVING ACTIVITIES.
2. THE SECTIONS BELOW FOR VARIOUS ITEMS ARE TO CLARIFY THE INTENT OF THE REQUIREMENTS FOR THIS PROJECT. PLEASE NOTE THAT OTHER SECTIONS OF THE ARDOT STANDARD SPECIFICATIONS MAY ALSO BE APPLICABLE.
3. TOPSOIL SHALL BE STRIPPED FROM ALL AREAS TO RECEIVE PAVING AND FROM WITHIN THE LIMITS OF PROPOSED BUILDINGS AND STRUCTURES.
4. AFTER STRIPPING TOPSOIL, PROOFROLL AREAS TO BE FILLED WITH A MEDIUM WEIGHT ROLLER TO DETERMINE LOCATIONS OF ANY POCKETS OF UNSUITABLE MATERIAL. RECOMMENDATIONS FOR DRYING, AMENDING AND/OR REMOVAL OF ANY UNSUITABLE MATERIAL WITHIN THE PROPOSED PAVED AND/OR BUILDING AREAS WILL BE DETERMINED AT THE TIME OF CONSTRUCTION BY THE OWNER'S GEOTECHNICAL TESTING REPRESENTATIVE.
5. TOPSOIL SHALL BE PLACED IN MOUNDING AREAS, NONSTRUCTURAL FILL AND/OR PLANTING AREAS TO A MINIMUM DEPTH OF 6". EXCESS TOPSOIL SHALL BE REMOVED FROM THE SITE.
6. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.
7. FILL MATERIAL SHALL CONSIST OF EARTH OBTAINED FROM CUT AREAS, BORROW PITS OR OTHER APPROVED SOURCES. EARTH SHALL BE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES AND LARGE ROCKS. THE FILL MATERIAL SHALL BE PLACED IN LAYERS NOT TO EXCEED SIX INCHES FOLLOWING COMPACTION, PROPER MOISTURE CONTENT OF FILL MATERIAL WILL BE SUCH TO ACHIEVE SPECIFIED COMPACTION DENSITY. ALL FILL BENEATH PAVED AREAS, FLOOR SLABS AND FUTURE BUILDINGS SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY PER ASTM D-1557. FIELD COMPACTING TEST SHALL BE RUN ON EACH LIFT, IN FILL SECTIONS, AND THE REQUIRED COMPACTION ON EACH LIFT SHALL BE IN ACCORDANCE WITH INDOT SECTION 211.
8. MAXIMUM LAWN SLOPE IS 3:1.
9. THE PLANS SHOW THE LOCATION OF ALL KNOWN UTILITIES LOCATED WITHIN THE LIMITS OF CONSTRUCTION ACCORDING TO INFORMATION PROVIDED BY THE VARIOUS UTILITY COMPANIES, PREVIOUS CONSTRUCTION PLANS AND AS EVIDENCED BY OBSERVATION OF ABOVE GROUND CONDITIONS BY THE SURVEYOR. THE ACCURACY OF THIS INFORMATION IS NOT GUARANTEED.
10. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES TO LOCATE MAINS, CONDUITS, SERVICE LINES, ETC. WITHIN THE CONSTRUCTION LIMITS. THE LOCATION AND PROTECTION OF UTILITY STRUCTURES, THEIR SUPPORT AND MAINTENANCE DURING CONSTRUCTION (IN COOPERATION WITH APPLICABLE UTILITY COMPANY) IS THE EXPRESSED RESPONSIBILITY OF THE CONTRACTOR.
11. ALL SPOT ELEVATIONS ARE TO FINISHED GRADE.
12. COMPACTED "B" BORROW BACK FILL REQUIRED OVER ALL UTILITIES IN PAVED AREAS.
13. ALL GRADES AT BOUNDARY SHALL MEET EXISTING. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE. BUTT JOINTS SHALL BE PROVIDED AT TRANSITIONAL AREAS BETWEEN PROPOSED AND EXISTING PAVEMENT.
14. ANY PART OF SANITARY OR STORM SEWER TRENCHES RUNNING UNDER OR WITHIN 5' OF PAVEMENT TO BE BACKFILLED WITH GRANULAR MATERIAL.
15. ALL CONSTRUCTION ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH O.S.H.A. STANDARDS FOR WORKER SAFETY.
16. THE CONTRACTOR SHALL CONFIRM ALL EARTHWORK QUANTITIES PRIOR TO THE START OF CONSTRUCTION. IF AN EXCESS OR SHORTAGE OF EARTH IS ENCOUNTERED, THE CONTRACTOR SHALL CONFIRM WITH THE OWNER AND ENGINEER THE REQUIREMENTS FOR STOCKPILING, REMOVAL OR IMPORTING OF EARTH.
17. PROVIDE POSITIVE DRAINAGE WITHOUT PONDING IN ALL AREAS AFTER INSTALLATION. CONTRACTOR TO TEST FOR AND CORRECT ANY PONDING CONDITIONS. ANY AREAS THAT HOLD WATER MORE THAN 1/8" DEEP SHALL BE CUT OUT AND CORRECTED TO POSITIVE DRAINAGE AT NO COST TO THE OWNER/ DEVELOPER OR ENGINEER.
18. ADA ACCESSIBLE PARKING SPACES, RAMPS, AND ROUTES SHALL BE IN ACCORDANCE WITH THE LATEST ADA STANDARDS FOR ACCESSIBLE DESIGN.
19. VERTICAL CURVES, WITH A MINIMUM LENGTH OF 50', SHALL BE USED WHERE POSSIBLE BETWEEN VERTICAL CHANGES IN DIRECTION (SLOPE) TO ALLOW FOR POSITIVE DRAINAGE AND SMOOTH TRANSITIONS.
20. CONTRACTOR TO INSTALL CONCRETE CRADLES WHEN THE VERTICAL SEPARATION (AS MEASURED FROM THE EXTERIOR OF THE PIPES) BETWEEN SANITARY SEWER FACILITIES, WATER MAIN, AND STORM SEWERS IS 18" OR LESS.
21. ALL DISTURBED AREA SHALL BE STABILIZED IN ACCORDANCE TO THE STORM WATER POLLUTION PREVENTION PLAN AND LANDSCAPE PLAN.
22. ADJUST ANY STEEL MANHOLE LIDS IN THE PROPOSED SIDEWALK WITHIN THE RIGHT OF WAY.

GENERAL NOTES

THE SITE LIES IN A NON-SPECIAL FLOOD HAZARD AREA, UNSHADED X, AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM, WHEN PLOTTED BY SCALE ON FLOOD INSURANCE RATE MAP #05143C0060F FOR WASHING COUNTY, ARKANSAS DATED MAY 16, 2014.

GRADING LEGEND

- TC 818.74 / GUT 818.24 — CURB ELEVATION
- TC 818.74 / M.E. 818.24 — CURB MATCH EXISTING ELEVATION
- 818.64 — PAVEMENT SPOT ELEVATION
- 818.64 MS — MATCH EXISTING PAVEMENT ELEVATION
- 819.3 — GROUND SPOT ELEVATION
- +329.0 — EXISTING SPOT ELEVATION
- +329.0 — EXISTING SPOT ELEVATION INSIDE THE EXISTING BUILDING

LEGEND

ALPHA □ ALPHA		PP ⊏ POWER POLE	
AS □ AUTO SPRINKLER		LP ○ LIGHT POLE	
AC □ AIR CONDITIONER		UP ⊕ UTILITY POLE	
EP/D □ ELEC. PED.		GP ↑ GUY ANCHOR	
EM □ ELEC. METER		GP ⊕ GUARD POST	
ET □ ELEC. TRANS.		GM ⊕ GAS METER	
TP/D □ TELE. PED.		WM ⊕ WATER METER	
TVP/D □ CABLE PED.		WMP ⊠ WATER METER PIT	
AD ○ AREA DRAIN		VNT ○ VENT PIPE	
CO ○ CLEAN OUT		FH ⊕ FIRE HYDRANT	
FD ○ FIRE DETECTOR		FV ⋈ FIRE VALVE	
DS ⊕ DOWN SPOUT		WV ⋈ WATER VALVE	
FP ⊕ FLAG POLE		GV ⋈ GAS VALVE	
EMK △ ELEC. MARKER		PULBOX PULL BOX	
F/O △ FIBER OPTIC MARKER		TCB ⊟ TRAFFIC CONTROL BOX	
GMK △ GAS MARKER		TSL ✣ TRAFFIC SIGNAL LIGHT	
MRK △ UTILITY MARKER		SCV ⊗ SPRINKLER VALVE	
PMK △ PIPELINE MARKER		YL ○ YARD LIGHT	
TVMK △ CABLE MARKER		YH ⊕ YARD HYDRANT	
TUG △ TELE. MARKER		MW ▣ MONITORING WELL	
MW △ MONITORING WELL		STORM GRATE ▥	
MB ▭ MAILBOX		VNT ○ VENT PIPE	
GREASE TRAP		GATE	
SANITARY SEWER		HANDICAPPED SIGN	
STORM WATER		SIGN	
LAMP HOLE		BENCHMARK ELEVATION	
TELEPHONE		TREE	
CABLE TV		BUSH	
ELECTRIC		HANDICAPPED SPACE	
WATER			
BARB/WIRE/FIELD/WIRE FENCE		GAS LINE	
STOCKADE FENCE		WATER LINE	
CHAINLINK FENCE		FIBER OPTIC	
OVERHEAD ELECTRIC		ELECTRIC LINE	
TOP OF BANK		UNDERGROUND TELEPHONE	
TOE OF BANK		UNDERGROUND CABLE TV	
TREE LINE		SANITARY SEWER	
HEDGE LINE		STORM SEWER	

P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
PH PORCH/DECK HEIGHT
FF FINISHED FLOOR ELEVATION

PLAN CERTIFICATE NOTE:

ORIGINAL ALTA, TOPOGRAPHY, UTILITIES, STORM SEWERS, AND ALL OTHER EXISTING CONDITIONS ITEMS WERE PREPARED BY D.T.M. ON 02.12.2021. CONTACT: (405) 601-7421 - CHRIS TRIPP

FINAL DRAWINGS FOR THIS SITE WERE PREPARED BY WEIHE ENGINEERS, INC. AND JAMES K. SHINNEMAN. FINAL CONSTRUCTION PLANS ARE THOSE PLANS CONTAINING A FINAL REVISION DATE AFTER 09/17/2021. WEIHE ENGINEERS, INC. AND JAMES K. SHINNEMAN ACCEPT RESPONSIBILITY ONLY FOR THE SITE IMPROVEMENTS RELATED TO THE ENGINEERING WORK SHOWN ON THESE PLANS.

N W E S

SCALE: 1" = 20'

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REVISIONS AND ISSUES	DATE	BY
1. BID SET	09.17.2021	BT

PROJECT NO.: W21049 STL
DWG NAME: GRADING PLAN
DESIGNED BY: BT
DRAWN BY: BT
CHECKED BY: BT
DATE: 09.17.2021

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 15760
JAMES SHINNEMAN

JAMES SHINNEMAN 15760

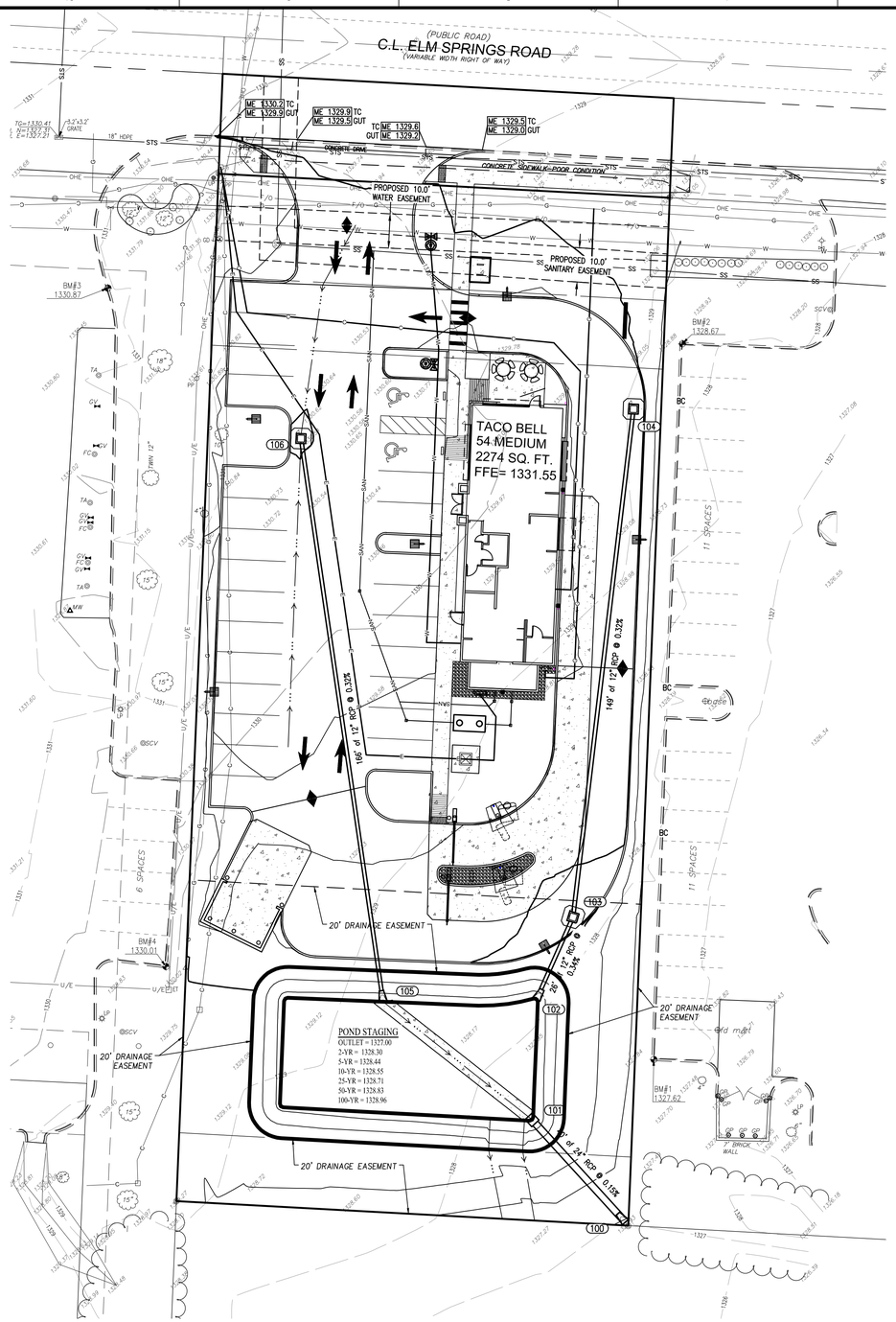
PREPARED FOR:
L21-37
TACO BELL
4183 ELM SPRINGS ROAD
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS 72762

GRADING PLAN

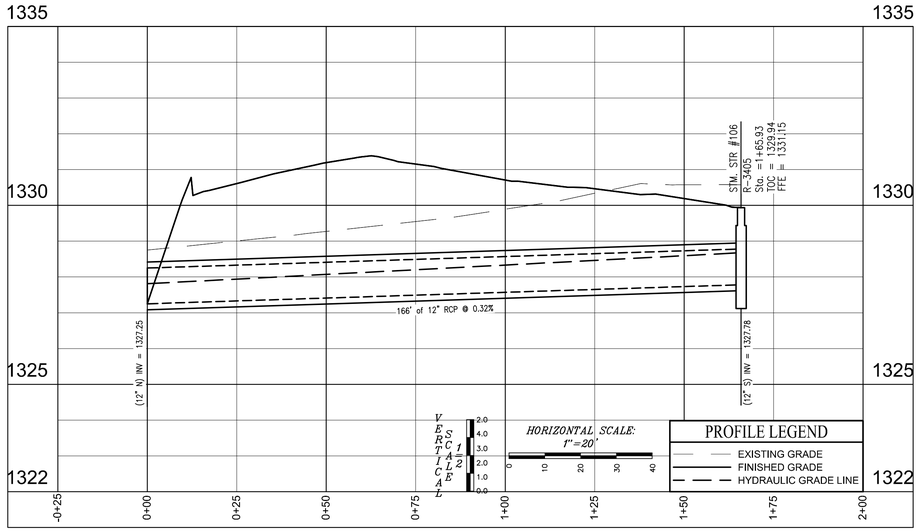
SHEET NO.
C7

PROJECT NO.
W21.0499 STL

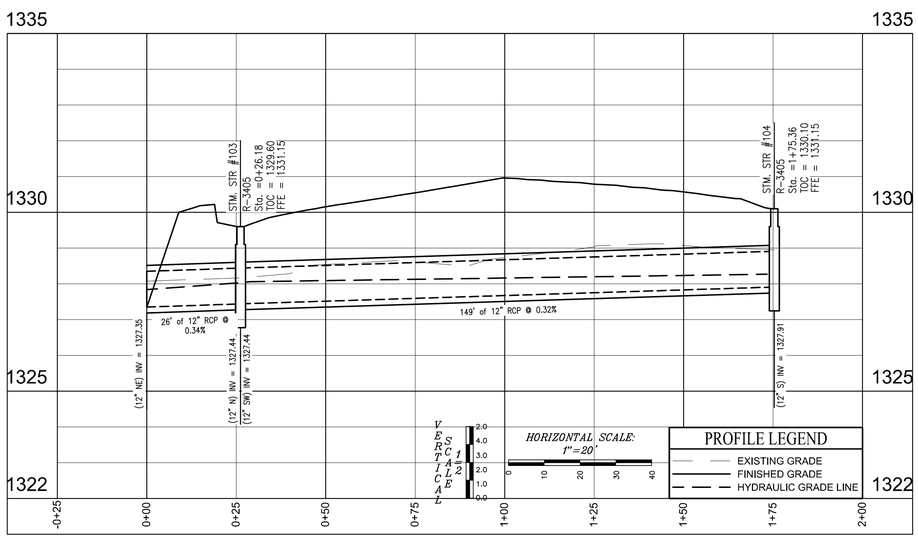
LOCATION: R:\2021\W21049 STL\Engineering\design\cornet\W21049STL - C7 GRADING PLAN.dwg
LAYOUT: GRADING PLAN
DATE/TIME: October 19, 2021 - 3:59pm
PLOTTED BY: mcvesby



Alignment - Storm West



Alignment - Storm East



GRADING LEGEND

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LEGEND

ALPHA	ALPHA	PP	POWER POLE
AS	AUTO SPRINKLER	LP	LIGHT POLE
AC	AIR CONDITIONER	UP	UTILITY POLE
EPED	ELEC. PED.	GD	GUY ANCHOR
EM	ELEC. METER	GP	GUARD POST
ET	ELEC. TRANS.	GM	GAS METER
TPD	TELE. PED.	WM	WATER METER
TVPD	CABLE PED.	WMP	WATER METER PIT
AD	AREA DRAIN	VNT	VENT PIPE
CO	CLEAN OUT	FH	FIRE HYDRANT
FD	FIRE DETECTOR	FV	FIRE VALVE
DS	DOWN SPOUT	WV	WATER VALVE
FP	FLAG POLE	GV	GAS VALVE
EMK	ELEC. MARKER	PLBX	PULL BOX
F/O	FIBER OPTIC MARKER	TCB	TRAFFIC CONTROL BOX
GMK	GAS MARKER	TSL	TRAFFIC SIGNAL LIGHT
MRK	UTILITY MARKER	SCV	SPRINKLER VALVE
PMK	PIPELINE MARKER	YL	YARD LIGHT
TVMK	CABLE MARKER	YH	YARD HYDRANT
TUG	TELE. MARKER	SD	STORM GRATE
MW	MONITORING WELL	VNT	VENT PIPE
MB	MAILBOX		GATE
	GREASE TRAP		HANDICAPPED SIGN
SS	SANITARY SEWER		SIGN
SW	STORM WATER		BENCHMARK ELEVATION
	LAMP HOLE		TREE
T	TELEPHONE		BUSH
TV	CABLE TV		HANDICAPPED SPACE
E	ELECTRIC		GAS LINE
W	WATER		WATER LINE
BARBWIRE/FIELDWIRE FENCE			FIBER OPTIC
STOCKADE FENCE			ELECTRIC LINE
CHAINLINK FENCE			UNDERGROUND TELEPHONE
OVERHEAD ELECTRIC			UNDERGROUND CABLE TV
TOP OF BANK			SANITARY SEWER
TOE OF BANK			STORM SEWER
TREE LINE			
HEDGE LINE			

P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
PH PORCH/DECK HEIGHT
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PLAN CERTIFICATE NOTE:

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N W E S

SCALE: 1" = 20'

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ALLAN H. WEIHE, P.E., L.S. - FOUNDER

BY:	DATE
BT	09.17.2021

PROJECT NO.: W21049 STL
DWG NAME: DRAINAGE PLAN & PROFILE
DESIGNED BY: BT
DRAWN BY: BT
CHECKED BY: BT
DATE: 09.17.2021

REVISIONS AND ISSUES
1. BID SET

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
JAMES SHINNEMAN
No. 15760

JAMES SHINNEMAN 15760

PREPARED FOR:
L21-37
TACO BELL
4183 ELM SPRINGS ROAD
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS 72762

DRAINAGE PLAN & PROFILE

SHEET NO.
C7.5

PROJECT NO.
W21.0499 STL

LOCATION: R:\2021\W21.0499_STL\Engineering\Design\Layout\W21049STL-C7.5 STORM PLAN & PROFILE.dwg
LAYOUT: DRAINAGE PLAN & PROFILE
DATE/TIME: October 19, 2021 - 4:06pm
PLOTTED BY: mcauley


(PUBLIC ROAD)
C.L. ELM SPRINGS ROAD
TACO BELL
54 MEDIUM
2274 SQ. FT.
FFE= 1331.15
11 SPACES
PROPOSED 10.0' SANITARY EASEMENT
20' UTILITY EASEMENT PER PLAT
18" RCP
18" HDPE
POND STAGING
OUTLET = 1327.00
2-YR = 1328.30
10-YR = 1328.55
25-YR = 1328.71
50-YR = 1328.81
100-YR = 1328.96
BM#1 1327.62
BM#2 1328.62
BMK 1330.47
TG=1330.41
FL N=1327.31
FL E=1327.21
TR=1331.06
FC NE=1327.96
FL S=1327.96
TR=1327.86
FL W=1328.16
FL E=1327.91
PLB-ELEC
TVPD
SCV
FH
WV
APPROX. LOCATION OF 8" WATERLINE PER CITY ATLAS
APPROX. LOCATION OF 12" WATERLINE PER CITY ATLAS
APPROX. LOCATION OF GAS LINE PER FIELD LOCATE
ME 1330.2 TC
ME 1329.9 GUT
ME 1329.9 TC
ME 1329.6 GUT
ME 1329.3 TC
ME 1329.0 GUT
ME 1329.3 GUT
ME 1329.2 TC
ME 1329.0 TC
ME 1328.9 GUT
ME 1328.6 TC
ME 1328.3 GUT
ME 1328.3 TC
ME 1328.0 GUT
ME 1327.7 TC
ME 1327.4 GUT
ME 1327.4 TC
ME 1327.1 GUT
ME 1327.1 TC
ME 1326.8 GUT
ME 1326.8 TC
ME 1326.5 GUT
ME 1326.5 TC
ME 1326.2 GUT
ME 1326.2 TC
ME 1325.9 GUT
ME

ALED3T150

RAB Outdoor



Color: Bronze

Weight: 32.5 lbs

Project:	Type:
Prepared By:	Date:

Driver Info

Type	Constant Current
120V	1.31A
208V	0.80A
240V	0.69A
277V	0.60A
Input Watts	155.2W
Efficiency	97%

LED Info

Watts	150W
Color Temp	5000K (Cool)
Color Accuracy	71 CRI
L70 Lifespan	100,000
Lumens	16,839
Efficacy	108.5 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P0000175C

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Conformance:

Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5-year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IES Classification:

The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

Effective Projected Area:

EPA = 0.75

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management with external "Air-Flow" fins

Lens:

Tempered glass lens

Housing:

Die-cast aluminum housing, lens frame and mounting arm

IP Rating:

Ingress Protection rating of IP66 for dust and water

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Reflector:

Specular vacuum-metallized polycarbonate

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Technical Specifications (continued)

Construction

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Electrical

THD:

6% at 120V, 11.3% at 277V

Surge Protection:

4kV

Driver:

One Driver, Constant Current, Class 2, 2100mA 100-277V, 50-60Hz, Power Factor 99%

Power Factor:

99.5% at 120V, 93.7% at 277V

Optical

BUG Rating:

B1 U0 G2

Other

BAA Compliance:

Click here for BAA compliance.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

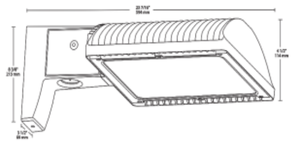
Equivalency:

Equivalent to 400W Metal Halide

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- 5-Year, No-Compromise Warranty

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ALED2T150

RAB Outdoor



Color: Bronze

Weight: 31.5 lbs

Project:	Type:
Prepared By:	Date:

Driver Info

Type	Constant Current
120V	1.31A
208V	0.80A
240V	0.69A
277V	0.60A
Input Watts	153.20W
Efficiency	98%

LED Info

Watts	150.00W
Color Temp	5000K (Cool)
Color Accuracy	71 CRI
L70 Lifespan	100,000
Lumens	17,834
Efficacy	116.4 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P0000175I

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Conformance:

Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5-year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IES Classification:

The Type II distribution is ideal for wide walkways, on ramps and entrance roadways, bike paths and other long and narrow lighting applications. This type is meant for lighting larger areas and usually is located near the roadside. This type of lighting is commonly found on smaller side streets or jogging paths.

Effective Projected Area:

EPA = 0.75

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management with external "Air-Flow" fins

Lens:

Tempered glass lens

Housing:

Die-cast aluminum housing, lens frame and mounting arm

IP Rating:

Ingress Protection rating of IP66 for dust and water

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Reflector:

Specular vacuum-metallized polycarbonate

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Technical Specifications (continued)

Construction

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Electrical

Driver:

One Driver, Constant Current, Class 2, 2100mA 100-277V, 50-60Hz, Power Factor 99%

THD:

6.6% at 120V, 12.1% at 277V

Power Factor:

99.5% at 120V, 93.7% at 277V

Surge Protection:

4kV

Optical

BUG Rating:

B2 U0 G2

Other

BAA Compliance:

Click here for BAA compliance.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

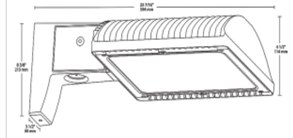
Equivalency:

Equivalent to 400W Metal Halide

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- 5-Year, No-Compromise Warranty

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PS4-11-25D2

RAB Outdoor



Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze

Weight: 167.6 lbs

Project:	Type:
Prepared By:	Date:

Technical Specifications

Listings

CSA Listed:

Suitable for wet locations

Construction

Shaft:

46,000 p.s.i. minimum yield.

Hand Holes:

Reinforced with grounding lug and removable cover

Base Plates:

36,000 p.s.i. minimum yield.

Shipping Protection:

All poles are shipped in individual corrugated cartons to prevent finish damage

Color:

Bronze powder coating

Height:

25 FT

Weight:

168 lbs

Gauge:

11

Wall Thickness:

1/8"

Shaft Size:

4"

Hand Hole Dimensions:

3" x 5"

Bolt Circle:

8 1/2"

Base Dimension:

8"

Anchor Bolt:

Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates:

WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available online.

Pre-Shipped Anchor Bolts:

Bolts can be pre-shipped upon request for additional freight charge

Max EPA's/Max Weights:

70MPH 4.5 ft./135 lb.
80MPH 2.3 ft./80 lb.
90MPH 0.8 ft./35 lb..

Accessories:

Anchor Bolts: ABK4-11

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Technical Specifications (continued)

Other

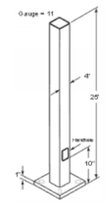
Terms of Sale:

Pole Terms of Sale is available online.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Anchor Bolt Kit includes pole cap and base cover (sold separately)
- Custom manufactured for each application

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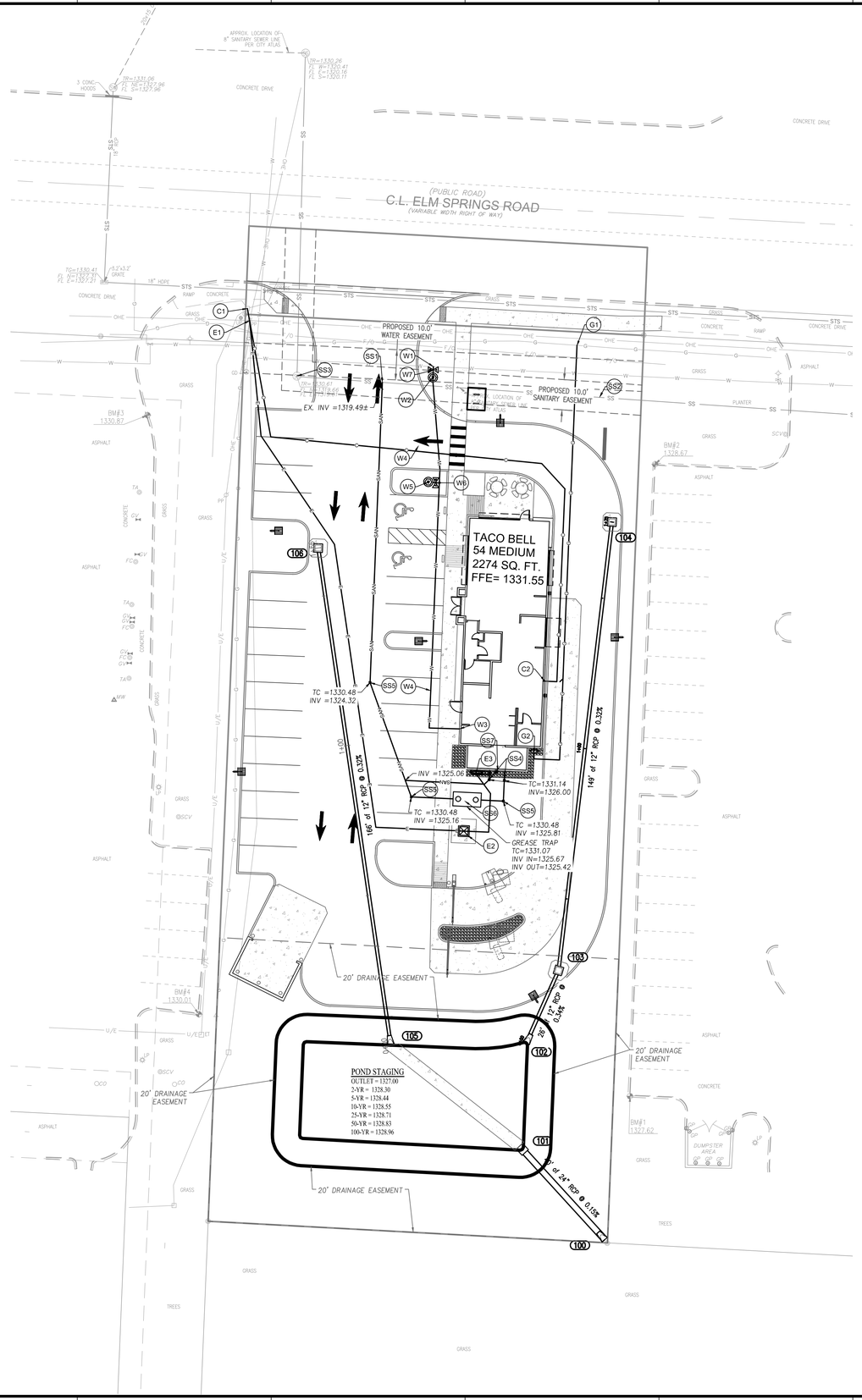
Missing or invalid reference
File: ..\..\by others\lighting\Taco Bell Springdale Layout 00715563Apdf.pdf
Sheet: 2

LIGHTING DETALS

C9



UTILITY PLAN NOTES

SANITARY SEWER NOTES

(SS1) CONNECT PROPOSED 6" SANITARY SEWER LATERAL TO AN EXISTING SANITARY SEWER MAIN. COORDINATE CONNECTION WITH MEP AND CITY OF TONITITOWN WATER AND SEWER. PROVIDE CLEANOUTS AS REQUIRED/SHOWN. ADJUST AS REQUIRED.

(SS2) EXISTING 8" SANITARY MAIN

(SS3) EXISTING SANITARY MANHOLE

(SS4) PROPOSED SANITARY LATERAL CLEANOUT TYPE 1 (WITHIN 3' OF BUILDING - REFER TO DETAIL ON SHEET C11)

(SS5) PROPOSED SANITARY LATERAL CLEANOUT TYPE 3 (3' OUTSIDE OF BUILDING - REFER TO DETAIL ON SHEET C11)

(SS6) GREASE INTERCEPTOR, COORDINATE WITH PLUMBING DRAWINGS

(SS7) INSTALL BACKFLOW PREVENTER

WATER SERVICE NOTES

(W1) PROPOSED CONNECTION TO NEW WATER MAIN - COORDINATE WITH CITY OF SPRINGDALE WATER AND SEWER - ADJUST LOCATION AS REQUIRED

(W2) PROPOSED 1" WATER METER WITH CONNECTION TO EXISTING WATER MAIN AND PROPOSED DOMESTIC SERVICE LINE - COORDINATE WITH CITY OF SPRINGDALE WATER AND SEWER - ADJUST LOCATION AS REQUIRED

(W3) CONNECT PROPOSED DOMESTIC SERVICE LINE TO BUILDING - COORDINATE WITH PLUMBING DRAWINGS

(W4) PROPOSED 1 1/4" PE DOMESTIC SERVICE LINE

(W5) PROPOSED 5/8" WATER METER FOR IRRIGATION

(W6) IRRIGATION WATER VALVE

(W7) DOMESTIC WATER VALVE

ELECTRIC NOTES

(E1) CONNECT PROPOSED ELECTRIC SERVICE LINE TO AN EXISTING POLE - COORDINATE CONNECTIONS WITH ELECTRIC SERVICE PROVIDER AND ELECTRICAL DRAWINGS - ADJUST AS REQUIRED

(E2) INSTALL TRANSFORMER PAD, COORDINATE WITH ELECTRICAL DRAWINGS

(E3) CONNECT BUILDING ELECTRIC LINE FROM TRANSFORMER TO CONNECTION POINT AS SHOWN - COORDINATE WITH ELECTRICAL DRAWINGS

COMMUNICATION NOTES

(C1) CONNECT PROPOSED COMMUNICATION SERVICE LINE TO EXISTING COMMUNICATIONS LINE - COORDINATE WITH COMMUNICATIONS SERVICE PROVIDER - ADJUST AS REQUIRED

(C2) CONNECT PROPOSED COMMUNICATION SERVICE LINE TO BUILDING COMMUNICATIONS - COORDINATE WITH ELECTRICAL DRAWINGS - ADJUST AS REQUIRED

GAS SERVICE NOTES

(G1) CONNECT PROPOSED GAS SERVICE LINE TO EXISTING GAS LINE - COORDINATE WITH NATURAL GAS SERVICE PROVIDER AND PLUMBING DRAWINGS - ADJUST AS REQUIRED

(G2) PROPOSED GAS METER LOCATION. COORDINATE WITH NATURAL GAS SERVICE PROVIDER AND PLUMBING DRAWINGS

LEGEND

ALPHA ALPHA
AS AUTO SPRINKLER
AC AIR CONDITIONER
EPD ELEC. PED.
EM ELEC. METER
ET ELEC. TRANS.
TPD TELE. PED.
TVPD CABLE PED.
AD AREA DRAIN
CO CLEAN OUT
FD FIRE DETECTOR
DS DOWN SPOUT
FP FLAG POLE
EMK ELEC. MARKER
F/O FIBER OPTIC MARKER
GMK GAS MARKER
MRK UTILITY MARKER
PMK PIPELINE MARKER
TVMK CABLE MARKER
TLG TELE. MARKER
MW MONITORING WELL
MB MAILBOX
GT GREASE TRAP
SS SANITARY SEWER
SW STORM WATER
LAMP HOLE
T TELEPHONE
T CABLE TV
E ELECTRIC
W WATER
BARB/WIRE/FIELD/WIRE FENCE
STOCKADE FENCE
CHAINLINK FENCE
OHE OVERHEAD ELECTRIC
TBK TOP OF BANK
TOE TOE OF BANK
TREE LINE
HEDGE LINE
POWER POLE
LP LIGHT POLE
UP UTILITY POLE
GD GUY ANCHOR
GP GUARD POST
GM GAS METER
WM WATER METER
WMP WATER METER PIT
VNT VENT PIPE
FH FIRE HYDRANT
FV FIRE VALVE
WV WATER VALVE
GV GAS VALVE
PLB PULL BOX
TCB TRAFFIC CONTROL BOX
TSL TRAFFIC SIGNAL LIGHT
SCV SPRINKLER VALVE
YL YARD LIGHT
YH YARD HYDRANT
STORM GRATE
VNT VENT PIPE
GATE
HANDICAPPED SIGN
SIGN
BENCHMARK ELEVATION
TREE
BUSH
HANDICAPPED SPACE
GAS LINE
WATER LINE
F/O FIBER OPTIC
U/E ELECTRIC LINE
T/UG UNDERGROUND TELEPHONE
U/TV UNDERGROUND CABLE TV
SS SANITARY SEWER
STS STORM SEWER
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
PH PORCH/DECK HEIGHT
FF FINISHED FLOOR ELEVATION

PLAN CERTIFICATE NOTE:

ORIGINAL ALTA, TOPOGRAPHY, UTILITIES, STORM SEWERS, AND ALL OTHER EXISTING CONDITIONS ITEMS WERE PREPARED BY D.T.M. ON 02.12.2021. CONTACT: (405) 601-7421 - CHRIS TRIPP

FINAL DRAWINGS FOR THIS SITE WERE PREPARED BY WEIHE ENGINEERS, INC. AND JAMES K. SHINNEMAN. FINAL CONSTRUCTION PLANS ARE THOSE PLANS CONTAINING A FINAL REVISION DATE AFTER 09/17/2021. WEIHE ENGINEERS, INC. AND JAMES K. SHINNEMAN ACCEPT RESPONSIBILITY ONLY FOR THE SITE IMPROVEMENTS RELATED TO THE ENGINEERING WORK SHOWN ON THESE PLANS.

N W E S

SCALE: 1" = 20'

0 10 20 40

Arkansas 811 Know what's below. Call before you dig.

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 *fax*

ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.™

BY:	DATE	REVISIONS AND ISSUES
BT	09.17.2021	1. BID SET

PROJECT NO.: W21049 STL
DWG NAME: 21049STL-C10_UTILITY PLAN
DESIGNED BY: BT
DRAWN BY: BT
CHECKED BY: BT
DATE: 09.17.2021

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 15760
JAMES SHINNEMAN

JAMES SHINNEMAN 15760

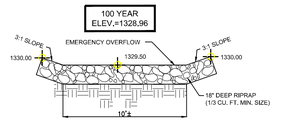
PREPARED FOR:
L21-37
TACO BELL
4183 ELM SPRINGS ROAD
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS 72762

UTILITY PLAN

SHEET NO.
C10

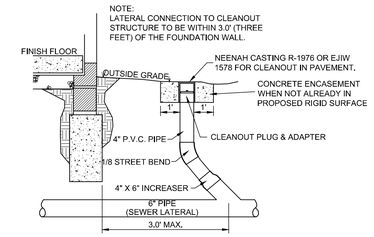
PROJECT NO.
W21.0499 STL

LOCATION: G:\2021\W21049 STL\Engineering\design\xconset\W21049STL-C10 UTILITY PLAN.dwg
LAYOUT: C10 UTILITY PLAN
DATE/TIME: October 19, 2021 - 4:06pm
PLOTTED BY: mcvesby

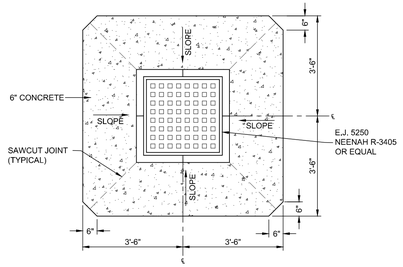


NOTE: THE TOP OF BANK SHOULD HAVE A MINIMUM 1' OF FREEBOARD ABOVE THE MAXIMUM ANTICIPATED PONDING ELEVATION.

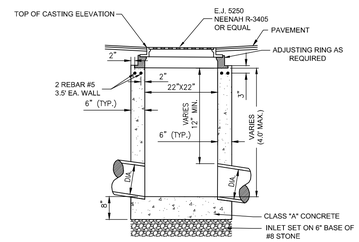
EMERGENCY SPILLWAY
(NO SCALE)



TYPICAL CLEANOUT SECTION
TYPE I (NO SCALE)



"DUMP NO WASTE-DRAINS TO WATERWAY"

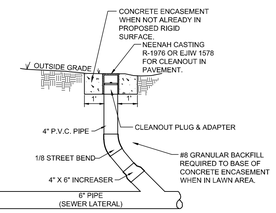


SECTION

NOTES:

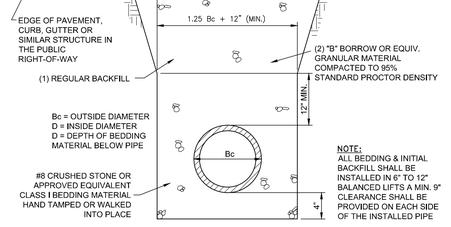
1. 6" CONCRETE PRECAST OR POURED IN PLACE
2. REFER TO BEDDING DETAIL AS REQUIRED
3. VAR. PIPE SIZE
   12" MAX STRAIGHT CONNECTIONS ONLY
4. PIPE CONNECTION TO BE SEALED WITH NON-SHRINK GROUT
5. REFER TO PRECAST CONCRETE ADJUSTING RING DETAIL AS REQUIRED

PAVED AREA INLET TYPE "A"
(NO SCALE)

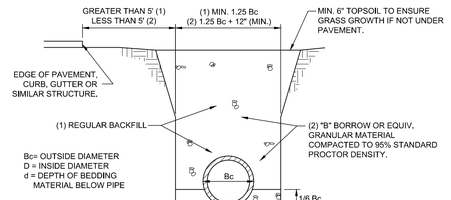


TYPICAL CLEANOUT SECTION
TYPE 3 (NO SCALE)

NOTE:
LATERAL RISER TO BE 6" WHERE REQUIRED BY LOCAL CODE.

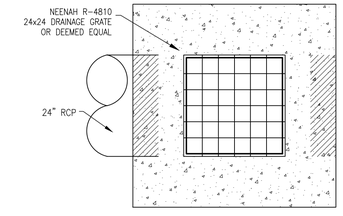


TYPICAL BEDDING SECTION - PVC & HDPE
(NO SCALE)

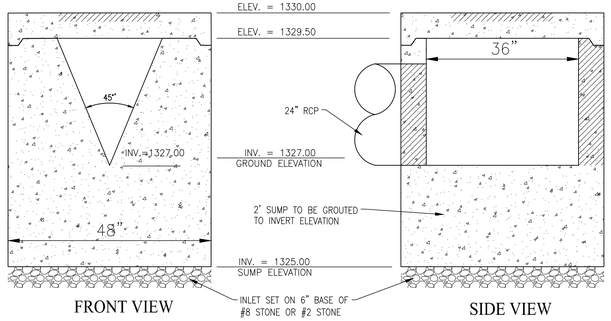


D	d(MIN.)
27" & SMALLER	3
30" TO 60"	4
66" & LARGER	6

TYPICAL BEDDING SECTION - RCP PIPE
(NO SCALE)

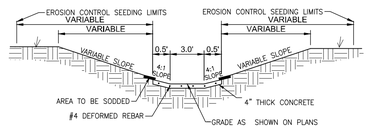


TOP VIEW - COVER



FRONT VIEW SIDE VIEW

V-WEIR INSTALLATION DETAIL
OUTLET CONTROL STRUCTURE "101"
(NO SCALE)



NOTE:
(A) STABILIZE WITH ONE OR MORE OF THE FOLLOWING: SELECTION BASED ON FIELD CONDITIONS AND CHANNEL VELOCITIES:
1. EROSION CONTROL BLANKET
2. TURF REINFORCED MATS
3. SOD

INSTALLATION
4. REMOVE AND PROPERLY DISPOSE OF BRUSH, TREES, AND OTHER DEBRIS FROM THE FOUNDATION AREA.
5. EXCAVATE AND SHAPE THE CHANNEL TO LINES AND DIMENSIONS SHOWN ON CONSTRUCTION PLANS, REMOVING AND PROPERLY DISPOSING OF EXCESS SOIL SO THAT SURFACE WATER CAN ENTER THE CHANNEL FREELY.
6. IF SOILS HAVE A SEASONAL HIGH WATER TABLE, INSTALL SUBSURFACE DRAINAGE TILE. OFFSET THE DRAINAGE TILE TO ONE SIDE OF THE CHANNEL (DO NOT PLACE IN THE CENTER OF THE CHANNEL). UTILITY LINES SHOULD NOT BE INSTALLED NEAR THE CHANNEL BOTTOM. PROTECT ALL CONCENTRATED INFLOW POINTS ALONG THE CHANNEL WITH EROSION RESISTANT LININGS SUCH AS RIPRAP OR WITH OTHER APPROPRIATE MEASURES.
7. ADD TOPSOIL WHERE SOILS EXPOSED DURING EXCAVATION WOULD BE UNSUITABLE FOR ESTABLISHMENT OF VEGETATION.
8. SEED (SEE PERMANENT SEEDING ON CHART) CHANNEL IMMEDIATELY AFTER GRADING AND PROTECT WITH EROSION CONTROL BLANKETS, TURF REINFORCEMENT MATS, OR INSTALL SOD.
9. STABILIZE OUTLETS DURING CHANNEL INSTALLATION.

MAINTENANCE
_ INSPECT WITHIN 24 HOURS OF EACH RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
_ CHECK CHANNEL OUTLET AND ROAD CROSSINGS FOR BLOCKAGE, SEDIMENT, BANK INSTABILITY, AND PIPING OR SCOUR HOLES; REMOVE ANY BLOCKAGE, AND MAKE REPAIRS IMMEDIATELY.
_ REMOVE SIGNIFICANT SEDIMENT AND DEBRIS FROM CHANNEL TO MAINTAIN DESIGN CROSS SECTION AND CHANNEL GRADE AND TO PREVENT SPOT EROSION.

SET UP LIKE GRASS-LINED CHANNEL OR RIPRAP LINED CHANNEL
_ TRAPEZOIDAL
_ V-DITCH
_ SEMI-CIRCLE

CONCRETE SWALE SECTION
(NO SCALE)

10505 N. College Avenue
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BT	09.17.2021	1 BID SET

PROJECT NO.: W21049 STL
DWG NAME: W21049STL-C11 UTILITY DETAILS.dwg
DESIGNED BY: BT
DRAWN BY: BT
CHECKED BY: BT
DATE: 09.17.2021

STATE OF ARKANSAS
★★★
LICENSED PROFESSIONAL ENGINEER
★★★
No. 15760
JAMES SHINNEMAN

JAMES SHINNEMAN 15760

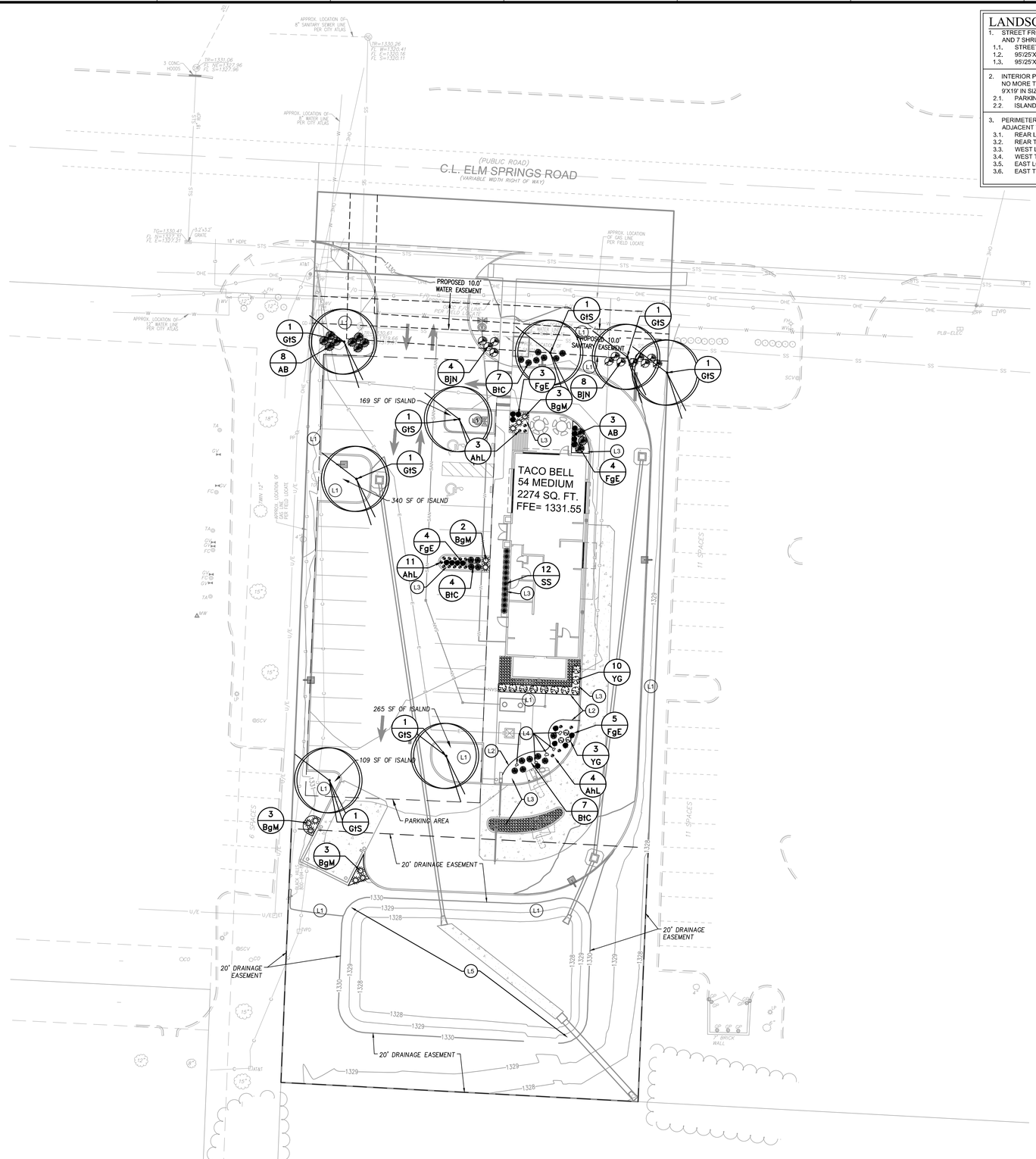
PREPARED FOR:
TACO BELL
4193 ELM SPRINGS ROAD
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS 72762

UTILITY DETAILS

SHEET NO.
C11

PROJECT NO.
W21.0499 STL

LOCATION: C:\2021\W21049 STL\Engineering\Design\consel\W21049STL-C11 UTILITY DETAILS.dwg
LOGIN NAME: BRIAN
DATE/TIME: October 19, 2021 - 4:01pm
PLOTTED BY: mcclady



LANDSCAPE ORDINANCE OF SPRINGDALE

1. STREET FRONTAGE: OPTION 1: MINIMUM BUFFER OF 10' IN WIDTH. 1 SHADE TREE AND 7 SHRUBS PER 25' OF STREET FRONTAGE.
   - 1.1. STREET FRONTAGE: 131' WITH 36' OF DRIVEWAY WIDTH
   - 1.2. 95'/25'X1 TREE = 4 SHADE TREES
   - 1.3. 95'/25'X7 SHRUBS = 26.6 SHRUBS
2. INTERIOR PARKING LOT LANDSCAPING: 8% OF PARKING AREA MUST LANDSCAPED. NO MORE THAN 15 PARKING SPACES CAN BE CONTIGUOUS, ISLANDS MUST BE 9'X19' IN SIZE WITH 1 SHADE TREE.
   - 2.1. PARKING AREA: 10,511 SF
   - 2.2. ISLAND SF REQUIRED: 841 SF (8%)
3. PERIMETER LANDSCAPE: 5' PERIMETER LANDSCAPE STRIP ALONG PARKING LOTS ADJACENT TO ALL PROPERTY LINES WITH 1 TREE PER 25' ALONG LOT LINE.
   - 3.1. REAR LOT LINE: 0
   - 3.2. REAR TREES REQUIRED: 0 TREES
   - 3.3. WEST LOT LINE: 187'
   - 3.4. WEST TREES REQUIRED: 7 TREES
   - 3.5. EAST LOT LINE: 0
   - 3.6. EAST TREES REQUIRED: 0 TREES

LANDSCAPE PROVIDED

1. STREET FRONTAGE.
   - 1.1. STREET FRONTAGE: 131' WITH 36' OF DRIVEWAY WIDTH
   - 1.2. 4 SHADE TREES
   - 1.3. 27 SHRUBS
2. INTERIOR PARKING LOT LANDSCAPING:
   - 2.1. PARKING AREA: 10,511 SF
   - 2.2. ISLAND SF PROVIDED: 883 SF (8.4%)
3. PERIMETER LANDSCAPE:
   - 3.1. REAR LOT LINE: 0
   - 3.2. REAR TREES PROVIDED: 0 TREES
   - 3.3. WEST LOT LINE: 187'
   - 3.4. WEST TREES PROVIDED: 2 EX. (DUE TO EXISTING GAS & COMMUNICATION LINE)
   - 3.5. EAST LOT LINE: 0
   - 3.6. EAST TREES PROVIDED: 0 TREES

TACO BELL NOTE

1. PER SECTION 153.212 (I)(4)(B) GROUNDCOVER, ALL INTERIOR PARKING LOT LANDSCAPED AREAS SHALL BE LANDSCAPED WITH GROUNDCOVER.
   - 1.1. LIVING MATERIALS SUCH AS GRASS/OTHER VEGETATION SHALL MAKE UP 60% OF THE GROUNDCOVER FOR THE INTERIOR PARKING LOT LANDSCAPING.
   - 1.2. NON-LIVING MATERIAL SHALL BE ORGANIC (MULCH OR OTHER), AND SHALL MAKE UP THE REMAINDER OF THE GROUNDCOVER.
   - 1.3. NON-ORGANIC MATERIAL MAY BE APPROVED IF THE PARKING LOT LANDSCAPING AREA FUNCTIONS AS A BIOSWALE. ANY ADJUSTMENTS SHALL BE APPROVED BY THE PLANNING BOARD.
2. PROVIDE WEED BARRIER UNDER GRAVEL MULCH
3. PROVIDE A INDUSTRY STANDARD DRIP IRRIGATION SYSTEM APPROPRIATE FOR THE SELECTED REGION AND PLANTINGS TYPES
4. PLANTS SHALL BE PLANTED PER REGIONAL BEST PRACTICES INCLUDING BUT NOT LIMITED TO SUPPORT, DEPTH/WIDTH OF PLANTING HOLE AND SOIL AMMENDEMENTS
5. SEE SHEET BY OTHERS FOR ADDITIONAL TACO BELL SPECIFIC DETAILS INCLUDING THE MENU BOARD, ENTRY PORTALL AND OCB/CANOPY.

LANDSCAPE PLAN NOTES

- L1 SOD - ALL SOD SHALL BE CERTIFIED GRADE CULTIVATED GRASS SOD: OF "ADVENTURE BLEND" TURF TYPE TALL FESCUE (BY GENERAL CONTRACTOR)
- L2 STEEL LANDSCAPE BED EDGING (TYP.)
- L3 GRAVEL MULCH LIMESTONE - 3" AGGREGATE
- L4 LIMESTONE BOULDER, SAND-GREY - 6" TO 24"
- L5 DETENTION POND SHALL BE SODDED

LEGEND

- LIMESTONE BOULDERS - SAND GREY 6" TO 24"

PLANT SCHEDULE - MENU BOARD LANDSCAPING

PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT CONDITION B & B	BARE	CONT	ON CENTER SPACING	SPECIAL INSTRUCTIONS	MATURE SIZE
	DECIDUOUS TREES									
GlS	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEY LOCUST	2"	8	X			SEE PLAN	MIN 18"	40'T x 30'W
	PERENNIAL SHRUBS									
YG	YUCCA GLAUCA	SMALL SOAPWOOD	#5	13			X	SEE PLAN	MIN 18"	3'T x 3'W
	PERENNIAL FLOWERS									
AhL	ASIATIC HYBRID LILY	LILIUM SPECIES	#5	18			X	SEE PLAN	MIN 18"	3'T x 1W
	DECIDUOUS SHRUBS									
BtC	BERBERIS THUNBERGII "CRIMSON PYGMY"	CRIMSON PYGMY BARBERRY	#3	18			X	SEE PLAN	MIN 18"	3'T x 3'W
	EVERGREEN SHRUBS									
AB	ABELIA X GRANDIFLORA	GLOSSY ABELIA	#3	11			X	SEE PLAN	MIN 18"	5'T x 4'W
BjN	BERBERIS JULIANAE 'NANA'	WINTERGREEN BARBERRY	#3	12			X	SEE PLAN	MIN 18"	4'T x 4'W
BgM	BUXUS 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	#3	11			X	SEE PLAN	MIN 18"	4'T x 5'W
	ORNAMENTAL GRASS									
FgE	FESTUCA GLAUCA "ELIJAH BLUE"	BLUE FESCUE	#3	16			X	SEE PLAN	MIN 18"	4.5'T x 6'W
SS	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	#3	12			X	SEE PLAN	MIN 18"	4'T x 2'W

PLAN CERTIFICATE NOTE:

ORIGINAL ALTA, TOPOGRAPHY, UTILITIES, STORM SEWERS, AND ALL OTHER EXISTING CONDITIONS ITEMS WERE PREPARED BY D.T.M. ON 02.12.2021, CONTACT: (405) 601-7421 - CHRIS TRIPP

FINAL DRAWINGS FOR THIS SITE WERE PREPARED BY WEIHE ENGINEERS, INC. AND JAMES K. SHINNEMAN. FINAL CONSTRUCTION PLANS ARE THOSE PLANS CONTAINING A FINAL REVISION DATE AFTER 09/17/2021. WEIHE ENGINEERS, INC. AND JAMES K. SHINNEMAN ACCEPT RESPONSIBILITY ONLY FOR THE SITE IMPROVEMENTS RELATED TO THE ENGINEERING WORK SHOWN ON THESE PLANS.

N W E S

SCALE: 1" = 20'

0 10 20 40

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DWG NAME:
DESIGNED BY: BT
DRAWN BY: BT
CHECKED BY: BT
DATE: 09.17.2021

NO.	DATE	BY
1	09.17.2021	BT

REVISIONS AND ISSUES
1 RFP SET

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 15760
JAMES SHINNEMAN
JAMES SHINNEMAN 15760

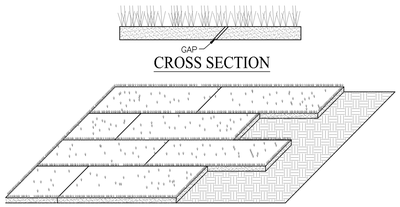
PREPARED FOR:
L21-37
TACO BELL
4183 ELM SPRINGS ROAD
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS 72762

LANDSCAPE PLAN

SHEET NO.
C12

PROJECT NO.
W21.0499 STL

LOCATION: G:\2021\W21.0499 STL\Engineering\design\corset\W21.0499STL_C12 LANDSCAPE PLAN.dwg
LAYOUT: LANDSCAPE PLAN
DATE/TIME: October 19, 2021 - 4:01pm
PLOTTED BY: mccole



CROSS SECTION

PERSPECTIVE VIEW

SPECIFICATIONS

SITE PREPARATION

_ GRADE THE SITE TO ACHIEVE POSITIVE DRAINAGE.
_ PREPARE A SMOOTH, FIRM SOIL SURFACE AND APPLY SOIL AMENDMENTS. IRRIGATION IRRIGATE AS NEEDED TO ENSURE ROOTING OF SOD.

MATERIALS

_ SOIL AMENDMENTS - SELECT MATERIALS AND RATES AS DETERMINED BY A SOIL TEST (CONTACT YOUR COUNTY SOIL AND WATER CONSERVATION DISTRICT OR COOPERATIVE EXTENSION OFFICE FOR ASSISTANCE AND SOIL INFORMATION, INCLUDING AVAILABLE SOIL TESTING SERVICES,) OR 400 TO 600 POUNDS OF 12-12-12 ANALYSIS FERTILIZER, OR EQUIVALENT.
_ SOD - SELECT A HIGH QUALITY, HEALTHY, VIGOROUS VARIETY WELL ADAPTED TO THE REGION AND COMPATIBLE WITH THE INTENDED USE.

INSTALLATION

SOD SHOULD NOT BE INSTALLED DURING HOT WEATHER, ON DRY SOIL, FROZEN SOIL, COMPACTED CLAY, LOOSE SAND OR GRAVELLY SUBSTRATE SOILS, AGGREGATE, OR PESTICIDE TREATED SOIL. THE IDEAL TIME TO LAY SOD IS MAY 1 TO JUNE 1 OR SEPTEMBER 1 TO SEPTEMBER 30, ALTHOUGH IT CAN BE INSTALLED AS EARLY AS MARCH 15 IF AVAILABLE OR JUNE 1 TO SEPTEMBER 1 IF IRRIGATED.

SITE PREPARATION

1. APPLY TOPSOIL IF EXISTING SOIL CONDITIONS ARE UNSUITABLE FOR ESTABLISHING VEGETATION.
2. GRADE THE SITE TO ACHIEVE POSITIVE DRAINAGE AND CREATE A SMOOTH, FIRM SOIL SURFACE..
3. WHERE APPLICABLE, USE A CHISEL PLOW, DISK, HARROW, OR RAKE TO BREAK UP COMPACTED SOILS AND CREATE A FAVORABLE ROOTING DEPTH OF SIX TO EIGHT INCHES.

SOD BED PREPARATION

1. TEST SOIL TO DETERMINE PH AND NUTRIENT LEVELS.
2. IF SOIL PH IS TOO ACIDIC FOR THE GRASS SOD TO BE INSTALLED, APPLY LIME ACCORDING TO SOIL TEST RESULTS OR AT THE RATE RECOMMENDED BY THE SOD SUPPLIER.
3. APPLY FERTILIZER AS RECOMMENDED BY THE SOIL TEST. IF TESTING WAS NOT DONE, APPLY 400 TO 600 POUNDS PER ACRE OF 12-12-12 ANALYSIS FERTILIZER, OR EQUIVALENT.
4. WORK THE SOIL AMENDMENTS INTO THE UPPER TWO TO FOUR INCHES OF SOIL WITH A DISK OR RAKE OPERATED ACROSS THE SLOPE.
5. RAKE OR HARROW THE AREA TO ACHIEVE A SMOOTH FINAL GRADE AND THEN ROLL OR CULTIPACK THE SOIL SURFACE TO CREATE A FIRM SURFACE ON WHICH TO LAY THE SOD.

LAYING THE SOD

1. INSTALL SOD WITHIN THIRTY-SIX HOURS OF ITS CUTTING.
2. STORE THE SOD IN A SHADED LOCATION DURING INSTALLATION.
3. IMMEDIATELY BEFORE LAYING THE SOD, RAKE THE SOIL SURFACE TO BREAK ANY CRUST. (IF THE WEATHER IS HOT, LIGHTLY IRRIGATE THE SOIL SURFACE PRIOR TO LAYING THE SOD.)
4. LAY SOD STRIPS IN A BRICK-LIKE PATTERN.
5. BUTT ALL JOINTS TIGHTLY AGAINST EACH OTHER (DO NOT STRETCH OR OVERLAP THEM), USING A KNIFE OR MASON'S TROWEL TO TRIM AND FIT SOD INTO IRREGULARLY SHAPED AREAS.
6. ROLL THE SOD LIGHTLY AFTER INSTALLATION TO ENSURE FIRM CONTACT BETWEEN THE SOD AND SOIL.
7. IRRIGATE NEWLY SODDED AREAS UNTIL THE UNDERLYING SOIL IS WET TO A DEPTH OF FOUR INCHES, AND THEN KEEP MOIST UNTIL THE GRASS TAKES ROOT.

SLOPE APPLICATION

1. INSTALL THE SOD STRIPS WITH THE LONGEST DIMENSION PERPENDICULAR TO THE SLOPE.
2. WHERE SLOPES EXCEED A RATIO OF 3:1, STAPLE OR STAKE EACH STRIP AT THE CORNERS AND IN THE MIDDLE.

CHANNEL APPLICATION

(SODDING PROVIDES QUICKER PROTECTION THAN SEEDING AND MAY REDUCE THE RISK OF EARLY WASHOUT.)

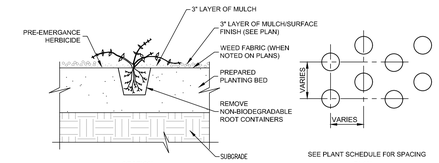
1. EXCAVATE THE CHANNEL, ALLOWING FOR THE FULL THICKNESS OF THE SOD.
2. LAY THE SOD STRIPS WITH THE LONGEST DIMENSION PERPENDICULAR TO CHANNEL FLOW.
3. STAPLE OR STAKE EACH STRIP OF SOD AT THE CORNERS AND IN THE MIDDLE.
4. STAPLE JUTE OR BIODEGRADABLE POLYPROPYLENE NETTING OVER THE SODDED AREA TO MINIMIZE THE POTENTIAL FOR WASHOUT DURING ESTABLISHMENT.

MAINTENANCE

_ INSPECT WITHIN 24 HOURS OF EACH RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS UNTIL SOD IS WELL ROOTED.
_ KEEP SOD MOIST UNTIL FULLY ROOTED.
_ AFTER SOD IS WELL-ROOTED (TWO TO THREE WEEKS), MAINTAIN A PLANT HEIGHT OF TWO TO THREE INCHES.
_ TIME MOWING TO AVOID RUTS IN TURF.
_ FERTILIZE TURF AREAS ANNUALLY. APPLY FERTILIZER IN A SPLIT APPLICATION. FOR COOL SEASON GRASSES, APPLY ONE-HALF OF THE FERTILIZER IN LATE SPRING AND ONE-HALF IN EARLY FALL. FOR WARM-SEASON GRASSES, APPLY ONE-THIRD IN EARLY SPRING, ONE-THIRD IN LATE SPRING AND ONE-THIRD IN MID-SUMMER.

SOD APPLICATION DETAIL

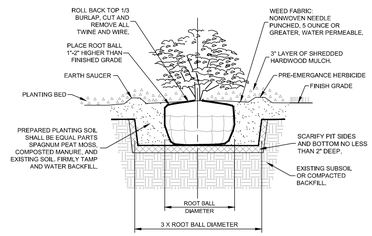
(NO SCALE)



PLANTING SOIL SHALL BE EQUAL PARTS SPHAGNUM PEAT MOSS, COMPOSTED MANURE, AND EXISTING SOIL, TAMPED FIRMLY.

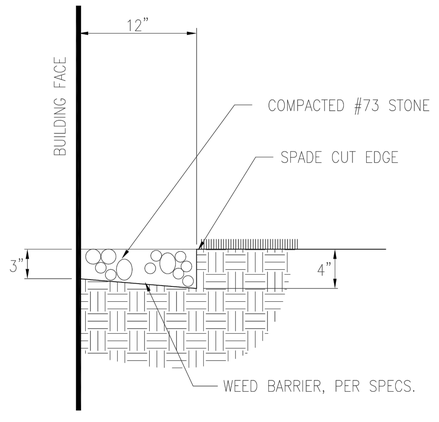
GROUNDCOVER PLANTING

(NO SCALE)



SHRUB & SMALL TREE PLANTING DETAIL

(NO SCALE)



NOTE:
GRAVEL MOW STRIP IS NOT REQUIRED WHERE PLANTING BEDS OR CONCRETE FLATWORK IS DIRECTLY ADJACENT TO BUILDING.

GRAVEL MOWING STRIP

(NO SCALE)

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PROJECT NO.: W2104
DWG NAME: 2021-C13 LANDSCAPE DETAILS
DESIGNED BY: BT
DRAWN BY: BT
CHECKED BY: BT
DATE: 09.17.2021

STATE OF ARKANSAS
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No. 15760
JAMES SHINNEMAN

JAMES SHINNEMAN 15760

PREPARED FOR:
TACO BELL
4183 ELM SPRINGS ROAD
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS 72762

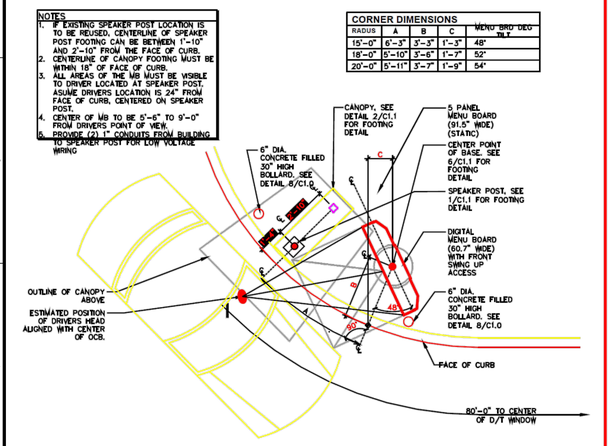
LANDSCAPE DETAILS

SHEET NO.
C13

PROJECT NO.
W21.0499 STL

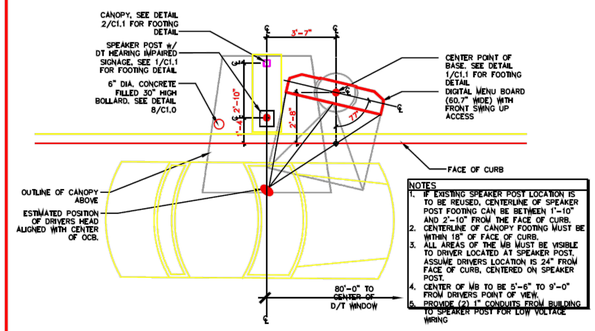
LOCATION: G:\2021\W21.0499 STL\Engineering\design\consset\W21.0499STL-C13 LANDSCAPE DETAILS.dwg
LAYOUT: LANDSCAPE DETAILS
DATE/TIME: October 19, 2021 – 4:01pm
PLOTTED BY: mccauley

Recommended Pier Placement



ENLARGED MENU BOARD DETAIL @ CURVED CURB 3/8" = 1'-0

On a curved lane

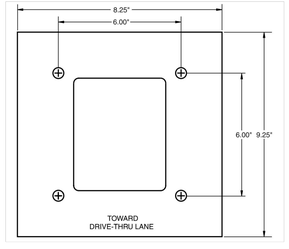


ENLARGED MENU BOARD DETAIL @ STRAIGHT CURB 3/8" = 1'-0

On a straight lane



SPP2 Speaker Post for Clear Drive-Thru Communication



Mounting Template Diagram

Specifications

Components:

> Zinc-Plated Speaker Post and Speaker
> Mounting Kit*
> Lighting Kit**
> Microphone**

*Sold Separately
**Optional

Mechanical Dimensions:

> Height: 43" (1.09 M)
> Width: 8" (203 mm)
> Depth: 9" (229 mm)

SPP2 Speaker Post Dimensions



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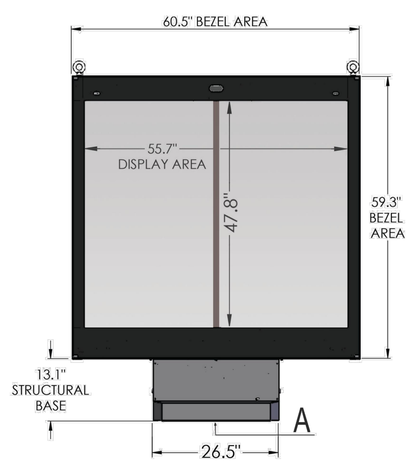


GENERAL SPECS

Material: Aluminum exterior with tube steel inner frame. Certified 180 MPH

Surface Treatment:
- Pretreatment - zinc primer & polyester powder coating

Surface Area:
- Display: 18.5 sq/ft
- Total surface: 24.9 sq/ft

Weight:
- Gross: 915 lbs / Net: 705 lbs

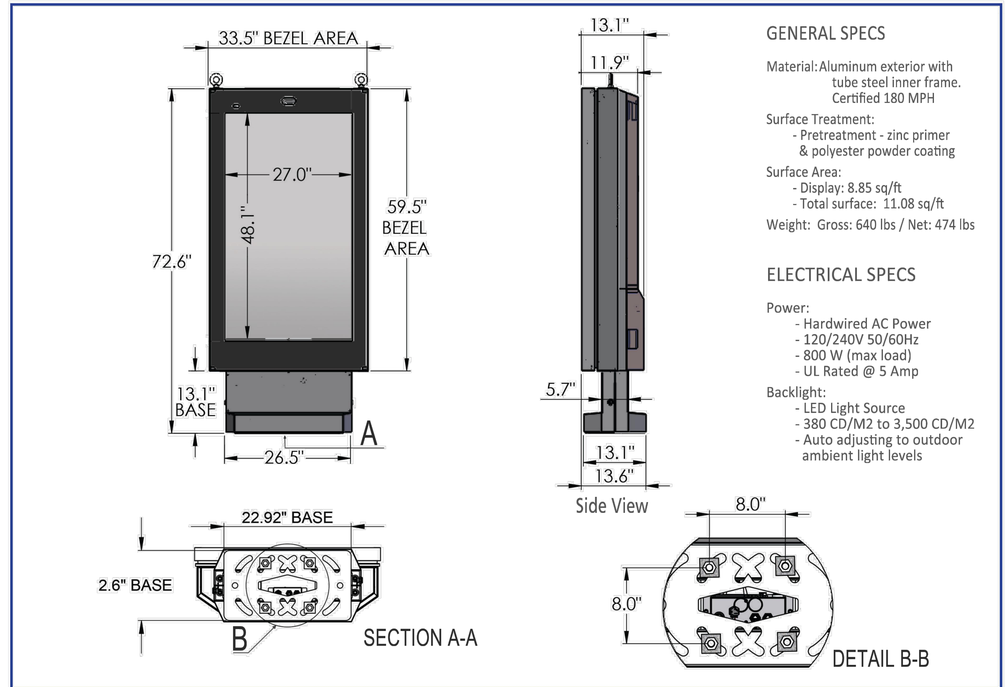
ELECTRICAL SPECS

Power:
- Hardwired AC Power
- 120/240V 50/60Hz
- 1150 W (@ max load)
- UL Rated @ 10 Amp

Backlight:
- LED Light Source
- 380 CD/M2 to 3,500 CD/M2
- Auto adjusting to outdoor ambient light levels

TACO BELL	Product Model #: STR-D12-120 Project #: Date: 2019-12-03	STRATACACHE MARKETING TECHNOLOGY	STRATACACHE 40 N. Main Street Dayton, Ohio 45423 1-800-244-8915	Drawing #: STR-D12 v1.1 Date: 2019-12-03 Author: B. Pupo

Drawing and dimensions are for graphic purposes only. For more information please reference Stratacacche engineering drawings - Copywrite Stratacache 2019 - Unauthorized use prohibited.



GENERAL SPECS

Material: Aluminum exterior with tube steel inner frame. Certified 180 MPH

Surface Treatment:
- Pretreatment - zinc primer & polyester powder coating

Surface Area:
- Display: 8.85 sq/ft
- Total surface: 11.08 sq/ft

Weight: Gross: 640 lbs / Net: 474 lbs

ELECTRICAL SPECS

Power:
- Hardwired AC Power
- 120/240V 50/60Hz
- 800 W (max load)
- UL Rated @ 5 Amp

Backlight:
- LED Light Source
- 380 CD/M2 to 3,500 CD/M2
- Auto adjusting to outdoor ambient light levels

TACO BELL	Product Model #: STR-D12-120 Project #: Date: 2019-12-03	STRATACACHE MARKETING TECHNOLOGY	STRATACACHE 40 N. Main Street Dayton, Ohio 45423 1-800-244-8915	Drawing #: STR-D12 v1.1 Date: 2019-12-03 Author: B. Pupo

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PROJECT NO.: W21049STL
DWG NAME: W21049STL-C14 DRIVE THRU DETAILS
DESIGNED BY: BT
DRAWN BY: BT
CHECKED BY: BT
DATE: 09.17.2021

BT | 09.17.2021

BUILDING ADDITIONS AND ISSUES
1 BID SET

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 15760
JAMES SHINNEMAN

JAMES SHINNEMAN 15760

PREPARED FOR:
TACO BELL
4183 ELM SPRINGS ROAD
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS 72762

DRIVE THRU DETAILS

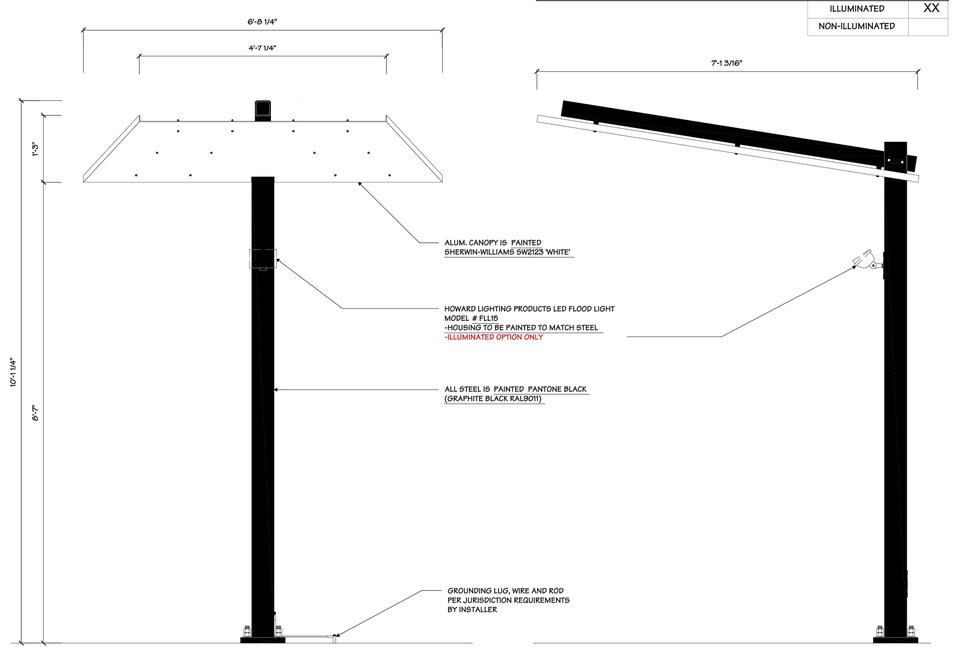
SHEET NO.
C14

PROJECT NO.
W21.0499 STL

LOCATION: G:\2021\W21049STL\Engineering\design\consset\W21049STL-C14 DRIVE THRU DETAILS.dwg
LAYOUT: Layout1 (PAGE SETUP)
DATE/TIME: October 19, 2021 - 4:02pm
PLOTTED BY: mccabej

NOTES:
1.) PM TO SPECIFY IF CANOPY IS ILLUMINATED OR NON-ILLUMINATED PRIOR TO FABRICATION.
2.) SHOP TO PROVIDE INSTALL HARDWARE AND TOUCH UP PAINT FOR INSTALLER.

ILLUMINATED	XX
NON-ILLUMINATED	



1/1 FRONT ELEVATION
3/4" = 1' - 0"

2/1 SIDE VIEW
3/4" = 1' - 0"

2655 International Pkwy,
Virginia Beach, VA 23452

AGI

Project Title
TACO BELL
ENDEAVOR

Date 04.21.20

AGI EvR T. NEWBERRY
Lead Drafter KKJ
Drawn By KKJ
Project Mgr. R. KERR

General Sign Specifications
- ☐ Interior ■ Exterior
- ■ Single Faced ☐ Double Faced
- ☐ ROOF
- ☐ Non-Illuminated
- ☐ Illuminated
- 120 Volts 1 Amps(+/-)
- Location
- Windspeed 115 MPH/IBC 2012

Drawing Revisions		
Drawn By	Date	Change

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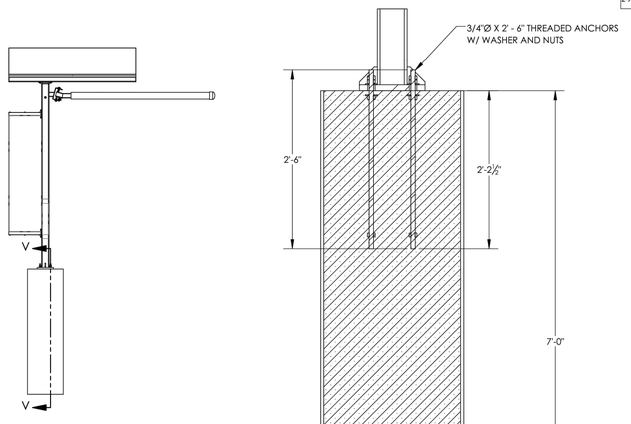
Code	Type
SF-EN	A
Sign Type OPC-EN	**PG. #:** 1

REVISIONS					
ZONE	REV.	ECR NUMBER	REV CHANGE	REV DATE	REV DRAFTER
	A		INITIAL RELEASE	08/03/2020	DS
2-A3, 2-B1	*	43164	CHANGED LED CHANNEL DETAILS		



FOUNDATION ELEVATION
SECTION V-V
SCALE 1 : 12

ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
27	TB-EXS-TCB-FDN	3000 PSI CONCRETE FOUNDATION 2'Ø X 7' DEEP	1
28	THREADED ANCHOR ROD	THREADED ANCHOR ROD	4

Program/Customer:	TACO BELL
Interior/Exterior:	EXTERIOR
Sign Type:	
Engineer:	TRAVIS NEWBERRY
Windspeed:	115 MPH IBC 2012
Illumination:	ILLUMINATED
Voltage:	120V

SCALE: 1:48

AGI

Description: LEFT T-CLEARANCE BAR
Part Number: TB-EXS-LCB

C:\AGI PDM\Customers\Taco Bell\Endeavor XS Design\Clearance Bar\LEFT CONFIG\TB-EXS-LCB

SHEET 5 OF 5

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 *fax*

ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.™

REVISIONS AND ISSUES	BY	DATE
1	BT	09.17.2021

PROJECT NO.: W21.0499 STL
DWG NAME: W21049STL-C15 DRIVE THRU DETAILS
DESIGNED BY: BT
DRAWN BY: BT
CHECKED BY: BT
DATE: 09.17.2021

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 15760
JAMES SHINNEMAN

JAMES SHINNEMAN 15760

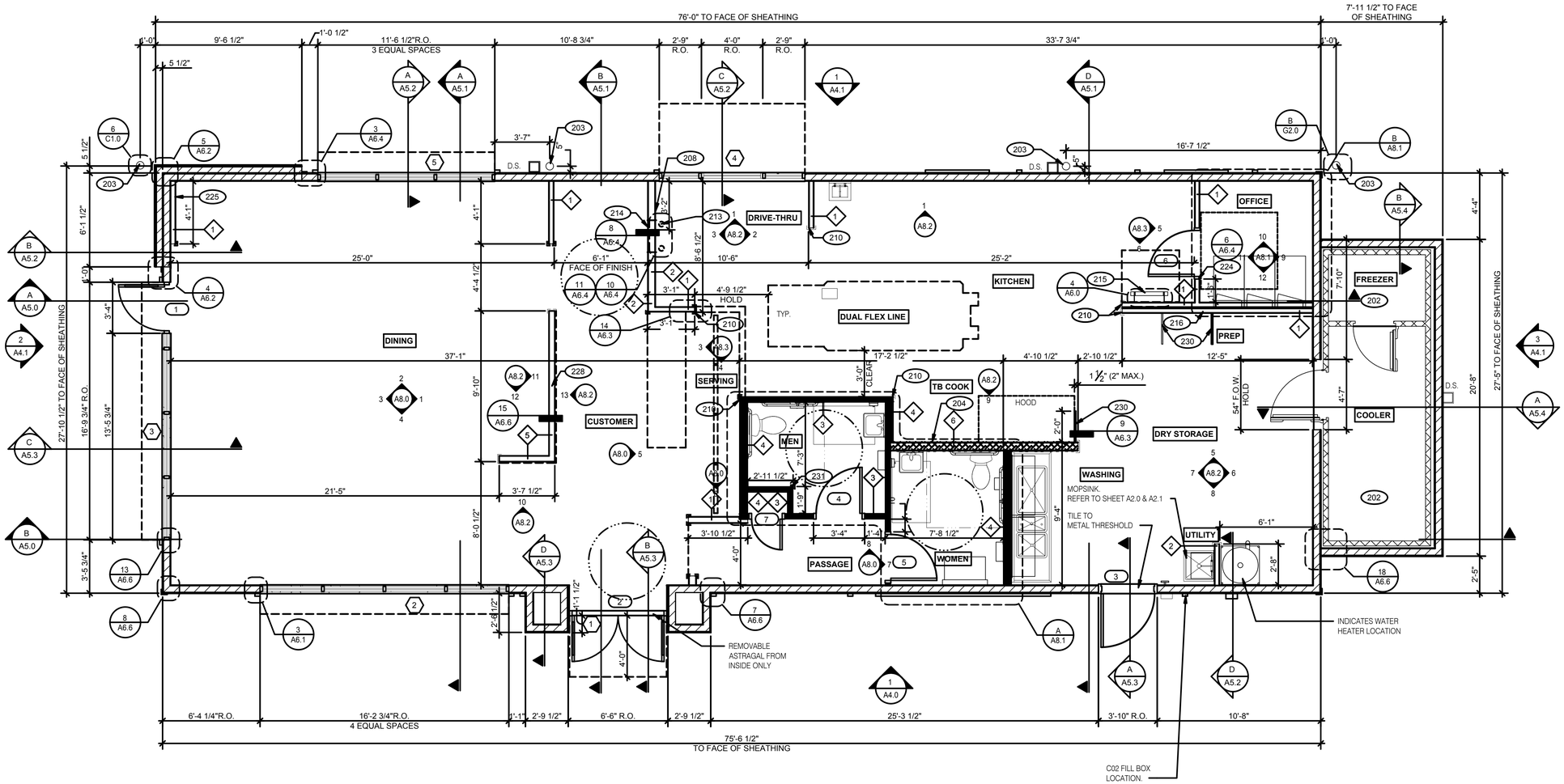
PREPARED FOR:
TACO BELL
4183 ELM SPRINGS ROAD
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS 72762

DRIVE THRU DETAILS

SHEET NO.
C15

PROJECT NO.
W21.0499 STL

LOCATION: G:\2021\W21.0499 STL\Engineering\design\consult\W21.0499STL-C15 DRIVE THRU DETAILS.dwg
LAYOUT: PAGE (MODEL)
DATE/TIME: October 19, 2021 – 4:02pm
PLOTTED BY: mccolly



12 | 11 | 10 | 9 | 8 | 7 | 6 | 5 | 4 | 3 | 2 | 1

FLOOR PLAN 1/4" = 1'-0" | 1

TYPICAL EXTERIOR WALL:
2X6 WD STUDS AT 16" O.C. W/ SHEATHING AS SCHEDULED (SEE STRUCT. DWGS.) AND R-19 KRAFT-FACED FIBERGLASS BATT INSULATION U.O.N. GC SHALL PROVIDE 2 LAYERS OF GRADE 'D' 60 lb BUILDING PAPER.

TYPICAL INTERIOR WALL:
WD STUDS AT 16" O.C. AS INDICATED

1 2X4 WOOD STUDS

2 2X6 WOOD STUDS

INTERIOR SOUND-RATED WALL:
TYPICAL INTERIOR WALL W/ 3-1/2" UNFACED FIBERGLASS BATT INSULATION.

3 2X4 WOOD STUDS 4 2X6 WOOD STUDS

HOODWALL:
INTERIOR NON-COMBUSTIBLE WALL WITH 20 GA. S.S. PANEL BEHIND HOOD. EXTEND MIN. 18" BEYOND END OF HOOD. M. STUD FRAMING. REFER TO DETAIL 2/M3.0 FOR EXTENT OF S.S. PANEL.

6 6" METAL STUD

DASHED LINE INDICATES INTERIOR SUBSTRATE LOCATION.

LOW WALL:
2X4 WD STUDS AT 16" O.C. AS SCHEDULED (SEE DETAIL 3/A6.7)

5 2X6 WOOD STUDS

WALL HEIGHTS:
ALL INTERIOR NON-BEARING WALLS GO TO BOTTOM OF TRUSS, U.O.N. REFER TO STRUCTURE.

WALL SUBSTRATES:
- DINING ROOM:
1/2" GYPSUM WALLBOARD FROM FLOOR SLAB TO 6" ABOVE CEILING HEIGHT U.O.N. SEE 6 & 8/A6.3 (NOTE: THE CEMENT BOARD SPECIFICATION IS DESIGNED TO ALLOW THE G.C. FLEXIBILITY.)
- KITCHEN WALLS AND DINING ROOM CLOSET:
1/2" CEMENT WALLBOARD FROM T.O. SLAB T.O. 12" A.F.F. AT 12" A.F.F., USE 1/2" CDX PLYWOOD W/FRP SURFACE FINISH TO 6" ABOVE CEILING HEIGHT U.O.N. IF DOUBLE SIDE SHEAR WALL PLYWD IS SPECIFIED THE PLYWOOD SHALL BE CONTINUOUS FROM SILL PLATE TO TOP PLATE. SEE 4/A6.3.
- RESTROOM WALLS:
5/8" CEMENT WALLBOARD FROM T.O. SLAB OR T.O. CONCRETE CURB TO 48" A.F.F., WITH 5/8" HI-IMPACT BRAND XP WALLBOARD, TYPE X CORE FROM T.O. CEMENT BOARD TO 6" ABOVE CEILING HEIGHT U.O.N. NO SUBSTITUTIONS ALLOWED. FINISH AS SCHEDULED.
- ALL OTHER FRAME WALL CONDITIONS:
1/2" CEMENT WALLBOARD FROM T.O. SLAB OR T.O. CONCRETE CURB TO 48" A.F.F., WITH 1/2" GYPSUM WALLBOARD FROM T.O. CEMENT BOARD TO 6" ABOVE CEILING HEIGHT U.O.N. FINISH AS SCHEDULE

WALL LEGEND | E

DIMENSIONS:
A. ALL DIMENSIONS ARE TO FACE OF STUD U.O.N. REFER TO FOUNDATION PLAN FOR FACE OF CONC. DIMENSIONS.
B. DIMENSIONS NOTED AS "CLEAR" OR "HOLD" ARE MIN. REQUIRED. NET CLEARANCE FROM FACE OF WALL / WAINSCOT FINISH. VERIFY FINAL EQUIPMENT SIZES W/ VENDOR PRIOR TO INT. WALL FRAMING.

WINDOWS / DOORS:
A. SEE SHT. A1.1 FOR WINDOW TYPES AND DOOR SCHEDULE.
B. ALL DOOR AND WINDOW OPENING DIMENSIONS ARE TO ROUGH OPENING.

FINISH SUBSTRATES:
A. PROVIDE 1/2" THICK CEMENTITOUS BD. FROM FLOOR SLAB TO 12" A.F.F. MIN. IN LIEU OF GYP. BD. AT ALL WALLS EXCEPT SHEARWALL SURFACES, U.O.N.
B. ALL JOINTS, GAPS OR SPACES LEADING TO ALL HOLLOW OR INACCESSIBLE SPACES SHALL BE SEALED WITH "NSF INTERNATIONAL" APPROVED SEALANTS.
C. ALL BACK OF HOUSE AND OFFICE WALLS SHALL HAVE 1/2" CDX PLYWOOD SUBSTRATE, U.O.N.

DECOR:
A. SEE A2.0 FOR SEATING PLAN AND DETAILS.
B. SEE A7.0 FOR FLOOR FINISHES.
C. SEE A8.0 - A8.3 FOR WALL FINISHES.
D. SEE A7.1 FOR CEILING FINISHES.

GENERAL:
A. PROVIDE THREE FIRE EXTINGUISHERS - (2) 10 lb. BC AND (1) 10 lb. ABC - TO COMPLY WITH LOCAL FIRE CODE. LOCATE PER DIRECTION OF FIRE MARSHALL OR LOCAL AUTHORIZING AGENT. FOR ADDITIONAL INFORMATION SEE SHEET A2.0
B. DRAWINGS ARE BASED UPON WOOD FRAMING. UTILIZATION OF METAL STUDS ON NON-BEARING INTERIOR PARTITONS, BULKHEADS AND SOFFITS IS ACCEPTABLE.

FLOOR PLAN NOTES | D

202 NO FRP BEHIND W-059 WALK-IN COOLER/FREEZER.
203 PIPE BOLLARD. SEE DETAIL.
204 HOOD WALL, SEE WALL LEGEND.
208 KEEP CLEAR FOR UTILITIES & SYRUP LINES.
210 S.S. CORNER GUARD/WALL CAP [TM-2]. TYP. ALL CORNERS IN BACK OF HOUSE FROM REAR WALL TO THE KITCHEN SIDE OF THE SERVICE COUNTER.
213 SYRUP LINE CHASE (ABOVE).
214 14"x14" HORIZONTAL OPENING FOR SYRUP TUBES. COORDINATE WALL PENETRATION WITH COUNTER INSTALLER. SEAL CHASE TO COUNTER.
215 ROOF LADDER.
216 ADD SECOND 2X4 WALL ON KITCHEN SIDE.
224 CASED OPENING, REFER TO DETAIL.
225 FUR OUT WALL AS INDICATED WITH 2X4 WOOD STUDS AT 16" O.C.
228 LOW WALL, BY G.C. COORDINATE WITH STRUCTURAL DRAWINGS - REPLACE DRYWALL w/ ¾" PLYWOOD SHEATHING TO RECEIVE FULL HEIGHT WALL PANELING FOR WALL MOUNT KIOSKS.
230 STAINLESS STEEL SPLASH GUARD.
231 CORNER GUARD TILE SCHLUTER.

KEY NOTES | B

drawing dept
architecture & design
3217 madison rd cincinnati ohio 45209
513.272.8099 | www.drawingdept.com
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REGISTERED ARCHITECT ROBERT M. BUSCH License Number 6367 STATE OF ARKANSAS

9/30/2021 PERMIT

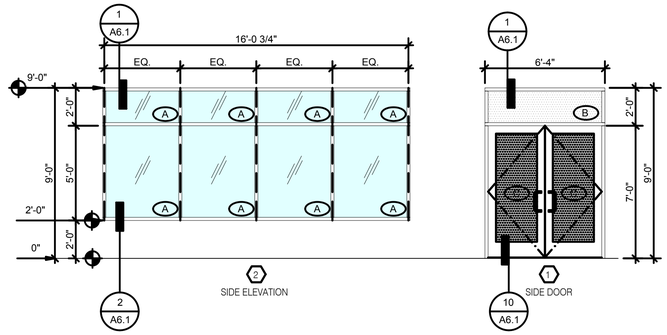
	DATE	REMARKS

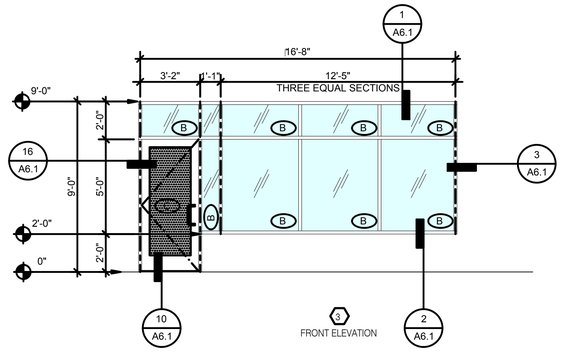
CONTRACT DATE: -
BUILDING TYPE: END. MED56
PLAN VERSION: APRIL 2021
BRAND DESIGNER: -
SITE NUMBER: -
STORE NUMBER: -
PA/PM: Approver
DRAWN BY.: RJN
JOB NO.: -

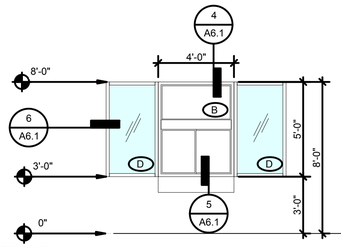
TACO BELL
DRIVE THRU RESTAURANT
ENDEAVOR 2.0
4183 ELM SPRINGS ROAD
SPRINGDALE, ARKANSAS 72762

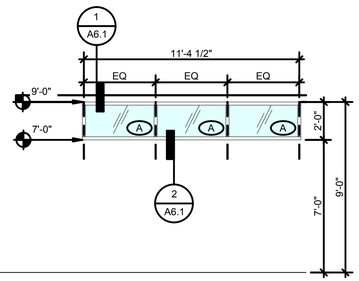
ENDEAVOR 2.0
FLOOR PLAN

A1.0









OPTIONAL DOOR

NOTE: ELEVATIONS DRAWN AS VIEWED FROM EXTERIOR OF BUILDING.

WINDOW TYPES 1/4" = 1'-0" | **9**

1. DIMENSIONS ON THIS DRAWING ARE TO FRAME EDGE. REFER TO SHEETS A1.0 FOR ROUGH OPENING DIMENSIONS
2. ENTIRE STOREFRONT SYSTEM SHALL BE DARK BRONZE
3. SEE SCHEDULE FOR GLASS TYPES.
4. REFER TO FLOOR PLAN, ELEVATIONS AND WALL SECTIONS FOR ROUGH OPENING DIMENSIONS.
5. ALL STOREFRONT MATERIAL AND GLAZING SHALL BE SUPPLIED AND INSTALLED BY G.C., U.O.N.

NATIONAL ACCOUNTS SUPPLIER

INTERIOR DOORS, FRAMES & HARDWARE	HAMILTON PARKER
LOCKNET CONSTRUCTION@LOCKNET.COM 800 JOHN C. WATTS DR. NICHOLASVILLE, KY 40356 855-432-4613 FAX: 877-887	JIM CAMPBELL D. 614-358-7806 E-MAIL: JIM CAMPBELL@HAMILTON PARKER.COM

GLASS SCHEDULE

- (A) 1" INSULATED GLASS
- (B) 1" INSULATED TEMPERED GLASS
- (C) 1/4" TEMPERED GLASS
- (D) SAFETY GLASS BY MFR.
- (E) PEEP HOLE

NOTE:
SHADING COEFFICIENT SPECIFICATION PER LOCAL CODE REQUIREMENTS. DAYTIME VISIBILITY INTO DINING ROOM SHALL BE MAINTAINED.

****ALL STOREFRONT GLAZING SHALL BE LOW 'E' SOLAR GLASS****

GREEN

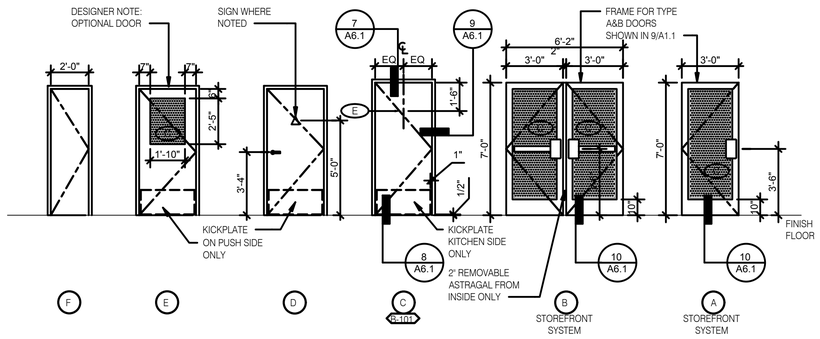
NOTES | **4**

1. LAMINATE DOORS 4, 5 & 7 / HOLLOW METAL DOOR 6 AND PAINT FRAMES 3, 4, 5, 6 & 7. SEE INTERIOR ELEVATION, SHEET A8.0, A8.1 & A8.2.
2. ALL HARDWARE SHALL BE US32D U.O.N.
3. ALL HM FRAMES SHALL BE 16 GA. STEEL U.O.N.
4. ALL LOCKS SHALL BE FALCON 6 PIN INTERCHANGEABLE CORE SUPPLIED AND INSTALLED BY THE G.C. ALL EXTERIOR LOCKS SHALL BE PROVIDED WITH CONSTRUCTION CORES. ALL PERMANENT CORES SHALL BE KEYED ALIKE.
5. PERMANENT CORES SHALL BE SHIPPED TO THE RESTAURANT GENERAL MANAGER.
6. MOUNT DOOR CLOSERS ON RESTROOM OR KITCHEN SIDE ONLY.
7. LOCKNET SECURITY DOOR. COMPLETE DOOR, FRAME, AND HARDWARE PACKAGE PROVIDED BY RSCS FACILITIES CONNECTIONS.
8. PROVIDE PUSH/PULL PLATES. IF REQUIRED BY LOCAL CODE, STOREFRONT DOOR PANIC HARDWARE SHALL BE: DOR-O-MATIC 2092 RIM PANIC HARDWARE AND EXTERIOR PULLS WITH QUALITY #520 DOOR PULL.
9. MOUNT KICKPLATE ON PUSH SIDE ONLY.
10. MAXIMUM DOOR OPERATING PRESSURE: 5 LBS INTERIOR, 8.5 LBS EXTERIOR.
11. ADA COMPLIANT ACCESSIBILITY SIGNAGE, INCLUDE BRAILLE AS REQUIRED BY LOCAL JURISDICTION - (1) MEN, (1) WOMEN. SEE G4.0.
12. RESTROOM SIGN REQUIRED. SEE G4.0.
13. INSTALL WITH APPLIED DOORS STOPS AND WEATHER STRIPS.
14. FRAMES SHALL BE PAINTED. SEE EXTERIOR ELEVATION A4.0.
15. PROVIDE LATCH AND STRIKE PLATE HARDWARE BY DOOR MFR. TO BE COMPATIBLE WITH LOCK.
16. PROVIDE 2" REMOVABLE ASTRAGAL FROM INSIDE ONLY.
17. OPTIONAL HARDWARE AT RESTROOM DOOR:
    OCCUPANCY INDICATION DEADBOL, FALCON D271
    PUSH PLATE, ROCKWOOD 70F - 8" X 16"
    PULL PLATE, TRIMCO 1017-3B - 4" X 16"
19. GC TO TRIM DOOR SWEEP TO FIT DOOR.

DOOR SCHEDULE NOTES | **1**

DOOR SCHEDULE | **2**

DOOR NO.	ROOM NAME	DOOR SIZE WIDTH	HEIGHT	THICK	TYPE	DOOR	FRAME	BUTTS 1	2	3	4	LOCKS 1	2	3	4	5	6	7	CLOSERS 1	2	3	KICK PLATE 1	2	3	THRESHOLD 1	2	3	4	DOOR STOP 1	2	3	4	PUSH	PULL	MISCELLANEOUS 1	2	3	4	5	6	DETAIL LOCATIONS			DOOR NOTES
					SEE DOOR TYPE ELEVATIONS			ONE PAIR OFFSET PIVOTS PER DOOR MANUFACTURER, TOP & BOTTOM	1 1/2 PR MacKinnig # TA2731, 4-1/2" X 4-1/2"	CONT. HINGE INCLUDED IN PACKAGE	H.D. TYPE 304 S.S. ROBRICK SPRING LOADED	YALE B-PB5407U NC	FULL LENGTH LATCH PROTECTION INCL. IN PACKAGE	PANIC HARDWARE INCLUDED IN PACKAGE	FALCON C953-7 OR C987-7 AS REQUIRED	FALCON TT SERIES - PRIVACY SET	FALCON 1690 CONCEAL VERTICAL PANIC HARDWARE	DORMA 8616 x 689	CLOSER INCLUDED IN PACKAGE	DORMA TS14 ARP SN8 689	STAINLESS STEEL 10"X .050"X 2" LT.D.W. *	KICKPLATE INCLUDED IN PACKAGE	ACCESSIBLE ALUMINUM THRESHOLD BY DOOR MFR.	THRESHOLD INCLUDED IN PACKAGE			FLOOR STOP - ROCKWOOD 441 CU	HINGE STOP - ROCKWOOD 332 NP	WALL STOP - ASA 0714 COAT HOOK W/ BUMPER	PUSH PLATE ROCKWOOD 70F - 8" X 16"	PULL PLATE TRIMCO 1017-3B - 4" X 16"	XCLUDER PEST CONTROL DOOR SWEEP # 160822	SWEEP VISTA 231 STD NGP 101VA	UNDERCUT 3/4"	PROVIDE A SIGN STATING THIS DOOR TO REMAIN LAUCKED DURING BUSINESS HOURS	COAT HOOK - BOBRICK	DOOR SIGN	HEAD	JAMB	SILL	
1	DINING	3'-0"	7'-0"	1 3/4"	A	AL	AL												X																										8, 10, 13, 16, 17
2	DINING	6'-0"	7'-0"	1 3/4"	B	AL	AL	X								X	X		X						X																			10/A6.1	8, 10, 13, 16, 17
3	WASHING	3'-6"	7'-0"	1 3/4"	C	HM	HM			X					X	X					X		X		X																	7/A6.1	11/A6.1	8/A6.1	6, 7, 10, 14, 19
4	MEN	3'-0"	6'-8"	1 3/4"	D	WD	HM			X							X				X	X	X						X									X	X	6/A6.4	6/A6.4		6, 9, 10, 11, 12, 14, 15, 18
5	WOMEN	3'-0"	6'-8"	1 3/4"	D	WD	HM			X							X				X	X	X						X									X	X	6/A6.4	6/A6.4		6, 9, 10, 11, 12, 14, 15, 18
6	OFFICE	3'-0"	6'-8"	1 3/4"	E	HM	HM			X		X									X		X					X													6/A6.4	6/A6.4		9 OPTIONAL
7	PASSAGE	2'-0"	6'-8"	1 3/4"	F	WD	HM														X																							9 OPTIONAL



NOTE: ELEVATIONS DRAWN AS VIEWED FROM EXTERIOR OF BUILDING OR OUTSIDE ROOM.

DOOR TYPES | **3**

drawing dept
architecture & design
3217 madison rd cincinnati ohio 45209
513.272.8099 | www.drawingdept.com
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REGISTERED ARCHITECT
ROBERT M. BUSCH
License Number 9367
STATE OF ARKANSAS

9/30/2021 PERMIT

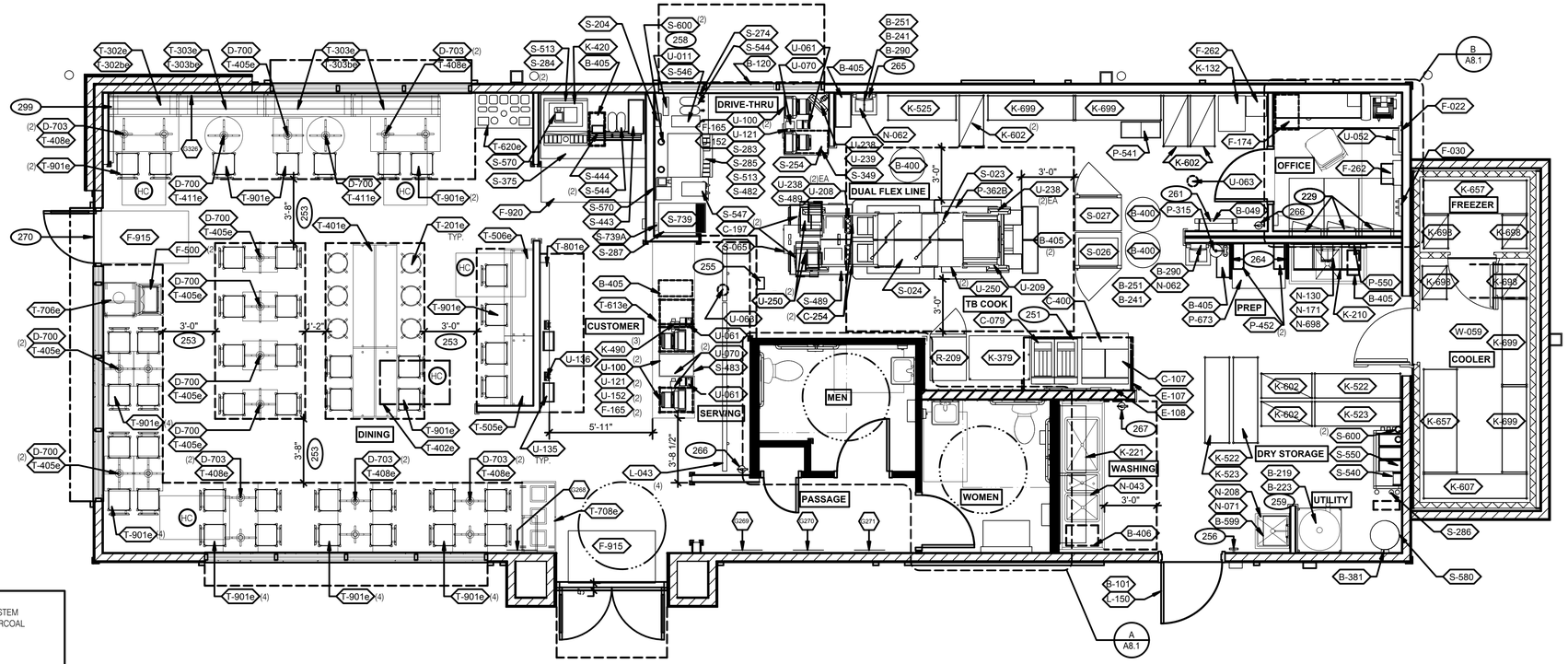
DATE	REMARKS

CONTRACT DATE: -
BUILDING TYPE: END. MED56
PLAN VERSION: APRIL 2021
BRAND DESIGNER: -
SITE NUMBER: -
STORE NUMBER: -
PA/PM: Approver
DRAWN BY.: RJN
JOB NO.: -

TACO BELL
DRIVE THRU RESTAURANT
ENDEAVOR 2.0
4183 ELM SPRINGS ROAD
SPRINGDALE, ARKANSAS 72762

ENDEAVOR 2.0
DOOR & WINDOW ELEVATIONS & SCHEDULES

A1.1



NTD:
OPTIONAL: ROLL-A-SHADE INFINITY SYSTEM
MATERIAL: SHEERWEAVE 2390 5% CHARCOAL
FASCIA SYSTEM: DARK BRONZE

CONTACT - RIC BERG
951.245.5077 EXT. 113
RIC.BERG@ROLLASHADE.COM

N

12 | 11 | 10 | 9 | 8 | 7 | 6 | 5 | 4 | 3 | 2 | 1

EQUIPMENT AND SEATING PLAN 1/4" = 1'-0" A

TAG	QTY	ITEM DESCRIPTION
D-700	11	22" X 22" X 28.5" H FREE STANDING TABLE BASE
D-703	10	22" X 5.5' X 28.5" H FREE STANDING TABLE BASE
T-201e	6	BARREL BARSTOOL - 29 PURPLE WOOD SEAT
T-302be	1	BENCH BACK REST - 48"
T-302e	1	BENCH SEAT - 48"
T-303be	3	BENCH BACK REST - 60"
T-303e	3	BENCH SEAT - 60"
T-401e	1	HUB TABLE - 72" - HIGH TOP
T-402e	1	HUB TABLE - 48" - HIGH TOP
T-405e	9	LAMINATE TABLE - 24 X 20 X 30 - 2 TOP
T-408e	5	LAMINATE TABLE ADA - 24 X 48 X 30 - 4 TOP
T-411e	2	SS TABLE - 24 DIA X 30 - 2 TOP
T-505e	1	COUNTER TOP - 48" X 20" X 30"
T-506e	1	COUNTER TOP - 60" X 20" X 30"
T-613e	1	POS COUNTER 121 - 3 POS

TAG	QTY	ITEM DESCRIPTION
T-620e	1	CONDIMENT COUNTER - RECTANGLE
T-706e	1	WASTE ENCLOSURE - SINGLE
T-708e	1	WASTE ENCLOSURE - 3 STREAM
T-801e	1	KIOSK 1/2 TOWER
T-901e	41	CHAIR - LAMINATE SEAT

FURNITURE PACKAGE - BY FURNITURE VENDOR U.O.N. E

X	QTY.	NAME	FAMILY	FRAME OR MURAL	SIZE	LOCATION
3326	1	HIPNOTIZE ME BELL	D	M01	CUSTOM	SEE A8.0
3269	1	CAMO PATTERN	D	F01	28x40	SEE A8.0
3270	1	CAMO PATTERN	D	F02	28x40	SEE A8.0
3271	1	CAMO PATTERN	D	F01	28x40	SEE A8.0

ARTWORK SCHEDULE D

DECOR
1. REFER TO SC SHEETS FOR SCOPE OF WORK RESPONSIBILITIE
2. (HC) SYMBOL DENOTES A HANDICAP ACCESSIBLE TABLE.

GENERAL NOTES C1

STORAGE TYPE	LINEAR FT.
DRY STORAGE	49
COLD STORAGE	26
FROZEN STORAGE	10

SHELVING QUANTITIES C2

229 ELECTRICAL PANELS.
251 HOOD FIRE SUPPRESSION SYSTEM (ANSUL R-102 OR EQUAL). MONITORED BY FIRE ALARM
253 MAINTAIN 36" MIN. CLEAR ACCESSIBLE AISLE EGRESS PATHS TO EXIT DOORS, 32" AT DOORWAYS AND CASED OPENINGS. (42" AISLE REQUIRED WHEN AISLE SERVES MORE THAN 50 SEATS).
255 ALERT LIGHT BOX FOR 3-COMP POWER SOAK.
256 PULL STATION @ 3'-8" A.F.F.
258 COORDINATE LOCATION OF HORIZONTAL PVC SYRUP CHASE THRU WALL TO COUNTER.
259 6" HIGH WATER HEATER PLATFORM.
261 ROOF LADDER WITH BILCO LADDER UP SAFETY POST.
264 SPLASH GUARD.
265 AUTOMATIC HAND SOAP AND SANITIZER DISPENSERS PROVIDED BY ECOLAB.
266 PROVIDE 1) 10lb. ABC PORTABLE FIRE EXTINGUISHER - TYP. @ 2 LOCATIONS. PER IFC 906. NOTE: COORDINATE FINAL LOCATION w/ FIRE MARSHALL.
267 PROVIDE 1) 6 LITRE TYPE K PORTABLE FIRE EXTINGUISHER. PER IFC 906 NOTE: COORDINATE FINAL LOCATION w/ FIRE MARSHALL.
270 NUMERICAL ADDRESS : LOCATED FACING STREET AT EXTERIOR CHARACTERS : 6" TALL x 1/2" WIDE NUMBERS
299 55" FLAT SCREEN TV (BY OWNER) MOUNTED HIGH ON WALL w/ ANGLE MOUNT -PROVIDE BLOCKING IN WALL & ALL CONDUITS INCLUDING ANY FROM CABLE SERVICE POINT TO BUILDING - CONDUITS SHALL BE FOR BOTH CABLE TV & WI-FI SERVICE - COORD. ALL w/ CABLE PROVIDER

KEY NOTES B

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9/30/2021 PERMIT

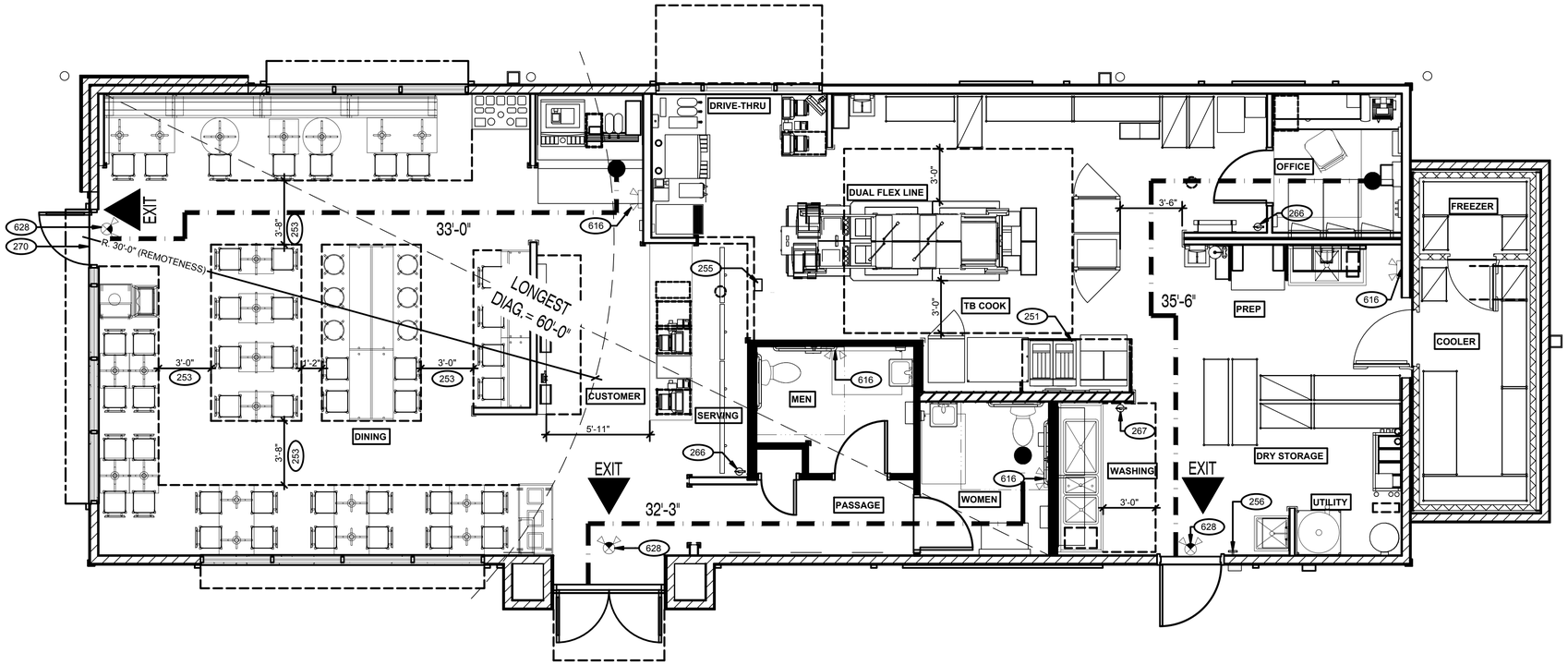
DATE	REMARKS

CONTRACT DATE: -
BUILDING TYPE: END. MED56
PLAN VERSION: APRIL 2021
BRAND DESIGNER: -
SITE NUMBER: -
STORE NUMBER: -
PA/PM: Approver
DRAWN BY.: RJN
JOB NO.: -

TACO BELL
DRIVE THRU RESTAURANT
ENDEAVOR 2.0
4183 ELM SPRINGS ROAD
SPRINGDALE, ARKANSAS 72762

ENDEAVOR 2.0
EQUIPMENT AND SEATING PLAN

A2.0



12 | 11 | 10 | 9 | 8 | 7 | 6 | 5 | 4 | 3 | 2 | 1

LIFE SAFETY PLAN 1/4" = 1'-0" **A**

251	HOOD FIRE SUPPRESSION SYSTEM (ANSUL R-102 OR EQUAL). MONITORED BY FIRE ALARM
253	MAINTAIN 36" MIN. CLEAR ACCESSIBLE AISLE EGRESS PATHS TO EXIT DOORS, 32" AT DOORWAYS AND CASED OPENINGS. (42" AISLE REQUIRED WHEN AISLE SERVES MORE THAN 50 SEATS).
256	PULL STATION @ 3'-8" A.F.F.
266	PROVIDE 1) 10lb. ABC PORTABLE FIRE EXTINGUISHER - TYP. @ 2 LOCATIONS. PER IFC 906, NOTE: COORDINATE FINAL LOCATION w/ FIRE MARSHALL.
267	PROVIDE 1) 6 LITRE TYPE K PORTABLE FIRE EXTINGUISHER. PER IFC 906 NOTE: COORDINATE FINAL LOCATION w/ FIRE MARSHALL.
270	NUMERICAL ADDRESS : LOCATED FACING STREET AT EXTERIOR CHARACTERS : 6" TALL x 1/2" WIDE NUMBERS
616	EMERGENCY DUAL HEAD FIXTURE. SEE REFLECTIVE CEILING PLAN & ELECTRICAL DRAWINGS.
628	COMBO EXIT SIGN / EMERGENCY DUAL HEAD FIXTURE. SEE REFLECTIVE CEILING PLAN & ELECTRICAL DRAWINGS.

(XXX) **KEY NOTES** **B**

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ENDEAVOR 2.0

LIFE SAFETY PLAN

A2.0a

EQUIPMENT SCHEDULE

TAG	#	O.F.C.I.	INSTALL	ITEM DESCRIPTION	MFR. & MODEL NUMBER	PLUMBING	ELECTRICAL	GAS	REMARKS
B CONTRACTOR BUILDING ELEMENTS									
B-049	1	X		ROOF LADDER	PRECISION LADDER #PH-G2-6X3-0				
B-050	1	X		ROOF HATCH	PRECISION LADDER #PH-G-2-6X3-0				
B-219	1	X		WATER HEATER DUNNAGE RACK	NEW AGE INDUSTRIAL CORP., INC #98147				
B-223	1	X		98% HIGH EFFICIENCY 120 MBH, 60 GAL. GAS WATER HEATER	A.O. SMITH BTH 120 60 CYCLONE HE	X		X	
B-241	4	X		SOAP DISPENSER (WALL MOUNT)	KAY 3741				
B-251	2	X		SANITIZER DISPENSER (WALL MOUNT)	KAY 3741				
B-253	2	X		PAPER TOWEL DISPENSER/TRASH 12 GAL.	BOBRICK #B-3944				
B-265	2	X		MIRROR, 18 x 36	BOBRICK #B-165-1836				
B-275	2	X		TOILET PAPER DISPENSER	BOBRICK #B-2890				
B-290	2	X		PAPER TOWEL DISPENSER	BOBRICK #B-262				
B-300	2	X		GRAB BAR 1-1/2 DIA. X 36 S.S. FIN.	BOBRICK #B6806X36				
B-305	2	X		GRAB BAR 1-1/2 DIA. X 32 S.S. FIN.	BOBRICK #B6806X42				
B-310	2	X		GRAB BAR VERTICAL 1-1/2 DIA. X 18 S.S. FIN.	BOBRICK #B6806X18				
B-381	1	X		CO2 CARBON DIOXIDE SENSOR/WARNING	LogiCO2 CO2 MK9 SENSOR		X		
B-400	8	X		WASTE BASKET - 32 GALLON	RUBBERMAID #2632 (GREY)				
B-405	7	X		WASTE BASKET					
B-406	1	X		WASTE BASKET	RUBBERMAID 28 QT. #2956 (BLACK)				
B-410	1	X		SANITARY NAPKIN RECEPTACLE	RUBBERMAID #6140				
B-599	1	X		MOP SINK SHELVING	SPG #WST806Y				
C COOKING EQUIPMENT									
C-079	1	X		DUAL FRYER	FRYMASTER #2FQG30U		X	X	COMES WITH GAS HOSE KIT (OPTIONAL: PITCO #TB-SSHLV14-2/FD VS7)
C-107	1	X		RETHERMALIZER	PITCO #TB-SRTG14-2	X	X	X	
C-197	4	X		TOASTER, SPLIT LID	PROLUXE SL1266TB		X		POWERED BY PRODUCTION LINE - (OPTIONAL: STAR #PSC14DTB)
C-254	2	X		CHEESE MELTER (SINGLE)	AJ ANTUNES #CM-100	X	X		POWERED BY PRODUCTION LINE
C-400	2	X		RETHERMALIZER TIMER	FAST #TBZAP12120V		X		
E EXHAUST HOODS/FIRE SUPPORT									
E-107	1	X		KITCHEN HOOD	STRATOVENT #TBG365OSVBD6FT3IN		X		
E-108	1	X		STROTEVENT 106 IN. H X 111 IN. L BACK SPLASH	STROTEVENT MODEL #BACKSPLASH106X111FLA		X		
E-272	1	X		TIMER OUTLET			X		
F OFFICE/EMPLOYEE/MUSIC/MISCELLANEOUS									
F-014	1	X		FILE CABINET (2 DRAWER HIGH) 18X36X27H	HON #582LL				
F-021	1	X		CHAIR - OFFICE	HON #4609AB10				IN OFFICE AREA, SEE SHEET A8.2
F-022	1	X		LICENSE FRAME (BLACK)	CREATIVE PALETTE TB30		X		IN OFFICE AREA
F-026	1	X		DESK LAMP	TBD				IN OFFICE AREA, SEE SHEET A8.2
F-030	1	X		COAT HOOK	ISS #HOOK246R2Y		X		IN OFFICE AREA
F-040	1			OFFICE COMPUTER	POS PROVIDED		X		IN OFFICE AREA, SEE SHEET A8.2
F-050	1			CREDIT CARD SATELLITE ROUTER JUNCTION					
F-060	1			MONITOR - OFFICE	YUM				
F-080	1			OFFICE PRINTER/COPIER/FAX/SCANNER	POS PROVIDED		X		
F-090	6			UPS (UN-INTERUPTABLE POWER SUPPLY)	POS PROVIDED		X		
F-102	1	X		MONEY COUNTER	TELLERMATE #TIXR3000		X		IN OFFICE AREA
F-131	1			SPEAKERS	MOOD MEDIA LOCAL LEASE		X		
F-165	3	X		FRONT LOAD SAFE	PERMA VAULT #PRO-10TM				
F-174	1			SAFE WITH TOUCH SCREEN CONTROLS			X		
F-211	1	X		CLOCK	B&B SYSTEMS #02100100				IN OFFICE AREA, SEE SHEET A8.2
F-262	2	X		6 COUNT EMPLOYEE LOCKERS E76000235			X		IN OFFICE AREA
F-270	1	X		FIRST AID KIT	PROSTAT FIRST AID LCC #2617		X		IN OFFICE AREA
F-500	2			STACKABLE HIGH CHAIR					
F-504	1			DVR & MONITOR					
F-915	2			FLOOR MAT	CREWSAFE, ENTRANCE I #41150012				RUBBERIZED - 3'-5', RIBBED, CHARCOAL, WSM #800503
F-920	1			RUBBER MAT	CREWSAFE, WSM#800507				RUBBERIZED - BLACK 2X8, 1/4 NON SLIP CORRUGATED TOP & RUBBER NO-SLIP BACK ENTRANCE
K WORKSTATIONS/SHELVING/CARTS									
K-132	1			CART, CLOSING MADE SIMPLE	SPG / ISS (Alternate: METRO)				#WST1434Y
K-210	1			PREP SINK WORKSTATION 50 TRACK	SPG / ISS (Alternate: METRO)				#WST255E, Wall Trax System for 1-Comp Sink, 16X50X40 + ACC
K-221	1	X		3 COMP SINK WORKSTATION 96 TRACK	SPG / ISS (Alternate: METRO)				#DS1F, Wall Trax System for 3 Comp Sink, (3) 18X24 GRIDS + ACC
K-379	1			FRY WORKSTATION 42W X 30D x 75H	SPG / ISS (Alternate: METRO)				#WST1709EA, Crispy Frystation 30x42x74
K-420	1			SHELF, BEV PLATFORM 18X24	SPG / ISS (Alternate: METRO)				#WST34Y: F/CARBONATOR, &/OR RECIRC PUMP
K-490	3			SHELVING 18x24x24, 2-TIER	SPG / ISS (Alternate: METRO)				#WST440Y
K-522	2			SHELVING, 18x60x76, 5-TIER, SMALL PACKAGING	SPG / ISS (Alternate: METRO)				#WST1548Y
K-523	2			SHELVING, 18x60x76, 3-TIER, CUP & LID	SPG / ISS (Alternate: METRO)				#WST1580Y
K-525	1			SHELVING 18x48x76, 5-TIER	SPG / ISS (Alternate: METRO)				#WST1613Y
K-602	5			SHELVING, 18x36x86, 5-TIER, DRY STORAGE	SPG / ISS (Alternate: METRO)				#WST238Y
K-607	1			SHELVING	SPG / ISS (Alternate: METRO)				
K-657	2	X		SHELVING 24x72x86, 5-TIER	SPG / ISS (Alternate: METRO)				#SU247285Y: WALK-IN COOLER 24X72X86
K-698	4			SHELVING 18X24X74, 5-TIER	SPG / ISS (Alternate: METRO)				#SU186075Y
K-699	4			SHELVING 18x60x74, 5-TIER	SPG / ISS (Alternate: METRO)				#SU186075Y
L LIGHTING/SIGNAGE/MENUBOARDS									
L-043	1			DIGITAL MENU BOARD	STRATACACHE, LG 43" DISPLAY		X		
N SINKS/DISHWASHER									
N-043	1	X		3-COMP POWER SOAK 102	UNIFIED #PS6750	X	X		GEN IV POWERSOAK INCLUDES T&S FAUCET #B-2475-PS-OH (FRANCHISE OPTION: GEN III)
N-062	2	X		STAINLESS STEEL WALL MOUNTED SINK WITH FAUCET	AERO #HS-MOD	X			
N-071	1	X		MOP SINK FAUCET	T&S B-2465	X			
N-130	1	X		1 COMP PREP SINK FAUCET	T&S B-0831-WA	X			FRANCHISE OPTION N-134: T&S B-2465
N-141	2	X		WALL MOUNTED LAVATORY	AMERICAN STANDARDS BRAND	X			WHITE VITREOUS CHINA WALL MOUNTED LAVATORY WITH ACCESSORIES. N-141 IS METERED FAUCET,FAUCET, LAVATORY, CENTERSET MIXING, #B-0890-WS
N-146	2	X		FAUCET (RESTROOMS)	T&S FAUCET B-0831-WA	X			2" TWIST TYPE FOR N-698
N-171	1			LEVER WASTE DRAIN		X			
N-208	1	X		MOP SINK	AERO #3MP-2121-6/1P	X			INCLUDES (2) 24X36 WALL PANELS
N-698	1	X		1 COMP PREP SINK 53W X 27D X 35 1/2H	AERO #2F1211617LR	X			
P FOOD PREPARATION									
P-315	1	X		REVERSE OSMOSIS SYSTEM	3M #56123-06, FSTM-075	X			INSTALL OVER FLOOR SINK
P-362B	1	X		FLEX DUAL LINE	SERTEK				ALT. NOTE: BAG HOLDER NO LONGER INCLUDED WITH PRODUCTION LINE - REFER TO EQUIPMENT PLAN FOR ORIENTATION AND NUMBER OF LINES
P-417	1	X		8-CHANNEL TIMER	FAST #KTRACK2X4TB		X		
P-452	2	X		HOT WATER SYSTEM	BUNN-MACHINE #43600.0014	X	X		Each System= Water Heater #43600.0014, Bracket #13125.0003, Shelf#12599.0000, Scale Inhibitor #39000.0001
P-541	1			STORAGE BINS	B4B SYSTEMS #03070100				
P-550	1	X		KNIFE RACK	EDLUND #KR-699				
P-673	1			WORK TABLE					

TAG	#	O.F.C.I.	INSTALL	ITEM DESCRIPTION	MFR. & MODEL NUMBER	PLUMBING	ELECTRICAL	GAS	REMARKS
S SERVING/DRIVE-THRU									
S-023	1	X		WARMER, EVO	CARTER HOFFMAN			X	MOUNT ON PRODUCTION LINE OVER SHELF
S-024	1	X		WARMER, EVO	CARTER HOFFMAN			X	MOUNT ON PRODUCTION LINE OVER SHELF
S-026	1	X		HEAT CABINET - FULL HEIGTH - (1) RH	CRESCOR #H137S27D1TB			X	W/8 SHELVES EACH
S-027	1	X		HEAT CABINET - FULL HEIGHT - (1) RH	CRESCOR #H137S27D1TB			X	W/ 8 RACKS
S-065	1	X		DESSERT TOWER	HATCO #GRBW-24D				
S-204	1	X		DRIVE-THRU TIMER SYSTEM	HME #C11422TB			X	
S-254	1			CONDIMENT RACK	PRONTO #CHPWO446				
S-274	1	X		DRIVE-THRU BEVERAGE WORKSTATION	SPG WST1242YA				OPTIONAL: METRO
S-283	1	X		DRINK STAGER WITHOUT STRAW HOLDER	WST788E				
S-284	1			BEVERAGE DISPENSER - SELF-SERVE	CORNELIUS 611057625	X		X	SEE SCOPE OF WORK (PEPSI)
S-285	1			BEVERAGE DISPENSER - DRIVE THRU	SERVEND	X		X	SEE SCOPE OF WORK (PEPSI)
S-286	1	X		WATER FILTER SYSTEM	SHURFLO #WB6-M3-22-003				FRANCHISEES CAN USE SELECTO #TB5/620-5
S-287	1	X		SS-TABLE, D/T, TB, 24 IN X 36 IN PRE-ASSEMBLED	FBD #1273610021	X		X	
S-349	1			DRIVE-THRU PICK-UP WORKSTATION 30X42	SPG				OPTIONAL:METRO
S-375	1	X		DRINK STATION	CARTER-HOFFMAN	X			S/S, INSULATED DRAIN TROUGH, WEIGHT RATED
S-443	1	X		LID DISPENSER	CAL-MIL ADA TB103				
S-444	1	X		NAPKIN DISPENSER	TOR XPRESSNAP #5555100				
S-482	1			CUP DISPENSER	A.J. ATUNES #DACS60				W/ ANGLED MOUNTING BRICKET OMNITEAM CDB-DTA
S-483	1			CUP DISPENSER	A.J. ATUNES #DACS60				W/ ANGLED MOUNTING BRICKET OMNITEAM CDB-DTA
S-489	2			SCALE	EDLUND				10#X.1OZ, ELECTRONIC, EDLUND #DS-10 CSTM, WSM #113464
S-513	2			ICE MAKER (PLACED ON TOP OF DRINK MACHINES)	MANITOWOC, KMS-1401MLJ	X		X	W/ROOF MOUNTED CONDENSERS HOSHIZAKI FRANCHISEES CAN USE HOSHISAKI KMS-1230
S-540	1			PEPSI BOOSTER TANK		X		X	SEE SCOPE OF WORK (PEPSI)
S-544	4			ICE TEA URN	BUNN/TDO-N-3.5				
S-546	1	X		CED TEA BREWER	TETLEY TB3O	X		X	
S-547	1			POD COFFEE BREWER	MY CAFE AP AUTOPOD #42300.0008			X	
S-550	1			BAG-IN-BOX SYRUP RACK	CORNELIUS/REMCOR BNP12B8P	X			FLO-3REG-2CRB (BY PEPSI)
S-570	2			CARBONATOR	CORNELIUS/REMCOR	X		X	SHELF MOUNTED BELOW EACH DRINK (BY PEPSI)
S-580	1			CO2 BULK TANK	MVE #11805373				
S-600	4			BUNDLED SYRUP LINES	CORNELIUS/REMCOR TUBE BUNDLE	X			SEE SCOPE OF WORK (PEPSI)
S-739	1	X		FROZEN BEVERAGE DISPENSER, REMOTE	FBD #12-7362-00021	X		X	MUST ORDER REMOTE CONDENSER S-739A FREEZE TRANSFORMER
S-739A	1	X		FREEZE TRANSFORMER				X	
S-740	1	X		FROZEN BEVERAGE CONDENSER, REMOTE	FBD #12-3003-0006	X		X	40 IN X 17 IN X 21 IN 208 SINGLE PHASE 2 WIRE 15 AMP, 105LB
U SECURITY/COMMUNICATIONS/FIRE PROTECTION/POS									
U-011	1			BASE STATION - D/T COMM. SYSTEM	HME #C40000-5-HS3-TB				
U-052	2	X		SECURITY SYSTEM	ADT #3BCZTB			X	
U-061	2			CREDIT CARD READER				X	
U-062	1			DRIVE-THRU CREDIT CARD READER	VERIFONE P400			X	
U-063	2			ALARM SENSOR				X	
U-070	3			RECIEPT PRINTER	EPSON			X	2 FOR F/C AND 1 D/T : 5.71" x 7.68" x 5.83"
U-100	4			POS/ORDER ENTRY TERMINAL				X	2 FOR F/C AND 1 D/T
U-121	3			CASH DRAWER BRACKETS	#SU186075Y				2 PER CASH DRAWER
U-135	2			KIOSK TABLET	SSP			X	
U-136	2			VERIFONE (CREDIT CARD MACHINE)	SSP			X	
U-152	3			CASH DRAWER	IBM, NCR & PAR				2 FOR F/C AND D/T
U-208	2			MONITOR SUPPORT ARM	FACILITY SOLUTIONS				KIT, TB, 39 L - CRADLE NOT INCLUDED
U-209	2			MONITOR SUPPORT ARM	FACILITY SOLUTIONS				KIT, TB, 24.25 L MONITOR SUPPORT ARM, CRADLE NOT INCLUDED
U-238	5			KITCHEN MONITOR	IBM, NCR & PAR				MONITOR ON STAND
U-239	1			MONITOR CEILING MOUNTED BRACKET	IBM, NCR & PAR				
U-250	5			BUMP BAR WITH MOUNTING PLATE	IBM, NCR & PAR				WITH MOUNTING PLATE
W WALK-IN COOLERS/FREEZERS									
W-059	1	X		WALK-IN	ICS/NORLAKE #105181	X		X	COMBO, TB, #105181, BUDGETARY 19-4X7X9-2 OAD, MEDIUM BUILDING PROTOTYPE, INCLUDES LED
R REFRIGERATION									
R-209	1			FRY STATION REACH-IN FREEZER (RIGHT HINGED)	DELFIELD #GBF1P-SH-TB2		X		OPTION: LEFT HINGED VERSION - DELFIELD #GBF1P-SH-IK-TB2

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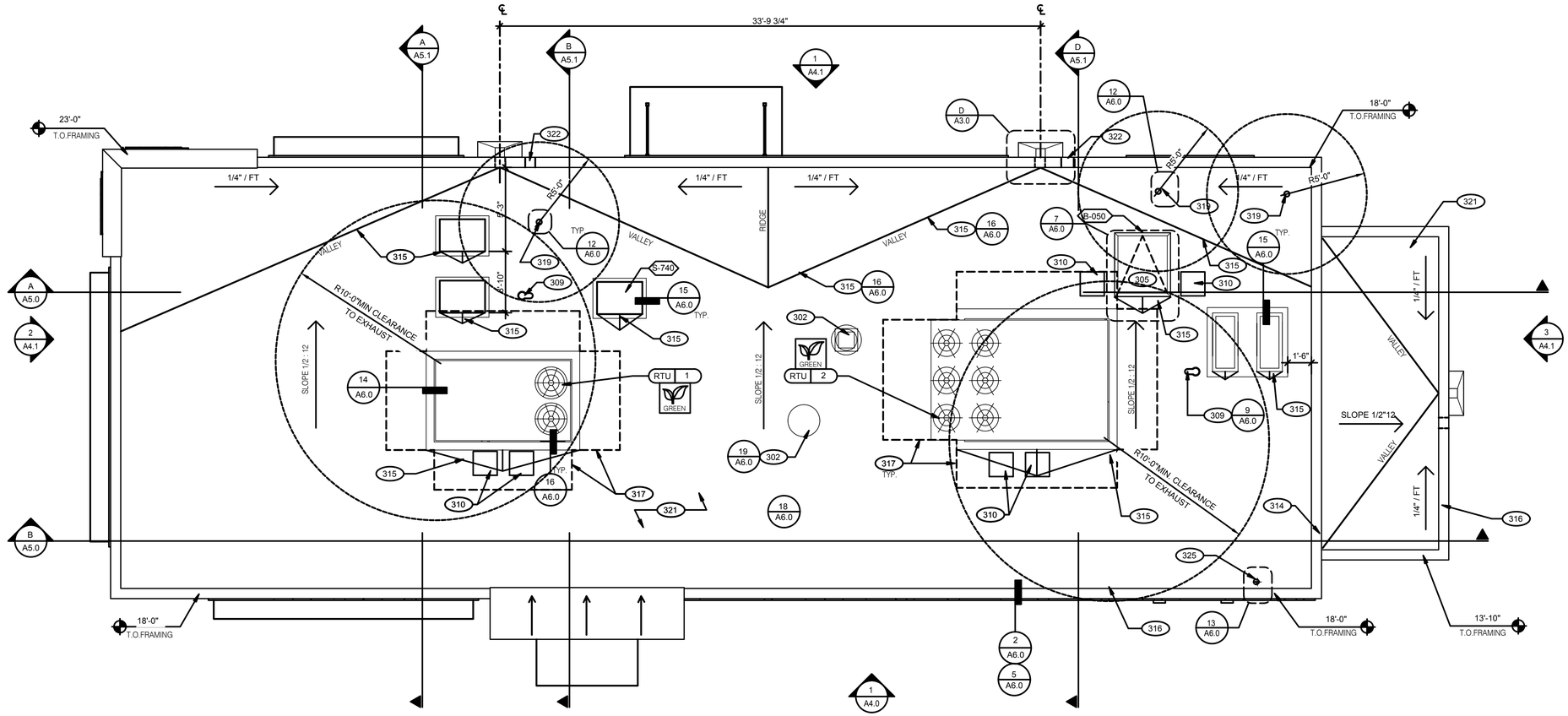
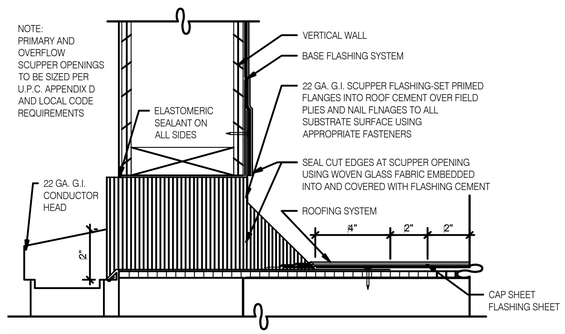
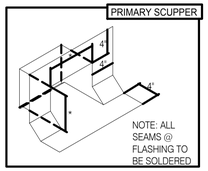
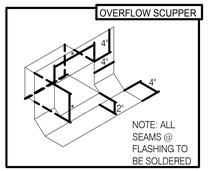


ROOF PLAN 1/4" = 1'-0" — A







* DESIGN AND SIZE PER LOCAL REQUIREMENTS

SCUPPER FLASHING — D

WATERPROOFING:

A. PAINT UNDERSIDE OF PARAPET CAP FLASHING WITH FACTORY BONDED PAINT GRIP OR PRIMER
B. TOP NAILING AT PARAPET CAP FLASHING WILL NOT BE ACCEPTED
C. PENETRATIONS IN ROOFING MEMBRANE AND FLASHING SHALL ONLY BE MADE AS INDICATED ON THE DRAWINGS OR SPECS.
D. SEE SPECIFICATIONS FOR SEALANT SPECS.
E. ALL SHEETS MTL FLASHONG SHALL BE 22 GA MIN.

MISCELLANEOUS:

A. ROOF PENETRATIONS CLOSER THAN 12" FROM ANOTHER WILL NOT BE ALLOWED.
B. EXHAUST FANS MIN. 10'-0" AWAY FROM ALL AIR INTAKE / SUPPLY.
C. LOCATE WALK-IN CONDENSERS ON ROOF ONLY IF REQUIRED BY CODE.

ROOF PLAN NOTES — C

302	KITCHEN HOOD EXHAUST FAN. SEE SHEETS M3.0 AND DETAIL.
305	ROOF HATCH.
309	PIPE HOOD FOR UTILITIES.
310	24x36 WALK MATS. SEE ROOF SPECS.
314	CHANGE IN PARAPET ELEVATION. SEE SECTION B/A5.0
315	ROOF CRICKET.
316	METAL PARAPET CAP.
317	MAINTAIN MANUFACTURERS ROOFTOP UNIT MAINTENANCE CLEARANCE.
319	WASTE VENT THROUGH ROOF. THE TOP OF WASTE VENTS SHALL BE 12" HIGHER THAN THE CLOSEST PARAPET CAP U.N.O. OR NOT ALLOWED BY LOCAL JURISDICTION.
321	'DURO-LAST' SINGLE PLY ROOF MEMBRANE OVER MINIMUM R-20 RIGID INSULATION BOARD OVER 5/8" APA RATED EXTERIOR GRADE PLYWOOD OVER TRUSSES. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
322	OVERFLOW SCUPPER.
325	WATER HEATER VENT.

KEY NOTES — B

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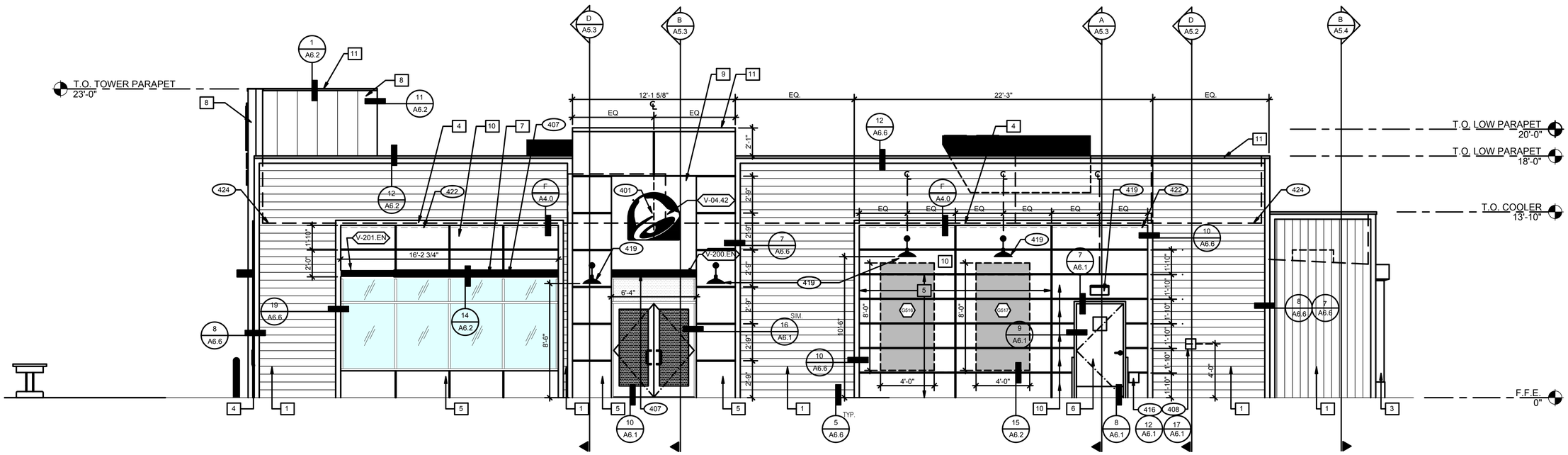
BRAND DESIGNER:	-
SITE NUMBER:	-
STORE NUMBER:	-
PA/PM:	Approver
DRAWN BY.:	RJN
JOB NO.:	-

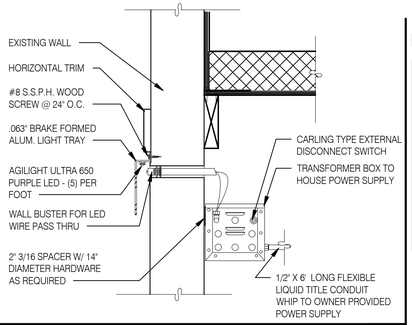
TACO BELL
DRIVE THRU RESTAURANT
ENDEAVOR 2.0
4183 ELM SPRINGS ROAD
SPRINGDALE, ARKANSAS 72762

ENDEAVOR 2.0
ROOF PLAN

A3.0



FRONT ELEVATION 1/4" = 1'-0" | **1**



LED WALL WASHER DETAIL | **F**

TYPE MARK	QTY	ITEM DESCRIPTION	LOC
TOWER			
V-09.14W	2	14" WHITE CHANNEL LETTERS VERTICAL	A4.1
SIDE ENTRY			
V-04.42	2	42" SWINGING BELL PURPLE LOGO FACE LIT	A4.1
V-200.EN	1	SIDE ENTRY AWNING 6'-4" X 4'-0" BLACK	A4.0
DRIVE THRU			
V-101.DT	1	DT AWNING (OVER DT) 9'-0" X 4'-0" BLACK	A4.1
EYEBROW AWNINGS			
V-202.EN	1	FRONT EYEBROW (WINDOW) 16'-9 3/4" L X 6" H X 1'-4" D BLACK	A4.1
V-203.EN	1	DT EYEBROW (WINDOW) 11'-6 1/2" L X 6" H X 1'-4" D BLACK	A4.1
V-201.EN	1	SIDE ENTRY EYEBROW (WINDOW) 16'-2 3/4" L 6" H X 1'-4" D BLACK	A4.0

SIGNAGE | **E**

MISCELLANEOUS
A. SEE SHEET A1.1 "WINDOW TYPES" FOR WINDOW ELEVATIONS.

SEALERS (REFER TO SPECS)
A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
B. SEALANT AT ALL WINDOW AND DOOR FRAMES AND JAMB. DO NOT SEAL SILL @ WINDOWS.
C. APPLY NEOPRENE GASKET (CONT.) BETWEEN BUILDING AND CANOPY.

CRITICAL DIMENSIONS
A. REQUIRED CLEAR OPENING WIDTH TO ENSURE COORDINATION WITH STANDARD SIGNAGE/BUILDING ELEMENTS DIMENSIONS.

NOTE: NO EXTERIOR SIGNS ARE WITHIN THE SCOPE OF WORK COVERED BY THE BUILDING PERMIT APPLICATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL EXTERIOR SIGNS AND INSTALLATION OF REQUIRED BLOCKING AND ELECTRICAL CONNECTIONS FOR FINAL APPROVED SIGNS.

GENERAL NOTES | **C**

X	NAME	FAMILY	FRAME OR MURAL	SIZE	LOCATION
3516	HYPNOTIZE ME BELL	D	M02	48x96	A4.0
3517	HYPNOTIZE ME BELL	D	M02	48x96	A4.0
3516	HYPNOTIZE ME BELL	D	M02	48x96	A4.1
3517	HYPNOTIZE ME BELL	D	M02	48x96	A4.1

PAINTING
APPLICATOR MUST DO THEIR DUE DILIGENCE WITH PREPARATION.
PRIMER: 1 COAT SW A24W8300
FINISH: 2 COATS SW A82-100 SERIES, MATCH COLORS FROM MATERIAL SCHEDULE.
A-100 EXTERIOR LATEX SATIN.

PAINT NOTES | **A**

SYMBOL	ITEM/MATERIAL	MANUFACTURER	MATERIAL SPEC	COLOR	CONTACT INFORMATION
1	SIDING	JAMES HARDIE	ARTISAN V-GROOVE 144"L X 8.25"W; 7" EXPOSURE COMES PRIMED FOR PAINT	WORLDLY GRAY (SW7043), SEMI-GLOSS	SEE C / A 7.2
2	SCUPPERS	-	-	WORLDLY GRAY (SW7043), SEMI-GLOSS	
3	DOWN SPOUTS	-	-	WORLDLY GRAY (SW7043), SEMI-GLOSS	
4	HARDIE TRIM	JAMES HARDIE	HARDIE TRIM 5/4 SMOOTH 1"x4.5"	CYBERSPACE (SW7076), SEMI-GLOSS	SEE C / A 7.2
5	HARDIE REVEAL PANEL	JAMES HARDIE	REVEAL PANEL SYSTEM	CYBERSPACE (SW7076), SEMI-GLOSS	SEE C / A 7.2
6	HOLLOW METAL DOOR	-	-	SW PURPLE TB2603C, SEMI-GLOSS	
7	AWNINGS	SIGNAGE VENDOR	-	BLACK BY THE SIGNAGE VENDOR	
8	CORNER TOWER	WESTERN STATE	T-GROOVE 24GA PAINTED 18" PANEL	WEATHERED RUSTIC	SEE C / A 7.2
9	RECESS OF SIDE ENTRY PORTAL	WESTERN STATE	T-GROOVE 24GA PAINTED 18" PANEL	WEATHERED RUSTIC	SEE C / A 7.2
10	HARDIE REVEAL PANEL	JAMES HARDIE	REVEAL PANEL SYSTEM	SW PURPLE TB2603C, SEMI-GLOSS	SEE C / A 7.2
11	METAL PARAPET CAP	-	24GA GALVANIZED	CYBERSPACE (SW7076) KYNAR 500 COATING	

EXTERIOR FINISH SCHEDULE | **D**

401 BUILDING SIGN BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
407 METAL CANOPIES BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
408 CO2 FILLER VALVE & COVER.
416 HOSE BIB BOX AT 18" A.F.F.
419 EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
422 PURPLE LIGHT WALL WASHER, PROVIDED BY SIGNAGE VENDOR.
424 LINE OF ROOF BEYOND.

KEY NOTES | **B**

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9/30/2021 PERMIT

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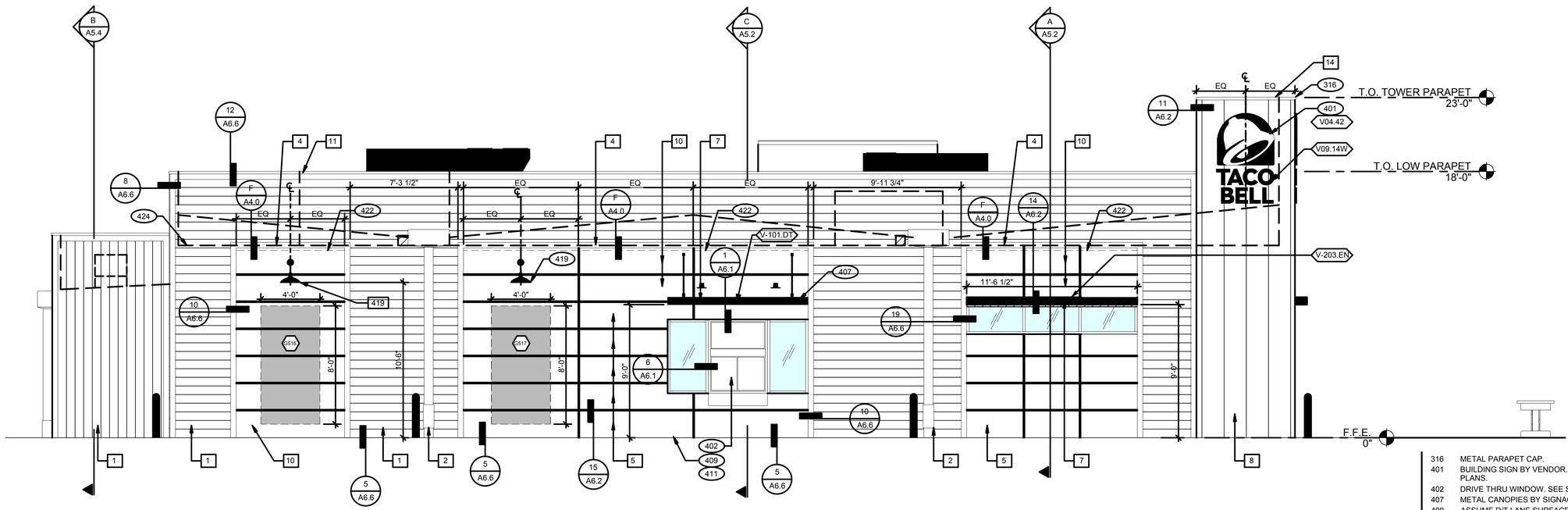
TACO BELL
DRIVE THRU RESTAURANT
ENDEAVOR 2.0
4183 ELM SPRINGS ROAD
SPRINGDALE, ARKANSAS 72762

ENDEAVOR 2.0
EXTERIOR ELEVATIONS

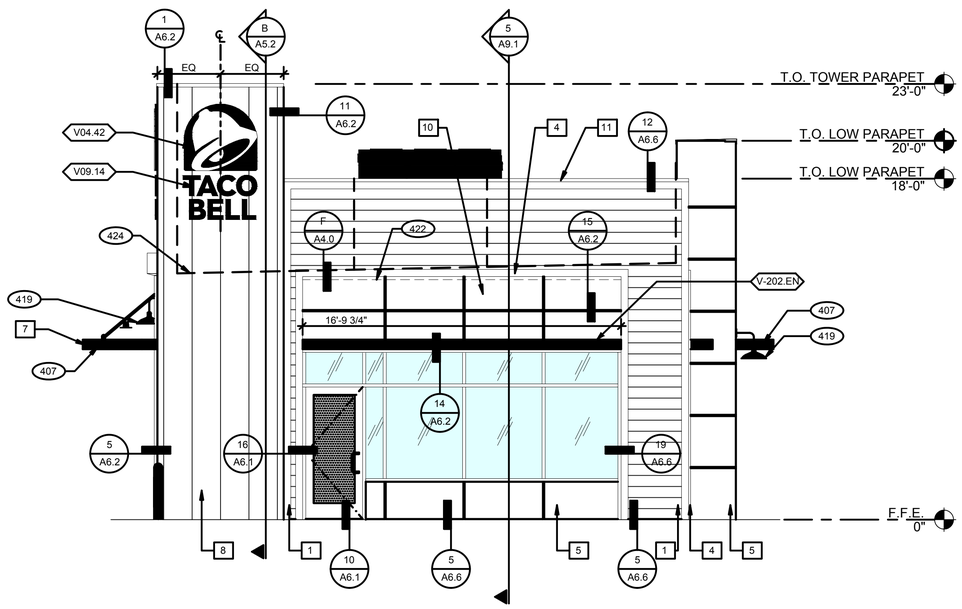
A4.0



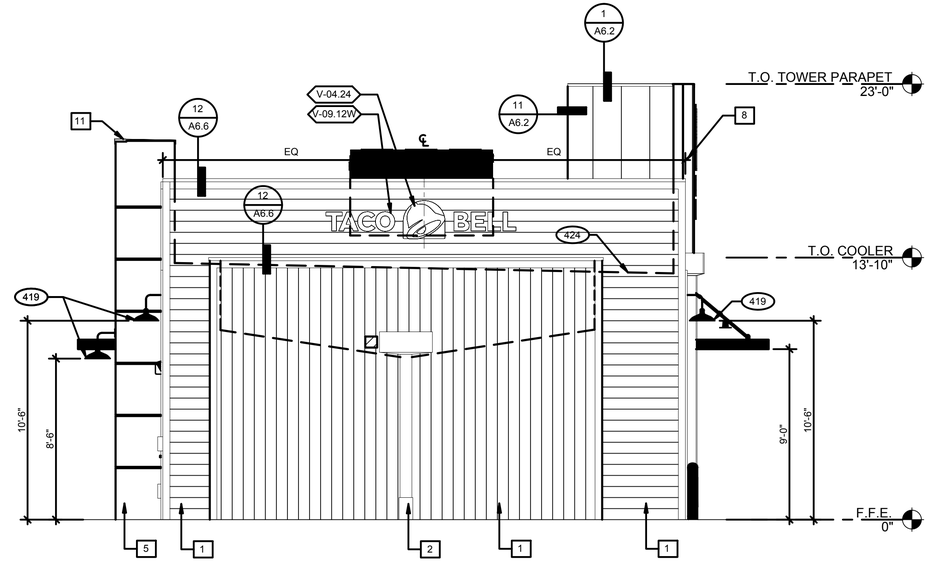
REAR ELEVATION 1/4" = 1'-0" | **1**

316 METAL PARAPET CAP.
401 BUILDING SIGN BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
402 DRIVE THRU WINDOW. SEE SHEET A1.0 AND A1.1.
407 METAL CANOPIES BY SIGNAGE VENDOR. SEE SCHEDULE FOR FINISH.
409 ASSUME D/T LANE SURFACE IS 6" BELOW THE FINISH FLOOR. REFER TO GRADING & SITE PLAN.
411 CONCRETE CURB.
419 EXTERIOR LIGHT FIXTURE. COORDINATE WITH ELECTRICAL DRAWINGS.
422 PURPLE LIGHT WALL WASHER, PROVIDED BY SIGNAGE VENDOR.
424 LINE OF ROOF BEYOND.

KEY NOTES | **A**



FRONT ELEVATION 1/4" = 1'-0" | **2**



NOTE: REFERENCE TO SHEET A4.0 FOR COLOR LEGEND

REAR ELEVATION 1/4" = 1'-0" | **3**

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TACO BELL
DRIVE THRU RESTAURANT
ENDEAVOR 2.0
4183 ELM SPRINGS ROAD
SPRINGDALE, ARKANSAS 72762

ENDEAVOR 2.0
EXTERIOR ELEVATIONS

A4.1



EXTERIOR RENDERING : entry from parking lot N.T.S. **D**



EXTERIOR RENDERING : drive thru N.T.S. **C**



EXTERIOR RENDERING : front entry / drive thru N.T.S. **B**



EXTERIOR RENDERING : entry from street N.T.S. **A**

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4183 ELM SPRINGS ROAD
SPRINGDALE, ARKANSAS 72762

ENDEAVOR 2.0
EXTERIOR RENDERINGS

A4.2



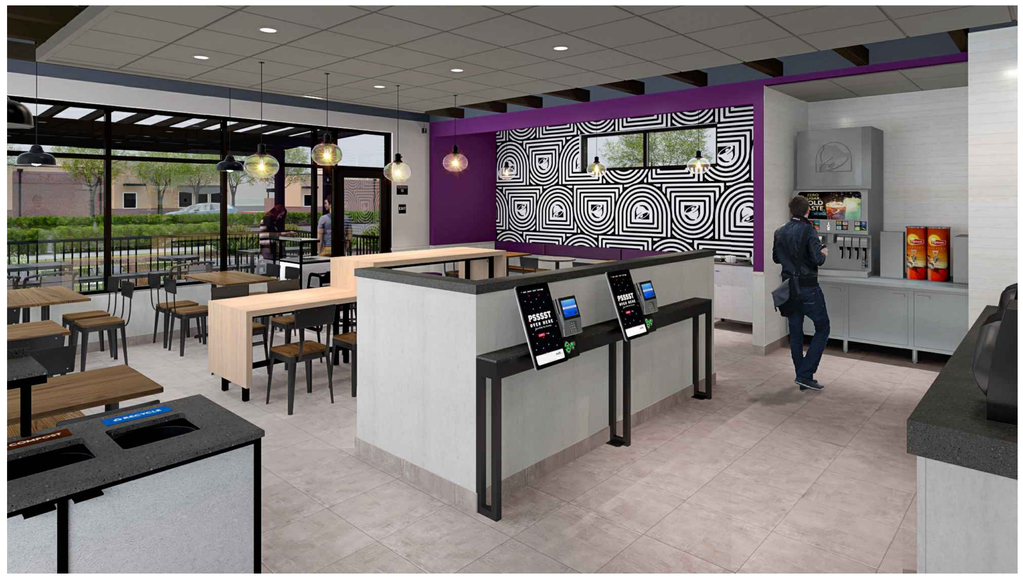
INTERIOR RENDERING : dining N.T.S. **D**



INTERIOR RENDERING : dining N.T.S. **C**



INTERIOR RENDERING : dining N.T.S. **B**



INTERIOR RENDERING : dining N.T.S. **A**

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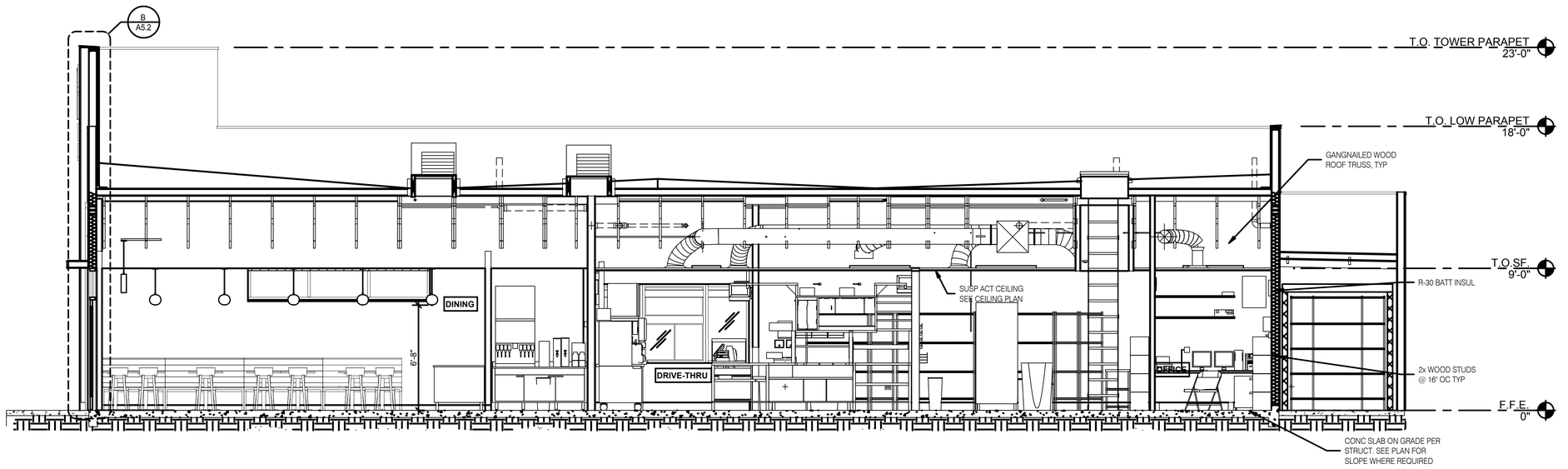
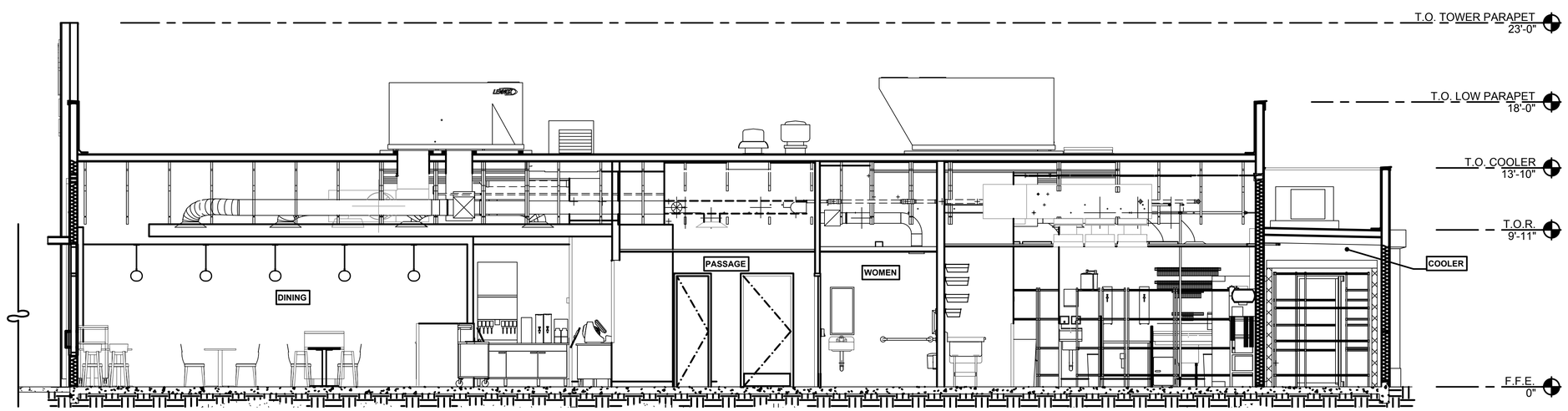
SPRINGDALE, ARKANSAS 72762

ENDEAVOR 2.0
INTERIOR RENDERINGS

A4.3



EAST/WEST BUILDING SECTION 2 1/4" = 1'-0" **A**



EAST/WEST BUILDING SECTION 1 1/4" = 1'-0" **B**

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4183 ELM SPRINGS ROAD
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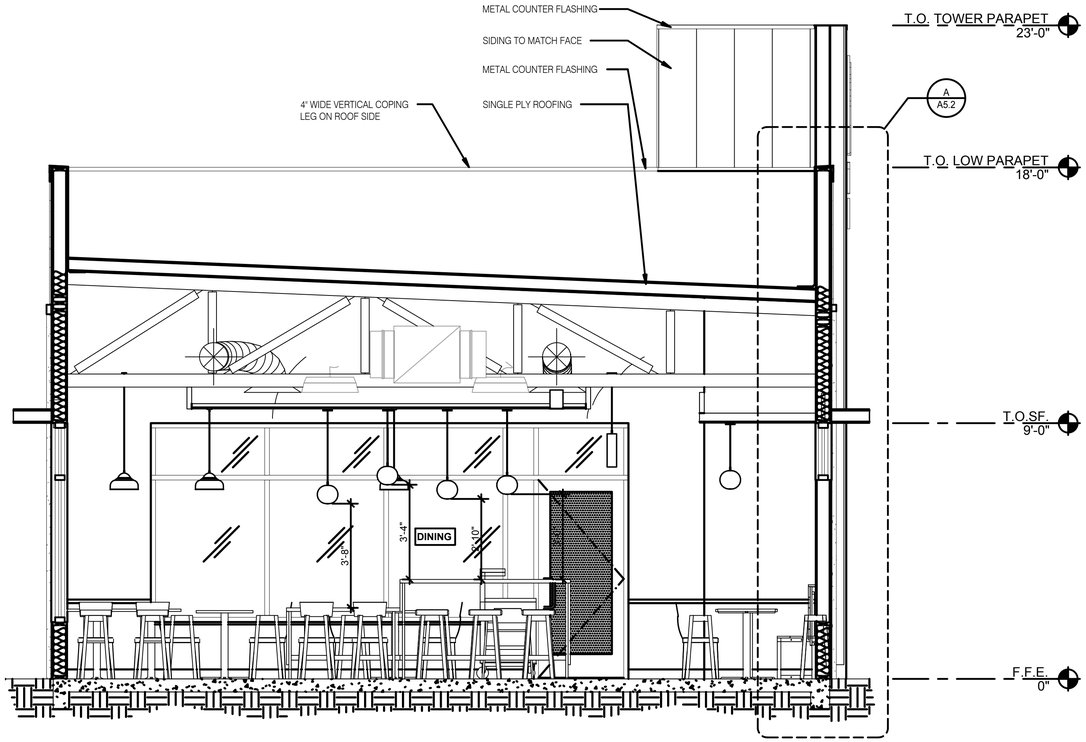
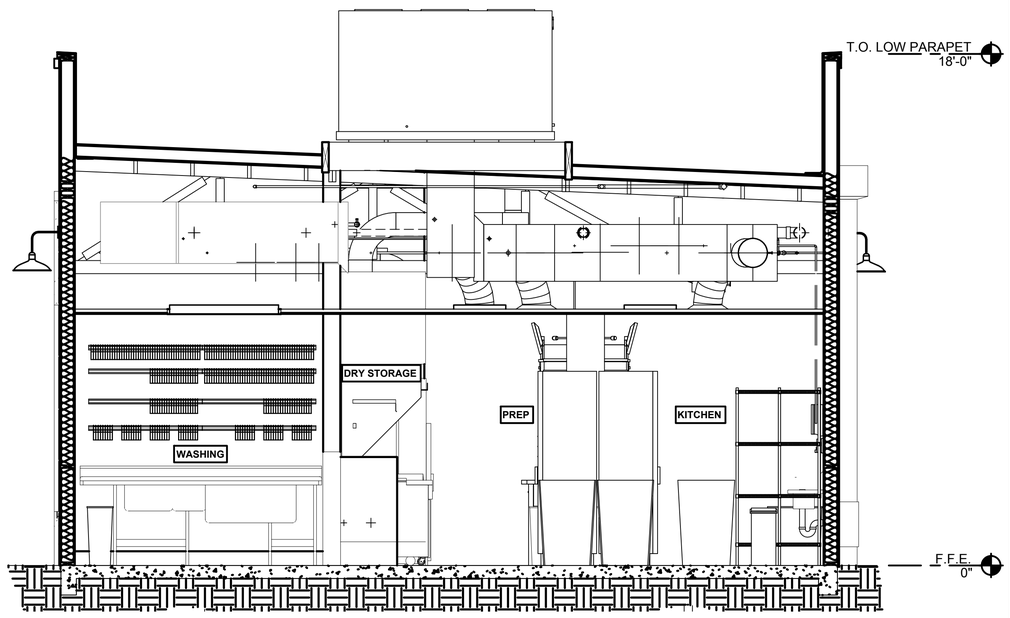
ENDEAVOR 2.0
BUILDING SECTIONS

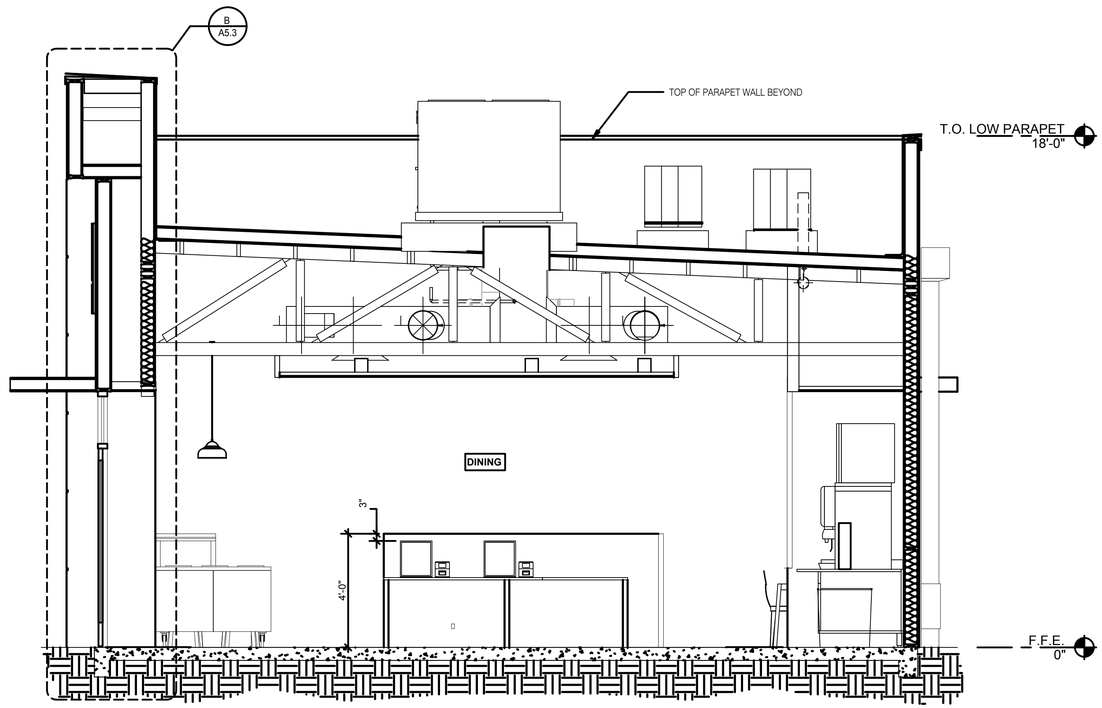
A5.0



LEFT TO RIGHT BUILDING SECTION 5 3/8" = 1'-0" | **A**



LEFT TO RIGHT BUILDING SECTION 4 3/8" = 1'-0" | **D**



LEFT TO RIGHT BUILDING SECTION 3 3/8" = 1'-0" | **B**

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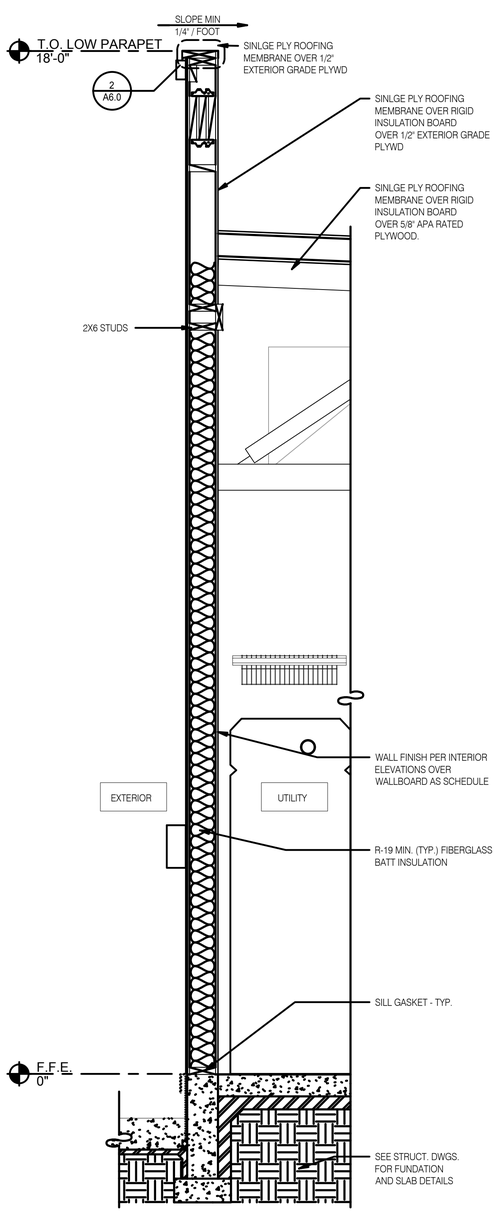
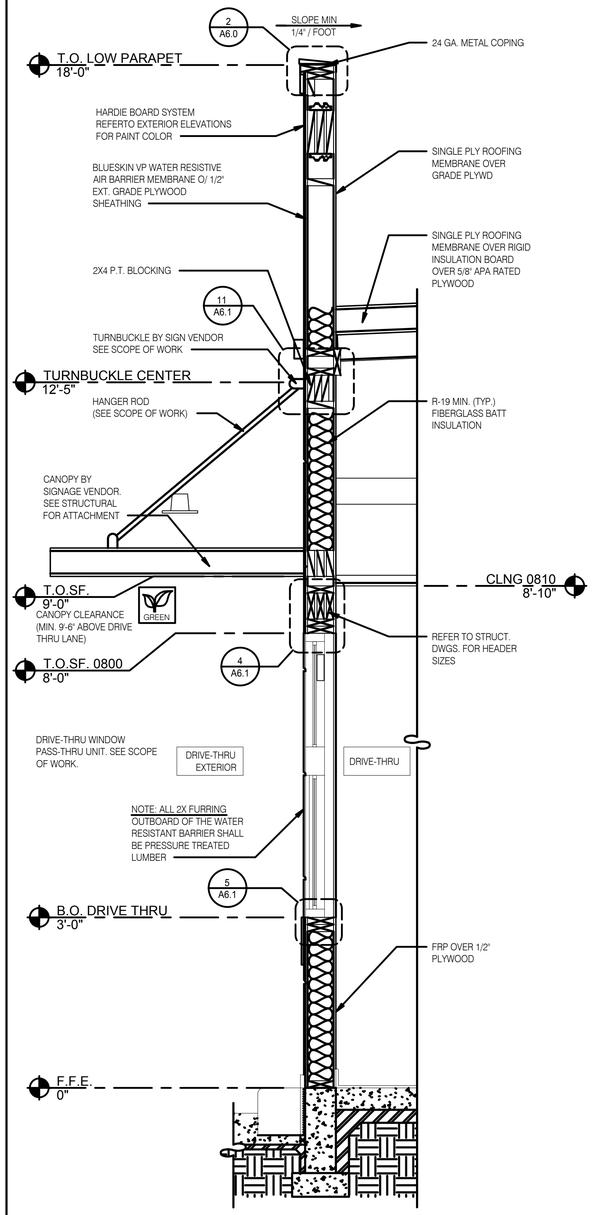
ENDEAVOR 2.0
4183 ELM SPRINGS ROAD
SPRINGDALE, ARKANSAS 72762

ENDEAVOR 2.0
BUILDING SECTIONS

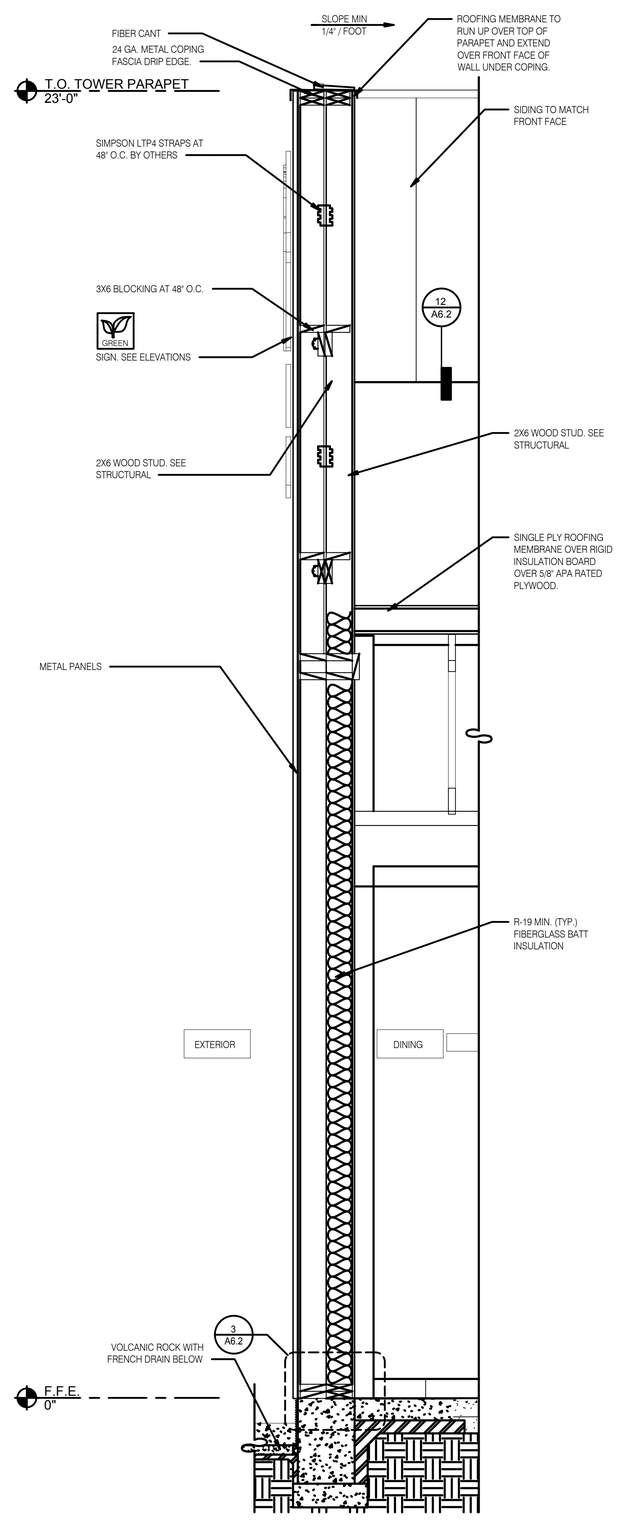
A5.1



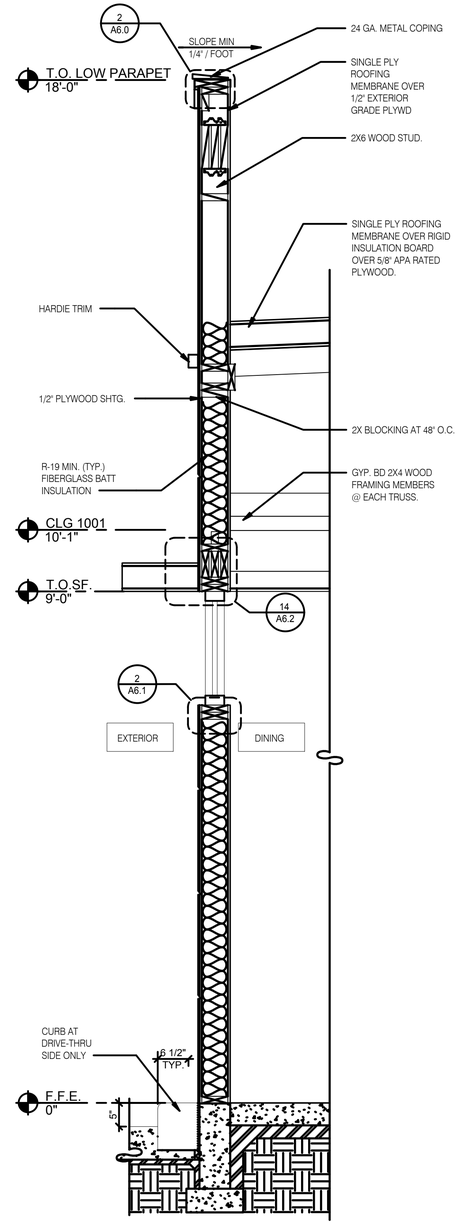
TYPICAL WALL SECTION 3/4" = 1'-0" | **D**



WALL SECTION AT DRIVE THRU 3/4" = 1'-0" | **C**



SECTION AT DINING - TOWER 3/4" = 1'-0" | **B**



WALL SECTION AT DINING 3/4" = 1'-0" | **A**

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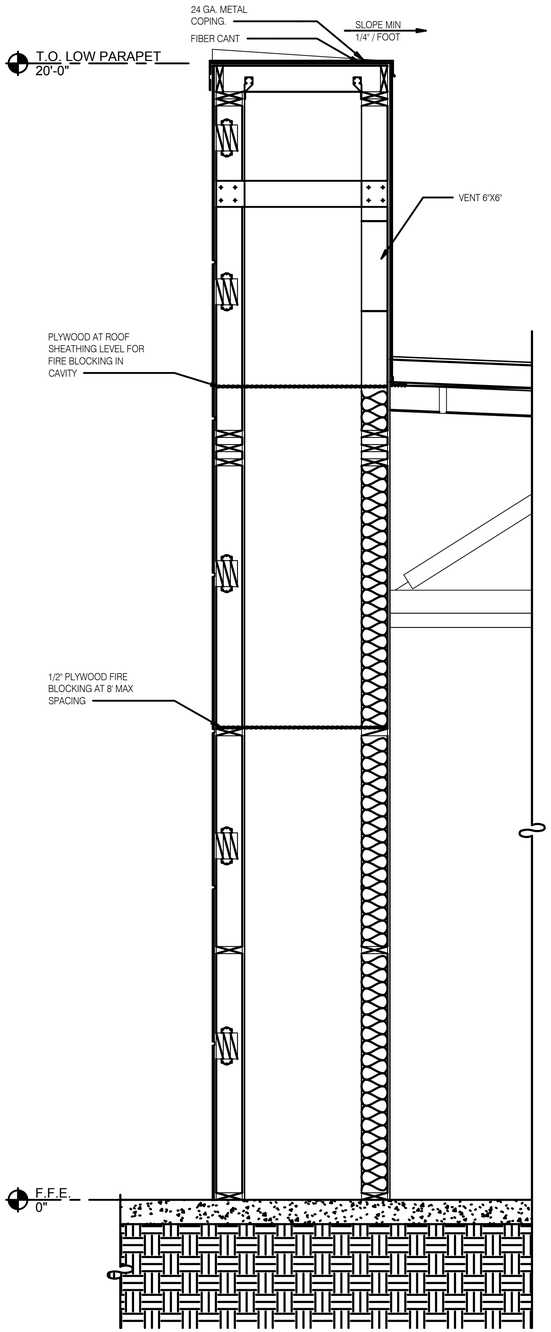
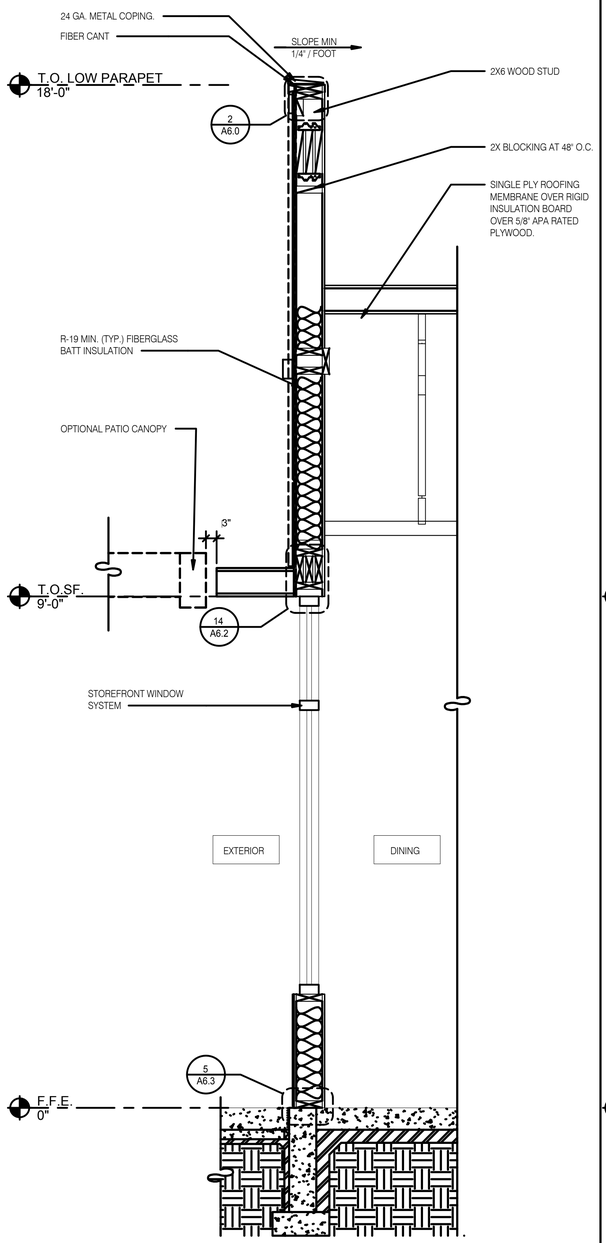
TACO BELL

ENDEAVOR 2.0
WALL SECTIONS

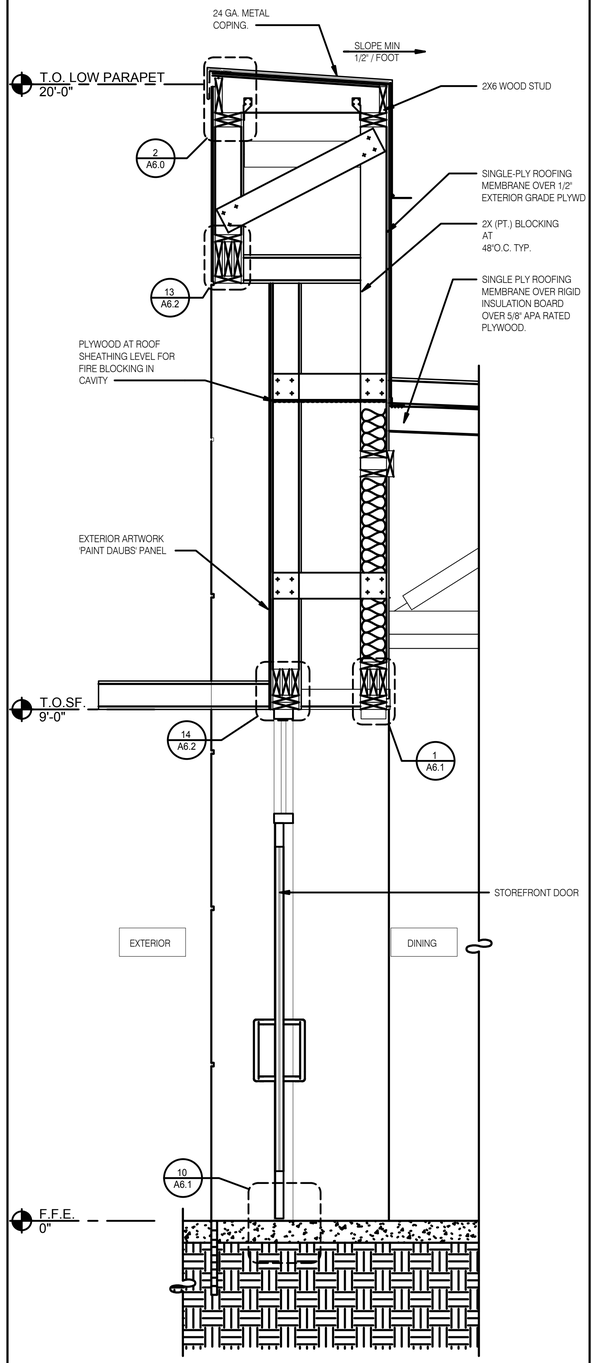
A5.2



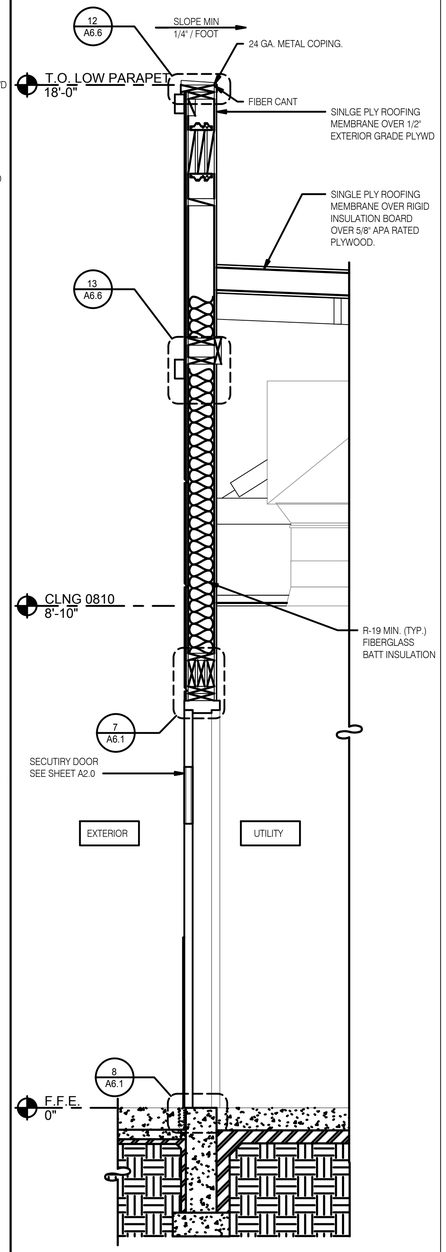
FRONT WALL SECTION 3/4" = 1'-0" | **D**



FRONT WALL SECTION 3/4" = 1'-0" | **C**



WALL SECTION AT DINING DOOR 3/4" = 1'-0" | **B**



WALL SECTION AT SERVICE DOOR 3/4" = 1'-0" | **A**

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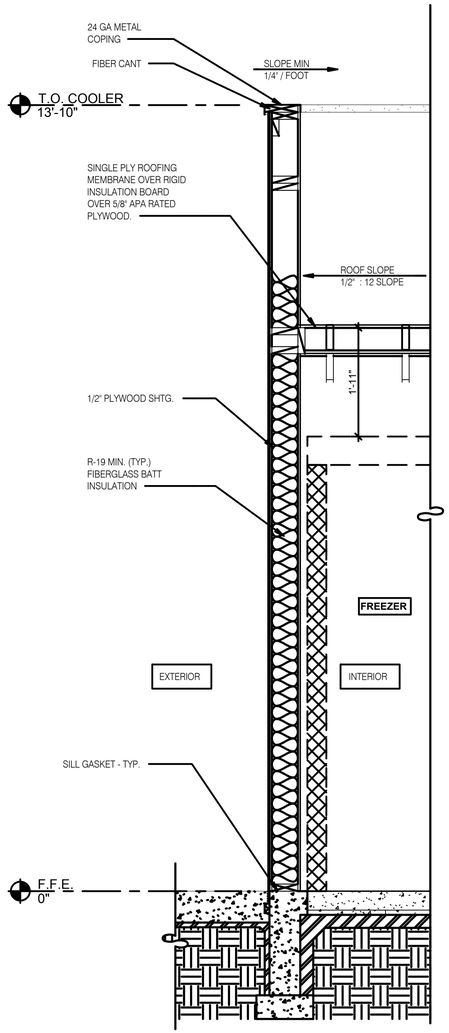
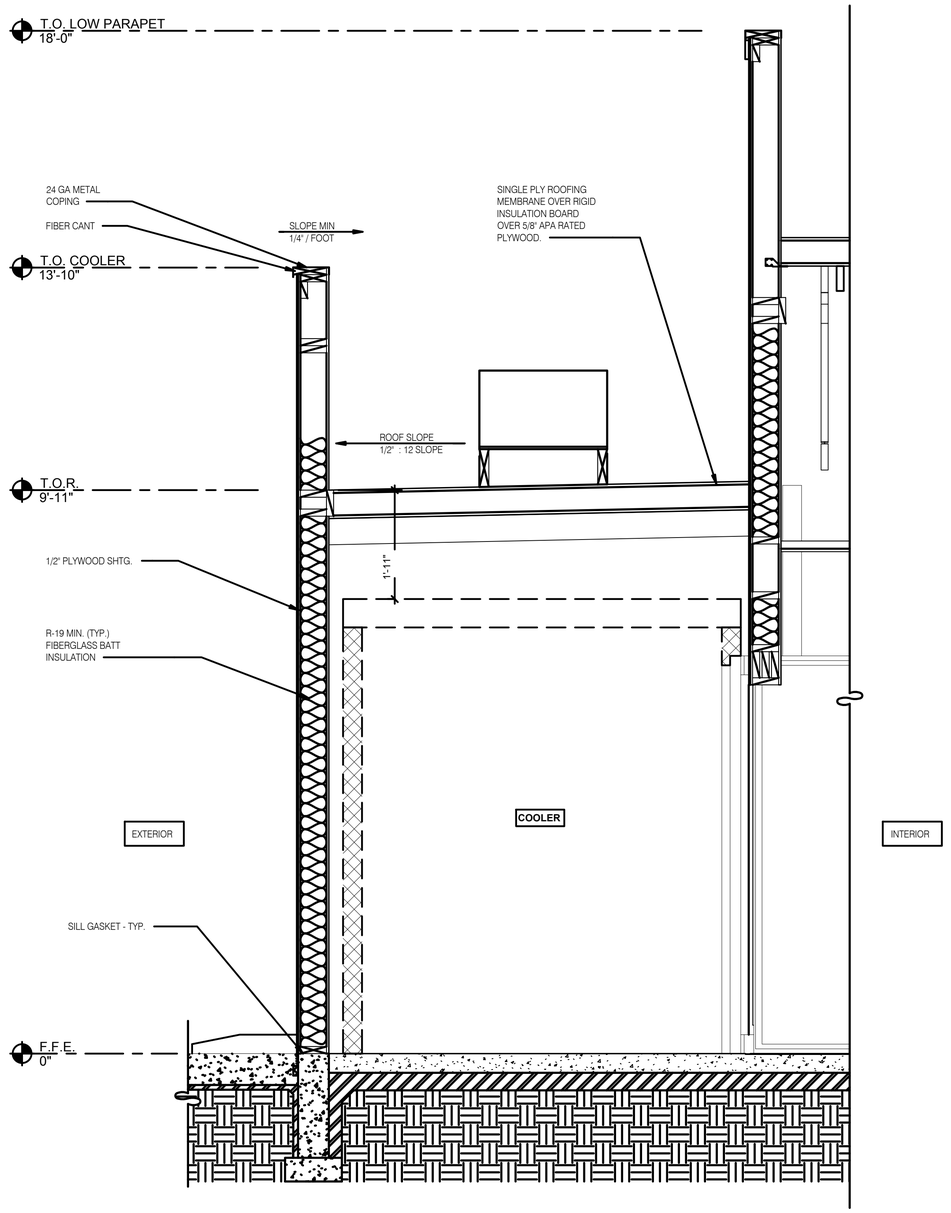
ENDEAVOR 2.0
WALL SECTIONS

A5.3



WALL SECTION 3/4" = 1'-0" | **B**



WALL SECTION AT COOLER 3/4" = 1'-0" | **A**

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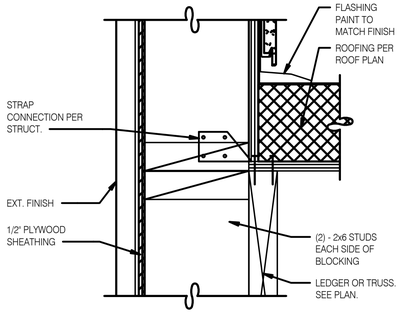
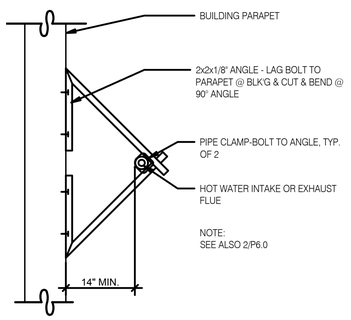
WALL SECTIONS

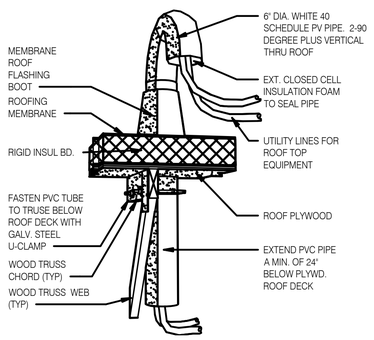
A5.4



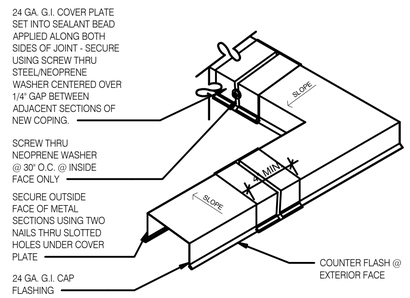
CON. @ STUD AND @ BLOCKING 3" = 1'-0" **17**



W.H. FLU / INTAKEN PIPE SUPPORT 3" = 1'-0" **13**

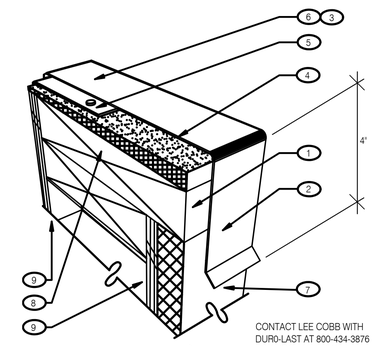


PIPE HOOD N.T.S. **9**



NOTE: JOINTS ARE TO OCCUR AT 10'-0" MAX.

COPING JOINT N.T.S. **5**

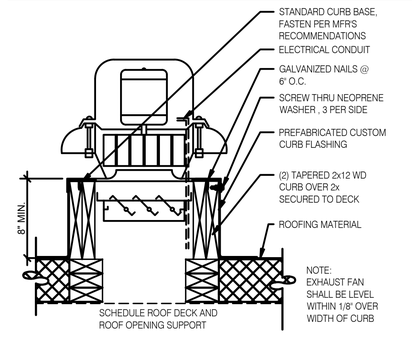


CONTACT LEE COBB WITH DURO-LAST AT 800-434-3876 FOR ROOF MEMBRANE QUESTIONS.

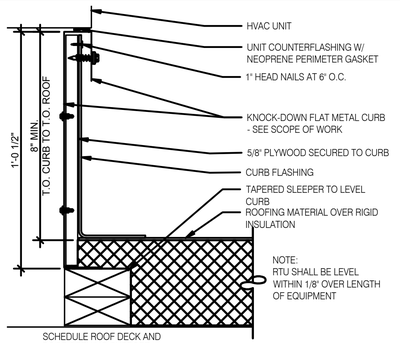
NOTES

1. PROVIDE A WOOD NAILER TO MATCH THE THICKNESS OF THE WALL FINISH. APRROX. 1" THICK IS TYPICAL BUT MAY VARY. TOP OF WOOD NAILER SHALL BE FLUSH WITH TOP OF WALL FINISH. THE WOOD NAILER SHALL EXTEND AT LEAST 1/2" INCH BEYOND THE LOWER HORIZONTAL EDGE OF THE PARAPET COPING TO ALLOW FOR PROPER FASTENING.
2. FASTENERS USED TO ATTACH THE COPING TO WOOD NAILERS, MUST BE SPACED NO GREATER THAN 18 - INCHES ON-CENTER.
3. ALLOW FOR 1/8 - INCH EXPANSION GAP BETWEEN 10-FOOT LENGTHS OF COPING. PROVIDE A COPING JOINT COVERS BETWEEN ENDS OF COPING PIECES AND AT CORNERS. JOINT COVERS SHOULD BE MADE FROM THE SAME MATERIAL AS THE COPING AND SHOULD LAP THE JOINTS A MINIMUM OF 6" ON EITHER SIDE. JOINT COVERS SHALL BE FASTENED THE SAME WAY AS THE COPING.
4. FIBER CANT STRIP SLOPED 1/4:12 TOWARDS ROOF..
5. ROOF MEMBRANE
6. FACTORY PAINTED 24 GAUGE METAL COPING WITH 4" DROP FRONT, BACK AND ENDS (WHERE SHOWN).
7. WALL FINISH: EXT. FINISH AS SCHEDULED ON A4.0
8. DOUBLE 2X TOP PLATE
9. PLYWOOD SUBSTRATE. SEE SHEET A1.0 & S2.0 FOR ADDITIONAL DETAILS

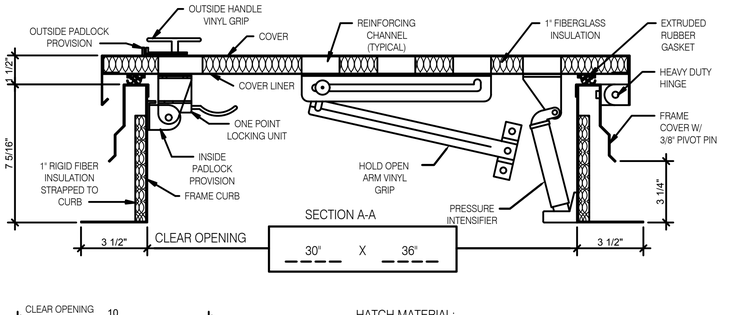
PARAPET CAP N.T.S. **2**

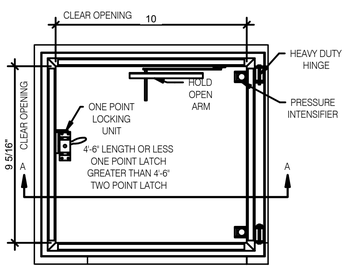


EXHAUST FAN CURB 3" = 1'-0" **18**



HVAC CURB 3" = 1'-0" **14**





HATCH MATERIAL:

GALVANIZED STEEL (PRIME PAINTED)
COVER - 14 GA. GALV STEEL
FRAME COVER - 14 GA. GALV STEEL
FRAME CURB - 14 GA. GALV STEEL
COVER LINER - 22 GA. GALV STEEL

HATCH FINISH:

GALV - PRIME PAINTED

MANUFACTURER:

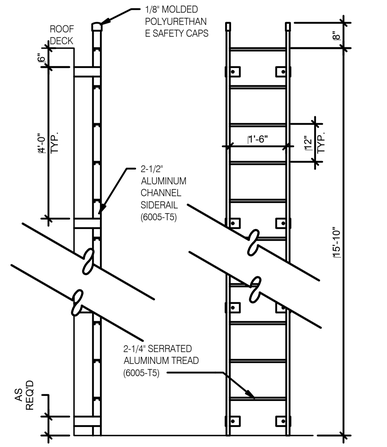
PRECISION LADDERS, LLC OR EQUAL

NOTES:

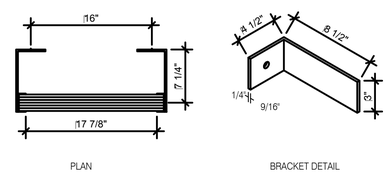
(1) ALL MOUNTING HARDWARE TO BE SUPPLIED BY OTHERS.

(2) FOR OPERATING EFFICIENCY, HATCH HARDWARE VARIES BY SIZE. EXAMPLE MODEL#: PH- A/G OPENING SIZE IN FEET-INCHES (PH-G2630)

ROOF LADDER AND HATCH 3" = 1'-0" **7**

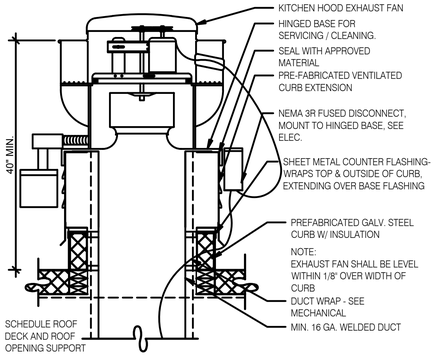


NOTE: G.C. TO PROVIDE BLOCKING AND INSTALL THE LADDER.

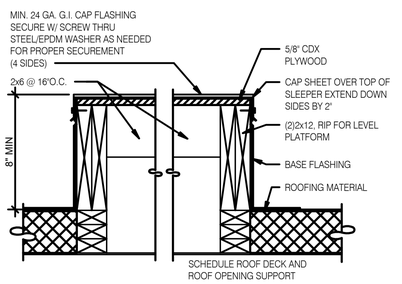


PLAN BRACKET DETAIL

ROOF LADDER N.T.S. **4**

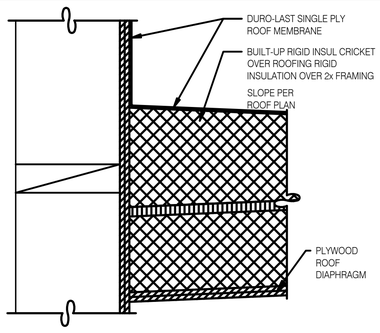


EXHAUST FAN CURB 3" = 1'-0" **19**

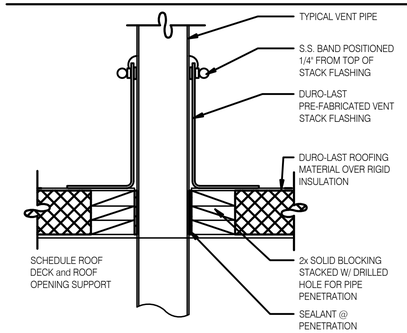


NOTE: SET SUPPORTS ON SOLID NON-RIBBED NEOPRENE, AND SECURE LAG BOLTS THROUGH STEEL/NEOPRENE WASHER

EQUIPMENT PLATFORM SUPPORT 3" = 1'-0" **15**



CRICKET 3" = 1'-0" **16**



SEALED PIPE FLASHING 3" = 1'-0" **12**

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9/30/2021 PERMIT

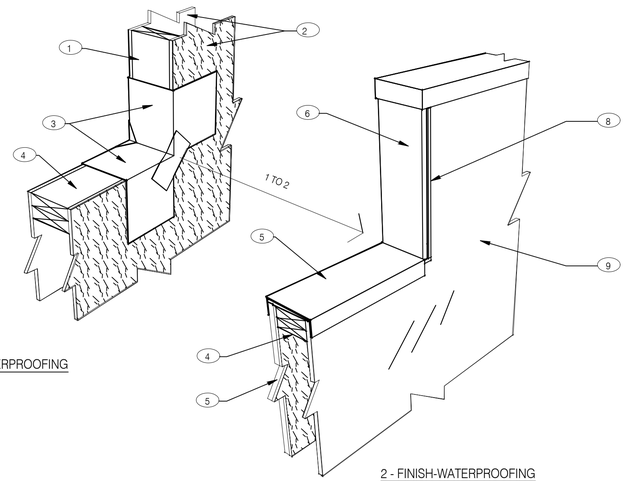
DATE	REMARKS

CONTRACT DATE: -
BUILDING TYPE: END. MED56
PLAN VERSION: APRIL 2021
BRAND DESIGNER: -
SITE NUMBER: -
STORE NUMBER: -
PA/PM: Approver
DRAWN BY.: RJN
JOB NO.: -

TACO BELL
DRIVE THRU RESTAURANT
ENDEAVOR 2.0
4183 ELM SPRINGS ROAD
SPRINGDALE, ARKANSAS 72762

ENDEAVOR 2.0
CONSTRUCTION DETAILS ROOF

A6.0



1 - PRE-WATERPROOFING

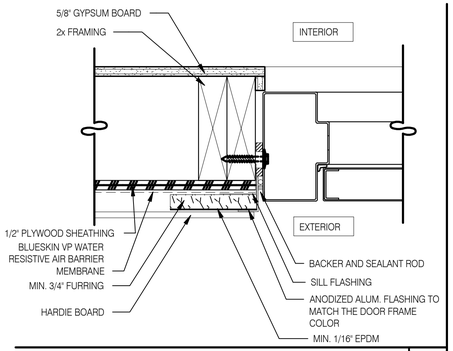
2 - FINISH-WATERPROOFING

NOTES

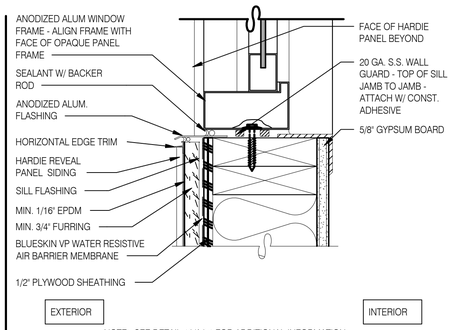
1. 2X WOOD STUDS
2. PLYWOOD SUBSTRATE FOR EXTERIOR WALLS
3. FLASHING TAPE AT ALL VERTICAL PARAPET TRANSITIONS. EXTEND TAPE 12" OUTWARD AND UPWARD FROM CORNER AS SHOWN. LAP CORNERS WITH ANGLED TAPE AS SHOWN TO INSURE FULL COVERAGE AT CORNERS
4. DOUBLE 2X TOP PLATE.
5. PAINTED 24 GAUGE PARAPET COPING. SLOPE 1/4:1 TOWARDS ROOF WITH FIBER CANT STRIPS UNDER COPING. LAP FRONT AND BACK EDGE 2" DOWN VERTICAL FACE. LAP EXPOSED COPING EDGE EXPOSED ENDS AT VERTICAL PARAPET TRANSITION.
6. WRAP EXTERIOR FINISH MATERIAL ONTO VERTICAL FACE OF PARAPET TRANSITION, SEE EXTERIOR ELEVATIONS.
7. EXTERIOR FINISH MATERIAL AS NOTED ON EXTERIOR ELEVATIONS ON SHEET A4.0
8. TERMINATION BAR AT VERTICAL TRANSITION OF EXTERIOR FINISH MATERIAL AND MEMBRANE ROOFING. SEAL VERTICAL GAP BETWEEN TERMINATION BAR AND EXTERIOR FINISH PER ROOFING MANUFACTURER SPECIFICATIONS.
9. PVC ROOFING MEMBRANE ON BACKSIDE OF PARAPET.

IMPORTANT : ONLY FASTEN PARAPET COPING ALONG THE FRONT AND BACK VERTICAL EDGE. NEVER ON TOP OF COPING.

PARAPET CAP & TRANSITION 1" = 1'-0" **13**

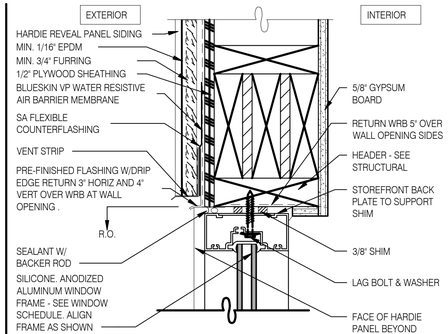


JAMB SERVICE DOOR 3" = 1'-0" **9**

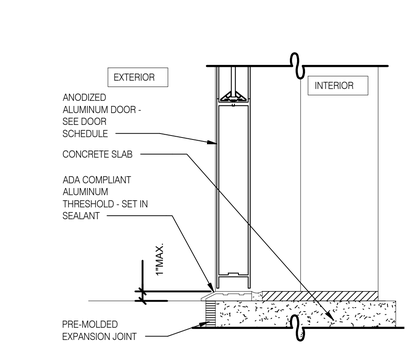


NOTE: SEE DETAIL 16/A6.1 FOR ADDITIONAL INFORMATION REGARDING WATER PROOFING AT AND NEAR WINDOWS / DOORS

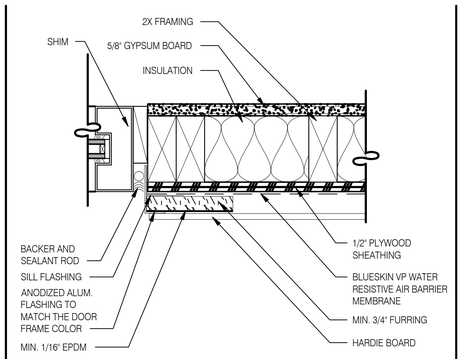
WINDOW SILL @ DRIVE THRU 3" = 1'-0" **5**



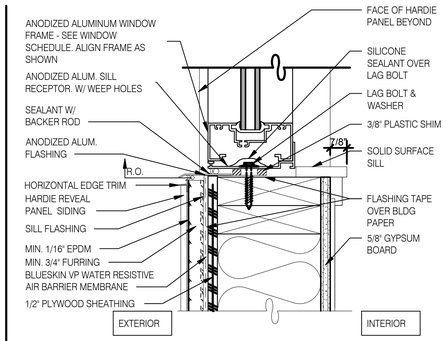
TYPICAL WINDOW HEAD 3" = 1'-0" **1**



STOREFRONT DOOR SILL 3" = 1'-0" **10**

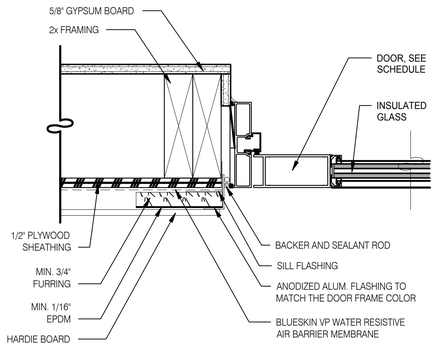


WINDOW JAMB @ DRIVE THRU 3" = 1'-0" **6**

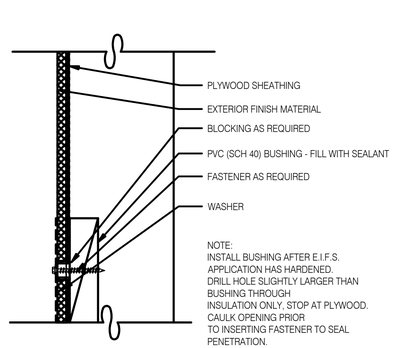


NOTE: SEE DETAIL 16/A6.1 FOR ADDITIONAL INFORMATION REGARDING WATER PROOFING AT AND NEAR WINDOWS / DOORS

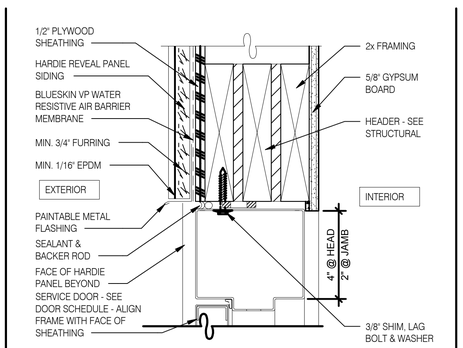
TYPICAL WINDOW SILL 3" = 1'-0" **2**



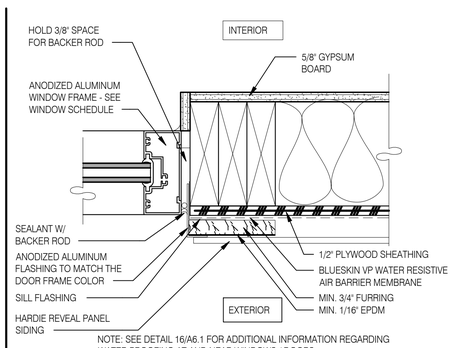
DOOR JAMB 3" = 1'-0" **16**



CONNECTION THRU EXIST. FINISH 1" = 1'-0" **11**

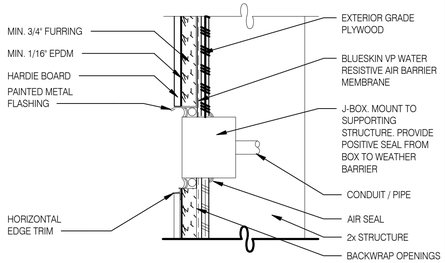


HEAD/ JAMB @ SERVICE DOOR 3" = 1'-0" **7**

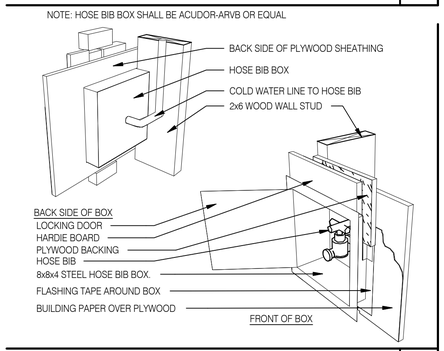


NOTE: SEE DETAIL 16/A6.1 FOR ADDITIONAL INFORMATION REGARDING WATER PROOFING AT AND NEAR WINDOWS / DOORS

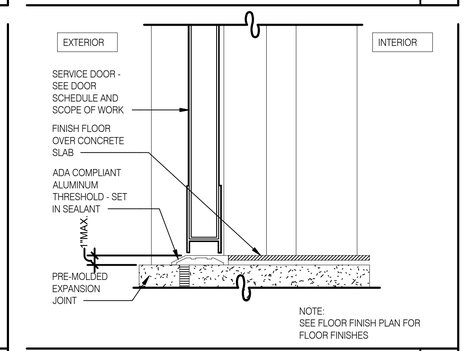
TYPICAL WINDOW JAMB 3" = 1'-0" **3**



CO2 FILL / J-BOX 3" = 1'-0" **17**



HOSE BIB BOX 3" = 1'-0" **12**



NOTE:
SEE FLOOR FINISH PLAN FOR FLOOR FINISHES

THRESHOLD @ SERVICE DOOR 3" = 1'-0" **8**

GENERAL NOTES:

HARDIE BOARD TO BE ATTACHED WITH CONCEALED FASTENERS PER MANUFACTURERS SPECIFICATIONS

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DATE	REMARKS

CONTRACT DATE:	-
BUILDING TYPE:	END. MED56
PLAN VERSION:	APRIL 2021
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SITE NUMBER:	-
STORE NUMBER:	-
PA/PM:	Approver
DRAWN BY.:	RJN
JOB NO.:	-

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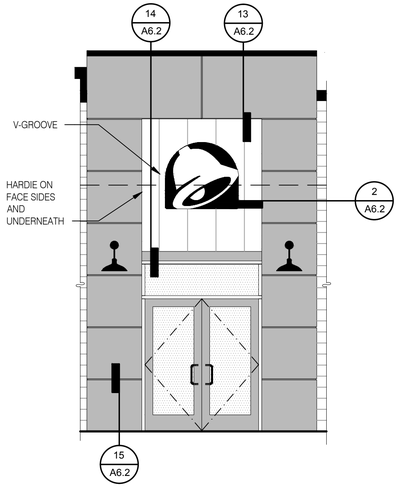
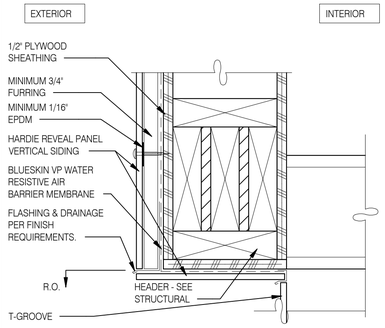
SPRINGDALE, ARKANSAS 72762

ENDEAVOR 2.0
CONSTRUCTION DETAILS DOOR/WINDOW

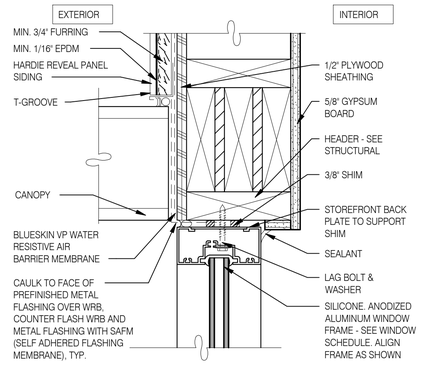
A6.1



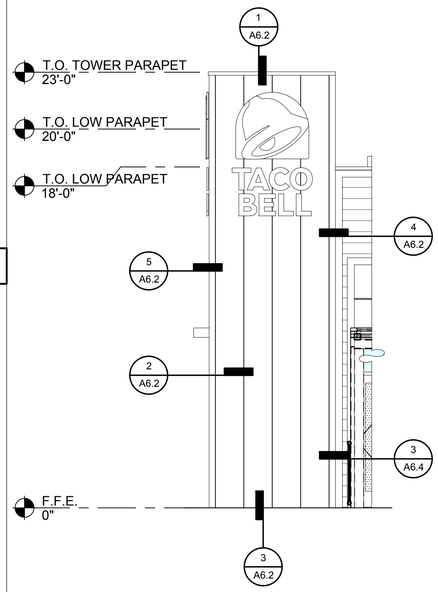
FRONT ELEVATION 1/4" = 1'-0" **18**



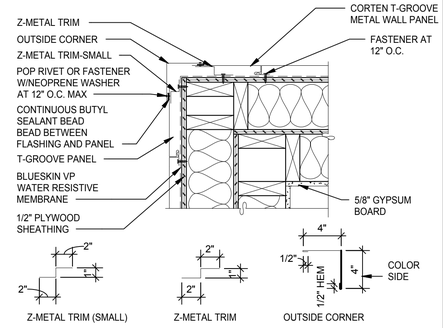
PARAPET CORNER 3" = 1'-0" **13**



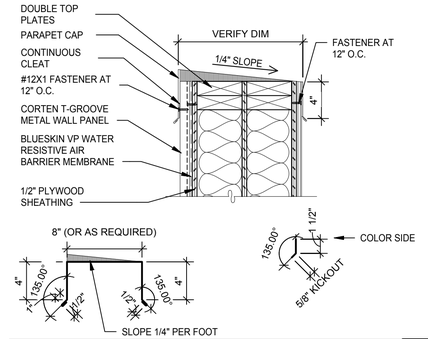
TYPICAL WINDOW HEAD W/ CANOPY 3" = 1'-0" **14**



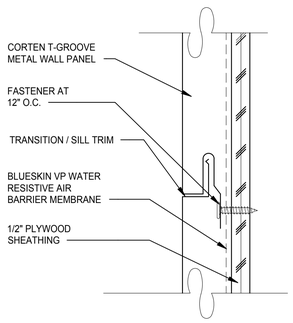
FRONT ELEVATION 1/4" = 1'-0" **10**



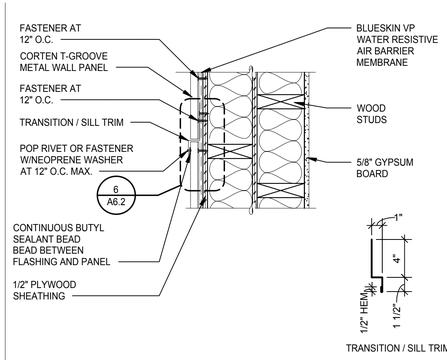
OUTSIDE CORNER 1 1/2" = 1'-0" **5**



PARAPET 1 1/2" = 1'-0" **1**

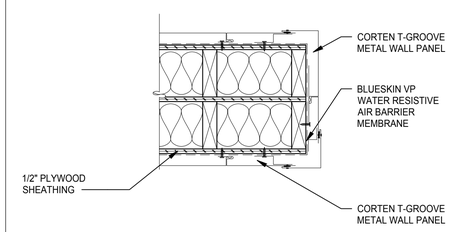


PANEL JOINT 6" = 1'-0" **6**

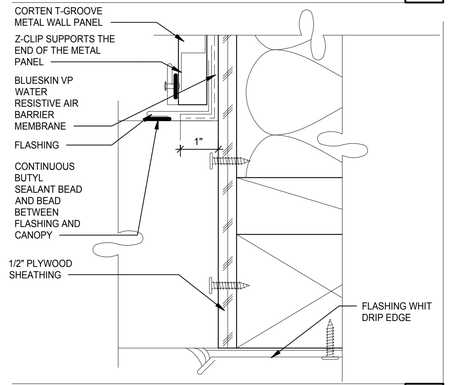


VERTICAL PANEL JOINT 1 1/2" = 1'-0" **2**

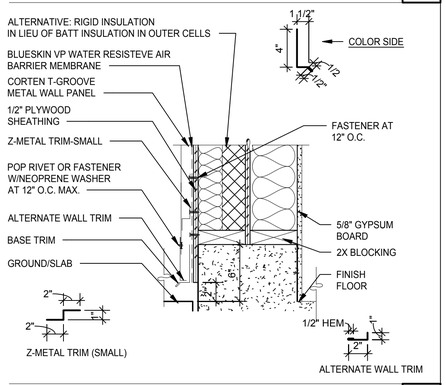
PANEL WITH HORIZONTAL TRIM 3" = 1'-0" **15**



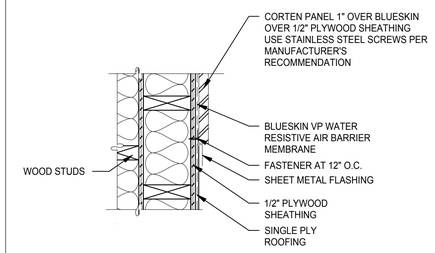
CORTEN T-GROOVE METAL PANEL 1 1/2" = 1'-0" **11**



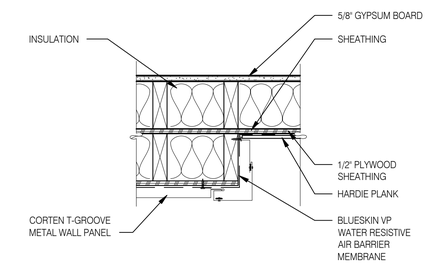
ENALRGED CANOPY DETAIL 6" = 1'-0" **7**



BASE TRIM HORIZONTAL 1 1/2" = 1'-0" **3**



METAL PANEL OVER BLUESKIN SJ 1 1/2" = 1'-0" **12**



VERTICAL OUTSIDE CORNER 1 1/2" = 1'-0" **4**

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9/30/2021 PERMIT

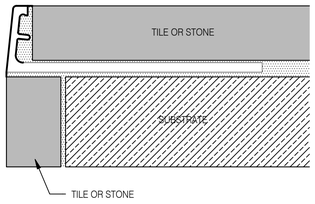
DATE	REMARKS

CONTRACT DATE:	-
BUILDING TYPE:	END. MED56
PLAN VERSION:	APRIL 2021
BRAND DESIGNER:	-
SITE NUMBER:	-
STORE NUMBER:	-
PA/PM:	Approver
DRAWN BY.:	RJN
JOB NO.:	-

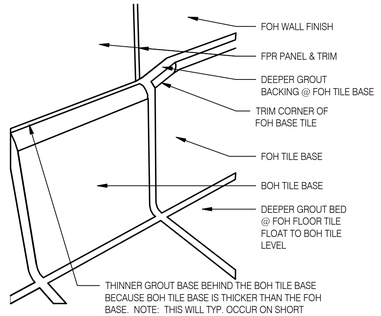
TACO BELL
DRIVE THRU RESTAURANT
ENDEAVOR 2.0
4183 ELM SPRINGS ROAD
SPRINGDALE, ARKANSAS 72762

ENDEAVOR 2.0
CONSTRUCTION DETAILS WALL

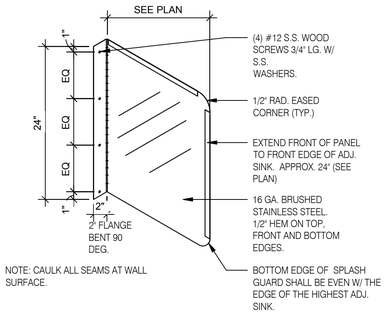
A6.2



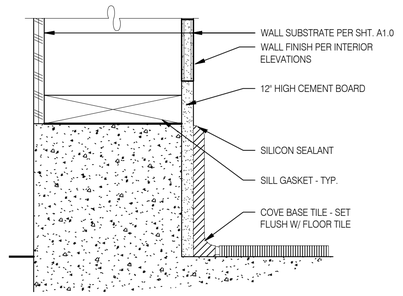
SCHLUTER JOLLY CORNER GUARD 1 1/2" = 1'-0" **17**



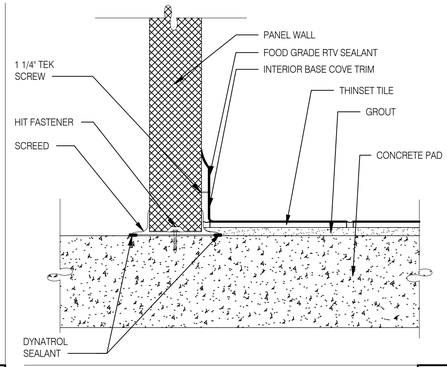
TILE BASE TRANSITION 12" = 1'-0" **13**



SPLASH GUARD 1" = 1'-0" **9**

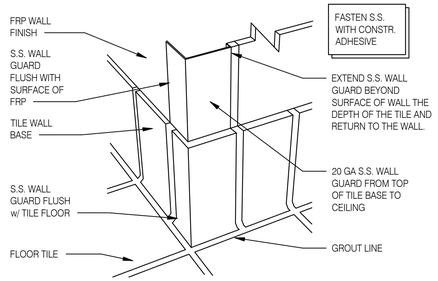


BASE @ DINING EXT. SIDE WALLS 3" = 1'-0" **5**

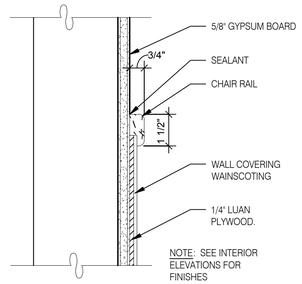


WALK-IN TILE/BASE 1 1/2" = 1'-0" **1**

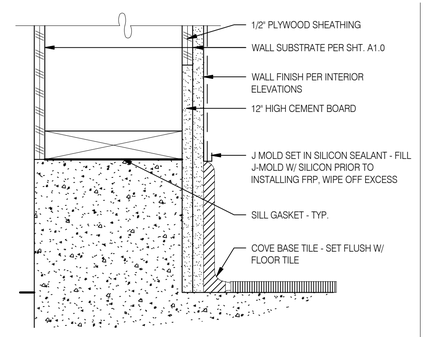
NOT USED **18**



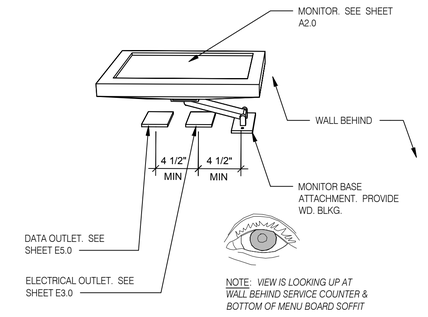
S.S. CORNER & END WALL GUARD 12" = 1'-0" **14**



CHAIR RAIL DETAIL 3" = 1'-0" **10**

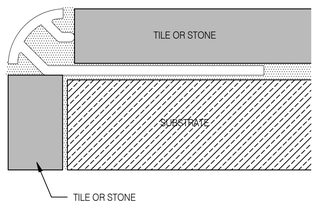


BASE @ EXT. WALL 3" = 1'-0" **6**



WALL MOUNT MONITOR 1 1/2" = 1'-0" **2**

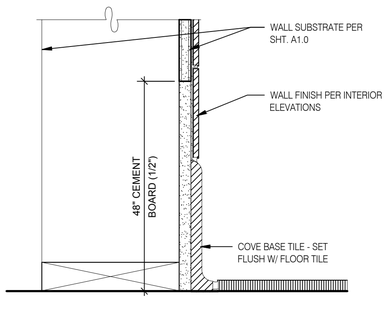
NOT USED **19**



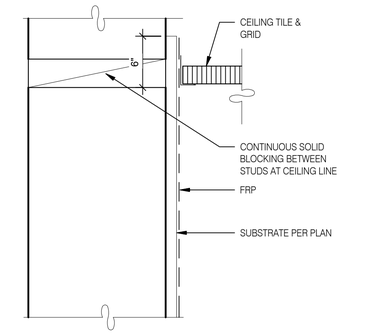
SCHLUTER CORNER GUARD 1 1/2" = 1'-0" **15**



RETHERMALIZER RAIL DETAIL 12" = 1'-0" **11**

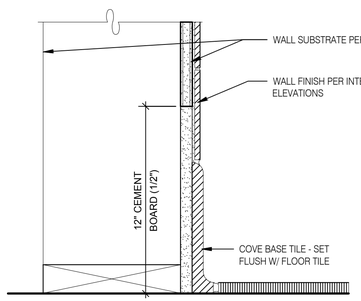


BASE IN RESTROOM 3" = 1'-0" **7**

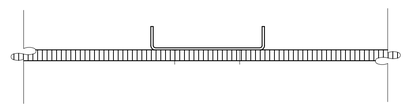


KITCHEN FINISH @ CEILING 3" = 1'-0" **3**

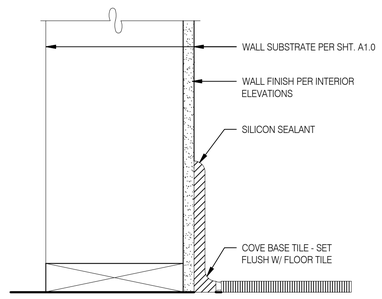
NOT USED **20**



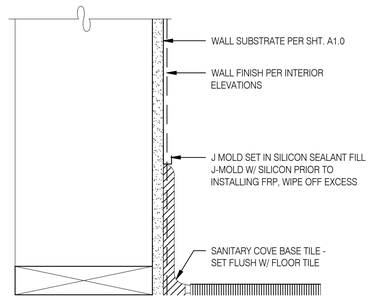
BASE @ KITCHEN WALL 3" = 1'-0" **16**



RETHERMALIZER RAIL @ FLOOR 3" = 1'-0" **12**



BASE @ DINING ROOM INT. WALL 3" = 1'-0" **8**



BASE @ DINING ROOM INT. WALL 3" = 1'-0" **4**

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architecture & design
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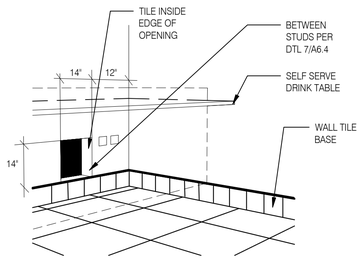
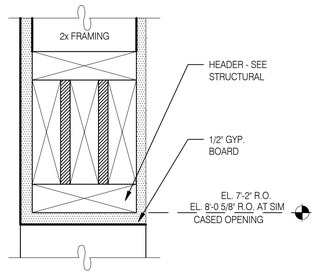
ENDEAVOR 2.0
FINISH DETAILS

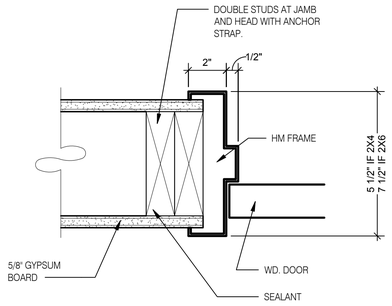
A6.3



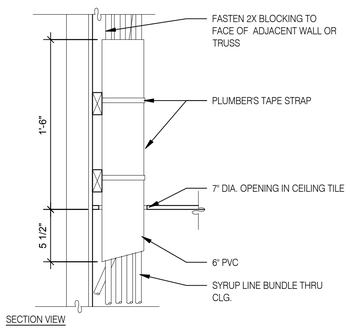
WALL PASS THRU N.T.S. **8**



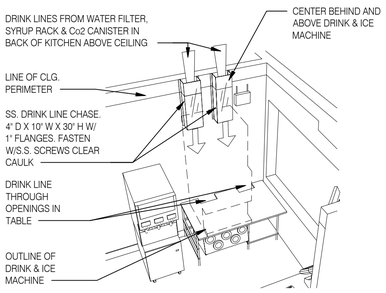
CASED OPENING DETAIL N.T.S. **5**



HEAD/JAMB @ H.M. DOOR N.T.S. **6**

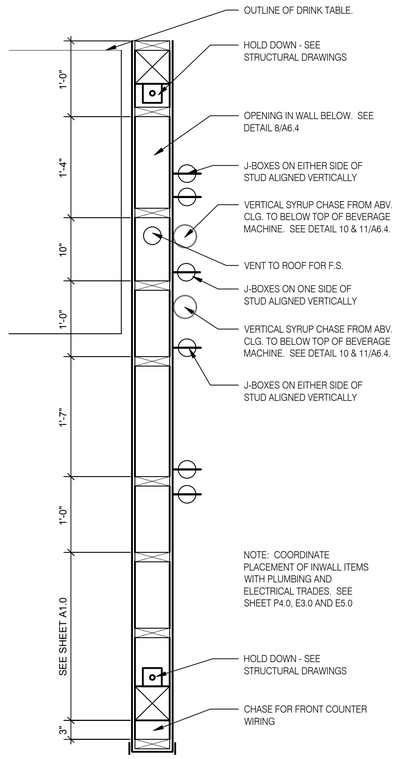


SYRUP BUNDLE CLG. 1 1/2" = 1'-0" **10**

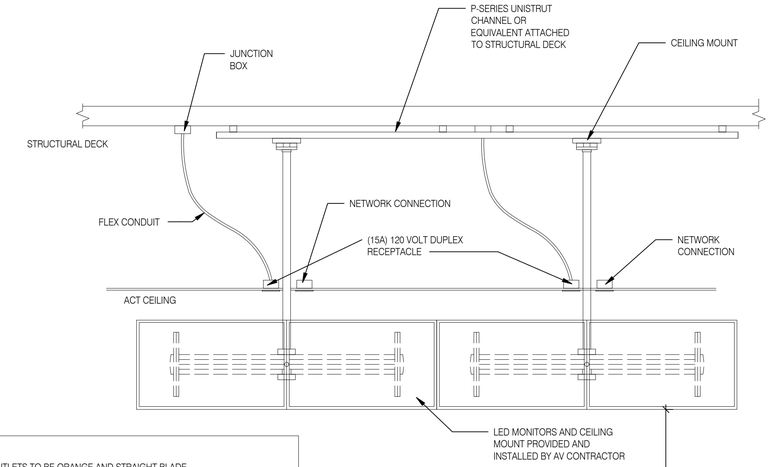


NOTE: SEE DETAIL 8/P6.0 DRINK SYSTEM SCHEMATIC & DETAIL 6/P6.0 AND 7/P6.0 FOR DRINK LINES

SYRUP CHASE ON WALL 1 1/2" = 1'-0" **11**



INTERIOR CHASE WALL N.T.S. **7**



NOTES:

1. EC/GC TO INSTALL A TOTAL OS (4) IG5262 DUPLEX OUTLET IN CEILING BOXES ON FRONT OF VALANCE WALL AS SHOWN. OUTLETS TO BE ORANGE AND STRAIGHT BLADE.

2. EC/GC TO EVALUATE VALANCE CEILING STRUCTURE TO ENSURE ADEQUATE SUPPORT OF DIGITAL MENU BOARDS EQUIPMENT EC/GC TO INSTALL ADDITIONAL BLOCKING (AS REFERENCED ON DRAWINGS) AS NEEDED TO ENSURE ADEQUATE SUPPORT OF DIGITAL MENU BOARDS

3. EC/GC TO INSTALL (1) DATA JUNCTION (JB) IN CEILING AS SHOWN. CONDUIT TERMINATED ABOVE CEILING TO HAVE BUSHING.

4. EC/GC TO FUN (3) CAT6 LINES FROM NETWORK SWITCH TO DATA JUNCTION BOX. CAT6 LINES SHOULD HAVE BOTH PROPERLY TERMINATED WITH RJ-45 CONNECTORS.EXCESS CAT6 CABLE TO BE COILED INTO SERVICE LOOPS AT EACH END AND LEFT ACCESSIBLE. FOR DMB INSTALL TEA. CAT6 TO BE RUN IN ACCORDANCE WITH ALLLOCAL MUNICIPALITY CODE REQUIREMENTS.

5. EC/GC SHALL ACQUIRE AND SECURE NY/ALL REQUIRED PERMITTING FOR THE WORK MENTIONED ABOVE PER MUNICIPALITY CODE REQUIREMENTS.

6. DRAWING PROVIDED IS FOR INSTALLATION OF DMB EQUIPMENT ONLY. NOT TO BE USED FOR ARCHITECTURAL PURPOSES. IF PLACEMENT OF REQUIRED ELEMENTSCANNOT BE MET AND WILL EXCEED A 3IN DEVIATION, STRATACACHE MUST BE NOTIFIES IMMEDIATELY.

JB = JUNCTION BOX
GC = GENERAL CONTRACTOR
EC = ELECTRICAL CONTRACTOR

ELECTRICAL SCHEDULE

QTY	DESCRIPTION	VOLT/PH	BRK SIZE	COND/WIRE	PNL/CCT	RECP TYPE	HGT AFF	REQUIREMENTS & REMARKS
4	MENUE BORAD - DIGITAL & MEDIA PLAYER	120/1 ISOLATED	20A	--------	--------	(4) IG5262	SEE PLAN	SEE LAYOUT AND NOTES

MENU BOARD MOUNTING DETAIL 3/4" = 1'-0" **1**

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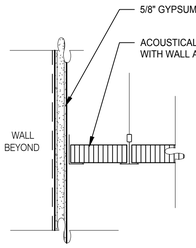
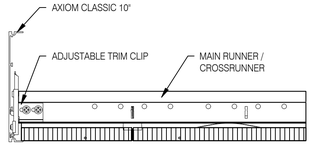
ENDEAVOR 2.0
CONSTRUCTION DETAILS INTERIOR

A6.4

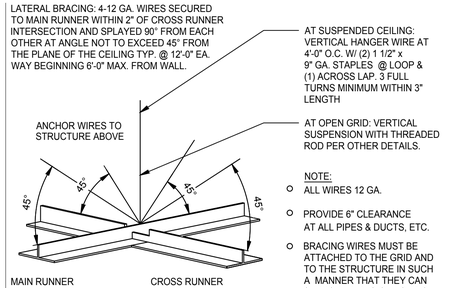


GYPSUM BOARD TRANSITION 3" = 1'-0" **17**



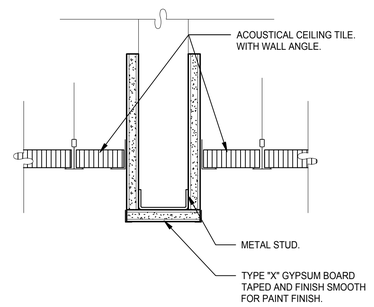
ASSEMBLY CLIP-ON 3" = 1'-0" **13**

LATERAL BRACING: 4-12 GA. WIRES SECURED TO MAIN RUNNER WITHIN 2" OF CROSS RUNNER INTERSECTION AND SPLAYED 90° FROM EACH OTHER AT ANGLE NOT TO EXCEED 45° FROM THE PLANE OF THE CEILING TYP. @ 12'-0" EA. WAY BEGINNING 6'-0" MAX. FROM WALL.



NOTE:
- ALL WIRES 12 GA.
- PROVIDE 6" CLEARANCE AT ALL PIPES & DUCTS, ETC.
- BRACING WIRES MUST BE ATTACHED TO THE GRID AND TO THE STRUCTURE IN SUCH A MANNER THAT THEY CAN SUPPORT A DESIGN LOAD OF NOT LESS THAN 200 POUNDS OR THE ACTUAL LOADS, WHICHEVER IS GREATER, WITH A SAFETY FACTOR OF 2.

SUSPENDED ACOUSTICAL CEILING 3" = 1'-0" **9**



CEILING HEADER TRANSITION 3" = 1'-0" **5**

MEMBER DEPTH:

(EXAMPLE: 6" = 600 X 1/100 INCHES) ALL MEMEBER DEPTHS ARE TAKEN IN 1/100 INCHES. FOR ALL "T" SECTIONS MEMBER DEPTH IS THE INSIDE DIMENSION.

600 S 162 - 54

STYLE:

(EXAMPLE: STUD OR JOIST SECTION = S) THE FOUR ALPHA CHARACTERS UTILIZED BY THE DESIGNATOR SYSTEM ARE:

S = STUD OR JOIST, T = TRACK, U = CHANNEL, F = FURRING

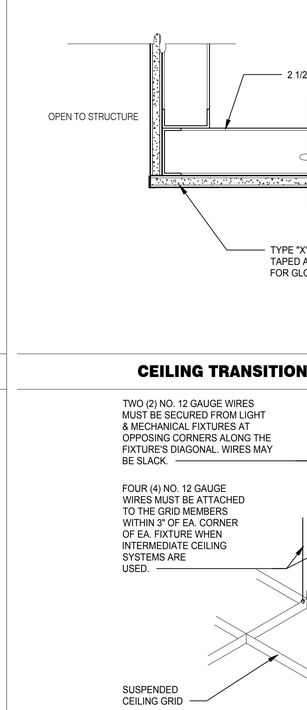
FLANGE WIDTH:

(EXAMPLE: 1 5/8" = 1.625" ~ 162 X 1/100 INCHES) ALL FLANGE WIDTHS ARE TAKEN IN 1/100 INCHES.

MATERIAL THICKNESS:

(EXAMPLE: 0.054 IN. = 54 MILS; 1 MIL =1/1000 IN.) MATERIAL THICKNESS IS THE MINIMUM BASE METAL THICKNESS IN MILS. MINIMUM BASE METAL THICKNESS REPRESENTS 95% OF THE DESIGN THICKNESS.

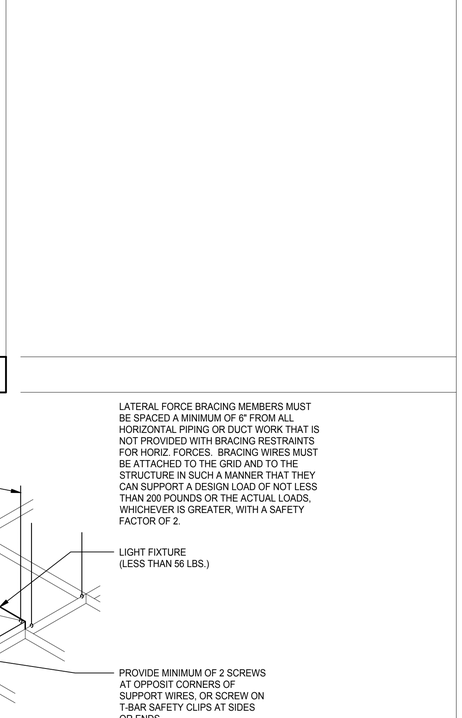
CEILING HEADER TRANSITION 3" = 1'-0" **14**



CEILING GRID USES #12 GUAGE SPLAY WIRE HANGERS AT 45 DEG. AND 90 DEG. TO EACH OTHER (4 WIRES) BEGINNING 48" FROM STARTING POINT OF GRID AND TILE LAYOUT AND IN BOTH DIRECTIONS AT 12'-0" THEREAFTER ALL CLEARANCES.
TIES TO WALL, ETC.TO CONFORM TO STATE & LOCAL CODES.

SUSPENDED CEILING GRID 12" = 1'-0" **10**

NOTE: VERIFY ASSEMBLY WITH TRUSS MFG. WHERE 1 HR ASSEMBLY IS REQUIRED



GYPSUM BOARD CEILING 3" = 1'-0" **6**

CEILING SPAN TABLE NOTES:

1. VALUES ARE FOR SINGLE SPANS.
2. ALLOWABLE CEILING SPAN CALCULATIONS BASED ON 33KSI YIELD STRENGTH STEEL.
3. FOR FULLY BRACED CEILINGS, USE MID-SPAN BRACED VALUES.
4. END BEARING LENGTH = 1" MINIMUM.

SECTION:	(MIL)	4 PSF LATERAL SUPPORT OF COMPRESSION FLANGE UNSUPPORTED JOIST SPACING (IN.) O.C. 12"	16"	24"	MID-SPAN JOIST SPACING (IN.) O.C. 12"	16"	24"
362S125	18	9'-3"	8'-7"	7'-7"	12'-8"	11'-7"	10'-0"
362S125	27	10'-8"	9'-10"	8'-10"	15'-0"	13'-11"	12'-4"
362S125	30	11'-0"	10'-2"	9'-1"	15'-6"	14'-4"	12'-10"
362S125	33	11'-5"	10'-7"	9'-5"	16'-2"	14'-10"	13'-3"
362S125	43	12'-8"	11'-8"	10'-5"	17'-9"	16'-5"	14'-8"
362S137	27	12'-0"	11'-2"	10'-0"	17'-2"	15'-11"	14'-3"
362S137	33	12'-11"	11'-11"	10'-8"	18'-4"	16'-11"	15'-2"
362S137	43	14'-3"	13'-2"	11'-8"	20'-0"	18'-6"	16'-7"
362S162	33	14'-8"	13'-7"	12'-2"	20'-10"	18'-11"	16'-6"
362S162	43	16'-2"	14'-11"	13'-4"	22'-8"	20'-7"	18'-0"
400S125	27	10'-11"	10'-1"	9'-1"	15'-5"	14'-3"	12'-9"
400S125	30	11'-4"	10'-5"	9'-4"	16'-0"	14'-9"	13'-2"
400S125	33	11'-9"	10'-10"	9'-8"	16'-7"	15'-3"	13'-8"
400S125	43	13'-0"	12'-0"	10'-8"	18'-3"	16'-10"	15'-0"
400S137	27	12'-4"	11'-5"	10'-3"	17'-7"	16'-4"	14'-8"
400S137	33	13'-3"	12'-3"	10'-11"	18'-9"	17'-4"	15'-7"
400S137	43	14'-7"	13'-6"	12'-0"	20'-7"	19'-0"	17'-0"
400S162	33	15'-0"	13'-11"	12'-6"	21'-5"	19'-10"	17'-9"
400S162	43	16'-7"	15'-3"	13'-8"	23'-4"	21'-7"	19'-4"
600S125	27	12'-5" ●	11'-6" ●	10'-4" ●	17'-11" ●	16'-6" ●	14'-9" ●
600S125	30	12'-9"	11'-10"	10'-8"	18'-5"	17'-1"	15'-3"
600S125	33	13'-2"	12'-3"	11'-0"	18'-11"	17'-7"	15'-10"
600S125	43	14'-6"	13'-4"	11'-11"	20'-6"	19'-0"	17'-0"
600S137	33	14'-11"	13'-9"	12'-5"	21'-5"	19'-10"	17'-10"
600S137	43	16'-3"	15'-0"	13'-5"	23'-1"	21'-5"	19'-3"
600S162	33	16'-11"	15'-8"	14'-1"	24'-5"	22'-8"	20'-5"
600S162	43	18'-5"	17'-0"	15'-3"	26'-4"	24'-4"	21'-11"

● INDICATES THAT WEB STIFFENERS ARE REQUIRED AT ENDS

NOTE: ALL JOIST INFORMATION IS BASED ON STEEL STUD MANUFACTURERS ASSOCIATION (SSMA) **ICC ESR-3064P**

ALLOWABLE CEILING SPANS-L/240 12" = 1'-0" **3**

CEILING TRANSITION 3" = 1'-0" **11**

TWO (2) NO. 12 GAUGE WIRES MUST BE SECURED FROM LIGHT & MECHANICAL FIXTURES AT OPPOSING CORNERS ALONG THE FIXTURE'S DIAGONAL. WIRES MAY BE SLACK.

FOUR (4) NO. 12 GAUGE WIRES MUST BE ATTACHED TO THE GRID MEMBERS WITHIN 3" OF EA. CORNER OF EA. FIXTURE WHEN INTERMEDIATE CEILING SYSTEMS ARE USED.

LATERAL FORCE BRACING MEMBERS MUST BE SPACED A MINIMUM OF 6" FROM ALL HORIZONTAL PIPING OR DUCT WORK THAT IS NOT PROVIDED WITH BRACING RESTRAINTS FOR HORIZ. FORCES. BRACING WIRES MUST BE ATTACHED TO THE GRID AND TO THE STRUCTURE IN SUCH A MANNER THAT THEY CAN SUPPORT A DESIGN LOAD OF NOT LESS THAN 200 POUNDS OR THE ACTUAL LOADS, WHICHEVER IS GREATER, WITH A SAFETY FACTOR OF 2.

LIGHT FIXTURE (LESS THAN 56 LBS.)

PROVIDE MINIMUM OF 2 SCREWS AT OPPOSIT CORNERS OF SUPPORT WIRES, OR SCREW ON T-BAR SAFETY CLIPS AT SIDES OR ENDS.

LIGHT FIXTURE @ SUSP. CLNG. 12" = 1'-0" **8**

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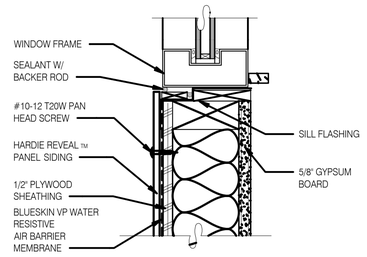
PLAN VERSION: APRIL 2021
BRAND DESIGNER: -
SITE NUMBER: -
STORE NUMBER: -
PA/PM: Approver
DRAWN BY.: RJN
JOB NO.: -

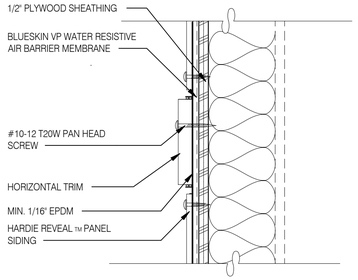
TACO BELL
DRIVE THRU RESTAURANT
ENDEAVOR 2.0
4183 ELM SPRINGS ROAD
SPRINGDALE, ARKANSAS 72762

ENDEAVOR 2.0
CEILING DETAILS

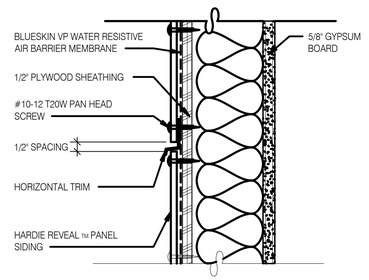
A6.5



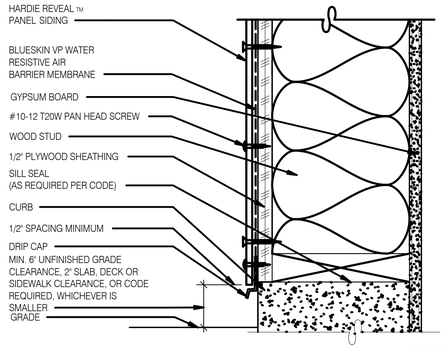
FLANGED WINDOW SILL 3" = 1'-0" **17**



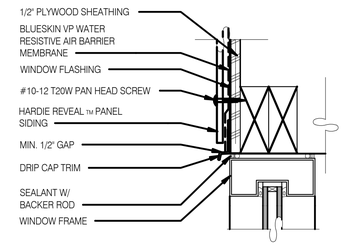
PANEL WITH HORIZONTAL TRIM 3" = 1'-0" **13**



PANEL WITH HORIZONTAL TRIM 3" = 1'-0" **9**

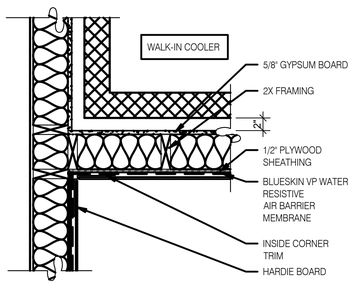


FOUNDATION @ GRADE 3" = 1'-0" **5**

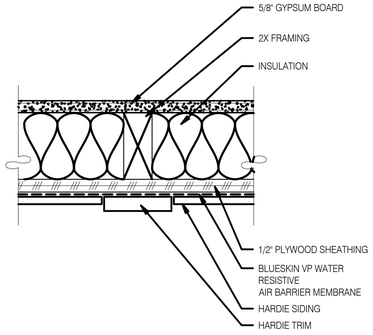


NOTE:
FACTORY SEALED EDGES ARE BEST AT BOTTOM HORIZONTAL, BUT NOT REQUIRED

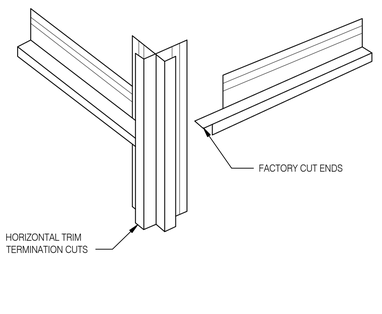
ALUMINUM WINDOW HEAD 3" = 1'-0" **1**



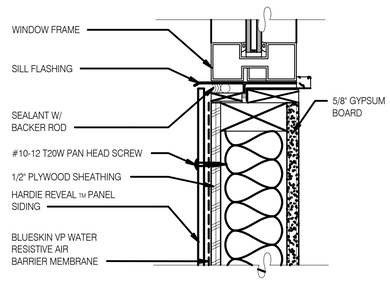
WALK-IN COOLER DETAIL 1" = 1'-0" **18**



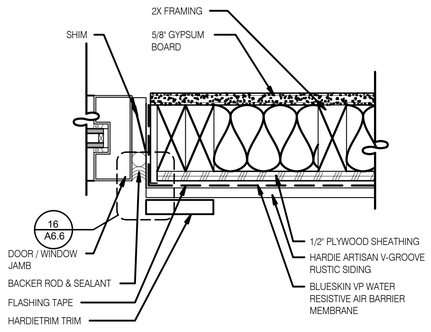
PANEL WITH VERTICAL TRIM 3" = 1'-0" **10**



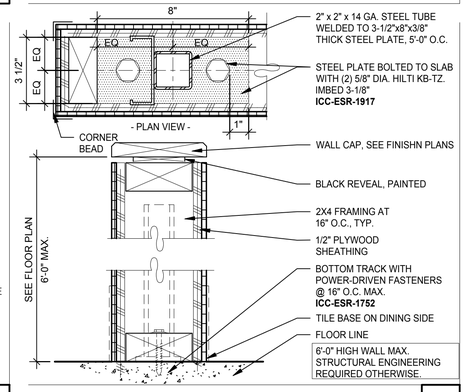
HOR. TRIM - TERMINATION N.T.S. **6**



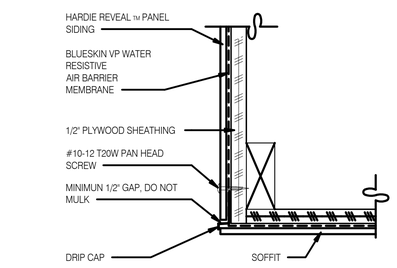
ALUMINUM WINDOW SILL 3" = 1'-0" **2**



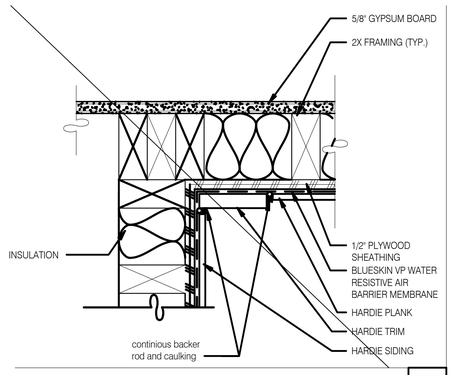
WINDOW FLANGE W/ METAL TRIM 3" = 1'-0" **19**



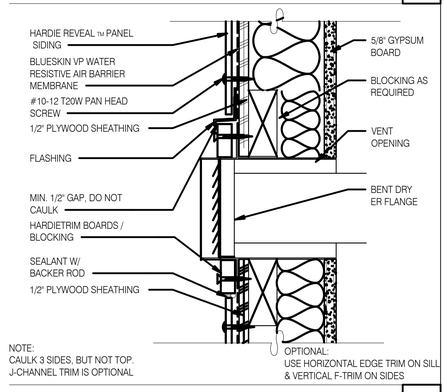
LOW WALL 3" = 1'-0" **15**



SOFFIT FLASHING INTERSECTION 3" = 1'-0" **11**

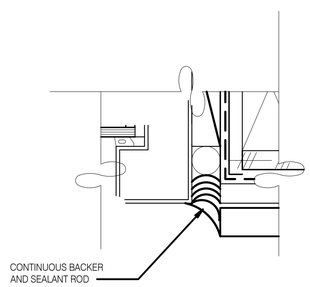


INSIDE CORNER TRIM 3" = 1'-0" **7**

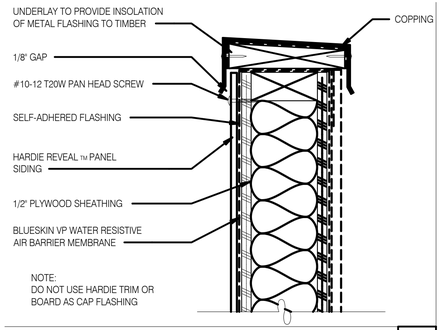


NOTE:
CAULK 3 SIDES, BUT NOT TOP.
J-CHANNEL TRIM IS OPTIONAL

BLOCK PENETRATION TREATMENT 3" = 1'-0" **3**

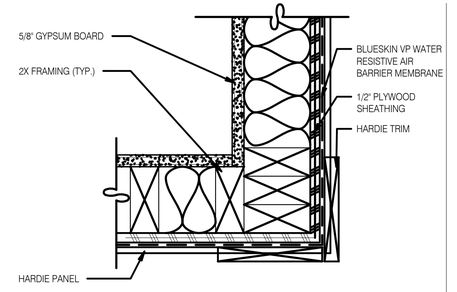


BACKER AND SEALANT DETAIL 6" = 1'-0" **16**

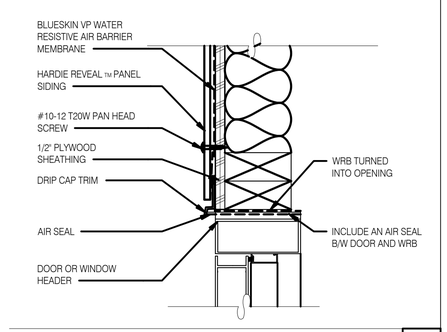


NOTE:
DO NOT USE HARDIE TRIM OR BOARD AS CAP FLASHING

VENTED PARAPET WALL 3" = 1'-0" **12**



OUTSIDE CORNER TRIM 3" = 1'-0" **8**



DOOR HEADER INTERSECTION 3" = 1'-0" **4**

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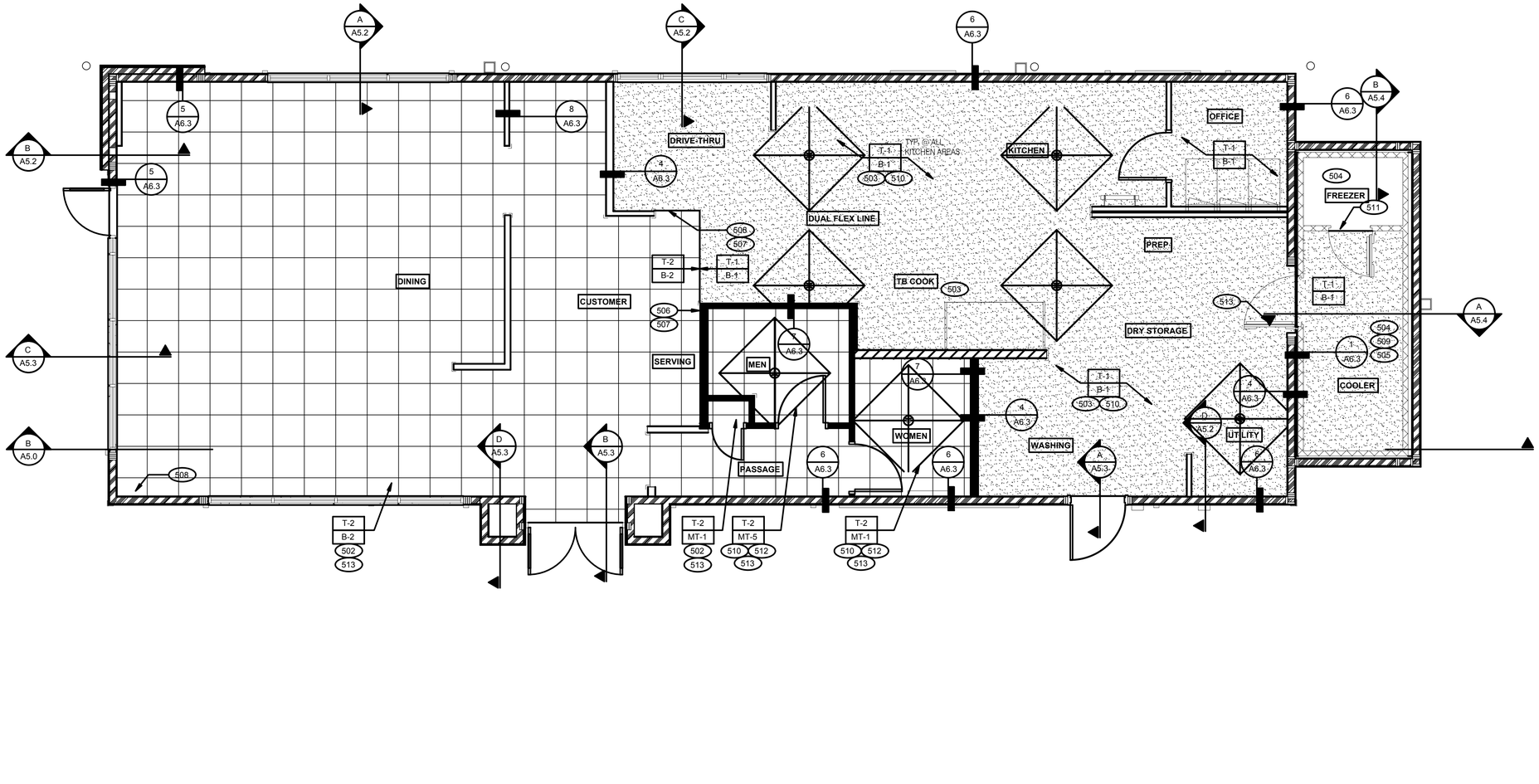
ENDEAVOR 2.0
HARDIE BOARD DETAILS

A6.6



FLOOR FINISH PLAN 1/4" = 1'-0" **A**

NOT USED **D**

A. ▭ DENOTES FINISH MATERIAL. REFER TO SHT A7.2 FOR FINISHES

B. TILE JOINT (U.O.N.):
1.QUARRY FLOOR TILE: 1/4"
2.PORCELAIN FLOOR TILE: 3/16"
3.GLAZED WALL TILE: 1/8"
4.BASE, TRIM AND ACCESORIES: MATCH ADJOINING TILE UNITS

C. TILE INSTALLATIONS REQUIRE MANUFACTURERS STANDARD MOLDED CORNERS AT BOTH INSIDE AND OUTSIDE CORNERS.

D. ALL BASE TILE SHALL BE SANITARY COVE STYLE WITH 3/8" MIN RADIUS INLESS NOTED OTHERWISE.

E. SEE SCOPE OF WORK SHEETS FOR RESPONSIBILITIES.

F. PORVIDE CLEAR SILICONE CAULK WHERE FRP STOPS AT TOP OF COVE BASE.

G. TILE CHIPPING AROUND CORE DRILL HOLES FOR SEATING FIXTURE WILL NOT BE ACCEPTED.

FLOOR FINISH NOTES **C**

502 6" COVE TILE BASE. SEE DETAIL.
503 6" SANITARY COVE TILE BASE. SEE DETAILS.
504 PROVIDE FLOOR TILE INSIDE WALK-IN COOLER (NO TILE OR BASE IN FREEZER). FLOAT FLOOR TILE IN COOLERS TO DRAIN TO KITCHEN. COORDINATE WITH COOLER WALL CONFIGURATION.
505 NO BASE TILE BEHIND W-059 FOR WALK-IN COOLER/FREEZER.
506 ALIGN FLOOR TILE TRANSITION WITH FACE OF WALL.
507 FLOAT FLOOR TILE FOR FLUSH TRANSITION.
508 START POINT FOR FLOOR TILE.
509 METAL BASE IN COOLER; SEE SCOPE OF WORK. SEE DETAIL.
510 REFER TO STRUCTURAL DRAWINGS FOR CONCRETE FLOOR SLOPES AROUND FLOOR DRAINS.
511 STEP-UP AT FREEZER TRESHOLD.
512 SANITARY TILE BASE IN RESTROOM.
513 INSTALL FLOOR TILE WITH OFFSET NO MORE THAN 33% OR INSTALL IN A STRAIGHT STACK BOND.

KEY NOTES **B**

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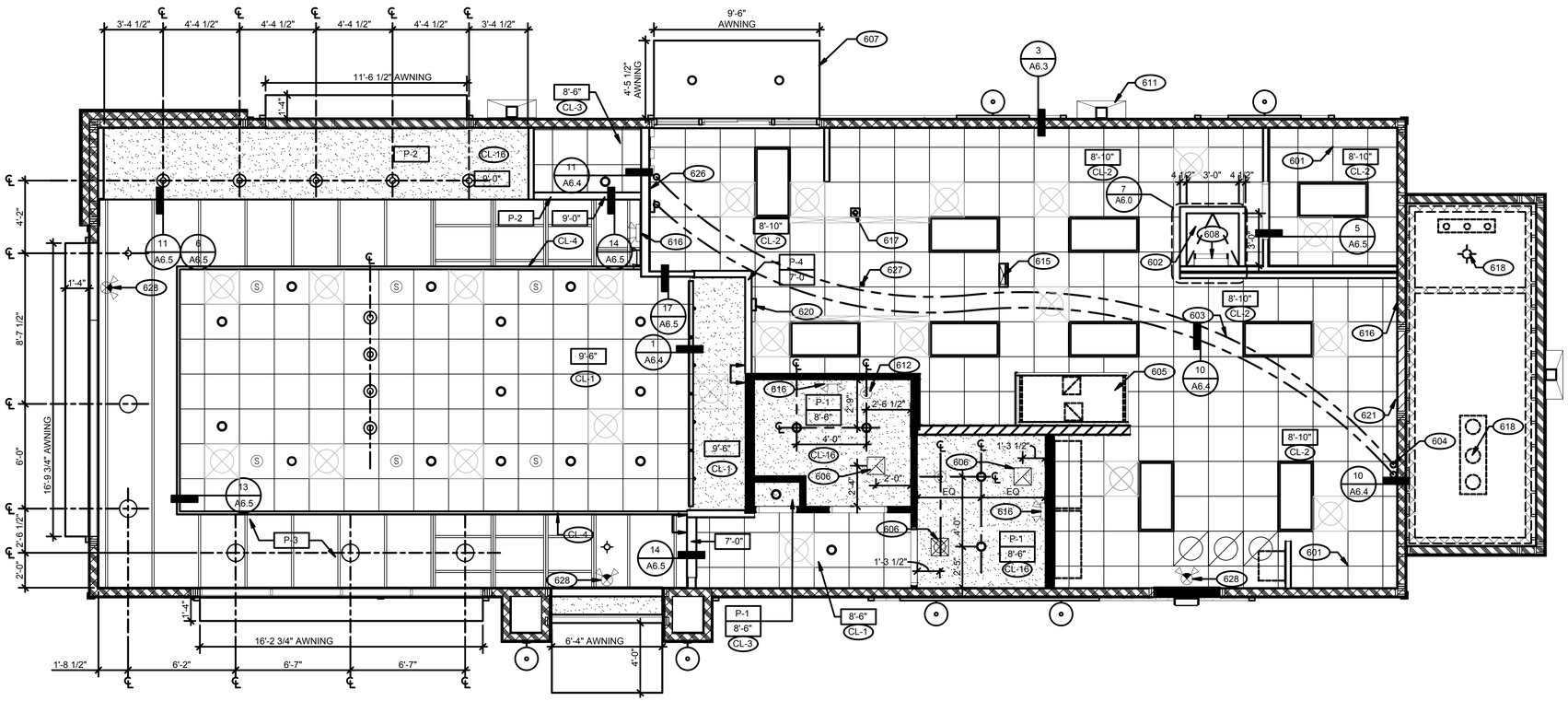
ENDEAVOR 2.0
FLOOR FINISH PLAN

A7.0



DESIGNER NOTE:
WHEN A FIRE ALARM IS REQUIRED BY THE AHJ USE THE FOLLOWING:
MANUFACTURER: HONEYWELL
SYSTEM: SILENT KNIGHT FARENHYT
MODEL: IFP-100

N

12 | 11 | 10 | 9 | 8 | 7 | 6 | 5 | 4 | 3 | 2 | 1

REFLECTED CEILING PLAN 1/4" = 1'-0" A

2'-0" x 4'-0" LED TROFFER
2'-0" x 4'-0" LED LIGHT FIXTURE
DOWNLIGHT @ WALK-IN (BY WALK-IN MFR.)
PENDANT FIXTURE.
DOWNLIGHT - CENTER ON CEILING TILE
EMERGENCY LIGHT
ILLUMINATED EXIT SIGN (WALL MOUNTED)
COMBO EXIT SIGN / EMERGENCY LIGHT (CEILING MOUNTED)
EXTERIOR WALL FIXTURE
SPEAKER - CENTER ON CEILING TILE
12" EXHAUST FAN
HVAC RETURN GRILLE
HVAC SUPPLY DIFFUSER
BACK DOOR SECURITY STROBE LIGHT
OCCUPANCY SENSOR. CEILING MOUNTED

CEILING SYMBOL LEGEND D

DIMENSIONS:
A. ALL DIMENSIONS ARE TO FACE OF FINISH U.O.N.

CEILING FINISHES:
A. REFER TO ROOM FINISH SCHEDULE (SHT A7.2) FOR CLG. FINISHES.

SUSPENDED CEILING:
A. ACOUSTICAL PANEL INSTALLATION: INSTALL ACOUSTICAL PANELS WITH EDGES IN CLOSE CONTACT WITH METAL SUPPORTS AND IN TRUE ALIGNMENT.
B. ALLOWABLE VARIATIONS FROM FLAT AND LEVEL SURFACE: 1/8" IN 10'-0" MAX.
C. ALLOWABLE VARIATIONS FROM PLUMB OF GRID MEMBERS: AS CAUSED BY ECCENTRIC LOADS, 2° MAX.
D. INSTALL SYSTEM AFTER MAJOR ABOVE CLG. WORK IS COMPLETE. COORD LOCATIONS OF HANGERS WITH RELATED WORK.
E. SEE SPECS FOR ADDITIONAL INFORMATION.

GYPSUM BOARD CEILING:
A. SUBSTRATE SHALL BE 1/2" THICK GYP BD.
B. ACOUSTICAL SEALANT: APPLY TO GYP. BD. PANELS AS INDICATED IN SPECS. GYP. BD. FINISHING AND DECORATING: REFER TO DWGS FOR TEXTURE AND FINISHES.

ELECTRICAL:
A. SEE ELECT. DWGS. FOR FIXTURE SCHED.

REFLECTED CEILING PLAN NOTES C

601 CEILING GRID AT STARTING POINT.
602 BULKHEAD @ 8'-0" A.F.F.
603 NON-INSULATED BUNDLED SYRUP LINES FOR DRINK SYSTEM. SEE SCOPE OF WORK.
604 6" DIAMETER PVC STUB THROUGH CEILING, SEE DETAIL 10/A604
605 HOOD. - HOLD LEFT EDGE 1½" (MAX. 2") FROM END OF FINISHED HOOD WALL.
606 FOR ROUGH FRAMING OPENINGS SEE AIR DEVICE SCHEDULE (TYP. ALL RESTROOMS).
607 DRIVE-THRU CANOPY.
608 ROOF HATCH.
611 VERTICAL DOWNSPOUT.
612 SPEAKER. CENTER ON CEILING TILE.
615 UTILITY CHASE BY 3RD PARTY VENDOR TO CEILING.
616 EMERGENCY DUAL HEAD FIXTURE. SEE ELECTRICAL DRAWINGS.
617 SECURITY STROBE LIGHT, REFER TO ELECTRICAL DRAWINGS.
618 FAN COIL FOR WALK-IN.
620 ALERT LIGHT BOX FOR 3-COMP POWER SOAK MOUNTED AT CENTERLINE OF BOX 7'-11" A.F.F.
621 30"X30" ACCESS OPENING IN REAR WALL ABOVE CEILING. FINISH WITH GYP. BOARD.
624 INSTALL GRAPHIC PER ARTWORK SCHEDULE ON ALCOVE SOFFIT.
626 STAINLESS STEEL SYRUP CHASE ON WALL.
627 WATER INLET CHASE FOR CHEESE MELTER SCREWED TO HEATED AIR SCREEN.
628 COMBO EXIT SIGN / EMERGENCY DUAL HEAD FIXTURE. SEE ELECTRICAL DRAWINGS.

KEY NOTES B

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ENDEAVOR 2.0
REFLECTED CEILING PLAN

A7.1

FINISH LEGEND						
SYMBOL	MANUFACTURER	STYLE	COLOR	SIZE	GROUT	COMMENTS
CEILING						
CL-1	USG	ACT SYSTEM, USG RADAR, CLIMAPLUS PERFORMANCE, SQ EDGE	#107 TAUPE	2X2	N/A	USG DONN BRAND DX/DXL 15/16 TEE SYSTEM, INTERMEDIATE DUTY #107 TAUPE
CL-2	USG	ACT SYSTEM, USG CLEAN ROOM ACOUSTICAL PANELS, CLIMAPLUS PERFORMANCE, SQ EDGE	#050 WHITE	2x4	N/A	CLASS 100 (ISO 5) PANELS, USG DONN BRAND DX/DXL 15/16 TEE SYSTEM, INTERMEDIATE DUTY #050 WHITE
CL-3	USG	ACT SYSTEM, USG CLEAN ROOM ACOUSTICAL PANELS, CLIMAPLUS PERFORMANCE, SQ EDGE	#050 WHITE	2X2	N/A	CLASS 100 (ISO 5) PANELS, USG DONN BRAND DX/DXL 15/16 TEE SYSTEM, INTERMEDIATE DUTY #050 WHITE
CL-4	USG	USG COMPASSO STANDARD	#002 SILVER SATIN	10'H PROFILE		SEE PLANS AND DETAILS FOR MORE INFO
CL-16	N/A	GYPSUM BOARD	PAINTED PER RCP			
CHAIR RAIL						
CR-1	SW	SW7043	WORLDLY GRAY	3 1/2" X 3/4"		SEMI-GLOSS
FLOOR BASE						
B-1	CMC	QUARRY	PURITAN GREY #507	6X6	MAPEI #9 GRAY, 1/8" JOINT WIDTH	KERAPOXY GROUT IEG CQ
B-2	CMC	MOTIF GREY	GREY	6X12	MAPEI, #2 PEWTER, 1/8" JOINT WIDTH	
FLOORING						
T-1	CMC	QUARRY	PURITAN GREY #507	6X6	MAPEI #9 GRAY, 1/8" JOINT WIDTH	KERAPOXY GROUT IEG CQ
T-2	CMC	MOTIF GREY	GREY	18X18	MAPEI, #2 PEWTER, 1/8" JOINT WIDTH	
FRP/LAMINATE						
FRP-1	MARLITE	SMOOTH SURFACE	S100 S/2/S WHITE	4' X 9' X .90		COORDINATE ALL TRIM PIECES WITH FRP MFG
L-1	WILSONART	4783K FINISH 7	WHITE TIGRIS			OFFICE SHELVING LAMINATE
L-2	WILSONART	Y0664K-12	MOCHA ASH			SOFTGRAIN FINISH, RR/UTILITY DOORS VERTICAL GRADE PRODUCT CODE #362 IS .028" AND HORIZONTAL GRADE PRODUCT CODE #372 IS .039"
CORNER GUARDS						
CG-1	C.S GROUP	ACROVYN VA SERIES	VA-034N #934 PEARL	3/4" X 3/4"		FOR PAINT MATCH P-1
CG-2	C.S GROUP	ACROVYN VA SERIES	VA-034N #262 DRIFTWOOD	3/4" X 3/4"		FOR PAINT MATCH CR-1 & WC-1
METAL TRANSITION						
MT-1	SCHLUTER	JOLLY	A 100 AT - SATIN NICKEL ANODIZED ALUMINUM	3/8"	N/A	TILE EDGE TRIM DETAIL 17/A6.3
MT-3	SCHLUTER	RONDEC - ALUMINUM		3/8"	N/A	TILE EDGE TRIM DETAIL 17/A6.3
SOLID SURFACE						
SS-1	CORIAN	LAVA ROCK	LAVA ROCK			COUNTERTOPS/24" DIAMETER TABLE TOP
WALL COVERING						
WC-1	WOLF GORDON	MICRO PERFORATED 'RAMPART' HIGH IMPACT WALL COVERING	FOUNDATION/ PIGMENT (WGMP12172606)		RAILROAD INSTALLATION: THERE SHOULD BE NO SEAMS ALONG WALLS	1 ROLL: 80 L.F.
WALL PAINT						
P-1	SHERWIN WILLIAMS	SW7021	SIMPLE WHITE	N/A	N/A	PAINT FINISH: WALLS: EGGSHELL TRIM/BOH: SEMI-GLOSS (CHAIR RAIL) CEILING: FLAT
P-2	SHERWIN WILLIAMS	TB2603C	PURPLE	N/A	N/A	
P-3	SHERWIN WILLIAMS	SW7076	CYBER SPACE	N/A	N/A	
P-4	SHERWIN WILLIAMS	SW7005	PURE WHITE	N/A	N/A	
WALL TILE						
W-1	CMC	FORM	ICE DECO MIX	8X8	MAPEI #47 CHARCOAL, 1/8" JOINT WIDTH	RESTROOM ACCENT WALL TILE
W-2	CMC	FORM	ICE	8X8	MAPEI #47 CHARCOAL, 1/8" JOINT WIDTH	RESTROOM WALL TILE
W-3	CMC	SALVAGEWOOD	WHITEWASH	3X36	MAPEI #01 ALABASTER, 1/8" JOINT WIDTH	RUNNING BOND INSTALLATION OFFSET 25%

FINISH LEGEND D

WESTERN STATES METAL ROOFING
JESSICA TRIER
INSIDE SALES REPRESENTATIVE
P: (602) 495-0048
D: (602) 422-2696
W: www.metalroofing.com
JESSICA@METALDECK.COM

CORIAN
DAVID GREENING
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FOOD SERVICE/ RETAIL SEGMENT SALES LEADER
CORIAN DESIGN
(614) 975-6700
DAVID.P.GREENING@DUPONT.COM

JAMES HARDIE
MATT PETERSEN
CELL: (707)536-6271
MATTHEW.PETERSEN@JAMESHARDIE.COM

CREATIVE MATERIALS CORP.
ALLISON PICHE
CLIENT SERVICES SUPERVISOR
ONE WASHINGTON SQUARE, ALBANY, NY 12205
P: (518) 452-9694
D: (518) 713-5395
APICHE@CREATIVEMATERIALSCORP.COM

SHERWIN WILLIAMS
SUNNY PATEL
NATIONAL ACCOUNT EXECUTIVE
2100 W. ORANGEWOOD AVE. SUITE 100
ORANGE, CA 92868
(619) 990-1920
SUNDEEPKUMAR.PATEL@SHERWIN.COM

WOLF GORDON
JESSICA ROSE
(213)999-1141
JESSICA.ROSE@WOLFGORDON.COM

USG CORPORATION
TRAVIS TOMANEK
CORPORATE ACCOUNT MANAGER
(440) 541-3972
TTOMANEK@USG.COM

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M: (330) 260-7633
1 MARLITE DRIVE, DOVER, OH 44622
www.marlite.com
degbers@marlite.com

MAPEI
LISA FYKE
ARCHITECTURAL REPRESENTATIVE
MAPEI CORP.
(909) 247-5324
LFYKE@MAPEI.COM

FINISH CONTACTS N.T.S. C

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9/30/2021 PERMIT

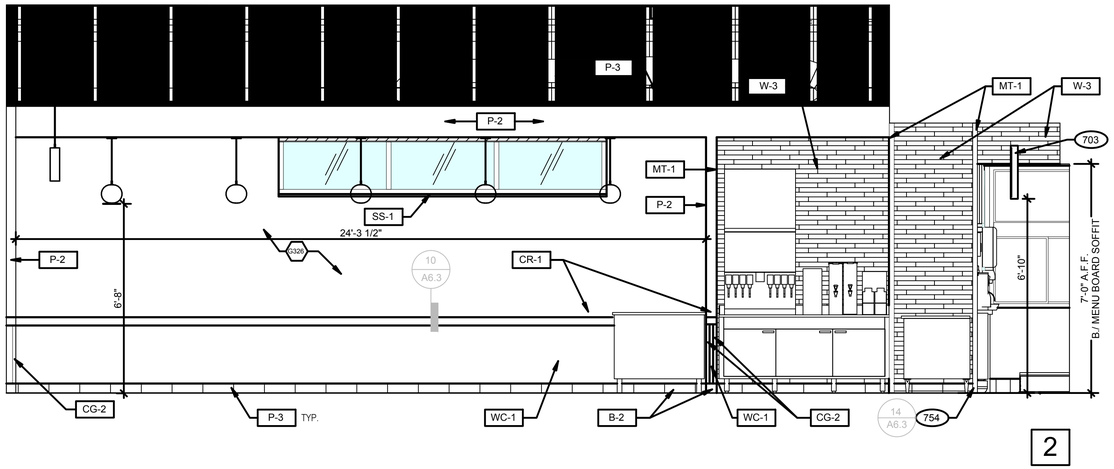
	DATE	REMARKS

CONTRACT DATE: -
BUILDING TYPE: END. MED56
PLAN VERSION: APRIL 2021
BRAND DESIGNER: -
SITE NUMBER: -
STORE NUMBER: -
PA/PM: Approver
DRAWN BY.: RJN
JOB NO.: -

TACO BELL
DRIVE THRU RESTAURANT
ENDEAVOR 2.0
4183 ELM SPRINGS ROAD
SPRINGDALE, ARKANSAS 72762

ENDEAVOR 2.0
FINISH SCHEDULE

A7.2



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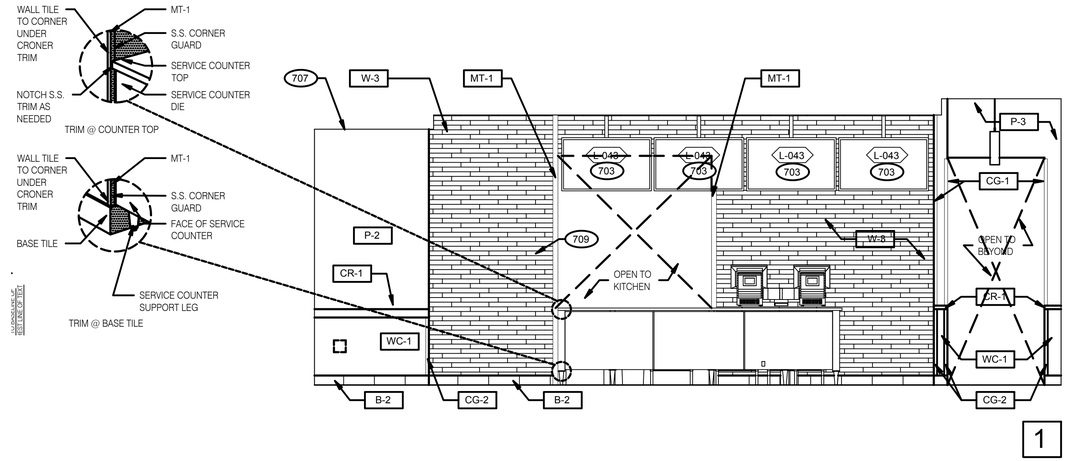

1

DINING 3/8" = 1'-0"

4

3

DINING 3/8" = 1'-0"

DESIGNER NOTE: CALIFORNIA ADA RESTROOM SIGNAGE SIGNS MUST BE 1/4" THICK, AND IN CONTRASTING COLOR TO THE SURFACE ON WHICH THEY ARE INSTALLED.
DOOR: GENDER NEUTRALSIGN
(E#: E7000974)
WALL SIGN: FAMILY RESTROOM SIGN WITH BRAILLE
(E#: E76000972)

8

7

6

5

INTERIOR ELEVATION 3/8" = 1'-0"

703 DIGITAL MENUBOARD.
707 6"x6"x18" GAUGE STAINLESS STEEL CHASE.
709 'PLEASE ASK IF YOU NEED ASSISTANCE SIGN'. SMALLWARE PACKAGE.
715 SS CORNER/END WALL CHANNEL GUARD, FULL HEIGHT.
718 CHAIR RAIL.
754 SS CORNER/END WALL CHANNEL GUARD, FULL HEIGHT.
299 55" FLAT SCREEN TV (BY OWNER) MOUNTED HIGH ON WALL w/ ANGLE MOUNT -PROVIDE BLOCKING IN WALL & ALL CONDUITS INCLUDING ANY FROM CABLE SERVICE POINT TO BUILDING - CONDUITS SHALL BE FOR BOTH CABLE TV & WI-FI SERVICE - COORD. ALL w/ CABLE PROVIDER

KEYNOTES A

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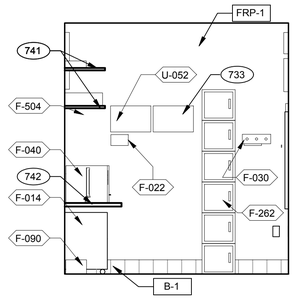
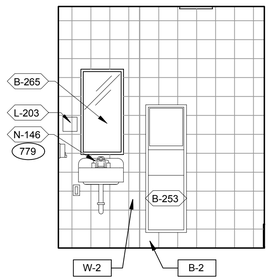
ENDEAVOR 2.0
4183 ELM SPRINGS ROAD
SPRINGDALE, ARKANSAS 72762

ENDEAVOR 2.0
INTERIOR ELEVATIONS DINING ROOM

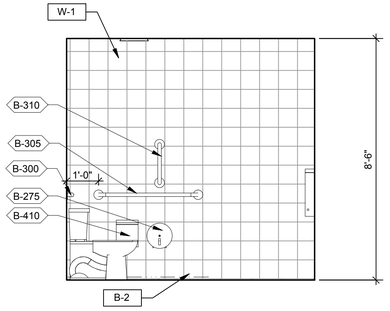
A8.0



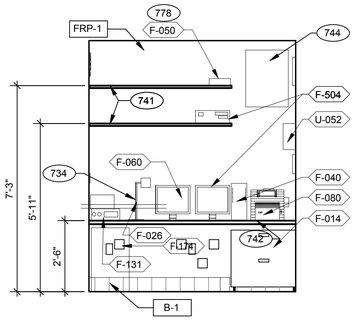
OFFICE ELEVATION 3/8" = 1'-0" **9**



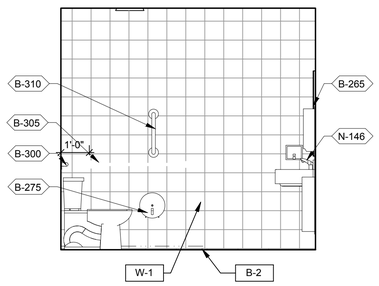
MEN'S RESTROOM 3/8" = 1'-0" **5**



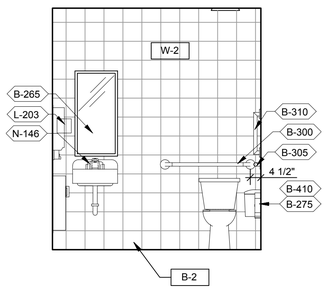
WOMEN'S RESTROOM 3/8" = 1'-0" **1**



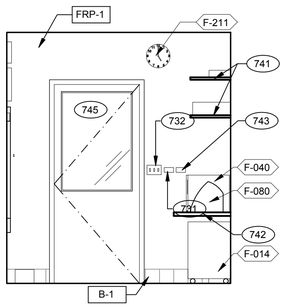
OFFICE ELEVATION 3/8" = 1'-0" **10**



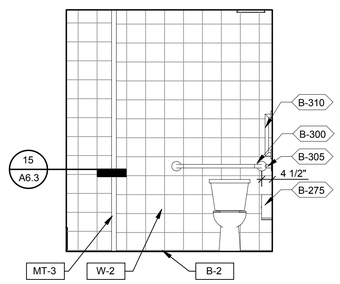
MEN'S RESTROOM 3/8" = 1'-0" **6**



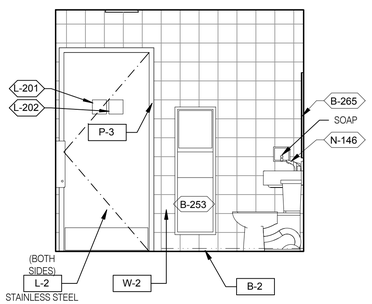
WOMEN'S RESTROOM 3/8" = 1'-0" **2**



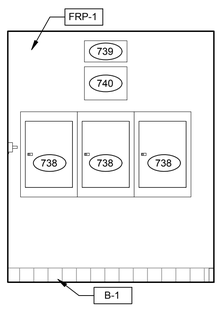
OFFICE ELEVATION 3/8" = 1'-0" **11**



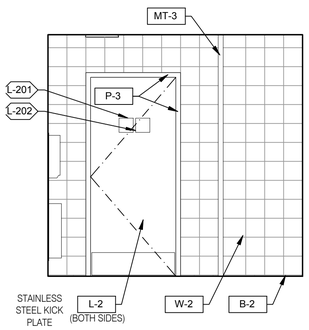
MEN'S RESTROOM 3/8" = 1'-0" **7**



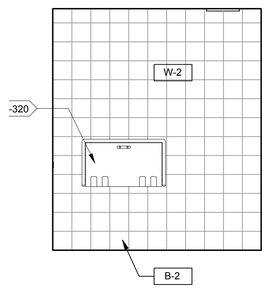
WOMEN'S RESTROOM 3/8" = 1'-0" **3**



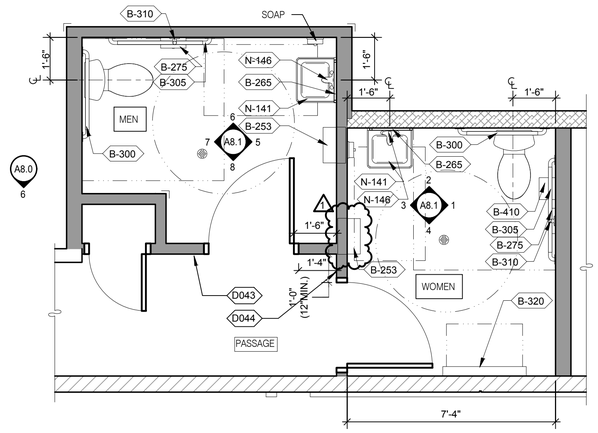
OFFICE ELEVATION 3/8" = 1'-0" **12**



MEN'S RESTROOM 3/8" = 1'-0" **8**



WOMEN'S RESTROOM 3/8" = 1'-0" **4**



A. PROVIDE PROPER 2x BLOCKING AT WALL RECESSED MOUNTED ACCESORIES.

B. GRAB BARS, FASTENERS AND MOUNTING DEVICES SHALL BE INSTALLED PER ADA REQUIREMENTS. REFER TO SHEET ADA1.0

C. REFER TO FLOOR PLAN NOTE FOR BLOCKING AND SUBSTRATE NOTES.

D. REFER TO SHEET ADA1.0 FOR MOUNTING HEIGHTS AND CLEARANCES OF ACCESORIES AND FIXTURE.

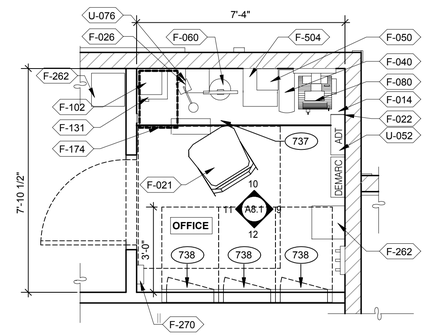
ALL DIMENSIONS THIS DRAWING ARE TO FINISH SURFACE.

* ABSOLUTE DIMENSION

DESIGNER NOTE:
REFER TO
TACOBELLPLANS.COM/LIBRARY/SIGNS
FOR ADDITIONAL RESTOOM SIGN OPTIONS.

N

ENLARGED RESTROOM / GENERAL NOTES 3/8" = 1'-0" **A**



OFFICE PLAN 3/8" = 1'-0" **B**

TYPE	DESCRIPTION	MANUFACTURER	COMMENTS
D041	SIGN-TACO BELL RESTROOM GENDER NEUTRAL, WHITE ON BLACK, 11.75" X 11.75"	TECHNOLOGY MEDIA GROUP - CQI13960	CALIFORNIA ONLY
D042	SIGN-TACO BELL RESTROOM GENDER NEUTRAL, BLACK ON WHITE, 11.75" X 11.75"	TECHNOLOGY MEDIA GROUP - CQI13961	CALIFORNIA ONLY
D043	SIGN-TACO BELL RESTROOM MEN WITH BRAILE 10" X 8.5"		REFER TO TACOBELLPLANS.COM/LIBRARY/SIGNS FOR ADDITIONAL RESTROOM SIGN OPTIONS
D044	SIGN-TACO BELL RESTROOM WOMAN WITH BRAILE 10" X 8.5"		REFER TO TACOBELLPLANS.COM/LIBRARY/SIGNS FOR ADDITIONAL RESTROOM SIGN OPTIONS

RESTROOM SIGNAGE **D**

731 THERMOSTATS.
732 LIGHTING CONTROL RELAY SWITCHES. SEE DETAIL 3/E3.1.
733 TELEPHONE TERMINAL BOARD.
734 DESK LAMP.
737 UNDER COUNTER KEYBOARD TRAY.
738 ELECTRIC PANELS.
739 FAN & LIGHT CONTROL BOX; REFER TO SHEET E6.0.
740 EXTERIOR LIGHTING CONTROL PANEL (GREEN GATE).
741 SHELF BY GC - FINISH WITH PLASTIC LAMINATE DL-1.
742 COUNTER BY GC - FINISH WITH PLASTIC LAMINATE DL-1.
743 DUCT SMOKE DETECTOR RESET SWITCH.
744 TECH-IN-A-BOX (WALL MOUNT RACK ENCLOSURE CABINETS): REFER TO SHEET E3.1. GC TO PROVIDE BLOCKING WHERE REQUIRED.
745 DOOR IS OPTIONAL.
778 PROVIDE POWER FOR F-050.
779 PROVIDE POWER FOR N-146.

KEYNOTES **C**

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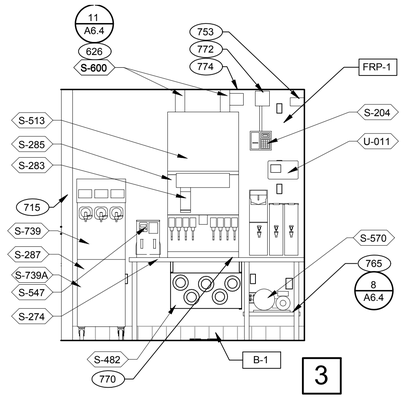
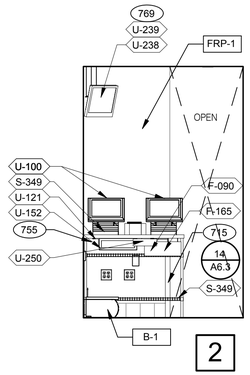
SPRINGDALE, ARKANSAS 72762

ENDEAVOR 2.0
INTERIOR ELEV. ENLARGED RESTROOMS & OFFICE PLAN

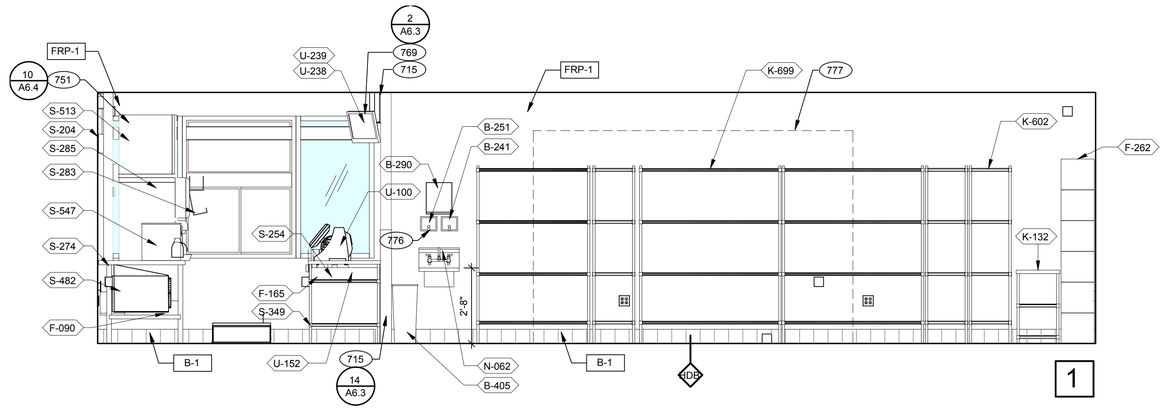
A8.1



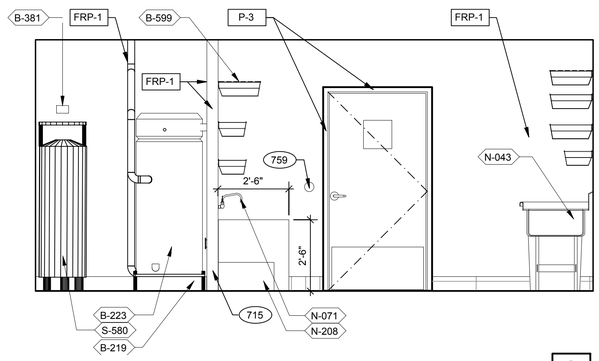
DRIVE-THRU 3/8" = 1'-0"



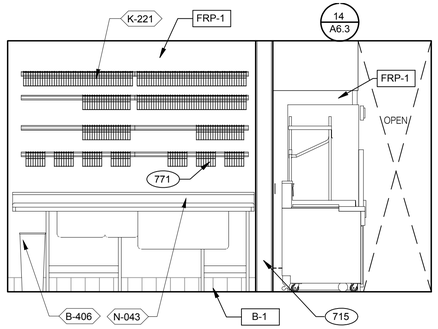
DRIVE-THRU 3/8" = 1'-0"



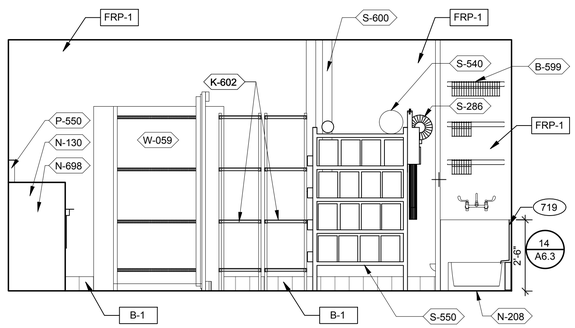
DRIVE-THRU AND TB COOK 3/8" = 1'-0"



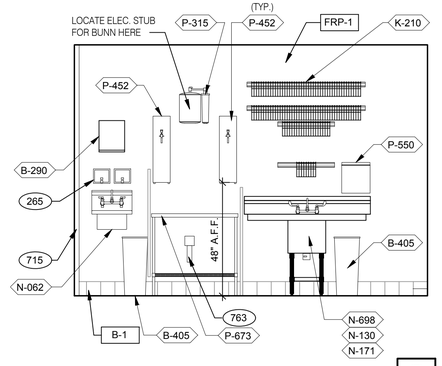
UTILITY 3/8" = 1'-0"



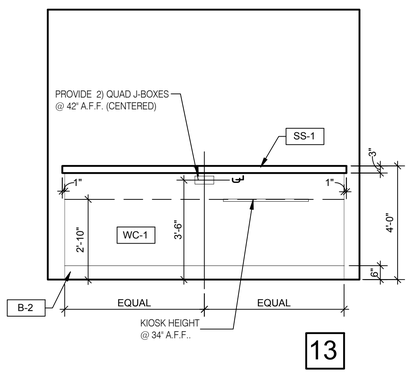
WARE WASHING 3/8" = 1'-0"

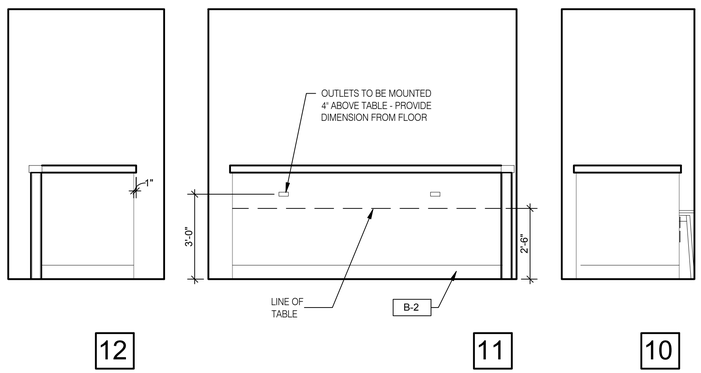


UTILITY 3/8" = 1'-0"

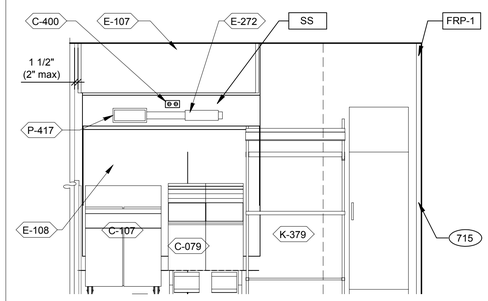


WARE WASHING 3/8" = 1'-0"





DINING PANEL ELEVATION 3/8" = 1'-0"



COOK LINE 3/8" = 1'-0"

265 AUTOMATIC HAND SOAP AND SANITIZER DISPENSERS PROVIDED BY ECOLAB.
626 STAINLESS STEEL SYRUP CHASE ON WALL.
715 SS CORNER/END WALL CHANNEL GUARD, FULL HEIGHT.
719 STAINLESS STEEL CLOSURE WITH FLASHING AND END CAP.
751 STAINLESS STEEL CHASE FOR SYRUP LINES & ICE MACHINE REFRIGERANT LINES.
753 DRIVE-THRU TIMER DISPLAY UNIT.
755 HOLD-UP BUTTON.
759 ANSUL PULL STATION.
763 FILTER FOR HOT WATER SYSTEM.
765 OPENING FINISHED WITH FRP FOR SYRUP TUBES. SEE DETAIL.
769 CEILING MOUNT MONITOR BRACKET.
770 ADJACENT TABLE TOPS TO BE INSTALLED AT SAME LEVEL. ADJUST IN THE FIELD AS REQUIRED.
771 CUT WALL-HANGING TRACK TO ALLOW SPACE FOR CLICK & CLEAN SYSTEM.
772 DT TIMER SIGNAL PROCESSOR.
774 DT TIMER ETHERNET SWITCH.
776 AUTOMATIC HAND SOAP AND SANITIZER DISPENSER BY ECO-LAB.
777 INDICATE POSSIBLE I-LINE LOCATION.

KEY NOTES B

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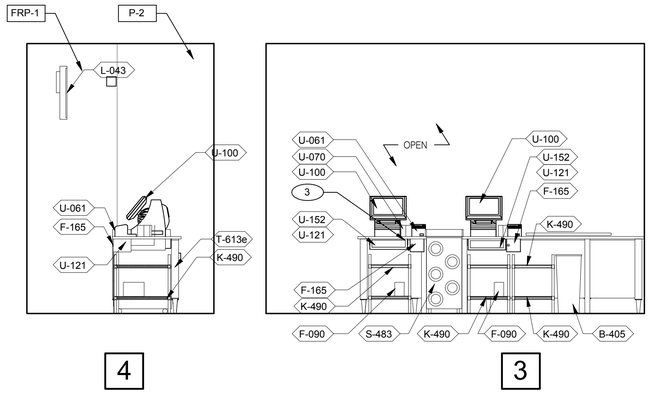
ENDEAVOR 2.0
INTERIOR ELEVATIONS KITCHEN

A8.2



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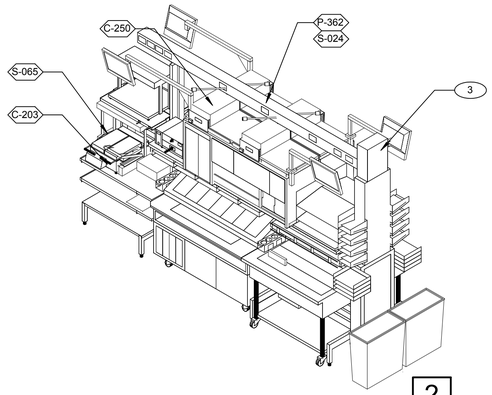

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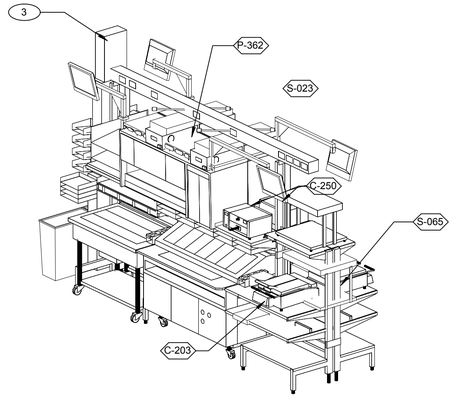
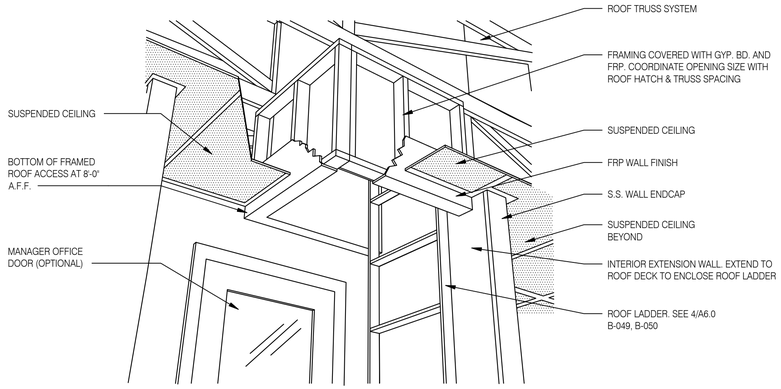


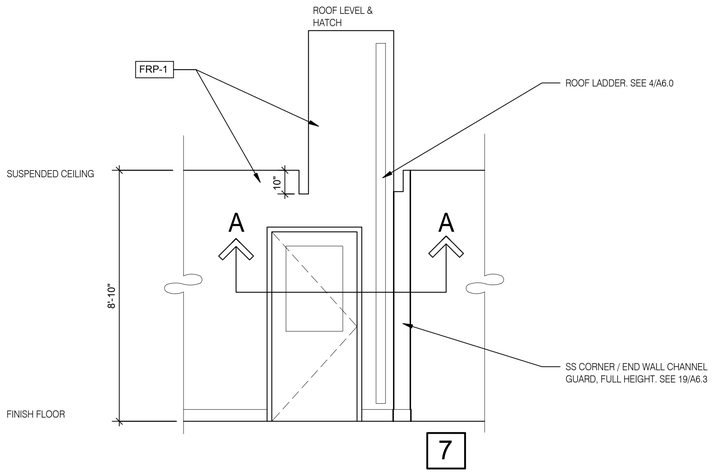
1

SERVING 3/8" = 1'-0"

GTO DUE LINE 3/8" = 1'-0"

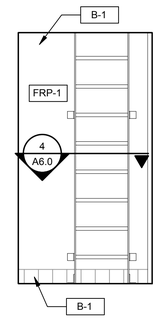


A - ROOF LADDER VIEW



7

ROOF ACCES PASSAGEWAY 3/8" = 1'-0" **B**



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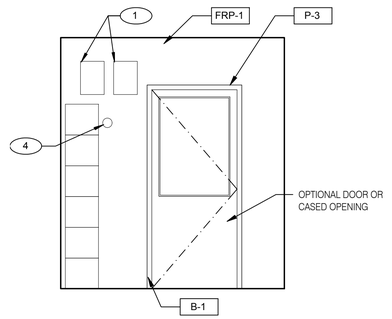
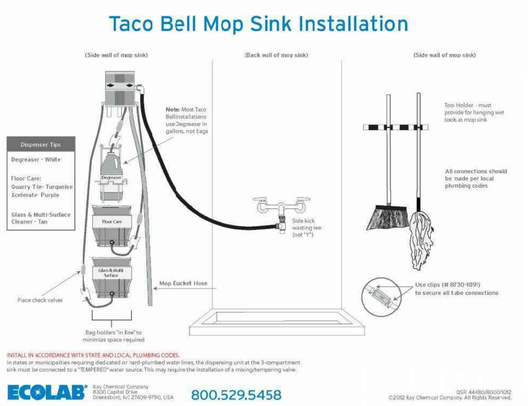


5

EMPLOYEE / STORAGE 3/8" = 1'-0"



MOP SINK INSTALLATION **C**

1 FAN MOTOR STARTERS, SURFACE MOUNTED. TYP. OF 2.

2 HOLD-UP BUTTON.

3 UTILITY CHASE.

4 TEMPERATURE SENSOR. SEE MECHANICAL DRAWINGS.

KEYNOTE **A**

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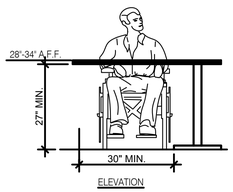
4183 ELM SPRINGS ROAD
SPRINGDALE, ARKANSAS 72762

ENDEAVOR 2.0
INTERIOR ELEVATIONS KITCHEN

A8.3

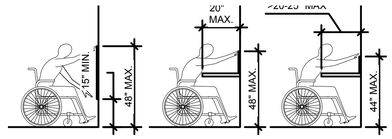
TOTAL SEATS	ACCESSIBLE SEATS
01 - 20	1
21 - 40	2
41 - 60	3
61 - 80	4
81 - 100	5
101 - 120	6
121 - 140	7

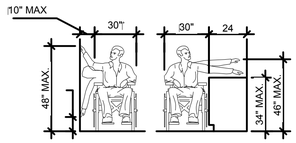
NUMBER OF ACCESSIBLE SEATS



ELEVATION

SEATING AND TABLES 1/2" = 1'-0" | **18**

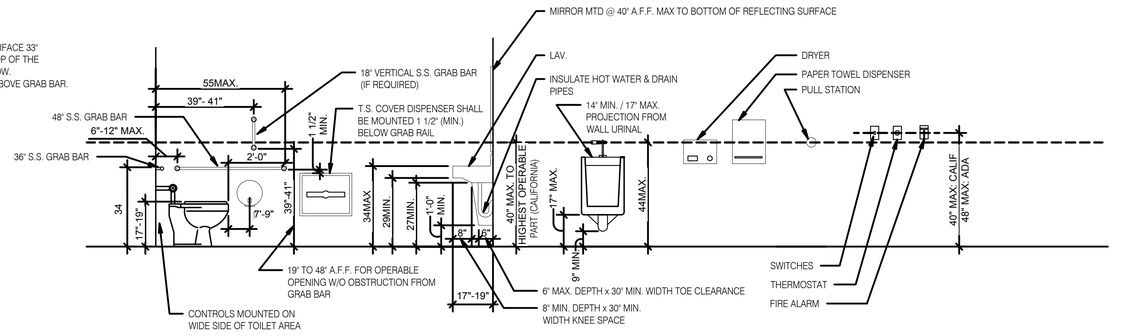




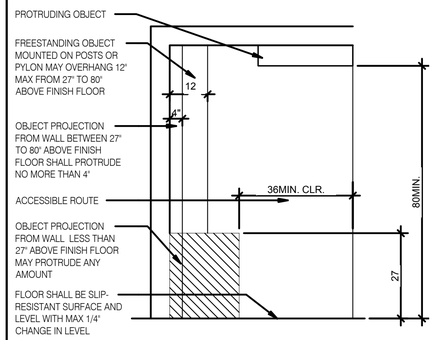
SIDE APROACH

REACH RANGES 1/4" = 1'-0" | **13**

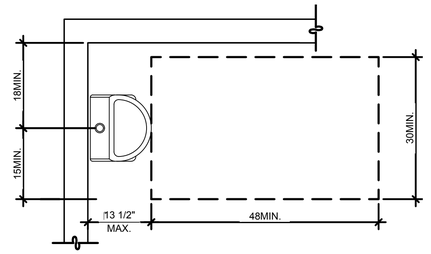
NOTES
1. TOP OF GRIPPING SURFACE 33" TO 36" MAX TO THE TOP OF THE BAR. SEE NOTES BELOW.
2. 12" MINIMUM CLEAR ABOVE GRAB BAR.



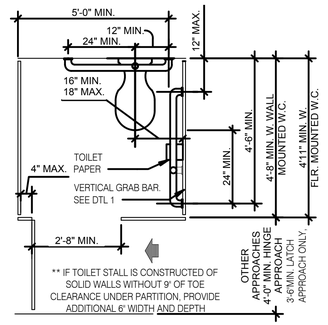
MOUNTING HEIGHTS & CLEARANCES FOR ACCESSIBILITY BY THE DISABLED 3/8" = 1'-0" | **1**



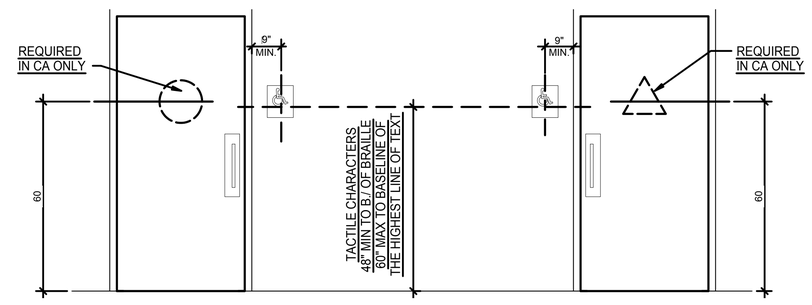
INT. ACCESS. ROUTE CLEARANCES 1/2" = 1'-0" | **10**



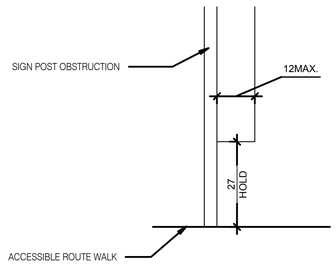
ACCESSIBLE URINAL 3/4" = 1'-0" | **6**



STANDARD TOILET STALL 1/2" = 1'-0" | **2**



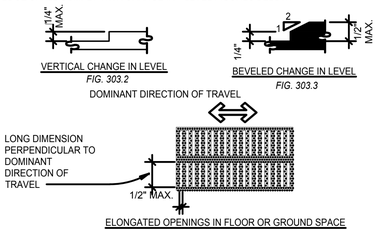
ACCESSIBLE RESTROOM DOORS 1/2" = 1'-0" | **15**



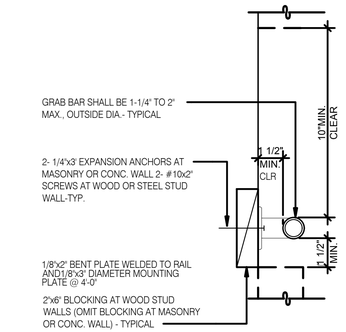
PROTRUDING HAZARDS 1/2" = 1'-0" | **11**

NOTES:

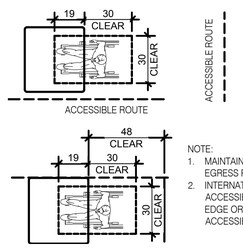
1. FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT.
2. CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD OR BACKING OR NO CUSHION OR PAD. CARPET OR CARPET TILE SHALL HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, LEVEL CUT/UNCUT PILE TEXTURE. PILE HEIGHT SHALL COMPLY WITH CARPET PILE HEIGHT FIGURE BELOW. EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND SHALL HAVE TRIM ON THE ENTIRE LENGTH OF THE EXPOSED EDGE. CARPET EDGE SHALL COMPLY WITH CHANGE IN LEVEL FIGURES BELOW.



CHANGES IN LEVEL 1/2" = 1'-0" | **12**

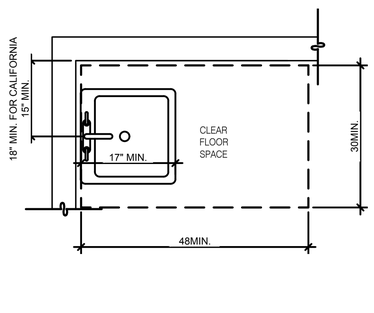


GRAB BAR 3" = 1'-0" | **7**



NOTE:
1. MAINTAIN 36" MIN. CLEAR AISLE EGRESS PATHS TO EXIT DOORS.
2. INTERNATIONAL SYMBOL OF ACCESSIBILITY REQUIRED ON TOP EDGE OR FRONT OF ALL ACCESSIBLE TABLES.

DINING SEATING CLEARANCES N.T.S. | **8**



ACCESSIBLE LAVATORY 3/4" = 1'-0" | **3**

1. INDICATED DIMENSIONS, HEIGHTS, DEPTHS, AREAS AND OTHER GRAPHIC INFORMATION ARE PROVIDED AS MINIMUMS THAT MUST BE MAINTAINED. THESE MINIMUMS ARE BASED UPON YUM STANDARDS AND MAY EXCEED ADA REQUIREMENTS.

   THE DETAILS SHOWN ARE CONCEPTUAL ONLY AND INTENDED TO SHOW ABSOLUTE MINIMUMS AND SHALL BE COORDINATED WITH THE OTHER CONSTRUCTION DOCUMENTS ASSOCIATED WITH THIS PROJECT.

2. 60" TURNING SPACE
   - PERMITTED OVERLAP LIMITED TO 1 ARM OF T-SHAPED SPACE
   - CAN OVERLAP FIXTURE & DOOR CLEARANCE
   - DOOR CAN SWING INTO TURNING SPACE A MAXIMUM OF 12"

3. RESTROOM, IN GENERAL, DOOR SWING MUST BE OUTSIDE OF THE FIXTURE CLEAR FLOOR SPACE HOWEVER A DOOR CAN SWING INTO FIXTURE CLEAR FLOOR SPACE IF WHEELCHAIR SPACE 30"X48" IS PROVIDED BEYOND THE DOOR SWING.

4. TOILET ROOM MUST ALLOW FOR SIDE TRANSFER - 42" BETWEEN FIXTURES.

GENERAL NOTES | **4**

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architecture & design
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9/30/2021 PERMIT

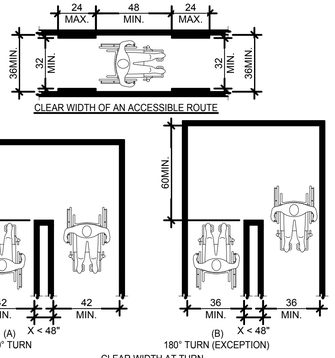
DATE	REMARKS

CONTRACT DATE:	-
BUILDING TYPE:	END. MED56
PLAN VERSION:	APRIL 2021
BRAND DESIGNER:	-
SITE NUMBER:	-
STORE NUMBER:	-
PA/PM:	Approver
DRAWN BY.:	RJN
JOB NO.:	-

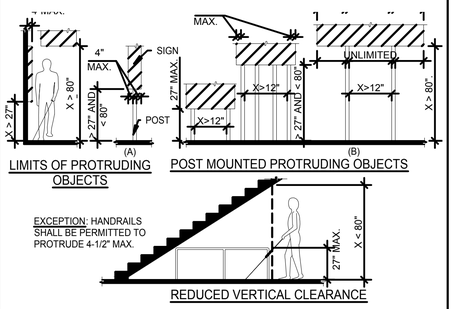
TACO BELL
DRIVE THRU RESTAURANT
ENDEAVOR 2.0
4183 ELM SPRINGS ROAD
SPRINGDALE, ARKANSAS 72762

ENDEAVOR 2.0
ACCESSIBILITY REQUIREMENTS

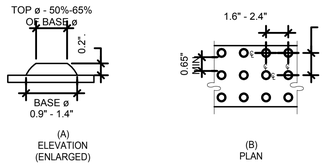
ADA1.0



CLEAR WIDTH 1/4" = 1'-0" | **17**



PROTRUDING OBJECTS 3/16" = 1'-0" | **13**



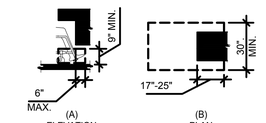
SIZE AND SPACING OF TRUNCATED DOMES

DETECTABLE WARNINGS 3" = 1'-0" | **14**

PARKING SPACES

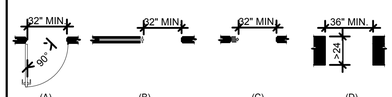
TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES
1 TO 25	1
26 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 TO 300	7
301 TO 400	8
401 TO 500	9
501 TO 1000	2 PERCENT OF TOTAL
1001 AND OVER	20, PLUS 1 FOR EACH 100, OR FRACTION THEREOF, OVER 1000

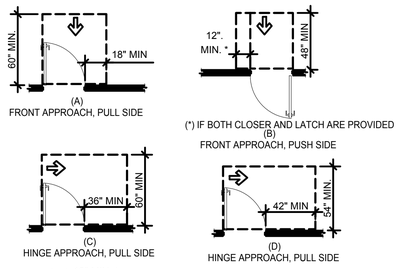
PARKING SPACES 6" = 1'-0" | **15**



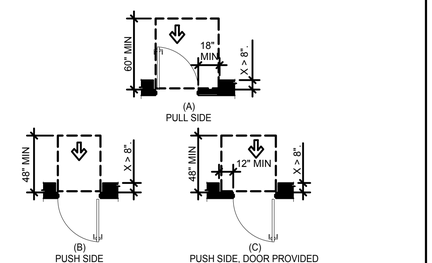
KNEE AND TOE CLEARANCE 1/4" = 1'-0" | **16**

NOTES:
1. FLOOR OR GROUND SURFACE WITHIN REQUIRED MANEUVERING CLEARANCES SHALL COMPLY WITH [FLOOR OR GROUND SURFACES & CHANGES IN LEVEL] DETAIL AND SHALL HAVE A SLOPE NOT STEEPER THAN 1:48. CHANGES IN LEVEL ARE NOT PERMITTED AT DOOR LANDINGS.
2. THRESHOLDS, IF PROVIDED AT DOORWAYS SHALL BE 1/2" HIGH MAX. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH [FLOOR OR GROUND SURFACES & CHANGES IN LEVEL] DETAIL.
3. HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.
4. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 LBS (22.5 N) MAX.
5. OPERABLE PARTS OF DOOR HARDWARE SHALL BE 34" MIN. AND 48" MAX. ABOVE THE FINISH FLOOR OR GROUND.
6. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.
7. DOOR AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90° THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12° FROM THE LATCH IS 5 SECONDS MIN.
8. DOOR AND GATE SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70° THE DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MIN.
9. THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE SHALL BE AS FOLLOWS:
9.1. INTERIOR HINGED DOORS AND GATES: 5 LBS (22.5 N) MAX.
9.2. SLIDING OR FOLDING DOORS: 5 LBS (22.5 N) MAX.
9.3. REQUIRED FIRE DOORS: THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 LBS (66.7N).
9.4. EXTERIOR HINGED DOORS: 5 LBS (22.5 N) MAX.
10. SWINGING DOOR AND GATE SURFACES WITHIN 10" OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACE SHALL BE WITHIN 1/16" OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED.
11. WHERE AUTOMATIC AND POWER-ASSISTED DOORS AND GATES WITHOUT STANDBY POWER ARE PART OF A MEANS OF EGRESS THE CLEAR BREAK OUT OPENING AT SWINGING OR SLIDING DOORS AND GATES SHALL BE 32" MIN. WHEN OPERATED IN EMERGENCY MODE.





MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS AND GATES



MANEUVERING CLEARANCE AT RECESSED DOORS AND GATES

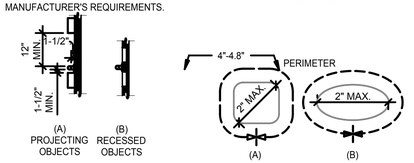
DOORS, DOORWAYS & GATES 3/16" = 1'-0" | **12**

CIRCULAR CROSS SECTION. GRAB BARS WITH CIRCULAR CROSS SECTIONS SHALL HAVE AN OUTSIDE DIAMETER OF 1-1/4 INCHES MINIMUM AND 2 INCHES MAXIMUM.

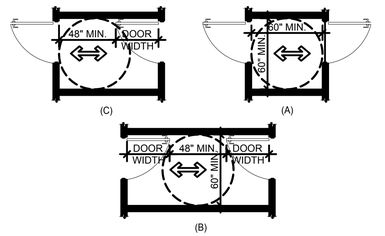
SPACING. THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1-1/2 INCHES. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS BELOW AND AT THE ENDS SHALL BE 1-1/2 INCHES MINIMUM. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS ABOVE SHALL BE 12 INCHES MINIMUM.

POSITION OF GRAB BARS. GRAB BARS SHALL BE INSTALLED IN A HORIZONTAL POSITION, 33 INCHES MINIMUM AND 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR MEASURED TO THE TOP OF THE GRIPPING SURFACE, EXCEPT THAT AT WATER CLOSETS FOR CHILDREN'S USE, GRAB BARS SHALL BE INSTALLED IN A HORIZONTAL POSITION 18 INCHES MINIMUM AND 27 INCHES MAXIMUM ABOVE THE FINISH FLOOR MEASURED TO THE TOP OF THE GRIPPING SURFACE.

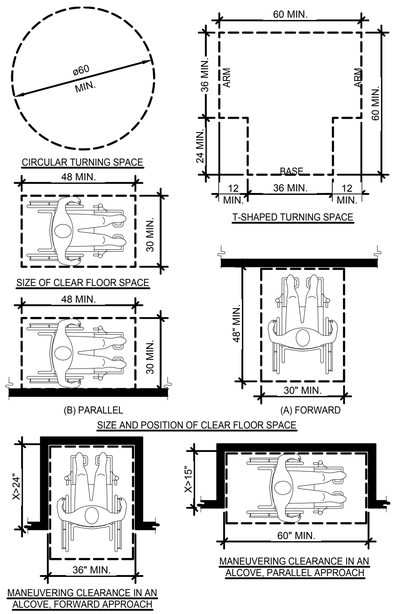
BACKING. PROVIDE MIN. 6 INCHES x 16 GA CONTINUOUS SHEET METAL BACKING ATTACHED TO MIN. 3 STUD BAYS WITH #10 FLAT HEAD SHEET METAL SCREWS. INSTALL GRAB BARS PER MANUFACTURER'S REQUIREMENTS.



GRAB BARS 3/16" = 1'-0" | **5**



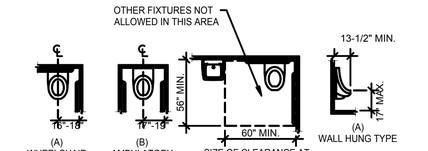
DOORS, DOORWAYS & GATES 3/16" = 1'-0" | **6**



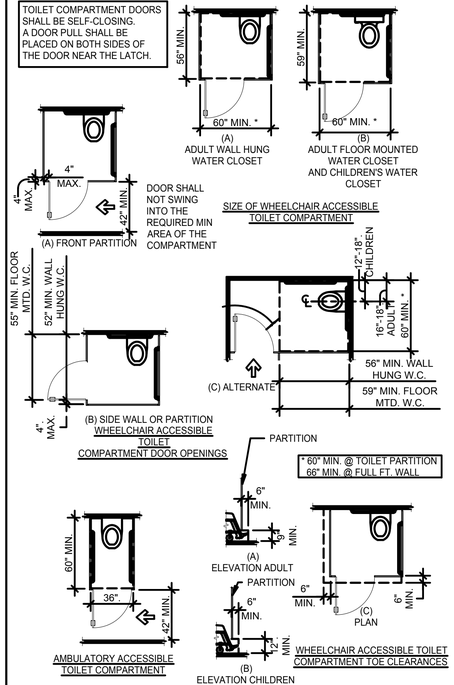
CLEAR FLOOR OR GROUND SPACE 3/8" = 1'-0" | **8**

ACCESSIBILITY NOTES

1. "THE ACCESSIBILITY GUIDELINES AND CODES" MENTIONED BELOW REFER TO ALL APPLICABLE LOCAL/STATE BUILDING CODES REFERENCED ON THE PROJECT DATA SHEET OF THIS SET IN ADDITION TO THE FEDERAL REQUIREMENTS OF THE ADA (THE AMERICANS WITH DISABILITIES ACT).
2. DETAILS ON THIS SHEET ARE FOR REFERENCE ONLY, REFER TO THE ACCESSIBILITY GUIDELINES AND CODES FOR ALL ACCESSIBILITY REQUIREMENTS.
3. THE GENERAL CONTRACTOR SHALL BECOME FAMILIAR WITH THE ACCESSIBILITY GUIDELINES AND CODES.
4. ANY DISCREPANCY CONTAINED HEREIN DOES NOT RELIEVE THE GENERAL CONTRACTOR OR OWNER FROM COMPLYING WITH THE ACCESSIBILITY GUIDELINES AND CODES.



TOILET COMPARTMENT DOORS SHALL BE SELF-CLOSING. A DOOR PULL SHALL BE PLACED ON BOTH SIDES OF THE DOOR NEAR THE LATCH.



WC AND TOILET COMPARTMENTS 3/16" = 1'-0" | **4**

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9/30/2021 PERMIT

	DATE	REMARKS

CONTRACT DATE: -
BUILDING TYPE: END. MED56
PLAN VERSION: APRIL 2021
BRAND DESIGNER: -
SITE NUMBER: -
STORE NUMBER: -
PA/PM: Approver
DRAWN BY.: RJN
JOB NO.: -

TACO BELL
DRIVE THRU RESTAURANT
ENDEAVOR 2.0
4183 ELM SPRINGS ROAD
SPRINGDALE, ARKANSAS 72762

ENDEAVOR 2.0
ACCESSIBILITY REQUIREMENTS

ADA1.2

GENERAL:

1. LOCATE, CUT AND FRAME ROOF OPENINGS AS SHOWN FOR ALL HVAC EQUIPMENT AND EXHAUST FANS.
2. IT IS VERY IMPORTANT THAT ACCURATE MEASUREMENTS ARE USED WHEN LOCATING EXHAUST FAN ROOF OPENINGS TO ENSURE THAT NO ADDITIONAL OFF-SETS ARE REQUIRED IN THE EXHAUST DUCTWORK. COORDINATE ROOF OPENINGS WITH THE KITCHEN EQUIPMENT.
3. PROVIDE ANY FRAMING REQUIRED FOR DIFFUSER INSTALLATION IN HARD CEILING.

REFER TO SCOPE OF WORK IN DIV 23 SPECIFICATION FOR HVAC FOR TEST & BALANCE & COMMISSIONING REQUIREMENTS WHICH WILL BE SUPPLIED BY THE OWNER AND COORDINATED BY THE GC.

HVAC:

1. INSTALLATION SHALL CONFORM TO THE MECHANICAL AND ENERGY CODES FOR NEW NONRESIDENTIAL BUILDINGS.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH GOVERNING CODES, SAFETY ORDERS AND REGULATIONS.
3. OBTAIN AND PAY FOR ALL NECESSARY PERMITS, FEES AND INSPECTIONS REQUIRED BY GOVERNING AUTHORITIES.
4. E.C. SHALL PROVIDE CONDUIT FOR LINE AND LOW VOLTAGE WIRING, LINE VOLTAGE WIRING SWITCHES, AND FINAL CONNECTIONS. REFER TO SHEETS E3.0 - ELECTRICAL POWER PLAN, SHEET E3.2-ELECTRICAL POWER ROOF PLAN, E6.0 - ELECTRICAL DETAILS - TBCCB, E6.1 - ELECTRICAL DETAILS - TBCCB, E7.0 - ELECTRICAL DETAILS, E7.1 - ELECTRICAL DETAILS.
5. M.C. SHALL PROVIDE 24V CONTROL WIRING AND FINAL CONNECTIONS. ANY EQUIPMENT THAT IS SUBSTITUTED SHALL FIT IN THE SPACE PROVIDED WITH ADEQUATE ROOM FOR SERVICING, INCLUDING SUBSTITUTE EQUIPMENT NAMED IN THE SPECIFICATIONS. SUBMIT A 1/4" SCALE DRAWING OF ALL EQUIPMENT SUBSTITUTED FOR APPROVAL PRIOR TO INSTALLATION, INCLUDING, BUT NOT LIMINTED TO, STRUCTURAL AND ARCHITECTURAL IMPACT, CLEARANCE REQUIREMENTS AND UTILITY REQUIREMENTS. REFER TO ELECTRCICAL DRAWINGS SHEETS E6.1 AND E7.0 FOR ADDITIONAL LOW VOLTAGE WIRING AND CONENCTIONS.
6. PROVIDE ALL REFRIGERANT LINES FROM ICE MACHINE TO CONDENSER ON ROOF AND CHARGE LINES PER EQUIPMENT MANUFACTURER'S RECOMMENDATIONS.
7. HVAC UNITS SHALL BE MOUNTED LEVEL ON ROOF CURBS.
8. ALL SUPPLY / RETURN DUCTWORK SHALL BE EXTERNALLY INSULATED. ALL RETURN AND SUPPLY DUCT RISERS SHALL BE LINED (NOT WRAPPED).
9. ALL SUPPLY / RETURN DUCTS SHALL BE RIGID (EXCEPT AS NOTED/INDICATED AS RIGID ON THE DUCT PLAN), WITH THE EXCEPTION OF THE LAST 5'-0", WHICH MAY BE FLEX. ALL EXHAUST DUCT MUST BE RIGID.
10. ROOFTOP UNITS SHALL BE ORDERED WITH FACTORY SUPPLIED AND INSTALLED RETURN SMOKE DETECTORS. WHEN REQUIRED BY MANUFACTURER, SAMPLE TUBE SHALL BE LOCATED PER FIELD INSTALLATION INSTRUCTIONS. DETECTOR SHALL DEACTIVATE THE ROOFTOP UNIT UPON SENSING SMOKE. INCLUDE DETECTOR ONLY IF REQUIRED BY LOCAL CODE.
11. ALL HOOD EXHAUST DUCTS SHALL BE RIGID 16 GA MINIMUM, WELDED DUCT. GRIND ALL WELDS SMOOTH. PROVIDE 3M FIRE BARRIER DUCT WRAP FOR ALL HOOD EXHAUST DUCTS. PROVIDE TRANSITION AT TERMINATION OF TYPE 1 EXHAUST DUCT TO THE TOP OF THE FAN BASE. TRANSITION MUST BE CENTERED AND HAVE MINIMUM OF 1" SLOPE.
12. ALL BRANCH DUCTS FEEDING INDIVIDUAL DIFFUSERS SHALL HAVE DAMPERS AT BRANCH FEEDER. DAMPER SHALL BE MINIMUM 26 GAUGE LOCATED IN A DEDICATED SLEEVE WITH AN AXLE AND LOCKING QUADRANT. NO INSTALLATION OF DAMPERS IN STARTER COLLARS. ALL DAMPER HANDLES SHALL HAVE A FLAG ON THE HANDLE FOR LOCATION PURPOSES.
13. ALL OUTSIDE AIR INTAKES SHALL BE A MINIMUM OF 10'-0" FROM EXHAUST FANS AND / OR VENTS.
14. SEE M1.0 AND SCOPE OF WORK FOR DESCRIPTION OF HVAC PACKAGE TO BE PURCHASED THROUGH YUM! BRANDS NATIONAL CONTRACT.
15. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ANY HVAC TEST & BALANCE REQUIRED FOR LOCAL AUTHORITY HAVING JURISDICTION, CERTIFICATE OF OCCUPANCY, BUILDING FINAL, ETC.
16. A FINAL HVAC SYSTEM TESTING AND BALANCING AND COMMISSIONING SHALL BE PERFORMED BY INDEPENDENT AGENT CONTRACTED DIRECTLY BY THE OWNER AND SCHEDULED BY GENERAL CONTRACTOR.

    CONTRACTOR SHALL CERTIFY COMPLETION OF INSTALLATION, START UP AND PRE-COMMISSIONING CHECKLIST SHOWN ON SHEET SW2.0 BEFORE SCHEDULING OWNER 'S INDEPENDENT AGENT. A RE-TEST IS MANDATORY FOR A FALSE START (I.E. NO POWER UPON AGENT'S ARRIVAL, EQUIPMENT NOT WIRED, COMPLETED, STARTED, ETC.) AND SHALL BE A COST INCURRED BY THE G.C. IN THE EVENT A SYSTEM / STORE RECEIVES A GRADE OF 5 OR BELOW AS A RESULT OF THE HVAC SYSTEM PERFORMANCE OR OPERATIONAL DEFICIENCIES, OWNER WILL REQUEST A RE-TEST AND THE COST FOR SAME SHALL BE ALSO INCURRED BY THE GENERAL CONTRACTOR.

    INDEPENDENT AGENTS:
    Air Care Experts
    TAB@ACE-IAQ.COM
    949 770-2222
17. WIRE ALL SMOKE DETECTORS IN RTU TO ITS RESPECTIVE REMOTE ANNUCIATOR/RESET SWITCH. INSTALL "SYSTEM SENSOR" MODEL RTS2AOS. MOUNT NEXT TO THERMOSTATS @ 48" A.F.F. - INSTALL PER MANUFACTURER SPECIFICATIONS.
18. REFERENCE RTU TO TBCCB CONNECTIONS PER E6.1.
19. RTU MANUFACTURER FURNISHED THERMOSTATS SHALL BE NON-PROPRIETARY.
20. MECHANICAL CONTRACTOR RESPONSIBLE FOR LOW VOLTAGE CONNECTIONS.
21. REFERENCE RTU TO TBANS CONNECTIONS PER E7.1. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR LOW VOLTAGE CONNECTIONS.
22. LOW VOLTAGE CONNECTIONS TO SMOKE DETECTORS, REMOTE ENNUCIATORS AND RESETS, HUMIDISTATS, THERMOSTATS, REMOTE SENSORS, TBCCB AND TBANS REQUIRE VISUAL INSTALLATION VERIFICATION CERTIFICATE. CONTACT CERTIFY@ACE-BCX.COM OR 949 770 2222 FOR CERTIFICATE. SEE SHEET SW2.0 CERTIFICATE.

MECHANICAL NOTES 6

SYMBOL & ABBREV.	DESCRIPTION
SA/SUP	SUPPLY AIR (RISE/DROP)
RA/RET	RETURN AIR DUCT (RISE/DROP)
EA/EXH	EXHAUST AIR DUCT (RISE/DROP)
CD/SR	CEILING DIFFUSER/SUPPLY REGISTER (ARROWHEAD REPRESENTS NUMBER OF THROW)
RR/RG	RETURN REGISTER/GRILLE
ER/EG	EXHAUST REGISTER/GRILLE
	RECTANGULAR DUCT ELBOW WITH TURNING VANES
FC	FLEXIBLE CONNECTION
MCD	MANUAL VOLUME DAMPER
FD	FIRE DAMPER
(L)	DUCT LINING (1" THICK UNLESS OTHERWISE NOTED)
	SINGLE LINING DUCT BRANCH TAKEOFF
	DUCT TRANSITION (RECTANGULAR TO ROUND)
FLEX	FLEXIBLE DUCT (14'-0" MAXIMUM)
T	PROGRAMMABLE THERMOSTAT, PROVIDED WITH HVAC PACKAGE
TS	THERMOSTAT SENSOR (REMOTE), PROVIDED WITH HVAC PACKAGE
H	HUMIDITY SENSOR (REMOTE), PROVIDED WITH HVAC PACKAGE
D	CONDENSATE DRAIN
Ø	DIA. DIAMETER
DL	DL DOOR LOUVER
UC	UC DOOR UNDERCUT (3/4" MINIMUM)
X-X 0000	MECHANICAL EQUIPMENT DESIGNATION
R	RESET SMOKE DETECTOR RESET

SYMBOL & ABBREV.	DESCRIPTION
A/C, AC	AIR CONDITIONING
BDD	BACK DRAFT DAMPER
CB	CIRCUIT BREAKER
CLG.	CEILING
CONN.	CONNECT/CONNECTION
CONT.	CONTINUATION
CONT'R	CONTRACTOR
CFM	CUBIC FEET PER MINUTE
DET.	DETAIL
DISC.	DISCONNECT
DTR	DOWN THRU ROOF
EF	EXHAUST FAN
(E)	EXISTING
GA.	GAGE/GAUGE
GC	GENERAL CONTRACTOR
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
MFR.	MANUFACTURER
MECH.	MECHANICAL
(N)	NEW
OA/OSA	OUTSIDE AIR
OBD	OPPOSED BLADE DAMPER
S/S	STAINLESS STEEL
TYP.	TYPICAL
UON	UNLESS OTHERWISE NOTED
UTR	UP THRU ROOF

MECHANICAL SYMBOLS 7

VENTILATION SCHEDULE

Taco Bell							Vbz = Az x Ra + Rp x Pz									
				Table 403.3.1.1				PEOPLE	AREA	OA	AIR		SA		Zp =		Vot =
			Az	OCCUPANCY	Rp	Ra	Pz	Rp x Pz	Az x Ra	CFM	Eff	Voz=	CFM	OA	Voz /		Voz /
	ROOM #	ROOM NAME	SQFT	CATEGORY	CFM/P	CFM/SQFT	people	CFM	CFM	Vbz	Ez	Vbz/Ez	Vpz	%	Vpz	Ev	Ev
														25%			
		Dining	880	Dining	7.5	0.18	56	420	158	578	0.8	723	3200	803	0.23	0.90	803
		Hall	52	Corridor	0	0.06	0	0	3	3	0.8	4	50	13	0.08	0.90	4
		Mens Restroom	60	Restroom	0	0	0	0	0	0	0.8	0	75	19	0.00	0.90	0
		Womens Restroom	64	Restroom	0	0	0	0	0	0	0.8	0	75	19	0.00	0.90	0
		RTU-1	1056				56					727	3400	855			808
														17%			
		Kitchen/Prep	831	Kitchen	7.5	0.18	14	105	150	255	0.8	318	6125	1023	0.05	1.00	318
		RTU-2	831				14					318	6125	1025			318
														ACTUAL			REQUIRED
														1880			1126

VENTILATION SCHEDULE 5

	MARK	AREA SERVED	FAN DATA: SUPPLY CFM	MIN. O.A. CFM	ESP	HP	RPM	COOLING CAPACITY: NOMINAL TONS	MIN CAP (MBH) TOT/SEN	MIN EER	HEATING CAPACITY: INPUT STAGE (MBH)	OUTPUT (MBH)	HEATING STAGES	AFUE %	UNIT ELECT DATA: VOLTS/ PH	MCA (A)	MOCP (A)	WEIGHT (LBS.)	MODEL	NOTES
GREEN	RTU-1	DINING	3400	855	0.8	2.75	1304	8.5	98.0/79.1	12.6	150	121.5	1	81	208/3	42	60	909	YZC102F3R	1,2,3,4,5,6,7,8,9,10,11,13,14,15
	RTU-2	KITCHEN	6125	1025	1.0	5	810	17.5	191.9/155.7	12.2	350/250	284/203	2	81	208/3	91	100	2790	YZD210F3R	1,2,3,4,5,6,7,8,9,12,13,14,15

SCHEDULE NOTES:
1. LISTED CAPACITY IS THE UNIT'S NET COOLING CAPACITY AT THE FOLLOWING CONDITIONS: RTU-1 - 78.6°F DB / 67.3°F WB EAT AND 105°F AMBIENT / RTU-2 - 78.0°F DB / 66.3°F WB EAT AND 105°F AMBIENT. OUTDOOR DESIGN CONDITION, SUMMER 91°F & 78°F WB, WINTER -18°F. THERMOSTAT SHALL BE PROGRAMMED FOR 73°F IN SUMMER AND 68°F IN WINTER WITH 2°F ADJ. FUNCTION UP OR DOWN. THE UNOCCUPIED TEMP SHALL BE SET TO THE STORE SCHEDULE AND 60°F MINIMUM. SPECIFIED UNITS INCLUDE MINIMUM 2 STAGE COOLING, LOW AMBIENT CONTROL TO 0 DEG. F AND THROUGH THE ROOF CURB CURB GAS AND POWER CONNECTIONS..
2. HINGED ACCESS DOORS (FACTORY PROVIDED).
3. 2 INCH MERV 8 FILTER (FACTORY PROVIDED).
4. SINGLE ENTHALPY ECONOMIZER/W HOOD (FACTORY PROVIDED).
5. HIGH PERF ECONOMIZER (FACTORY PROVIDED).
6. STANDARD STATIC POWER RELIEF/W HOOD (FACTORY PROVIDED).
7. CIRCUIT BREAKER (FACTORY PROVIDED).
8. RETURN AIR SMOKE DETECTOR (FACTORY PROVIDED).
9. STANDARD CAP. (FACTORY PROVIDED).
10. PHASE MONITOR (FACTORY PROVIDED).
11. MULTI-STAGE AIR VOLUME (FACTORY PROVIDED).
12. CONSTANT AIR VOLUME (FACTORY PROVIDED).
13. 14" ROOF CURB (FIELD INSTALLED).
14. COMFORT SENSE 7500 THERMOSTAT (FIELD INSTALLED).
15. GFCI (FIELD WIRED, FACTORY INSTALLED).

DESIGNER NOTE:

1. TACO BELL CORPORATE RTU UNITS BASIS OF DESIGN IS TRANE. LENNOX AND YORK MAY BE USED AS FRANCHISE OPTION, SUBJECT TO ENGINEER APPROVAL FOR REQUIRED SPECIFICATIONS.
2. IF REQUIRED, HOT GAS REHEAT DEHUMIDIFICATION OPTION TO BE INCLUDED. HUMIDITY SENSOR TO BE MOUNTED IN THE RETURN AIR AT THE UNIT. THIS OPTION IS REQUIRED FOR DESIGN WET BULB TEMPERATURE 74 DEG. F AND ABOVE.
3. PROJECT LOCATED WITHIN 5 MILES (OR AREAS PRONE TO STRONG WINDS FROM A SALT WATER BODY) REQUIRE FACTORY CORROSION PROTECTION ON EVAPORATOR AND CONDENSER COILS.

HVAC UNIT SCHEDULE 1

	Mark	FAN DATA: CFM	ESP	RPM	HP	VOLTS/PH	DRIVE TYPE	MANUFACTURER	MODEL	NOTES
GREEN	EF-1	1050	0.9	1344	1/2	120/1	DIRECT	STRATOVENT	#SVDU50HFA	1,3,5,6,7,8,10
	EF-2	570	0.375	1025	1/4	120/1	DIRECT	STRATOVENT	#SVDR30HFA	2,4,7,8,9,10,11

REMARKS:
1. UL 762 LISTED (GREASE)
2. UL 705 LISTED (HEAT OR STEAM)
3. FLAT ROOF CURB, 19.5" X 19.5" X 26"H, VENTED
4. FLAT ROOF CURB, 19.5" X 19.5" X 14"H
5. GREASE CUP WITH DRAIN
6. FACTORY ATTACHED HINGES
7. WEATHERPROOF PRE-WIRED DISCONNECT SWITCH
8. PROVIDE PRE-WIRED SOLID STATE SPEED CONTROLLER
9. GRAVITY BACKDRAFT DAMPER
10. PROVIDED BY OWNER WITH HOOD PACKAGE
11. PRVIDED WITH DAMPER TRAY

SUPPLY AND EXHAUST FAN SCHEDULE 2

MARK	QUANTITY	NECK SIZE	FACE SIZE OR GRID SIZE	(NO.) & AIR PATTERN	TYPE	MAX FLOW (CFM)	MOUNTING	MATERIAL	MANUFACTURER	MODEL NUMBER	REMARKS
E-1	2	8"X8"	12x12	-	EXHAUST	200	SURFACE	ALUMINUM	METAL-AIRE / TITUS	CC5S-1/ 50F	FRN SQR TO RND ADAPTER
E-2	1	10"X10 10"X10"	12x12	-	EXHAUST	300	SURFACE	ALUMINUM	METAL-AIRE / TITUS	CC5-FB-TB/50F-NT	FRN SQR TO RND ADAPTER
R-1	5	22x22	24x24	-	RETURN	2000	LAY-IN	ALUMINUM	METAL-AIRE / TITUS	RHE-6/50FF	HINGED/FULLY REMOVABLE FACE
S-1	12	15"X15"	24x24	4W	SUPPLY	600	LAY-IN	ALUMINUM	METAL-AIRE / TITUS	5000-6 / TDC-AA-NT	FRN SQR TO RND ADAPTER
S-2	2	9"X9"	14x14	4W	SUPPLY	250	SURFACE	ALUMINUM	METAL-AIRE / TITUS	5000-1 / TDC-AA	FRN SQR TO RND ADAPTER
S-3	2	SEE PLANS	24x24	4W	SUPPLY	700	LAY-IN	ALUMINUM	METAL-AIRE / TITUS	5000-1/TDC-AA	PLASTIC MODULAR CORE
S-4	8	22"X22"	24x24	4W	SUPPLY	600	LAY-IN	MODULAR PLASTIC CORE	HART & COOLEY	RZMCDST	FRN SQR TO RND ADAPTER

NOTES:
1. SURFACE MOUNTED DIFFUSERS IN HARD CEILINGS SHALL BE PROVIDED WITH OPPOSED BLADE DAMPERS. SEE ARCHITECTURAL DRAWINGS FOR CEILING TYPES.

AIR DEVICE SCHEDULE 3

FOR COMPLETE INFORMATION AND PRICING ON THE TRANE HVAC PACKAGE CONTACT MARTY CUSICK, THE YUM! BRANDS ACCOUNT EXECUTIVE AT TRANE NATIONAL ACCOUNTS.
TOLL-FREE PHONE: (866) YUM-HVAC or (866) 986-4822
FAX: (502) 499-7870
EMAIL: mjcusick@trane.com

TACO BELL HAS A NATIONAL HVAC AGREEMENT WITH LENNOX NATIONAL ACCOUNTS. FOR QUOTES & TECHNICAL SPECIFICATIONS CONTACT BY EMAIL AT YUM!@LENNOXIND.COM OR 800-367-6285 ACCOUNT MANAGER BRAD SMITH

TACO BELL HAS A NATIONAL HVAC AGREEMENT WITH YORK NATIONAL ACCOUNTS. FOR QUOTES & TECHNICAL SPECIFICATIONS, PLEASE CONTACT MATT MCNAIR, YORK PRODUCT APPLICATION ENGINEER AT 800-481-9738, FAX 866-406-9675. FOR ALL OTHER INQUIRIES, PLEASE CONTACT NATALIE DEROUSSE, YORK NATIONAL ACCOUNT SALES MANAGER AT 405-419-6416.

TRANE, LENNOX AND YORK HAVE AGREED TO SUPPLY AN HVAC PACKAGE CONSISTING OF THE ROOF-TOP UNITS, CURBS, THERMOSTATS, TEMPERATURE SENSORS (REMOTE), AND HUMIDITY SENSORS (REMOTE). RTUS AS SPECIFIED INCLUDE AN UNPOWERED CONVENIENCE OUTLET (SEE ELECTRICAL) AND AN HACR CIRCUIT BREAKER WHICH PROVIDES UNIT DISCONNECT.

FOR HVAC TEST AND BALANCE, G.C. TO SCHEDULE WITH TACO BELL'S PREFERRED VENDOR PER SCOPE OF WORK WORKSHEETS. BE PREPARED AT TIME OF ORDER OR QUOTE REQUEST TO PROVIDE ALL PROJECT DETAILS REGARDING SPECIFICATIONS AND QUANTITIES AS SITE SPECIFIC DESIGN MAY NOT MATCH NATIONAL DESIGN.

SEE THE SCOPE OF WORK SHEETS FOR ADDITIONAL INFORMATION.

AIR BALANCE SCHEDULE CFM 5

ITEM	OA	RA	SA	EA	PRESSURE
EF-1	--	--	--	-1050	-1050
EF-2	--	--	--	-570	-570
RTU-1	855	2545	3400	--	+855
RTU-2	1025	5100	6125	--	+1025
TOTAL	1880	7645	9525	-1620	+260

NOTES:
- THE OUTSIDE PERCENTAGE OF TOTAL SUPPLY AIR IS 25.1% FOR RTU-1 AND 16.7% FOR RTU-2.
- ADJUST OUTSIDE AIR INTAKES TO MAINTAIN VALUES AT ALL EVAPORATOR FAN SPEEDS.

AIR BALANCE SCHEDULE CFM 4

drawing dept
architecture & design
3217 madison rd cincinnati ohio 45209
513.272.8099 | www.drawingdept.com

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 16858
JOHN QUILLEN
9/30/2021

JOHN QUILLEN, PE, MBA
8394 GREENLEAF DR.
CINCINNATI, OH 45255

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9/30/2021 PERMIT

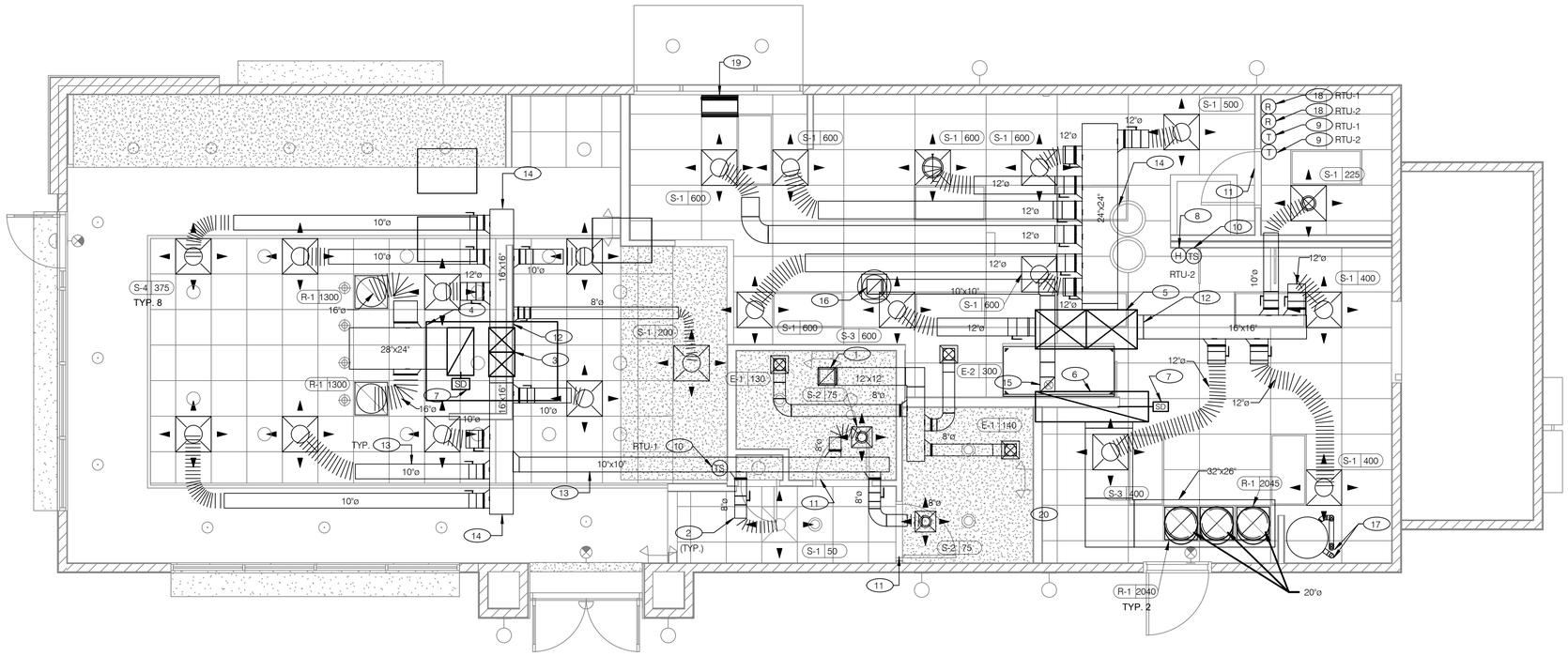
	DATE	REMARKS

CONTRACT DATE: -
BUILDING TYPE: END. MED56
PLAN VERSION: APRIL 2021
BRAND DESIGNER: -
SITE NUMBER: -
STORE NUMBER: -
PA/PM: JRM
DRAWN BY.: JRM
JOB NO.: 11806

TACO BELL
DRIVE THRU RESTAURANT
ENDEAVOR 2.0
4183 ELM SPRINGS ROAD
SPRINGDALE, ARKANSAS 72762

ENDEAVOR 2.0
MECHANICAL SCHEDULES & NOTES

M1.0



COVER ALL HVAC DUCT SYSTEMS OPENINGS TO PROTECT FROM CONSTRUCTION DUST AND DEBRIS UNTIL CONSTRUCTION IS COMPLETE. IF THE HVAC SYSTEM IS OPERATED BEFORE CONSTRUCTION IS COMPLETE, PROVIDE MERV8 FILTERS AT ALL AIR INTAKES INSIDE THE BUILDING.

DUCT AND DIFFUSER PLAN 1/4" = 1'-0" A

1. 12"x12" EXHAUST AIR DUCT UP TO EF-2.
2. SEE DETAIL 4 ON DRAWING M4.0 FOR SUPPLY AIR TAKE-OFF TO CEILING DIFFUSERS AND GRILLES.
3. 20"x28" SUPPLY AIR DUCT UP. CONNECT TO SUPPLY AIR PLENUM AT ROOFTOP UNIT RTU-1. TRANSITION DUCT TO 20"X20" TO FIT BETWEEN STRUCTURAL SUPPORTS
4. 28"x24" RETURN AIR DUCT UP. CONNECT TO RETURN AIR PLENUM AT ROOFTOP UNIT RTU-1.
5. 60"x20" SUPPLY AIR DUCT UP. CONNECT TO SUPPLY AIR PLENUM AT ROOFTOP UNIT RTU-2.
6. 60"x16" RETURN AIR DUCT UP. CONNECT TO RETURN AIR PLENUM AT ROOFTOP UNIT RTU-2.
7. ROOFTOP UNIT PROVIDED SMOKE DETECTOR MOUNTED IN ROOFTOP UNIT.
8. HUMIDITY SENSOR (REMOTE) WHEN REQUIRED FOR HOT GAS REHEAT RTU OPTION. HUMIDITY SENSOR LOCATION SHALL BE PLACED IN RETURN AIR DUCTWORK. RUN 24 VAC POWER AND SIGNAL CONDUCTORS IN TWO (2) SEPARATE, TWO (2) CONDUCTOR CABLES, 18 AWG. SEE MANUFACTURER'S INSTALLATION INSTRUCTIONS. VERIFY EXACT LOCATION.
9. LOCATE THERMOSTAT CONTROLS ON WALL IN OFFICE AT 48" A.F.F. COORDINATE LOCATION WITH LIGHT SWITCHES AND OTHER WALL MOUNTED ACCESSORIES. RUN 24 VAC POWER AND SIGNAL CONDUCTORS IN TWO (2) SEPARATE, TWO (2) CONDUCTOR CABLES, 18 AWG.
10. MOUNT THERMOSTAT REMOTE SENSOR AT 60" ABOVE FINISHED FLOOR. CONNECT TO THERMOSTAT LOCATION WITH 18 AWG 2 CONDUCTOR CABLE PER MANUFACTURER INSTALLATION INSTRUCTIONS. VERIFY THAT THE TEMPERATURE SENSOR IN THE DINING AREA IS NOT LOCATED ON A TILE WALL.
11. UNDERCUT RESTROOM DOORS MINIMUM 3/4" FOR MAKE-UP AIR.
12. PROVIDE SPLITTER DAMPER AND 90 DEGREE ELBOW WITH TURNING VANES.
13. RUN DUCT THROUGH OPEN WEBBING OF ROOF TRUSSES (WHERE POSSIBLE). COORDINATE WITH TRUSS DESIGN PRIOR TO DUCTWORK FABRICATION.
14. RUN DUCTWORK BETWEEN TRUSSES AS HIGH AS POSSIBLE UNDER ROOF JOISTS.
15. 10"X10" EXHAUST AIR DUCT DOWN AND TRANSITION TO FIELD CUT EXHAUST CONNECTION AT HOOD.
16. EXHAUST DUCT SHALL RUN BETWEEN ROOF JOISTS TO CONNECT TO ROOF EXHAUST FAN EF-1. SEE HOOD DETAILS ON DRAWING M3.0. SEE DETAIL 15 ON SHEET M4.0 FOR FIRE PROTECTION OF DUCT WORK. SEE DETAIL 18 ON SHEET M4.0 FOR EXHAUST DUCT TRANSITION.
17. FURNISH AND INSTALL 3" PVC WATER HEATER INTAKE AND FLUE VENT TERMINATION ON ROOF. COORDINATE WORK WITH ALL TRADES.
18. NEW SMOKE DETECTOR RESET SWITCH WITH KEY. MFR. IS "SYSTEM SENSOR" MODEL # RT5151 KEY. MOUNT NEXT TO THERMOSTATS @ 48" A.F.F. - INSTALL PER MFR. SPECIFICATIONS.
19. CONTRACTOR TO PROVIDE AND INSTALL AIR CURTAIN IN LOCATION AS SHOWN ON PLAN. MOUNT AIR CURTAIN ON MULLION DIRECTLY ABOVE SERVICE OPENING DOORS AT DRIVE-THRU WINDOW. PROVIDE BERNER MODEL DTU03-2026A AT 120/1/60. REFER TO MANUFACTURERS INSTALLATION INSTRUCTIONS FOR MORE DETAILS.
20. OPPOSED BLADE DAMPER PROVIDED WITH GRILLE. PROVIDE BACKDRAFT DAMPER AND INSTALL IN BRANCH DUCTWORK IN ACCESSIBLE LOCATION.

KEYNOTES - DUCT AND DIFFUSER NTS B

1. DINING ROOM LIGHT FIXTURE LOCATIONS ARE CRITICAL. COORDINATE DUCTWORK LOCATIONS SO AS NOT TO CONFLICT WITH LIGHT FIXTURE LOCATIONS.
2. THERMOSTATS SHALL BE PROGRAMMABLE THERMOSTAT WITH SUBBASE AND REMOTE TEMPERATURE SENSOR (PROVIDED WITH RTU PACKAGE)
3. HUMIDITY SENSOR APPLICATION IS VARIABLE PER SITE SPECIFIC CONDITIONS. REFER TO HVAC UNIT SCHEDULE FOR APPLICATION CONDITIONS.
4. COORDINATE DUCTWORK LOCATIONS WITH LIGHTING AND STRUCTURAL.

GENERAL NOTES - MECHANICAL NTS C

drawing dept
architecture & design
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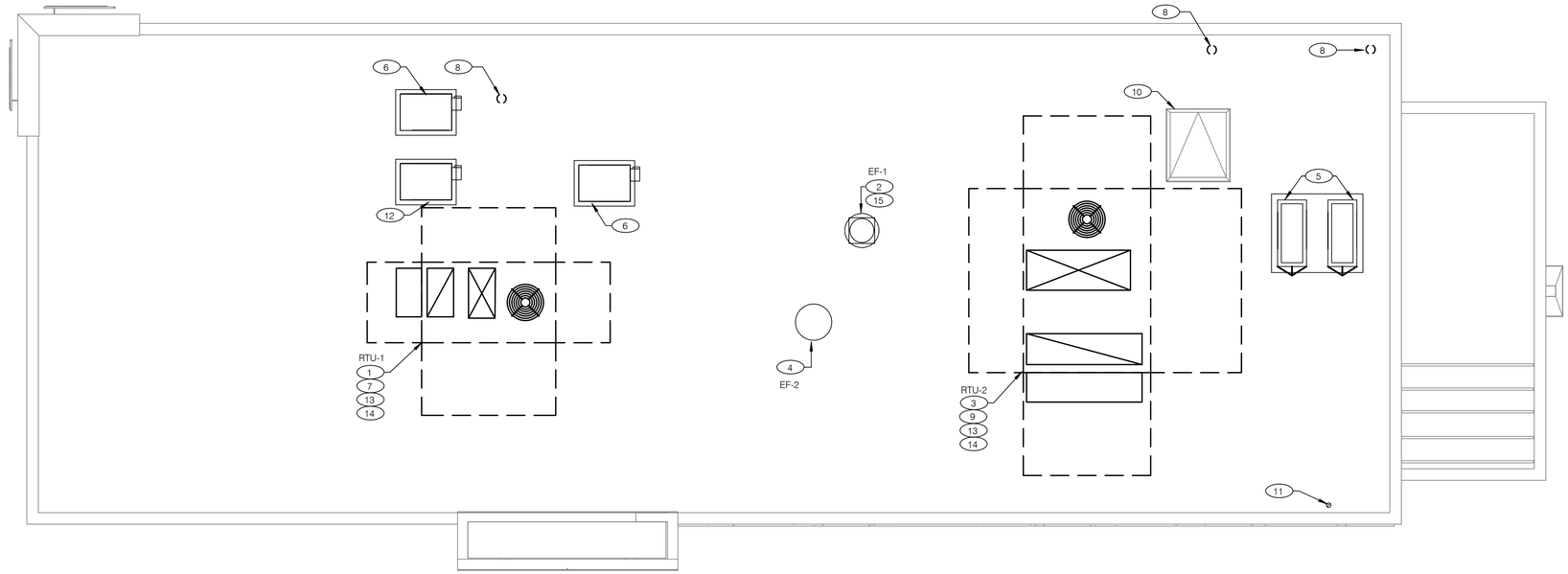
ENDEAVOR 2.0
DUCT AND DIFFUSER PLAN

M2.0



COVER ALL HVAC DUCT SYSTEMS OPENINGS TO PROTECT FROM CONSTRUCTION DUST AND DEBRIS UNTIL CONSTRUCTION IS COMPLETE. IF THE HVAC SYSTEM IS OPERATED BEFORE CONSTRUCTION IS COMPLETE, PROVIDE MERV8 FILTERS AT ALL AIR INTAKES INSIDE THE BUILDING.

MECHANICAL ROOF PLAN 1/4" = 1'-0" A

1. CONTRACTOR TO PROVIDE AND INSTALL RTU-1 IN LOCATION AS SHOWN ON PLANS. COORDINATE EXACT RTU LOCATION AND DUCT DROPS WITH STRUCTURAL TRUSS LAYOUT. MAINTAIN A MINIMUM 10'-0" CLEARANCE TO ANY EXHAUST TERMINATIONS.
2. CONTRACTOR TO PROVIDE AND INSTALL TYPE I EXHAUST FAN (EF-1) IN LOCATION AS SHOWN PLANS. CONNECT 10"x10" EXHAUST DUCT FROM EXHAUST HOOD UP TO EF-1 ON ROOF. COORDINATION EXHAUST DUCT ROUTING WITH STRUCTURAL TRUSS LAYOUT.
3. CONTRACTOR TO PROVIDE AND INSTALL RTU-2 IN LOCATION AS SHOWN ON PLANS. COORDINATE EXACT RTU LOCATION AND DUCT DROPS WITH STRUCTURAL TRUSS LAYOUT. MAINTAIN A MINIMUM 10'-0" CLEARANCE TO ANY EXHAUST TERMINATIONS.
4. CONTRACTOR TO PROVIDE AND INSTALL TYPE II EXHAUST FAN (EF-2) IN LOCATION AS SHOWN PLANS. CONNECT 10"x10" EXHAUST DUCT FROM RESTROOM EXHAUST GRILLES TO EF-2 ON ROOF. COORDINATION EXHAUST DUCT ROUTING WITH STRUCTURAL TRUSS LAYOUT.
5. CONDENSING UNIT SERVING WALK-IN COOLER/FREEZER. COORDINATE EXACT LOCATION WITH ROOF LAYOUT. CONTRACTOR TO FIELD VERIFY EXACT REFRIGERANT PIPING. PROVIDE ALL NECESSARY PIPING ACCESSORIES INCLUDING PIPING INSULATION AND INSTALL ON APPROPRIATE EQUIPMENT SUPPORTS.
6. CONDENSING UNIT SERVING ICE MAKER. COORDINATE EXACT LOCATION WITH ROOF LAYOUT. CONTRACTOR TO FIELD VERIFY EXACT REFRIGERANT PIPING. PROVIDE ALL NECESSARY PIPING ACCESSORIES INCLUDING PIPING INSULATION AND INSTALL ON APPROPRIATE EQUIPMENT SUPPORTS.
7. 1-1/4" GAS PIPING UP THROUGH ROOF FROM BELOW. CONTRACTOR TO ROUTE GAS THROUGH THE BASE PIPE CONNECTION. SHUT-OFF VALVE SHALL BE LOCATED OUTSIDE OF THE UNIT. CONNECT TO RTU AND PROVIDE WITH SHUT-OFF VALVE AND DIRT LEG.
8. PLUMBING VENT, REFERENCE 1/P2.0.
9. 1-1/4" GAS PIPING UP THROUGH ROOF FROM BELOW. CONTRACTOR TO ROUTE GAS THROUGH THE BASE PIPE CONNECTION. SHUT-OFF VALVE SHALL BE LOCATED OUTSIDE OF THE UNIT. CONNECT TO RTU AND PROVIDE WITH SHUT-OFF VALVE AND DIRT LEG.
10. ROOF HATCH. REFER TO ARCHITECTURAL DRAWINGS FOR MORE INFORMATION.
11. MANUFACTURER'S CONCENTRIC TERMINATION VENT KIT SERVING HOT WATER HEATER BELOW. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS. ENSURE AT LEAST A 10'-0" DISTANCE BETWEEN ANY OUTDOOR AIR INTAKES.
12. CONDENSING UNIT SERVING FROZEN BEVERAGE MACHINE. COORDINATE EXACT LOCATION WITH ROOF LAYOUT. CONTRACTOR TO FIELD VERIFY EXACT REFRIGERANT PIPING. PROVIDE ALL NECESSARY PIPING ACCESSORIES INCLUDING PIPING INSULATION AND INSTALL ON APPROPRIATE EQUIPMENT SUPPORTS.
13. ALL UTILITY PIPING FOR RTU'S SHALL RUN UP THROUGH ROOF INSIDE EACH UNIT'S ROOF CURB.
14. ROUTE 1" CD DOWN THROUGH THE BASE PIPE CONNECTION. REFER TO P2.0 FOR CONTINUATION.
15. COORDINATE EXHAUST FAN LOCATION WITH ROOFTOP UNIT. MAINTAIN ROOFTOP UNIT MANUFACTURER'S REQUIRED CLEARANCE AND MINIMUM OF 10 FT TO ROOFTOP UNIT'S OUTSIDE AIR INTAKE.

KEYNOTES - ROOF PLAN B

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 16858
JOHN R. QUILLEN

9/30/2021

JOHN QUILLEN, PE, MBA
8394 GREENLEAF DR.
CINCINNATI, OH 45255

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9/30/2021 PERMIT

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CONTRACT DATE:	-
BUILDING TYPE:	END. MED56
PLAN VERSION:	APRIL 2021
BRAND DESIGNER:	-
SITE NUMBER:	-
STORE NUMBER:	-
PA/PM:	JRM
DRAWN BY.:	JRM
JOB NO.:	11806

TACO BELL
DRIVE THRU RESTAURANT
ENDEAVOR 2.0
4183 ELM SPRINGS ROAD
SPRINGDALE, ARKANSAS 72762

ENDEAVOR 2.0
MECHANICAL ROOF PLAN

M2.1

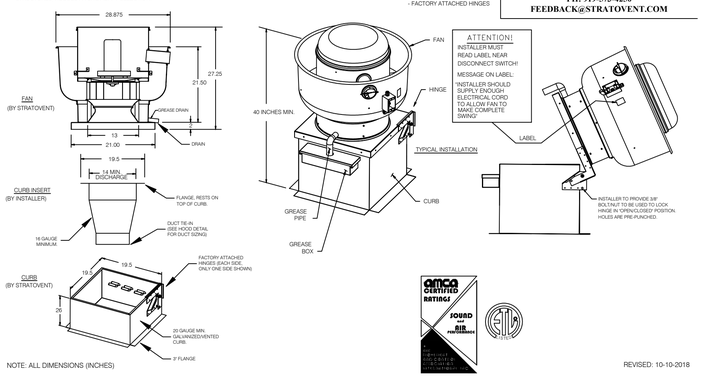
STRATOVENT MODEL# SVDU50HFA

TAG	HOOD	STRATOVENT MODEL #	CFM	ESP.	RPM	H.P.	B.H.P.	Ø	VOLT	FLA	MCA/MOP	WEIGHT (LBS.) FAN/CURB	SONES
EF-1	FRYER	SVDU50HFA	1050	0.9"	1429	0.50	0.33	1	115	8.4	10-5/15	85/40	14.5

SIZING NOTE: THE SELECTED FAN IS SUITABLE FOR MOST SINGLE STORY BUILDINGS. FOR LONGER DUCT RUNS, OR MULTI-STORY STRUCTURES, REQUEST A SITE ADAPT SELECTION.

SELECTED OPTIONS
- RESTAURANT MODEL
- UL762, GREASE RATED
- DIRECT DRIVEN
- SPEED CONTROLLER
- WEATHERPROOF DISCONNECT
- FLAT CURB, VENTED
- FACTORY ATTACHED HINGES

STRATOVENT
CALIFORNIA-OKLAHOMA-NORTH CAROLINA
PH: 919-573-4250
FEEDBACK@STRATOVENT.COM

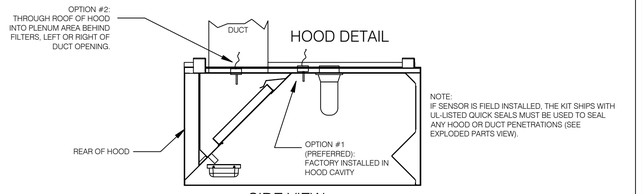


NOTE: ALL DIMENSIONS (INCHES)

REVISED: 10-10-2018

HOOD EXHAUST FAN DETAIL NTS 7

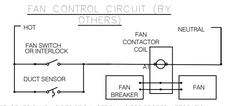
INSTALLATION: DUCT TEMPERATURE SWITCH



SIDE VIEW

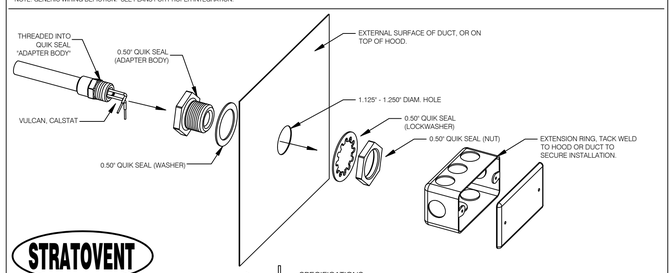
INSTALLATION: DUCT TEMPERATURE SENSOR

SENSOR DETAIL



NOTE: GENERIC WIRING DEPICTION. SEE PLANS FOR PROPER INTEGRATION.

(1) NORMALLY OPEN DRY CONTACT, CLOSES ON TEMPERATURE RISE ABOVE 85F. WIRED IN PARALLEL TO NORMAL CONTROL CIRCUIT. WHEN ORDERED, SENSOR IS FACTORY INSTALLED IN HOOD CAVITY WITH J-BOX ON TOP OF THE HOOD.
(2) DO NOT USD SENSOR AS THE PRIMARY MEANS OF FAN CONTROL. USED ONLY AS A SAFETY DEVICE PER INTERNATIONAL MECHANICAL CODE TO ENERGIZE HOOD EXHAUST FAN WHEN COOKING EQUIPMENT GENERATES HEAT.
(3) FAN CONTACTOR AND CONTROLS BY OTHERS, SEE ELECTRICAL SHEETS FOR DETAILS.
(4) SEE SPECS ABOVE FOR TEMP SET POINT ADJUSTMENT



STRATOVENT

ADDITIONAL QUESTIONS??
CONTACT, STRATOVENT VENTILATION HOODS,
919-573-4250 - 251-490-6114
JEFF.JOHNSON@STRATOVENT.COM

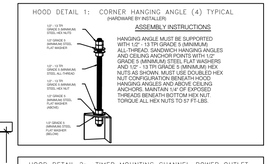
SPECIFICATIONS:
* VULCAN CALSTAT, 1E2B9-85, NORMALLY OPEN DRY CONTACT
* SENSOR FACTORY SET AT 85F
* FIELD ADJUSTED W/SET SCREW, CCW INCREASE, CW DECREASE, 90F PER REVOLUTION
* RATED FOR 10 AMPS @ 120 VAC, 5 AMPS @ 240 VAC
* SHIPPED FACTORY INSTALLED IN HOOD CAVITY

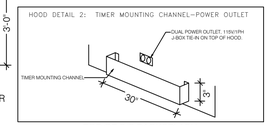
MODIFIED: 04-11-2020

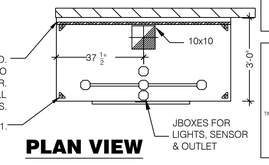
HEAT SENSOR ATTACHMENT NTS 5

HOOD #	1 OF 1	MODEL #	STRATOVENT SVBD2
LENGTH (IN):	6'-3"	WIDTH (IN):	36" HEIGHT (IN): 14"H
EXHAUST CFM:	1050	SUPPLY CFM:	BY RTU-SEE M1.0
EXHAUST SP:	0.9" (HOOD+DUCT)	SUPPLY SP:	NA
EXHAUST FPM:	1512	SUPPLY FPM:	NA
EXH. SIZE:	10"X10"	SUP SIZE:	NA
FILTERS: (4)	16" X 16"	HOOD WEIGHT:	300 LBS
FIRE SUPPRESSION:	ANSUL-R102	FILTER TYPE:	STAINLESS BAFFLE
LIGHT QTY: (3)	A19/ CFL	CONTROL SWITCH:	BY OTHERS

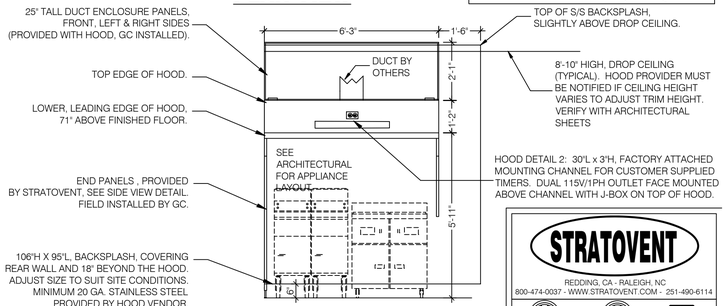
DESIGN NOTES:
- STRATOVENT HOODS ARE ETL LISTED TO UL-710 STANDARDS, 3054804-001
- MODEL SVBD2 IS A NON-CANOPY HOOD, "LISTED" VALUES ARE UTILIZED FOR AIRFLOW, OVERHANGS AND TEMPERATURE RATINGS.
- 18/20 GAUGE MINIMUM S/S ON EXPOSED SURFACES PER NFPA.
- HOOD IS PRE-PIPED FOR ANSUL R102, FIELD HOOKUP BY OTHERS
- INSTALLER TO REVIEW ELECTRICAL SHEETS FOR HOOD AND FAN WIRING. STRATOVENT DOES NOT PROVIDE A CONTROL BOX IN THE "BASE" PACKAGE.







PLAN VIEW



FRONT VIEW

UPDATED: 6FT-3IN LONG VERSION, 04-11-2020

STRATOVENT
REDDING, CA - RALEIGH, NC
800-474-0037 - WWW.STRATOVENT.COM - 251-490-6114
(UL/ULC-710 Standard) (NSF/ANSI Standard 2)
ETL-LISTED FILE #3054804-001 / TESTED TO UL-710

TACO BELL HOOD DETAIL NTS 2

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JOHN QUILLEN, PE, MBA
8394 GREENLEAF DR.
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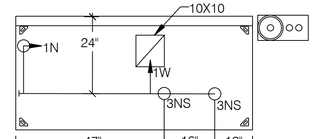
TACO BELL
DRIVE THRU RESTAURANT
ENDEAVOR 2.0
4183 ELM SPRINGS ROAD
SPRINGDALE, ARKANSAS 72762

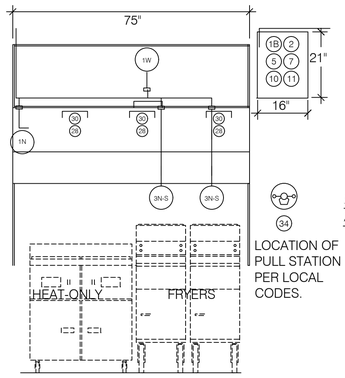
TACO BELL

ENDEAVOR 2.0
HOOD DETAILS AND SECTIONS

M3.0



PLAN VIEW



FRONT VIEW

LOCATION OF PULL STATION PER LOCAL CODES.

LEGEND – WALL MOUNTED ANSUL SYSTEM

1B 3.0 GALLON TANK
2 AUTOMAN RELEASE
5 ANSULEX LIQUID AGENT (3.0 GAL.)
7 CARTRIDGE (101-20)
10 TEST LINK
11 DOUBLE MICROSWITCH
1W NOZZLE ASSEMBLY (419336)
1N NOZZLE ASSEMBLY (419335)
3N NOZZLE ASSEMBLY (419338)
28 DETECTOR BRACKET
30 HIGH TEMP FUSIBLE LINK
MGV MECHANICAL GAS VALVE
34 REMOTE MANUAL PULL STATION
S SWIVEL ADAPTOR

PROJECT: TACO BELL

System Size: ANSUL-3.0 Gallons Total, R102
Flow Points: 8 Design, 11 (max)

Hood #1: 6'-3" L x 36" W x 14" H
Exhaust Riser Size: 10" x 10"

NOTES
- FIELD PIPE DROPS AS SHOWN: SLEEVING, ELBOWS, TEES, AND NOZZLES SUPPLIED BY STRATOVENT FOR HOOD-BASED PIPING.
- RELOCATE NOZZLES IF FLOW PATTERN IS BLOCKED.
- MAXIMUM 9 ELBOWS IN SUPPLY LINE, MINIMUM 72 INCHES OF AGENT LINE FROM TANK TO FIRST NOZZLE.
- ALL NOZZLE HEIGHT AND PLACEMENT TO BE DETERMINED BY INSTALLER AND AHJ PER ANSUL GUIDELINES.
- ALL PIPING TO BE 3/8" SCH 40 BLACK IRON.
- THIS FIRE SYSTEM COMPLIES WITH U.L. 300 REQUIREMENTS.
- SYSTEM INSTALLATION AND FINAL HOOKUP SOURCED BY GEN CONTRACTOR. SYSTEM PARTS OPTIONALLY PURCHASED FROM STRATOVENT BY OWNER OR G.C..

DESIGN NOTE:
1) ABOVE DEPICTION SHOWS DUAL FRYERS ON RIGHT END OF THE HOOD. HOOD SUPPLIER WILL VERIFY EQUIP LAYOUT PER PLANS AND PLACE FRYER NOZZLES ON THE LEFT END WHEN APPROPRIATE TO SUIT SITE CONDITIONS

TACO BELL HOOD FIRE SUPPRESSION SYSTEM PLAN 12" = 1'-0" 6

1. Hoods shall be constructed of minimum 20 gauge stainless steel with # 3 polish. All unexposed surfaces shall be constructed of minimum 18 gauge aluminized steel.
2. UL classified aluminum or stainless steel baffle-type filters shall be easily removed for cleaning. Filter housing shall terminate in a pitched grease trough that drains into a removable stainless steel grease cup.
3. UL listed and NSF approved vapor proof incandescent light fixtures pre-wired to junction box at top of hood in accordance with NEC 70
4. Pre-piped fire suppression systems shall be located on the top of the hood and provided with the hood or by a certified technician. Final connection of nozzles and fire suppression drops to be locally approved and inspected.
5. Hood(s) shall be fabricated in accordance with NFPA Bulletin #96 and shall bear the NSF Seal of Approval. Hoods shall be listed under UL 710 EXHAUST HOODS FOR COMMERCIAL COOKING EQUIPMENT. Certified by ETL under FILE# 3054804-001.

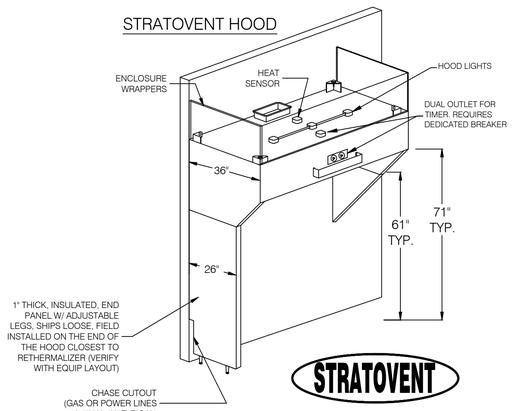
NSF LISTED NAPA INTERNATIONAL

THIS HOOD DESIGN IS BASED UPON STRATOVENT, MODEL SVND2. MANUFACTURED BY:

STRATOVENT VENTILATION HOODS
RALEIGH, NC 27616
CONTACT: JEFF JOHNSON, 251-490-6114

HOOD NOTES AND SPECS (TYP.) NTS 4

STRATOVENT HOOD



STRATOVENT

STRATOVENT-BRAND HOODS ARE CERTIFIED BY ETL-INTERTEK TO NATIONALLY RECOGNIZED UL-710 AND NSF STANDARDS.

LISTED

CONTACT US:
WWW.STRATOVENT.COM
919-573-4250
FEEDBACK@STRATOVENT.COM

HOOD ISOMETRIC 12" = 1'-0" 3

LOW-PROFILE HOOD

HOOD #1

STRATOVENT HOODS BUILT IN COMPLIANCE WITH

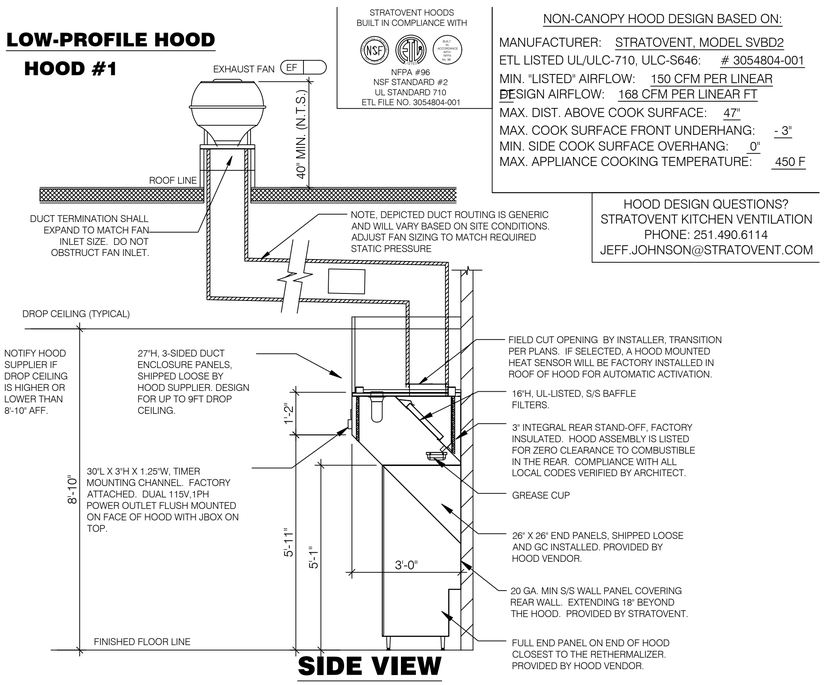
NSF LISTED NAPA INTERNATIONAL

NFPA #96
NSF STANDARD #2
UL STANDARD 710
ETL FILE NO. 3054804-001

NON-CANOPY HOOD DESIGN BASED ON:

MANUFACTURER: STRATOVENT, MODEL SVBD2
ETL LISTED UL/ULC-710, ULC-S646: # 3054804-001
MIN. "LISTED" AIRFLOW: 150 CFM PER LINEAR
DESIGN AIRFLOW: 168 CFM PER LINEAR FT
MAX. DIST. ABOVE COOK SURFACE: 47"
MAX. COOK SURFACE FRONT UNDERHANG: - 3"
MIN. SIDE COOK SURFACE OVERHANG: 0"
MAX. APPLIANCE COOKING TEMPERATURE: 450 F

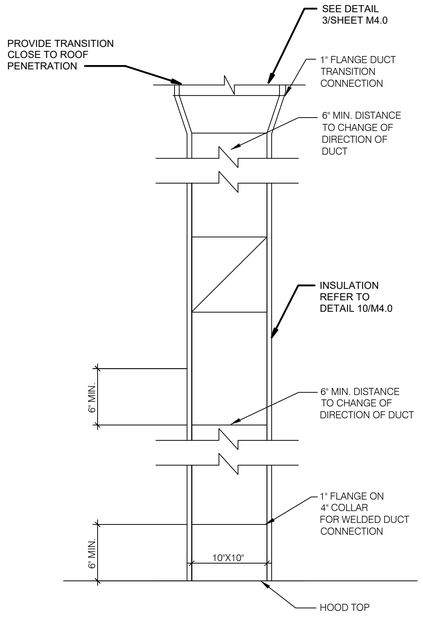
HOOD DESIGN QUESTIONS?
STRATOVENT KITCHEN VENTILATION
PHONE: 251.490.6114
JEFF.JOHNSON@STRATOVENT.COM



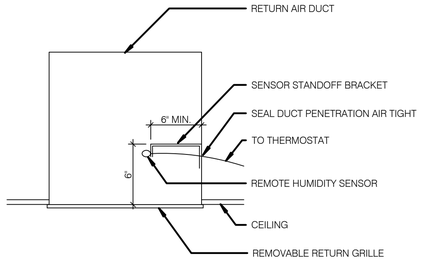
SIDE VIEW

UPDATED: 6FT-3IN LONG VERSION, 04-11-2020

TACO BELL HOOD SECTION 12" = 1'-0" 1

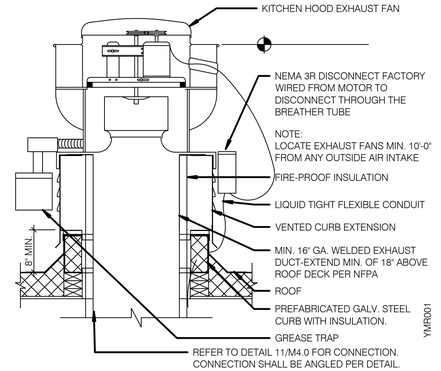


TB HOOD DUCT TRANSITION NTS 11

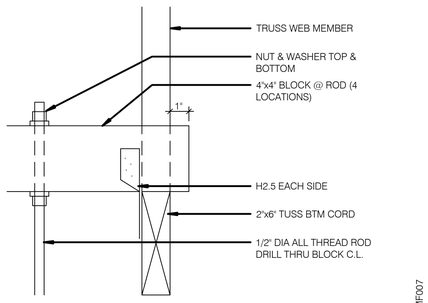


REMOTE HUMIDITY SENSOR NTS 8

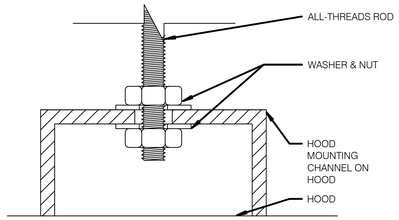
NOT_USED NTS 6



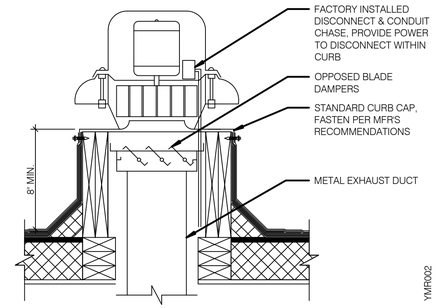
EXHAUST FAN (EF-1) NTS 3



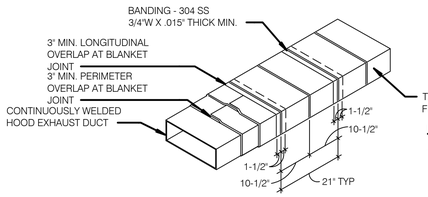
ROD ATTACHMENT NTS 7



BOLT CONNECTION TO HOOD NTS 5



RESTROOM FAN (EF-2) NTS 2

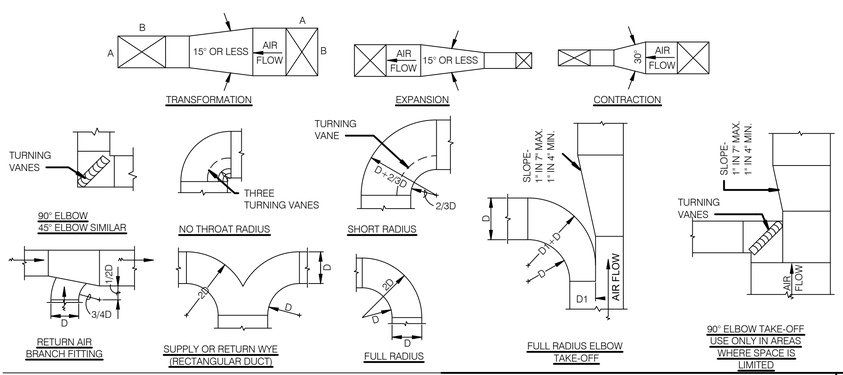


BANDING REQUIREMENTS: USE 304 STAINLESS STEEL BANDS A MAXIMUM 1-1/2" FROM BLANKET EDGE AND SPACED A MAXIMUM OF 10-1/2" ON CENTER.

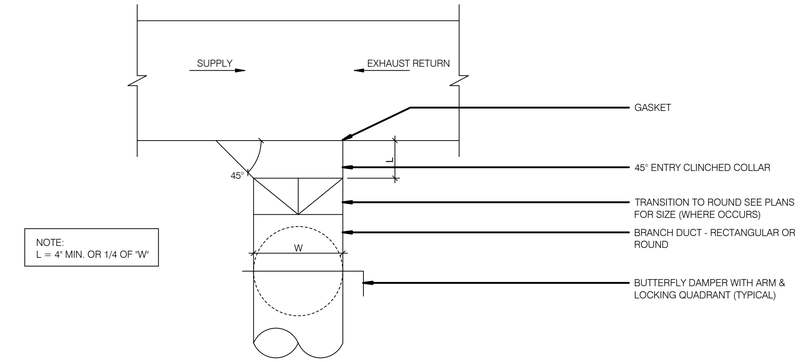
NOTES:

1. WRAP GREASE DUCT CONTINUOUS AS SHOWN FROM CONNECTION AT FAN THROUGH CURB AND EXTEND 18" MIN. BELOW ROOF DECK.
2. FOR HORIZONTAL RUNS OF EXHAUST DUCTS PROVIDE TYPICAL TRAPEZE SUPPORT SYSTEM WITH 1/2" HANGER RODS A MAXIMUM OF 6" FROM INSULATION EDGE. TRAPEZE SUPPORTS SHALL BE SPACED A MAXIMUM OF 60" ON CENTER FROM CENTERLINE OF VERTICAL EXHAUST DUCT.
3. SLOPE HORIZONTAL EXHAUST DUCT RUNS A MINIMUM OF 1/4" PER FOOT (2% SLOPE) TOWARDS EXHAUST HOOD.
4. PROVIDE INSULATED ACCESS DOOR OR PANEL NEAR MID POINT OF EXHAUST DUCT RUN FOR CLEANING AND INSPECTION OF DUCT. PROVIDE AN APPROVED SIGN ON ACCESS DOOR OR PANEL WHICH READS "ACCESS PANEL DO NOT OBSTRUCT"

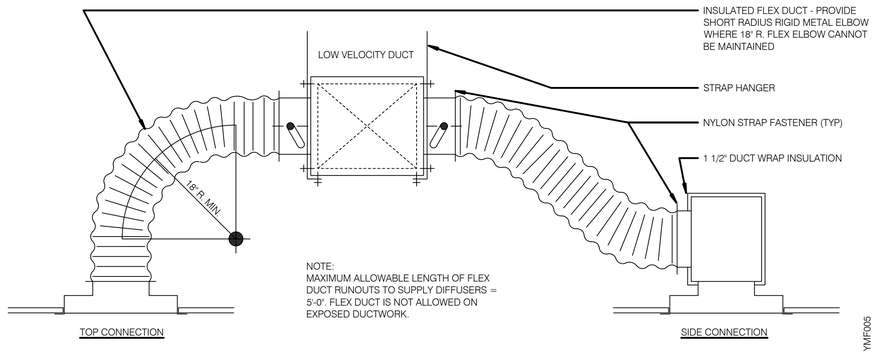
KITCHEN HOOD EXHAUST DUCT SYSTEM DETAIL NTS 10



TYPICAL DUCTWORK DETAILS NTS 9

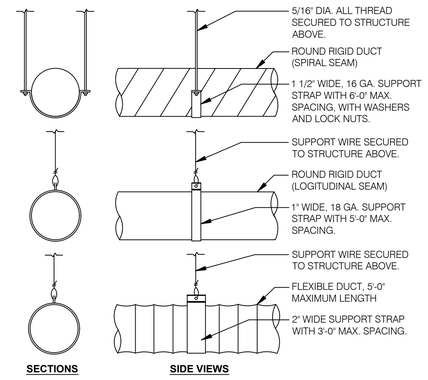


NOTE:
L = 4" MIN. OR 1/4 OF "W"



NOTE:
MAXIMUM ALLOWABLE LENGTH OF FLEX DUCT RUNOUTS TO SUPPLY DIFFUSERS = 5'-0". FLEX DUCT IS NOT ALLOWED ON EXPOSED DUCTWORK.

CEILING DIFFUSER CONNECTIONS NTS 4



DUCT SUPPORT DETAIL NTS 1

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JOHN WESLEY QUILLEN, JR.

9/30/2021

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PA/PM:	JRM
DRAWN BY.:	JRM
JOB NO.:	11806

TACO BELL
DRIVE THRU RESTAURANT
ENDEAVOR 2.0
4183 ELM SPRINGS ROAD
SPRINGDALE, ARKANSAS 72762

ENDEAVOR 2.0
MECHANICAL DETAILS

M4.0

1. SOIL AND WASTE PIPE SHALL SLOPE 2% MINIMUM, UNLESS OTHERWISE NOTED OR REQUIRED BY CODE.

2. ALL DRAWN WATER & GAS LINES SHALL BE KEPT TIGHT TO THE UNDERSIDE OF EQUIPMENT & SECURED IN PLACE.

3. VERIFY THE LOCATION OF THE SANITARY SEWER ON THE SITE PLAN AND SHALL REVISE THE SEWER SYSTEM AS REQUIRED.

4. PROVIDE TRAP PRIMERS FOR FLOOR DRAINS IN RESTROOMS, WHERE REQUIRED BY CODES. PROVIDE DEEP SEAL TRAPS FOR FLOOR DRAINS WITHOUT TRAP PRIMERS.

5. ALL CLEANOUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE. THE CONTRACTOR SHALL COORDINATE ALL CLEANOUT LOCATIONS WITH EQUIPMENT, CABINETS, ETC. AND THE OWNERS REPRESENTATIVE PRIOR TO ANY INSTALLATION.

6. ALL VALVES, TRAP PRIMERS, WATER HAMMER ARRESTORS OR OTHER EQUIPMENT SHOWN IN WALLS OR ABOVE NON-ACCESSIBLE CEILING SHALL BE INSTALLED BEHIND AN ACCESS PANEL.

7. ALL PLUMBING FIXTURE VENTS SHALL TERMINATE A MINIMUM OF 12 INCHES FROM ANY VERTICAL SURFACE AND 10 FEET FROM ANY OUTSIDE AIR INTAKE.

8. PROVIDE GAS PIPING TO UNITS AND ALL FINAL CONNECTIONS REQUIRED FOR OPERATION.

9. INSTALL SHUT-OFF VALVES ON ALL HOT & COLD WATER LINES TO FIXTURE OR APPLIANCE. ALL EXPOSED WATER AND WASTE LINES TO BE CHROME PLATED.

10. PROVIDE A LEVER HANDLE GAS SHUT-OFF VALVE IN THE BRANCH PIPING OF EACH APPLIANCE OR PIECE OF EQUIPMENT, FOR EACH APPLIANCE INSTALL QUICK DISCONNECT, FLEXIBLE PIPE WHEN ALLOWED BY CODE AND RESTRAINING DEVICE FURNISHED BY OWNER. PROVIDE PRESSURE REDUCING VALVES AT EACH PIECE OF EQUIPMENT OR APPLIANCE. IF GAS PRESSURE GREATER THAN 10"/wc IS USED DOWNSTREAM FROM THE GAS METER.

11. ALL VALVES, UNIONS, ETC. SHALL BE SAME SIZE AS PIPE UNLESS OTHERWISE INDICATED ON DRAWINGS.

12. REFER TO KITCHEN EQUIPMENT DRAWINGS FOR PLUMBING ROUGH-IN SCHEDULE & FOR ADDITIONAL WORK TO BE FURNISHED & INSTALLED BY CONTRACTOR. ALL ROUGH-IN PLUMBING AND FINAL CONNECTIONS TO KITCHEN EQUIPMENT SHALL BE MADE BY THE CONTRACTOR U.O.N.

13. REFER TO MECHANICAL SHEETS FOR HVAC AND HOOD PLUMBING REQUIREMENTS.

14. ALL GAS LINES SHALL BE SUPPORTED SEE SPECS.

15. ALL FLOOR SINKS AND FLOOR DRAINS IN TRAFFIC AREAS SHALL BE INSTALLED FLUSH TO FLOOR SURFACE.

16. PROVIDE WATER HAMMER ARRESTOR FOR ALL HAND SINKS AND URINAL WATER LINES.

17. PROVIDE AIR GAPS FOR INDIRECT DRAINS AS REQUIRED BY CODE. AIR GAP SHALL BE MINIMUM 2 TIMES THE DIAMETER OF THE INDIRECT DRAIN.

18. PRIOR TO COMMENCING WORK ON THIS PROJECT, VERIFY DEPTH, SIZE, LOCATION AND CONDITION OF ALL EXISTING UTILITIES IN FIELD. SHOULD CONDITIONS EXIST OTHER THAN THOSE INDICATED WHICH WOULD CAUSE THE DESIGN TO BE ALTERED, CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY.

19. COORDINATE INSTALLATION OF PLUMBING WORK WITH ALL OTHER TRADES SO AS TO AVOID UNNECESSARY DELAY OR INTERFERENCES. CONTRACTOR SHALL REVIEW ARCHITECTURAL AND EQUIPMENT SHEETS.

20. FURNISH & INSTALL ALL BACKFLOW PROTECTION DEVICES REQUIRED BY AGENCIES HAVING JURISDICTION. BACKFLOW DEVICES REQUIRING TESTING SHALL BE INSTALLED NO HIGHER THAN 5'-0" A.F.F.

21. PROVIDE CONDENSATE DRAIN FROM A/C UNITS TO APPROVED DRAIN, GAS PIPING TO UNITS AND ALL FINAL CONNECTIONS REQUIRED FOR OPERATION.

22. THE OWNER OR KITCHEN EQUIPMENT SUPPLIER MAY SUBSTITUTE EQUIPMENT OR THE EQUIPMENT MAY VARY FROM WHAT IS SHOWN. THEREFORE, VERIFY ALL CRITICAL DIMENSIONS WITH THE OWNER PRIOR TO CONSTRUCTION. FAILURE OF THE CONTRACTOR TO VERIFY THESE DIMENSIONS SHALL PLACE THE RESPONSIBILITY FOR ANY SUBSEQUENT RELOCATION DIRECTLY UPON THE CONTRACTOR.

23. ALL WATER LINES SHALL BE RUN OVERHEAD U.O.N.

24. ALL WATER LINES SHALL BE FLUSHED PRIOR TO CONNECTING ANY FIXTURES OR EQUIPMENT.

25. PROVIDE ESCUTCHEON PLATES AND SILICONE SEALANT AT ALL UTILITY PENETRATIONS INTO WALLS, CEILINGS, AND FLOORS. DO NOT USE CAULKS OR EXPANDING FOAMS FOR SEALANT.

26. CVPVC SCHEDULE 40 WASTE PIPE CAN BE SUBSTITUTED FOR BLACK IRON WASTE PIPE WHERE ALLOWED BY LOCAL MUNICIPALITIES.

GENERAL NOTES - PLUMBING NTS 4

1. IF GEN POWER SOAK SINK USED THEN ADD A MIXING VALVE TO SINK ABOVE SUSPENDED CEILING.

KEYNOTES NTS 5

SYMBOLS	ABBREV.	DESCRIPTION
	Y.B.	YARD BOX
	R.D.	ROOF DRAIN
	A.P.	ACCESS PANEL
	V.T.R.	VENT THRU ROOF
	V.B.F.	VENT BELOW FLOOR
	U.T.R.	UP THRU ROOF
	V.C.P.	VITRIFIED CLAY PIPE
	C.I.	CAST IRON
	A.C.P.	ASBESTOS CEMENT PIPE
	(N)	NEW
	(E)	EXISTING
	F.D.	FLOOR DRAIN
	H.D.	HUB DRAIN
	OFD	OVERFLOW DRAIN
	F.S.	FLOOR SINK
	G.L.	GAS LINE
	A.F.F.	ABOVE FINISHED FLOOR
X-X 0000		PLUMBING EQUIPMENT DESIGNATION
XXX		KITCHEN EQUIPMENT NUMBER: REFER TO KITCHEN EQUIPMENT DRAWINGS FOR DESCRIPTION.
SS		SOIL OR WASTE (SANITARY)/WASTE STUB
GW		SOIL OR WASTE (GREASE WASTE)/WASTE STUB
G	G	GAS / GAS STUB
CW	CW	COLD WATER/ CW STUB
HW	HW	HOT WATER / HW STUB
HWR	H.W.R.	HOT WATER RETURN
	V	SANITARY VENT
SD	S.D.	STORM DRAIN
CD	C.D.	CONDENSATE DRAIN
	F.C.O.	FLOOR CLEANOUT OR CLEANOUT TO GRADE
	W.C.O.	WALL CLEANOUT
FW	FW	FILTERED WATER
TW	TW	PREMIXED TEMPERATURE WATER
	H.B.	HOSE BIBB
	S.O.V.	SHUT-OFF GATE VALVE
	S.O.C.	SHUT-OFF GAS COCK
	C.V.	CHECK VALVE
	P.T.R.V.	PRESS-TEMPERATURE RELIEF VALVE
	B.V.	BALL VALVE
	C.W.	COLD WATER BELOW GRADE
	E.C.O.	EXTERIOR CLEAN OUT
	BFP	BACK FLOW PREVENTER
	FU	FIXTURE UNIT

PLUMBING LEGEND NTS 3

FIXTURE	NO.	DRAIN		COLD WATER		HOT WATER	
		D.F.U.	TOTAL D.F.U.	F.U. C.W.	TOTAL C.W.	F.U. H.W.	TOTAL H.W.
WATER CLOSET	2	4	8	5	10	--	--
URINAL	0	5	--	5	--	--	--
LAVATORY	2	1	2	1.5	3	1.5	3
HAND SINK	2	2	4	1.5	3	1.5	3
PREP SINK *	1	--	--	2	2	2	2
3 - COMPARTMENT SINK *	1	--	--	3	3	3	3
HOSE BIBB/WATER FILTRATION UNIT	2/1	--	--	5/0.5	12	--	--
FLOOR DRAIN	5	2	10	--	--	--	--
HUB DRAIN	2	2	4	--	--	--	--
FLOOR SINK	3	3	9	--	--	--	--
MOP SINK	1	3	3	2.25	2.25	2.25	2.25
RETHERMALIZER *	1	--	--	--	--	1.0	1.0
TOTAL	--	--	40	--	35.25	--	14.25

PROBABLE DEMANDS/ AND PIPE SIZING REQUIREMENTS:
COLD WATER: 35.25 FU = 25 GPM — USE 1-1/2" CW SERVICE
DRAIN: GW 22 DFU — USE 4" SANITARY (MIN)
DRAIN: SAN 18 DFU — USE 4" SANITARY (MIN)
HOT WATER: 14.25 FU = 17 GPM — USE 1-1/4" HW SERVICE

BASED ON 2015 IPC (COMBINATION DRAIN & VENT). *FIXTURE HAS INDIRECT WASTE TO FLOOR SINK

PLUMBING FIXTURE COUNT NTS 2

	ITEM	FIXTURE	SOIL OR WASTE	VENT	COLD WATER	HOT WATER	TEMP'D WATER	WASTE FU	WATER FU	DESCRIPTION	MANUFACTURER / MODEL NUMBER
	ECO 1	EXTERIOR CLEANOUT	--	--	--	--	--	--	--	CAST IRON CLEANOUT WITH THREADED ADJUSTABLE HOUSING, ROUND SCORIATED HEAVY CAST IRON COVER.	JOSAM / MODEL: 56000 WADE / MODEL: 6000Z ZURN / MODEL: Z-1400
	FS 1	FLOOR SINK	4"	2"	--	--	--	6	--	PVC 12" SQUARE FLOOR SINK, 8" DEEP, WITH ALUMINUM OR PVC DOME STRAINER AND LOOSE SET PVC SLOTTED TOP GRATE. SET FLOOR SINK LIP FLUSH WITH FLOOR TILE.	JOSAM / MODEL: JPFS4-PVC ZURN / MODEL: FD-2370-PV4-DS-F
	FS 2	FLOOR SINK	3"	2"	--	--	--	6	--	CAST IRON 12" SQUARE FLOOR SINK, 8" DEEP, WITH ALUMINUM DOME STRAINER AND NICKEL BRONZE HINGED TOP.	JOSAM / MODEL: 49034AS WADE / MODEL: 9144 ZURN / MODEL: Z-1900-32
	FD 1	FLOOR DRAIN	3"	2"	--	--	--	2	--	PVC FLOOR DRAIN. 5" DIA. IF PVC OR ABS DRAINS ARE USED, SCHEDULE 80 PVC DRAIN PIPE SHALL BE USED FOR THE FIRST 10 '-0" FROM THE DRAIN.	ZURN / MODEL: FD-2210 JOSAM / MODEL: 30003-A WADE / MODEL:1103
	HD 1	HUB DRAIN	3"	2"	--	--	--	2	--	CAST IRON DEEP SEAL P-TRAP WITH FUNNEL, NO-HUB OUTLET AND BRASS GASKETED CLEANOUT PLUG.	JOSAM / MODEL: 88213 WADE / MODEL: 2453EF ZURN / MODEL: Z-1019
	FCO 1	FLOOR CLEANOUT	--	--	--	--	--	--	--	CAST IRON CLEANOUT WITH THREADED ADJUSTABLE HOUSING, ROUND SCORIATED HEAVY CAST IRON COVER.	JOSAM / MODEL: 56000 WADE / MODEL: 6000Z ZURN / MODEL: Z-1400
	WCO 1	WALL CLEANOUT	--	--	--	--	--	--	--	CAST IRON CLEANOUT TEE WITH INLET/OUTLET SPIGOT AND THREADED BRASS PLUG, WITH STAINLESS STEEL ACCESS COVER.	JOSAM / MODEL: 58510 WADE / MODEL: 8560E ZURN / MODEL: Z-1446-BP
	HB 1	HOSE BIBB	--	--	3/4"	--	--	--	2.5/1	NON-FREEZE WALL HYDRANT WITH INTEGRAL VACUUM BREAKER, BRONZE CASING AND NICKEL BRONZE BOX.	JOSAM / MODEL: 71000 WADE / MODEL: 8600L ZURN / MODEL: Z-1300
GREEN	WC 1	WATER CLOSET	4"	2"	1/2"	--	--	4	2	WHITE VITREOUS CHINA FLOOR MOUNTED FLUSHOMETER TANK (PRESSURE ASSISTED) TYPE, ELONGATED BOWL, ADA COMPLIANT, 1.1 GPF, WITH OPEN FRONT SEAT LESS COVER, OLSENITE #95 OR EQUIVALENT. FLUSHOMETER TANK: SLOAN FLLUSHMATE OR EQUAL. PROVIDE TANK COVER LOCKS. FLUSH VALVES SHALL BE RIGHT HAND OR LEFT HAND AS REQUIRED TO CORRESPOND WITH ACCESS FROM WIDE SIDE OF STALL. VERIFY FLUSH SIDE REQUIREMENTS	AM. STD. "CADET" / MODEL: 2467.100 KOHLER "HIGHLINE" / MODEL: K-3519 CRANE "ECONMISER" / MODEL: 31888
GREEN	L 1	LAVATORY	1-1/4"	1-1/2"	1/2"	--	1/2"	1	1.5	WHITE VITREOUS CHINA, WALL HUNG, WITH CONCEALED ARMS SUPPORT SEE 5/P6.0, 4" CENTERS, WITH INTEGRAL BACKSPLASH, ADA ACCESSIBLE. FLAT GRID STRAINER. BRAIDED WATER LINES. FAUCET: FURNISHED BY OWNER-INSTALLED BY G.C. ELECTRONIC SENSOR TYPE FAUCET. SLOAN SF-2300, ADA COMPLIANT. SEE 5/P6.0 FOR LAV SUPPORT DETAIL, .5 GPM AERATOR	A.S. COMRADE/ MODEL: 0124.131 CRANE "HARWICH" / MODEL: 1412V
GREEN	S 1	HAND SINK	1-1/2"	1-1/2"	1/2"	--	1/2"	2	1.5	S-1: STAINLESS STEEL HAND SINK, WALL HUNG, INCLUDES A 6" GOOSENECK STAINLESS. FAUCET W/SINGLE KNEE PEDAL. BRAIDED WATER LINES, 0.5 GPM AERATOR.	-- -- --
	S 2	MOP SINK	3"	2"	1/2"	1/2"	--	3	2.25	MOP SINK: AERO - 3MP-2121-6 W/ 48" HIGH S.S. LEFT SIDE AND BACK-SPLASH. FURNISHED BY OWNER, INSTALLED BY G.C. FAUCET: T&S #B2465, WITH VACUUM BREAKER, FURNISHED BY OWNER, INSTALLED BY G.C.	-- -- --
	S 3	3-COMP. SINK	INDIRECT	--	1/2"	1/2"	--	--	3	SINK, FAUCET & DRAIN, GEN IV POWER SOAK STANDARD, GEN III IS AN OPTION FOR FRANCHISES	-- -- --
	S 4	PREP SINK	INDIRECT	--	1/2"	1/2"	--	--	3	SINK, FAUCET AND DRAIN	-- -- --
	GI 1	GREASE INTERCEPTOR	4"	--	--	--	--	--	--	PRECAST 1,000 GALLON GREASE INTERCEPTOR WITH SAMPLING BOX. SEE SITE PLAN FOR EXTERIOR GREASE INTERCEPTOR LOCATION.	JENSEN / JP1000G -- --
	MV 1	MIXING VALVE	--	--	1/2"	1/2"	--	--	--	THERMOSTATIC, 125 P516, 200VF BRONZE BODY, STAINLESS STEEL PISTON LINER, CHECK VALVES SIZE PER PIPE CONNECTIONS.	POWERS SERIES LFLM495 LAWLER SERIES 310 LEONARD SERIES 170
	WH 1	WATER HEATER	--	--	1-1/4"	1-1/4"	--	--	--	GAS FIRED TANKLESS WATER HEATER, 93% THERMAL EFF., 199,000 BTU/HR INPUT, 3.8 GPM @ 100 DEG. RISE REC. RATE, 3" PVC VENTING UP TO 70 FT, ASME RTD TEMP. & PRESS. REL. VALVE.	AO SMITH / ACT-199I-N
	ET 1	EXPANSION TANK	--	--	3/4"	--	--	--	--	EXPANSION TANK, STEEL, EXPANSION MEMBRANE 150 PSI, 160° F, 12 GALLON CAPACITY.	WATTS SERIES DETA AMTROL SERIES ST WILKINS SERIES WXTP
	BFP 1	BACKFLOW PREVENTOR	--	--	VERIFY	--	--	--	1	REDUCED PRESSURE ZONE BACKFLOW PREVENTER, CAST BRONZE CONSTRUCTION WITH QUARTER TURN FULL-PORT BALL VALVES AND BRONZE STRAINER.	WATTS / MODEL: LF009M2QTS WILKINS / MODEL: 975XLS FEBCO / MODEL: 860
	RO 1	REVERSE OSMOSIS	INDIRECT	--	1/2"	--	--	--	--	REVERSE OSMOSIS FILTER SYSTEM BY OWNER. SEE DETAIL 9/P6.0	-- -- --

PLUMBING FIXTURE SCHEDULE NTS 1

drawing dept
architecture & design
3217 madison rd cincinnati ohio 45209
513.272.8099 | www.drawingdept.com

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 16858
JOHN QUILLEN
9/30/2021

JOHN QUILLEN, PE, MBA
8394 GREENLEAF DR.
CINCINNATI, OH 45255

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9/30/2021 PERMIT

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TACO BELL
DRIVE THRU RESTAURANT
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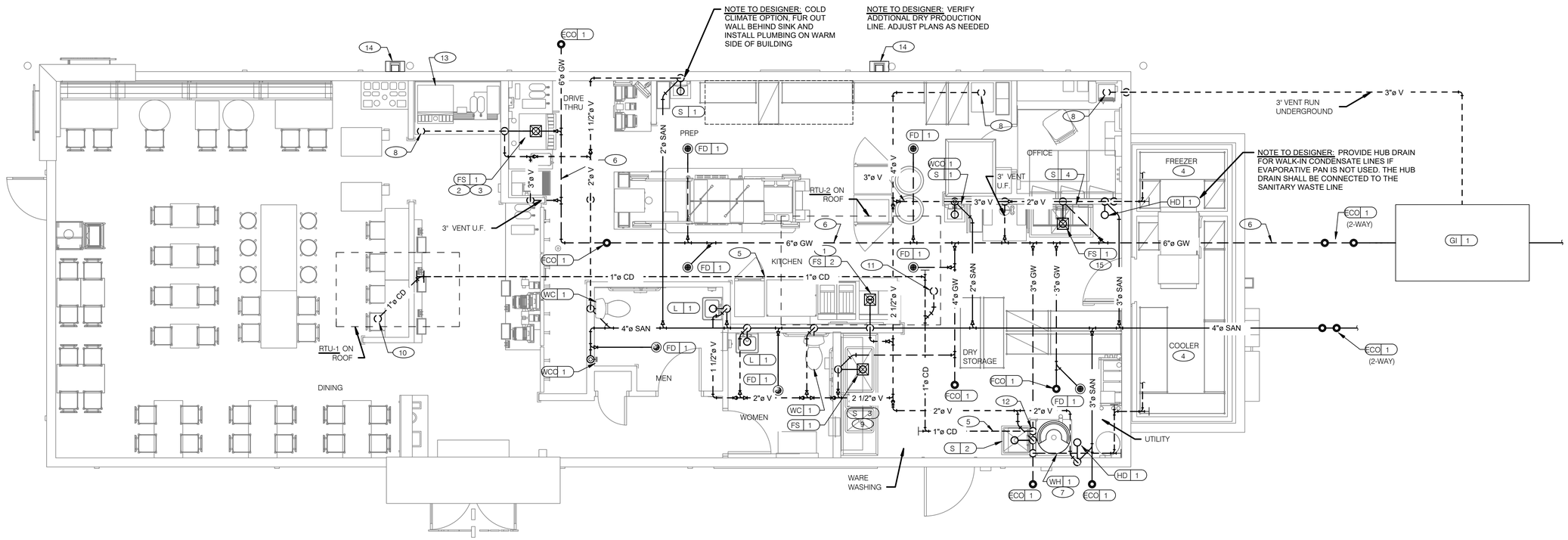
4183 ELM SPRINGS ROAD
SPRINGDALE, ARKANSAS 72762

TACO BELL

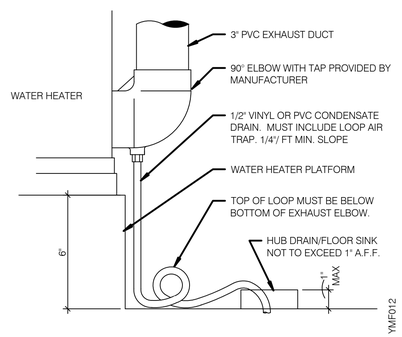
ENDEAVOR 2.0
PLUMBING SCHEDULES & NOTES

P1.0



NOTE TO DESIGNER: VERIFY CONDENSATE OPTIONS, ROUTE CONDENSATE FROM RTU'S TO ROOF DOWNSPOUTS WHERE GOVERNING CODE ALLOWS

WASTE & VENT PIPING PLAN 1/4" = 1'-0" | 1



WATER HEATER CONDENSATE DETAIL NTS | 4

WASTE & VENT PLAN NOTES NTS | 3

A. NO ROOF PENETRATIONS PERMITTED WITHIN ROOF WATER PLY. REFER TO ROOF PLAN FOR LOCATIONS.

B. REFER TO RISER DIAGRAM ON SHEET P5.0 FOR ALL WASTE AND VENT SIZES.

C. SEE ARCHITECTURAL PLANS FOR DOWNSPOUT LOCATIONS

D. VERIFY WITH THE LOCAL BUILDING AUTHORITY THAT CONDENSATE DRAINAGE CAN BE ROUTED TO THE MOP SINK.

KEYNOTES - WASTE AND VENT NTS | 2

1. UNDERGROUND SANITARY PIPE SHALL BE NO HUB CAST IRON PIPE FOR THE FIRST 10 FEET FROM CONNECTION TO FLOOR SINK FS-2, OUTWARD.
2. PROVIDE CONDENSATE LINE AND DRAIN LINE FROM ICE MACHINE TO HD / FS, PROVIDE AIR GAP PER LOCAL CODE. SEE 11/A6.4
3. PROVIDE WASTE LINES FROM BEVERAGE UNIT TO HD / FS, PROVIDE AIR GAP PER LOCAL CODE. SEE 11/A6.4
4. PROVIDE 3/4" COPPER CONDENSATE FROM DRAIN PROVIDED BY VENDOR TO OUTFALL AT HUB DRAIN/MOP SINK (HEAT ROPE IS SUPPLIED WITH FREEZER CONDENSATE). CONCEAL CONDENSATE PIPE IN WALL.
5. PVC OR COPPER CONDENSATE DRAIN FROM HVAC UNITS ON ROOF, RUN TO MOP SINK. PIPING SHALL SLOPE 1/4" PER FOOT AND SHALL BE INSULATED WITH 1" CLOSED CELLULAR INSULATION. REFER TO RISER DIAGRAM ON SHEET P5.0 FOR PIPE SIZES.
6. ENTIRE RUN OF DRAIN LINES TO INLET OF EXTERIOR GREASE INTERCEPTOR AND OUTBOUND FROM INTERCEPTOR TO CONNECTION AT SANITARY MAIN SHALL BE SCHEDULE 40 PVC DWV OR AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
7. ROUTE INDIRECT WASTE FROM WH-1 TO HD-1. REFERENCE DETAIL 2/P6.0 AND DETAIL 4/P2.0.
8. 4" VENT UP THROUGH ROOF.
9. PIPE 3-COMPARTMENT SINK TO FLOOR SINK WITH AIR GAP PER CODE.
10. 1" CONDENSATE DRAIN DOWN FROM RTU-1. SEE DETAIL 10/P6.0.
11. 1" CONDENSATE DRAIN DOWN FROM RTU-2. SEE DETAIL 10/P6.0.
12. CONDENSATE DRAIN PIPE DOWN TO MOP SINK. PROVIDE AIR GAP AS REQUIRED BY CODE. IF REQUIRED RUN CONDENSATE PIPING TO EXTERIOR DRYWELL, RETENTION AREA OR STORM SEWER AS DIRECTED BY THE AUTHORITY HAVING JURISDICTION.
13. RUN DRAIN LINE FROM S/S DRINK MACHINE THRU WALL OP'G. TO OUTFALL AT FS BENEATH D/T DRINK MACHINE.
14. DOWN SPOUT, SEE CIVIL PLANS FOR CONTINUATION.
15. ROUTE DRAIN FRO REVERSE OSMOSIS DISCHARGE TO FLOOR SINK. ENSURE PROPER AIR GAP.

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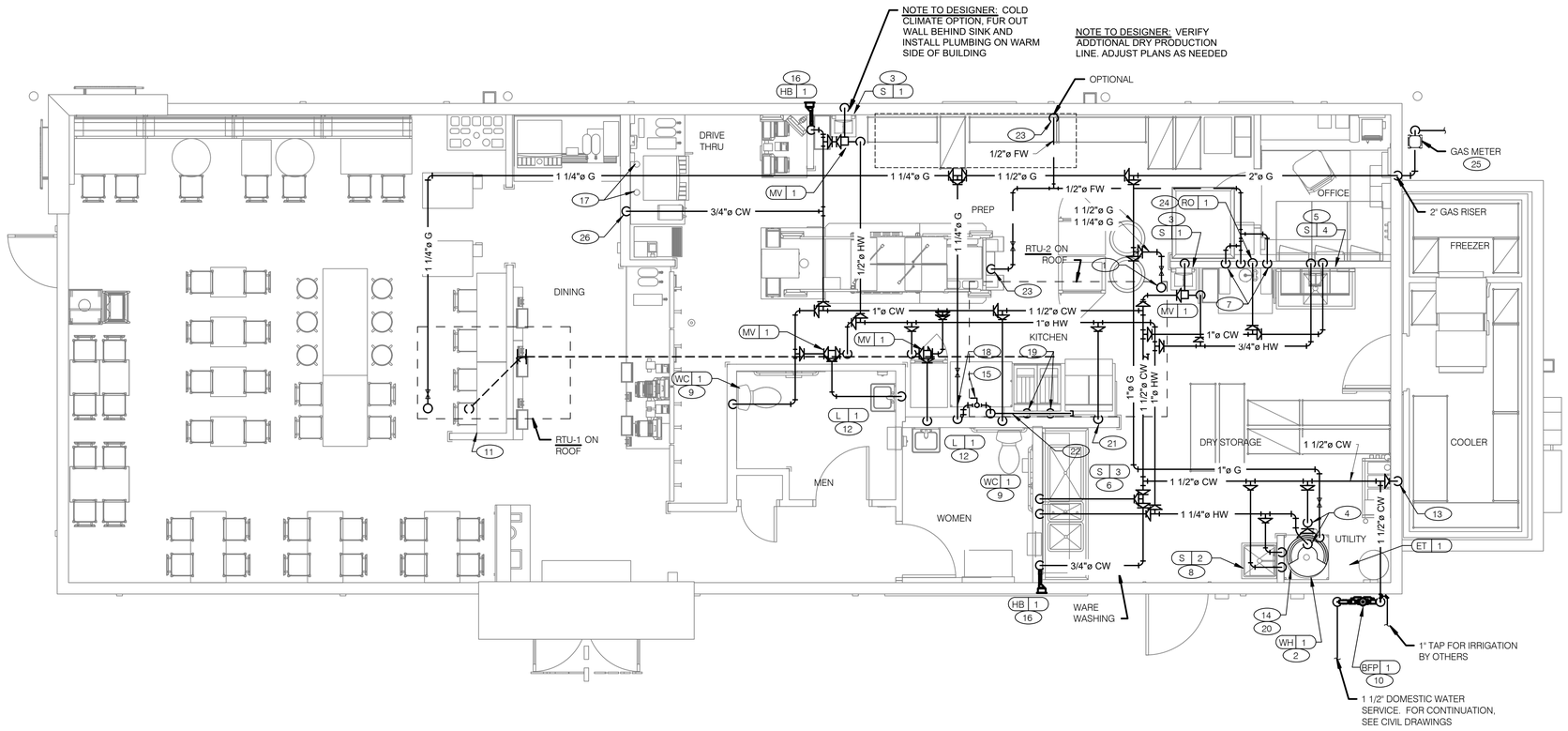
ENDEAVOR 2.0
WASTE & VENT PLAN

P2.0



WATER & GAS PLAN 1/4" = 1'-0" | 1

KEYNOTES - WATER AND GAS NTS | 2

1. 1-1/4" (350 CFH) GAS UP TO RTU-2 WITH DIRT LEG, GAS COCK AND UNION.
2. 1" (199 CFH) GAS DOWN TO WATER HEATER WITH GAS COCK, DIRT LEG AND UNION.
3. 1/2" TEMPERED WATER DOWN IN WALL TO HAND SINK.
4. 1-1/4" HOT AND 1-1/4" COLD WATER LINES DOWN TO WATER HEATER.
5. 1/2" HOT AND COLD WATER LINES DOWN IN WALL TO PREP SINK.
6. 1/2" COLD AND HOT WATER LINES DOWN IN WALL TO THREE COMPARTMENT SINK.
7. 1/2" COLD WATER 2'-0" A.F.F. . CONNECT TO WATER FILTER FOR HOT WATER SYSTEM P-452. PROVIDE SHUT-OFF VALVE PRIOR TO CONNECTION TO TO WATER FILTER.
8. 1/2" COLD AND HOT WATER DOWN IN THE WALL TO THE MOP SINK.
9. 3/4" CW DOWN IN WALL TO FLUSH TANK WATER CLOSET .
10. REDUCED PRESSURE BACKFLOW PREVENTER LOCATED PER LOCAL UTILITY REQ'S. PIPE RELIEF TO HUB SINK.
11. 1-1/4" (200 CFH) GAS UP TO RTU-1 WITH DIRT LEG, GAS COCK AND UNION.
12. 1/2" TEMPERED WATER LINES DOWN IN WALL TO LAVATORY.
13. 3/4" CW DOWN ALONG WALL TO WATER FILTER S-540.
14. WATER HEATER (WH-1). PIPE CONDENSATE LINE. T&P DISCHARGE AND DRAIN PAN TO HUB DRAIN. SEE WATER HEATER DETAIL 2/P6.0.
15. EMERGENCY GAS SHUT OFF VALVE LOCATED BELOW CEILING.
16. 3/4" CW DOWN IN WALL TO EXTERIOR HOSE BIBB.
17. BUNDLED SYRUP LINES TO BEVERAGE DISPENSERS S-284 & S-285 AND FILTERED WATER LINES TO ICE MAKERS S-513 AND FROZEN BEVERAGE DISPENSER S-546. SEE DRAWINGS A2.0 AND P5.0.
18. 1-1/4" GAS DOWN IN WALL TO TACO BELL COOKING EQUIPMENT. VERTICAL GAS PIPING IN WALL SHALL NOT BE RIGIDLY SECURED AND ADEQUATE PIPE PROTECTION SHALL BE PROVIDED.
19. 3/4" GAS DIRT LEG W/ GAS COCK TO COOKING EQUIPMENT. PROVIDE FLEXIBLE GAS HOSE KIT FOR CONNECTION TO COOKING EQUIPMENT.
20. 3" PVC EXHAUST AND INTAKE FLUES FROM WATER HEATER, PIPE THROUGH ROOF AS RECOMMENDED BY MANUFACTURER TO LOCATIONS SHOWN ON SHEET M2.0. SEE DETAIL 2/P6.0.
21. 1/2" HOT WATER DOWN IN WALL TO TB RETHERMALIZER C-107. PROVIDE SHUT-OFF VALVE OUTSIDE OF WALL FOR CONNECTION TO RETHERMALIZER.
22. RUN GAS PIPE 18" A.F.F. WITH DIRT LEGS FOR GAS HOSE KITS TO COOKING EQUIPMENT C-026 AND C-107.
23. 1/2" RO WATER PIPE DOWN IN WALL AND ROUTED IN LOW WALL OF DRY PRODUCTION LINE. PROVIDE SHUT-OFF VALVE ON RO PIPING IN CEILING NEAR CHASE.
24. 1/2" COLD WATER TO REVERSE OSMOSIS FILTER P-315 AND 1/2" FILTER WATER FROM REVERSE OSMOSIS FILTER. PROVIDE SHUT-OFF VALVE ON CW PIPE PRIOR TOCONNECTION TO FILTER. SEE DETAIL 9/P6.0.
25. GAS METER REGULATOR VALVES, BRACKETS, ETC. AS REQUIRED BY LOCAL GAS CO. SEE CIVIL DRAWINGS FOR CONTINUATION.
26. 1/2" COLD WATER. CONNECT TO WATER FILTER FOR BUNN POD BREWER S-547. PROVIDE SHUT-OFF VALVE PRIOR TO CONNECTION TO THE WATER FILTER.

WATER & GAS PLAN NOTES NTS | 3

A. WATER DISTRIBUTION PIPING IS SHOWN ABOVE FINISH CEILING. UNDER SLAB DISTRIBUTION ALLOWED AT CONTRACTOR OPTION. COORDINATE ALL DETAILS.

B. NO ROOF PENETRATIONS PERMITTED WITHIN THE ROOF "WATER VALLEYS". REFER TO ROOF PLAN FOR LOCATIONS.

C. REFER TO SHT P4.0 FOR ROUGH-IN LOCATIONS.

D. REFER TO SHEET P5.0 FOR WATER AND GAS ISOMETRIC DRAWINGS.

E. FLUSH ALL WATER SUPPLY LINES OF ALL DEBRIS AND IMPURITIES PRIOR TO CONNECTING TO WATER FILTERS.

F. PROVIDE REDUCED PRESSURE BACKFLOW TO SERVE CARBONATOR. DRAIN RELIEF TO FLOOR SINK WITH AIRGAP

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REGISTERED PROFESSIONAL ENGINEER
No. 16858
JOHN QUILLEN
9/30/2021

JOHN QUILLEN, PE, MBA
8394 GREENLEAF DR.
CINCINNATI, OH 45255

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BRAND DESIGNER:	-
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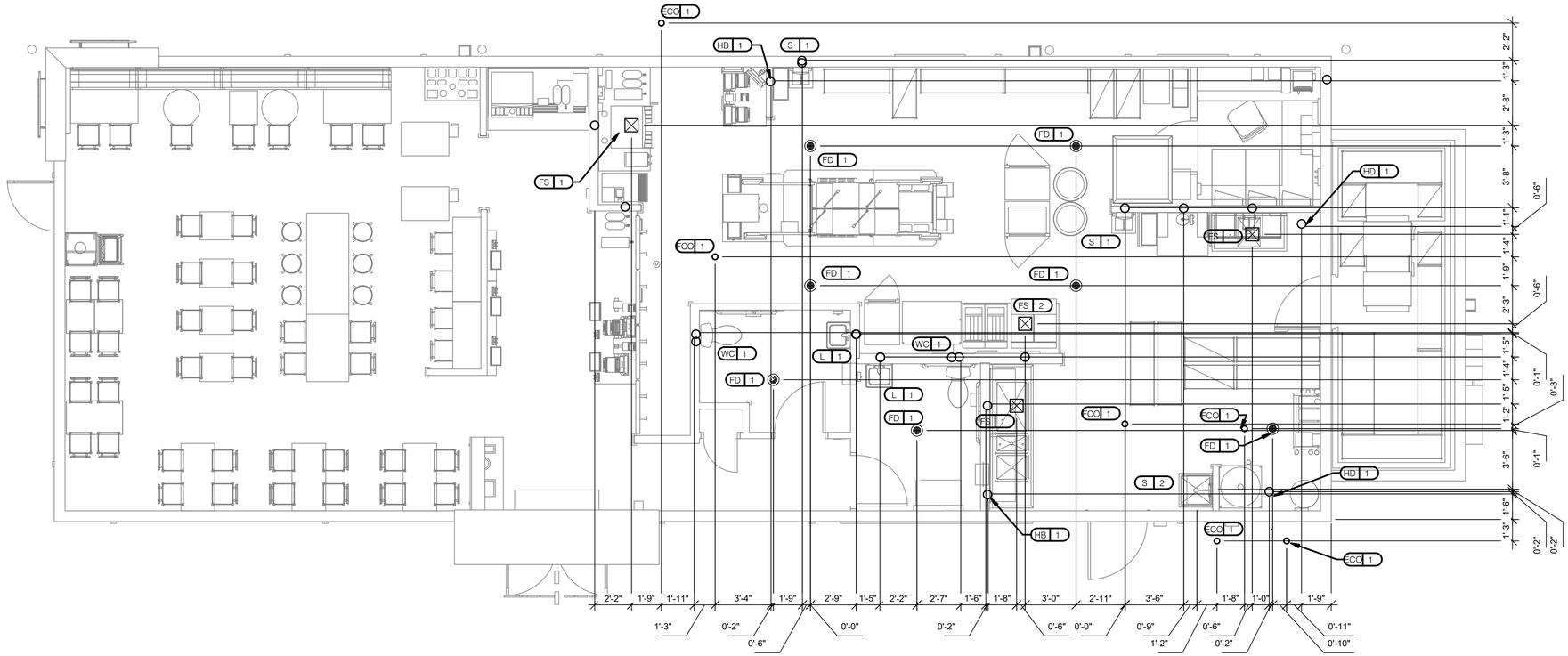
STORE NUMBER:	-
PA/PM:	JRM
DRAWN BY.:	JRM
JOB NO.:	11806

TACO BELL
DRIVE THRU RESTAURANT
ENDEAVOR 2.0
4183 ELM SPRINGS ROAD
SPRINGDALE, ARKANSAS 72762

ENDEAVOR 2.0
WATER & GAS PLAN

P3.0



PLUMBING ROUGH-IN PLAN 1/4" = 1'-0" | 1

EQUIP #	EQUIPMENT ITEM	TYPE	ELEVATION	REMARKS
FS 1	FLOOR SINK			--
FS 2	FLOOR SINK			EPOXY COATED CAST IRON
HD 1	HUB DRAIN			--
WH 1	WATER HEATER	CW		--
WH 1	WATER HEATER	G	+15" A.F.F.	--
WC 1	WATER CLOSET	CW	+29" A.F.F	BOTH HANDICAP AND REGULAR
UR 1	URINAL FLUSH VALVE	CW	+47" A.F.F.	WALL MOUNTED
UR 1	URINAL WASTE STUB	W	+16-1/2" A.F.F.	WALL MOUNTED
L 1	LAVATORY	TW	+20" A.F.F.	--
L 1	LAVATORY WASTE LINE	W	+16-1/2" A.F.F.	--
RO 1	REVERSE OSMOSIS	CW	+84" A.F.F	--
S 1	HAND SINK	TW	+18" A.F.F	RIM OF LAV @ +2'-8" A.F.F.
S 2	MOP SINK	W	-6" A.F.F.	RECESSED IN FLOOR
S 2	MOP SINK FAUCET	CW/HW	+36" A.F.F	--
S 2	MOP SINK FAUCET	CW/HW	+42" A.F.F	CLOSET MOP SINK ONLY
S 3	3-COMPARTMENT SINK	W	+19" A.F.F	--

EQUIP #	EQUIPMENT ITEM	TYPE	ELEVATION	REMARKS
S 3	3-COMPARTMENT SINK FAUCET	CW/HW	+38" A.F.F	--
S 4	PREP SINK	W	+19" A.F.F	--
S 4	PREP SINK FAUCET	CW/HW	+38" A.F.F	--
WCO 1	WALL CLEAN OUT			--
FCO 1	FLOOR CLEAN OUT			--
HB 1	HOSE BIB			--
C-107	RETHERMALIZER	HW	+8" A.F.F.	
C-107	RETHERMALIZER	G	+12" A.F.F.	
C-026	DUAL VAT FRYER	G	+12" A.F.F.	
S-286	WATER FILTER SYSTEM	CW	+94" A.F.F.	INLET TO & OUTLET FROM FILTER
P-452	HOT WATER SYSTEM	CW	+24" A.F.F.	

PLUMBING ROUGH-IN SCHEDULE NTS | 4

- HOT WATER
- COLD WATER
- TEMPERED WATER
- GAS
- FLOOR DRAIN
- FLOOR SINK
- HUB DRAIN
- WASTE OUTLET
- FLOOR CLEANOUT
- WALL CLEANOUT
- FILTERED WATER
- VENT UP FROM UNDER SLAB
- WATER LINE THRU FLOOR

SYMBOL LEGEND NTS | 3

1. ALL DIMENSIONS TO FLOOR SINKS, FLOOR DRAINS AND HUB DRAINS ARE TO CENTER OF FIXTURE.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THIS DATA ON THE LOCATION OF ALL PLUMBING ROUGH-INS WITH INFORMATION PROVIDED ON THE ARCHITECTURAL AND STRUCTURAL DRAWINGS AND THE EQUIPMENT ACTUALLY SUPPLIED AND TO CONFIRM THE CORRECTNESS OF ANY DIMENSIONS INDICATED HEREIN.

PLUMBING ROUGH-IN NOTES NTS | 2

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TACO BELL
DRIVE THRU RESTAURANT
ENDEAVOR 2.0
4183 ELM SPRINGS ROAD
SPRINGDALE, ARKANSAS 72762

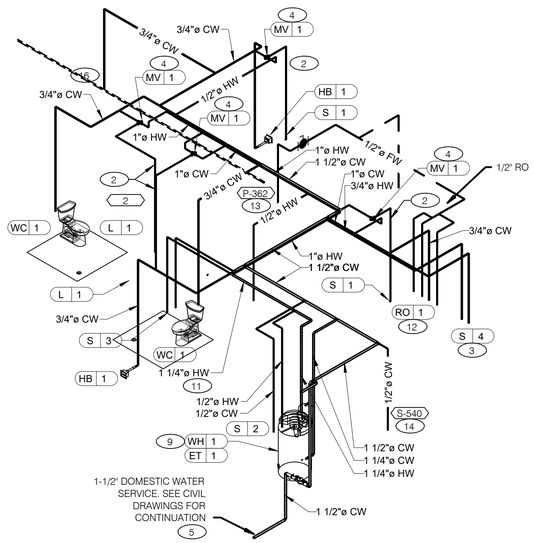
TACO BELL

ENDEAVOR 2.0
PLUMBING ROUGH-IN PLAN

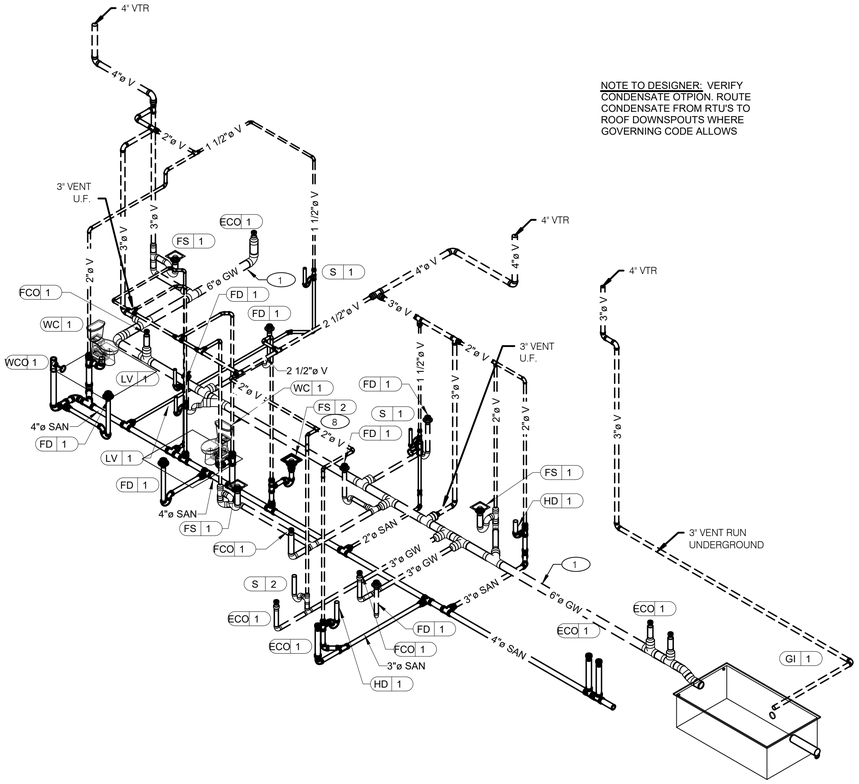
P4.0

NOTE TO DESIGNER: DO NOT LOCATE BACKFLOW PREVENTER OUTSIDE WHERE CONDITIONS MAY ALLOW FOR DOMESTIC WATER PIPE TO BE FROZEN. CONFIRM WITH LOCAL AHJ THAT BACKFLOW PREVENTER IS ALLOWABLE TO BE INSTALLED OUTSIDE.

NOTE TO DESIGNER: WHERE REQUIRED BY ENERGY CODE (2015 IECC OR LATER) INSTALL HOT WATER PIPING SITHIN 2'-0" OF FAUCET AT HANDSINKS AND LAVATORIES



WATER ISOMETRIC NTS 4



NOTE TO DESIGNER: VERIFY CONDENSATE OTPION. ROUTE CONDENSATE FROM RTU'S TO ROOF DOWNSPOUTS WHERE GOVERNING CODE ALLOWS

WASTE AND VENT ISOMETRIC NTS 1

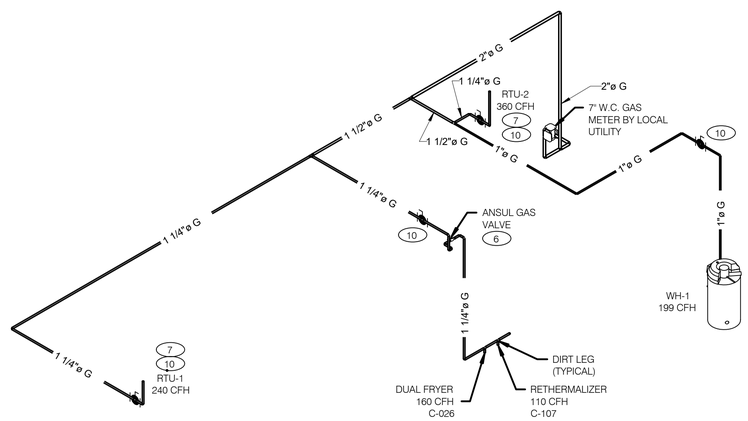
GAS DEMAND SCHEDULE

RTU-1	200 CFH
RTU-2	350 CFH
WH-1	199 CFH
DUAL FRYER	160 CFH
RETHERMALIZER	110 CFH

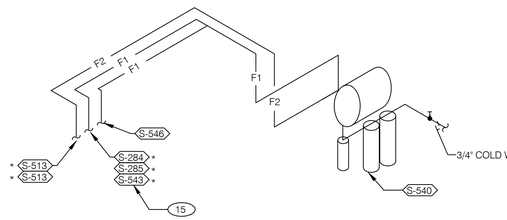
TOTAL DEMAND 1,019.0 CFH = 1,019,000 BTUH

NOTE:
COORDINATE GAS DEMAND REQUIREMENTS WITH SITE-SPECIFIC RTU DESIGN.

PIPE SIZE BASED ON 120' OF PIPE AND 7" W.C. OPERATING PRESSURE



GAS ISOMETRIC NTS 5



FILTERED EQUIPMENT AND LINES:

S-540 - WATER FILTER

FILTERED LINE (COLD WATER)

S-513 - ICE MAKER - ABOVE SELF-SERVE BEVERAGE DISPENSER *
S-513 - ICE MAKER - ABOVE DRIVE-THRU BEVERAGE DISPENSER *
S-285 - DRIVE-THRU BEVERAGE DISPENSER *
S-284 - SELF-SERVE BEVERAGE DISPENSER *
S-546 - ICED TEA BREWER
S-543 - FROZEN BEVERAGE DISPENSER

* FILTERED WATER SUPPLIED VIA SYRUP BUNDLE. REFER TO 11/P6.0. SEE SCOPE OF WORK FOR RESPONSIBILITIES.

FILTERED WATER ISOMETRIC NTS 2

1. ENTIRE RUN OF DRAIN LINES ON INLET TO GREASE TRAP SHALL BE SCHEDULE 40 PVC OR NO HUB CAST IRON AS REQUIRED BY CODE.
2. 1/2" TEMPERED WATER DOWN IN WALL TO HAND SINK / LAVATORY.
3. 1/2" HOT AND COLD WATER LINES DOWN IN WALL TO PREP SINK.
4. THERMOSTATIC MIXING VALVE.
5. REDUCED PRESSURE BACKFLOW PREVENTER PER LOCAL UTILITY REQ'S. PROVIDE SHUT-OFF VALVES AT BOTH SIDES OF BACKFLOW PREVENTER. VERIFY LOCATIONS WITH CIVIL DWGS.
6. EMERGENCY GAS SHUT-OFF VALVE (NORMALLY CLOSED) SHALL BE ELECTRIC SOLENOID TYPE WITH SPRING RETURN AND 24 VOLT ACTUATOR, SUITABLE FOR USE ON GAS PIPING SYSTEMS. VALVE SHALL BE ACTIVATED BY ANY OF THE EXHAUST HOOD FIRE SUPPRESSION SYSTEM. PROVIDE RELAYS AS REQUIRED TO ACTIVATE SHUT-OFF VALVE.
7. GAS PIPING AT ROOF TOP UNIT FOR THROUGH THE BASE PIPE CONNECTION. SHUT-OFF VALVE SHALL BE LOCATED OUTSIDE OF THE UNIT.
8. PROVIDE NO HUB CAST IRON PIPE FOR FIRST 10 FEET OF PIPE FROM CONNECTION TO FLOOR SINK FS-2
9. PIPE T&P RELIEF VALVE TO OUTSIDE OF BUILDING OR TO HUB DRAIN, RUN FULL SIZE PIPE FROM VALVE WITH TYPE "K" COPPER TUBING.
10. GAS SHUT-OFF VALVE IN CEILING SPACE BY G.C.
11. 1/2" HOT WATER PIPE DOWN IN WALL. PROVIDE SHUT-OFF VALVE OUTSIDE OF WALL FOR CONNECTION TO TB RETHERMALIZER.
12. 1/2" COLD WATER CONNECT TO REVERSE OSMOSIS FILTER AND 1/2" FILTERED WATER FROM REVERSE OSMOSIS FILTER. PROVIDE SHUT-OFF ON CW PIPE PRIOR TO CONNECTION TO FILTER.
13. 1/2" RO WATER FROM REVERSE OSMOSIS FILTER DOWN IN UTILITY CHASE OF M.A.P.S. LINE. PROVIDE SHUT-OFF VALVE ON FW PIPE IN CEILING NEAR UTILITY CHASE.
14. 1/2" COLD WATER TO HOT WATER SYSTEM FILTER.
15. TEE OFF 3/8" LINE FROM DRIVE THRU BEVERAGE DISPENSER FILTERED WATER SUPPLY. SEE DETAIL 8/P6.0.
16. 1/2" COLD WATER. CONNECT TO WATER FILTER FOR BUNN POD BREWER S-547. PROVIDE SHUT-OFF VALVE PRIOR TO CONNECTION TO THE WATER FILTER.

KEYNOTES - ISOMETRICS NTS 3

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REGISTERED PROFESSIONAL ENGINEER
No. 16858
JOHN QUILLEN

9/30/2021

JOHN QUILLEN, PE, MBA
8394 GREENLEAF DR.
CINCINNATI, OH 45255

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PA/PM: JRM
DRAWN BY.: JRM
JOB NO.: 11806

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DRIVE THRU RESTAURANT
ENDEAVOR 2.0
4183 ELM SPRINGS ROAD
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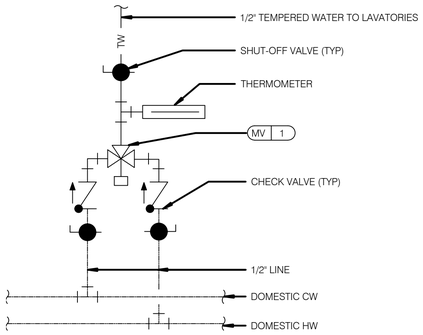
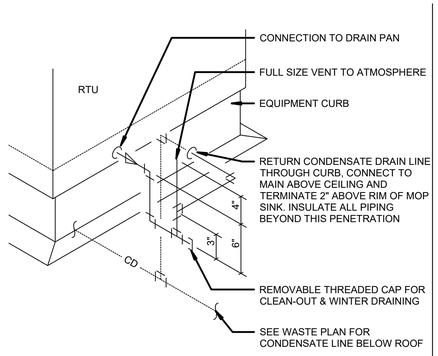
ENDEAVOR 2.0
RISER DIAGRAMS

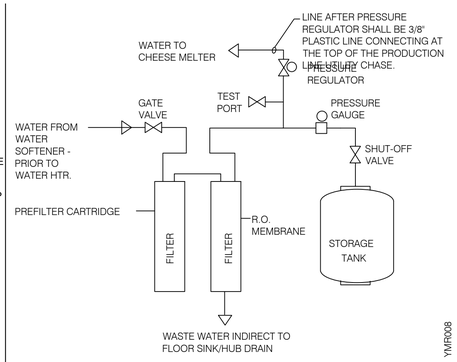
P5.0



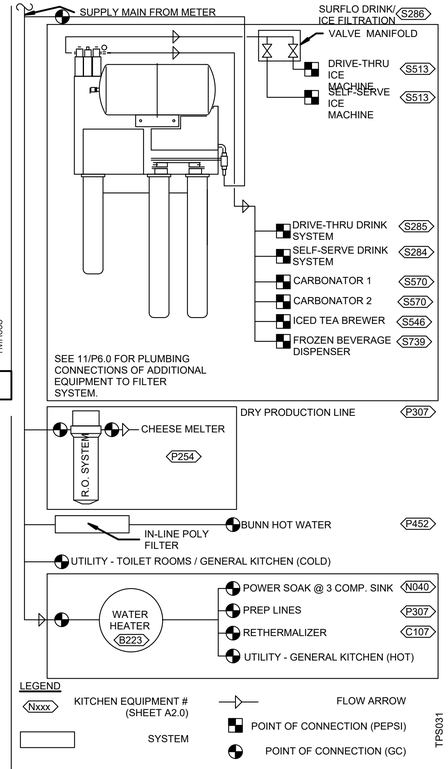
TEMPERING VALVE NTS 11



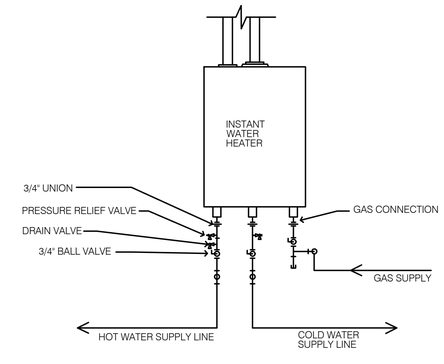
RTU CONDENSATE NTS 10



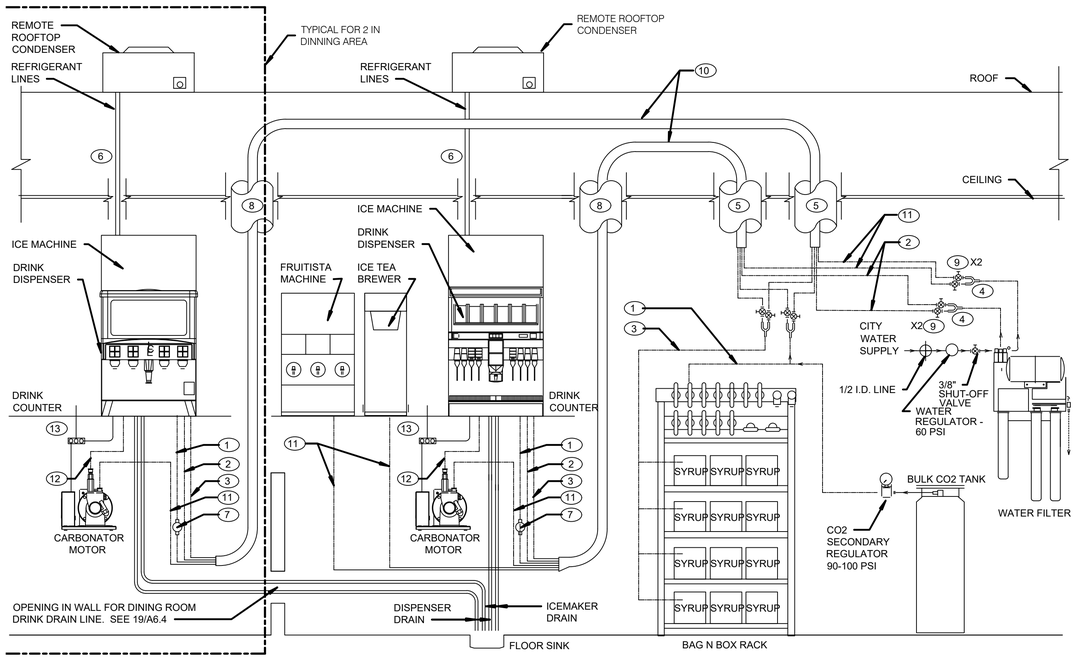
REVERSE OSMOSIS SYSTEM NTS 9



WATER FILTRATION SCHEMATIC NTS 3



WATER HEATER NTS 2



KEY NOTES:

1. 3/8" Co2 LINE
2. 3/8" FILTERED WATER LINE - ICE MACHINES
3. 3/8" SYRUP LINES
4. 1/2 X 3/8 X 3/8 "Y"
5. BUNDLED TUBING CEILING PENETRATION. SEE DETAIL 1/A6.6
6. STAINLESS CHASE SURFACE MOUNTED FROM CEILING TO TOP OF ICE MACHINE
7. PRE-SET Co2 REGULATOR
8. RECESSED 4" DIA. PVC VERTICAL CHASE FOR DRINK SYSTEM BUNDLED TUBING SYSTEM.
9. 3/8" SHUT OFF VALVES BARB FITTINGS
10. DRINK SYSTEM BUNDLED TUBING. SEE DETAIL 6/P6.0
11. 3/8" FILTERED WATERLINE - ICE TEA, FRUITISTA & DRINK MACHINES
12. 3/8" LINE FOR PRESSURIZE FILTERED WATER
13. ELECTRICAL FOR DRINK SYSTEM. SEE SHEET E3.0

TPS030

DRINK SYSTEM SCHEMATIC NTS 8

GENERAL NOTES:

1. OVERALL FILTER DIMENSIONS: 21" WIDE x 12" DEEP x 48 1/2" HIGH
2. SEE DETAIL SCOPE OF WORK FOR SCOPE DEFINITIONS.
3. ROUGH-INS SHALL BE PROVIDED BY THE CONTRACTOR.
4. INSTALLATION MUST COMPLY WITH ANY STATE OR LOCAL PLUMBING CODES.
5. THE FILTER MUST BE PROTECTED AGAINST FREEZING.
6. USE ONLY TEFLON (HIGH-LOW TEMPERATURE) TAPE TO SEAL THREADED PARTS; NO PIPE DOPE.
7. DO NOT INSTALL WHERE LINE PRESSURE EXCEEDS 125 PSI OR WHERE TEMPERATURE EXCEEDS 100 F.
8. SEE THE EQUIPMENT PLAN FOR LOCATION. SEE DETAIL 12 THIS SHEET FOR BUNDLE DETAILS
9. "Y" FOR ICE MACHINES SUPPLY LINES SHALL BE INSTALLED @ FILTER OUTLET.
10. BACKFLOW PREVENTERS FOR FILTER ASSEMBLY ARE PROVIDED.

THERE ARE TWO SELF-SERVE DRINK/ICE SYSTEMS WHICH SHARE A COMMON FLOOR SINK WITH THE D/T DRINK/ICE SYSTEM.

NOTE INSTALL ELECTRICAL, WATER, AND DRAIN IN ACCORDANCE WITH ALL LOCAL, STATE & FEDERAL CODES.

EQUIPMENT RATING:
ED250 DISPENSER - 115V, 3.5 AMPS
ED300 DISPENSER - 115V, 4.0 AMPS
CARBONATOR - 115V, 60 Hz, 7.0 AMPS
BOOSTER ASSEMBLY - 115V. 60 Hz, 6.5 AMPS

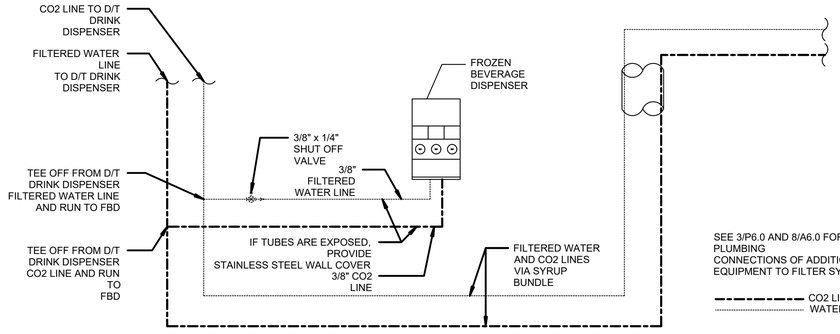
QTY	MODEL #	DESCRIPTION
1	EF100T199E3N	BWC HIGH EFFICIENCY COMMERCIAL WATER HEATER
1	MFK7	MANIFOLD KIT *
1	DET12	EXPANSION TANK
1	HAL	ALARM LIGHT W/ INSTALLATION INSTRUCTIONS
1	PK100	STAND

* THE FOLLOWING IS INCLUDED IN THE MANIFOLD KIT:

QTY	DESCRIPTION
1	3/4" BLK GAS COCK
1	3/4" BLK UNION
1	3/4" BLK TEE
1	3/4" BLK CAP
3	3/4" x 2 1/2" BLK NIPPLE
1	3/4" x 4 BLK NIPPLE
1	3/4" THD BALL VALVE
2	1 1/2" FX UNION
6	1 1/2" CXC 90
1	1 1/2" CXC TEE
2	1 1/2" BALL VALVES CXC
1	1 1/2" CHECK VALVES CXC
1	1 1/2" GALV ST 90
1	1 1/2" CX ST 90
1	HPT-507 1/2" P-TRAP
1	1/2" P4 SMA
1	1 1/2" x 1 1/2" x 1/2" TEE COPPER
1	DIAL THERMOMETER
1	1/2" COPPER FEMALE FITTING ADAPTER
1	3" PVC 90°
1	1/2" PVC STREET 90°
1	1/2" PVC 90° ELBOW

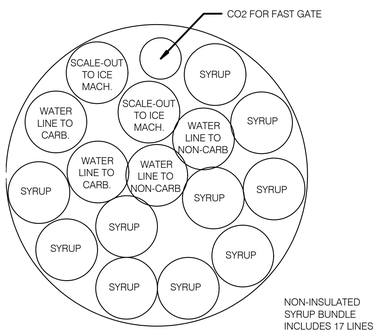
YMF023S

WATER HEATER SCHEDULE NTS 4

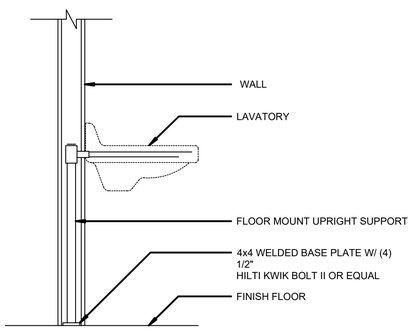


TPS024

FBD DRINK SYSTEM DETAIL NTS 7



SYRUP BUNDLE CONFIGURATION NTS 6



LAVATORY SUPPORT NTS 5

ALL WORK THIS DETAIL PER DETAILS 6, 11 & 12/P6.0

FILTER LINE F1 SUPPLIES BUNDLED TUBE BY PEPSI

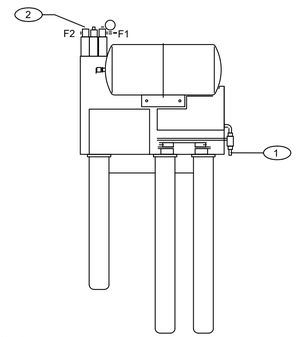
1. DRIVE THRU DRINK STATION
2. SELF SERVE DRINK STATION

FILTER LINE F2 SUPPLIES BUNDLED TUBE BY PEPSI

1. ICE MACHINES

WB2-M3-22-003

WATER BOOST MODULAR FILTRATION (WBMF) SYSTEM



KEY NOTES

1. 3/4" COLD WATER INLET TO 1/2" COPPER LINE AND FITTINGS AT FILTER.
2. 3/4" OUTLET W/ INTEGRAL BACKFLOW PREVENTER, EQUAL TO WATTS REGULATOR CO. SERIES 007 AND SERVICE BALL VALVE.

GENERAL NOTES

1. OVERALL DIMENSIONS 21" WIDE x 12" DEEP x 48 1/2" HIGH
2. SEE SCOPE OF WORK FOR ADDITIONAL INFORMATION.
3. INSTALLATION MUST COMPLY WITH STATE OR LOCAL PLUMBING CODES.
4. THE UNIT MUST BE PROTECTED AGAINST FREEZING.
5. USE ONLY TEFLON (HIGH-LOW TEMPERATURE) TAPE TO SEAL THREADED PARTS; NO PIPE DOPE.
6. DO NOT INSTALL WHERE LINE PRESSURE EXCEEDS 125 PSI OR WHERE TEMPERATURE EXCEEDS 100 F.
7. SEE SHT. A2.0 FOR LOCATION.

TPW001

WATER FILTER SYSTEM NTS 1

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architecture & design
3217 madison rd cincinnati ohio 45209
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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 16858
JOHN QUILLEN

9/30/2021

JOHN QUILLEN, PE, MBA
8394 GREENLEAF DR.
CINCINNATI, OH 45255

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9/30/2021 PERMIT

DATE	REMARKS

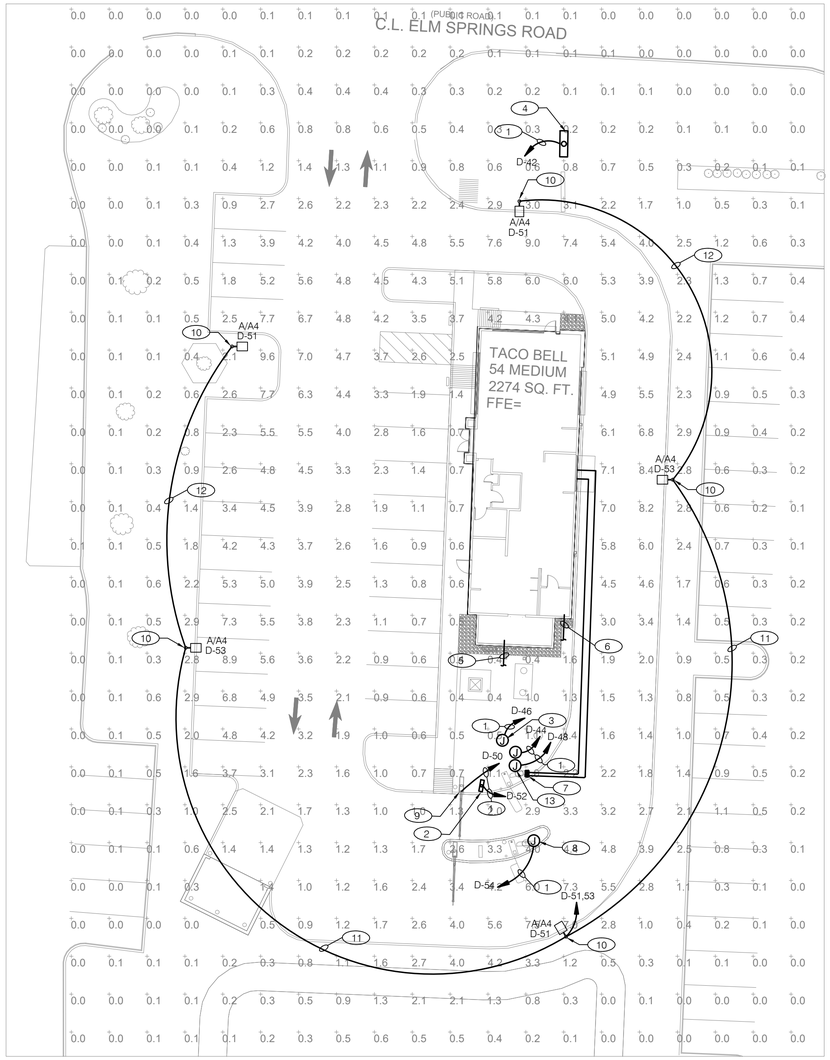
CONTRACT DATE:	-
BUILDING TYPE:	END. MED56
PLAN VERSION:	APRIL 2021
BRAND DESIGNER:	-
SITE NUMBER:	-
STORE NUMBER:	-
PA/PM:	JRM
DRAWN BY.:	JRM
JOB NO.:	11806

TACO BELL
DRIVE THRU RESTAURANT
ENDEAVOR 2.0
4183 ELM SPRINGS ROAD
SPRINGDALE, ARKANSAS 72762

TACO BELL

ENDEAVOR 2.0
PLUMBING DETAILS

P6.0



Calculation Summary											
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type
Property Line	Illuminance	Fc	0.00	2.7	0.0	N.A.	N.A.	Readings taken at 0'0" AFG	10	N.A.	Horizontal
Site	Illuminance	Fc	1.34	9.6	0.0	N.A.	N.A.	Readings taken at 0'0" AFG	10	10	Horizontal
Parking Lot	Illuminance	Fc	3.56	9.0	0.6	5.93	15.00	Readings taken at 0'0" AFG			

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Tag	Total Lamp Lumens	LLF	Description
	5	ALED3T150	SINGLE	A	N.A.	1.000	Pole Mounted (Type III)

Expanded Luminaire Location Summary						
LumNo	Tag	X	Y	MTG HT	Orient	Tilt
1	A	517.167	511.459	25	0	0
2	A	504.928	431.921	25	0	0
3	A	603.467	356.733	25	120.519	0
4	A	631.026	476.28	25	180	0
5	A	591.791	548.56	25	270	0
Total Quantity: 5						

N

12 11 10 9 8 7 6 5 4 3 2 1

ELECTRICAL SITE PLAN 1" = 20'-0" **A**

CONDUIT SCHEDULE		
DEVICE	POWER	DATA
DIRECTIONAL	(1) 3/4"	-
SPEAKER POST	(1) 1"	(1) 1"
MENUBOARD	(1) 1"	(2) 1"
PREVIEW BOARD (OPTIONAL)	(1) 1"	(2) 1"

1. 3/4" C. - 2 #10, #10 GRD. (TYP. FOR ENTIRE CIRCUIT.)
2. DIRECTIONAL SIGN. (OPTIONAL). REFER TO CONDUIT SCHEDULE FOR CONDUIT SIZE AND QUANTITY.
3. DIGITAL MENU BOARD. REFER TO CONDUIT SCHEDULE FOR CONDUIT SIZE AND QUANTITY. REFER TO DETAILS 2&10/C1.0.
4. LED PYLON SIGN.
5. UNDERGROUND ELECTRIC SERVICE TO UTILITY CO. TRANSFORMER. REFER TO CIVIL SHEETS FOR LOCATION AND ROUTING. VERIFY AND COORDINATE ALL REQUIREMENTS WITH UTILITY CO.
6. PROVIDE SEPARATE 2" TELEPHONE AND CABLE CONDUITS TO CONNECTION ON SITE . REFER TO CIVIL SHEETS FOR LOCATION AND ROUTING. VERIFY AND COORDINATE ALL REQUIREMENTS WITH UTILITY CO.
7. SPEAKER POST. REFER TO CONDUIT SCHEDULE FOR CONDUIT SIZE AND QUANTITY.
8. FUTURE PREVIEW BOARD (OPTIONAL). REFER TO CONDUIT SCHEDULE FOR CONDUIT SIZE AND QUANTITY.
9. CLEARANCE BAR. REFER TO DETAILS 2 & 3/C1.1.
10. LED SITE LIGHTING. REFER TO CIVIL DRAWINGS, TYP. REFER TO DETAIL 12/C1.1.
11. 1" C. - 3 #8, #8 GND.
12. 3/4" C. - 2 #8, #8 GND.
13. PROVIDE CONNECTION TO ORDER CANOPY. REFER TO DETAIL 4/E7.0

KEY NOTES N.T.S. **B**

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4183 ELM SPRINGS ROAD
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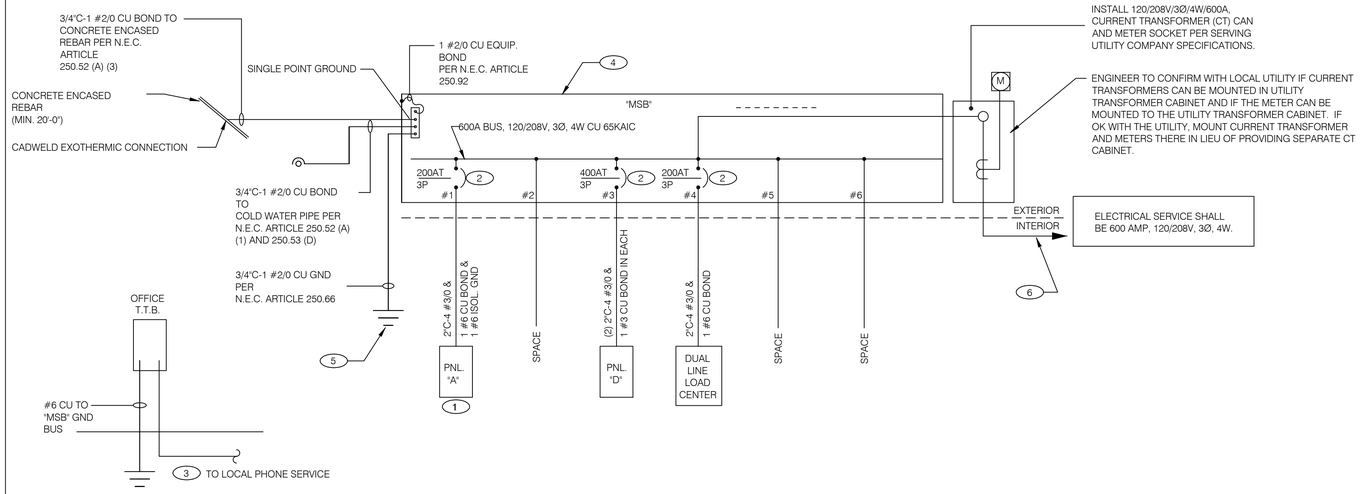
ENDEAVOR 2.0
SITE ELECTRICAL PLAN

E1.0



SINGLE LINE DIAGRAM NTS **A**

	2X4 FLUORESCENT FIXTURE	NL	NIGHTLIGHT		FUSIBLE DISCONNECT SWITCH WITH STARTER
	2X4 FLUORESCENT FIXTURE WITH BATTERY PACK	S	CEILING MOUNTED SPEAKER		FUSIBLE DISCONNECT SWITCH
	1X4 FLUORESCENT FIXTURE	S	WALL MOUNTED SPEAKER		NON-FUSIBLE DISCONNECT SWITCH
	1X4 FLUORESCENT FIXTURE WITH BATTERY PACK	J	JUNCTION BOX	PC	PHOTOCELL
	DOWNLIGHT FIXTURE	J	WALL MOUNTED JUNCTION BOX	RS	RAIN SENSOR
	SUSPENDED DOWNLIGHT FIXTURE		TELEPHONE OUTLET		FLUORESCENT WALL MOUNT FIXTURE
	PENDANT MOUNTED LIGHT FIXTURE		DEDICATED GROUNDED OUTLET		EMERGENCY LIGHT
	TRACK MOUNTED PENDANT LIGHT FIXTURE		DUPLEX GROUNDED OUTLET	$OS	SINGLE POLE, SINGLE THROW TOGGLE SWITCH
	DIRECTIONAL FIXTURE, TRACK MOUNTED		DOUBLE DUPLEX GROUNDED OUTLET	$P	SINGLE POLE, SINGLE THROW TOGGLE SWITCH W/ PILOT LIGHT
	DIRECTIONAL FIXTURE, TRACK MOUNTED TO UNDERSIDE OF INTERIOR CANOPY		GROUND FAULT DUPLEX OUTLET	$OS	WALL MOUNTED OCCUPANCY SENSOR
	COOLER FIXTURE		GROUND FAULT DUPLEX W/ BOTT. HALF SWITCHED	R	RELAY
	EXIT SIGN (WALL MOUNTED)		GROUND FAULT DEDICATED OUTLET		CONDUIT RUN, UNDERGROUND
	EXIT SIGN (CEILING MOUNTED)		CEILING DUPLEX OUTLET		SMOKE DETECTOR
	SECURITY STROBE		DUPLEX ISOLATED GROUND OUTLET		EXTERIOR WALL FIXTURE
			DOUBLE DUPLEX ISOLATED GROUND OUTLET		EXTERIOR DECORATIVE WALL FIXTURE
			DEDICATED ISOLATED GROUND		EXTERIOR DECORATIVE WALL FIXTURE
			SPECIAL PURPOSE OUTLET	WPG	WEATHERPROOF GROUND FAULT
			CEILING SPECIAL PURPOSE OUTLET		
			ELECTRICAL PANEL. SEE SHEET E2.1 FOR PANEL SCHED.		
			HOLD UP EMERGENCY BUTTON		
			ELECTRICAL MOTOR		
		SD	DUCT MOUNTED SMOKE DETECTOR		
		C	CONNECTION TO EQUIPMENT		

ELECTRICAL LEGEND NTS **D**

1. THERE SHALL BE U.L. LISTED SERIES RATING BETWEEN CKT. BREAKERS LOCATED AT THE DISTRIBUTION PANEL AND THE DOWNSTREAM 10k A.I.C. RATED CIRCUIT BREAKERS AT PANELS "A", "B" DUAL-LINE EQUIPMENT CABINET BASED ON THE MAXIMUM FAULT CURRENT AS DETERMINED AT THE SERVICE ENTRANCE AND DOWNSTREAM 22K A.I.C. RATED CIRCUIT BREAKERS AT PANEL "D."
2. THE NFPA-70 'SIX SWITCH' MAXIMUM RULE SHALL APPLY AT THE POINT AT WHICH THE SERVICE ENTERS THE BUILDING AS DEFINED BY NFPA-70 (CURRENT EDITION IN FORCE AT THIS SITE). NOTIFY ENGINEER WHERE LOCAL CONDITIONS REQUIRE ALTERNATE LOCATIONS OR SINGLE POINT DISCONNECT.
3. SEE SCOPE OF WORK FOR DETAILS REGARDING OWNER SUPPLIED AND/OR INSTALLED PRODUCTS. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL OTHER ASPECTS OF THE PROJECT.
4. IF UTILITY COMPANY PROPOSES A SERVICE DIFFERENT FROM THAT ILLUSTRATED, CONTACT THE CONSTRUCTION ENGINEER FOR A DECISION BEFORE PROCEEDING. COORDINATE AVAILABLE SHORT CIRCUIT CURRENT W/ LOCAL UTILITY AND PROVIDE CIRCUIT BREAKERS W/ SUFFICIENT INTERRUPTING CAPACITY.
5. COORDINATE CT METERING COMPARTMENT SIZE WITH LOCAL UTILITY COMPANY. THE LOCAL ELECTRICAL INSPECTOR AND THE NATIONAL ELECTRICAL CODE TO MEET ALL REQUIREMENTS BEFORE PURCHASE AND INSTALLATION. NEW METER BY LOCAL UTILITY COMPANY.
6. ALL WIRING SHOWN SHALL BE COPPER TYPE "THHN/THWN" EXCEPT FEEDERS FROM UTILITY TRANSFORMER TO SWITCH BOARD MAY BE ALUMINUM.
7. ARMOR CABLE ACCEPTABLE FOR THE LAST 6'-0" FROM A JUNCTION BOX TO LIGHT FIXTURES. ARMOR CABLE IS NOT ALLOWED FOR NON-ACCESSIBLE FLOORS, WALLS AND CEILINGS.

ONE LINE DIAGRAM GENERAL NOTES NTS **C**

(1) WIRE ISOLATED GROUND TO ISOLATION GROUND BUS IN PANEL AND LAND ISOLATED GROUND TO SINGLE POINT GROUND. "DO NOT COMBINE COMMON GND TO ISOLATED GROUND". REF DETAIL 6/E3.1.

(2) 6 BUILDING MAIN DISCONNECTS FOR THIS SERVICE:
(MAXIMUM 6 MAINS PER N.E.C.)
LABEL EACH MAIN BREAKER AS INDICATED:

"MAIN 1 OF 6" (ENGRAVED LETTERS x 3/4" HIGH, TYP.)
"MAIN 2 OF 6"
"MAIN 3 OF 6"
"MAIN 4 OF 6"
"MAIN 5 OF 6"
"MAIN 6 OF 6"

(3) PROVIDE 2" CONDUIT STUBBED INTO BULDING FROM LATERAL POLE FOR TELEPHONE.

(4) VERIFY AVAILABLE FAULT CURRENT AT SREVICE ENTRANCE WITH THE UTILITY COMPANY. IF THE AIC RATING AS INDICATED IS NOT SUFFICIENT, CONTACT PROJECT MANAGER AND ENGINEER PRIOR TO BID/PRICING TO UPDATE EQUIPMENT RATING.

(5) (3) 5/8" DIA. x 10'-0" COPPER CLAD GROUND RODS. INSTALL 10'-0" APART AND CONNECT GROUND SYSTEM PER N.E.C. ARTICLE 250

(6) PROVIDE UNDERGROUND SERVICE LATERAL TO UTILITY TRANSFORMER PER SERVING UTILITY COMPANY SPECIFICATIONS. 4#350 KCMIL IN EACH OF (2) 3"C. TO PAD MOUNT TRANSFORMER. GC/ELECT. CONTRACTOR SHALL COORDINATE SERVICE POLES PER LOCAL UTILITY CODE. IF ALUMINUM CONDUCTORS ARE USED PROVIDE 4#500 KCMIL IN EACH (2) 3-1/3"C.

ONE LINE DIAGRAM KEY NOTES NTS **B**

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CONTRACT DATE: -
BUILDING TYPE: END. MED56
PLAN VERSION: APRIL 2021
BRAND DESIGNER: -
SITE NUMBER: -
STORE NUMBER: -
PA/PM: JRM
DRAWN BY.: JRM
JOB NO.: 11806

TACO BELL
DRIVE THRU RESTAURANT
ENDEAVOR 2.0
4183 ELM SPRINGS ROAD
SPRINGDALE, ARKANSAS 72762

ENDEAVOR 2.0
ELECTRICAL ONE LINE DIAGRAMS AND LEGEND

E2.0

Switchboard: MSB

Location:
Supply From:
Mounting: SURFACE
Enclosure: NEMA-3R

Volts: 120/208 Wye
Phases: 3
Wires: 4

A.I.C. Rating: 65 KAIC
Mains Type:
Mains Rating: 600 A
MCB Rating:

Notes:

CKT	Circuit Description	WIRE SIZE	# of Poles	Frame Size	Trip Rating	Load	Remarks
1	PANELBOARD A	3/0	3	225 A	200 A	47167 VA	--
2							
3	DUAL COOK LINE PANEL	3/0	3	400 A	200 A	52000 VA	(2) SETS OF PARALLEL FEEDERS
4	PANELBOARD D	3/0	3	400 A	400 A	90847 VA	(2) SETS OF PARALLEL FEEDERS
5							
6							
					Total Conn. Load:	190014 VA	
					Total Amps:	528A	

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
HVAC	43954 VA	100.00%	43954 VA		
Kitchen	11958 VA	65.00%	7773 VA	**Total Conn. Load:**	190514 VA
Lighting	9716 VA	125.00%	12145 VA	**Total Est. Demand:**	188758 VA
Other	15000 VA	100.00%	15000 VA	**Total Conn. Current:**	529 A
Power	82688 VA	100.00%	82688 VA	**Total Est. Demand Current:**	524 A
Receptacle	6740 VA	100.00%	6740 VA		
Refrigeration	19958 VA	100.00%	19958 VA		
Spare	500 VA	100.00%	500 VA		

Notes:

Branch Panel: A

Location:
Supply From: MSB
Mounting: Recessed
Enclosure: Type 1

Volts: 120/208 Wye
Phases: 3
Wires: 4

A.I.C. Rating: SERIES
Mains Type: M.L.O.
Mains Rating: 225 A
MCB Rating:

Notes:

CKT	Circuit Description	Wire Size	Trip	Poles	A	B	C	Poles	Trip	Wire Size	Circuit Description	CKT
1	P-417 TIMER	12	20 A	1	180 VA 300 VA			1	20 A	12	F-040 OFFICE COMPUTER	2
3	S-546 ICED TEA	12	20 A	1		480 VA 720 VA		1	20 A	12	DRIVE THRU POS/ORDER ENTRY 1	4
5	OFFICE QUAD RECEPTACLE	12	20 A	1			680 VA 480 VA	1	20 A	12	S-547 BREWER	6
(1) 7	J-BOX SECURITY SYSTEM / DVR	12	20 A	1	1180 VA 180 VA			1	20 A	12	U-011	8
9	S-026 HEAT CABINET	12	20 A	1		1800 VA 540 VA		1	20 A	12	RECEPTACLES - OFFICE	10
(1) 11	U-052 SECURITY SYSTEM	20	20 A	1			860 VA 864 VA	1	20 A	12	S-204 D/T TIMING SYSTEM	12
13	FLY CATCHERS	12	20 A	1	1540 VA 1140 VA			1	20 A	12	R-009 FULL HEIGHT FREEZER	14
15	BEVERAGE DISPENSER D/T	12	15 A	1		1428 VA 2013 VA		2	30 A	10	P-452 HOT WATER SYSTEM	16
17	P-452 HOT WATER SYSTEM	12	20 A	2			2013 VA 2013 VA					18
19					2013 VA 240 VA			1	20 A	12	C-107 RETHERMALIZER	20 (3)
21	Spare	12	20 A	1		0 VA 0 VA		1	20 A	12	Spare	22
(3) 23	C-026 FRYER	12	20 A	1			972 VA 100 VA	1	20 A	12	C-400 COOK TIMER	24
25	Spare	12	20 A	1	0 VA 500 VA			1	20 A	12	INTERIOR DIGITAL MENUBOARD	26
27	INTERIOR DIGITAL MENUBOARD	12	20 A	1		500 VA 500 VA		1	20 A	12	OCB SWITCH	28
29	DINING POS ENTRY 2	12	20 A	1			1040 VA 1800 VA	1	20 A	12	Power	30
31	DRIVE THRU MONITORS	12	20 A	1	180 VA 360 VA			1	20 A	12	SAFE W/TOUCHSCREEN...	32
33	HAND DRYER	12	20 A	1		1800 VA 1540 VA		1	20 A	12	DINING POS ENTRY 1	34
35	HAND DRYER	12	20 A	1			1800 VA 1000 VA	1	20 A	12	WALK-IN COOLER EVAPORATOR	36
(2) 37	DINING LTS	12	20 A	1	558 VA 1000 VA			1	20 A	12	WALK-IN FREEZER EVAPORATOR	38
(2) 39	EXTERIOR SCONCE/PATIO LTS	12	20 A	1		360 VA 1000 VA		1	20 A	12	WALK-IN COOLER FAN	40
(2) 41	KITCHEN/ BOH/ RESTROOM LTS	12	20 A	1			558 VA 1000 VA	1	20 A	12	WALK-IN FREEZER FAN	42
43	LTG - SHOW WINDOW	12	20 A	1	600 VA 1000 VA			1	20 A	12	AIR CURTAIN (KITCHEN)	44
45	LTG - SHOW WINDOW	12	20 A	1		600 VA 1000 VA		1	20 A	12	AIR CURTAIN (DT)	46
(2) 47	LTG - COOLER & FREEZER	12	20 A	1			800 VA 0 VA	1	20 A		Spare	48
(2) 49	EXTERIOR SIGNAGE	12	20 A	1	1500 VA 1393 VA			3	20 A	12	WALK-IN COOLER	50
51	UTILITY RECEPT	12	20 A	1		216 VA 1393 VA						52
53	EMERGENCY LTS INT/EXT, EXIT...	12	20 A	1			82 VA 1393 VA					54
			Total Load:		10206 VA	14714 VA	15015 VA					
			Total Amps:		85 A	123 A	125 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Kitchen	2568 VA	100.00%	2568 VA		
Lighting	3816 VA	125.00%	4770 VA	**Total Connected Load:**	47167 VA
Power	24564 VA	100.00%	24564 VA	**Total Estimated Demand:**	43828 VA
Receptacle	4440 VA	100.00%	4440 VA	**Total Connected Current:**	131 A
Refrigeration	6179 VA	100.00%	6179 VA	**Total Estimated Demand Current:**	122 A
Other	5600 VA	100.00%	5600 VA	**System Voltage:**	120/208 Wye

Notes:

Branch Panel: D

Location:
Supply From: MSB
Mounting: Recessed
Enclosure: Type 1

Volts: 120/208 Wye
Phases: 3
Wires: 4

A.I.C. Rating: SERIES
Mains Type: M.L.O.
Mains Rating: 400 A
MCB Rating:

Notes:

CKT	Circuit Description	Wire Size	Trip	Poles	A	B	C	Poles	Trip	Wire Size	Circuit Description	CKT
1	CARBONATOR	12	15 A	1	276 VA 0 VA			1	20 A		Spare	2
3	B-223 WATER HEATER IGNITION	12	20 A	1		744 VA 1000 VA		1	20 A	12	ALTERNATE PAYMENT ROUTER BOX AN...	4
5	Receptacle	12	20 A	1			180 VA 680 VA	1	20 A	12	IRRIGATION TIMER AND RECEPTACLE	6
7	S-540 PEPSI TANK	12	20 A	1	564 VA 500 VA			1	20 A	12	MUSIC SYSTEM J-BOX AND RECEPTACLE	8
9	RECEPTACLES - ROOF	12	20 A	1		540 VA 1560 VA		2	30 A	10	S-737 FROZEN BEV. DISP.	10
11	CONVIENCE RECEPTACLES	12	20 A	1			720 VA 1560 VA					12
13	GENERAL PURPOSE RECEPTACLES	12	20 A	1	1440 VA 1600 VA			2	20 A	12	ICE MAKER CONDENSER D/T	14
15	DRINK FOUNTAIN - S-284 AND R-XX1	12	20 A	1		1254 VA 1600 VA						16
17	ICE MAKER CONDENSER	12	20 A	2			1600 VA 1600 VA	2	20 A	12	ICE MAKER CONDENSER	18
19					1600 VA 1600 VA							20
21	S-286 WATER FILTER SYSTEM	12	20 A	1		400 VA 2370 VA		2	20 A	12	POWER SOAK	22
23	S-381 AMPROBE CO2 MONITOR	12	20 A	1			156 VA 2370 VA					24
25	Spare		20 A	1	0 VA 500 VA			1	20 A	12	MUSIC SYSTEM (MUZAK)	26
(2) 27	EF-1	12	20 A	1		1120 VA 4700 VA		2	60 A	4	POWER WASH UNIT	28
(2) 29	EF-2	12	20 A	1			660 VA 4700 VA					30
31	RTU-1	4	60 A	3	4623 VA 0 VA					--		32
33						4623 VA 1393 VA						34
35							4623 VA 1393 VA	3	20 A	12	WALK-IN FREEZER	36
37					9835 VA 1393 VA							38
39	RTU-1	1	100 A	3		9835 VA 1000 VA		1	20 A	12	TBCCB E1AN TBANS	40
41							9835 VA 500 VA	1	20 A	12	LTG - LANDSCAPE	42
43	LTG - BUILDING - SIGNAGE	12	20 A	1	300 VA 500 VA			1	20 A	12	LTG - MENU BOARD	44
45	LTG - BUILDING - SIGNAGE	12	20 A	1		300 VA 500 VA		1	20 A	12	LTG - DRIVE THRU SIGN	46
47	LTG - BUILDING - SIGNAGE	12	20 A	1			300 VA 500 VA	1	20 A	12	LTG - PYLON SIGN	48
49	LTG - BUILDING - SIGNAGE	12	20 A	1	300 VA 500 VA			1	20 A	12	LTG - CLEARANCE BAR	50
51	LTG - EXTERIOR POLE LIGHTS	12	20 A	1		600 VA 500 VA		1	20 A	12	LTG - DIRECTIONAL SIGN	52
53	LTG - EXTERIOR POLE LIGHTS	12	20 A	1			600 VA 500 VA	1	20 A	12	LTG - FUTURE PREVIEW BOARD	54
			Total Load:		9473 VA	10861 VA	10259 VA					
			Total Amps:		79 A	92 A	86 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
HVAC	43954 VA	100.00%	43954 VA		
Kitchen	9390 VA	65.00%	6104 VA	**Total Connected Load:**	90847 VA
Lighting	5900 VA	125.00%	7375 VA	**Total Estimated Demand:**	96411 VA
Power	6124 VA	100.00%	6124 VA	**Total Connected Current:**	252 A
Receptacle	2300 VA	100.00%	2300 VA	**Total Estimated Demand Current:**	268 A
Refrigeration	13779 VA	100.00%	13779 VA	**System Voltage:**	120/208 Wye
Other	9400 VA	100.00%	9400 VA		
Notes:					

NOTE
PARKING LOT LIGHTING AND SIGNAGE SHALL PASS THROUGH TBCCB

NOTE TO CONTRACTORS
ALL CONTRACTORS PRIOR TO BID SUBMISSION PROCESS SHALL VISIT PROPOSED WORK SITE AND FIELD VERIFY ALL EXISTING CONDITIONS. ANY CONDITION THAT DIFFERS FROM THAT SHOWN ON THESE PLANS SHALL BE REPORTED TO THE TENANT'S ARCHITECT/ENGINEER SO THAT NEW AND REVISED BID DRAWINGS OR INFORMATION MAY BE ISSUED. MODIFICATION TO THE SCOPE OF WORK WHICH RESULTS FROM THE CONTRACTORS NEGLECT TO VISIT THE SITE PRIOR TO SUBMITTING BID, SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY.

GENERAL NOTE:

FOR PARKING LOT (SITE) LIGHTS AND OUTSIDE SIGNS: PROVIDE (5) 3/4"C FROM PANEL "B" AND STUB OUT 10'-0" AWAY FROM THE BUILDING. VERIFY EXACT LOCATION OF STUB PRIOR TO ROUGH-IN. LOADS MAY VARY WITH LOCATION. VERIFY OUTDOOR VOLTAGE DROP FOR ALL PARKING LIGHTING (SITE) CIRCUITS.

KEY NOTES:

(1) PROVIDE LOCK-ON BREAKER.

(2) CIRCUITS TO BE WIRED THROUGH COMBINED CONTROL BOX CONTACTOR. SEE SHEETS 6.0 THROUGH 6.3.

(3) PROVIDE GFI BREAKER. CIRCUIT TO BE WIRED THROUGH TBANS. SEE SHEETS E7.0 AND E7.1.

GENERAL NOTES & KEY NOTES - ELECTRICAL SCHEDULES NTS **A**

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 16858
JOHN QUILLEN

9/30/2021

JOHN QUILLEN, PE, MBA
8394 GREENLEAF DR.
CINCINNATI, OH 45255

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9/30/2021 PERMIT

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PLAN VERSION: APRIL 2021
BRAND DESIGNER: -
SITE NUMBER: -
STORE NUMBER: -
PA/PM: JRM
DRAWN BY.: JRM
JOB NO.: 11806

TACO BELL
DRIVE THRU RESTAURANT
ENDEAVOR 2.0
4183 ELM SPRINGS ROAD
SPRINGDALE, ARKANSAS 72762

ENDEAVOR 2.0
ELECTRICAL SCHEDULES

E2.1

COMMERCIAL KITCHEN EQUIPMENT SCHEDULE

EQUIPMENT IDENTIFICATION			EQUIPMENT ELECTRICAL CHARACTERISTICS					EQUIPMENT CIRCUIT			EQUIPMENT DISCONNET					
TAG	TYPE	EQUIPMENT NAME	V/Ph - WATTS	FLA/RLA	MCA	TIME DELAY FUSE	INVERSE-TIME BREAKER	SETS	BRANCH CIRCUIT	WIRE TYPE	CONDUIT TYPE	TYPE	SIZE	NEMA	SUPPLIED BY	INSTALLED BY	NOTES
B-223	O	B-223 WATER HEATER IGNITION	120 V/1-744 VA	6.2	7.2	20	20	1	#12 W/#12 G IN 3/4"C	CU	ST	C&P	20	5-20	ES	ES	2
B-381	O	CO2 CARBON DIOXIDE SENSOR / WARNING	120 V/1-156 VA	1.0	1.3	20	20	1	#12 W/#12 G IN 3/4"C	CU	ST	C&P	20	5-20	ES	ES	2
C-026	KR	FRYER	120 V/1-972 VA	8.1	9.8	20	20	1	#12 W/#12 G IN 3/4"C	CU	ST	C&P	20	5-20	ES	ES	2
C-107	O	RETHERMALIZER	120 V/1-240 VA	2.0	2.5	20	20	1	#12 W/#12 G IN 3/4"C	CU	ST	C&P	20	5-20	ES	ES	2
C-400	O	COOK TIMER	120 V/1-100 VA	0.3	0.4	15	15	1	#12 W/#12 G IN 3/4"C	CU	ST	C&P	15	5-15	ES	ES	2
DCL	O	DUAL COOK LINE	208 V/3-52000 VA	145	145	200	200	1	4#3/0 W/#6 G IN 2"C	CU	ST	DIRECT	200	J-BOX	ES	ES	8
E1AN	O	TBANS SHUNT PANEL	120 V/1-500 VA	6.3	7.9	20	20	1	#12 W/#12 G IN 3/4"C	CU	ST	DIRECT	20	1	ES	ES	8
F-040	O	OFFICE COMPUTER	120 V/1-300 VA	2.5	3.1	20	20	1	#12 W/#12 G IN 3/4"C	CU	ST	C&P	20	5-20	ES	ES	2
F-050	O	CREDIT CARD SATELLITE ROUTER JUNCTION	120 V/1-500 VA	4.0	5.0	20	20	1	#12 W/#12 G IN 3/4"C	CU	ST	C&P	20	5-20	ES	ES	2
F-090	O	UPS	120 V/1-500 VA	4.0	5.0	20	20	1	#12 W/#12 G IN 3/4"C	CU	ST	C&P	20	5-20	ES	ES	2
F-174	O	SAFE W/TOUCHSCREEN CONTROLS	120 V/1-360 VA	3.0	3.8	20	20	1	#12 W/#12 G IN 3/4"C	CU	ST	C&P	20	5-20	ES	ES	2
IR-01	O	IRRIGATION TIMER	120 V/1-500 VA	2.0	3.0	20	20	1	#12 W/#12 G IN 3/4"C	CU	ST	DIRECT	20	1	ES	ES	8
L-043	O	INTERIOR ROTATING MENU BOARD & REMOTE ALARM LT	120 V/1-500 VA	9.0	11.8	20	20	1	#12 W/#12 G IN 3/4"C #4 W/#10 G IN 1"C.	CU	ST	C&P	20	5-20	ES	ES	2
L-044	KR	WARMER R TO L	120 V/1-1800 VA	16.0	16.0	20	20	1	#12 W/#12 G IN 3/4"C	CU	ST	C&P	20	5-20	ES	ES	2
L-045	KR	WARMER R TO L	120 V/1-1800 VA	16.0	16.0	20	20	1	#12 W/#12 G IN 3/4"C	CU	ST	C&P	20	5-20	ES	ES	2
N-040	0	POWER WASH	208 V/2-9400 VA	36	45	60	60	1	#4 W/#10 G IN 1" C.	CU	ST	DISC-NF	60	DISC-NF	ES	ES	8
N-043	KR	POWER SOAK	208 V/2-4740 VA	11.4	14.25	15	15	1	#12 W/#12 G IN 3/4"C	CU	ST	DIRECT	20	J-BOX	ES	ES	8
N-044	O	S-204 D/T TIMING SYSTEM	120 V/1-216 VA	7.2	9.0	20	20	1	#12 W/#12 G IN 3/4"C	CU	ST	C&P	20	5-20	ES	ES	2
P-417	O	TIMER - 8 CHANNEL	120 V/1-180 VA	0.5	0.7	20	20	1	#12 W/#12 G IN 3/4"C	CU	ST	C&P	20	5-20	ES	ES	2
P-452	KR	HOT WATER SYSTEM	208 V/2-4026 VA	19.6	24.5	30	30	1	#10 W/#10 G IN 3/4"C	CU	ST	C&P	30	6-30	ES	ES	2
R-009	KM	R-009 FULL HEIGHT FREEZER	120 V/1-1140 VA	9.5	11.9	20	20	1	#12 W/#12 G IN 3/4"C	CU	ST	C&P	20	5-20	ES	ES	2
S-204	O	S-204 D/T TIMING SYSTEM	120 V/1-216 VA	7.2	9.0	20	20	1	#12 W/#12 G IN 3/4"C	CU	ST	C&P	20	5-20	ES	ES	2
S-284	KM	BEVERAGE DISPENSER S/S	120 V/1-1116 VA	9.3	12	20	20	1	#12 W/#12 G IN 3/4"C	CU	ST	C&P	20	5-20	ES	ES	2
S-285	KM	S-284 BEVERAGE DISPENSER (D/T)	120 V/1-1428 VA	11.9	14.9	20	20	1	#12 W/#12 G IN 3/4"C	CU	ST	C&P	20	5-20	ES	ES	2
S-286	O	WATER FILTRATION SYSTEM	120 V/1-400 VA	2.0	2.4	20	20	1	#12 W/#12 G IN 3/4"C	CU	ST	C&P	20	5-20	ES	ES	2
S-513	KM	CARBONATOR	120 V/1-138 VA	2.3	2.9	15	15	1	#12 W/#12 G IN 3/4"C	CU	ST	C&P	15	5-15	ES	ES	2
S-540	KM	PEPSI BOOSTER TANK	120 V/1-564 VA	4.7	5.9	20	20	1	#12 W/#12 G IN 3/4"C	CU	ST	C&P	20	5-20	ES	ES	2
S-544	O	ICED TEA	120 V/1-240 VA	2.0	2.5	20	20	1	#12 W/#12 G IN 3/4"C	CU	ST	C&P	20	5-20	ES	ES	2
S-546	O	BREWER	120 V/1-480 VA	4.0	5.0	20	20	1	#12 W/#12 G IN 3/4"C	CU	ST	C&P	20	5-20	ES	ES	2
S-570	KM	CARBONATOR	120 V/1-138 VA	2.3	2.9	15	15	1	#12 W/#12 G IN 3/4"C	CU	ST	C&P	15	5-15	ES	ES	2
S-739	KM	S-739 FROZEN BEVERAGE DISPENSER	208 V/2-3120 VA	31.6	39.5	30	30	1	#10 W/#10 G IN 3/4"C	CU	ST	C&P	30	6-30	ES	ES	2
SCL	O	SINGLE COOK LINE (OPTIONAL)	208 V/3-28800 VA	80	80	125	125	1	4#1 W/#6 G IN 2"C	CU	ST	DIRECT	200	J-BOX	ES	ES	8
U-011	O	BASE STATION - D/T COMM. SYSTEM	120 V/1-180 VA	2	.24	20	20	1	#12 W/#12 G IN 3/4"C	CU	ST	C&P	20	5-20	ES	ES	2
U-050	O	CREDIT CARD SATELLITE ROUTER JUNCTION		1.5	1.9	20	20	1	#12 W/#12 G IN 3/4"C	CU	ST	C&P	20	5-20	ES	ES	2
U-061	O	RECEIPT PRINTER		1.5	1.9	20	20	1	#12 W/#12 G IN 3/4"C	CU	ST	C&P	20	5-20	ES	ES	2
U-070	O	CREDIT CARD READER	120 V/1-180 VA	1.5	1.9	20	20	1	#12 W/#12 G IN 3/4"C	CU	ST	C&P	20	5-20	ES	ES	2
W-XX1	KM	W-075-2 WALK-IN FREEZER	208 V/3-0 VA	11.6	14.5	20	20	1	#12 W/#12 G IN 3/4"C	CU	ST	DIRECT	20	J-BOX	ES	ES	2

TYPE: H-HEATING, C-COOLING, KR-KITCHEN RESISTIVE, KM-KITCHEN MOTOR, WH-WATER HEATER, OM-OTHER MOTORS, O-OTHER
DISCONNECT TYPE: HP-HP RATED SWITCH, C&P-CORD & PLUG, LC&P-LOCKING CORD & PLUG, F-FUSED, NF-NON-FUSED, MCCB-MOLDED CASE CIRCUIT BREAKER
SUPPLIED/INSTALLED BY: EC-ELECTRICAL CONTRACTOR, HC-HVAC CONTRACTOR, PC-PLUMBING CONTRACTOR, ES-EQUIPMENT SUPPLIER
*VOLTAGE DROP CALCULATION FORMULAS COURTESY OF COOPER BUSSMANN.
NOTES: 1 - REQUIRES SHUNT TRIP PROTECTION
2 - CORD & PLUG SUPPLIED AND INSTALLED BY ES. EC SHALL PROVIDE RECEPTACLE.
3 - CORD & PLUG SUPPLIED AND INSTALLED BY ES. RECEPTACLE SUPPLIED BY ES AND INSTALLED BY EC.
4 - CORD, PLUG & RECEPTACLE SUPPLIED AND INSTALLED BY EC.
5 - SINGLE PHASE, THREE WIRE EQUIPMENT. PROVIDE NEUTRAL CONDUCTOR AND GROUND.
6 - THREE PHASE, FOUR WIRE EQUIPMENT. PROVIDE NEUTRAL CONDUCTOR AND GROUND.
7 - OUTLETS SUPPLIED AND INSTALLED BY ES. CONDUIT & WIRING PROVIDED BY EC.

REFER TO ARCHITECTURAL EQUIPMENT SCHEDULE FOR ALL KITCHEN EQUIPMENT AND FINAL COORDINATION

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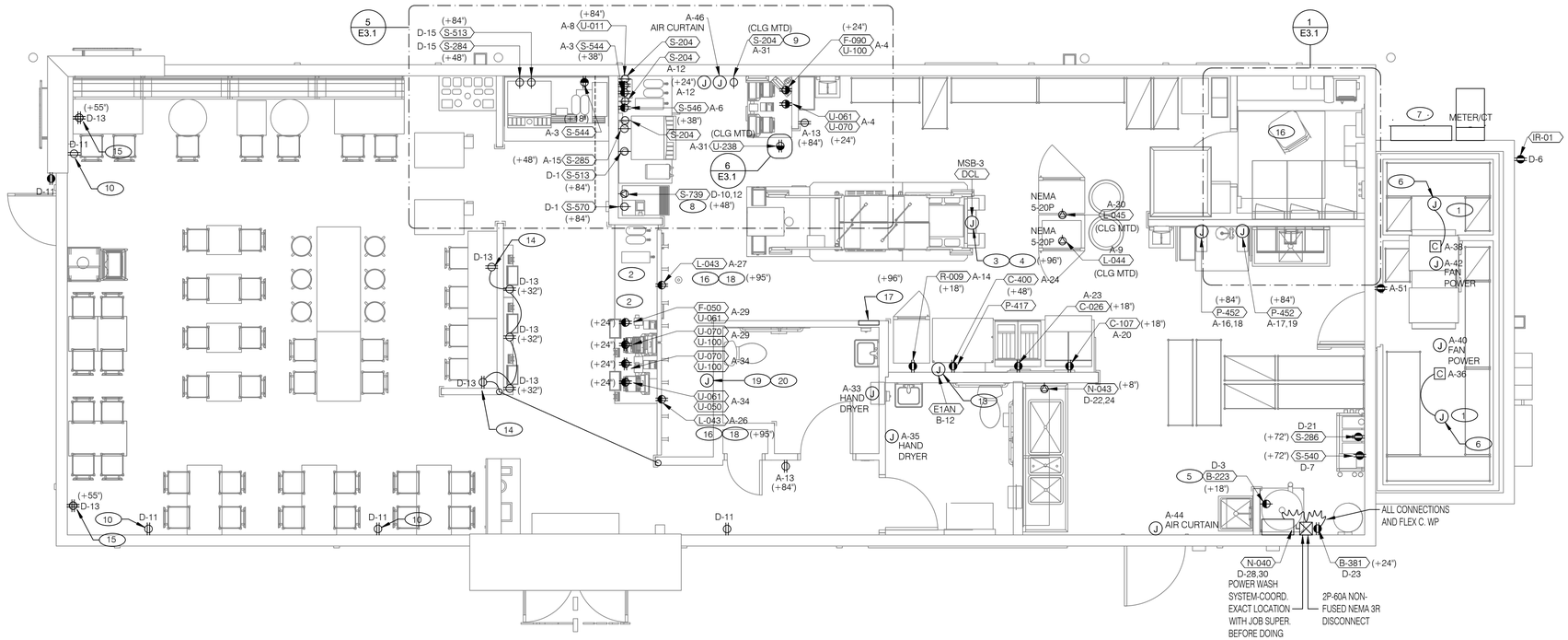
ENDEAVOR 2.0
ELECTRICAL SCHEDULES

E2.2



NOTE

5mA GFCI BREAKERS MUST BE USED WHERE OUTLETS REQUIREING GFCI PROTECTION ARE NOT ACCESSIBLE FOR COMPLIANCE WITH NEC 210.8. WHERE GFCI PROTECTION AND SHUNT TRIP IS REQUIRED, THE CIRCUIT SHALL HAVE A GFCI BREAKER AND PASS THROUGH THE TBANS PANEL.REFER TO DETAILS IN E7.0 AND E7.1.

POWER PLAN 1/4" = 1'-0" A

A. ALL DIMENSIONS TO J-BOXES ARE FROM FACE OF STUD TO CENTER OF BOX, U.O.N.

B. ALL CONDUIT DROPS ARE INSIDE WALLS U.O.N. SEE ARCH. DWGS FOR WALL DIMS.

C. ALL J-BOX CIRCUITS, CONDUITS, FIXTURES, ETC. SHALL BE AS INDICATED ON THE ELECT. DWGS AND SPECS.

D. CONTRACTOR SHALL VERIFY UNDERGROUND CONDUIT LOCATIONS PRIOR TO POURING SLAB.

E. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THIS DATA ON THE LOCATION OF ELECT. ROUGH-INS WITH INFO PROVIDED ON THE ARCH. AND STRUCT. DWGS AND THE EQUIPMENT ACTUALLY SUPPLIED, AND TO CONFIRM THE CORRECTNESS OF ANY DIMENSIONS HEREIN.

F. LOCATIONS OF ALL OUTLETS MAY BE RELOCATED TO NEAREST STUD. DO NOT CUT INTO STUDS.

G. FOR EXACT LOCATIONS OF KITCHEN & MECHANICAL EQUIPMENT AND POINTS OF CONNECTION, REFER TO KITCHEN & MECHANICAL EQUIPMENT DRAWINGS AND MANUFACTURER'S SHOP DRAWINGS.

H. ALL CIRCUIT FEEDERS AND DISCONNECTS SHALL BE SIZED BY NEC.

I. CONTRACTOR SHALL VERIFY CIRCUIT BREAKER, DISCONNECT SWITCH, STARTER AND FUSE SIZES WITH SELECTED EQUIPMENT MANUFACTURER'S SHOP DRAWINGS PRIOR TO PLACING ORDER AND PROVIDE EVERYTHING AS REQUIRED.

J. ELECTRICAL EQUIPMENT ENCLOSURES SHALL BE NEMA-1 FOR INTERIOR AND NEMA 3R FOR EXTERIOR. IN COASTAL REGIONS THE STANDARD FOR OUTSIDE SHALL BE NEMA-4X.

K. PER SECTION 210.8(B)(3) NEC 2011, ALL 15 AND 20A, 120V RECEPTACLES IN COMMERCIAL KITCHENS ARE REQUIRED TO BE GFCI PROTECTED. THIS INCLUDES ISOLATED GROUND RECEPTACLES.

L. DO NOT MEASURE/LOCATE OUTLETS ON DRAWINGS. USE DIMENSIONS PROVIDED.

M. CONDUIT MAY RUN UNDER SLAB AT G.C.'S DISCRETION.

N. E.C. SHALL PROVIDE A PREPRINTED SELF-ADHESIVE LABEL ON ALL POS RECEPTACLES STATING "POS USE ONLY".

O. PROVIDE ESCUTCHEON PLATES AND SEALANT AT ALL UTILITY PENETRATIONS INTO WALLS, CEILING, AND FLOORS. DO NOT USE CAULKS OR EXPANSION FOAM FOR SEALANT.

P. ARMOR CABLE (BX) ALLOWED WHERE ACCEPTABLE BY CODE. ALL WIRE SHALL BE CONCEALED O.N.U.

Q. FOR ALL CIRCUITS NOT SHOWN ON EQUIPMENT SCHEDULE, CONTRACTOR SHALL PROVIDE CONDUCTOR AND CONDUIT SIZES AS SHOWN ON BRANCH CIRCUIT WIRING SCHEDULE SHOWN ON E2.2. IF SIZES DIFFER FROM N.E.C., THE MORE STRINGENT (LARGER) SIZE SHALL BE PROVIDED.

R. OUTLETS WITHIN FOH TO BE AT 18" AFF FOR ADA ACCESS.

S. CONDUITS NEAR DRIVE THRU WINDOW AREA TO BE ROUTED FROM ABOVE CEILING OR STUBBED UP FROM UNDER SLAB SO AS TO NOT INTERFERE WITH WINDOW FRAMING.

GENERAL NOTES - ELECTRICAL POWER PLAN NTS C

1. REFER TO ROOF PLAN.
2. INSTALL IN CONDUIT RUNNING ON SURFACE OF KITCHEN SIDE OF CABINETRY REAR WALL.
3. CONNECT PRODUCTION LINE CIRCUIT BREAKER PANEL VIA UTILITY CHASE IN CEILING TO A 3 POLE, 200 AMP CIRCUIT BREAKER IN MAIN SWITCHBOARD. SEE SHEET E2.0. VERIFY ALL REQUIREMENTS WITH ACTUAL EQUIPMENT SPECIFIED. THE MANUFACTURER WILL FULLY PRE-WIRE THE COMPLETE MAPS LINE AT THE FACTORY. THE UNITS WILL THEN BE PULLED APART FOR SHIPPING PURPOSES. ALL CONNECTION POINTS WILL BE MARKED. THE CONDUIT RUNS WILL BE COILED UP FOR FIELD INSTALLATION. SOME ELECTRICAL COMPONENTS MAY BE REMOVED FOR EASE OF DISASSEMBLING THE LINE-UP. THE ELECTRICAL CONTRACTOR WILL BE FULLY RESPONSIBLE FOR MAKING THE PROPER FIELD CONNECTIONS FROM THE ROUGH-IN LOCATION TO THE MANUFACTURER PROVIDED BREAKER PANEL BOX. IN ADDITION, THE ELECTRICAL CONTRACTOR WILL BE RESPONSIBLE FOR ANY SPLICE POINTS AND/OR JUNCTION BOXES THAT NEED TO BE RECONNECTED. SOME ELECTRICAL COMPONENT ASSEMBLY MAY ALSO BE REQUIRED.
4. EQUIPMENT CABINET.
5. LOCATED INSIDE SHELL OF HEATER.
6. INSTALL CONTROL CABLE FROM FREEZER/COOLER FAN COIL TO ROOF MOUNTED CONDENSOR.
7. LOCATE SWITCHGEAR PER GUIDELINES ON SHEET A4.1.
8. PROVIDE BOOST TRANSFORMER (208V, 1-PHASE IN, 240V, 1-PHASE OUT) FOR FROZEN BEVERAGE DISPENSER.
9. CEILING MOUNTED FOR WALL MOUNTED HME. SEE 16/E3.1
10. PROVIDE DUPLEX RECEPTACLE WITH TWO (2) USB CHARGING PORTS.
11. VERIFY PANEL LOCATION OF COOK LINE WITH TACO BELL CONSTRUCTION MANAGER PRIOR TO INSTALLATION.
12. PROVIDE J-BOX FOR POWER SOAK INDICATOR LIGHT. (OPTIONAL)
13. VERIFY LOCATION OF JUNCTION BOX WITH CONSTRUCTION MANAGER.
14. E.C. SHALL PROVIDE, INSTALL AND WIRE A DUPLEX RECEPTACLE WITH (2) USB POWER PORTS IN SINGLE-GANG BOX PROVIDED WITH TABLE, AT EACH END OF THE TABLE. PROVIDE GALVANIZED COVER PLATE TO MATCH BOX.
15. PROVIDE RECESSED BOX FOR POWER AND DATA FOR TV.
16. QUAD RECEPTACLE FOR FUTURE DIGITAL MENUBOARD. TYPICAL OF 2.
17. 2-GANG FLUSH BOX WITH DEAD-FRONT GFCI DEVICES. MOUNT CENTER OF BOX AT 48" A.F.F., REFER TO E7.0.
18. EC / GC TO INSTALL A TOTAL OF (2) QUAD OUTLETS IN (2) QUAD BOXES ON FRONT OF VALANCE WALL AS SHOWN. OUTLETS TO BE STRAIGHT BLADE. OUTLETS TO BE ON AN ISOLATED/DEDICATED GROUNDED CIRCUIT THAT IS NOT CONNECTED TO ANY RESTAURANT POWER MANAGEMENT SYSTEM.
19. EC / GC TO INSTALL (1) OPEN DATA JUNCTION BOX (JB) IN VALANCE WALL. CONDUIT TERMINATED ABOVE CEILING TO HAVE BUSHING.
20. EC / GC TO RUN (3) ORANGE CAT 6 LINES FROM NETWORK SWITCH TO DATA JUNCTION BOX. CAT6 LINES SHOULD HAVE BOTH ENDS PROPERLY TERMINATED WITH RJ-45 CONNECTORS. EXCESS CAT6 CABLE TO BE COILED INTO SERVICE LOOPS AT EACH END AND LEFT ACCESSIBLE FOR DMB INSTALL TEAM. CAT6 TO BE RUN IN ACCORDANCE WITH ALL LOCAL MUNICIPALITY CODE REQUIREMENTS.
21. CONNECT PRODUCTION LINE CIRCUIT BREAKER PANEL VIA UTILITY CHASE IN CEILING TO A 3 POLE, 125 AMP CIRCUIT BREAKER IN MAIN SWITCHBOARD. SEE SHEET E2.0. VERIFY ALL REQUIREMENTS WITH ACTUAL EQUIPMENT SPECIFIED. THE MANUFACTURER WILL FULLY PRE-WIRE THE COMPLETE MAPS LINE AT THE FACTORY. THE UNITS WILL THEN BE PULLED APART FOR SHIPPING PURPOSES. ALL CONNECTION POINTS WILL BE MARKED. THE CONDUIT RUNS WILL BE COILED UP FOR FIELD INSTALLATION. SOME ELECTRICAL COMPONENTS MAY BE REMOVED FOR EASE OF DISASSEMBLING THE LINE-UP. THE ELECTRICAL CONTRACTOR WILL BE FULLY RESPONSIBLE FOR MAKING THE PROPER FIELD CONNECTIONS FROM THE ROUGH-IN LOCATION TO THE MANUFACTURER PROVIDED BREAKER PANEL BOX. IN ADDITION, THE ELECTRICAL CONTRACTOR WILL BE RESPONSIBLE FOR ANY SPLICE POINTS AND/OR JUNCTION BOXES THAT NEED TO BE RECONNECTED. SOME ELECTRICAL COMPONENT ASSEMBLY MAY ALSO BE REQUIRED.

KEY NOTES - ELECTRICAL POWER PLAN NTS B

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architecture & design
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CINCINNATI, OH 45255

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ENDEAVOR 2.0
ELECTRICAL POWER PLAN

E3.0

THE DEDICATED POS POWER CIRCUIT REQUIRES AN ISOLATED GROUND IN ADDITION TO THE NORMAL COMMON BUILDING GROUND. THE ISOLATED GROUND WIRE SERVES TWO PURPOSES:
* AS A SAFETY PATH TO GROUND.
* AS A ZERO REFERENCE POINT FOR ALL POS DIGITAL LOGIC.

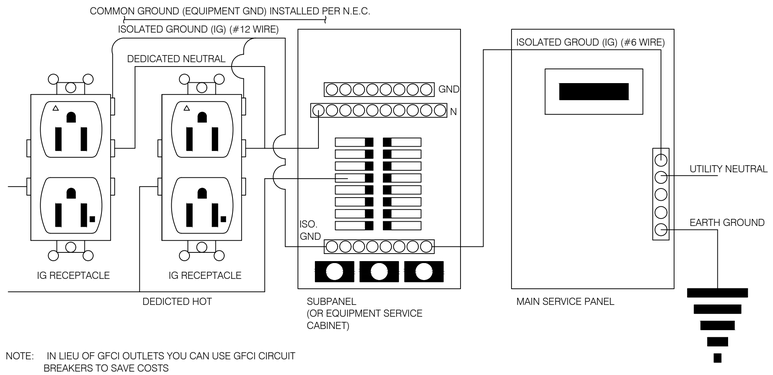
THE GROUND MUST EXHIBIT THE LOWEST POSSIBLE IMPEDANCE TO MINIMIZE VOLTAGE TRANSIENTS AND NOISE.

BE SURE TO:

* USE AN INSULATED CONDUCTOR FOR THE ISOLATED GROUND WIRE.
* RUN THE ISOLATED GROUND WIRE THROUGH THE SAME CONDUIT AS THE HOT AND NEUTRAL WIRES.
* INSTALL ONLY ISOLATED GROUND (IG) TYPE RECEPTACLES.
* CONNECT THE ISOLATED GROUND WIRE TO BUILDING GROUND ONLY AT THE MAIN SERVICE PANEL.
* VERIFY THAT IG RECEPTACLES PRE-WIRED IN OWNER SUPPLIED EQUIPMENT HAVE A TRUE ISOLATED GROUND THAT CAN BE TRACED BACK TO THE BUILDING GROUND AT THE MAIN SERVICE PANEL.

DO NOT CONNECT THE ISOLATED GROUND WIRE TO THE CONDUIT, JUNCTION BOXES, THE FRAME ON A SUBPANEL, OR ANY OTHER METAL SURFACE.

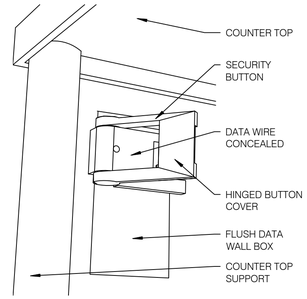
DEDICATED CIRCUITS : DEDICATED CIRCUITS REQUIRE A DEDICATED HOT AND A DEDICATED NEUTRAL THAT ARE NOT SHARED WITH ANY OTHER CIRCUITS. IG RECEPTACLES MUST BE "PHASE ALIGNED" WITH THE "B" PHASE OF BUILDING SUBPANEL "A".



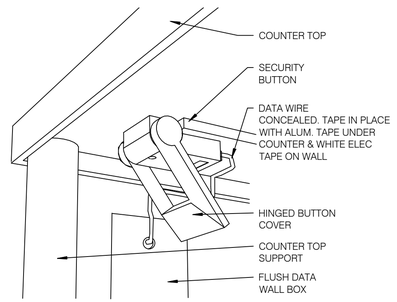
NOTE: IN LIEU OF GFCI OUTLETS YOU CAN USE GFCI CIRCUIT BREAKERS TO SAVE COSTS

YEW011

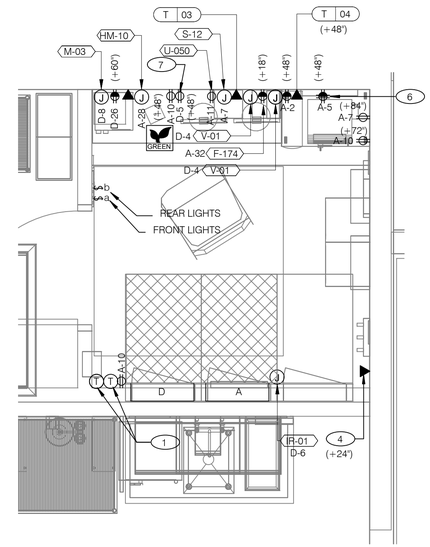
P.O.S. ISOLATED GROUND SYSTEM NTS 6



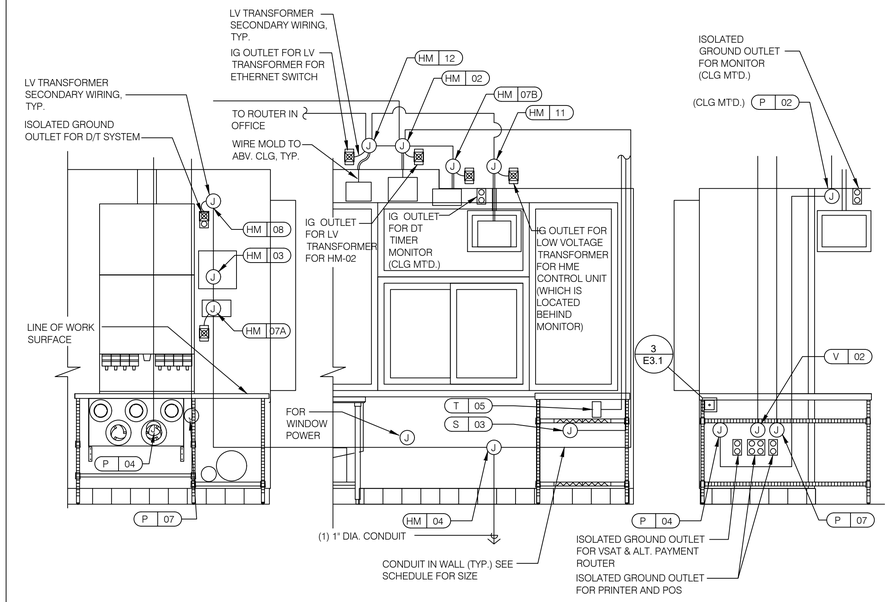
SECURITY BUTTON ON WALL NTS 3



SECURITY BUTTON UNDER COUNTER NTS 4

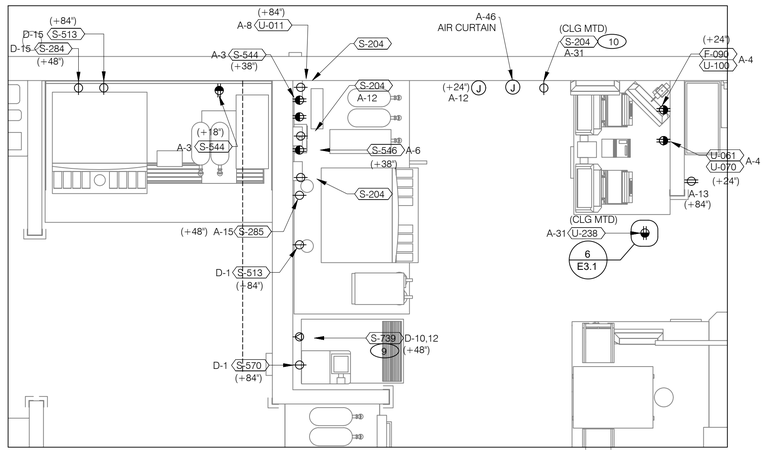


ENLARGED POWER AND COMMUNICATIONS PLAN (OFFICE) 1/2" = 1'-0" 1



REFER TO COMMUNICATIONS SCHEDULE ON SHEET E5.0 FOR EQUIPMENT DESCRIPTIONS/MOUNTING HTS.

ENLARGED INTERIOR ELEVATION (D/T WINDOW) NTS 7



ENLARGED POWER AND COMMUNICATIONS PLAN (DRIVE-THRU AREA) 1/2" = 1'-0" 5

OFFICE

1. THERMOSTATS CONTROLS.
2. DISPLAY UNIT FOR HM-02.
3. DUAL-OUTPUT DETECTOR FOR HM-02.
4. PHONE JACK FOR MODEM.
5. NOT USED.
6. DATA JACK FOR TECH-IN-A-BOX WITH 2 PORTS.
7. ROUTE CIRCUIT THROUGH TBCCB OCCUPANCY SENSOR FOR CONTROLLED RECEPTACLE.
8. PROVIDE BACK-BOX AND CONDUIT WITH PULLSTRING FOR REMOTE TEST STATIONS PROVIDED BY MECHANICAL. COORDINATE REQUIREMENTS WITH MECHANICAL.

DRIVE-THRU

9. PROVIDE BOOST TRANSFORMER (208V, 1-PHASE IN, 240V, 1-PHASE OUT) FOR FROZEN BEVERAGE DISPENSER.
10. CEILING MOUNTED FOR WALL MOUNTED HME. SEE 16/E3.1

NOTE

TBCCB AND TBANS REQURE VISUAL INSTALLATION VERIFICATION CERTIFICATE. CONTACT CERTIFY@ACE-BCX.COM OR CALL 949 770 2222 FOR CERTIFICATE. SEE SHEET SW2.0

KEY NOTES - ELECTRICAL ENLARGED DETAILS NTS 2

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 16858
JOHN R. QUILLEN

9/30/2021

JOHN QUILLEN, PE, MBA
8394 GREENLEAF DR.
CINCINNATI, OH 45255

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ENDEAVOR 2.0
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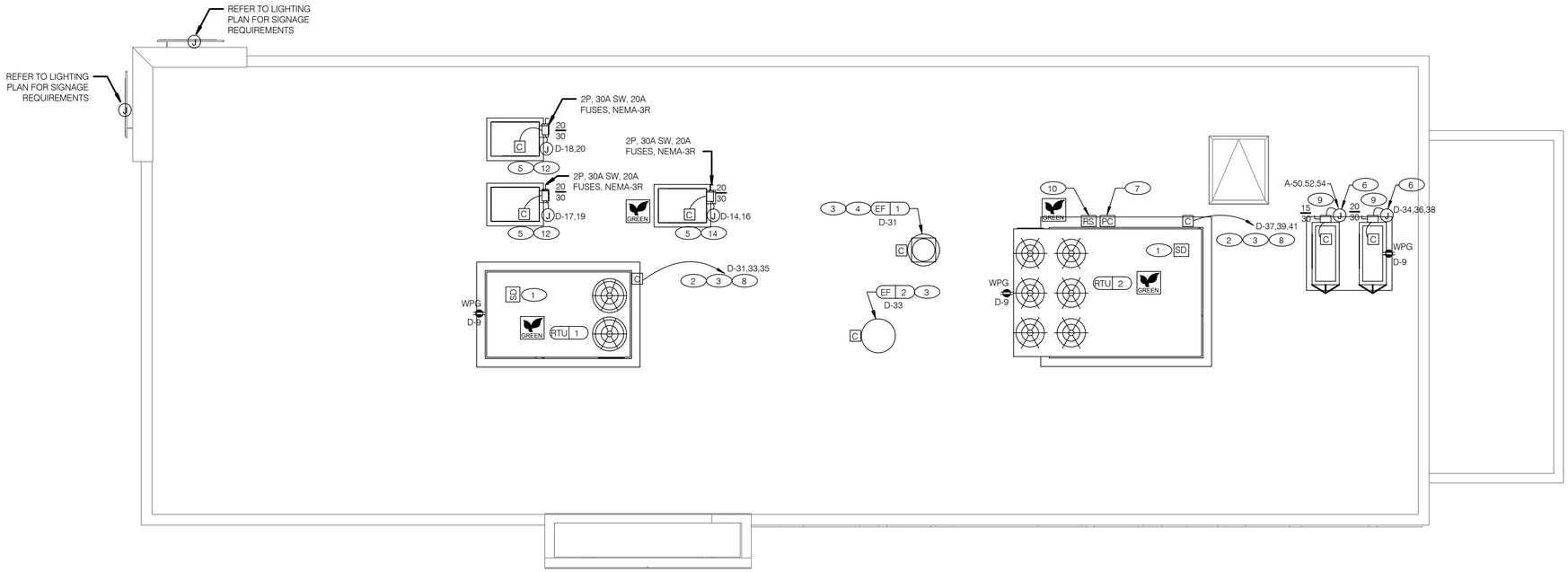
SPRINGDALE, ARKANSAS 72762

ENDEAVOR 2.0
ENLARGED POWER PLAN AND DETAILS

E3.1



POWER ROOF PLAN 1/4" = 1'-0" A

KEY NOTES - ELECTRICAL POWER ROOF PLAN NTS B

1. MECHANICAL CONTRACTOR SHALL PROVIDE CONNECTIONS BETWEEN RTU FACTORY SMOKE DETECTORS AND REMOTE ENNUNCIATOR, TEST AND RESET DEVICE IN MANAGER OFFICE. ELECTRICAL CONTRACTOR SHALL PROVIDE ANY NECESSARY CONDUITS FOR LOW VOLTAGE WIRING.
2. SPECIFIED RTU IS SUPPLIED WITH UNPOWERED, WEATHERPROOF GFCI CONVIENENCE OUTLET AND FACTORY INSTALLED HACR CIRCUIT BREAKER WITH WEATHER TIGHT ENCLOSURES AND ACCESS THRU SWINGING DOOR.
3. POWER AND CONTROL IN FLEXIBLE WATERPROOF CONDUIT (LFMC CONDUIT) TO ENTER FROM SIDE OF THE CURB AND UP TO FACTORY PROVIDED DISCONNECT SWITCH. COORDINATE WITH MECHANICAL CONTRACTOR.
4. CONNECT TO APPROPRIATE TERMINALS OF TBCCB CONTROL BOX. SEE E6.1 FOR DETAILS.
5. 1/2" C, WITH REQ'D CONDUCTORS TO J-BOX IN CEILING ABOVE ICE MACHINE. MAKE CONNECTION TO ICE MACHINE AND CONDENSING UNIT.
6. REFER TO POWER PLAN FOR CONTINUATION TO COOLER / FREEZER.
7. CONNECT TO APPROPRIATE PHOTOCELL TERMINALS OF TBCCB CONTROL BOX. SEE E6.1 FOR DETAILS.
8. RTU'S SHALL BE PROVIDED WITH BUILT-IN DISCONNECT AND SINGLE POINT WIRING.
9. CONTRACTOR SHALL VERIFY CIRCUIT BREAKER TYPE, STARTER, DISCONNECT SWITCH, AND FUSE SIZE (IF REQUIRED) WITH SELECTED EQUIPMENT MANUFACTURER'S SHOP DRAWINGS PRIOR TO PLACING ORDER AND FURNISH AND INSTALL EVERYTHING AS REQUIRED.
10. RAIN SENSOR. — GREEN
11. PIPE HOOD. SEE 9/A6.0
12. ELECTRICAL CONTRACTOR SHALL MAKE ALL ELEC. CONNECTIONS INCLUDING ALL NECESSARY INTERCONNECTIONS BETWEEN THE COMPRESSOR ON THE ROOF & THE EVAPORATOR IN THE ICE MACHINE AS REQ'D. REFER TO THE MFR'S SHOP DWGS FOR EXACT INSTALL. & INTERCONNECTION RQMTS, PRIOR TO ROUGH-IN INSTALL.
13. COORDINATE LOCATION OF J-BOX WITH SIGN VENDOR. SEE SCOPE OF WORK.
14. 1/2" C, WITH REQ'D CONDUCTORS TO J-BOX IN CEILING ABOVE FROZEN BEVERAGE MACHINE. MAKE CONNECTION TO BEVERAGE MACHINE AND ASSOCIATED CONDENSING UNIT.

GENERAL NOTES - ELECTRICAL POWER ROOF PLAN NTS C

A. NO CONDUIT SHALL BE FASTENED DIRECTLY TO OR THROUGH ROOFING MEMBRANE.

B. ALL CUTS IN ROOFING MEMBRANE SHALL BE MINIMAL AND IN ACCORDANCE WITH ROOFING MFRS AND INSTALLER'S REQ'S.

C. REFER TO MECH. DWGS FOR MECHANICAL EQUIPMENT ELECTRICAL REQ'S.

D. ALL EXPOSED ELECTRICAL CONDUITS SHALL PENETRATE ROOF MEMBRANE AT PIPE HOODS U.O.N.

E. REFER TO ELECT. EQUIP. SCHEDULE AND ELECT. ROUGH-IN PLAN.

F. ALL CONDUITS FROM EXHAUST FANS SHALL BE ROUTED INSIDE OF CURB.

G. ALL CONDUITS TO AND FROM RTU SHALL BE ROUTED INSIDE OF RTU CURB. COORDINATE WITH RTU MFR RECOMMENDATIONS.

H. REFER TO GENERAL NOTES SHEET E2.0 FOR IMPORTANT INFORMATION.

I. ALL WIRING AND CONDUITS SHALL BE CONCEALED. NO CONDUITS PERMITTED TO RUN EXPOSED ACROSS ROOF DECK. ROUTE ALL CONDUITS THROUGH EQUIPMENT ROOF CURBS OR ARCHITECT SPECIFIED ROOF PENETRATIONS.

J. ARMOR CABLE (BX) IS ONLY TO BE ALLOWED WHERE ACCEPTABLE BY AUTHORITY HAVING JURISDICTION.

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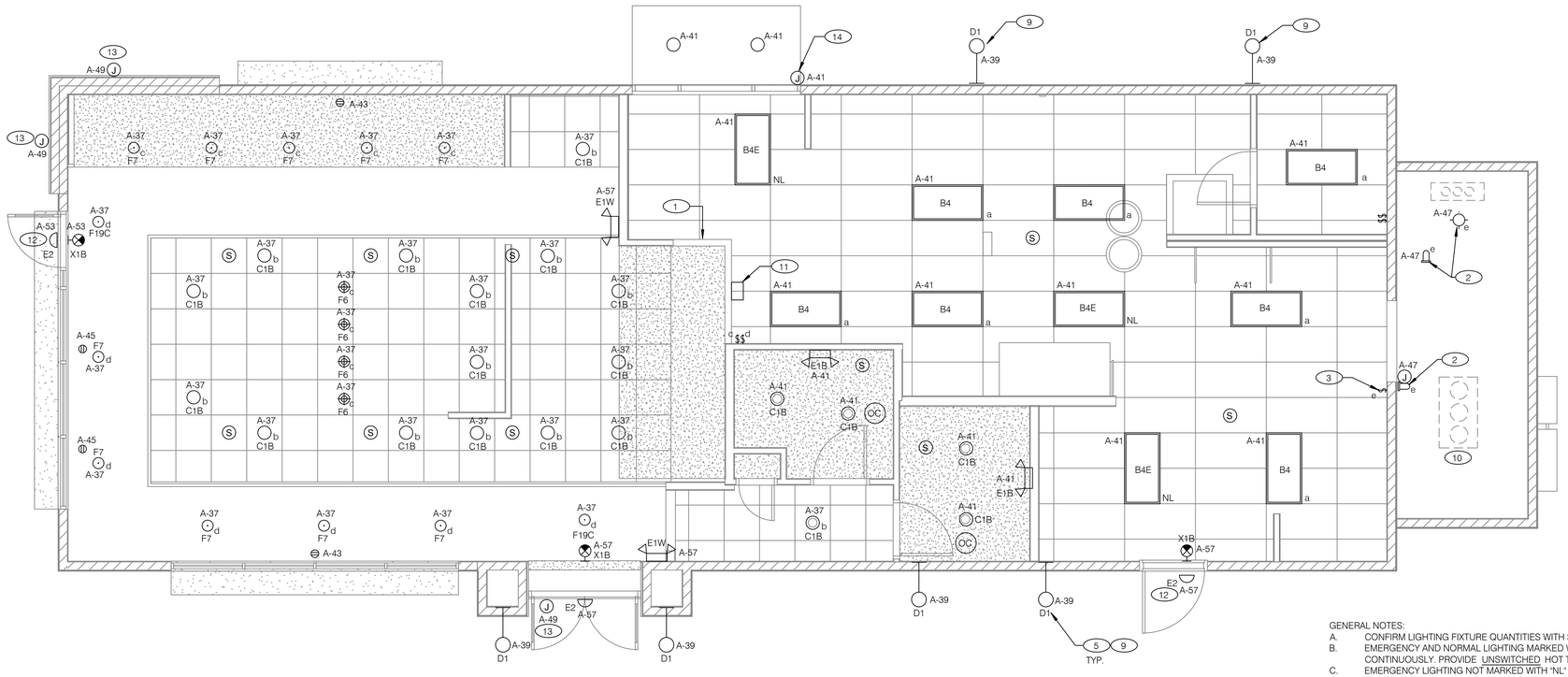
ENDEAVOR 2.0
ELECTRICAL POWER ROOF PLAN

E3.2



GENERAL NOTES:

A. CONFIRM LIGHTING FIXTURE QUANTITIES WITH SUPPLIER.

B. EMERGENCY AND NORMAL LIGHTING MARKED WITH "NL" SUBSCRIPT SHALL OPERATE CONTINUOUSLY. PROVIDE UNSWITCHED HOT TO NORMAL AND EMERGENCY BALLAST.

C. EMERGENCY LIGHTING NOT MARKED WITH "NL" SUBSCRIPT SHALL OPERATE UNDER CONTROL OF LIGHTING SWTICH AS INDICATED. PROVIDE UNSWITCHED CONSTANT HOT TO EMERGENCY BALLAST AND SWITCHED HOT TO NORMAL BALLAST.

D. ALL CONDUITS ENTERING OR LEAVING COOLER/FREEZER SHALL BE PROVIDED WITH SEAL-OFF FITTING WITH COMPOUND PER NEC 300-(7a).

E. ALL INTERIOR LIGHTING CIRCUITS TO BE WIRED THROUGH TBCCB . SEE E6.0 THROUGH E6.3.

F. CONTRACTOR TO FIELD VERIFY CEILING TYPE AND PROVIDE PROPER MOUNTING HARDWARE.

G. ALL FIXTURES SUPPLIED WITH LAMPS.

H. ALL EXTERIOR NON-EMERGENCY LIGHT FIXTURES, BUILDING SIGNS, AND EXTERIOR SIGNS SHALL BE CONTROLLED THROUGH PHOTOCELL AND LIGHTING CONTROL RELAYS. SEE E6.0 FOR ADDITIONAL DETAILS.

ELECTRICAL LIGHTING PLAN 1/4" = 1'-0" A

NO.	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	MOUNTING	LAMP #/TYPE	BALLAST TYPE	ELECTRICAL DATA	REMARKS
A	RAB	ALED3T150	LED POLE LIGHT	POLE LIGHT MOUNTED AT 25'	LED	NA	120 V/1-152 VA	
A4	RAB	PS4-11-25D2	LIGHT POLE	25' LIGHT POLE	NA	NA	0 V/1-0 VA	
B4	ABB	FLP24-D53W40	2X4 LED TROFFER	RECESSED GRID	LED	NA	120 V/1-45 VA	-
B4E	ABB	FLP24-D53W40-EM	2X4 LED TROFFER	RECESSED GRID	LED	NA	120 V/1-45 VA	-
C1B	MAXLITE	B6IC-AT-W-LED14DR5630KB95	LED TRIM 14W 6" RECESSED 30K 80CRI BLACK TRIM, W/ ELITE B6IC-AT-W 6" IC AIR SHUT HOUSING	RECESSED	LED	NA	120 V/1-14 VA	-
D1	TROY	B2772	17"X14" WALL MOUNT SCONCE, OLD SILVER FINISH, MEDIUM BASE SOCKET, 100 WATT MAX	REFER TO ARCHITECTURAL EXTERIOR ELEVATIONS	LED9A19D2527K	NA	120 V/1-60 VA	ALIGN BOTTOM OF FIXTURE'S MOUNTING WITH CHANGE IN EIFS THICKNESS
E1B	ELITE	ELM-809-B	EMERGENCY LIGHT FROG EYE - BLACK	WALL, TOP @ 9'-4" U.O.N.	-	EM	120 V/1-12 VA	-
E1W	ELITE	ELM-809-W	EMERGENCY LIGHT FROG EYE - WHITE	WALL, TOP @ 9'-4" U.O.N.	-	EM	120 V/1-12 VA	-
E2	ELITE	ELM-807-SDT-BZ	CAMRAY LED EM WALL MNT, DRK BRNZ, CLD WEATHER	UNIVERSAL	-	EM	120 V/1-16 VA	-
F6	KICHLER	43852OZ	9.75" GLASS PENDANT AVERY WITH MED BASE SOCKET RATED 100W MAX OLDE BRONZE FINISH	PENDANT, 6'-0" A.F.F.	1/LED AAMSCO LED-6W-ST64HYBRID-DIM	NA	120 V/1-100 VA	PLACEHOLDER INCLUDES LAMP
F7	HI-LITES	H24212-96-CB15-20WLBL-6OP	12" GALVANIZED PENDANT WITH BLACK CORD AND CANOPY MED BASE SOCKET	PENDANT, 6'-0" A.F.F.	1/LED 10A19D0D27K	NA	120 V/1-0 VA	-
F19C	SPECTRUM LIGHTING	SPCO304INC-MWL(25W)PAR20-CM-180"-MB	LED PENDANT - 3"	PENDANT, 6'-0" A.F.F.	1/LED LR20/40/27K/975/BK	NA	120 V/1-9 VA	-
X1B	LIGHTALARMS	GRANNRB	LED UNIVERSAL MNTG THERMOPLASTIC EXIT, RED LETTERS, BLACK HSNG	UNIVERSAL	-/LED	EM	120 V/1-3 VA	-

KEY NOTES - ELECTRICAL LIGHTING PLAN AND SCHEDULE NTS B

1. PRE-FABRICATED & PRE-FINISHED SOFFIT. REFER TO A7.1 FOR SPECIFICS. (OPTIONAL).
2. FOR LIGHTING FIXTURES, CONDUIT, CONDUCTORS AND INSTALLATION RESPONSIBILITIES, REFER TO SCOPE OF WORK.
3. FIXTURE AND SWITCH FACTORY INSTALLED WITH UNIT. G.C. TO COMPLETE CIRCUITING.
4. EXHAUST HOOD LIGHT FIXTURES SUPPLIED WITH HOOD AND MTD IN PRE-WIRED J-BOX. COMPLETE CIRCUITING PER SHEET E6.1.
5. COORD. J-BOX LOCATION WITH WOOD FRAMING SO IT REMAINS CONCEALED BEHIND FIXTURE. VERIFY MOUNTING HEIGHT WITH ARCH. DWGS.
6. NOT USED.
7. NOT USED.
8. NOT USED.
9. REFER TO ARCHITECTURAL EXTERIOR ELEVATIONS ON A4.0 AMD A4.1 FOR DIMENSIONED LOCATION OF FIXTURE.
10. SEAL ALL ELECTRICAL CONDUITS INTO THE WALK-IN COOLER. SEE DETAIL 6/E3.1
11. ALERT LIGHT : ONLY APPLIES WHEN A GEN IV POWER SOAK IS USED. DISREGARD IF GEN III POWER SOAK IS USED. SEE SHEET E3.0 FOR POWER REQUIREMENTS.
12. MOUNT "E2" AT 8'-6" A.F.G. TO CENTER OF FIXTURE.
13. VERIFY MOUNTING HEIGHT FOR SIGN POWER WITH ARCHITECTURAL ELEVATIONS AND SIGN VENDOR.
14. PROVIDE POWER CONNECTION TO CANOPY AT FACTORY INSTALLED DISCONNECT SWITCH FOR CANOPY LIGHTS. LIGHTS ARE FURNISHED WITH CANOPY. PROVIDE ALL REQUIRED FIELD WIRING. COORDINATE REQUIREMENTS WITH MANUFACTURUER.

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JOHN DAVID QUILLEN

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JOHN QUILLEN, PE, MBA
8394 GREENLEAF DR.
CINCINNATI, OH 45255

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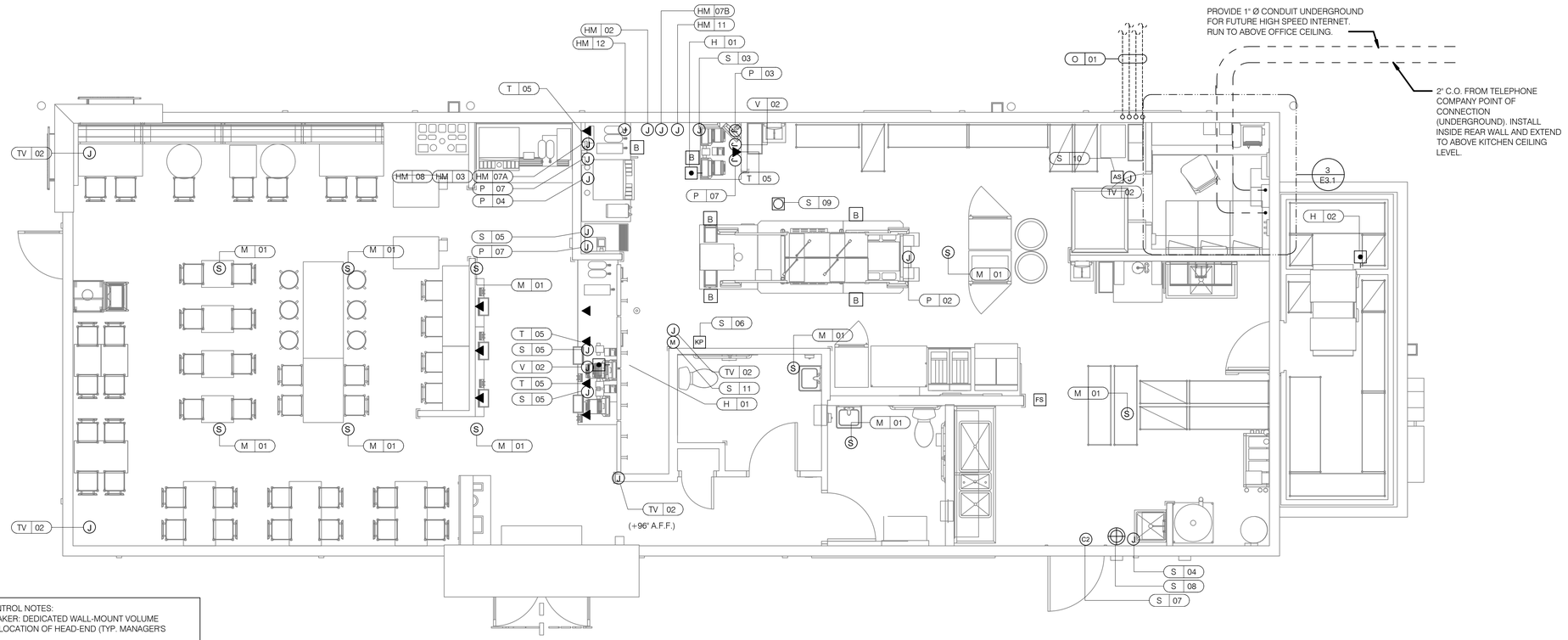
ENDEAVOR 2.0
LIGHTING PLAN AND DETAILS

E4.0



VOLUME CONTROL NOTES:
1) PATIO SPEAKER: DEDICATED WALL-MOUNT VOLUME CONTROL IN LOCATION OF HEAD-END (TYP. MANAGER'S OFFICE).
2) DINING ROOM SPEAKERS: DEDICATED WALL-MOUNT VOLUME CONTROL IN LOCATION OF HEAD-END (TYP. MANAGER'S OFFICE).
3) KITCHEN SPEAKERS: IF CONNECTED TO THE SOUND SYSTEM, CAN EITHER HAVE VOLUME CONTROL BUILT INTO THE SPEAKER ITSELF, OR HAVE A THIRD DEDICATED WALL-MOUNT VOLUME CONTROL IN LOCATION OF HEAD-END (TYP. MANAGER'S OFFICE).
4) RESTROOM SPEAKERS: VOLUME CONTROL BUILT INTO SPEAKER.

COMMUNICATIONS PLAN 1/4" = 1'-0" A

- HOLD-UP BUTTON (MOUNT 2-1/2" BEHIND COUNTER EDGE)
- (S) MUSIC SYSTEM SPEAKERS
- SECURITY STROBE
- (J) J-BOX
- 2" x 4" J-BOX W/ DATA PORTS
- (M) MOTION DETECTOR
- (OC) OCCUPANCY SENSOR. CEILING MOUNTED. SEE DETAILS 1 & 2 / E7.0
- (C2) DOOR CONTACT (LINKED TO AUDIO / VISUAL ALARM)
- "SOUND ALERT" DEVICE
- KP KEYPAD (MTD AT 48" A.F.F.)
- AS ALARM SIREN ABOVE CLG
- B BUMP PAD (MOUNT AT FRONT COUNTER)
- FS HOOD FIRE SUPPRESSION SYSTEM PULL STATION
- DSS OUTLET

COMMUNICATIONS LEGEND NTS C

A. SUPPLY AND INSTALL OUTLETS AND CONDUIT FOR OWNER SUPPLIED AND INSTALLED CABLE AND LOW VOLTAGE WIRING (U.O.N.). TELEPHONE AND MUSIC SYSTEM WIRING SHALL BE SUPPLIED AND INSTALLED. SEE SCOPE OF WORK SHEETS.

B. SEE SHEETS E3.0 AND E3.1 FOR ELECT. INFO ON POS, SECURITY SYSTEM, CCTV SYSTEM, (OFFICE) COMPUTER, DRIVE-THRU TIMER AND DRIVE-THRU COMMUNICATION SYSTEM.

C. THIS PLAN INCLUDES CONDUITS AND J-BOXES FOR POS, SECURITY SYSTEM, CCTV SYSTEM, (OFFICE) COMPUTER, TELEPHONE SYSTEM, MUSIC SYSTEM, DRIVE-THRU TIMER AND DRIVE-THRU COMMUNICATION SYSTEM.

D. ALL OUTLETS AND BOXES MOUNTED IN THE SERVING COUNTER CABINETRY ARE TO BE 24" AFF. INSTALL JUNCTION BOXES WITH CONDUIT UNDER CABINET TO NEAREST WALL AND TO ABOVE CEILING.

COMMUNICATIONS NOTES NTS B

COMMUNICATIONS ROUGH-IN SCHEDULE

COMM. TYPE	COMM. #	EQUIPMENT ITEM	ELEVATION	REMARKS
H	01	UNDER COUNTER HOLD-UP BUTTON		SEE DETAIL 6/E3.1.
H	02	WALL MOUNTED HOLD-UP BUTTON	+18" A.F.F.	SURFACE MTD. 2X4 J-BOX ON INSIDE OF WALK-IN FREEZER HINGE WALL W/ (1) 1/2" CONDUIT TO ABOVE KITCHEN CEILING. BUTTON FACING DOWN. SEE DETAIL 3/E3.1
HM	02	D/T TIMER SIGNAL PROCESSOR J-BOX	+126" A.F.F	4X4X4" DEEP (MIN.) J-BOX ABV. CLG. W/ (1) 1" CONDUIT TO HM-07B, (1) 1" CONDUIT TO HM-04, (1) 1-1/2" CONDUIT TO HM-08 & (1) 1" CONDUIT TO HM-12. SEE DET. 5/E3.1.
HM	03	D/T BASE STATION J-BOX	+72" A.F.F.	4X4 J-BOX @ D/T BASE STATION W/ (1) 1-1/2" C TO HM-08 & (1) 1-1/2" C TO HM-07A. SEE DETAIL 5/E3.1.
HM	07A	D/T TIMER DISPLAY J-BOX	+62" A.F.F.	2X4 J-BOX W/ (1) 1-1/2" CONDUIT TO HM-03 & (1) 1" C TO HM-04. SEE DETAIL 5/E3.1.
HM	07B	D/T TIMER DISPLAY J-BOX	+126" A.F.F.	2X4 J-BOX ABV. CEILING W/ (1) 1" CONDUIT TO HM-02. SEE DETAIL 5/E3.1
HM	08	D/T J-BOX	+96" A.F.F.	4X4X4" DEEP (MIN.) J-BOX W/ (1) 1-1/2" CONDUIT TO HM-03 & (1) 1-1/2" CONDUIT TO HM-02. SEE DETAIL 5/E3.1.
HM	11	D/T CONTROL UNIT J-BOX	+126" A.F.F.	2X4 J-BOX ABV. CEILING W/ (1) 1" CONDUIT TO HM-12. SEE DETAIL 5/E3.1.
HM	12	D/T/ ETHERNET SWITCH J-BOX	+126" A.F.F.	2X4 J-BOX ABV. CEILING W/ (1) 1" CONDUIT TO HM-11, (1) 1" CONDUIT TO HM-02 & (1) 1" CONDUIT TO OFFICE ROUTER.
M	01	SPEAKER, CEILING MOUNTED	CEILING	SPEAKER WIRING FROM SPEAKERS IN DINING ROOM TO AMPLIFIER IN OFFICE. FOR EXACT LOCATION OF SPEAKERS, SEE LIGHTING PLAN SHEET E4.0.
P	02		CEILING	2X4 J-BOX FLUSH @ CEILING. FOR M.A.P.S. LINE MONITOR J-BOX.
P	03	KITCHEN MONITOR J-BOX	+84" A.F.F.	2X4 J-BOX W/ (1) 3/4" CONDUIT TO ABOVE CIELING
P	04	BUMP PAD J-BOX	+24" A.F.F.	2X4 J-BOX W/ (1) 3/4" CONDUIT TO P-03.
P	07	POS J-BOX W/ 2-1/2" DIA HOLE IN COVER PLATE	+24" A.F.F.	6X6X4" DEEP J-BOX W/ 2-1/2" CONDUIT IN WALL TO ABV. CEILING, WITH PULL STRING FOR POS.
S	03	J-BOX SECURITY SYSTEM	+30" A.F.F.	2X4 J-BOX W/ (1) 1/2" CONDUIT TO ABV. CLG. FOR HOLD-UP BUTTON SIGNAL WIRE.
S	04	J-BOX SECURITY SYSTEM	+84" A.F.F.	2X4 J-BOX W/ COVER & (1) 1/2" CONDUIT TO ABOVE CEILING.
S	05	J-BOX SECURITY SYSTEM	+24" A.F.F.	2X4 J-BOX W/ 3/4" CONDUIT TO S-05 AND TO ABOVE CEILING.
S	06	J-BOX SECURITY SYSTEM	+48" A.F.F.	2X4 J-BOX W/ (1) 1/2" CONDUIT TO ABOVE CEILING FOR SECURITY SYSTEM KEYPAD.
S	07	J-BOX SECURITY SYSTEM	TOP OF JAMB	2X4 J-BOX W/ (1) 1/2" CONDUIT TO ABOVE CEILING FOR DOOR CONTACT.
S	08	"SOUND ALERT" DEVICE	CEILING	CONNECT TO SECURITY SYSTEM.
S	09	SECURITY STROBE LIGHT	CEILING	CONNECT TO SECURITY SYSTEM.
S	10	ALARM SIREN	ABV. CEILING	CONNECT TO SECURITY SYSTEM.
S	11	MOTION / HEAT DETECTOR	+78" A.F.F.	STUB 1/2" CONDUIT. D5835 OR D5820. MOUNT 90" A.F.F. FOR OFFICE

COMMUNICATIONS ROUGH-IN SCHEDULE

COMM. TYPE	COMM. #	EQUIPMENT ITEM	ELEVATION	REMARKS
T	03	VOICE LINE PHONE JACK	+42" A.F.F.	2X4 J-BOX W/ DOUBLE RJ-11 PHONE JACK & 1" CONDUIT TO ABOVE CEILING.
T	04	COMPUTER LINE PHONE JACK	+42" A.F.F.	2X4 J-BOX W/ RJ-11 PHONE JACK AND 1" CONDUIT TO ABOVE CEILING.
T	05		+24" A.F.F.	2X4 J-BOX W/ 1" CONDUIT TO ABOVE CEILING.
TV	02	SECURITY CAMERA	+96" A.F.F.	MINI-DOME CAMERA MTD. TO BTM. OF MENU BOARD BULKHEAD. 2X4 J-BOX W/ (1) 1/2" CONDUIT TO ABOVE CEILING MTD. ON BACK SIDE OF BULKHEAD (6 TOTAL).
V	02	CREDIT CARD READER (VSAT)	+24" A.F.F.	2X4 J-BOX W/ 1/2" CONDUIT TO ABOVE CEILING FOR ETHERNET CABLES.

S	01	J-BOX SECURITY SYSTEMS	+48" A.F.F.	4X4 J-BOX AT SECUIRTY SYSTEM CONTROL PANEL W/ (1) 2" CONDUIT TO S-02
S	02	J-BOX SECURITY SYSTEMS	+106" A.F.F.	4X4 J-BOX ADJACENT TO T-02 W/ (1) 2" CONDUIT TO S-01
S	12	J-BOX SECURITY DVR	+42" A.F.F.	2X4 J-BOX FOR SECURITY DVR
T	02	SECURITY SYSTEM PHONE JACK	+106" A.F.F.	2X4 J-BOX ADJACENT TO S-02 W/ RJ-31X PHONE JACK
V	01	ALTERNATE PAYMENT ROUTER BOX	+90" A.F.F.	4X4 J-BOX W/ 1/2" CONDUIT TO ABOVE CEILING FOR ETHERNET CABLES (DOUBLE JACK)
HM	10	OCB SWITCH	+52" A.F.F.	2X4 J-BOX W/ 1" CONDUIT TO ABOVE CEILING
IR	01	IRRIGATION TIMER	+80" A.F.F.	4X4 J-BOX W/ 1" CONDUIT TO IRRIGATION VALVES

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STATE OF ARKANSAS
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No. 16858
JOHN R. QUILLEN
9/30/2021

JOHN QUILLEN, PE, MBA
8394 GREENLEAF DR.
CINCINNATI, OH 45255

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9/30/2021 PERMIT

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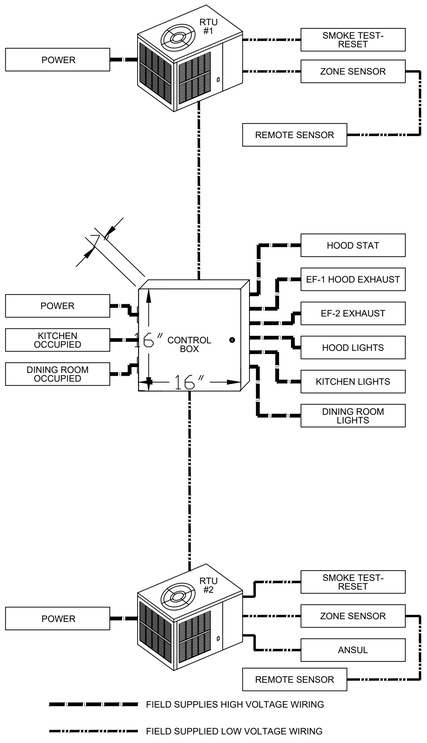
PLAN VERSION: APRIL 2021
BRAND DESIGNER: -
SITE NUMBER: -
STORE NUMBER: -
PA/PM: JRM
DRAWN BY.: JRM
JOB NO.: 11806

TACO BELL
DRIVE THRU RESTAURANT
ENDEAVOR 2.0
4183 ELM SPRINGS ROAD
SPRINGDALE, ARKANSAS 72762

ENDEAVOR 2.0
COMMUNICATIONS PLAN

E5.0



Taco Bell Interlock Control Box

The intent of the Control Box is to activate or deactivate the following:

- Kitchen Lighting
- Exhaust hood exhaust fan
- Exhaust hood lighting
- Make up air / replacement air fan
- Rest room / cook line exhaust fan
- Dining room lighting

Sequence of Operation

Occupied Mode
A Team Member turns on the kitchen lights by flipping a wall switch "up" in the manager's office, placing the kitchen in "Occupied" mode. The switch is installed inverted in the office so that the normal action of flipping the switch up breaks power to the lighting contactor in the Control Box. The contacts in the lighting contactor revert to their normally closed position. This allows power to proceed to the following:

- The restroom and cook line exhaust fan marked "EF-2"
- A light switch in the manager's office for the dining room lights
- The kitchen and rest room lights
- A timer relay for the exhaust hood motor starter marked "EF-1" and a relay (R1) for the make up air replacement air fan (evaporator fan) in RTU 1 and RTU 2.

The timer relay for the exhaust hood motor starter immediately activates motor starter EF-1 and relay R1. When activated, motor starter EF-1 contacts close providing power to the exhaust hood exhaust fan. It also closes auxiliary contacts that turn on the exhaust hood lights. Activation of relay R1 causes the contacts for RTU 1 and RTU 2 to close, returning 24 volts to the evaporator fan controller of each respective unit.

Unoccupied Mode
A Team Member turns off the kitchen lights by flipping a wall switch "down" in the manager's office, placing the kitchen in "Unoccupied" mode. The switch is installed inverted in the office so that the normal action of flipping the switch down provides power to the lighting contactor in the Control Box. The contacts in the lighting contactor open from their normally closed position. This breaks power to the following:

- The restroom and cook line exhaust fan marked "EF-2"
- A light switch in the manager's office for the dining room lights
- The kitchen and rest room lights
- Control power to timer relay for the exhaust hood motor starter marked "EF-1" and a relay (R1) for the make up air replacement air fan (evaporator fan) in RTU 1 and RTU 2.

The timer relay for the exhaust hood motor starter continues power to motor starter EF-1 and the relay (R1) for the make up air replacement fan (evaporator fan) in RTU 1 and RTU 2 for fifteen minutes after the loss of power to the timer. Motor starter EF-1 continues to provide power to the exhaust hood exhaust fan. It also keeps closed the auxiliary contacts that turn on the exhaust hood lights. Power also continues to relay (R1) for the make up air replacement air fan (evaporator fan) in RTU 1 and RTU 2. After fifteen minutes without power to the timer, the timer opens contacts to EF-1 motor starter, the auxiliary hood lighting contacts and relay (R1) for the make up air replacement fan (evaporator fan) in RTU 1 and RTU 2. This drops power to the exhaust fan and the hood lights. Relay R1 opens its contacts interrupting the 24 volts returned to RTU 1 and RTU 2 evaporator fan controllers. RTU 1 and RTU 2 evaporator fans may continue to operate if their respective zone controllers are calling for evaporator fan operation.

In the event of a rise in temperature above 85 degrees in the exhaust hood, control voltage will be sent to the timer relay for the exhaust hood motor starter which will immediately activate motor starter EF-1 and relay R1. When activated, motor starter EF-1 contacts close providing power to the exhaust hood exhaust fan. It also closes auxiliary contacts that turn on the exhaust hood lights. Upon activation of relay R1, the contacts for RTU 1 and RTU 2 close, returning 24 volts to the evaporator fan controller of each unit.

When in Unoccupied mode and upon a drop in temperature below 100 degrees in the exhaust hood, control voltage to the timer delay is dropped however the timer relay for the exhaust hood motor starter continues power to motor starter EF-1 and the relay (R1) for the make up air replacement air fan (evaporator fan) in RTU 1 and RTU 2 for fifteen minutes after the loss of control power to the timer. Motor starter EF-1 continues to provide power to the exhaust hood exhaust fan. It also keeps closed the auxiliary contacts that turn on the exhaust hood lights. Power also continues to relay (R1) for the make up air replacement fan (evaporator fan) in RTU 1 and RTU 2. After fifteen minutes without power to the timer, the timer opens contacts to EF-1 motor starter, the auxiliary hood lighting contacts and relay (R1) for the make up air replacement air fan (evaporator fan) in RTU 1 and RTU 2. This drops power to the exhaust fan and the hood lights. Relay R1 opens its contacts interrupting the 24 volts returned to RTU 1 and RTU 2 evaporator fan controllers. RTU 1 and RTU 2 evaporator fans may continue to operate if their respective zone controllers are calling for evaporator fan operation.

External Operations
The following operations take place between the package units and various components:

- Control voltage for RTU 2 shall pass through contacts in the fire suppression system for the exhaust hood so that RTU 2 evaporator fan shuts down upon an activation of the fire suppressant into the hood. The system shall be wired directly between the fire suppression system and RTU 2.
- A remote smoke detector system testing, annunciation and unit reset shall be installed in the manager's office for each RTU. The system shall be wired directly between each RTU and its respective testing, annunciation and reset device.

CONTROL BOX

Taco Bell's supplier of the Control Box is Air Care Experts. The Control Box includes the box and all components shown within the box and internal wiring between the components.

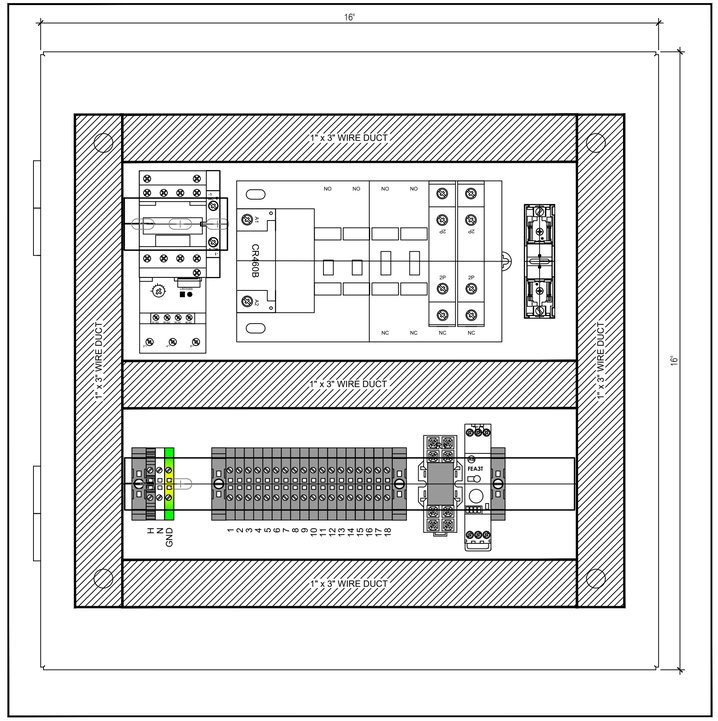
Primary Contact: Chuck McCabe

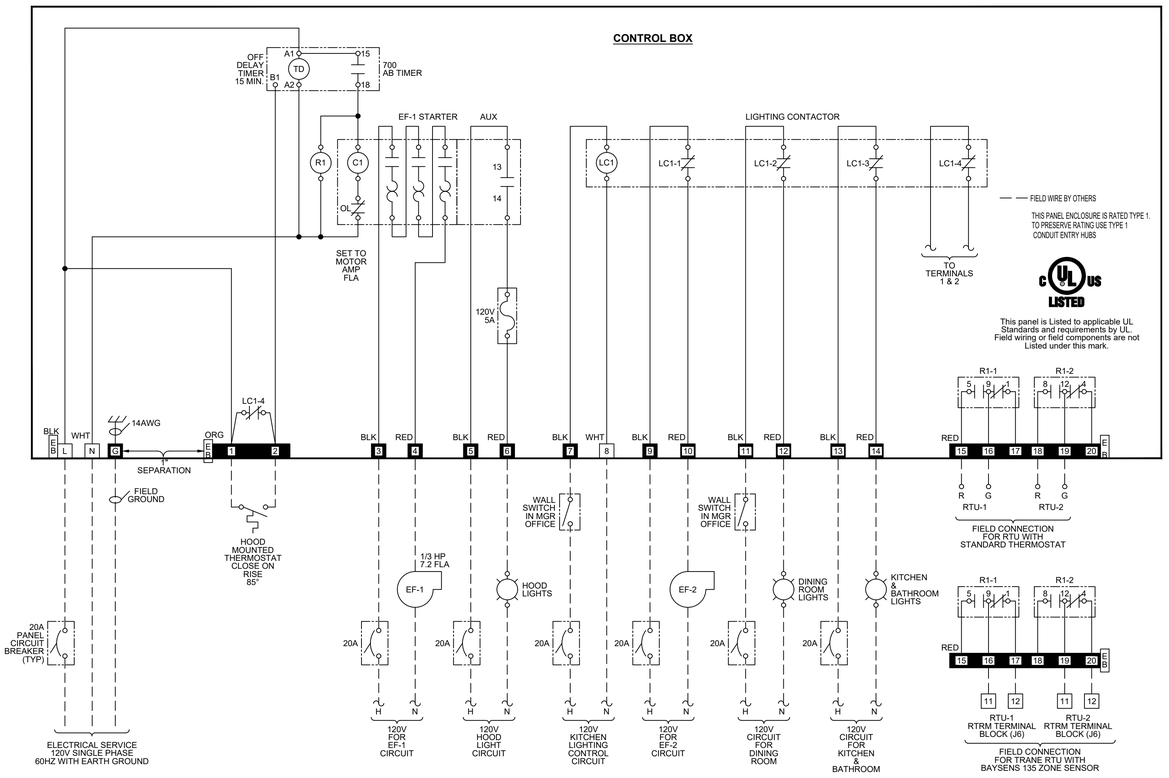
Phone: 949 770 2222

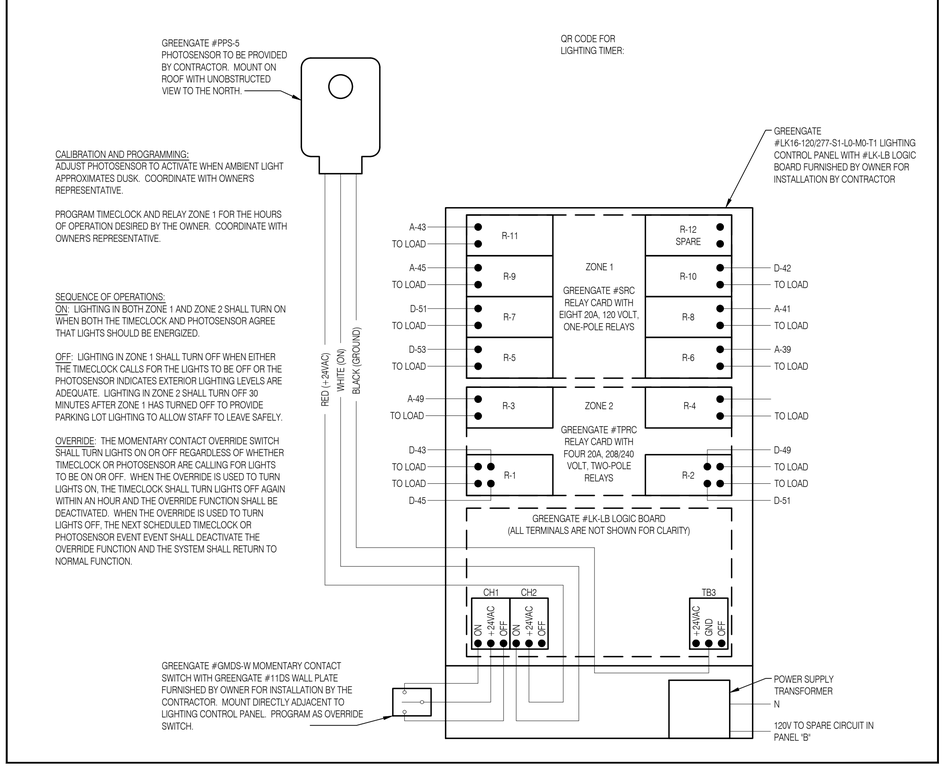
Fax: 949 770 5885

Email: cmccabe@ace-iaq.com

Be prepared at time of order or quote to specify the manufacturer of the package units.







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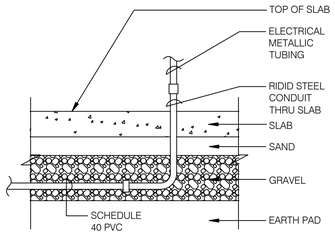
TACO BELL
DRIVE THRU RESTAURANT
ENDEAVOR 2.0
4183 ELM SPRINGS ROAD
SPRINGDALE, ARKANSAS 72762

ENDEAVOR 2.0
ELECTRICAL DETAILS TBCCB

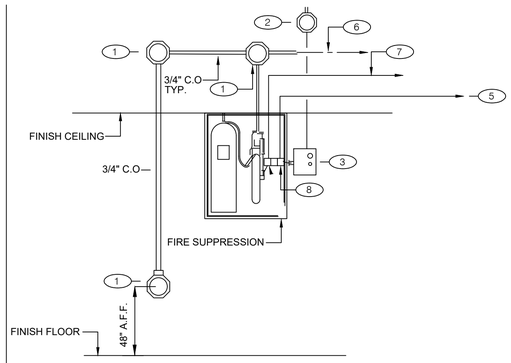
E6.0



NOTE: GREEN GROUND WIRE REQUIRED IN ALL CONDUITS, SIZED PER N.E.C. REQUIREMENTS.

YES001

UNDER SLAB CONDUIT N.T.S. **7**



GENERAL NOTES:

1. REFER TO SHEET M3.0

KEY NOTES:

(1) PROVIDE 4" OCTAGONAL J-BOX.

(2) PROVIDE J-BOX , AND 110 V CIRCUIT. REFER TO EQUIPMENT SCHEDULE/FLOOR PLAN FOR CIRCUIT ASSIGNMENT. CONNECT TO TBANS. SEE SHEET 7.1.

(3) TBANS INSTALLED BY ELECTRICAL CONTRACTOR.

(4) PROVIDE CONNECTIONS TO TBANS BOX FOR HOOD SHUTDOWN. SEE SHEET E7.1 FOR TBANS WIRING DIAGRAM.

(5) PROVIDE 1/2" C WITH CONTROL CABLE. MAKE INTERCONNECTIONS TO EXHAUST & SUPPLY FAN INTERFACE THROUGH MICROSWITCH ON HOOD.

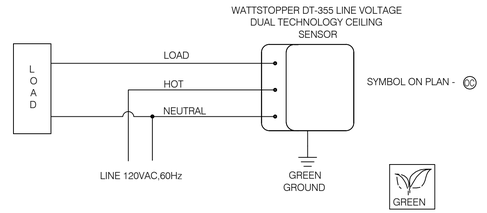
(6) CABLE AND CONNECTION TO FUSIBLE LINKS AT EXHAUST HOOD BY K.E.C.

(7) PROVIDE INTERCONNECTION BETWEEN FIRE SUPPRESSION MICROSWITCH AND TBANS. SEE SHEET E7.1.

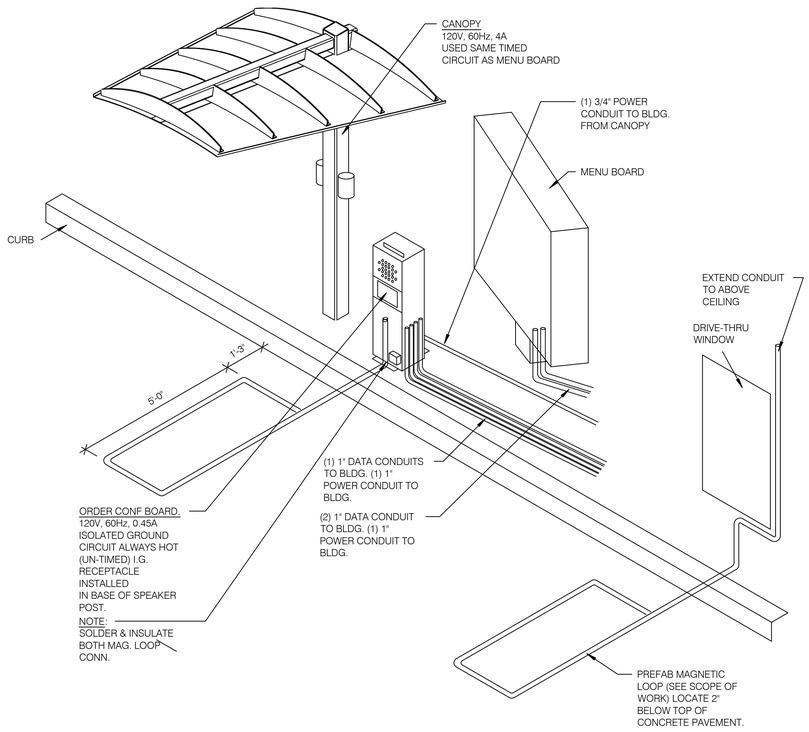
(8) FIRE SUPPRESSION SYSTEM TO INCLUDE TWO MICROSWITCHES. EACH MICOSWITCH SHALL HAVE A COMMON, NORMALLY OPEN AND NORMALLY CLOSED POLE.

FIRE SUPPRESSION SYSTEM WIRING DIAGRAM N.T.S. **4**

NOT USED N.T.S. **1**



CEILING OCCUPANCY SENSOR WIRING DIAGRAM N.T.S. **2**



YES006A

DRIVE-THRU COMMUNICATIONS ISOMETRIC N.T.S. **3**

NOT USED N.T.S. **8**

NOT USED N.T.S. **5**

NOT USED N.T.S. **9**

NOT USED N.T.S. **6**

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9/30/2021

JOHN QUILLEN, PE, MBA
8394 GREENLEAF DR.
CINCINNATI, OH 45255

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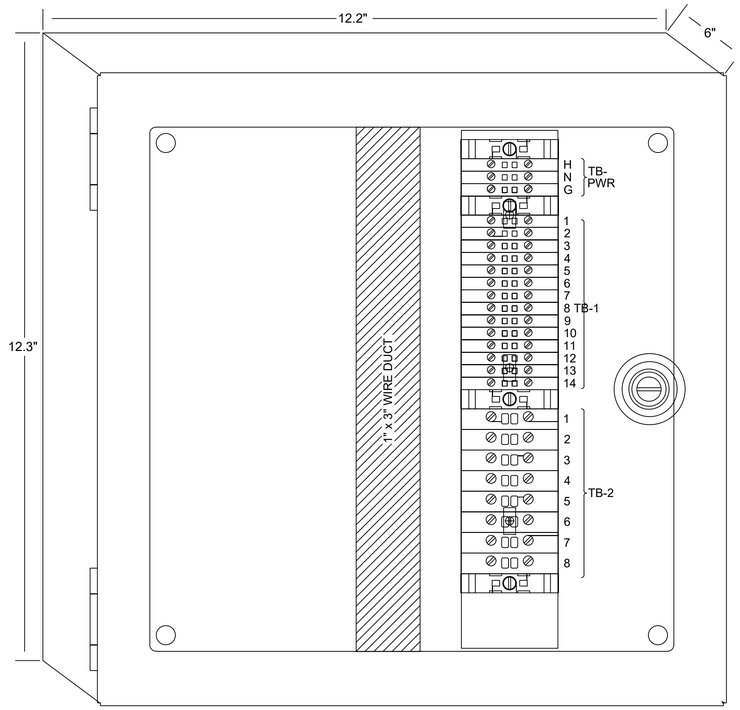
DRAWN BY.:	JRM
JOB NO.:	11806

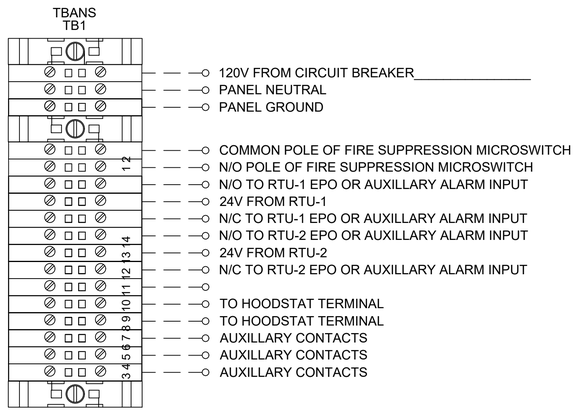
TACO BELL
DRIVE THRU RESTAURANT
ENDEAVOR 2.0
4183 ELM SPRINGS ROAD
SPRINGDALE, ARKANSAS 72762

ENDEAVOR 2.0
ELECTRICAL DETAILS

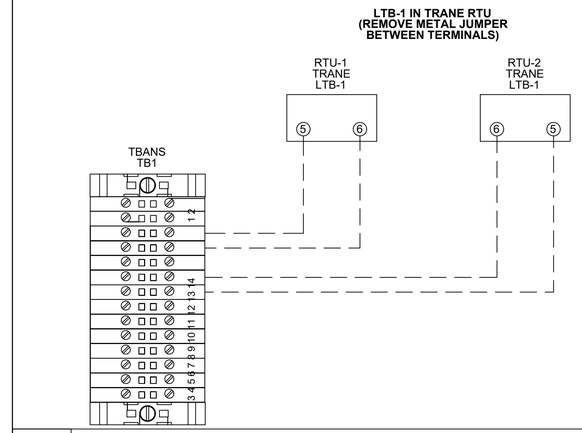
E7.0



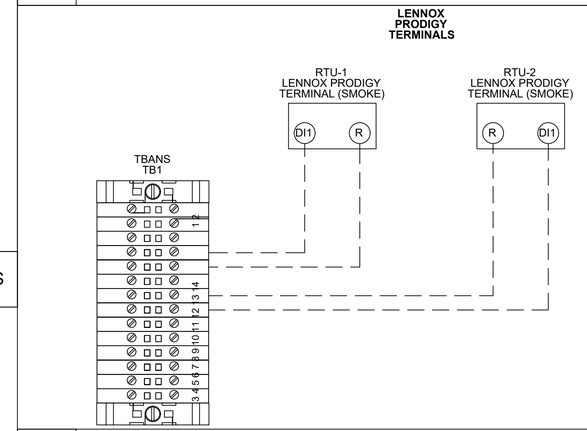
1	TBANS PANEL DIMENSIONS	NTS



2	TBANS FIELD CONNECTIONS - VARIOUS	NTS



4	TBANS TO TRANE RTU SHUTDOWN	NTS



3	TBANS TO LENNOX PRODIGY SHUTDOWN	NTS

SEQUENCE OF OPERATION:
ACTIVATION OF HOOD FIRE SUPPRESSION SYSTEM RELAY SHALL CAUSE TBANS TO DE-ENERGIZE LOAD, THUS REMOVING POWER FROM ALL DEVICES CONNECTED TO EQUIPMENT LOCATED UNDER THE GREASE HOOD.

CONTROL BOX

TACO BELL'S SUPPLIER OF THE CONTROL BOX IS AIR CARE EXPERTS. UNLESS NOTED OTHERWISE, TBANS CONTROL BOX TO BE PURCHASED AND INSTALLED BY THE ELECTRICAL CONTRACTOR.

NOTE: TBANS MAY BE INCLUDED IN THE LIGHTING PACKAGE. ELECTRICAL CONTRACTOR IS RESPONSIBLE TO VERIFY.

TBANS INCLUDES ALL WIRING AND COMPONENTS SHOWN FACTORY INSTALLED WITHIN THE BOX.

PRIMARY CONTACT: CHUCK MCCABE

PHONE: 949 770 2222

EMAIL: INFO@ACE-EMS.COM

TACO BELL REQUIRES VISUAL CERTIFICATION OF THIS INSTALLATION
SEE SHEET SW2.0
CONTACT CERTIFY@ACE-BCX.COM OR (949) 770-2222

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4183 ELM SPRINGS ROAD
SPRINGDALE, ARKANSAS 72762

ENDEAVOR 2.0
ELECTRICAL DETAILS

E7.1

TITLE	DESCRIPTION	SUPPLIER	MANUFACTURER'S MODEL	A&D ITEM #	ORDERED BY	SHIPPED BY	INSTALLED BY	SHOP DRAWINGS
6200	Roof Access Ladder & Hatch	Precision	FL 184 (Ladder) & PLHG (Hatch)	B-049 (Ladder) & B-050 (Hatch)	DIS	DIS	GC	
8341	Door - Security	LockNet	DU3670L52VED	-	RSCS	RSCS	GC	
10290-1	Air Curtain (D/T Window)	Marley	E2400-1115FG	B-151	DIS	DIS	GC	
10290-2	Air Curtain (Service Door)	Marley	E4200-1175	B-150	DIS	DIS	GC	
	Exterior Digital Menu Board & Optional Digital Preview Board	Everbrite		-	CM (Company), CM or DIS (Franchise)	Manufacturer	GC - Foundation and Conduit Sign Vendor DMB Ins	X
		Stratacache						
	Interior Menuboard	VGS			DIS	Manufacturer	GC	
	Digital Menu Board	Stratacache	-	-				
10430	Signage (Bldg Signs, Road Signs, Directional Signs)	Cummings Signs	VARIES	VARIES	CM (Company), CM or DIS (Franchise)	Manufacturer	Manufacturer (Local Installer)	X
		Everbrite (Preferred Supplier)	VARIES	VARIES				
		AGI						
10536	Canopies	Cummings Signs	VARIES	VARIES	CM (Company), CM or DIS (Franchise)	Manufacturer	Manufacturer (Local Installer)	X
		Everbrite (Preferred Supplier)	VARIES	VARIES				
		AGI						
10810	Restroom Accessories	Accuserv	VARIES	F-452 (if indicated in plan set), B-241, B-265, B-275, B-290 (where occurs), B-291 (where occurs), B-300, B-305, B-405, B-410	DIS	DIS	GC	
11020-1	Safe	Brinks	Tidel Series 4 (duel single note validator, standard side vault)	F-174	CM	BRINKS	BRINKS	
11020-2	Security System	Tyco	-	-	CM	Manufacturer	GC	X
11030-1	Drive-thru Window	Quikserv	QUISST4860E/CF-25E DARK BRONZE FULLY AUTO.	B-140	RSCS	Manufacturer	GC	
11030-3	Drive-thru Clearance Bar	Cummings Signs	-	-	CM	Manufacturer	GC	
		Everbrite (Preferred Supplier)	-	-				
		AGI	-	-				
11030-4	Drive-thru Sensor Loops	ERC Parts Inc.	WX8171	-	Manufacturer	Manufacturer	GC	
11100-3	P.O.S.	IBM	-	VARIES	TB / IT	Manufacturer	SSP	X
		NCR	-	VARIES				
		PAR	-	VARIES				
11100-4	Credit Card Payment System	Hughes Network Systems	-	-	TB / IT	Manufacturer	SSP	
11300-1	Order Confirmation Board (OCB)	Delphi Display Systems	P6YUC5STDUSVV1S; P6YOCSSTDUSEN1S	-	DIS	DIS	GC (see Scope of Work notes)	
		Hyperactive	TDMHX2H01TCB;TDMHX1H26	L-090				
		Texas Digital	AVNGE60	L-095				
11300-2	Drive-thru Speaker & Microphone	HME	C400005HS3TB; C11422TB	U-011; S-204	DIS	Manufacturer	GC	
		3M Food Services Trad Dept	78691149153; G55HSSINGLE	-				
11300-4	DT Canopy	Cummings Signs		V-350	CM, Franchisee or DIS on behalf of Franchisee	Manufacturer	GC (see Scope of Work notes)	X
		Everbrite (Preferred Supplier)						
		AGI						
11400-1	Kitchen Equipment	N. Wasserstrom (Franchise only)	VARIES	VARIES	DIS	DIS	GC (see General Comments)	X
		RSCS (Preferred Supplier)	VARIES	VARIES				
11400-5	GTO with EVO Production Line	Delfield	VARIES	VARIES	DIS	DIS	GC / Manufacturer (Local Installer)	X
		Duke	VARIES	VARIES				
		Carter Hoffman (EvO cabinets)	VARIES	VARIES				
11405-3	Kitchen Shelving / Workstations	I.S.S.	VARIES	VARIES	DIS	DIS	GC	
11405-4	Walk-In Cooler / Freezer (Panelized)	I.C.S.	VARIES	VARIES	GC	Manufacturer	GC or Manufacturer (up to CM's discretion)	X
		Norlake	VARIES	VARIES				
11425	Exhaust Hoods	Stratovent (preferred supplier)	VARIES	VARIES	DIS	DIS	GC	X
		Gaylord Industries (Boiler hood)	VARIES	VARIES				
		Randell (alternate supplier)	VARIES	VARIES				
11430-2	Drink Dispensers / Line Sets	Pepsi	-	-	RSCS	Pepsi	Pepsi (Local installer)	
11435-6	Ice Machines	Manitowoc Ice Inc & Hoshisaki	Manitowac SY-1474C	S-513	DIS	Manufacturer	Manufacturer (Local Installer)	
11680	Office Computer (Taco System)	En Pointe Global Services	VARIES	F-040, F-060	TB / IT	SSP	SSP	
12100-1	Artwork	GFX	VARIES	-	DIS	DIS	GC	
		VGS						
		Creative Pallete						
12400-5	Décor	Custom Seating (Company Supplier, base décor)	VARIES	-	DIS	DIS	GC	X
		FCI (Company Supplier, base décor)	VARIES	-				
		IDX	VARIES	-				
12430	Fruitista Machine	Equipment Delivery, Install and Activation	VARIES	VARIES	DIS - Equipment; GC - Installation & Setup (notify vendor 2 weeks from install date)	DIS	Service Agents - ICEE (East) or RepTec (West)	
		FBD Equipment Manufacturer	VARIES	VARIES				
		Cornelius	VARIES	VARIES				
		Taco Bell Engineering	VARIES	VARIES				
12440	Iced Tea	Pepsi	E56150000	S-546	DIS	Supplier	GC / Supplier	
13200	CO2 - Bulk	MVE (bulk tank)	VARIES	S-580	DIS	DIS	Manufacturer (Local Installer)	
		NU CO2 (CO2 and service)	VARIES	S-580				
13700-4	CCTV	MARTCO	-	-	RSCS	MARTCO	MARTCO	X
13800-1	Energy/Building Management System	Air Care Experts	TBCCB-Varies	-	DIS	DIS	GC	
		Air Care Experts	TBCCB-Varies	-	DIS	DIS	GC	
13800-2	Hood Shutdown System	Air Care Experts	TBANS	-	Contractor	Air Care	GC	
13900-1	Fire Suppression System	Ansul	-	-	GC	GC	GC (Local Installer)	
15410	Hand Sinks	Aero	HS-Mod	N-053	DIS	DIS	GC	
15470-5	Water Filter	Shurflo	WB6-M3-22-003	-	DIS	Manufacturer	GC (see Vendor Scope - Pepsi Drink System)	
15480-3	Water Heater	AO Smith (standard)	AO Smith BTH-120 (standard)	B-215	RSCS	RSCS	GC	
		Bradford White (alternate)	-	B-215				
	Water softener	-	-	-	RSCS	RSCS	GC	
15500-1	HVAC - Test and Balance	-	-	-	Determined by CM or RCM; Approved options - GC CM/RCM	Determine by CM or RCM; Approved options - GC CM/RCM	Determined by GC / CM / RCM	X
		Melink Corp/	-	-				
		Air Care Experts	-	-				
15500-2	Commissioning	Air Care Experts	-	-				
15500-3	Visual Verification	Air Care Experts	-	-	GC	Air Care Experts	GC	
15700-1	HVAC	Trane (Franchisee Only)	VARIES	-	GC	Manufacturer	GC	X
		Lennox (Company and Franchisee Stores)	VARIES	-				
		York international (Franchisee Only)	VARIES	-				
16300-1	Switchgear - Franchisee	Accuserv	Square-D and Cutler Hammer	VARIES	DIS	DIS	GC	X
		Capital Lighting	Square-D and Cutler Hammer	VARIES	DIS	DIS	GC	
16300-2	Switchgear - Company	Capital Lighting	Square-D and Cutler Hammer	VARIES	GC or RSCS (confirm with CM at time of bid)	GC	GC	X
		Accuserv	Square-D and Cutler Hammer	VARIES	GC or RSCS (confirm with CM at time of bid)	GC	GC	
16500	Light Fixtures - Interior and Building	Capital Lighting	VARIES	-	DIS	DIS	GC	X
		Accuserv (all lighting except BOH & restrooms)	VARIES	-				
16520	Light Fixtures - Site	Capital Lighting	VARIES	-	DIS	DIS	GC	
		Accuserv	VARIES	-	DIS	DIS	GC	
16720	Telephone Communications	YUM! Telecom (Company stores)	-	-	TB	Manufacturer	Manufacturer (Local Installer)	X
		By owner through local phone service provider (franchise)	-	-	Franchisee	Manufacturer	Manufacturer (Local Installer)	
16820-3	Music System	Mood Media	-	F-131	TB	Manufacturer	Manufacturer (Local Installer)	X
	Coffee Brewer	Bunn	42300.0008	S-547	RSCS	RSCS	GC	
	Floor and Wall Tile	Creative Materials	-	-	GC	Manufacturer	GC	X

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REGISTERED ARCHITECT
ROBERT M. BUSCH
License Number 9367
STATE OF ARKANSAS

9/30/2021 PERMIT

	DATE	REMARKS

CONTRACT DATE: -
BUILDING TYPE: END. MED56
PLAN VERSION: APRIL 2021
BRAND DESIGNER: -
SITE NUMBER: -
STORE NUMBER: -
PA/PM: Approver
DRAWN BY.: RJN
JOB NO.: -

TACO BELL
DRIVE THRU RESTAURANT
ENDEAVOR 2.0
4183 ELM SPRINGS ROAD
SPRINGDALE, ARKANSAS 72762

ENDEAVOR 2.0
SCOPE OF WORK

SW1.0

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Application for Variance – Board of Adjustment

STAFF USE ONLY

Date Application Submitted: 8/18/2021

Date Accepted as Complete: _____ Project Number: _____

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Michael and Belinda Voudrie	Name: " "
E-mail: michaelvoudrie@gmail.com	E-mail: " "
Address: 1801 Colby Circle	Address: " "
Phone: 479-301-6979	Phone: " "
Site/ Location: 1801 Colby Circle	Current Zoning District: SF-2
Assessor's Parcel Number(s): 815-31764-000	Rezone required: No
	Total Acreage: N/A

Variance requested: (attach visual representation of request) We would like to create a decorative front courtyard surrounded in the front by a fence and gate, according to code. We request the fence and gate be allowed to be between 4'-5'.

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

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

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

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

APPLICANT SIGNATURE(S) Michael Voudrie

Belinda Voudrie

DATE: Aug. 18, 2021

B21-76





N

0 30 60 120 180 240 Feet

For Location Reference Only

FILE NO. B21-76
APPLICANT: Michael Voudrie
REQUEST: Variance for deviation from fence height requirement in front yard from 3' to 4'

PLANNING COMMISSION MEETING
November 2, 2021

October 27, 2021

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

RE: PSC Indoor Soccer
S. Old Missouri Rd & Hwy 412
Springdale, AR

Dear Planning Staff,

As part of the LSD submittal package for the PSC Indoor Soccer project, we are requesting a fourth variance, in addition to the three requested 10/21/21. This variance it to gain relief from Chapter 56 – Landscape and Buffers, Article 2 – Landscape and Buffers, Section 56-31(3) – Perimeter Landscaping other than Street Frontage. An explanation for this variance is included below.

Variance Request – Chapter 56 – Landscape and Buffers, Article 2 – Landscape and Buffers, Section 56-31(3) – Perimeter Landscaping other than Street Frontage. Per code a minimum five-foot landscaped strip is required along side and rear lot lines with one tree per 25 linear feet. We are requesting a variance for a 297-foot section along the north property line. To fit a south fire connection, the building, and the 24-foot drive aisle to the east parking lot there was only five-feet of landscaping provided to meet the landscape buffer requirement. However, the only location available for the required sidewalk connecting the east parking lot to the front of the building was in that buffer. So now there is no longer room for the buffer, the buffer trees, or the relocated north foundation landscaping. The proposed design still exceeds the number of trees required though. The variance is only requested for this one section of the property line, the required buffers were provided for the rest of the 4.91-acre site.

Given the above and the efforts given by the client to bring this project as close to code compliance as possible, we feel the requested variances from the code are reasonable.

Please contact me for any additional information needed on these requests. Thank you for your consideration.

Sincerely,

Rick McGraw, PLA, ASLA, CLARB Certified
Team Lead / Landscape Architect
rick.mcgraw@hfa-ae.com



FILE NO. B21-77
APPLICANT: PCS Indoor Soccer
REQUEST: Variance for deviation from Commercial Design Standards (A) Facades & Exterior Walls, (B) Detail Features, (C) Materials & Colors

PLANNING COMMISSION MEETING
November 2, 2021

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

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Application for Variance – Board of Adjustment

STAFF USE ONLY

Date Application Submitted: ____

Date Accepted as Complete: ____ Project Number: B21-90

APPLICATION CONTACTS:
Indicate one person of contact for this request: X Property Owner ____ Representative

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Benny Holloway	Name: " "
E-mail: HollowayBenny30@YAHOO.COM	E-mail: " "
Address: 12994 Knight Lane Lowell AR 72745	Address: " "
Phone: 479 601-4149	Phone: " "
Site/ Location: 12994 KNIGHT LN	Current Zoning District: A-1
Assessor's Parcel Number(s): 21-00167-097	Rezone required: No
	Total Acreage: N/A

Variance requested: (attach visual representation of request)

Reduction in Rear setback from 20' to 10'

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

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

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

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

APPLICANT SIGNATURE(S)

DATE: 10-6-21



N

0 30 60 120 180 240 Feet

For Location Reference Only

FILE NO. B21-90
APPLICANT: Benny Holloway
REQUEST: Variance for deviation of rear setback from 20' to 10'

PLANNING COMMISSION MEETING
November 2, 2021

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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: ___X___ Property Owner _____ Representative

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Eva menjivar	Name: Eva Calderon Mendez
E-mail: brianacalderon13@gmail	E-mail:
Address: 938 Remington dr. Apt B springdale AR 72764	Address: " "
Phone: 479-770-9002	Phone:
Site/ Location: Springdale	Current Zoning District: MF-4
Assessor's Parcel Number(s): 21-032632-000	Rezone required: N/A
	Total Acreage: N/A

Variance requested: (attach visual representation of request)

Accessory Structure – metal Car port in front. 18 x 10

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

Need coverage for vehicle

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

Provide protection from the elements

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

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

APPLICANT SIGNATURE(S) x Eva Menjivar (property owner)

DATE: 9-21-21



N

0 30 60 120 180 240 Feet

For Location Reference Only

FILE NO. B21-92
APPLICANT: Eva Calderon Mendez
REQUEST: Variance for deviation of front setback from 30' to 18'

PLANNING COMMISSION MEETING
November 2, 2021

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Application for Variance – Board of Adjustment

STAFF USE ONLY

Date Application Submitted:

Date Accepted as Complete:

Project Number: B21-93

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

Applicant (person making request)

Name: WINDOW WORLD

E-mail: ANTON@WWOZARKS.com

Address: 5725 N THOMPSON ST

Phone: 479-629-5493

Site/ Location: _____

Assessor's Parcel Number(s): 21-00107-035

Property Owner (if other than Applicant):

Name: Thompson Family Venture LLC

E-mail: ThompsonPhilipA@Yahoo.com

Address: 1669 Carolyn Drive
~~Fayetteville, AR~~ 72701

Phone: 479-387-6870

Current Zoning District: _____

Rezone required: _____

Total Acreage: _____

Variance requested: (attach visual representation of request)
Continue using gravel driveway around building and gravel parking area for trailers on back east property line, and not be required to pave it.

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 area required to be paved, this would be cost prohibitive for the size of business occuping the property.

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

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

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

APPLICANT SIGNATURE(S) Window World of the Ozarks

DATE: 10-13-2021



FILE NO. B21-93
APPLICANT: Window World
REQUEST: Variance for deviation of paved parking requirement

PLANNING COMMISSION MEETING
November 2, 2021

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www.SpringdaleAR.gov

Application for Variance – Commercial Design Standards

STAFF USE ONLY

Date Application Submitted: 10-13-21

Date Accepted as Complete: _____ Project Number: B21-94

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: Jorge Du Quesne	Name: Brown, Gary & Tracy; Gary Brown I LLC
E-mail: engineers@blewinc.com	E-mail:
Address: 5104 S. Pinnacle Hills Pkwy, Ste 1C Rogers, AR 72758	Address: 3560 Wagon Wheel Rd Rogers, AR 72758
Phone: (479)443-4506	Phone: (479)725-2400
Site/ Location: 3560 Wagon Wheel Rd Springdale, AR 72762	Current Zoning District: C-2
Assessor's Parcel Number(s): 21-00154-0666; 21-00154-067; 21-00154-065	Rezone required: No
	Total Acreage: 4.35 acres

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

Fee for Variance Application is $75

Check item(s) for which variance is requested:

- [x] **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)

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

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

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 **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: 10/13/21

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

October 13, 2021

City of Springdale
201 Spring Street
Springdale, Arkansas

SUBJECT: Carpet One Expansion
3560 Wagon Wheel Road
Variance Request

To Whom It May Concern:

Request 1 – Entrances

Variance Requested: Commercial Design Standards require one customer entrance on all sides of principal building directly facing abutting public right-of-way. We request a variance to this requirement since the new structure will be for storage and therefore not supposed to be customer accessible.

Difficulty or hardship: This structure is not meant to be customer accessible so creating customer access would create access to a building that is meant for employees only.

Effect of variance: It would allow the new structure to function as designed.

Harmony with intended purpose of the standards: The purpose of the standard is still met with the customer entrances on the existing building.

Request 2 – Pedestrian Flow

Variance Requested: The developer is requesting a variance to not include the following items:

- 5' continuous internal pedestrian walkways from public sidewalk to principal customer entrance of all principal building on site
- 5' sidewalk along the full length of building on façade featuring customer entrance a façade abutting public parking areas 6' from façade of building
- Internal walkway distinguished from driving surface through use of durable, low maintenance surface materials to enhance safety and comfort

Difficulty or hardship: This structure is not meant to be customer accessible so creating customer access would create access to a building that is meant for employees only. The 5' sidewalk along the full length of building would not be possible due to the delivery vehicles access to the face of the building facing the paved area. The internal walkway is for access to a customer entrance which the developer is asking for a variance to.

Effect of variance: It would allow the new structure to function as designed.

Harmony with intended purpose of the standards: The purpose of the standard is still met with the entrances on the existing building.

3825 NORTH SHILOH DRIVE • FAYETTEVILLE / ARKANSAS • 72703
PHONE: 479-443-4506 • FAX: 479-582-1883

Request 3 – Central Features and Community Spaces

Variance Requested: The developer is requesting a variance to direct access to public sidewalk network

Difficulty or hardship: This structure is not meant to be customer accessible so creating customer access would create access to a building that is meant for employees only.

Effect of variance: It would allow the new structure to function as designed.

Harmony with intended purpose of the standards: The purpose of the standard is still met with the direct access to the public sidewalk on the existing building.

Request 4 – Facades and Exterior Walls

Variance Requested: Minimum 3' Depth

Difficulty or hardship: This structure is a storage facility where the 3' offsets would create heat pockets that would be difficult to maintain adequate temperature control. Instead, we would create a similar effect with 10" – 12" offsets that could be created using thicker metal studs.

Effect of variance: It would allow for better temperature control of the structure.

Harmony with intended purpose of the standards: The smaller offset would give a similar appearance to the standard by creating areas of visual change on the face of the building.

Request 5 – Materials and Colors

Variance Requested: The developer is requesting a variance to the commercial design requirement to make the exterior materials of the building out of high quality materials. The developer would like to use materials like the existing building to create a uniform look across the development. This would include using Architectural Metal Siding as was used in the first building.

Difficulty or hardship: Other materials would create a development with differing looks which would be opposite to the standards where the use of similar building materials through the site would be required.

Effect of variance: It would allow a uniform look to the development.

Harmony with intended purpose of the standards: The purpose of the standard is met by having the building with similar exterior materials.

Request 6 – Landscaping

Variance Requested: The developer is requesting a variance to not include the following items:

- Entryway landscaping
- Building foundation landscaping

Instead, the required landscaping would be moved to the green areas on North, East and West Side of the building and would be utilized as additional screening for the residential property to the north.

Difficulty or hardship: The main access to the building is for delivery vehicles so building foundation landscaping and entryway landscaping would be blocking access to those vehicles.

Effect of variance: It would increase the screening for the residential properties.

Harmony with intended purpose of the standards: The purpose of the standard is met by relocating the required landscaping to other locations on the site thereby retaining the amount of landscaping required.

Sincerely,

Jorge Du Quesne
Blew & Associates, PA



N

0 30 60 120 180 240

Feet

For Location Reference Only

FILE NO. B21-94
APPLICANT: Carpet One
REQUEST: Variance for deviation of Commercial Design Standards

PLANNING COMMISSION MEETING
November 2, 2021

SPRINGDALE™
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APPLICATION FOR DEVIATION - FORM BASED CODE

~~Application for Variance – Commercial Design Standards~~

STAFF USE ONLY

Date Application Submitted: _____

Date Accepted as Complete: _____ Project Number: _____

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: ADAM OSWEILER	Name: STEPHEN BOYD, KIDS SPOT, LLC
E-mail: AOSWEILER@MCE.US.COM	E-mail: INFO@KIDSSPOTLLC.COM
Address: 1580 E STEARNS STREET FAYETTEVILLE, ARKANSAS 72703	Address: 105 S. BLAIR STREET SPRINGDALE, ARKANSAS 72764
Phone: 479.443.2377	Phone: 479.530.7305
Site/ Location: SW CORNER OF DEAVER ST. & W MAPLE AVE INTERSECTION	Current Zoning District: CAMPUS TYPE I
Assessor's Parcel Number(s): 815-21342-000 815-21344-000 & 815-21343-000	Rezone required: NEIGHBORHOOD CENTER TYPE II
	Total Acreage: 0.68 ACRES

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

Fee for Variance Application is $75

Check item(s) for which variance is requested:

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

- [x] **STRUCTURE BACK AND SIDES (AND PARKING SETBACKS)**
  - [x] 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)

Deviation request to allow front building setback along primary street to be 10' instead of 25' per NC-2 zoning.

Deviation request to allow Searcy Ave to be considered an alley with a minimum 5' parking setback per NC-2 zoning, OR a deviation request to allow a 5' minimum setback along Searcy Ave.

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

The existing lot dimensions do not facilitate a development such as a children's therapy clinic to function properly if current building and parking setbacks are used. Adequate on-site parking and walkability for children's safety is a major concern if the current setbacks are enforced. It will force the need of off-site parking to be utilized and require children and adults to cross public roads. This clinic also needs adequate building and outdoor space to meet the children's therapy needs, which reduces the amount of available surface area for on-site parking stalls.

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

Deviation would allow the owner to design a building with adequate indoor and outdoor therapy space while also allowing adequate on-site parking to be included within the confines of the property boundary. By allowing these deviations, the applicant is not being granted any special privileges denied by the NC-2 zoning, but allows the applicant to construct a facility that can be utilized by a larger part of the community.

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 deviations requested allow the proposed development to remain in harmony with the intended purpose of the form based code, while improving on the connectivity, walkability, and safety of the surrounding community. This project will incorporate a strong building and landscape frontage that is inviting and warm to an area that otherwise includes parking hardscape along the adjacent property's primary and secondary roadways, and building frontage.

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.

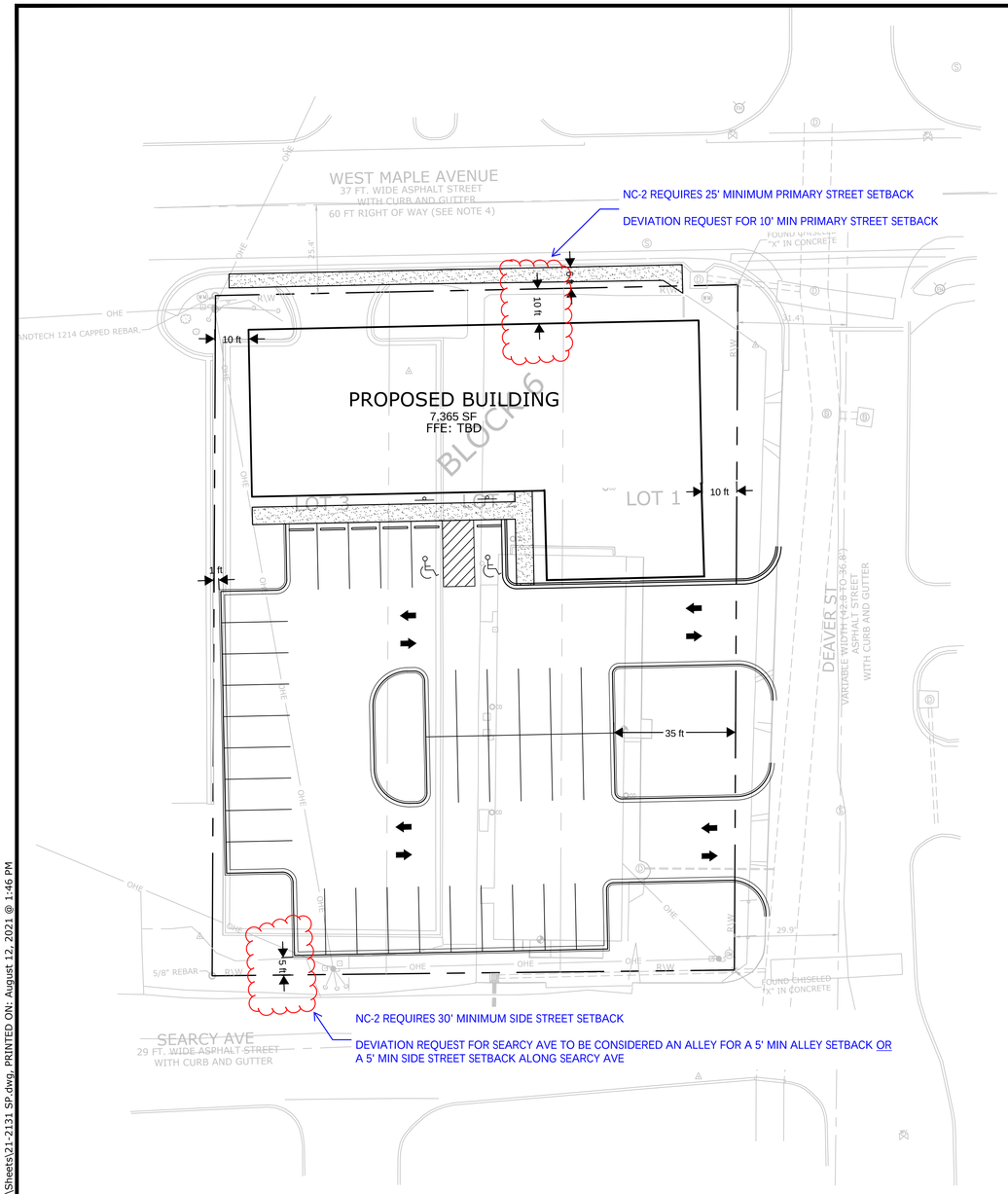
The **Applicant** understands that he/she must be present at the meeting to present the variance request and to answer questions. If the **Applicant** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on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

APPLICANT SIGNATURE(S) _____

_____

_____

DATE: 10.13.2021



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 24" 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).

SITE KEYNOTES

200 LANDSCAPED AREA (SEE LANDSCAPE PLAN)
201 TRANSFORMER PAD (PER ELECTRIC COMPANY REQUIREMENTS)
202 TRASH ENCLOSURE (SEE ARCH. PLANS)
203 CONCRETE STOOP (SEE ARCH. PLANS)
208 4" WIDE PAINTED WHITE PARKING STRIPES
209 4" WIDE PAINTED STRIPES, 24" O.C. @ 45° (SEE COLOR INDICATED A
210 DOWNSPOUT / ROOF DRAIN (SEE ARCH. PLANS)
212 REPLACE / RESTORE CURBS TO MATCH EXISTING OR TO LOCAL CODE!
213 TAPER CURB TO MATCH EXISTING
214 TAPER CURB HEIGHT FROM 6" TO 0" OVER 2'
215 HANDRAIL (SEE ARCH. PLANS)
216 PYLON SIGN (SEE ARCH. PLANS)
217 MONUMENT SIGN (SEE ARCH. PLANS)
218 SIGN MOUNTED ON BUILDING EXTERIOR (SEE ARCH. PLANS)
219 BOLLARD (SEE ARCH. PLANS)
220 LIGHT POLE / FIXTURE (SEE PHOTOMETRIC PLANS)
221 POINT OF RELOCATION
222 LIMITS OF SAWCUT AND PAVEMENT REMOVAL
223 YARD HYDRANT (SEE UTILITY PLANS)

SITE DETAILS

20A TYPE 'A' STANDARD CONCRETE CURB & GUTTER
21B HEAVY DUTY ASPHALT PAVEMENT
21D HEAVY DUTY CONCRETE PAVEMENT
22A CONCRETE SIDEWALK
22D PEDESTRIAN RAMP (PERPENDICULAR) (SEE LENGTH AT SYMBOL)
22E PEDESTRIAN RAMP (CURB RETURN) (SEE LENGTH AT SYMBOL)
22G DETECTABLE WARNING SURFACE
23A 90° PARKING / ADA ACCESSIBLE PARKING SPACE STRIPING
23B 45° PARKING / ADA ACCESSIBLE PARKING SPACE STRIPING
23D ACCESSIBLE PARKING SYMBOL
23F FIRE LANE STRIPING
23M TRAFFIC FLOW ARROW PAVEMENT MARKING
24A ACCESSIBLE PARKING SIGN
24B SIGN POST
24J 'NO PARKING - FIRE LANE' SIGN
25A WHEEL STOP
25B BOLLARD

26 SERIES: FENCES
26A 6' SHADOWBOX WOOD PRIVACY FENCE
26B 6' WOOD PRIVACY FENCE
26C 10' SECURITY CHAIN LINK FENCE
26D SECURITY CHAIN LINK GATE
26E FENCE ON RETAINING WALL (SEE HEIGHT AT SYMBOL)
26F GUARDRAIL ON RETAINING WALL (SEE HEIGHT AT SYMBOL)
26G ROUND RAIL WOOD FENCE (SEE HEIGHT AT SYMBOL)
26H HANDRAIL ASSEMBLY AT RETAINING WALL
26J 6' COMMERCIAL CHAIN LINK FENCE
26K COMMERCIAL CHAIN LINK GATE
29 SERIES: CITY / STATE DETAILS

PLAN SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20ft.

SITE DATA

OVERALL SITE AREA	29,424 S.F.	0.68 AC
PARKING SPACES	REQUIRED	PROVIDED
9' x 19' STALLS	12	35
ADA ASSESSABLE STALLS	1	2
TOTAL	13	37
EXISTING ZONING	CAMPUS TYPE I (FORM BASED)	
PRIMARY STREET	50' MIN. / NO MAX.	
SIDE STREET	0' MIN. / NO MAX.	
SIDE SETBACK	5' MIN. / 10' MAX.	
PROPOSED ZONING	NEIGHBORHOOD CENTER TYPE II	
PRIMARY STREET	25' MIN / 50' MAX	
SIDE STREET	10' MIN / 25' MAX	
SIDE SETBACK	0' MIN / 10' MAX	

EXISTING LEGEND

PROPERTY LINE
RIGHT OF WAY
SANITARY SEWER LINE
WATER LINE
GAS LINE
OVERHEAD ELECTRIC
ROAD CENTERLINE
DITCH FLOWLINE
EASEMENT LINE
GRAVEL LINE
FIRE HYDRANT
WATER METER
WATER VALVE
SANITARY SEWER MH
CLEAN-OUT
DRAINAGE MH
POWER POLE
GUY WIRE w/ ANCHOR
GAS METER
GAS RISER
TELEPHONE PEDESTAL
SIGN (AS NOTED)
BENCHMARK
FOUND IRON PIN (AS NOTED)
CONTROL POINT
BUSH

PROPOSED LEGEND

CURB AND GUTTER
EASEMENT
SETBACK
TEMPORARY CONSTRUCTION EASEMENT
FENCE
PAINTED / THERMOPLASTIC STRIPING
ASPHALT PAVEMENT
CONCRETE PAVEMENT
CONCRETE SIDEWALK
CATCH BASIN
FLARED END SECTION
SANITARY SEWER MANHOLE
PARKING STALL COUNT
BUILDING CONTROL POINT
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
POST INDICATOR VALVE
WATER METER
POWER POLE/POWER POLE & GUY
LIGHT POLE
ELECTRICAL TRANSFORMER
ELECTRICAL PEDESTAL
TELEPHONE PEDESTAL
TRAFFIC SIGNAL PEDESTAL

McCLELLAND CONSULTING ENGINEERS, INC.
DESIGNED TO SERVE
1580 E STEARNS ST
FAYETTEVILLE, ARKANSAS 72703
(479) 443-2377
HTTP://WWW.MCE.US.COM

PRELIMINARY
NOT FOR
CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

LARGE SCALE DEVELOPMENT PLANS
KIDS SPOT THERAPY CLINIC
724 DEAVER STREET
SPRINGDALE, ARKANSAS

©2021

Know what's below. Call before you dig.

REVISIONS

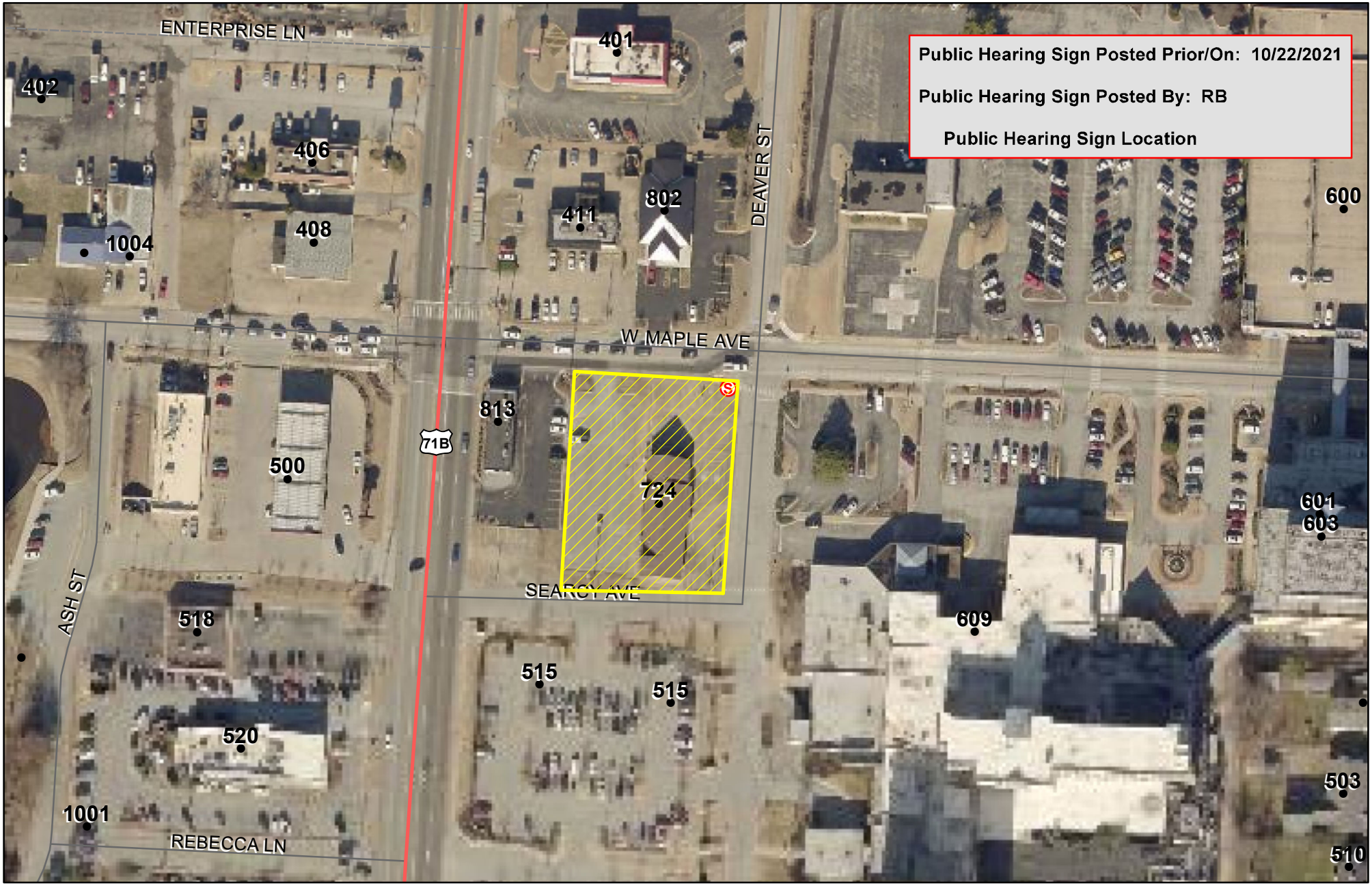
REV	DESCRIPTION	DATE

SITE PLAN

DESIGNED BY: CWS	DRAWN BY: CWS
DATE: 8/12/2021	REVISION: REV-0
SCALE: AS NOTED	JOB NUMBER: 21-2131

C2.0

W:\2021\21-2131 - Kids Spot Therapy Clinic - Springdale, Arkansas\Design Drawings\Sheets\21-2131 SP.dwg, PRINTED ON: August 12, 2021 @ 1:46 PM



N

0 25 50 100 150 200 Feet

For Location Reference Only

FILE NO. B21-96
APPLICANT: Kid's Spot, LLC
REQUEST: Variance for deviation from minimum build-to-line

PLANNING COMMISSION MEETING
November 2, 2021

To the Springdale Planning Commission:

Regarding project # C21-10 & LS20-54
Cash Addition
Jim & Betty Cash Trust
5392 AR 112 Hwy

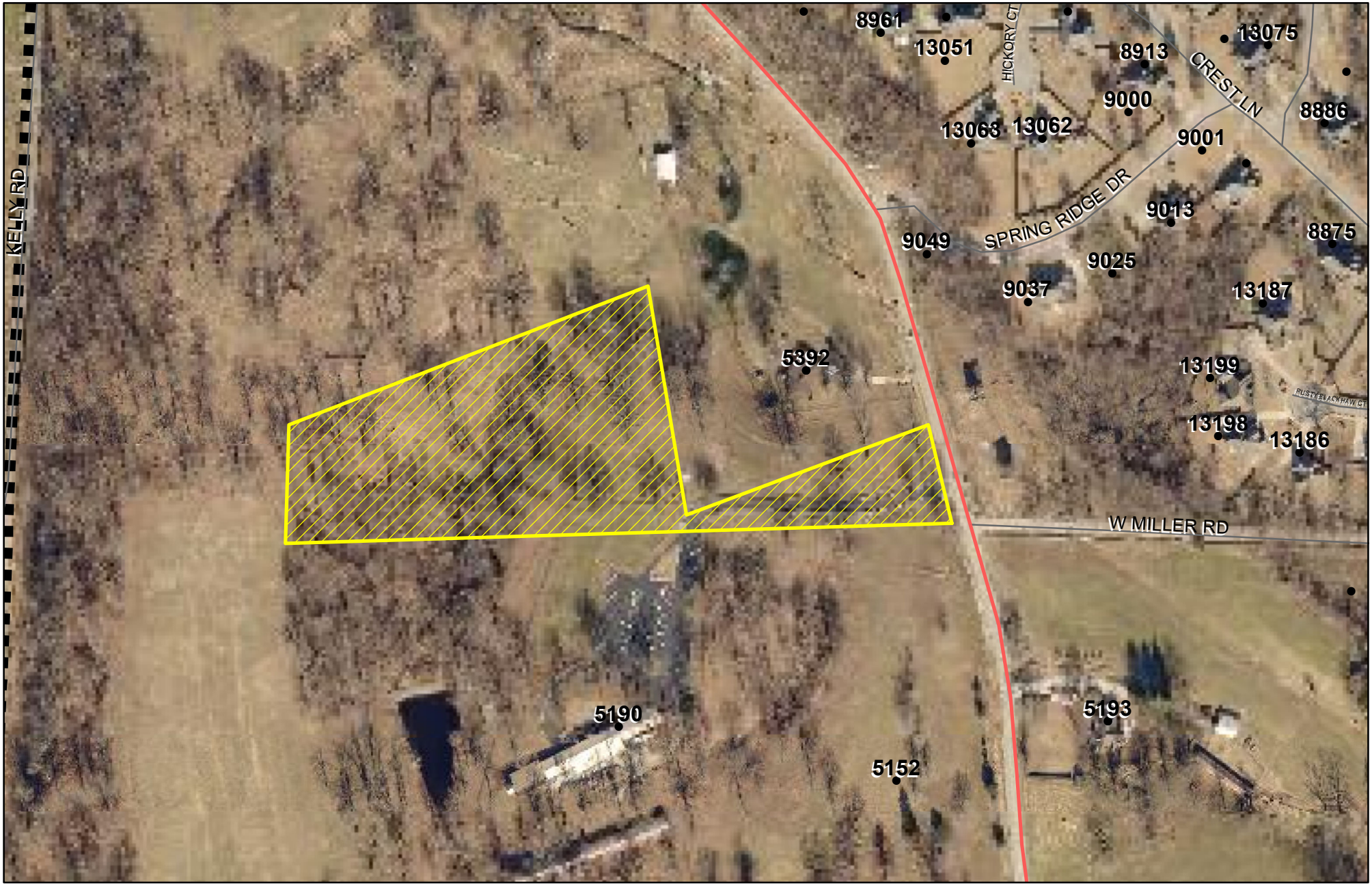
We request that the planning commission approve a waiver of the sidewalk requirements for our lot split.

I certify that I am the owner of above described property.

Satterfield Land Surveyors is authorized to be my representation in this waiver request.

Signed,

Jim Cash _____ Date: 10/5/2021



N

0 50 100 200 300 400

Feet

For Location Reference Only

FILE NO. W21-17
APPLICANT: Jim & Betty Cash
REQUEST: Waiver of sidewalk requirements

PLANNING COMMISSION MEETING
November 2, 2021

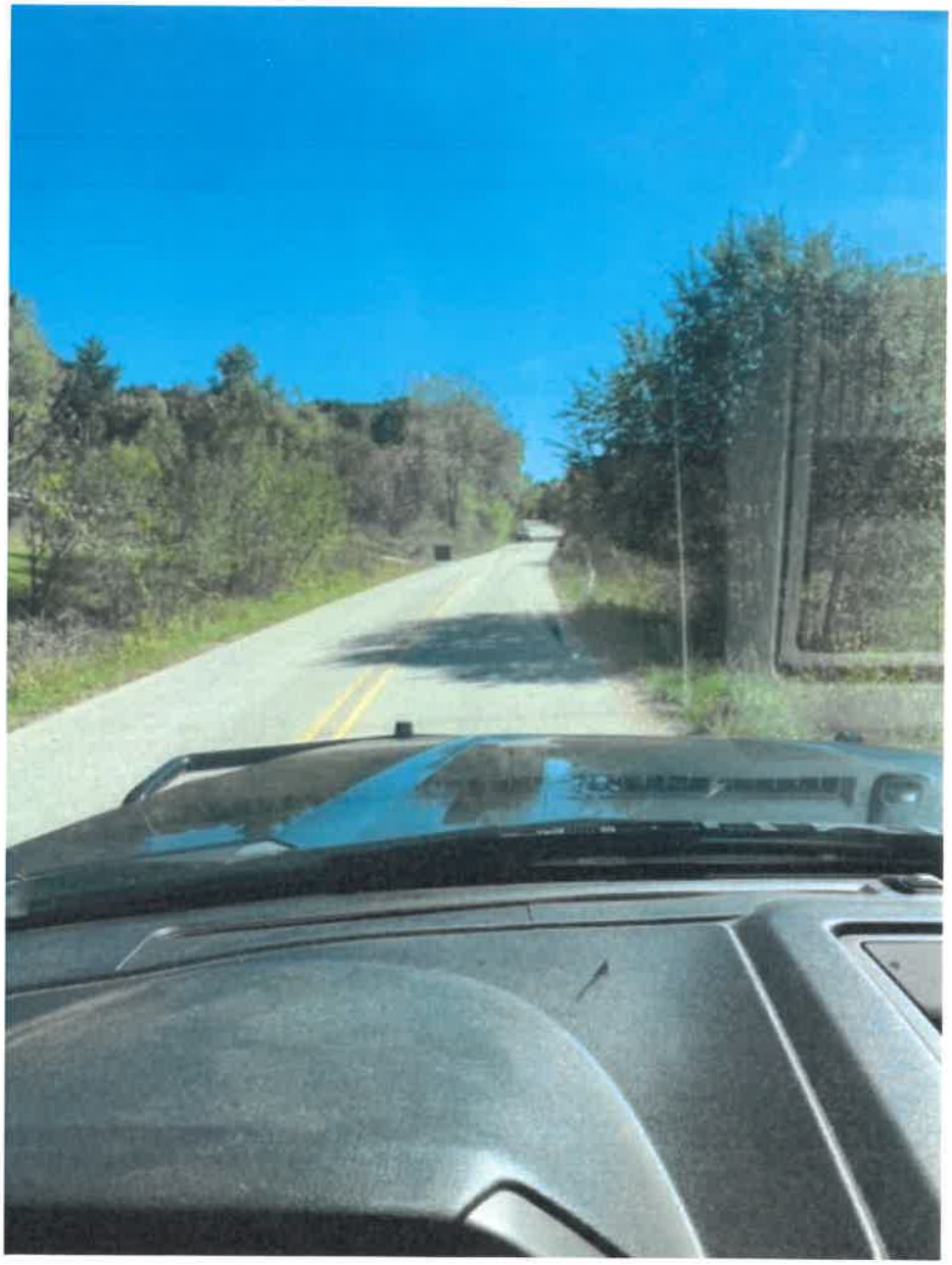
Sarah Curry

From: Debbie Pounders <dpounders@springdalear.gov>
Sent: Thursday, October 28, 2021 4:51 PM
To: Sarah Curry
Subject: FW: Sidewalk exemption
Attachments: image0.jpeg; Untitled attachment 00174.txt

-----Original Message-----
From: ray hathaway [mailto:rayhathaway1211@gmail.com]
Sent: Tuesday, October 19, 2021 4:13 PM
To: dpounders@springdalear.gov
Cc: kinax construction
Subject: Sidewalk exemption

Hi Debbie,
Per our conversation earlier today I'd like to ask for an exemption on having to install a sidewalk at our new build. The house resides at 13294 Robbins rd and there are currently no sidewalks in the vicinity of our house or surrounding houses. Pic below for reference.

Will I need to attend the town hall meeting?





N

0 50 100 200 300 400 Feet

For Location Reference Only

FILE NO. W21-18
APPLICANT: Ray Hathaway
REQUEST: Waiver of sidewalk requirements

PLANNING COMMISSION MEETING
November 2, 2021