SPRINGDALE™

WE'RE MAKING IT HAPPEN

NOVEMBER 3, 2026

PLANNING COMMISSION MEETING

SECURITY

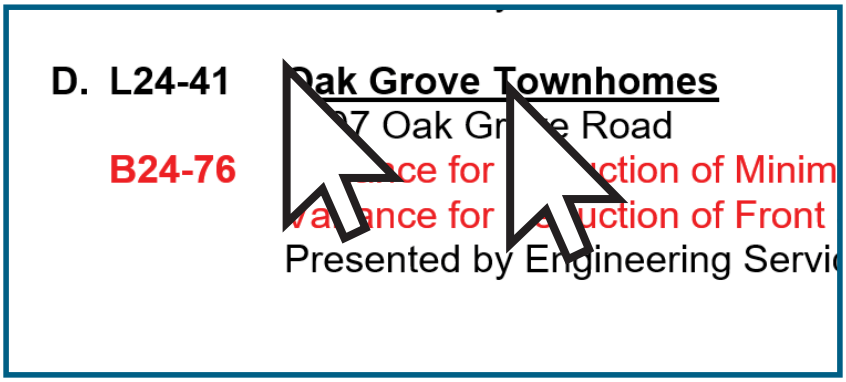
The City of Springdale has been notified of scam emails targeting planning and zoning applicants nationwide. These emails may impersonate city staff and request illegitimate payments. Verify all payment instructions by contacting the city directly using official contact information (479-750-8119). Report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

Please be aware:

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

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PACKET NAVIGATION



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SPRINGDALE PLANNING COMMISSION
201 SPRING STREET
5:00 P.M.
NOVEMBER 3, 2026
TENTATIVE AGENDA

I. Pre-Meeting Activities
Pledge of Allegiance
Invocation

II. Call to Order

III. Roll Call

IV. Approval of Minutes (October 6, 2026)

V. Tabled Items

A. PP26-08 Stagecoach Subdivision
2544 Butterfield Coach Road
W26-45 Waiver of Street Improvements on Butterfield Coach Road
Waiver of Western Street Stub-Out
Presented by Bates & Associates

B. PP26-11 Turner Street Subdivision
SW Corner of W. Don Tyson Parkway & Turner Street
B26-121 Variance from Minimum Centerline Offset Requirement for Streets Facing Each Other from 200' to 135'
W26-48 Waiver of Street Stub-Outs to the West
Waiver of Street Improvements on W. Don Tyson Parkway
Presented by Blew & Associates, Inc.

VI. Preliminary Plats, Replats, & Final Plats

A. RP26-13 Commerce Subdivision, Phase I
TABLED PER STAFF
3800 W. Sunset Avenue
Lot 5A, Block 3
Presented by Blew & Associates, Inc.

VII. Large Scale Developments

A. L26-17 RaceTrac
4720 W. Sunset Avenue
B26-95 Variance for Maximum Freestanding Sign Limit
Variance from Minimum Distance Between Drives on Single Tract & Adjacent Tract
B26-96 Variance from Commercial Design Standards
(A) Parking Lot Orientation
(B) Entryway and Foundation Landscaping
Presented by Crafton Tull

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B. L26-26 **Tyson Foods, Parking Lot Expansion**
730 E. Randall Wobbe Lane
Presented by Bates & Associates

VIII. Board of Adjustment

A. B26-95 **RaceTrac**
4720 W. Sunset Avenue
Variance for Maximum Freestanding Sign Limit
Variance from Minimum Distance Between Drives on Single Tract & Adjacent Tract
Presented by Crafton Tull

B. B26-96 **RaceTrac**
4720 W. Sunset Avenue
Variance from Commercial Design Standards
(A) Parking Lot Orientation
(B) Entryway and Foundation Landscaping
Presented by Crafton Tull

C. B26-125 **Yanet Valenzuela Ayala**
402 Hatfield Lane
Variance for Driveway Expansion Towards Primary Entrance
Presented by Manuel Garcia

D. B26-126 **Eliser Gonzalez Cruz**
1473 Jims Place
Variance for Recognized Fencing Materials
Presented by Eliser Gonzalez Cruz

E. B26-128 **Eloy & Matilde Torres Joint Revocable Trust**
3361 N. Oak Street
Variance from Minimum Lot Frontage Requirement in an SF-1 from 80’ to 0’
Presented by Bates & Associates

F. B26-129 **Byron Novillo**
3909 Clark Avenue
Variance from Maximum Front Fence Height Requirements from 3’ to 6’
Presented by Byron Novillo

G. B26-130 **Main Street Office**
1422 Main Drive
Variance from Commercial Design Standards
(A) Parking Lot Orientation
(B) Structure Back & Sides, Reduction of Front Setbacks
(C) Pedestrian Flow
(D) Foundation Landscaping
B26-131 Variance from Minimum Parking Requirement from 32 to 27 Spaces
W26-50 Waiver of Street Improvements on Main Drive
Presented by By Design Engineering

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H. B26-131 Main Street Office
1422 Main Drive
Variance from Minimum Parking Requirement from 32 to 27 Spaces
Presented by By Design Engineering

I. B26-132 Beauty 4 Ashes Investments, LLC
722 Oak Avenue
Variance from Commercial Design Standards
(A) Structure Back & Sides, Reduction of Front Setbacks
(B) Parking Lot, Perimeter, and Foundation Landscaping
Presented by Expedient Civil Engineering

IX. Waivers

A. W26-50 Main Street Office
1422 Main Drive
Waiver of Street Improvements on Main Drive
Presented by By Design Engineering

X. Other

A. Master Trail Plan Update
Presented by Tristan Hill

B. L25-33 Trade Pro
1310 Oak Grove Road
Approval Extension
Presented by Engineering Services Inc.

XI. Planning Director's Report

XII. Adjourn

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Memo

To: Planning Commission Members

From: Sharon Tromburg, Planning Director

Date: November 3, 2026

Re: PP26-08 Preliminary Plat Stagecoach Subdivision

Preliminary plat proposed for a 9.93-acre property located at 2544 Butterfield Coach Road, including 10 buildable lots with a mix of 4, 5, 6 & 7 unit townhouse structures for a total of 51 townhomes. The driveways are to be 18' wide to accommodate two vehicles per townhome, additional private parking areas are to be provided with a total of 32 off-street spaces. There is one waiver (W26-45) of street improvements on Butterfield Coach Road and Western Stub-Out.

PLANNING COMMENTS

Reviewed by Sarah Curry
Date Reviewed: 10.28.26

1. This Preliminary Plat has been given the number PP26-08. This number should be placed on the plat and all future correspondence and plats pertaining to this Preliminary Plat. *(standard comment)*
2. Submit PDF files & written comment responses at time of resubmission. *(standard comment)*
3. Please list/display all associated variances/waivers by their Springdale Planning Department project number. *(standard comment)* W26-45 Waiver of Street Improvements on Butterfield Coach Road, Waiver of Western Stub-Out.
4. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans *(standard comment).*
5. Any proposed permanent signage shall be submitted to both the Building Department and Springdale Water Utilities for permit approval, prior to installation *(standard comment).*
6. Noted: per Ch. 130, Art. 5, Sec. 13: Protective Covenants and property owner's association agreement, which shall include such maintenance provisions, shall be submitted with the final plat and shall be approved by the city attorney as to the form and legal sufficiency, and shall be recorded in the public records of the county. The book and page of the recorded document shall be indicated on the final plat.
7. Noted: Ch. 112, Sec. 9 states required exhibits for townhome developments are to be submitted for review by the planning commission as follows:
   (a) Typical plot plans for each dwelling unit type at scale showing the location with setbacks noted of existing and proposed buildings, patios, driveways, parking areas, sidewalks, accessory buildings and structures, utility lines, and easements.
   (b) Typical building elevations for each dwelling type
   (c) Preliminary ownership and maintenance plans
8. Noted: Street names must be submitted and approved prior to Final Plat acceptance.
9. Noted: No easements to be vacated nor relinquished prior to Final Plat acceptance.
10. Noted: Polycarts to be utilized for trash and recycling services.

11. Update Zoning Area Regulations to reflect townhome use.
12. Label proposed street sections, ROW widths, etc.
13. Provide "No Parking" signage on proposed local streets, to be installed prior to Final Plat acceptance.
14. Provide details regarding the School Zone warning device relocation.
15. Provide a note on the landscaping plan which indicates when the incompatible use screening vegetation and off-street parking landscaping will be installed. Provide irrigation details.
16. How will the off-street parking on Lot 6 be lit?

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 10.28.26

All comments addressed.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead
Date Reviewed: 10.28.26

STANDARD COMMENTS

(no response required)

- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
- Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
    - This note is left in place throughout the design process to ensure that access is maintained.

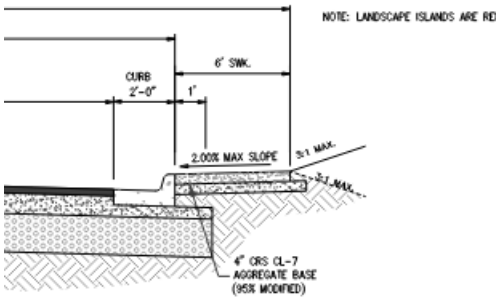
****Please note new ROW permitting process****

- Work in city ROW associated with a development plan shall receive a ROW Permit from the Engineering Department prior to construction.
- A performance bond must be provided for any work in city ROW including street or curb cuts, utility bores, asphalt and concrete work, storm drainage installation or alteration, etc. A cost estimate for this work shall be reviewed and approved by the Engineering Department prior to issuance of any ROW permits.
- A maintenance bond for all ROW work shall be provided to Engineering at the end of the project prior to Certificate of Occupancy.
- Any sidewalk or street closures require a Work Zone Permit from the Engineering Department.
- A traffic management plan and dates of closure must be submitted to Engineering prior to issuance of Work Zone Permit.

PROJECT SPECIFIC COMMENTS

1. **Chapter 106 – Stormwater Drainage**
   (Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)

   - Need a Jurisdictional Determination from the Corps of Engineers for this stream
   - Please submit a spec sheet for the erosion control matting proposed
   - Riparian buffer of the stream should be replanted for long term erosion control – consider native trees and grasses along the banks. For example, river birch, willow, bald cypress, native sedges and rushes, etc.
   - Update street section to show greenspace on both sides



-

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

(Ord. No. 3258, § 1, 11-12-02)

- Show 10' sidewalk on Butterfield Coach Rd
  - Waiver requested
- Show street trees in greenspace every 200' on the opposite side of street from parking
- All street sections shall be determined by formal design with geotechnical analysis

3. Chapter 50 – Floods

(Ord. No. 4110, § 1, 9-11-07)

- Floodplain permit application in review.

Plat Application

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

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Bates & Associates	Name:
E-mail: [redacted]	E-mail: [redacted]
Address: 7230 S Pleasant Ridge Drive Fayetteville Arkansas 72704	Address: 404 LYNDAL LN BENTONVILLE, AR 72712
Phone: 479-442-9350	Phone: 479-442-9350
Site/ Location: 2544 Butterfield Coach Road	Current Zoning: MF-12 and C-1
Assessor's Parcel Number(s): 815-30622-600	Rezone Required: MF-12 and C-1 Total Acreage: 9.93 acres

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

Indicate Type of Submittal:

- ☐ Informal Plat
- ☐ Replat
- ☒ Preliminary Plat
- ☐ Final Plat

Submittal Criteria:

- ☒ Encouraged pre-application meeting held with the Springdale Planning Department on 10-16-25.
- ☐ Three (3) hard copies and a digital copy of proposal.
- ☒ A copy of the warranty deed indicating ownership of property, if other than a final plat.
- ☒ For a replat and preliminary plat**, s**ubmit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the last sixty (60) days.

Review Fee:

- ☐ **Informal Plat:** $50.00
- ☐ **Replat:** $250.00
- ☒ **Preliminary Plat:** $500.00
- ☐ **Final Plat:** $50.00, plus $1.00 for each lot over 50

STAFF USE ONLY

Date Application Submitted: 06/25/2026 Project Number: PP26-08

Date Accepted as Complete: 09/25/2026 Receipt Number: 7661

Indicate person of contact for this request: Applicant/Representative ☒ Property Owner ☐

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

Name of Applicant: Braden Wise

Signature: _____ Date: 06-22-2026

Name of Representative (if applicable): _____

Signature: _____ Date: _____

Name of Property Owner (if applicable): Sundararajan Periasamy

Signature: _____ Date: 06/22/2026

STAGECOACH PRELIMINARY PLAT

SPRINGDALE, AR

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. AMENDED NOVEMBER 17TH, 2025 AND APPROVED BY ADH DECEMBER 8, 2025 BY RESOLUTION NO. 15-14 OF THE SPRINGDALE WATER AND SEWER COMMISSION (HTTPS://SPRINGDALEWATERAR.GOV/WP-CONTENT/UPLOADS/GENERAL-SPECIFICATIONS.PDF)
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.
15. ALL SIDEWALKS AND HANDICAP RAMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
16. 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 EXISTING 12KV AND ABOVE.
17. CODES TO BE REFERENCED AS PART OF THIS DEVELOPMENT:
2018 ARKANSAS PLUMBING CODE
2024 INTERNATIONAL BUILDING CODE
2026 NATIONAL ELECTRIC CODE
2021 ARKANSAS MECHANICAL CODE
18. 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



BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE
NAD83(2011) HORIZONTAL DATUM

N
0 NA NA

BASIS OF ELEVATION:
ON-SITE NETWORK GPS OBSERVATION
NAVD88 VERTICAL DATUM

INDEX OF DRAWINGS

C01	COVER SHEET
SU01	BOUNDARY SURVEY + DEMO
PP01	PRELIMINARY PLAT
UT01 - UT02	UTILITY PLAN
SP01 - SP02	SEWER PROFILE
ST01 - ST03	STREET PLAN AND PROFILE
EC01	EROSION CONTROL PLAN
GP01	GRADING PLAN
STM01 - STM02	STORM PLAN AND PROFILE
SI01	LIGHT AND SIGN PLAN
LS01	LANDSCAPE PLAN
DT01-DT11	SITE DETAILS

PARCEL NUMBER:	#815-30622-600
PROJECT SITE ADDRESS:	2544 BUTTERFIELD COACH RD.
ZONING CLASSIFICATION:	MF-12 MEDIUM DENSITY MULTIFAMILY RESIDENTIAL DISTRICT
PROPOSED USE:	SUBDIVISION
TOTAL LOTS:	14 LOTS
TOTAL UNITS:	10 BUILDABLE LOTS 1 OUTLOT (C-1 ZONED) 2 COMMON LOT 1 DETENTION LOT
OWNER/DEVELOPER:	INFAS DEVELOPMENT LLC SUNDARARAJAN PERIASAMY 404 LYNDAL LN. BENTONVILLE AR 72712 PHONE: 479-856-4845 EMAIL: INFASLLC@GMAIL.COM
ENGINEER/SURVEYOR:	BATES & ASSOCIATES, INC. 7230 S. PLEASANT RIDGE DR. FAYETTEVILLE, AR 72703 PHONE: (479) 442-9350

PRELIMINARY PLAT

STANDARD NOTES:
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. 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.
3. A PERFORMANCE BOND SHALL BE SUBMITTED TO THE CITY PRIOR TO PROJECT APPROVAL FOR ALL PUBLIC IMPROVEMENTS.
4. A MAINTENANCE BOND SHALL BE SUBMITTED TO THE CITY PRIOR TO COO FOR ALL PUBLIC IMPROVEMENTS.
5.WORK IN CITY ROW SHALL BE COORDINATED WITH PUBLIC WORKS SIGNALIZATION TO PREVENT DAMAGE TO STREETLIGHTS. PW NEEDS TO OVERSEE DEPTHS, BACKFILL, WIRE SIZING, CONDUIT SIZING, ETC.

FLOOD CERTIFICATION:
A 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 #05143C0090G. DATED 01/ 25/ 2024)

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY AND THAT THE MONUMENTS HAVE BEEN PLACED AS STATED HEREON AS REQUIRED BY THE SUBDIVISION REGULATIONS OF THE CITY OF SPRINGDALE, ARKANSAS

DATE MAXWELL L. BATES JR - AR PLS #1968

REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF ARKANSAS NO. 1968

09/17/2025

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.

PARCEL # 815-30622-600

SURVEY DESCRIPTION:
A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR ON THE EAST LINE OF PARK PLACE SUBDIVISION AS SHOWN PER FINAL PLAT FILED IN BOOK 15 AT PAGE 90 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS WHICH IS S02°05'53"W 328.96' FROM AN EXISTING REBAR MARKING THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S87°26'43"E 1321.33' TO AN EXISTING MAG NAIL, THENCE S02°24'58"W 327.42' TO AN EXISTING MAG NAIL, THENCE N87°27'43"W 1320.24' TO AN EXISTING REBAR ON THE EAST LINE OF SAID PARK PLACE SUBDIVISION, THENCE ALONG SAID EAST SUBDIVISION LINE N02°13'35"E 327.82' TO THE POINT OF BEGINNING, CONTAINING 9.93 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN BUTTERFIELD COACH ROAD MASTER STREET PLAN RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

WAIVERS/VARIANCES:
W26-45 WAIVER OF STREET IMPROVEMENTS ON BUTTERFIELD COACH ROAD.

ZONING REGULATIONS MF-12 MEDIUM DENSITY MULTI-FAMILY

CHAPTER 130 ARTICLE 4 SECTION 2.8

-THE FOLLOWING ACCESSORY STRUCTURES AND LAND USES SHALL BE PERMITTED ONLY WHERE CLEARLY INCIDENTAL TO THE PERMITTED PRIMARY USE, EXCEPT AS OTHERWISE PERMITTED HEREIN:

A. ACCESSORY BUILDINGS, INCLUDING PRIVATE GARAGES, STORAGE FACILITIES AND CHILDREN'S PLAYHOUSES AS SET FOR IN ARTICLE 6, SUBSECTION 2.7 OF THIS CHAPTER.
B. PRIVATE GREENHOUSES AND HORTICULTURAL COLLECTIONS.
C. FLOWER AND VEGETABLE GARDENS.
D. SWIMMING POOLS, TENNIS COURTS AND SIMILAR RECREATION FACILITIES.

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 SIX THOUSAND (6,000) FOR SINGLE FAMILY
(2) DENSITY. TWELVE (12) UNITS PER ACRES
(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.

TOWNHOUSE:
FRONT 30ft
SIDE 8ft / 00ft (INTERIOR)
SIDE 30ft (EXTERIOR)
REAR 20ft

LOT WIDTH MINIMUM: 60'

LEGEND

PROPOSED	EXISTING	DESCRIPTION
AE		ACCESS EASEMENT
		ASPHALT
		BUILDING
		CANOPY
		CENTERLINE
		CONCRETE
1318	1318	CONTOURS (EXI)
1318	1318	CONTOURS (INT)
		CURB & GUTTER
DE		DRAINAGE EASEMENT
UE		EASEMENT (UTILITY)
		ELECTRIC (UNDERGROUND)
OHE	OHE	ELECTRIC (OVERHEAD)
//	X	FENCE
	FO	FIBER OPTIC
		FIRE STRIPING
		FLOODLINE
		FORCEMAIN
	GAS	GAS MAIN
		GRAVEL
		GREENSPACE
LB		LANDSCAPE BUFFER
		LIGHT
		POWER POLE
		PROPERTY LINE
		RETAINING WALL
		RIGHT OF WAY
		SANITARY SEWER MH
SSV	SSV	SERVICE - SEWER
WS	WS	SERVICE - WATER
	SS	SEWER
		SIDEWALK
		SIGN
SF		SILT FENCE
		STORM BOX
		STORM PIPE
		TRUNCATED DOME
	W	WATER
		WETLANDS

PRELIMINARY PLAT

RW	RW PROPOSED
BSL	BUILDING SETBACK PROPOSED
UE	UTILITY EASEMENT PROPOSED
DE	DRAINAGE EASEMENT PROPOSED
1000	BEARING TEXT EXISTING
1000	BEARING TEXT PROPOSED
LB	LANDSCAPE BUFFER

LEGEND - MINOR LAYERS

PROPOSED	EXISTING	DESCRIPTION
		ADJACENT PROPERTY OWNER
		DEMO
		DRIVEWAY
		ENCASEMENT
		LIFT STATION
		SIGHT TRIANGLE
		SPOT TEXT
		STREET CUTS
		VIEWPORT
		LOTS
IR		IRRIGATION
		SURVEY INFO
		PARKING COUNT
		DUMPSTER
		STORM TEXT

CONTACT INFORMATION

CABLE:	COX COMMUNICATIONS JASON COMBS / MICHAEL MOORE 4901 S. 48th STREET SPRINGDALE, AR 72762 PHONE: (479) 717-3730	WATER & SEWER:	SPRINGDALE WATER UTILITIES LARRY PECKHAM 526 OAK AVE. SPRINGDALE, AR 72764 PHONE: (479) 927-4173
CITY:	CITY OF SPRINGDALE ENGINEERING/PLANNING 201 SPRING STREET SPRINGDALE, AR 72764 PHONE: (479) 750-8550	WASTE:	WASTE MANAGEMENT 11979 ARBOR ACRES RD. FAYETTEVILLE, AR 72701 PHONE: (800) 443-5558
ELECTRIC:	OZARKS ELECTRIC	GAS:	BLACK HILLS ENERGY 655 E. MILLSAP DRIVE FAYETTEVILLE, AR 72703 PHONE: (800) 563-0012
FIRE:	CITY OF SPRINGDALE 417 HOLCOMB STREET SPRINGDALE, AR 72764 PHONE: (479) 750-4510	TELEPHONE:	SOUTHWESTERN BELL SUE CLOUSER FAYETTEVILLE, AR 72701 PHONE: (479) 442-3107

REFERENCE DOCUMENTS:
1) FINAL PLAT OF BUTTERFIELD COACH RETAIL PARK FILED IN BOOK 23A AT PAGE 355
2) PLAT OF SURVEY FILED IN BOOK 2001 AT PAGE 113143
3) PLAT OF SURVEY FILED IN BOOK I AT PAGE 387
4) FINAL PLAT OF STOCKTON PLACE FILED IN BOOK 23A AT PAGE 228
5) FINAL PLAT OF PARK PLACE SUBDIVISION FILED IN BOOK 15 AT PAGE 90
6) PLAT OF SURVEY FILED AS STATE SURVEY DOCUMENT #201704261334
7) FINAL PLAT OF NORTHERN HEIGHTS SUBDIVISION FILED IN BOOK 24 AT PAGE 228
8) PLAT OF SURVEY FILED IN BOOK L AT PAGE 378
9) PLAT OF SURVEY FILED IN BOOK N AT PAGE 245
10) PLAT OF SURVEY FILED IN BOOK K AT PAGE 735
11) PLAT OF SURVEY FILED IN BOOK L AT PAGE 706
12) TRUSTEES DEED FILED IN BOOK 2013 AT PAGE 34868
13) TRUSTEE WARRANTY DEED FILED IN BOOK 2000 AT PAGE 85459
14) WARRANTY DEED FILED IN BOOK 2026 AT PAGE 6069

OWNERSHIP OF DOCUMENTS

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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.

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.

ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 9810 GEOFFREY H. BATES
10/22/26
CERTIFICATE OF AUTHORIZATION BATES & ASSOCIATES, INC #335
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DRAWN BY: B.WISE ENGINEER: G. BATES

REVISIONS

DATE
09/04/26
09/27/26
10/22/26

1st Submittal
2nd Submittal
3rd Submittal

STAGECOACH SUBDIVISION
PRELIMINARY PLAT
COVER SHEET
SPRINGDALE, ARKANSAS

B A T E S
Engineers - Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

PROJECT NO. 26-032

DRAWING NO.
C01

Return to Agenda



ADJACENT PROPERTY OWNERS:
01) BERRY, CHANIN
2440 BUTTERFIELD COACH RD
SPRINGDALE, AR 72764
PARCEL #815-30622-500
ZONED:A-1

02) CITY OF SPRINGDALE
201 N SPRING ST
SPRINGDALE, AR 72764
PARCEL #815-30601-101
ZONED: A-1, C-5, & C-1

03) GAY, EDWARD E JR REVOCABLE TRUST
2746 HYLTON RD
SPRINGDALE, AR 72764-8530
PARCEL #815-30601-100
ZONED: A-1

04) SPRINGDALE SCHOOL DISTRICT # 50
P O BOX 8
SPRINGDALE, AR 72762
PARCEL #815-30622-140 & #815-30622-130
ZONED: P-1

05) SORIANO, ORLANDO
2601 VICTORIA ST
SPRINGDALE, AR 72764-5947
PARCEL #815-34141-000
ZONED: SF-2

06) WILLIAMS, CHRISTOPHER MICHAEL & TAMMY LYNN
4499 PEBBLE AVE
SPRINGDALE, AR 72762
PARCEL #815-34140-000
ZONED: SF-2

07) LAKHAL, MOHAMMED
2555 VICTORIA ST
SPRINGDALE, AR 72764
PARCEL #815-34139-000
ZONED: SF-2

08) WARREN, BENJAMIN R
2531 VICTORIA ST
SPRINGDALE, AR 72764-5943
PARCEL #815-34138-000
ZONED: SF-2

09) HERNANDEZ, ARLENE
2519 VICTORIA ST
SPRINGDALE, AR 72764-5937
PARCEL #815-34137-000
ZONED: SF-2

10) WARREN-COOK, PATSY RUTH
2497 VICTORIA ST
SPRINGDALE, AR 72764-5927
PARCEL #815-34136-000
ZONED: SF-2

SURVEY DESCRIPTION:
A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR ON THE EAST LINE OF PARK PLACE SUBDIVISION AS SHOWN PER FINAL PLAT FILED IN BOOK 15 AT PAGE 90 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS WHICH IS S02°05'53"W 328.96' FROM AN EXISTING REBAR MARKING THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S87°26'43"E 1321.33' TO AN EXISTING MAG NAIL, THENCE S02°24'50"W 327.45' TO AN EXISTING MAG NAIL, THENCE N87°27'47"W 1320.24' TO AN EXISTING REBAR ON THE EAST LINE OF SAID PARK PLACE SUBDIVISION, THENCE ALONG SAID EAST SUBDIVISION LINE N02°13'35"E 327.82' TO THE POINT OF BEGINNING, CONTAINING 9.93 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN BUTTERFIELD COACH ROAD MASTER STREET PLAN RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

FLOOD CERTIFICATION:
A 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 #05143C0060G. DATED 01/ 25/ 2024)

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE
NAD83(2011) HORIZONTAL DATUM

BASIS OF ELEVATION:
ON-SITE NETWORK GPS OBSERVATION
NAVD88 VERTICAL DATUM

SANITARY SEWER INVERT INFO:

SSMH #1:
RIM ELEVATION - 1344.20'
8" PVC IN FROM (W) - 1330.07'
15" PVC IN FROM (E) - 1329.61'
15" PVC OUT TO (S) - 1329.56'

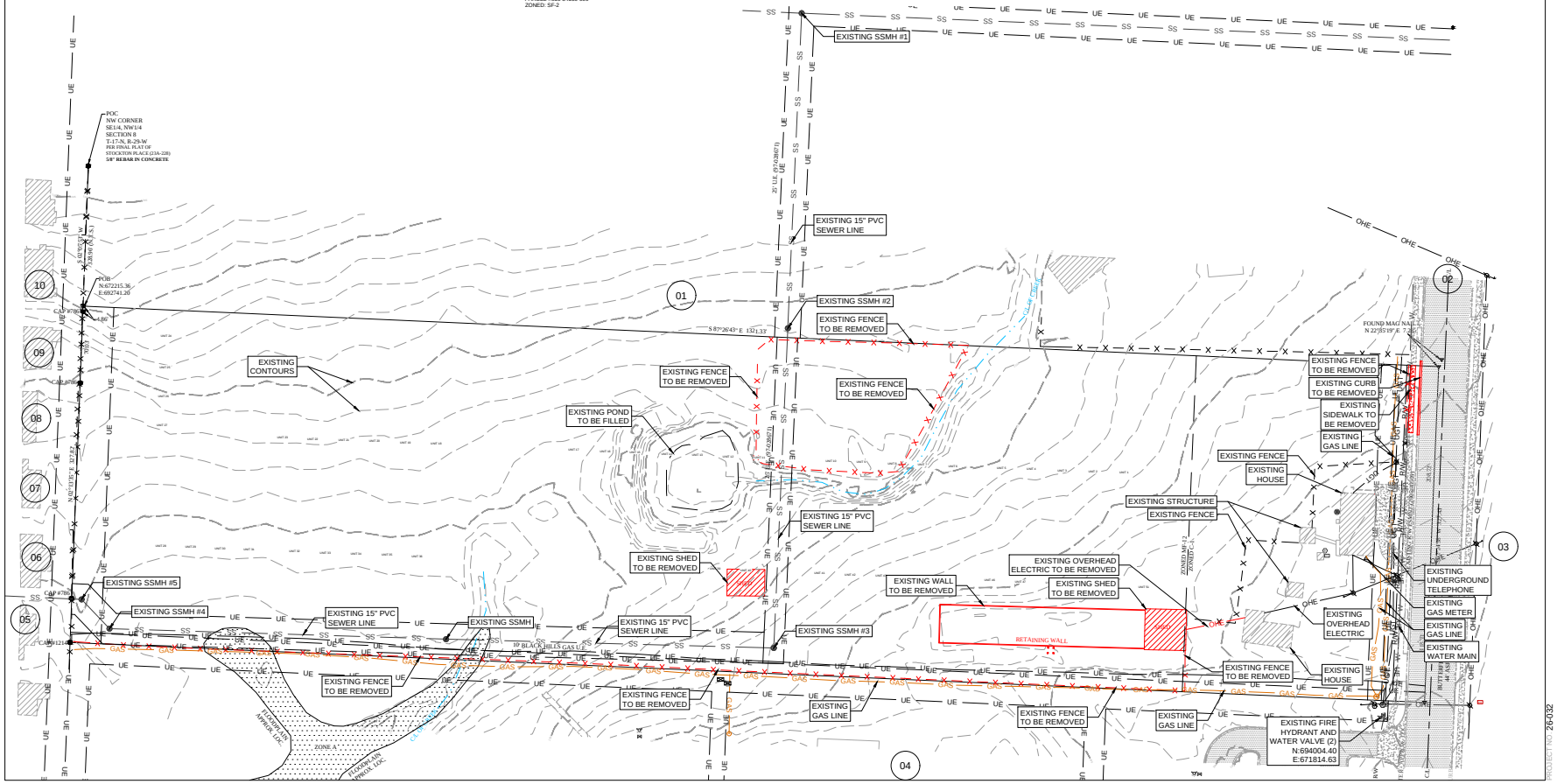
SSMH #2:
RIM ELEVATION - 1334.24'
15" PVC IN FROM (N) - 1327.90'
15" PVC OUT TO (S) - 1326.20'

SSMH #3:
RIM ELEVATION - 1337.95'
15" PVC IN FROM (N) - 1324.61'
8" PVC IN FROM (E) - 1325.72'
6" PVC IN FROM (S0 - 1333.93'
15" PVC OUT TO (W) - 1324.53'

SSMH #4:
RIM ELEVATION - 1328.26'
15" PVC IN FROM (E) - 1319.36'
15" PVC OUT TO (NW) - 1319.14'

SSMH #5:
RIM ELEVATION - 1330.43'
15" PVC IN FROM (E) - ???????
15" PVC OUT TO (W) - ???????
MANHOLE WAS CRACKED AND UNABLE TO BE OPENED.

SSMH #6:
RIM ELEVATION - 1330.02'
8" PVC IN FROM (N) - 1323.67'
8" PVC IN FROM (N) - 1318.57'
15" PVC IN FROM (E) - 1318.01'
15" PVC OUT TO (S) - 1317.92'



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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GREGREY H. BATES
10/22/26
CERTIFICATE OF AUTHORITY
BATES & ASSOCIATES, INC.
#1135
NOT FOR CONSTRUCTION

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DRAWN BY: B.WISE
ENGINEER: G.BATES

REVISIONS

	DATE
1st Submittal	06/04/26
2nd Submittal	08/27/26
3rd Submittal	11/02/26

STAGECOACH SUBDIVISION
PRELIMINARY PLAT
EXISTING SITE & DEMO PLAN
SPRINGDALE, ARKANSAS

PROJECT NO.: 26-032

DRAWING NO.
ES01

PP26-08

BUILDING SETBACKS PER MF-12 ZONING:

TOWNHOUSE:

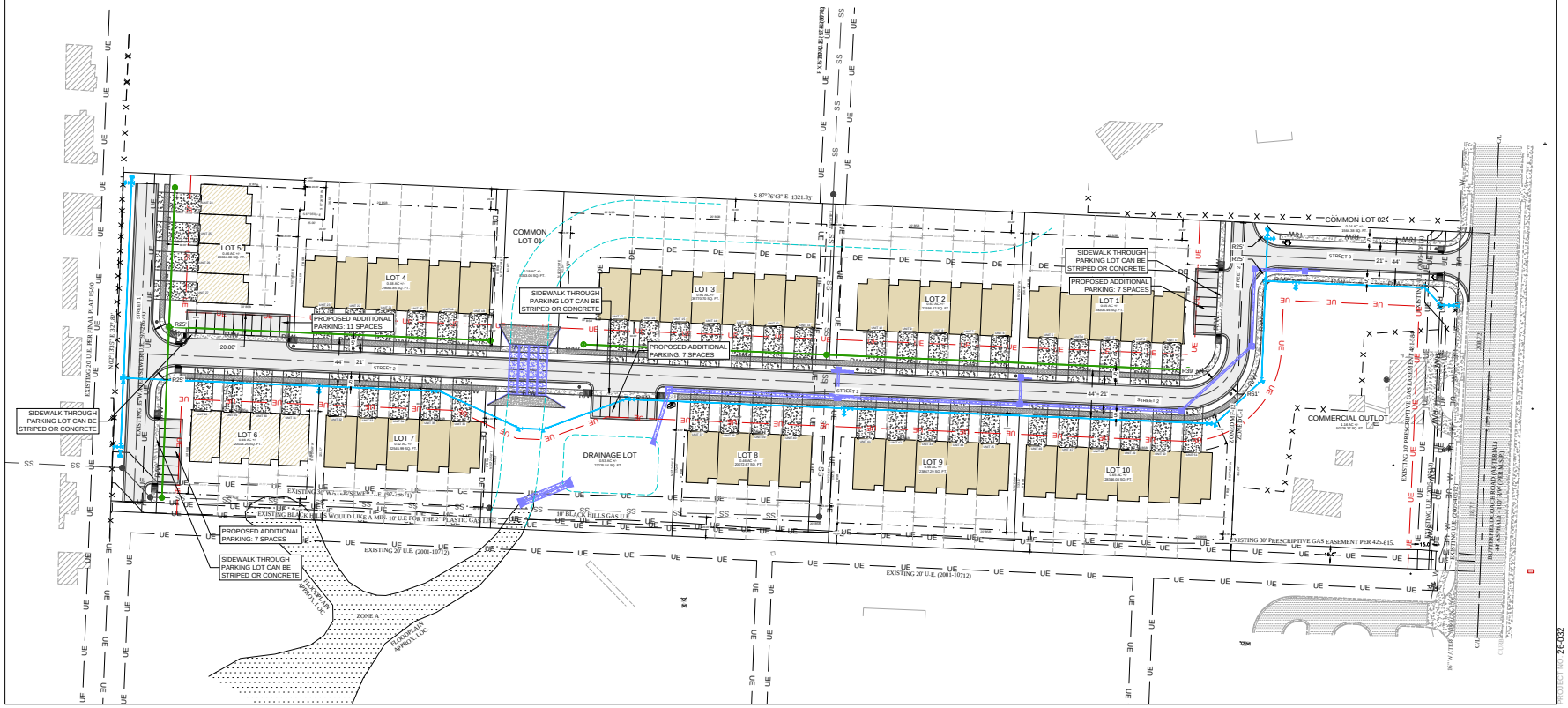
FRONT	30ft
SIDE	8ft / 00ft (INTERIOR)
SIDE	30ft (EXTERIOR)
REAR	20ft

LOT COUNT	
TOTAL LOTS:	14
TOTAL BUILDABLE LOTS	10
TOTAL COMMON/DRAINAGE LOTS	3
DRAINAGE LOT (1.26 AC)	1
COMMON LOT (0.06AC)	2
TOTAL OUTLOTS C-1 ZONE (1.11 AC)	1
TOTAL UNITS	51

PARKING COUNT	
TOTAL PARKING SPACES:	32

FFE MIN	
UNIT 1-8	1338.50
UNIT 9-12	1337.50
UNIT 13-19	1336.50
UNIT 20-23	1335.50
UNIT 20-23	1337.50
UNIT 24	1339.50
UNIT 25	1338.50
UNIT 26	1337.50
UNIT 27	1336.50

SITE NOTES:
1) NO FENCES MAY BE CONSTRUCTED WITHIN DRAINAGE EASEMENTS
2) SIDEWALKS THAT FRONT THE BUILDING ARE TO BE CONSTRUCTED WITH THE TOWNHOME BUILDER TO REDUCE IMPACTS DURING BUILDING CONSTRUCTION. SIDEWALKS WILL NEED TO BE IN PLACE FOR CofO. SIDEWALKS NOT DIRECTLY IN FRONT OF TOWNHOME SHALL BE BUILT PRIOR TO FINAL PLAT.
3) PARKING LOTS TO BE BUILT PRIOR TO FINAL PLAT.



N

0 50 100

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ARKANSAS
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STAGECOACH SUBDIVISION
PRELIMINARY PLAT
PRELIMINARY PLAT
SPRINGDALE, ARKANSAS

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PROJECT NO: 26-032

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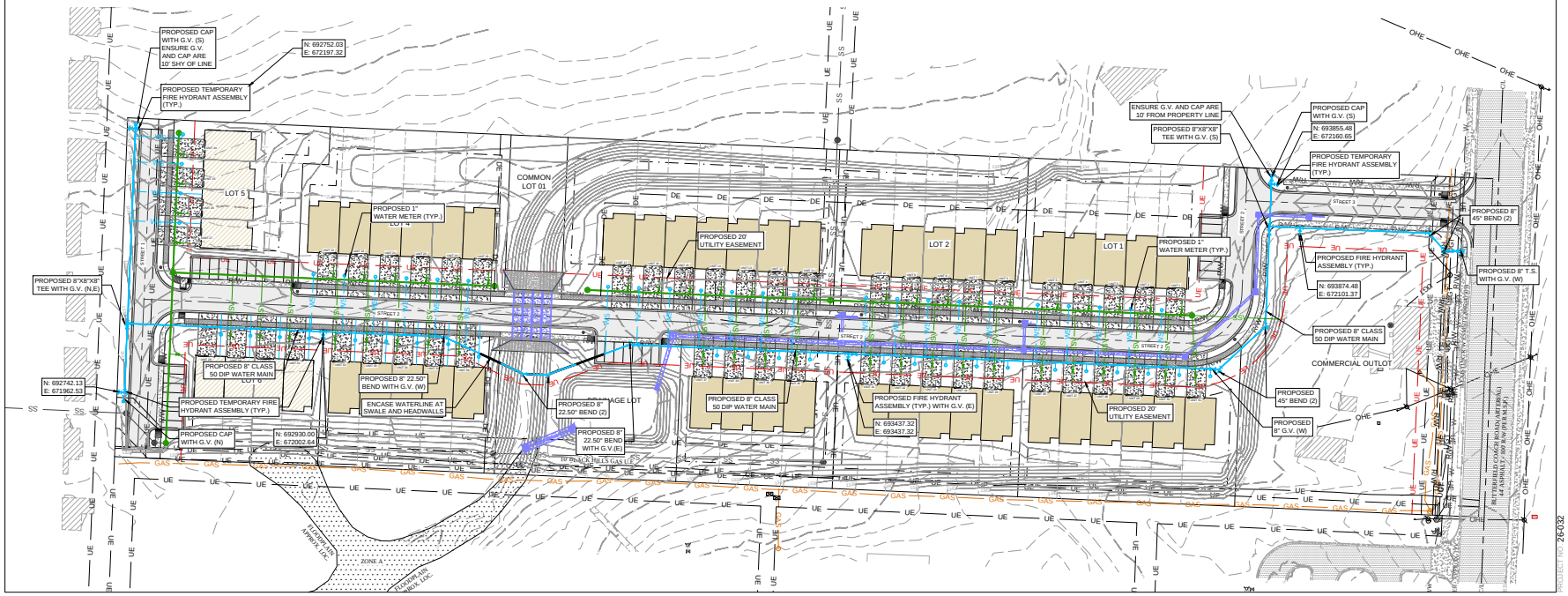
UTILITY NOTES:

1) 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.
2) PLEASE BE ADVISED, THE SPRINGDALE WATER UTILITIES GIS MAPS ARE SCHEMATIC IN NATURE, AND ARE NOT INTENDED TO REPRESENT EXACT REAL-WORLD CONDITIONS. THE CITY OF SPRINGDALE WATER & SEWER COMMISSION AND SPRINGDALE WATER UTILITIES MAKE NO CLAIMS, WARRANTIES, PROMISES, OR GUARANTEES REGARDING THE ACCURACY, ADEQUACY, RELIABILITY, OR COMPLETENESS OF THE INFORMATION THEREIN BEYOND USE AS AN APPROXIMATION OR ESTIMATION, AND EXPRESSLY DISCLAIM LIABILITY FOR ANY AND ALL ERRORS AND/OR OMISSIONS IN ITS CONTENTS.
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15) 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.

WATERLINE LEGEND

4 WAY	
TEE	
GATE VALVE	
FIRE HYDRANT	
THRUST BLOCK	
90°	
45°	
22.50°	
11.25°	
CAP/PLUG	
REDUCER	
FIRE DEPT. CONNECTION	
BLOW OFF VALVE	
AIR RELEASE	
WATER METER	
IRRIGATION METER	
RPZ	RPZ

SITE UTILITY NOTES:
1) ALL TOWNHOMES SHALLE BE SPRINKLERED (D107.1). ONE INCH WATER METERES ARE REQUIRED FOR SHARED DOMESTIC AND NFPA 13D SPRINKLER SYSTEMS



N

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BATES ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 9810 GEOFFREY H. BATES
10/22/26
CERTIFICATE OF AUTHORIZATION BATES & ASSOCIATES, INC. #135 ORIGINAL CERTIFICATE
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DRAWN BY: B.WISE ENGINEER: G.BATES

REVISIONS

	DATE
1st Submittal	06/04/26
2nd Submittal	08/27/26
3rd Submittal	11/07/26

STAGECOACH SUBDIVISION
PRELIMINARY PLAT
UTILITY PLAN - WATER
SPRINGDALE, ARKANSAS

B A T E S
Engineers - Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

PROJECT NO: 26-032

DRAWING NO.
UT01

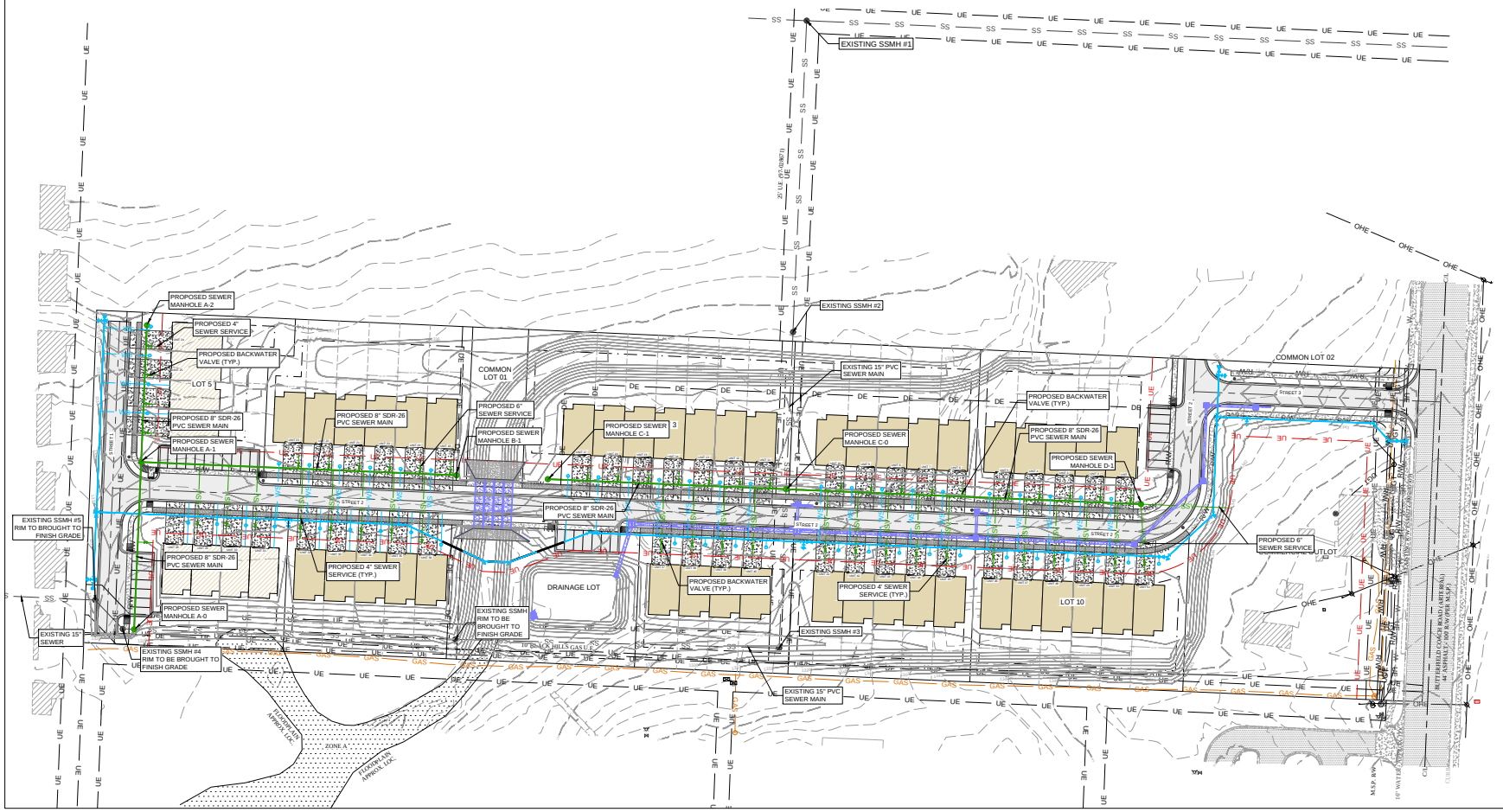
PP26-08

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SITE UTILITY NOTES:

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GEOFFREY H. BATES
10/22/26
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC
#335
NOT FOR CONSTRUCTION

ENGINEER: G. BATES
DRAWN BY: B.WISE

REVISIONS

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08/27/26
11/07/26

1st Submittal
2nd Submittal
3rd Submittal

STAGECOACH SUBDIVISION
PRELIMINARY PLAT
UTILITY PLAN - SEWER
SPRINGDALE, ARKANSAS

PROJECT NO: 26-032

DRAWING NO.
UT02

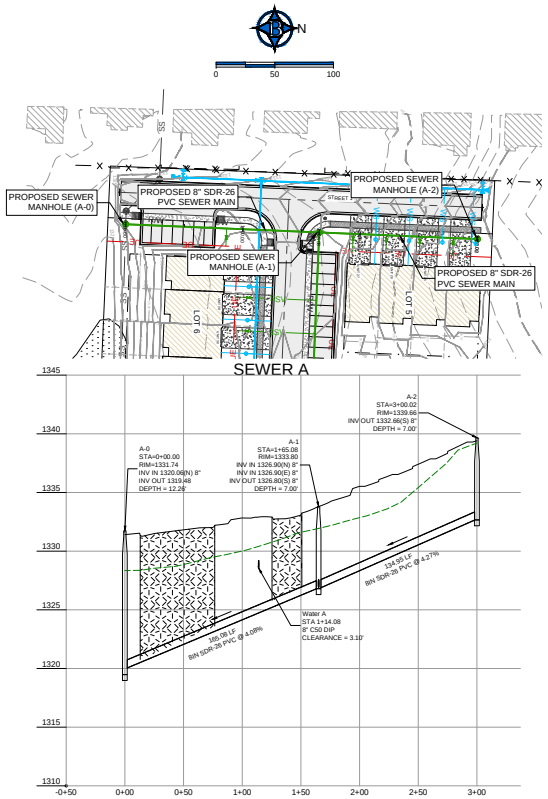
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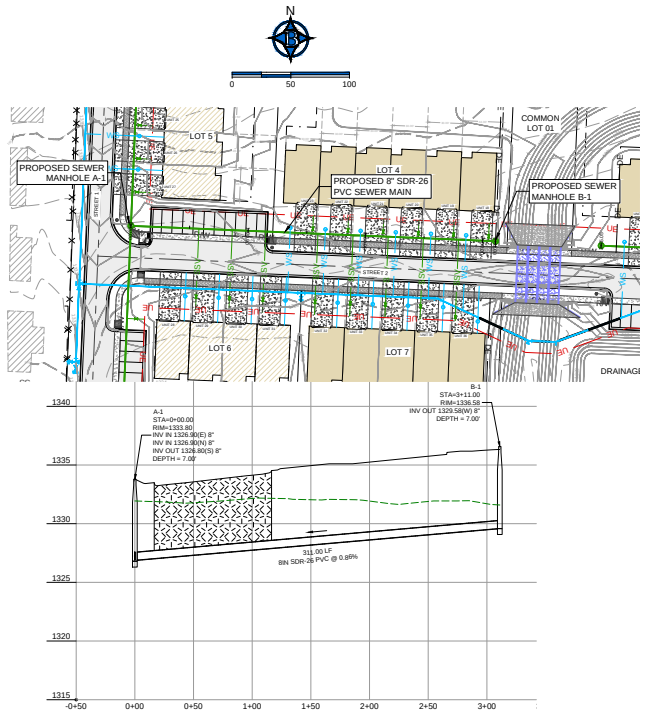
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SEWER LEGEND

- PROPOSED GROUND
- EXISTING GROUND
- CLASS 7 BASE COMPACTED 95%

1"=5' VERTICAL
1"=50' HORIZONTAL





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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
10/22/26
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#335
NOT FOR CONSTRUCTION

ENGINEER: G. BATES
DRAWN BY: B.WISE

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REVISIONS

DATE	
06/04/26	1st Submittal
08/27/26	2nd Submittal
11/02/26	3rd Submittal

STAGECOACH SUBDIVISION
PRELIMINARY PLAT
SEWER PROFILES
SPRINGDALE, ARKANSAS

B A T E S
Engineers - Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

PROJECT NO: 26-032

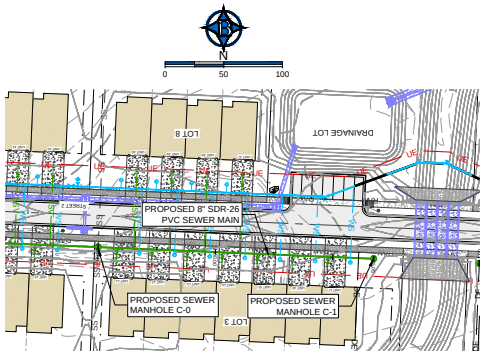
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PP26-08

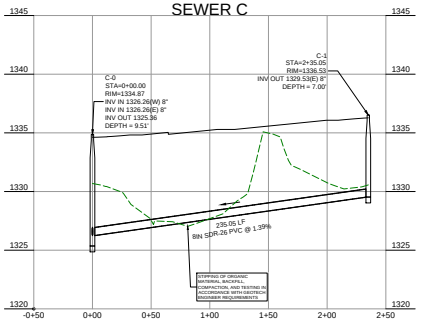
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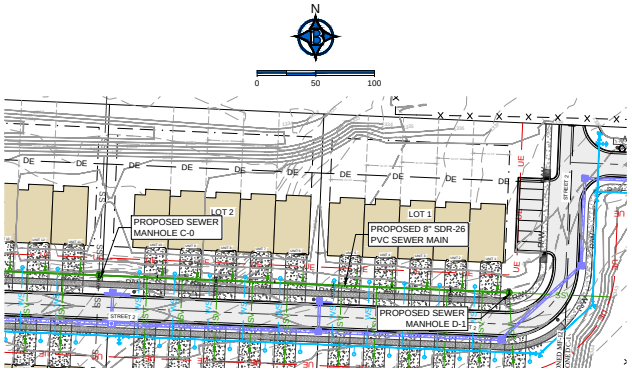
- PROPOSED GROUND
- EXISTING GROUND
- CLASS 7 BASE COMPACTED 95%

1"=5' VERTICAL
1"=50' HORIZONTAL

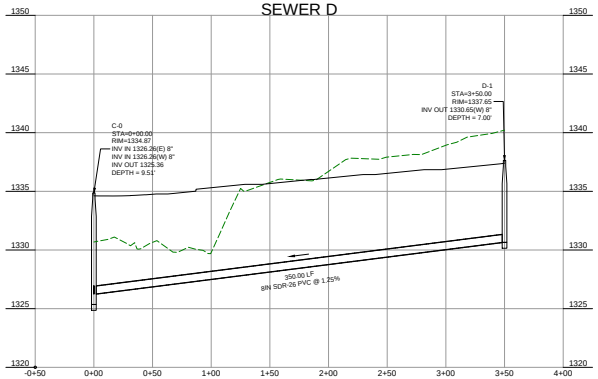


SEWER C





SEWER D



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GEOFFREY H. BATES
10/22/26

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DRAWN BY: B.WISE
ENGINEER: G.BATES

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STAGECOACH SUBDIVISION
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SEWER PROFILES
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PP26-08

STREET LEGEND

PROPOSED GROUND

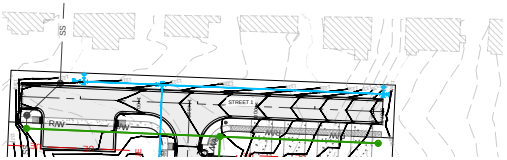
EXISTING GROUND

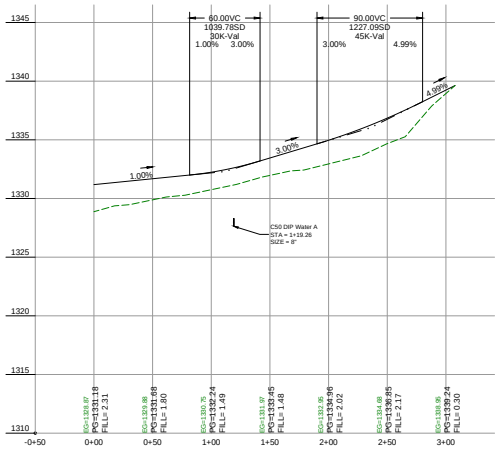
TANGENT

1"=5' VERTICAL
1"=50' HORIZONTAL

NOTE: COMPACTION TESTS SHALL BE REQUIRED WHEN FILLING EXISTING PONDS







STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GREGEREY H. BATES
10/22/26
BATES & ASSOCIATES, INC. #335
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DRAWN BY: B.WISE
ENGINEER: G.BATES

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STREET PROFILES
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PP26-08

STREET LEGEND

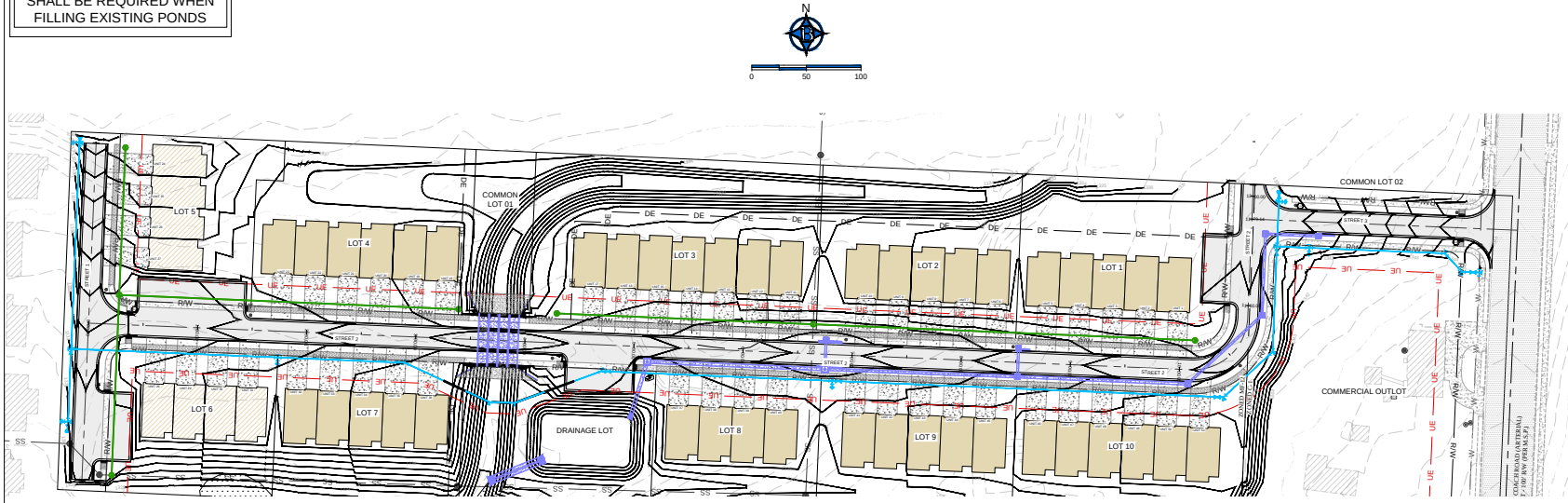
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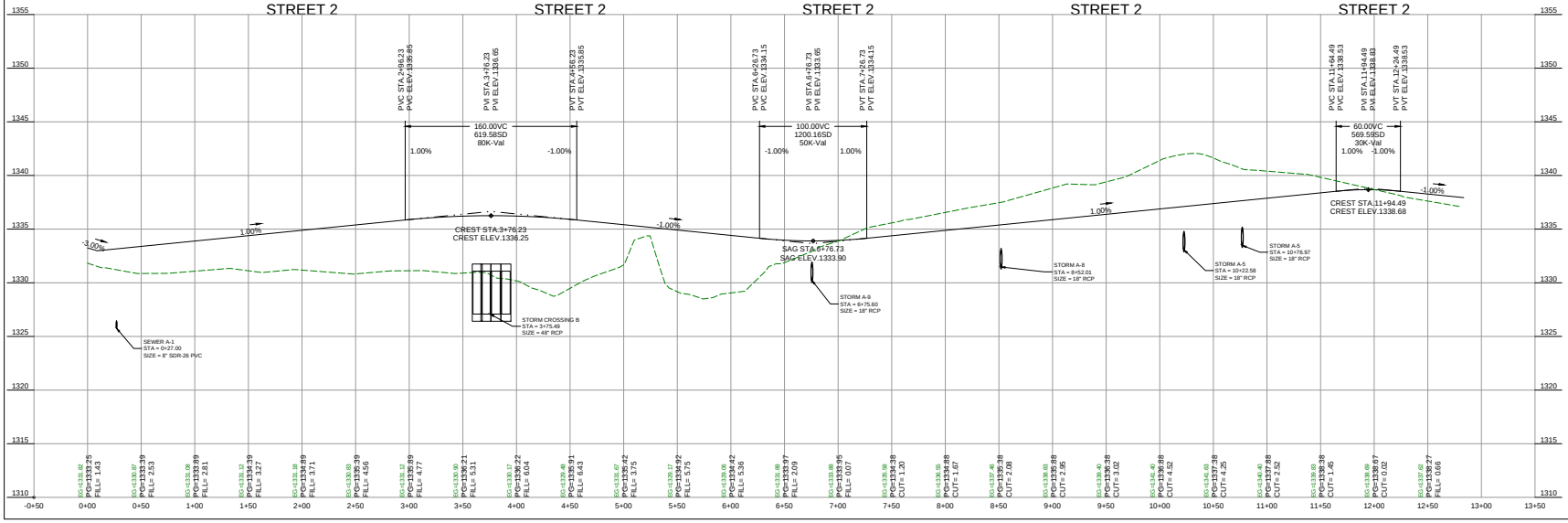
EXISTING GROUND

TANGENT

1"=5' VERTICAL
1"=50' HORIZONTAL

NOTE: COMPACTION TESTS SHALL BE REQUIRED WHEN FILLING EXISTING PONDS





STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
10/22/26
CERTIFICATE OF AUTHORITY 1001
BATES & ASSOCIATES, INC #335
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ENGINEER: G.BATES
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PROJECT NO. 26-032

DRAWING NO.
ST02

PP26-08

STREET LEGEND

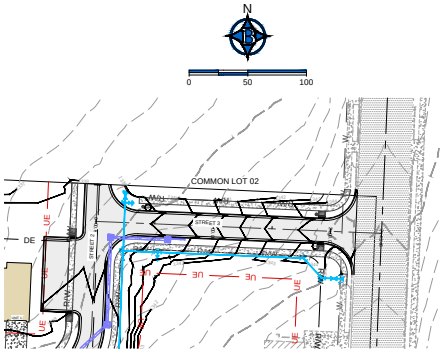
PROPOSED GROUND

EXISTING GROUND

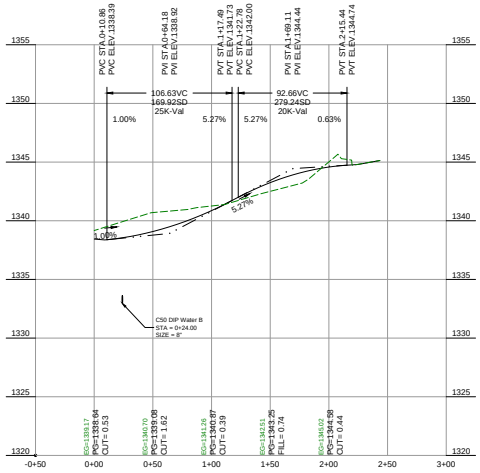
TANGENT

1"=5' VERTICAL
1"=50' HORIZONTAL

NOTE: COMPACTION TESTS SHALL BE REQUIRED WHEN FILLING EXISTING PONDS



STREET 3



STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
10/22/26
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DRAWN BY: B.WISE
ENGINEER: G.BATES

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STAGECOACH SUBDIVISION
PRELIMINARY PLAT
STREET PROFILES
SPRINGDALE, ARKANSAS

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PROJECT NO. 26-032

DRAWING NO.
ST03

PP26-08

CONSTRUCTION NOTES:

1. ALL AREAS UNDER BUILDINGS AND PAVED AREAS SHALL BE STRIPPED OF TOPSOIL. THE RESULTING SUB GRADE SHALL BE THOROUGHLY COMPACTED. ANY SOFT OR YIELDING AREAS SHALL BE STABILIZED OR REMOVED AND REPLACED WITH SUITABLE MATERIAL.
2. FILL MATERIAL SHALL BE APPROVED BY THE ENGINEER. ALL FILL SHALL BE MADE IN LIFTS NOT EXCEEDING 8" THICKNESS WITH EACH LIFT COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL SLOPES SHALL NOT BE STEEPER THAN 3:1 SLOPE.
3. ALL GRADED AREAS SHALL HAVE 4" OF TOPSOIL, SOD, EROSION FABRIC, HERBACEOUS GROUND COVER, AND/OR HYDROSEEDED WITH A WARM SEASON GRASS. REVEGETATION SHALL BE IMMEDIATELY AFTER THE PHYSICAL ALTERATION OF THE LAND IS COMPLETE (MAXIMUM OF 15 DAYS).
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY GRADING REGULATIONS. SILT FENCES, BERMS, DETENTION PONDS, OR OTHER MEANS NEEDED TO MEET THE CITY GRADING REQUIREMENTS SHALL BE PROVIDED AS REQUIRED TO MEET THESE REGULATIONS.
5. ALL HEAVILY TRAVELED DIRT AREAS SHALL BE WETTED TO PREVENT EXCESSIVE DUST, DURING CONSTRUCTION.
6. ALL MUD/DIRT LEFT ON PUBLIC STREETS OR ADJACENT PROPERTIES AS A RESULT OF THIS CONSTRUCTION SHALL BE IMMEDIATELY SHOVELED OR SWEPT AWAY UNTIL IT IS COMPLETELY REMOVED BY THE CONTRACTOR AND PLACED BACK ON THE SITE.
7. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF SPRINGDALE'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.
8. CUT OR FILL SLOPES SHALL HAVE A FINISH GRADE NO STEEPER THAN 3:1.
9. ANY RETAINING WALL MORE THAN FOUR FEET IN HEIGHT SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER AND SHALL BE FIELD INSPECTED BY THE DESIGN ENGINEER.
10. SAFETY RAILINGS ARE REQUIRED ON ANY RETAINING WALL GREATER THAN 30" IN HEIGHT. THE SAFETY RAILING SHALL BE BUILT IN TO THE MORE STRINGENT REQUIREMENTS OF THE SBCC OR AASHTO.
11. AREAS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN 14 DAYS OF THE LAST DISTURBANCE IF CONSTRUCTION ACTIVITY IS TO TEMPORARILY CEASE FOR MORE THAN 21 DAYS.
12. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED WITH PERMANENT SEED AND MULCH.

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

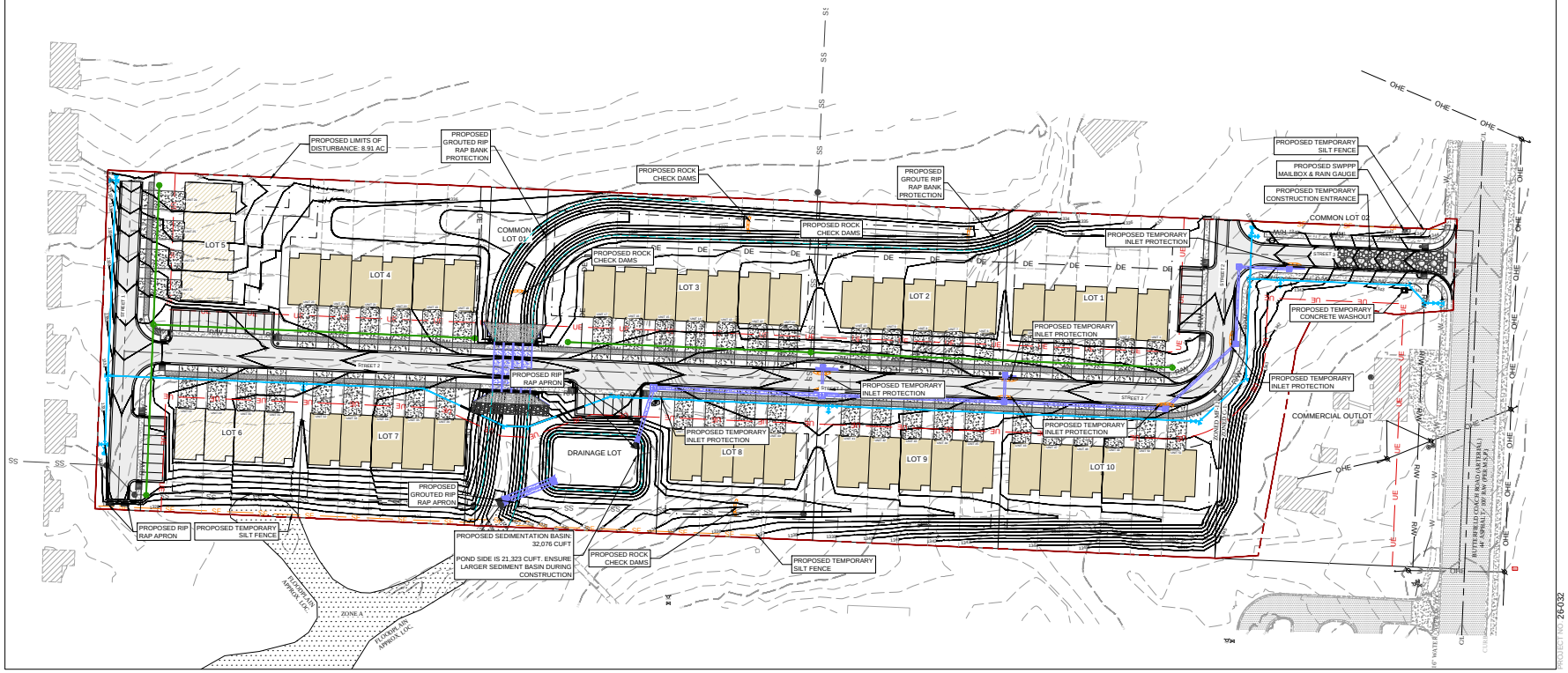
CITY OF SPRINGDALE STANDARD NOTES:

"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."

EROSION CONTROL

- SILT FENCE
- LIMITS OF DISTURBANCE
- SCOUR STOP
- RIP-RAP APRON
- CONSTRUCTION ENTRANCE
- SWPPP BOX
- CONCRETE WASHOUT
- INLET PROTECTION
- FLOW ARROW



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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
10/22/26
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC #335
NOT FOR CONSTRUCTION

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ENGINEER: G. BATES
DRAWN BY: B.WISE

REVISIONS

DATE
1st Submittal
2nd Submittal
3rd Submittal
06/04/26
08/27/26
11/07/26

STAGECOACH SUBDIVISION
PRELIMINARY PLAT
EROSION CONTROL PLAN
SPRINGDALE, ARKANSAS

B A T E S
Engineers - Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

PROJECT NO.: 26-032

DRAWING NO.
EC01

PP26-08

CONSTRUCTION NOTES:

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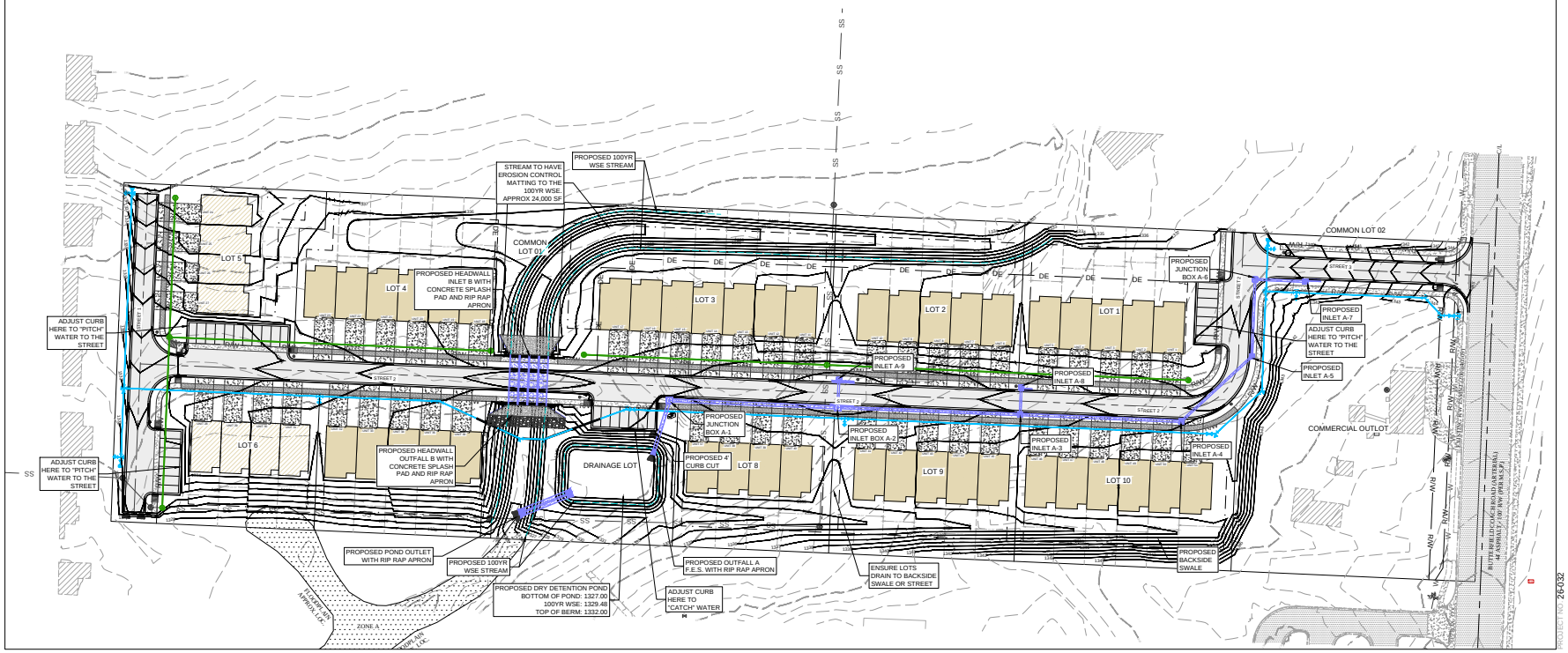
C) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND

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."

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

FFE MIN	
UNIT 1-8	1338.50
UNIT 9-12	1337.50
UNIT 13-19	1336.50
UNIT 20-23	1335.50
UNIT 20-23	1337.50
UNIT 24	1339.50
UNIT 25	1338.50
UNIT 26	1337.50
UNIT 27	1336.50
UNIT 28-29	1334.50
UNIT 30-33	1335.50
UNIT 34-36	1336.50
UNIT 37-42	1335.50
UNIT 43-45	1336.50
UNIT 46-48	1337.50
UNIT 49-51	1338.50



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DRAWN BY: B.WISE ENGINEER: G.BATES

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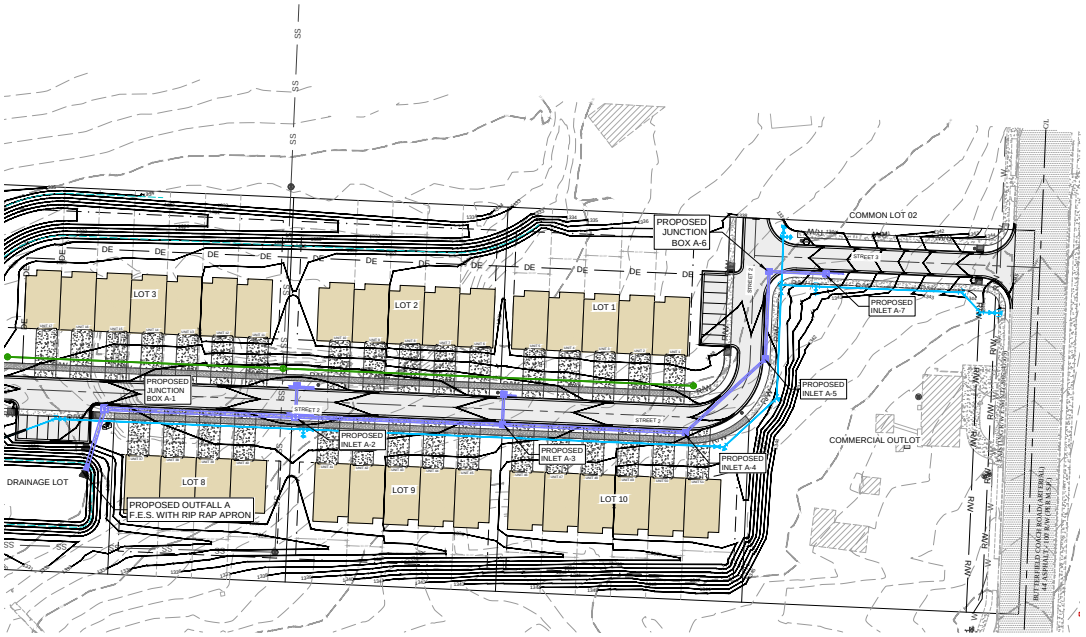
STAGECOACH SUBDIVISION
PRELIMINARY PLAT
GRADING PLAN
SPRINGDALE, ARKANSAS

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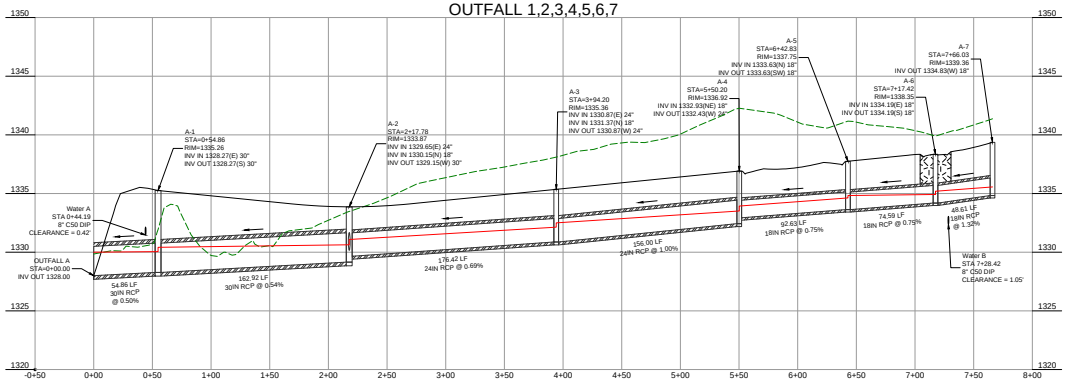


STORM LEGEND

- PROPOSED GROUND
- EXISTING GROUND
- 10YR HGL
- CLASS 7 BASE COMPACTED 95%
- RCP
- HP/HDPE

1"=5' VERTICAL
1"=50' HORIZONTAL

STORM A
OUTFALL 1,2,3,4,5,6,7



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DRAWN BY: B.WISE
ENGINEER: G. BATES

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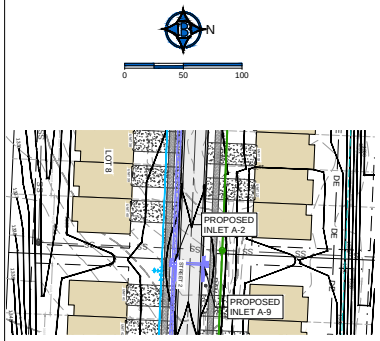
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PRELIMINARY PLAT
STORM PROFILES
SPRINGDALE, ARKANSAS

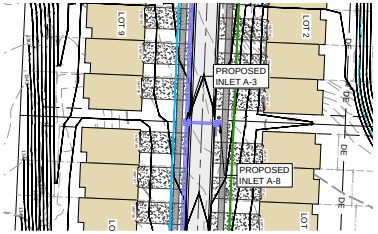
PROJECT NO.: 26-032

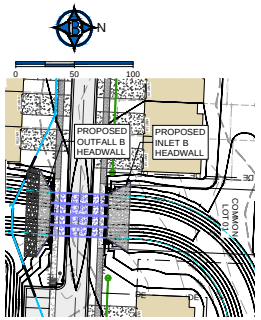
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STM01

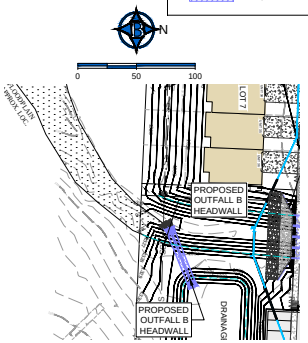
PP26-08

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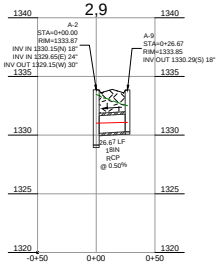


STORM LEGEND

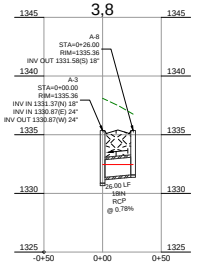
- PROPOSED GROUND
- EXISTING GROUND
- 10YR HGL
- CLASS 7 BASE COMPACTED 95%
- RCP
- HP/HDPE

1"=5' VERTICAL
1"=50' HORIZONTAL

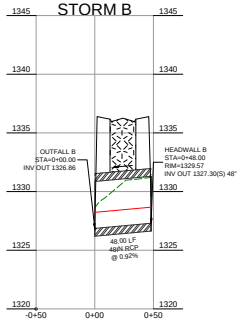
STORM A
2,9



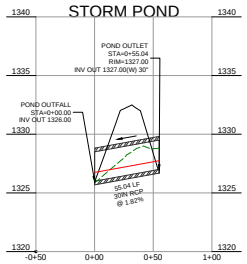
STORM A
3,8



STORM B



STORM POND



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REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
10/22/26
BATES & ASSOCIATES, INC. #335
CERTIFICATE OF AUTHORIZATION
ENGINEER: G. BATES
DRAWN BY: B.WISE

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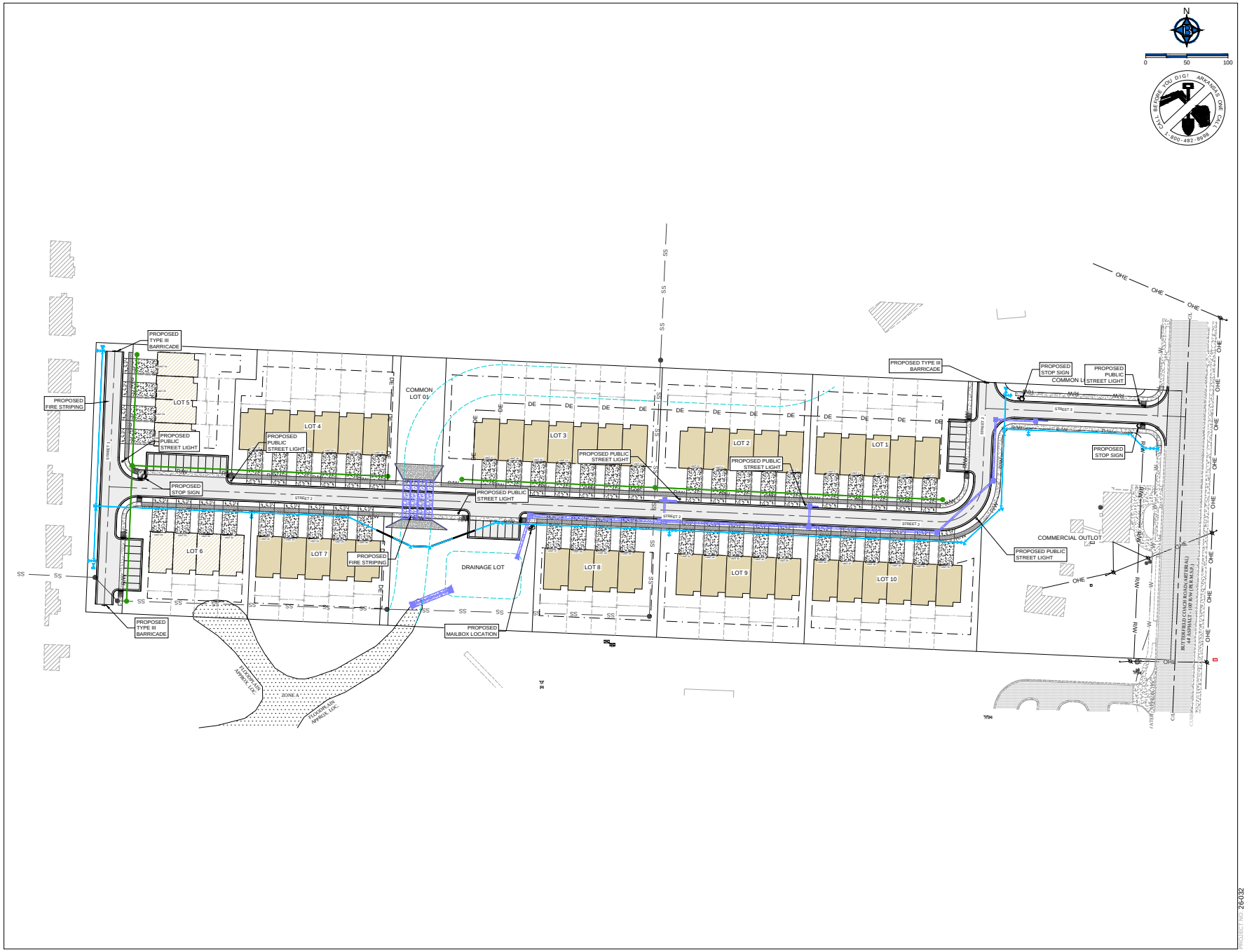
STAGECOACH SUBDIVISION
PRELIMINARY PLAT
STORM PROFILES
SPRINGDALE, ARKANSAS

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LIGHT & SIGN PLAN
SPRINGDALE, ARKANSAS

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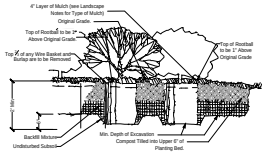
PP26-08

SHRUB NOTE
SHRUBS TO BE PLANTED IN AN EDGED BED FOR BOTH SURVIVAL AND EASE OF MAINTENANCE.

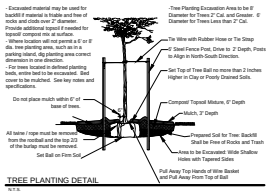
SUGGESTED PLANTINGS MAY BE SUBSTITUTED WITH ALTERNATE SPECIES AS APPROVED BY CITY OF SPRINGDALE. LIST OF RECOMMENDED TREES AND SHRUBS CAN BE FOUND IN SPRINGDALE CODE OF ORDINANCES, CHAPTER 36, ARTICLE II, SECTION 36-37.

PLANT WARRANTY
LANDSCAPE MUST BE GUARANTEED FOR TWO(2) YEARS

LANDSCAPE IRRIGATION
AN AUTOMATIC OR OTHER IRRIGATION SYSTEM SHALL BE REQUIRE FOR ALL LANDSCAPED AREA. SHOW IRRIGATION SYSTEM OR LOCATION OF HOSE BIBS.



SHRUB PLANTING DETAIL
N.T.S.



TREE PLANTING DETAIL
N.T.S.

TREES:
1. EXCAVATION FOR TREE PITS SHALL BE 8' IN DIAMETER. CIRCLE TO BE CENTERED ON TREE AND TRUE IN FORM.
2. STAKE ALL TREES BY USING THREE METAL FENCE POST STAKES AND THREE TIES. DRIVE STAKES APPROXIMATELY 6' OUTSIDE OF TREE ROOTBALL AND AN EQUAL DISTANCE FROM TREE TRUNK.
3. ALL PRESERVED MATURE TREES ON THE SITE SHALL HAVE A MULCH RING ADDED AROUND THE TRUNK.
4. ALL PLANTING HOLES FOR TREES AND SHRUBS SHALL BE BACKFILLED WITH AMENDED SOIL, FREE OF SOD.
5. ALL LANDSCAPE TREES PLANTED TO MEET STREET TREE, MITIGATION TREE OR OTHER LANDSCAPE CODE REQUIREMENTS MUST BE SINGLE STEM, MINIMUM 2" CALIPER TREES. NO DOUBLE OR TRI-STEM TREES WILL BE COUNTED TOWARDS MEETING REQUIREMENTS.
6. IF PLANTING MATERIAL IS TO BE B&B THEN THE B&B MUST BE NATURAL FIBERS AND NOT SYNTHETIC.

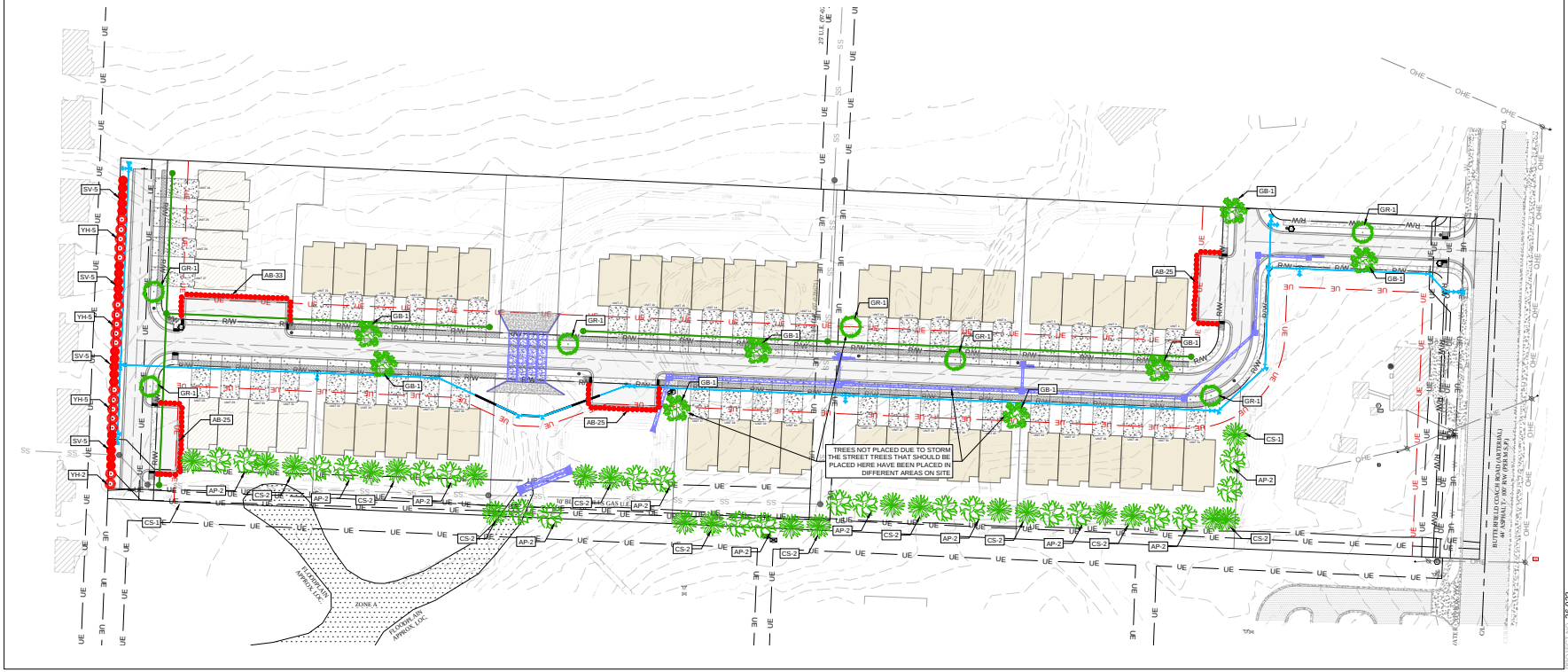
LANDSCAPING:
1. PREPARE TOPSOIL FOR SHRUB AND GROUND COVER BEDS BY TILLING A 2 INCH LAYER (165 CF PER 1000 SQ. FT.) OF COMPOST INTO THE UPPER 6 INCHES OF SOIL.
2. ALL PLANTING BEDS THAT ABUT LAWN AREAS TO BE BORDERED BY STEEL EDGING.
3. SOLID SLAB SOD BERMUDA GRASS OR BERMUDA SEED TO BE PLANTED IN ALL TURF AREAS.
4. TOPSOIL DEPTH SHALL BE MINIMUM 18" IN ALL SHRUB AND GROUNDCOVER BEDS.
5. APPLY 3" OF ORGANIC MULCH TO ALL SHRUB AND GROUNDCOVER BEDS.
6. APPLY 1/2 POUND OSMOCOTE 8-8-12 EVENLY OVER CULTIVATED AREA AROUND EACH TREE AND 1 POUND PER 100 SQUARE FEET TO SHRUB AND GROUND COVER PLANTINGS.
7. IRRIGATION SHALL BE EITHER UNDERGROUND AUTOMATIC SYSTEM.
8. TREAT ALL LANDSCAPE AREAS TO CONTROL WEED GROWTH PRIOR TO STARTING CONSTRUCTION.
9. ALL LANDSCAPE BEDS SHALL BE FREE OF SOD AND MULCH SHALL COVER THE BARE SOIL TO EASE MAINTENANCE.
10. DIG DOWN THE EDGE OF ALL BEDS WHERE THEY ARE ADJACENT TO WALLS, WALKWAYS OR CURBS, SO THAT THE WALL, WALKWAY, OR CURB WILL WORK AS A BED EDGE TO CONTAIN THE MULCH OR GRAVEL.
11. PLANTING BEDS SHALL HAVE AMENDED SOIL TO INSURE THE HEALTH OF THE PLANT MATERIALS.

SCREENING LANDSCAPING					
QUANTITY	SYMBOL	COMMON NAME/ BOTANICAL NAME	MATURE HEIGHT	MINIMUM SIZE	NOTES
23	CS	COLORADO BLUE SPRUCE/ PICEA PUNGENS	40'-60'	2" 6'TALL	SCREENING TREES
22	AP	AUSTRIAN PINE/ PINUS NEGRA	30-75'	2" 6'TALL	SCREENING TREES
20	SV	SOUTHERN BLACK HAW VIBURNUM/ VIBURNUM RUFIDULUM	10'-25'	3 GALLON	WEST SCREENING
108	AB	ABELIA/ ABELIA X GRANDIFLORA	3'-6'	3 GALLON	PARKING LOT SCREENING
17	YH	YAUPON HOLLY/ ILEX VOMITORIA	10'-30'	3 GALLON	WEST SCREENING

SCREENING TREES ARE 100% EVERGREEN

STREET TREES					
QUANTITY	SYMBOL	COMMON NAME/ BOTANICAL NAME	MATURE HEIGHT	MINIMUM SIZE	NOTES
7	GR	GOLDEN RAIN TREE/ KOELREUERIA PANICULATA	30'-40'	2" 6'TALL	STREET TREE
7	GB	GINKGO/ GINKGO BILOBA	50'-80'	2" 6'TALL	STREET TREE

STREET TREES PLACED EVERY 200'



N
0 50 100

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STATE OF ARKANSAS
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No. 9810
GEOFFREY H. BATES
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ENGINEER: G. BATES
DRAWN BY: B.WISE

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STAGECOACH SUBDIVISION
PRELIMINARY PLAT
LIGHT & SIGN PLAN
SPRINGDALE, ARKANSAS

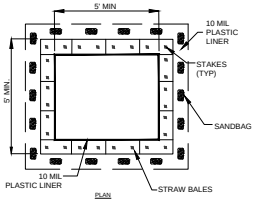
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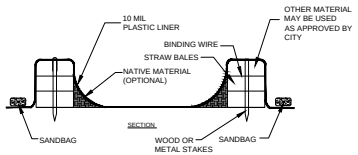
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DRAWING NO: LS01

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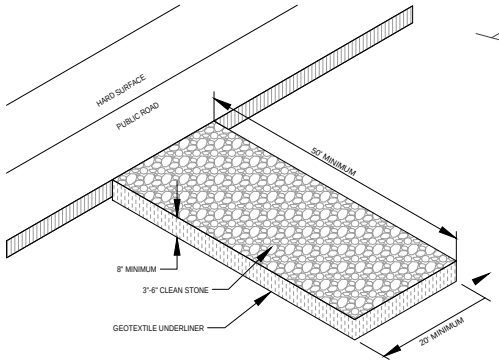
WASHOUT NOTES

1. NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED.
2. EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.
3. ON-SITE TEMPORARY CONCRETE WASHOUT AREAS WILL BE LOCATED AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES AS DETERMINED IN THE FIELD.
4. TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
5. WASHOUT FACILITIES WILL BE CLEANED OUT OR REPLACED ONCE THE WASHOUT IS 75% FULL.
6. PLASTIC LINING MATERIAL WILL BE MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS.
7. WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR WORK, THE HARDENED CONCRETE WILL BE REMOVED AND DISPOSED OF OFFSITE. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF.





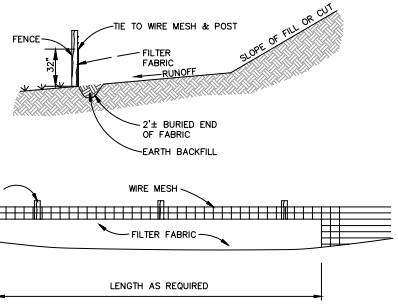
CONCRETE WASHOUT
N.T.S.



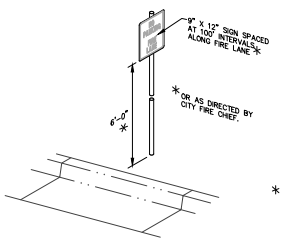
CONSTRUCTION EXIT NOTES

1. REPLACE CONTAMINATED STONE AS REQUIRED TO PREVENT TRACKING OF SEDIMENT OR MUD ON PUBLIC STREETS.
2. CLEAN STREETS DAILY WITH BROOM AND SHOVEL. THE USE OF WATER IS PROHIBITED.
3. ALL VEHICLES MUST USE CONSTRUCTION EXIT.

CONSTRUCTION EXIT
N.T.S.



FILTER FABRIC BARRIER (SILT FENCE) WITH WIRE REINFORCING MESH
N.T.S.



TYP. FIRE LANE STRIPING
N.T.S.

NOTES:

RIPRAP SHOULD EXTEND UP BOTH SIDES OF THE APRON AND AROUND THE END OF THE PIPE OR CULVERT AT THE DISCHARGE OUTLET AT A MAXIMUM SLOPE OF 3:1 AND A HEIGHT NOT LESS THAN TWO THIRDS THE PIPE DIAMETER OR CULVERT HEIGHT.

THERE SHALL BE NO OVERFLOW FROM THE END OF THE APRON TO THE SURFACE OF THE RECEIVING CHANNEL. THE AREA TO BE PAVED OR RIPRAPPED SHALL BE UNDERCUT SO THAT THE INVERT OF THE APRON SHALL BE AT THE SAME GRADE (FLUSH) WITH THE SURFACE OF THE RECEIVING CHANNEL. THE APRON SHALL HAVE A CUTOFF OR TOE WALL AT THE DOWNSTREAM END.

THE WIDTH OF THE END OF THE APRON SHALL BE EQUAL TO THE BOTTOM WIDTH OF THE RECEIVING CHANNEL. MAXIMUM TAPER TO RECEIVING CHANNEL 5:1

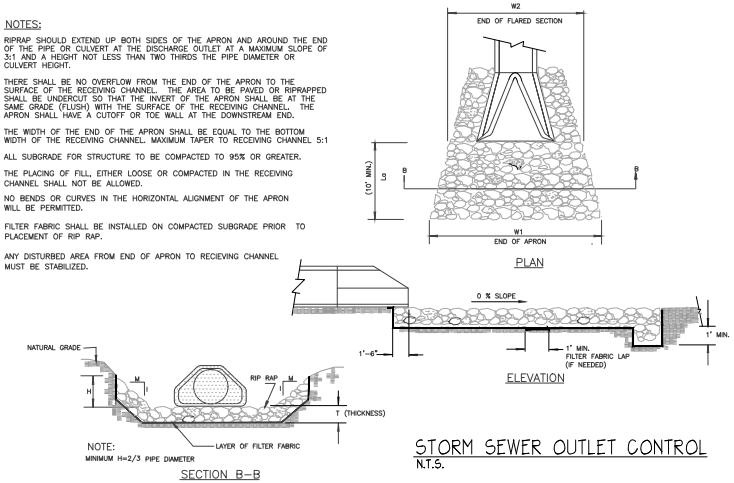
ALL SUBGRADE FOR STRUCTURE TO BE COMPACTED TO 95% OR GREATER.

THE PLACING OF FILL, EITHER LOOSE OR COMPACTED IN THE RECEIVING CHANNEL SHALL NOT BE ALLOWED.

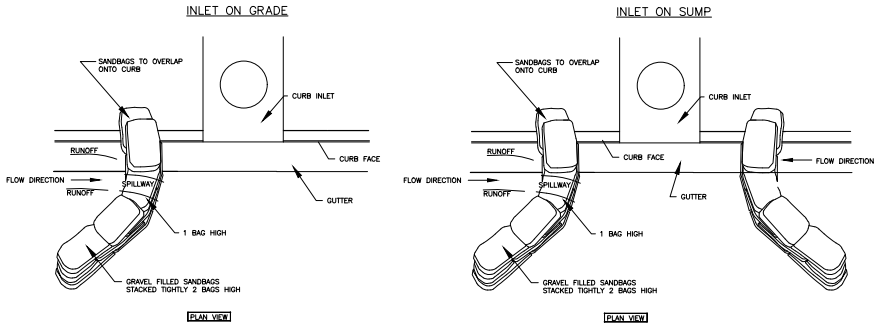
NO BENDS OR CURVES IN THE HORIZONTAL ALIGNMENT OF THE APRON WILL BE PERMITTED.

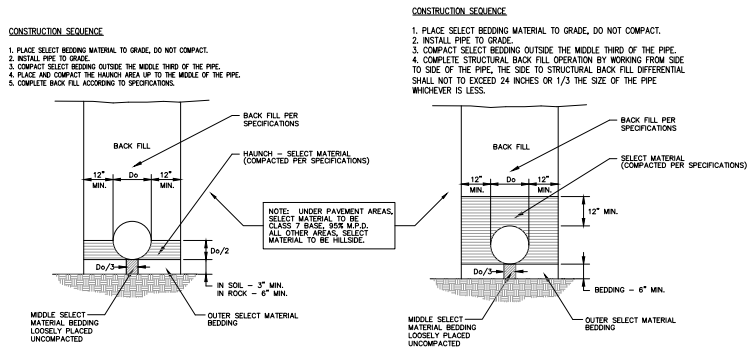
FILTER FABRIC SHALL BE INSTALLED ON COMPACTED SUBGRADE PRIOR TO PLACEMENT OF RIP RAP.

ANY DISTURBED AREA FROM END OF APRON TO RECIEVING CHANNEL MUST BE STABILIZED.



STORM SEWER OUTLET CONTROL
N.T.S.





CONCRETE PIPE INSTALLATION DETAIL
N.T.S.

PLASTIC PIPE INSTALLATION DETAIL
N.T.S.

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#335
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ENGINEER: G. BATES
DRAWN BY: B.WISE

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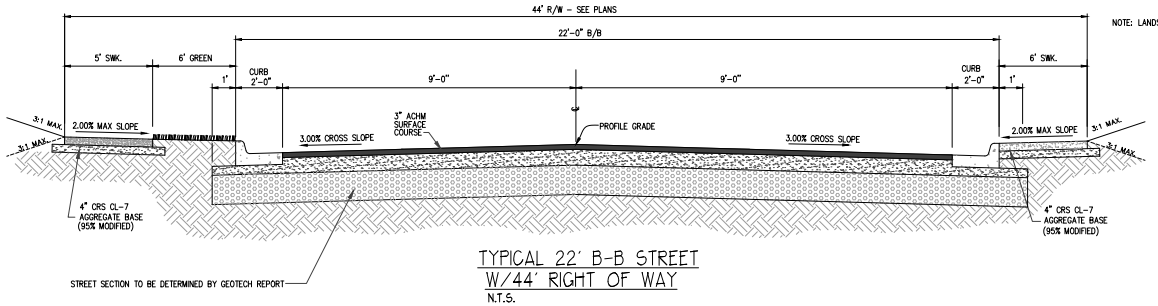
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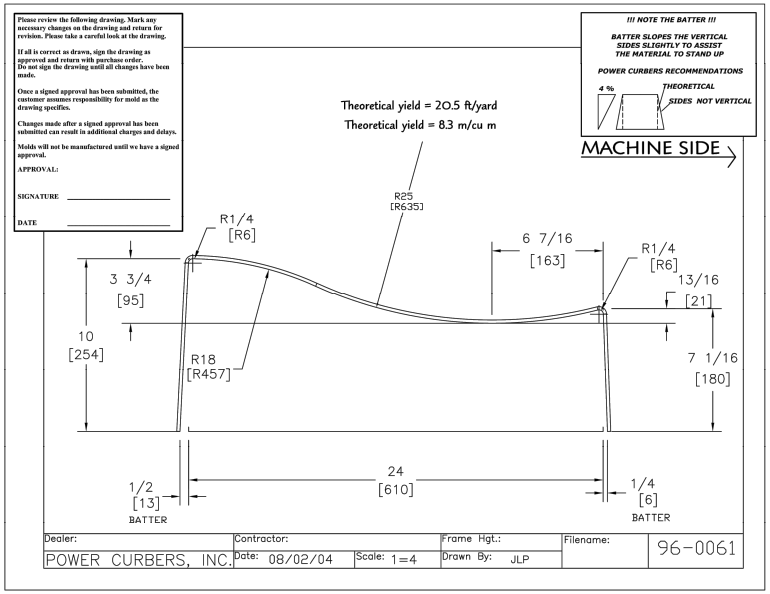
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PP26-08



NOTE: LANDSCAPE ISLANDS ARE REQUIRED EVERY 200'-250' ON LOT LINE

TYPICAL 22' B-B STREET
W/44' RIGHT OF WAY
N.T.S.



ROLL OVER CURB
N.T.S.

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DRAWN BY: B.WISE
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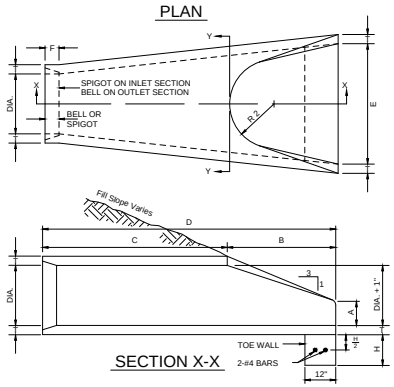
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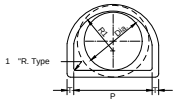
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DRAWING NO.
DT02



SECTION X-X

SECTION Y-Y



GENERAL NOTES

1. End sections shall conform to standard strength reinforced concrete pipe of like diameter as per Standard Specifications.
2. Joint between end section & pipe culvert to be made by reinforced concrete collar or cold adhesive preformed plastic gasket.
3. End sections to be used only when specified on the plans or at locations as directed by the Engineer.
4. Toe wall to be constructed when shown on the plans or designated by the Engineer.

DIA.	T	BELL Or SPIGOT	A	B	C	D	E	P	R 1	R 2	F	H	WEIGHT (LBS.)
15"	2 "	2"	6"	2'-3"	3'-10"	6'-1"	2'-6"	24 "	12 "	11"	3 "	12"	740
18"	2 "	2 "	9"	2'-3"	3'-10"	6'-1"	2'-0"	29"	15 "	12"	4"	15"	990
24"	3"	2 "	9 "	2'-7 "	3'-10"	6'-1 "	4'-0"	33 "	18 "	14"	4 "	18"	1520
30"	3 "	3"	1'-0"	4'-6"	1'-7 "	6'-1 "	5'-0"	37"	18 "	15"	5"	21"	2190
36"	4"	3 "	1'-3"	5'-3"	2'-10 "	8'-1 "	6'-0"	47 "	24 "	20"	5 "	21"	4100
42"	4 "	3 "	1'-9"	5'-3"	2'-11"	8'-2"	6'-6"	53 "	27 "	22"	5 "	24"	5380
48"	5"	4 "	2'-0"	6'-0"	2'-2"	8'-2"	7'-0"	56 "	28 "	22"	5 "	24"	6550
54"	5 "	4 "	2'-3"	5'-5"	2'-11"	8'-4"	7'-6"	65 "	33 "	24"	6 "	24"	8040
60"	6"	5"	2'-6"	5'-0"	3'-3"	8'-3"	8'-0"	72 "	36 "	24"	6 "	24"	8750
66"	6 "	5 "	2'-9"	6'-6"	1'-9"	8'-3"	8'-6"	72"	36 "	24"	7 "	24"	10630
72"	7"	6"	2'-0"	6'-6"	1'-9"	8'-3"	9'-0"	77 "	38 "	24"	7 "	24"	12520

FLARED END SECTION DETAILS
N.T.S.

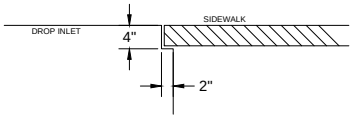
STORM SEWER EXTENSION TABLE			R = Round S = Square
INLET TYPE/No.	EXT. LENGTH (FT)	TOTAL LENGTH (FT)	INSIDE BOX SIZE
JUNCTION BOX A-1	NA	NA	5FT R
INLET A-2	16	21	5FT R
INLET A-3	8	12	4FT R
INLET A-4	0	4	4FT R
INLET A-5	8	12	4FT R
JUNCTION BOX A-6	NA	NA	4FT R
INLET A-7	12	16	4FT R
INLET A-8	8	12	4FT R
INLET A-9	16	20	4FT R

DROP INLET NOTES

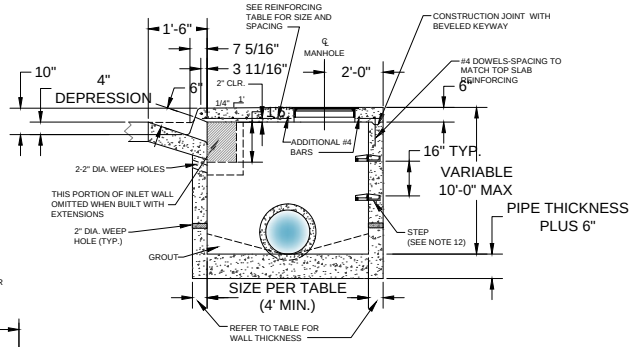
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2. ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 2" COVER UNLESS OTHERWISE NOTED.
3. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 p.s.i. - TOP 18" SHALL BE CAST-IN-PLACE.
4. BASE AND INLET WALLS SHALL BE CAST MONOLITHICALLY FOR CIRCULAR STRUCTURES.
5. INVERTS SHALL BE POURED MONOLITHICALLY WITH FOOTING.
6. CURB INLET BACK OPENING LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
7. WHEN AN INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT, THE GUTTER DEPRESSION SHALL BE FORMED IN CONCRETE PAVEMENT.
8. PIPES MAY ENTER BOX FROM ANY ANGLE OF ELEVATION AS DIRECTED BY THE ENGINEER. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 2".
9. THE EXPANSION JOINT SHALL HAVE A THICKNESS OF 1/2" AND CONFORM TO AASHTO M213.
10. REFER TO CURB AND GUTTER DETAILS FOR APPROPRIATE CURB CONFIGURATION AND GUTTER DIMENSIONS AT EACH INLET LOCATION.
11. REFER TO PLAN AND PROFILE SHEETS TO DETERMINE EXTENSIONS AND SIZE (IF ANY) ACCOMPANYING DROP INLETS.
12. 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.
13. PRIOR TO AND DURING PLACEMENT OF PAVEMENT IN FRONT OF INLETS, THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AT ALL TIMES. THE METHODS USED FOR THIS WORK SHALL BE APPROVED BY THE ENGINEER.

STRUCTURE SIZING & REINFORCING TABLE			
INSIDE DIMENSION	* DIAMETER OF OUTLET PIPE	MIN. WALL THICKNESS	TOP CONCRETE SLAB REINFORCING
4'	18"-24"	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.

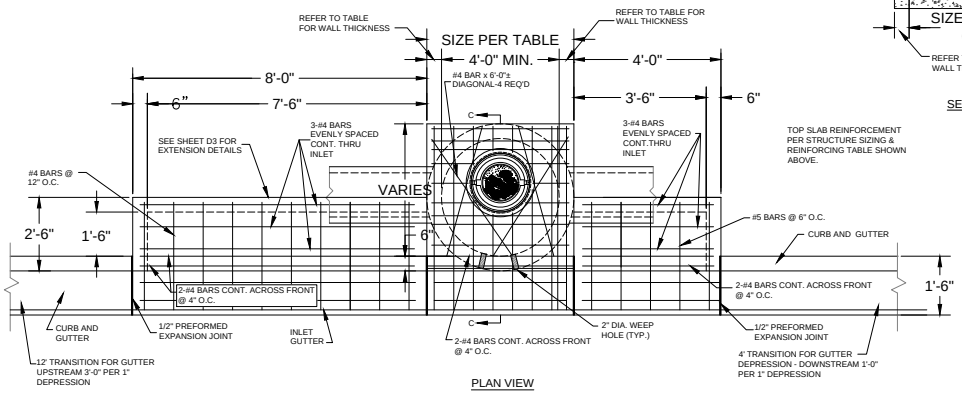
* LIMIT DEFLECTION TO 60 DEGREES. IF GREATER USE NEXT LARGER MANHOLE DIAMETER/SIZE.



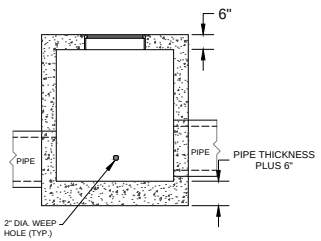
NOTCH FOR SIDEWALKS



SECTION C-C



PLAN VIEW



SECTION / ELEVATION

CIRCULAR DROP INLET DETAILS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GREGREY H. BATES
10/22/26
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#135
ORIGINAL DRAWING

NOT FOR CONSTRUCTION

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DRAWN BY: B.WISE
ENGINEER: G.BATES

REVISIONS	DATE
1st Submittal	06/04/26
2nd Submittal	08/27/26
3rd Submittal	11/02/26

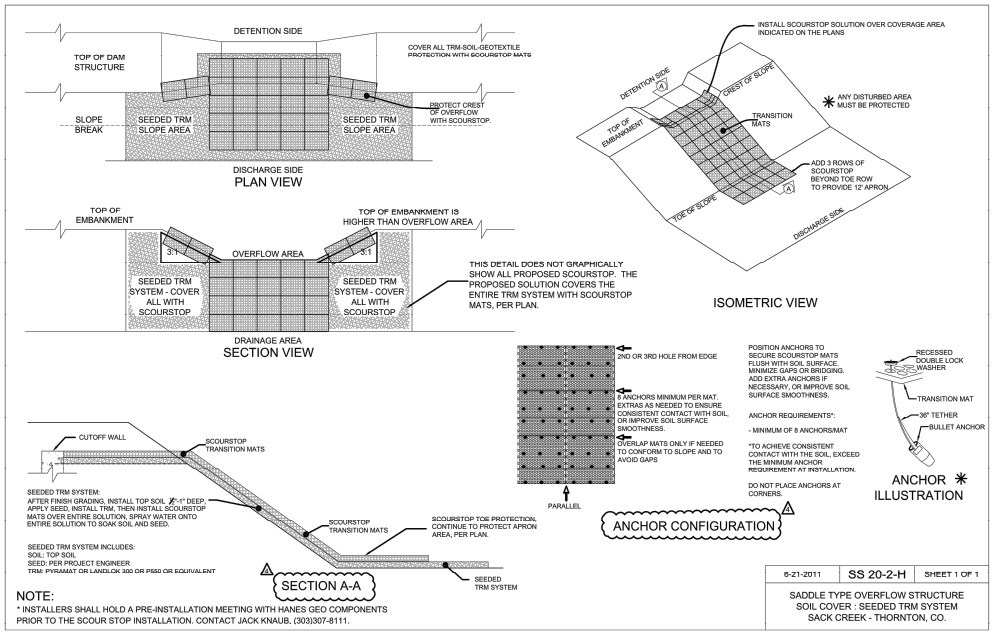
STAGECOACH SUBDIVISION
PRELIMINARY PLAT
SITE DETAILS
SPRINGDALE, ARKANSAS

B A T E S
Engineers - Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

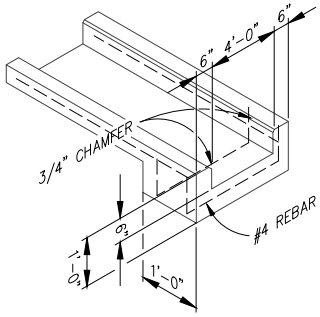
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DT03

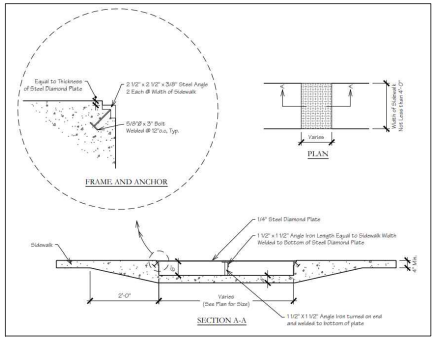
PP26-08



NOTE:
* INSTALLERS SHALL HOLD A PRE-INSTALLATION MEETING WITH HANES GEO COMPONENTS PRIOR TO THE SCOUR STOP INSTALLATION. CONTACT JACK KNAUB, (303)307-8111.



CONCRETE FLUME
N.T.S.



FLUME UNDER PROPOSED SIDEWALK
N.T.S.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
10/22/26
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#335
ENGINEER: G. BATES
DRAWN BY: B.WISE

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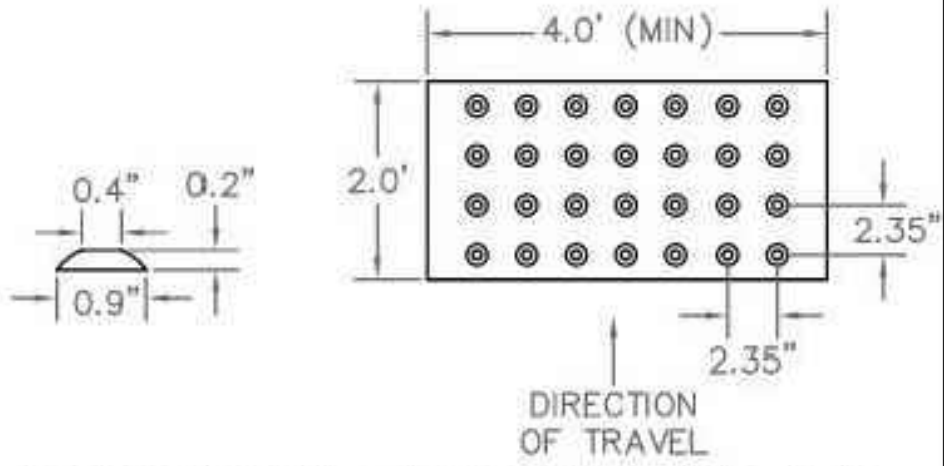
DRAWING NO.
DT04

PP26-08

1. THE DETECTABLE WARNING DEVICE SHALL BE LOCATED SO THAT THE NEAREST EDGE OF THE DEVICE IS LOCATED AT THE BACK OF CURB.

2. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.

3. DETECTABLE WARNING DEVICES SHALL BE A VITRIFIED POLYMER COMPOSITE (VCP) OR CAST IRON AND SHALL BE CAST IN PLASTIC CONCRETE UNLESS OTHERWISE DIRECTED BY PLANNING DEPARTMENT STAFF.



DETECTABLE WARNING DEVICE

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
10/22/26
BATES & ASSOCIATES, INC #335
NOT FOR CONSTRUCTION

DRAWN BY: B.WISE ENGINEER: G.BATES

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PRELIMINARY PLAT
SITE DETAILS
SPRINGDALE, ARKANSAS

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PROJECT NO: 26-032

DRAWING NO.
DT05

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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/II	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/II	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. 5" B. BASE (1.88)	5½" CONCRETE 2" DRAINAGE BLANKET
I/II	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 (2.38)	2" SURF. 6" B. BASE (2.38)	6" CONCRETE 2" DRAINAGE BLANKET
III	A-1 A-2 A-3	GRAVEL/SAND NO CLAY	1.85	2½" SURF. 6" BASE (1.84)	2" SURF. 4" CT. BASE (1.88)	2" SURF. 4" B. BASE (1.88)	5½" CONCRETE 2" DRAINAGE BLANKET
III	A-4 A-6	SILT, SILTY SAND, SANDY SILTY CLAY	2.30	2" SURF. 2" BINDER 6" BASE (2.32)	2" SURF. 6" CT. BASE (2.38)	2" SURF. 6" B. BASE (2.38)	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 (3.16)	2" SURF. 2" BINDER 6" 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. 2" BINDER 6" CT. BASE (2.38)	2" SURF. 2" BINDER 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" BASE (2.76)	2" SURF. 3" BINDER 4" CT. BASE (2.76)	2" SURF. 3" 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. 4" BINDER 6" BASE (3.48)	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

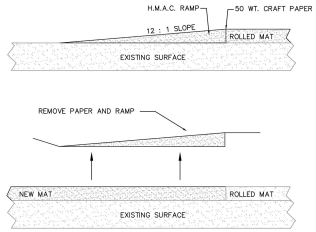
SECTION A
TYPICAL STREET SECTIONS & DETAILS

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DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-A-8

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WE'RE MAKING IT HAPPEN

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NOTE: JOINT TO BE CONSTRUCTED AT END OF EACH DAY'S PAVING.

H.M.A.C. TRANSVERSE CONSTRUCTION JOINT
NOT TO SCALE

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STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

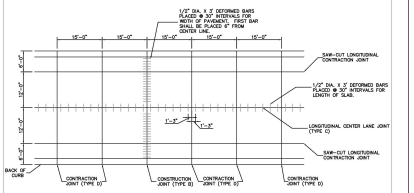
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CONCRETE PAVEMENT JOINT LAYOUT PLAN
(36' STREET WIDTH)
NOT TO SCALE

Note to Engineers: Joint layout for other street widths to be similar in joint spacing.

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STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

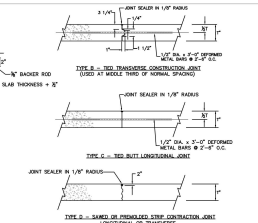
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NOTES:

1. ALL CONCRETE JOINTING AND CONSTRUCTION METHODS SHALL MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE PORTLAND CEMENT ASSOCIATION FOR CONCRETE STREET PAVEMENTS.
2. CONCRETE FOR PAVEMENTS SHALL BE CLASS B , ADD P.S.I., 6 BAG MIX WITH 4–7% AIR ENTRAINMENT.
3. ALL CONCRETE PAVEMENT SHALL HAVE A BROOMED FINISH UNLESS OTHERWISE SPECIFIED OF THE PAVEMENT WHICH SHALL HAVE A SMOOTH FINISH.
4. THE CURB SHALL BE PLACED MONOLITHICALLY WITH THE PAVEMENT. ALL CURB JOINTS SHALL COINCIDE WITH PAVEMENT JOINTS.
5. ALL DOWEL BARS SHALL BE PLACED IN THE PAVEMENT BEFORE INITIAL SET UNLESS OTHERWISE APPROVED BY THE ENGINEER.
6. EXPANSION MATERIAL SHALL BE PLACED AT ALL STRUCTURES ABUTTING PAVEMENT.
7. TRANSVERSE EXPANSION JOINTS SHALL BE CONSTRUCTED AT THE CURB RETURNS OF ALL INTERSECTIONS.
8. THE EXPANSION MATERIAL SHALL BE PREFORMED ASPHALT IMPREGNATED FIBERBOARD CONFORMING TO AASHTO M 213.
9. ALL JOINTS SHALL BE SEALED WITH APPROVED SILICONE 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

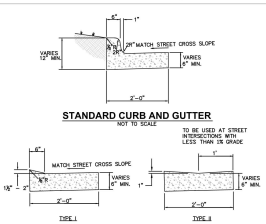
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STANDARD CURB AND GUTTER
NOT TO SCALE

MODIFIED CURB AND GUTTER
NOT TO SCALE

NOTES:

1. CONCRETE FOR CURB AND GUTTER TO BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4–7 % AIR ENTRAINMENT.
2. ALL CURB AND GUTTER SHALL HAVE A BROOMED FINISH UNLESS OTHERWISE SPECIFIED.
3. MODIFIED CURB (TYPE I) SHALL BE PLACE ACROSS ALL DRIVEWAY ENTRANCES.
4. MODIFIED CURB (TYPE II) SHALL BE PLACED ACROSS ALL SIDE STREETS WHERE THE LONGITUDINAL GRADE IS LESS THAN 1%.
5. SAW CUT JOINTS AT 15' O.C. SEAL WITH ONE PART COLD APPLIED SILICONE JOINT SEALER OR OTHER APPROVED SEALANT. ALL JOINTS TO BE SEALED PRIOR TO FINAL ASPHALT PLACEMENT.
6. PROVIDE 1/2" PREFORMED EXPANSION JOINT MATERIAL (ASPHALT IMPREGNATED FIBERBOARD OR OTHER APPROVED MATERIAL) AT STATIONARY STRUCTURES, (DROP INLETS, END OF CURBS, DRIVEWAYS – SEE DETAIL) OR AS DIRECTED BY ENGINEER.

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STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

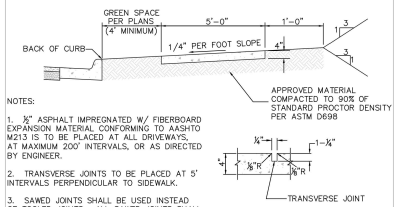
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NOTES:

1. ½" ASPHALT IMPREGNATED W/ FIBERBOARD EXPANSION MATERIAL CONFORMING TO AASHTO M213 IS TO BE PLACED AT ALL DRIVEWAYS, AT MAXIMUM 200' INTERVALS, OR AS DIRECTED BY ENGINEER.
2. TRANSVERSE JOINTS TO BE PLACED AT 5' INTERVALS PERPENDICULAR TO SIDEWALK.
3. SAWED JOINTS SHALL BE USED INSTEAD OF TOOLED JOINTS. ALL SAWED JOINTS SHALL BE SEALED USING AN APPROVED SEALANT.
4. OTHER JOINTS MAY BE REQUIRED IF DIRECTED BY THE ENGINEER.
5. CONCRETE FOR SIDEWALK TO BE CLASS A, 3000 PSI, 5.5 BAG MIX W/ 4–7% AIR ENTRAINMENT.

SIDEWALK DETAIL
NOT TO SCALE

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STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION B
TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS

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REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
10/22/26
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#335
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ENGINEER: G. BATES
DRAWN BY: B.WISE

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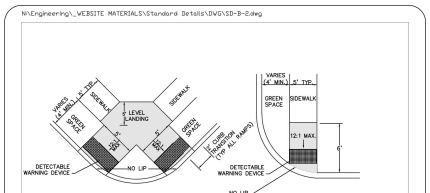
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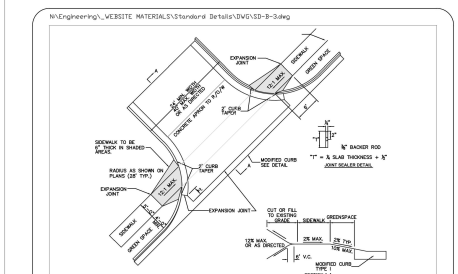


HANDICAP RAMP DETAILS
NOT TO SCALE

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SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-2

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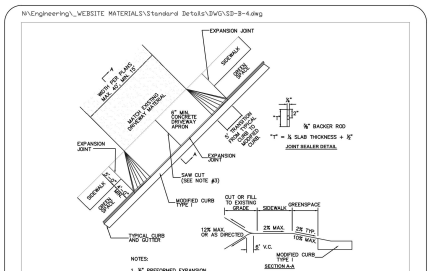


COMMERCIAL DRIVEWAY DETAIL
NOT TO SCALE

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SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-3

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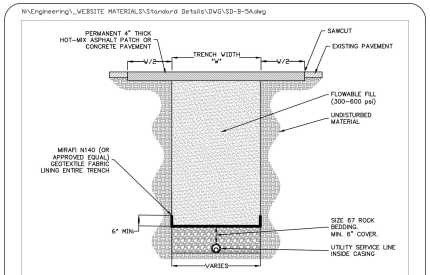


RESIDENTIAL DRIVEWAY DETAIL
NOT TO SCALE

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SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-4

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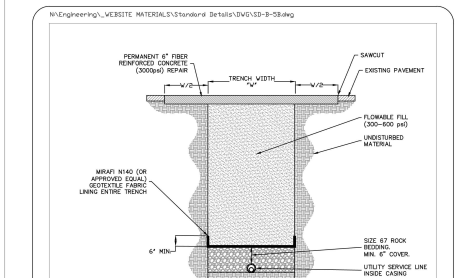


ASPHALT STREET CUT (TRENCH) REPAIR
N.T.S.

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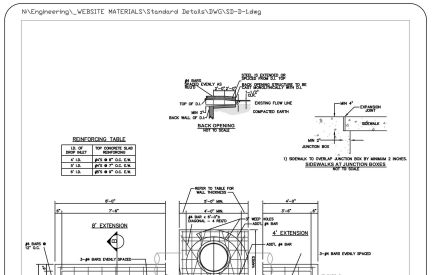


CONCRETE STREET CUT (TRENCH) REPAIR
N.T.S.

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

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-5B

SPRINGDALE
WE'RE MAKING IT HAPPEN



PLAN - CIRCULAR DROP INLET
NOT TO SCALE

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STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF
SECTION D DROP INLET DETAILS	FILE NO. SD-D-1

SPRINGDALE
WE'RE MAKING IT HAPPEN

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
10/22/26
CERTIFICATE OF AUTHORITY
BATES & ASSOCIATES, INC.
#1335
NOT FOR CONSTRUCTION

ENGINEER: G. BATES
DRAWN BY: B.WISE

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REVISIONS

	DATE
1st Submittal	06/04/26
2nd Submittal	08/27/26
3rd Submittal	11/02/26

STAGECOACH SUBDIVISION
PRELIMINARY PLAT
SITE DETAILS
SPRINGDALE, ARKANSAS

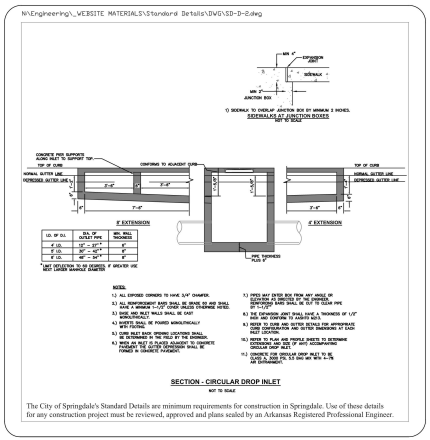
B A T E S
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7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

PROJECT NO. 26-032

DRAWING NO.
DT07

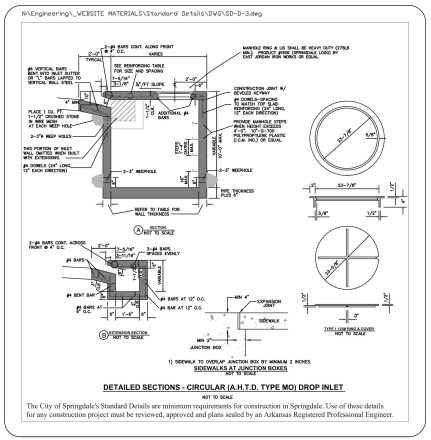
PP26-08

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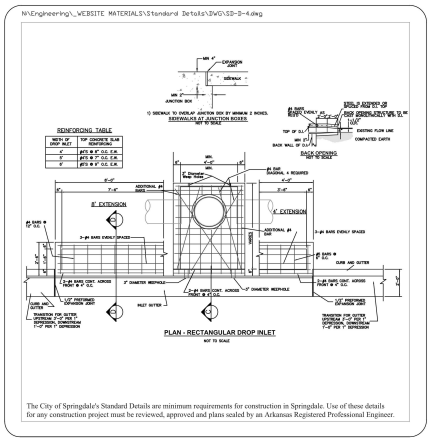
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF
SECTION D DROP INLET DETAILS	FILE NO. SD-D-2

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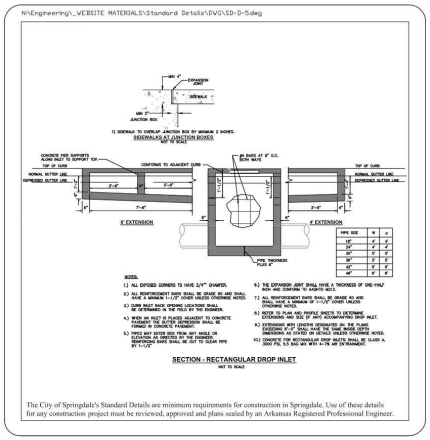
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF
SECTION D DROP INLET DETAILS	FILE NO. SD-D-3

SPRINGDALE
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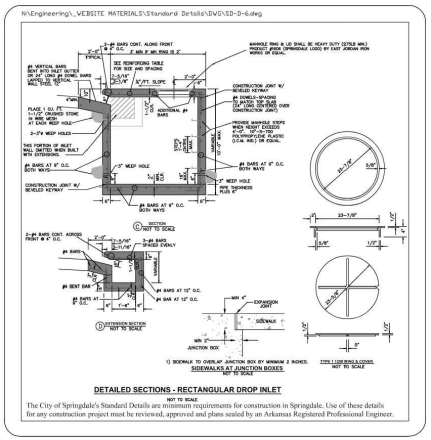
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF
SECTION D DROP INLET DETAILS	FILE NO. SD-D-4

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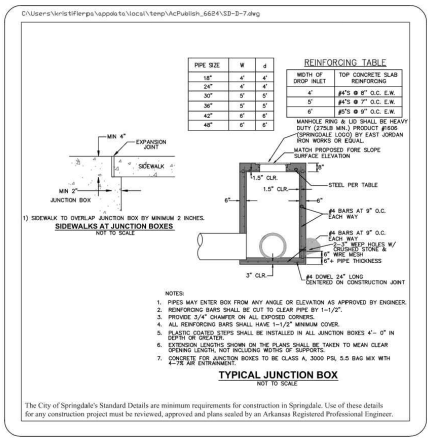
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SECTION D DROP INLET DETAILS	FILE NO. SD-D-5

SPRINGDALE
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STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF
SECTION D DROP INLET DETAILS	FILE NO. SD-D-6

SPRINGDALE
WE'RE MAKING IT HAPPEN



STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF
SECTION D DROP INLET DETAILS	FILE NO. SD-D-7

SPRINGDALE
WE'RE MAKING IT HAPPEN

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GREGREY H. BATES
10/22/26
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#1335
NOT FOR CONSTRUCTION

ENGINEER: G. BATES
DRAWN BY: B.WISE
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REVISIONS

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STAGECOACH SUBDIVISION
PRELIMINARY PLAT
SITE DETAILS
SPRINGDALE, ARKANSAS

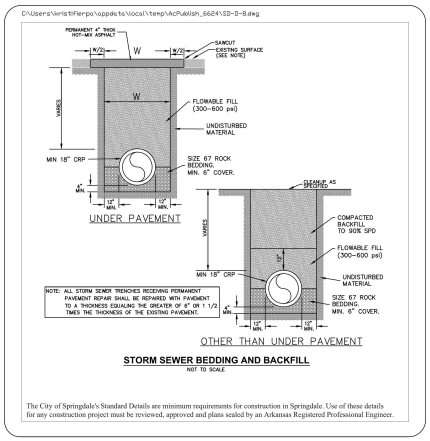
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PH: (479) 442-9350 / batesnwa.com

PROJECT NO: 26-032

DRAWING NO.
DT08

PP26-08

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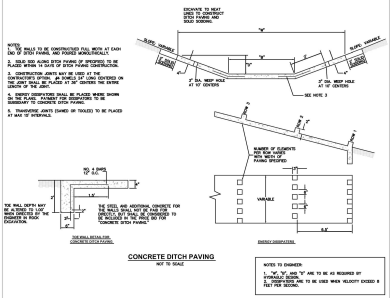


STORM SEWER BEDDING AND BACKFILL
NOT TO SCALE

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SECTION D DROP INLET DETAILS	FILE NO. SD-D-8

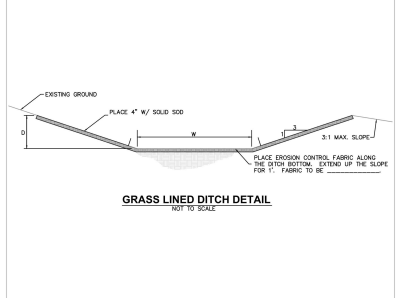
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STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF
SECTION E DITCHES	FILE NO. SD-E-1

SPRINGDALE
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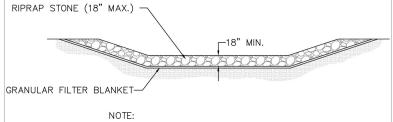


GRASS LINED DITCH DETAIL
NOT TO SCALE

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SECTION E DITCHES	FILE NO. SD-E-2

SPRINGDALE
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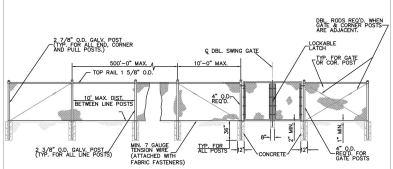
NOTE:
FABRIC MAY BE USED IN LIEU OF GRANULAR MATERIAL. SEE SECTION 306 OF THE SPRINGDALE STANDARD SPECIFICATIONS.

RIPRAP LINED DITCH DETAIL
NOT TO SCALE

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SECTION E DITCHES	FILE NO. SD-E-3

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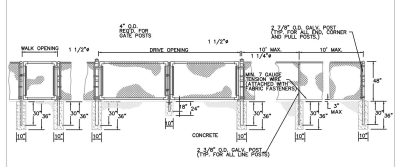


COMMERCIAL CHAIN LINK FENCE
NOT TO SCALE

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SECTION F FENCES	FILE NO. SD-F-1

SPRINGDALE
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RESIDENTIAL CHAIN LINK FENCE
NOT TO SCALE

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SECTION F FENCES	FILE NO. SD-F-2

SPRINGDALE
WE'RE MAKING IT HAPPEN

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
10/22/26
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#1335
NOT FOR CONSTRUCTION

ENGINEER: G. BATES
DRAWN BY: B.WISE

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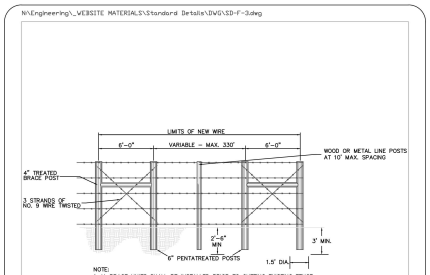
STAGECOACH SUBDIVISION
PRELIMINARY PLAT
SITE DETAILS
SPRINGDALE, ARKANSAS

B A T E S
Engineers - Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

PROJECT NO. 26-032

DRAWING NO.
DT09

PP26-08

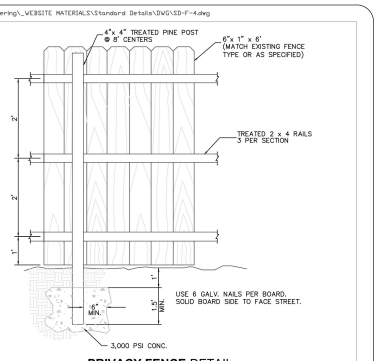


NOTE:
1. H-BRACE UNITS SHALL BE INSTALLED PRIOR TO CUTTING EXISTING FENCE.
2. HEIGHT OF POSTS TO MATCH EXISTING POSTS.
3. NUMBER OF STRANDS TO MATCH EXISTING FENCE, 5 STAND MINIMUM.

BARBED WIRE FENCE DETAIL
NOT TO SCALE

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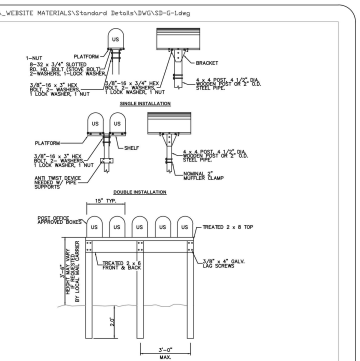
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION F FENCES	FILE NO. SD-F-3	



PRIVACY FENCE DETAIL
NOT TO SCALE

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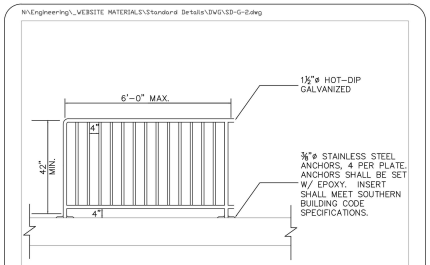
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION F FENCES	FILE NO. SD-F-4	



TYPICAL MAILBOX RELOCATION DETAIL
NOT TO SCALE

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SECTION G MISCELLANEOUS DETAILS	FILE NO. SD-G-1	

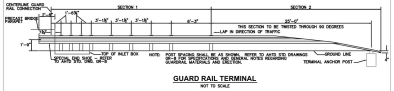


NOTE:
ALL HANDRAIL TO BE ADA COMPLIANT.

TYPICAL HANDRAIL DETAIL
NOT TO SCALE

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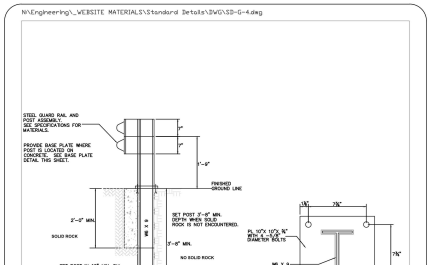
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION G MISCELLANEOUS DETAILS	FILE NO. SD-G-2	



GUARD RAIL TERMINAL
NOT TO SCALE

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SECTION G MISCELLANEOUS DETAILS	FILE NO. SD-G-3	



GUARD POST ASSEMBLY DETAIL
NOT TO SCALE

GUARD RAIL BASE PLATE DETAIL
NOT TO SCALE

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SECTION G MISCELLANEOUS DETAILS	FILE NO. SD-G-4	

ENGINEER: G. BATES
DRAWN BY: B.WISE
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GREGREY H. BATES
10/22/26
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#335
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1st Submittal
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SPRINGDALE, ARKANSAS

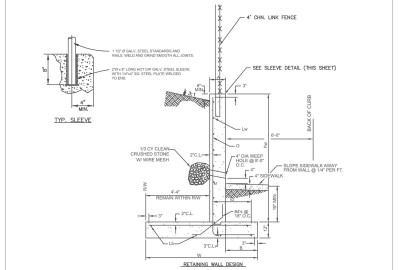
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7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

PROJECT NO. 26-032

DRAWING NO.
DT10

PP26-08

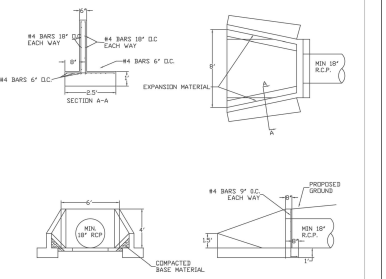
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SECTION G MISCELLANEOUS DETAILS	FILE NO. SD-G-5	

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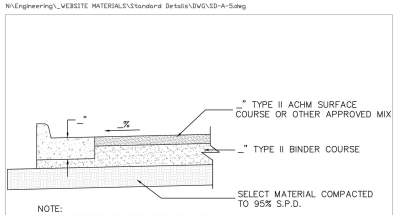


TYPICAL HEADWALL DETAIL
N.T.S.

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SECTION G MISCELLANEOUS DETAILS	FILE NO. SD-G-6	

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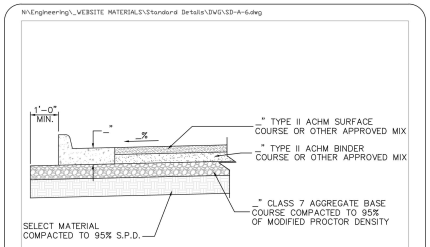
FULL DEPTH ASPHALT SECTION
NOT TO SCALE

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 ordinace or formal design.

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ENGINEER: G. BATES
DRAWN BY: B.WISE

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
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SITE DETAILS
SPRINGDALE, ARKANSAS

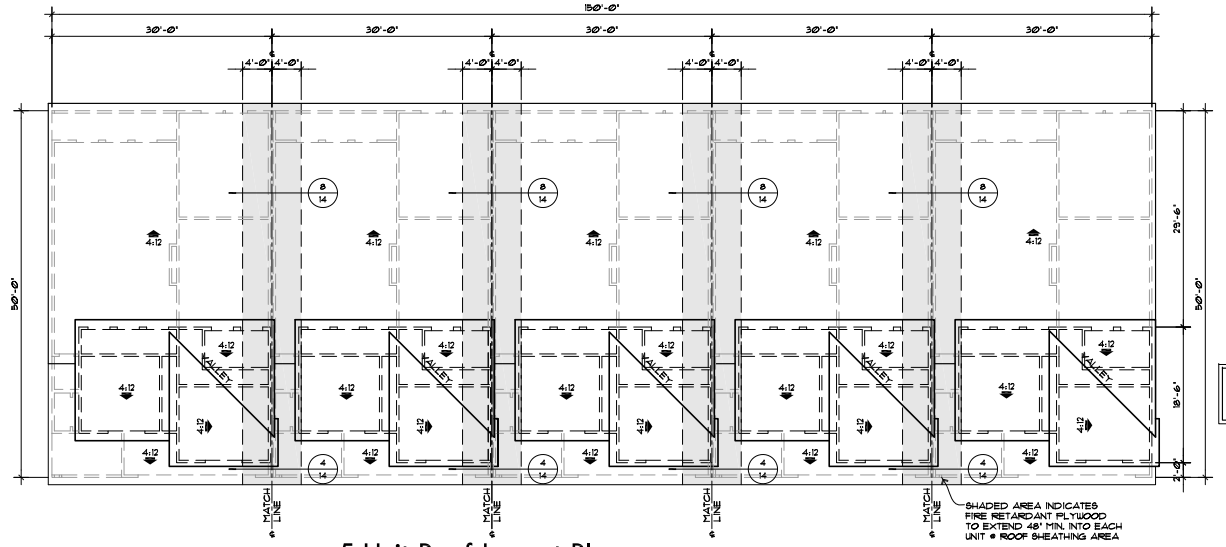
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PROJECT NO. 26-032

DRAWING NO.
DT11

PP26-08

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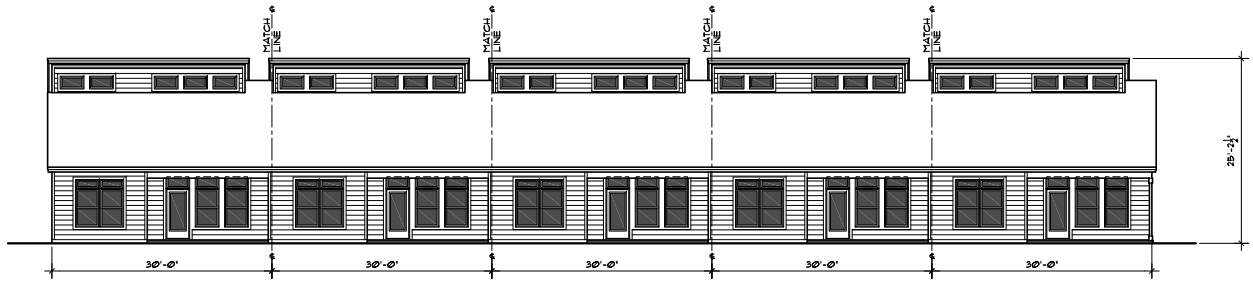


5 Unit Roof Layout Plan

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

Plan license for construction only at this site:
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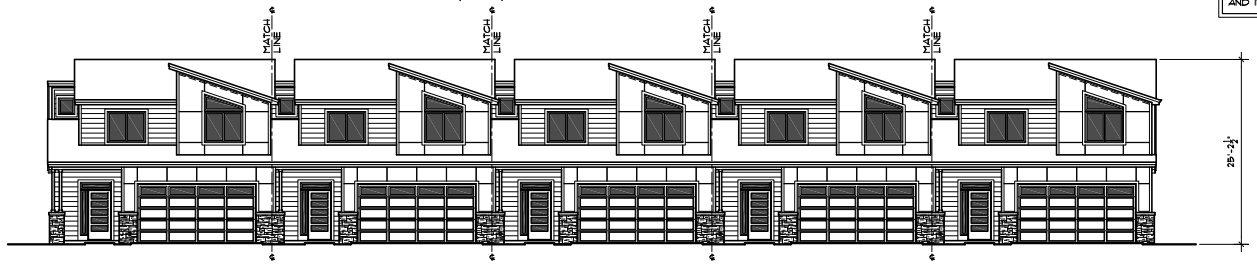


5 Unit Rear Elevation Layout

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

NOTE: REFER TO SHEETS 1 THRU 14 FOR ADDITIONAL NOTES, DIMENSIONS AND INFORMATION



5 Unit Front Elevation Layout

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

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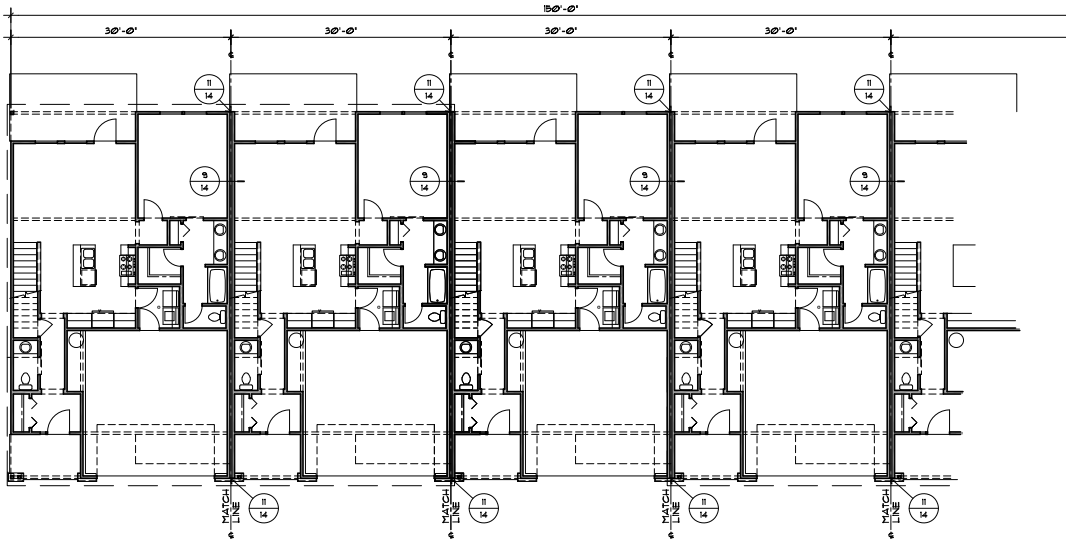
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CHECKED BY: DAW	
DATE: 3/3/2022	

SHEET L1 OF 3

PLAN NUMBER FV-658

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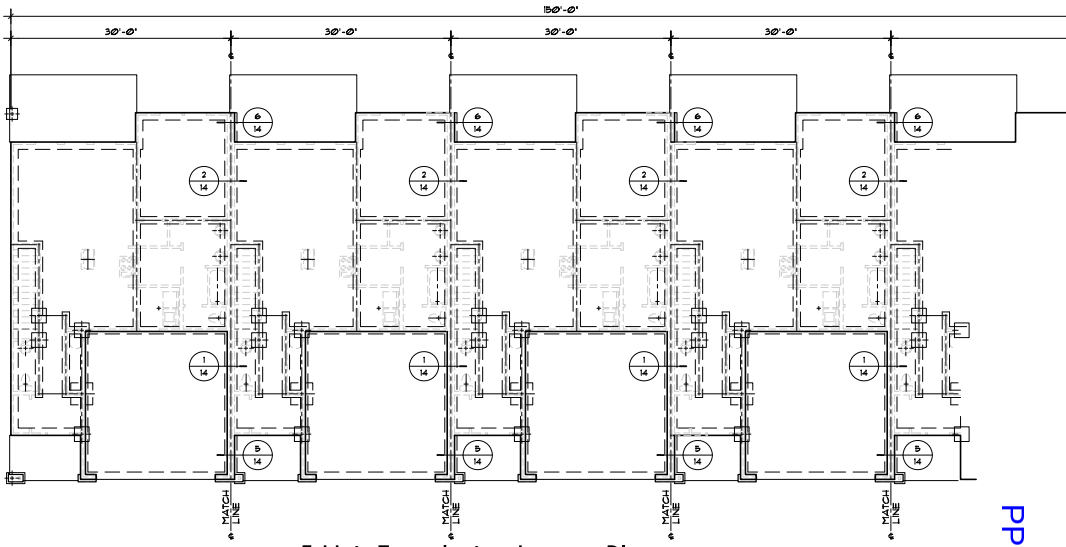


5 Unit Main Floor Layout Plan

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

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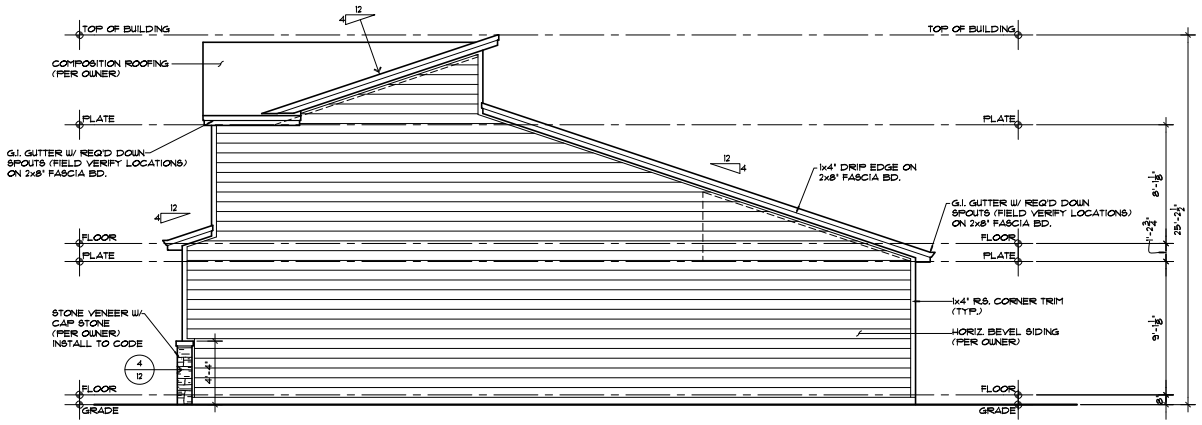


5 Unit Foundation Layout Plan

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

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Return to Agenda

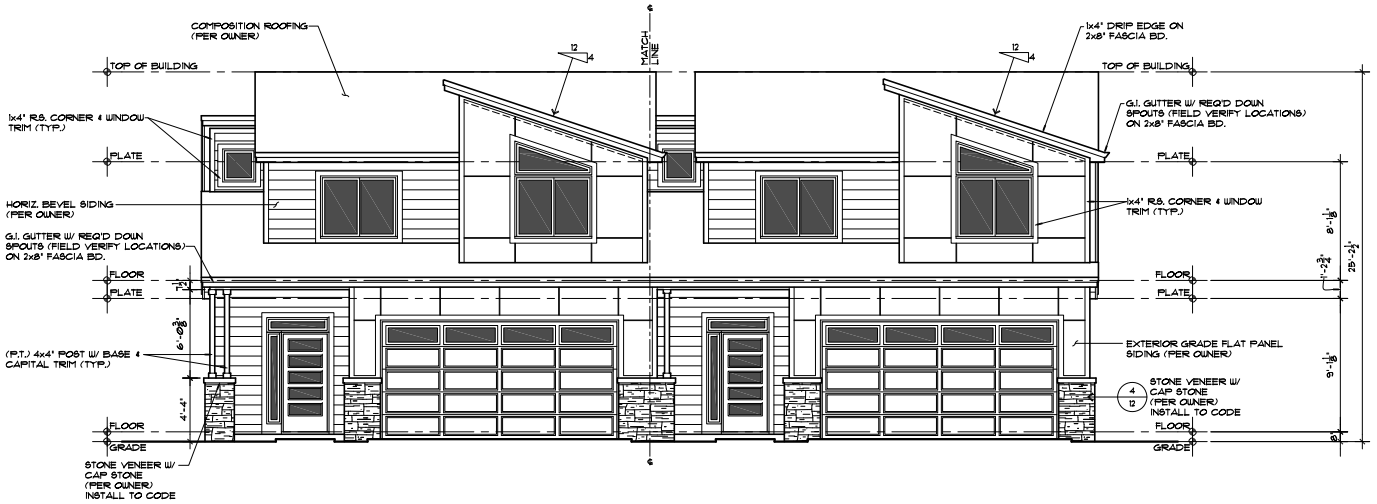


Right Side Elevation

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Front Elevation

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

NOTE:
REFER TO SHEETS 'L1 THRU 'L3 FOR (5) UNIT LAYOUT PLANS

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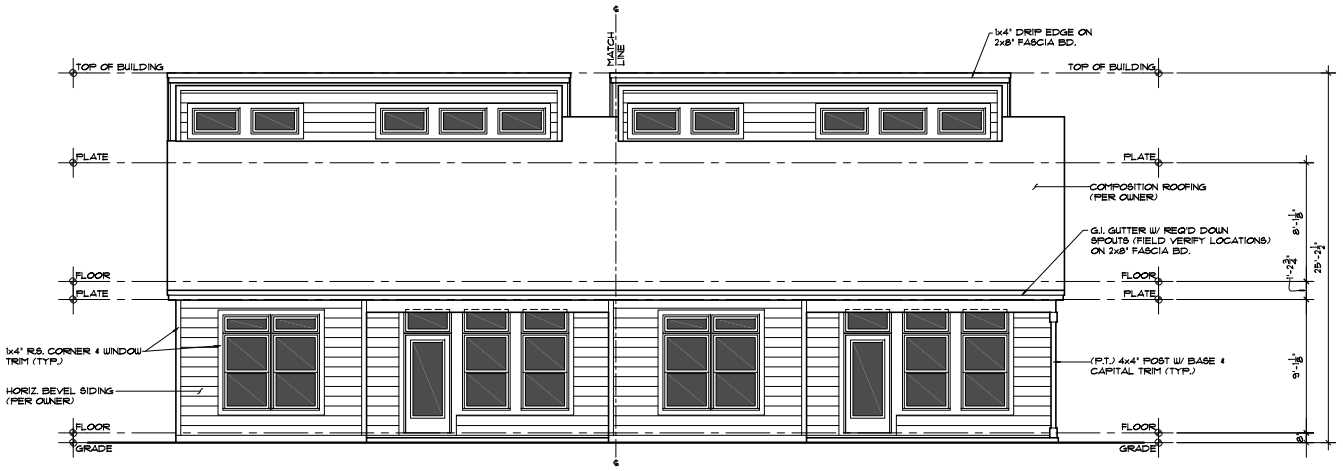
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CHECKED BY: DAW	
DATE: 3/3/2022	

SHEET 1 OF 14

PLAN NUMBER: FV-658



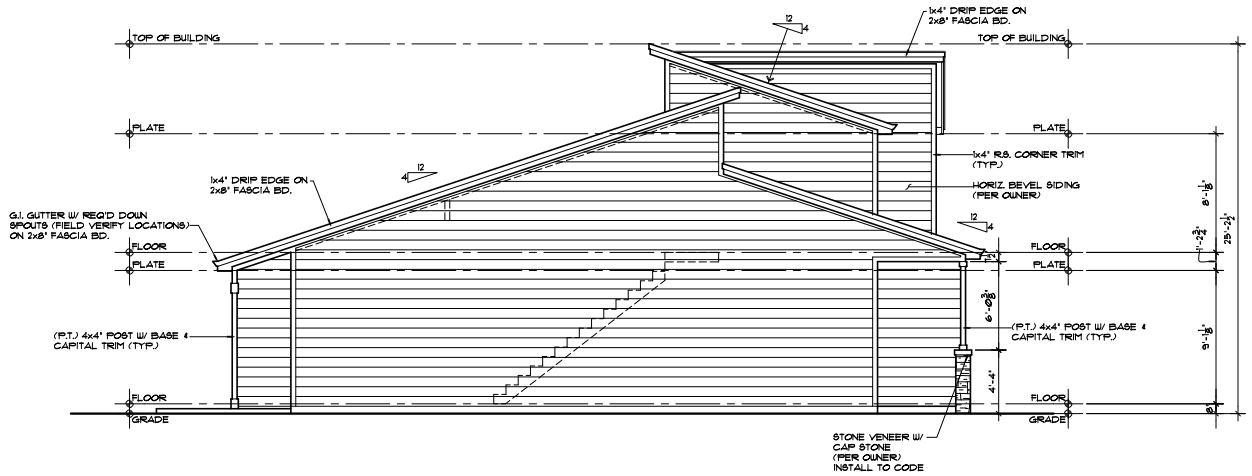
Rear Elevation

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

NOTE:
REFER TO SHEETS 9.1 THRU 9.3 FOR (5) UNIT LAYOUT PLANS

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Left Side Elevation

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

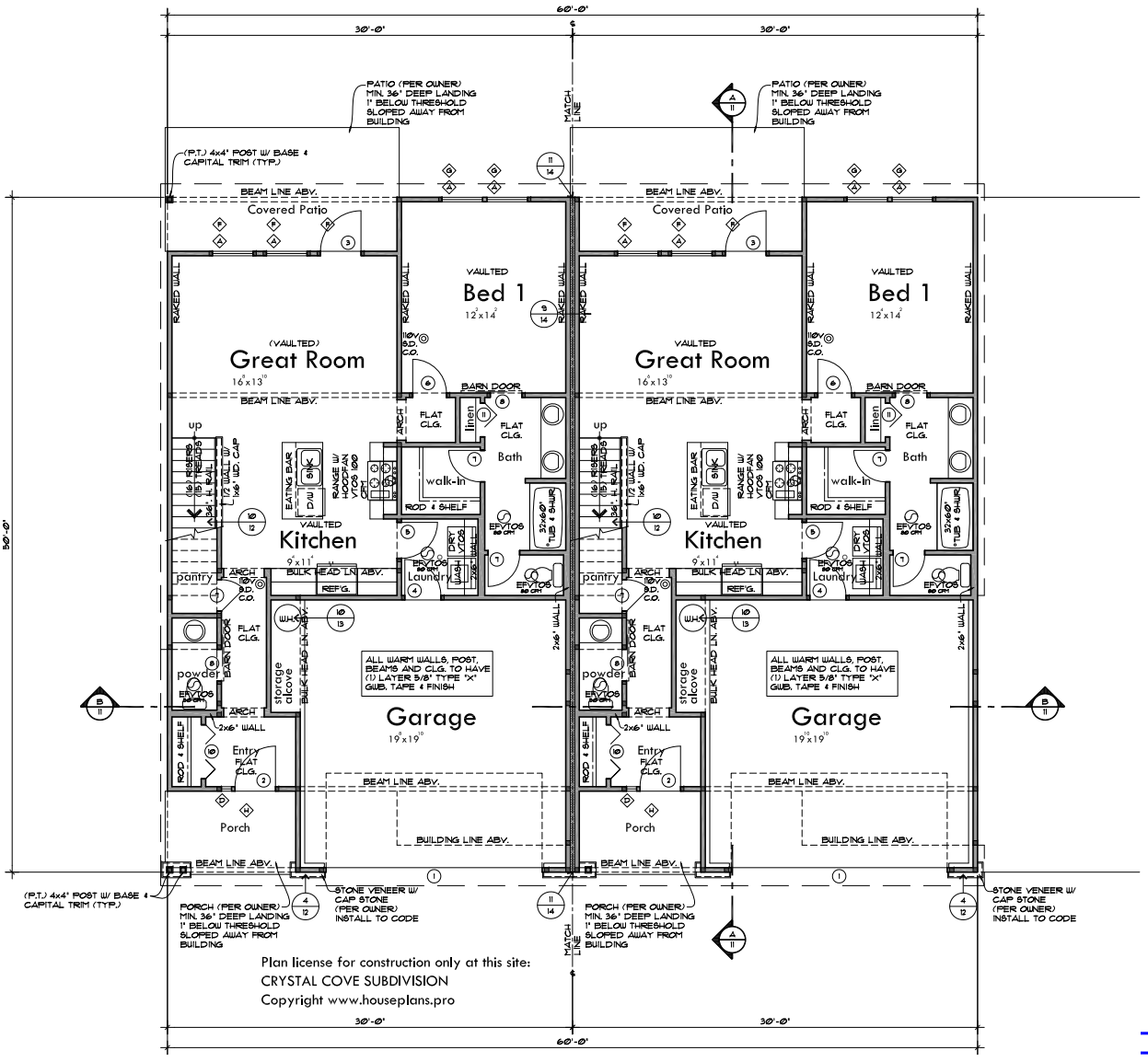
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1336-MONO-2x4
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SHEET 2 OF 14

PLAN NUMBER: FV-658



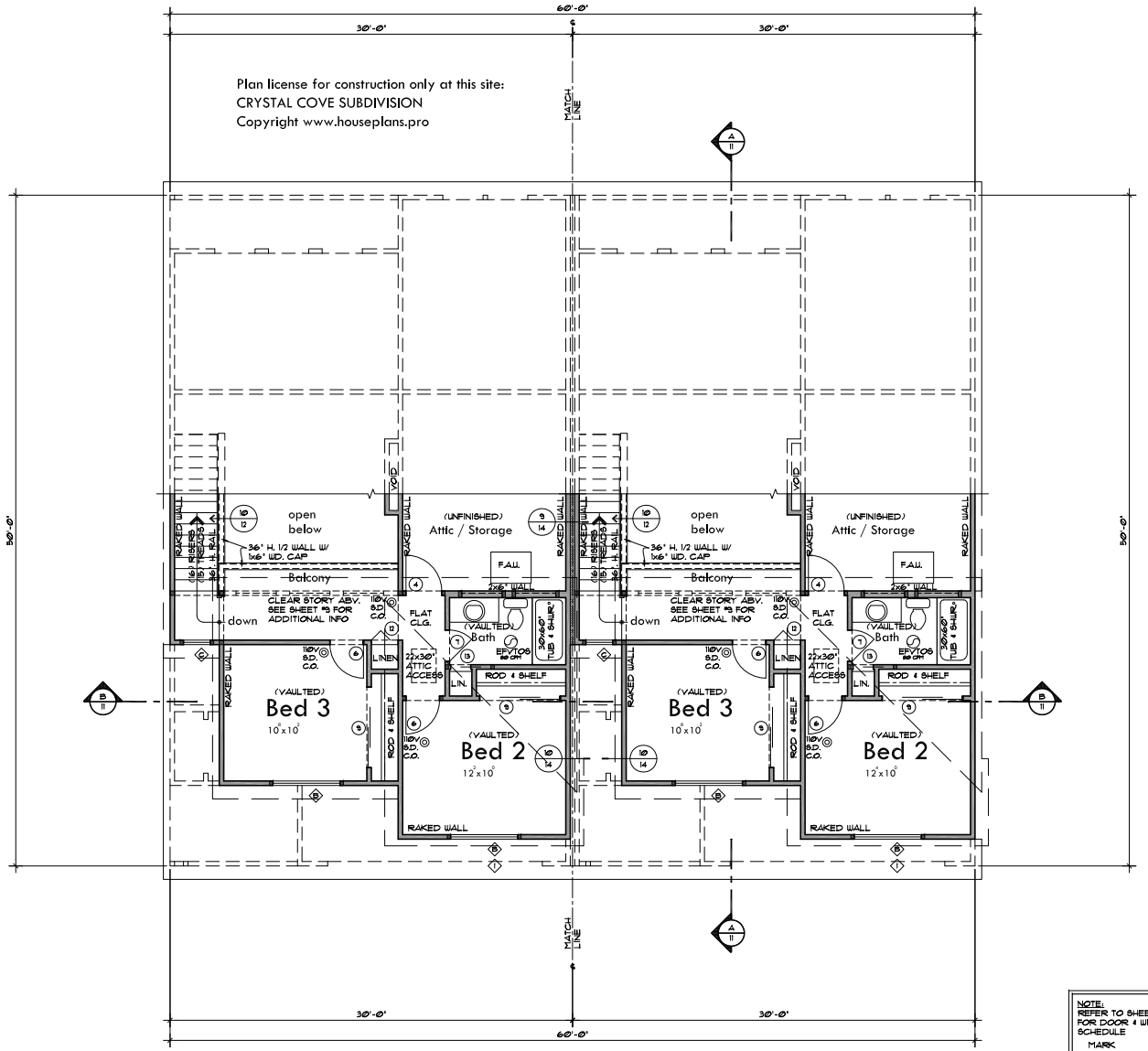
Main Floor Plan

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

NOTE: REFER TO SHEETS A1.1 THRU A1.3 FOR (5) UNIT LAYOUT PLANS

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Upper Floor Plan

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

NOTE: REFER TO SHEETS 4.1 THRU 4.3 FOR (5) UNIT LAYOUT PLANS

NOTE: REFER TO SHEET #4 FOR DOOR & WINDOW SCHEDULE
MARK
DOOR
WINDOW

Square Footage: (each unit)

Main Floor: 948 sq.ft.
Upper Floor: 461 sq.ft.
Total Living: 1409 sq.ft.

Garage: 427 sq.ft.
Attic/Storage: 195 sq.ft.
Porch: 57 sq.ft.
Patio: 68 sq.ft.

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DRAWN BY	CFB
CHECKED BY	DAW
DATE	3/3/2022

SHEET 7 OF 14

PLAN NUMBER FV-658

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Return to Agenda

















PP26-08





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

September 15th, 2026

Planning Commission & Staff
City of Springdale
201 Spring Street
Springdale, AR 72764

To the Springdale Planning Staff,
Please see below the certified list of adjacent property owners to Stagecoach Subdivision (Parcel Number 815-30622-600).

01) BERRY, CHANIN
2440 BUTTERFIELD COACH RD
SPRINGDALE, AR 72764
PARCEL #815-30622-500
ZONED:A-1

02) CITY OF SPRINGDALE
201 N SPRING ST
SPRINGDALE, AR 72764
PARCEL #815-30601-101
ZONED: A-1, C-5, & C-1

03) GAY, EDWARD E JR REVOCABLE TRUST
2746 HYLTON RD
SPRINGDALE, AR 72764-8530
PARCEL #815-30601-100
ZONED: A-1

04) SPRINGDALE SCHOOL DISTRICT # 50
P O BOX 8
SPRINGDALE, AR 72762
PARCEL #815-30622-140 & #815-30622-130
ZONED: P-1

05) SORIANO, ORLANDO
2601 VICTORIA ST
SPRINGDALE, AR 72764-5947
PARCEL #815-34141-000
ZONED: SF-2

06) WILLIAMS, CHRISTOPHER MICHAEL & TAMMY LYNN
4499 PEBBLE AVE
SPRINGDALE, AR 72762
PARCEL #815-34140-000
ZONED: SF-2

07) LAKHAL, MOHAMMED
2555 VICTORIA ST
SPRINGDALE, AR 72764
PARCEL #815-34139-000
ZONED: SF-2

08) WARREN, BENJAMIN R
2531 VICTORIA ST
SPRINGDALE, AR 72764-5943
PARCEL #815-34138-000
ZONED: SF-2

09) HERNANDEZ, ARLENE
2519 VICTORIA ST
SPRINGDALE, AR 72764-5937
PARCEL #815-34137-000
ZONED: SF-2

10) WARREN-COOK, PATSY RUTH
2497 VICTORIA ST
SPRINGDALE, AR 72764-5927
PARCEL #815-34136-000
ZONED: SF-2

If you have any questions or require additional information, please feel free to contact me at your convenience.



Derrick Thomas, P.S. #1642
Bates & Associates, Inc.

Waiver Request

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

Applicant (person making request)	Site/ Location: 2544 Butterfield Coach RD.
Name: Bates & Associates (Braden Wise)	Assessor's Parcel Number(s): 815-30622-600
E-mail:	
Address: 7230 S. Pleasent Ridge Dr. Fayetteville AR 72703	Current Zoning: MF-12
	Waiver Requested:
Phone: 479-442-9350	Total Acreage: 9.93 AC±

Please describe your request in detail:

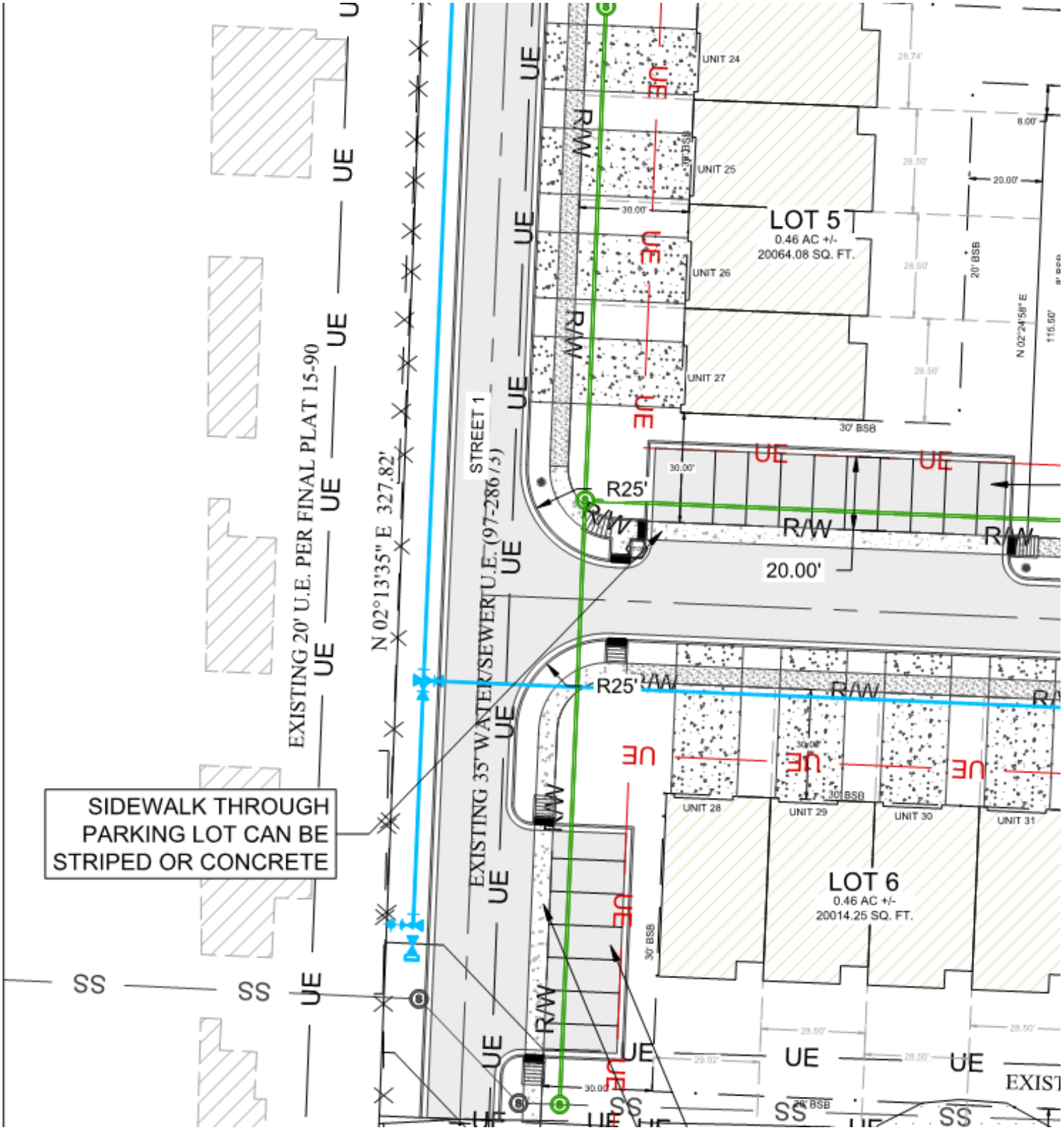
We are requesting a waiver of Master Street Plan. The owner is is wanting the existing house to remain at this time. There is existing curb and gutter, and an existing sidewalk in place for pedestrian circulation at this time. When the owner decides to develop the commercial lot the necessary improvements will be made to satisfy the master street plan.

We are requesting a waiver of stubbing out a street connection to the west due due to existing homes. The stubout would be capped due to existing lots in an existing subdivision. See screenshot below for visual.

If you have any additional comments, please attach additional pages to this document.

STAFF USE ONLY

Date Application Submitted: 10/29/26 Project Number: W26-45



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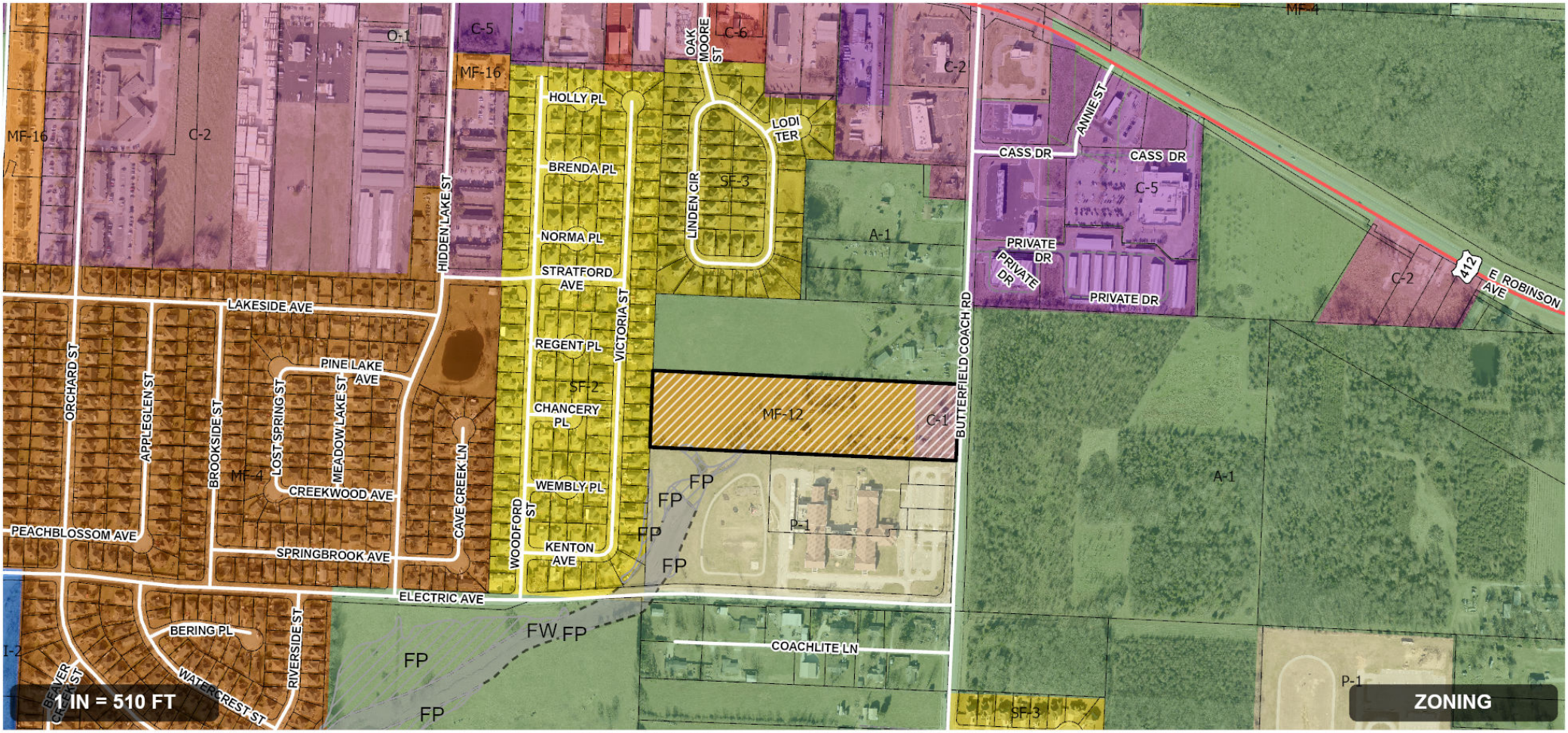
PROJECT AREA

PP26-08: Stagecoach Subdivision

2544 Butterfield Coach Road

W26-45: Waiver of Street Improvements on Butterfield Coach Road

N



PROJECT AREA

PP26-08: Stagecoach Subdivision

2544 Butterfield Coach Road

W26-45: Waiver of Street Improvements on Butterfield Coach Road

N

Memo

To: Planning Commission Members

From: Sharon Tromburg, Planning Director

Date: October 6, 2026

Re: PP26-11 Preliminary Plat Turner Street Subdivision

Preliminary plat proposed for a 3.15-acre property located at the SW corner of Turner and E. Don Tyson Parkway, including two private streets and 10 total single-family lots. There is one associated variance (B26-121) from minimum distance between drives across from one another, and one waiver (W26-48) from street stub out requirements and street improvements on W. Don Tyson Parkway.

PLANNING COMMENTS

Reviewed by Nate Cole
Date Reviewed: 10.28.26

Standard Comments:

1. *This Preliminary Plat has been given the number PP26-11. This number should be placed on the plat and all future correspondence and plats pertaining to this Preliminary Plat. (standard comment)*
2. *Submit PDF files at time of resubmission. (standard comment)*
3. *A written response to all comments is required with resubmission. (standard comment).*
4. *Please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number. (standard comment)*

Staff Comments:

5. *Streets across from one another shall be offset at minimum 200' or align. A variance has been requested.*
6. *Subdivisions shall provide connections or street stubs in all 4 cardinal directions. A waiver has been requested.*
7. *Street stub to north needs to connect to W. Don Tyson. A waiver from street improvements has been requested.*
8. Provide surveyor's certificate of accuracy on the plat.

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 09.30.26

All comments addressed.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 10.29.26

STANDARD COMMENTS

(no response required)

- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
- Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
    - This note is left in place throughout the design process to ensure that access is maintained.

****Please note new ROW permitting process****

- Work in city ROW associated with a development plan shall receive a ROW Permit from the Engineering Department prior to construction.
- A performance bond must be provided for any work in city ROW, including street or curb cuts, utility bores, asphalt and concrete work, storm drainage installation or alteration, etc. A cost estimate for this work shall be reviewed and approved by the Engineering Department prior to issuance of any ROW permits.
- A maintenance bond for all ROW work shall be provided to Engineering at the end of the project prior to Certificate of Occupancy.
- Any sidewalk or street closures require a Work Zone Permit from the Engineering Department.
- A traffic management plan and dates of closure must be submitted to Engineering prior to issuance of Work Zone Permit.

PROJECT SPECIFIC COMMENTS

1. Chapter 106 – Stormwater Drainage

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

- Show drainage easement around 100-year WSE of the tributary on the back of lots 4-7

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

(Ord. No. 3258, § 1, 11-12-02)

- Subdivisions shall stub to all cardinal directions; stubs should extend to the property line
- Sight distances show a right-out may not be safe onto Don Tyson, but we would like to have an emergency access here for fire. It could be one-way in only or gated.
- All street sections shall be determined by formal design with geotechnical analysis
- Centerline of streets across from one another shall align of be offset a minimum of 200'. Chanticleer and Walnut Grove do not meet the minimum offset
    - Variance requested
- Has there been any Geotech analysis of the fill onsite? It does not appear to have been compacted properly and there was construction debris and other material mixed in.

Plat Application

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

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Jorge Du Quesne	Name: Norm Ditch
E-mail:	E-mail:
Address: 3825 N. Shiloh Drive Fayetteville, AR 72703	Address: 3496 Pasofino Loop Springdale, AR 72764
Phone: (479) 443-4506	Phone: (479) 419-0566
Site/ Location: Don Tyson and Turner	Current Zoning: SF-2
Assessor's Parcel Number(s): 815-29359-000	Rezone Required: Total Acreage: 3.15

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

Indicate Type of Submittal:

- ☐ Informal Plat
- ☐ Replat
- ☒ Preliminary Plat
- ☐ Final Plat

Submittal Criteria:

- ☒ Encouraged pre-application meeting held with the Springdale Planning Department on _____.
- ☒ Three (3) hard copies and a digital copy of proposal.
- ☒ A copy of the warranty deed indicating ownership of property, if other than a final plat.
- ☐ For a replat and preliminary plat, submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the last sixty (60) days.

Review Fee:

- ☐ **Informal Plat:** $50.00
- ☐ **Replat:** $250.00
- ☐ **Preliminary Plat:** $500.00
- ☐ **Final Plat:** $50.00, plus $1.00 for each lot over 50

STAFF USE ONLY

Date Application Submitted: 09/18/2026 Project Number: PP26-11

Date Accepted as Complete: 09/24/2026 Receipt Number: 7260

Indicate person of contact for this request: Applicant/Representative ☒ Property Owner ☐

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

Name of Applicant: JORGE DUQUESNE

Signature: _____ Date: 8/27/26

Name of Representative (if applicable): _____

Signature: _____ Date: _____

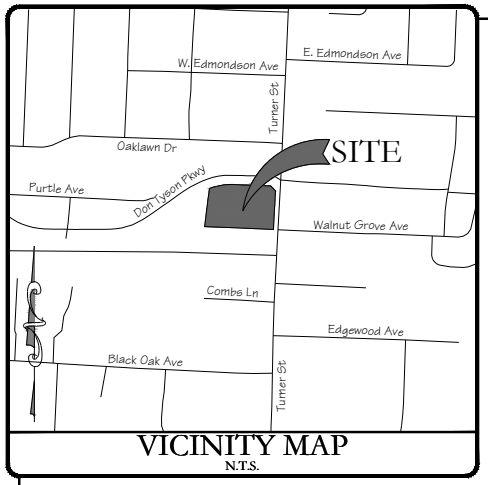
Name of Property Owner (if applicable): NORM DITCH

Signature: _____ Date: _____

PRELIMINARY PLAT (PP26-11) For:

Turner Street Subdivision

S Turner Street and W Don Tyson Pkwy
Springdale, Arkansas



VICINITY MAP
N.T.S.

General Notes:

- A minimum of forty eight (48) hours prior to any excavation or grading, Contractor shall contact the State One-Call system at 811to locate all underground utilities. The Contractor shall notify the Engineer of Record immediately in the event that underground utilities are not shown on plan and / or conflict with proposed civil works.
- The Engineer of record shall not be held responsible for survey inaccuracies, survey omissions, or for design errors or omissions resulting from an inaccurate survey.
- Construction Contractor and his Subcontractors agree that in accordance with generally accepted construction practices and OSHA safety standards, Construction Contractor and his Subcontractors will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property; that this requirement shall be made to apply continuously and not limited to normal working hours, and construction Contractor and his Subcontractors further agree to defend, indemnify and hold Design Professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, except liability arising from the sole negligence of design professional.
- It is the responsibility of the Contractor to maintain all erosion and sediment control devices through all phases of construction. Erosion and sediment control devices may only be removed upon 70% stabilization of the site as defined by the State's Department of Environmental Quality's General Permit for Construction.
- The Contractor is to be solely responsible for any damage to neighboring properties during construction of this project.
- This project was designed in accordance with currently accepted industry design standards. The Engineer of Record does not warrant any work completed on site unless direct inspection by the Engineer of Record & proper testing by a state certified qualified inspection lab occurs during all phases of construction.
- The Contractor shall review the construction documents prior to any construction, and notify the Engineer of Record immediately upon discovery of any discrepancies that may occur on the drawings. All work shall discontinue until such time that the Engineer of Record has resolved said discrepancy.
- The Contractor shall be responsible for disposal of construction waste materials including but not limited to demolition materials, debris, contaminated soils / materials, etc. in a lawful manner, at state and federally accepted disposal sites.
- The Contractor is responsible for obtaining and constructing in accordance with the stricter of: these construction documents and any associated details & specifications; and all municipalities / governing agencies' standards and specifications for construction.
- This drawing set and associated site, grading, utility, etc. plans are representations of the construction design and shall not be scaled to determine dimensions.

Survey Description

PARCEL 815-29359-000 (TRACT 1)

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°32'26"W 330.00', THENCE N87°38'25"W 235.00' TO A SET 1/2" REBAR FOR THE POINT OF BEGINNING, THENCE CONTINUING N87°38'25"W 270.68' TO A SET 1/2" REBAR, THENCE N07°00'54"E 180.54' TO A SET 1/2" REBAR, THENCE N08°05'49"E 92.51' TO A SET 1/2" REBAR ON THE SOUTHERLY RIGHT-OF-WAY OF WEST DON TYSON PARKWAY, THENCE WITH SAID RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 460.00', WITH A CHORD BEARING AND DISTANCE OF N81°33'07"E 170.81'TO A SET 1/2" REBAR, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S87°44'53"E 236.61' TO A SET 1/2" REBAR, THENCE LEAVING SAID RIGHT-OF-WAY S44°31'49"E 62.40' TO A SET 1/2" REBAR ON THE WESTERLY RIGHT-OF-WAY OF SOUTH TURNER STREET, THENCE ALONG SAID RIGHT-OF-WAY S02°50'26"W 161.81' TO A SET 1/2" REBAR, THENCE LEAVING SAID RIGHT-OF-WAY N87°36'40"W 201.50' TO A SET 1/2" REBAR, THENCE S02°32'26"W 100.12' TO THE POINT OF BEGINNING. CONTAINING 2.69 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARCEL 815-29359-001 (TRACT 2)

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°32'26"W 330.00', THENCE N87°38'25"W 34.06' TO A SET 1/2" REBAR FOR THE POINT OF BEGINNING, THENCE N87°38'25"W 200.97' TO A SET 1/2" REBAR, THENCE N02°32'26"E 100.12' TO A SET 1/2", THENCE S87°36'40"E 201.50' TO A SET 1/2" REBAR ON THE WESTERLY RIGHT-OF-WAY OF SOUTH TURNER STREET, THENCE ALONG SAID RIGHT-OF-WAY S02°50'26"W 100.02' TO THE POINT OF BEGINNING. CONTAINING 0.46 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Flood Statement:

By graphic plotting only, this property is in Zone "X" as shown on the Flood Insurance Rate Map, Community Panel No. 05143C0070G, which bears an effective date of 01/24/2024.

Contact Information:

DEVELOPER / PROPERTY OWNER:
MK Property Holdings, LLC
c/o Mr. Norm Ditch
3496 Pasofino Loop,
Springdale, AR 72764
Ph: (479) 419-0566

CIVIL ENGINEER:
Blew & Associates, PA
3825 N. Shiloh Drive
Fayetteville, AR 72758
Ph: (479) 443-4506
Fax: (479) 582-1883

LAND SURVEYOR:
Blew & Associates, PA
3825 N. Shiloh Drive
Fayetteville, AR 72758
Ph: (479) 443-4506
Fax: (479) 582-1883

CITY OF SPRINGDALE:
Engineering Department
201 Spring Street
Springdale, AR 72764
Ph: (479) 750-8105

Planning Department
201 Spring Street
Springdale, AR 72764
Ph: (479) 750-8550
Fax: (479) 750-8539

Building Department
201 Spring Street
Springdale, AR 72764
Ph: (479) 750-8154

Springdale Fire Department
417 Holcomb St, 2nd Floor
Springdale, AR 72764
Ph: (479) 751-4510

Street Department
James Smith
269 E. Randal Wobbe Rd
Springdale, AR 72764
Ph: (479) 750-8135
Fax: (479) 750-8504

ELECTRIC:
Ozarks Electric
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1811 E. Borick Dr.
Fayetteville, AR 72701
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Cell: (479) 435-0229

City Disclaimer:

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

Deviations / Variances / Waivers

- ✕ ***Streets across from one another shall be offset at a minimum of 200' or align.*** We are requesting this to be reduced to 135 feet from center to center.
- ✕ ***Subdivisions shall provide connections or street stubs in all 4 cardinal directions.*** We are requesting to remove the requirement for the street stub to the west.

Sheet Index

Sheet №	Title	Date
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C2	Site Plan	09/17/2026
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C3-1	Erosion Control Plan Ph 2	09/17/2026
C3-2	Erosion Control Details	09/17/2026
C4	Grading and Drainage Plan	09/17/2026
C4-1 - C4-2	Road Plan & Profile	09/17/2026
C4-3 - C4-4	Storm Sewer Plan & Profiles	09/17/2026
C5	Utility Plan	09/17/2026
C5-1	Sewer Line Plan & Profiles	09/17/2026
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	CITY OF SPRINGDALE DETAILS	
C7	City Details	09/17/2026
C7-1	City Details	09/17/2026
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C8	SWU Details	09/17/2026
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	SURVEY	
1	Survey (by Blew & Associates, PA)	06/17/2026

Typical Abbreviation List:

Abbrev.	Description	Abbrev.	Description
RCP	Reinforced Concrete Pipe	TC	Top of Back of Curb (Spot Elevation)
CMP	Corrugated Metal Pipe	G	Gutter / Bottom of Sidewalk (Spot Elevation)
HDPE	High Density Polyethylene Pipe	TW	Top of Wall (Spot Elevation)
SLMP	Smooth Line Metal Pipe	BW	Bottom of Wall at Grade (Spot Elevation)
PVC	Polyvinyl Chloride Pipe	HP	High Point (Spot Elevation)
DI	Ductile Iron Pipe	LP	Low Point (Spot Elevation)
J-Box	Junction Box	TB	Top of Box (Spot Elevation)
FES	Flared End Section	BC	Back of Curb
RW	Retaining Wall	FC	Face of Curb
HW	Head Wall	FH	Fire Hydrant Assembly
WW	Wing Wall	GV	Gate Valve
AE	Access Easement	MJ	Mechanical Joint
DE	Drainage Easement	N	North
TCE	Temporary Construction Easement	E	East
UE	Utility Easement	W	West
BS	Building Setback	S	South

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

*** Engineers Notice ***
The existence and locations 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, these locations are shown correctly and in the proper general area. However, we assume no responsibility as to the accuracy of that depicted location(s) on these drawings. The Contractor is required to take the precautionary measures to protect the utility lines or structures shown and any other lines or structures that are not shown or not shown in the proper location. The Contractor is responsible for the repair of any damage and the cost of repair due to the construction of the said portion of the above work.

*** Document Ownership ***
This document, and the ideas and designs incorporated herein, as an instrument of service, is the property of Blew & Associates, P.A. 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

Preliminary Plat (PP26-11) For:
Turner Street Subdivision
S Turner Street And W Don Tyson Pkwy Springdale, Arkansas
MK Property Holdings, LLC
c/o Mr. Norm Ditch
3496 Pasofino Loop, Springdale, AR 72764
(479) 419-0566

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

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Surveying | Engineering
Environmental
3825 N. Shiloh Drive
Fayetteville, Arkansas 72703
Office: (479) 443-4506
www.BLEWINC.com
Certificate of Authorization № 1534

DATE: 2026-09-17	JOB NUMBER: 26-4056
DRAWN BY: J. Du Quesne	REVIEWED BY: J. Du Quesne
DRAWING NAME: 26-4056 Civil 003.dwg	
SHEET NUMBER: C1	

p:_26-4056 capstone builders inc, turner subdivision, springdale, ar\civil drawings\26-4056 civil 003.dwg - Plotted on 9/17/2026 3:11:41 PM (If a scale of 1:1 is autocad.pdf (smallest file)) by Jorge Du Quesne

Return to Agenda

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
SCREENED	Board Fence Line Parking Counter
	Storm Catch Basin(s)
	Retaining Wall
	See Utility Plan For Line Sizes
	Gate Valve
	Fire Hydrant & Assembly
	Water Meter - Single Water Meter - Double
	Sanitary Sewer Manhole
	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:	137,244.53 sf	3.15 acres
Proposed Dedicated R.O.W:	24,334.75 sf	0.56 acres
Net Site Area:	112,909.78 sf	2.59 acres
Zoning:	SF-2 - Low Density Single Family Residential	
ZONING REGULATIONS		
Front Setback:		30 ft
Side Setback:		8 ft
Side Setback (Street):		30 ft
Rear Setback:		30 ft
Lot Area Minimum:		8,000.00 sf
Lot Width Maximum:		70 ft
Max Building Height:		35 ft
SITE INFORMATION		
Total Paved Area:	10,867.28 sf	0.25 acres
Total Sidewalk Area:	5,284.81 sf	0.12 acres
Total Building Footprint Area:	0.00 sf	0.00 acres
Total Impervious Area:	16,152.09 sf	14.3%
Total Pervious Area:	96,757.68 sf	85.7%
LOT INFORMATION & DENSITY		
10 Single Family Lots		0 Non-Buildable Lots
Max Density: 4.00 Units/Ac	Actual Density:	3.17 Units/Ac

Line Table:

Line Number	Distance	Bearing
L1	18.85'	S87°44'30"E
L2	17.91'	S87°37'54"E
L3	28.05'	S87°53'25"E
L4	11.11'	S87°52'05"E
L5	17.90'	S87°49'24"E
L6	21.06'	S87°51'22"E
L7	1.84'	S87°49'24"E
L8	21.87'	S87°52'08"E
L9	21.89'	S88°06'51"E
L10	3.33'	S87°53'51"E
L11	18.96'	S87°53'51"E
L12	19.25'	S87°57'39"E
L13	21.00'	S87°58'01"E
L14	0.57'	S87°21'23"E
L15	6.51'	S02°33'47"W
L16	23.18'	S03°07'42"W
L17	24.89'	S03°08'58"W
L18	20.85'	S03°06'22"W
L19	12.04'	S03°08'35"W
L20	5.37'	S35°13'53"W
L21	5.37'	S26°54'45"E
L22	1.52'	S03°12'24"W
L23	23.02'	S03°03'33"W
L24	19.47'	S03°08'37"W
L25	54.35'	S03°07'19"W

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.

Springdale General 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.
- Any Signs shall require a Separate Sign Permit to be applied through the City of Springdale. The sign design, materials, and placement should complement the overall architectural design of the building.
- All utility wires, lines and/or cable in said developments utilized by electric and/or telecommunication companies shall be placed underground. Excluding 12Kv and above.
- 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.

ROW PERMITTING:

- Work in city ROW associated with a development plan shall receive a ROW Permit from the Engineering Department prior to construction.
- A performance bond must be provided for any work in city ROW including street or curb cuts, utility bores, asphalt and concrete work, storm drainage installation or alteration, etc. A cost estimate for this work shall be reviewed and approved by the Engineering Department prior to issuance of any ROW permits.
- A maintenance bond for all ROW work shall be provided to Engineering at the end of the project prior to Certificate of Occupancy.
- Any sidewalk or street closures require a Work Zone Permit from the Engineering Department.
- A traffic management plan and dates of closure must be submitted to Engineering prior to issuance of Work Zone Permit.

Site Plan Notes:

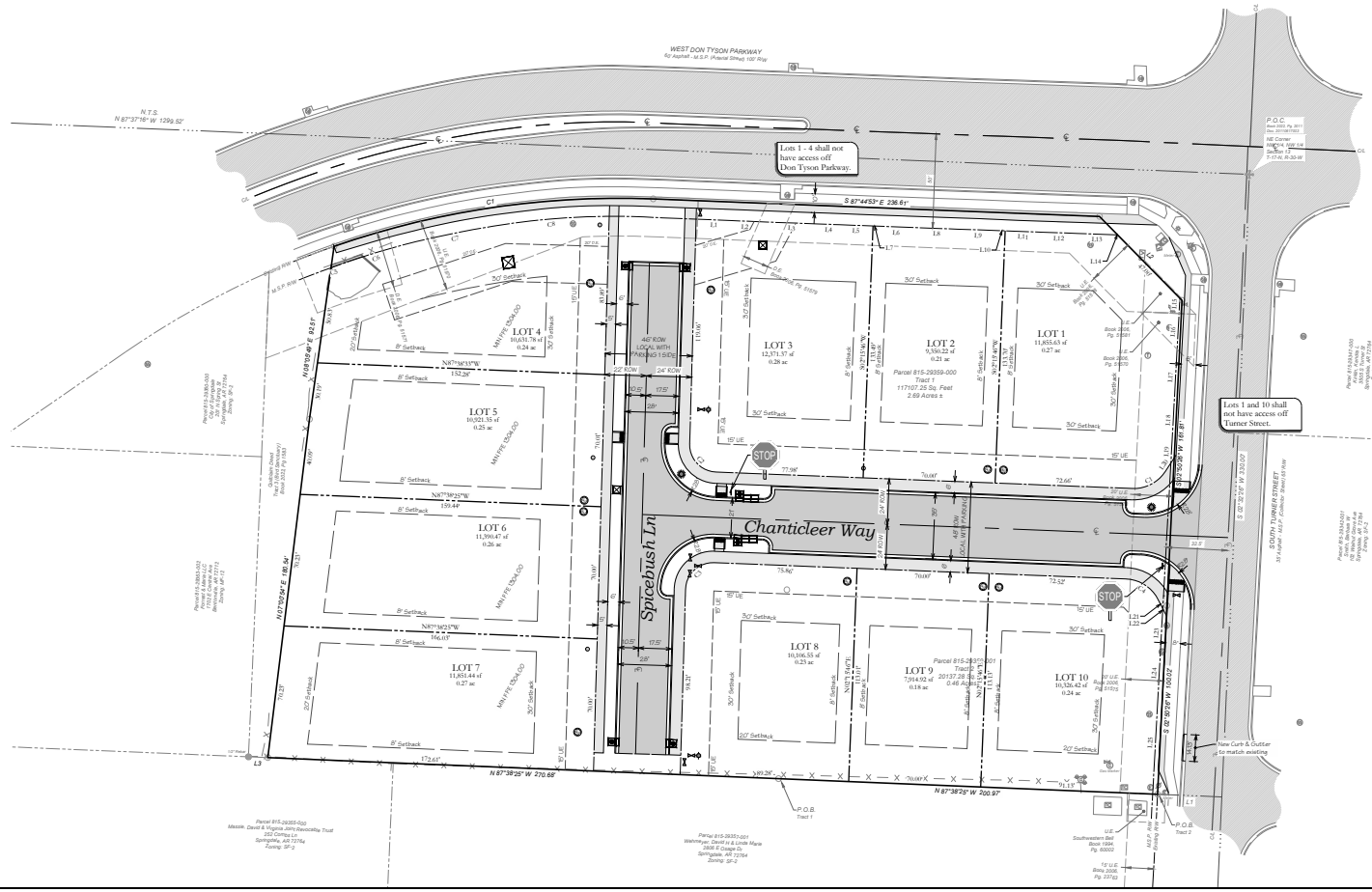
SN-01	Crosswalk and Curb Ramp with Truncated Dome Detectable Warnings per ADA and/or Municipal Specifications.
SN-02	Street Light per Municipal Standards.
SN-03	Taper Curb & Gutter to Match Existing
SN-04	4" Painted White / Yellow Striping
SN-05	Taper Curb from 6" to 0" in 2'-0"
SN-06	4" Wide Single Lane Striping - Per M.U.T.C.D. (See Plan for Length and Color)
SN-10	Match Existing Sidewalk
SN-12	Accessible Ramp in Sidewalk
SN-17	Thickened Edge of Pavement
SN-18	End of Curb

Curve Table:

Curve #	Arc Length	Radius	Chord Length	Chord Bearing
C1	20.61'	20.00'	19.71'	S62°44'40"W
C2	22.62'	14.50'	20.39'	N43°05'07"W
C3	22.94'	14.50'	20.62'	N46°56'55"E
C4	21.23'	20.00'	20.25'	S57°19'29"E
C5	1.47'	367.60'	1.47'	N76°41'41"E
C6	45.85'	398.81'	45.82'	N72°59'52"E
C7	41.22'	575.68'	41.21'	N78°37'21"E
C8	62.07'	396.29'	62.01'	N85°06'09"E

Sign Legend

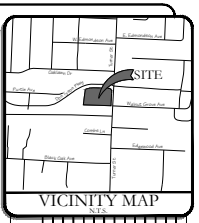
Symbol	Code	Description	Size	Post Type
STOP	R1-1	Stop Sign	24 x 24	U-Channel





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

(IN FEET)
1 inch = 30 ft



REVISIONS:

No.	DESCRIPTION	DATE

Site Plan

Preliminary Plat (PP26-11) For:
Turner Street Subdivision
S Turner Street And W Don Tyson Pkwy Springdale, Arkansas
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DATE:	2026-09-17
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DRAWN BY:	J. Du Quesne
REVIEWED BY:	J. Du Quesne
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SHEET NUMBER:	C2

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Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line

Note:
* See Survey For Existing Features Legend.
* See Cover Sheet For Abbreviation List.

Demolition Notes:

- Contractor shall be responsible for removal of the Existing Structures, Related Utilities, Paving, Underground Storage Tanks and any other existing improvements as noted. Contractor is to remove and dispose of all debris, rubbish, and other materials resulting from previous and current demolition operations. Disposal shall be in accordance with all Local, State and/or Federal Regulations Governing such operations.
- The General Contractor shall take all precautions necessary to avoid property damage to adjacent properties during the construction phases of this project. The contractor will be held solely responsible for any damages to the adjacent properties occurring during the construction phases of this project.
- The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. The contractor must call the appropriate utility company at least 48 hours prior to any excavation to request exact field location of utilities. It shall be the contractor's responsibility locate all existing utilities which conflict with the proposed improvements shown on the plans, whether shown or not shown at no additional cost to the owner.
- Contractor shall remove all buildings, pavement, curbs, trees, light poles, utility poles and lines from the site up to the limits of construction or the property line unless otherwise noted. Contractor shall cap/plug any water, gas, sanitary sewer or storm sewer line at the property line. Electric and Telephone lines whether overhead or underground shall be terminated at the closest utility pole or pedestal to the property line or per the Designated Utility Company's Requirements.
- It is the Contractor's responsibility to remove any and all asbestos or any other hazardous materials from the site per government guidelines and shall dispose of the hazardous materials in strict accordance to the guidelines.
- Contractor shall ensure that adequate measures are taken prior to the removal of any existing storm water / sanitary sewer systems so that the discharge of water remains uninterrupted both on and off the site.
- Contractor shall ensure that any utility service to the site that shall be removed will not interrupt service to the neighboring property owners. It is the contractors responsibility to coordinate with the neighboring property owners if service will be interrupted.

Erosion General Notes:

- The Storm Water Pollution Prevention Plan (SWPPP) is comprised of the Erosion Phase I & II construction drawings, the standard details and any related documents including City ordinance.
- Contractor shall implement best management practices as required by the SWPPP. Additional best management practices shall be implemented as dictated by conditions at no additional cost of owner throughout all phases of construction.
- Best Management Practices (BMP's) and controls shall conform to federal, state, or local requirements or manual of practice, as applicable. Contractor shall implement additional controls as directed by permitting agency or owner.
- Site map must clearly delineate all state waters. Permits for any construction activity impacting state waters or regulated wetlands must be maintained on site at all times.
- Contractor shall minimize clearing to the maximum extent practical or as required by the general permit.
- General Contractor shall denote on plan the temporary parking and storage area which shall also be used as the equipment maintenance and cleaning area, employee parking area, and area for locating portable facilities, office trailers, and toilet facilities.
- All wash water (concrete trucks, vehicle cleaning, equipment cleaning, etc.) shall be detained and properly treated or disposed.
- Sufficient oil and grease absorbing materials and flotation booms shall be maintained on site or readily available to contain and clean-up fuel or chemical spills and leaks.
- Dust on the site shall be controlled. The use of motor oils and other petroleum based or toxic liquids for dust suppression operations is prohibited.
- Rubbish, trash, garbage, litter, or other such materials shall be deposited into sealed containers. Materials shall be prevented from leaving the premises through the action of wind or storm water discharge into drainage ditches or Waters of the State or U.S.
- All storm water pollution prevention measures presented on this plan, and in the Storm Water Pollution Prevention Plan, shall be initiated as soon as practicable.
- Disturbed portions of the site where construction activity has stopped shall be temporarily seeded no later than 14 days after the last construction activity occurring in these areas.
- Disturbed portions of the site where construction activity has permanently stopped shall be permanently seeded. These areas shall be seeded no later than 14 days after the last construction activity occurring in these areas. Refer to the grading plan and/or landscape plan.
- If the action of vehicles traveling over the gravel construction entrances is not sufficient to remove the majority of dirt or mud, then the tires must be washed before the vehicles enter a public road. If washing is used, provisions must be made to intercept the wash water and trap the sediment before it is carried off the site.
- All materials spilled, dropped, washed, or tracked from vehicles onto roadways or into storm drains must be removed immediately.
- Contractors or Subcontractors will be responsible for removing sediment in the detention pond and any sediment that may have collected in the storm sewer drainage systems in conjunction with the stabilization of the site.
- On-site & offsite soil stockpile and borrow areas shall be protected from erosion and sedimentation through implementation of best management practices. Stockpile and borrow area locations shall be noted on the site map and permitted in accordance with general permit requirements.
- Slopes shall be left in a roughened condition during the grading phase to reduce runoff velocities and erosion.
- Due to the grade changes during the development of the project, the Contractor shall be responsible for adjusting the erosion control measures (silt fences, straw bales, etc.) to prevent erosion.
- All construction shall be stabilized at the end of each working day, this includes backfilling of trenches for utility construction and placement of gravel or bituminous paving for road construction.

Maintenance:

All measures stated on this erosion and sediment control plan, and in the storm water pollution prevention plan, shall be maintained in fully functional condition until no longer required for a completed phase of work or final stabilization of the site. All erosion and sedimentation control measures shall be checked by a qualified person in accordance with the contract documents or the applicable permit, whichever is more stringent, and repaired in accordance with the following:

1. Inlet protection devices and barriers shall be repaired or replaced if they show signs of undermining, or deterioration.
2. All seeded areas shall be checked regularly to see that a good stand is maintained. Areas should be fertilized, watered, and reseeded as needed.
3. Silt 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
	EXIT	Temporary Gravel Construction Entrance / Exit
SF	SILT F	Silt Fence
	GRASS	Existing Grass (See Plan For Width)
TPF	TREE	Tree Preservation And Protection
TDD	SWDIKE	Temporary Diversion Dike
WL	WATTLE	Wattle
	ROCK	Rock Check Dams
	RIPRAP	Rip-rap (see Plan For Size)
	TYPE INLET	Inlet Protection
	AVD	Anti-vortex Device

Note:
* Only symbols that appear on this sheet are shown in this legend.

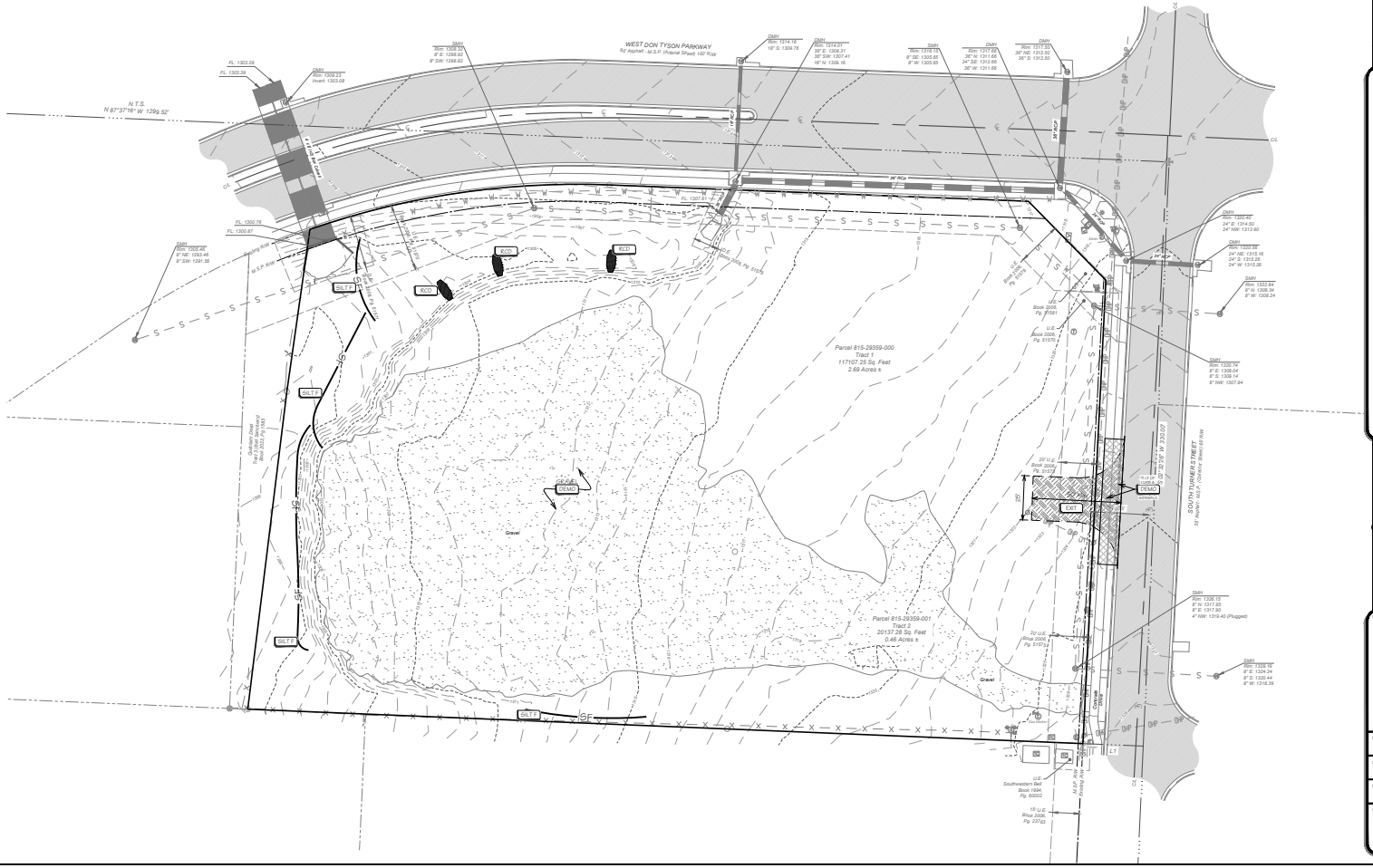
Demolition Notes:

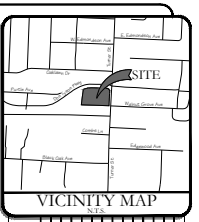
Key	Description
DEMO	Existing to be Removed / Demolished
ABNDN	Existing to Be Abandoned in Place. Refer to Governing Agency for requirements to abandon in place.
SAVE	Existing to Remain. In the case of vegetation, Contractor shall ensure survival of plants
RELOC	Existing to be Relocated.

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft

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





REVISIONS:

No.	DESCRIPTION	DATE
1		

Demo & Erosion Control Plan

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	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)
	General Fence Line (See Plan For Type)
	Chain Link Fence Line
	Board Fence Line
	Storm Catch Basin(e)
	Ditch Line
	Fault Line / Grade Change
	Storm Pipe (See Grading Plan For Type and Size)
	Retaining Wall
	See Utility Plan For Line Sizes
W	Water Line
	Tee, Cross, Bends, Gate Vale & Reducer
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
SFM	Sanitary Sewer Force Main
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.

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(e) 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).

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 right-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%.

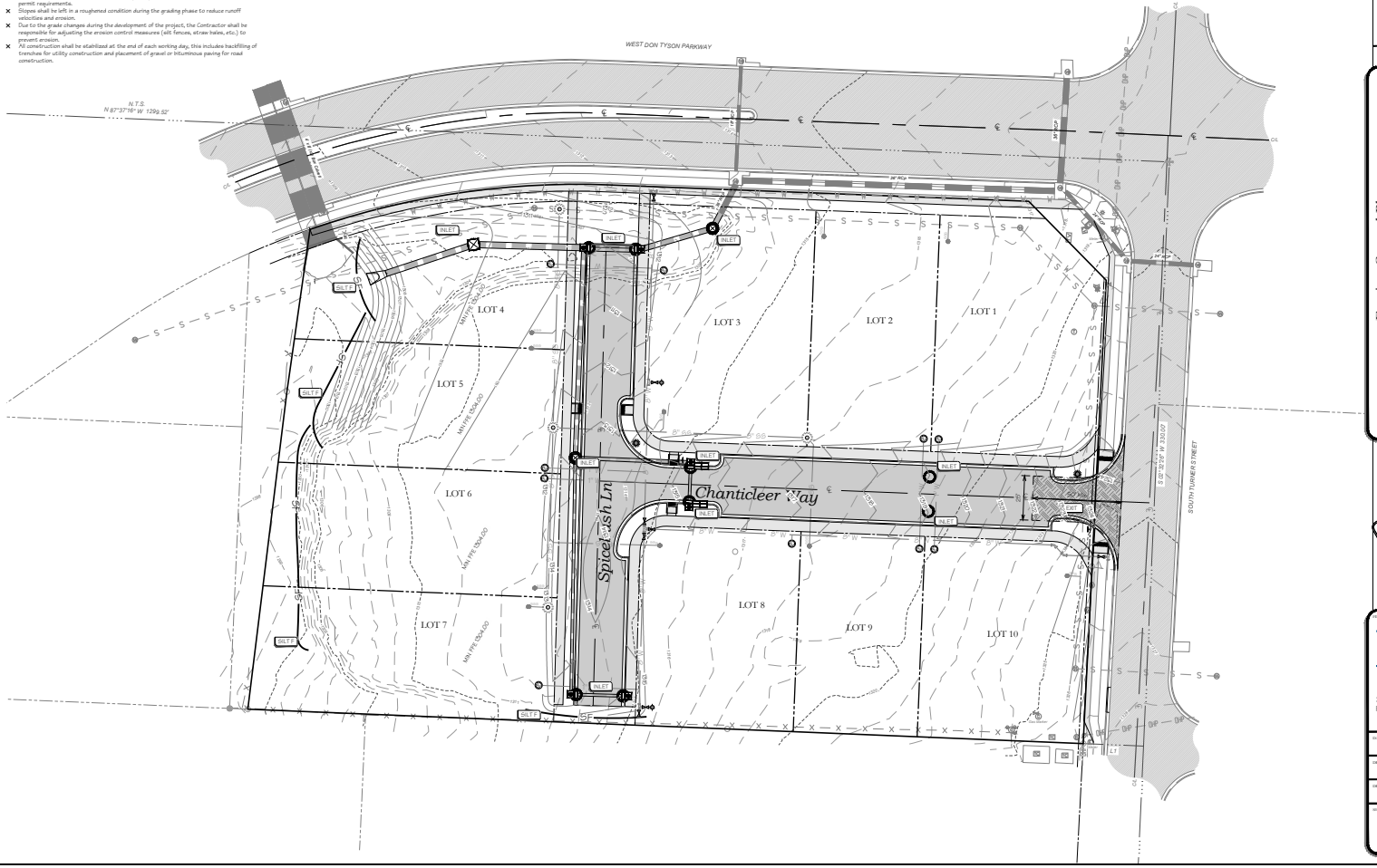
Erosion General Notes:

- The Storm Water Pollution Prevention Plan (SWPPP) is comprised of the Erosion Phase I & II construction drawings, the standard details and any related documents including City ordinance.
- Contractor shall implement best management practices as required by the SWPPP. Additional best management practices shall be implemented as dictated by conditions at no additional cost of owner throughout all phases of construction.
- Best Management Practices (BMP's) and controls shall conform to federal, state, or local requirements or manual of practice, as applicable. Contractor shall implement additional controls as directed by permitting agency or owner.
- Site map must clearly delineate all state waters. Permits for any construction activity impacting state waters or regulated wetlands must be maintained on site at all times.
- Contractor shall minimize clearing to the maximum extent practical or as required by the general permit.
- General Contractor shall denote on plan the temporary parking and storage area which shall also be used as the equipment maintenance and cleaning area, employee parking area, and area for locating portable facilities, office trailers, and toilet facilities.
- All wash water (concrete trucks, vehicle cleaning, equipment cleaning, etc.) shall be detained and properly treated or disposed.
- Sufficient oil and grease absorbing materials and flotation booms shall be maintained on site or readily available to contain and clean-up fuel or chemical spills and leaks.
- Dust on the site shall be controlled. The use of motor oils and other petroleum based or toxic liquids for dust suppression operations is prohibited.
- Rubbish, trash, garbage, litter, or other such materials shall be deposited into sealed containers. Materials shall be prevented from leaving the premises through the action of wind or storm water discharge into drainage ditches or Waters of the State or U.S.
- All storm water pollution prevention measures presented on this plan, and in the Storm Water Pollution Prevention Plan, shall be initiated as soon as practicable.
- Disturbed portions of the site where construction activity has stopped shall be temporarily seeded no later than 14 days after the last construction activity occurring in these areas. Disturbed portions of the site where construction activity has permanently stopped shall be permanently seeded. These areas shall be seeded no later than 14 days after the last construction activity occurring in these areas. Refer to the grading plan and/or landscape plan.
- If the action of vehicles traveling over the gravel construction entrances is not sufficient to remove the majority of dirt or mud, then the tires must be washed before the vehicles enter a public road. If washing is used, provisions must be made to intercept the wash water and trap the sediment before it is carried off the site.
- All materials spilled, dropped, washed, or tracked from vehicles onto roadways or into storm drains must be removed immediately.
- Contractors or Subcontractors will be responsible for removing sediment in the detention pond and any sediment that may have collected in the storm sewer drainage systems in conjunction with the stabilization of the site.
- On-site & offsite soil stockpile and borrow areas shall be protected from erosion and sedimentation through implementation of best management practices. Stockpile and borrow area locations shall be noted on the site map and permitted in accordance with general permit requirements.
- Slopes shall be left in a roughened condition during the grading phase to reduce runoff velocities and erosion.
- Due to the grade changes during the development of the project, the Contractor shall be responsible for adjusting the erosion control measures (silt fences, straw bales, etc.) to prevent erosion.
- All construction shall be stabilized at the end of each working day, this includes backfilling of trenches for utility construction and placement of gravel or bituminous paving for road construction.

Temp & Perm Controls:

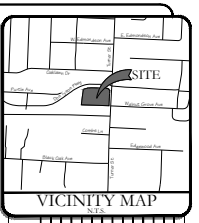
Feature	Key	Description
	EXIT	Temporary Gravel Construction Entrance / Exit
SF	SILT F	Silt Fence
	GRASS	Existing Grass (See Plan For Width)
TPF	TREE	Tree Preservation And Protection
TDD	SWDIKE	Temporary Diversion Dike
WL	WATTLE	Wattle
	RCD	Rock Check Dams
	RIPRAP	Rip-rap (see Plan For Size)
	INLET	Inlet Protection
	AVD	Anti-vortex Device

Note:
- Only symbols that appear on this sheet are shown in this legend.



GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft

Know what's below. Call before you dig.



REVISIONS:

No.	DESCRIPTION	DATE

Erosion Control Plan

Preliminary Plat (PP26-11) For:
Turner Street Subdivision
S Turner Street And W Don Tyson Pkwy Springdale, Arkansas
MK Property Holdings, LLC
c/o Mr. Norm Ditch
3496 Pasofino Loop, Springdale, AR 72764
(479) 419-0566

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Surveying | Engineering
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3825 N. Shiloh Drive
Fayetteville, Arkansas 72703
Office: (479) 443-4506
www.BLEWINC.com
Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2026-09-17	26-4056
DRAWN BY:	REVIEWED BY:
J. Du Quesne	J. Du Quesne

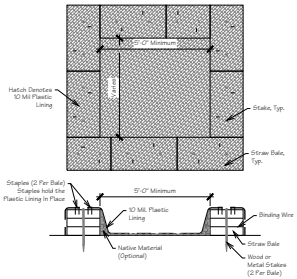
DRAWING NAME: 26-4056 Civil 003.dwg

SHEET NUMBER: C3-1

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Staple Detail

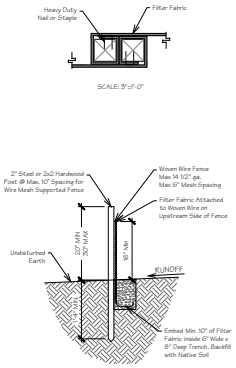


Concrete Washout

Scale: 3/8" = 1'-0"

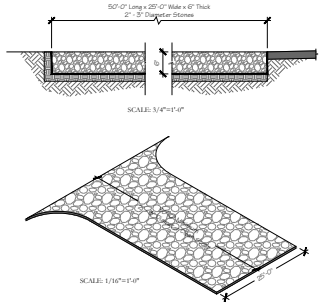
Notes and Specifications:

1. Posts shall be a minimum length of thirty-six (36) inches constructed of either of the following materials: Steel "T" or "L" type, or 2" x 2" hardwood.
2. Woven Wire used as additional fence support shall be Minimum 14.5 gauge with six (6) inch Maximum Mesh Spacing.
3. Woven Wire shall be placed along the uphill side of the fence and fastened with Wire Ties or one (1) inch staples along the uphill side of the posts.
4. Filter Fabric shall be fastened to Woven Wire according to Manufacturer's recommendation, or with ties every twenty four (24) inches at the top and mid-sections.
5. Where two pieces of Filter Fabric adjoin each other they shall be overlapped by six (6) inches and folded together.
6. Where two posts meet to join fence sections, the tops of the posts shall be secured together with wire.
7. The fence shall be constructed along the contour as much as possible.
8. Ends of fences shall be extended up the slope to prevent runoff from migrating around the end of the fence.
9. Inspection of the fence shall be performed weekly, or immediately after a rain event, or when bulges appear in the fence. accumulated silt shall not be allowed to exceed half the height of the fabric. repair and or replacement of damaged fence shall be completed promptly.
10. Accumulated silt shall be removed and disposed of in an approved site in such a manner that it will not contribute to off-site siltation.
11. All fencing shall be removed when the construction site is fully stabilized so as to not impede storm flow or drainage.
12. Pre-fabricated units do not require the use of woven wire fence.



Silt Fence Detail

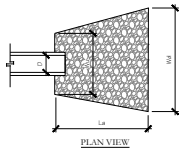
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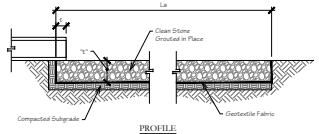
Construction Entrance/Exit

NOT TO SCALE

TABLE 1 - Rock Outlet Protection Apron Dimensions						
Culvert 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	55
24	9	20	6	22	24	60
30	9	22	7.5	24	24	75
36	12	24	9	27	30	120
42	15	26	10.5	30	36	180
48	18	28	12	32	36	215



PLAN VIEW



PROFILE

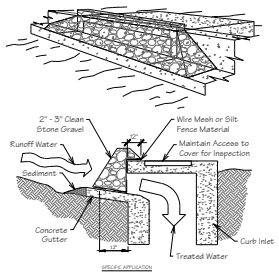
NOTES:

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 with a minimum thickness of 12 inches.
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, 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					
	Smallest dimension in inches				Percent of rocks smaller than size shown
Gabion Rock	6" d_{50}	9" d_{50}	12" d_{50}	15" d_{50}	
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	15	26	10.5	30	36
48	18	28	12	32	36

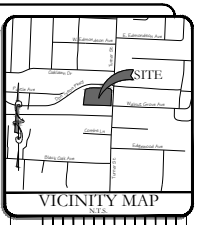
RIP RAP DETAIL

NOT TO SCALE



Gravel Curb Inlet Sediment Filter

Not to Scale



REVISIONS:

No.	DESCRIPTION	DATE

Erosion Control Details

Preliminary Plat (PP26-11) For:

Turner Street Subdivision

S Turner Street And W Don Tyson Pkwy Springdale, Arkansas

MK Property Holdings, LLC

c/o Mr. Norm Ditch

3496 Pasofino Loop, Springdale, AR 72764

(479) 419-0566

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Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2026-09-17	26-4056
DRAWN BY:	REVIEWED BY:
J. Du Quesne	J. Du Quesne

DRAWING NAME: 26-4056 Civil 003 - Details.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)
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	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.

Grading Notes:

PRE-CONSTRUCTION:
- Prior to start of site grading, erosion control measures shall be installed in accordance to the erosion control plan. These erosion control measures, as a minimum, shall include all silt fencing, temporary sediment ponds, temporary construction entrance, and any other measures necessary to ensure that sediment does not leave the site.
- Contractor shall notify the appropriate Utility Companies and the State One-Call System a minimum of 48 hours prior to any excavation for the location of all underground utility lines that will be affected by this development. Please note that existing utilities noted on plan have been located with all available information and that exact location of utility lines may not be accurate.
- A pre-construction meeting shall be held on site once ALL Erosion Control Measures have been installed and prior to any site grading / construction / demolition.

GENERAL:
- Contractor shall install/use all required equipment so as to comply with all safety standards dictated by OSHA, Federal, State, and Local Regulations.
- Contractor shall coordinate with appropriate Utility Company as listed on the cover sheet for adjustment of utility lines affected by cut and fill.
- Areas to be graded shall be cleared and grubbed so as to remove all organic material including but not limited to vegetation, trees, roots, debris or other materials that would affect the stability of the fill. If uncertainty exists as to the suitability of any material, the contractor shall have a Registered Geotechnical Engineer make the final determination.
- Contractor shall ensure that the fill material be free of organic materials, frozen materials, muck, highly compressible materials, rocks, rubbish, timber, brush, stumps, building debris, and other materials that would negatively affect the fill material.
- Contractor shall stock pile and maintain all good top soil removed from areas to be graded and filled for use in final grading all critical / unpaved areas.
- Contractor shall proof roll subgrade of all areas to be paved prior to installation of paving materials. Any soft areas shall be removed and replaced with select fill and compacted as noted in the pavement section shown on the detail sheet.
- Contractor shall employ a Geotechnical Engineering / Inspection Firm registered with the State of Arkansas for inspection and testing of subgrade for proper compaction (95% standard proctor).

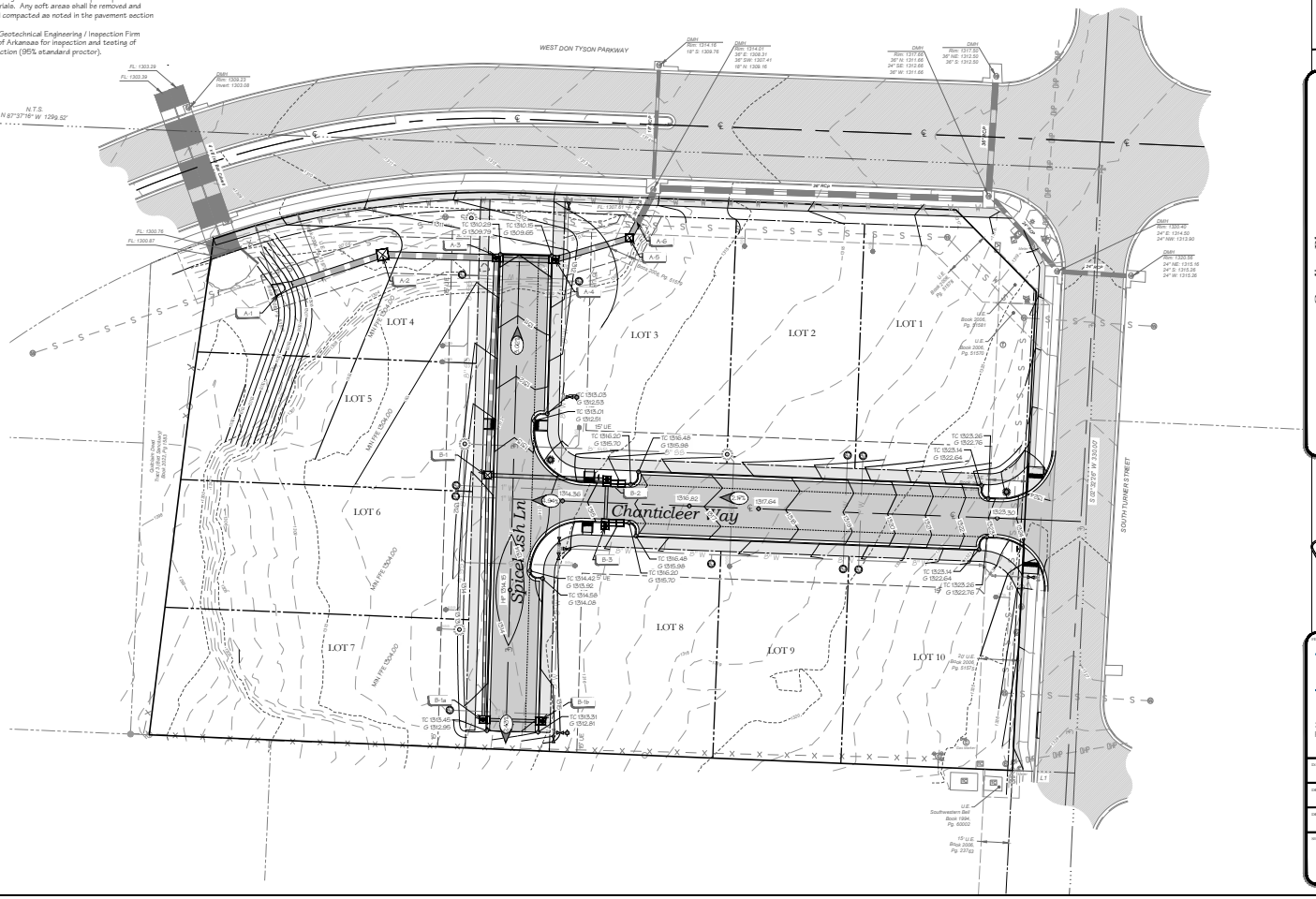
STORM SYSTEM:
- All drainage structures under paved areas and / or areas expecting heavy duty traffic loading shall be designed to meet AASHTO Heavy Duty (H20) traffic loading.
- Storm pipe / box shall be bedded in accordance with the bedding detail and in accordance with the specifications of ASTM D2321 (latest edition available at http://www.ASTM.org).
- Storm system is measured from the center of the box and from the end of the flared end sections.
- Drainage structures shall be constructed so that the appropriate section of the box, such as the gutter for curb inlets, the grate for drop inlets, is at an elevation that will allow for the maximum drainage into the box in accordance with proposed grades and spot elevation shown on the plan. The contractor shall notify the engineer of record in the event of a discrepancy.
- All drainage structures located within the State or Local Right of Way shall be constructed in accordance with the specifications and details of the Appropriate Governing Agency.

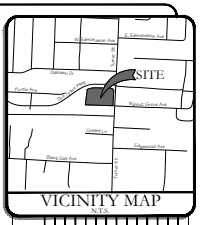
POST-CONSTRUCTION:
- Contractor shall scarify any area to receive top soil to a min. depth of 3".
- All unpaved disturbed areas shall be graded smooth and receive a minimum of 4" of topsoil. The area shall be seeded and / or sodded in accordance with the landscape plan. The area shall be watered until a hardy cover of grass has been established and 80% of the site has been stabilized in accordance with ADEQ's Construction General Permit (ARR150000).
- Once the site has reached final stabilization in accordance to the requirements set forth in ADEQ's Construction General Permit, the contractor shall file a notice of termination.

Storm Sewer Schedule [1]

Inlet Up	Top Elev.	Inv. Up	Length	Size	Type	Slope	Inv. Dn.	Inlet Dn.
STORM LINE "A"								
A-6	-	1307.62	9 LF	36 in	RCP	@ 1.00%	1307.52	A-5
A-5	1313.30	1304.99	42 LF	36 in	RCP	@ 1.18%	1304.50	A-4
A-4	1310.24	1304.00	32 LF	42 in	RCP	@ 0.78%	1303.75	A-3
A-3	1310.38	1303.75	62 LF	42 in	RCP	@ 1.11%	1303.06	A-2
A-2	1309.84	1303.06	62 LF	42 in	RCP	@ 1.70%	1302.00	A-1
STORM LINE "B"								
B-3	1313.74	1311.75	25 LF	18 in	RCP	@ 1.00%	1311.50	B-2
B-2	1315.75	1307.09	65 LF	24 in	RCP	@ 1.00%	1306.44	B-1
B-1	1313.86	1306.94	119 LF	30 in	RCP	@ 1.00%	1304.75	A-3
STORM LINE "B-1"								
B-1b	1313.49	1308.83	32 LF	18 in	RCP	@ 0.79%	1308.58	B-1a
B-1a	1313.63	1308.58	133 LF	18 in	RCP	@ 1.00%	1307.25	B-1

[1] - Reinforced Concrete Pipe shall be Class III per ASTM C-76, with flexible plastic bitumen gaskets at joints.





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

REVISIONS:

No.	DESCRIPTION	DATE

Grading Plan

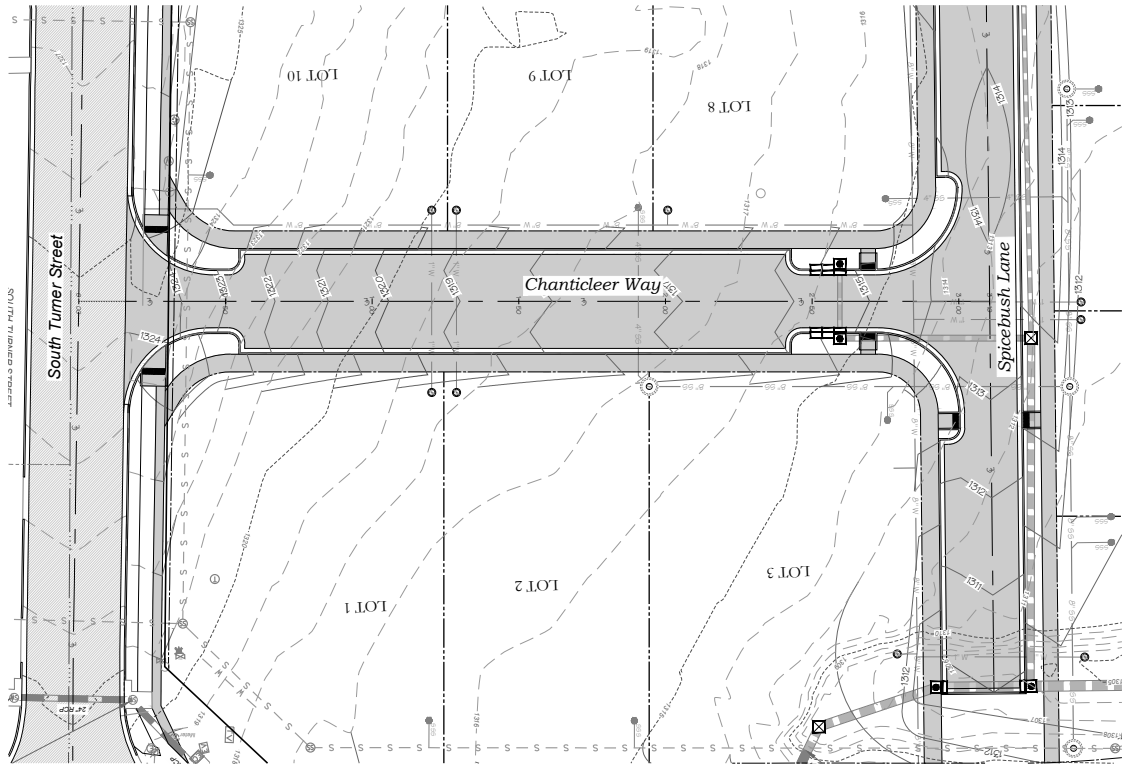
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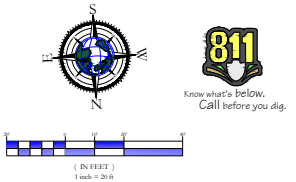
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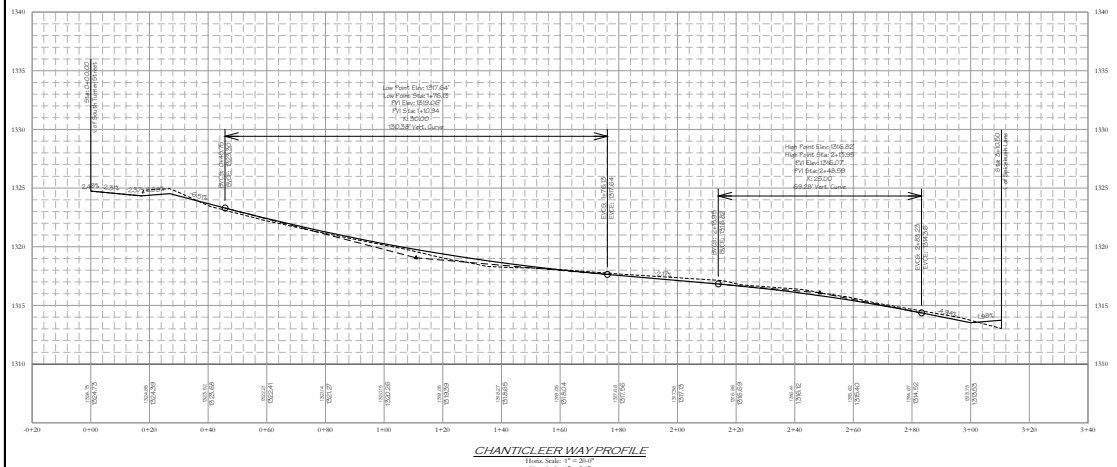
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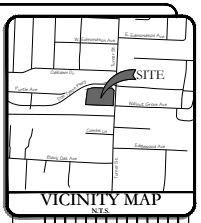
DATE: 2026-09-17	JOB NUMBER: 26-4056
DRAWN BY: J. Du Quesne	REVIEWED BY: J. Du Quesne
DRAWING NAME: 26-4056 Civil 003.dwg	
SHEET NUMBER: C4	

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REVISIONS:

No.	DESCRIPTION	DATE

Road Plan & Profile

Preliminary Plat (PP26-11) For:

Turner Street Subdivision

S Turner Street And W Don Tyson Pkwy Springdale, Arkansas

MK Property Holdings, LLC

c/o Mr. Norm Ditch

3496 Pasofino Loop, Springdale, AR 72764

(479) 419-0566

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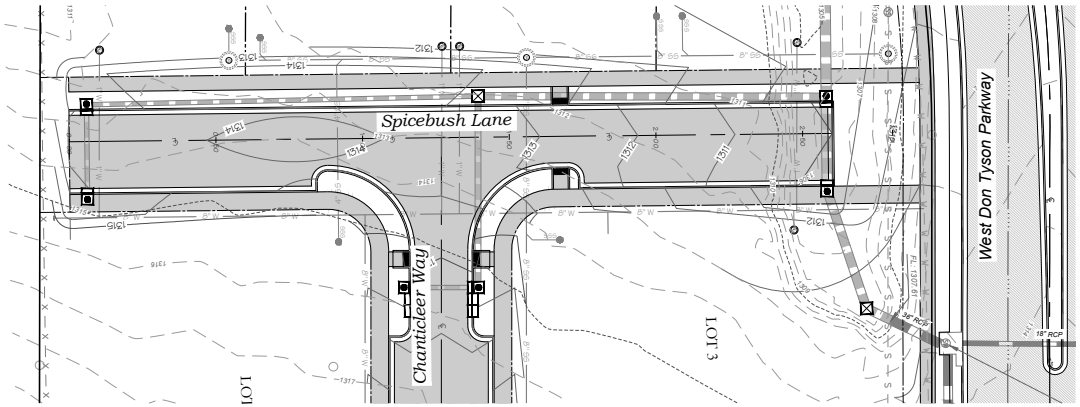
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3825 N. Shiloh Drive
Fayetteville, Arkansas 72703
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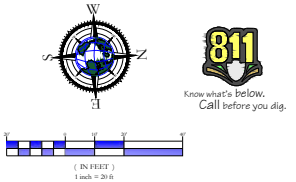
DATE:	JOB NUMBER:
2026-09-17	26-4056
DRAWN BY: J. Du Quesne	REVIEWED BY:

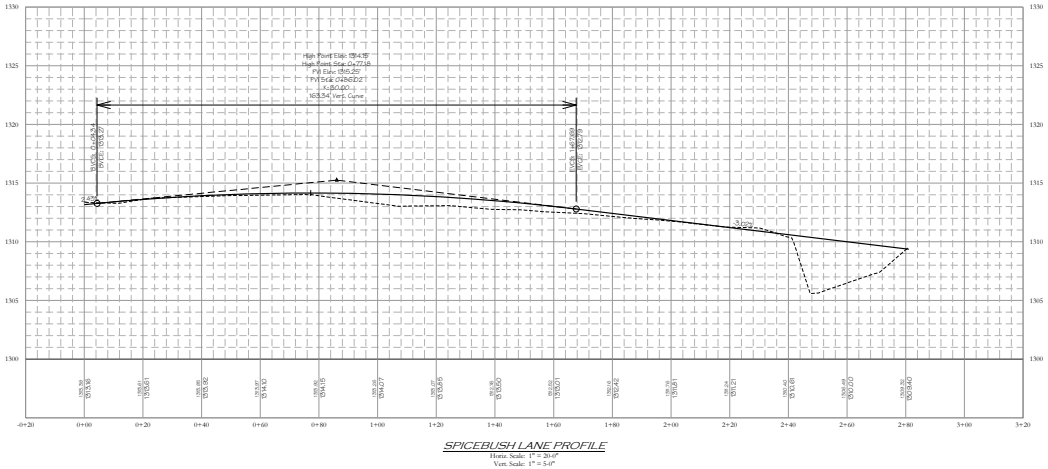
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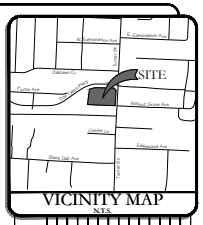
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REVISIONS:

No.	DESCRIPTION	DATE

Road Plan & Profile

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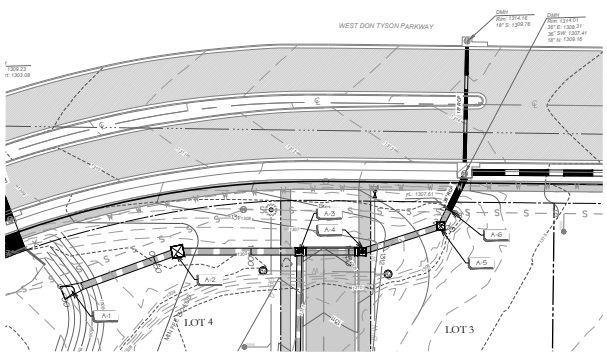
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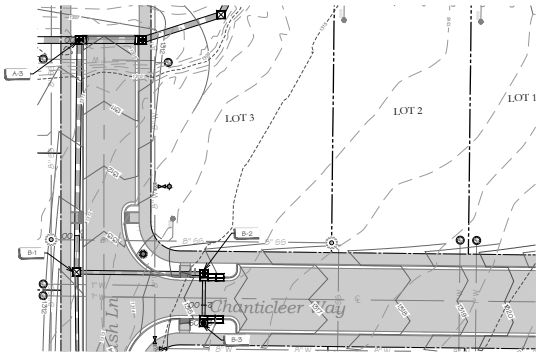
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2026-09-17	26-4056
DRAWN BY:	REVIEWED BY:
J. Du Quesne	

DRAWING NAME: 26-4056 Civil 003 - Road PP.dwg

SHEET NUMBER: C4-2

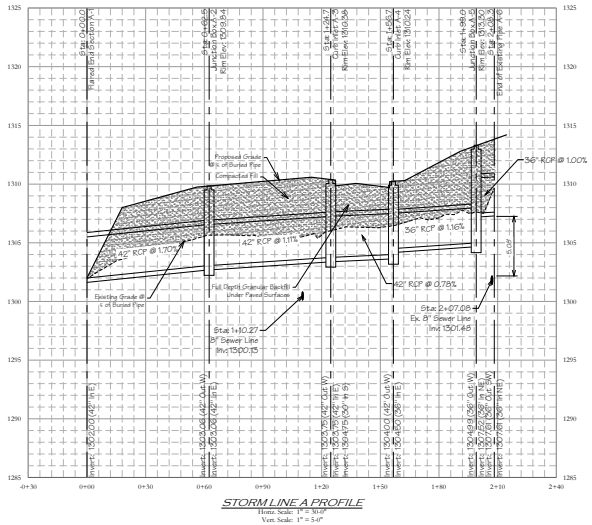
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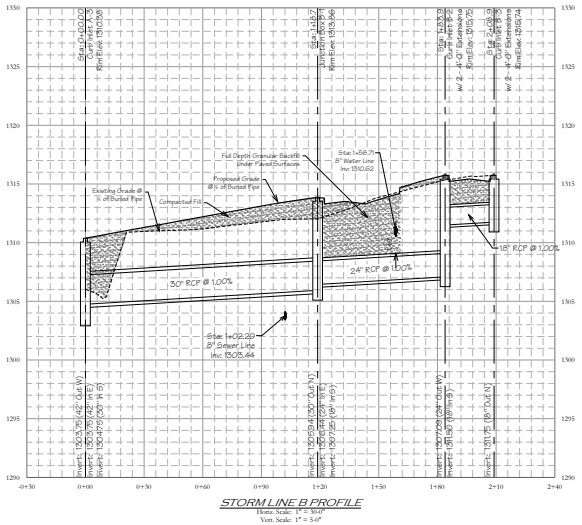


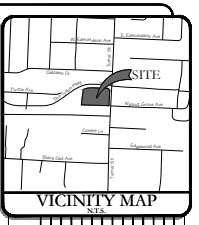


Know what's below. Call before you dig.

(IN FEET)
1 inch = 30 ft







VICINITY MAP
NTS

REVISIONS:
No. DESCRIPTION DATE

Storm Line
Plan & Profile

Preliminary Plat (PP26-11) For:
Turner Street Subdivision
S Turner Street And W Don Tyson Pkwy Springdale, Arkansas
MK Property Holdings, LLC
c/o Mr. Norm Ditch
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(479) 419-0566

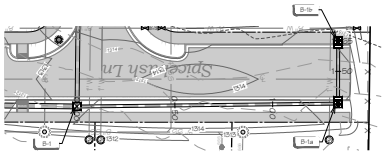
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DATE: 2026-09-17
JOB NUMBER: 26-4056
DRAWN BY: J. Du Quesne
REVIEWED BY:
DRAWING NAME: 26-4056 Civil 003 - Storm PP.dwg
SHEET NUMBER: C4-3

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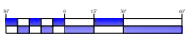
Return to Agenda



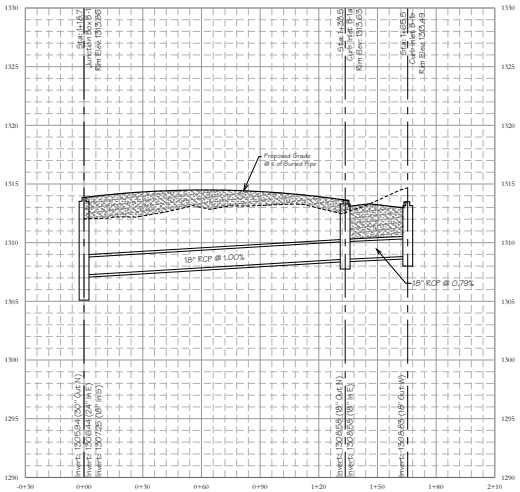




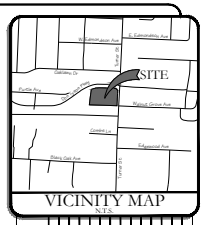
Know what's below.
Call before you dig.



(IN FEET)
1 inch = 30 ft



STORM LINE B-1 PROFILE
Horiz. Scale: 1" = 30'-0"
Vert. Scale: 1" = 5'-0"



VICINITY MAP
NTS

REVISIONS:
No. DESCRIPTION DATE

Storm Line
Plan & Profiles

Preliminary Plat (PP26-11) For:
Turner Street Subdivision
S Turner Street And W Don Tyson Pkwy Springdale, Arkansas
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DATE:	JOB NUMBER:
2026-09-17	26-4056
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J. Du Quesne	-

DRAWING NAME:
26-4056 Civil 003 - Storm PP.dwg

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Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Easement Line
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
X	General Fence Line (See Plan For Type)
	Chain Link Fence Line
	Board Fence Line
	Storm Catch Basin(s)
	Storm Pipe (See Grading Plan For Type and Size)
	Retaining Wall
X"W	Water Line
	Tee, Cross, Bends, Gate Vale & Reducer
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
X"FM	Sanitary Sewer Force Main
X"SS	Sanitary Sewer Line
	Sanitary Sewer Service
	Sanitary Sewer Manhole
GAS	Gas Line
OHE	Overhead Electric Line
UGE	Underground Electric Line
C-TV	Cable Television Line
FO	Fiber Optic Line
OHT	Overhead Telephone Line
UGT	Underground Telephone Line
	Utility Pole
	Light Pole

Note:
- * Only Symbols That Appear On This Sheet Are Shown In This Legend.
- * See Survey For Existing Features Legend.
- * See Cover Sheet For Abbreviation List.

Sanitary Sewer Notes:

1. All sanitary sewer lines shall have 6'-0" min. cover above top of pipe unless noted otherwise on the plan / profiles.
2. All sanitary sewer lines shall be bedded in accordance with RWU's specifications for pipe bedding material and detail.
3. Sanitary sewer manholes in non-paved areas shall be constructed so that the rim is even with adjacent grade. In the event this can not be achieved, the manhole cover shall be water tight.
4. Sewer manholes located within traffic areas shall have traffic rated frames and covers.
5. The maximum height of vertical adjustment rings for manholes shall be eighteen (18) inches in grass (green) areas. Concrete riser rings are not allowed.
6. Contractor shall match top of proposed sanitary sewer manhole to proposed grade. If a discrepancy between proposed structure tops and proposed grade occurs, proposed grade will govern. If discrepancy is more than 4 inches, contractor shall notify engineer of record prior to continuing installation of manhole top.
7. Connection to existing manholes can not be made before sewer lines have been completed, cleaned, tested, inspected, and approved.
8. Connection to existing manhole shall be made using a circular diamond top cutter. If the area is to be broken out, break-out shall be in small increments and with sharp tools to minimize damage to the manhole. connections to existing manholes are to be core-drilled with the use of a waterstop and non-shrink grout. The installation shall then be dye tested for leaks.
9. 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 spilled sewage including contaminated soils per the requirements of the state and local municipalities.

Water Notes:

1. All water lines shall have 3'-0" min. cover above top of pipe.
2. All water lines shall be bedded in accordance with governing agencies' specifications for pipe bedding material and detail.
3. All water lines shall be inspected per governing agencies' standard specification & requirements.
4. Fire hydrants shall be installed in accordance with the standards / specifications of the governing agency.
5. Contractor shall have an active fire hydrant within 400' of any building prior to construction.

SWU 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 both the existing and proposed fire hydrants and meters must be located in a green space a minimum of 4' behind any curb and gutter, 4' behind any sidewalk, and 10' from any permanent structure.
- × A tamper-proof operating nut shall be provided for all fire hydrants.
- × All water and sanitary sewer lines underneath driving surfaces shall be backfilled with Class 7 aggregate.
- × Please be advised that permanent structures, buildings, footings, air conditioning units or pads, signs, retaining walls, awnings, covered walkways, or other items shall not be erected or constructed within utility easements.
- × If perimeter walls, fences, or signs are proposed for the development, detailed drawings will need to be submitted for approval to SWU prior to their construction.
- × The Springdale Water Utilities will not allow the planting of trees on water or sewer mains. Please utilize shrubs or smaller plantings within utility easements. The Springdale Water Utilities will not be responsible for the replacement of any planting that may be removed during the course of water and sewer line maintenance.
- × Please be advised that private water service lines and sewer service lines, including services from septic systems, shall not cross adjacent properties in order to access service without appropriate easements, and shall not be located and run parallel within a public utility easement.
- × Please be advised that if any new water meter or sewer service taps are needed in the future from existing facilities, they will be installed by Springdale Water Utilities at the owner/developers expense should capacity exist.
- × A tamper-proof thrust or hold-down nut shall be provided for all fire hydrants.

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, face 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.
- × Proposed utilities shall be constructed in accordance with the standards / specifications of the governing agency.
- × Contractor shall coordinate with appropriate utility 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.

WATER:
- × All water lines shall have 3'-0" min. cover above top of pipe.
- × All water lines shall be bedded in accordance with city standards and bedding detail, see detail sheet(s).
- × All water lines shall be hydrostatically tested and disinfected in accordance with city standards and with a city inspector present.
- × Any cleanouts, valve boxes, and meter boxes in the pavement area shall be installed with a concrete apron in accordance with the detail sheet.
- × Fire hydrants shall be installed in accordance with the standards / specification of the local water utility company and local municipality.

SANITARY SEWER:
- × All sanitary sewer lines shall have 3'-0" min. cover above top of pipe.
- × All sanitary sewer lines shall be bedded in accordance with city standards and bedding detail, see detail sheet(s).

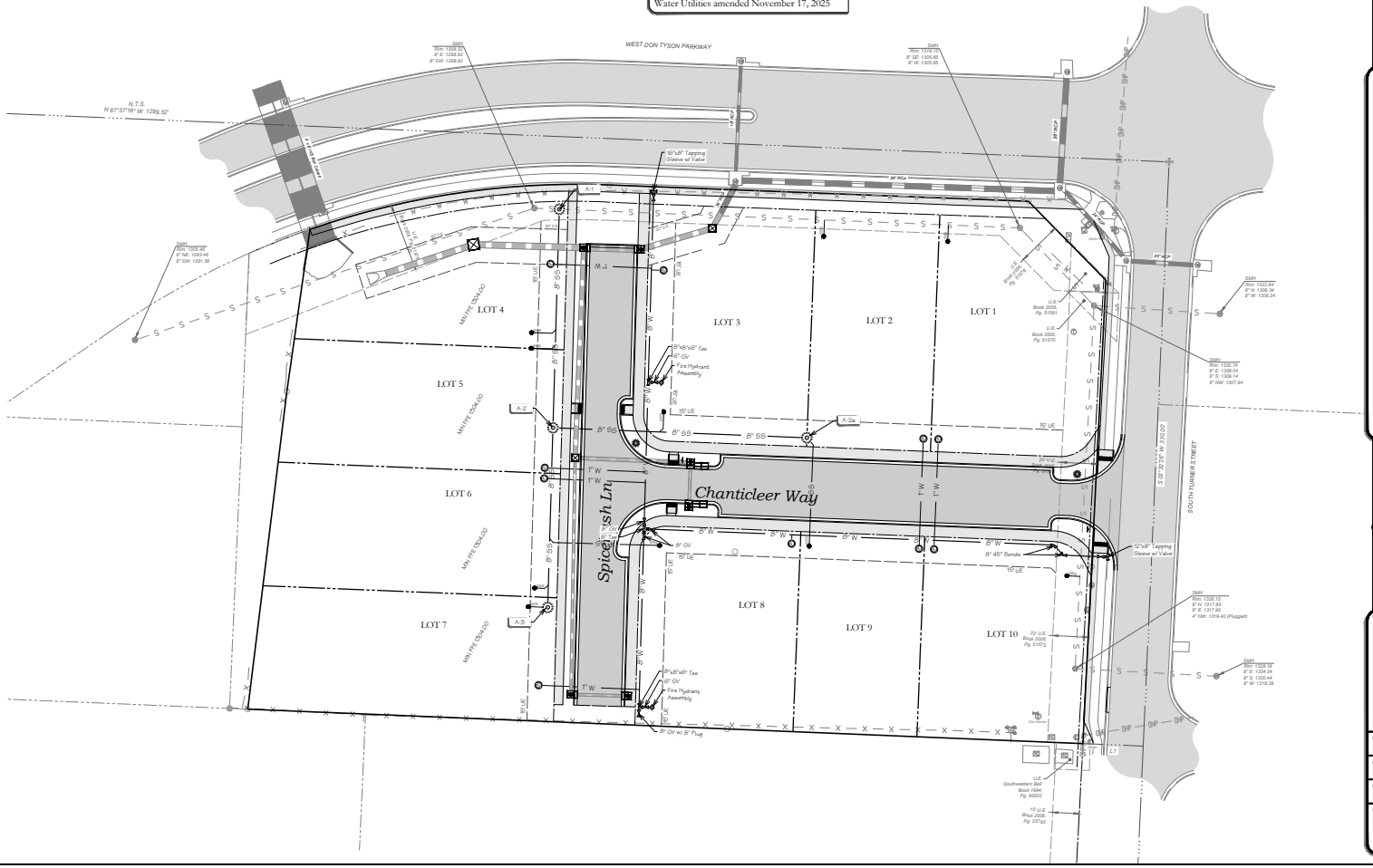
Sanitary Sewer Schedule

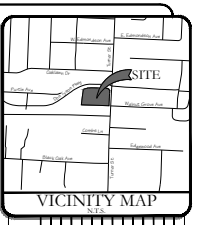
Inlet Up	Top Elev.	Inv. Up	Length	Size	Type	Slope	Inv. Do.	Inlet Do.
SEWER LINE "A"								
A-3	1313.80	1306.77	101 LF	8 in	SDR 26 PVC	@ 3.39%	1303.33	A-2
A-2	1312.87	1302.75	123 LF	8 in	SDR 26 PVC	@ 2.55%	1299.59	A-1
SEWER LINE "A"								
A-3	1316.90	1309.45	143 LF	8 in	SDR 26 PVC	@ 4.62%	1302.83	A-2

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft

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Construction shall be in accordance with Specification Requirements for the Construction of Water and Sewer Facilities for Springdale Water Utilities amended November 17, 2025





REVISIONS:

No.	DESCRIPTION	DATE

Utility Plan

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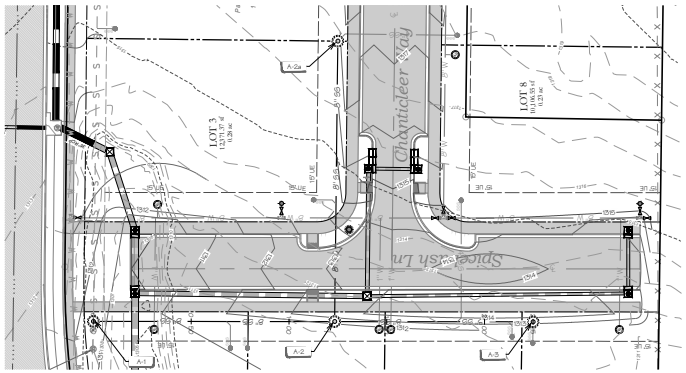
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2026-09-17	26-4056
DRAWN BY: J. Du Quesne	REVIEWED BY: J. Du Quesne

DRAWING NAME: 26-4056 Civil 003.dwg

SHEET NUMBER: C5

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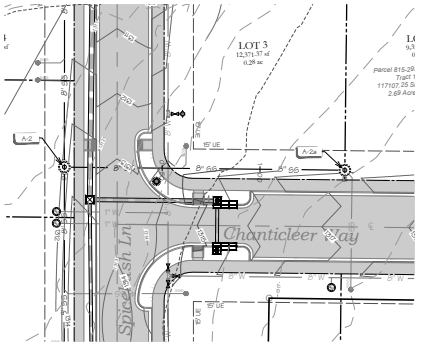






GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft

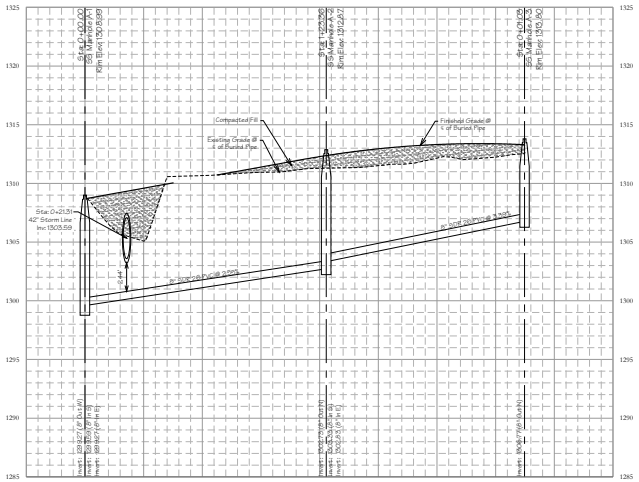




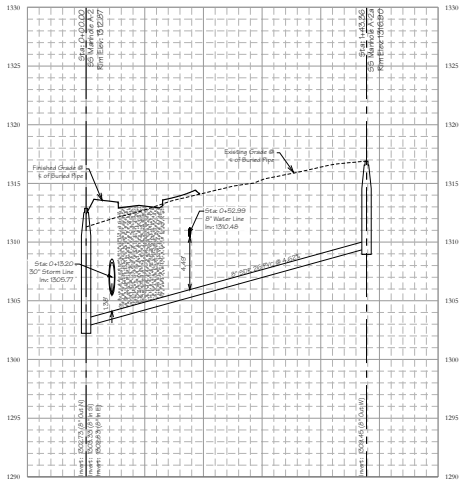


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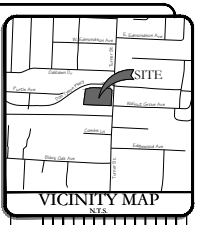
(IN FEET)
1 inch = 30 ft



SEWER LINE A PROFILE
Horiz. Scale: 1" = 30'-0"
Vert. Scale: 1" = 5'-0"



SEWER LINE A-2 PROFILE
Horiz. Scale: 1" = 30'-0"
Vert. Scale: 1" = 5'-0"



REVISIONS:

No.	DESCRIPTIONS	DATE

Sewer Plan & Profile

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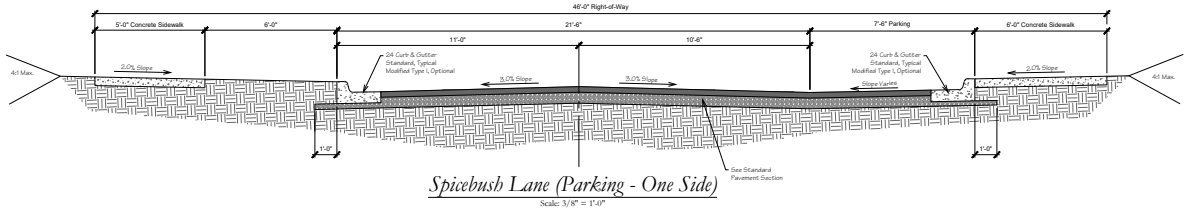
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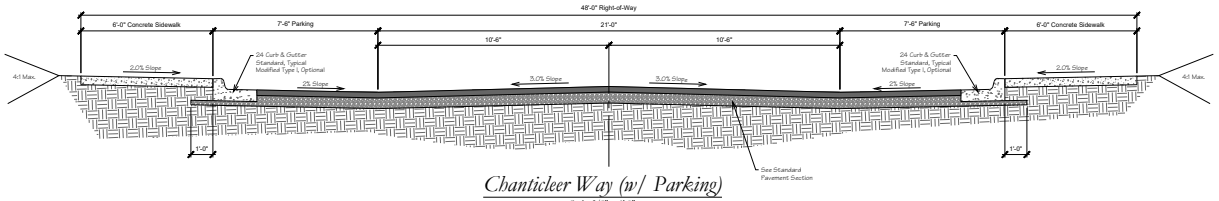
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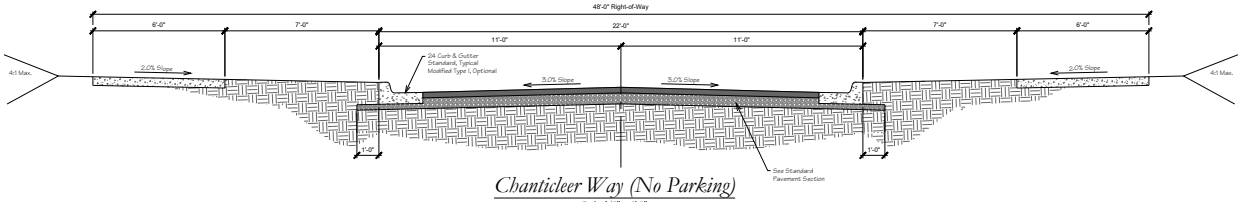
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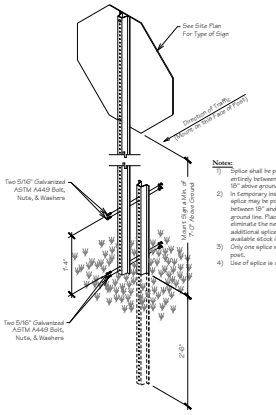
Spicebush Lane (Parking - One Side)
Scale: 3/8" = 1'-0"



Chanticleer Way (w/ Parking)
Scale: 3/8" = 1'-0"

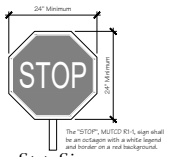


Chanticleer Way (No Parking)
Scale: 3/8" = 1'-0"



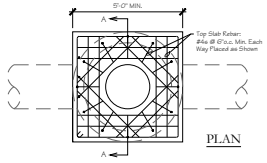
Notes:
1) Splice shall be positioned entirely between ground line and 18" above ground line.
2) In temporary installations, the splice may be positioned between 18" and 60" above ground line. Placed to entirely eliminate the need for an additional splice when readily available stock is used.
3) Only one splice will be allowed per post.
4) Use of splice is optional.

SIGN / POST DETAIL
Scale: 3/4" = 1'-0"



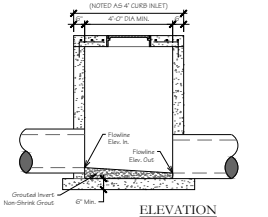
The "STOP", MUTCD R1-1, sign shall be an octagon with a white legend and border on a red background.

Stop Sign
Scale: 3/4" = 1'-0"

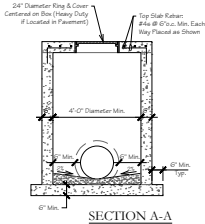


PLAN

Notes:
1. Reinforcing bars shall be cut to clear openings by 1-1/2"
2. Concrete shall obtain a compressive strength of 3,500 psi at 28 days.
3. All reinforcing bars shall have 1-1/2" minimum cover.

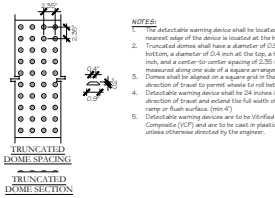


ELEVATION



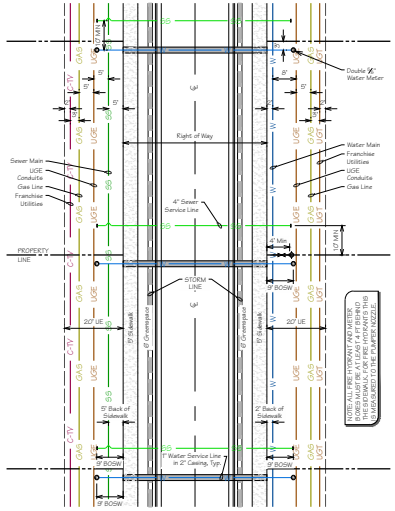
SECTION A-A

Junction Box
Scale: 3/8" = 1'-0"

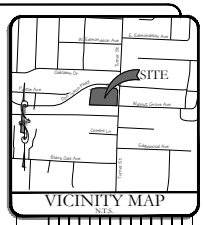


NOTES:
1. The detectable warning device shall be located so that the nearest edge of the device is located at the back of curb.
2. Truncated domes shall have a diameter of 0.9 inch at the bottom, a diameter of 0.4 inch at the top, a height of 0.2 inch, and a center-to-center spacing of 2.35 inches measured 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.

Detectable Warning Device Detail
Scale: 1" = 1'-0"



Utility Spacing
Scale: 1" = 20'-0"



REVISIONS:
DESCRIPTION | DATE | INITIAL
No.

Details
-
Preliminary Plat (PP26-11) For:
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S Turner Street And W Don Tyson Pkwy Springdale, Arkansas
MK Property Holdings, LLC
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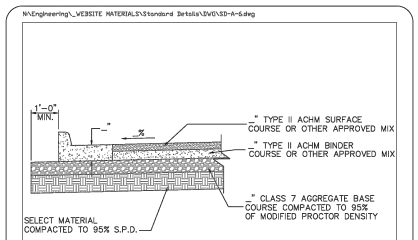
DATE:	JOB NUMBER:
2026-09-17	26-4056
DRAWN BY:	REVIEWED BY:
J. Du Quesne	J. Du Quesne

DRAWING NAME: 26-4056 Civil 003 - Details.dwg

SHEET NUMBER: C6

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Return to Agenda



COMPOSITE PAVEMENT SECTION
NOT TO SCALE

Note to Engineers: Paving depths and other dimensions to be per ordinace or formal design.

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

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-6	

CLASS OF STREET	GROUP INDEX	SOIL DESCRIPTION	RR REQUIRED	COMPOSITE FLEXIBLE (SN)	COMPOSITE FLEXIBLE (SN)	FULL DEPTH ASPHALT (SN)	CONCRETE PAVEMENT
I/I	A-1 A-2 A-3	GRAVEL/SAND NO CLAY	1.70	2" SURF. 3" BASE (1.72)	2" SURF. 4" CT. BASE (1.68)	2" SURF. 4" B. BASE (1.68)	5" CONCRETE 3" DRAINAGE BLANKET
I/I	A-4 A-6	SILT, SILTY SAND, SANDY SILTY CLAY	1.85	2" SURF. 3" BASE (1.80)	2" SURF. 4" CT. BASE (1.88)	2" SURF. 4" B. BASE (1.88)	5½" CONCRETE 3" DRAINAGE BLANKET
I/I	A-5 A-7 A-7-6	CLAYS LL OVER 40 PI OVER 10	2.35	3" SURF. 6" BASE (2.44)	2" SURF. 6" CT. BASE (2.36)	3" SURF. 6" B. BASE (2.36)	6" CONCRETE 3" DRAINAGE BLANKET
III	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 3" DRAINAGE BLANKET
III	A-4 A-6	SILT, SILTY SAND, SANDY SILTY CLAY	2.30	3" SURF. 3" BINDER 6" BASE (2.32)	2" SURF. 6" CT. BASE (2.36)	3" SURF. 6" B. BASE (2.36)	6" CONCRETE 3" DRAINAGE BLANKET
III	A-5 A-7 A-7-6	CLAYS LL OVER 40 PI OVER 10	3.15	3" SURF. 3" BINDER 7" BASE (3.18)	2" SURF. 2" BINDER 6" CT. BASE (3.26)	3" SURF. 3" BINDER 6" B. BASE (3.26)	6½" CONCRETE 3" DRAINAGE BLANKET
IV	A-1 A-2 A-3	GRAVEL/SAND NO CLAY	2.30	3" SURF. 3" BINDER 4" BASE (2.32)	2" SURF. 6" CT. BASE (2.36)	3" SURF. 6" B. BASE (2.36)	6½" CONCRETE 3" DRAINAGE BLANKET
IV	A-4 A-6	SILT, SILTY SAND, SANDY SILTY CLAY	2.75	3" SURF. 3" BINDER 6" BASE (2.76)	2" SURF. 2" BINDER 6" CT. BASE (2.76)	3" SURF. 3" BINDER 6" B. BASE (2.76)	7" CONCRETE 3" DRAINAGE BLANKET
IV	A-5 A-7 A-7-6	CLAYS LL OVER 40 PI OVER 10	3.45	3" SURF. 4" BINDER 8" BASE (3.46)	2" SURF. 3" BINDER 6" CT. BASE (3.45)	3" SURF. 3" BINDER 6" B. BASE (3.45)	7½" CONCRETE 3" DRAINAGE BLANKET

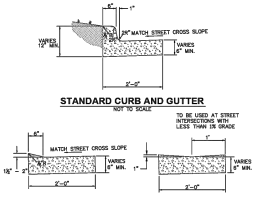
V OR HIGHER BY FORMAL DESIGN ONLY.

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	



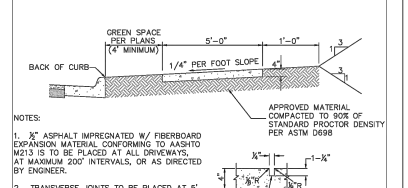
STANDARD CURB AND GUTTER
NOT TO SCALE

MODIFIED CURB AND GUTTER
NOT TO SCALE

NOTES:
1. CONCRETE FOR CURB AND GUTTER TO BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4–7 % AIR ENTRAINMENT.
2. ALL CURB AND GUTTER SHALL HAVE A BROOMED FINISH UNLESS OTHERWISE SPECIFIED.
3. MODIFIED CURB (TYPE I) SHALL BE PLACE ACROSS ALL DRIVEWAY ENTRANCES.
4. MODIFIED CURB (TYPE II) SHALL BE PLACED ACROSS ALL SIDE STREETS WHERE THE LONGITUDINAL GRADE IS LESS THAN 1%
5. SAW CUT JOINTS AT 15' O.C. SEAL WITH ONE PART COLD APPLIED SILICONE JOINT SEALER OR OTHER APPROVED SEALANT. ALL JOINTS TO BE SEALED PRIOR TO FINAL ASPHALT PLACEMENT.
6. PROVIDE 1/2" PREFORMED EXPANSION JOINT MATERIAL (ASPHALT IMPREGNATED FIBERBOARD OR OTHER APPROVED MATERIAL) AT STATIONARY STRUCTURES, (DROP INLETS, END OF CURBS, DRIVEWAYS – SEE DETAIL) OR AS DIRECTED BY ENGINEER.

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SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-12	

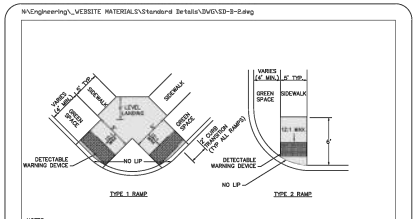


NOTES:
1. ¾" ASPHALT IMPREGNATED W/ FIBERBOARD EXPANSION MATERIAL CONFORMING TO AASHTO M213 IS TO BE PLACED AT ALL DRIVEWAYS, AT MAXIMUM 200' INTERVALS, OR AS DIRECTED BY ENGINEER.
2. TRANSVERSE JOINTS TO BE PLACED AT 5' INTERVALS PERPENDICULAR TO SIDEWALK.
3. SAWED JOINTS SHALL BE USED INSTEAD OF TOOLED JOINTS. ALL SAWED JOINTS SHALL BE SEALED USING AN APPROVED SEALANT.
4. OTHER JOINTS MAY BE REQUIRED IF DIRECTED BY THE ENGINEER.
5. CONCRETE FOR SIDEWALK TO BE CLASS A, 3000 PSI, 5.5 BAG MIX W/ 4–7% AIR ENTRAINMENT.

SIDEWALK DETAIL
NOT TO SCALE

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SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-1	

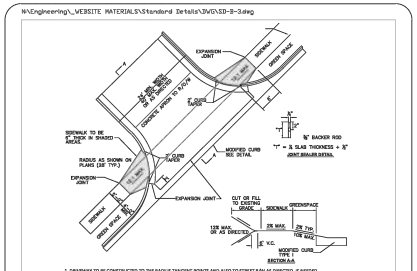


NOTES:
1. THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1.
2. THE NORMAL GUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
3. THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".
4. DETECTABLE WARNING DEVICES SHALL BE PLACED AT ALL LOCATIONS WHERE RAMPS CROSS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

HANDICAP RAMP DETAILS
NOT TO SCALE

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SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-2	

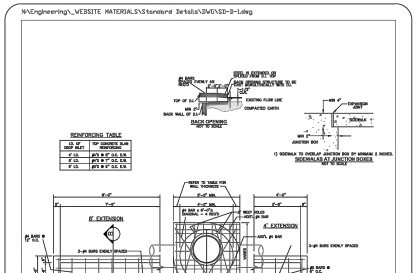


1. DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2. 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3. CONCRETE CURB TO BE SAWCUT AT 15' INTERVALS 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 (3,000 P.S.I.) WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.
7. CONCRETE APRONS SHALL HAVE 15' SAWCUTS IN EACH DIRECTION (BOTH HORIZONTAL AND VERTICAL).
8. INDUSTRIAL DRIVES SHOULD INCREASE RADIUS AT DRIVEWAY ENTRANCES TO 60-FT.

COMMERCIAL DRIVEWAY DETAIL
NOT TO SCALE

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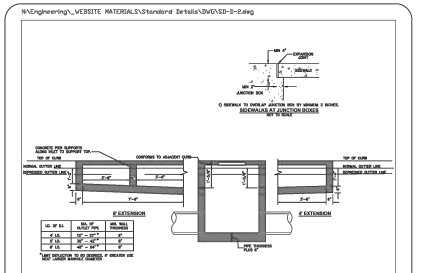
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SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-3	



PLAN - CIRCULAR DROP INLET
NOT TO SCALE

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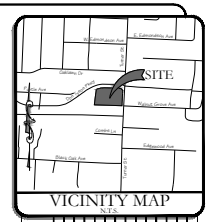
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION D DROP INLET DETAILS	FILE NO. SD-D-1	



SECTION - CIRCULAR DROP INLET
NOT TO SCALE

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SECTION D DROP INLET DETAILS	FILE NO. SD-D-2	



REVISIONS:

NO.	DESCRIPTION	DATE

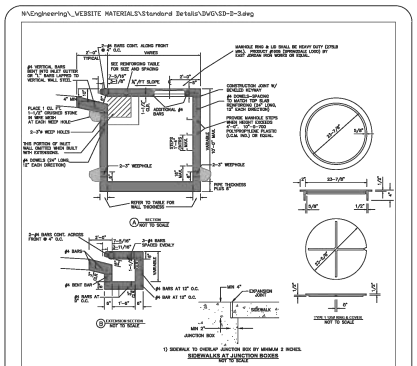
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S Turner Street And W Don Tyson Pkwy Springdale, Arkansas
MK Property Holdings, LLC
c/o Mr. Norm Ditch
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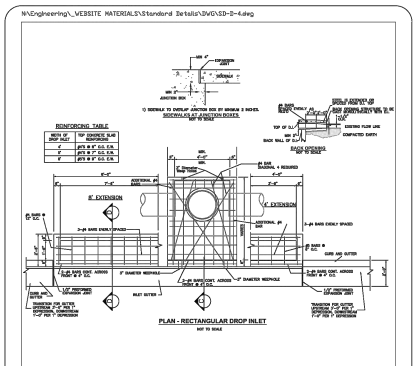
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DATE: 2026-09-17	JOB NUMBER: 26-4056
DRAWN BY: J. Du Quesne	REVIEWED BY: J. Du Quesne
DRAWING NAME: 26-4056 Civil 003 - Details.dwg	
SHEET NUMBER: C7	

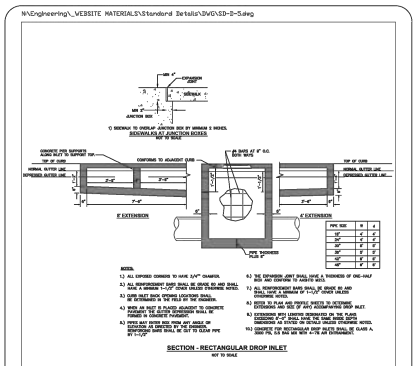
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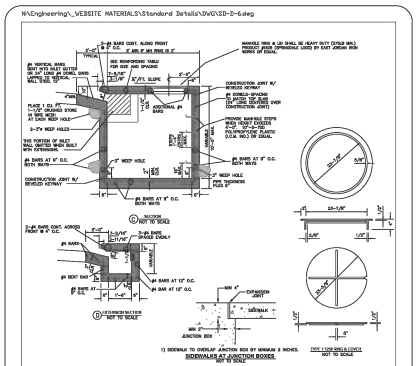
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION D DROP INLET DETAILS	FILE NO. SD-D-3	



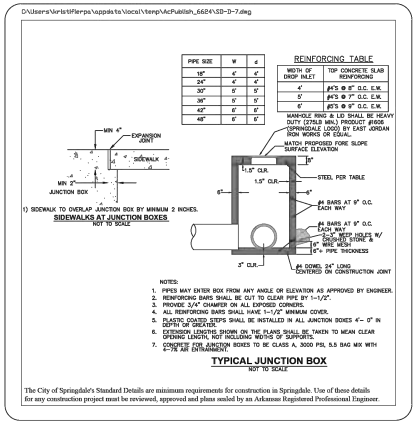
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SECTION D DROP INLET DETAILS	FILE NO. SD-D-4	



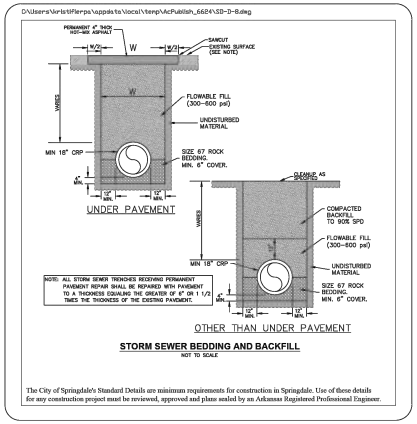
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SECTION D DROP INLET DETAILS	FILE NO. SD-D-5	



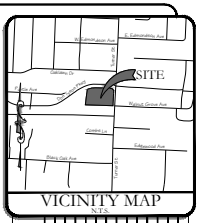
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SECTION D DROP INLET DETAILS	FILE NO. SD-D-6	



STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION D DROP INLET DETAILS	FILE NO. SD-D-7	



STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION D DROP INLET DETAILS	FILE NO. SD-D-8	



REVISIONS: DESCRIPTION DATE

City Of Springdale Details

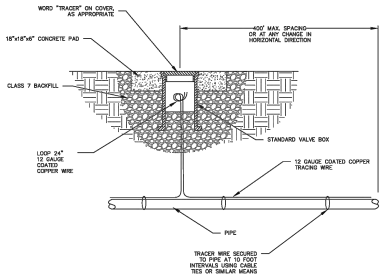
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DRAWN BY: J. Du Quesne	REVIEWED BY: J. Du Quesne
DRAWING NAME: 26-4056 Civil 003 - Details.dwg	
SHEET NUMBER: C7-1	

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TRACING WIRE CONNECTION PORT

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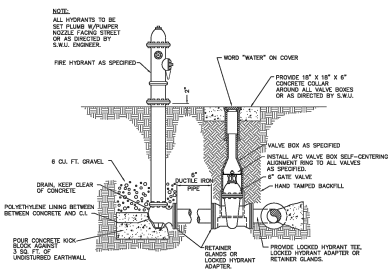
M-1

SPRINGDALE WATER UTILITIES

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

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



FIRE HYDRANT & GATE VALVE

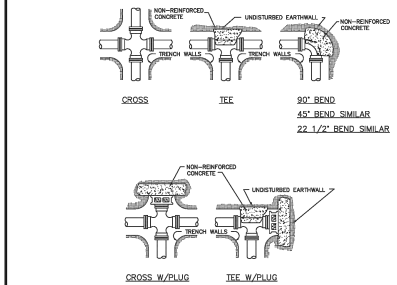
N.T.S.

SPRINGDALE WATER UTILITIES

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

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



NOTES:

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

REACTION BACKING TABLE

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

REACTION BACKING

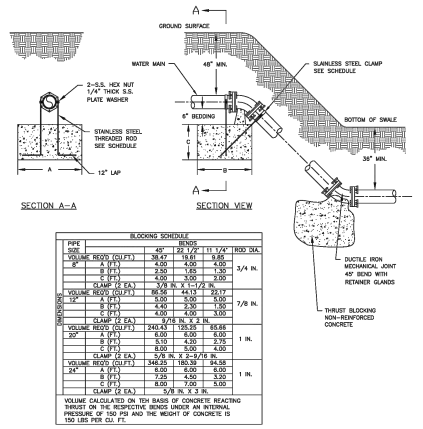
N.T.S.

SPRINGDALE WATER UTILITIES

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

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



BLOCKING SCHEDULE

PIPE SIZE		BENDS 45°	22 1/2°	11 1/4°	ROD DIA.
6"	VOLUME REQ'D (CU.FT.)	38.47	19.61	9.85	
	A (FT.)	4.00	4.00	4.00	
	B (FT.)	2.50	1.65	1.30	3/4 IN.
	C (FT.)	4.00	3.00	2.50	
	CLAMP (Z EA.)	5/8 IN. X 1-1/2 IN.			
8"	VOLUME REQ'D (CU.FT.)	86.56	44.13	22.17	
	A (FT.)	5.00	5.00	5.00	
	B (FT.)	4.40	2.30	1.50	7/8 IN.
	C (FT.)	4.00	4.00	3.00	
	CLAMP (Z EA.)	5/8 IN. X 2 IN.			
20"	VOLUME REQ'D (CU.FT.)	240.43	125.25	65.66	
	A (FT.)	6.00	6.00	6.00	
	B (FT.)	5.10	4.20	2.75	1 IN.
	C (FT.)	8.00	5.00	4.00	
	CLAMP (Z EA.)	5/8 IN. X 2-2/16 IN.			
	VOLUME REQ'D (CU.FT.)	348.25	180.59	94.58	
24"	A (FT.)	6.00	6.00	6.00	
	B (FT.)	7.25	4.50	3.50	1 IN.
	C (FT.)	8.00	7.00	5.00	
	CLAMP (Z EA.)	5/8 IN. X 3 IN.			

VOLUME CALCULATED ON 1DH BASIS OF CONCRETE REACTING THRUST ON THE RESPECTIVE BENDS UNDER AN INTERNAL PRESSURE OF 150 PSI AND THE WEIGHT OF CONCRETE IS 150 LBS PER CU. FT.

NOTES:

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

VERTICAL TIE-DOWN BLOCKING

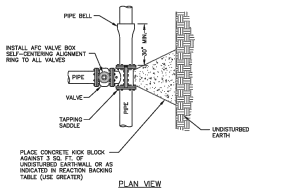
N.T.S.

SPRINGDALE WATER UTILITIES

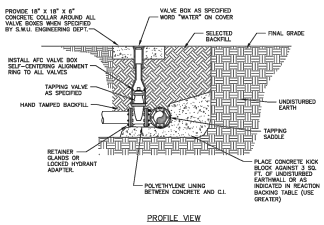
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-4 | DATE: MARCH 2008



PLAN VIEW



PROFILE VIEW

TAPPING SADDLE & VALVE

N.T.S.

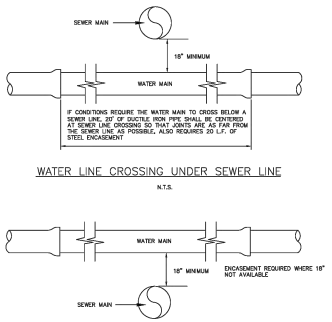
S-5

SPRINGDALE WATER UTILITIES

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

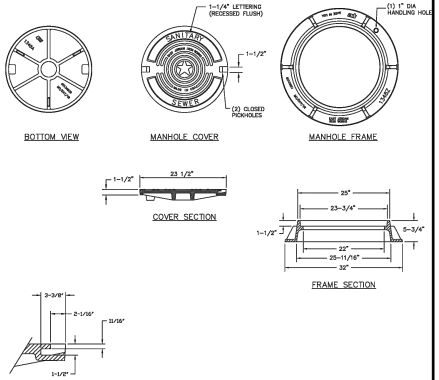


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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



MANHOLE FRAME & COVER

(WITHIN AND OUTSIDE OF STREETS AND OTHER DRIVING SURFACES)

N.T.S.

VULCAN FOUNDRY V-1348-1

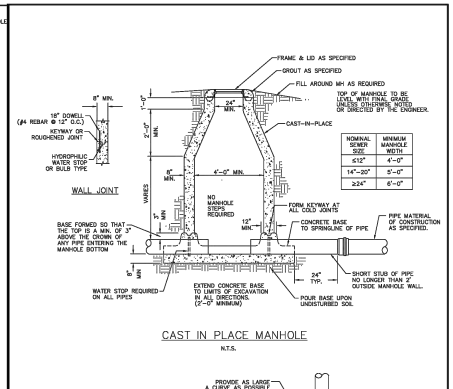
NOTE
MINIMUM WEIGHTS:
COVER: 120 LBS
FRAME: 140 LBS
MINIMUM COMBINED WEIGHT: 260 LBS
(SEE SPECS FOR ADDITIONAL REQUIREMENTS)

SPRINGDALE WATER UTILITIES

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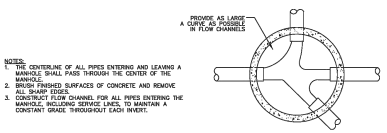
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



CAST IN PLACE MANHOLE

N.T.S.



NOTES:

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

MANHOLE BOTTOM

FOR 6" THROUGH 24" SEWER MAINS

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

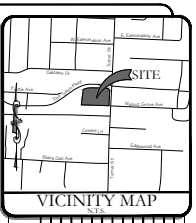
N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



REVISIONS:

No.	DESCRIPTION	DATE

SWU Details

Preliminary Plat (PP26-11) For:

Turner Street Subdivision

S Turner Street And W Don Tyson Pkwy Springdale, Arkansas

MK Property Holdings, LLC

c/o Mr. Norm Ditch

3496 Pasofino Loop, Springdale, AR 72764

(479) 419-0566

BLEW

Surveying | Engineering

Environmental

5102 S. Pinnacle Hills Pkwy Office: (479) 443-4506

Rogers, Arkansas 72758 www.BLEWINC.com

Certificate of Authorization № 1534

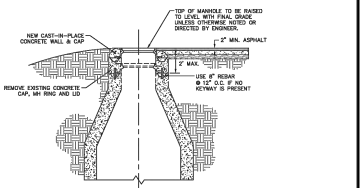
DATE:	JOB NUMBER:
2026-09-17	26-4056
DRAWN BY: J. Du Quesne	REVIEWED BY: J. Du Quesne

DRAWING NAME: 26-4056 Civil 003 - Details.dwg

SHEET NUMBER: C8

p:\26-4056 capstone builders inc, turner subdivision, springdale, ar\civil drawings\26-4056 civil 003 - details.dwg - Plotted on 9/17/2026, 9:12:59 PM @ a scale of 1:1 by autocad pdf (smallest file).pc3 by Jorge Du Quesne

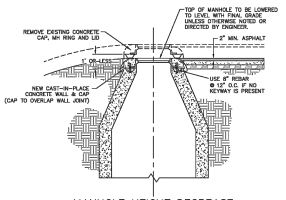
Return to Agenda



MANHOLE HEIGHT INCREASE

(2 FEET OR LESS)

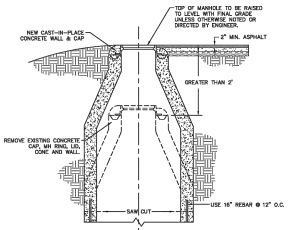
N.T.S.



MANHOLE HEIGHT DECREASE

(1' OR LESS)

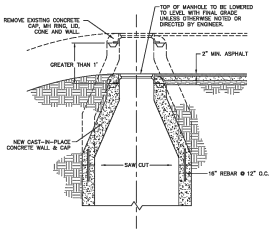
N.T.S.



MANHOLE HEIGHT INCREASE

(GREATER THAN 2')

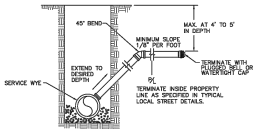
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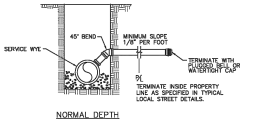
MANHOLE HEIGHT DECREASE

(GREATER THAN 1')

N.T.S.



RISER FROM DEEP MAIN



NORMAL DEPTH

SEWER SERVICE CONNECTIONS

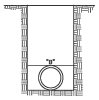
N.T.S.

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

TRENCH WIDTH SCHEDULE

NOTES:

TRENCH WIDTH SHALL BE AS SET FORTH IN ANSI/AWWA B00, INCLUDED AS THE TABLE ON THIS SHEET. LARGER TRENCH WIDTHS MAY BE NECESSARY FOR THE PLACEMENT OF A TRENCH SUPPORT SYSTEM OR AS OTHERWISE REQUIRED



TYPICAL PIPE TRENCH

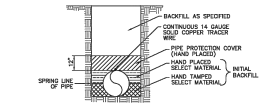
N.T.S.

SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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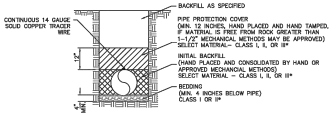
DRAWN BY:	DRAWING NO:	DATE:
TLS	S-14	MARCH 2008
TLS	S-15	MARCH 2008
TLS	S-16	MARCH 2008
JNK	S-17	MARCH 2008



D.I. PRESSURE WATER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 3")

N.T.S.



D.I. PRESSURE PIPE TRENCH FOR FORCE MAINS

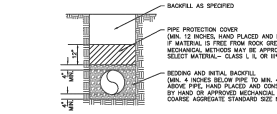
(STANDARD LAYING CONDITION "TYPE 3")

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

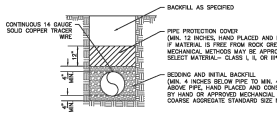
** STANDARD SIZE NO. 67 AS DEFINED IN ASTM D448



D.I./PVC GRAVITY SEWER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 5")

N.T.S.



PE/PVC PRESSURE SEWER PIPE TRENCH

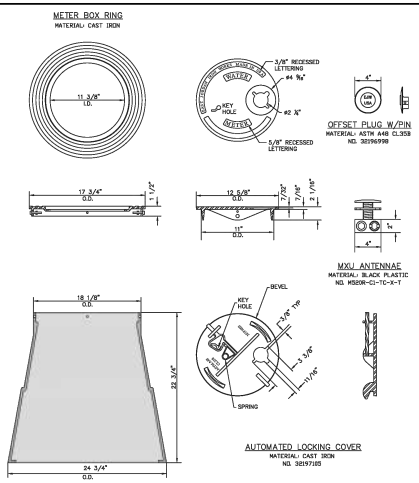
(STANDARD LAYING CONDITION "TYPE 5")

N.T.S.

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

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

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

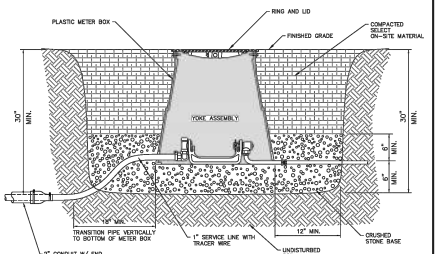


METER BOX

MATERIAL: WHITE PLASTIC BOX WITH RING EAST JORDAN IRON WORKS 34PD4 A-TYPE 1892424243 OR APPROVED EQUAL

STANDARD METER BOX

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.

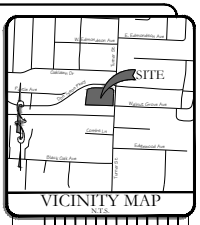
NOTES:

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

DRAWN BY:	DRAWING NO:	DATE:
TLS	S-18	AUGUST 2014
TLS	S-19	AUGUST 2014
TLS	S-22	AUGUST 2014
TLS	S-23	OCTOBER 2014



VICINITY MAP

N.T.S.

REVISIONS: DESCRIPTION DATE

No.

SWU Details

Preliminary Plat (PP26-11) For:

Turner Street Subdivision

S Turner Street And W Don Tyson Pkwy Springdale, Arkansas

MK Property Holdings, LLC

c/o Mr. Norm Ditch

3496 Passofino Loop, Springdale, AR 72764

(479) 419-0566

BLEW

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5102 S. Pinnacle Hills Pkwy Office: (479) 443-4506

Rogers, Arkansas 72758 www.BLEWINC.com

Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2026-09-17	26-4056
DRAWN BY:	REVIEWED BY:
J. Du Quesne	J. Du Quesne

DRAWING NAME: 26-4056 Civil 003 - Details.dwg

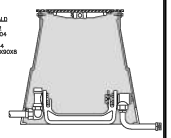
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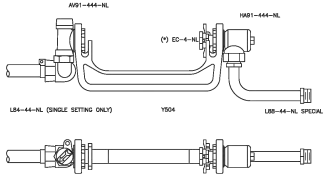
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p:\26-4056 cuptorne builders inc, turner subdivision, springdale, ar\civil drawings\26-4056 civil 003 - details.dwg - Plotted on 9/17/2026, 9:12:41 PM @ a scale of 1:1 to autocad pdf (smallest file).pc3 by Jorge Du Quesne

MATERIAL LIST

QTY	DESCRIPTION	CATALOG NUMBER FORD	MUELLER	AY McDONALD
1	INLET CONNECTION	LB4-44-NL	P-15531N	74779M-22
1	YOKE ANGLE KEY VALVE	AV91-444-NL	H-14278N	7460AY 1/4X04
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 P.J. TO 1" CTS PLASTIC OR MIP
N.T.S.

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

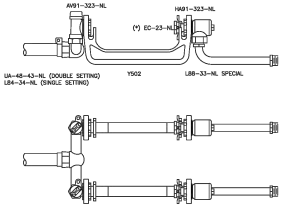
SPRINGDALE WATER UTILITIES
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: TLS | DRAWING NO: S-24 | DATE: AUGUST 2014

SINGLE SETTING MATERIAL LIST

QTY	DESCRIPTION	CATALOG NUMBER FORD	MUELLER	AY McDONALD
1	INLET CONNECTION	LB4-34-NL	P-15531N	74779M-22 1X3/4
1	YOKE ANGLE KEY VALVE	AV91-323-NL	H-14278N	7460AY 3/4X02
1	YOKE BAR	Y502	H-5020	14-2
1	YOKE ANGLE CHECK VALVE	HA91-323-NL	H-14248N	702-3YE 33
1	OUTLET CONNECTION	LB8-33-NL SPECIAL	H-15538N	710JPP 33X90X8
1	METER BOX ASSEMBLY	34P-18X24X24D W/LID		

DOUBLE SETTING MATERIAL LIST

QTY	DESCRIPTION	CATALOG NUMBER FORD	MUELLER	AY McDONALD
1	ANGLE U BRANCH	UA48-43-5S-NL	P-15388N	708T2M 1X3/4X8.5
1	YOKE ANGLE KEY VALVE	AV91-323-NL	H-14278N	7460AY 3/4X02
1	YOKE BAR	Y502	H-5020	14-2
1	YOKE ANGLE CHECK VALVE	HA91-323-NL	H-14248N	702-3YE 33
1	OUTLET CONNECTION	LB8-33-NL SPECIAL	H-15538N	710JPP 33X90X8
1	METER BOX ASSEMBLY	34P-18X24X24D W/LID		



TYPICAL 5/8" DOUBLE METER SETTING

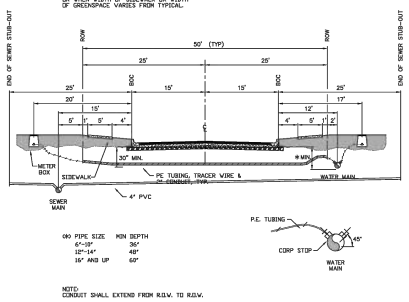
YOKE ASSEMBLY, 5/8" x 3/4" METER
3/4" COPPER OR PE P.J. TO 3/4" CTS PLASTIC OR MIP
N.T.S.

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

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5750
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: TLS | DRAWING NO: S-25 | DATE: AUGUST 2014

WIDTH OF STREET	WIDTH OF R.O.W.	C/L LOCATION OF SEWER MAIN	C/L LOCATION OF WATER MAIN	END LOCATION OF SEWER STUB-OUT	C/L LOCATION OF METER BOX (SHORT)	C/L LOCATION OF METER BOX (LONG)
35'	55'	15' BOC	18' BOC	25' BOC	17' BOC	20' BOC
36'	60'	17' BOC	14' BOC	27' BOC	19' BOC	22' BOC
48'	75'	16' BOC	13' BOC	26' BOC	18' BOC	21' BOC
64'	85'	15' BOC	12' BOC	25' BOC	17' BOC	20' BOC

NOTE:
CONSULT SWU ENGINEERING DEPT. FOR ADDITIONAL LOCATION DIMENSIONS WHEN R.O.W. IS GREATER THAN 85' IN WIDTH OR WHEN WIDTH OF SIDEWALK OR WIDTH OF GREENSPACE VARIES FROM TYPICAL.



PIPE SIZE	MIN DEPTH
6"-10"	36"
12"-14"	48"
16" AND UP	60"

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

TYPICAL LOCAL STREET SECTION/LAYOUT

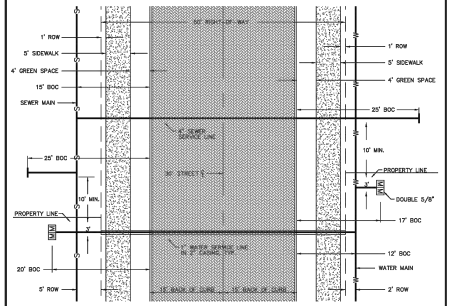
30' WIDTH SHOWN (SEE CHART FOR 36', 48' & 60' WIDTHS)
N.T.S.

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5750
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: TLS | DRAWING NO: S-29 | DATE: MARCH 2008

WIDTH OF STREET	WIDTH OF R.O.W.	C/L LOCATION OF SEWER MAIN	C/L LOCATION OF WATER MAIN	END LOCATION OF SEWER STUB-OUT	C/L LOCATION OF METER BOX (SHORT)	C/L LOCATION OF METER BOX (LONG)
35'	55'	15' BOC	18' BOC	25' BOC	17' BOC	20' BOC
36'	60'	17' BOC	14' BOC	27' BOC	19' BOC	22' BOC
48'	75'	16' BOC	13' BOC	26' BOC	18' BOC	21' BOC
64'	85'	15' BOC	12' BOC	25' BOC	17' BOC	20' BOC

NOTE:
CONSULT SWU ENGINEERING DEPT. FOR ADDITIONAL LOCATION DIMENSIONS WHEN R.O.W. IS GREATER THAN 85' IN WIDTH OR WHEN WIDTH OF SIDEWALK OR WIDTH OF GREENSPACE VARIES FROM TYPICAL.

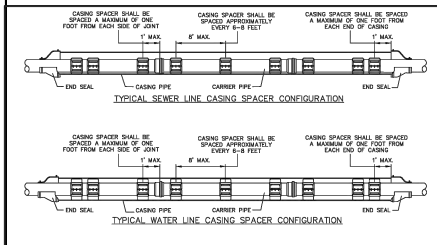
NOTE:
CONDUIT SHALL EXTEND FROM R.O.W. TO R.O.W.



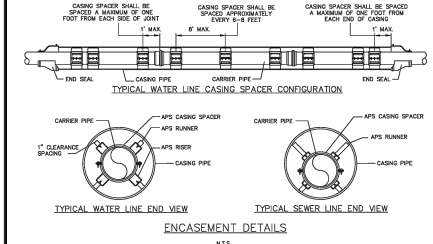
TYPICAL LOCAL STREET PLAN VIEW

30' WIDTH SHOWN (SEE CHART FOR 36', 48' & 60' WIDTHS)
N.T.S

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5750
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: TLS | DRAWING NO: S-30 | DATE: MARCH 2008



TYPICAL SEWER LINE CASING SPACER CONFIGURATION



TYPICAL WATER LINE CASING SPACER CONFIGURATION

TYPICAL WATER LINE END VIEW

TYPICAL SEWER LINE END VIEW

ENCASEMENT DETAILS

N.T.S.

NOTES:
1. SPACERS SHALL BE MODEL SS OR SSN AS MANUFACTURED BY ADVANCE PRODUCTS & SYSTEMS (APS) AS SPECIFIED.
2. QUANTITY OF RUNNERS SHALL BE IN ACCORDANCE WITH CARRIER PIPE SIZE AS FOLLOWS:
   TO 14" DIAMETER – 4 RUNNERS
   16" TO 24" DIAMETER – 6 RUNNERS
   26" TO 48" DIAMETER – 8 RUNNERS
3. DIMENSIONS BETWEEN SPACERS SHALL BE AS FOLLOW:
   STAINLESS STEEL – 6 TO 8 FEET.
4. WIDTH OF SPACERS SHALL BE IN ACCORDANCE WITH CARRIER PIPE SIZE AS FOLLOWS:
   TO 14" DIAMETER – 8" WIDTH
   16" AND LARGER DIAMETER – 12" WIDTH
5. A MINIMUM OF THREE SPACERS PER FULL JOINT OF PIPE.
6. WATER LINES SHALL BE "CENTERED" IN CASING.
7. SEWER LINES SHALL BE HELD TO SPECIFIED SLOPE.
8. ALL D.I. CARRIER PIPE MUST HAVE FIELD LOCK GASKETS INSTALLED WITHIN THE CASING PIPE.

ENCASEMENT/CARRIER PIPE SIZING CHART

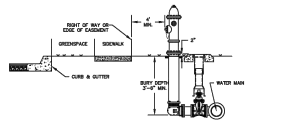
WATER AND SEWER MAINS SHALL BE SPECIAL CLASS 50 DUCTILE IRON PIPE. (SEWER MAINS SHALL BE EPOXY LINED)

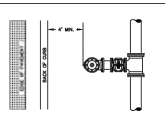
CARRIER NOM. SIZE	CARRIER PIPE O.D.	CARRIER BELL DIAMETER	CASING NOM. SIZE*
6"	6.90	11.00	12"
8"	9.05	13.15	16"
10"	11.10	15.30	20"
12"	13.20	17.66	20"
14"	15.30	20.35	24"
16"	17.40	22.50	24"
18"	19.50	24.75	30"
20"	21.60	27.00	30"
24"	25.80	31.50	36"

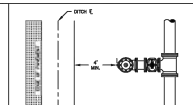
* ALL ENCASEMENT PIPE SHALL BE NEW AND HAVE A MINIMUM WALL THICKNESS OF 0.25 INCHES.

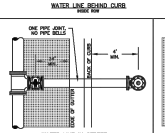
SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5750
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: KM/JNK | DRAWING NO: S-31 | DATE: MARCH 2008

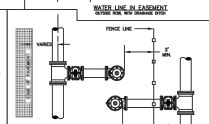
NOTES:
1. THE 6" GATE VALVE SHALL BE POSITIVELY RESTRAINED TO THE MAIN BY THE USE OF EITHER A SWIVEL TEE OR FOSTER ADAPTER.
2. FIRE HYDRANTS SHALL BE DESIGNED FOR A MINIMUM 3'-6" BURY.
3. EXTENSIONS SHALL BE MUELLER A-320 WITH NO MORE THAN ONE EXTENSION PER HYDRANT.
5. IF SIDEWALK IS PRESENT, HYDRANT SHALL BE INSTALLED 4' MINIMUM BEHIND THE BACK OF THE SIDEWALK
6. MJ RETAINER GLANDS ARE REQUIRED FOR ALL FITTINGS.
7. ALL HYDRANTS SHALL BE SET PLUMB WITH THE PUMPER NOZZLE FACING THE STREET OR AS DIRECTED BY S.W.U.
8. 5' HYDRANT LEAD EXCEEDS ONE (1) JOINT OF PIPE VALVES SHALL BE INSTALLED AT HYDRANT AND MAIN.





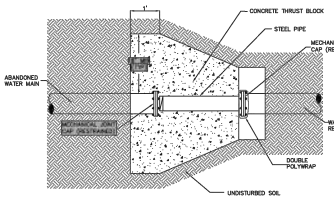




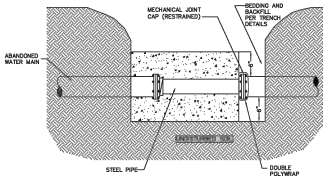


FIRE HYDRANT PLACEMENT
N.T.S.
S-42

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5750
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: JSB | DRAWING NO: S-42 | DATE: DECEMBER 2016



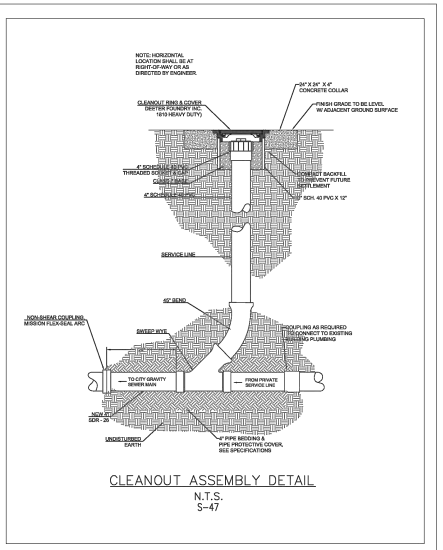
PLAN VIEW



PROFILE VIEW

WATER LINE CUT AND CAP
N.T.S.
S-44

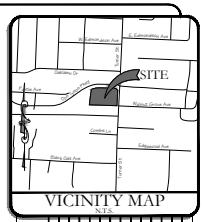
SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5750
STANDARD DETAILS FOR WATER LINE CUT AND CAP
DRAWN BY: JSB | DRAWING NO: S-44 | DATE: DECEMBER 2016



CLEANOUT ASSEMBLY DETAIL

N.T.S.
S-47

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5750
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: CRKJ | DRAWING NO: S-47 | DATE: APRIL 2018



VICINITY MAP
N.T.S.

REVISIONS:

No.	DESCRIPTION	DATE

SWU Details

Preliminary Plat (PP26-11) For:
Turner Street Subdivision
S Turner Street And W Don Tyson Pkwy Springdale, Arkansas
MK Property Holdings, LLC
c/o Mr. Norm Ditch
3496 Pasofino Loop, Springdale, AR 72764
(479) 419-0566

BLEW
Surveying | Engineering
Environmental
5102 S. Pinnacle Hills Pkwy Office: (479) 443-4506
Rogers, Arkansas 72758 www.BLEWINC.com
Certificate of Authorization № 1534

DATE: 2026-09-17 | JOB NUMBER: 26-4056
DRAWN BY: J. Du Quesne | REVIEWED BY: J. Du Quesne
DRAWING NAME: 26-4056 Civil 003 - Details.dwg
SHEET NUMBER: C8-2

p:_26-4056 capstone builders inc, turner subdivision, springdale, ar\civil drawings\26-4056 civil 003 - details.dwg - Plotted on 9/17/2026, 9:12:43 PM @ a scale of 1:1 to autocad pdf (smallest file).pc3 by Jorge Du Quesne

ADJACENT NEIGHBORS

I hereby certify that the following is a list of the adjacent property owners for Parcel 815-29359-000 and 815-29359-001 based on information provided by Washington County as of September 16, 2026:

Parcel(s):	815-29357-001
Name:	WEHMEYER, DAVID H & LINDA MARIE
Street Address:	2806 E OSAGE DR
City, State, Zip:	SPRINGDALE, AR 72764-6923
Parcel(s):	815-29355-000
Name:	MASSIE, DAVID & VIRGINIA JOINT REVOCABLE TRUST
Street Address:	252 COMBS LN
City, State, Zip:	SPRINGDALE, AR 72764-7249
Parcel(s):	815-29363-002
Name:	FORREST & MARIE LLC
Street Address:	1702 E CENTRAL AVE
City, State, Zip:	BENTONVILLE, AR 72712
Parcel(s):	815-29360-000
Name:	CITY OF SPRINGDALE
Street Address:	201 N SPRING ST
City, State, Zip:	SPRINGDALE, AR 72764
Parcel(s):	815-29332-000
Name:	FOGLEY, DOUGLAS A
Street Address:	103 OAKLAWN DR
City, State, Zip:	SPRINGDALE, AR 72764-7010
Parcel(s):	815-29347-000
Name:	KIRKLIN, KENDRA L
Street Address:	3505 S TURNER ST
City, State, Zip:	SPRINGDALE, AR 72764
Parcel(s):	815-29342-001
Name:	SMITH, BARBARA W
Street Address:	102 WALNUT GROVE AVE
City, State, Zip:	SPRINGDALE, AR 72764-7234
Parcel(s):	815-29360-001
Name:	COOK, MARK S
Street Address:	354 PURTLE AVE
City, State, Zip:	SPRINGDALE, AR 72764-7234

Wes Luker, PLS

City File No./Name: _____

Variance Application

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

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Jorge Du Quesne	Name: MK Prop. Holdings, LLC c/o Norm Ditch
E-mail:	E-mail:
Address: 3825 N. Shiloh Drive	Address: 3496 Pasofino Loop
Fayetteville, AR 72703	Springdale, AR 72764
Phone: (479) 443-4506	Phone: (479) 419-0566
Site/ Location: Turner and Don Tyson	Current Zoning: SF-2
Assessor's Parcel Number(s):	Rezone Required: No
815-29359-000 & 815-29359-001	Total Acreage: 3.15 acres

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

Indicate Type of Submittal:

- ☒ Board of Adjustments
- ☐ Commercial Design Standards

Application Requirements:

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

Review Fee:

- ☐ $75.00

STAFF USE ONLY

Date Application Submitted:	09/16/2026	Project Number:	B26-121
Date Accepted as Complete:	09/24/2026	Receipt Number:	7570

Variance Application – Board of Adjustment

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

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

Describe your variance request:

1. Reduction of 200' offset alignment for streets to 135' center to center

2. Remove the requirement for a street stub to the west

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

1. The centerline of Walnut Grove Avenue aligns with this property's southern boundary. Consequently, we cannot align the roads or construct the southern lane without encroaching on adjacent property.

2. There is a bird sanctuary and ravine to the west that we will be unable to cross. A street stub in that direction would be prevented for future connection by the bird sanctuary.

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

1. The developer can not be made to buy additional property to develop the road.

2. The hardship stems from an adjacent bird sanctuary that has existed since the 1970s. Constructing a stub road toward protected, non-developable land serves no public infrastructure purpose and creates an impractical build requirement. The variance simply aligns site design with long-standing surrounding realities rather than seeking a personal convenience.

Record Property Owner(s): MK Property Holdings, LLC

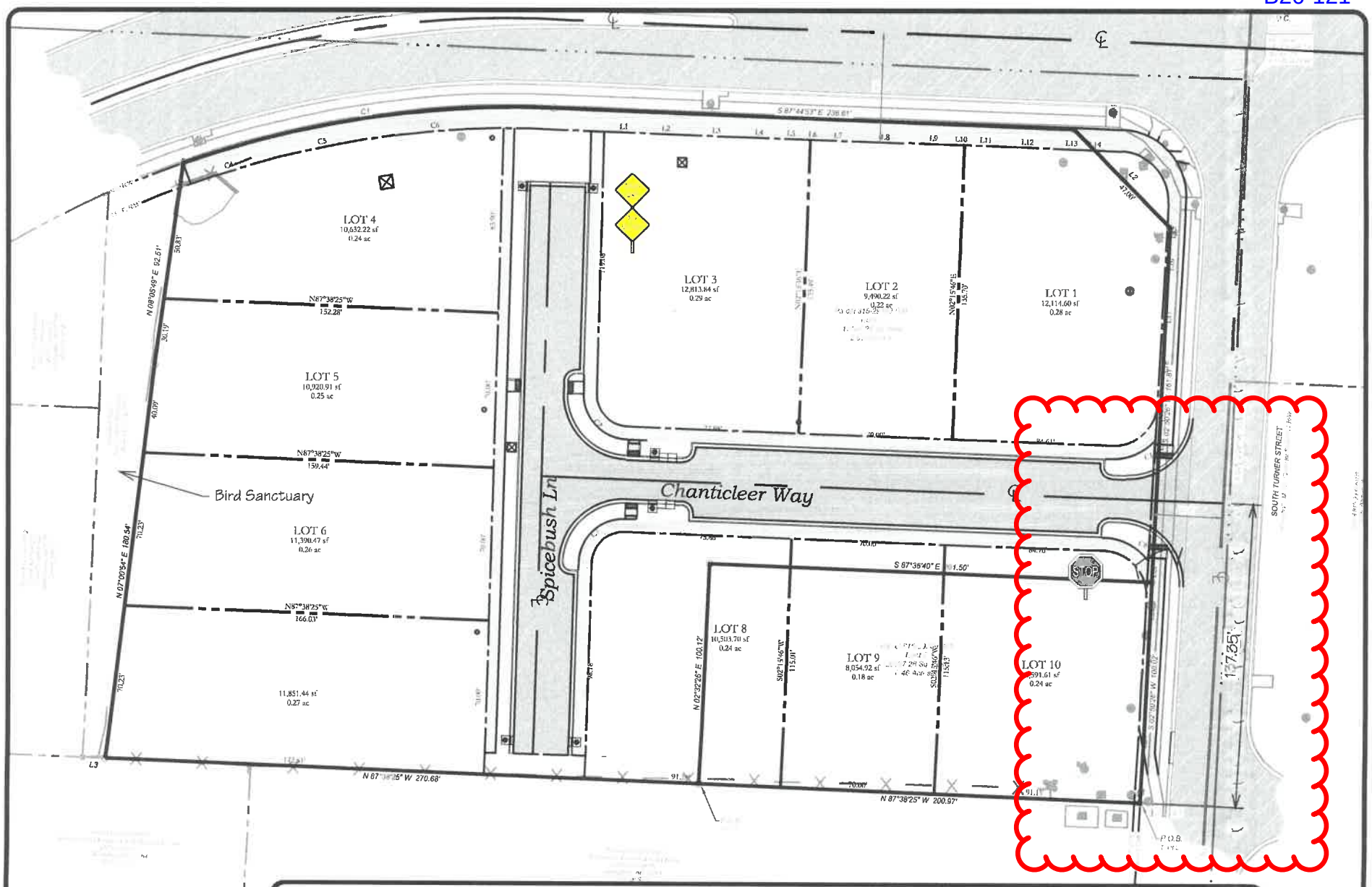
APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information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

Name of Applicant: Norm Ditch

Signature: Norm Ditch Date: 9/16/2026

Name of Representative (if applicable): Jorge Du Quesne

Signature: _____ Date: 9/16/2026



Variance Exhibit

BLEW
Surveying | Engineering
Environmental

60' 0 30' 60' 120'

1 inch = 60 ft

Project Number: 26-4056

Certificate of Authorization № 1534

Date: 09/16/2026

3825 N. Shiloh Drive ♦ Fayetteville, Arkansas 72703 ♦ 479.443.4506 Office ♦ 479.582.1883 Fax

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Waiver Request

Date: 09/28/2026 Permit No.: 260356

Applicant / Owner

Applicant Name:	Jorge Du Quesne	Owner Name:	MK Property Holdings, LLC
Address:	3825 N. Shiloh Drive	Address:	3496 Pasofino Loop
City, State, Zip:	Fayetteville, AR 72703	City, State, Zip:	Springdale, AR 72764
Phone:	4794434506	Phone:	479-419-0566
Email:		Email:	
Contact:			

Project

Project Location:	Turner St and Don Tyson Blvd	Parcel Numbers:	815-29359-000 & 815-29359-001

Reason for Request: Turner Street Subdivision

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

Jorge Du Quesne	09/28/2026
Name	Date

BLEW
Surveying | Engineering
Environmental

September 29, 2026

City of Springdale
201 Spring Street
Springdale, AR 72764

SUBJECT: Waiver Request – Western Street Stub Requirement for Turner Street Subdivision / Waiver of Street improvements to W. Don Tyson Parkway

To Whom It May Concern:

I am writing on behalf of Blew & Associates, PA to formally request a waiver from the City of Springdale's development requirement to provide a street stub to the west and a waiver for providing Street Improvements to W. Don Tyson Parkway for the proposed Turner Street Subdivision located at the southwest corner of Turner Street and Don Tyson Pkwy.

Street Stub to the West:

While we understand and support the City's general goal of promoting street connectivity between adjacent developments, providing a street stub to the west in this specific location is unfeasible and would serve no future public benefit due to severe environmental and topographical constraints.

Directly adjacent to the western boundary of our site lies a protected bird sanctuary, as well as a substantial ravine. The presence of the bird sanctuary permanently restricts future right-of-way acquisition and prevents any future roadway construction or extension through that corridor. Furthermore, the steep ravine presents a significant topographical barrier that cannot be safely or practically crossed.

Because these permanent natural and protected features prevent any future vehicular connection to the west, constructing a street stub in this direction would merely result in an unusable, permanent dead-end. Granting this waiver will prevent the installation of stranded infrastructure and eliminate unnecessary grading and paving, thereby protecting the adjacent sanctuary's natural habitat.

Street Improvements to the West Don Tyson Blvd:

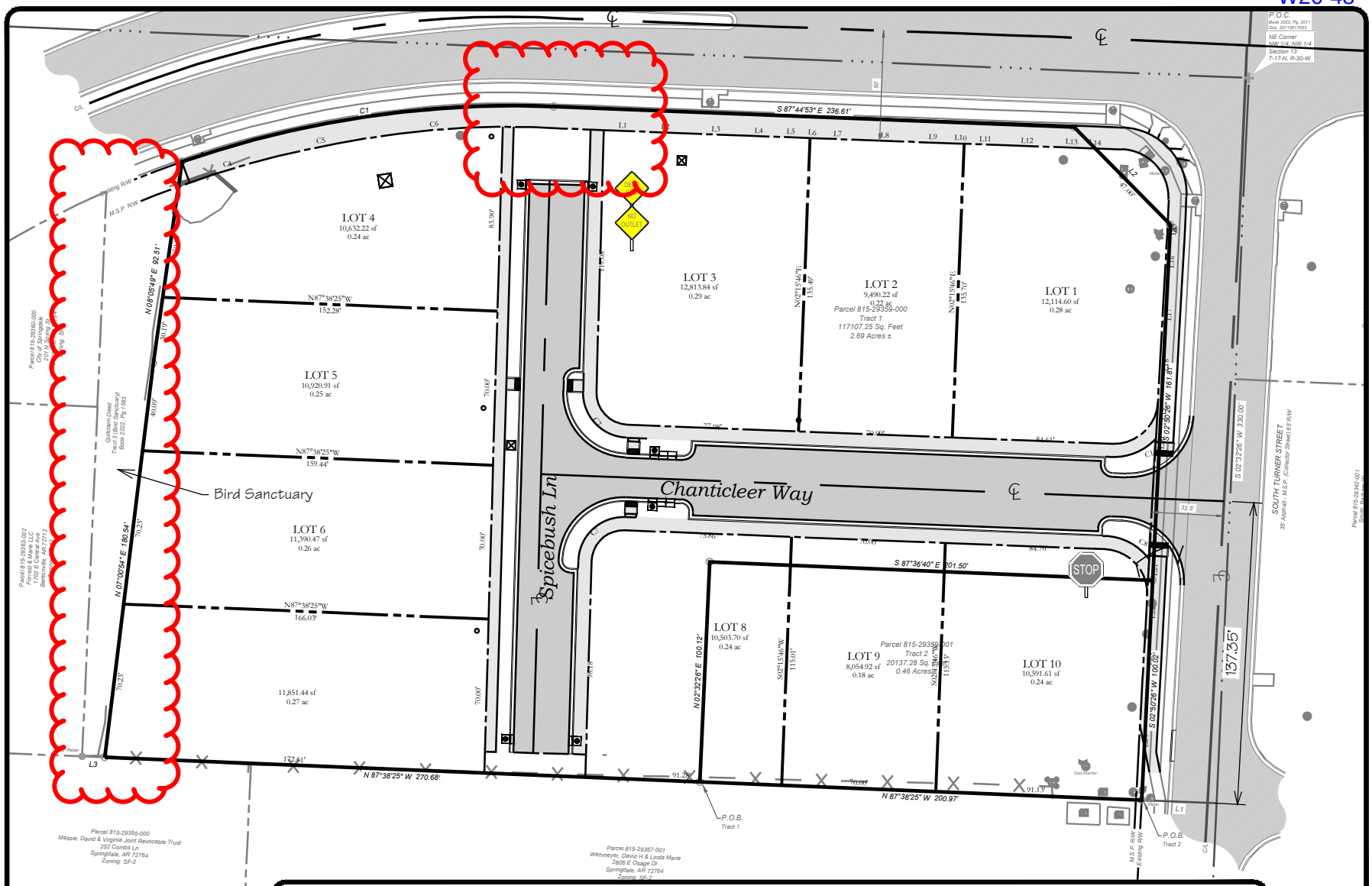
While we will continue to provide the required Right-of-Way to Don Tyson Boulevard and a dedicated pedestrian sidewalk connection, we respectfully request a waiver for the direct street connection to West Don Tyson Boulevard. This request is based on a significant elevation difference between the site and the roadway. Furthermore, because West Don Tyson Boulevard is a major arterial, limiting access points aligns with modern access management goals to improve overall corridor safety. This is especially practical given that the existing median restricts direct turns to right-in/right-out movements, whereas the morning commuter traffic predominantly heads west toward commercial sectors. A safer and more efficient traffic flow is already accommodated via the full-access intersection at Don Tyson Parkway and Turner

We respectfully request that the Planning Commission approve this waiver to remove the western street stub requirement from our development plans as well as the waiver to remove the Street Improvements to West Don

Tyson Blvd. Thank you for your time, consideration, and continued service to the City of Springdale. I am available to answer any questions or discuss this request further at the upcoming planning meeting.

Sincerely,

Jorge Du Quesne
Blew & Associates, PA



Variance Exhibit

BLEW
Surveying | Engineering
Environmental

60' 0 30' 60' 120'

1 inch = 60 ft

Project Number: 26-4056

Certificate of Authorization № 1534

Date: 09/16/2026

3825 N. Shiloh Drive ♦ Fayetteville, Arkansas 72703 ♦ 479.443.4506 Office ♦ 479.582.1883 Fax

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)
	General Fence Line (see Plan For Type)
	Chain Link Fence Line
	Board Fence Line
	Parking Counter
	Storm Catch Basin(s)
	Retaining Wall
	See Utility Plan For Line Sizes
	Gate Valve
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
	Sanitary Sewer Manhole
	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:	137,244.53 sf	3.15 acres
Proposed Dedicated R.O.W:	24,334.75 sf	0.56 acres
Net Site Area:	112,909.78 sf	2.59 acres
Zoning:	SF-2 - Low Density Single Family Residential	
ZONING REGULATIONS		
Front Setback:		30 ft
Side Setback:		8 ft
Side Setback (Street):		30 ft
Rear Setback:		30 ft
Lot Area Minimum:		8,000.00 sf
Lot Width Maximum:		70 ft
Max Building Height:		35 ft
SITE INFORMATION		
Total Paved Area:	10,867.28 sf	0.25 acres
Total Sidewalk Area:	5,284.81 sf	0.12 acres
Total Building Footprint Area:	0.00 sf	0.00 acres
Total Impervious Area:	16,152.09 sf	14.3%
Total Pervious Area:	96,757.68 sf	85.7%
LOT INFORMATION & DENSITY		
10 Single Family Lots		0 Non-Buildable Lots
Max Density: 4.00 Units/Ac	Actual Density:	3.17 Units/Ac

Line Table:

Line Number	Distance	Bearing
L1	18.85'	S87°44'30"E
L2	17.91'	S87°37'54"E
L3	28.03'	S87°53'25"E
L4	11.11'	S87°52'05"E
L5	17.90'	S87°49'24"E
L6	21.06'	S87°51'22"E
L7	1.84'	S87°49'24"E
L8	21.87'	S87°52'08"E
L9	21.89'	S88°06'50"E
L10	3.33'	S87°53'50"E
L11	18.96'	S87°53'50"E
L12	19.25'	S87°57'39"E
L13	21.00'	S87°58'01"E
L14	6.37'	S87°49'24"E
L15	6.51'	S02°33'47"W
L16	23.18'	S03°07'42"W
L17	24.89'	S03°08'58"W
L18	20.85'	S03°06'22"W
L19	12.04'	S03°08'35"W
L20	5.37'	S35°13'57"W
L21	5.37'	S26°54'45"E
L22	1.52'	S03°12'24"W
L23	23.02'	S03°03'35"W
L24	19.47'	S03°08'37"W
L25	54.35'	S03°07'19"W

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.

Springdale General 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.
- Any Signs shall require a Separate Sign Permit to be applied through the City of Springdale. The sign design, materials, and placement should complement the overall architectural design of the building.
- All utility wires, lines and/or cable in said developments utilized by electric and/or telecommunication companies shall be placed underground. Excluding 12kv and above.
- 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.

ROW PERMITTING:
- Work in city ROW associated with a development plan shall receive a ROW Permit from the Engineering Department prior to construction.
- A performance bond must be provided for any work in city ROW including street or curb cuts, utility bores, asphalt and concrete work, storm drainage installation or alteration, etc. A cost estimate for this work shall be reviewed and approved by the Engineering Department prior to issuance of any ROW permits.
- A maintenance bond for all ROW work shall be provided to Engineering at the end of the project prior to Certificate of Occupancy.
- Any sidewalk or street closures require a Work Zone Permit from the Engineering Department.
- A traffic management plan and dates of closure must be submitted to Engineering prior to issuance of Work Zone Permit.

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-04	4" Painted White / Yellow Striping
SN-05	Taper Curb from 6" to 0" in 2'-0"
SN-06	4" Wide Single Lane Striping - Per M.U.T.C.D. (See Plan for Length and Color)
SN-10	Match Existing Sidewalk
SN-12	Accessible Ramp in Sidewalk
SN-17	Thickened Edge of Pavement
SN-18	End of Curb

Curve Table:

Curve #	Arc Length	Radius	Chord Length	Chord Bearing
C1	20.61'	20.00'	19.71'	S62°44'40"W
C2	22.62'	14.50'	20.39'	N43°05'07"W
C3	22.94'	14.50'	20.62'	N46°56'55"E
C4	21.23'	20.00'	20.25'	S57°19'29"E
C5	1.47'	367.65'	1.47'	N76°41'41"E
C6	45.85'	398.81'	45.82'	N72°59'52"E
C7	41.22'	575.68'	41.21'	N78°37'21"E
C8	62.07'	396.29'	62.01'	N83°00'07"E

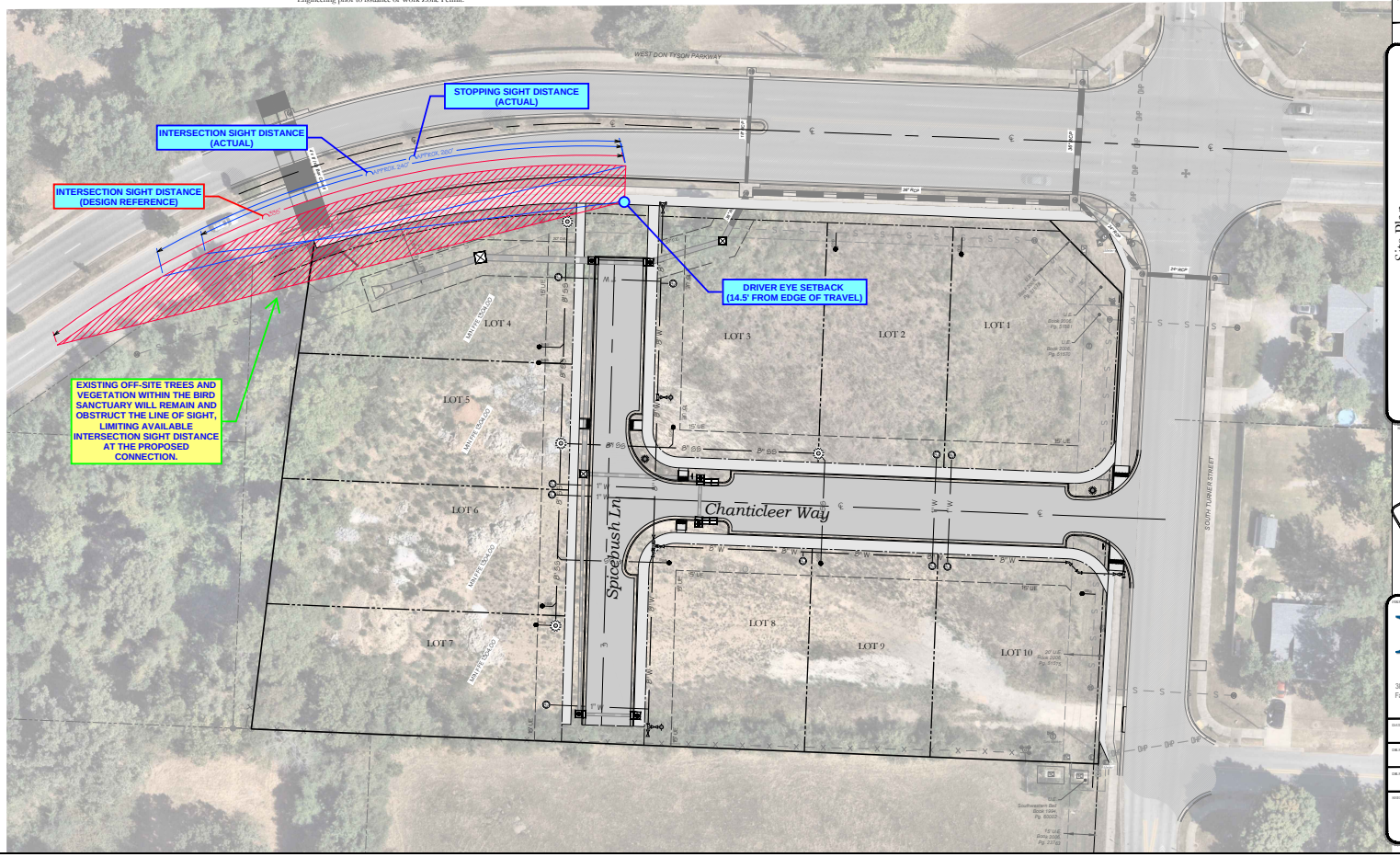
Sign Legend

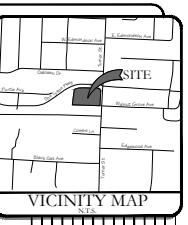
Symbol	Code	Description	Size	Post Type
STOP	R1-1	Stop Sign	24 x 24	U-Channel

Sight Distance Calculations:

DESIGN PARAMETER	STOPPING SIGHT DISTANCE (SSD)	INTERSECTION SIGHT DISTANCE (ISD)
EVALUATION CASE	EAST BOUND VEHICLE (APPROACHING POTENTIAL CONNECTION)	EAST BOUND VEHICLE (APPROACHING POTENTIAL CONNECTION)
EVALUATION SPEED	35 MPH	35 MPH
DESIGN VEHICLE	PASSENGER CAR	PASSENGER CAR
DRIVER EYE LOCATION	CENTER OF EASTBOUND LANE	CENTER OF SUBD. EXIT LANE
DRIVER EYE SETBACK (F/M EDGE OF TRAVEL)	N/A	14.5 FT
DRIVER EYE HEIGHT	3.5 FT	3.5 FT
OBJECT/TARGET HEIGHT	2.0 FT	3.5 FT
SIGHT DIRECTION	EAST (ALONG EASTBOUND TRAVEL LANE)	WEST (TOWARD APPROACHING TRAFFIC)
DESIGN BASIS	2.5 SEC. REACTION TIME; 11.2 FT/SEC DECELERATION	6.5 SEC. TIME GAP
REFERENCE SIGHT DISTANCE	250 FT	355 FT
AVAILABLE SIGHT DISTANCE	APPROX. 260 FT	APPROX. 240 FT
MEETS CRITERIA	YES	NO

DESIGN NOTES:
1. CONNECTION EVALUATED AS RIGHT-IN/RIGHT-OUT ONLY, WITH THE EXISTING MEDIAN REMAINING.
2. DESIGN BASIS: AASHTO, A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS. CONFIRM THE CITY-ACCEPTED EDITION AND APPLICABLE CRITERIA BEFORE FINALIZING.





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

(IN FEET)
1 inch = 30 ft

REVISIONS:

No.	DESCRIPTION	DATE
1	DESCRIPTION	10/17/2025

Site Plan

Preliminary Plat (PP26-11) For:
Turner Street Subdivision
S Turner Street And W Don Tyson Pkwy Springdale, Arkansas
MK Property Holdings, LLC
c/o Mr. Norm Ditch
3496 Pasofino Loop, Springdale, AR 72764
(479) 419-0566

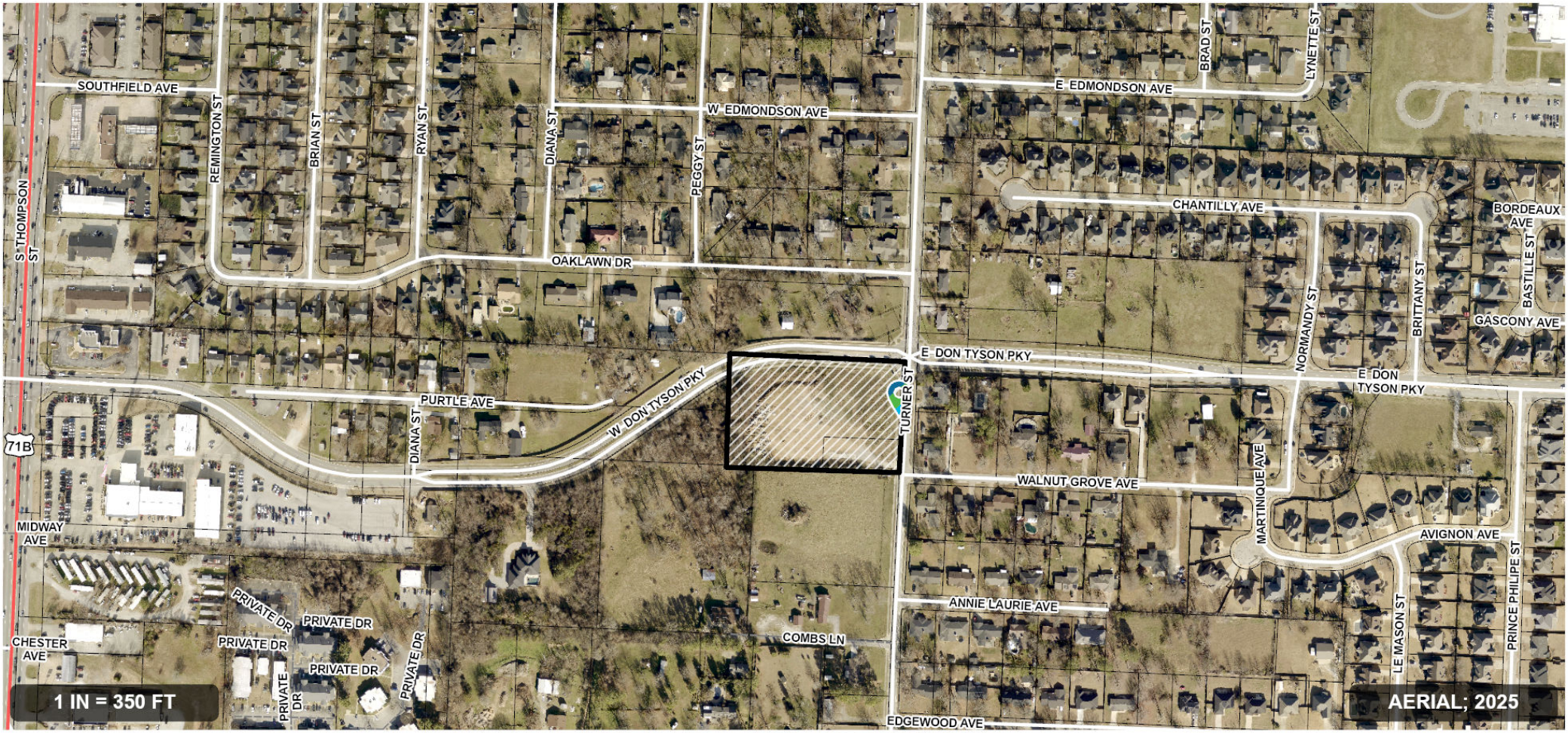
NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

BLEW
Surveying | Engineering
Environmental
3825 N. Shiloh Drive
Fayetteville, Arkansas 72703
Office: (479) 443-4506
www.BLEWINC.com
Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2026-09-17	26-4056
DRAWN BY: J. Du Quesne	REVIEWED BY: J. Du Quesne
DRAWING NAME: Sight.dwg	
SHEET NUMBER: C2	

C:\Users\jaredman\Downloads\sight.dwg - Plotted on 10/21/2026 1:49:30 PM @ a scale of 1:1 to autocad pdf (smallest file).pc3 by Jared Inman

Return to Agenda



PROJECT AREA

PUBLIC NOTICE

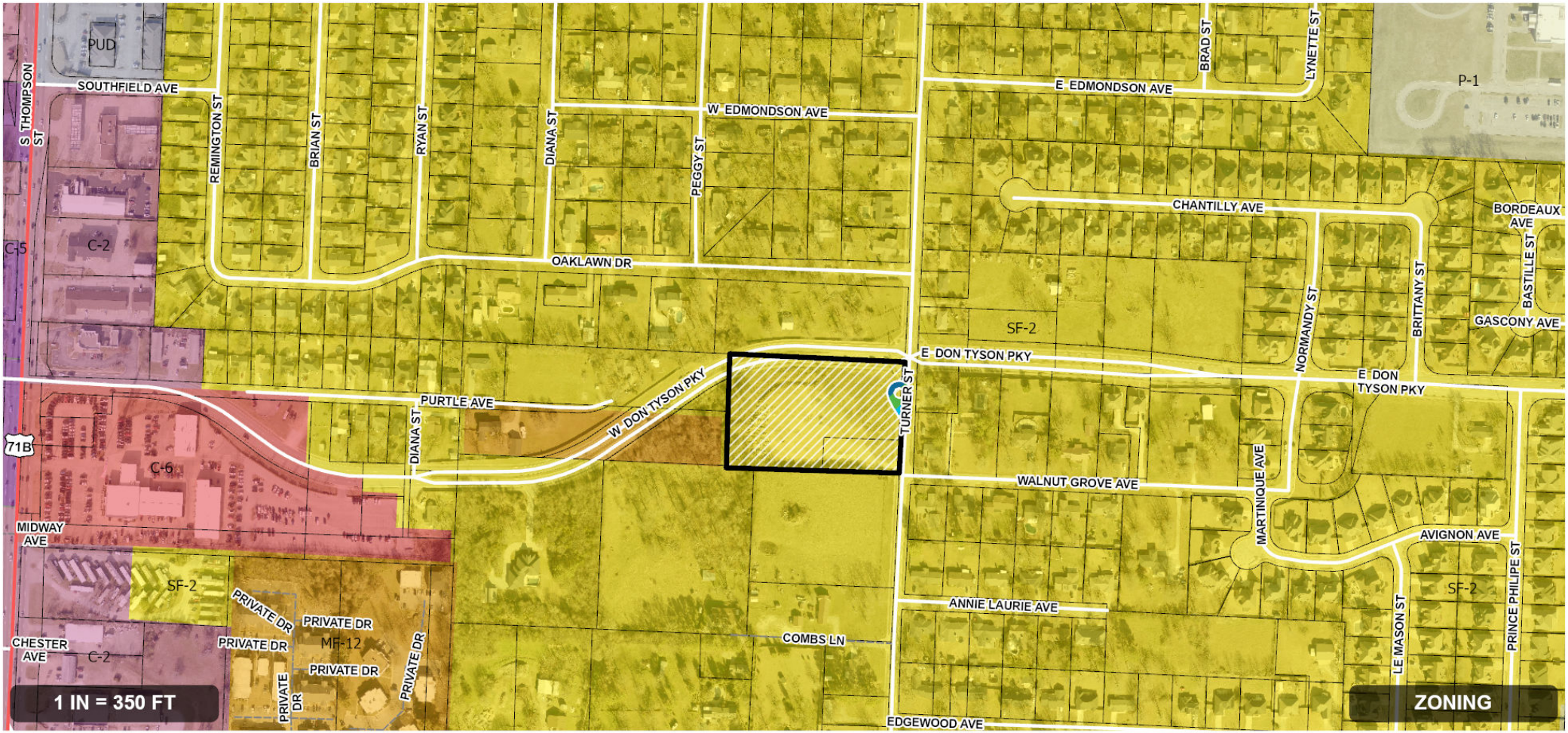
PP26-11: Turner Street Subdivision

SW Corner of Turner Street & E. Don Tyson Parkway

B26-121: Variance from Minimum Centerline Offset Requirement

W26-48: Waiver of Street Stub-Out Requirements,
Waiver of Street Improvements on W. Don Tyson Parkway

N



PROJECT AREA

PUBLIC NOTICE

PP26-11: Turner Street Subdivision

SW Corner of Turner Street & E. Don Tyson Parkway

B26-121: Variance from Minimum Centerline Offset Requirement

W26-48: Waiver of Street Stub-Out Requirements,
Waiver of Street Improvements on W. Don Tyson Parkway

N

TABLED PER STAFF

SPRINGDALE
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Plat Application

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

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Kimberly Wallace	Name:
E-mail:	E-mail:
Address: 7701 E Kellogg Dr, Ste 850	Address:
Wichita, KS 67207	
Phone: 316-765-1165	Phone:
Site/ Location: 3800 W Sunset Ave	Current Zoning:
Assessor's Parcel Number(s): 815-21056-000	Rezone Required:
	Total Acreage:

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

Indicate Type of Submittal:

☐ Informal Plat
☒ Replat
☐ Preliminary Plat
☐ Final Plat

Submittal Criteria:

☐ Encouraged pre-application meeting held with the Springdale Planning Department on _____.
☐ Three (3) hard copies and a digital copy of proposal.
☐ A copy of the warranty deed indicating ownership of property, if other than a final plat.
☐ For a replat and preliminary plat**, s**ubmit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the last sixty (60) days.

Review Fee:

☐ **Informal Plat:** $50.00
☐ **Replat:** $250.00
☐ **Preliminary Plat:** $500.00
☐ **Final Plat:** $50.00, plus $1.00 for each lot over 50

STAFF USE ONLY

Date Application Submitted: 09/18/2026 Project Number: RP26-13

Date Accepted as Complete: Receipt Number: 7696

Indicate person of contact for this request: Applicant/Representative ☒ Property Owner ☐

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

Name of Applicant: Tanner Newkirk

Signature: Tanner Newkirk Date: 10/21/26

Name of Representative (if applicable): Kimberly Wallace

Signature: Kimberly Wallace Date: 10/21/26

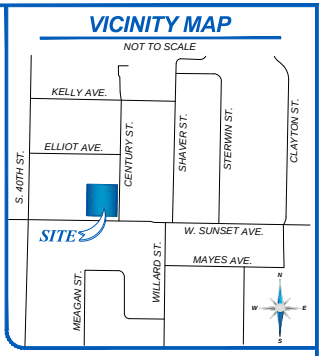
Name of Property Owner (if applicable): _____

Signature: _____ Date: _____

REPLAT

3800 WEST SUNSET AVENUE,
WASHINGTON COUNTY, SPRINGDALE, ARKANSAS 72762
LOCATED IN: SECTION 3, TOWNSHIP 17 NORTH, RANGE 30 WEST

VICINITY MAP



SIGNATURE BLOCKS

TRANSMITTAL, OWNERSHIP AND ORDINANCE:
THE UNDERSIGNED HEREBY TRANSMIT THIS PLAT TO THE CITY OF SPRINGDALE FOR APPROVAL AND ACCEPTANCE AND CERTIFY TO BE THE OWNER OF THE PROPERTY DESCRIBED AND HEREBY DEDICATE ALL STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN ON THE PLAT. THE UNDERSIGNED CERTIFY THAT THE PLATTING AS FILED ON RECORD CANNOT BE CHANGED UNLESS VACATED PURSUANT TO APPLICABLE LOCAL OR OTHER LAW. THE UNDERSIGNED FURTHER CERTIFY THAT THE REQUIRED ORDINANCE OF ACCEPTANCE IS IN ORDER HAVING BEEN APPROVED BY THE CITY ATTORNEY ON _____, 2026.

_____
OWNER:

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

NOTARY PUBLIC _____

MY COMMISSION EXPIRES:_____

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

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

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

RECORD DESCRIPTION

PARCEL 815-21056-000
PARENT TRACT (DEED FILE NO. 2026-25876):
LOT 5A, BLOCK 3, COMMERCE SUBDIVISION, PHASE 1, SPRINGDALE, WASHINGTON COUNTY,ARKANSAS, AS SHOWN ON PLAT RECORDED IN/AS FILE NO. 0023-00000021.

SURVEY DESCRIPTION

TRACT 1:
PART OF LOT 5A, BLOCK 3, COMMERCE SUBDIVISION, PHASE 1, SPRINGDALE, WASHINGTON COUNTY,ARKANSAS, AS SHOWN ON PLAT RECORDED IN/AS FILE NO. 0023-00000021, ALSO BEING DESCRIBED AS FOLLOWS:

COMMENCING FROM A FOUND 1/2" REBAR MARKING THE NORTHEAST CORNER OF SAID LOT 5A, THENCE ALONG THE NORTH LINE THEREOF N87°36'21"W 148.23 FEET TO A SET 5/8" REBAR WITH CAP "BLEW 1532 MYERS 1826" MARKING THE TRUE POINT OF BEGINNING; THENCE DEPARTING FROM SAID NORTH LINE S02°16'21"W 248.37 FEET TO A SET 5/8" REBAR WITH CAP "BLEW 1532 MYERS 1826" LOCATED ON THE PROPOSED NORTH RIGHT-OF-WAY LINE OF WEST SUNSET AVENUE; THENCE ALONG SAID RIGHT-OF-WAY LINE N87°33'54"W 104.50 FEET TO A 5/8" REBAR WITH CAP "BLEW 1532 MYERS 1826"; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE N02°16'21"E 248.29 FEET TO A SET 5/8" REBAR WITH CAP "BLEW 1532 MYERS 1826"; THENCE S87°36'21"E 104.50 FEET RETURNING TO THE POINT OF BEGINNING, CONTAINING 0.596 ACRES, MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

TRACT 2:
PART OF LOT 5A, BLOCK 3, COMMERCE SUBDIVISION, PHASE 1, SPRINGDALE, WASHINGTON COUNTY,ARKANSAS, AS SHOWN ON PLAT RECORDED IN/AS FILE NO. 0023-00000021, ALSO BEING DESCRIBED AS FOLLOWS:

BEGINNING FROM A FOUND 1/2" REBAR MARKING THE NORTHEAST CORNER OF SAID LOT 5A, THENCE ALONG THE EAST LINE THEREOF S02°30'09"W 248.47 FEET TO A SET MAG NAIL WITH WASHER "BLEW 1532 MYERS 1826" LOCATED ON THE PROPOSED NORTH RIGHT-OF-WAY LINE OF WEST SUNSET AVENUE; THENCE ALONG SAID RIGHT-OF-WAY LINE N87°33'54"W 147.23 FEET TO A SET 5/8" REBAR WITH CAP "BLEW 1532 MYERS 1826"; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE N02°16'21"E 248.37 FEET TO A SET 5/8" REBAR "BLEW 1532 MYERS 1826"; THENCE S87°36'21"E 148.23 FEET RETURNING TO THE POINT OF BEGINNING, CONTAINING 0.843 ACRES, MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

RIGHT-OF-WAY DEDICATION
PART OF LOT 5A, BLOCK 3, COMMERCE SUBDIVISION, PHASE 1, SPRINGDALE, WASHINGTON COUNTY,ARKANSAS, AS SHOWN ON PLAT RECORDED IN/AS FILE NO. 0023-00000021, ALSO BEING DESCRIBED AS FOLLOWS:

COMMENCING FROM A FOUND 1/2" REBAR MARKING THE NORTHEAST CORNER OF SAID LOT 5A; THENCE ALONG THE EAST LINE THEREOF S02°30'09"W 248.47 FEET TO A SET MAG NAIL WITH WASHER "BLEW 1532 MYERS 1826" BEING THE TRUE POINT OF BEGINNING; THENCE S02°30'09"W 11.53 FEET; THENCE N87°36'21"W 229.41 FEET TO A FOUND 1/2" REBAR; THENCE N79°52'26"W 22.49 FEET; THENCE N02°16'21"E 8.68 FEET TO A SET 5/8" REBAR WITH CAP "BLEW 1532 MYERS 1826"; THENCE S87°33'54"E 251.73 FEET TO THE POINT OF BEGINNING. CONTAINING 0.066 ACRES, MORE OR LESS.

MISCELLANEOUS NOTES

STATE RECORDING NUMBER:
500-17N-30W-0-03-430-72-1532

COMPLETED FIELD WORK:
JUNE 16, 2026

REFERENCE DOCUMENTS:
1. WARRANTY DEED RECORDED AS FILE NO. 2002098059.
2. SURVEY PLAT RECORDED AS FILE NO. 0023-00000021.

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

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

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

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

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

NO FENCES SHALL BE CONSTRUCTED WITHIN ANY DRAINAGE EASEMENT.

TO THE SURVEYOR'S KNOWLDEGE, NO ACTIVE PUBLIC DEVIATIONS, VARIANCES, OR WAIVERS ARE CURRENTLY ASSOCIATED WITH 3800 WEST SUNSET AVENUE.

ZONING INFORMATION

CURRENT ZONING: C-2 GENERAL COMMERCIAL DISTRICT

SETBACK REQUIREMENTS:
FRONT - 30' (50' IF PARKING IS ALLOWED BETWEEN R/W AND BUILDING)
SIDE - 0' (20' WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT)
REAR - 20'

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05143C0070G, WHICH BEARS AN EFFECTIVE DATE OF 01/25/2024 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

UTILITY INFORMATION

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

OWNER/DEVELOPER

OWNER: EQUITY BANK
ADDRESS: 7701 E KELLOG DR STE 850
APN: 815-21056-000
KWALLACE@EQUITYBANK.COM

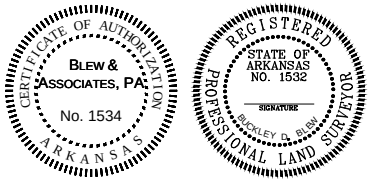
LAND AREA

PARENT TRACT:
APN: 815-21056-000
1.505 ACRES ±

TRACT 1:
0.623 ACRES ±

TRACT 2:
0.882 ACRES ±

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 18TH DAY OF JUNE, 2026.



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

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

SURVEYOR JOB NUMBER: 26-6117.01	**SURVEY DRAWN BY:** BDM - 06/18/2026
SURVEY REVIEWED BY: TPN & BDB	**SCALE:** 1" = 40'
FOR THE USE AND BENEFIT OF: LINDSEY AND ASSOCIATES	RP26-13

SHEET 1 OF 2

REPLAT

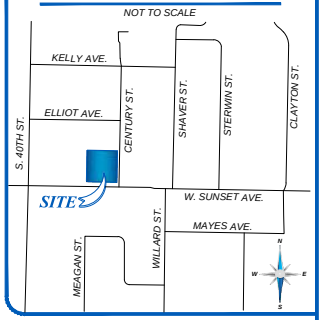
3800 WEST SUNSET AVENUE,
WASHINGTON COUNTY, SPRINGDALE, ARKANSAS 72762
LOCATED IN: SECTION 3, TOWNSHIP 17 NORTH, RANGE 30 WEST

N
W E
S

1" = 40'
GRAPHIC SCALE
0 20' 40' 80'

VICINITY MAP

NOT TO SCALE



LAND AREA

PARENT TRACT:
APN: 815-21056-000
1.505 ACRES ±

TRACT 1:
0.623 ACRES ±

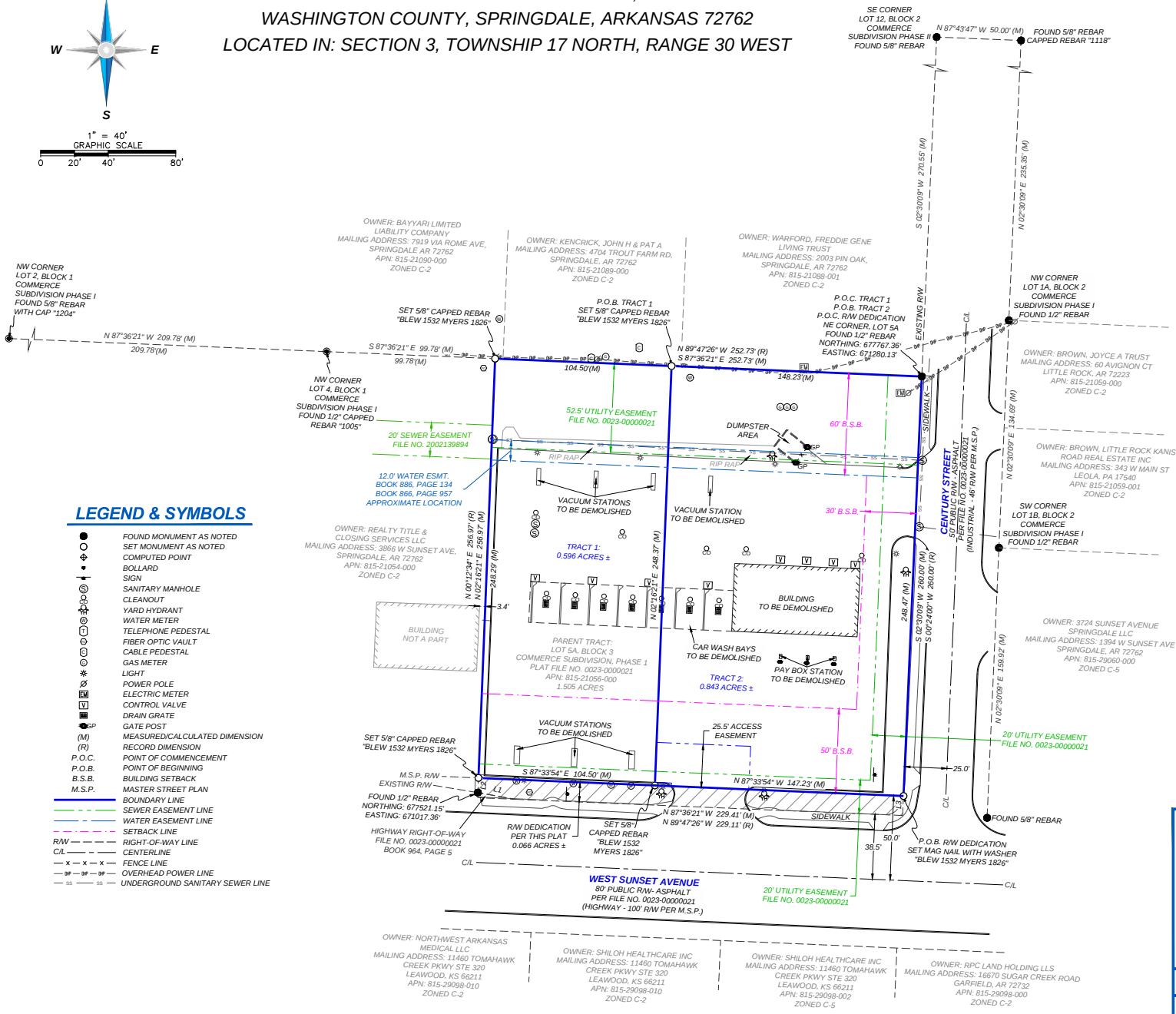
TRACT 2:
0.882 ACRES ±

LINE TABLE

LINE	BEARING	DISTANCE
L1 (M)	N 79°52'26" W	22.49'
L1 (R)	N 82°15'00" W	22.95'
L2 (M)	N 02°16'21" E	8.68'
L3 (M)	S 02°30'09" W	11.53'

LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- COMPUTED POINT
- BOLLARD
- SIGN
- SANITARY MANHOLE
- CLEANOUT
- YARD HYDRANT
- WATER METER
- TELEPHONE PEDESTAL
- FIBER OPTIC VAULT
- CABLE PEDESTAL
- GAS METER
- LIGHT
- POWER POLE
- ELECTRIC METER
- CONTROL VALVE
- DRAIN GRATE
- GP GATE POST
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- B.S.B. BUILDING SETBACK
- M.S.P. MASTER STREET PLAN
- BOUNDARY LINE
- SEWER EASEMENT LINE
- WATER EASEMENT LINE
- SETBACK LINE
- R/W RIGHT-OF-WAY LINE
- C/L CENTERLINE
- FENCE LINE
- OVERHEAD POWER LINE
- SS UNDERGROUND SANITARY SEWER LINE



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 18TH DAY OF JUNE, 2026.

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

REGISTERED STATE OF ARKANSAS NO. 1532 SIGNATURE BUCKLEY D. 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.

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

SURVEYOR JOB NUMBER: 26-6117.01	**SURVEY DRAWN BY:** BDM - 06/18/2026
SURVEY REVIEWED BY: TPN & BDB	**SCALE:** 1" = 40'
FOR THE USE AND BENEFIT OF: LINDSEY AND ASSOCIATES	RP26-13

SHEET 2 OF 2

TABLED PER STAFF

RP26-13

BLEW

Surveying | Engineering | Environmental

INSUFFICIENT

CERTIFIED LIST OF ADJACENT PROPERTY OWNERS (RP-13 COMMERCE SUBDIVISION)

10/21/2026

PARCEL ID	OWNER NAME	PROPERTY ADDRESS	MAILING ADDRESS
815-21090-000	BAYYARI LIMITED LIABILITY COMPANY	3805 ELLIOT AVE SPRINGDALE AR 72762	7919 VIA ROME AVE SPRINGDALE AR 72762
815-21089-000	KENDRICK, JOHN H & PAT A	3803 ELLIOT AVE SPRINGDALE AR 72762	4704 TROUT FARM RD SPRINGDALE AR 72762
815-21088-001	WARFORD, FREDDIE GENE LIVING TRUST	1106 CENTURY ST SPRINGDALE AR 72762	2003 PIN OAK SPRINGDALE AR 72764
815-21059-000	BROWN, JOYCE A TRUST	1105 CENTURY ST SPRINGDALE AR 72762	60 AVIGNON CT LITTLE ROCK AR 72223
815-21059-001	LITTLE ROCK KANIS ROAD REAL ESTATE INC	1107 CENTURY ST SPRINGDALE AR 72762	343 W MAIN ST LEOLA PA 17540
815-29060-000	3724 SUNSET AVENUE SPRINGDALE LLC	3724 W SUNSET AVE SPRINGDALE AR 72762	1394 W SUNSET AVE SPRINGDALE AR 72762
815-29098-000	RPC LAND HOLDINGS LLC	3733 W SUNSET AVE SPRINGDALE AR 72762	16670 SUGAR CREEK RD GARFIELD AR 72732
815-29098-020	SHILOH HEALTHCARE INC	3801 W SUNSET AVE SPRINGDALE AR 72762	11460 TOMAHAWK CREEK PKWY STE 320 LEAKWOOD KS 66211
815-29098-010	SHILOH HEALTHCARE INC	3819 W SUNSET AVE SPRINGDALE AR 72762	11460 TOMAHAWK CREEK PKWY STE 320 LEAKWOOD KS 66211
815-29098-030	NORTHWEST ARKANSAS MEDICAL LLC	3861 W SUNSET AVE RD SPRINGDALE AR 72762	11460 TOMAHAWK CREEK PKWY STE 320 LEAKWOOD KS 66211



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

TABLED PER STAFF



PROJECT AREA

PUBLIC NOTICE

RP26-13: Commerce Subdivision, Phase I

3800 W. Sunset Avenue

Lot 5A, Block 3

Replat

N

TABLED PER STAFF



PROJECT AREA

PUBLIC NOTICE

RP26-13: Commerce Subdivision, Phase I

3800 W. Sunset Avenue

Lot 5A, Block 3

Replat

N

Memo

To: Planning Commission Members

From: Sharon Tromburg, Planning Director

Date: November 3, 2026

Re: L26-17 Large Scale Development RaceTrac

Large scale development proposed for a 4.55-acre property located at 4720 W. Sunset Avenue. The proposed gas station project includes one variance (B26-95) for signage and drive separation requirements, variance (B26-96) from commercial design standard, and a waiver (W26-49) from street improvements on Sunset.

PLANNING COMMENTS

Reviewed by Jacqueline Perez-Pharr
Date Reviewed: 10.29.26

Standard Comments

1. *This Large-Scale Development Plan has been given the number L26-17. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development. (Standard comment)*
2. *Submit PDF files at time of resubmission. (Standard comment)*
3. *A written response to all comments is required with resubmission. (Standard comment)*
4. *On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number. (Standard comment)*
5. *All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (Standard comment)*
6. *In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Exceptions are outlined here. (Standard comment).*
7. *The developer is required to dedicate right-of-way of an abutting street in conformance with the City of Springdale Master Street Plan. A separate dedication document shall be submitted to the City for filing.*

B26-95:

- Variance to allow a second free-standing sign
- Variance for minimum distance between drives on a single tract and adjacent tract

B26-96:

- Parking lot orientation – “proposed front parking gives customers direct access to the store while keeping them away from the main truck routes” (2nd application)
- Entryway landscaping – provide landscaping in other areas “while keeping enough room for the site to operate safely since large turn radii are needed on the driveways” (2nd application)

- Building foundation landscaping – "omitting foundation landscaping provides enough room for the patio west of the building while maintaining adequate sidewalk width for accessibility" (3rd application)

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 10.29.26

All comments addressed.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 10.29.26

STANDARD COMMENTS

(no response required)

- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
- Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
    - This note is left in place throughout the design process to ensure that access is maintained.

****Please note new ROW permitting process****

- Work in city ROW associated with a development plan shall receive a ROW Permit from the Engineering Department prior to construction.
- A performance bond must be provided for any work in city ROW, including street or curb cuts, utility bores, asphalt and concrete work, storm drainage installation or alteration, etc. A cost estimate for this work shall be reviewed and approved by the Engineering Department prior to issuance of any ROW permits.
- A maintenance bond for all ROW work shall be provided to Engineering at the end of the project prior to Certificate of Occupancy.
- Any sidewalk or street closures require a Work Zone Permit from the Engineering Department.
- A traffic management plan and dates of closure must be submitted to Engineering prior to issuance of Work Zone Permit.

PROJECT SPECIFIC COMMENTS

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

- Driveways on 48th Pl do not meet the minimum separation of 150' on the same parcel, and driveways on Sunset do not meet the minimum separation of 50' on an adjacent parcel. (variance requested)
- Submit approved ARDOT permit prior to construction
- Submit engineer's estimate for work in city ROW (on 48th Pl) for the ROW permit bond. Prefer to have this submitted prior to the preconstruction meeting so the ROW permit can be issued at the same time as the grading permit.

- *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.
    - Fee in lieu proposed
- I believe the streetlight specified has been discontinued. Please use updated lighting specifications. Autobahn series ATB0 roadway lighting fixture with proper lumen output for this classification of street. All lighting (pole, fixture, anchor bolt, etc.) must be approved by the Springdale Public Works Signalization Department. Please contact Kurt Reither or Ron Walker with questions. 479-750-8135

Development Application

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

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Libby Topping	Name: RaceTrac, Inc.
E-mail: [redacted]	E-mail: [redacted]
Address: 901 N. 47th St, Suite 400	Address: 200 Galleria Pkwy SE, Suite 900
Rogers, AR 72756	Atlanta, GA 30339
Phone: 479-636-4838	Phone: 479-774-4010
Site/ Location: 4720 W Sunset Ave	Current Zoning: C-2
Assessor's Parcel Number(s): 815-30052-010	Rezone Required:
	Total Acreage: 4.418

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

Indicate Type of Submittal:

☒ Large Scale Development Plan **(≥1 acre parcel)**
☐ Non-Large Scale Development Plan **(< 1 acre parcel)**

Development Submittal Criteria:

☒ Pre-application meeting held with the Springdale Planning Department on March 5, 2026.
☒ Three (3) hard copies and a digital copy of plans as well as SWPPP/Drainage documents.
☐ Complete colored architectural elevations and lighting plan.
☐ A copy of the warranty deed indicating ownership of property.
☐ If large scale development plan, submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the last sixty (60) days.

Review Fee:

☒ **Large Scale Development:** $500.00
☐ **Non-Large Scale Development:** $250.00

STAFF USE ONLY

Date Application Submitted: 7/23/2026 Project Number: L26-17

Date Accepted as Complete: 9/25/2026 Receipt Number: 6360

Indicate person of contact for this request: Applicant/Representative ☒ Property Owner ☐

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

Name of Applicant: Libby Topping

Signature: Elizabeth Topping Date: _____

Name of Representative (if applicable): _____

Signature: _____ Date: _____

Name of Property Owner (if applicable): Ben Phillip Daniel

Signature: [signature] Date: 7.7.2026

RACETRAC

SPRINGDALE, ARKANSAS

LARGE SCALE DEVELOPMENT #L26-17



VICINITY MAP (NTS)

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
BENCHMARK	EASEMENT
FOUND IRON PIPE/REBAR	CURB
PRIMARY CONTROL/SET MONUMENT	INTERMEDIATE CONTOUR
FOUND MONUMENT/ROW	INDEX CONTOUR
AIR CONDITIONER	SANITARY SEWER LINE (SPECIFY SIZE & TYPE)
ARV AIR RELEASE VALVE	GAS LINE
ELECTRIC BOX/PEDESTAL	WATER LINE (SPECIFY SIZE & TYPE)
ELECTRIC JUNCTION BOX	UNDERGROUND TELEPHONE
ELECTRIC METER	UNDERGROUND ELECTRIC
ELECTRIC TRANSFORMER	OVERHEAD ELECTRIC
FDC FIRE DEPARTMENT CONNECTION	UNDERGROUND TELEVISION
FH FIRE HYDRANT	OVERHEAD TELEVISION
GM GAS METER	CHAIN LINK FENCE
GV GAS VALVE	WOOD FENCE
GUARD POST	BARBED WIRE FENCE
LP LIGHT POLE	FIBER OPTIC
PP POWER POLE	RIGHT OF WAY
SANITARY MANHOLE	ROAD CENTERLINE
CO SANITARY SEWER CLEANOUT	
SIGN	
SPRINKLER HEAD	
TELEPHONE PEDESTAL	
TV PEDESTAL	
WATER FAUCET	
WM WATER METER	
WV WATER VALVE	
DOWN GUY	
STORM SEWER MANHOLE	
STORM SEWER PIPE	

DROP/CURB INLET — GRATED INLET

TREE — TREE TO BE REMOVED

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	INTERMEDIATE CONTOUR
TELEPHONE PEDESTAL	INDEX CONTOUR
TV PEDESTAL	SANITARY SEWER LINE
MANHOLE	GAS LINE
SANITARY SEWER CLEANOUT	WATER LINE
GAS METER	UNDERGROUND TELEPHONE
GAS VALVE	UNDERGROUND ELECTRIC
STORM SEWER PIPE	OVERHEAD ELECTRIC
STRUCTURE NUMBER	FIBER OPTIC
WATER VALVE	UNDERGROUND TELEVISION
FIRE HYDRANT ASSEMBLY (TEE, VALVE & FIRE HYDRANT)	CHAIN LINK FENCE
FIRE HYDRANT	WOOD FENCE
AIR RELEASE VALVE	BARBED WIRE FENCE
FIRE DEPARTMENT CONNECTION	BUILDING SET BACK
WATER METER	RIGHT OF WAY
BACK FLOW PREVENTER	PROPERTY LINE
REDUCER	ROAD CENTERLINE
RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	
CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	

Arkansas One Call 811

Know what's **below.**

Call before you dig.

SITE STABILIZATION AND CERTIFICATION

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

VARIANCES REQUESTED

COMMERCIAL DESIGN STANDARD AND BOARD OF ADJUSTMENT VARIANCE B26-95 AND B26-96

GENERAL NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE ONLY FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS.
2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS. CRAFTON TULL ASSUMES NO RESPONSIBILITY REGARDING THE ACCURACY OF THE DEPICTED LOCATION(S) OF THE UNDERGROUND FACILITIES ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ANY OTHER FACILITIES NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL FACILITIES BEFORE BEGINNING WORK.
3. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE.
4. THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF CRAFTON, TULL & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CRAFTON, TULL & ASSOCIATES, INC.
5. CONTRACTOR SHALL NOT CAUSE ANY LONG-TERM INCONVENIENCE TO THE PUBLIC, ADJACENT PROPERTY OWNERS, PEDESTRIANS, ETC. DURING CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
6. CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED IN THE PLANS OR SPECIFICATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT WHICH ARE NECESSARY TO CONFORM TO OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
8. ENGINEER OF RECORD SHALL OBSERVE THE INSTALLATION OF THE WATER & SEWER MAINS. BEYOND THAT SCOPE, CRAFTON TULL & ASSOCIATES, INC. (CTA) HAS NOT BEEN RETAINED BY THE OWNER FOR CONSTRUCTION ADMINISTRATION OR OBSERVATION SERVICES FOR THE WORK INDICATED ON THESE DRAWINGS. THEREFORE, CTA HEREBY NOTIFIES ALL PARTIES INVOLVED THAT CRAFTON, TULL & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR THE INTERPRETATION, COORDINATION, OR ADMINISTRATION OF THESE DOCUMENTS AND/OR DEVIATIONS THEREOF. FURTHERMORE, CRAFTON, TULL & ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR ANY EFFECTS THAT ANY CHANGES TO THESE DOCUMENTS MAY HAVE ON ANY RELATED TRADES, CONSTRUCTION SEQUENCES, OR OPERATION OF THE COMPLETED PROJECT EXCEPT AS SPECIFICALLY NOTED IN THE AGREEMENT BETWEEN CRAFTON, TULL & ASSOCIATES AND THE OWNER.
9. ALL MATERIALS TESTING SHALL BE PERFORMED BY A GEO-TECHNICAL ENGINEER LICENSED IN THE STATE OF ARKANSAS. ALL TESTING SHALL BE PREFORMED PER THE GEO-TECHNICAL REPORT REQUIREMENTS, TECHNICAL SPECIFICATION, OR LOCAL REQUIREMENTS, WHICHEVER IS MORE RESTRICTIVE AT CONTRACTORS EXPENSE.
10. ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES: ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.

UTILITY CONTACTS

WATER & SEWER	ELECTRIC
CITY OF SPRINGDALE	OZARK ELECTRIC
526 OAK AVE.	406 W. EMMA AVE.
SPRINGDALE, AR. 72762	SPRINGDALE, AR. 72764
PHONE: (479) 751-5751	PHONE: (479) 684-4903

PROJECT INFORMATION

BUILDING SETBACK:	FRONT	30'
	FRONT (IF PARKING IS ALLOWED BETWEEN R/W AND BUILDING)	50'
	SIDE	0'
	REAR	20'
GROSS SITE AREA:	±4.71 AC. (±205,059.98 SQ.FT.)	
NET SITE AREA (LESS R/W):	±4.55 AC. (±198,147.77 SQ.FT.)	
BUILDING SIZE:	6,100 SQ. FT.	
BUILDING USAGE:	CONVENIENCE STORE/GAS STATION	
FINISHED FLOOR ELEVATION:	SEE GRADING PLAN	
ZONING:	C-2	
PROPERTY USAGE:	CONVENIENCE STORE/GAS STATION	
MAX. BUILDING HEIGHT:	NO MAX HEIGHT	
BUILDING HEIGHT:	24'-11 1/2"	
ADDRESS:	4720 W. SUNSET AVE SPRINGDALE, AR 72762	
LANDSCAPE BUFFERS:	FRONT:	10'
	WHEN ADJACENT TO RESIDENTIAL AREA:	5'
SITE OWNER:	RACETRAC, INC. JOSHUA KNOTT 200 GALLERIA PKWY SE, STE. 900 ATLANTA, GA 30339 479-774-4010 JKNOTT@RACETRAC.COM	
SITE ENGINEER:	CRAFTON TULL LIBBY TOPPING, P.E. 901 N. 47TH ST., SUITE 400 ROGERS, AR 72756 479-636-4838 LIBBY.TOPPING@CRAFTONTULL.COM	
REQUIRED PARKING:	1 SPACE PER EMPLOYEE AT MAX SHIFT (7 AT MAX SHIFT) PLUS 1 SPACE PER 250 SQ. FT. OF NET FLOOR AREA 6,100 SQ. FT / 250 = 24 7 EMPLOYEES + 24 = 31 TOTAL REQUIRED SPACES	
PROVIDED PARKING:	SPACES AT THE PUMP COUNT AS 1/2 SPACE 32 SPACES AT PUMP / 2 = 16 PROVIDED SPACES 33 STANDARD PARKING SPACES 4 ADA PARKING SPACES 33+16+4 = 53 TOTAL PROVIDED PARKING SPACES	

PROPERTY DESCRIPTION

PART OF THE SOUTHWEST QUARTER (SW/4) OF THE NORTHEAST QUARTER (NE/4) OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND COTTON PICKER SPINDLE FOR THE NORTHWEST CORNER OF SAID SW/4 NE/4;
THENCE ALONG THE WEST LINE OF SAID SW/4 NE/4, SOUTH 02°10'57" WEST A DISTANCE OF 893.03 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 88°02'37" EAST A DISTANCE OF 494.80 FEET, CROSSING A FOUND MAG NAIL AT 0.60 FEET, TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY, FROM WHICH A FOUND 5/8" REBAR WITH CAP BEARS SOUTH 88°02'37" EAST A DISTANCE OF 0.27 FEET;
THENCE SOUTH 02°10'15" WEST A DISTANCE OF 473.43 FEET TO A SET 5/8" REBAR ON THE NORTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY No. 412;
THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 89°51'32" WEST A DISTANCE OF 49.03 FEET TO A FOUND 5/8" REBAR;
THENCE ALONG SAID RIGHT-OF-WAY, NORTH 88°01'28" WEST A DISTANCE OF 149.98 FEET TO A FOUND 5/8" REBAR WITH CAP;
THENCE ALONG SAID RIGHT-OF-WAY, NORTH 82°19'32" WEST A DISTANCE OF 171.69 FEET TO A FOUND 5/8" REBAR WITH 2" ALUMINUM CAP;
THENCE NORTH 02°21'16" EAST A DISTANCE OF 210.61 FEET, CROSSING A CHISELED HOLE IN A CONCRETE AT 210.08 FEET;
THENCE NORTH 87°44'12" WEST A DISTANCE OF 125.67 FEET TO THE WEST LINE OF SAID SW/4 NE/4, FROM WHICH A MAGNETIC SIGNAL UNDER PAVEMENT BEARS NORTH 87°44'12" WEST A DISTANCE OF 0.37 FEET;
THENCE ALONG SAID WEST LINE, NORTH 02°10'57" EAST A DISTANCE OF 246.79 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PROPERTY, CONTAINING 4.71 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS OR RIGHTS-OF-WAY OF RECORD

FLOOD NOTE:

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05143C0070G, EFFECTIVE DATE JANUARY 25, 2024.

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

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	PROJECT CONTROL SHEET
C-003	DEMO PLAN
C-101	OVERALL SITE PLAN (C)
C-102	SITE PLAN
C-103	UTILITY PLAN (C)
C-104	UTILITY PLAN – ENLARGED VIEW (C)
C-105	GRADING PLAN
C-106	PAVING PLAN (C)
C-107	EROSION CONTROL PLAN PHASE I
C-108	EROSION CONTROL PLAN PHASE II
C-201	STORM SEWER LINE 1 P&P 1 OF 2 (C)
C-202	STORM SEWER LINE 1 AND 2 P&P (C)
C-203	FIRE LINE 1 P&P (C)
C-501	SITE DETAILS
C-502	DRAINAGE DETAILS 1 OF 2
C-503	DRAINAGE DETAILS 2 OF 2
C-504	EROSION CONTROL DETAILS 1 OF 2
C-505	EROSION CONTROL DETAILS 2 OF 2
C-506	SPRINGDALE MUNICIPAL DETAILS 1 OF 4
C-507	SPRINGDALE MUNICIPAL DETAILS 2 OF 4
C-508	SPRINGDALE MUNICIPAL DETAILS 3 OF 4
C-509	SPRINGDALE MUNICIPAL DETAILS 4 OF 4
C-510	SWU DETAILS 1 OF 2
C-511	SWU DETAILS 2 OF 2
SD1	RACETRAC DETAILS
SD2	RACETRAC DETAILS
SD3	RACETRAC DETAILS
SD4	RACETRAC DETAILS
SD5	RACETRAC DETAILS
SD6	RACETRAC DETAILS
SD7	RACETRAC DETAILS
SD8	RACETRAC DETAILS
SP-1	SITE PHOTOMETRY PLAN
SP-2	SITE PHOTOMETRY CUTSHEETS
SP-3	SITE PHOTOMETRY CUTSHEETS
300	BUILDING ELEVATIONS
A010	DUMPSTER DETAILS
L-170	PLANTING PLAN
L-171	PLANTING DETAILS
L-172	IRRIGATION DETAILS SHT. 1
L-173	IRRIGATION DETAILS SHT. 2

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
479.636.4838 t
www.craftontull.com

CERTIFICATE OF AUTHORIZATION

CRAFTON, TULL & ASSOCIATES, INC. No. 109

RACETRAC
SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO: 261026D0
ISSUE DATE: 09/17/2026
CONTACT: L. TOPPING
QC by: K. PAXTON
QC Date: 09/17/2026

PRELIMINARY PLANS

FOR CONSTRUCTION — REVIEW SET — NOT FOR CONSTRUCTION

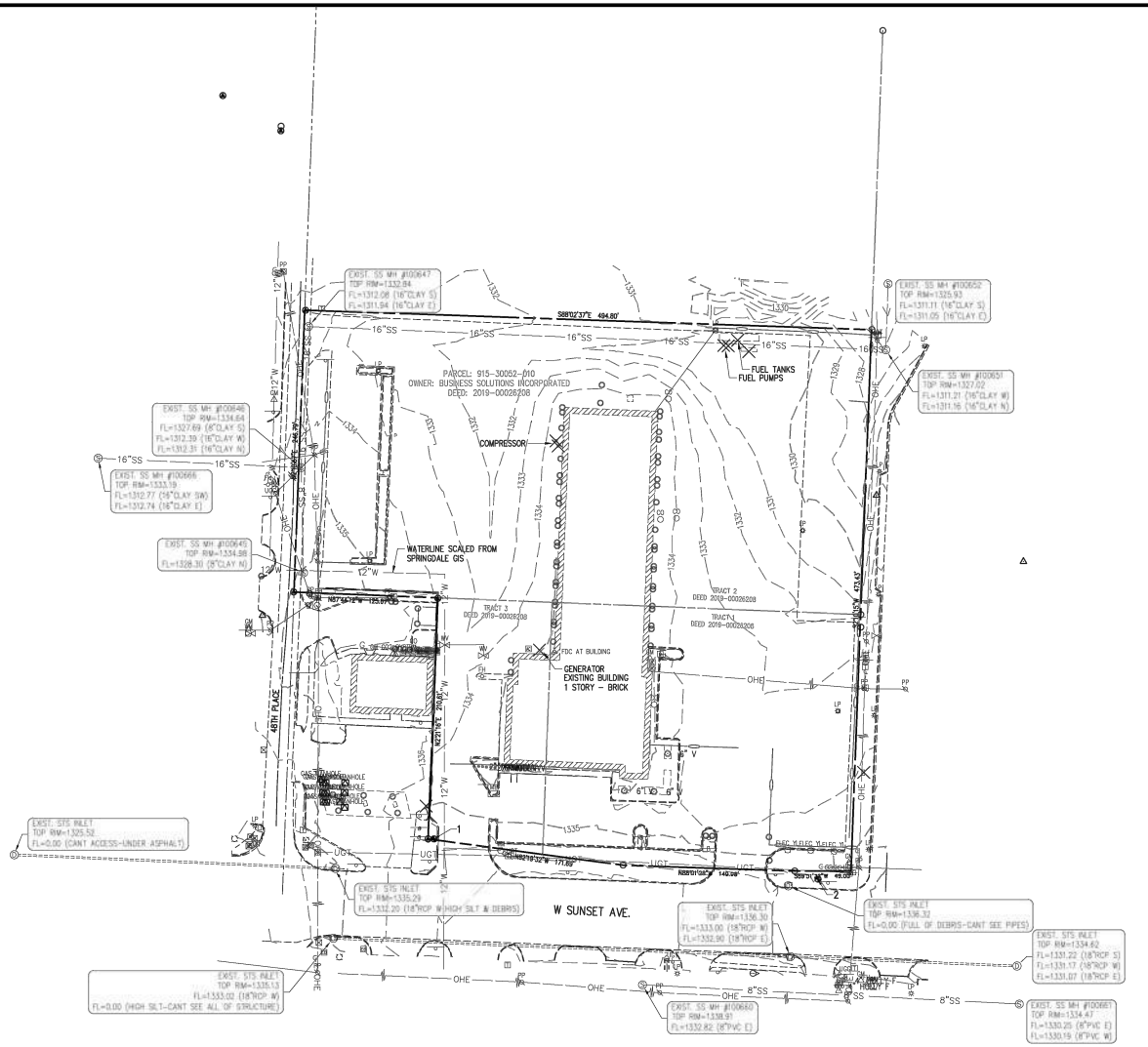
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COVER SHEET

C-001

DRAWING: G:\2610\D0_ACTIVE\CIVIL\PLANS\SITE\L26-17_SHEET.DWG
LAST MODIFIED BY: LTOPPING ON 9/17/2026 AT 10:52:53 AM
LAYOUT: C-001 BY: LTOPPING ON 9/17/2026 AT 10:52:53 AM



LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
BENCHMARK	EASEMENT
FOUND IRON PIPE/REBAR	CURB
PRIMARY CONTROL/SET MONUMENT	INTERMEDIATE CONTOUR
FOUND MONUMENT/ROW	INDEX CONTOUR
AIR CONDITIONER	SANITARY SEWER LINE (SPECIFY SIZE & TYPE)
AIR RELEASE VALVE	GAS LINE
ELECTRIC BOX/PEDESTAL	WATER LINE (SPECIFY SIZE & TYPE)
ELECTRIC JUNCTION BOX	UNDERGROUND TELEPHONE
ELECTRIC METER	UNDERGROUND ELECTRIC
ELECTRIC TRANSFORMER	OVERHEAD ELECTRIC
FIRE DEPARTMENT CONNECTION	UNDERGROUND TELEVISION
FIRE HYDRANT	OVERHEAD TELEVISION
GAS METER	CHAIN LINK FENCE
GAS VALVE	WOOD FENCE
GUARD POST	BARBED WIRE FENCE
LIGHT POLE	FIBER OPTIC
POWER POLE	RIGHT OF WAY
SANITARY MANHOLE	ROAD CENTERLINE
SANITARY SEWER CLEANOUT	
SIGN	
SPRINKLER HEAD	
TELEPHONE PEDESTAL	
TV PEDESTAL	
WATER FAUCET	
WATER METER	
WATER VALVE	
DOWN GUY	
STORM SEWER MANHOLE	
STORM SEWER PIPE	

DROP/CURB INLET
GRATED INLET
TREE
TREE TO BE REMOVED

CONTROL POINT TABLE

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	677661.76	668036.64	1336.49	CTL 5/8 BLUE
2	677625.64	668371.76	1336.11	CTL 5/8 BLUE
7	685351.47	670831.49	1333.90	SPRINGDALE CONTROL

PROJECT CONTROL NOTE

ONLY THE CONTROL POINTS, COORDINATE VALUES, AND ELEVATIONS SHOWN ON THIS SHEET SHALL BE USED ON THIS PROJECT. CRAFTON, TULL & ASSOCIATES SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES OF USING CONTROL POINTS, COORDINATE VALUES OR ELEVATIONS ESTABLISHED OR DERIVED FROM OTHER SOURCES. CRAFTON, TULL & ASSOCIATES, AT ITS SOLE DISCRETION, MAY ALLOW THE USE OF ALTERNATIVE OR ADDITIONAL CONTROL, BY A WRITTEN AMENDMENT TO THIS SHEET SEALED BY THE RESPONSIBLE SURVEYOR. USERS OF THESE CONTROL POINTS SHALL EXERCISE DUE CARE AND GOOD SURVEYING PRACTICE AND IMMEDIATELY NOTIFY THE CRAFTON, TULL & ASSOCIATES PROJECT ENGINEER OF ANY INCONSISTENCIES IN THE OBSERVED COORDINATE VALUES, ELEVATIONS AND DESCRIPTIONS FOR CONTROL POINTS SHOWN ON THIS SHEET.

THE ABOVE CONTROL POINT TABLE ITEM VALUES DO NOT CONSTITUTE A "SURVEYING MEASUREMENT CERTIFICATION" AS DEFINED BY ARKANSAS CODE SECTION 17-46-101 (6) (A) (B) AS OF JULY 2014. THERE IS NO WARRANTY TO THIRD PARTIES AS TO ACCURACY OR CORRECTNESS OF THE NUMERICAL VALUES SHOWN HEREON.

BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF SPRINGDALE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.
BEARING: GRID
DISTANCE: GRID
CONVERGENCE ANGLE: -01°15'54.63"
COMBINED SCALE FACTOR: 0.99992916
VALUES PUBLISHED FOR SPRINGDALE MONUMENT: 7
N 685351.47 E 670831.49 Z 1333.90

PROJECT CONTROL CERTIFICATE:

I HEREBY DECLARE THAT ON THE 7TH DAY OF APRIL, 2026 THE ABOVE CONTROL POINT TABLE ITEM VALUES WERE CHECKED TO FOR CONSISTENCY WITH THE FIELD DATA FOR EACH ITEM PROVIDED BY THE FIELD CREW UNDER MY SUPERVISION. THE CONTROL HORIZONTAL AND VERTICAL DATUM WAS CONFIRMED IN RELATION TO THE RELEVANT LOCAL MUNICIPAL CONTROL SYSTEM. THIS CERTIFICATION IS APPLICABLE ONLY TO THE CONTROL POINT VALUES AS THEY EXISTED AT THE TIME OF IMPLEMENTATION BY THE FIELD CREW UNDER MY SUPERVISION. THIS CERTIFICATE DOES NOT EXTEND TO ANY ITEM OR DEPICTION SHOWN HEREON, OTHER THAN THE CONTROL POINT VALUES SHOWN IN THE CONTROL POINT TABLE.

CRAFTON, TULL, & ASSOCIATES, INC.
BY NATHANIEL J. CAGLE (AGENT)

NATHANIEL J. CAGLE PS 1944

NOTE:
THIS PLAN SHEET DOES NOT CONSTITUTE A BOUNDARY SURVEY OR ALTA/ASPS LAND TITLE SURVEY. EXCEPT FOR THE CONTROL POINT TABLE VALUES, ALL ELSE IS SHOWN FOR INFORMATION ONLY.

901 N. 47th St., Suite 400
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479.636.4838 t
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CERTIFICATE OF AUTHORIZATION:
CRAFTON, TULL & ASSOCIATES, INC.
No. 109

GRAPHIC SCALE IN FEET
50' 0 50'

RACETRAC
SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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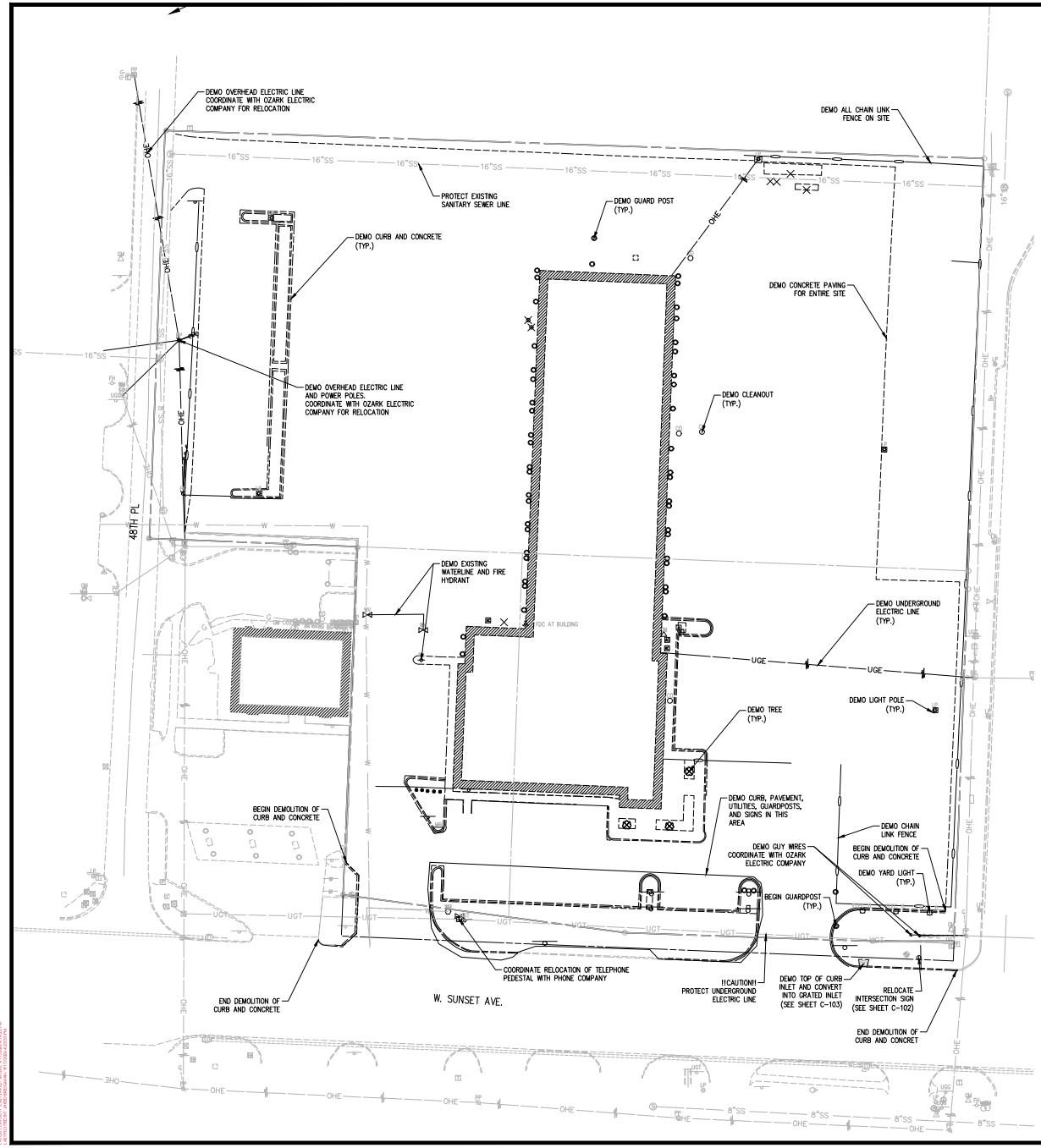
PROJECT NO: 26102600
ISSUE DATE: 4/7/2026
CONTACT: S. JOHNSON
QC by:
QC Date:

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PROJECT CONTROL SHEET

C-002

Return to Agenda



DEMOLITION NOTES

1. CONTRACTOR SHALL ABIDE BY ALL FEDERAL, STATE, AND LOCAL CODES FOR THE DEMOLITION AND DISPOSAL OF ALL MATERIALS.
2. CRAFTON, TULL AND ASSOCIATES, INC. SHALL NOT BE LIABLE FOR ANY DEMOLITION PROCEDURES, SCHEDULING, AND DISPOSAL OF ANY MATERIALS.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE SURE THAT ADJACENT PROPERTY IS NOT DAMAGED AND IS ACCESSIBLE AT ALL TIMES, AND THAT CONSTRUCTION DOES NOT CREATE ANY HARDSHIP TO LAND OWNERS ADJACENT TO THE CONSTRUCTION SITE.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
5. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE DISCONNECTION, REMOVAL AND RELOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
6. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING EXISTING IRRIGATION SYSTEM IN THE AREAS OF SITE IMPROVEMENTS. THE CONTRACTOR SHALL CAP THE EXISTING IRRIGATION SYSTEM TO REMAIN SUCH THAT THE REMAINING SYSTEM SHALL CONTINUE TO FUNCTION PROPERLY.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO THE EXISTING BUILDINGS PRIOR TO DEMOLITION OF THE BUILDINGS.
8. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
9. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDINGS.
10. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
11. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC.
12. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO DEMOLITION.
13. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
14. 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.
15. THE CONTRACTOR SHALL COORDINATE WATERMAIN WORK WITH THE FIRE DEPARTMENT AND THE CITY/COUNTY UTILITY DEPARTMENT TO PLAN WATERMAIN IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATERMAIN SHUT-OFFS WITH THE CITY/COUNTY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATERMAIN SHUT-OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
16. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE. REPAIRS SHALL RESTORE DAMAGED ITEMS TO EQUAL OR BETTER THAN, EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING ALL EXISTING DAMAGE AND NOTIFYING CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.
17. ALL TRENCHES AND/OR EXCAVATED AREAS SHALL BE FILLED/TESTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT.
18. IF SEPTIC TANKS ARE FOUND PRESENT WITHIN THE LIMITS OF DISTURBANCE THEY SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL LAWS.
19. IF THE CONTRACTOR FINDS ANY UNDERGROUND TANKS ON SITE THEY SHALL CONTACT THE ENGINEER IMMEDIATELY.
20. ALL WELLS SHALL BE CAPPED AND CLOSED IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL LAW.

LEGEND

SYMBOLS TO BE DEMOLISHED

- AC UNIT
- MB MAILBOX
- LIGHT POLE
- POWER POLE
- TELEPHONE PEDESTAL
- GUARDPOST
- SANITARY SEWER CLEANOUT
- GAS METER
- STORM SEWER PIPE
- DOWN GUY
- WATER METER
- ELECTRIC PEDESTAL
- SIGN
- TREE TO BE REMOVED

LINEWORK TO BE DEMOLISHED

- CURB
- WATERLINE (W)
- OVERHEAD ELECTRIC (OHE)
- UNDERGROUND ELECTRIC (UGE)
- SANITARY SEWER LINE (SS)
- CHAIN LINK FENCE
- DEMOLISHED AREA

SYMBOLS TO REMAIN

- LIGHT POLE
- POWER POLE
- TELEPHONE PEDESTAL
- TV PEDESTAL
- MANHOLE
- SANITARY SEWER CLEANOUT
- GAS METER
- GAS VALVE
- STORM SEWER PIPE
- DOWN GUY
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- AIR RELEASE VALVE
- FIRE DEPARTMENT CONNECTION
- WATER METER
- ELECTRIC PEDESTAL

LINEWORK TO REMAIN

- CURB
- SANITARY SEWER LINE (SS)
- GAS LINE (G)
- WATER LINE (SPECIFY SIZE & TYPE) (W)
- UNDERGROUND ELECTRIC (UGE)
- OVERHEAD ELECTRIC (OHE)
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE

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CERTIFICATE OF AUTHORIZATION

CRAFTON, TULL & ASSOCIATES, INC. No. 109 EXPIRING: 06/30/2027

GRAPHIC SCALE IN FEET
30' 0 30'

RACETRAC
SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 26102600
ISSUE DATE: 09/17/2026
CONTACT: L. TOPPING
QC by: K. PAXTON
QC Date: 08/20/2026

PRELIMINARY PLANS

FOR CONSTRUCTION — REVIEW SET — NOT FOR CONSTRUCTION

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DEMO PLAN

C-003

DRAWING: G:\2610\00_ACTIVE\CONSTRUCTION\DRAWINGS\DEMO PLAN.DWG
PLOTTED: 9/17/2026 8:46:19 AM BY: TOPPING, LOGAN
LAYOUT: DEMO PLAN
XREF: ...



LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
BENCHMARK	EASEMENT
FOUND IRON PIPE/REBAR	CURB
PRIMARY CONTROL/SET MONUMENT	OVERHEAD ELECTRIC
FOUND MONUMENT/ROW	CHAIN LINK FENCE
GUARD POST	RIGHT OF WAY
LIGHT POLE	ROAD CENTERLINE
POWER POLE	
SIGN	
SPRINKLER HEAD	
DOWN GUY	
STORM SEWER MANHOLE	
STORM SEWER PIPE	
DROP/CURB INLET	
GRATED INLET	

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	CHAIN LINK FENCE
	WOOD FENCE
	BUILDING SET BACK
	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE

SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
11. 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.
12. ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH AN ARCHITECTURAL TREATMENT THAT IS COMPATIBLE WITH THE BUILDING ARCHITECTURE.
13. STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
    - 13.a. DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
    - 13.b. THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
    - 13.c. NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
    - 13.d. NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
    - 13.e. ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.

NOTE: SEE RACETRAC STANDARD DETAILS

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CERTIFICATE OF AUTHORIZATION

CRAFTON, TULL & ASSOCIATES, INC. No. 109 — CERTIFICATE OF AUTHORIZATION — EXPIRATION: 12/31/2026

GRAPHIC SCALE IN FEET
60' 0 60'

RACETRAC
SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 26102600
ISSUE DATE: 09/17/2026
DESIGN BY: T. TOPPING
QC by: K. PAXTON
QC Date: 09/17/2026

PRELIMINARY PLANS

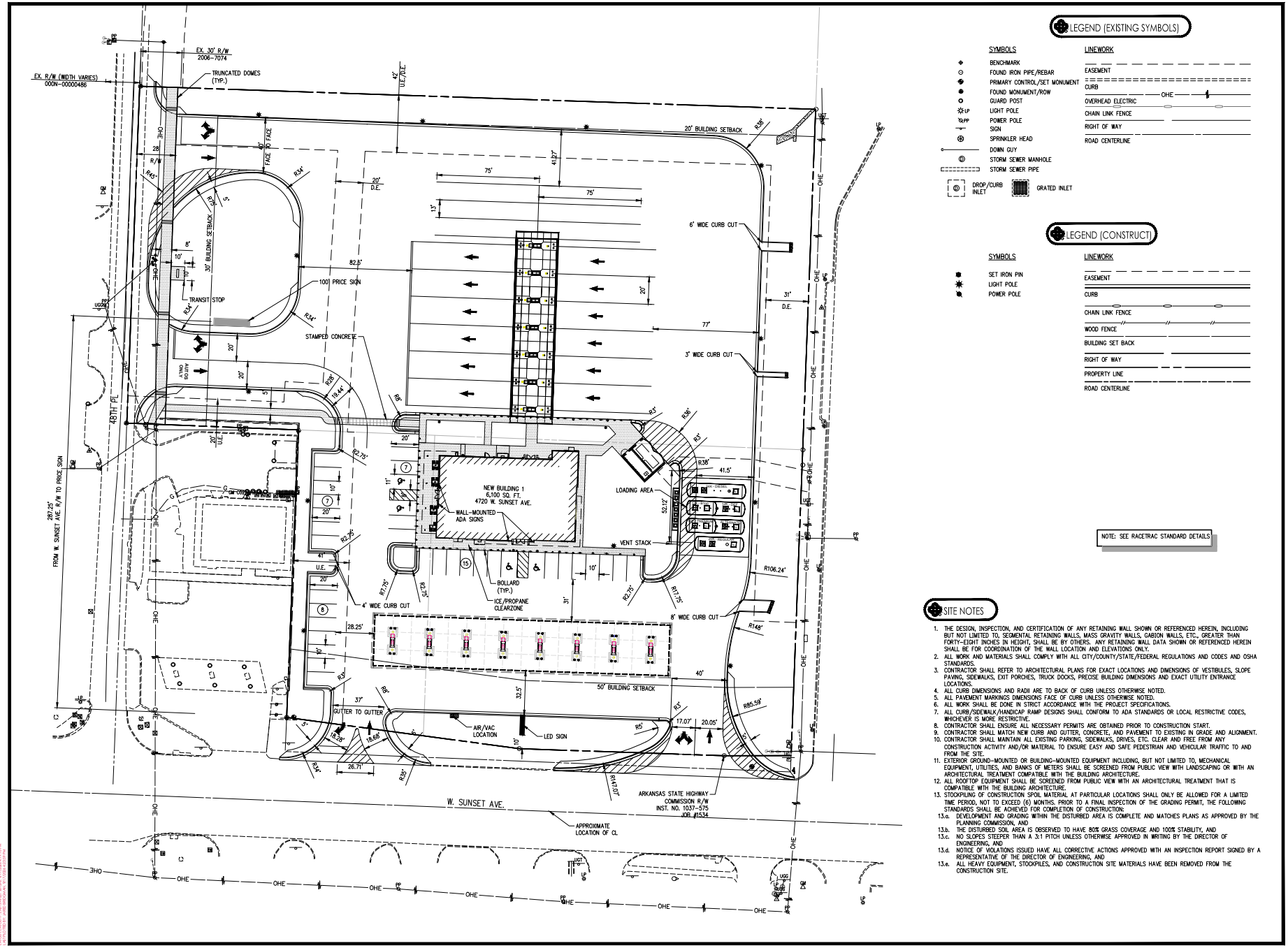
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OVERALL SITE PLAN (C)

C-101



LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
BENCHMARK	EASEMENT
FOUND IRON PIPE/REBAR	
PRIMARY CONTROL/SET MONUMENT	CURB
FOUND MONUMENT/ROW	OHE
GUARD POST	OVERHEAD ELECTRIC
LIGHT POLE	CHAIN LINK FENCE
POWER POLE	RIGHT OF WAY
SIGN	ROAD CENTERLINE
SPRINKLER HEAD	
DOWN GUY	
STORM SEWER MANHOLE	
STORM SEWER PIPE	
DROP/CURB INLET	GRATED INLET

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	CHAIN LINK FENCE
	WOOD FENCE
	BUILDING SET BACK
	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE

NOTE: SEE RACETRAC STANDARD DETAILS

SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
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12. ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH AN ARCHITECTURAL TREATMENT THAT IS COMPATIBLE WITH THE BUILDING ARCHITECTURE.
13. STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
    - 13.a. DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
    - 13.b. THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
    - 13.c. NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
    - 13.d. NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
    - 13.e. ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.

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GRAPHIC SCALE IN FEET
30' 0 30'

RACETRAC
SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 26102600
ISSUE DATE: 09/17/2026
CONTACT: L. TOPPING
QC by: K. PAXTON
QC Date: 09/30/2026

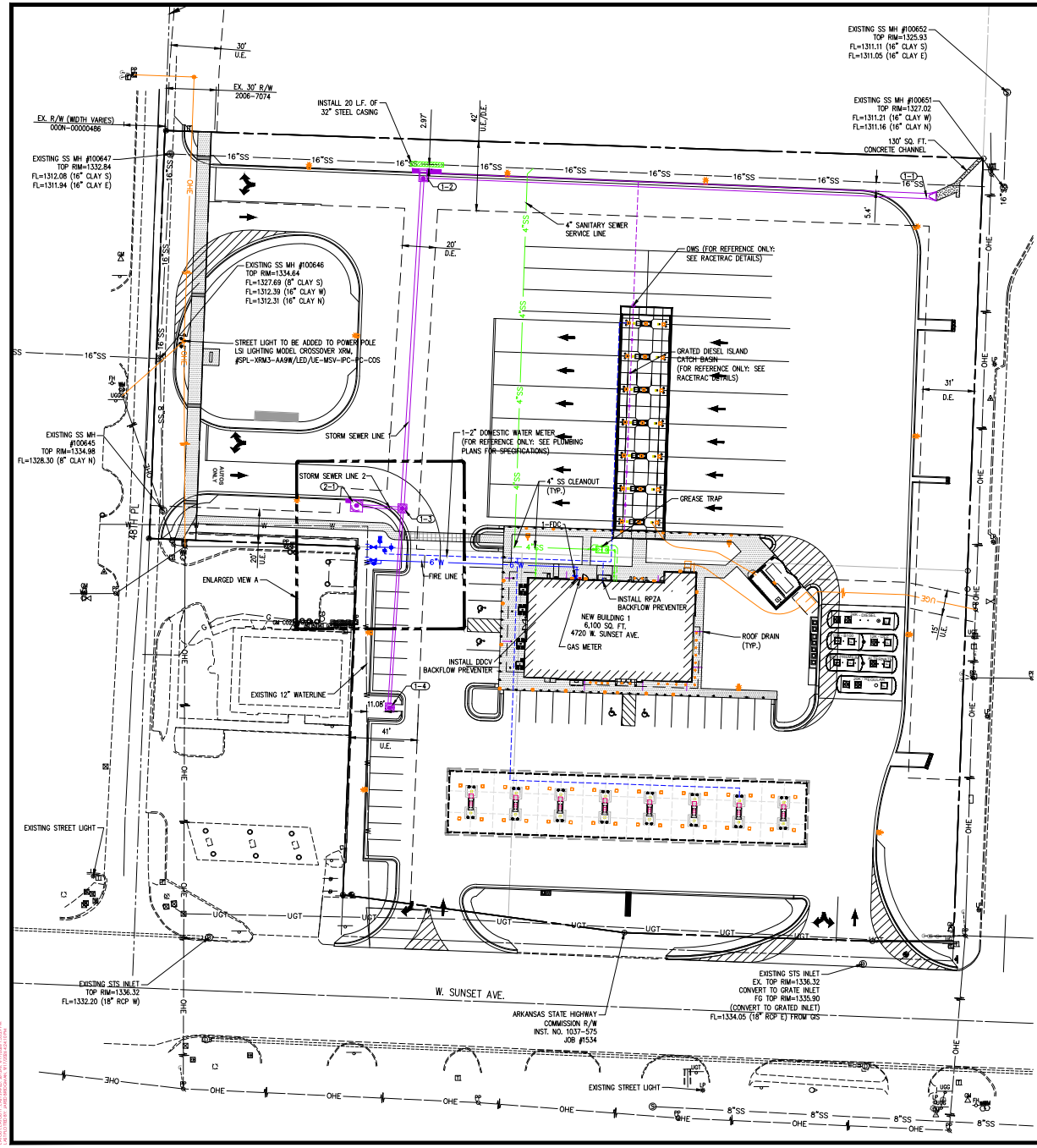
PRELIMINARY PLANS

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SITE PLAN

C-102



UTILITY NOTES

1. 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 CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES WITHIN THE WORK ZONE.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES' INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING FACILITIES. CONTRACTOR SHALL COORDINATE AND SCHEDULE TIE-INS/CONNECTIONS WITH ALL UTILITY COMPANIES.
3. ALL UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO BACKFILLING.
4. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
5. GENERAL CONTRACTOR IS TO COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES.
6. THRUST BLOCKING SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS.
7. DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.
8. MINIMUM HORIZONTAL SEPARATION BETWEEN THE OUTSIDE WALL OF THE WATERLINE AND THE OUTSIDE WALL OF THE SANITARY SEWER LINE OR SANITARY SEWER MANHOLE SHALL BE AT LEAST TEN FEET. WHERE WATERLINES CROSS SANITARY SEWERS THE WATERLINE SHALL BE PLACED ABOVE THE SEWER WITH A MINIMUM VERTICAL SEPARATION, OUTSIDE-TO-OUTSIDE, OF 18". IF IT IS NOT POSSIBLE TO CONFORM TO THESE DIMENSIONS OR DEFINED PLACEMENT, THE WATERLINE SHALL BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING.
9. THE CONTRACTOR SHALL INCLUDE IN THE BID PRICE ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY THE LOCAL AND/OR STATE AGENCIES.
10. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH FINISHED PAVEMENT ELEVATIONS, AND MANHOLES IN UNPAVED AREAS TO BE 1' ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
11. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL REGULATIONS.
12. REFER TO BUILDING PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
13. ALL MATERIALS, CONSTRUCTION, AND INSPECTION FOR WATER AND SANITARY SEWER LINES SHALL BE PER THE SPECIFICATIONS OF THE APPROPRIATE AGENCY.
14. THE CONTRACTOR SHALL COORDINATE WITH THE FIRE DEPARTMENT AND THE WATER COMPANY TO PLAN THE IMPROVEMENTS TO THE WATER MAINS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THE PROJECT. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING ANY REQUIRED WATER MAIN SHUT-OFFS WITH THE WATER COMPANY DURING CONSTRUCTION. ALL COSTS ASSOCIATED WITH WATERMAIN SHUT-OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR; NO ADDITIONAL COMPENSATION WILL BE PROVIDED.
15. DAMAGE TO ALL EXISTING FACILITIES DESIGNATED TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
16. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT UTILITY ENTRANCE LOCATIONS.
17. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED AS WELL AS COSTS OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
18. GENERAL CONTRACTOR SHALL PROVIDE ALL CONDUITS AS SHOWN ON THE PLANS, VERIFY LOCATION OF UTILITY TIE-INS, AND PROVIDE NYLON PULL CORDS INSIDE THE CONDUIT.
19. THE CONTRACTOR SHALL INCLUDE IN BID PRICE THE DAILY RECORD KEEPING OF THE RECORD CONDITION OF ALL OF THE UNDERGROUND UTILITIES, CONSTRUCTION STAKE-OUT, PREPARATION OF THE NECESSARY/REQUIRED WATER AND SEWER RECORD DRAWINGS TO BE SUBMITTED, AND ALL OTHER INFORMATION REQUIRED FOR OBTAINING PERMITS AND RELEASE OF BONDS.
20. CONTRACTOR SHALL PROVIDE IN-DITCH AS-BUILT INFORMATION TO ENGINEER AS REQUIRED BY LOCAL UTILITY PROVIDERS
21. ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES: ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
BENCHMARK	EASEMENT
FOUND IRON PIPE/REBAR	CURB
PRIMARY CONTROL/SET MONUMENT	INTERMEDIATE CONTOUR
FOUND MONUMENT/ROW	INDEX CONTOUR
AIR CONDITIONER	SANITARY SEWER LINE (SPECIFY SIZE & TYPE)
ARV AIR RELEASE VALVE	GAS LINE
ELECTRIC BOX/PEDESTAL	WATER LINE (SPECIFY SIZE & TYPE)
ELECTRIC JUNCTION BOX	UNDERGROUND TELEPHONE
ELECTRIC METER	UNDERGROUND ELECTRIC
ELECTRIC TRANSFORMER	OVERHEAD ELECTRIC
FDC FIRE DEPARTMENT CONNECTION	CHAIN LINK FENCE
FH FIRE HYDRANT	WOOD FENCE
GM GAS METER	BARBED WIRE FENCE
GV GAS VALVE	RIGHT OF WAY
GUARD POST	ROAD CENTERLINE
LP LIGHT POLE	
PP POWER POLE	
SANITARY MANHOLE	
SCO SANITARY SEWER CLEANOUT	
SIGN	
TELEPHONE PEDESTAL	
TV PEDESTAL	
WM WATER METER	
WV WATER VALVE	
DOWN GUY	
STORM SEWER MANHOLE	
STORM SEWER PIPE	
DROP/CURB INLET	GRATED INLET

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	SANITARY SEWER LINE
MANHOLE	GAS LINE
SANITARY SEWER CLEANOUT	WATER LINE
GAS METER	RIGHT OF WAY
GAS VALVE	PROPERTY LINE
STORM SEWER PIPE	ROAD CENTERLINE
STRUCTURE NUMBER	
WATER VALVE	
FIRE HYDRANT ASSEMBLY (TEE, VALVE & FIRE HYDRANT)	
FIRE HYDRANT	
FIRE DEPARTMENT CONNECTION	
WATER METER	
RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	
CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	

NOTE: SEE RACETRAC STANDARD DETAILS

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RACETRAC
SPRINGDALE, ARKANSAS

Key Plan

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CONTACT: L. TOPPING
QC by: K. PAXTON
QC Date: 08/10/2026

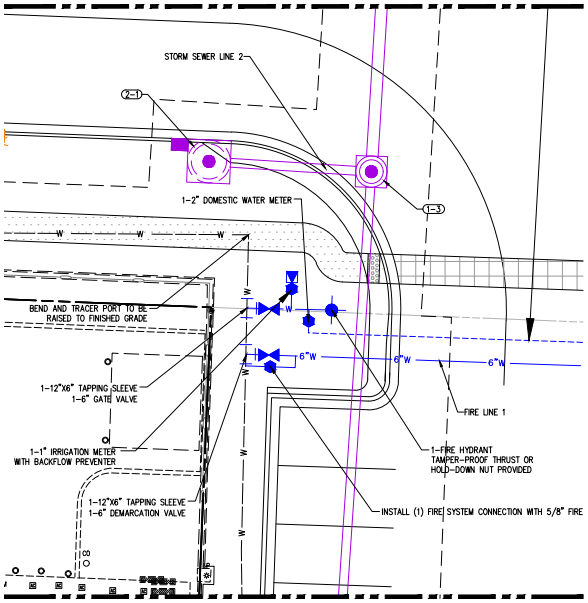
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UTILITY PLAN (C)

C-103



ENLARGED VIEW: A
SCALE: 1"=10'

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QC by: K. PAXTON
QC Date: 09/17/2026

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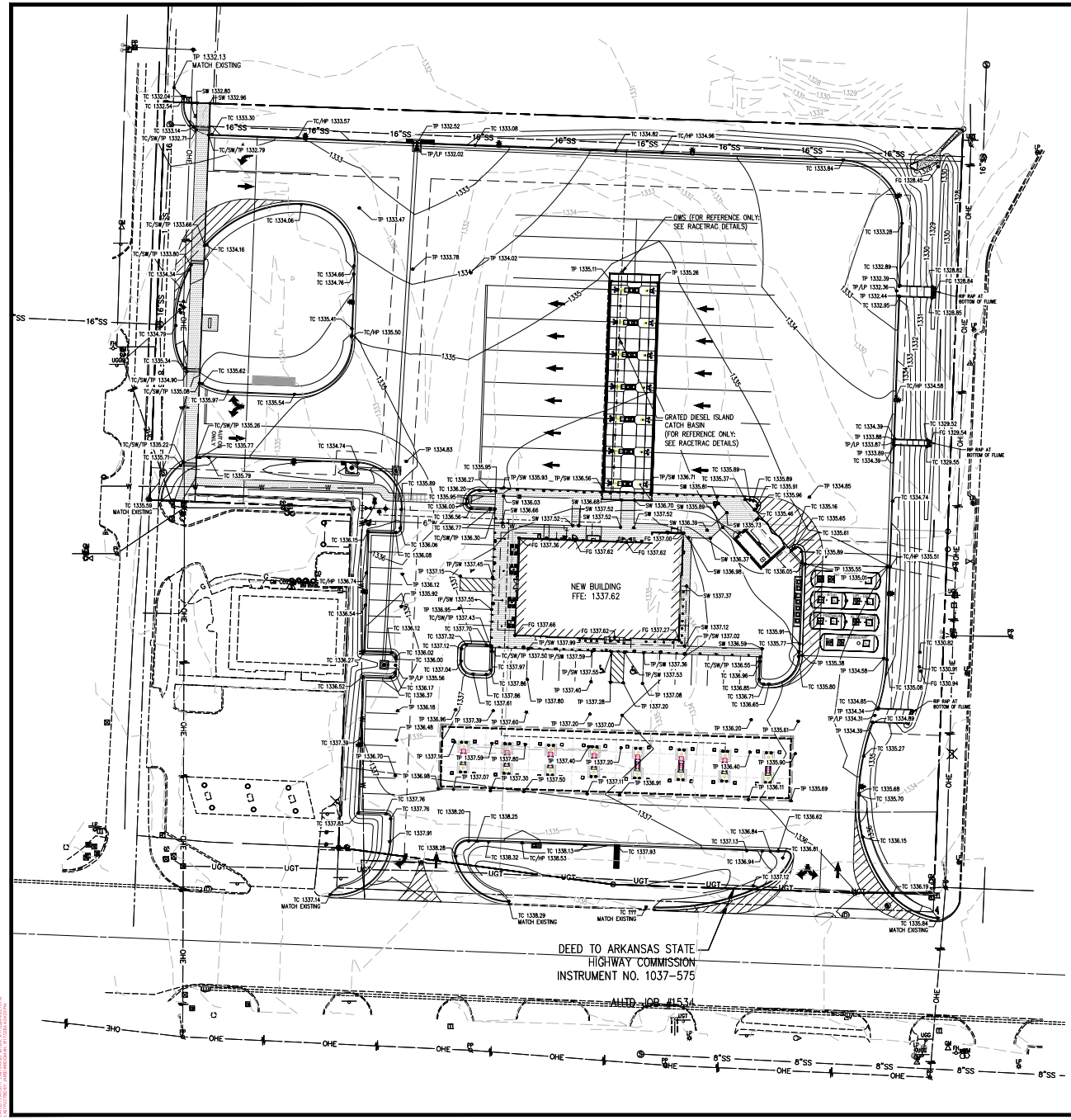
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UTILITY PLAN - ENLARGED VIEW (C)

C-104



LEGEND (EXISTING SYMBOLS)

SYMBOLS		LINEWORK	
⊗PP	POWER POLE		EASEMENT
○	SANITARY MANHOLE		CURB
	DOWN GUY	1206	INTERMEDIATE CONTOUR
	STORM SEWER PIPE	1205	INDEX CONTOUR
	DROP/CURB INLET	SS SS	SANITARY SEWER LINE (SPECIFY SIZE & TYPE)
	GRATED INLET	W W	WATER LINE (SPECIFY SIZE & TYPE)
	TREE	OHE	OVERHEAD ELECTRIC
	TREE TO BE REMOVED	X X X	BARBED WIRE FENCE
			RIGHT OF WAY

LEGEND (CONSTRUCT)

SYMBOLS		LINEWORK	
	STORM SEWER PIPE		EASEMENT
X-X	STRUCTURE NUMBER		CURB
	RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	1206	INTERMEDIATE CONTOUR
	CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	1205	INDEX CONTOUR
			RIGHT OF WAY
			PROPERTY LINE
			GRADE BREAK LINE
			PHASE LINE

TC XX.XX	TOP OF CURB
TP XX.XX	TOP OF PAVEMENT
HP XX.XX	HIGH POINT
LP XX.XX	LOW POINT
FG XX.XX	FINISH GRADE
SW XX.XX	SIDEWALK
TW XX.XX	TOP OF WALL
BW XX.XX	BOTTOM OF WALL
FF XX.XX	FINISHED FLOOR
TG XX.XX	TOP OF GRATE
TC/TP XX.XX	TOP OF CURB/TOP OF PAVEMENT

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ACCESSIBILITY NOTES

INDICATES ACCESSIBLE ROUTE.

1. THE AREAS ON THIS SHEET INDICATED BY THIS HATCH PATTERN ARE CONSIDERED AN ACCESSIBLE ROUTE AND SHALL MEET THE LATEST EDITIONS AND GUIDELINES PROVIDED BY THE FAIR HOUSING ACT (FHA) AND/OR THE AMERICANS WITH DISABILITIES ACT (ADA).
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE ACCESSIBLE ROUTES PER THESE PLANS AND THE FHA/ADA GUIDELINES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY IN THE DETAILS AND GRADES PROVIDED ON THE GRADING PLAN PRIOR TO PLACING ANY CONCRETE.
3. THE MAXIMUM CROSS SLOPE SHALL NOT EXCEED 2% FOR ANY ACCESSIBLE ROUTE.
4. THE MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% FOR AN ACCESSIBLE ROUTE UNLESS A RAMP IS PROVIDED THAT MEETS THE REQUIREMENTS OF AN ACCESSIBLE ROUTE (SEE DETAILS).
5. THE MAXIMUM SLOPE OF AN ACCESSIBLE PARKING STALL NOT EXCEED 2% IN ANY DIRECTION.
6. ACCESSIBLE ROUTE DETAILS FOR SIDEWALKS, CROSSWALKS, RAMPS, HANDRAILS, AND HANDICAP PARKING STALLS ARE PROVIDED ON SHEETS C-505.
7. NEITHER THE OWNER NOR THE ENGINEER WILL MAKE EXHAUSTIVE CHECKS OF THE CONTRACTOR'S WORK ON THE ACCESSIBLE ROUTES. RATHER, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE ACCESSIBLE ROUTES PER THE PLANS AND DETAILS TO ENSURE COMPLIANCE WITH THE FHA/ADA.
8. AT HIS OWN EXPENSE, THE CONTRACTOR SHALL REMOVE AND REPLACE ANY SECTIONS OF AN ACCESSIBLE ROUTE THAT EXCEED THE MAXIMUM GRADES. THIS SHALL BE STRICTLY ENFORCED.

NOTE: SEE RACETRAC STANDARD DETAILS

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GRAPHIC SCALE IN FEET
30' 0 30'

RACETRAC
SPRINGDALE, ARKANSAS

Key Plan

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ISSUE DATE: 09/17/2026
CONTACT: L. TOPPING
QC by: K. PAXTON
QC Date: 09/30/2026

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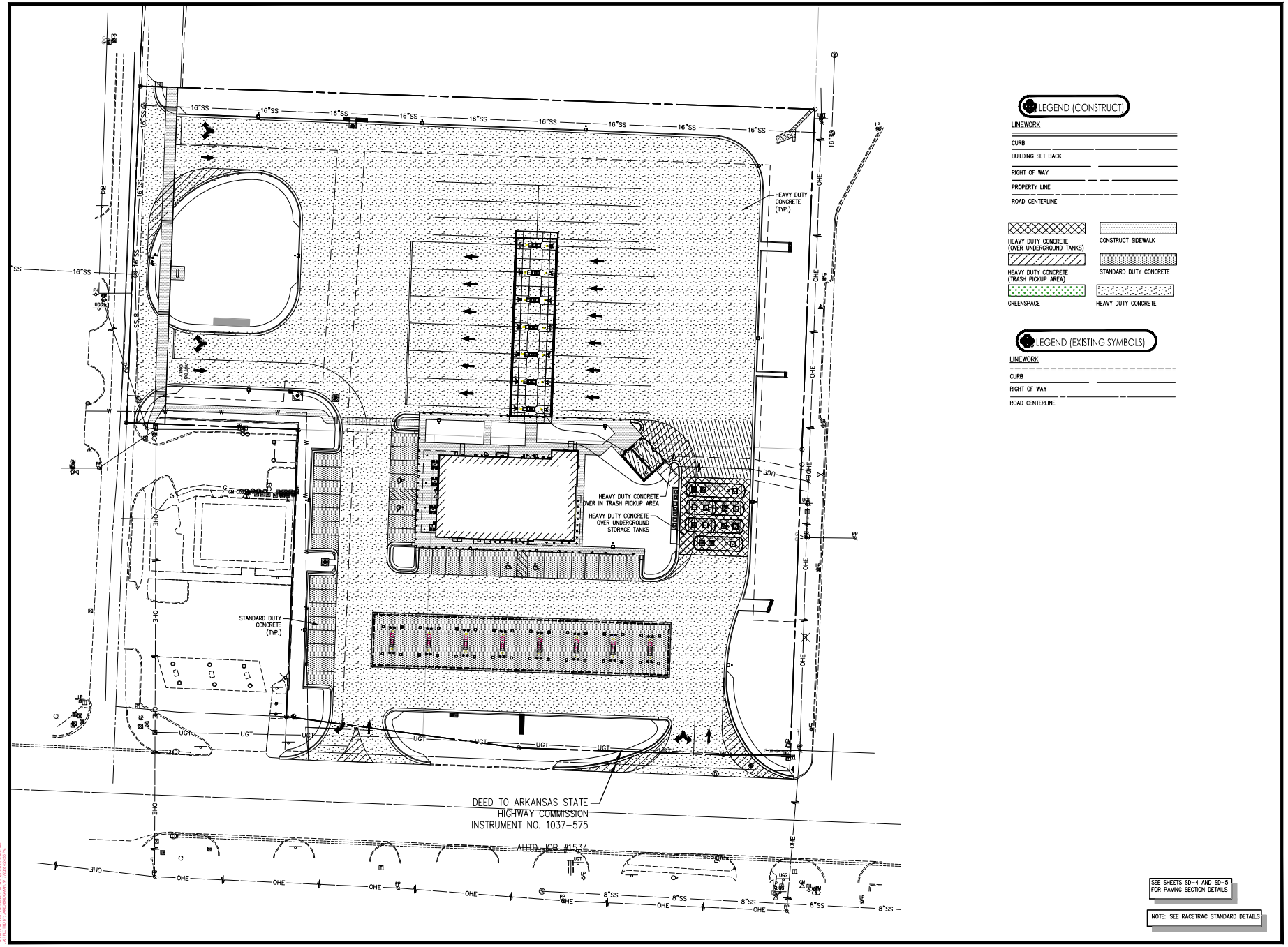
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GRADING PLAN

C-105

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LAST MODIFIED BY: KPAXTON ON 9/17/2026 AT 4:19 PM
LAYOUT: C-105 BY: KPAXTON ON 9/17/2026 AT 4:19 PM



LEGEND (CONSTRUCT)

LINEWORK

- CURB
- BUILDING SET BACK
- RIGHT OF WAY
- PROPERTY LINE
- ROAD CENTERLINE

- HEAVY DUTY CONCRETE (OVER UNDERGROUND TANKS)
- CONSTRUCT SIDEWALK
- HEAVY DUTY CONCRETE (TRASH PICKUP AREA)
- STANDARD DUTY CONCRETE
- GREENSPACE
- HEAVY DUTY CONCRETE

LEGEND (EXISTING SYMBOLS)

LINEWORK

- CURB
- RIGHT OF WAY
- ROAD CENTERLINE

GRAPHIC SCALE IN FEET
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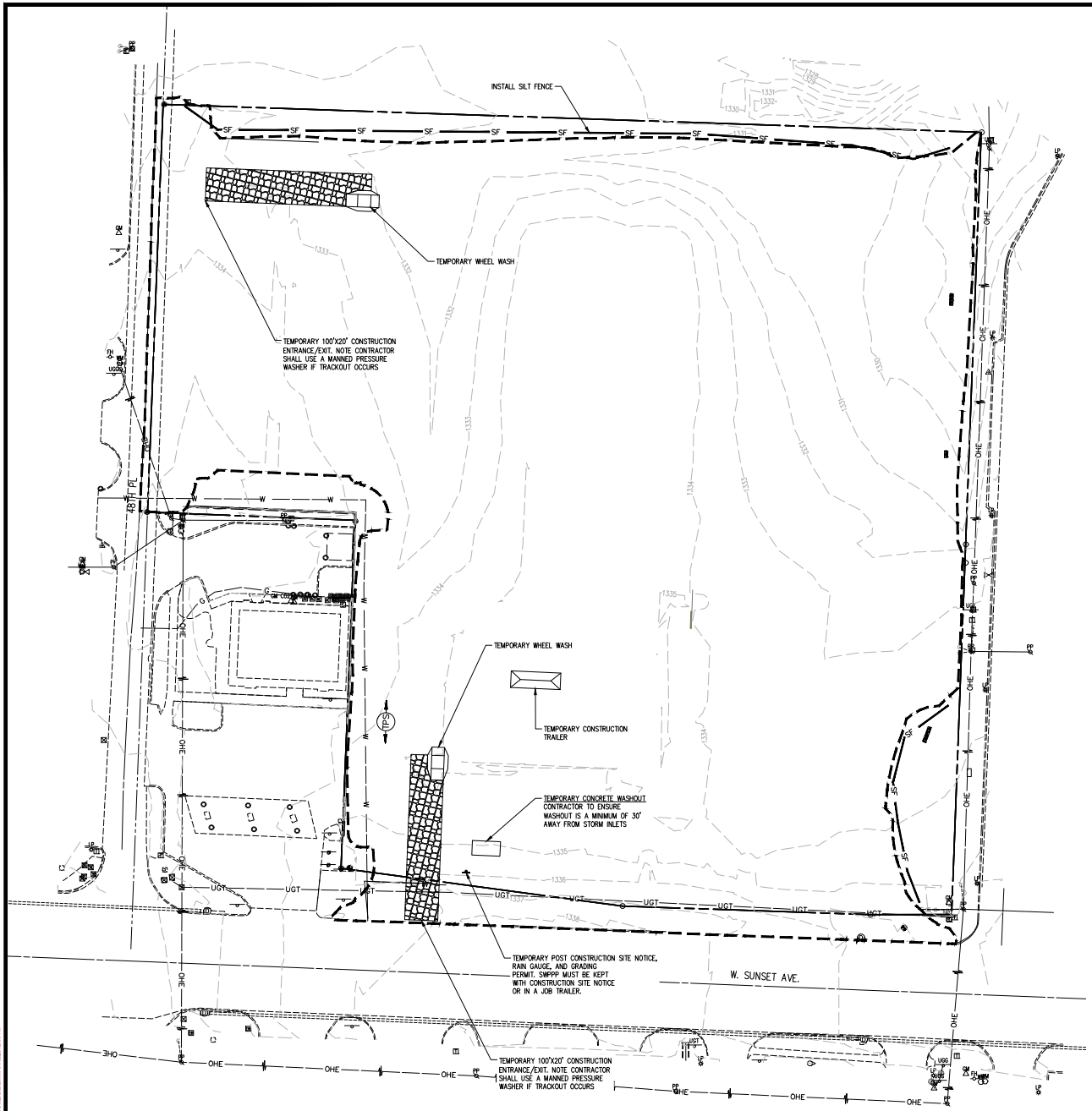
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PAVING PLAN (C)

C-106



NOTE: SEE RACETRAC STANDARD DETAILS

EROSION CONTROL LEGEND

CD	CD	ROCK CHECK DAM
CE	CE	STABILIZED CONSTRUCTION EXIT (ENTRANCE)
DD	DD	CHANNELED DIVERSIONS
DS	DS	DEWATERING SYSTEM / STRUCTURE
SF	SF	SILT FENCE
ST	ST	SEDIMENT BASIN WITH STONE OUTLET
IP1	IP1	BLOCK AND AGGREGATE INLET SEDIMENT DEVICE
IP2	IP2	CURB INLET FILTER SOCK
IP3	IP3	GRATED INLET GRAVEL SEDIMENT FILTER
IP4	IP4	SILT FENCE INLET PROTECTION
OP1	OP1	RIP RAP SLOPE PROTECTION (SEE SIZE THIS SHEET)
EOL	EOL	PERMANENT EROSION CONTROL LINING
SB	SB	TEMPORARY SEDIMENT BASIN
FFT	FFT	FIBER FLOCCULENT TUBE
PS	PS	PERMANENT SEEDING
TPS	TPS	TEMPORARY PARKING AND STORAGE
		BOUNDARY LINE
		RIGHT OF WAY LINE
		LIMITS OF DISTURBANCE
		GRADE BREAK
XXX		CONTOUR ELEVATIONS
		STORM DRAIN
XX.X%		DIRECTION OF OVERLAND FLOW W/ GRADE
		LIMITS OF DRAINAGE SUB-BASIN

NOTE: SEE SITE PLAN FOR EXISTING LEGEND SYMBOLS

SITE STABILIZATION AND CERTIFICATION

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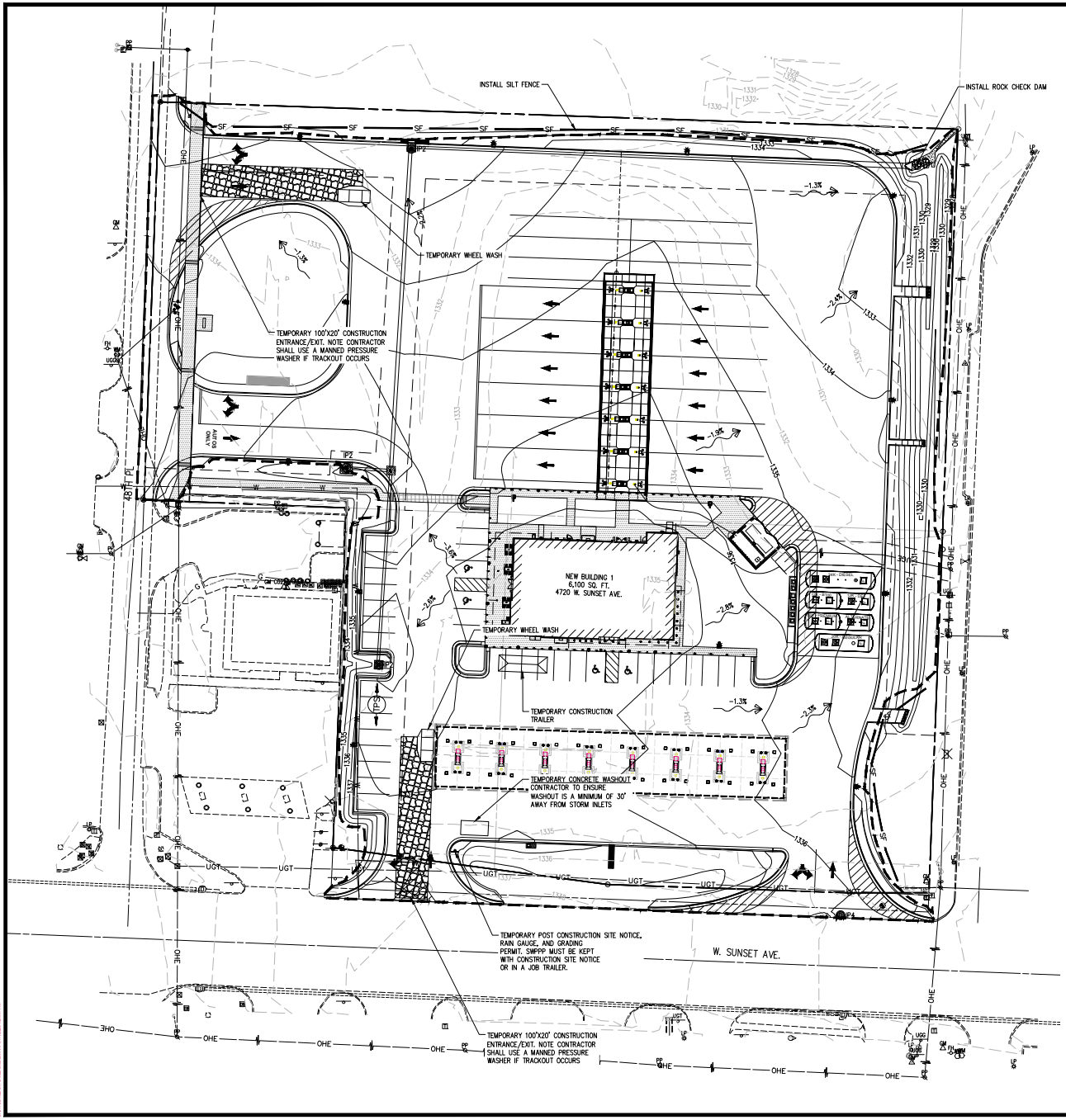
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EROSION CONTROL PLAN PHASE I

C-107



EROSION CONTROL LEGEND

CD	CD	ROCK CHECK DAM
CE	CE	STABILIZED CONSTRUCTION EXIT (ENTRANCE)
DD	DD	CHANNELED DIVERSIONS
DS	DS	DEWATERING SYSTEM / STRUCTURE
SF	SF	SILT FENCE
ST	ST	SEDIMENT BASIN WITH STONE OUTLET
IP1	IP1	BLOCK AND AGGREGATE INLET SEDIMENT DEVICE
IP2	IP2	CURB INLET FILTER SOCK
IP3	IP3	GRATED INLET GRAVEL SEDIMENT FILTER
IP4	IP4	SILT FENCE INLET PROTECTION
RIP	OP1	RIP RAP SLOPE PROTECTION (SEE SIZE THIS SHEET)
EDL	EDL	PERMANENT EROSION CONTROL LINING
SB	SB	TEMPORARY SEDIMENT BASIN
FFT	FFT	FIBER FLOCCULENT TUBE
PS	PS	PERMANENT SEEDING
TPS	TPS	TEMPORARY PARKING AND STORAGE
		BOUNDARY LINE
		RIGHT OF WAY LINE
		LIMITS OF DISTURBANCE
		GRADE BREAK
XXX		CONTOUR ELEVATIONS
		STORM DRAIN
XX.X%		DIRECTION OF OVERLAND FLOW W/ GRADE
		LIMITS OF DRAINAGE SUB-BASIN

NOTE: SEE SITE PLAN FOR EXISTING LEGEND SYMBOLS

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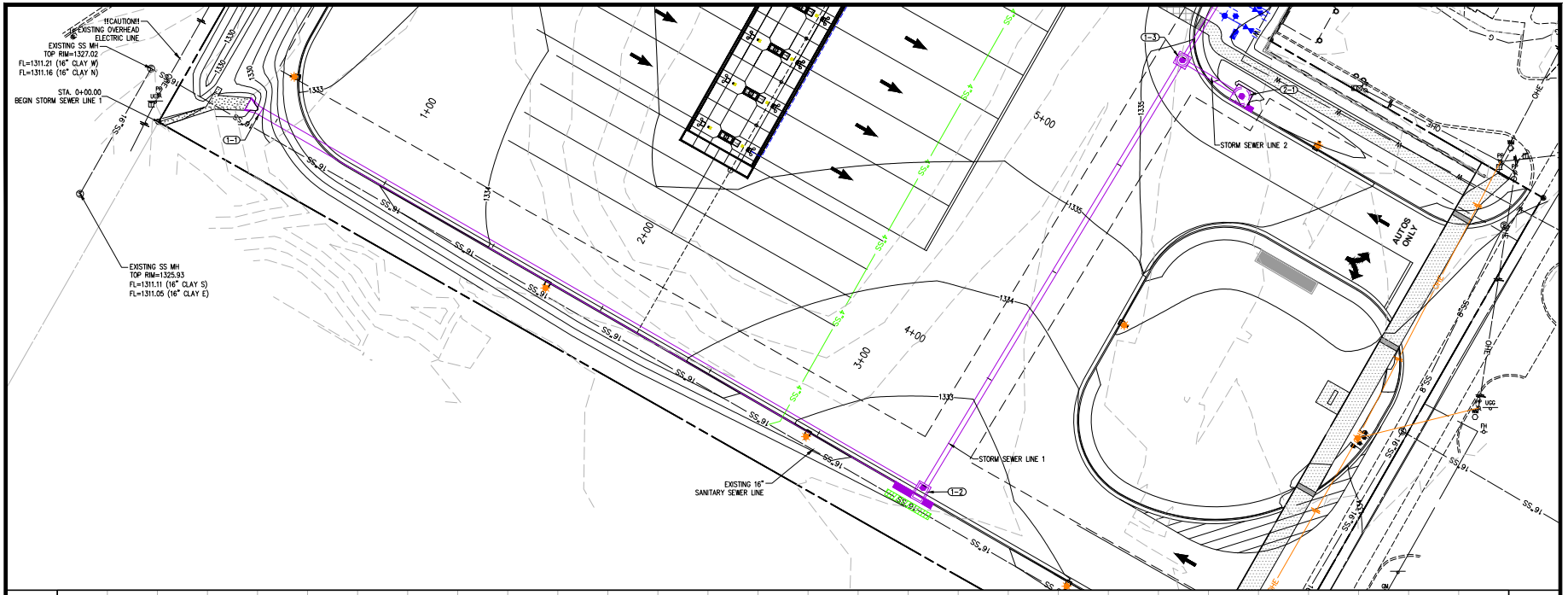
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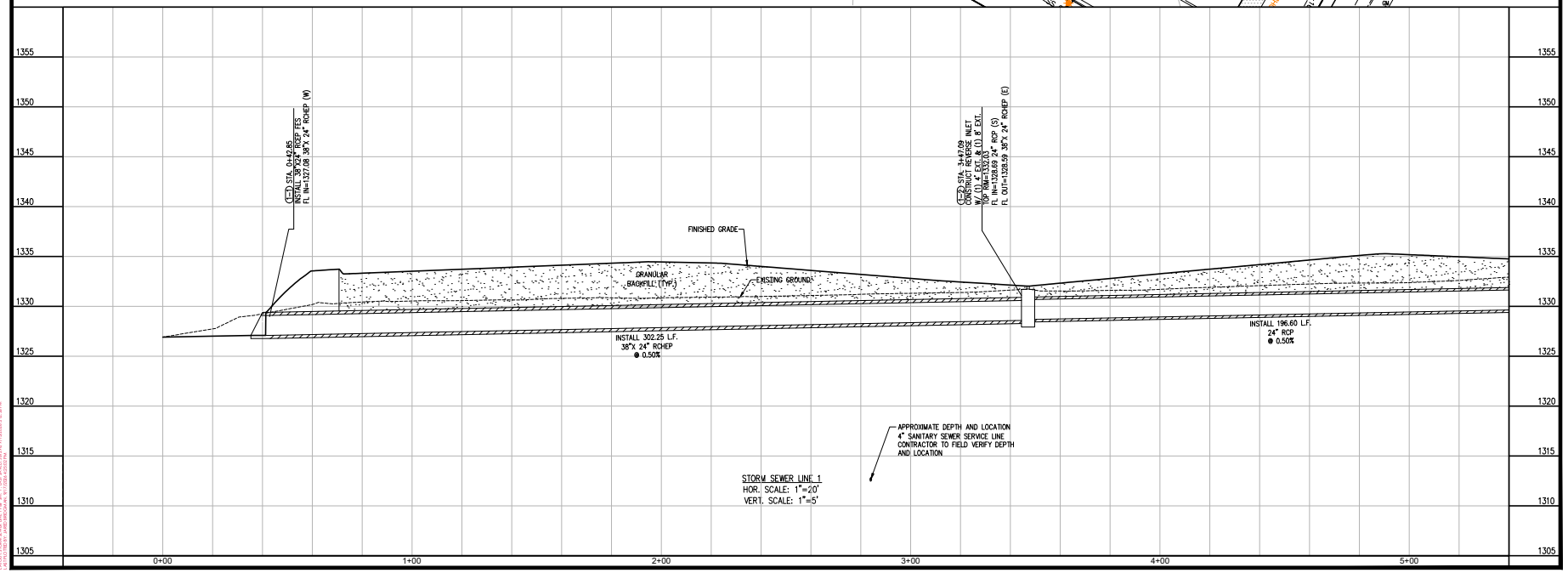
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EROSION CONTROL PLAN PHASE II

C-108

Return to Agenda





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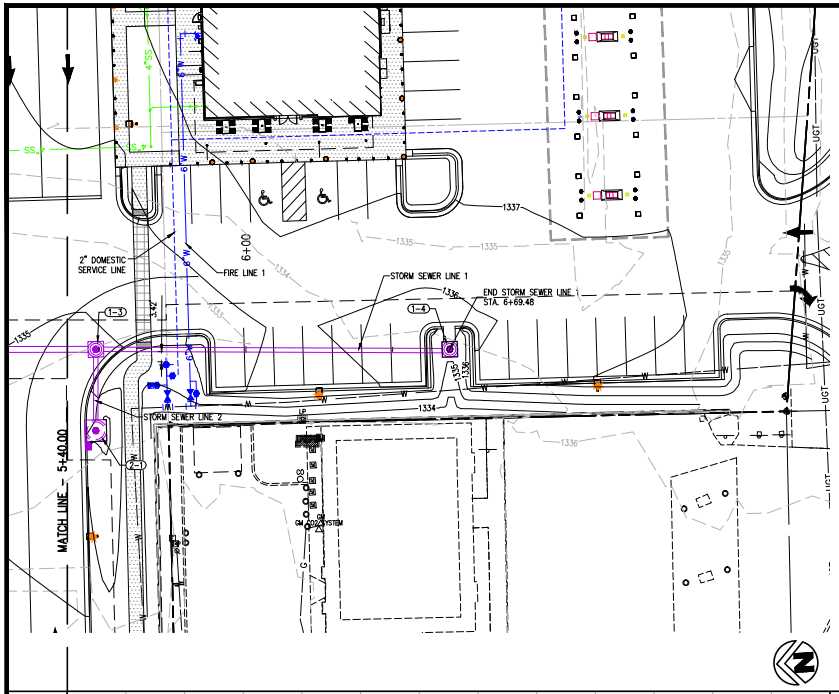
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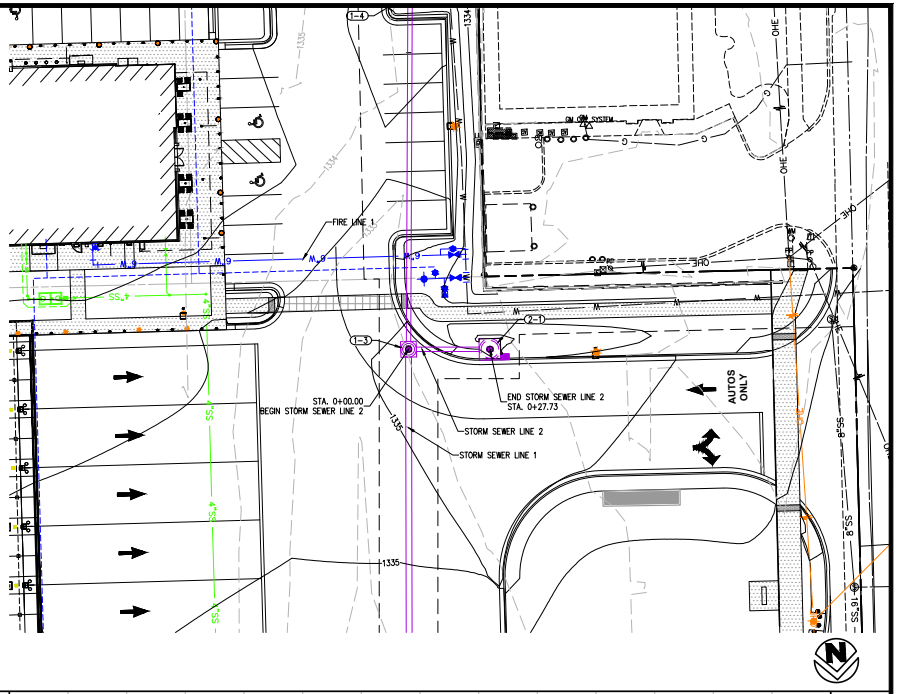
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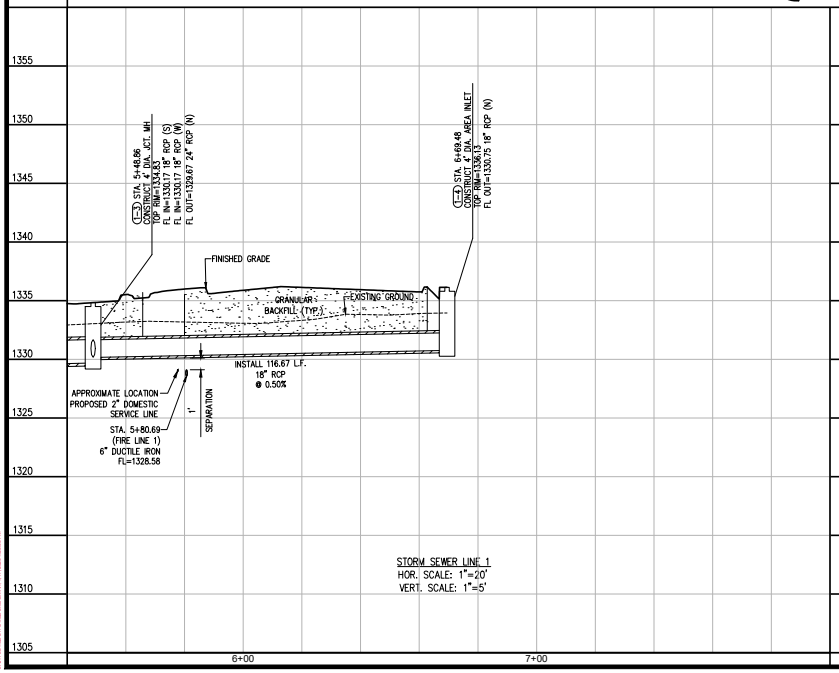
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STORM SEWER LINE 1 P&P 1 OF 2 (C)

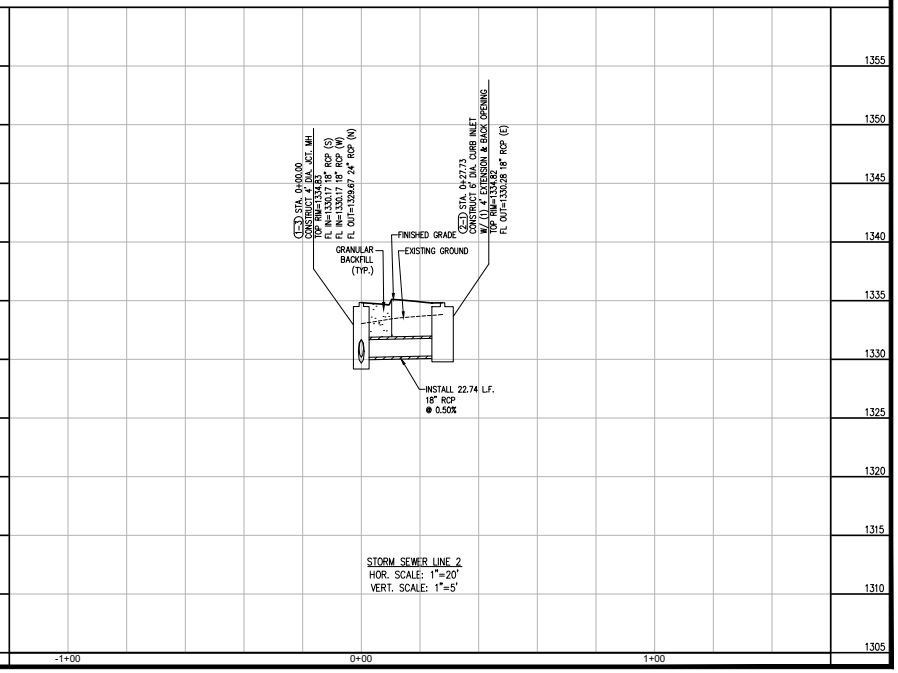
C-201







STORM SEWER LINE 1
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'



STORM SEWER LINE 2
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

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ISSUE DATE: 09/17/2026
CONTACT: L. TOPPING
QC by: K. PAXTON
QC Date: 09/17/2026

PRELIMINARY PLANS

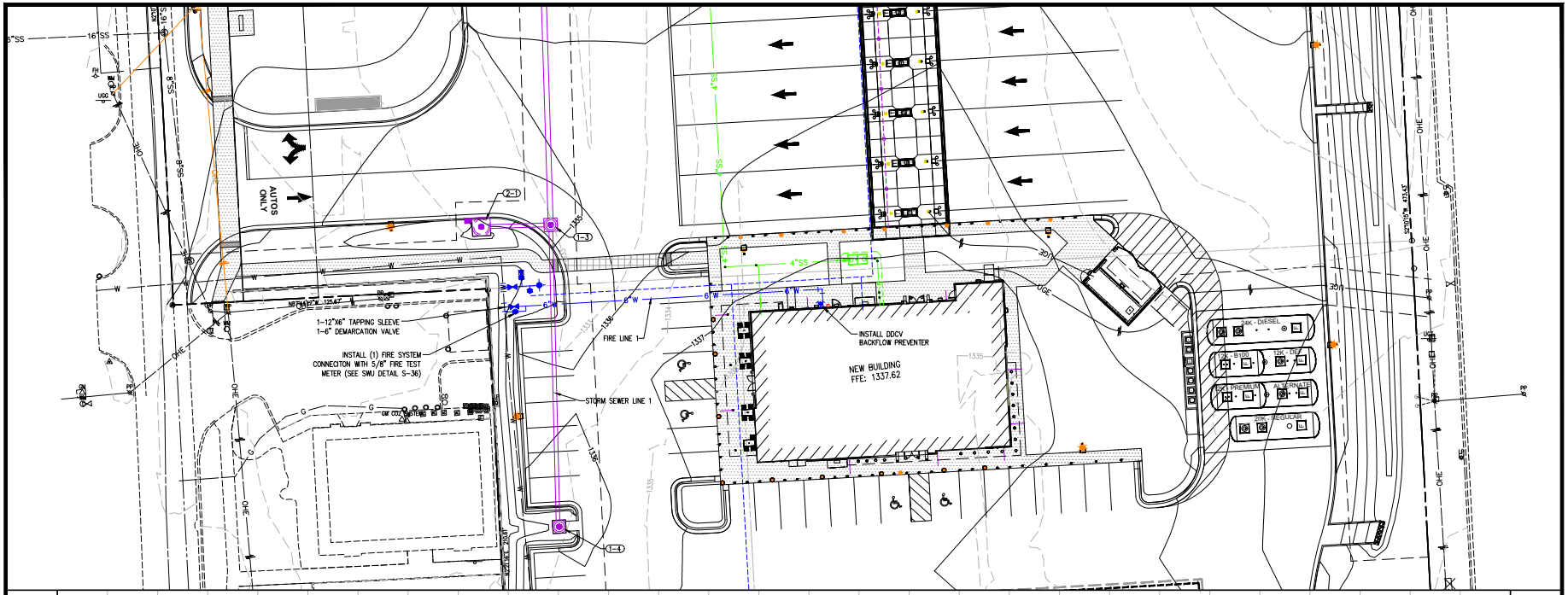
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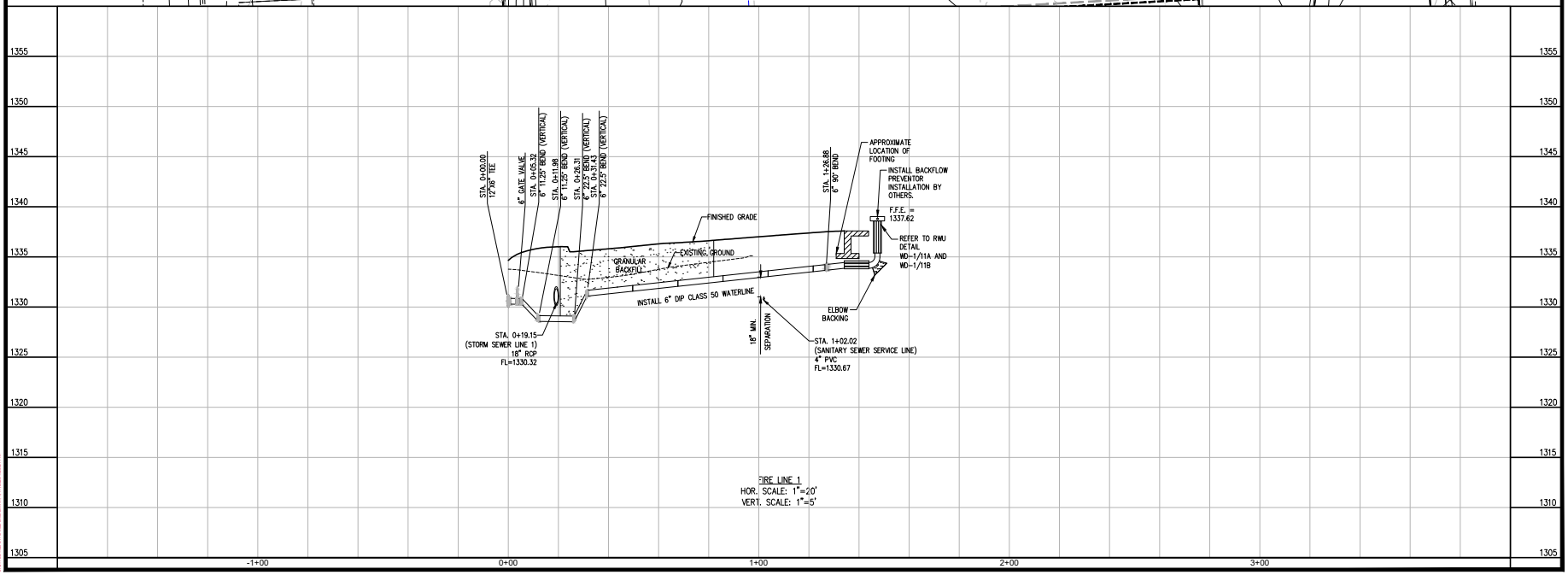
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STORM SEWER LINE 1 AND 2 P&P (C)

C-202





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CERTIFICATE OF AUTHORIZATION

CRAFTON, TULL & ASSOCIATES, INC. No. 109

RACETRAC
SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 261026I00
ISSUE DATE: 09/17/2026
CONTACT: L. TOPPING
QC by: K. PAXTON
QC Date: 09/30/2026

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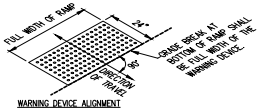
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FIRE LINE 1 P&P (C)

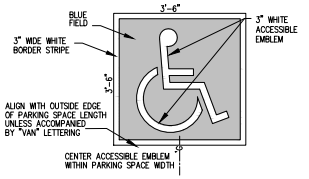
C-203



WARNING DEVICE ALIGNMENT

1. DETECTABLE WARNING SURFACES SHALL CONSIST OF TRUNCATED DOMES ALIGNED IN A SQUARE OR RADIAL GRID PATTERN AND SHALL COMPLY WITH ADA 705 GUIDELINES.
2. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT GUTTER, STREET OR HIGHWAY, OR PEDESTRIAN ACCESS ROUTE SURFACE, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.

DETECTABLE WARNING DEVICE
NTS
AUG. 25, 2020



NOTE: LOCAL CODE MAY REQUIRE A WHITE FIELD WITH BLUE EMBLEM OR ANOTHER COLOR ARRANGEMENT. THE CONTRACTOR SHALL VERIFY THE REQUIRED PAINT COLOR WITH LOCAL OFFICIAL PRIOR TO PAINTING PAVEMENT MARKINGS.

ACCESSIBLE PAVEMENT EMBLEM
NTS
AUG. 25, 2020

MINIMUM ACCESSIBLE PARKING SPACE REQUIREMENTS

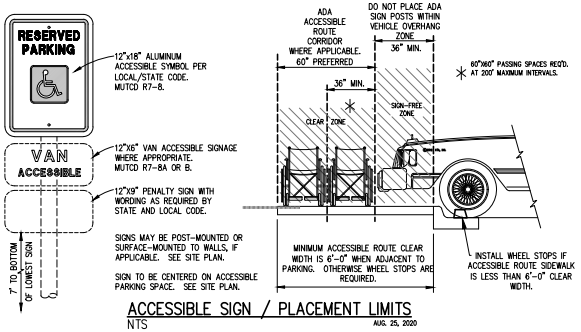
ON-SITE (PRIVATE) ACCESSIBLE PARKING SCHEDULE		
TOTAL NUMBER OF PARKING SPACES REQUIRED PROVIDED (PER LOT)	TOTAL MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES (60" & 96" AISLES) COLUMN "A"	VAN-ACCESSIBLE PARKING SPACES WITH MIN. 96" WIDE ACCESS AISLE
1 TO 25	1	1
26 TO 50	2	1
51 TO 75	3	1
76 TO 100	4	1
101 TO 150	5	1
151 TO 200	6	1
201 TO 300	7	2
301 TO 400	8	2
401 TO 500	9	2
501 TO 1000	2% OF TOTAL PARKING PROVIDED IN EACH LOT	1/6 OF COLUMN "A"
1001 & OVER	20 PLUS 1 FOR EACH 100 OVER 1000	1/6 OF COLUMN "A"

ON-STREET (PUBLIC) ACCESSIBLE PARKING SCHEDULE	
TOTAL NUMBER OF MARKED OR METERED PARKING SPACES ON THE BLOCK PERIMETER	TOTAL REQUIRED NUMBER OF 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 AND OVER	4 PERCENT OF TOTAL

CARPORT AND GARAGE PARKING SPACES:
AT LEAST ONE CARPORT OR GARAGE SPACE SHALL BE ADA ACCESSIBLE IF EITHER ARE FEATURED AS SITE AMENITIES.

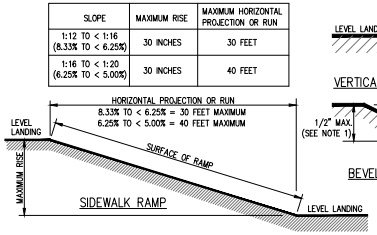
208.2.4 VAN PARKING SPACES:
FOR EVERY SIX OR FRACTIONAL OF SIX PARKING SPACES REQUIRED BY 208.2 TO COMPLY WITH 502, AT LEAST ONE SHALL BE A VAN PARKING SPACE COMPLYING WITH 502.

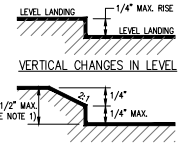
AUG. 25, 2020



ACCESSIBLE SIGN / PLACEMENT LIMITS
NTS
AUG. 25, 2020

SLOPE	MAXIMUM RISE	MAXIMUM HORIZONTAL PROJECTION OR RUN
1:12 TO < 1:16 (8.33% TO < 6.25%)	30 INCHES	30 FEET
1:16 TO < 1:20 (6.25% TO < 5.00%)	30 INCHES	40 FEET

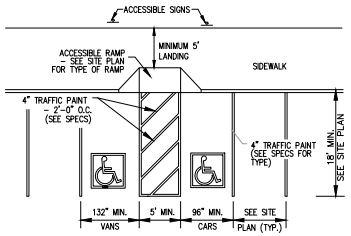




NOTES:

1. CHANGES IN LEVEL GREATER THAN 1/2 INCH SHALL BE ACCOMPLISHED BY MEANS OF A RAMP.
2. RAMP RUNS GREATER THAN SIX INCHES OF RISE OR GREATER SIX FEET IN HORIZONTAL PROJECTION SHALL HAVE HANDRAILS ON BOTH SIDES, EXCEPT CURB RAMPS.
3. HANDRAILS SHALL BE 34" TO 38" HIGH AND A MINIMUM OR 36" APART AND MUST EXTEND 12" BEYOND TOP AND BOTTOM OF THE RAMP SEGMENT. SEE HANDRAIL DETAILS.

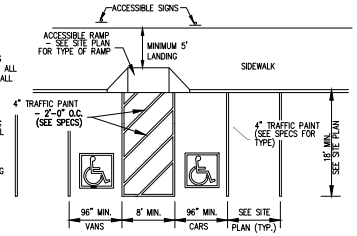
IN-LINE ACCESSIBLE ROUTE / SIDEWALK RAMP - CHANGES IN LEVEL
NTS
AUG. 25, 2020



ALTERNATE "A"

ALL DIMENSIONS ARE TO CENTERLINE OF STRIPE UNLESS OTHERWISE NOTED. COLOR OF ALL ACCESSIBLE TRAFFIC PAINT SHALL BE PER LOCAL CODE (WHITE, YELLOW, ETC.)

208.2.4 VAN PARKING SPACES:
FOR EVERY SIX OR FRACTIONAL OF SIX PARKING SPACES REQUIRED BY 208.2 TO COMPLY WITH 502, AT LEAST ONE SHALL BE A VAN PARKING SPACE COMPLYING WITH 502.



ALTERNATE "B"

VAN ACCESSIBLE PARKING STRIPING
NTS
AUG. 25, 2020

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Crafton Tull
479.636.4838 t
www.craftontull.com

CERTIFICATE OF AUTHORIZATION

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

RACETRAC
SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 26102600
ISSUE DATE: 09/17/2026
DRAWN BY: L. TOPPING
QC by: K. PAXTON
QC Date: 08/05/2026

PRELIMINARY PLANS

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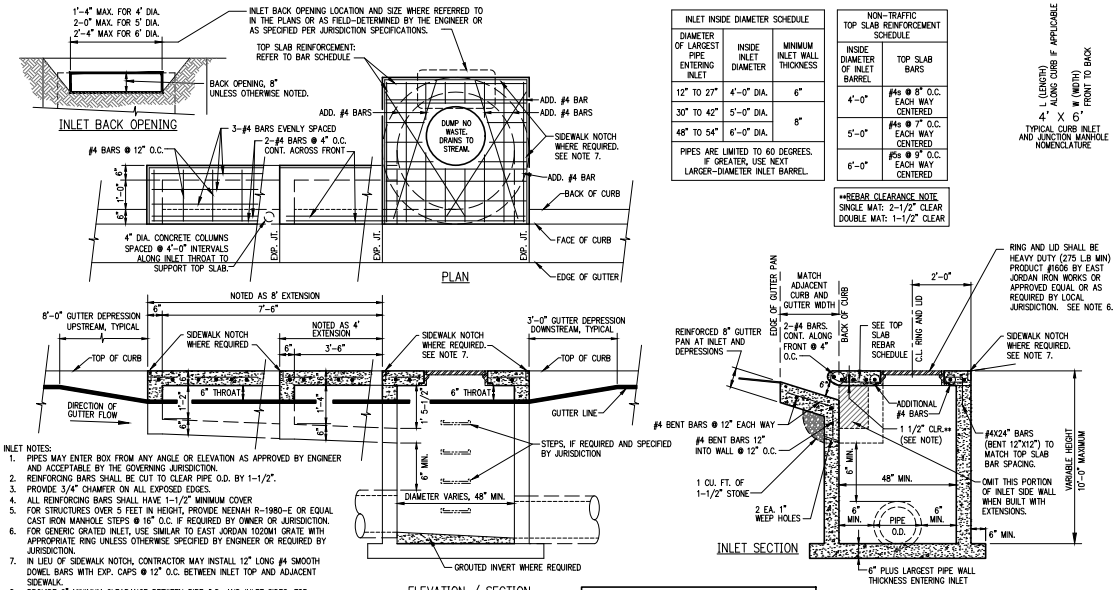
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SITE DETAILS

C-501

DRAWING: Q:\2026\26102600_RACETRAC\SPRINGDALE\AR\ENGR\CAD\SHEETS\26102600_SITE DETAILS.DWG
LAST SAVED: 9/17/2026 2:45:00 PM BY: LTOPPING
LAST PLOTTED: 9/17/2026 2:45:00 PM BY: LTOPPING



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

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

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

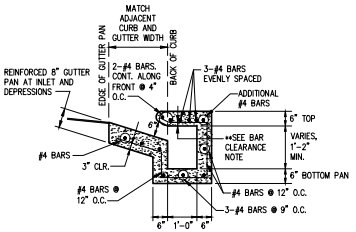
INLET NOTES:
1. PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION AS APPROVED BY ENGINEER AND ACCEPTABLE BY THE GOVERNING JURISDICTION.
2. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE O.D. BY 1-1/2".
3. PROVIDE 3/4" CHAMFER ON ALL EXPOSED EDGES.
4. ALL REINFORCING BARS SHALL HAVE 1-1/2" MINIMUM COVER
5.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

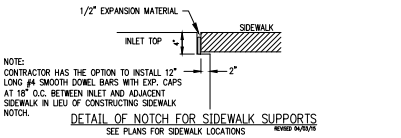
TYPICAL CIRCULAR NON-TRAFFIC CURB INLET (TYPICAL CIRCULAR NON-TRAFFIC JUNCTION BOX & GRATED INLET SIMILAR)

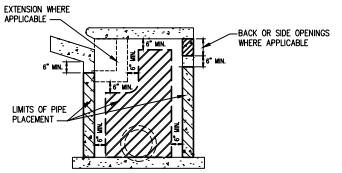
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NOTE: THIS DETAIL IS GENERIC, NOT JURISDICTION OR SITE-SPECIFIC. USE JURISDICTION-SPECIFIC DETAILS WHEN AND WHERE REQUIRED.
THIS NON-TRAFFIC DETAIL IS INTENDED FOR SIDEWALK LOADING ONLY WITH UNIFORMLY DISTRIBUTED LIVE LOAD OF 100 PSF OF CONCENTRATED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

REVISED 8/07/2020



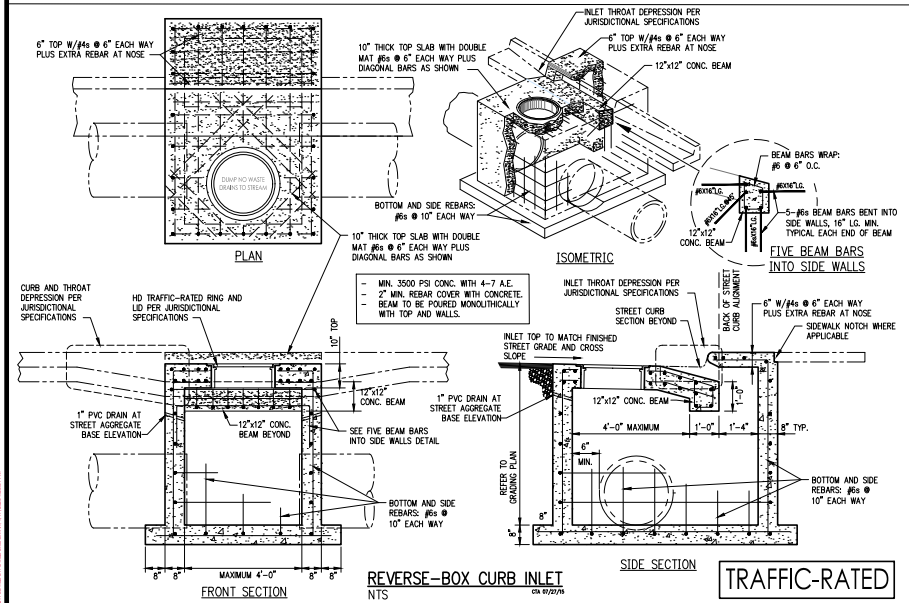




MAINTAIN 6" MINIMUM CLEARANCE BETWEEN PIPE O.D. AND INLET SIDES, TOP, EXTENSIONS, DEPRESSIONS, AND OPENINGS.

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

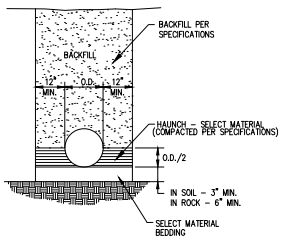
* MAX. SLUMP SHALL BE 2" WHEN SLIP FORM PAVEMENT METHODS ARE USED.

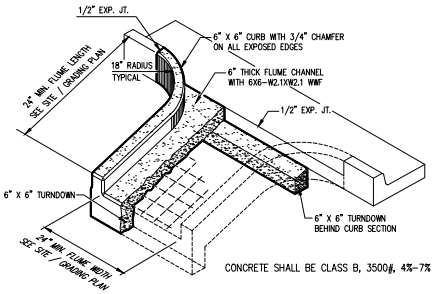


- MIN. 3500 PSI CONC. WITH 4-7 A.E.
- 2" MIN. REBAR COVER WITH CONCRETE.
- BEAM TO BE POURED MONOLITHICALLY WITH TOP AND WALLS.

NOTES:
1. UNDER PAVEMENT, BACKFILL ENTIRE EXCAVATION WITH "ENTER TYPE HERE" AGGREGATE BASE MATERIAL COMPACTED IN 8" LIFTS TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY.

CONSTRUCTION SEQUENCE
1. PLACE SELECT BEDDING MATERIAL TO GRADE.
2. COMPACT SELECT BEDDING BELOW THE PIPE.
3. INSTALL PIPE TO GRADE.
4. PLACE AND COMPACT THE HAUNCH AREA UP TO THE MIDDLE OF THE PIPE.
5. COMPLETE BACKFILL ACCORDING TO SPECIFICATIONS.





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CERTIFICATE OF AUTHORIZATION

RACETRAC
SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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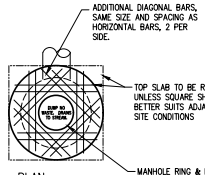
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DRAINAGE DETAILS 1 OF 2

C-502

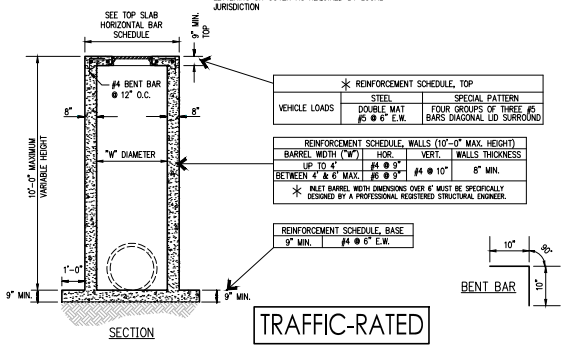
NOTES:
1. PROVIDE 3/4" CHAMFER ON ALL EXPOSED EDGES UNLESS ADJACENT TO SIDEWALKS OR OTHER CONCRETE SURFACES.
2. BASE AND INLET WALLS TO BE POURED MONOLITHICALLY.
3. PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION APPROVED BY THE ENGINEER.
4. ALL #4 & #5 REINFORCING BARS TO BE GRADE 60 AND HAVE 1-1/2" MINIMUM COVER. >#5, 2" COVER.
5. PROVIDE DOUBLE MAT FOR SQUARE-TOP SLAB.
6. TOP SLAB, CLASS B, 3500#, 4%-7% A.E.
7. PIPES SHALL NOT PENETRATE OR CONNECT AT OR WITHIN 6" OF ANY INSIDE CORNER EDGE.



PLAN

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

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



SECTION

TRAFFIC-RATED

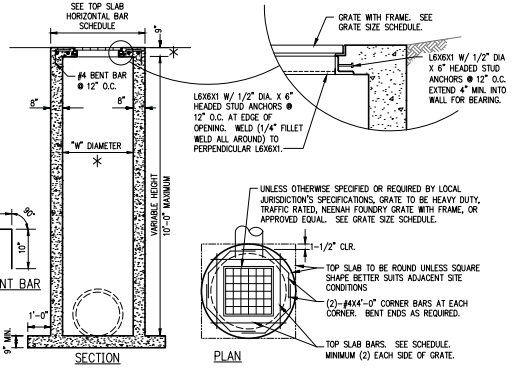
TYPICAL TRAFFIC-RATED CIRCULAR-BARREL JUNCTION BOX

NTS

* BARREL WIDTH DIMENSIONS OVER 6' MUST BE SPECIFICALLY DESIGNED BY A PROFESSIONAL REGISTERED STRUCTURAL ENGINEER.

REVISED 2/17/25 ML

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



SECTION

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

"W" BARREL DIAMETER TO BE DETERMINED BY PIPE SIZES AND PIPE ARRANGEMENT REQUIREMENTS.

PLAN

GRATE SIZE SCHEDULE			
INSIDE BARREL DIAMETER	GRATE SIZE	NEENAH GRATE	FRAME
4'-0"	30" X 30"	R-4880-C	NEENAH PROVIDED
5'-0"	36" X 36"	R-4884-A	
* 6'-0"	36" X 66"	R-4895-2	CONTRACTOR PROVIDED

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

NOTES:
1. PROVIDE 3/4" CHAMFER ON ALL EXPOSED EDGES UNLESS ADJACENT TO SIDEWALKS OR OTHER CONCRETE SURFACES.
2. BASE AND INLET WALLS TO BE POURED MONOLITHICALLY.
3. PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION APPROVED BY THE ENGINEER.
4. ALL #4 & #5 REINFORCING BARS TO BE GRADE 60 AND HAVE 1-1/2" MINIMUM COVER. >#5, 2" COVER.
5. PROVIDE DOUBLE MAT FOR SQUARE- TOP SLAB.
6. TOP SLAB, CLASS B, 3500#, 4%-7% A.E.
7. PIPES SHALL NOT PENETRATE OR CONNECT AT OR WITHIN 6" OF ANY INSIDE CORNER EDGE.

TRAFFIC-RATED

TYPICAL TRAFFIC-RATED CIRCULAR-BARREL GRATED INLET

NTS

* BARREL WIDTH DIMENSIONS OVER 6' MUST BE SPECIFICALLY DESIGNED BY A PROFESSIONAL REGISTERED STRUCTURAL ENGINEER.

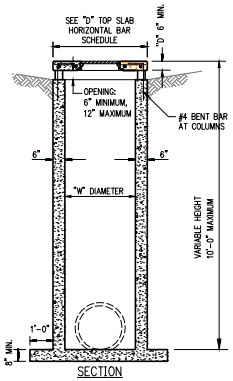
REVISED 2/24/25 ML

"D" TOP SLAB HORIZONTAL REINFORCEMENT SCHEDULE		
"D" TOP MIN. SLAB THICKNESS	"W" INSIDE DIAMETER OF INLET BARREL	"D" TOP SLAB BARS, NON-VEHICLE
NON-VEHICLE LOADS, 6"	4'-0"	#4s @ 8" O.C. EACH WAY SEE NOTE 5
	5'-0"	#4s @ 7" O.C. EACH WAY SEE NOTE 5
	6'-0"	#5s @ 6" O.C. EACH WAY SEE NOTE 5

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

"W" BARREL DIAMETER TO BE DETERMINED BY PIPE SIZES AND PIPE ARRANGEMENT REQUIREMENTS.

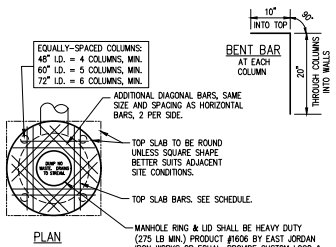




SECTION

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

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



PLAN

NOTES:
1. PROVIDE 3/4" CHAMFER ON ALL EXPOSED EDGES UNLESS ADJACENT TO SIDEWALKS OR OTHER CONCRETE SURFACES.
2. BASE AND INLET WALLS TO BE POURED MONOLITHICALLY.
3. PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION APPROVED BY THE ENGINEER.
4. ALL #4 & #5 REINFORCING BARS TO BE GRADE 60 AND HAVE 1-1/2" MINIMUM COVER. >#5, 2" COVER.
5. PROVIDE DOUBLE MAT FOR SQUARE-TOP SLAB.
6. TOP SLAB, CLASS B, 3500#, 4%-7% A.E.
7. PIPES SHALL NOT PENETRATE OR CONNECT AT OR WITHIN 6" OF ANY INSIDE CORNER EDGE.

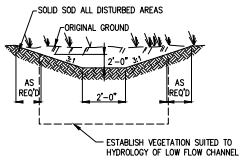
NON-TRAFFIC ONLY

TYPICAL NON-TRAFFIC CIRCULAR-BARREL AREA INLET

NTS

REVISED 2/17/25 ML

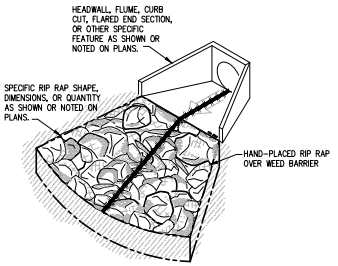
NOTES:
1. THE GRASS SWALE SHALL BE VEGETATED WITH DENSE GRASSES THAT CAN REDUCE FLOW VELOCITIES AND PROTECT AGAINST EROSION DURING LARGER STORM EVENTS.



VEGETATED LOW CHANNEL

NTS

REVISED 04/16/15



NOTES:
1. FINAL DESIGN SHALL COMPLY WITH LOCAL CODES AND REGULATIONS.
2. STONES SHALL CONSIST OF FIELD STONE OR ROUGH, UNHEWN QUARRY STONE AS NEARLY UNIFORM IN SIZE AS PRACTICAL.
3. STONES SHALL BE DENSE, RESISTANT TO THE ACTION OF WIND AND WATER, AND SUITABLE IN ALL ASPECTS FOR THE INTENDED USE.
4. ALL STONES SHALL WEIGH BETWEEN 50-150 POUNDS EACH AND AT LEAST 60% OF THE STONES SHALL WEIGH MORE THAN 100 POUNDS EACH.
5. STONES SHALL BE HAND-PLACED, OVER WEED BARRIER, AND FLUSH WITH ADJACENT FINISH GRADES.
6. RIP RAP SHALL BE GROUTED IN PLACE IF SPECIFIED ON THE PLANS OR DIRECTED BY THE ENGINEER.

RIP-RAP SLOPE PROTECTION

NTS

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CERTIFICATE OF AUTHORIZATION

CRAFTON, TULL & ASSOCIATES, INC. No. 109 EXPIRING: 06/30/2027

RACETRAC
SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 261026D0
ISSUE DATE: 09/17/2026
CONTACT: L. TOPPING
QC by: K. PAXTON
QC Date: 08/10/2026

PRELIMINARY PLANS

FOR CONSTRUCTION — REVIEW SET — NOT FOR CONSTRUCTION — REVIEW SET

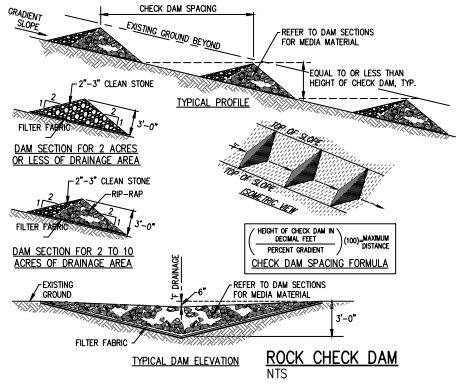
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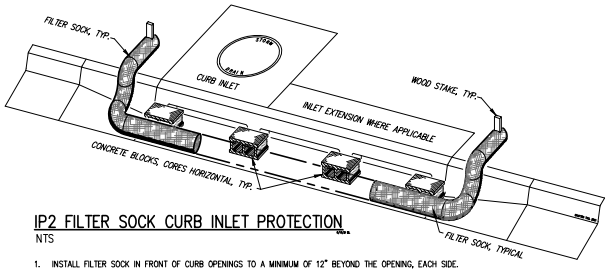
DRAINAGE DETAILS 2 OF 2

C-503

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ROCK CHECK DAM
NTS



IP2 FILTER SOCK CURB INLET PROTECTION
NTS

1. INSTALL FILTER SOCK IN FRONT OF CURB OPENINGS TO A MINIMUM OF 12" BEYOND THE OPENING, EACH SIDE.
2. ANCHOR THE FILTER SOCK BEHIND THE CURB WITH WOODEN STACKS 12" MINIMUM INTO SOIL.
3. USE 8" DIAMETER FILTER SOCK FOR STANDARD CURB INLET. SLIGHTLY COMPACT TO CURB HEIGHT DURING CURB INSTALLATION.
4. MAINTAIN FREE OF DEBRIS AND SEDIMENT TO ENSURE PROPER FLOW AND FUNCTION. OVERFLOW OF FILTER IS ACCEPTABLE DURING SEVERE STORM EVENTS.
5. FILTER SOCK SHALL BE POSITIONED TO PROVIDE A PERMEABLE BARRIER TO THE DRAIN AND COLLECT SEDIMENT OUTSIDE THE SOCK.
6. CONCRETE BLOCKS SHALL BE PLACED WITH CORES HORIZONTAL AT EACH END AND EVERY FOUR FEET MAXIMUM WITHIN.

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CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS

RACETRAC
SPRINGDALE, ARKANSAS

Key Plan

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PROJECT NO: 26102600
ISSUE DATE: 09/17/2026
CONTACT: L. TOPPING
QC by: K. PAXTON
QC Date: 09/17/2026

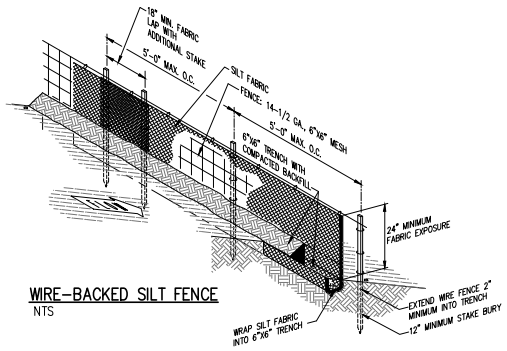
PRELIMINARY PLANS

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REVIEW SET
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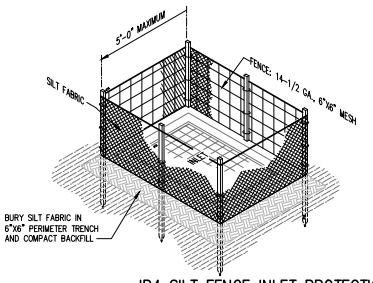
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EROSION CONTROL DETAILS 1 OF 2

C-504

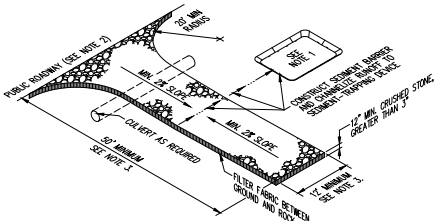


WIRE-BACKED SILT FENCE
NTS



SILT FABRIC SHALL BE SECURITY FASTENED TO WIRE FENCING.

IP4 SILT FENCE INLET PROTECTION
NTS



STABILIZED CONSTRUCTION EXIT (ENTRANCE)
NTS

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

2. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

3. LENGTH AND WIDTH TO SUIT SITE, CONSTRUCTION TRAFFIC AND EFFECTIVENESS.

PHASE I
1. INSTALL STABILIZED CONSTRUCTION ENTRANCES/EXITS.
2. PREPARE TEMPORARY PARKING AND STORAGE AREAS. UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASH-OUT, MASON'S AREA, FUEL AND MATERIAL STORAGE CONTAINERS, 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.
3. CONSTRUCT THE SILT FENCES ON THE SITE.
4. CONSTRUCT THE SEDIMENTATION AND SEDIMENT TRAP BASINS.
5. 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.
6. CLEAR AND GRUB THE SITE.
7. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
8. BEGIN GRADING THE SITE.

PHASE II
1. TEMPORARILY SEED DENUDED 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. 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 IF SITE IS STABILIZED.

GENERAL EROSION NOTES:

A. THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF THIS DRAWING (SITE MAP), THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS SECTION 312800 (EROSION AND SEDIMENTATION CONTROL), PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

B. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND THE STATE OF ARKANSAS NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.

C. 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) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AND APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE 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 THE 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 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.

H. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE AND 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 BEING BLOWN OR WASHED OFF-SITE.

L. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN AND SWPPP SHALL BE INITIATED AS SOON AS POSSIBLE.

M. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 14 DAYS SHALL BE TEMPORARY SEEDED.

N. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY 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 ENTRANCE/EXIT IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES EXIT ONTO THE PUBLIC ROADS. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF-SITE.

P. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

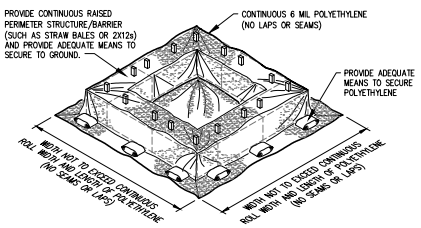
Q. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

R. ON-SITE AND OFF-SITE 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 THE GENERAL PERMIT.

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.



CONCRETE WASH-OUT BASIN
NTS

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
ROUGH GRADE / SEDIMENT CONTROL																		
TEMPORARY CONTROL MEASURES																		
STRIP & STOCKPILE TOPSOIL																		
STORM FACILITIES																		
TEMPORARY CONSTRUCTION ROADS																		
FOUNDATION / BUILDING CONSTRUCTION																		
SITE CONSTRUCTION																		
PERMANENT CONTROL STRUCTURES																		
FINISH GRADING																		
LANDSCAPING/SEED/FINAL STABILIZATION																		

ACREAGE SUMMARY

IMPERVIOUS AREA	3.34 ACRES
SEEDED AREA	1.19 ACRES
TOTAL DISTURBED	4.53 ACRES

DEVELOPER/OWNER:
ENTER DEVELOPER INFORMATION

SITE OPERATOR/GENERAL CONTRACTOR:

SUPERINTENDENT:

T.B.M.
ENTER BENCHMARK INFORMATION



USGS QUADRANGLE MAP
NTS



VICINITY MAP
NTS

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RACETRAC
SPRINGDALE, ARKANSAS

Key Plan

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PROJECT NO: 26102600
ISSUE DATE: 09/17/2026
CONTACT: L. TOPPING
QC by: K. PAXTON
QC Date: 09/17/2026

PRELIMINARY PLANS

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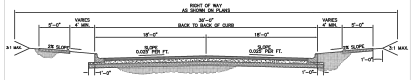
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EROSION CONTROL DETAILS 2 OF 2

C-505

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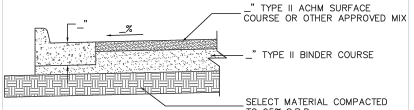


TYPICAL SECTION
MINOR COLLECTOR - 36'
NOT TO SCALE

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-2	

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NOTE:
AS AN ALTERNATE THE CURB MAY BE PLACED DIRECTLY ON THE SUBGRADE

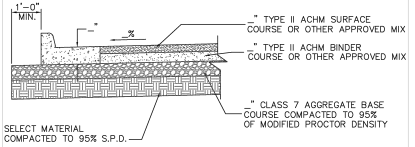
FULL DEPTH ASPHALT SECTION
NOT TO SCALE

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 ordinace or formal design.

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STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-6	

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SPRINGDALE, ARKANSAS

Key Plan

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QC by: K. PAXTON
QC Date: 09/17/2026

PRELIMINARY PLANS

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SPRINGDALE MUNICIPAL DETAILS 1 OF 4

C-506

DRAWING: G:\2610\26102600_RACETRAC\SPRINGDALE\2-DWG\SHEETS\C-506 SPRINGDALE MUNICIPAL DETAILS 1 OF 4.DWG
LAST PLOTTED BY: KPAXTON ON: 9/17/2026 5:07:57PM

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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/I	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/I	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/I	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 (2.38)	2" SURF. 6" B. BASE (2.38)	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 (2.38)	2" SURF. 6" B. BASE (2.38)	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 (3.15)	2" SURF. 2" BINDER 6" 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" BASE (2.76)	2" SURF. 2" BINDER 4" CT. 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. 4" BINDER 6" BASE (3.48)	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.

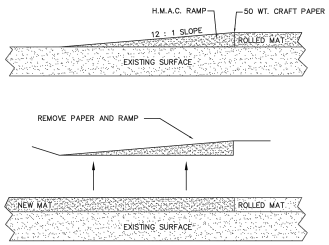
NOTE:
INFORMATION IN THE TABLE REPRESENTS MINIMUM PAVEMENT SECTIONS FOR EACH STREET CLASSIFICATION AS SPECIFIED IN THE SPRINGDALE CITY CODE. ACTUAL PAVEMENT SECTIONS WILL BE DESIGNED AND/OR SELECTED ON A PROJECT-SPECIFIC BASIS AND APPROVED BY THE CITY.

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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NOTE: JOINT TO BE CONSTRUCTED AT END OF EACH DAY'S PAVING.

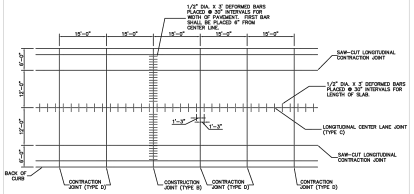
H.M.A.C. TRANSVERSE CONSTRUCTION JOINT

NOT TO SCALE

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CONCRETE PAVEMENT JOINT LAYOUT PLAN

(30' STREET WIDTH)

NOT TO SCALE

Note to Engineers: Joint layout for other street widths to be similar in joint spacing.

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SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-10	

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RACETRAC
SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 261026.00
ISSUE DATE: 09/17/2026
CONTACT: L. TOPPING
QC by: K. PATTON
QC Date: 08/10/2026

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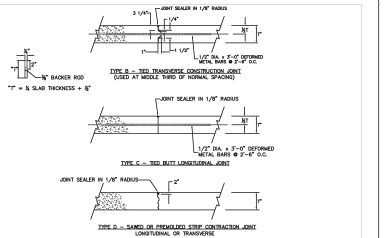
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SPRINGDALE MUNICIPAL DETAILS 2 OF 4

C-507

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NOTES:

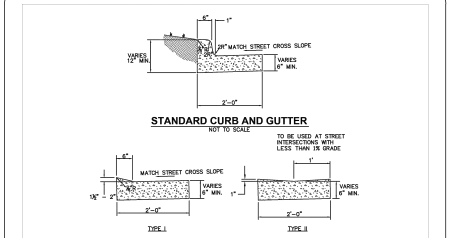
1. ALL CONCRETE JOINTING AND CONSTRUCTION METHODS SHALL MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE PORTLAND CEMENT ASSOCIATION FOR CONCRETE STREET PAVEMENTS.
2. CONCRETE FOR PAVEMENTS SHALL BE CLASS B , 4000 P.S.I., 6 BAG MIX WITH 4–7% AIR ENTRAINMENT.
3. ALL CONCRETE PAVEMENT SHALL HAVE A TINES FINISH, EXCEPT FOR THE OUTSIDE 2' OF THE PAVEMENT WHICH SHALL HAVE A BROOM FINISH.
4. THE CURB SHALL BE PLACED MONOLITHICALLY WITH THE PAVEMENT. ALL CURB JOINTS SHALL COINCIDE WITH PAVEMENT JOINTS.
5. ALL DOWEL BARS SHALL BE PLACED IN THE PAVEMENT BEFORE INITIAL SET UNLESS OTHERWISE APPROVED BY THE ENGINEER.
6. EXPANSION MATERIAL SHALL BE PLACED AT ALL STRUCTURES ABUTTING PAVEMENT.
7. TRANSVERSE EXPANSION JOINTS SHALL BE PLACED OPPOSITE OF 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

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STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-11	

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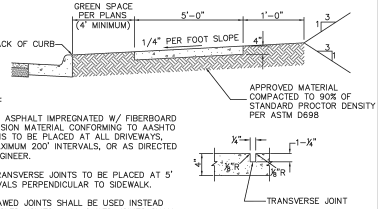
NOTES:

1. CONCRETE FOR CURB AND GUTTER TO BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4–7 % AIR ENTRAINMENT.
2. ALL CURB AND GUTTER SHALL HAVE A BROOMED FINISH UNLESS OTHERWISE SPECIFIED.
3. MODIFIED CURB (TYPE I) SHALL BE PLACE ACROSS ALL DRIVEWAY ENTRANCES.
4. MODIFIED CURB (TYPE II) SHALL BE PLACED ACROSS NOSE STRIPS WHERE THE LONGITUDINAL GRADE IS LESS THAN 1%.
5. SAW CUT JOINTS AT 15' O.C. SEAL WITH ONE PART COLD APPLIED ELASTOMERIC JOINT SEALER OR OTHER APPROVED SEALANT. ALL JOINTS TO BE SEALED PRIOR TO FINAL ASPHALT PLACEMENT.
6. PROVIDE 1/2" PREFORMED EXPANSION JOINT MATERIAL (ASPHALT IMPREGNATED FIBERBOARD OR OTHER APPROVED MATERIAL) AT STATIONARY STRUCTURES, (DROP INLETS, END OF CURBS, DRIVEWAYS – SEE DETAIL) OR AS DIRECTED BY ENGINEER.

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SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-12	

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NOTES:

1. ½" ASPHALT IMPREGNATED W/ FIBERBOARD EXPANSION MATERIAL CONFORMING TO AASHTO M213 IS TO BE PLACED AT ALL DRIVEWAYS, AT MAXIMUM 200' INTERVALS, OR AS DIRECTED BY ENGINEER.
2. TRANSVERSE JOINTS TO BE PLACED AT 5' INTERVALS PERPENDICULAR TO SIDEWALK.
3. SAWED JOINTS SHALL BE USED INSTEAD OF TOOLED JOINTS. ALL SAWED JOINTS SHALL BE SEALED USING AN APPROVED SEALANT.
4. OTHER JOINTS MAY BE REQUIRED IF DIRECTED BY THE ENGINEER.
5. CONCRETE FOR SIDEWALK TO BE CLASS A, 3000 PSI, 5.5 BAG MIX W/ 4–7% AIR ENTRAINMENT.

SIDEWALK DETAIL
NOT TO SCALE

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SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-1	

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PROJECT NO: 26102600
ISSUE DATE: 09/17/2026
CONTACT: L. TOPPING
QC by: K. PAXTON
QC Date: 08/15/2026

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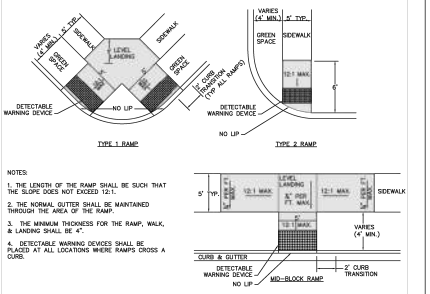
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SPRINGDALE MUNICIPAL DETAILS 3 OF 4

C-508

DRAWING: G:\2610\600_RACETRAC\PROJECT\ARCH\REVIT\26102600_ARCH_CENTRAL.RVT
PLOTTED BY: APRIL BROOKS on Fri, 17 Oct 2025 - 8:49 AM
LAYOUT: SD-B-1 APRIL BROOKS on Fri, 17 Oct 2025 - 8:49 AM

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NOTES:

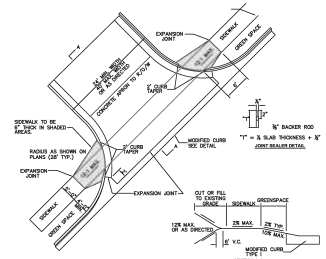
1. THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1.
2. THE NORMAL GUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
3. THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".
4. DETECTABLE WARNING DEVICES SHALL BE PLACED AT ALL LOCATIONS WHERE RAMPS CROSS A CURB.

HANDICAP RAMP DETAILS
NOT TO SCALE

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

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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 10' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SCALED 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 8" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.
7. CONCRETE APRONS SHALL HAVE 10' SAWCUTS IN EACH DIRECTION (BOTH HORIZONTAL AND VERTICAL).
8. INDUSTRIAL DRIVES SHOULD INCREASE RADIUS AT DRIVEWAY ENTRANCES TO 50 FT.

COMMERCIAL DRIVEWAY DETAIL
NOT TO SCALE

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SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-3	

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SECTION 'C' OF SPRINGDALE STANDARD DETAILS , PAVEMENT MARKING DETAILS, ARE NOW DEFINED BY MOST RECENT VERSION OF MUTCD.

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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 C PAVEMENT MARKING DETAILS	FILE NO. SD-C	

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PROJECT NO: 26102600
ISSUE DATE: 09/17/2026
DRAWN BY: I. TOPPING
QC by: K. PAXTON
QC Date: 09/17/2026

PRELIMINARY PLANS

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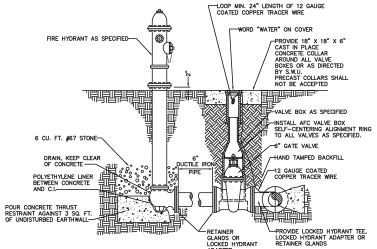
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SPRINGDALE MUNICIPAL DETAILS 4 OF 4

C-509

NOTES:
1. ALL HYDRANTS TO BE SET PLUMB W/ PUMPER NOZZLE FACING STREET OR AS DIRECTED BY S.W.U. ENGINEER.
2. SEE DRAWING NUMBER FOR FIRE HYDRANT PLACEMENT.



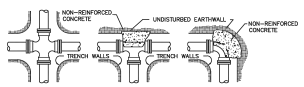
FIRE HYDRANT & GATE VALVE

N.T.S.
S-1

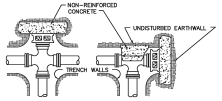
SPRINGDALE WATER UTILITIES
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: JSB | DRAWING NO: S-1 | DATE: AUGUST 2025



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"	22	22	12	6
20"	28	28	14	7
24"	38	38	20	10
30"	59	59	32	16
36"	85	85	46	23

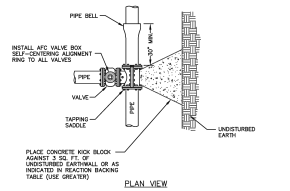
REACTION BACKING

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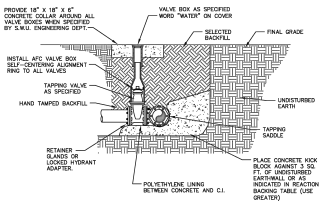
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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PLAN VIEW



PROFILE VIEW

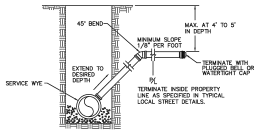
TAPPING SADDLE & VALVE

N.T.S.
S-5

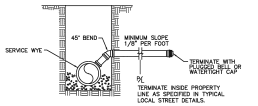
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



RISER FROM DEEP MAIN



NORMAL DEPTH

SEWER SERVICE CONNECTIONS

N.T.S.

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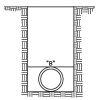
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

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 B300, INCLUDED AS THE TABLE ON THIS SHEET. LARGER TRENCH WIDTHS MAY BE NECESSARY FOR THE PLACEMENT OF A TRENCH SUPPORT SYSTEM OR AS OTHERWISE REQUIRED



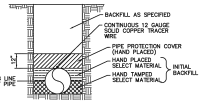
TYPICAL PIPE TRENCH

N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

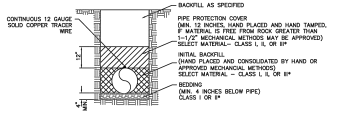
DRAWN BY: JNK | DRAWING NO: S-17 | DATE: MARCH 2008



D.I. PRESSURE WATER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 2")

N.T.S.



D.I. PRESSURE PIPE TRENCH FOR FORCE MAINS

(STANDARD LAYING CONDITION "TYPE 3")

N.T.S.
S-18

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

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

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

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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CERTIFICATE OF AUTHORIZATION

CRAFTON, TULL & ASSOCIATES, INC. No. 109

RACETRAC
SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 26102600
ISSUE DATE: 09/17/2026
CONTACT: L. TOPPING
QC by: K. PAXTON
QC Date: 08/10/2026

PRELIMINARY PLANS

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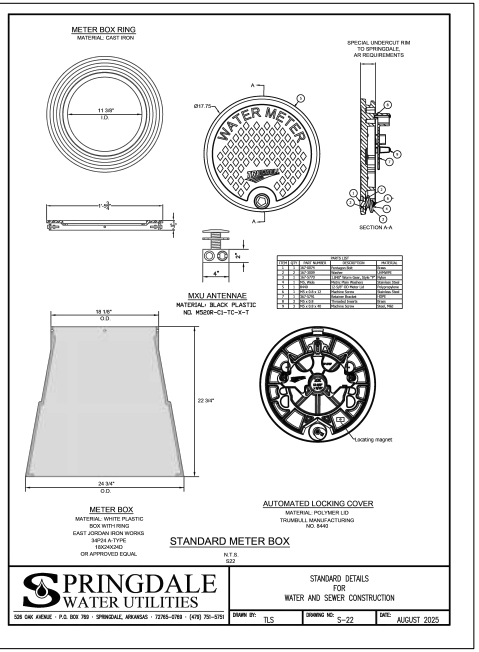
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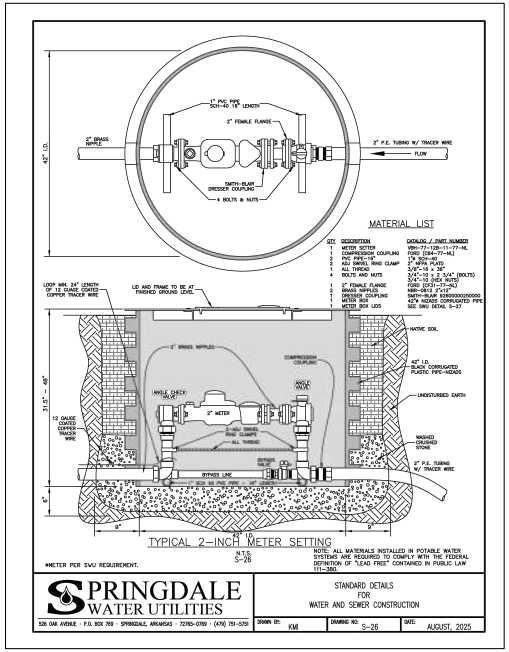
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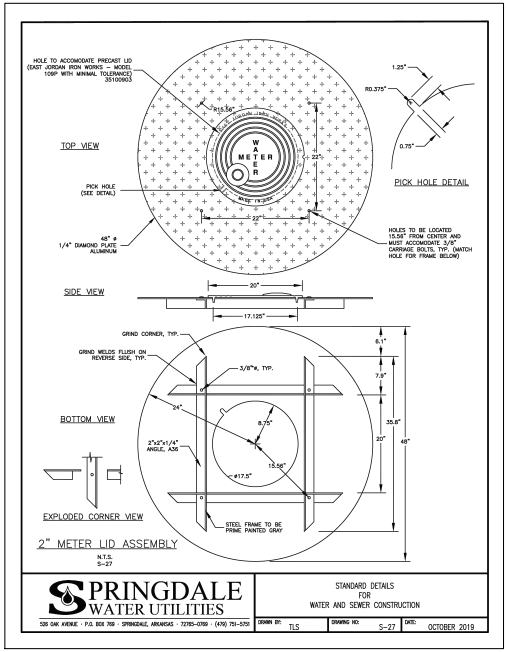
SWU DETAILS 1 OF 2

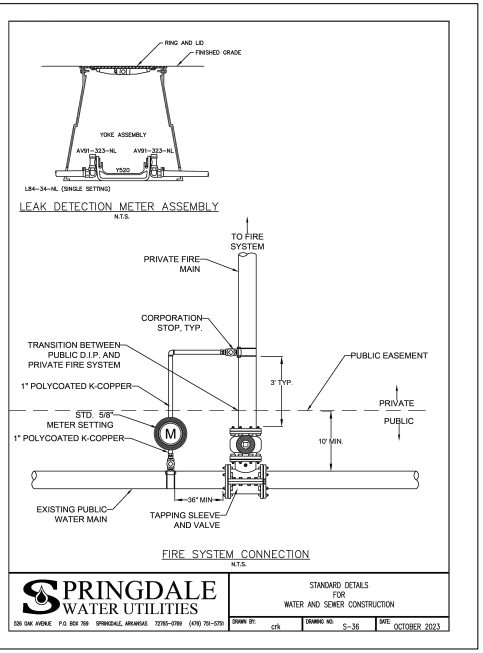
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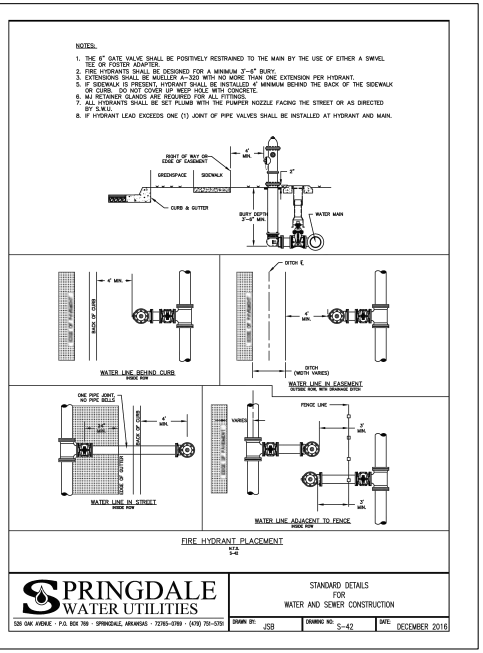
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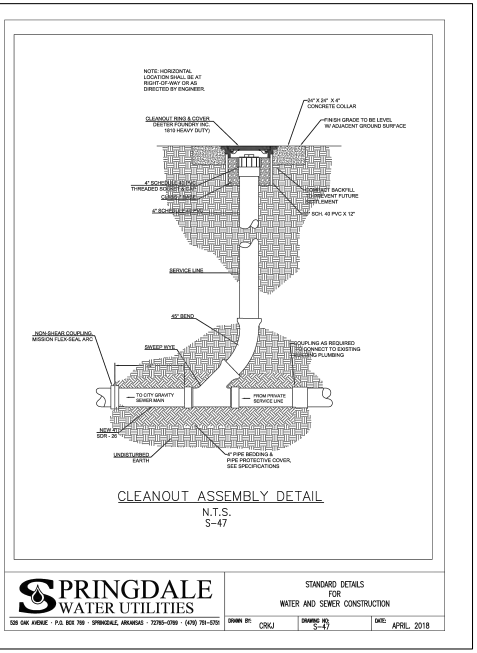












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CRAFTON, TULL & ASSOCIATES, INC.
No. 109
EXPIRATION: 06/30/2027

RACETRAC
SPRINGDALE, ARKANSAS

Key Plan

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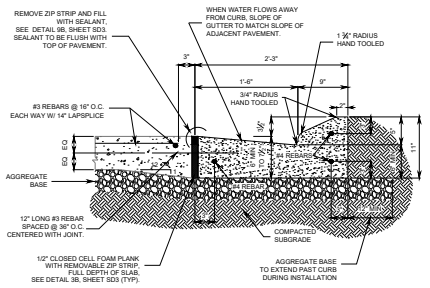
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SWU DETAILS 2 OF 2

C-511

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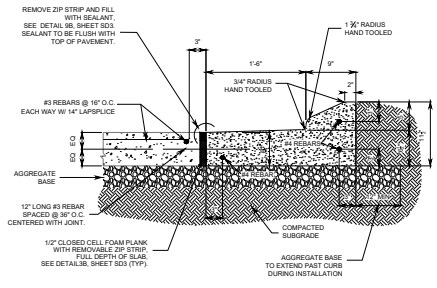
Return to Agenda



NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 9A, SHEET SD3.
4. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.

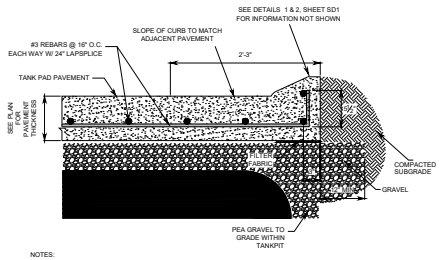
1 SD1 ROLLOVER CURB (CATCH) @ CONCRETE SLAB — NTS



NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 9A, SHEET SD3.
4. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
5. USE THIS DETAIL WHEN ADJACENT PAVEMENT SLOPES AWAY FROM CURBING.

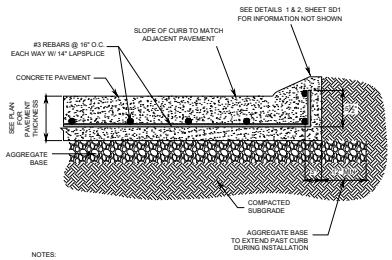
2 SD1 ROLLOVER CURB (SHED) @ CONCRETE SLAB — NTS



NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 9A, SHEET SD3. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
4. THIS CURB TYPE IS TO BE USED ALONG THE CURB LINE ADJACENT TO THE TANK PAVEMENT. SEE PLAN FOR LOCATION.

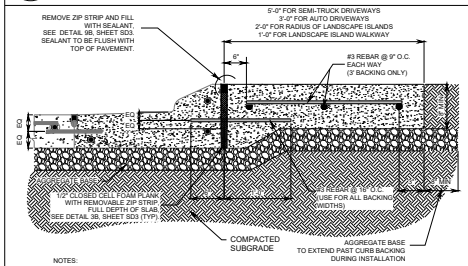
3 SD1 ROLLOVER CURB @ TANK AREA — NTS



NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 9A, SHEET SD3. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
4. THIS CURB TYPE IS TO BE USED ALONG THE CURB LINE ADJACENT TO THE DRIVEWAY TRENCH DRAINS. SEE PLAN FOR LOCATIONS.

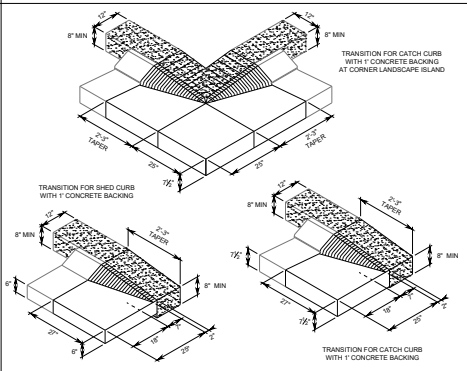
4 SD1 ROLLOVER CURB (MONOLITHIC) — NTS



NOTES:

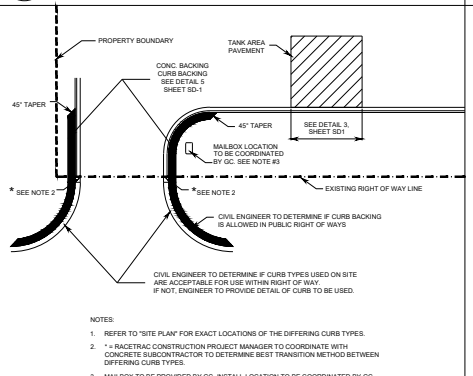
1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OFAGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP. FILL JOINTS WITH PAVEMENT SEALANT PER DETAIL 3B, SHEET SD3. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
4. CURB BACKING WIDTHS:
   A. THREE (3) FOOT BACKING IS TO BE USED ALONG THE RADIUS OF DRIVEWAYS AND IS STRUCTURALLY REINFORCED WITH #3 REBARS @ 9" O.C. EACH WAY.
   B. TWO (2) FOOT BACKING IS TO BE USED ALONG THE RADIUS OF LANDSCAPE ISLANDS WITHIN HIGH TRAFFIC AREAS. TWO (2) FOOT BACKING IS NOT STRUCTURALLY REINFORCED.
   C. ONE (1) FOOT BACKING IS TO BE USED AS A PEDESTRIAN WALKWAY WITHIN LANDSCAPE ISLANDS. ONE (1) FOOT BACKING IS NOT STRUCTURALLY REINFORCED.
5. SEE PAVING PLAN FOR EXACT LOCATIONS OF CURB BACKING.

5 SD1 CONCRETE BACKING FOR ON-SITE CURB — NTS



SEE SITE PLAN FOR EXACT LOCATIONS

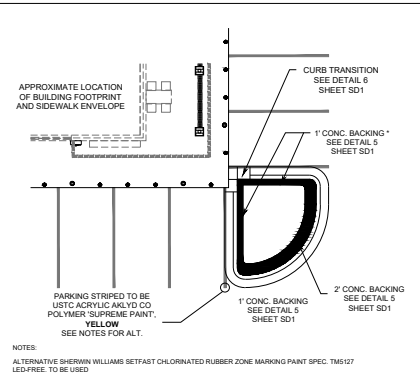
6 SD1 CURB TRANSITION DETAILS — NTS



NOTES:

1. REFER TO "SITE PLAN" FOR EXACT LOCATIONS OF THE DIFFERING CURB TYPES.
2. * = RACETRAC CONSTRUCTION PROJECT MANAGER TO COORDINATE WITH CONCRETE SUBCONTRACTOR TO DETERMINE BEST TRANSITION METHOD BETWEEN DIFFERING CURB TYPES.
3. MAILBOX TO BE PROVIDED BY GC. INSTALL LOCATION TO BE COORDINATED BY GC WITH USPS

7 SD1 CURB LAYOUT PLAN VIEW — NTS

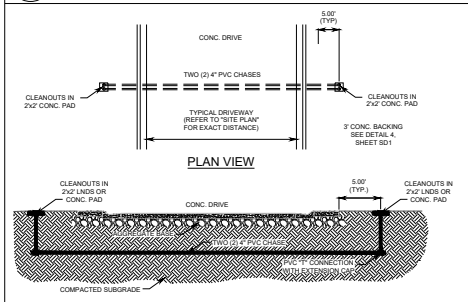


NOTES:

ALTERNATIVE SHERWIN WILLIAMS SETFAST CHLORINATED RUBBER ZONE MARKING PAINT SPEC. TM5127 LED-FREE. TO BE USED

1. REFER TO "SITE PLAN" FOR EXACT LOCATIONS OF THE DIFFERING CURB TYPES.
2. REFER TO SITE PLAN FOR EXACT LOCATIONS.

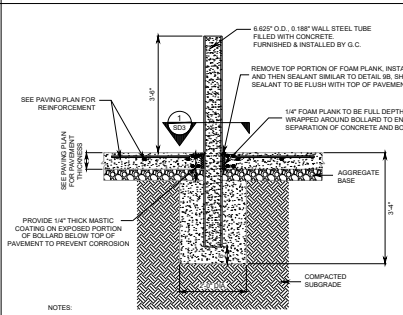
8 SD1 CONCRETE BACKING & AUTO COURT PAINT DETAIL — NTS



NOTES:

1. PVC CHASE TO BE PLACED UNDER ALL DRIVEWAYS. REFER TO "SITE PLAN" FOR EXACT LOCATIONS.
2. CHASES ARE NOT TO BE USED FOR IRRIGATION INSTALLED WITH THIS DEVELOPMENT. IRRIGATION SLEEVES WILL BE SEPARATE.
3. REFER TO "UTILITY PLAN" AND IRRIGATION PLAN FOR IRRIGATION SLEEVE LOCATIONS.

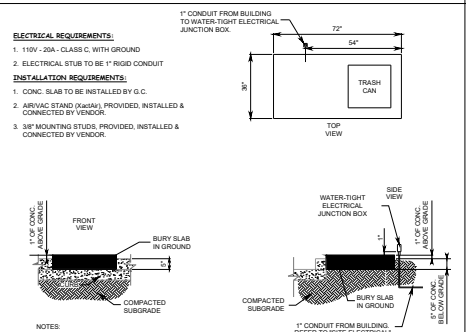
9 SD1 PVC CHASE DETAIL — NTS



NOTES:

1. BUMPER POSTS TO BE PLUMB AND ALIGNED IN A STRAIGHT LINE AND FILLED WITH CONCRETE.
2. TOPS TO BE GROUND SMOOTH W/ SQUARE EDGE, THE PRIMED WITH "END RUST" BY DURO AND PAINTED WITH INDUSTRIAL OIL BASED ENAMEL. COLOR TO MATCH DECORATIVE LIGHT POLES.
3. REFER TO PAVING PLAN FOR EXACT CONCRETE THICKNESS.
4. REFER TO PAVING PLAN FOR CONCRETE COMPRESSIVE STRENGTH & SUBGRADE COMPACTION REQUIREMENTS.

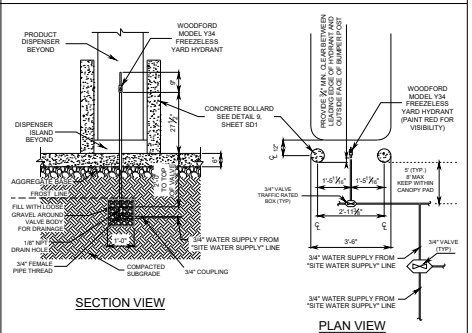
10 SD1 CANOPY BOLLARD DETAIL — NTS



NOTES:

1. SECURE VAULT TO PAD W/ TWO (2) 29-00450 ANGLE BRACKETS AND FOUR (4) ⅜"Ø x 4" SIMPSON TITAN HD SCREWTYPE ANCHORS (TYP.)
2. REFER TO PAVING PLAN FOR EXACT CONCRETE THICKNESS.
3. REFER TO PAVING PLAN FOR CONCRETE COMPRESSIVE STRENGTH & SUBGRADE COMPACTION REQUIREMENTS.

11 SD1 AIR/VAC SERVICE DETAIL — NTS



NOTES:

1. SEE "SITE PLAN" FOR EXACT LOCATIONS.
2. REFER TO PAVING PLAN FOR EXACT CONCRETE THICKNESS.
3. REFER TO PAVING PLAN FOR CONCRETE COMPRESSIVE STRENGTH & SUBGRADE COMPACTION REQUIREMENTS.

12 SD1 AUTO CANOPY YARD HYDRANT DETAIL — NTS

NO.	DATE

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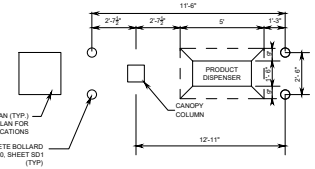
RACETRAC PETRO.EUM, INC.
200 GALLERIA PARKWAY SE
SUITE 900 ATLANTA, GA 30339
(770) 431-7600

STANDARD DETAILS

PROJECT NAME / INTERSECTION

Address
City, State
County

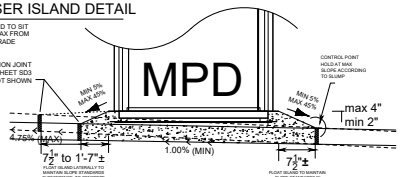
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DATE	9/17/2026
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SD1	
SHEET NO.	VERSION

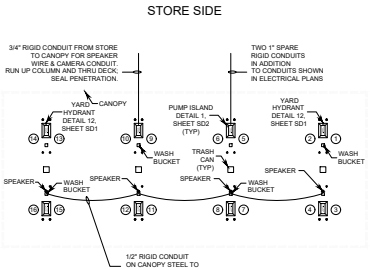


1 SD2 DISPENSER ISLAND DETAIL

NTS

NOTE: ISLAND TO SIT 2"-MIN / 4"-MAX FROM EXISTING GRADE



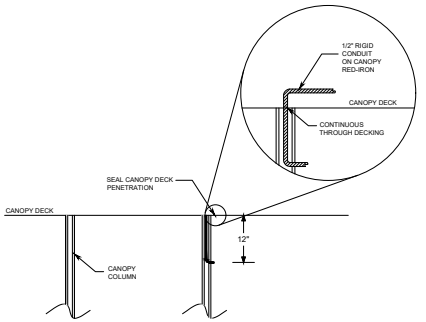


NOTES:

1. ADA PLACARD TO BE POSTED @ ADA ALLOWABLE PUMPS
2. DOUBLE ROW OF FOUR (4) SINGLE COLUMN MPD'S.
3. SIXTEEN (16) FUELING POSITIONS.
4. REFER TO CANOPY PLANS FOR CANOPY DIMENSIONS AND COLUMN LOCATIONS.
5. CONDUIT TO BE DRILLED AND RUN THROUGH COLUMN

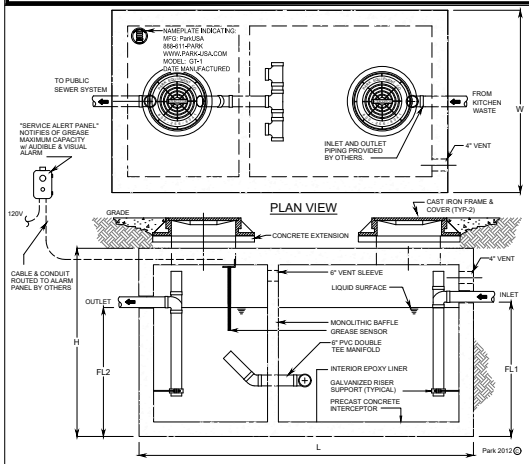
2 SD2 CANOPY ACCESSORIES LAYOUT

NTS



3 SD2 CONDUIT PENETRATION DETAIL

NTS



ELEVATION

TYPICAL APPLICATIONS INCLUDE COMMERCIAL AND INDUSTRIAL FOOD SERVICE KITCHENS WHERE EXCESSIVE GREASE MAY INTERFERE WITH THE PROPER DRAINAGE OF THE SEWER SYSTEM. THE GREASE INTERCEPTOR IS GENERALLY BURIED BELOW GRADE FOR GRAVITY FLOW SEWER SYSTEMS. A SAMPLE WELL IS UTILIZED ON THE OUTLET SIDE FOR SAMPLING BY THE LOCAL WATER AUTHORITY.

SPECIFICATIONS:

CONCRETE:

CLASS II CONCRETE WITH DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. UNIT IS OF MONOLITHIC CONSTRUCTION AT FLOOR, FIRST STAGE OF WALL AND BAFFLE WITH SECTIONAL RISER TO REQUIRED DEPTH. (MONOLITHIC BAFFLE REQUIRED. SLIDE-IN TYPE IS NOT ACCEPTABLE).

REINFORCEMENTS:

GRADE 60 REINFORCEMENT WITH STEEL REBAR CONFORMING TO ASTM A615 ON REQUIRED CENTERS OR EQUAL.

C.I. CASTINGS:

MANHOLE FRAMES, COVERS OR GRATES ARE MANUFACTURED OF GRAY CAST IRON CONFORMING TO ASTM A48-76 CLASS 30. MANHOLE SHALL BE NOMINAL 24 INCH DIAMETER AND BE TRAFFIC DUTY.

GREASE INTERCEPTOR SCHEDULE									
MODEL NO.	CAPACITY USGAL	GREASE CAP. (LBS)	EMPTY WT (LBS)	LENGTH L	WIDTH W	HEIGHT H	INLET FL1	OUTLET FL2
GT-1500	1,500	3,500	16,050	9'-2"	5'-8"	7'-0"	5'-9"	5'-6"

OTHER SIZES ARE AVAILABLE. CONTACT RACETRAC FOR MORE INFORMATION.

ENGINEERING DATA:

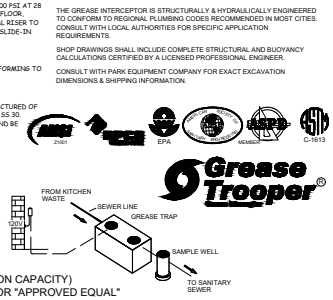
THE GREASE INTERCEPTOR IS STRUCTURALLY & HYDRAULICALLY ENGINEERED TO CONFORM TO REGIONAL PLUMBING CODES RECOMMENDED IN MOST CITIES. CONSULT WITH LOCAL AUTHORITIES FOR SPECIFIC APPLICATION REQUIREMENTS.

SHOP DRAWINGS SHALL INCLUDE COMPLETE STRUCTURAL AND BUOYANCY CALCULATIONS CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.

CONSULT WITH PARK EQUIPMENT COMPANY FOR EXACT EXCAVATION DIMENSIONS & SHIPPING INFORMATION.

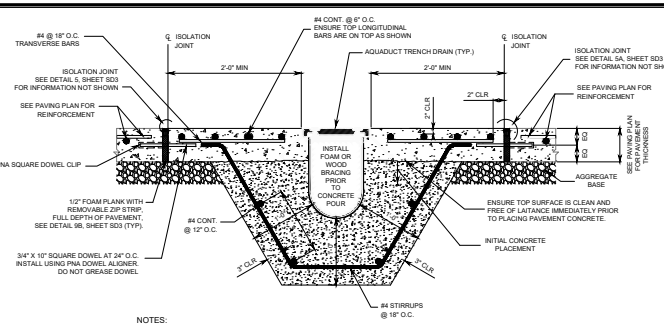
NOTE:

1. ENGINEER OF RECORD APPROVAL REQUIRED FOR "APPROVED EQUAL".



4 SD2 GREASE TRAP (1500 GALLON CAPACITY) & SAMPLE WELL DETAILS OR "APPROVED EQUAL"

NTS

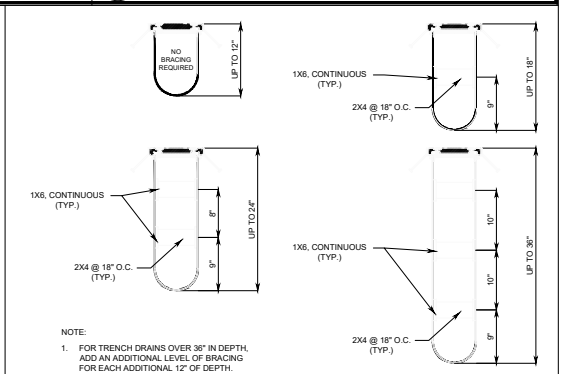


NOTES:

1. G.C. MUST READ INSTALLATION INSTRUCTIONS PRIOR TO INSTALLATION OF AQUADUCT TRENCH DRAIN.
2. REFER TO DETAIL 6, SHEET SD2 FOR BRACING RECOMMENDATIONS.
4. SOME PROJECTS MAY HAVE MULTIPLE TRENCH DRAINS ON SITE. (REFER TO "GRADING PLAN" FOR EXACT LOCATIONS.)
5. EACH TRENCH DRAIN IS INDIVIDUALLY DESIGNED AND SIZED BY AQUADUCT, INC. (REFERE TO DESIGN SPECS FOR EXACT SIZING.)

5 SD2 TYP. CONCRETE DETAIL FOR AQUADUCT TRENCH DRAIN

NTS



NOTE:

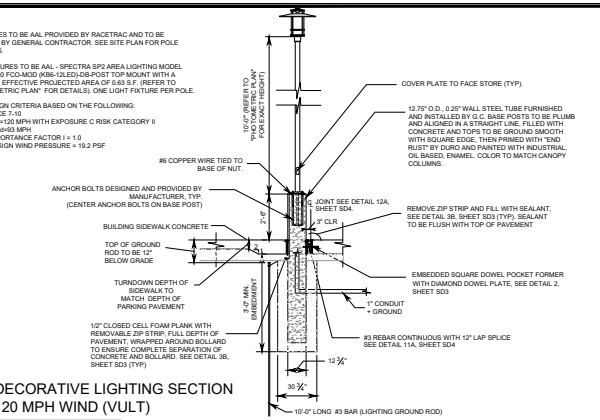
1. FOR TRENCH DRAINS OVER 36" IN DEPTH, ADD AN ADDITIONAL LEVEL OF BRACING FOR EACH ADDITIONAL 12" OF DEPTH.

6 SD2 AQUADUCT TRENCH DRAIN BRACING LAYOUT DETAILS

NTS

NOTES:

1. LIGHT POLES TO BE AAL PROVIDED BY RACETRAC AND TO BE INSTALLED BY GENERAL CONTRACTOR. SEE SITE PLAN FOR POLE LOCATIONS.
2. LIGHT FIXTURES TO BE AAL - SPECTRA SP2 AREA LIGHTING MODEL STR-Y4-2050 FCO-MOD (KB6-12LED)-DB-POST TOP MOUNT WITH A MAXIMUM EFFECTIVE PROJECTED AREA OF 0.63 S.F. (REFER TO "PHOTOMETRIC PLAN" FOR DETAILS). ONE LIGHT FIXTURE PER POLE.
3. WIND DESIGN CRITERIA BASED ON THE FOLLOWING:
   A. ASCE 7-10
   B. Vult=120 MPH WITH EXPOSURE C RISK CATEGORY II
   C. Vasd=93 MPH
   D. IMPORTANCE FACTOR I = 1.0
   E. DESIGN WIND PRESSURE = 19.2 PSF

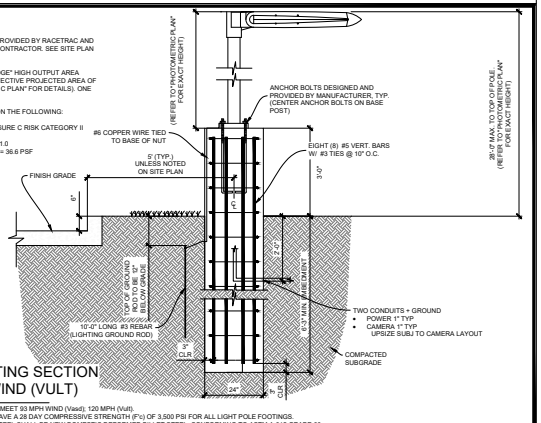


7 SD2 DECORATIVE LIGHTING SECTION 120 MPH WIND (VULT)

1. LIGHT POLES SHALL MEET 93 MPH WIND (Vasd); 120 MPH (Vult).
2. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH (F'c) OF 3,500 PSI FOR ALL LIGHT POLE FOOTINGS.
3. ALL REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A-615 GRADE 60.

NOTES:

1. LIGHT POLES TO BE SPALDING, PROVIDED BY RACETRAC AND TO BE INSTALLED BY GENERAL CONTRACTOR. SEE SITE PLAN FOR POLE LOCATIONS.
2. LIGHT FIXTURES TO BE CREE "EDGE" HIGH OUTPUT AREA LUMINAIRE WITH A MAXIMUM EFFECTIVE PROJECTED AREA OF 2.0 S.F. (REFER TO "PHOTOMETRIC PLAN" FOR DETAILS). ONE LIGHT FIXTURE PER POLE.
3. WIND DESIGN CRITERIA BASED ON THE FOLLOWING:
   A. ASCE 7-10
   B. Vult=120 MPH WITH EXPOSURE C RISK CATEGORY II
   C. Vasd=93 MPH
   D. IMPORTANCE FACTOR I = 1.0
   E. DESIGN WIND PRESSURE = 36.6 PSF



8 SD2 SITE LIGHTING SECTION 120 MPH WIND (VULT)

1. LIGHT POLES SHALL MEET 93 MPH WIND (Vasd); 120 MPH (Vult).
2. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH (F'c) OF 3,500 PSI FOR ALL LIGHT POLE FOOTINGS.
3. ALL REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A-615 GRADE 60.
4. CONCRETE ABOVE FINISH GRADE TO BE SMOOTH WITH RUBBED FINISH.
5. CONCRETE LIGHT POLE BASES TO BE PAINTED TO MATCH BOLLARD.

DATE	NO.

THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAW. ANY USE OF SAME WITHOUT THE EXPRESSED PERMISSION OF RACETRAC PETROLEUM, INC. IS PROHIBITED.

RaceTrac

RACETRAC PETRO, INC.
200 GALLERIA PARKWAY SE
SUITE 900 ATLANTA, GA 30339
(770) 431-7600

STANDARD DETAILS

PROJECT NAME / INTERSECTION

Address
City, State
County

DRAWN BY	JB1296
DATE	9/17/2026
SCALE	
DRAWING NAME:	RACETRAC DETAILS.dwg
SD2	
SHEET NO.	VERSION

GENERAL CONCRETE PAVEMENT NOTES

1. REVIEW AND VERIFY ALL AS-BUILT CONDITIONS WHICH AFFECT NEW CONSTRUCTION PRIOR TO SUBMISSION OF SHOP DRAWINGS AND ANY FABRICATION.
2. INDUSTRY STANDARDS GOVERNING THIS WORK ARE OF THE LATEST ISSUE AT THE DATE OF THIS DRAWING RELEASE.
3. ENSURE STORAGE, HANDLING, PREPARATION, INSTALLATION, ETC. OF ALL MATERIALS ARE IN ACCORDANCE WITH MANUFACTURER'S / VENDOR'S PRINTED RECOMMENDATIONS AND INSTRUCTIONS.

PAVEMENT SUBGRADE AND BASE NOTES

1. ENSURE TESTING AGENCY VERIFIES THE SUBGRADE IS COMPACTED TO THE SPECIFIED MAXIMUM DRY DENSITY AS DETERMINED BY THE GEOTECHNICAL ENGINEER. RECOMPACT SOFT AREAS AS DIRECTED BY THE GEOTECHNICAL ENGINEER. TESTING AGENCY TO PROVIDE A LETTER REPORT TO THE OWNER'S REPRESENTATIVE STATING THAT THE SUBGRADE HAS BEEN PROPERLY COMPACTED.
2. ENSURE TESTING AGENCY EVALUATES THE SUBGRADE BY PROOF-ROLLING. PROOF ROLLING TO BE DONE BY A FULLY LOADED TANDEM-AXLE DUMP TRUCK OR OTHER EQUIVALENTLY WHEELED VEHICLE ACCEPTABLE TO THE TESTING AGENCY. REPAIR SOFT AREAS THAT DEPRESS DEEPER THAN 1/2 INCH AS DIRECTED BY THE TESTING AGENCY. TESTING AGENCY TO PROVIDE A LETTER REPORT TO THE OWNER'S REPRESENTATIVE STATING THE SUBGRADE HAS BEEN PROOF-ROLLED AND IS ACCEPTABLE. ** **DO NOT** PROOF-ROLL ON TOP OF OR WITHIN 5 FEET OF THE EDGE OF THE UNDERGROUND STORAGE TANK LOCATIONS.
   A. IF APPLICABLE, THIS PROCESS SHOULD BE IMPLEMENTED AFTER COMPLETION OF THE ROUGH GRADING AND SHOULD BE REPEATED BEFORE THE PLACEMENT OF THE SLAB.
   B. IF RUTTING OR PUMPING IS EVIDENT AT ANY TIME DURING PREPARATION OF THE SUBGRADE, SUBBASE, BASE ROLLING, OR SLAB PLACEMENT, CORRECTIVE ACTION SHOULD BE TAKEN. FULL SOIL SUPPORT HAS BEEN ACHIEVED IF THE ROLLED AREA IS OBSERVED TO BE FIRM AND UNYIELDING, WITH NO DEPRESSIONS GREATER THAN 1/2 IN. RUTTING NORMALLY OCCURS WHEN THE SURFACE OF THE BASE OR SUBBASE IS WET, GREATER THAN THREE PERCENTAGE POINTS ABOVE OPTIMUM MOISTURE CONTENT, AND THE UNDERLYING SOILS OR SUBGRADE ARE FIRM. PUMPING NORMALLY OCCURS WHEN THE SURFACE OF THE BASE OR SUBBASE IS DRY AND THE UNDERLYING SOILS ARE WET.
   C. REPAIRS SHOULD INCLUDE, BUT NOT BE LIMITED TO, RAKING SMOOTH OR CONSOLIDATING WITH SUITABLE COMPACTION EQUIPMENT.
3. AGGREGATE BASE MATERIAL:
   A. COARSE AGGREGATE BASE: CRUSHER RUN WITH ROCK FINES. USE ASTM D448, NO. 467, 57 OR 67 BLEND ONLY IF NOTED OR ALLOWED.
   B. FINE AGGREGATE BASE: CLEAN SCREENINGS ASTM D 448, NO. 10 WITH 6% TO 12% PASSING NO. 200 SIEVE.
5. AGGREGATE BASE MATERIAL INSTALLATION:
   A. COMPACT COARSE AGGREGATE BASE TO FINAL THICKNESS SHOWN IN LAYERS NOT EXCEEDING 6 INCHES, WITH MINIMUM OF 2 PASSES PER LAYER WITH A VIBRATORY COMPACTOR.
   B. COMPACT BASE TO THE SPECIFIED MAXIMUM DRY DENSITY AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
   C. CHOKE-OFF TOP SURFACE OF COARSE AGGREGATE BASE WITH FINE AGGREGATE BASE MATERIAL DUE TO THE FOLLOWING:
      C.1. AS REQUIRED TO MEET FINE GRADE ELEVATION TOLERANCES SPECIFIED.
      C.2. WHERE COARSE AGGREGATE BASE MATERIAL DOES NOT HAVE SUFFICIENT FINE PARTICLES TO PRODUCE A SURFACE THAT IS FREE OF EXPOSED AGGREGATE OR SURFACE VOIDS IMMEDIATELY PRIOR TO PAVEMENT INSTALLATIONS.
   D. COMPACT FINE AGGREGATE BASE CHOKE-OFF LAYER WITH A MINIMUM OF 2 PASSES WITH A VIBRATORY COMPACTOR.
   E. TOP SURFACE OF BASE MATERIAL TO BE DRY, SMOOTH, FLAT, DENSE SURFACE IMMEDIATELY BEFORE PLACING CONCRETE.
6. ENSURE TESTING AGENCY VERIFIES AGGREGATE BASE IS COMPACTED TO THE SPECIFIED MAXIMUM DRY DENSITY AS DETERMINED BY THE GEOTECHNICAL ENGINEER IMMEDIATELY PRIOR TO PLACING PAVEMENT. TESTING AGENCY TO PROVIDE LETTER REPORT TO OWNER'S REPRESENTATIVE STATING THE BASE IS ACCEPTABLE.
7. NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IF UNUSUAL SOIL CONDITIONS ARE FOUND.
8. PROTECT EXISTING STRUCTURES, UTILITIES, PROPERTY CORNERS, ETC. RESTORE ALL ITEMS DAMAGED, AS REQUIRED BY OWNER, AT NO COST TO OWNER OR WITHOUT EXTENSION OF CONTRACT TIME. ** **DO NOT** ALLOW STORED EXCAVATION MATERIAL TO DISRUPT PROPER DRAINAGE OF AREA, DAMAGE TO SURROUNDING AREAS, OR STAIN ADJACENT CONCRETE.
9. DISPOSE OF EXCAVATED MATERIAL AS REQUIRED BY OWNER'S REPRESENTATIVE.

CONCRETE PAVEMENT NOTES:

1. CONFORM TO ACI 318 AND 117 FOR THE DESIGN AND PLACEMENT OF CONCRETE, REINFORCING, AND RELATED ITEMS.
2. CONFORM TO ACI 306.1 FOR COLD WEATHER CONCRETING AND ACI 305R WHEN ANY COMBINATION OF HIGH TEMPERATURE, LOW RELATIVE HUMIDITY, AND WIND VELOCITY TEND TO IMPAIR THE QUALITY OF THE CONCRETE. REJECT CONCRETE IF ITS TEMPERATURE AT TIME OF PLACEMENT IS 90 DEGREES FAHRENHEIT (°F) OR ABOVE. PROTECT SURFACES OF EXPOSED CONCRETE FROM PRECIPITATION DAMAGE UNTIL ADEQUATE STRENGTH IS GAINED TO PREVENT DAMAGE.
   A. MINIMUM CONDITIONS FOR CONCRETE PLACEMENT-
      - AMBIENT CONDITIONS - 35° AND RISING
      - AGGREGATE BASE TEMP - 45° AND RISING
      - CONCRETE TEMPERATURE - 65° (+/- 5°)
      - CURE APPLICATION - 45° AND RISING
3. CONFORM TO ACI 302.1R, 304R, 308, 309R AND 347R FOR CONCRETE, FORM WORK, CURING, AND RELATED ITEMS. CONFORM TO CRSI MANUAL OF STANDARD PRACTICE AND CRSI PLACING REINFORCING BARS FOR PLACING REINFORCING.
4. PROVIDE A MINIMUM CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS OF 3500 psi.
5. PROVIDE A MINIMUM CEMENTITIOUS CONTENT IN ACCORDANCE WITH ACI 302.1R AND A MAXIMUM WATER/CEMENTITIOUS RATIO OF 0.50. MEASURE AND MIX CONCRETE IN ACCORDANCE WITH ACI 211.1. AIR ENTRAIN CONCRETE EXPOSED TO THE WEATHER. USE SLUMP OF FIVE INCHES (+1/2 INCH, -ONE INCH).
6. SUBMIT FOR APPROVAL MIX DESIGNS AND TEST RESULTS FOR COMPRESSIVE STRENGTH, SLUMP, AND AIR ENTRAINMENT. INCLUDE STANDARD DEVIATIONS AND AVERAGE COMPRESSIVE STRENGTHS FOR FIELD DATA. INCLUDE BRAND NAME AND CHEMICAL COMPOSITION OF ALL ADMIXTURES. INCLUDE AGGREGATE TYPE, SOURCE, AND AGGREGATE GRADATION WITH PERCENT RETAINED ON EACH SIEVE FOR EACH AGGREGATE SIZE GROUP AND TOTAL COMBINED FOR ALL SIZE GROUPS. SUBMIT 14 DAYS MINIMUM PRIOR TO USE.
7. MIX AND TRANSPORT READY-MIXED CONCRETE IN ACCORDANCE WITH ASTM C94, EXCEPT REDUCE MAXIMUM DISCHARGE TIME TO 75 AND 60 MINUTES FOR AIR TEMPERATURES OF 85-90 AND 90 F, RESPECTIVELY.
8. THE OWNER'S TESTING AGENCY WILL TEST SAMPLES OF CONCRETE FOR COMPRESSIVE STRENGTH, AIR ENTRAINMENT, SLUMP, DENSITY (UNIT WEIGHT) AND TEMPERATURE IN ACCORDANCE WITH ASTM C31, C39 AND C138 FROM THE FIRST TRUCK EACH DAY AND THEN EACH 100 CUBIC YARDS FOR EACH TYPE OF CONCRETE PLACED PER DAY, BUT NOT LESS THAN ONCE FOR EACH DAY OF CONCRETE PLACEMENT. WHEN ABOVE SCHEDULE PROVIDES LESS THAN FIVE TESTS PER TYPE OF CONCRETE, TEST FIVE RANDOM BATCHES. IF FEWER THAN 5 BATCHES ARE USED, TEST EACH BATCH. IF CONCRETE IS PUMPED, ENSURE TEST SAMPLES ARE TAKEN AT THE POINT OF PLACEMENT. EACH COMPRESSIVE TEST SHALL CONSIST OF FOUR TEST CYLINDERS TO BE TESTED AS FOLLOWS: ONE AT SEVEN DAYS, TWO AT 28 DAYS, ONE RESERVE.
9. CONFORM TO THE FOLLOWING:
   A. CEMENT: ASTM C 150.
      1. TYPE I-II, II OR TYPE I CEMENT WITH MAXIMUM C3A CONTENT OF 8%.
   B. AGGREGATES:
1. ASTM C33, SUBJECT TO SEVERE WEATHERING AND ABRASION, SURFACE APPEARANCE IS IMPORTANT.
   2. OF TOTAL COMBINED COARSE AND FINE AGGREGATES PER MIX DESIGN, DO NOT ALLOW MATERIAL RETAINED ON ANY ONE SIEVE TO BE LESS THAN 6% NOR MORE THAN 24% OF TOTAL BY WEIGHT, EXCEPT:
      (1) LARGEST COARSE AGGREGATE SIZE TO BE #4 STONE. RETAIN 1% TO 8% OF TOTAL COMBINED AGGREGATES PER MIX DESIGN ON LARGEST SIEVE WITH RETAINED AGGREGATE.
      (2) NO. 30 AND 50 SIEVES TO BE 6% TO 15%.
      (3) NO. 100 SIEVE TO BE 2% TO 5%.
   3. GRADATION REQUIREMENTS OF ASTM C33 MAY BE WAIVED, IF ALLOWED BY ENGINEER, IN ORDER TO MEET 6% - 24% RANGE NOTED ABOVE.
   C. WATER: CLEAN AND POTABLE.
   D. AIR ENTRAINMENT: ASTM C260.
   E. WATER-REDUCER: ASTM C494, TYPE A, OR D IF APPROVED. NON-CHLORIDE TYPE.
   F. RETARDER: ASTM C494, TYPE B OR D.
   G. ACCELERATOR: ASTM C494, TYPE C OR E. NON-CHLORIDE AND NON-THIOCYANATE TYPE.
   H. FLY ASH: ASTM C 618, CLASS C OR F, EXCEPT LOSS ON IGNITION NOT TO EXCEED 3%.
   I. SLAG: ASTM C989, GRADE 100 MINIMUM.
   J. AGGREGATE BASE: CRUSHER RUN WITH ROCK FINES COMPACT WITH A MINIMUM OF TWO PASSES WITH A SMOOTH VIBRATORY COMPACTOR.
   K. JOINT BACK-UP MATERIAL: POLYETHYLENE FOAM, 100% CLOSED CELL.
   L. FIRM PREFORMED JOINT FILLER (PJF): ASTM D 1751, NONEXTRUDING, USE FULL DEPTH OF CONCRETE.
   M. SOFT PREFORMED JOINT FILER: "EXPANSION-JOINT FILLER" BY SONNEBORN, "DECK-O-FOAM" BY W. R. MEADOWS, OR "CERAMAR" FLEXIBLE FOAM BY W. R. MEADOWS. USE FULL DEPTH OF CONCRETE.
   N. EVAPORATION RETARDANT: "EUCO-BAR" BY EUCLID, "CONFILM" BY MASTER BUILDERS OR AQUAFILM BY DAYTON SUPERIOR
   O. LOAD PLATE DOWELS AND CLIPS: PNA, 1-800-542-0214
   P. SQUARE DOWELS AND POCKET FORMERS: SQUARE DOWEL SYSTEM BY PNA. 1-800-542-0214, ¼" DOWEL CLIP SYSTEM BY PNA
   Q. PAVEMENT SEALANT: DOW 888 BY DOW CORNING, 301 NS BY PECORA, SPECTRUM 800 OR 900 BY TREMCO.
   R. LIQUID CURING AND SEALING COMPOUND: ASTM C1315, TYPE I, STYRENE ACRYLATE OR METHACRYLATE TYPE, 29% MINIMUM SOLIDS CONTENT, CLEAR, NON-YELLOWING, STYRENE BUTADIENE NOT ALLOWED AS PART OF BLEND.
   S. REBAR SUPPORT DEVICES: CRSI MANUAL OF STANDARD PRACTICE.
10. DO NOT USE MANUFACTURED SAND EXCEPT AS A BLEND WITH NATURAL SAND AND/OR AS APPROVED BY ENGINEER.
11. IF POZZOLAN IS APPROVED, ENSURE WEIGHT OF POZZOLAN DIVIDED BY SUM OF CEMENT AND POZZOLAN WEIGHTS IS AT LEAST 15% AND DOES NOT EXCEED FOLLOWING:
    A. FLY ASH:
       CLASS C FLY ASH: 25%.
       CLASS F FLY ASH: 20%.
    B. SLAG: 30%
12. DO NOT USE CALCIUM CHLORIDE AS PART OF ADMIXTURE OR BY ITSELF.
13. ENSURE REINFORCING BARS CONFORM TO ASTM A615 GRADE 60, DEFORMED
14. THE GEOTECHNICAL ENGINEERING REPORT INDICATES THAT THE SOILS ON-SITE HAVE A XXXXXXXX SULFATE EXPOSURE. WHERE IMPORTED FILL OR BASE MATERIALS ARE IN CONTACT WITH CONCRETE, THE SULFATE CONTENT AND EXPOSURE OF THESE MATERIALS SHALL BE ACQUIRED BY TEST. SUBMIT ALL TEST RESULTS WITH CONCRETE MIX DESIGNS. FAILURE TO PROVIDE SUPPORTING TEST RESULTS FROM AN ACCREDITED TESTING LABORATORY WILL REQUIRE THE CONCRETE MIX TO BE PROPORTIONED FOR VERY SEVERE SULFATE EXPOSURE AT NO ADDITIONAL COST OR DELAY IN THE PROJECT SCHEDULE.
15. CONCRETE SHALL BE PROPORTIONED TO MEET THE PROJECT SPECIFICATIONS AND THE MINIMUM CRITERIA ESTABLISHED IN "TABLE A" (THIS SHEET) BASED ON THE SULFATE EXPOSURE FROM ANY ADJACENT SOILS OR FILL MATERIALS.
16. ADDITIONALLY, EXTERIOR CONCRETE EXPOSED TO FREEZING TEMPERATURES AND/OR SALT OR DEICING CHEMICALS SHALL HAVE AIR ENTRAINMENT AND THE CEMENT CONTENT APPROPRIATE FOR THE EXPECTED EXPOSURE.
    A. MINIMUM 4500 psi AND A 0.45 w/cm RATIO. AIR ENTRAIN CONCRETE TO PROVIDE 6% (+/ 1.5%) AIR. PROVIDE SLUMP OF FIVE INCHES (+/-ONE INCH) AT POINT OF CONCRETE PLACEMENT.
17. CONCRETE TO MEET DURABILITY REQUIREMENTS OF ACI 301. FREEZING AND THAWING EXPOSURE CATEGORY TO BE [F0] [F1] [F2] [F3], SULFATE EXPOSURE CATEGORY TO BE [S0] [S1] [S2] [S3], AND CORROSION PROTECTION EXPOSURE CATEGORY TO BE [C0] [C1] [C2]. PROVIDE A MINIMUM CONCRETE
COMPRESSIVE STRENGTH AT 28 DAYS OF [3500 PSI] [4000 PSI] [4500 PSI] [5000 PSI] WITH MAXIMUM WATER/CEMENTITIOUS RATIO OF [0.55] [0.50] [0.45] [0.40].
18. ENSURE REINFORCING BARS CONFORM TO ASTM A615 GRADE 60, DEFORMED.
19. PROVIDE CLASS B TENSION LAP SPLICES PER ACI 318, FOR CONCRETE STRENGTH AND BAR LOCATIONS NOTED.
20. MAINTAIN FULL THICKNESS FOR DEPRESSED OR SLOPED PAVEMENTS.
21. ** DO NOT ADD WATER OR PLAIN CEMENT TO ANY PAVEMENT SURFACE DURING FINISHING OPERATIONS.
22. PERFORM NO FINISHING OPERATION WHILE WATER IS PRESENT ON PAVEMENT SURFACE.
23. STRIKE OFF CONCRETE TO REQUIRED ELEVATIONS AND IMMEDIATELY START FINISHING/FLATTENING OPERATIONS. ENSURE FINISHING OPERATIONS ARE NO MORE THAN NECESSARY TO REMOVE IRREGULARITIES AND MEET SPECIFIED TOLERANCES. USE A HIGHWAY STRAIGHTEDGE 10-FOOT-WIDE MAXIMUM, UNLESS OTHERWISED ALLOWED BY OWNER'S REPRESENTATIVE, IN ORDER TO CUT OFF HIGH SPOTS AND FILL IN LOW SPOTS. PERFORM FINISHING OPERATIONS AS NECESSARY TO ENSURE PAVEMENT WILL DRAIN WELL. UNIFORMLY FINISH SURFACE TO TEXTURE PREVIOUSLY APPROVED BY OWNER'S REPRESENTATIVE. ** DO NOT ALLOW SURFACE TO DRY DURING FINISHING OPERATIONS AND BEFORE CURING COMPOUND IS APPLIED; USE EVAPORATION RETARDANT AS NECESSARY TO PREVENT SURFACE DRYING AND PLASTIC SHRINKAGE CRACKS.
24. FOR TOLERANCES CONFORM TO ACI 117 AND ACI 347R, EXCEPT AS NOTED BELOW:
    A. PAVEMENT AGGREGATE BASE FINE GRADE +0, -3/4 INCH.
    B. MINIMUM PAVEMENT TOLERANCE: -3/4 INCH.
    C. WHEN COMPUTING THE AVERAGE OF ALL SAMPLES, SAMPLES WITH A THICKNESS MORE THAN ¾ INCH ABOVE THE SPECIFIED THICKNESS SHALL BE ASSUMED TO HAVE A THICKNESS OF 3/4 INCH MORE THAN THE SPECIFIED THICKNESS.
    D. AVERAGE PAVEMENT THICKNESS TOLERANCE: -0.
    E. THICKNESS SAMPLES ARE TO BE RANDOMLY LOCATED FROM EACH PAVEMENT PLACEMENT AND NOT EXCEED 1000 SQUARE FEET OF PAVEMENT SURFACE AREA.
25. START SAWING PAVEMENT CONTRACTION JOINTS USING A "SOFF-CUT" SAW, BLADES AND SKID PLATES AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES. UNLESS RAVELING OR DISLODGING OCCURS, COMPLETE SAWING OF JOINTS WITHIN THE MAXIMUM ELAPSED TIME LIMIT NOTED BELOW, BUT PREFERABLY LESS. THE SPECIFIED TIME FOR ANY ONE LOCATION STARTS WHEN FINISHING OPERATIONS ARE COMPLETE FOR THAT LOCATION. THE SPECIFIED TEMPERATURE IS THE MAXIMUM AIR TEMPERATURE IN DEGREES FAHRENHEIT (°F) THAT OCCURS WITHIN THE SPECIFIED TIME LIMIT. THE ELAPSED TIME MAY NEED TO BE SHORTENED EVEN MORE IF DRY AND OR WINDY CONDITIONS ARE PRESENT. ENSURE JOINTS ARE CLEANED AFTER SAWING AND REMAIN CLEAN UNTIL SEALED.

MAX DEGREES FAHRENHEIT (°F)	MAX ELAPSED HOURS
85 AND ABOVE	1
60 - 84	2
50 - 59	3
40 - 49	4

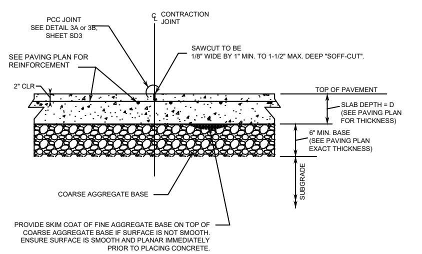
26. START CURING AS SOON AS CONCRETE SURFACE WILL NOT BE DAMAGED BY CURING OPERATIONS.
27. ENSURE PAVEMENT SURFACE IS PROTECTED FROM EQUIPMENT SCRAPES, IMPACT ABRASIONS, STAINS, ETC. REPAIR PAVEMENT SURFACE AS DIRECTED BY OWNER'S REPRESENTATIVE. ENSURE VEHICLES AND EQUIPMENT ARE DIAPERED TO PREVENT OIL OR OTHER FLUID LEAKS FROM STAINING THE PAVEMENT. VEHICLE AND EQUIPMENT TRAFFIC IS PROHIBITED UNTIL THE COMPLETION OF PAVEMENT CURING PERIOD (MINIMUM OF SEVEN CONSECUTIVE DAYS).
28. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, PROCESS, CIVIL AND VENDOR'S DRAWINGS FOR EMBEDDED ITEMS NOT SHOWN. COORDINATE AND PLACE ALL EMBEDDED ITEMS SHOWN ON THE DRAWINGS OR REQUIRED BY ALL TRADES.
29. PRE-CONSTRUCTION MEETINGS:
    A. ATTEND PRE-CONSTRUCTION / PLACEMENT MEETING TO BE SCHEDULED AT LEAST 7 DAYS BEFORE STARTING MAIN CONCRETE PAVEMENT.
    B. ATTENDANCE DESIGNATED BY THE OWNER'S REPRESENTATIVE AND THE FOLLOWING:
    STRUCTURAL SERVICES INC. REPRESENTATIVE (863-393-4495), TESTING AGENCY, CONTRACTOR, CONCRETE SUPPLIER (INCLUDING QUALITY CONTROL PERSONNEL), AND SUBCONTRACTORS FOR SUBGRADE AND BASE PREPARATION, REINFORCEMENT, PUMPING OR OTHER MEANS OF CONVEYING,PLACEMENT, FINISHING, SAWING, FORMWORK, AND OTHER PERTINENT PORTIONS OF WORK.
    C. REPRESENTATIVES ARE TO BE PERSONNEL WHO ARE DIRECTLY INVOLVED IN PROJECT AND WHO HAVE AUTHORITY TO CONTROL WORK.

TABLE A: ABOVE NASHVILLE (SEE CONCRETE PAVEMENT NOTE #5)

SULFATE EXPOSURE	WATER SOLUBLE SULFATE (SO_4) IN WATER PPM	SULFATE (SO_4) IN WATER PPM	PORTLAND CEMENT TYPE	MAXIMUM W/C RATIO	CONCRETE PAVEMENTS
NEGLIGIBLE	$0.00 \leq SO_4 < 0.10$	$0 \leq SO_4 < 150$	I	0.55	4500
MODERATE	$0.10 \leq SO_4 < 0.20$	$150 \leq SO_4 < 1500$	II	0.50	4500
SEVERE	$0.20 \leq SO_4 \leq 2.00$	$1500 \leq SO_4 < 10{,}000$	V	0.45	4500
VERY SEVERE	$SO_4 > 2.00$	$SO_4 > 10{,}000$	V PLUS POZZOLAN	0.40	5000

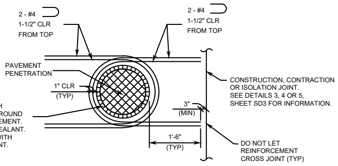
NOTE TO CIVIL ENGINEERING COMPANY

TYPICALLY USE "MODERATE" EXPOSURE FROM TABLE. CONTACT EPM IF EXPOSURE CLASS SHOULD BE CHANGED.



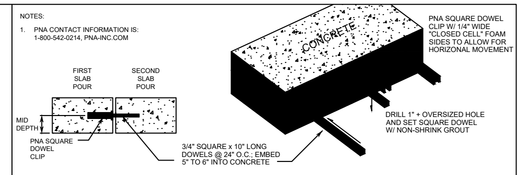
3 / SD3 — SLAB CONTRACTION JOINT SECTION — NTS

NOTES:
1. SLAB PENETRATIONS INCLUDE, BUT ARE NOT LIMITED TO, BOLLARDS, MANHOLES, INLETS, CLEANOUTS, WATER VALVES, ETC.
2. DO NOT INSTALL CLOSED CELL FOAM AROUND TANK MANHOLE PENETRATIONS.



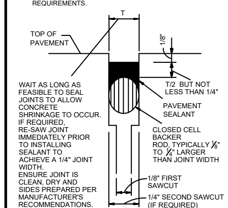
1 / SD3 — SLAB PENETRATIONS DETAIL (SSW, BOLLARD,ETC) — NTS

NOTES:
1. PNA CONTACT INFORMATION IS: 1-800-542-0214, PNA-INC.COM

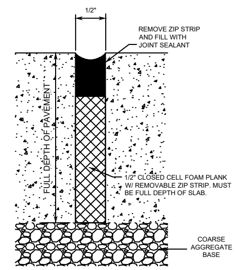


2 / SD3 — PNA SQUARE DOWEL PLATE DETAIL (TYP) — NTS

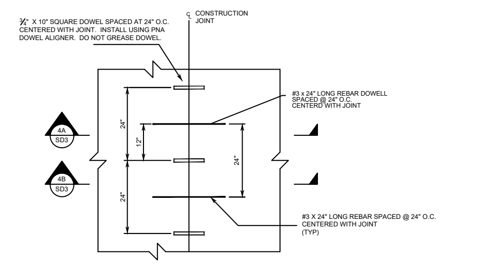
NOTES:
1. ENSURE JOINTS ARE CLEAN AND DRY PRIOR TO THE APPLICATION OF THE JOINT SEALANT.
2. INSTALL CLOSED CELL BACKER ROD AFTER JOINTS HAVE BEEN CLEANED AND DRIED IN ACCORDANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.
3. INSTALL BACKER ROD AT CONSISTENT AND UNIFORM DEPTH.
4. JOINT SEALANT APPLICATION SHALL BE IN STRICT COMPLIANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.



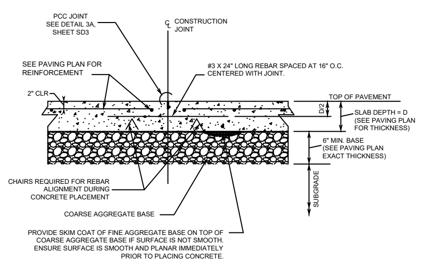
3A / SD3 — PCC JOINT DETAIL — NTS



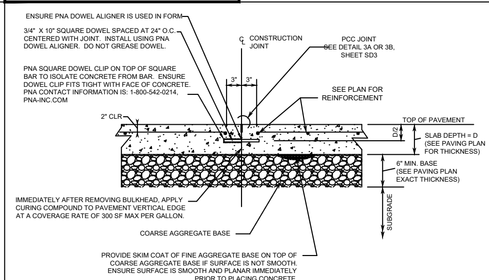
3B / SD3 — COMPRESSIBLE CLOSED FOAM PLANK ISOLATION JOINT DETAIL — NTS



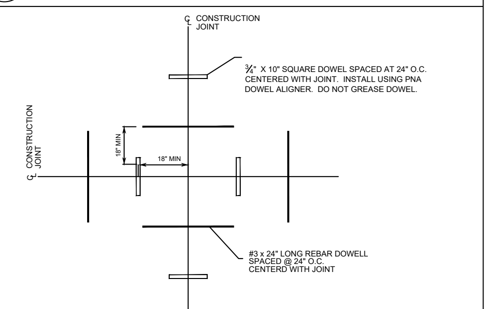
4 / SD3 — CONSTRUCTION JOINT PARTIAL PLAN DETAIL — NTS



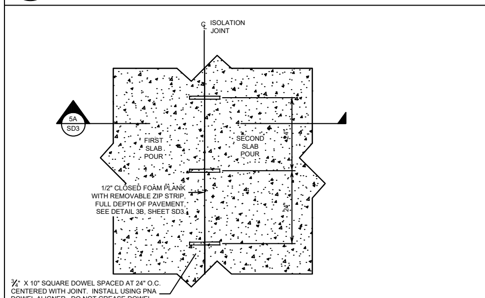
4A / SD3 — SLAB CONSTRUCTION JOINT SECTION — NTS



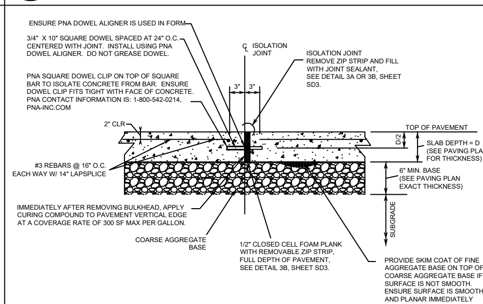
4B / SD3 — SLAB CONSTRUCTION JOINT SECTION — NTS



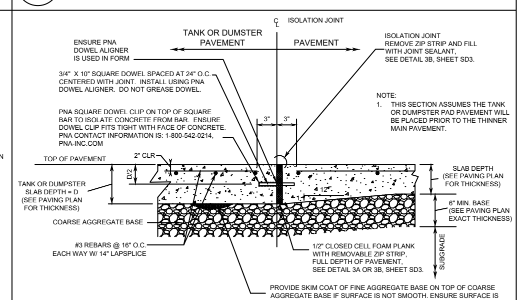
4C / SD3 — CONSTRUCTION JOINT INTERSECTION PARTIAL PLAN DETAIL — NTS



5 / SD3 — ISOLATION JOINT PARTIAL PLAN DETAIL — NTS



5A / SD3 — ISOLATION JOINT SECTION — NTS



5B / SD3 — ISOLATION JOINT @ TANK PAD AND DUMPSTER PAD PAVEMENT SECTION — NTS

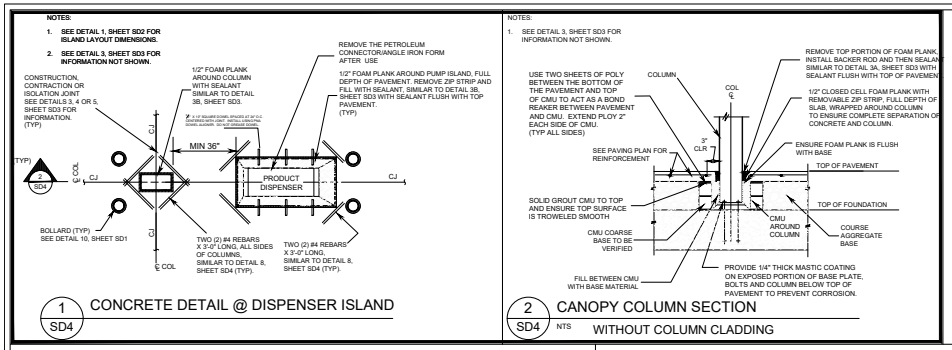
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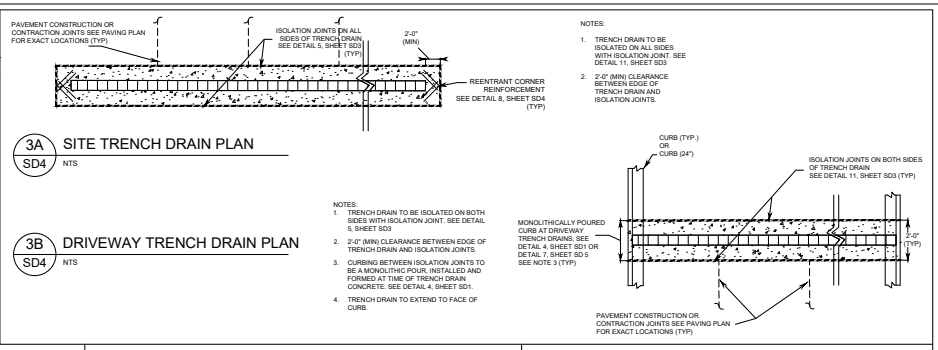
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City, State
County

DATE | NO.
DRAWN-BY:
DATE
SCALE
DRAWING NAME:
SD3
SHEET NO. | VERSION



1 SD4 CONCRETE DETAIL @ DISPENSER ISLAND

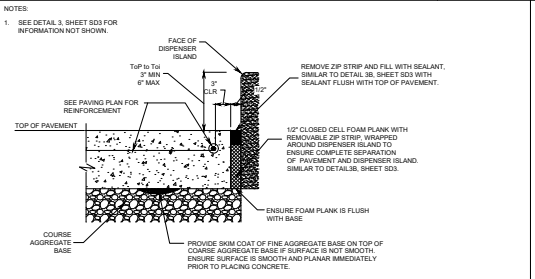
2 SD4 NTS CANOPY COLUMN SECTION WITHOUT COLUMN CLADDING



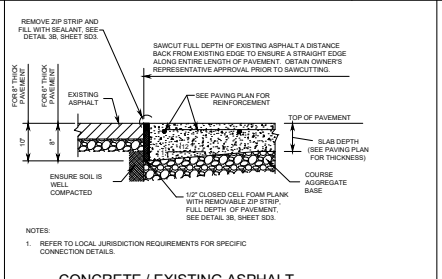
3A SD4 NTS SITE TRENCH DRAIN PLAN

3B SD4 NTS DRIVEWAY TRENCH DRAIN PLAN

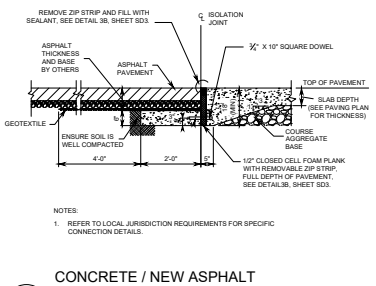
NOTES:
1. TRENCH DRAIN TO BE ISOLATED ON BOTH SIDES WITH ISOLATION JOINT. SEE DETAIL 5, SHEET SD3
2. 2'-0" (MIN) CLEARANCE BETWEEN EDGE OF TRENCH DRAIN AND ISOLATION JOINTS.
3. CURBING BETWEEN ISOLATION JOINTS TO BE A MONOLITHIC POUR, INSTALLED AND FORMED AT TIME OF TRENCH DRAIN CONCRETE. SEE DETAIL 4, SHEET SD1.
4. TRENCH DRAIN TO EXTEND TO FACE OF CURB.



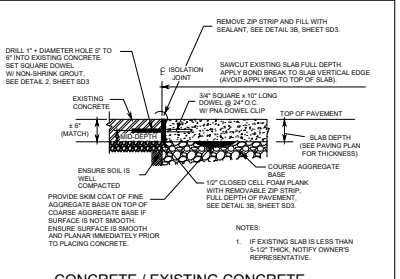
4 SD4 NTS DISPENSER ISLAND SECTION



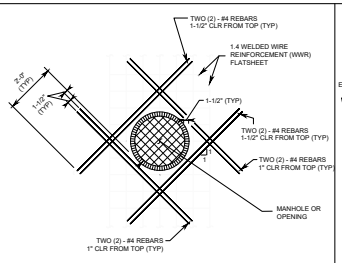
5 SD4 NTS CONCRETE / EXISTING ASPHALT SECTION



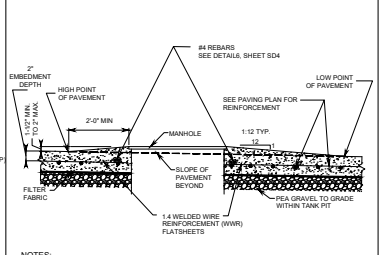
5A SD4 NTS CONCRETE / NEW ASPHALT SECTION



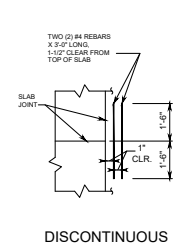
5B SD4 NTS CONCRETE / EXISTING CONCRETE SECTION



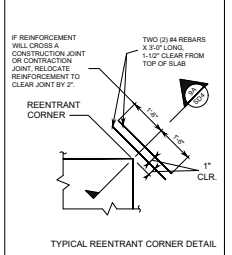
6 SD4 NTS TANK MANHOLE PLAN



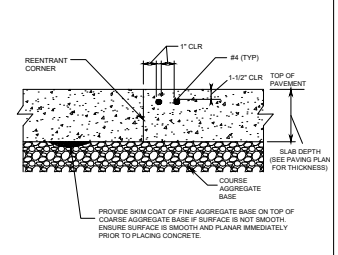
6A SD4 NTS TANK MANHOLE SECTION



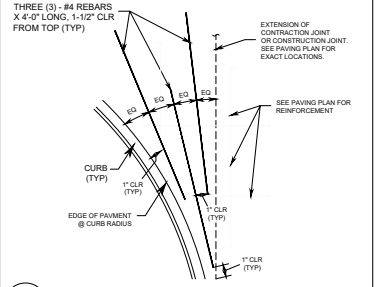
7 SD4 NTS DISCONTINUOUS SLAB REINFORCEMENT JOINT DETAIL



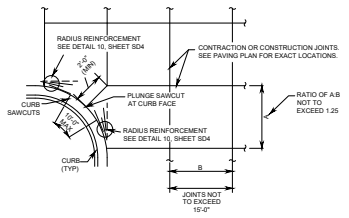
8 SD4 NTS REENTRANT CORNER DETAIL



8A SD4 NTS REENTRANT CORNER SECTION

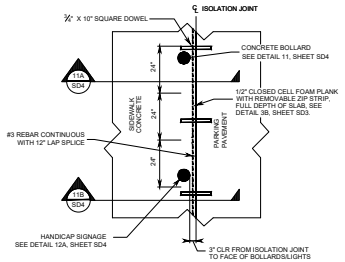


9 SD4 NTS RADIUS REINFORCEMENT DETAIL



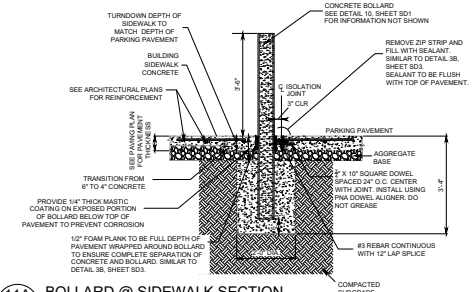
JOINT SPACING DETAIL PARTIAL PLAN (TYP)

10 SD4 NTS

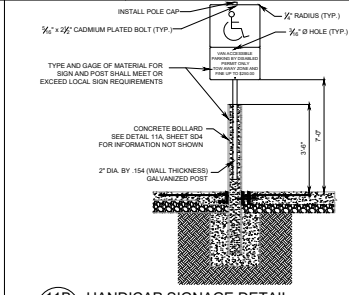


ISOLATION JOINT @ SIDEWALK PARTIAL PLAN

11 SD4 NTS



11A SD4 NTS BOLLARD @ SIDEWALK SECTION



11B SD4 NTS HANDICAP SIGNAGE DETAIL

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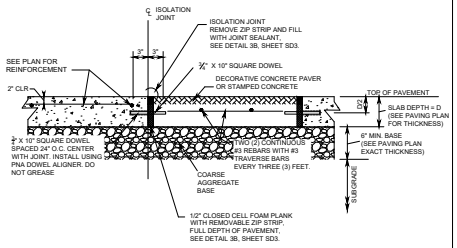
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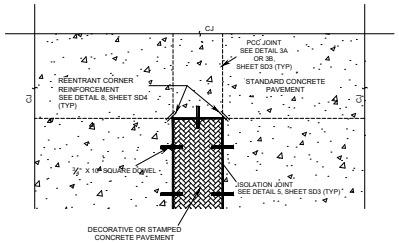
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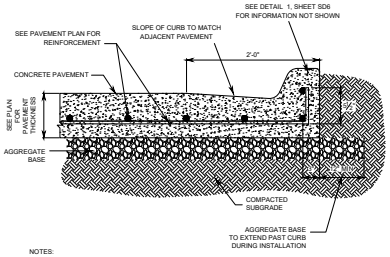
Return to Agenda



1 SD5 DECORATIVE PAVER SECTION DETAIL
NTS



2 SD5 DECORATIVE PAVER PARTIAL PLAN
NTS



NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 9A, SHEET SD3. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
4. THIS CURB TYPE IS TO BE USED ALONG THE CURB LINE ADJACENT TO THE DRIVEWAY TRENCH DRAINS. SEE PLAN FOR LOCATIONS.

3 SD5 L-BACK MONOLITHIC CURB (TRUCK)
NTS

NO.	DATE

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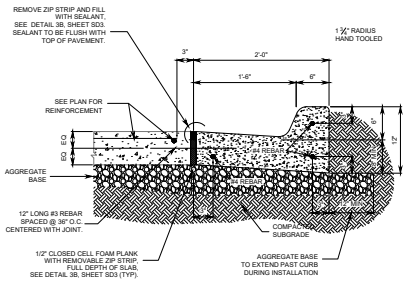
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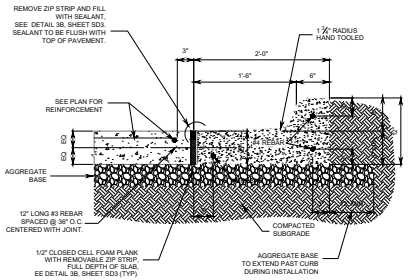
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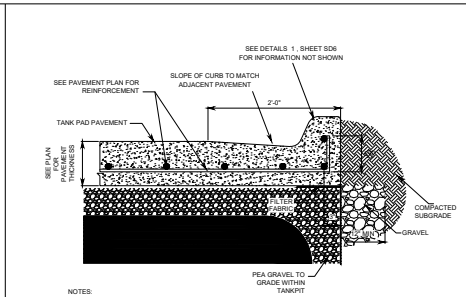
NOTES:
1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 3A, SHEET SD3.
4. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.

1 SD6 CATCH CURB [24"] DETAIL @ CONCRETE SLAB
NTS



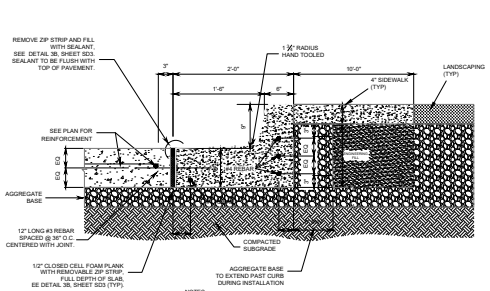
NOTES:
1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 3A, SHEET SD3.
4. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
5. USE THIS DETAIL WHEN ADJACENT PAVEMENT SLOPES AWAY FROM CURBING.

2 SD6 SHED CURB [24"] DETAIL @ CONCRETE SLAB
NTS



NOTES:
1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 3A, SHEET SD3. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
4. THIS CURB TYPE IS TO BE USED ALONG THE CURB LINE ADJACENT TO THE TANK PAVEMENT. SEE PLAN FOR LOCATION.
5. USE THIS CURB TYPE WHEN TANK ARE ADJACENT TO CURB IN EDO AREA

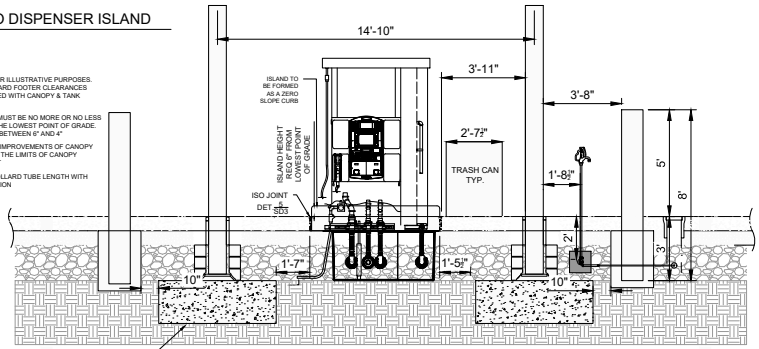
3 SD6 TANK AREA CURB DETAIL
NTS



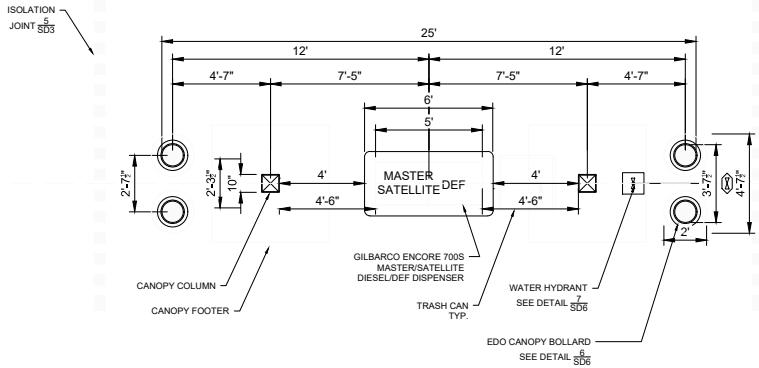
NOTES:
1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 3A, SHEET SD3.
4. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
5. USE THIS DETAIL WHEN ADJACENT PAVEMENT SLOPES AWAY FROM CURBING.
6. DETAIL ONLY TO BE USED FOR THE BACK CURB OF TRUCK PARKING AREAS, NOT ALONG THE SIDES

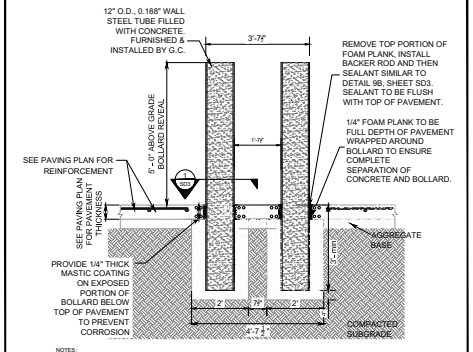
4 SD6 TRUCK PARKING CURB
NTS

5 SD6 EDO DISPENSER ISLAND
NTS



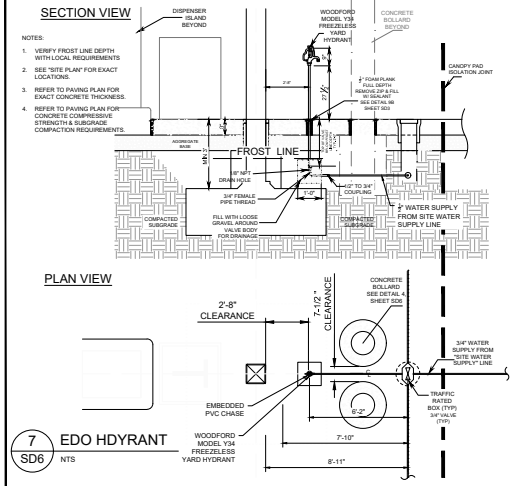
NOTES:
1. DEPICTION IS FOR ILLUSTRATIVE PURPOSES. CANOPY & BOLLARD FOOTER CLEARANCES MUST BE VERIFIED WITH CANOPY & TANK PLANS
2. TOP OF ISLAND MUST BE NO MORE OR NO LESS THAN 6" FROM THE LOWEST POINT OF GRADE. TYP. WILL VARY BETWEEN 6" AND 4"
3. UNDERGROUND IMPROVEMENTS OF CANOPY NOT TO EXCEED THE LIMITS OF CANOPY ISOLATION JOINT
4. COORDINATE BOLLARD TUBE LENGTH WITH FIELD VERIFICATION





NOTES:
1. RECOMMEND TO USE 2'-0" O.D. SONITUBE TO MAINTAIN ½" CLEARANCE FOR WATERLINE TO RUN BETWEEN BOLLARD FOOTERS.
2. BUMPER POSTS TO BE PLUMB AND ALIGNED IN A STRAIGHT LINE AND FILLED WITH CONCRETE.
3. TOPS TO BE GROUND SMOOTH W/ SQUARE EDGE, THE PRIMED WITH "END RUST" BY DURO AND PAINTED WITH INDUSTRIAL OIL BASED ENAMEL. COLOR TO MATCH DECORATIVE LIGHT POLES.
4. REFER TO PAVING PLAN FOR EXACT CONCRETE THICKNESS.

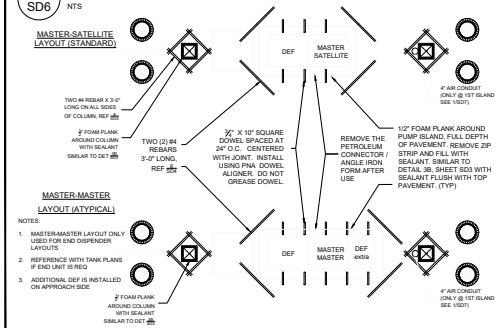
6 SD6 CANOPY BOLLARD DETAIL
NTS

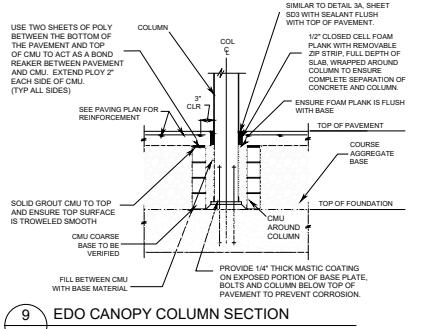


NOTES:
1. VERIFY FROST LINE DEPTH WITH LOCAL REQUIREMENTS
2. SEE "SITE PLAN" FOR EXACT LOCATIONS.
3. REFER TO PAVING PLAN FOR EXACT CONCRETE THICKNESS.
4. REFER TO PAVING PLAN FOR CONCRETE COMPRESSIVE STRENGTH & SUBGRADE COMPACTION REQUIREMENTS.

7 SD6 EDO HDYRANT
NTS

8 SD6 CONCRETE @ EDO ISLAND
NTS





9 SD6 EDO CANOPY COLUMN SECTION
NTS

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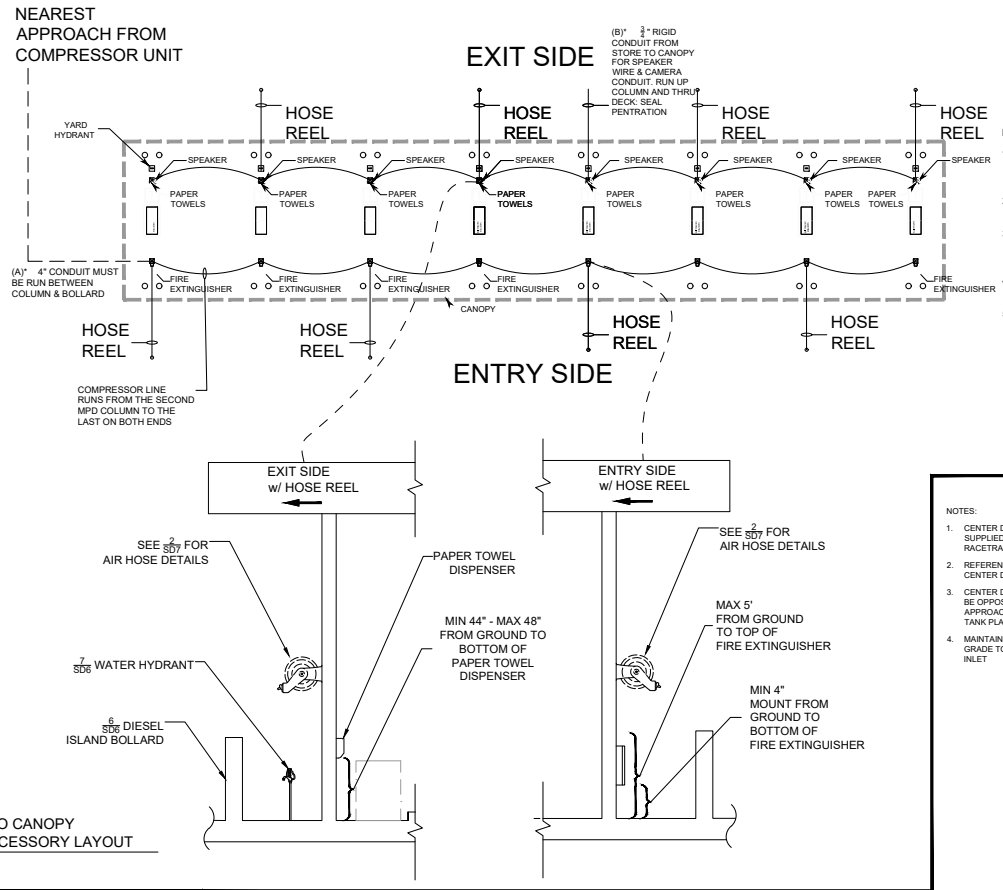
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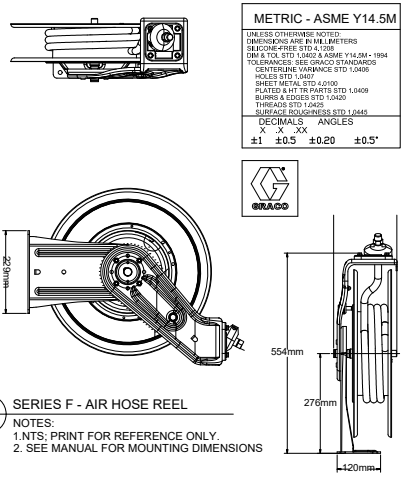
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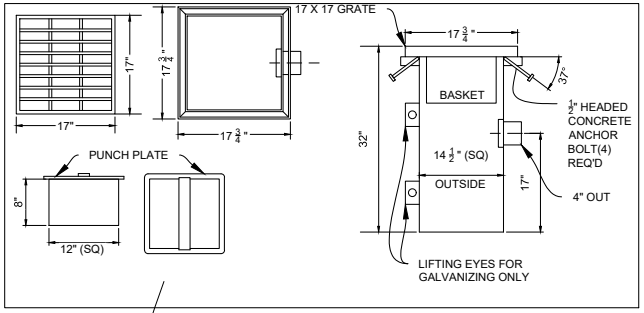
1 / SD7 EDO CANOPY ACCESSORY LAYOUT
NTS

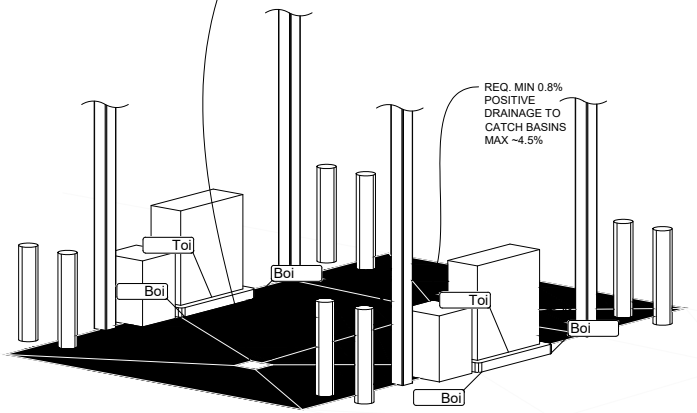


2 / SD7 SERIES F - AIR HOSE REEL

NOTES:
1.NTS; PRINT FOR REFERENCE ONLY.
2. SEE MANUAL FOR MOUNTING DIMENSIONS

NOTES:
1. CENTER DRAIN BASKETS TO BE SUPPLIED BY COBB IND. THROUGH RACETRAC
2. REFERENCE GRADING PLAN FOR CENTER DRAIN LOCATION
3. CENTER DRAIN LOCATION SHOULD BE OPPOSITE OF FUEL LINE APPROACH. VERIFY FUEL LINES WITH TANK PLANS
4. MAINTAIN A MIN. 0.8% MAX. 4.5% GRADE TO TOP OF CENTERDRAIN INLET





4 / SD7 DIESEL ISLAND CATCH BASIN (TYP.)
NTS

USTC SUPREME TRAFFIC LINE MARKING PAINT, YELLOW

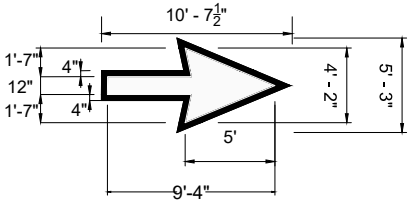
USTC SUPREME TRAFFIC LINE MARKING PAINT, BLACK



STRIPING WIDTHS	YELLOW BAND	BLACK OUTLINE
PARKING	0'-8"	0'-4"
PARKING TEXT	4' TALL	0'-4"
STOP BAR	2'-0"	N/A
VAR. ARROWS	1' TO 1'-3" (SEE DOT MANUAL)	0'-4"

3 / SD7 TRUCK COURT PAINT SPEC
NTS

NOTE:
- REFER TO LOCAL DOT CONSTRUCTION DETAILS ON PAVEMENT ARROW MARKING DIMENSIONS AND DESIGN WHEN APPLICABLE.
- CONFIRM LOCAL JURISDICTION REQUIREMENTS ON PAINT COLOR
- STANDARD MUTCD 48" STENCIL; IF 48" UNAVAILABLE, COORDINATE WITH CPM ON ALTERNATIVE

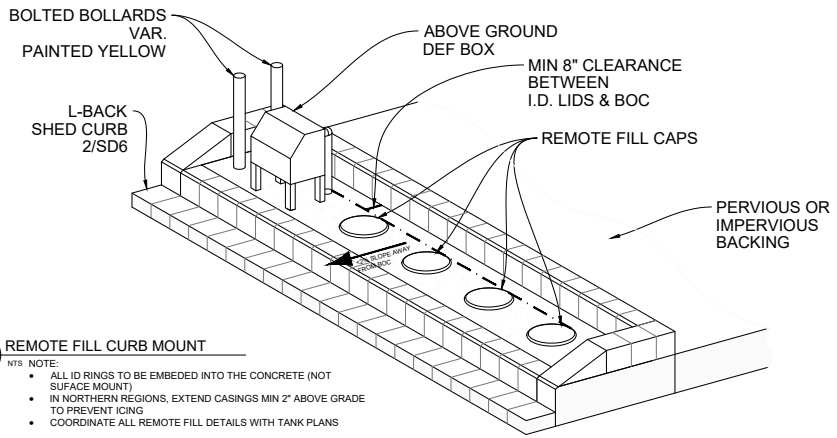


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RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SE
SUITE 900 ATLANTA, GA 30339
(770) 431-7600

STANDARD DETAILS
PROJECT NAME / INTERSECTION
Address
City, State
County

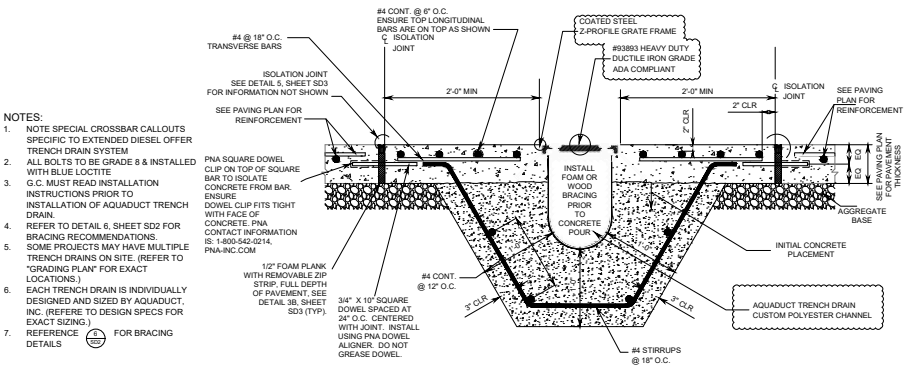
DRAWN-BY JB1206
DATE 9/17/2026
SCALE
DRAWING NAME: RACETRAC DETAILS.dwg
SD7
SHEET NO. VERSION



1 SD8 REMOTE FILL CURB MOUNT

NTS NOTE:

- ALL ID RINGS TO BE EMBEDED INTO THE CONCRETE (NOT SUFACE MOUNT)
- IN NORTHERN REGIONS, EXTEND CASINGS MIN 2" ABOVE GRADE TO PREVENT ICING
- COORDINATE ALL REMOTE FILL DETAILS WITH TANK PLANS

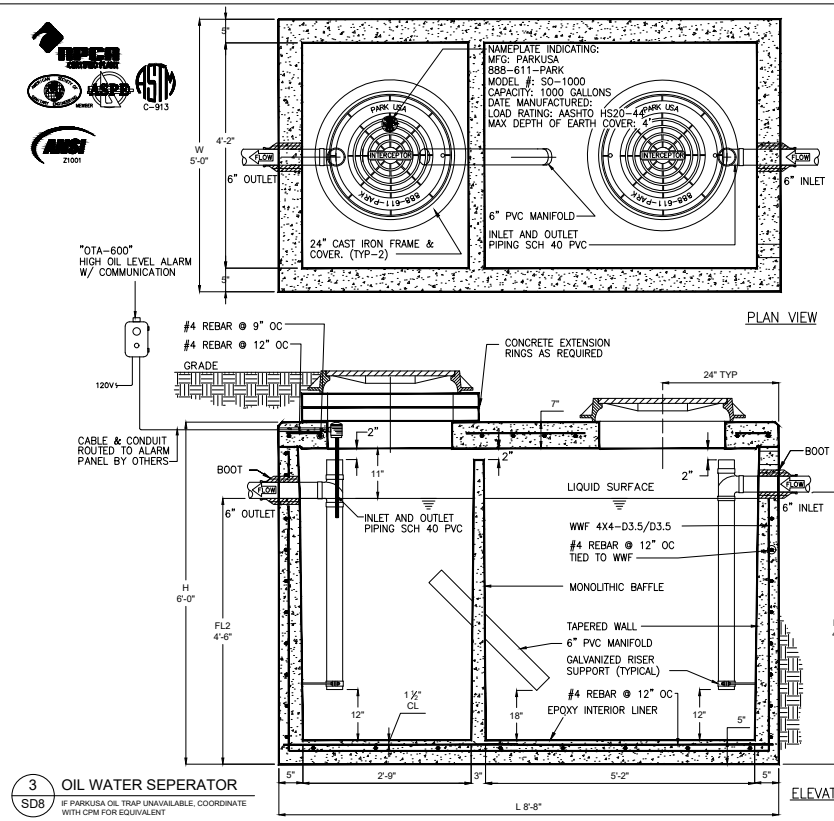


NOTES:

1. NOTE SPECIAL CROSSBAR CALLOUTS SPECIFIC TO EXTENDED DIESEL OFFER TRENCH DRAIN SYSTEM
2. ALL BOLTS TO BE GRADE 8 & INSTALLED WITH BLUE LOCTITE
3. G.C. MUST READ INSTALLATION INSTRUCTIONS PRIOR TO INSTALLATION OF AQUADUCT TRENCH DRAIN.
4. REFER TO DETAIL 6, SHEET SD2 FOR BRACING RECOMMENDATIONS.
5. SOME PROJECTS MAY HAVE MULTIPLE TRENCH DRAINS ON SITE. (REFER TO "GRADING PLAN" FOR EXACT LOCATIONS.)
6. EACH TRENCH DRAIN IS INDIVIDUALLY DESIGNED AND SIZED BY AQUADUCT, INC. (REFERE TO DESIGN SPECS FOR EXACT SIZING.)
7. REFERENCE 6/SD5 FOR BRACING DETAILS

2 SD8 TYP. CONCRETE DETAIL FOR RT EXTENDED DIESEL OFFER AQUADUCT CUSTOM 8" TRENCH DRAIN SYSTEM

NTS



3 SD8 OIL WATER SEPERATOR

IF PARKUSA OIL TRAP UNAVAILABLE, COORDINATE WITH CPM FOR EQUIVALENT

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888.811.PARK
www.parkusa.com
PARK USA
DESIGN FOR WATER

SAND/OIL TRAP SO-1000
MODEL SIZE 1,000 GALLONS

SPECIFICATIONS

CONCRETE: CLASS 1/A CONCRETE WITH DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. UNITS IS MONOLITHIC CONSTRUCTION AT FLOOR, FIRST STAGE OF WALL AND BAFFLE WITH SECTIONAL RISER TO REQUIRED DEPTH. GROSS EMPTY WEIGHT OF APPROXIMATELY 13,250 LBS. CONCRETE MATERIAL REQUIREMENTS SHALL COMPLY WITH THE "MATERIALS AND MANUFACTURERS SECTION OF ASTM C1613".

REINFORCEMENT: GRADE 60 REINFORCED WITH STEEL REBAR CONFORMING TO ASTM A615 ON REQUIRED CENTERS OR EQUAL. STRUCTURAL DESIGN IS BASED ON AASHTO HS-20 LOADING. REBAR #4, WWF 4X4-D3.5/D3.5

C.I. CASTINGS: MANHOLE FRAMES, COVERS, OR GRATES ARE MANUFACTURED OF GREY CAST IRON CONFORMING TO ASTM A48 CLASS 30. MANHOLE SHALL HAVE 24 INCH INSIDE DIAMETER AND BE TRAFFIC DUTY.

ENGINEERING DATA

INTERCEPTOR IS STRUCTURALLY AND HYDRAULICALLY ENGINEERED. NOMINAL LIQUID CAPACITY IS 1500 GALLONS. MANUFACTURER SHALL PROVIDE ENGINEER CERTIFIED SUBMITTAL DRAWINGS UPON REQUEST UPON REQUEST. FIELD EXCAVATION AND PREPARATION SHALL BE COMPLETED PRIOR TO DELIVERY OF INTERCEPTOR. USE DIMENSIONAL DATA AS SHOWN.

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(770) 431-7600

STANDARD DETAILS

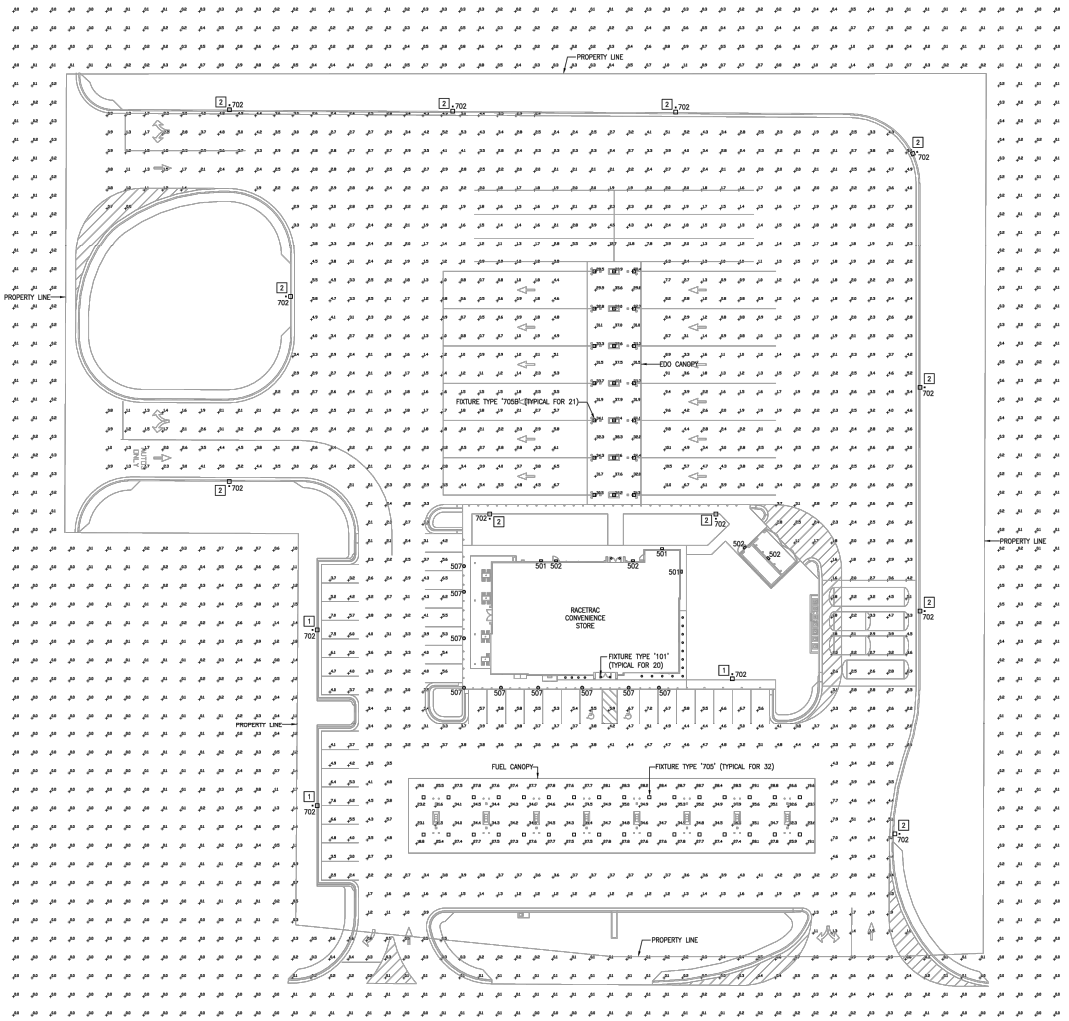
PROJECT NAME / INTERSECTION

Address
City, State
County

DRAWN-BY	JB1206
DATE	9/17/2026
SCALE	
DRAWING NAME:	RACETRAC DETAILS.dwg
SD8	
SHEET NO.	VERSION

DATE

NO.



SITE PHOTOMETRY PLAN
SCALE: 1" = 30'-0"

GENERAL NOTES

1. ALL FIXTURES UTILIZED IN THIS PHOTOMETRY PLAN HAVE A 'U' BUG RATING OF ZERO.

KEYED NOTES

1. MOUNT AREA LIGHT AT 28'-0" AFG (INCLUDING POLE BASE).
2. MOUNT AREA LIGHT AT 33'-0" AFG (INCLUDING POLE BASE).

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
EDO Canopy	+	34.0 fc	40.6 fc	28.4 fc	1.4:1	1.2:1
Fuel Canopy	+	30.1 fc	35.6 fc	18.8 fc	1.9:1	1.6:1
Site	+	2.9 fc	12.7 fc	0.5 fc	25.4:1	5.8:1
Beyond Property	+	0.2 fc	1.8 fc	0.0 fc	N / A	N / A

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	705	32	701940-SWTW3 -M150P2	LED CANOPY LIGHT	LIGHT EMITTING DIODES	701940-SWTW3 -M150P2.IES	11477	0.90	76
	705B	21	701940-SWTW3 -M150P2	LED CANOPY LIGHT BRONZE FINISH	LIGHT EMITTING DIODES	701940-SWTW3 -M150P2.IES	11477	0.90	76
	101	20	LBR6-ALO3-2000 SWW1-MR-LED-WHO	6" LED DOWNLIGHT	LIGHT EMITTING DIODES	LBR6-ALO3-2000-SWW1-MRO.IES	2614	0.90	20
	702	14	RSX2-LED-P6 -40K-R4	LED AREA LIGHT	LIGHT EMITTING DIODES	RSX2-LED-P6-40K-R4.IES	30682	0.90	246
	501	3	ARC2-LED-P5 -40K	LED WALL PACK	LIGHT EMITTING DIODES	ARC2-LED-P5 -40K.IES	6615	0.90	51
	502	4	ARC2-LED-P4 -40K	LED WALL PACK	LIGHT EMITTING DIODES	ARC2-LED-P4 -40K.IES	4124	0.90	30
	507	9	RADPT-P3-40K -DTM	RADIAN POST TOP	LIGHT EMITTING DIODES	RADPT-P3-40K -DTM.IES	7303	0.90	54

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KCL ENGINEERING

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RACETRAC PETROLEUM, INC.
200 GALLERIA PKWY SE
SUITE 600
ATLANTA, GEORGIA 30339
(770) 431-7600

PROJECT NAME
SPRINGDALE EDO

SPRINGDALE, ARKANSAS
4720 W. SUNSET AVE
SPRINGDALE, AR

RACETRAC PROJECT NUMBER
1857

PROTOTYPE SERIES
2026 LH MO XXXX EFC 2.0

PLAN MODIFICATION NOTICE
SPB NO. XXX **DATE** XX/XX/XX

STANDARD PLAN BULLETINS (SPB) MODIFY THE PROTOTYPE SERIES SET NOTED ABOVE. THE LISTED SPB REPRESENTS THE LATEST MODIFICATION INCORPORATED TO THIS PROTOTYPE SERIES SET AT ORIGINAL RELEASE. THE ISSUE/REVISION RECORD COLUMN ABOVE LISTS ANY REVISIONS OR SPB INCORPORATED IN THIS SET AFTER THE ORIGINAL RELEASE. CONTACT RACETRAC ENGINEERING AND CONSTRUCTION FOR ANY SUBSEQUENT BULLETINS NOT INCORPORATED HEREIN.

PROFESSIONAL SEAL

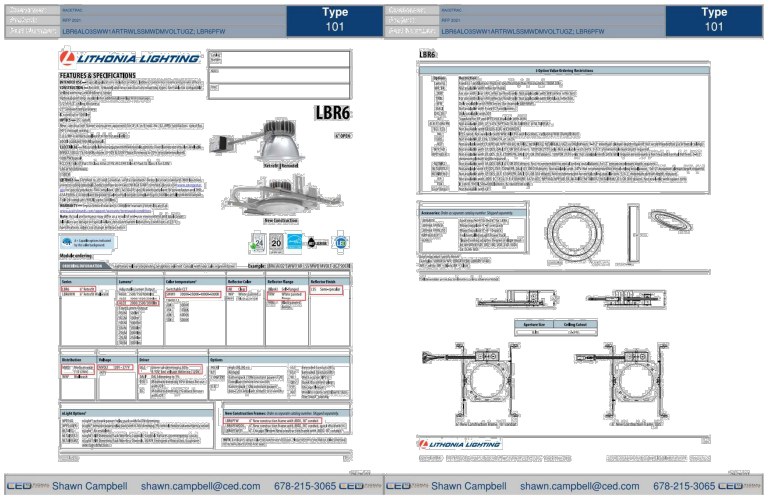
STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 22670
NEAL SMEDINK
08/07/26

PROJECT NUMBER
26.753.00

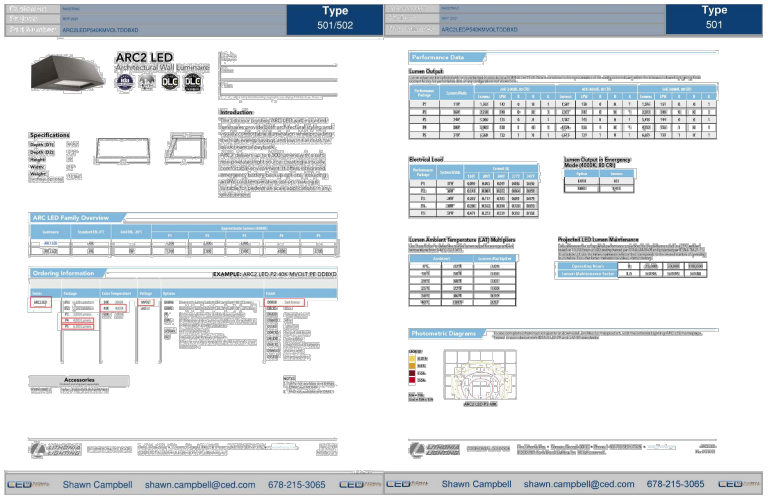
SHEET TITLE
SITE PHOTOMETRY PLAN

SHEET NUMBER
SP-1

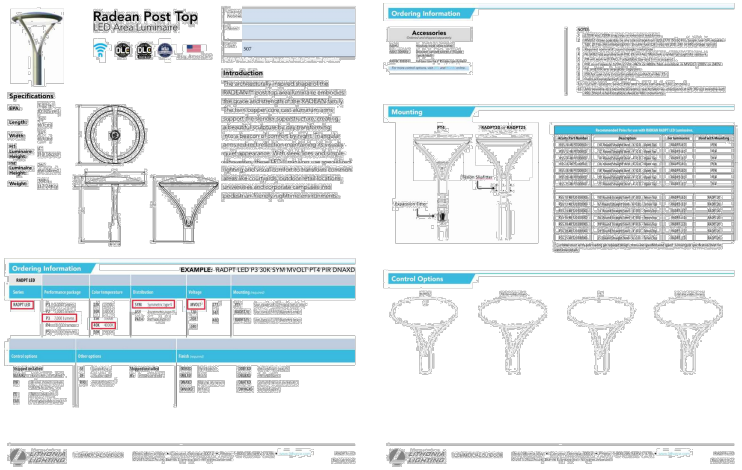
ISSUED FOR PERMIT



1 SP-2 FIXTURE TYPE '101'
SCALE: N.T.S.



2 SP-2 FIXTURE TYPES '501/502'
SCALE: N.T.S.



3 SP-2 FIXTURE TYPE '507'
SCALE: N.T.S.

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200 GALLERIA PKWY SE
SUITE 900
ATLANTA, GEORGIA 30339
(770) 431-7600

PROJECT NAME
SPRINGDALE EDO

SPRINGDALE, ARKANSAS
4720 W. SUNSET AVE
SPRINGDALE, AR

RACETRAC PROJECT NUMBER
1857

PROTOTYPE SERIES
2026 LH MO XXXX EFC 2.0

PLAN MODIFICATION NOTICE
SPB NO. XXX DATE XX/XX/XX

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PROFESSIONAL SEAL
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 22870
NEIL SMEENK
08/07/26

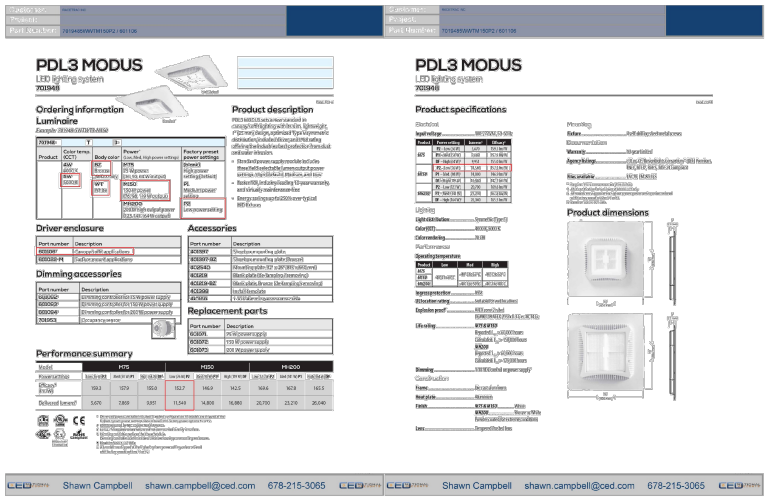
PROJECT NUMBER
26.753.00

SHEET TITLE
SITE PHOTOMETRY CUTSHEETS

SHEET NUMBER
SP-2

ISSUED FOR PERMIT

Return to Agenda



PDL3 MODUS
LED lighting system
703948

Ordering information
Luminaire
Example: 703948/DWTB/MB50

Product description

Driver enclosure

Part number	Description
6030397	Gear tray/self cap/5 pins
6030330-P1	Gear tray/self cap/Battery

Dimming accessories

Part number	Description
6020042	1/0 dimming control/0-10 V/power supply
6020622	1/0 dimming control/DALI/1 DA/2x2.5 A/PS
6030041	1/0 analog control/0-10 V/power supply
7018053	1/0 capacity sensor

Accessories

Part number	Description
6030397	Gear tray/self cap/5 pins
6030397-SE2	Gear tray/self cap/Battery (Beacon)
6020643	Mounting plate 30° x 30° (WT/WH/WB/Dome)
6020639	Blank plate/for Dimming/Sensor/etc.
6030639-SE	Blank plate, Bronze/for Dimming/Sensor/etc.
6020260	Key for Gear tray
6070599	1 x 5 Wire/Gear tray connector cable

Replacement parts

Part number	Description
6030291	1/0, 90 W power supply
6030292	1/0, 110 W power supply
6030293	1/0, 90 W power supply

Performance summary

Model	HTS			HISO			HI-1000		
Power (at 120 Vac)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Efficacy (lm/W)	109.3	107.6	105.6	112.7	146.6	144.21	168.4	167.8	165.6
Delivered lumens*	5,670	7,869	9,955	11,544	14,809	16,980	20,700	23,270	26,040

CED Shawn Campbell shawn.campbell@ced.com 678-215-3065

PDL3 MODUS
LED lighting system
703948

Product specifications

Electrical

Product	Power setting	Input W	Efficacy*
HTS	HI - 5 kK (CRI 70)	51.7	111.5 lm/W
	MH - 4 kK (CRI 70)	51.7	111.5 lm/W
	ML - 3 kK (CRI 70)	51.7	111.5 lm/W
HISO	HI - 5 kK (CRI 70)	70.585	156.2 lm/W
	MH - 4 kK (CRI 70)	70.585	156.2 lm/W
	ML - 3 kK (CRI 70)	70.585	156.2 lm/W
HI-1000	HI - 5 kK (CRI 70)	95.295	167.6 lm/W
	MH - 4 kK (CRI 70)	95.295	167.6 lm/W
	ML - 3 kK (CRI 70)	95.295	167.6 lm/W

Lighting

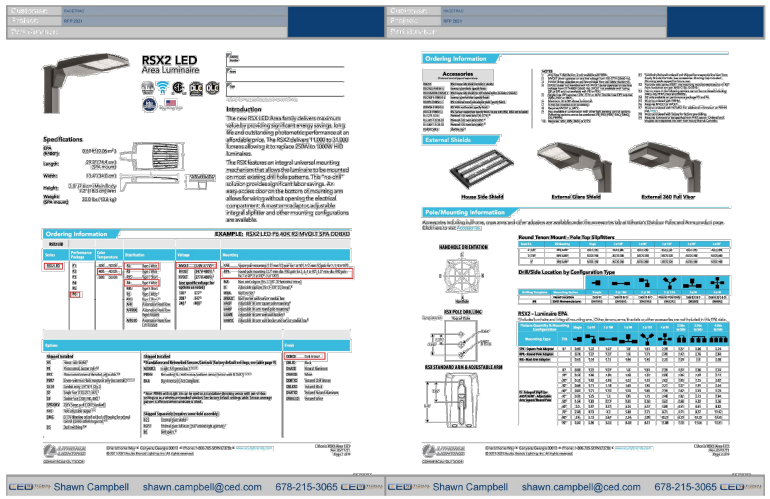
Operating temperature

Model	Low	Mid	High
HTS	-40°F (-40°C)	40°F (104°C)	40°F (104°C)
HISO	-40°F (-40°C)	40°F (104°C)	40°F (104°C)
HI-1000	-40°F (-40°C)	40°F (104°C)	40°F (104°C)

Product dimensions

CED Shawn Campbell shawn.campbell@ced.com 678-215-3065

1 SP-3 FIXTURE TYPES '705/705B'
SCALE: N.T.S.



RSX2 LED
Area Luminaire

Specifications

Introduction

Ordering Information

EXAMPLE: RSX2-LED-P1-40K-R2-MVOLT-SPA-DDBXD

External Shields

House Side Shield
External Glare Shield
External 360 Full Visor

Pole/Mounting Information

HANDHOLE ORIENTATION

Round Tenon Mount - Pole Top Slipfitters

Drill/Slide Location by Configuration Type

RSX POLE DRILLING

RSX2 - Luminaire EPA

RSX STANDARD ARM & ADJUSTABLE ARM

CED Shawn Campbell shawn.campbell@ced.com 678-215-3065 CED Shawn Campbell shawn.campbell@ced.com 678-215-3065

2 SP-3 FIXTURE TYPE '702'
SCALE: N.T.S.

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200 GALLERIA PKWY SE
SUITE 900
ATLANTA, GEORGIA 30339
(770) 431-7600

PROJECT NAME
SPRINGDALE EDO

SPRINGDALE, ARKANSAS
4720 W. SUNSET AVE
SPRINGDALE, AR

RACETRAC PROJECT NUMBER
1857

PROTOTYPE SERIES
2026 LH MO XXXX EFC 2.0

PLAN MODIFICATION NOTICE
SPB NO. XXX DATE XX/XX/XX

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PROFESSIONAL SEAL



PROJECT NUMBER
26.153.00

SHEET TITLE
SITE PHOTOMETRY CUTSHEETS

SHEET NUMBER
SP-3

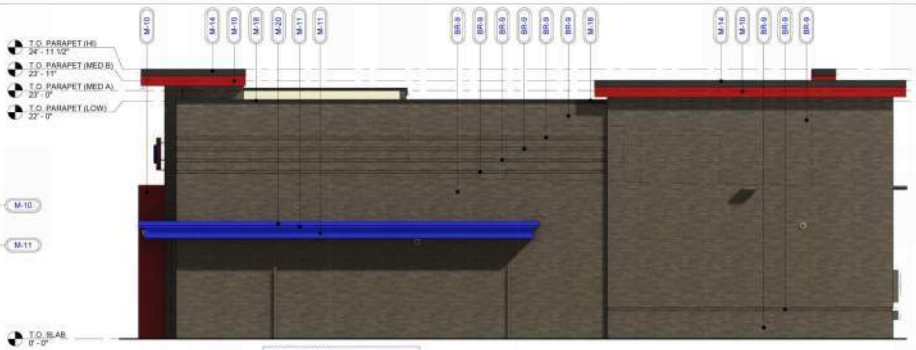
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Return to Agenda



4 RIGHT ELEVATION
3/16" = 1'-0"

RIGHT ELEVATION (ENTRY)		1,738 TOTAL SF
MATERIAL	SQ. FOOT.	% OF ELEVATION
STONE	0	0%
BRICK	948	55%
EIFS	0	0%
GLAZING	75	5%
METAL	230	13%
WOOD	485	27%



3 LEFT ELEVATION
3/16" = 1'-0"

LEFT ELEVATION (NON-ENTRY)		1,738 TOTAL SF
MATERIAL	SQ. FOOT.	% OF ELEVATION
STONE	0	0%
BRICK	1,571	90%
EIFS	0	0%
GLAZING	0	0%
METAL	167	10%
WOOD	0	0%



2 REAR ELEVATION
3/16" = 1'-0"

REAR ELEVATION		2,497 TOTAL SF
MATERIAL	SQ. FOOT.	% OF ELEVATION
STONE	0	0%
BRICK	2,094	84%
EIFS	0	0%
GLAZING	45	2%
METAL	136	5%
WOOD	222	9%



1 FRONT ELEVATION
3/16" = 1'-0"

FRONT ELEVATION		2,497 TOTAL SF
MATERIAL	SQ. FOOT.	% OF ELEVATION
STONE	0	0%
BRICK	1,175	47%
EIFS	0	0%
GLAZING	605	24%
METAL	286	12%
WOOD	431	17%

EXTERIOR MATERIAL SCHEDULE

BRICK			
BR-9	GENERAL SHALE	STONE MOUNTAIN (QUEEN 1/3 BOND)	MORTAR: ARGOS MAGNOLIA DARK
CEMENT BOARD			
HP-1	JAMES HARDIE	SMOOTH LAP SIDING (OR APPROVED ALTERNATE)	PAINTED SHERWIN WILLIAMS "SEALSKIN" #7675, SATIN FINISH. BLIND FASTEN AND STAGGER PLANKS PER MANUFACTURER'S RECOMMENDATION
GLAZING			
GL-1		1" NON-IMPACT RATED INSULATED GLAZING	CLIMATE ZONES 2 OR 3. IGU AT STOREFRONT 0.28 U-FACTOR, SHGC PF=0.25=0.27 (1/4" PPG SOLARBAN 70-XL LOW-E #2 +1/2" AIR +1/4" CLEAR) OR APPROVED ALTERNATE. SEE A600
GL-2		1" NON-IMPACT RATED ACID ETCHED INSULATED GLAZING	CLIMATE ZONES 2 OR 3. IGU AT STOREFRONT 0.28 U-FACTOR, SHGC PF=0.25=0.27 (1/4" PPG SOLARBAN 70-XL LOW-E #2 +1/2" AIR +1/4" CLEAR SATIN ETCHED #3) OR APPROVED ALTERNATE. SEE A600
METAL			
M-3	OLDCASTLE (OR APPROVED ALTERNATE)	FG-3000 STOREFRONT SYSTEM (OR APPROVED ALTERNATE)	PREFINISHED DARK BRONZE ANODIZED ALUMINUM AA-M22C22A44
M-7	VERSATEX	WP4 TONGUE AND GROOVE 1"X6"X8' (OR APPROVED ALTERNATE)	PAINTED SHERWIN WILLIAMS "SEALSKIN" #7675
M-10	ALPOLIC		TRD RED
M-11	ALPOLIC		HYB BLUE
M-14	ALPOLIC	PREFINISHED 8" 2-PIECE COMPRESSION METAL COVER	METAL TO MATCH ALPOLIC "CNC CHARCOAL"
M-15		PREFINISHED 6" 2-PIECE COMPRESSION METAL COVER	METAL TO MATCH ALPOLIC "CNC CHARCOAL"
M-17		BRAKE METAL	METAL TO MATCH STOREFRONT DARK BRONZE 740
M-18		PREFINISHED 4" METAL COPING	METAL TO MATCH ALPOLIC "CNC CHARCOAL"
M-20	ALPOLIC	PREFINISHED 5" 2-PIECE COMPRESSION METAL COVER	METAL TO MATCH ALPOLIC "HYB BLUE"
PAINT			
EP-15	SHERWIN WILLIAMS		PAINTED SHERWIN WILLIAMS "URBANE BRONZE" #7048, SATIN FINISH
TREX			
TX-1	SELECT COMPOSITE	1"X 5.5"	TIMBERTECH AZEK DARK HICKORY 5.5"X1" SQUARE SHOULDER
WINDOW FILM			
WF-1		WINDOW FILM; 3M PRESTIGE 70 SOLAR FILM	SEE A600 FOR WINDOW FILM LOCATIONS
WF-4		WINDOW FILM; SOLYX SX-1303 GREY FROST	SEE A600 FOR WINDOW FILM LOCATIONS

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DESIGN PROFESSIONALS

ISSUE/REVISION RECORD
DATE DESCRIPTION

RaceTrac
RACETRAC INC.
200 GALLERIA PARKWAY SOUTHEAST
SUITE 900
ATLANTA, GEORGIA 30339
(770) 431-7600

PROJECT NAME
ANYTOWN,CITY

CITY
STATE 00000
ADDRESS

RACETRAC STORE NUMBER
#0000

PROTOTYPE SERIES
2025 RH MO

PLAN MODIFICATION NOTICE
SPB NO. DATE

STANDARD PLAN BULLETINS (SPB) MODIFY THE PROTOTYPE SERIES SET NOTED ABOVE. THE LISTED SPB REPRESENTS THE LATEST MODIFICATION INCORPORATED TO THIS PROTOTYPE SERIES SET AT ORIGINAL RELEASE. THE ISSUE/ REVISION RECORD COLUMN ABOVE LISTS ANY REVISIONS OR SPB INCORPORATED IN THIS SET AFTER THE ORIGINAL RELEASE. CONTACT RACETRAC ENGINEERING AND CONSTRUCTION FOR ANY SUBSEQUENT BULLETINS NOT INCORPORATED ABOVE.

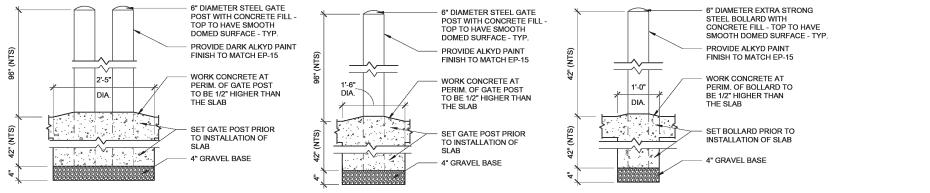
PROFESSIONAL SEAL

PRELIMINARY DRAFT NOT CONSTRUCTION, BID, RELIANCE, RECORDING PURPOSES OR IMPLEMENTATION.

PROJECT NUMBER
XXXXXXX.XX

SHEET TITLE
EXTERIOR ELEVATIONS

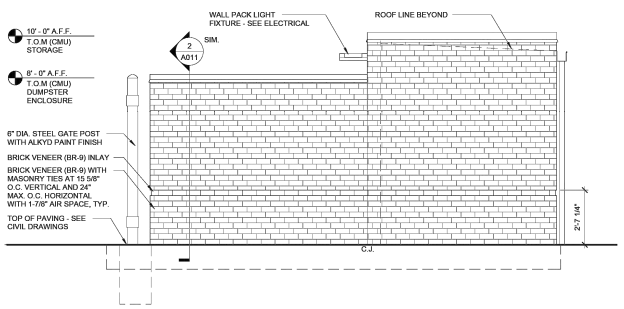
SHEET NUMBER
300



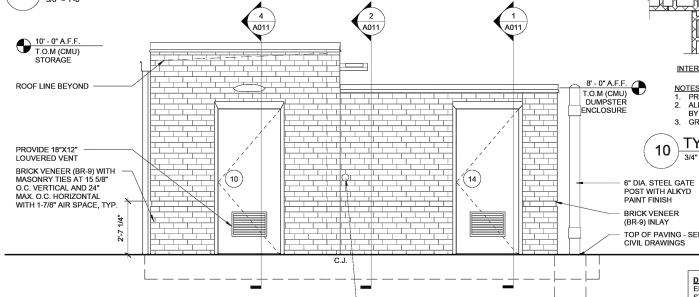
8 DOUBLE GATE POST 3/4" = 1'-0"

7 TYPICAL GATE POST 3/4" = 1'-0"

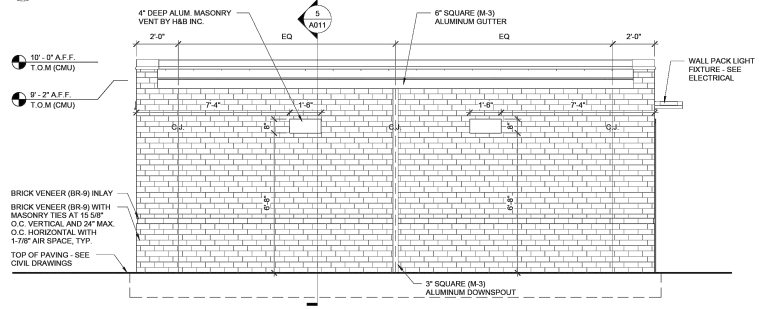
6 TYPICAL BOLLARD 3/4" = 1'-0"



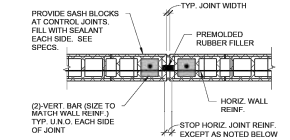
4 DUMPSTER ENCLOSURE SIDE ELEVATION 3/8" = 1'-0"



3 DUMPSTER ENCLOSURE SIDE ELEVATION 3/8" = 1'-0"

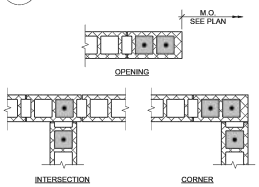


2 DUMPSTER ENCLOSURE REAR ELEVATION 3/8" = 1'-0"



NOTES:
1. REFER TO ELEVATIONS FOR JOINT LOCATIONS.
2. MAX. SPACING OF JOINTS: PANEL LENGTH/HEIGHT = 1.5 MAX., 20'-0" MAX.

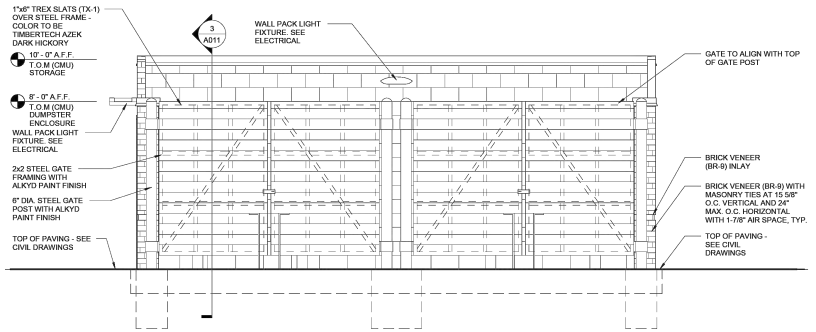
9 TYP. MASONRY CONTROL JOINT 3/4" = 1'-0"



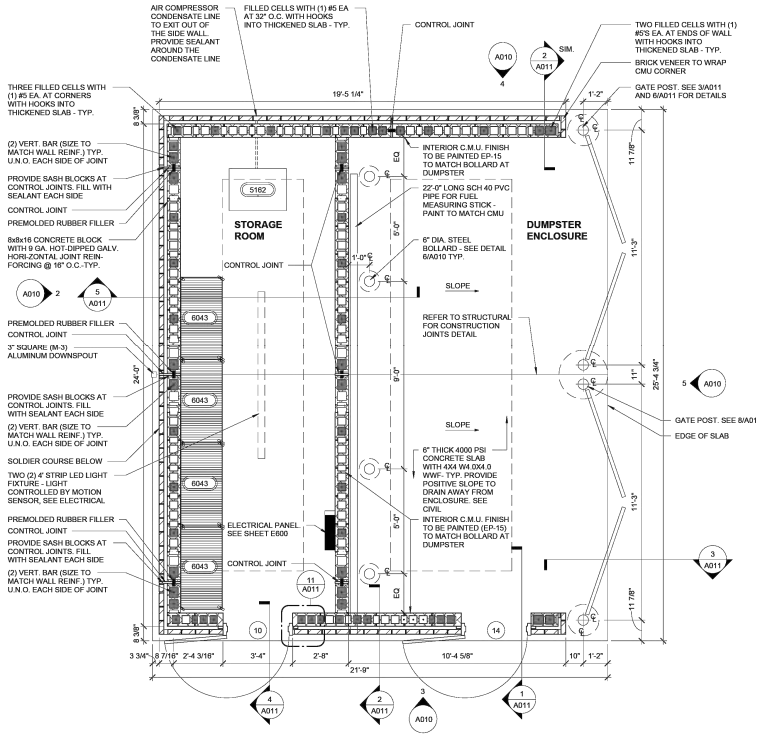
NOTES:
1. PROVIDE (2) - VERTICAL BARS AT ALL CORNERS.
2. ALL INTERSECTING MASONRY CORNERS SHALL BE TIED BY MASONRY BOND.
3. GROUT MASONRY SOLID AT VERTICAL REINFORCING.

10 TYP. MASONRY REINF. DETAILS 3/4" = 1'-0"

DUMPSTER ENCLOSURE ROOFING SYSTEM:
ENGLERT METAL ROOF SYSTEM SERIES 2500; 1-3/4" HIGH STRUCTURAL SNAP LOCK STANDING SEAM WITH NO BATTEN. PANELS ARE 18" WIDE, 24 GAUGE GALVALUME WITH BAKED-ON PERMACOLOR 2000 KYNAR 500 IN SMOOTH FINISH WITH (2) 1/8" HIGH X 1/8" WIDE STYRAN RIBS TO BE SPACED TO DIVIDE INTO THREE EQUAL PARTS; COLOR TO MATCH DARK BRONZE.



5 DUMPSTER ENCLOSURE FRONT ELEVATION 3/8" = 1'-0"



1 DUMPSTER ENCLOSURE PLAN 3/8" = 1'-0"

APPLICABLE SPB(s). 25-0103

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
2024.10.29	PERMIT ISSUE
2025.04.03	REV-1 PERMIT COMMENTS
2025.06.12	REV-2 PERMIT COMMENTS
2025.07.15	REFRESH TO 2025.0203
2026.05.05	REFRESH TO 2025.0404

RaceTrac
RACETRAC, INC.
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(770) 431-7600

PROJECT NAME
MIDDLEBROOK EFC

TENNESSEE
1415 THIRD CREEK RD
KNOXVILLE, TN 37921

RACETRAC STORE NUMBER
#1686

PROTOTYPE SERIES EFC
2024 RH MO

PLAN MODIFICATION NOTICE
SPB NO. 0203 DATE 05/17/24

STANDARD PLAN BULLETINS (SPB) MODIFY THE PROTOTYPE SERIES SET NOTED ABOVE. THE LISTED SPB REPRESENTS THE LATEST MODIFICATION INCORPORATED TO THIS PROTOTYPE SERIES SET AT ORIGINAL RELEASE. THE ISSUE/REVISION RECORD COLUMN ABOVE LISTS ANY REVISIONS OR SPB INCORPORATED IN THIS SET AFTER THE ORIGINAL RELEASE. CONTACT RACETRAC ENGINEERING AND CONSTRUCTION FOR ANY SUBSEQUENT BULLETINS NOT INCORPORATED HEREIN.

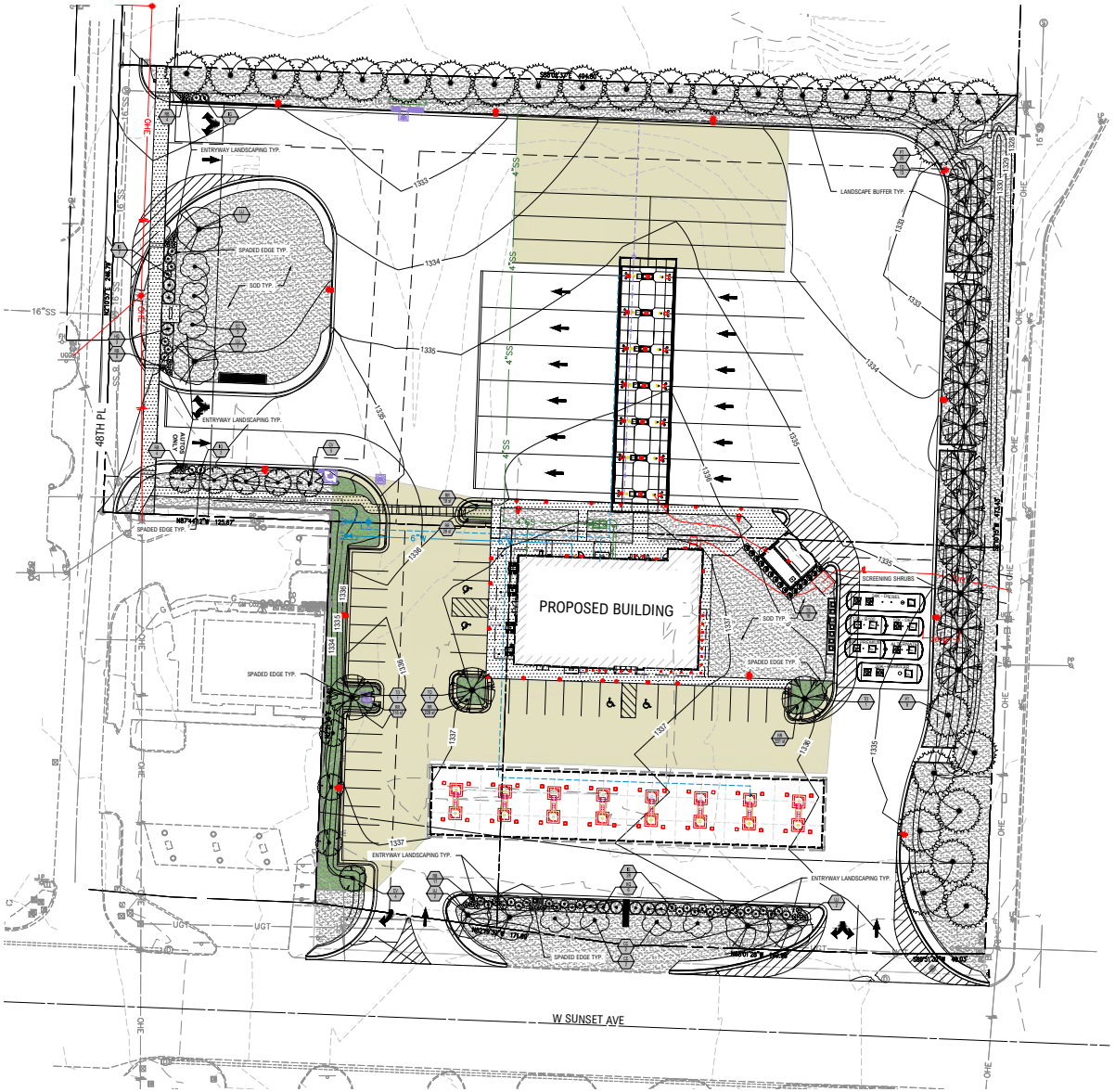
PROFESSIONAL SEAL

PROJECT NUMBER
24.727

SHEET TITLE
DUMPSTER ENCLOSURE PLAN

SHEET NUMBER
A010
ISSUED FOR CONSTRUCTION

Return to Agenda



1 SITE PLAN
SCALE: 1"=30'-0"

EXISTING LEGEND

SYMBOLS

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

LINEWORK

- EASEMENT
- CURB
- 1808 INTERMEDIATE CONTOUR
- 1805 INDEX CONTOUR
- SS SANITARY SEWER LINE
- G GAS LINE
- W WATER LINE
- UGT UNDERGROUND TELEPHONE
- UGE UNDERGROUND ELECTRIC
- OHE OVERHEAD ELECTRIC
- UGTV UNDERGROUND TELEVISION
- OHTV OVERHEAD TELEVISION
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- FO FIBER OPTIC
- RIGHT OF WAY
- ROAD CENTERLINE

NOTE:

IRRIGATION TO BE DESIGN BUILD BY THE CONTRACTOR. CONTRACTOR TO SEND IRRIGATION SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION. IRRIGATION PLAN TO COMPLY WITH CITY OF SPRINGDALE REQUIREMENTS.

LANDSCAPE REQUIREMENTS TABLES AND FULL PLANT SCHEDULE ON SHEET L-171

PROPOSED LEGEND

SYMBOLS

- SET IRON PIN
- LIGHT POLE
- POWER POLE
- TELEPHONE PEDESTAL
- TV PEDESTAL
- MANHOLE
- SANITARY SEWER CLEANOUT
- GAS METER
- GAS VALVE
- STORM SEWER PIPE
- STRUCTURE NUMBER
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- AIR RELEASE VALVE
- FIRE DEPARTMENT CONNECTION
- WATER METER
- BACK FLOW PREVENTER
- REDUCER
- RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (REFER TO CIVIL)
- CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (REFER TO CIVIL)
- TOTAL PARKING LOT AREA
- PROVIDED INTERIOR GREENSPACE

LINEWORK

- EASEMENT
- CURB
- 1206 INTERMEDIATE CONTOUR
- 1205 INDEX CONTOUR
- SS SANITARY SEWER LINE
- G GAS LINE
- W WATER LINE
- UGT UNDERGROUND TELEPHONE
- UGE UNDERGROUND ELECTRIC
- OHE OVERHEAD ELECTRIC
- FO FIBER OPTIC
- UGTV UNDERGROUND TELEVISION
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- BUILDING SET BACK
- RIGHT OF WAY
- PROPERTY LINE
- ROAD CENTERLINE

PLANT LEGEND

SYMBOL	CODE	BOTANICAL / COMMON NAME
ORNAMENTAL TREES		
	CC	CERCIS CANADENSIS / EASTERN REDBUD
	CV	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE
SHADE TREES		
	PT	PINUS TAEDA / LOBLOLLY PINE
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
	UJ	ULMUS AMERICANA 'JEFFERSON' / JEFFERSON AMERICAN ELM
SHRUBS		
	HQ	HYDRANGEA QUERCIFOLIA / OAKLEAF HYDRANGEA
	IE	ILEX GLABRA / INKBERRY HOLLY
	RB	RHODODENDRON X 'ROBLEY' / AUTUMN CHEYENNE ENCORE® AZALEA
	TS	THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE

SYMBOL	BOTANICAL / COMMON NAME
GROUND COVERS	
	CYNODON DACTYLON 'TIF 419' / TIF 419 BERMUDAGRASS
	WARMED MATRIX RIVER ROCK

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LANDSCAPE ARCHITECTURE

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RACETRAC SPRINGDALE
SPRINGDALE, AR

PROJECT INFORMATION
PROJECT NUMBER: 26102800
DATE ISSUED: 09/17/2026

REVISIONS

TAG	REV'N	DATE	DESCRIPTION

CONSTRUCTION DOCUMENTS

PLANTING PLAN
L-170

GENERAL LANDSCAPE NOTES

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ARKANSAS ONE-CALL TO CONFIRM ALL UTILITIES. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC.
2. ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
3. ALL PLANT MATERIALS SHALL BE NURSERY GROWN (CONTAINER OR BALLED & BURLAPPED) AND SHALL MEET OR EXCEED THE SIZE AND GRADING REQUIREMENTS ESTABLISHED BY THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
4. ALL TREES SHALL BE 2" MINIMUM CALIPER (OR AS OTHERWISE SHOWN ON PLANS), WITH A SINGLE DOMINATE CENTRAL LEADER. MULTI LEADERED TREES WILL NOT BE ACCEPTABLE WITHOUT PRIOR APPROVAL FROM LANDSCAPE ARCHITECT.
5. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED, UNLESS SPECIFIED OTHERWISE, AND MUST MEET ALL REQUIREMENTS SPECIFIED ON PLANS.
6. ALL TREES AND SHRUBS SHALL BE INSTALLED PER PLANTING DETAILS.
7. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
8. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED WITH A 3" LAYER OF ORGANIC HARDWOOD MULCH. MULCH SHALL BE NOT BE PLACED IMMEDIATELY ADJACENT TO TREE TRUNKS, BUT SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE.
9. ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS.
10. ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING MATERIAL OTHER THAN VEGETATION.
11. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION AT NO COST TO THE OWNER.
12. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT OR QUANTITY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
13. NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT, AND CITY. APPROVED ALTERNATE MATERIALS SHALL MEET THE SAME CRITERIA FOR TYPE, SIZE, AND FUNCTION AS THOSE SHOWN ON LANDSCAPE PLAN.
14. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
15. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
16. 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.
17. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE CONSTRUCTION BEGINS.
18. CONTRACTOR TO FIELD VERIFY THE LIMITS OF DISTURBANCE. ALL DISTURBED AREAS MUST BE STABILIZED PER CITY CODE PRIOR TO PROJECT CLOSE-OUT.
19. ALL SLOPES 3:1 AND GREATER SHALL RECEIVE SOD. ON SLOPES OF 4:1 OR GREATER, SOD SHALL BE STAPLED IN PLACE.
20. ALL DISTURBED AREAS SHALL BE SEEDED WITH A GRASS SEED MIX CONSISTING OF 70% TURF TYPE FESCUE, 20% PERENNIAL RYE, AND 10% BERMUDA GRASS AT 5 POUNDS PER 1,000 SQUARE FEET.
21. ALL AREAS TO BE SEEDED SHALL RECEIVE 4" OF TOPSOIL AND BE GRADED PER THE GRADING PLAN.
22. ALL SHRUB AREAS SHALL RECEIVE 6" OF TOPSOIL. SOIL SHALL BE AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. ALL EXISTING SOD / WEEDS SHALL BE REMOVED FROM PLANTING BED AREAS. SOIL MIX SHALL BE TILLED INTO BED AREA TO A MINIMUM DEPTH OF 12"
23. ALL SHRUBS AND TREES SHALL BE TREATED WITH 13-13-13 TIME RELEASE FERTILIZER UPON COMPLETION OF THEIR INSTALLATION.
24. PLANTS ARE REQUIRED TO BE WATERED EITHER BY HAND OR BY TEMPORARY ABOVE GROUND IRRIGATION.
25. THE CONTRACTOR IS RESPONSIBLE FOR THE ONGOING MAINTENANCE OF REQUIRED LANDSCAPING UNTIL FINAL ACCEPTANCE BY OWNER.
26. ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREETS AND THE ENTRANCE/EXIT LOCATIONS.
27. LANDSCAPING THAT DIES OR IS DAMAGED SHALL BE REMOVED AND REPLACED BY THE CURRENT OWNER OF THE PROPERTY. THE OWNER SHALL HAVE 60 DAYS FROM THE RECEIPT OF WRITTEN NOTICE ISSUED BY OWNER TO REMOVE AND REPLACE ANY REQUIRED LANDSCAPING THAT DIES OR IS DAMAGED.
28. IDEALLY, PLANT MATERIAL IS INSTALLED AFTER THE FIRST FROST, BUT BEFORE JULY 1ST, THEN AFTER OCTOBER 1ST UNTIL DEC. 30. CONFIRM PLANTING TIMELINE WITH LANDSCAPE ARCHITECT PRIOR TO ORDERING OR SCHEDULING DELIVERIES.
29. IF A LANDSCAPE IRRIGATION SYSTEM IS TO BE CONSTRUCTED, LANDSCAPE CONTRACTOR SHALL CONFIRM LOCATION OF PLANNED IRRIGATION LINE WITH THE IRRIGATION CONTRACTOR PRIOR TO PLANTING BED CONSTRUCTION AND PLANT INSTALLATION.

UTILITIES AND PLANT MATERIALS

1. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF UTILITIES PRIOR TO LANDSCAPE INSTALLATION AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.
2. TREES AND LANDSCAPING SHALL NOT BE PLACED WHERE THEY INTERFERE WITH SITE DRAINAGE CHANNELS, LINES, OR STRUCTURES, NOR WHERE THEY IMPEDE DETENTION/RETENION FUNCTIONS.
3. TREES WITH A MATURE HEIGHT GREATER THAN 25' SHALL NOT BE PLANTED WITHIN 25' OF OVERHEAD UTILITIES.
4. TREES SHALL NOT BE PLACED WITHIN 5' OF UNDERGROUND UTILITIES.
5. TREES SHALL NOT BE PLACED WITHIN 3' OF ANY ABOVEGROUND ELECTRICAL EQUIPMENT, NOR WITHIN 10' FROM DOORS OF ABOVEGROUND ELECTRIC EQUIPMENT.
6. TREES AND LANDSCAPING THAT OBSCURE VISIBILITY SHALL NOT BE PLACED WITHIN 3' OF A FIRE HYDRANT. ALL OTHER LANDSCAPING MUST BE MAINTAINED TO ENSURE VISIBILITY OF FIRE HYDRANT.
7. CITY RESERVES THE RIGHT TO REMOVE LANDSCAPING THAT BLOCKS ACCESS TO UTILITIES OR FAILS TO MEET THE REQUIREMENTS SET FORTH HEREIN.

MAINTENANCE NOTES

1. CONTRACTOR SHALL PROVIDE A WARRANTY ON ALL PLANT MATERIALS FOR A MINIMUM OF TWO YEARS FROM PROJECT COMPLETION AND ACCEPTANCE BY OWNER. ANY PLANT MATERIAL THAT DIES, TURNS BROWN, OR DEFOLIATES PRIOR TO WARRANTY EXPIRATION SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
2. AFTER THE REQUIRED WARRANTY PERIOD, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION BY THE OWNER OF THE PROPERTY. ALL PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER OF THE PROPERTY.
3. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME.
4. TREES SHALL NOT BE TOPPED AT ANY TIME.
5. WHEN PRUNING IS NECESSARY TO MAINTAIN THE HEALTH OF THE TREE OR FOR PUBLIC SAFETY, PROPER PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE OPERATIONS" SHALL BE UTILIZED.

CITY OF SPRINGDALE LANDSCAPE REQUIREMENTS

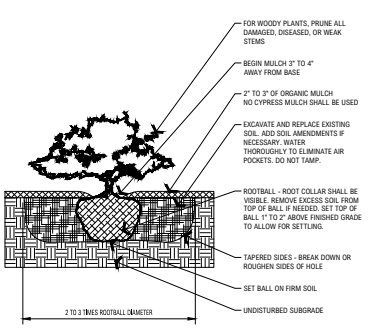
REQUIREMENTS & CALCULATIONS			REQUIRED	PROVIDED
VEHICULAR USE AREAS (SEC. 56-31.)				
ONE (1) TREE PER PLANTING ISLAND IS REQUIRED. PARKING ISLANDS ARE REQUIRED ONE EVERY 15 PARKING SPACES 37 STANDARD PARKING SPACES / 15 = 3 INTERIOR PARKING TREES			3	3
REQUIRED SPECIES MIX (SEC. 56-33.)				
REQUIRED NUMBER OF TREES		MINIMUM NUMBER OF SPECIES	5	5
11 TO 20		2		
21 TO 30		3		
31 TO 40		4		
41+		5		
SIZE REQUIREMENTS (SEC. 56-33)				
TREES	TREES SHOULD BE A MINIMUM OF 8 FEET TALL AND SHALL HAVE A MINIMUM CALIPER OF 2 INCHES A MINIMUM OF 75 PERCENT OF ALL REQUIRED TREES SHALL BE SHADE TREES			76% SHADE TREES
LANDSCAPED STREET FRONTAGE BUFFER (SEC. 56-31)				
OPTION 1: A MINIMUM BUFFER OF TEN (10) FEET IN WIDTH, PLANTED WITH A MINIMUM OF ONE SHADE TREE AND SEVEN SHRUBS PER 25 LINEAR FEET OF STREET FRONTAGE. (W SUNSET AVE: 217 LF OF FRONTAGE / 25 = 9) (48TH PL: 104 LF OF FRONTAGE / 25 = 4)			13 TREES 91 SHRUBS	13 TREES 91 SHRUBS
INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS (SEC. 56-31)				
TOTAL PARKING LOT AREA	% TOTAL AREA OF LOT FOR INTERIOR PLANTING (EXCLUDING BUILDING AND INTERIOR PLANTING ISLANDS) (INCLUDING THE STREET FRONTAGE BUFFER, PERIMETER STRIP AND TRAVEL LANES)	TOTAL SITE PARKING LOT AREA	REQUIRED AREA OF INTERIOR PLANTING	PROVIDED AREA OF INTERIOR PLANTING
3,000 - 49,999 SQ FT	8%	38,341	3067.28	3067
50,000 - 149,000 SQ FT	10%	1	0.1	
150,000 SQ FT OR LARGER	15%	1	0.15	
PERIMETER LANDSCAPING OTHER THAN STREET FRONTAGE (SEC. 56-31)				
FIVE (5) FOOT PERIMETER STRIP IS REQUIRED BETWEEN THE SIDE AND REAR LOT LINES OF A DEVELOPMENT WITH ONE TREE PER 25 LINEAR FEET REQUIRED ALONG LOT LINES. 1,248 LF / 25 = 50 PERIMETER TREES			50	50
SCREENING (SEC. 56-38)				
NO SCREENING REQUIRED DUE TO ADJACENT COMMERCIAL PROPERTIES ZONING.			N/A	N/A
INTERNAL PEDESTRIAN WALKWAY				
INTERNAL PEDESTRIAN WALKWAY SHALL FEATURE LANDSCAPED AREAS NO LESS THAN 50% OF THEIR LENGTH			50%	50%

OVERALL PLANT SCHEDULE

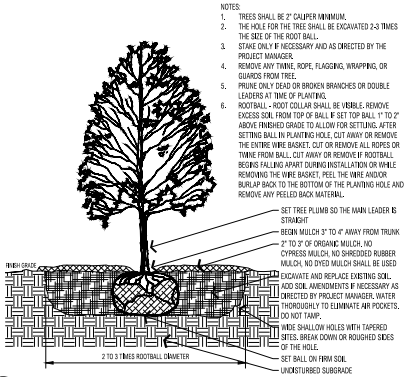
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
ORNAMENTAL TREES					
	CC	7	CERCIS CANADENSIS / EASTERN REDBUD	B & B	2" CAL
	CV	9	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE	B & B	MULTI-TRUNK
SHADE TREES					
	PT	26	PINUS TAEDA / LOBLOLLY PINE	B & B	2"CAL
	TD	16	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	2"CAL
	LU	6	ULMUS AMERICANA 'JEFFERSON' / JEFFERSON AMERICAN ELM	B & B	2" CAL

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT
SHRUBS					
	HQ	9	HYDRANGEA QUERCIFOLIA / OAKLEAF HYDRANGEA	5 GAL	
	IC	39	ILEX GLABRA / INKBERRY HOLLY	5 GAL	
	RB	27	RHODODENDRON X 'ROBLOT' / AUTUMN CHEROKEE ENCORE® AZALEA	5 GAL	
	TS	16	TRUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE	7 GAL	

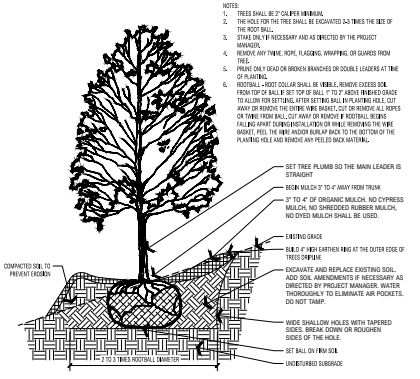
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
GROUND COVERS			
	50,137 SF	CYNODON DACTYLON 'TIF 419' / TIF 419 BERMUDAGRASS	SOLID SOD
	2,981 SF	WASHED NATIVE RIVER ROCK	3"-4" DIAMETER ROCK



1 SHRUB PLANTING DETAIL
1/2" = 1'-0" P-RA1-02



2 TREE PLANTING DETAIL
3/8" = 1'-0" P-RA1-03



3 TREE PLANTING ON SLOPE DETAIL
3/4" = 1'-0" P-RA1-05

PRISM DESIGN STUDIO
LANDSCAPE ARCHITECTURE

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RACETRAC SPRINGDALE

SPRINGDALE, AR

PROJECT INFORMATION
PROJECT NUMBER: 26102600
DATE ISSUED: 09/17/2026

REVISIONS

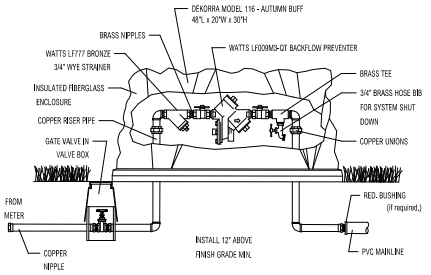
TAG	REV.#	DATE	DESCRIPTION

CONSTRUCTION DOCUMENTS

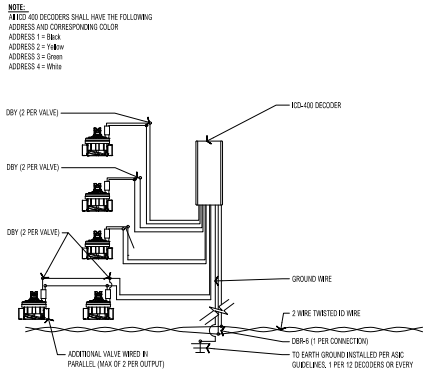
PLANTING DETAILS
L-171

DRAWING: \\DATA\PRISM\1 WORK\26-102600 RACETRAC SPRINGDALE #5,AR\26-102600 CD'S\L-171 PLANTING PLAN.DWG
PLOT DATE: 09/17/2026 - 2:48 PM | PLOTTED BY: KYLE EDWARDS | CONTACT: KYLE@PRISMDESIGNSTUDIO.COM

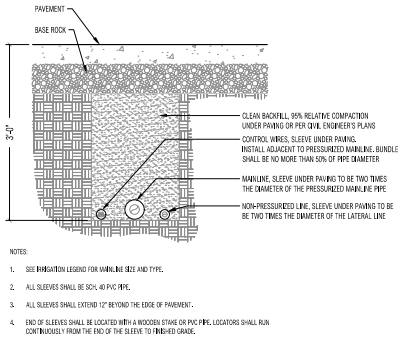
Return to Agenda



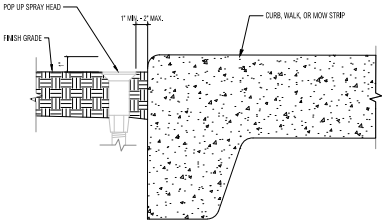
1 WATTS LF009M3-QT BACKFLOW PREVENTER W/COVER
1" = 1'-0" P-RA1-04



2 DECODER SCHEMATIC
3" = 1'-0" P-RA1-06

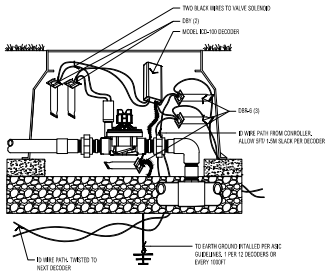


3 PIPE BENEATH PAVEMENT
1" = 1'-0" P-RA1-07

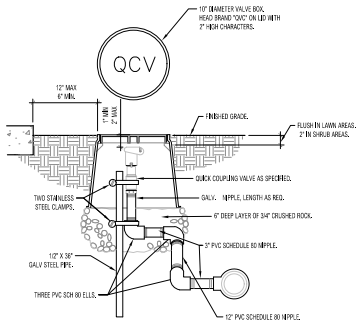


4 SPRAY HEAD NEXT TO PAVING
3" = 1'-0" P-RA1-08

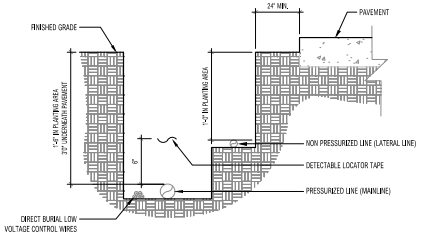
NOTE:
All ICD 100 DECODERS SHALL HAVE THE FOLLOWING
ADDRESS AND CORRESPONDING COLOR ADDRESS 1 = Black



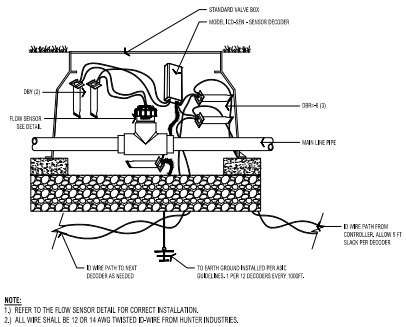
5 ICD 100 DECODER
1 1/2" = 1'-0" P-RA1-09



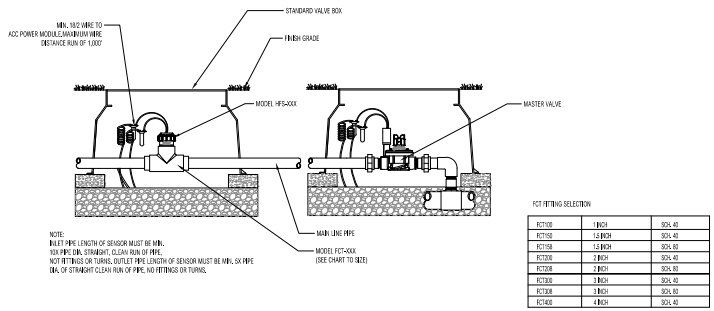
6 QUICK COUPLING VALVE IN BOX
1 1/2" = 1'-0" P-RA1-10



7 IRRIGATION TRENCHING
1 1/2" = 1'-0" P-RA1-12



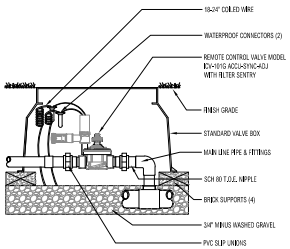
8 SENSOR DECODER
1 1/2" = 1'-0" P-RA1-13



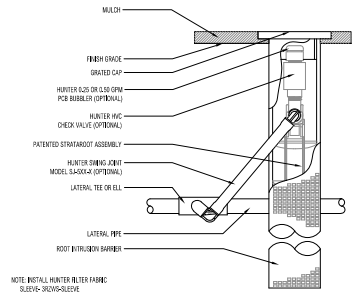
FCT FITTING SELECTION

FCT100	1 INCH	SCH. 40
FCT150	1.5 INCH	SCH. 40
FCT150	1.5 INCH	SCH. 80
FCT200	2 INCH	SCH. 40
FCT200	2 INCH	SCH. 80
FCT300	3 INCH	SCH. 40
FCT300	3 INCH	SCH. 80
FCT400	4 INCH	SCH. 40

9 HFS FLOW SENSOR
1 1/2" = 1'-0" P-RA1-14



10 ICV GLOBE VALVE
1 1/2" = 1'-0" P-RA1-15



11 ROOT ZONE WATERING SYSTEM (RZWS)
3" = 1'-0" P-RA1-16

PRISM DESIGN STUDIO
LANDSCAPE ARCHITECTURE

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

RACETRAC SPRINGDALE
SPRINGDALE, AR

PROJECT INFORMATION
PROJECT NUMBER: 26102800
DATE ISSUED: 09/17/2026

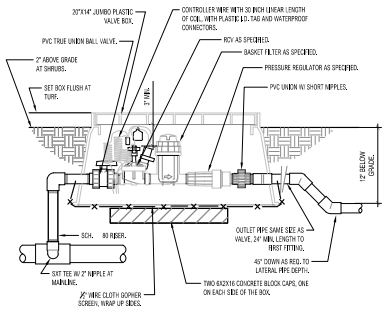
REVISIONS

TAG	REV.#	DATE	DESCRIPTION

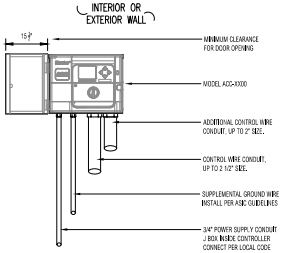
CONSTRUCTION DOCUMENTS

IRRIGATION DETAILS
SHT. 1
L-172

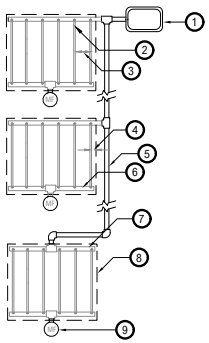
Return to Agenda



1 1in. DRIP VALVE W/BASKET FILTER
1 1/2" = 1'-0" P-RA1-17



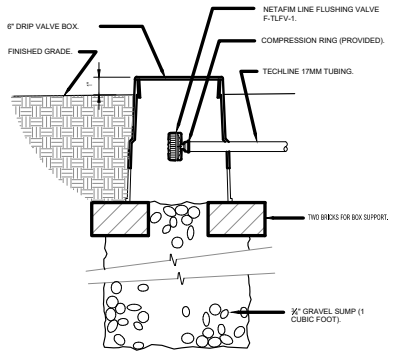
2 ACC2 WALL MOUNT CONTROLLER
1" = 1'-0" P-RA1-18



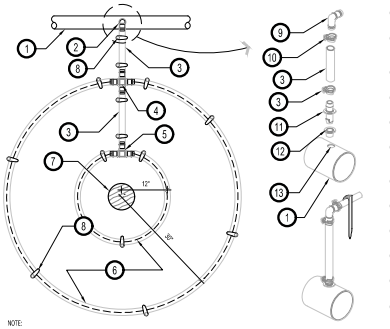
NOTE:
1. RECOMMENDED MINIMUM FILTRATION: 120 MESH
2. PRESSURE AT FLUSH VALVE SHALL BE MIN 21.8 PSI
3. HIGH CHECK VALVE (MAX 8.5' OF WATER (ELEVATION CHANGE))
4. REFER TO MAXIMUM LENGTH OF A SINGLE LATERAL CHART

1. REMOTE CONTROL VALVE WITH DISC FILTER AND PRV
2. TECHLINE HCVXR DRIPLINE
3. SEE SPECIFICATIONS FOR ROW SPACING
4. PERIMETER LATERALS 3"-4" FROM EDGE
5. PVC OR POLY SUPPLY HEADER
6. PVC OR POLY EXHAUST HEADER
7. TECHLINE START CONNECTION
8. ISLAND PERIMETER
9. MANUAL FLUSH VALVE PLUMBED TO PVC OR POLY

3 TECHLINE HCVXR ISLAND LAYOUT
1" = 1' P-RA1-19



4 NETAFIM TECHLINE FLUSH VALVE
3" = 1'-0" P-RA1-20



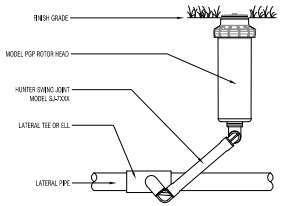
NOTE:
PLACE TIE DOWN STAKES EVERY 3 FT. IN SAND, 4 FT. IN LOAM, AND 5 FT. IN CLAY, AS WELL AS AT ALL CHANGE OF DIRECTION SUCH AS AT TEES OR ELLS.

DRIPLINE TO LATERAL "XPANDO" ADAPTER CONNECTION DETAIL

1. PVC LATERAL SUPPLY PIPE, SIZE AS PER PLAN WITH MINIMUM SIZE 1 1/2" DIAMETER.
2. DRIPLINE CONNECTION TO BELOW GRADE LATERAL PIPE. SEE DRIPLINE TO LATERAL "XPANDO" ADAPTER CONNECTION DETAIL.
3. 1/2" PLOYETHYLENE BLANK TUBING, AS REQUIRED.
4. BARB CROSS INSERT FITTING.
5. BARB TEE INSERT FITTING.
6. AT-GRADE DRIPLINE, INNER RING 12" FROM PLANT, OUTTER RING 30" FROM PLANT. DRIPLINE TO BE 0.9GPH EMITTERS AT 12" O.C.
7. PLANT TRUNK.
8. TYPICAL ANTELCO ASTA TIE-DOWN STAKE, SEE NOTES.
9. DRIPLINE BARBED INSERT ELL.
10. RATCHET CLAMP AT ALL BARBED CONNECTIONS. ANTELCO PART NO. 44345.
11. INSERT ADAPTER, ANTELCO "XPANDO" 13MM X 14MM, PART NO. 46595.
12. 13MM ANTELCO "CAPO: RUBBER GROMMET, NO. 45735.
13. DRILL 5/8" HOLE IN PVC LATERAL PIPE WHERE REQUIRED. YOU MUST USE A "FORSTNER" DRILL BIT FOR DRILLING INTO PVC. REMOVE ANY EXCESS BURRS OR ROUGH EDGES.

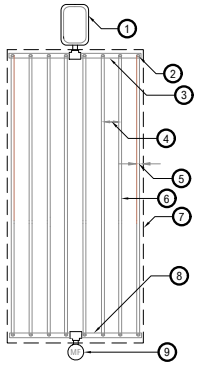
5 20 GPH DRIPLINE RING-0.9 GPH @ 3
1" = 1" P-RA1-23

*When using larger GPM nozzles, beware of high friction loss in swing joints.



OPTIONS:
☐R = FACTORY INSTALLED RECLAIMED RUBBER COVER
☐CV = FACTORY INSTALLED DRAIN CHECK VALVE

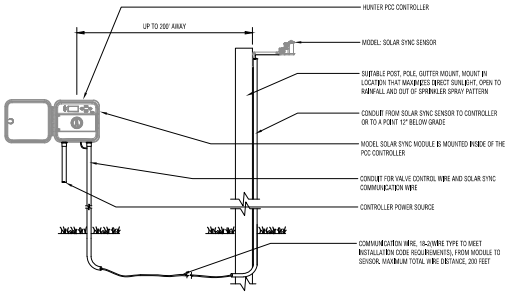
6 PGP POP-UP SERIES ROTOR
3" = 1'-0" P-RA1-27



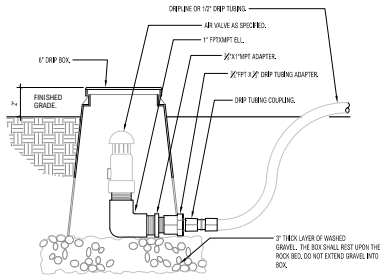
NOTE:
1. RECOMMENDED MINIMUM FILTRATION: 120 MESH
2. PRESSURE AT FLUSH VALVE SHALL BE MIN 21.8 PSI
3. HIGH CHECK VALVE (MAX 8.5' OF WATER (ELEVATION CHANGE))
4. REFER TO MAXIMUM LENGTH OF A SINGLE LATERAL CHART

1. REMOTE CONTROL VALVE WITH DISC FILTER AND PRV
2. TECHLINE START CONNECTION
3. PVC OR POLY SUPPLY HEADER
4. SEE SPECIFICATION FOR ROW SPACING
5. PERIMETER LATERALS 2" TO 4" FROM EDGE
6. TECHLINE HCVXR DRIPLINE
7. AREA PERIMETER
8. PVC OR POLY EXHAUST HEADER
9. MANUAL FLUSH VALVE PLUMBED TO PVC OR POLY

7 TECHLINE HCVXR END FEED LAYOUT
1" = 1" P-RA1-29



8 WIRED SOLAR-SYNC SENSOR
1" = 1'-0" P-RA1-28



9 DRIP AIR RELIEF VALVE IN BOX
3" = 1'-0" P-RA1-31

PRISM DESIGN STUDIO
LANDSCAPE ARCHITECTURE
Nashville, Memphis, Atlanta
Knoxville, Johnson City

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

RACETRAC SPRINGDALE
SPRINGDALE, AR

PROJECT INFORMATION
PROJECT NUMBER: 26102800
DATE ISSUED: 09/17/2026

REVISIONS

TAG	REV.#	DATE	DESCRIPTION

CONSTRUCTION DOCUMENTS

IRRIGATION DETAILS
SHT. 2
L-173

Return to Agenda

Variance Application

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

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Libby Topping	Name: BUSINESS SOLUTIONS INCORPORATED
E-mail: [redacted]	E-mail:
Address: 901 N. 47th St, Suite 400	Address: 4720 W Sunset Ave
Rogers, AR 72756	Springdale, AR 72756
Phone: 479-636-4838	Phone: 479-774-4010
Site/ Location: 4720 W Sunset Ave	Current Zoning: C-2
Assessor's Parcel Number(s): 815-30052-010	Rezone Required:
	Total Acreage: 4.418

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

Indicate Type of Submittal:

☒ Board of Adjustments
☐ Commercial Design Standards

Application Requirements:

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

Review Fee:

☐ $75.00

STAFF USE ONLY

Date Application Submitted: 8/12/2026 Project Number: B26-95

Date Accepted as Complete: 9/25/2026 Receipt Number: 6895

Variance Application – Board of Adjustment

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

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

Describe your variance request:

We are requesting a variance from Sec. 98-63 (d-1-b), "Each lot or parcel shall contain, for each separately licensed business located thereon, no more than:One nonflashing, freestanding sign". The variance would allow for a second freestanding sign. A variance for minimum distance between drives is also requested.

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

Because this property is located near I-49 and also fronts Highway 412, limiting the site to one freestanding sign would force that sign to serve two separate traffic audiences. A sign positioned for interstate visibility would not adequately serve drivers approaching from Highway 412, while a sign placed near Highway 412 would have limited visibility from I-49. Following the one-sign rule would therefore reduce the site's visibility and make it harder for drivers to identify the business and its entrances. Allowing a second sign would let each sign serve a different roadway and address the property's unique location.

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

Granting the variance would allow the N1 sign to serve traffic on I-49 and the second sign to serve drivers traveling along Highway 412. This would provide clear visibility from both roadways without relying on one sign that cannot effectively serve both directions. The variance would help drivers see the business and find the entrance more easily from both roads.

Record Property Owner(s): BUSINESS SOLUTIONS INCORPORATED

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

Name of Applicant: Libby Topping

Signature: Elizabeth Topping Date: 8/12/2026

Name of Representative (if applicable): _____

Signature: _____ Date: _____

Variance Application

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

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Libby Topping	Name: RaceTrac, Inc.
E-mail: [redacted]	E-mail: [redacted]
Address: 901 N. 47th St, Suite 400	Address: 200 Galleria Pkwy SE, Suite 900
Rogers, AR 72756	Atlanta, GA 30339
Phone: 479-636-4838	Phone: 479-774-4010
Site/ Location: 4720 W Sunset Ave	Current Zoning: C-2
Assessor's Parcel Number(s): 815-30052-010	Rezone Required:
	Total Acreage: 4.418

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

Indicate Type of Submittal:

☐ Board of Adjustments
☒ Commercial Design Standards

Application Requirements:

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

Review Fee:

☐ $75.00

STAFF USE ONLY

Date Application Submitted: 8/11/2026 Project Number: B26-96

Date Accepted as Complete: 9/25/2026 Receipt Number: 6895

Variance Application- Commercial Design Standards

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

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

Check Item(s) for which Variance is Requested:

☐ **ENTRANCES** – one (1) customer entrance on all sides of principal building directly facing abutting public right-of-way.

☐ **PARKING LOT ORIENTATION** – no more than 60% of off-street parking area located between the front façade within the front yard of the principal building.

☐ **STRUCTURE BACK & SIDES**

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

☐ **PEDESTRIAN FLOW**

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

☐ **CENTRAL FEATURES & COMMUNITY SPACES**

- ☐ Provision of at least two (2) central features.
- ☐ Direct access to public sidewalk network.

☐ **MULTIPLE BUILDINGS IN COMMERCIAL CENTERS**

- ☐ Use of similar building materials.
- ☐ Use of similar architectural styles or theme.

☐ **OUTDOOR STORAGE, TRASH COLLECTION & LOADING AREAS**

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

☐ **FACADES & EXTERIOR WALLS** – face over 100' in linear length incorporate wall projections or recesses

- ☐ Minimum 3' depth.
- ☐ Minimum of 20’ contiguous feet within each 100' of façade length.
- ☐ Extends 20% of the façade.

☐ **DETAIL FEATURES**

- ☐ Facades include a repeating pattern with no less than three (3) elements (color change, texture change, material change).
- ☐ At least one (1) element repeating horizontally.
- ☐ Elements repeat at intervals of more than 30' horizontally or vertically.
- ☐ Change in plane no less than 12" in width (offset, reveal or projecting rib).

☐ **ROOFS** – Change in height every 100 linear feet in building length.

☐ **MATERIALS & COLORS**

- ☐ Predominate exterior materials high quality materials.
- ☐ Façade color – low reflectance, subtle, neutral or earth tone.

☐ **ENTRYWAYS**– three (3) defined, highly visible customer entrance elements.

☐ **LANDSCAPING**

- ☐ Entryway landscaping;
- ☐ Parking lot landscaping;
- ☐ Perimeter parking area landscaping;
- ☐ Building foundation landscaping;

☐ **SCREENING**

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

☐ **LIGHTING**

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

Variance Application – Commercial Design Standards

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

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

Describe your variance request:

We are requesting a variance for "Sidewalk along all sides of lot abutting public right-of-way required per the Master Street Plan." This would include the south side of the lot that is abutting to highway 412.

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

ARDOT is planning future improvements along W Sunset Avenue that could affect the right-of-way, grades, drainage, driveways, and frontage of this property. Building the sidewalk now could mean removing and rebuilding it later, creating extra costs and unnecessary impacts to the site. We are requesting that the sidewalk be delayed until ARDOT finalizes its plans so it can be designed with the future roadway improvements.

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

This variance would prevent the property owner from having to design and build a sidewalk that may need to be removed once ARDOT's improvement plans are finalized. It would avoid unnecessary costs and construction impacts while allowing the future sidewalk to be designed to match ARDOT's roadway improvements.

Record Property Owner(s): _____

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

Name of Applicant: Elizabeth Topping

Signature: Elizabeth Topping Date: 07-23-2026

Name of Representative (if applicable): _____

Signature: _____ Date: _____

L26-17; B26-95; B26-96

Crafton Tull

901 N 47th Street, Suite 400
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

September 18, 2026

Re: Adjacent Property Owners
CTA Project #: 26102600

To whom it may concern,

I hereby certify that on this date I have made a due and diligent search of the Records in the Assessor's Office for Washington County, and found the property owners and their addresses, which are adjacent to the property designated as Parcel Number 815-30052-010, to be as shown on the attached page's consisting of 16 individual parcel numbers. This certification does not apply to the accuracy of said county Assessor's Records, only to their listing of the current owner's names and addresses.

Signed: _____ Date: September 18, 2026

Nathaniel J. Cagle
Professional Land Surveyor #1944
Crafton, Tull & Associates, Inc.

L26-17; B26-95; B26-96

Crafton Tull
901 N 47th Street, Suite 400
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

Parcels adjacent to 815-30052-010

PARCEL 815-30052-060
BUSINESS SOLUTIONS INCORPORATED
PO BOX 727
TONTITOWN AR 72770

PARCEL 815-30046-000
MCDONALD'S #11061
PO BOX 1366
SPRINGDALE AR 72765

PARCEL 815-30048-000
ARKANSAS STATE HIGHWAY COMM
PO BOX 2261
LITTLE ROCK AR 72203

PARCEL 815-30052-000
ARKANSAS STATE HIGHWAY COMM
PO BOX 2261
LITTLE ROCK AR 72203

PARCEL 815-30049-000
ARKANSAS STATE HIGHWAY COMM
PO BOX 2261
LITTLE ROCK AR 72203

PARCEL 815-30052-050
MARDIS INVESTMENTS INC
41 BUCKINGHAM DR
ROGERS AR 72758

PARCEL 815-30053-000
SUNSET LIQUORS INC
PO BOX 1
SPRINGDALE AR 72765-0001

PARCEL 815-30054-260
PHILLIPS, JAMES A REVOCABLE TRUST
PO BOX 1
SPRINGDALE AR 72765-0001

PARCEL 815-30054-280
SKY LIMIT HOSPITALITY LLC
1042 N 48TH PL
SPRINGDALE AR 72762

Crafton Tull
901 N 47th Street, Suite 400
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

PARCEL 815-30059-000
ARKANSAS STATE HIGHWAY COMM
PO BOX 2261
LITTLE ROCK AR 72203

PARCEL 815-30060-000
ARKANSAS STATE HIGHWAY COMM
PO BOX 2261
LITTLE ROCK AR 72203

PARCEL 815-30061-000
ARKANSAS STATE HIGHWAY COMM
PO BOX 2261
LITTLE ROCK AR 72203

PARCEL 815-30069-000
RCP SPRINGDALE LLC
411 THEODORE FREMD AVE STE 206
RYE NY 10580

PARCEL 815-30068-000
RCP SPRINGDALE LLC
411 THEODORE FREMD AVE STE 206
RYE NY 10580

PARCEL 815-30067-000
ESCH FAMILY LIMITED PARTNERSHIP
4100 CORPORATE SNTR DR STE 220
SPRINGDALE AR 72762-5768

PARCEL 815-30066-000
VISION HOSPITALITY LLC
P O BOX 7479
SPRINGDALE AR 72766



PROJECT AREA

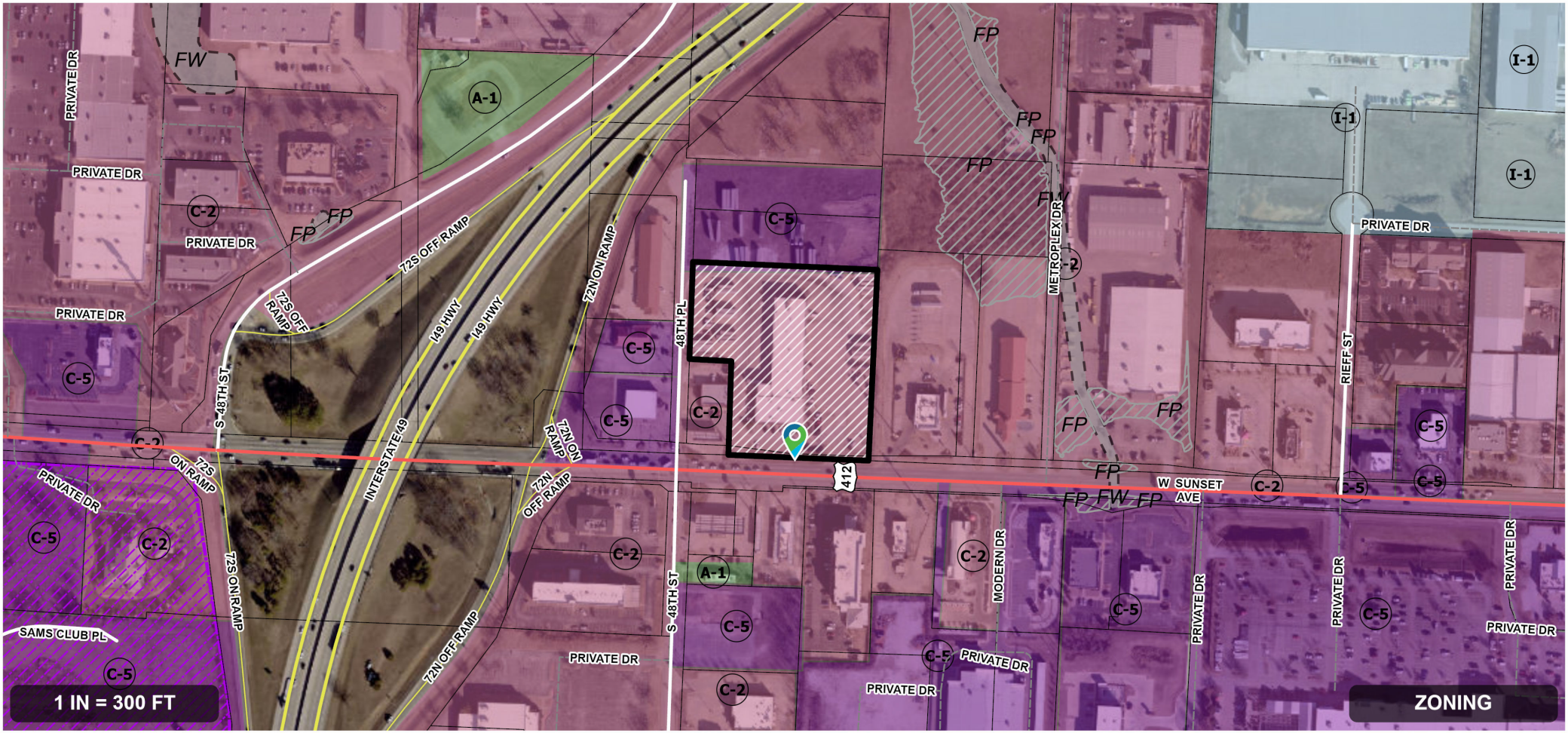
PUBLIC NOTICE

L26-17: Racetrac

4720 W. Sunset Avenue

L26-17: Large Scale Development | B26-95: Variance for Additional Freestanding Sign & from Minimum Permitted Distance Between Drives on a Single & Adjacent Tract | B26-96: Variance from Commercial Design Standards

N



PROJECT AREA

PUBLIC NOTICE

L26-17: Racetrac

4720 W. Sunset Avenue

L26-17: Large Scale Development | B26-95: Variance for Additional Freestanding Sign & from Minimum Permitted Distance Between Drives on a Single & Adjacent Tract | B26-96: Variance from Commercial Design Standards

N

Memo

To: Planning Commission Members

From: Sharon Tromburg, Planning Director

Date: November 3, 2026

Re: L26-26 Large Scale Development Tyson Foods, Parking Lot Expansion

---

Large scale development proposed for a 49-acre property located at 730 E. Randall Wobbe Lane. The development proposes surface parking and several supporting facilities for the existing plant.

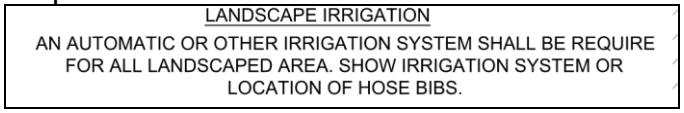
PLANNING COMMENTS
Reviewed by Nate Cole
Date Reviewed: 10.27.26

Standard Comments

1. *This Large-Scale Development Plan has been given the number L26-26. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development. (Standard comment)*
2. *Submit PDF files at the time of resubmission. (Standard comment)*
3. *A written response to all comments is required with resubmission. (Standard comment)*
4. *On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number. (Standard comment)*
5. *All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (Standard comment)*
6. *In all residential, commercial, and industrial developments submitted after August 30, 2007, all utility wires, lines, and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Exceptions are outlined here. (Standard comment).*

Planning Comments
Reviewed by: Nate Cole
Date: 10.27.26

7. Provide ownership information on the cover sheet.
8. Interior parking area landscaping is required in accordance with Chapter 56. Show the total area of the parking lot, the percentage of landscaping required, and the percentage of landscaping provided. Include a drawing that identifies all areas included in the calculations.
9. Clarify the landscape maintenance. The note on page ten has several typos. One of the methods needs to be specified.



10. The parking dimensions do not align with our standards outlined in chapter 130 article 7. It appears that the depth of the spaces needs to be revised to 21'

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 10.27.26

All building and fire comments addressed.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 10.28.26

STANDARD COMMENTS
(no response required)

- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
- Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
    - This note is left in place throughout the design process to ensure that access is maintained.

ROW Permit Process

- Work in city ROW associated with a development plan shall receive a ROW Permit from the Engineering Department prior to construction.
- A performance bond must be provided for any work in city ROW including street or curb cuts, utility bores, asphalt and concrete work, storm drainage installation or alteration, etc. A cost estimate for this work shall be reviewed and approved by the Engineering Department prior to issuance of any ROW permits.
- A maintenance bond for all ROW work shall be provided to Engineering at the end of the project prior to Certificate of Occupancy.
- Any sidewalk or street closures require a Work Zone Permit from the Engineering Department.
- A traffic management plan and dates of closure must be submitted to Engineering prior to issuance of Work Zone Permit.

PROJECT SPECIFIC COMMENTS

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

- Submit engineer's estimate for ROW bond

- *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.
    - Sidewalks need to be added to Randall Wobbe. Greenspace should be provided between the sidewalk and the back of the curb on Jefferson.
    - If greenspace cannot be provided, expand sidewalk to 6' on Jefferson and provide parking islands
    - Show ROW on Randall Wobbe

Development Application

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

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Adebowale Adejumo	Name: City of Springdale
E-mail: Adebowale.Adejumo@tyson.com	E-mail:
Address:	Address: 201 N SPRING ST SPRINGDALE, AR 72764
Phone:	Phone: 479-750-8550
Site/ Location: 730 E Randall Wobbe Lane	Current Zoning: I-2
Assessor's Parcel Number(s): 815-29578-000	Rezone Required: N/A
	Total Acreage: 28.46 acres

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

Indicate Type of Submittal:

☒ Large Scale Development Plan **(≥1 acre parcel)**
☐ Non-Large Scale Development Plan **(< 1 acre parcel)**

Development Submittal Criteria:

☒ Pre-application meeting held with the Springdale Planning Department on April 13th, 2026.
☒ Three (3) hard copies and a digital copy of plans as well as SWPPP/Drainage documents.
☐ Complete colored architectural elevations and lighting plan.
☒ A copy of the warranty deed indicating ownership of property.
☒ If large scale development plan, submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the last sixty (60) days.

Review Fee:

☒ **Large Scale Development:** $500.00
☐ **Non-Large Scale Development:** $250.00

STAFF USE ONLY

Date Application Submitted: 09.28.26 Project Number: L26-26
Date Accepted as Complete: 10/26/2026 Receipt Number: 8449

Indicate person of contact for this request: Applicant/Representative ☐ Property Owner ☐

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

Name of Applicant: Adebowale Adejumo Nice President

Signature: Adebowale Adejumo (Aug 27, 2026 16:55:28 CDT) Date: 08/27/2026

Name of Representative (if applicable): _____

Signature: _____ Date: _____

Name of Property Owner (if applicable): _____

Signature: _____ Date: _____

Tyson Parking Lot Addition

Springdale, AR

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. AMENDED NOVEMBER 17TH, 2025 AND APPROVED BY ADH DECEMBER 8, 2025 BY RESOLUTION NO. 15-14 OF THE SPRINGDALE WATER AND SEWER COMMISSION (HTTPS://WWW.SPRINGDALEWATER.COM/WP-CONTENT/UPLOADS/2014/10/COVER-REV.-AUG.-2014.PDF)
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.
15. ALL SIDEWALKS AND HANDICAP RAMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
16. 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.
17. CODES TO BE REFERENCED AS PART OF THIS DEVELOPMENT:
    2006 ARKANSAS PLUMBING CODE
    2012 INTERNATIONAL BUILDING CODE
    2014 NATIONAL ELECTRIC CODE
    2010 ARKANSAS MECHANICAL CODE
18. 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

STANDARD NOTES:
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. 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.
3. A PERFORMANCE BOND SHALL BE SUBMITTED TO THE CITY PRIOR TO PROJECT APPROVAL FOR ALL PUBLIC IMPROVEMENTS.
4. A MAINTENANCE BOND SHALL BE SUBMITTED TO THE CITY PRIOR TO COO FOR ALL PUBLIC IMPROVEMENTS.
5.WORK IN CITY ROW SHALL BE COORDINATED WITH PUBLIC WORKS SIGNALIZATION TO PREVENT DAMAGE TO STREETLIGHTS. PW NEEDS TO OVERSEE DEPTHS, BACKFILL, WIRE SIZING, CONDUIT SIZING, ETC.



VICINITY MAP
N.T.S.

INDEX OF DRAWINGS

C01	COVER SHEET
SU01-SU03	BOUNDARY SURVEY + DEMO
SP01-SP03	SITE PLAN
EC01	EROSION CONTROL
GP01	GRADING PLAN
LP01	LANDSCAPE
LT01-LT03	LIGHTING PLAN
DT1-DT2	SITE DETAILS

PARCEL NUMBER: 815-29578-000
PROJECT SITE ADDRESS: 730 EAST RANDALL WOBBE LANE SPRINGDALE, AR 72764
ZONING CLASSIFICATION: I-2 (GENERAL INDUSTRIAL DISTRICT)
PROPOSED USE: INDUSTRIAL
TOTAL SITE AREA(GROSS): 997,677 SQ.FT. (22.90 ACRES +/-)
REPRESENTATIVE: LINDSEY VIELMA LVIELMA@JURNIDESIGN (512)-906-9684
ENGINEER/SURVEYOR: BATES & ASSOCIATES, INC. 7230 S. PLEASANT RIDGE DR. FAYETTEVILLE, AR 72703 PHONE: (479) 442-9350

LARGE SCALE DEVELOPMENT

WAIVERS/ VARIANCES REQUESTED:
NO WAIVERS/VARIANCES

PARCEL # 815-29578-000

PROPERTY ZONED:
I-2 (GENERAL INDUSTRIAL DISTRICT)

BUILDING SETBACKS (I-2)

FRONT	30FT
FRONT (PARKING ALLOWED BETWEEN R/W)	50FT
SIDE	00FT
REAR	25FT
ADJACENT TO RESIDENTIAL USE	50FT

SURVEY DESCRIPTION:
A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N87°46'52"W 30.37' FROM AN EXISTING COTTON SPINDLE IN NORTH JEFFERSON STREET AND RUNNING THENCE S02°23'21"W 1259.73', THENCE N87°51'40"W 862.42' TO AN EXISTING 2.5" DISC CONCRETE MONUMENT ON THE EAST LINE OF THE SAINT LOUIS-SAN FRANCISCO RAILROAD RIGHT-OF-WAY, THENCE ALONG SAID RIGHT-OF-WAY N08°56'53"E 1269.68', THENCE LEAVING SAID RIGHT-OF-WAY S87°46'52"E 717.39' TO THE POINT OF BEGINNING, CONTAINING 22.85 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN NORTH JEFFERSON STREET MASTER STREET PLAN RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO THAT PORTION IN EAST RANDALL WOBBE LANE MASTER STREET PLAN RIGHT-OF-WAY ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO THAT PORTION IN SAINT LOUIS-SAN FRANCISCO RAILROAD RIGHT-OF-WAY ON THE WEST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER 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 #05143C0080G. DATED 01/25/2024)

BASIS OF ELEVATION:
ON-SITE NETWORK GPS OBSERVATION NAVD88 VERTICAL DATUM

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE NAD83(2011) HORIZONTAL DATUM

REFERENCE DOCUMENTS:
1) PLAT OF SURVEY FILED IN BOOK 2023 AT PAGE 2992
2) PLAT OF SURVEY FILED IN BOOK 99 AT PAGE 32348
3) PLAT OF SURVEY FILED IN BOOK 93 AT PAGE 54539
4) PLAT OF SURVEY FILED IN BOOK N AT PAGE 417
5) PLAT OF SURVEY FILED IN BOOK 2019 AT PAGE 27413
6) PLAT OF SURVEY FILED IN BOOK 24A AT PAGE 233
7) PLAT OF SURVEY FILED IN BOOK 94 AT PAGE 56921
8) PLAT OF SURVEY FILED IN BOOK J AT PAGE 957
9) PLAT OF SURVEY FILED IN BOOK 2024 AT PAGE 6182
10) PLAT OF SURVEY FILED IN BOOK DR2 AT PAGE 635
11) PLAT OF SURVEY FILED IN BOOK A AT PAGE 146
12) PLAT OF SURVEY FILED AS STATE SURVEY DOCUMENT #20260102141808
13) PLAT OF SURVEY FILED AS STATE SURVEY DOCUMENT #20250910202256
14) EXISTING WARRANTY DEED FILED IN BOOK 2025 AT PAGE 36693

CONTACT INFORMATION

CABLE: COX COMMUNICATIONS, JASON COMBS / MICHAEL MOORE, 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: OZARKS ELECTRIC
FIRE: CITY OF SPRINGDALE, 417 HOLCOMB STREET, SPRINGDALE, AR 72764, PHONE: (479) 750-4510
WATER & SEWER: SPRINGDALE WATER UTILITIES, LARRY PECKHAM, 526 OAK AVE., SPRINGDALE, AR 72764, PHONE: (479) 927-4173
WASTE: WASTE MANAGEMENT, 11979 ARBOR ACRES RD., FAYETTEVILLE, AR 72701, PHONE: (800) 443-5558
GAS: BLACK HILLS ENERGY, 655 E. MILLSAP DRIVE, FAYETTEVILLE, AR 72703, PHONE: (800) 563-0012
TELEPHONE: AT&T, JOHN HILL, FAYETTEVILLE, AR 72701, PHONE: (479) 856-5743

LEGEND

PROPOSED	EXISTING	DESCRIPTION
AE		ACCESS EASEMENT
		ASPHALT
		BUILDING
		CANOPY
		CENTERLINE
		CONCRETE
1318	1318	CONTOURS (IDX)
1318	1318	CONTOURS (INT)
		CURB & GUTTER
DE		DRAINAGE EASEMENT
UE		EASEMENT (UTILITY)
		ELECTRIC (UNDERGROUND)
		ELECTRIC (OVERHEAD)
//	X	FENCE
		FIBER OPTIC
		FIRE STRIPING
		FLOWLINE
FM	FM	FORCEMAIN
		GAS MAIN
		GRAVEL
		GREENSPACE
LB		LANDSCAPE BUFFER
		LIGHT
		POWER POLE
		PROPERTY LINE
		RETAINING WALL
		RIGHT OF WAY
		SANITARY SEWER MH
SSV	SSV	SERVICE - SEWER
WS	WS	SERVICE - WATER
	SS	SEWER
		SIDEWALK
		SIGN
SF		SILT FENCE
		STORM INLET
		STORM PIPE
		TRUNCATED DOME
		WATER
		WETLANDS

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.

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

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.

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
10/22/26
CERTIFICATE OF AUTHORIZATION BATES & ASSOCIATES, INC. #335
NOT FOR CONSTRUCTION

ENGINEER: G. BATES
DRAWN BY: K. HANEY
Copyright © 2013 Bates & Associates, Inc.

REVISIONS

DATE
09/24/26
10/22/26
1ST SUBMITTAL
1ST SUBMITTAL

TYSON PARKING LOT ADDITION
LARGE SCALE DEVELOPMENT
COVER SHEET
SPRINGDALE, ARKANSAS

B A T E S
Engineers - Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

PROJECT NO.: 26-143
DRAWING NO.: C01



BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE
NAD83(2011) HORIZONTAL DATUM

BASIS OF ELEVATION:
ON-SITE NETWORK GPS OBSERVATION
NAVD88 VERTICAL DATUM

REFERENCE DOCUMENTS:
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9) PLAT OF SURVEY FILED IN BOOK 2024 AT PAGE 6182
10) PLAT OF SURVEY FILED IN BOOK DR2 AT PAGE 635
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12) PLAT OF SURVEY FILED AS STATE SURVEY DOCUMENT #20260102141808
13) PLAT OF SURVEY FILED AS STATE SURVEY DOCUMENT #20250910202256
14) EXISTING WARRANTY DEED FILED IN BOOK 2025 AT PAGE 36693

PROPERTY ZONED:
I-2 (GENERAL INDUSTRIAL DISTRICT)

BUILDING SETBACKS:

FRONT	30ft
FRONT (PARKING ALLOWED BETWEEN R/W)	50ft
SIDE	00ft
REAR	25ft
ADJACENT TO RESIDENTIAL USE	50ft

SURVEY DESCRIPTION:
A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N87°46'52"W 30.37' FROM AN EXISTING COTTON SPINDLE IN NORTH JEFFERSON STREET AND RUNNING THENCE S02°23'21"W 1259.73', THENCE N87°51'40"W 862.42' TO AN EXISTING 2.5" DISC CONCRETE MONUMENT ON THE EAST LINE OF THE SAINT LOUIS-SAN FRANCISCO RAILROAD RIGHT-OF-WAY, THENCE ALONG SAID RIGHT-OF-WAY N08°56'53"E 1269.68', THENCE LEAVING SAID RIGHT-OF-WAY S87°46'52"E 717.39' TO THE POINT OF BEGINNING, CONTAINING 22.85 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN NORTH JEFFERSON STREET MASTER STREET PLAN RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO THAT PORTION IN EAST RANDALL WOBBE LANE MASTER STREET PLAN RIGHT-OF-WAY ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO THAT PORTION IN SAINT LOUIS-SAN FRANCISCO RAILROAD RIGHT-OF-WAY ON THE WEST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER 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 #05143C0080G. DATED 01/25/2024)

ADJACENT LAND OWNERS

1) C L GEORGE & SONS
PO BOX G
SPRINGDALE, AR 72765
PARCEL #815-28690-000
ZONED: I-1
2) CEMETERY (AKA) FITZGERALD PRIVATE CEMETERY
PARCEL #815-27518-010
ZONED: I-1
3) BRAMCO PROPERTIES COMPANY
PO BOX 32230
LOUISVILLE, KY 40232
PARCEL #815-29636-000
ZONED: I-1
4) BRAMCO PROPERTIES INC
1801 WATTERSON TRL
LOUISVILLE, KY 40232
PARCEL #815-29637-001
ZONED: I-2
5) SENYARD, SCOTT
2761 N GREY SQUIRREL DR
FAYETTEVILLE, AR 72704
PARCEL #815-29637-000
ZONED: I-2
6) TORRES, ALICIA & GABRIEL
473 E RANDALL WOBBE LN
SPRINGDALE, AR 72764
PARCEL #815-29634-000
ZONED: I-1
7) D & P CHANCE PROPERTIES
10760 LAKESIDE RD
LOWELL, AR 72745
PARCEL #815-29579-000
ZONED: I-1
8) HARGIS, THOMAS B MARTIAL TRUST
111 NORTHVIEW AVE
HUNTSVILLE, AR 72740
PARCEL #815-29573-001
ZONED: I-1
9) CITY OF SPRINGDALE
201 N SPRING ST
SPRINGDALE AR 72764
PARCEL #815-29571-000, 815-29572-000, & 815-29572-002
ZONED: I-2
10) CUMULUS MEDIA TOWER CO LLC
750 PARK OF COMMERCE DR STE 200
BOCA RATON FL 33487
PARCEL #815-28678-003
ZONED: I-1
11) ROONEY REAL ESTATE COMPANY LLC
5601 S 122ND EAST AVE
TULSA, OK 74146
PARCEL #815-28678-005
ZONED: I-1



N
0 80 160

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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GREGREY H. BATES
10/22/26
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC. #135
NOT FOR CONSTRUCTION

ENGINEER: G. BATES
DRAWN BY: K. HANEY
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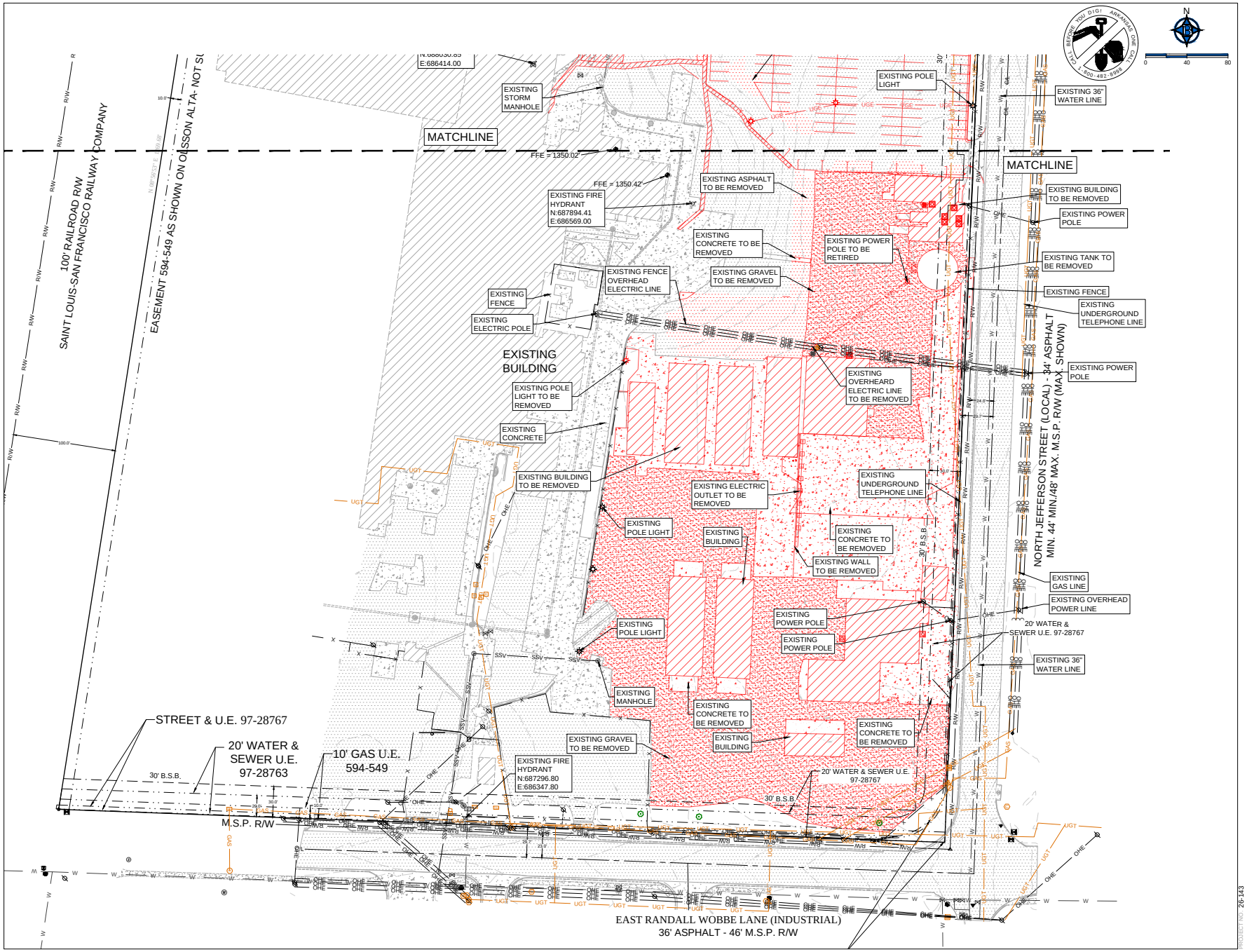
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1ST SUBMITTAL

TYSON PARKING LOT ADDITION
LARGE SCALE DEVELOPMENT
BOUNDARY & DEMO PLAN (OVERALL)
SPRINGDALE, ARKANSAS

B A T E S
Engineers - Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

PROJECT NO.: 26-143

DRAWING NO.
SU01



STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GREGREY H. BATES
10/22/26
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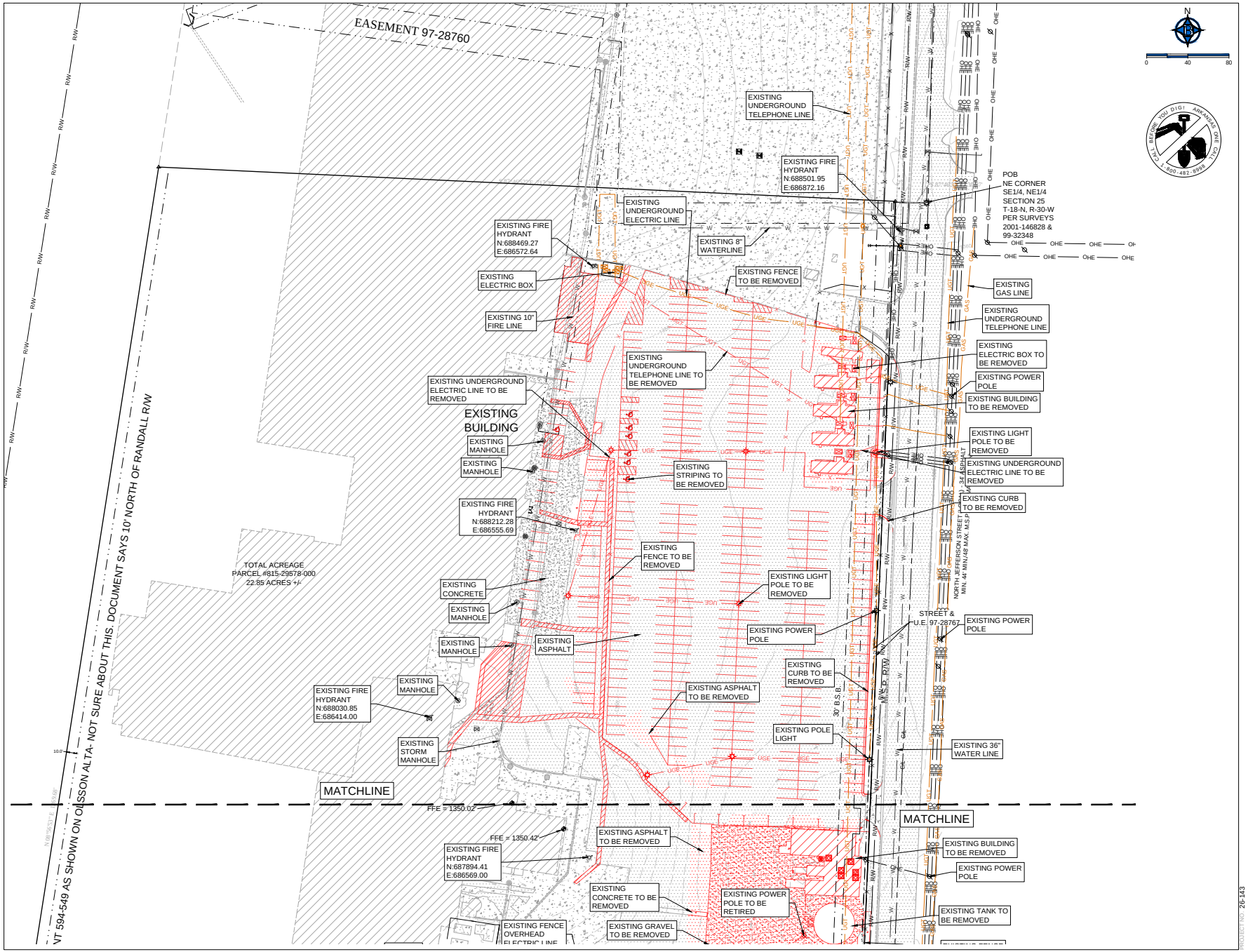
TYSON PARKING LOT ADDITION
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BOUNDARY & DEMO
PLAN (SOUTHERN)
SPRINGDALE, ARKANSAS

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PROJECT NO.: 26-143

DRAWING NO.
SU02

L26-26



STATE OF ARKANSAS
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GREGREY H. BATES
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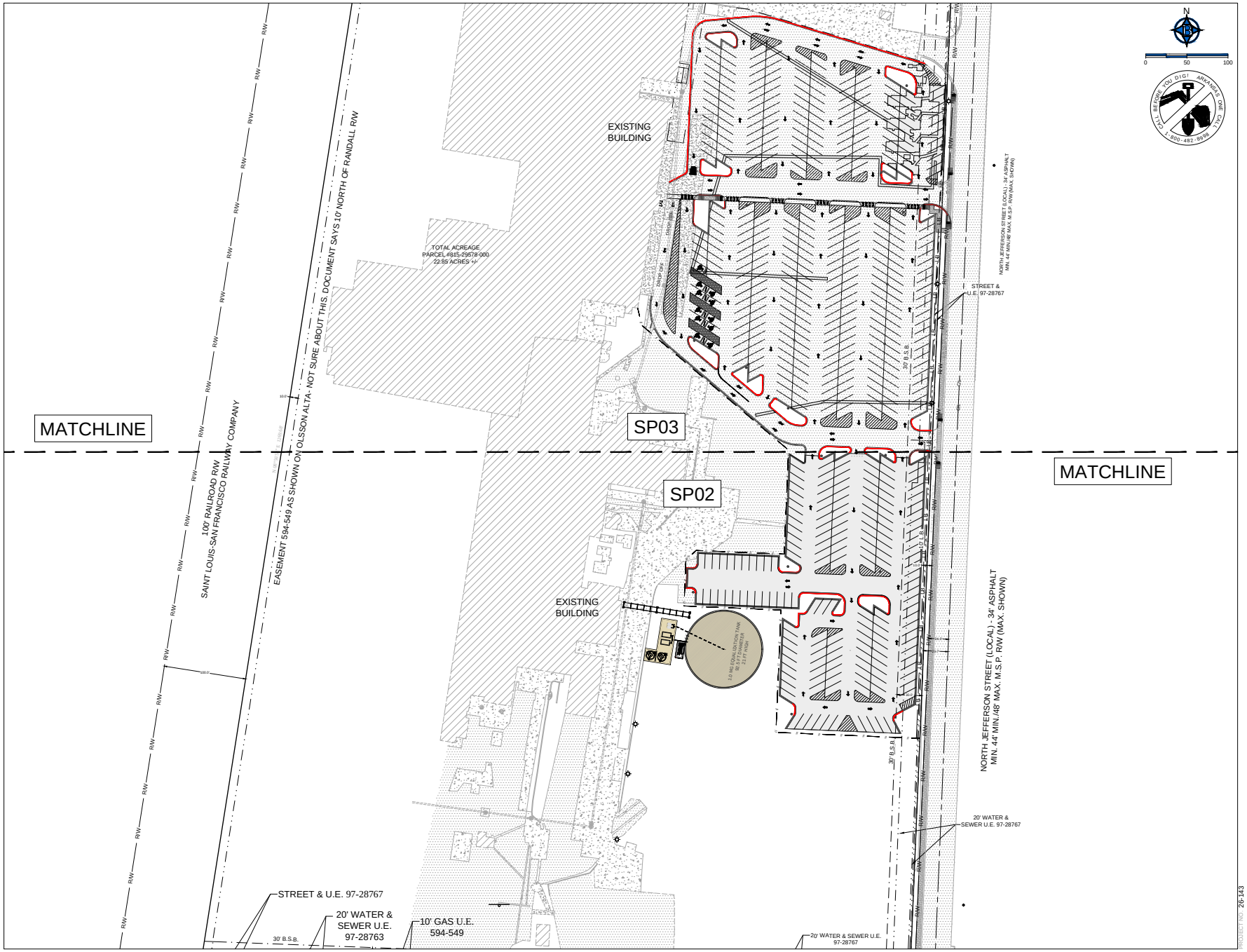
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1ST SUBMITTAL	10/22/26

TYSON PARKING LOT ADDITION
LARGE SCALE DEVELOPMENT
BOUNDARY & DEMO
PLAN (NORTHERN)
SPRINGDALE, ARKANSAS

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PROJECT NO.: 26-143

DRAWING NO.
SU03



STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
10/22/26
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DRAWN BY: K. HANEY
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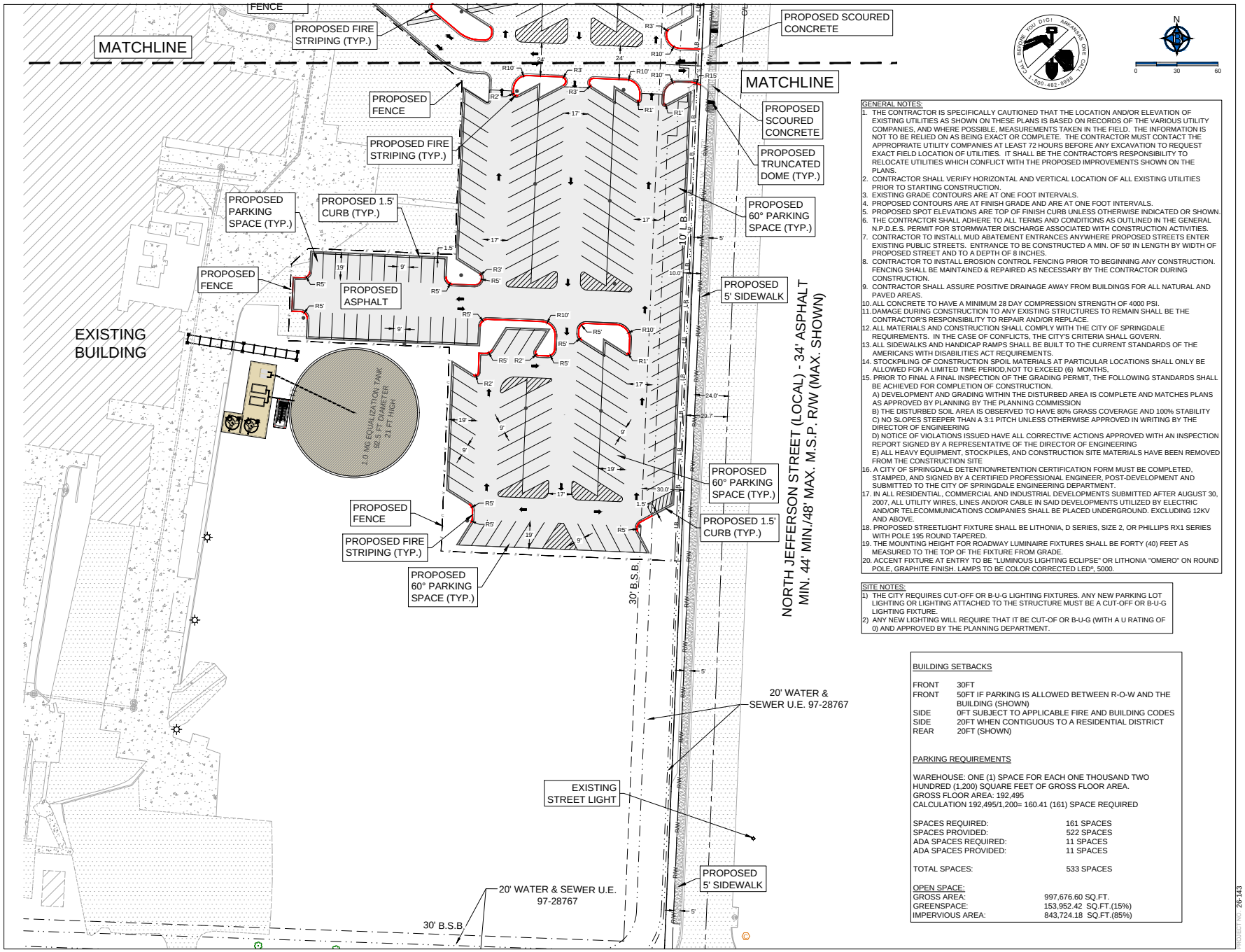
TYSON PARKING LOT ADDITION
LARGE SCALE DEVELOPMENT
SITE PLAN (OVERALL)
SPRINGDALE, ARKANSAS

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PROJECT NO.: 26-143

DRAWING NO.
SP01

L26-26



GENERAL NOTES:

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 GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
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. ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 4000 PSI.
11. DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE.
12. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF SPRINGDALE REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.
13. ALL SIDEWALKS AND HANDICAP RAMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
14. STOCKPILING OF CONSTRUCTION SPOIL MATERIALS AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD,NOT TO EXCEED (6) MONTHS,
15. PRIOR TO FINAL 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 PLANNING BY THE PLANNING COMMISSION
    B) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY
    C) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING
    D) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING
    E) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE
16. 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.
17. IN ALL RESIDENTIAL, COMMERCIAL AND INDUSTRIAL DEVELOPMENTS SUBMITTED AFTER AUGUST 30, 2007, ALL UTILITY WIRES, LINES AND/OR CABLE IN SAID DEVELOPMENTS UTILIZED BY ELECTRIC AND/OR TELECOMMUNICATIONS COMPANIES SHALL BE PLACED UNDERGROUND. EXCLUDING 12KV AND ABOVE.
18. PROPOSED STREETLIGHT FIXTURE SHALL BE LITHONIA, D SERIES, SIZE 2, OR PHILLIPS RX1 SERIES WITH POLE 195 ROUND TAPERED.
19. THE MOUNTING HEIGHT FOR ROADWAY LUMINAIRE FIXTURES SHALL BE FORTY (40) FEET AS MEASURED TO THE TOP OF THE FIXTURE FROM GRADE.
20. ACCENT FIXTURE AT ENTRY TO BE "LUMINOUS LIGHTING ECLIPSE" OR LITHONIA "OMERO" ON ROUND POLE, GRAPHITE FINISH. LAMPS TO BE COLOR CORRECTED LED°, 5000.

SITE NOTES:

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BUILDING SETBACKS

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

PARKING REQUIREMENTS

WAREHOUSE: ONE (1) SPACE FOR EACH ONE THOUSAND TWO HUNDRED (1,200) SQUARE FEET OF GROSS FLOOR AREA.
GROSS FLOOR AREA: 192,495
CALCULATION 192,495/1,200= 160.41 (161) SPACE REQUIRED

SPACES REQUIRED:	161 SPACES
SPACES PROVIDED:	522 SPACES
ADA SPACES REQUIRED:	11 SPACES
ADA SPACES PROVIDED:	11 SPACES
TOTAL SPACES:	533 SPACES

OPEN SPACE:

GROSS AREA:	997,676.60 SQ.FT.
GREENSPACE:	153,952.42 SQ.FT.(15%)
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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GREGREY H. BATES
10/22/26
BATES & ASSOCIATES, INC. #335
CERTIFICATE OF AUTHORIZATION
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ENGINEER: G. BATES
DRAWN BY: K. HANEY
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TYSON PARKING LOT ADDITION
LARGE SCALE DEVELOPMENT
SITE PLAN (SOUTHERN)
SPRINGDALE, ARKANSAS

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PROJECT NO.: 26-143

DRAWING NO.
SP02

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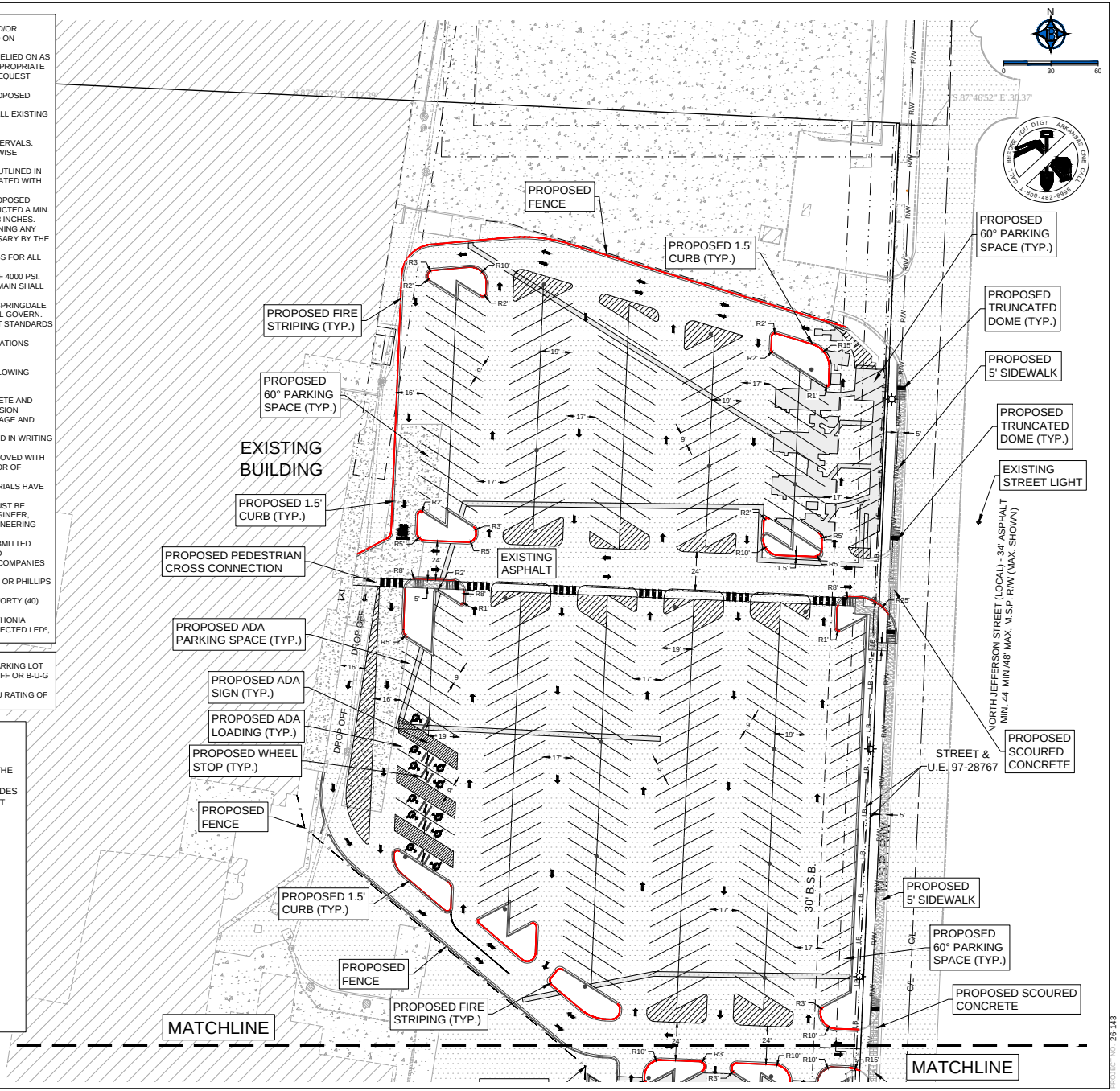
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CALCULATION 192,495/1,200= 160.41 (161) SPACE REQUIRED

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ADA SPACES REQUIRED:	11 SPACES
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TOTAL SPACES:	533 SPACES

OPEN SPACE:

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GREENSPACE:	153,952.42 SQ.FT.(15%)
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DRAWN BY: K. HANEY
ENGINEER: G. BATES

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TYSON PARKING LOT ADDITION
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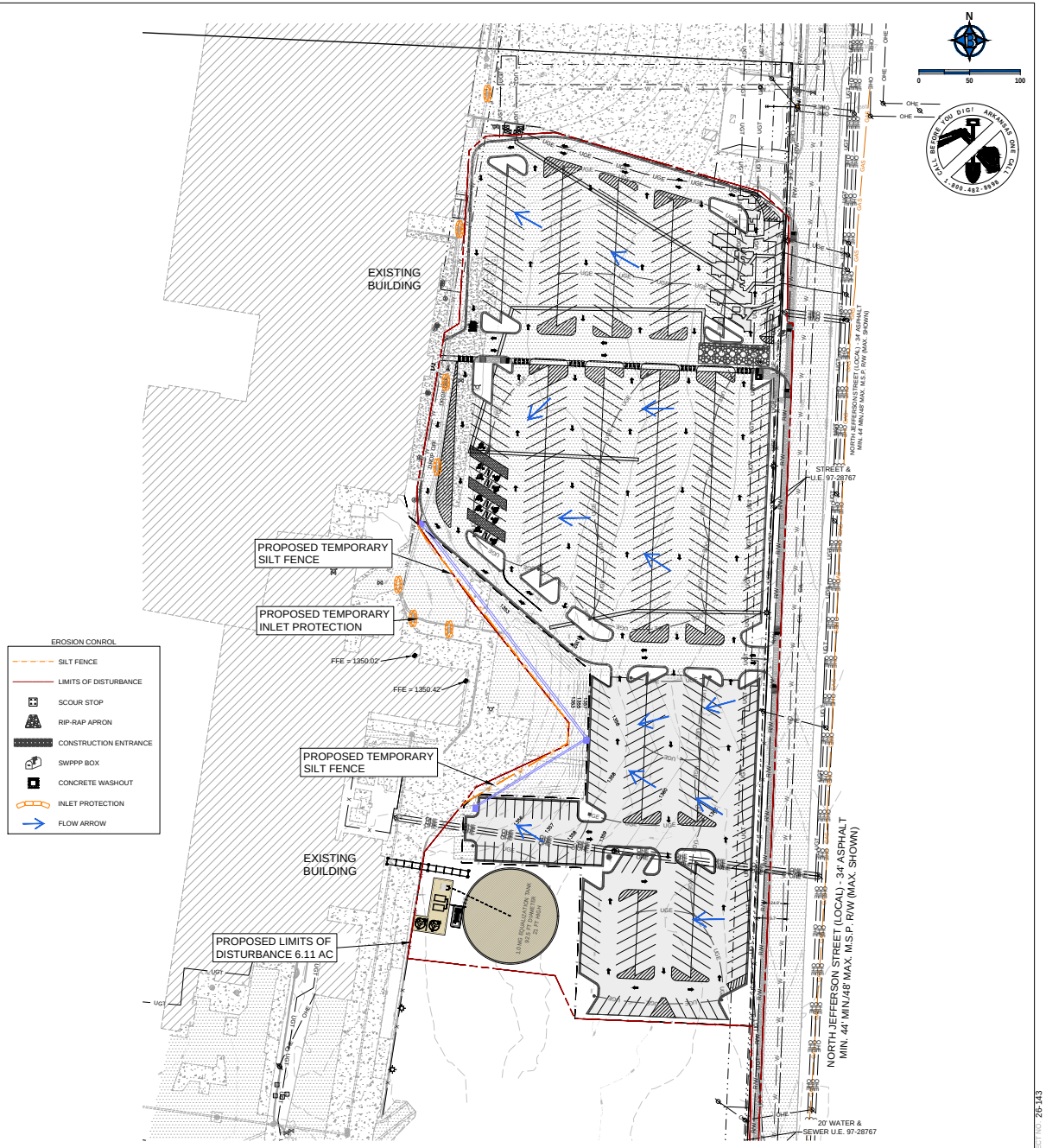
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SP03

CONSTRUCTION NOTES:

1. GRADING PERMIT TO BE POSTED ON-SITE AT ALL TIMES DURING CONSTRUCTION.
2. CITY OF SPRINGDALE STAMPED PLANS MUST BE ON-SITE AT ALL TIMES DURING CONSTRUCTION.
3. ALL AREAS UNDER BUILDINGS AND PAVED AREAS SHALL BE STRIPPED OF TOPSOIL. THE RESULTING SUB GRADE SHALL BE THOROUGHLY COMPACTED. ANY SOFT OR YIELDING AREAS SHALL BE STABILIZED OR REMOVED AND REPLACED WITH SUITABLE MATERIAL.
4. FILL MATERIAL SHALL BE APPROVED BY THE ENGINEER. ALL FILL SHALL BE MADE IN LIFTS NOT EXCEEDING 8" THICKNESS WITH EACH LIFT COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL SLOPES SHALL NOT BE STEEPER THAN 3:1 SLOPE.
5. ALL GRADED AREAS SHALL HAVE 4" OF TOPSOIL, SOD, EROSION FABRIC, HERBACEOUS GROUND COVER, AND/OR HYDROSEEDED WITH A WARM SEASON GRASS. REVEGETATION SHALL BE IMMEDIATELY AFTER THE PHYSICAL ALTERATION OF THE LAND IS COMPLETE (MAXIMUM OF 15 DAYS).
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY GRADING REGULATIONS. SILT FENCES, BERMS, DETENTION PONDS, OR OTHER MEANS NEEDED TO MEET THE CITY GRADING REQUIREMENTS SHALL BE PROVIDED AS REQUIRED TO MEET THESE REGULATIONS.
7. ALL HEAVILY TRAVELED DIRT AREAS SHALL BE WETTED TO PREVENT EXCESSIVE DUST, DURING CONSTRUCTION.
8. ALL MUD/DIRT LEFT ON PUBLIC STREETS OR ADJACENT PROPERTIES AS A RESULT OF THIS CONSTRUCTION SHALL BE SHOVELED OR SWEPT AWAY UNTIL IT IS COMPLETELY REMOVED BY THE CONTRACTOR.
9. THE SLOPE FROM 1 FOOT BEYOND THE SIDEWALK AHOULD BE 2% TO BACK OF CURB - ADJUST AS NECESSARY TO MEET AHTD DRIVEWAY DETAIL.
10. ALL CONSTRUCTION TO BE IN ACCODANCE WITH THE LATEST CITY OF SPRINGDALE STANDARDS AND SPECIFICATIONS.
11. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES WHEN FIELD CONDITIONS WARRANT OFF SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
12. ANY CONSTRUCTION WITHIN CITY OR STATE RIGHT-OF-WAY WILL REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE CITY OF ARDOT BEFORE CONSTRUCTION. THIS INCLUDES SUCH WORK AS SIDEWALKS, IRRIGATION SYSTEMS, ASPHALT OVERLAYS, ETC.
13. CONTRACTOR IS RESPONSIBLE FOR ENSURING PROPOSED GRADES AND OTHER IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS CRITERIA.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR LAYING OUT THE WORK AND VERIFYING ALL MEASUREMENTS AND GRADES AND REPORTING ANY DISCREPANCIES TO THE ENGINEER BEFORE STARTING CONSTRUCTION.
15. THE GRADE IN THE GRASS AND LANDSCAPED AREAS SHALL COME TO THE TOP OF THE PAVEMENT UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
16. CONTRACTOR SHALL CONFIRM ALL EXISTING SLOPES FOR ACCESSIBLE ROUTES AS WELL AS THE ACCESSIBLE PARKING STALLS AND ACCESSIBLE AISLES WITH A SLOPE METER TO CONFIRM MAXIMUM SLOPES ARE NOT EXCEEDED.
17. CONTRACTOR IS REQUIRE TO PROVIDE AS-BUILT SPOT ELEVATIONS ALONG THE ACCESSIBLE ROUTES SHOWN ON THIS PLAN EVERY 10' IN ORDER TO CONFIRM MAXIMUM (2%) CROSS-SLOPE AND MAXIMUM (5%) SLOPES IN THE DIRECTION OF TRAVEL. IN ADDITION, SPOT ELEVATIONS ARE REQUIRED ON ALL CORNERS AND MIDPOINTS OF ACCESSIBLE PARKING STALLS AND ACCESSIBLE AISLES TO CONFIRM MAXIMUM 2% SLOPES ARE NOT EXCEEDED IN ALL DIRECTIONS. THIS INFORMATION SHALL BE PROVIDED A MINIMUM OF 4 WEEKS BEFORE BUILDING TURNOVER.
18. AT ADJOINING MATERIALS THERE IS TO BE A SMOOTH AND LEVEL TRANSITION OF NO MORE THAN ¼" VERTICAL CHANGE.
19. CONTRACTOR TO CHECK EXISTING SPOT GRADES AT AREAS OF NEW AND ADJACENT EXISTING SIDEWALK AND/OR PAVING PRIOR TO BEGINNING OF CONSTRUCTION TO VERIFY THAT COMPLIANCE WITH SLOPE LIMITS CAN BE MET.
20. SEE MEP DRAWINGS FOR UTILITY LOCATIONS AND REQUIREMENTS.
21. AS-BUILT CERTIFICATION REQUIRED PRIOR TO ISSUANCE OF FINAL CO.

REVEGETATION NOTES:

1. PERMANENT IMPROVEMENTS: 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.
2. PHASED CONSTRUCTION: THE AREA OF DISTURBANCE ONSITE AT ANY ONE TIME SHALL BE LIMITED TO 20 ACRES. AN ADDITIONAL 20 ACRES (A MAXIMUM OF 40 ACRES OF DISTURBANCE AT ANY ONE TIME) MAY BE STRIPPED WITH THE PERMISSION OF THE CITY ENGINEER IN ORDER TO BALANCE CUT AND FILL ONSITE. NO ADDITIONAL AREA MAY BE OPEN WITHOUT THE PERMISSION OF THE CITY ENGINEER UNTIL THE PREVIOUSLY DISTURBED AREAS HAVE BEEN TEMPORARILY OR PERMANENTLY STABILIZED.
3. STOCKPILING OF TOP SOIL: TOP SOIL MAY BE STOCKPILED AND PROTECTED FOR LATER USE ON AREAS REQUIRING LANDSCAPING. ALL STORAGE PILES OF SOIL, DIRT OR OTHER BUILDING MATERIALS (E.G. SAND) SHALL BE LOCATED MORE THAN 25 FEET FROM A ROADWAY, DRAINAGE CHANNEL OR STREAM (FROM TOP OF BANK), WETLAND, AND STORMWATER FACILITY. THE CITY ENGINEER MAY ALSO REQUIRE TOP SOIL STOCKPILES TO BE LOCATED UP TO FIFTY (50) FEET FROM A DRAINAGE CHANNEL OR STREAM, AS MEASURED FROM THE TOP OF THE BANK TO THE STOCKPILE, FOR ESTABLISHED TMDL WATER BODIES; STREAMS LISTED ON THE STATE 303(D) LIST; AN EXTRAORDINARY RESOURCE WATER, ECOLOGICALLY SENSITIVE WATERBODY, AND/OR NATURAL AND SCENIC WATERBODY, AS DEFINED BY ARKANSAS POLLUTION CONTROL AND ECOLOGY COMMISSION REGULATION NO. 2;AND/OR ANY OTHER USES AT THE DISCRETION OF THE CITY ENGINEER.
4. TOPSOIL PILES SURFACES MUST BE IMMEDIATELY STABILIZED WITH APPROPRIATE STABILIZATION MEASURES. STABILIZATION PRACTICES MAY INCLUDE: TEMPORARY SEEDING (I.E. ANNUAL RYE OR OTHER SUITABLE GRASS), MULCHING, AND OTHER APPROPRIATE MEASURES. SEDIMENT CONTROL MEASURES SUCH AS BUFFER STRIPS, WATTLES, OR SILT FENCE SHALL BE PROVIDED IMMEDIATELY FOR STOCKPILES AND REMAIN IN PLACE UNTIL OTHER STABILIZATION IS IN PLACE. STORM DRAIN INLETS MUST BE PROTECTED FROM POTENTIAL SEDIMENTATION FROM STORAGE PILES BY SILT FENCE OR OTHER APPROPRIATE BARRIERS.PROPERLY STABILIZED TOPSOIL STOCKPILES MAY BE USED FOR SEDIMENTATION CONTROL.
5. PLANTWATER: PLANT MATERIALS SHALL BE WATERED OR IRRIGATED AND TENDED. WHERE IRRIGATION OR REGULAR WATERING IS NOT AVAILABLE, ONLY NATIVE OR ACCLIMATED PLANT SPECIES SHALL BE USED. IF THE SOIL CANNOT PROPERLY SUSTAIN VEGETATION, IT MUST BE APPROPRIATELY AMENDED. IF RE-VEGETATION IS NOT FIRMLY ESTABLISHED AND HEALTHY AFTER ONE YEAR, THE URBAN FORESTER SHALL REQUIRE THAT IT BE REDONE IN PART OR TOTAL.
6. 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.
7. ANY LAND CLEARING, CONSTRUCTION, OR DEVELOPMENT INVOLVING THE MOVEMENT OF EACH SHALL BE IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND THAT PROPERLY TRAINED AND CERTIFIED PERSONNEL WILL BE ON SITE ON ALL DAYS WHEN CONSTRUCTION OR GRADING ACTIVITY TAKES PLACE TO ASSURE THE PLAN IS PROPERLY IMPLEMENTED AND MAINTAINED.



STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
10/22/26
BATES & ASSOCIATES, INC. #335
NOT FOR CONSTRUCTION
DRAWN BY: K. HANEY
ENGINEER: G. BATES
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TYSON PARKING LOT ADDITION
LARGE SCALE DEVELOPMENT
EROSION CONTROL PLAN
SPRINGDALE, ARKANSAS

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PROJECT NO.: 26-143

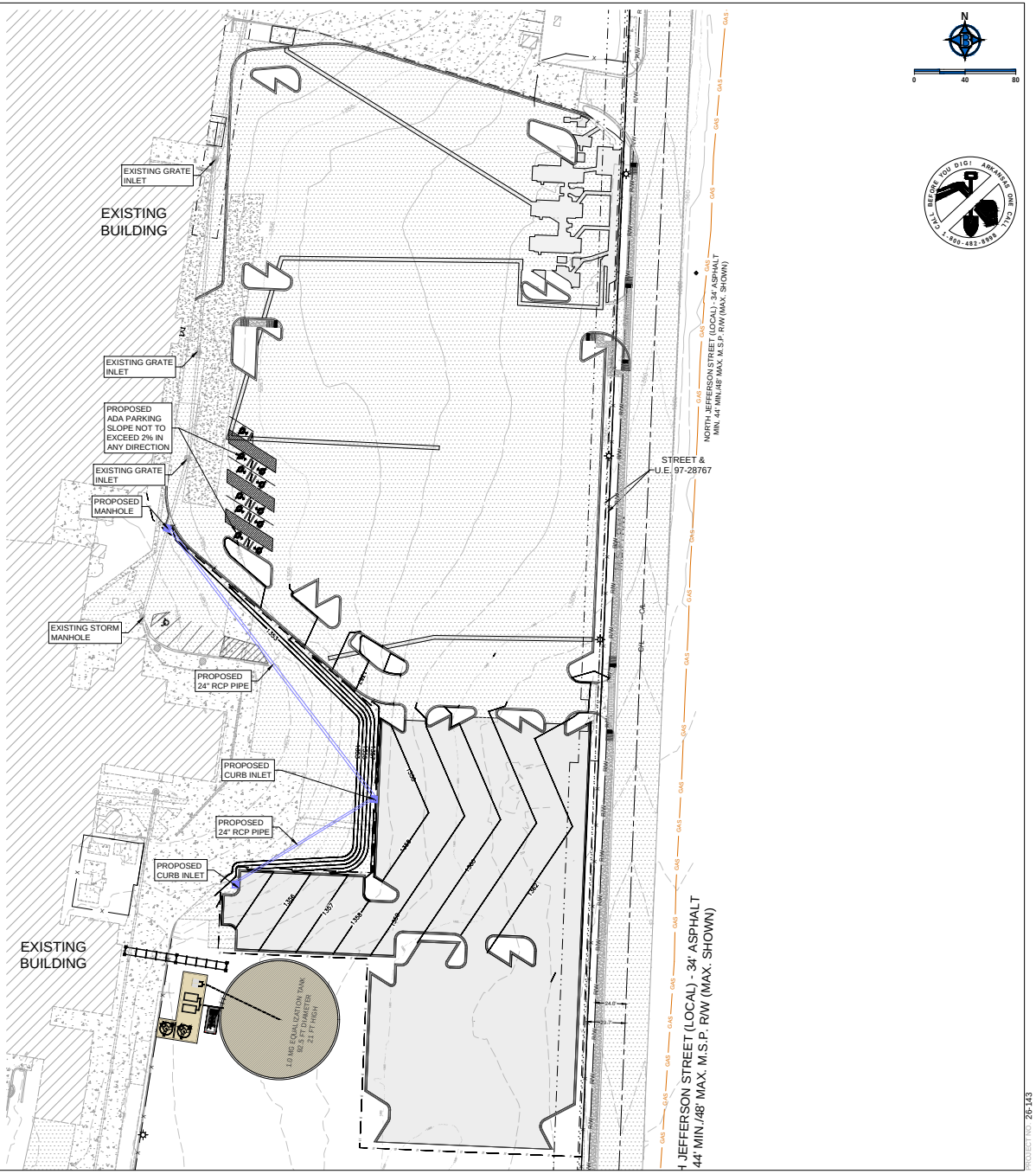
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GENERAL CONSTRUCTION REQUIREMENTS:

1. THE STREET DEPARTMENT SHALL BE NOTIFIED 24 HOURS PRIOR TO PLACEMENT OF ANY FILL MATERIAL, INSTALLATION OF STORM DRAINAGE PIPE OR DRAINAGE STRUCTURES, CONCRETE CURB & GUTTER, PLACEMENT OF CRUSHED STONE OR ASPHALT WITHIN CITY RIGHT OF WAY. THE SUB-GRADE SHALL BE APPROVED BY THE SPRINGDALE STREET DEPARTMENT (WITHIN CITY RIGHT OF WAY) PRIOR TO PLACEMENT OF CURB & GUTTER OR CRUSHED STONE.
2. EARTHWORK EQUIPMENT SHALL INCLUDE AN APPROPRIATE SIZE VIBRATORY SHEEPS FOOT COMPACTOR, WATER TRUCK AND MOTOR PATROL.
3. ALL FILL MATERIAL PLACED WITHIN THE LIMITS OF THE STREET (1' BEYOND THE BACK OF CURB EACH SIDE) SHALL BE PLACED IN LIFT THICKNESS NOT TO EXCEED 8". EACH LIFT SHALL BE COMPACTED WITH A SHEEPS FOOT ROLLER (COMPACTION WITH TRACK EQUIPMENT OR OTHER EQUIPMENT NOT SPECIFICALLY DESIGNED FOR EARTHWORK COMPACTION IS NOT ALLOWED) TO 95% MODIFIED PROCTOR DENSITY. FILL MATERIAL SHALL BE APPROVED BY THE SPRINGDALE STREET DEPARTMENT PRIOR TO USE IN STREET FILLS (NO TOP SOIL OR ORGANIC MATERIAL SHALL BE INCLUDED IN THE FILL MATERIAL). THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL BE +3% OR -1% OF THE OPTIMUM. ALL EARTHWORK SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS 210 AND 212 OF THE ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
4. THE SUB-GRADE (1' BEYOND THE BACK OF CURB EACH SIDE) SHALL BE PREPARED IN ACCORDANCE WITH SECTION 212 OF THE ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. PRIOR TO PLACEMENT OF THE CRUSHED STONE BASE COURSE THE SUB-GRADE MUST BE VERIFIED TO CONFORM TO THE PROPER SHAPE AND GRADE AND MUST FIELD DEMONSTRATE THAT IT IS FIRM AND UNYIELDING TO THE PASSAGE OF EQUIPMENT.
5. ALL STORM DRAINAGE PIPE SHALL BE RCP CLASS III UNLESS SPECIFICALLY APPROVED OTHERWISE.
6. CRUSHED STONE BASE COURSE SHALL CONFORM TO THE REQUIREMENTS FOR CLASS 7 AGGREGATE BASE COURSE AS DESCRIBED IN SECTION 303-AGGREGATE BASE COURSE OF THE ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. THE CRUSHED STONE BASE COURSE GRADATION SHALL CONFORM TO THIS SPECIFICATION AFTER IT HAS BEEN PLACED AND COMPACTED. SAMPLES OF THE IN-PLACE MATERIAL MAY BE OBTAINED AND TESTED BY THE OWNER TO ASSURE COMPLIANCE. MATERIAL NOT CONFORMING TO THE SPECIFICATIONS SHALL BE REMOVED AND REPLACED. IN ADDITION, THE CRUSHED STONE BASE COURSE MATERIAL SHALL CONFORM TO CITY SPECIFICATIONS.
7. ALL MUD AND LOOSE GRAVEL SHALL BE REMOVED FROM THE CRUSHED STONE BASE AND THE CURB & GUTTER PRIOR TO THE PLACEMENT OF ASPHALT.
8. STORM DRAINAGE PIPES, DITCHES AND DRAINAGE STRUCTURES MUST BE FREE OF SEDIMENTS, TRASH, DEBRIS AND PONDING WATER PRIOR TO FINAL APPROVAL OF THE STREETS.
9. PRIOR TO THE PLACEMENT OF CONCRETE FOR CURB INLETS, BOX CULVERTS OR OTHER CONCRETE STRUCTURES, THE CONTRACTOR SHALL PROVIDE 24 HOUR NOTICE OF HIS DESIRE TO PLACE CONCRETE AND REQUEST THAT THE CITY INSPECT REINFORCING STEEL AND FORMING TO VERIFY CONFORMANCE WITH THE PLANS. CONCRETE PLACED WITHOUT CITY INSPECTION TO INSPECT THE REINFORCING STEEL PLACEMENT AND CONCRETE THICKNESS WILL NOT BE ACCEPTED AND SHALL REMOVED AND RECONSTRUCTED WITH APPROPRIATE CITY APPROVAL.
10. CONSTRUCTION SHALL NOT COMMENCE ON THIS PROJECT UNTIL A STORMWATER POLLUTION PREVENTION PLAN HAS BEEN PROPERLY IMPLEMENTED AND THE REQUIREMENTS OF ADEQ HAVE BEEN MET.
11. THE CONTRACTOR SHALL PROVIDE APPROPRIATE ADVANCED WARNING DEVICES, BARRICADES, BARRELS AND OTHER MEASURES AS NEEDED TO PROPERLY CONTROL AND ADVISE TRAFFIC OF CONSTRUCTION EQUIPMENT THAT MAY BE ON OR ADJACENT TO THE PUBLIC STREETS.
12. THE CONTRACTOR SHALL KEEP THE ADJACENT PUBLIC STREETS CLEAN AND FREE OF SEDIMENT, GRAVEL AND OTHER DEBRIS.
13. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO THE PUBLIC STREETS AND INFRASTRUCTURE THAT THE CONSTRUCTION ACTIVITY OR HAULING OF MATERIAL MAY CAUSE.

CONSTRUCTION NOTES:

1. GRADING PERMIT TO BE POSTED ON-SITE AT ALL TIMES DURING CONSTRUCTION.
2. CITY OF SPRINGDALE STAMPED PLANS MUST BE ON-SITE AT ALL TIMES DURING CONSTRUCTION.
3. ALL AREAS UNDER BUILDINGS AND PAVED AREAS SHALL BE STRIPPED OF TOPSOIL. THE RESULTING SUB GRADE SHALL BE THOROUGHLY COMPACTED. ANY SOFT OR YIELDING AREAS SHALL BE STABILIZED OR REMOVED AND REPLACED WITH SUITABLE MATERIAL.
4. FILL MATERIAL SHALL BE APPROVED BY THE ENGINEER. ALL FILL SHALL BE MADE IN LIFTS NOT EXCEEDING 8" THICKNESS WITH EACH LIFT COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL SLOPES SHALL NOT BE STEEPER THAN 3:1 SLOPE.
5. ALL GRADED AREAS SHALL HAVE 4" OF TOPSOIL, SOD, EROSION FABRIC, HERBACEOUS GROUND COVER, AND/OR HYDROSEEDED WITH A WARM SEASON GRASS. REVEGETATION SHALL BE IMMEDIATELY AFTER THE PHYSICAL ALTERATION OF THE LAND IS COMPLETE (MAXIMUM OF 15 DAYS).
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY GRADING REGULATIONS. SILT FENCES, BERMS, DETENTION PONDS, OR OTHER MEANS NEEDED TO MEET THE CITY GRADING REQUIREMENTS SHALL BE PROVIDED AS REQUIRED TO MEET THESE REGULATIONS.
7. ALL HEAVILY TRAVELED DIRT AREAS SHALL BE WETTED TO PREVENT EXCESSIVE DUST, DURING CONSTRUCTION.
8. ALL MUD/DIRT LEFT ON PUBLIC STREETS OR ADJACENT PROPERTIES AS A RESULT OF THIS CONSTRUCTION SHALL BE SHOVELED OR SWEPT AWAY UNTIL IT IS COMPLETELY REMOVED BY THE CONTRACTOR.
9. THE SLOPE FROM 1 FOOT BEYOND THE SIDEWALK AHOULD BE 2% TO BACK OF CURB - ADJUST AS NECESSARY TO MEET AHTD DRIVEWAY DETAIL.
10. ALL CONSTRUCTION TO BE IN ACCODANCE WITH THE LATEST CITY OF SPRINGDALE STANDARDS AND SPECIFICATIONS.
11. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES WHEN FIELD CONDITIONS WARRANT OFF SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
12. ANY CONSTRUCTION WITHIN CITY OR STATE RIGHT-OF-WAY WILL REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE CITY OF ARDOT BEFORE CONSTRUCTION. THIS INCLUDES SUCH WORK AS SIDEWALKS, IRRIGATION SYSTEMS, ASPHALT OVERLAYS, ETC.
13. CONTRACTOR IS RESPONSIBLE FOR ENSURING PROPOSED GRADES AND OTHER IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS CRITERIA.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR LAYING OUT THE WORK AND VERIFYING ALL MEASUREMENTS AND GRADES AND REPORTING ANY DISCREPANCIES TO THE ENGINEER BEFORE STARTING CONSTRUCTION.
15. THE GRADE IN THE GRASS AND LANDSCAPED AREAS SHALL COME TO THE TOP OF THE PAVEMENT UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
16. CONTRACTOR SHALL CONFIRM ALL EXISTING SLOPES FOR ACCESSIBLE ROUTES AS WELL AS THE ACCESSIBLE PARKING STALLS AND ACCESSIBLE AISLES WITH A SLOPE METER TO CONFIRM MAXIMUM SLOPES ARE NOT EXCEEDED.
17. CONTRACTOR IS REQUIRE TO PROVIDE AS-BUILT SPOT ELEVATIONS ALONG THE ACCESSIBLE ROUTES SHOWN ON THIS PLAN EVERY 10' IN ORDER TO CONFIRM MAXIMUM (2%) CROSS-SLOPE AND MAXIMUM (5%) SLOPES IN THE DIRECTION OF TRAVEL. IN ADDITION, SPOT ELEVATIONS ARE REQUIRED ON ALL CORNERS AND MIDPOINTS OF ACCESSIBLE PARKING STALLS AND ACCESSIBLE AISLES TO CONFIRM MAXIMUM 2% SLOPES ARE NOT EXCEEDED IN ALL DIRECTIONS. THIS INFORMATION SHALL BE PROVIDED A MINIMUM OF 4 WEEKS BEFORE BUILDING TURNOVER.
18. AT ADJOINING MATERIALS THERE IS TO BE A SMOOTH AND LEVEL TRANSITION OF NO MORE THAN ¼" VERTICAL CHANGE.
19. CONTRACTOR TO CHECK EXISTING SPOT GRADES AT AREAS OF NEW AND ADJACENT EXISTING SIDEWALK AND/OR PAVING PRIOR TO BEGINNING OF CONSTRUCTION TO VERIFY THAT COMPLIANCE WITH SLOPE LIMITS CAN BE MET.
20. SEE MEP DRAWINGS FOR UTILITY LOCATIONS AND REQUIREMENTS.
21. AS-BUILT CERTIFICATION REQUIRED PRIOR TO ISSUANCE OF FINAL CO.
22. WHEN MODIFYING OR ADDING CULVERTS TO EXISTING MANHOLES, JUNCTION BOXES OR DROP INLETS WITHIN ARDOT'S RIGHT-OF-WAY, CONCRETE WALLS SHALL BE CAREFULLY SAWED ALONG NEAT LINES TO PRESERVE THE INTEGRITY OF THE REMAINING PORTION OF THE STRUCTURE. ANY DAMAGE TO THE REMAINING STRUCTURE SHALL BE REPAIRED AS DIRECTED BY ARDOT. THE WALLS AND OTHER PORTIONS OF THE EXISTING STRUCTURE REMOVED SHALL BE RECONSTRUCTED IN ACCORDANCE WITH ARDOT STANDARDS AND THE EDGES AROUND THE CIRCUMFERENCE OF ADDED PIPES SHALL BE SEALED USING APPROVED NON-SHRINK GROUT.



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ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 9810 GEOFFREY H. BATES

10/22/26

CERTIFICATE OF AUTHORIZATION NO. BATES & ASSOCIATES, INC. #335

NOT FOR CONSTRUCTION

DRAWN BY: K. HANEY ENGINEER: G. BATES

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DATE
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1ST SUBMITTAL

TYSON PARKING LOT ADDITION
LARGE SCALE DEVELOPMENT

GRADING PLAN

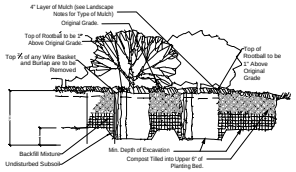
SPRINGDALE, ARKANSAS

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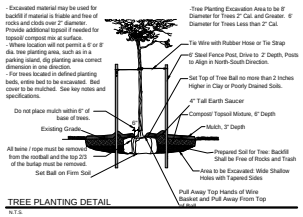
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SHRUB PLANTING DETAIL
N.T.S.

TREES
1. EXCAVATION FOR TREE PITS SHALL BE 8' IN DIAMETER. CIRCLE TO BE CENTERED ON TREE AND TRUE IN FORM.
2. STAKE ALL TREES BY USING THREE METAL FENCE POST STAKES AND THREE TIES. DRIVE STAKES APPROXIMATELY 6" OUTSIDE OF TREE ROOTBALL AND AN EQUAL DISTANCE FROM TREE TRUNK.
3. ALL PRESERVED MATURE TREES ON THE SITE SHALL HAVE A MULCH RING ADDED AROUND THE TRUNK.
4. ALL PLANTING HOLES FOR TREES AND SHRUBS SHALL BE BACKFILLED WITH AMENDED SOIL, FREE OF SOD.
5. ALL LANDSCAPE TREES PLANTED TO MEET STREET TREE, MITIGATION TREE OR OTHER LANDSCAPE CODE REQUIREMENTS MUST BE SINGLE STEM, MINIMUM 2" CALIPER TREES. NO DOUBLE OR TRI-STEM TREES WILL BE COUNTED TOWARDS MEETING REQUIREMENTS.
6. IF PLANTING MATERIAL IS TO BE B&B THEN THE B&B MUST BE NATURAL FIBERS AND NOT SYNTHETIC.



TREE PLANTING DETAIL
N.T.S.

LANDSCAPING
1. PREPARE TOPSOIL FOR SHRUB AND GROUND COVER BEDS BY TILLING A 2 INCH LAYER (165 CF PER 1000 SQ. FT.) OF COMPOST INTO THE UPPER 6 INCHES OF SOIL.
2. ALL PLANTING BEDS THAT ABUT LAWN AREAS TO BE BORDERED BY STEEL EDGING.
3. SOLID SLAB SOD BERMUDA GRASS OR BERMUDA SEED TO BE PLANTED IN ALL TURF AREAS.
4. TOPSOIL DEPTH SHALL BE MINIMUM 18" IN ALL SHRUB AND GROUNDCOVER BEDS.
5. APPLY 3" OF ORGANIC MULCH TO ALL SHRUB AND GROUNDCOVER BEDS.
6. APPLY 1/2 POUND OSMOCOTE 8-6-12 EVENLY OVER CULTIVATED AREA AROUND EACH TREE AND 1 POUND PER 100 SQUARE FEET TO SHRUB AND GROUND COVER PLANTINGS.
7. IRRIGATION SHALL BE EITHER UNDERGROUND AUTOMATIC SYSTEM.
8. TREAT ALL LANDSCAPE AREAS TO CONTROL WEED GROWTH PRIOR TO STARTING CONSTRUCTION.
9. ALL LANDSCAPE BEDS SHALL BE FREE OF SOD AND MULCH SHALL COVER THE BARE SOIL TO EASE MAINTENANCE.
10. DIG DOWN THE EDGE OF ALL BEDS WHERE THEY ARE ADJACENT TO WALLS, WALKWAYS OR CURBS, SO THAT THE WALL, WALKWAY, OR CURB WILL WORK AS A BED EDGE TO CONTAIN THE MULCH OR GRAVEL.
11. PLANTING BEDS SHALL HAVE AMENDED SOIL TO INSURE THE HEALTH OF THE PLANT MATERIALS.

SHRUB NOTE
SHRUBS TO BE PLANTED IN AN EDGED BED FOR BOTH SURVIVAL AND EASE OF MAINTENANCE.

PLANT WARRANTY
LANDSCAPE MUST BE GUARANTEED FOR TWO YEARS FROM THE TIME OF INSTALLATION AND PROJECT APPROVAL

LANDSCAPE IRRIGATION
AN AUTOMATIC OR OTHER IRRIGATION SYSTEM SHALL BE REQUIRE FOR ALL LANDSCAPED AREA. SHOW IRRIGATION SYSTEM OR LOCATION OF HOSE BIBS.

SUGGESTED PLANTINGS MAY BE SUBSTITUTED WITH ALTERNATE SPECIES AS APPROVED BY CITY OF SPRINGDALE. LIST OF RECOMMENDED TREES AND SHRUBS CAN BE FOUND IN SPRINGDALE CODE OF ORDINANCES, CHAPTER 56, ARTICLE II, SECTION 56-37.

GUARANTEE
ONCE INSTALLED LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED FROM THE TIME OF INSTALLATION AND PROJECT APPROVAL.

STANDARD NOTES REGARDING LANDSCAPING:

1. SHADE TREES. AT TIME OF PLANTING, SHADE TREES SHALL HAVE A MINIMUM CALIPER SIZE OF TWO AND ONE-HALF (2½) INCHES. CALIPER IS DEFINED AS THE MEASUREMENT OF THE DIAMETER OF THE TRUNK SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO FOUR (4) INCHES IN CALIPER SIZE.
2. ORNAMENTAL TREES. AT TIME OF PLANTING, ORNAMENTAL TREES SHALL HAVE A MINIMUM CALIPER SIZE OF TWO (2) INCHES. CALIPER IS DEFINED AS THE MEASUREMENT OF THE DIAMETER OF THE TRUNK SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO FOUR (4) INCHES IN CALIPER SIZE.
3. ALL PLANT MATERIAL SHALL MEET THE REQUIREMENTS ESTABLISHED BY THE AMERICAN ASSOCIATION PUBLICATION "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI 760.1 LATEST EDITION).

LANDSCAPE REQUIREMENTS:

STREET FRONTAGE BUFFER:
A MINIMUM BUFFER OF 10 FEET IN WIDTH, PLANTED WITH A MINIMUM OF ONE SHADE TREE AND SEVEN SHRUBS PER 25 LINEAR FEET OF STREET FRONTAGE.
*1 TREE & 7 SHRUBS PER 25'

STREET FRONTAGE EAST:
FRONTAGE: 809 LF
ENTRANCE/EXIT: 63 LF
TOTAL FRONTAGE: 746 LF

CALCULATION: 746/25=30

TREES REQ: 30
SHRUBS REQ: 210
TREES PROVIDED: 30
SHRUBS PROVIDED: 210

STREET FRONTAGE LANDSCAPING LIST

QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
9	FC	FLOWERING CRABAPPLE MALUS SPP	B&B	2.5" CAL 6' TALL	DECIDUOUS ORNAMENTAL TREE
9	ER	EASTERN REDBUD CERCIS CANADENSIS	B&B	2.5" CAL 6' TALL	DECIDUOUS ORNAMENTAL TREE
12	PP	PURPLE PLUM PRUNUS CERASIFERA	B&B	2.5" CAL 6' TALL	DECIDUOUS ORNAMENTAL TREE
103	VI	VIBURNUM VIBURNUM (L.)	CONT.		DECIDUOUS SHRUB
107	MP	MUGO PINE PINUS MUGO	CONT.		DECIDUOUS SHRUB

30 TREES
210 SHRUBS



STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
10/22/26
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#335
NOT FOR CONSTRUCTION

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ENGINEER: G. BATES

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TYSON PARKING LOT ADDITION
LARGE SCALE DEVELOPMENT

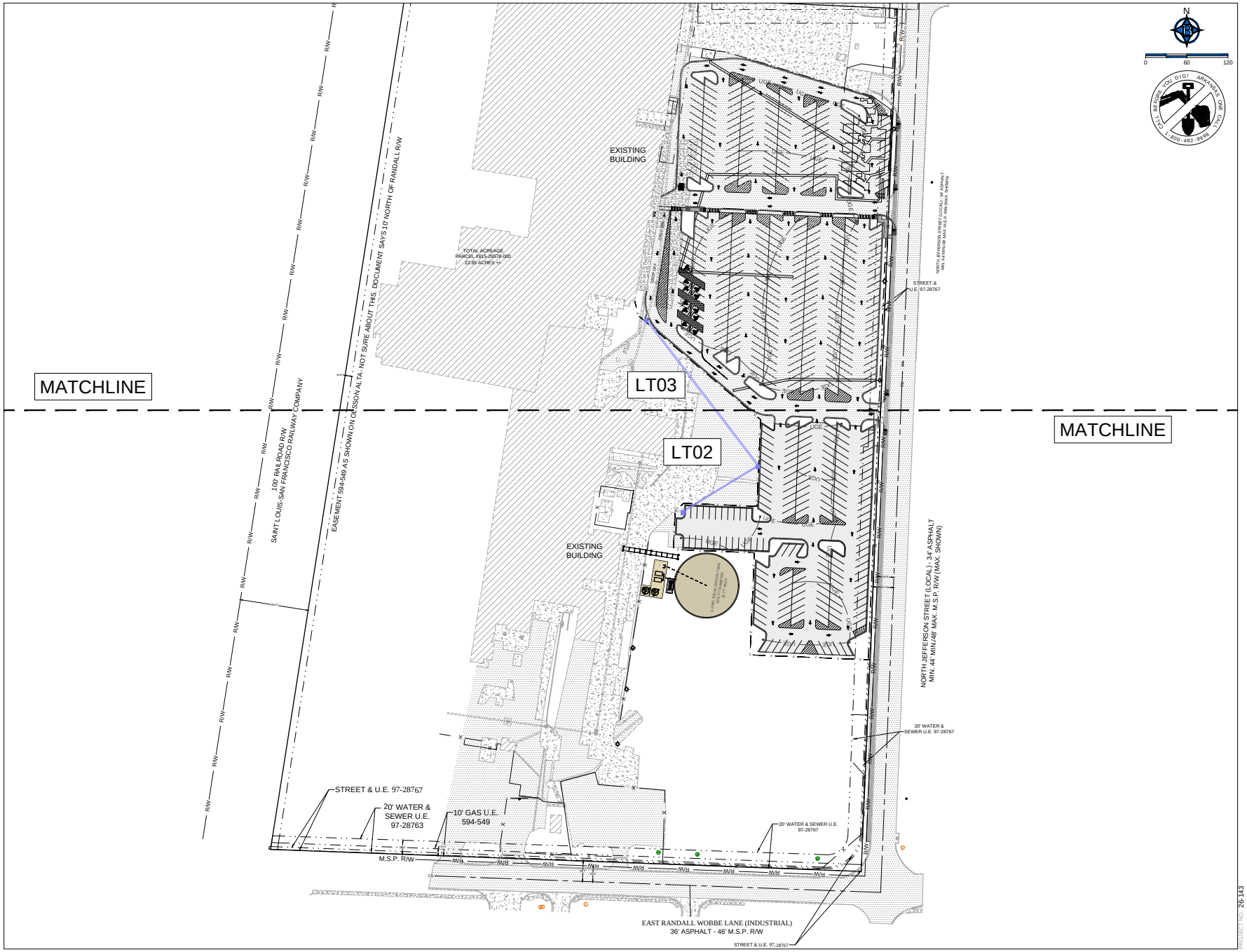
LANDSCAPE PLAN

SPRINGDALE, ARKANSAS

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DRAWN BY: K. HANEY
ENGINEER: G. BATES

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TYSON PARKING LOT ADDITION
LARGE SCALE DEVELOPMENT

LIGHTING PLAN (OVERALL)

SPRINGDALE, ARKANSAS

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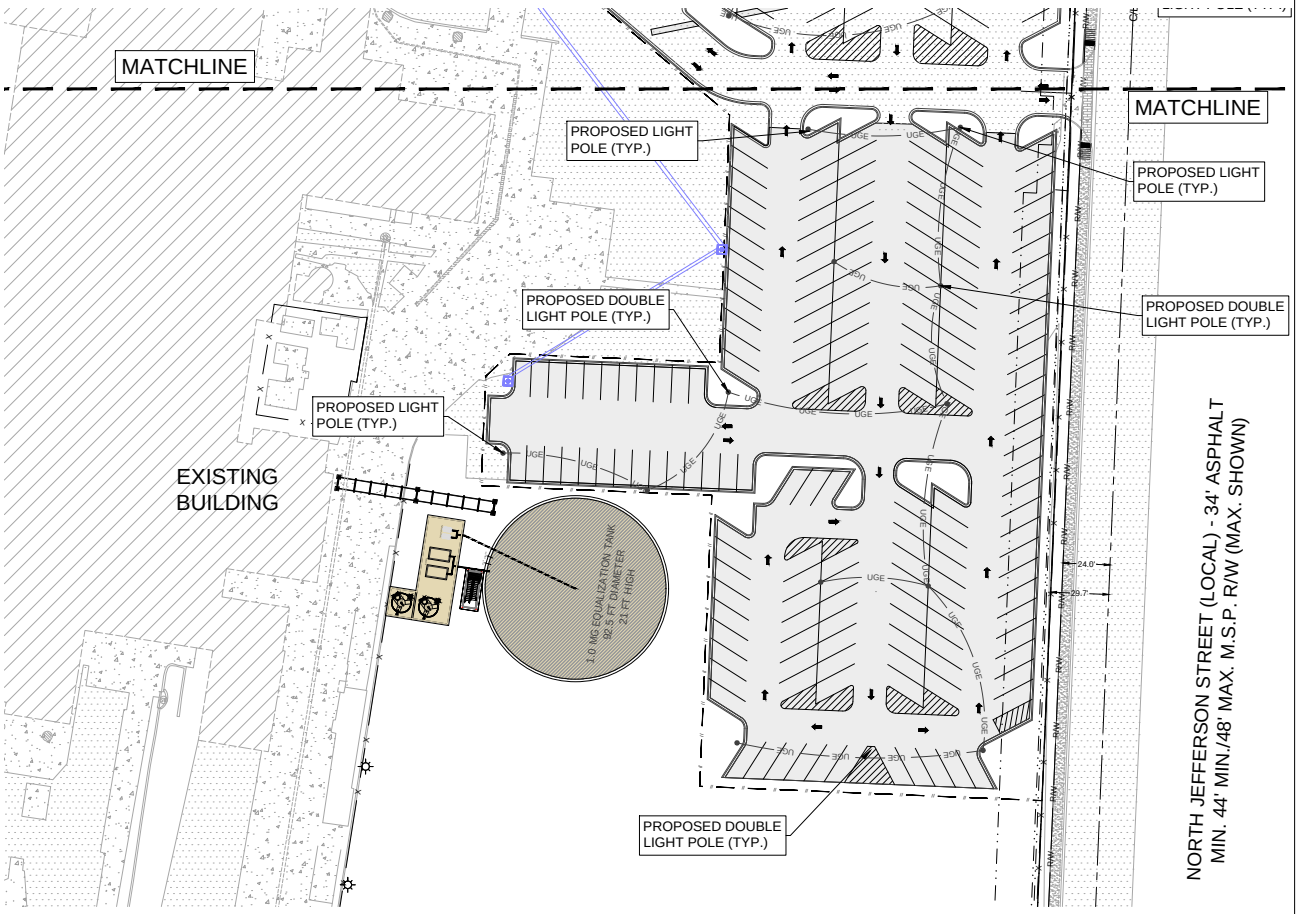
GENERAL NOTES:

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.
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    B) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY
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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GREGREY H. BATES
10/22/26
CERTIFICATE OF AUTHORIZATION NO. 135
BATES & ASSOCIATES, INC.
#135
NOT FOR CONSTRUCTION

ENGINEER: G. BATES
DRAWN BY: K. HANEY

REVISIONS	DATE
1ST SUBMITTAL	09/04/26
1ST SUBMITTAL	10/22/26

TYSON PARKING LOT ADDITION
LARGE SCALE DEVELOPMENT
LIGHTING PLAN (SOUTHERN)
SPRINGDALE, ARKANSAS

B A T E S
Engineers - Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

PROJECT NO.: 26-143

DRAWING NO.
LT02

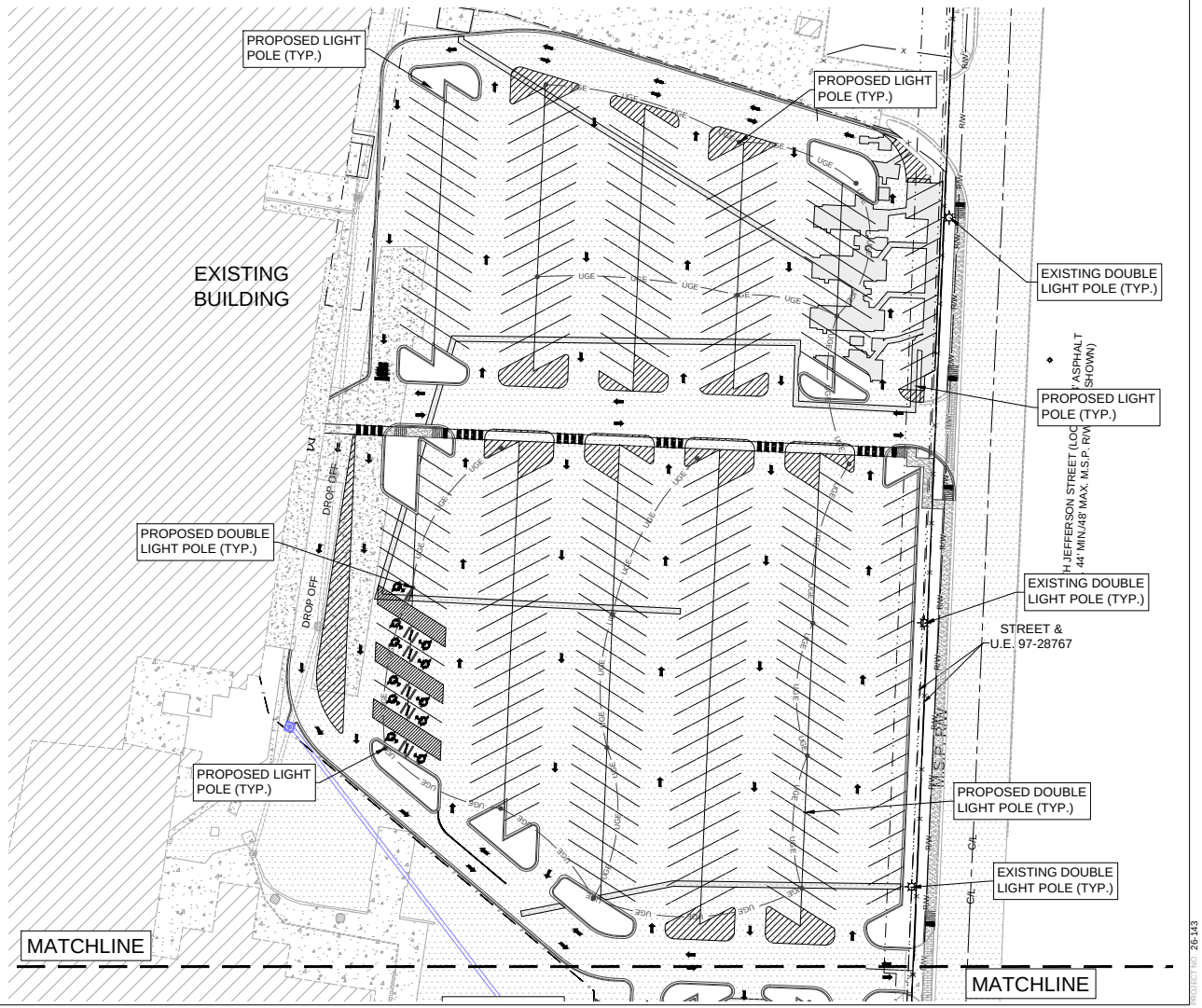
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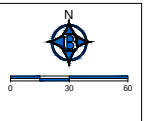
L26-26

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
10/22/26
BATES & ASSOCIATES, INC #335
NOT FOR CONSTRUCTION

DRAWN BY: K. HANEY ENGINEER: G. BATES

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REVISIONS

DATE
09/04/26 1ST SUBMITTAL
10/22/26 1ST SUBMITTAL

TYSON PARKING LOT ADDITION
LARGE SCALE DEVELOPMENT
LIGHTING PLAN (NORTHERN)
SPRINGDALE, ARKANSAS

B A T E S
Engineers - Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

PROJECT NO.: 26-143

DRAWING NO.
LT03

L26-26

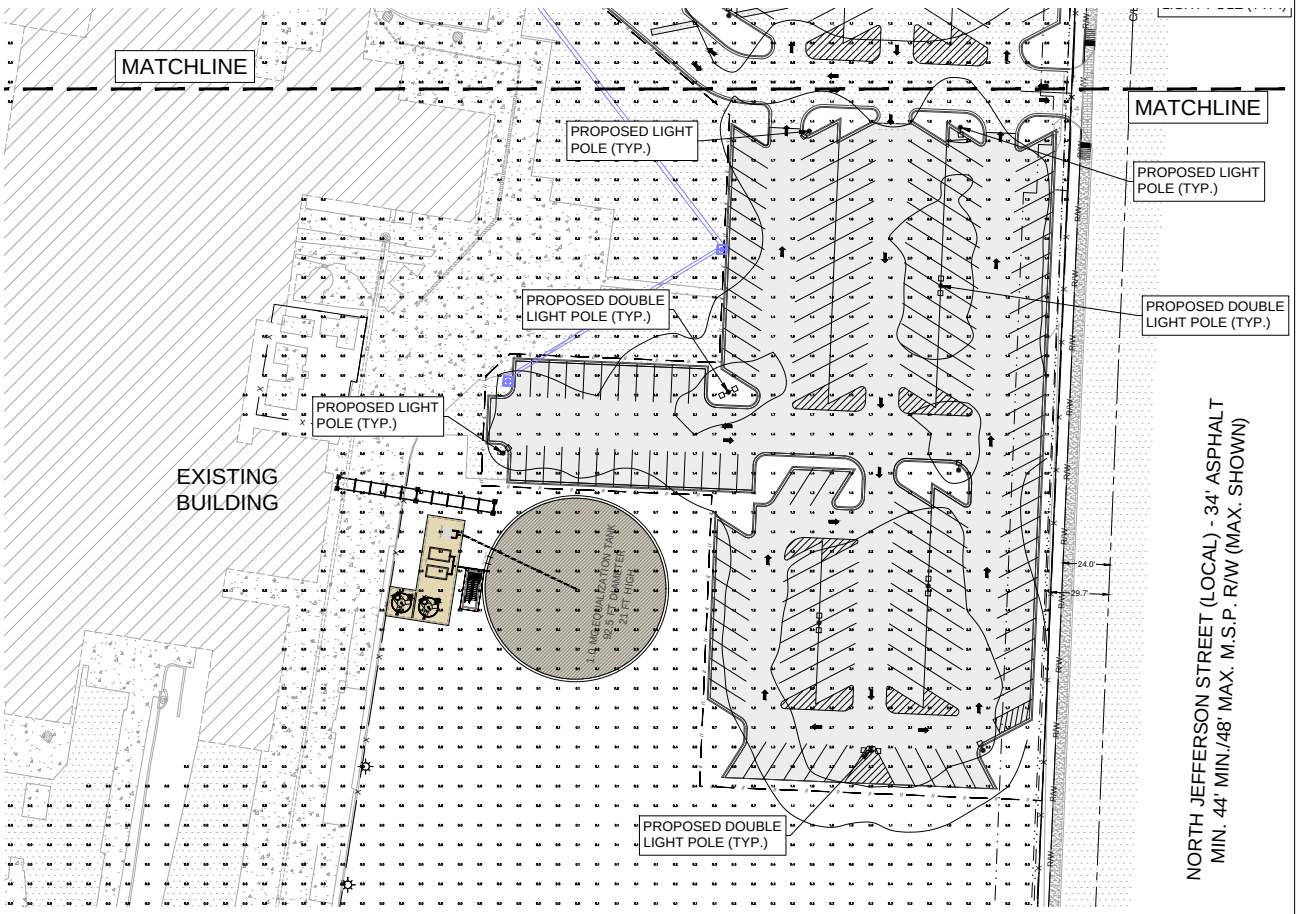
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GENERAL PHOTOMETRIC SCHEDULE

AVERAGE FOOT-CANDLES	0.49
MAXIMUM FOOT-CANDLES	3.8
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	3.81 / 0.00
AVERAGE TO MINIMUM FC RATIO	0.49 / 0.00

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE 1	NOTE 2	NOTE 3	QUANTITY
DP		(1)	OUTDOOR AREA LIGHT	ELECTRONIC	POLE	NLS LIGHTING, NV-1-T4FTW-32L-1-30K7	120V 1P 2W	XI150C105V140CNF1		SA GROUP 12/17/2024 THE CANDELA VALUES ARE ABOSOLUTE AND SHOULD NOT BE FACTOREDFOR DIFFERENT LAMP RATINGS 120VAC, 60Hz, 0.90A, 107.29W, 0.996PF	10
SP		(1)	OUTDOOR AREA LIGHT	ELECTRONIC	POLE	NLS LIGHTING, NV-1-T4FTW-32L-1-30K7	120V 1P 2W	XI150C105V140CNF1		SA GROUP 12/17/2024 THE CANDELA VALUES ARE ABOSOLUTE AND SHOULD NOT BE FACTOREDFOR DIFFERENT LAMP RATINGS 120VAC, 60Hz, 0.90A, 107.29W, 0.996PF	20

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GREGREY H. BATES
09/24/26
CERTIFICATE OF AUTHORIZATION NO. 1343
BATES & ASSOCIATES, INC. #335
NOT FOR CONSTRUCTION

ENGINEER: G. BATES
DRAWN BY: K. HANEY

REVISIONS

DATE
09/24/26
LIST SUBMITTAL

TYSON PARKING LOT ADDITION
LARGE SCALE DEVELOPMENT
LIGHTING PLAN (SOUTHERN)
SPRINGDALE, ARKANSAS

B A T E S
Engineers - Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

DRAWING NO.
LT02

PROJECT NO.: 26-143

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Return to Agenda

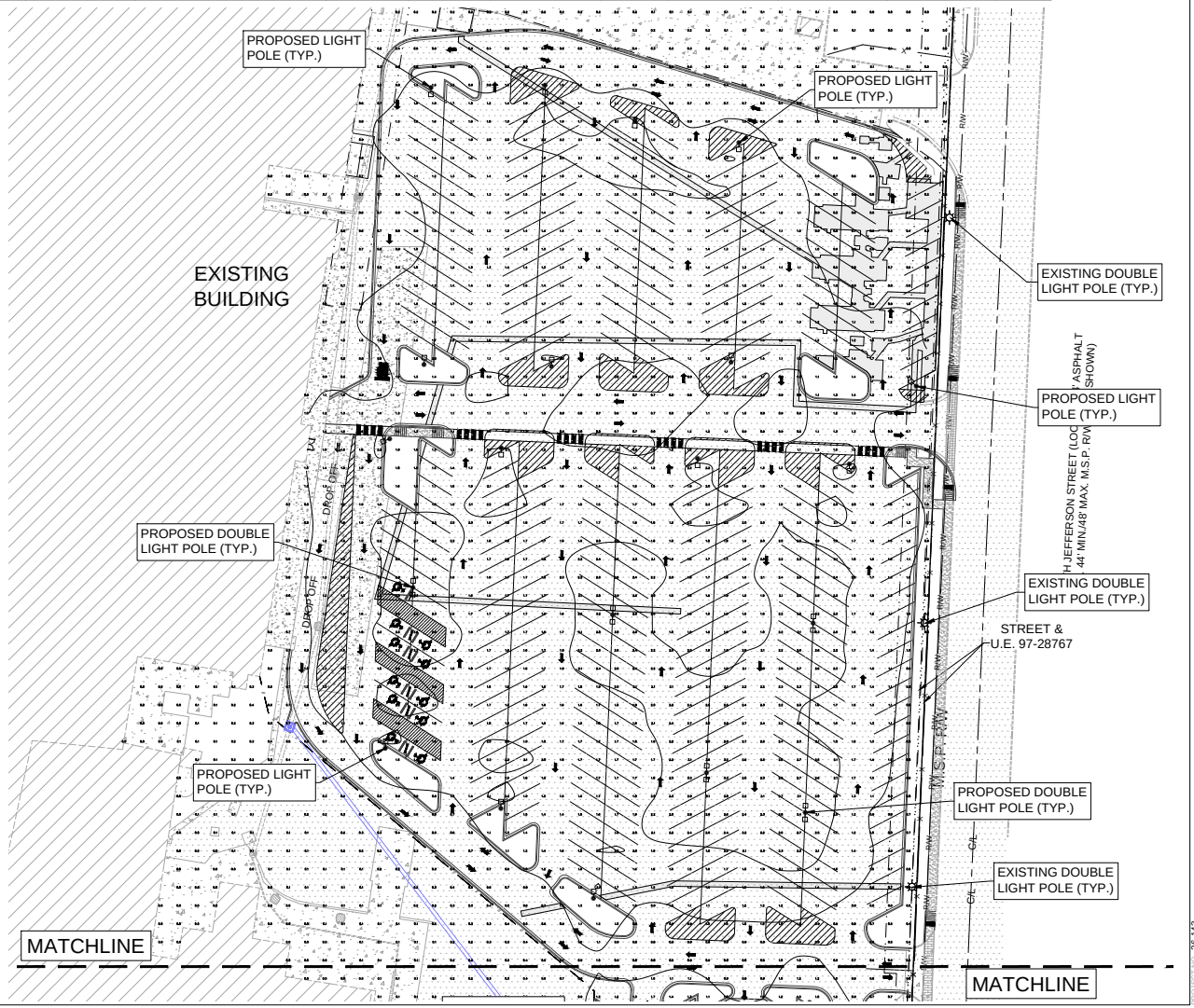
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SP		(1)	OUTDOOR AREA LIGHT	ELECTRONIC	POLE	NLS LIGHTING, NV-1-T4FTW-32L-1-30K7	120V 1P 2W	XI150C105V140CNF1		SA GROUP 12/17/2024 THE CANDELA VALUES ARE ABOSOLUTE AND SHOULD NOT BE FACTOREDFOR DIFFERENT LAMP RATINGS 120VAC, 60Hz, 0.90A, 107.29W, 0.9963PF	20

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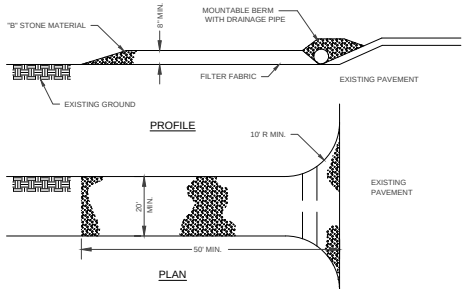
REVISIONS	DATE
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TYSON PARKING LOT ADDITION
LARGE SCALE DEVELOPMENT
LIGHTING PLAN (NORTHERN)
SPRINGDALE, ARKANSAS

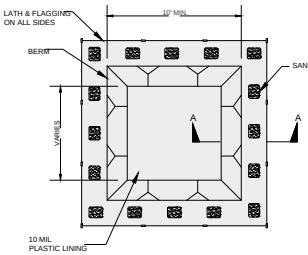
B A T E S
Engineers - Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

PROJECT NO.: 26-143

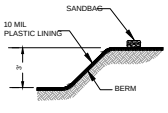
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LT03



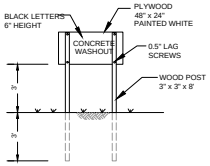
STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



CONCRETE WASHOUT
TYPE "BELOW GRADE"



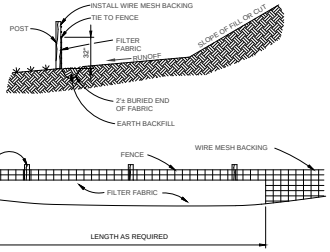
SECTION A-A



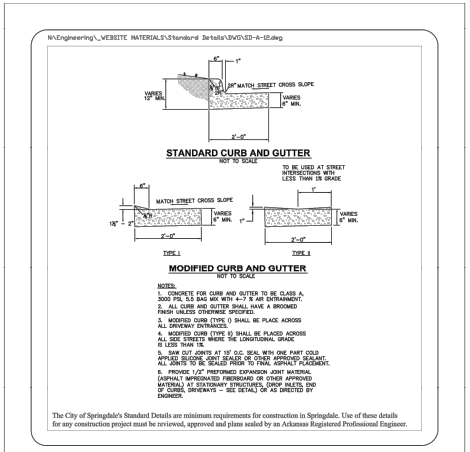
SIGN DETAIL

NOTES
1. NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED.
2. EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.
3. ON-SITE TEMPORARY CONCRETE WASHOUT AREAS WILL BE LOCATED AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES AS DETERMINED IN THE FIELD.
4. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
5. TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
6. WASHOUT FACILITIES WILL BE CLEANED OUT ONCE THE WASHOUT IS 75% FULL.
7. PLASTIC LINING MATERIAL WILL BE MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS.
8. WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR WORK, THE HARDENED CONCRETE WILL BE REMOVED AND DISPOSED OF. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF.

CONCRETE WASTE MANAGEMENT DETAIL
N.T.S.



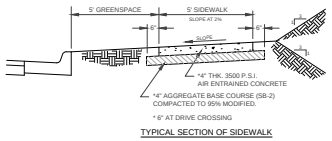
FILTER FABRIC BARRIER (SILT FENCE)
N.T.S.



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

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-12	





TYPICAL SECTION OF SIDEWALK

STANDARD SIDEWALK DETAIL
N.T.S.

NOTES:

ALL SIDEWALK SHALL BE CONSTRUCTED OF PORTLAND CONCRETE WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI WHEN TESTED. ALL CONCRETE SHALL CONTAIN AN AIR ENTRAINING AGENT WHICH PRODUCES FIVE PERCENT PLUS OR MINUS TWO PERCENT AIR ENTRAINMENT IN THE CONCRETE.

EXPANSION JOINTS SHALL BE PROVIDED AT 25 FOOT INTERVALS, AT ALL STATIONARY STRUCTURES SUCH AS DROP INLETS, AND AT CURB RETURNS. JOINT MATERIAL SHALL HAVE A THICKNESS OF ONE-HALF INCH AND CONFORM TO AASHTO M 213 STANDARDS.

SIDEWALKS MUST HAVE CONTRACTION JOINTS SAWED EVERY 5 FEET ON CENTER, AND SHALL BE SAWED TO A DEPTH OF 1¼" WITH A WIDTH OF ¼". MATERIAL USED TO SEAL JOINTS SHALL BE AS SPECIFIED IN SECTION 501 ARDOT STANDARD SPECIFICATIONS OR AS APPROVED BY THE ENGINEER. (OMNISEAL 50 OR EQUAL.).

ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.

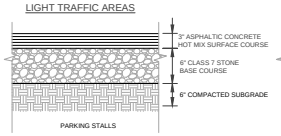
CROSS SLOPE SHALL NOT EXCEED 2% MAXIMUM

RAMPS SHALL NOT EXCEED A SLOPE OF 12:1

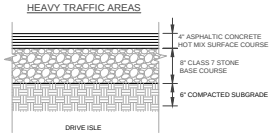
MINIMUM THICKNESS OF RAMP AND WALK SHALL BE 4"

RAMPS SHALL MEET AMERICANS WITH DISIBILITIES ACT (4.7.7)

LIGHT TRAFFIC AREAS



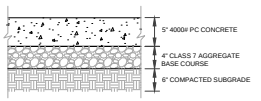
HEAVY TRAFFIC AREAS



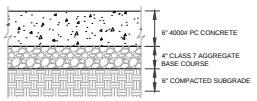
ASPHALT PAVEMENT SECTION
NTS

NOTE: PAVEMENT DESIGN TO BE VERIFIED BY GEOTECHNICAL REPORT

LIGHT DUTY CONCRETE



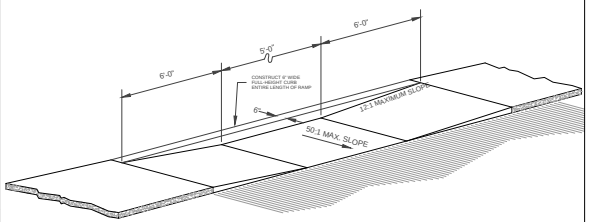
HEAVY DUTY CONCRETE



CONCRETE PAVEMENT SECTIONS
NTS

NOTE: PAVEMENT DESIGN TO BE VERIFIED BY GEOTECHNICAL REPORT

ALL CONCRETE PAVEMENT SHALL HAVE A TINED FINISH, EXCEPT FOR THE OUTSIDE 2' OF THE PAVEMENT WHICH SHALL HAVE A BROOM FINISH.

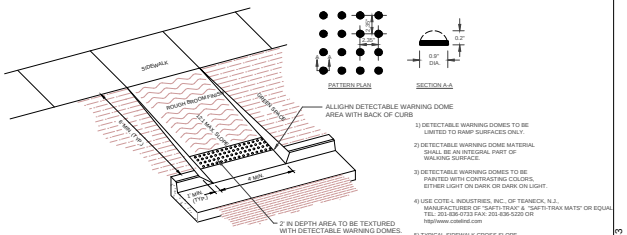


NOTES:

1. TYPICAL SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2% MAXIMUM.
2. HANDICAP RAMPS WILL BE CONSTRUCTED ALONG WITH STREETS.
8. THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1.
9. THE NORMAL GUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
10. THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".

AMERICANS WITH DISIBILITIES ACT (4.7.7)

HANDICAP RAMP
N.T.S.



1) DETECTABLE WARNING DOMES TO BE LIMITED TO RAMP SURFACES ONLY.
2) DETECTABLE WARNING DOME MATERIAL SHALL BE AN INTEGRAL PART OF WALKING SURFACE.
3) DETECTABLE WARNING DOMES TO BE PAINTED WITH CONTRASTING COLORS, EITHER LIGHT ON DARK OR DARK ON LIGHT.
4) USE CORTE-K INDUSTRIES, INC., OF TEANECK, N.J., MANUFACTURERS OF "SAFTI-TRAX" & "SAFTI-TRAX MATS" OR EQUAL TEL: 201-836-0733 FAX: 201-836-5220 OR http://www.cortekind.com
5) TYPICAL SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2% MAXIMUM.

HANDICAP/PEDESTRIAN RAMP DETAIL W/DETECTABLE WARNING/TRANSITION TRUNCATED DOMES
N.T.S.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GREGREY H. BATES
10/22/26
BATES & ASSOCIATES, INC. #335
CERTIFICATE OF AUTHORITY
NOT FOR CONSTRUCTION

ENGINEER: G. BATES
DRAWN BY: K. HANEY
Copyright © 2013 Bates & Associates, Inc.

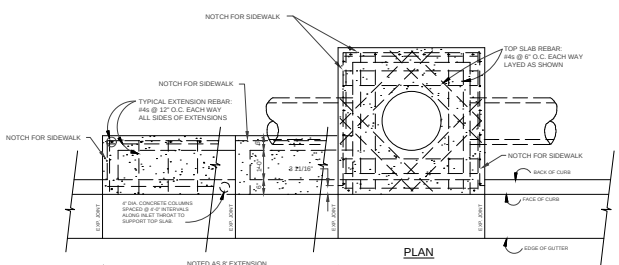
REVISIONS	DATE
1ST SUBMITTAL	09/24/26
1ST SUBMITTAL	10/22/26

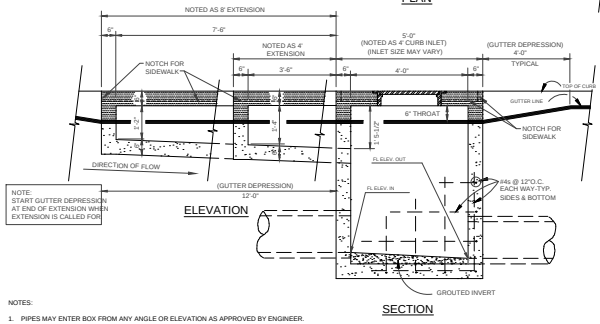
TYSON PARKING LOT ADDITION
LARGE SCALE DEVELOPMENT
DETAILS
SPRINGDALE, ARKANSAS

B A T E S
Engineers - Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

PROJECT NO.: 26-143

DRAWING NO.
DT1



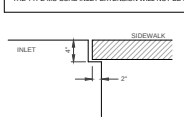


NOTE: START GUTTER DEPRESSION AT END OF EXTENSION WHEN EXTENSION IS CALLED FOR

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.

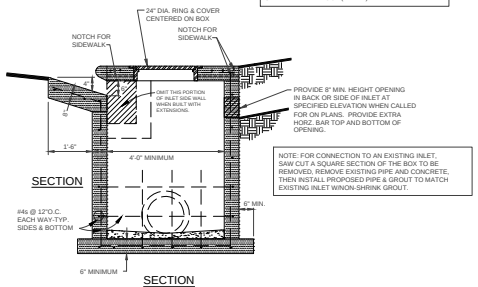
TYPICAL CURB INLET
N.T.S.

NOTE:
CONTRACTOR HAS THE OPTION TO CONSTRUCT ROUND CURB INLETS AND JUNCTION MANHOLES (A.H.T.D. TYPE MO) OF EQUIVALENT SIZE TO THE RECTANGULAR STRUCTURES SHOWN ABOVE WHEREVER SUCH ROUND STRUCTURES ARE APPLICABLE. HOWEVER, IF TYPE MO INLETS ARE USED, THE STANDARD RECTANGULAR CURB INLET EXTENSION MUST STILL BE USED. THE TYPE MO CURB INLET EXTENSION WILL NOT BE USED.



DETAIL OF NOTCH FOR SIDEWALKS

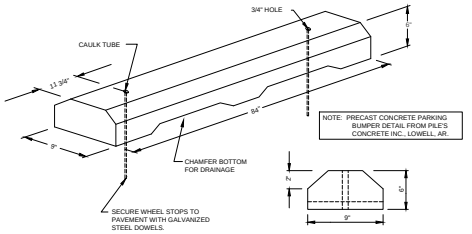
GUTTER DEPRESSION
NOTE: UPSTREAM DEPRESSION SHALL BE 1" PER 3' (12 FEET), AND THE DOWNSTREAM DEPRESSION SHALL BE 1" PER FOOT (4 FEET).



NOTE: FOR CONNECTION TO AN EXISTING INLET, SAW CUT A SQUARE SECTION OF THE BOX TO BE REMOVED, REMOVE EXISTING PIPE AND CONCRETE, THEN INSTALL PROPOSED PIPE & GROUT TO MATCH EXISTING INLET W/NON-SHRINK GROUT.

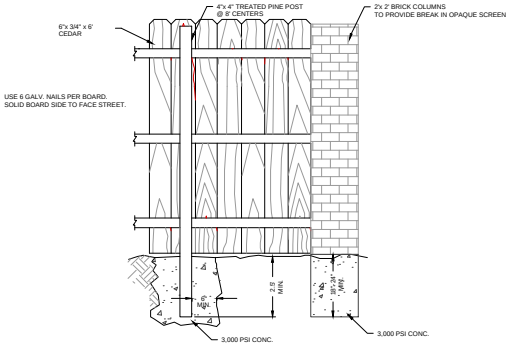
ALL INLETS SHALL BE CONSTRUCTED OF PORTLAND CONCRETE WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,500 PSI WHEN TESTED. ALL CONCRETE SHALL CONTAIN AN AIR ENTRAINING AGENT WHICH PRODUCES FIVE PERCENT PLUS OR MINUS TWO PERCENT AIR ENTRAINMENT IN THE CONCRETE.

ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.



NOTE: PRECAST CONCRETE PARKING BUMPER DETAIL FROM PILE'S CONCRETE INC., LOWELL, AR.

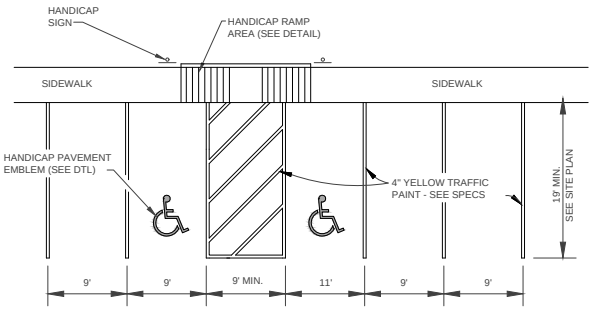
7' WHEEL STOP DETAIL
N.T.S.



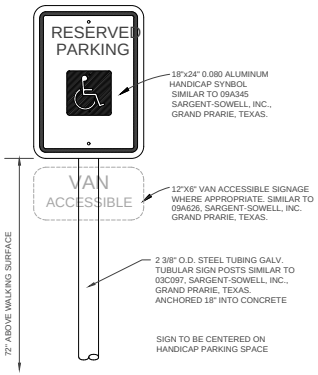
CEDAR FENCE DETAIL
N.T.S.

TOTAL NUMBER OF PARKING SPACES PROVIDED (PER LOT)	TOTAL MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES (60" & 96" AISLES)	VAN ACCESSIBLE PARKING SPACES WITH MIN. 96" WIDE ACCESS AISLE
	Column A	
1 to 25	1	1
26 to 50	2	1
51 to 75	3	1
76 to 100	4	1
101 to 150	5	1
151 to 200	6	1
201 to 300	7	1
301 to 400	8	1
401 to 500	9	2
501 to 1000	2% of total parking provided in each lot	1/8 of Column A*
1001 and over	20 plus 1 for each 100 over 1000	1/8 of Column A*

* ONE OUT OF EVERY 8 ACCESSIBLE SPACES

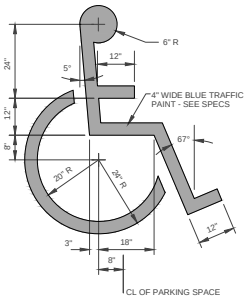


TYP. PARKING STRIPING LAYOUT
N.T.S.



AMERICANS WITH DISIBILITIES ACT (4.6.4)

HANDICAP SIGN
N.T.S.



HANDICAP PAVEMENT SYMBOL
N.T.S.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
10/22/26
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC
#335
NOT FOR CONSTRUCTION

ENGINEER: G. BATES
DRAWN BY: K. HANEY
Copyright © 2023 Bates & Associates, Inc.

REVISIONS

DATE
09/24/26
10/22/26
1ST SUBMITTAL
1ST SUBMITTAL

TYSON PARKING LOT ADDITION
LARGE SCALE DEVELOPMENT
DETAILS
SPRINGDALE, ARKANSAS

B A T E S
Engineers - Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

PROJECT NO.: 26-143

DRAWING NO.
DT2

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

August 24th, 2026

Planning Commission & Staff
City of Springdale
201 Spring Street
Springdale, AR 72764

To the Springdale Planning Staff,
Please see below the certified list of adjacent property owners to Tyson Parking Lot Addition of City of Springdale Property (Parcel Number 815-29578-000).

01) C L GEORGE & SONS
PO BOX G
SPRINGDALE, AR 72765
PARCEL #815-28690-000
ZONED: I-1

02) CEMETERY (AKA) FITZGERALD PRIVATE CEMETERY
PARCEL #815-27518-010
ZONED: I-1

03) BRAMCO PROPERTIES COMPANY
PO BOX 32230
LOUISVILLE, KY 40232-2230
PARCEL #815-29636-000
ZONED: I-1

04) BRAMCO PROPERTIES INC
1801 WATTERSON TRL
LOUISVILLE, KY 40232
PARCEL #815-29637-001
ZONED: I-2

05) CBLB 651 LLC
2761 N GREY SQUIRREL DR
FAYETTEVILLE, AR 72704-3418
PARCEL # 815-29637-000
ZONED: I-2

06) TORRES, ALICIA & GABRIEL
473 E RANDALL WOBBE LN
SPRINGDALE, AR 72764
PARCEL #815-29634-000
ZONED: I-1

07) D & P CHANCE PROPERTIES
10760 LAKESIDE RD

LOWELL, AR 72745-9382
PARCEL #815-29579-000
ZONED: I-1

08) HARGIS, THOMAS B MARTIAL TRUST
111 NORTHVIEW AVE.
HUNTSVILLE, AR 72740
PARCEL #815-29573-001
ZONED: I-1

09) CITY OF SPRINGDALE
201 N SPRING ST
SPRINGDALE, AR 72764
PARCEL #815-29571-000, 815-29572-000, 815-29572-002, 815-28691-000
ZONED: I-2

10) CUMULUS MEDIA TOWER CO LLC
750 PARK OF COMMERCE DR STE 200
BOCA RATON, FL 33487
PARCEL #815-28678-003
ZONED: I-1

11) ROONEY REAL ESTATE COMPANY LLC
5601 S 122ND EAST AVE
TULSA, OK 74146
PARCEL #815-28678-005
ZONED: I-1

If you have any questions or require additional information, please feel free to contact me at your convenience.



Derrick Thomas, P.S. #1642
Bates & Associates, Inc.



PROJECT AREA

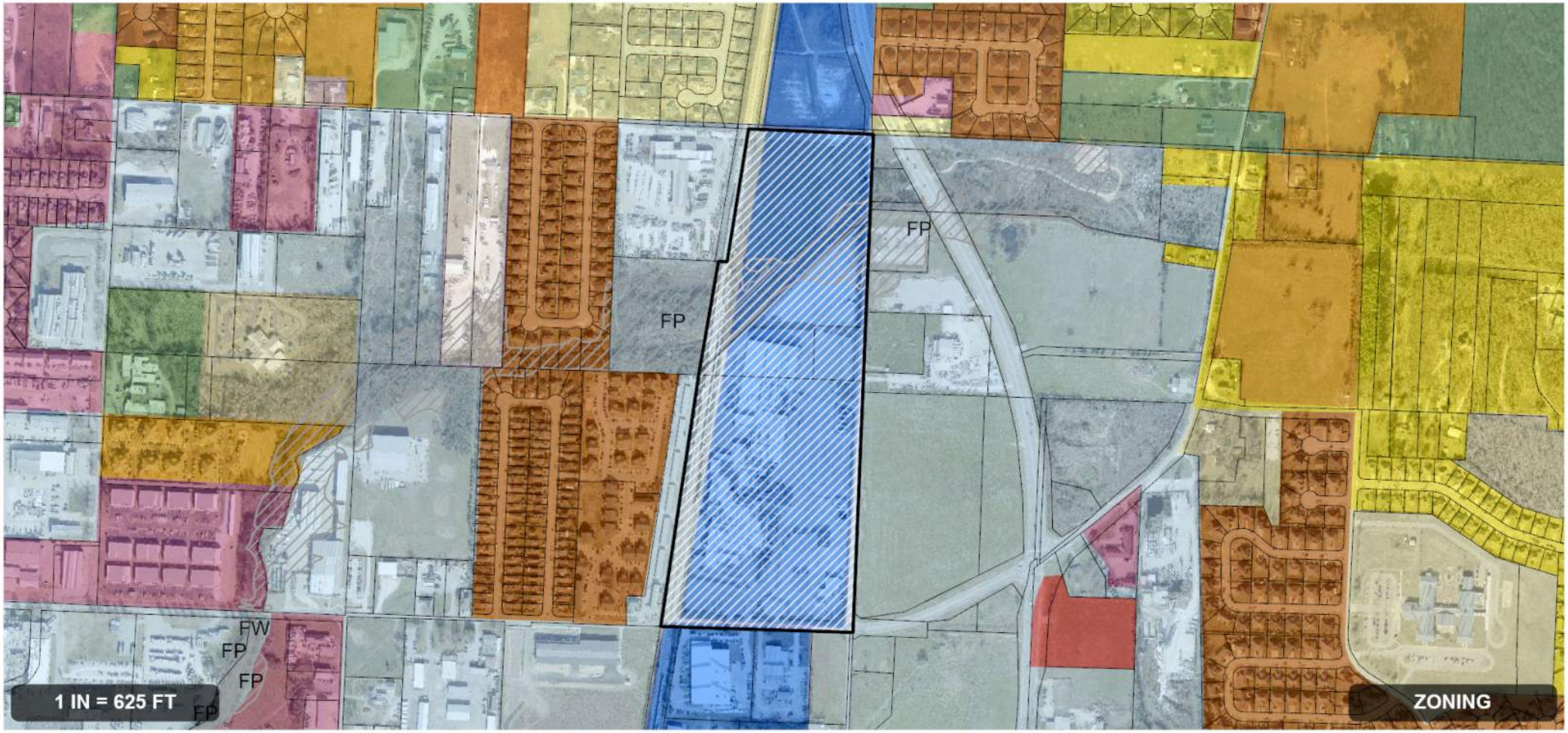
PUBLIC NOTICE

L26-26: Tyson Foods, Parking Expansion

730 E. Randall Wobbe Lane

Large Scale Development

N



PROJECT AREA

PUBLIC NOTICE

L26-26: Tyson Foods, Parking Expansion

730 E. Randall Wobbe Lane

Large Scale Development

N

SPRINGDALE
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Variance Application

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

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Manuel Garcia	Name: Yanet Valenzuela Ayala
E-mail:	E-mail: N-A
Address: 402 Hatfield Lane Springdale, AR 72764	Address:
Phone: 479-365-0086	Phone: 479-799-1528
Site/ Location: 402 Hatfield Lane	Current Zoning: A-1 & MF-4
Assessor's Parcel Number(s): 815-34529-000	Rezone Required: N-A
	Total Acreage: 0.18

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

Indicate Type of Submittal:

☐ Board of Adjustments
☐ Commercial Design Standards

Application Requirements:

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

Review Fee:

☐ $75.00

STAFF USE ONLY

Date Application Submitted: 9/18/2026 Project Number: B26-125

Date Accepted as Complete: 9/22/2026 Receipt Number: 7704

Variance Application – Board of Adjustment

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

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

Describe your variance request:

Driveway expansion towards front door.

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

I am requesting a variance to allow me to park my vehicles in the front of my property rather than on the street.

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

This would provide off-street parking for my vehicles and reduce the need for street parking.

Record Property Owner(s): Yanet Valenzuela Ayala

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

Name of Applicant: Manvel Garcia L

Signature: Manvel Garcia L Date: 09-18-26

Name of Representative (if applicable): _____

Signature: _____ Date: _____


B26-125
30 feet
10 feet


B26-125

LIST OF ADJACENT PROPERTY OWNERS

BAEZA-GARCIA, JOSE F & PADILLA-HERNANDEZ, MA JULIA
404 HATFIELD LN SPRINGDALE AR 72764

WOODS, JOSHUA CALEB
313 BIGI AVE SPRINGDALE AR 72764

CASTILLO, CARLOS D
316 HATFIELD LN SPRINGDALE AR 72764

CITY OF SPRINGDALE
201 N SPRING ST SPRINGDALE AR 72764

MARTINEZ, ZENAIDO; MARTINEZ,MAR-
401 HATFIELD LN SPRINGDALE AR 72764-7109

AGUINADA, MARLON G RODRIGUEZ
403 HATFIELD LN SPRINGDALE AR 72764



PROJECT AREA

PUBLIC NOTICE

B26-125: Yanet Valenzuela Ayala

402 Hatfield Lane

Variance for Driveway Expansion Towards Primary Entrance

N



PROJECT AREA

PUBLIC NOTICE

B26-125: Yanet Valenzuela Ayala

402 Hatfield Lane

Variance for Driveway Expansion Towards Primary Entrance

N

SPRINGDALE
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Variance Application

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

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Eliser Gonzalez Cruz	Name: Same as property owner
E-mail:	E-mail:
Address: 1473 Jims Place Springdale, AR 72762	Address:
Phone: 479-530-2688	Phone:
Site/ Location: 1473 Jims Place	Current Zoning:
Assessor's Parcel Number(s): 815-32047-000	Rezone Required:
	Total Acreage:

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

Indicate Type of Submittal:

☐ Board of Adjustments
☐ Commercial Design Standards

Application Requirements:

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

Review Fee:

☐ $75.00

STAFF USE ONLY

Date Application Submitted:	9/18/26	Project Number:	B26-126
Date Accepted as Complete:	10/26/26	Receipt Number:	7666

Variance Application – Board of Adjustment

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

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

Describe your variance request:

Allow an existing section of the property fence to remain aluminum

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

It would require removal and replacement of the existing aluminum fence section, resulting in unnecessary an disruption to the property.

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

The variance would allow the existing fence section to remain in place.

Record Property Owner(s): Eliser Gonzalez Cruz

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

Name of Applicant: Eliser Gonzalez Cruz

Signature: Eliser Gonzalez Cruz Date: 9/18/26

Name of Representative (if applicable): _____

Signature: _____ Date: _____


SF-2
815-32047-000
1473
WILKINS S/D PHASE IV
815-32046-000
1445
JIMS PL







LIST OF ADJANCENT PROPERTY OWNER

THOMAS, ELENA & JIM
1445 JIM'S PL SPRINGDALE AR 72762

TRIBBEY WILLIAMS PROPERTIES LLC
21221 FINCH DR NEOSHO MO 64850-8930

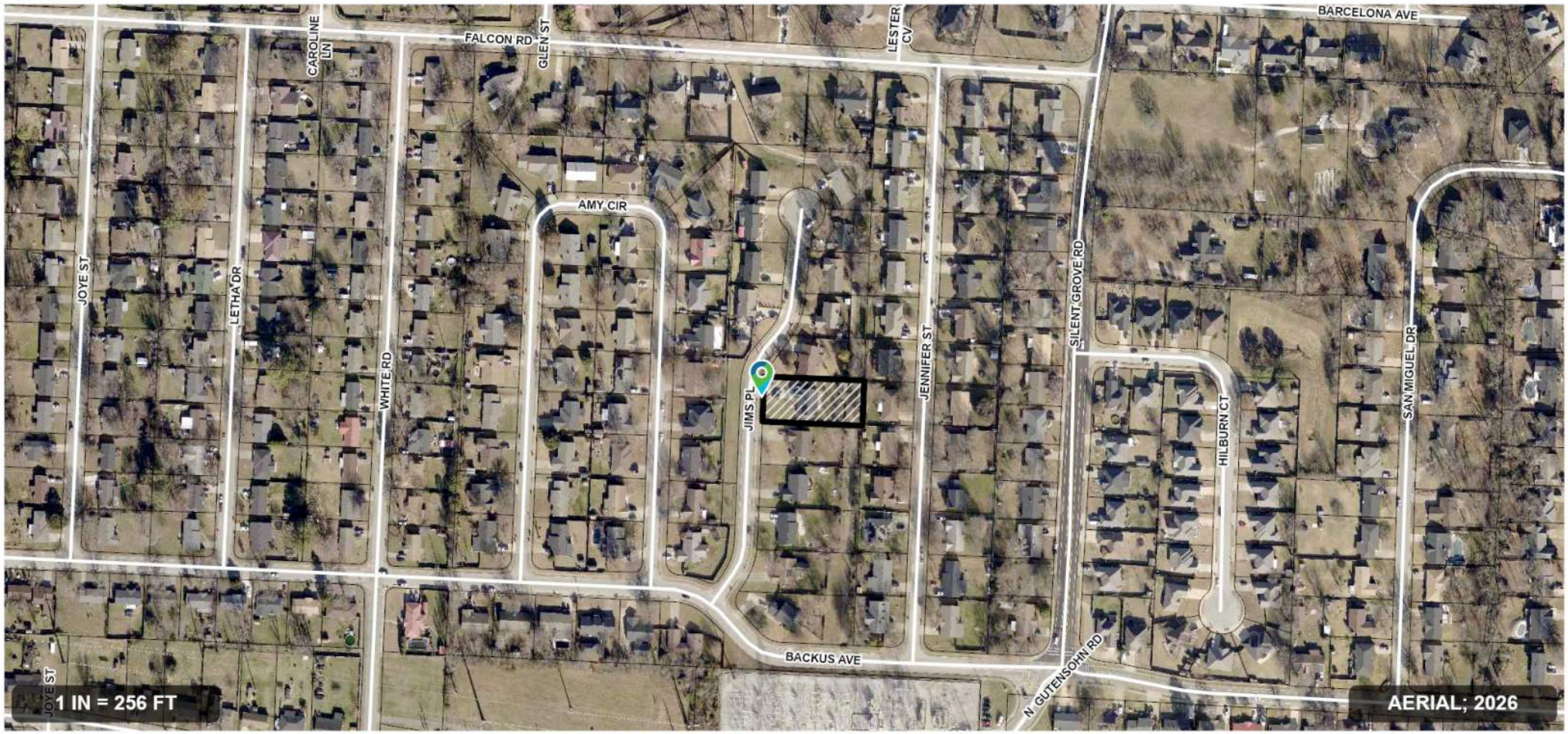
DUDLEY, ALEXANDRA BLAIR
1400 JENNIFER ST SPRINGDALE AR 72762

MANCIA, CARLOS A & BATRES, BLANCA E
1501 JIM'S PL SPRINGDALE AR 72762

LOPEZ, SUANNY & NOREEN E
1536 JIM'S PL SPRINGDALE AR 72762

BAYONA INVESMENTS LLC
4700 S THOMPSON ST STE B101 SPRINGDALE AR 72764-2565

CHIRINOS, LAUFOFOGA
1413 AMY CIR SPRINGDALE AR 72762



PROJECT AREA

PUBLIC NOTICE

B26-126: Eliser Gonzalez Cruz

1473 Jim's Place

Variance to Allow Existing Nonconforming Fence to Remain

N



PROJECT AREA

PUBLIC NOTICE

B26-126: Eliser Gonzalez Cruz

1473 Jim's Place

Variance to Allow Existing Nonconforming Fence to Remain

N

SPRINGDALE
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Variance Application

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

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Justin Reid - Bates & Associates	Name: Eloy & Matilda Torres Joint Rev. Trust
E-mail:	E-mail:
Address: 7230 S. Pleasant Ridge Drive Fayetteville, AR 72704	Address: 3361 N. Oak St. Springdale, AR 72764
Phone: 479-442-9350	Phone: 479-544-4682
Site/ Location: 3361 N. Oak St.	Current Zoning: SF-1 & A-1
Assessor's Parcel Number(s): 21-00270-000	Rezone Required: No Total Acreage: 7.92 acres

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

Indicate Type of Submittal:

☑ Board of Adjustments
☐ Commercial Design Standards

Application Requirements:

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

Review Fee:

☑ $75.00

STAFF USE ONLY

Date Application Submitted: 10/9/2026 Project Number: B26-128

Date Accepted as Complete: 10/26/2026 Receipt Number: 8147

B26-128

Variance Application – Board of Adjustment

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

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

Describe your variance request:

A VARIANCE TO THE LOT WIDTH MINIMUM OF 80' TO 0' IN SF-1 ZONING. A PORTION OF NEW TRACT 2 (TRACT 2 PER THE ATTACHED INFORMAL PLAT) IS IN SF-1 ZONING. NEW TRACT 2 IS TO USE THE R/W OF LOGAN HEIGHTS DRIVE FOR ACCESS.

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

LOGAN HEIGHTS DRIVE IS A CONSTRUCTED CITY STREET WITH SIDEWALKS IN GOOD CONDITION THAT CAN PROVIDE ADEQUATE VEHICULAR AND PESEDTRIAN ACCESS TO AND FROM NEW TRACT 2. THERE IS AN 8" PUBLIC WATER MAIN THAT ENDS AT THE NORTH PROPERTY LINE OF NEW TRACT 2.

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

THIS VARIANCE WOULD ALLOW ACCESS TO A 3.93 ACRE TRACT OF LAND THAT WOULD OTHERWISE BE LANDLOCKED. A CITY STREET IN GOOD CONDITION, SUCH AS LOGAN HEIGHTS DRIVE, THAT DIRECTLY ABUTTS A PARCEL OF LAND IS THE BEST AND SAFEST SOLUTION. THERE IS NO CURB THAT WOULD NEED TO BE REMOVED.

Record Property Owner(s): TORRES JOINT REVOCABLE TRUST ELOY & MATILDE

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

Name of Applicant: Justin Reid - Bates & Associates

Signature: Justin Reid Date: 10-8-26

Name of Representative (if applicable): Justin Reid - Bates & Associates

Signature: Justin Reid Date: 10-8-26

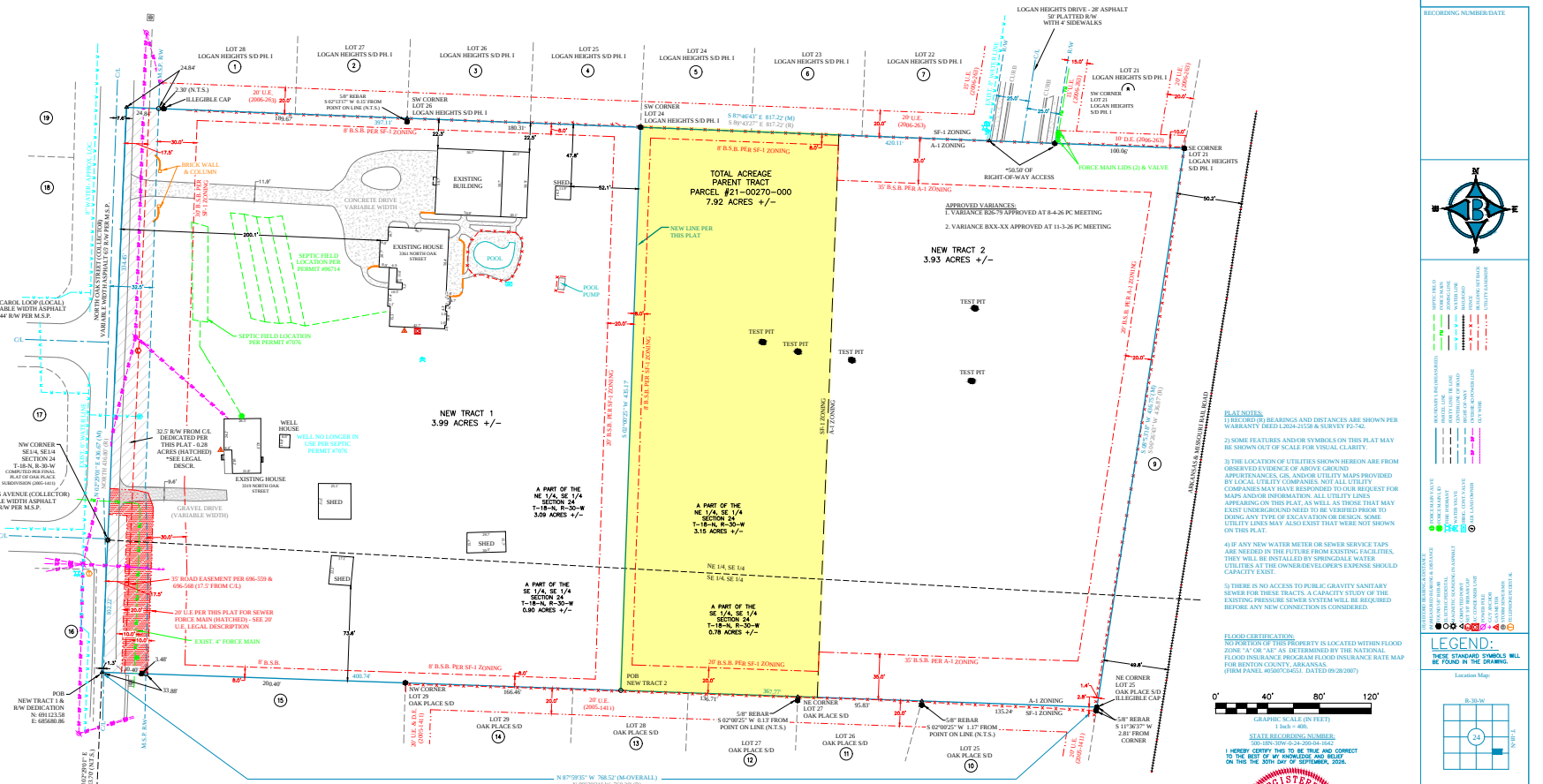

21-03112-000
21-03111-000
21-03110-000
21-03109-000
21-03108-000
21-03107-000
21-03106-000
LOGAN HEIGHTS
21-03105-000
21-03550-000
21-03551-000
21-03535-000
21-03534-000
21-99999-999
JOY CAROL LOOP
21-03532-000
21-03533-000
21-00270-000
SUBJECT PROPERTY
21-00245-046
21-00272-025
E MORRIS AVE
21-00269-014
21-00269-010
N OAK ST
21-00270-025
21-03215-000
21-03214-000
21-03213-000
21-03212-000
21-03211-000
21-03248-000

INFORMAL PLAT

SPRINGDALE PROJECT NUMBER
LS26-23

ADJACENT LAND OWNERS

1) HERRERA, EVANGELINA
516 RILEY LANE
SPRINGDALE, AR 72764
PARCEL #21-03112-000
ZONED: SF-1
2) VARGAS, ABRAHAN
544 RILEY LANE
SPRINGDALE, AR 72764
PARCEL #21-03111-000
ZONED: SF-1
3) HENSLIN, SHIRLEY FAYANN
812 ONYX AVENUE
SPRINGDALE, AR 72764
PARCEL #21-03110-000
ZONED: SF-1
4) STEWART, WARNER B & FRANCES L
680 RILEY LANE
SPRINGDALE, AR 72764
PARCEL #21-03109-000
ZONED: SF-1
5) PEREA, MARIA
626 RILEY LANE
SPRINGDALE, AR 72764
PARCEL #21-03108-000
ZONED: SF-1
6) SILVAR, ISAAC & GONZALEZ, WENDY
652 RILEY LN
SPRINGDALE AR 72764
PARCEL #21-03107-000
ZONED: SF-1
7) CORNEJO, FRANCISCO
680 RILEY LANE
SPRINGDALE, AR 72764
PARCEL #21-03106-000
ZONED: SF-1
8) DOTY, TAMMY K & STEPHANIE D
3539 LOGAN HEIGHTS DRIVE
SPRINGDALE, AR 72764
PARCEL #21-03105-000
ZONED: SF-1
9) ARKANSAS & MISSOURI RAILROAD COMPANY
306 EAST EMMA AVENUE
SPRINGDALE, AR 72764
PARCEL #21-00245-046
ZONED: A-1
10) GARCIA, CENARO
3253 KINGS DRIVE
SPRINGDALE, AR 72764
PARCEL #21-03211-000
ZONED: SF-1
11) WHITE, BROCK & NICOLE M
3248 KINGS DRIVE
SPRINGDALE, AR 72764
PARCEL #21-03212-000
ZONED: SF-1
12) WINSTON, CORTNEY C
3272 KINGS DRIVE
SPRINGDALE, AR 72764
PARCEL #21-03213-000
ZONED: SF-1
13) NGUYEN, TONY
3296 KINGS DRIVE
SPRINGDALE, AR 72764
PARCEL #21-03214-000
ZONED: SF-1
14) PEREZ, JUVENAL
3316 KINGS DRIVE
SPRINGDALE, AR 72764
PARCEL #21-03215-000
ZONED: SF-1
15) AGUILAR, YOVANI & CALDERON, AIDA
5253 NORTH OAK STREET
SPRINGDALE, AR 72764
PARCEL #21-00270-025
ZONED: SF-1
16) HANVEY LIVING TRUST, DONNA
456 E MORRIS AVE
SPRINGDALE, AR 72764
PARCEL #21-00269-010
ZONED SF-1
17) CARRILLO, MARIA A
116 JOY CAROL LOOP
SPRINGDALE, AR 72764
PARCEL #21-03533-000
ZONED: SF-1
18) JUAREZ-CARRANZA, SALVADOR ET UX
115 JOY CAROL LOOP
SPRINGDALE, AR 72764
PARCEL #21-03534-000
ZONED: SF-1
19) CUNA, DAMIAN
469 JEANNE DRIVE
SPRINGDALE, AR 72764
PARCEL #21-03531-000
ZONED: SF-1



SURVEY DESCRIPTIONS:

PARENT TRACT (PARCEL #21-00270-000):
A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24 WHICH IS N02°29'01"E 1213.70' FROM AN EXISTING REBAR MARKING THE SOUTHWEST CORNER THEREOF AND RUNNING THENCE ALONG SAID WEST LINE N02°29'01"E 102.22' TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE LEAVING SAID WEST LINE N87°46'43"E 817.22' TO AN EXISTING REBAR MARKING THE SOUTHWEST CORNER THEREOF AND RUNNING THENCE ALONG SAID WEST LINE N02°29'01"E 102.22' TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE LEAVING SAID WEST LINE N87°46'43"E 817.22' TO AN EXISTING REBAR MARKING THE SOUTHWEST CORNER OF LOT 21 IN LOGAN HEIGHTS SUBDIVISION PHASE I, SAID POINT BEING ON THE WEST RIGHT-OF-WAY OF THE ARKANSAS & MISSOURI RAILROAD, THENCE LEAVING SAID SUBDIVISION LINE AND ALONG SAID RAILROAD RIGHT-OF-WAY S08°53'18"W 436.75' TO AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF LOT 25 IN OAK PLACE SUBDIVISION AS PER THE FINAL PLAT THEREOF FILED IN BOOK 2005 AT PAGE 1411, THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE NORTH LINE OF SAID OAK PLACE SUBDIVISION N87°59'35"W 534.24' TO AN EXISTING REBAR MARKING THE NORTHWEST CORNER OF LOT 29, FOR A TOTAL DISTANCE OF 768.52' TO THE POINT OF BEGINNING, CONTAINING 7.92 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN NORTH OAK STREET MASTER STREET PLAN RIGHT-OF-WAY ON THE WEST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD ALONG SAID RIGHT-OF-WAY S08°53'18"W 436.75' TO AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF LOT 25 IN OAK PLACE SUBDIVISION, AS PER THE FINAL PLAT THEREOF FILED IN BOOK 2005 AT PAGE 1411, THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE NORTH LINE OF SAID OAK PLACE SUBDIVISION N87°59'35"W 367.77' TO THE POINT OF BEGINNING CONTAINING 3.93 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW TRACT 1:
A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24 WHICH IS N02°29'01"E 1213.70' FROM AN EXISTING REBAR MARKING THE SOUTHWEST CORNER THEREOF AND RUNNING THENCE ALONG SAID WEST LINE N02°29'01"E 102.22' TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE LEAVING SAID WEST LINE N02°29'01"E 334.45' TO THE SOUTH LINE OF LOGAN HEIGHTS SUBDIVISION AS PER THE FINAL PLAT THEREOF FILED IN BOOK 2006 AT PAGE 263 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, THENCE ALONG SAID SOUTH LINE S87°46'43"E 397.11' TO AN EXISTING REBAR MARKING THE SOUTHWEST CORNER OF LOT 24 OF SAID LOGAN HEIGHTS SUBDIVISION PHASE I, THENCE LEAVING SAID SOUTH LINE S02°08'22"W 435.17' TO THE NORTH LINE OF OAK PLACE SUBDIVISION AS PER THE FINAL PLAT THEREOF FILED IN BOOK 2005 AT PAGE 1411, THENCE ALONG SAID NORTH LINE N87°59'35"W 400.74' TO THE POINT OF BEGINNING, 3.99 ACRES MORE OR LESS. SUBJECT TO THAT PORTION IN NORTH OAK STREET MASTER STREET PLAN RIGHT-OF-WAY ON THE WEST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW TRACT 2:
A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N02°29'01"E 1213.70' AND S87°59'35"E 400.74' FROM AN EXISTING REBAR MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 24 AND RUNNING THENCE N02°08'22"E 435.17' TO AN EXISTING REBAR MARKING THE SOUTHWEST CORNER OF LOT 24 ON THE SOUTH LINE OF LOGAN HEIGHTS PHASE I, AS PER THE FINAL PLAT THEREOF FILED IN BOOK 2006 AT PAGE 263 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, THENCE ALONG SAID SOUTH LINE S87°46'43"E 420.11' TO AN EXISTING REBAR MARKING THE SOUTHEAST CORNER OF LOT 21 IN SAID LOGAN HEIGHTS SUBDIVISION PHASE I, SAID REBAR BEING LOCATED ON THE WEST RIGHT-OF-WAY OF THE ARKANSAS & MISSOURI RAILROAD, THENCE LEAVING SAID SUBDIVISION LINE AND ALONG SAID RIGHT-OF-WAY S08°53'18"W 436.75' TO AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF LOT 25 IN OAK PLACE SUBDIVISION, AS PER THE FINAL PLAT THEREOF FILED IN BOOK 2005 AT PAGE 1411, THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE NORTH LINE OF SAID OAK PLACE SUBDIVISION N87°59'35"W 367.77' TO THE POINT OF BEGINNING CONTAINING 3.93 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

R/W DEDICATION FOR N. OAK STREET:
A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24 WHICH IS N02°29'01"E 1213.70' FROM AN EXISTING REBAR MARKING THE SOUTHWEST CORNER THEREOF AND RUNNING ALONG SAID WEST LINE N02°29'01"E 102.22' TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE LEAVING SAID WEST LINE N87°46'43"E 334.45' TO THE SOUTH LINE OF LOGAN HEIGHTS SUBDIVISION AS PER THE FINAL PLAT THEREOF FILED IN BOOK 2006 AT PAGE 263 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, THENCE ALONG SAID SOUTH LINE S87°46'43"E 24.84' TO THE EAST MASTER STREET PLAN RIGHT-OF-WAY OF NORTH OAK STREET, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: S02°00'23"W 280.32', S01°42'58"E 66.91', S01°14'18"W 79.48', THENCE LEAVING SAID RIGHT-OF-WAY N87°59'35"W 33.88' TO THE POINT OF BEGINNING, CONTAINING 0.28 ACRES, MORE OR LESS.

20' UTILITY EASEMENT DESCRIPTION:
A 20' WIDE UTILITY EASEMENT LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N02°29'01"E 1213.70' FROM FROM AN EXISTING REBAR MARKING THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER AND RUNNING THENCE N02°08'22"E 121.63', THENCE N86°10'03"W 14.05', THENCE N02°29'01"E 20.00', THENCE S86°10'03"E 20.47', THENCE S76°39'05"E 9.35', THENCE S19°26'24"E 11.67', THENCE S02°08'22"W 128.74', THENCE N87°59'35"W 20.00' TO THE POINT OF BEGINNING, CONTAINING 0.07 ACRES, MORE OR LESS.

LAST SITE VISIT:
SEPTEMBER 30, 2026

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE
NAD83(2011) HORIZONTAL DATUM

REFERENCE DOCUMENTS:
1) PLAT OF SURVEY FILED IN BOOK P2 AT PAGE 742
2) PLAT OF SURVEY FILED IN BOOK V AT PAGE 9
3) FINAL PLAT OF OAK PLACE SUBDIVISION FILED IN BOOK 2005 AT PAGE 1411
4) FINAL PLAT OF LOGAN HEIGHTS SUBDIVISION FILED IN BOOK 2006 AT PAGE 263
5) PLAT OF SURVEY FILED AS STATE SURVEY DOCUMENT #2013095049
6) PLAT OF SURVEY FILED AS STATE SURVEY DOCUMENT #2017070682
7) PLAT OF SURVEY FILED AS STATE SURVEY DOCUMENT #2017071852
8) PLAT OF SURVEY FILED IN BOOK 2005 AQT PAGE 223
9) PLAT OF SURVEY FILED IN BOOK U AT PAGE 262
10) WARRANTY DEED FILED IN BOOK L2024 AT PAGE 21558

PROPERTY OWNER:
TORRES JOINT REVOCABLE TRUST, ELOY & MATILDE
1853 WEST LAUREL AVENUE
ROGERS, AR 72758

PROPERTY ZONED:
SF-1 (LOW DENSITY SINGLE FAMILY RESIDENTIAL)
A-1 (AGRICULTURAL)

BUILDING SETBACK PER SF-1 ZONING:

ONE-FAMILY (SHOWN):

FRONT	30ft
SIDE (INTERIOR)	08ft/08ft
SIDE (CORNER) (INTERIOR)	08ft
(EXTERIOR)	30ft
BACK	20ft

ZERO-LOT LINE:

FRONT	30ft
SIDE (INTERIOR)	16ft/08ft
(CORNER) (INTERIOR)	16ft/00ft
(EXTERIOR)	30ft
BACK	20ft

BUILDING SETBACKS PER A-1 ZONING:

FRONT	35ft
SIDE	20ft/20ft
SIDE (CORNER) (INTERIOR)	20ft
(EXTERIOR)	35ft
BACK	35ft

SPRINGDALE TRANSMITTAL, OWNERSHIP AND ORDINANCE:
WE, THE UNDERSIGNED OWNERS, REPRESENTING ONE HUNDRED PERCENT (100%) OWNERSHIP OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE FOR PUBLIC OWNERSHIP, ALL STREETS AND ALLEYS AS SHOWN ON THIS PLAT FOR PUBLIC BENEFIT AS PRESCRIBED BY LAW. THE OWNERS ALSO DEDICATE TO THE CITY OF SPRINGDALE AND TO THE PUBLIC UTILITY COMPANIES (INCLUDING ANY CABLE TELEVISION COMPANY HOLDING A FRANCHISE GRANTED BY THE CITY OF SPRINGDALE) THE EASEMENTS AS SHOWN ON THIS PLAT FOR THE PURPOSE OF INSTALLATION OF NEW FACILITIES AND THE REPAIR OF EXISTING FACILITIES. ALSO ESTABLISHED HEREBY IS THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS, THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN SAID EASEMENTS, AND THE RIGHT TO REMOVE OR TRIM TREES WITHIN SAID EASEMENTS.

DATE _____
TORRES JOINT REVOCABLE TRUST - ELOY TORRRES

DATE _____
TORRES JOINT REVOCABLE TRUST - MATILDE TORRES

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

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

CERTIFICATES 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.

ACCEPTANCE OF DEDICATIONS: _____ DATE _____ CITY CLERK

_____ DATE _____ MAYOR

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

WATER AND SEWER: _____ DATE _____ ENGINEER, SPRINGDALE WATER UTILITIES

PLAT NOTES:
1) RECORD (R) BEARINGS AND DISTANCES ARE SHOWN PER WARRANTY DEED L2024-21558 & SURVEY PO-742.

2) SOME FEATURES AND/OR SYMBOLS ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR VISUAL CLARITY.

3) THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES, GIS, AND/OR UTILITY MAPS PROVIDED BY LOCAL UTILITY COMPANIES. NOT ALL UTILITY COMPANIES MAY HAVE RESPONDED TO OUR REQUEST FOR MAPS AND/OR INFORMATION. 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.

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

5) THERE IS NO ACCESS TO PUBLIC GRAVITY SANITARY SEWER FOR THESE TRACTS. A CAPACITY STUDY OF THE EXISTING PRESSURE SEWER SYSTEM WILL BE REQUIRED BEFORE ANY NEW CONNECTION IS CONSIDERED.

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS, (FIRM PANEL #05007C0455J. DATED 09/28/2007)

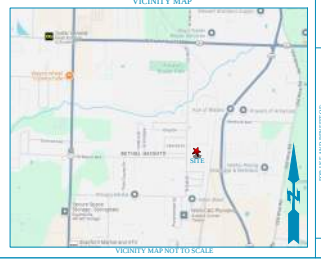
STATE RECORDING NUMBER:
000-18N-30W-0-24-200-04-1642

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 30TH DAY OF SEPTEMBER, 2026.

STATE OF ARKANSAS REGISTERED LAND SURVEYOR JASON L. TUCKER 16335 — DRAFT

DATE:
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

BATES ASSOCIATES, INC. #1335 — CERTIFICATE OF AUTHORIZATION

RECORDING NUMBER/DATE

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

Location Map
R-30-W
N
24

B A T E S
Engineers • Surveyors
Jason Bates Rogers, Arkansas 72756 • 479.246.8200

TORRES JOINT REV. TRUST
FOR: LOT 21 LOGAN HEIGHTS S/D PH. 1 & LOT 24 LOGAN HEIGHTS S/D PH. 1
ADDRESS: 5253 & 5257 NORTH OAK STREET SPRINGDALE, AR 72764

DATE:	10/2/26
SCALE:	1"=40'
SURVEYED:	N/A
DRAFTED:	ML, MH, JCR
REVIEWED:	DT
LOCATION:	SECTION 24 TOWNSHIP 18 NORTH RANGE 30 WEST
CSA #1335	

DRAWING #24-232

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

October 8, 2026

RE: LIST OF ADJACENT PROPERTY OWNERS TO 3361 NORTH OAK STREET FOR CERTIFIED MAIL NOTIFICATION OF A VARIANCE (ELOY AND MATILDE JOINT REV. TRUST).

1) HERRERA, EVANGELINA
516 RILEY LANE
SPRINGDALE, AR 72764
PARCEL #21-03112-000

2) VARGAS, ABRAHAN
544 RILEY LANE
SPRINGDALE, AR 72764
PARCEL #21-03111-000

3) HENSLIN, SHIRLEY FAYANN
812 ONYX AVENUE
SPRINGDALE, AR 72764
PARCEL #21-03110-000

4) STEWART, WARNER B & FRANCES L
600 RILEY LANE
SPRINGDALE, AR 72764
PARCEEL #21-03109-000

5) PEREA, MARIA
626 RILEY LANE
SPRINGDALE, AR 72764
PARCEL #21-03108-000

6) SILVAR, ISAAC & GONZALEZ, WENDY
652 RILEY LN
SPRINGDALE AR 72764
PARCEL #21-03107-000

7) CORNEJO, FRANCISCO
680 RILEY LANE
SPRINGDALE, AR 72764
PARCEL #21-03106-000

8) DOTY, TAMMY K & STEPHANIE D
3559 LOGAN HEIGHTS DRIVE
SPRINGDALE, AR 72764
PARCEL #21-03105-000

9) ARKANSAS & MISSOURI RAILROAD COMPANY
ATTN: CFO
306 EAST EMMA AVENUE
SPRINGDALE, AR 72764
PARCEL #21-00245-046

10) GARCIA, GENARO
3233 KINGS DRIVE
SPRINGDALE, AR 72764
PARCEL #21-03211-000

11) WHITE, BROCK & NICOLE M
3248 KINGS DRIVE
SPRINGDALE, AR 72764
PARCEL #21-03212-000

12) WINSTON, CORTNEY C
3272 KINGS DRIVE
SPRINGDALE, AR 72764
PARCEL #21-03213-000

13) NGUYEN, TONY
3296 KINGS DRIVE
SPRINGDALE, AR 72764
PARCEL #21-03214-000

14) PEREZ, JUVENAL
3316 KINGS DRIVE
SPRINGDALE, AR 72764
PARCEL #21-03215-000

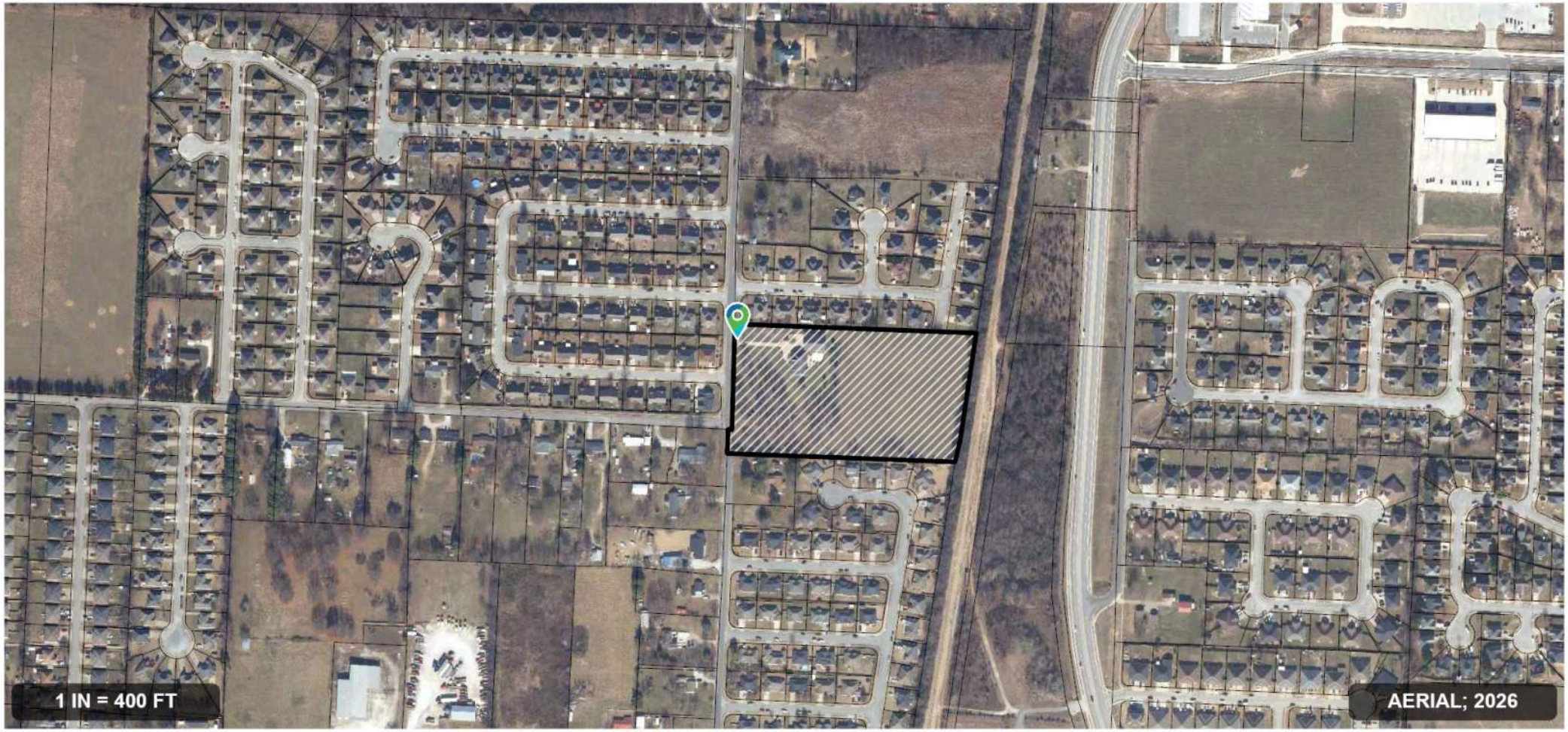
15) AGUILAR, YOVANI & CALDERON, AIDA
3253 NORTH OAK STREET
SPRINGDALE, AR 72764
PARCEL #21-00270-025

16) HANVEY LIVING TRUST, DONNA
459 E MORRIS AVE
SPRINGDALE, AR 72764
PARCEL #21-00269-010

17) CARRILLO, MARIA A
116 JOY CAROL LOOP
SPRINGDALE, AR 72764
PARCEL #21-03533-000

18) JUAREZ-CARRANZA, SALVADOR
115 JOY CAROL LOOP
SPRINGDALE, AR 72764
PARCEL #21-03534-000

19) CUNA, DAMIAN
469 JEANNE DRIVE
SPRINGDALE, AR 72764
PARCEL #21-03551-000



PROJECT AREA

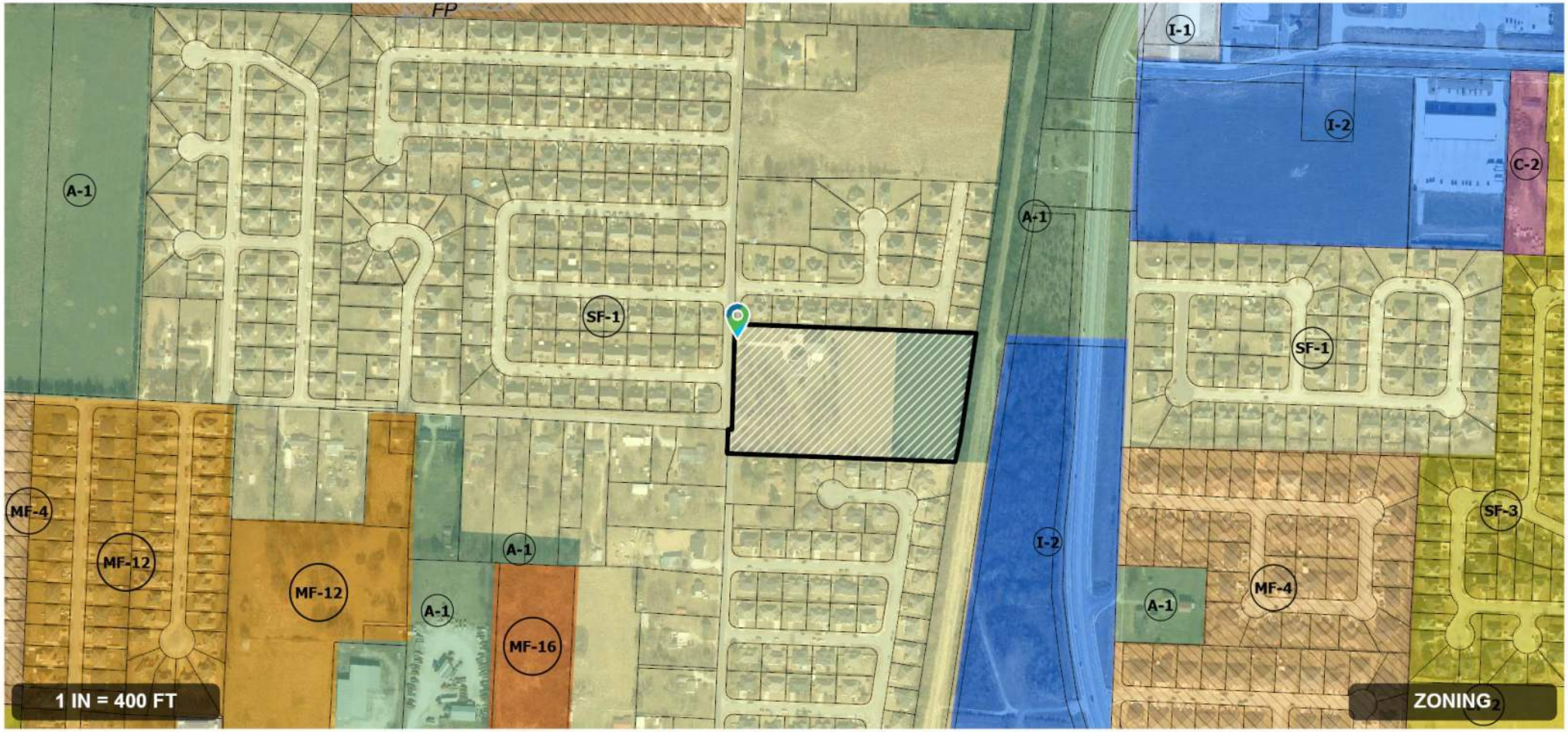
PUBLIC NOTICE

B26-128: Eloy & Matilde Torres Joint Revocable Trust

3361 N. Oak Street

Variance from Minimum Lot Frontage Requirement in an SF-1 from 80' to 0'

N



PROJECT AREA

PUBLIC NOTICE

B26-128: Eloy & Matilde Torres Joint Revocable Trust

3361 N. Oak Street

Variance from Minimum Lot Frontage Requirement in an SF-1 from 80' to 0'

N

SPRINGDALE
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Variance Application

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

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Byron Mouillo	Name:
E-mail:	E-mail: Same
Address: 3909 Clark Avenue Springdale, AR 72762	Address:
Phone: 479-595-4042	Phone:
Site/ Location: Same	Current Zoning:
Assessor's Parcel Number(s): 815-24605-000	Rezone Required:
	Total Acreage:

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

Indicate Type of Submittal:

☐ Board of Adjustments
☐ Commercial Design Standards

Application Requirements:

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

Review Fee:

☐ $75.00

STAFF USE ONLY

Date Application Submitted: 10/12/2026 Project Number: B26-129

Date Accepted as Complete: 10/21/2026 Receipt Number: 8174

B26-129

Variance Application – Board of Adjustment

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

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

Describe your variance request:

To allow taller front fence from 3" to 6"

Note: There is currently a 6" fence at my house, I would like to move it closer to property line for privacy & space please.

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

I currently have no privacy from public high traffic road into my house. I would like to have a little more privacy for my girls and family.

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

Would give me not only privacy but also security from public road and people who traffic the side walk.

Record Property Owner(s): _____

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

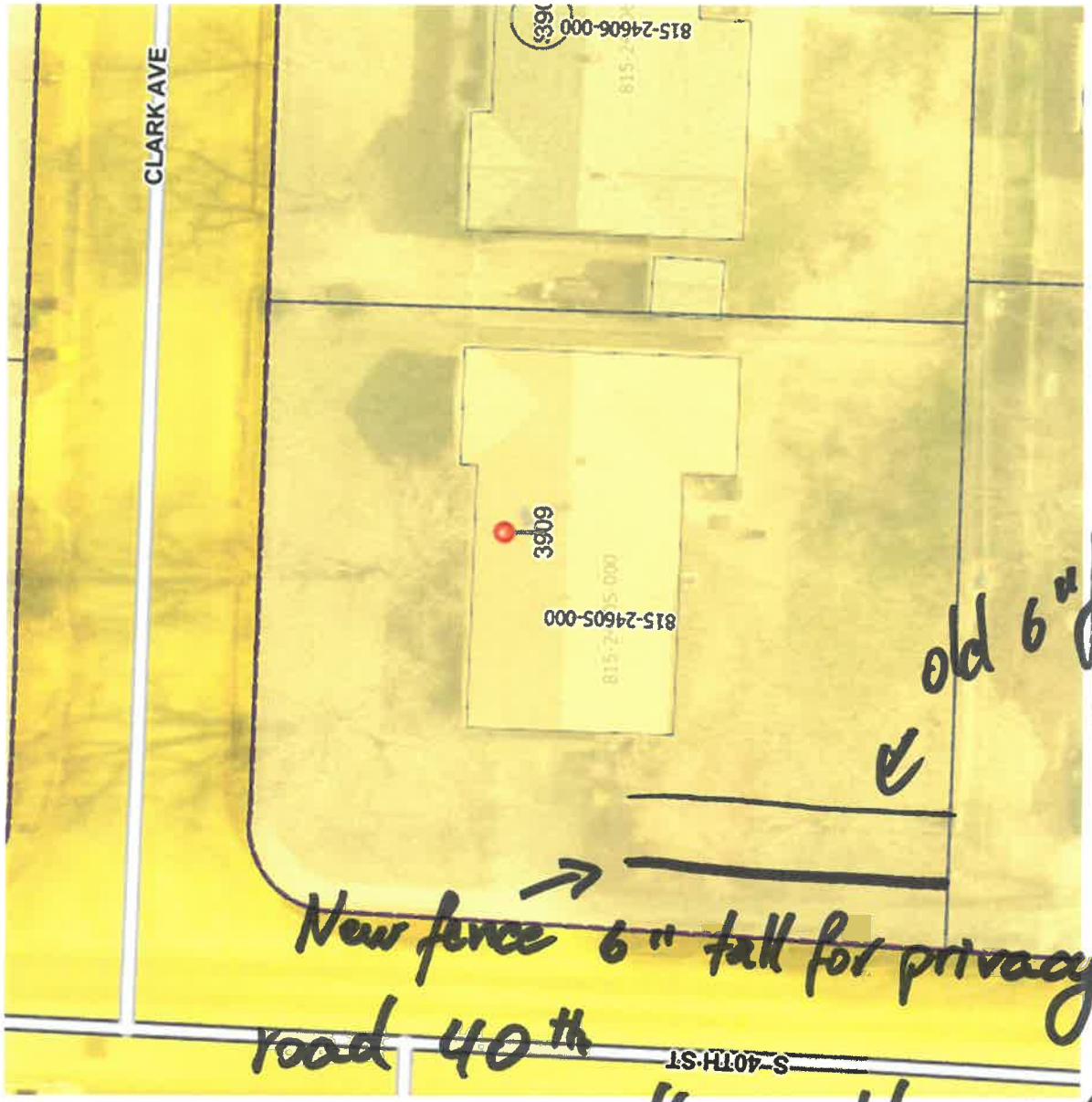
Name of Applicant: Byron Norville

Signature: _____ Date: 10-12-2026

Name of Representative (if applicable): _____

Signature: _____ Date: _____





old 6" fence too far from property line

New fence 6" tall for privacy from high traffic road 40th

There is currently an old 6" fence looks BAD!

ENGINEERING COMMENTS – Reviewed by Katie Hollingshead, PE, CFM

PROJECT: B26-129 Byron Novillo – Variance for 6’ fence in front yard
REVIEW DATE: 10/29/2026

Engineering does not support this variance due to sight distance issues. Moving this fence closer to the street would cause safety issues for the adjacent driveway. There also appear to be multiple utilities in this area that would make installing the fence difficult.

LIST OF ADJACENT PROPERTY OWNERS

RICARDO VASQUEZ & MAYRA A. ROCHA-HILDROGO
2201 S 40TH ST SPRINGDALE, AR 72762

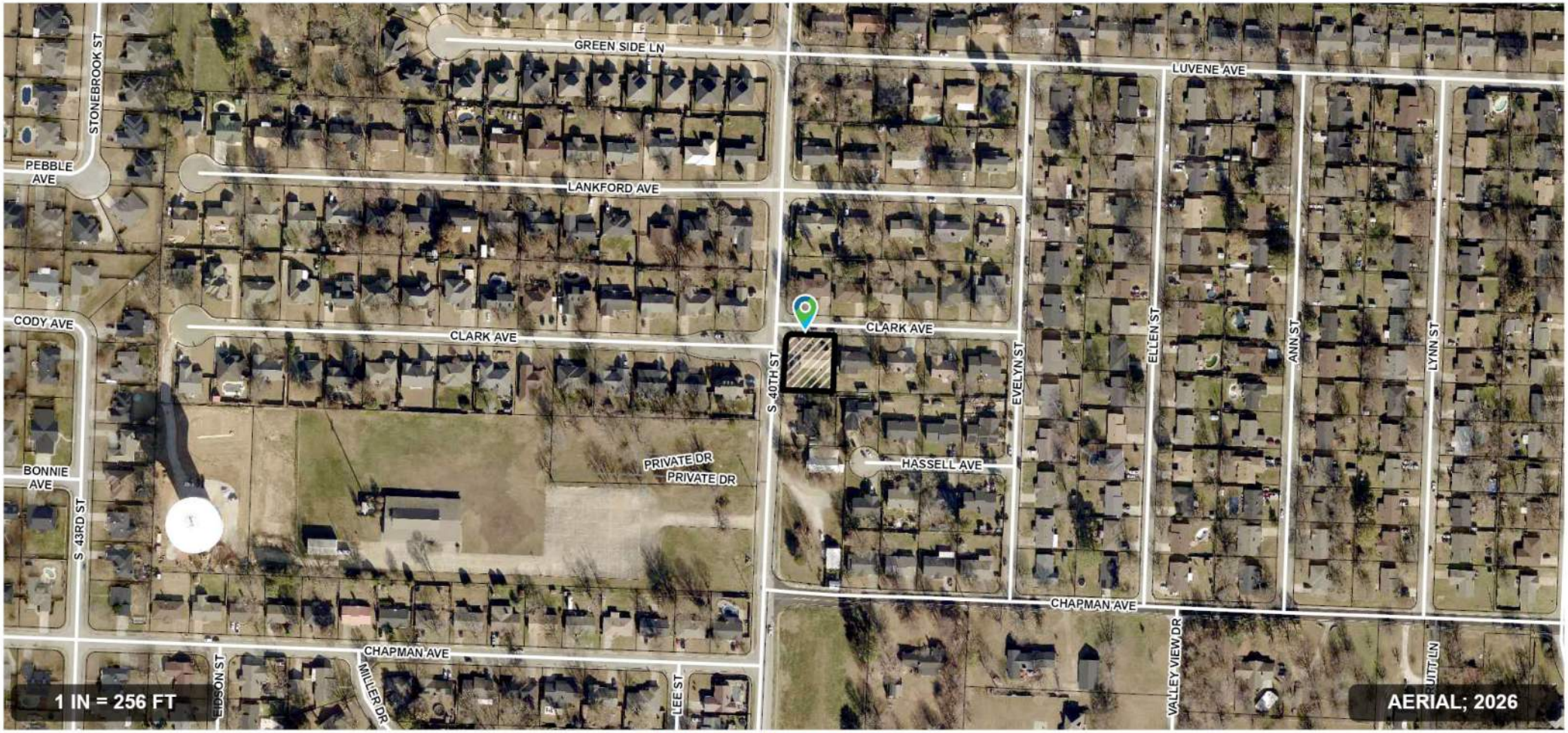
DAVID WAYNE BEAUCHAMP
3907 CLARK AVE SPRINGDALE, AR 72762

WADE & ELIZABETH WILLIAMS FAMILY TRUST
4001 CLARK AVE SPRINGDALE, AR 72762

CHRISTOPHER MICHAEL CARTER
3910 CLARK AVE SPRINGDALE, AR 72762

CARENDER ENTERPRISES LLC
8322 SAN MARCO SPRINGDALE, AR 72762

GILLIAN & JOEL DANIEL BJORNEN
3908 CLARK AVE SPRINGDALE AR 72762-6531



PROJECT AREA

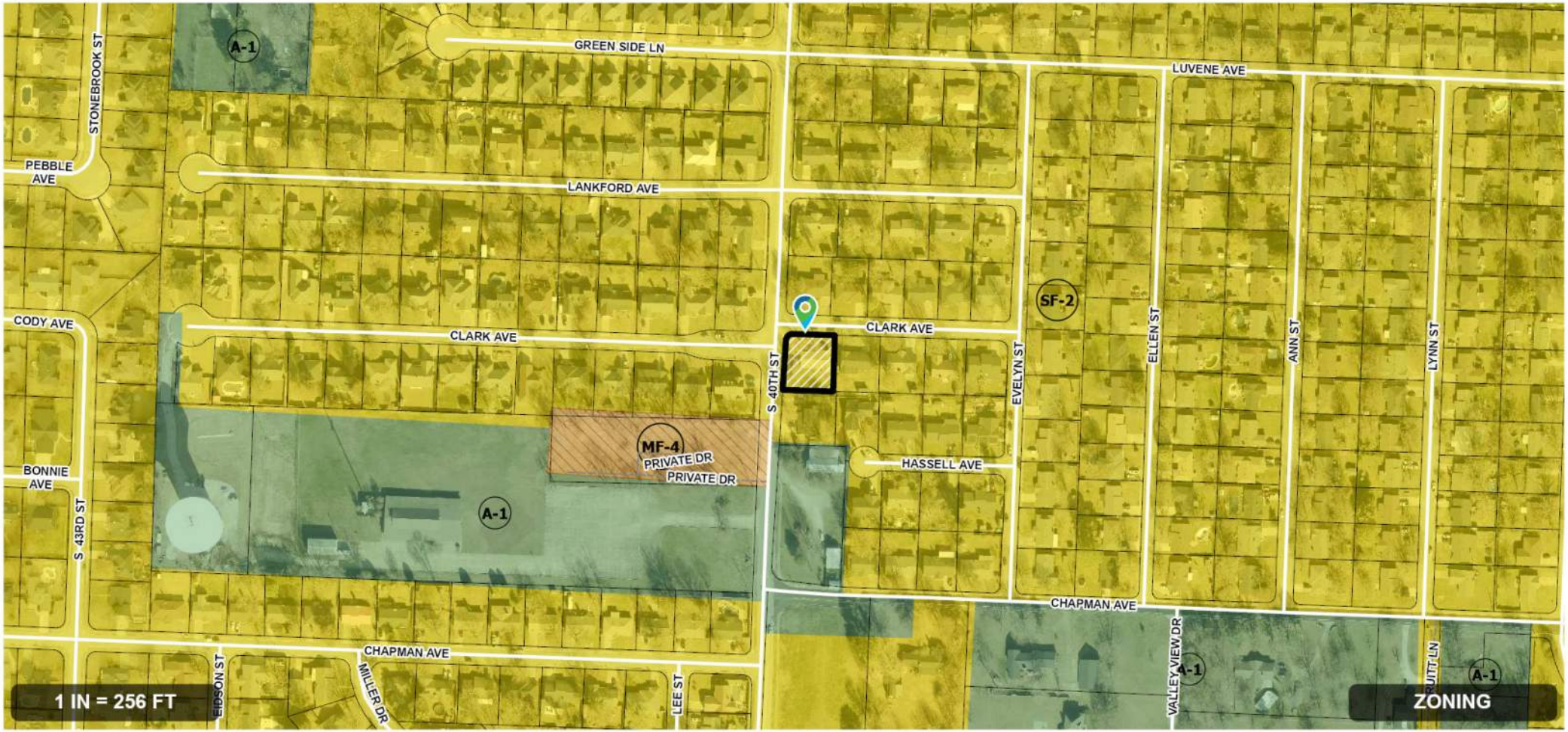
PUBLIC NOTICE

B26-129: Byron Novillo

3909 Clark Avenue

Variance from Maximum Front Fence Height Requirement from 3' to 6'

N



PROJECT AREA

PUBLIC NOTICE

B26-129: Byron Novillo

3909 Clark Avenue

Variance from Maximum Front Fence Height Requirement from 3' to 6'

N

Variance Application

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

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Cody Smith	Name: ATKINS EAT, LLC
E-mail:	E-mail:
Address: 5501 W Pinnacle Pointe Dr Ste 4 Rogers, AR 72758	Address: 1450 E Zion Rd Ste 7 Fayetteville, AR 72703
Phone: 479.409.9651	Phone: 479.304.8635
Site/ Location: 1422 Main Dr	Current Zoning: C-2
Assessor's Parcel Number(s): 815-29560-001	Rezone Required: No
	Total Acreage: 0.77

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

Indicate Type of Submittal:

☐ Board of Adjustments
☑ Commercial Design Standards

Application Requirements:

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

Review Fee:

☐ $75.00

STAFF USE ONLY

Date Application Submitted: 10/14/2026 Project Number: B26-130

Date Accepted as Complete: 10/19/2026 Receipt Number: 8209

Variance Application- Commercial Design Standards

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

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

Check Item(s) for which Variance is Requested:

☐ **ENTRANCES** – one (1) customer entrance on all sides of principal building directly facing abutting public right-of-way.

☑ **PARKING LOT ORIENTATION** – no more than 60% of off-street parking area located between the front façade within the front yard of the principal building.

☑ **STRUCTURE BACK & SIDES**

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

☑ **PEDESTRIAN FLOW**

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

☐ **CENTRAL FEATURES & COMMUNITY SPACES**

- ☐ Provision of at least two (2) central features.
- ☐ Direct access to public sidewalk network.

☐ **MULTIPLE BUILDINGS IN COMMERCIAL CENTERS**

- ☐ Use of similar building materials.
- ☐ Use of similar architectural styles or theme.

☐ **OUTDOOR STORAGE, TRASH COLLECTION & LOADING AREAS**

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

☐ **FACADES & EXTERIOR WALLS** – face over 100' in linear length incorporate wall projections or recesses

- ☐ Minimum 3' depth.
- ☐ Minimum of 20’ contiguous feet within each 100' of façade length.
- ☐ Extends 20% of the façade.

☐ **DETAIL FEATURES**
- ☐ Facades include a repeating pattern with no less than three (3) elements (color change, texture change, material change).
- ☐ At least one (1) element repeating horizontally.
- ☐ Elements repeat at intervals of more than 30' horizontally or vertically.
- ☐ Change in plane no less than 12" in width (offset, reveal or projecting rib).

☐ **ROOFS** – Change in height every 100 linear feet in building length.

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

☐ **ENTRYWAYS**– three (3) defined, highly visible customer entrance elements.

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

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

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

Variance Application – Commercial Design Standards

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

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

Describe your variance request:

Request for variance from Commercial Design Standard requirement that no more than 60% of parking be located within front yard of principal building and requirement of 6' foundation landscaping strip between building facade and sidewalk.

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

Considering the narrow width of the site, the presence of two street frontages, and the residential uses to the north and west, the best use of the property is to place the building in the northwest corner with parking between the building and roads. After applying the front setbacks with parking in front, the usable area is very small and limits what the owner can propose for the site. Strict application of the building setbacks would not allow for a reasonably sized building to be constructed on this site, especially with any architectural features or overhangs. Requirement of parking behind the building as well as space for foundation landscaping would not allow for adequate parking or greenspace between the ROW and parking.

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

The requested variance would allow the owner to fully utilize the site with a functional building, sensible parking circulation, and have room for architectural features while still meeting the intent of the code to provide adequate space for parking and circulation and landscaping around the perimeter and entryways.

Record Property Owner(s): ATKINS EAT, LLC

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

Name of Applicant: Cody Smith

Signature:  Date: 10/14/2026

Name of Representative (if applicable): _____

Signature: _____ Date: _____

Variance Application

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

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Cody Smith	Name: ATKINS EAT, LLC
E-mail:	E-mail:
Address: 5501 W Pinnacle Pointe Dr Ste 4 Rogers, AR 72758	Address: 1450 E Zion Rd Ste 7 Fayetteville, AR 72703
Phone: 479.409.9651	Phone: 479.304.8635
Site/ Location: 1422 Main Dr	Current Zoning: C-2
Assessor's Parcel Number(s): 815-29560-001	Rezone Required: No
	Total Acreage: 0.77

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

Indicate Type of Submittal:

☑ Board of Adjustments
☐ Commercial Design Standards

Application Requirements:

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☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

☐ $75.00

STAFF USE ONLY

Date Application Submitted: 10/14/2026 Project Number: B26-131

Date Accepted as Complete: 10/19/2026 Receipt Number: 8209

B26-131

Variance Application – Board of Adjustment

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

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

Describe your variance request:

We are requesting a reduction of front building setback from 50' to 49' from Main Dr, and from 50' to 44' from Michelle St. We are also requesting a reduction or required parking spaces from 32 to 27.

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

Considering the narrow width of the site, the presence of two street frontages, and the residential uses to the north and west, the best use of the property is to place the building in the northwest corner with parking between the building and roads. After applying the front setbacks with parking in front, the usable area is very small and limits what the owner can propose for the site. Strict application of the building setbacks would not allow for a reasonably sized building to be constructed on this site, especially with any architectural features or overhangs. The owner is proposing on street parking to exceed the parking requirement, which we are unable to meet due to the size of the site.

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

The requested variance would allow the owner to fully utilize the site with a functional building, sensible parking circulation, and have room for architectural features while still meeting the intent of the code to provide adequate space for parking and circulation and providing enough parking for the intended use.

Record Property Owner(s): ATKINS EAT, LLC

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

Name of Applicant: Cody Smith

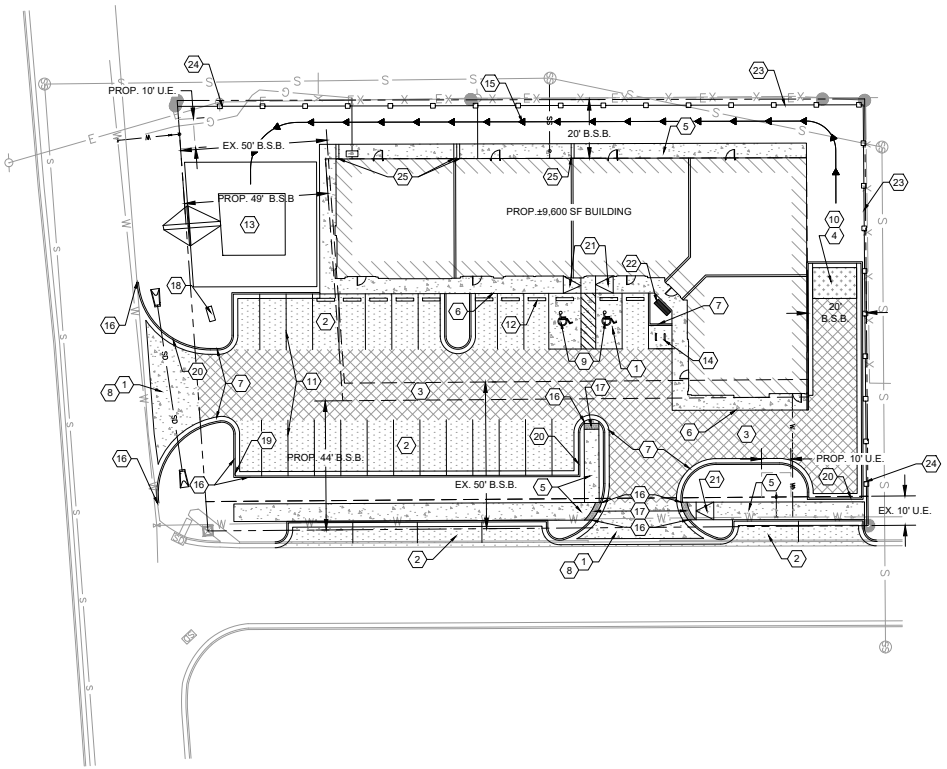
Signature: _____ Date: 10/14/2026

Name of Representative (if applicable): _____

Signature: _____ Date: _____

KEYNOTES

1. INSTALL LIGHT DUTY CONCRETE PAVING. SEE DETAIL ON SHEET C-602.
2. INSTALL LIGHT DUTY ASPHALT PAVING. SEE DETAIL ON SHEET C-602.
3. INSTALL HEAVY DUTY ASPHALT PAVING. SEE DETAIL ON SHEET C-602.
4. INSTALL HEAVY DUTY CONCRETE PAVING. SEE DETAIL ON SHEET C-602.
5. INSTALL CONCRETE SIDEWALK. SEE DETAIL ON SHEET C-602
6. INSTALL TURNDOWN SIDEWALK. SEE DETAIL ON SHEET C-603
7. CONSTRUCT STANDARD CURB & GUTTER
8. CONSTRUCT COMMERCIAL DRIVEWAY. SEE DETAIL ON SHEET C-605.
9. ADA ACCESSIBLE STALL AND BOLLARD MOUNTED SIGNAGE. SEE DETAIL ON SHEET C-602
10. INSTALL TRASH ENCLOSURE. REFER ARCH PLANS.
11. WHITE 4" WIDE STRIPING PER MUTCD STANDARDS (SEE PAVEMENT MARKING NOTES ON SHEET C-002)
12. INSTALL CONCRETE WHEEL STOP
13. PROPOSED DETENTION POND. SEE SHEET C-303 FOR MORE INFORMATION.
14. INSTALL BIKE RACKS.
15. GRASS SWALE.
16. CURB TRANSITION TO PAVEMENT. SEE DETAIL ON SHEET C-602
17. INSTALL TRUNCATED DOMES. SEE DETAIL ON SHEET C-602
18. PROPOSED MONUMENT SIGN
19. INSTALL 3' WIDE CONCRETE FLUME
20. INSTALL TURNDOWN CURB. SEE GRADING PLAN FOR ELEVATIONS.
21. INSTALL CONRETE ADA RAMP. SEE DETAIL ON SHEET C-602
22. INSTALL BENCH
23. INSTALL 8' TALL FENCE
24. TAPER FENCE DOWN TO 3' HEIGHT BEGINNING 15' FROM ROW
25. PROPOSED STEP



LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- BUILDING SETBACK
- PROP. EASEMENT
- EXIST. EASEMENT
- EXIST. WATER PIPE
- EXIST. GAS PIPE
- EXIST. SANITARY PIPE
- EXIST. UNDERGROUND POWER
- EXIST. STORM DRAIN PIPE
- EXIST. UNDERGROUND FIBER OPTIC
- PROP. FENCE
- PROP. SWALE FLOWLINE

SITE INFORMATION	
PROPOSED USE	COMMERCIAL
ZONING	C-2
PROPOSED LOT SIZE	±33,565 SF (±0.77 ACRES)
REQUIRED PARKING (1 PER 300 SF OFFICE)	32 TOTAL; 2 ADA
PROPOSED PARKING	33 TOTAL; 2 ADA
TOTAL IMPERVIOUS AREA	24,215 SF (72.14%)
TOTAL PERVIOUS AREA	9,350 SF (27.86%)
BUILDING SETBACKS	
FRONT	30' (50' WITH PARKING IN FRONT)
REAR	20'
SIDE	20'

NOTES:

1. A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.
2. STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADE PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
   a) DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLAN AS APPROVED BY THE PLANNING COMMISSION, AND
   b) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
   c) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
   d) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
   e) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.

0 20 40 FEET

BY DESIGN ENGINEERING

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 23834 CODY G. SMITH

REVISIONS

REV #	DATE	DESCRIPTION

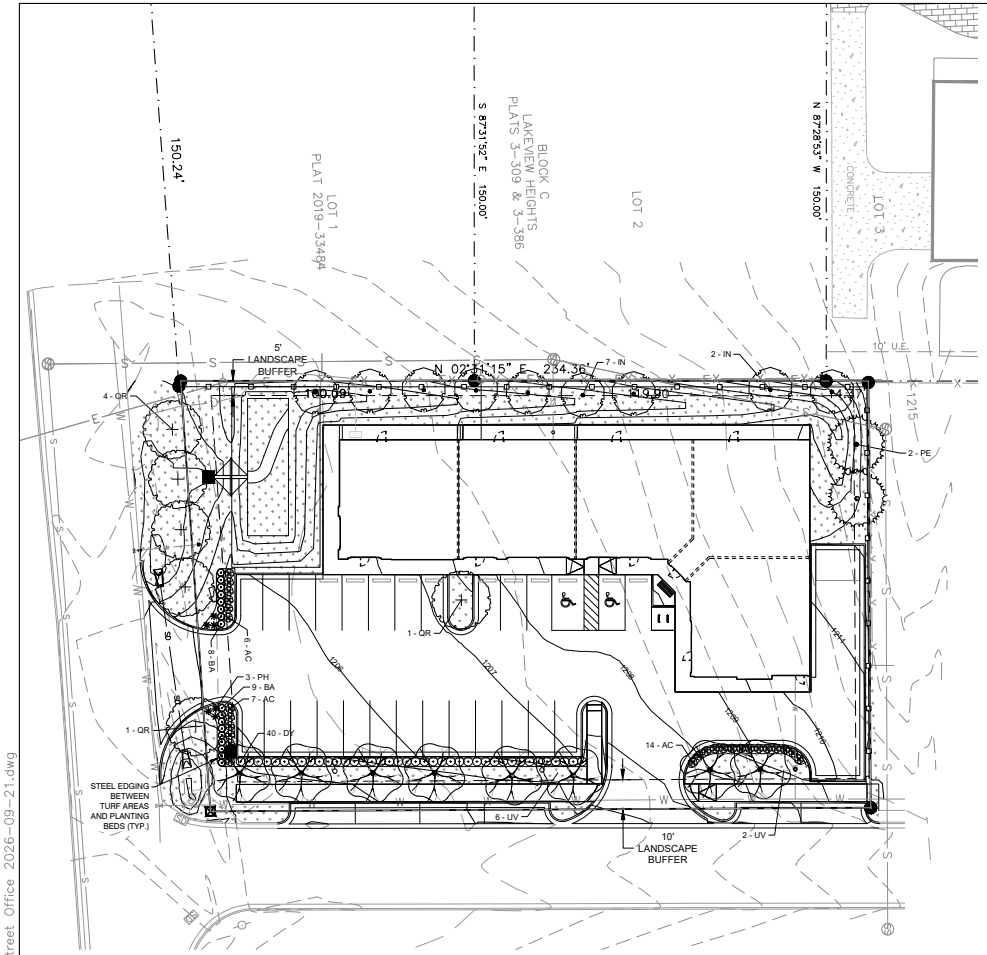
SPRINGDALE, AR

MAIN STREET OFFICE
SITE PLAN

PROJECT #:
DATE:

SHEET
C-101

SIT_26019.dwg
12/24/2025



LANDSCAPE REQUIREMENTS

STREET FRONTAGE

1 TREE / 7 SHRUBS PER 25 LF

MAIN DR 119 LF

TREES REQUIRED:	5
TREES PROVIDED:	5
SHRUBS REQUIRED:	33
SHRUBS PROVIDED:	33

MICHELLE ST. 196 LF

TREES REQUIRED:	8
TREES PROVIDED:	8
SHRUBS REQUIRED:	55
SHRUBS PROVIDED:	55

INTERIOR PARKING LOT LANDSCPING

PARKING LOT AREA = 8,340 SF

LANDSCAPE AREA REQUIRED:	667 SF (8%)
LANDSCAPE AREA PROVIDED:	702 SF (8.41%)
1 TREE PER LANDSCAPED ISLAND	
1 TREES REQUIRED	1 TREE PROVIDED

PERIMETER LANDSCAPING

5' SETBACK	5' SETBACK PROVIDED
1 TREE PER 25 LF	
WEST PERIMETER 234 LF	
9 TREES REQUIRED	9 TREES PROVIDED
NORTH PERIMETER 145 LF	
6 TREES REQUIRED	6 TREES PROVIDED*

*BECAUSE OF THE LACK OF GREENSPACE ALONG THE NORTHERN PERIMETER NOT ALL STREET TREES COULD BE PLACED.

NORTH

0 20 40 60 feet

SCALE: 1" = 20'

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CALIPER	ROOT	HEIGHT	QTY
TREES						
	IN	Ilex x 'Nellie R. Stevens' / Nellie R. Stevens Holly	-	B&B or Cont.	6` min,	9
	QR	Quercus rubra / Northern Red Oak	2" Cal.	B&B or Cont.	8` min.	6
	UV	Ulmus americana `Valley Forge` / American Elm	2" Cal.	B&B or Cont.	8` min.	8
EVERGREEN TREES						
	PE	Pinus echinata / Short Leaf Pine	2" Cal.	B&B	10` min.	2

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY
SHRUBS						
	AC	Abelia x grandiflora `Compacta` / Compact Abelia	3 gal.		36" o.c.	27
	BA	Berberis thunbergii `Aurea Nana` / Japanese Barberry	3 gal		30" o.c.	17
	DY	Ilex vomitoria 'Nana' / Dwarf Yaupon Holly	3 gal.	Cont.	36" o.c.	40
	PH	Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass	1 gal.	Existing	30" o.c.	6

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY
GROUND COVERS			
	CT	Cynodon dactylon `Tif 419` / Bermuda Grass	10,055 sf

LANDSCAPE GENRAL NOTES

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ARKANSAS ONE-CALL TO CONFIRM ALL UTILITIES.
2. ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
3. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK ansi z60.1" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
4. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON THE PLANT LIST.
5. ALL REQUIRED TREES SHALL BE 2" MINIMUM CALIPER, WITH A SINGLE DOMINATE CENTRAL LEADER. MULTI LEADERED TREES WILL NOT BE ACCEPTABLE WITHOUT PRIOR APPROVAL FROM URBAN FORESTRY.
6. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED, UNLESS SPECIFIED OTHERWISE, AND MUST MEET ALL REQUIREMENTS SPECIFIED ON PLANS.
7. ALL TREES AND SHRUBS SHALL BE INSTALLED PER STANDARD CITY REQUIREMENTS OF THE CITY OF SPRINGDALE CODE OF ORDINANCE.
8. ALL TREE WITHIN 5' OF A PAVED SURFACE SHALL RECEIVE ROOT BARRIERS INSTALLED PER MANUFACTURERS SPECIFICATIONS.
9. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND/OR OWNER BEFORE, DURING, AND AFTER CONSTRUCTION.
10. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED WITH A 3" LAYER OF ORGANIC HARDWOOD MULCH. MULCH SHALL BE NOT BE PLACED IMMEDIATELY ADJACENT TO TREE TRUNKS, BUT SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE.
11. ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS.
12. ALL PLANTING BEDS SHALL BE CONTAINED BY STEEL EDGING MATERIAL OTHER THAN VEGETATION.
13. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
14. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
15. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF TWO (2) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
16. 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.
17. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE CONSTRUCTION BEGINS.
18. ALL 4:1 SLOPES OR GREATER ARE TO BE PLANTED WITH 100% BERMUDA GRASS SOD.
19. ALL DISTURBED AREAS NOT DESIGNATED TO BE SODDED SHALL BE SEEDED WITH A GRASS SEED MIX CONSISTING OF 70% TURF TYPE FESCUE, 20% PERENNIAL RYE, AND 10% BERMUDA GRASS AT 5 POUNDS PER 1,000 SQUARE FEET, EXCEPT WHERE NOTED ON PLAN. DETENTION AREAS SHALL HAVE THEIR OWN SPECIFIC SEED MIX AS CALLED OUT IN THE PLANT SCHEDULE. SEEDING AMOUNTS FOR THE DETENTION AREAS SHALL FOLLOW THE SEED COMPANIES RECOMMENDED SEEDING RATE AND WATERING SCHEDULE.
20. ALL AREAS TO BE SEEDED SHALL RECEIVE 4" OF TOPSOIL AND BE GRADED PER THE GRADING PLAN.
21. IRRIGATION SHALL BE EITHER AN UNDERGROUND AUTOMATIC SYSTEM OR SHALL UTILIZE HOSE BIBS EVERY 100'.
22. MAINTENANCE: THE CURRENT OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE ONGOING MAINTENANCE OF REQUIRED LANDSCAPING.
23. REPLACEMENT LANDSCAPING: REQUIRED LANDSCAPING THAT DIES OR IS DAMAGED SHALL BE REMOVED AND REPLACED BY THE CURRENT OWNER OF THE PROPERTY. THE OWNER SHALL HAVE 60 DAYS FROM THE RECEIPT OF WRITTEN NOTICE ISSUED BY THE CITY TO REMOVE AND REPLACE ANY REQUIRED LANDSCAPING THAT DIES OR IS DAMAGED.

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

BY DESIGN ENGINEERING

ARKANSAS LANDSCAPE ARCHITECT JUSTIN JAMES GUSTIN 2024 STATE OF ARKANSAS

SUNDTEK STUDIOS
3302 SWEETBRIAR DR.
FAYETTEVILLE, AR 72703
PH# 479.283.9721

DATE: 10/23/2026

REV #	DATE	DESCRIPTION
		REVISIONS

MAIN STREET OFFICE
LANDSCAPE PLAN

SPRINGDALE, AR

MAIN DRIVE

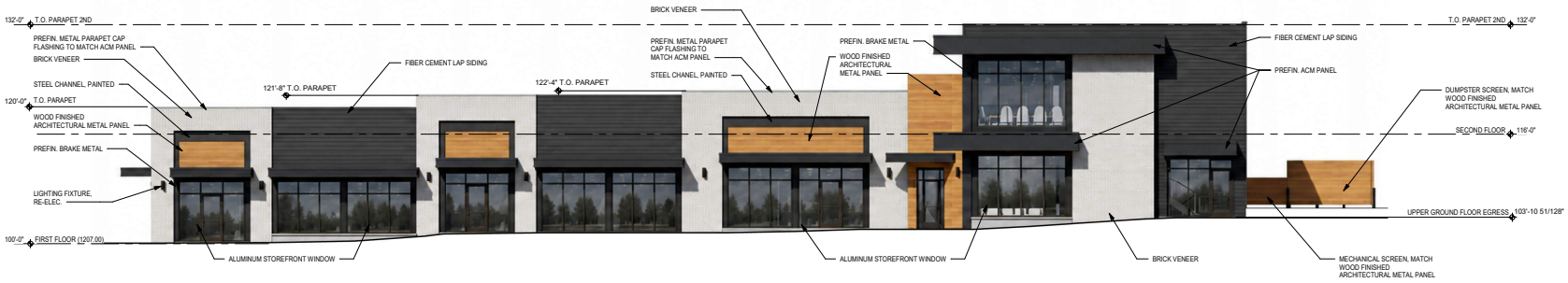
PROJECT #:

DATE:

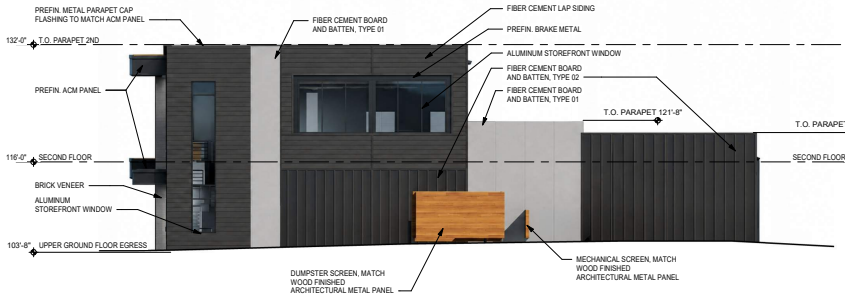
SHEET
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Main Street Office 2026-09-21.dwg

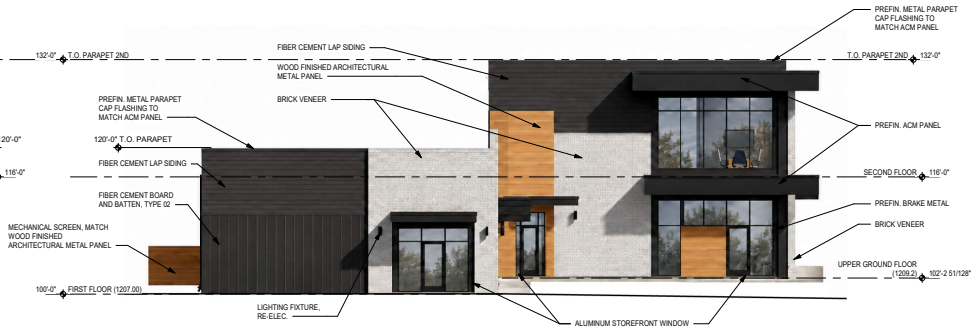
10/23/2026



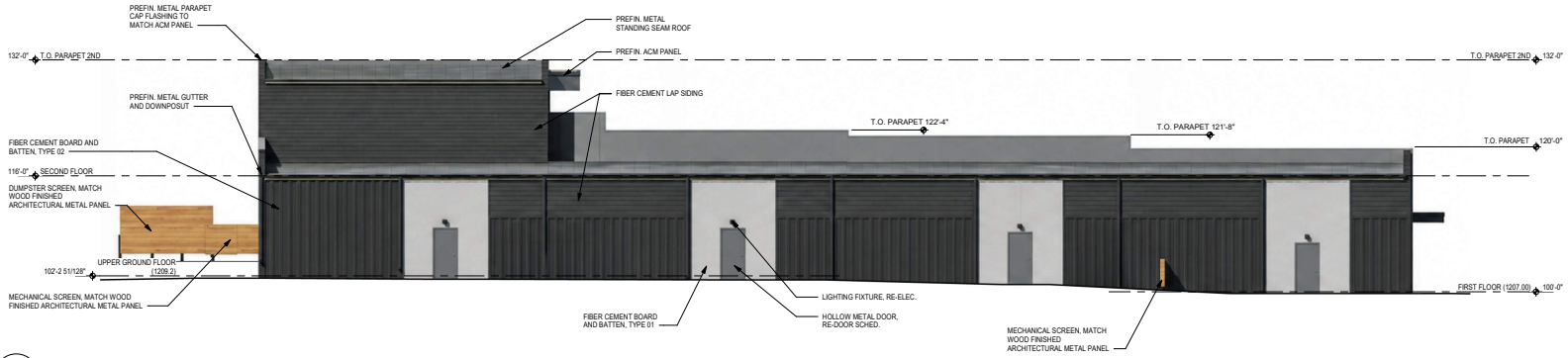
1 EAST RENDERED ELEVATION
1/8" = 1'-0"



2 NORTH RENDERED ELEVATION
1/8" = 1'-0"



3 SOUTH RENDERED ELEVATION
1/8" = 1'-0"



4 WEST RENDERED ELEVATION
1/8" = 1'-0"

BLD ARCHITECTS

REVIEW 10/22/2026

A NEW FACILITY FOR
MAIN STREET OFFICE
SPRINGDALE, ARKANSAS

PROJECT NO. 2026-014
ISSUE DATE 00/00/0000
REVISION DATES # DATE DESCRIPTION

RENDERED ELEVATIONS
A4.3
COPYRIGHT 2026

Return to Agenda

Waiver Request

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

Applicant (person making request)	Site/ Location: 1422 Main Dr
Name: Cody Smith	Assessor's Parcel Number(s): 815-29560-001
E-mail: csmith@bydesignnwa.com	
Address: 5501 W Pinnacle Pointe Dr Ste 4	Current Zoning: C-2
Rogers, AR 72758	Waiver Requested: Fee in lieu of Main Dr Improvements
Phone: 479.409.9651	Total Acreage: 0.77

Please describe your request in detail:

This is a request to pay a fee in lieu of the required improvements to Main Dr per the Master Street Plan.

If you have any additional comments, please attach additional pages to this document.

STAFF USE ONLY

Date Application Submitted: 10/14/26 Project Number: W26-50

ENGINEERING COMMENTS – Reviewed by Katie Hollingshead, PE, CFM

PROJECT: W26-50 Main St Office Street Improvements
REVIEW DATE: 10/29/2026

Fee in lieu of improvements is proposed for Main St. Engineering does not support this and would like to see these improvements installed as part of the development. Engineering recommends this waiver be heard at Planning Commission to get input from commissioners and the public.
We may support partial improvements and are open to discussion about what fits this project best.

Adjacent Property Owner List

B26-130; B26-131

Bonete, Toshila Marie Living Trust
204 Michelle St
Springdale, AR 72764-9332

Aldridge, Andrew Jordan & Adrien Louise
213 Suttle Dr
Springdale, AR 72764-2527

Schmidt, Walter G & Sharon C Revocable Trust
215 Suttle Dr
Springdale, AR 72764

Kearbey, Linda B
217 Suttle Dr
Springdale, AR 72764

APEX PROPERTY GROUP, LLC
1583 Main Dr
Fayetteville, AR 72704-5214

LAFARGUE & CHANDLER, LLC
105 Holcomb St
Springdale, AR 72764

ESCH, LLC
4100 Corporate Center Dr #220
Springdale, AR 72762-5768

GOLDEN RAZORBACK, LLC
3470 Wild Oak Bay Blvd, Apt 147
Bradenton, FL 34210

ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
Little Rock, AR 72203

FIRST SECURITY BANK
314 N Spring St
Searcy, AR 72143

Sparkman, Justin Andrew & Shelby Lauren
205 Michelle St
Springdale, AR 72764-9334

LAZARKS, LLC
1030 Kerr Rd
Clever, MO 65631

Johnson Family Rev Trust of 2016
C/O Johnson, Athena M
203 Michelle St
Springdale, AR 72764

Davis, Kyle Allen & Christina N
202 Michelle St
Springdale, AR 72764-9332

Carter, Robert & Caroline C
211 Suttle Dr
Springdale, AR 72764



PROJECT AREA

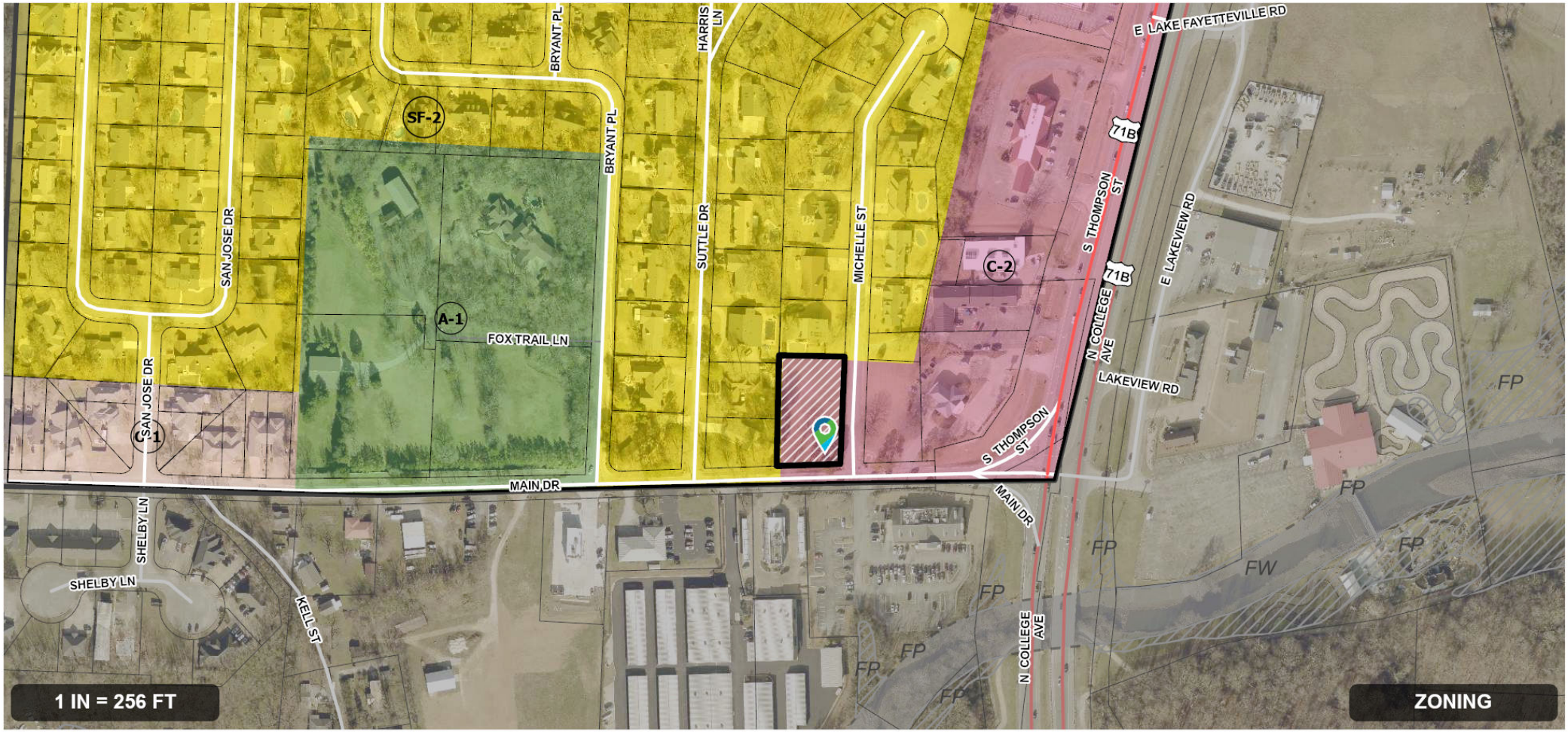
PUBLIC NOTICE

B26-130: Main Street Office

1422 Main Drive

B26-130: Variance from Commercial Design Standards | B26-131: Variance for Reduction of Front Setback from 50' to 49' on Main Drive, Reduction of Front Setback from 50' to 44' on Michelle Street, Variance from Minimum Parking Requirements | W26-50 Waiver of Street Improvements on Main Drive

N



PROJECT AREA

PUBLIC NOTICE

B26-130: Main Street Office

1422 Main Drive

B26-130: Variance from Commercial Design Standards | B26-131: Variance for Reduction of Front Setback from 50' to 49' on Main Drive, Reduction of Front Setback from 50' to 44' on Michelle Street, Variance from Minimum Parking Requirements | W26-50 Waiver of Street Improvements on Main Drive

N

Variance Application

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

Applicant / Representative (person making request)

Name: Expedient Civil Engineering, PLLC

E-mail: [redacted]

Address: P.O. Box 5484

Bella Vista, AR 72714

Phone: 509-759-5300

Site/ Location: 722 Oak Avenue

Assessor's Parcel Number(s):

Property Owner (if other than Applicant)

Name: Beauty4Ashes Investments, LLC

E-mail: [redacted]

Address: 701 Jamaica Dr

Bentonville, AR 72712

Phone: 571-209-0883

Current Zoning: C-2

Rezone Required: C-2

Total Acreage: 0.27

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

Indicate Type of Submittal:

☒ Board of Adjustments
☒ Commercial Design Standards

Application Requirements:

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

Review Fee:

☒ $75.00

STAFF USE ONLY

Date Application Submitted: 10/15/2026

Project Number: B26-132

Date Accepted as Complete: 10/19/2026

Receipt Number: 8231

Variance Application- Commercial Design Standards

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

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

Check Item(s) for which Variance is Requested:

☐ **ENTRANCES** – one (1) customer entrance on all sides of principal building directly facing abutting public right-of-way.

☐ **PARKING LOT ORIENTATION** – no more than 60% of off-street parking area located between the front façade within the front yard of the principal building.

☒ **STRUCTURE BACK & SIDES**

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

☐ **PEDESTRIAN FLOW**

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

☐ **CENTRAL FEATURES & COMMUNITY SPACES**

- ☐ Provision of at least two (2) central features.
- ☐ Direct access to public sidewalk network.

☐ **MULTIPLE BUILDINGS IN COMMERCIAL CENTERS**

- ☐ Use of similar building materials.
- ☐ Use of similar architectural styles or theme.

☐ **OUTDOOR STORAGE, TRASH COLLECTION & LOADING AREAS**

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

☐ **FACADES & EXTERIOR WALLS** – face over 100' in linear length incorporate wall projections or recesses

- ☐ Minimum 3' depth.
- ☐ Minimum of 20’ contiguous feet within each 100' of façade length.
- ☐ Extends 20% of the façade.

☐ **DETAIL FEATURES**

- ☐ Facades include a repeating pattern with no less than three (3) elements (color change, texture change, material change).
- ☐ At least one (1) element repeating horizontally.
- ☐ Elements repeat at intervals of more than 30' horizontally or vertically.
- ☐ Change in plane no less than 12" in width (offset, reveal or projecting rib).

☐ **ROOFS** – Change in height every 100 linear feet in building length.

☐ **MATERIALS & COLORS**

- ☐ Predominate exterior materials high quality materials.
- ☐ Façade color – low reflectance, subtle, neutral or earth tone.

☐ **ENTRYWAYS**– three (3) defined, highly visible customer entrance elements.

☒ **LANDSCAPING**

- ☐ Entryway landscaping;
- ☒ Parking lot landscaping;
- ☒ Perimeter parking area landscaping;
- ☒ Building foundation landscaping;

☐ **SCREENING**

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

☐ **LIGHTING**

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

Variance Application – Commercial Design Standards

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

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

Describe your variance request:

Lot is a corner commercial lot and near downtown. Setbacks for C-2 zoning are 30' with no parking between building and ROW. Requesting variance to placing building at corner of intersection to allow drive aisle and parking behind the building so that there is more visibility from Thompson Street.

Foundation landscaping can not be placed on north and east sides of building due to building lot width.

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

Lot is a corner commercial lot and near downtown. Setbacks for C-2 zoning are 30' with no parking

Foundation landscaping can not be placed on north and east sides of building due to building lot width.

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

Lot is a corner commercial lot and near downtown. Setbacks for C-2 zoning are 30' with no parking

Foundation landscaping can not be placed on north and east sides of building due to building lot width.

Record Property Owner(s): Beauty4Ashes Investments, LLC

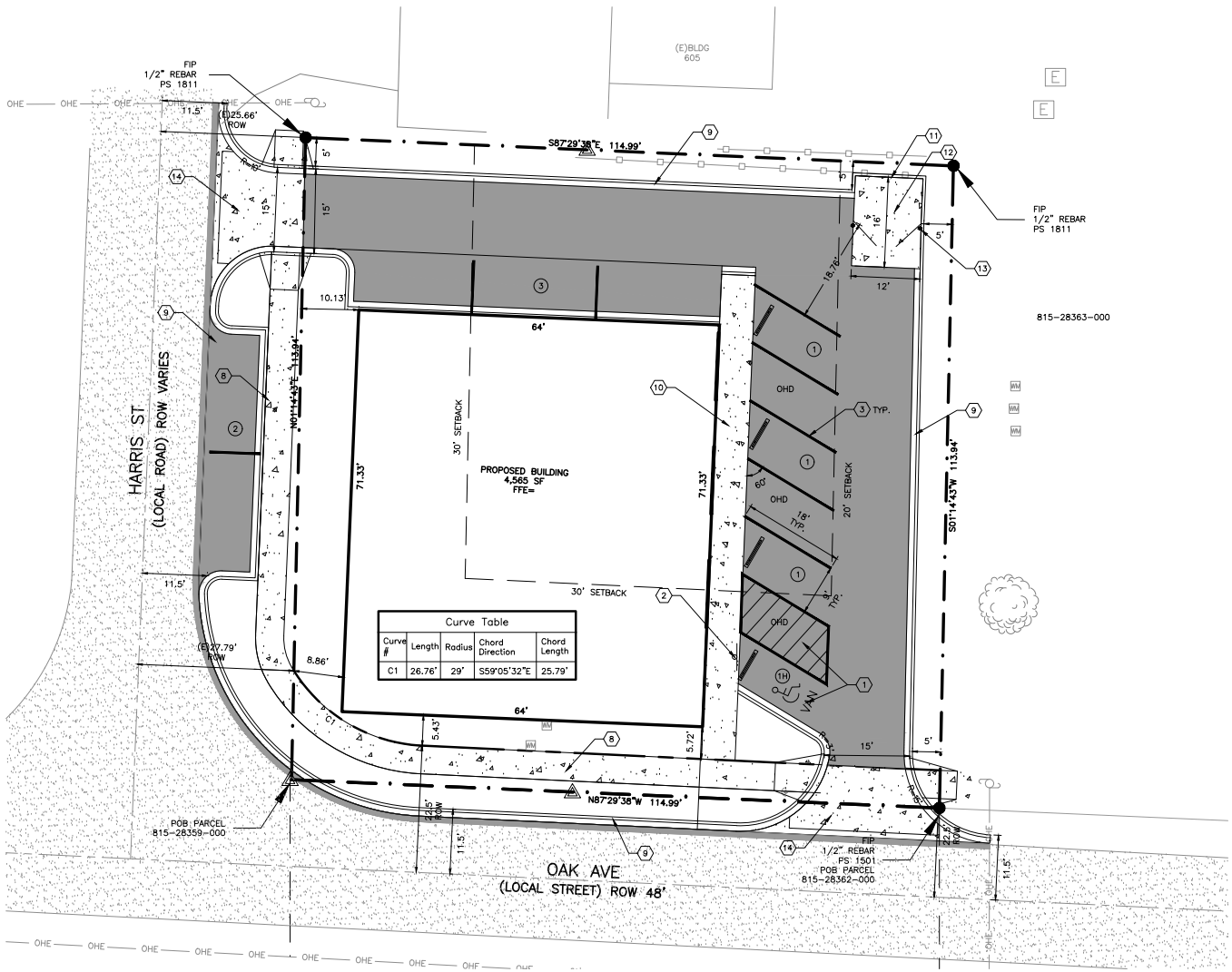
APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information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

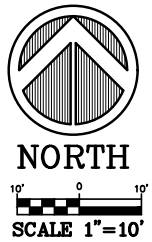
Name of Applicant: Expedient Civil Engineering, PLLC/ Jason Ingalls

Signature: Jason E. Ingalls Date: 10/14/2026

Name of Representative (if applicable): _____

Signature: _____ Date: _____





LEGEND

FOUND IRON PIN	
SET IRON PIN	
PROPERTY LINE	
EXISTING ASPHALT	
EXISTING CENTERLINE OF ROAD	
EXISTING EASEMENT	
EXISTING CONCRETE	
EXISTING 8" WATER MAIN	8W
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
EXISTING 8" SEWER MAIN	8SS
EXISTING SEWER MANHOLE	
EXISTING STORM SEWER	
EXISTING JUNCTION BOX	
PROPOSED SETBACK	
PROPOSED STANDARD ASPHALT	
PROPOSED CONCRETE	
PROPOSED SIGN	

ENGINEER:

EXPEDIENT CIVIL ENGINEERING, PLLC
9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714

DEVELOPER:

BEAUTY4ASHES INVESTMENTS, LLC
701 JAMAICA DR
BENTONVILLE, AR 72712

ZONING:

C-2
GENERAL COMMERCIAL

BUILDING SETBACKS:

30' FRONT - NO PARKING IN FRONT
50' FRONT - WITH PARKING IN FRONT
0' SIDE INTERIOR
20' REAR

TOTAL AREAS OF DEVELOPMENT:

GROSS AREA:	13,099 SF
NET AREA (MINUS ROW):	12,221 SF
OVERALL IMPERVIOUS AREA:	9,969 SF
OVERALL PERVIOUS AREA (EXCLUDING ROW):	2,252 SF
% PERVIOUS:	18.4%

NOTES:

1. ALL HVAC EQUIPMENT AND OTHER MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW AND SCREENED ON ALL SIDES WITH SIMILAR MATERIALS AS THE BUILDING.
2. ANY NEW LIGHTING WILL BE REQUIRED TO BE CUT-OFF OR B-U-G WITH A "U" RATING OF ZERO AND APPROVED BY PLANNING COMMISSION.
3. THERE WILL NOT BE ANY FREE-STANDING SIGNS ON-SITE.
4. ANY FENCE THAT WILL BE INSTALLED AFTER CONSTRUCTION WILL REQUIRE A SEPERATE PERMIT.
5. THERE SHALL BE NO OBSTRUCTIONS BETWEEN 3' & 8' TALL INSIDE OF THE SIGHT DISTANCE TRIANGLES.

PARKING REQUIREMENTS:

1. OFFICE (1,800 SF) - 1 SPACE PER 300 SF, TRADES & SERVICES - 1 SPACE PER 1,200 SF (2,765 SF)
   NUMBER OF SPACES REQUIRED - OFFICE - TRADES & SERVICES - 9 SPACES
2. NUMBER OF STANDARD PARKING SPACES PROVIDED -8 SPACES
3. NUMBER OF ACCESSIBLE PARKING SPACES PROVIDED - 1 SPACE
4. TOTAL NUMBER OF PARKING SPACES PROVIDED - 9 SPACES

LANDSCAPE BUFFER WIDTH:

FRONT:	10'
SIDE (ADJACENT TO RESIDENTIAL):	5'

KEYNOTES:

1. ACCESSIBLE PARKING STRIPING PER DETAIL **5/C7.0.**
2. ACCESSIBLE PARKING SIGN PER DETAIL **4/C7.0.**
3. 4" WHITE PARKING STRIPING
4. PARK BENCH PER CITY OF SPRINGDALE REQUIREMENTS
5. BIKE RACK PER CITY OF SPRINGDALE REQUIREMENTS
6. STANDARD ASPHALT SECTION PER DETAIL **6/C7.0.**
7. CONCRETE WHEEL STOP PER DETAIL **7/C7.0.**
8. 5' SIDEWALK PER CITY OF SPRINGDALE STANDARD DETAIL **SD-B-1/C7.0.**
9. CURB AND GUTTER PER DETAIL **8/C7.0.**
10. 4" THICK CONCRETE FLUSH WITH ASPHALT
11. TRASH ENCLOSURE PER ARCHITECTURAL PLANS
12. 6" HEAVY DUTY CONCRETE SECTION PER DETAIL **9/C7.0.**
13. BOLLARD PER DETAIL **10/C7.0.**
14. COMMERCIAL DRIVE PER CITY OF SPRINGDALE STANDARD DETAIL **SD-B-3/C7.0.**

NOT FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
Jason E. Ingalls
No.11411
9/21/2026

Rev	Comments	Date

722 OAK AVE. FLEX SPACE
722 OAK AVE.
SPRINGDALE, AR

BEAUTY 4 ASHES INVESTMENTS, LLC
701 SE JAMAICA DR, BENTONVILLE, AR 72712

9200 SUITS US DR STE B
BELLA VISTA, AR 72714
O (479) 594-2028
M (479) 790-3053
EMAIL jei@eceark.com
Expedient Civil Engineering, PLLC

DRAWN BY: JEI
CHECKED BY: JEI
DATE 9/21/2026
JOB NUMBER 26-1049
SHEET NAME SITE PLAN
File No. 26-1049.dwg
C4.0

CERTIFICATE OF AUTHORIZATION
ECE
No. 3356
ARKANSAS ENGINEER

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

2:\ECE-Work\Projects\2026 Projects\26-1049 722 Oak Ave. Flex Space\Dwg\26-1049.dwg

Expedient Civil Engineering, PLLC

B26-132
9200 Suits Us Dr, Ste. B
Bella Vista, AR 72714
Phone: (479) 364-0028
Email: [redacted]

October 14, 2026

Tax Parcel 815-28359-000 & 815-28362-000

ADJACENT OWNER'S

815-28357-000
MARTINEZ, LUIS
398 LIEM CIR
SPRINGDALE, AR 72762-2960

PO BOX 1549

815-28363-000
604-620 OAK AVENUE LLC
604 OAK AVE
SPRINGDALE, AR 72764

815-28377-000, 815-28380-000, & 815-28379-000
SPRINGDALE WATER & SEWER COMM
PO BOX 769
SPRINGDALE, AR 72765-0769

815-28353-000
MANCIA PROPERTIES LLC
2021 W SUNSET AVE STE AA
SPRINGDALE, AR 72762-5134

815-28384-000
SPRINGDALE CHRISTIAN CHURCH
c/o LAWRENCE THURMAN 305 OAKLAWN
SPRINGDALE, & 815-28354-000 AR 72764

Best Regards,
EXPEDIENT CIVIL ENGINEERING, PLLC

Jason E. Ingalls

Jason E. Ingalls, P.E.
Owner/Senior Project Manager

Cc: File





PROJECT AREA

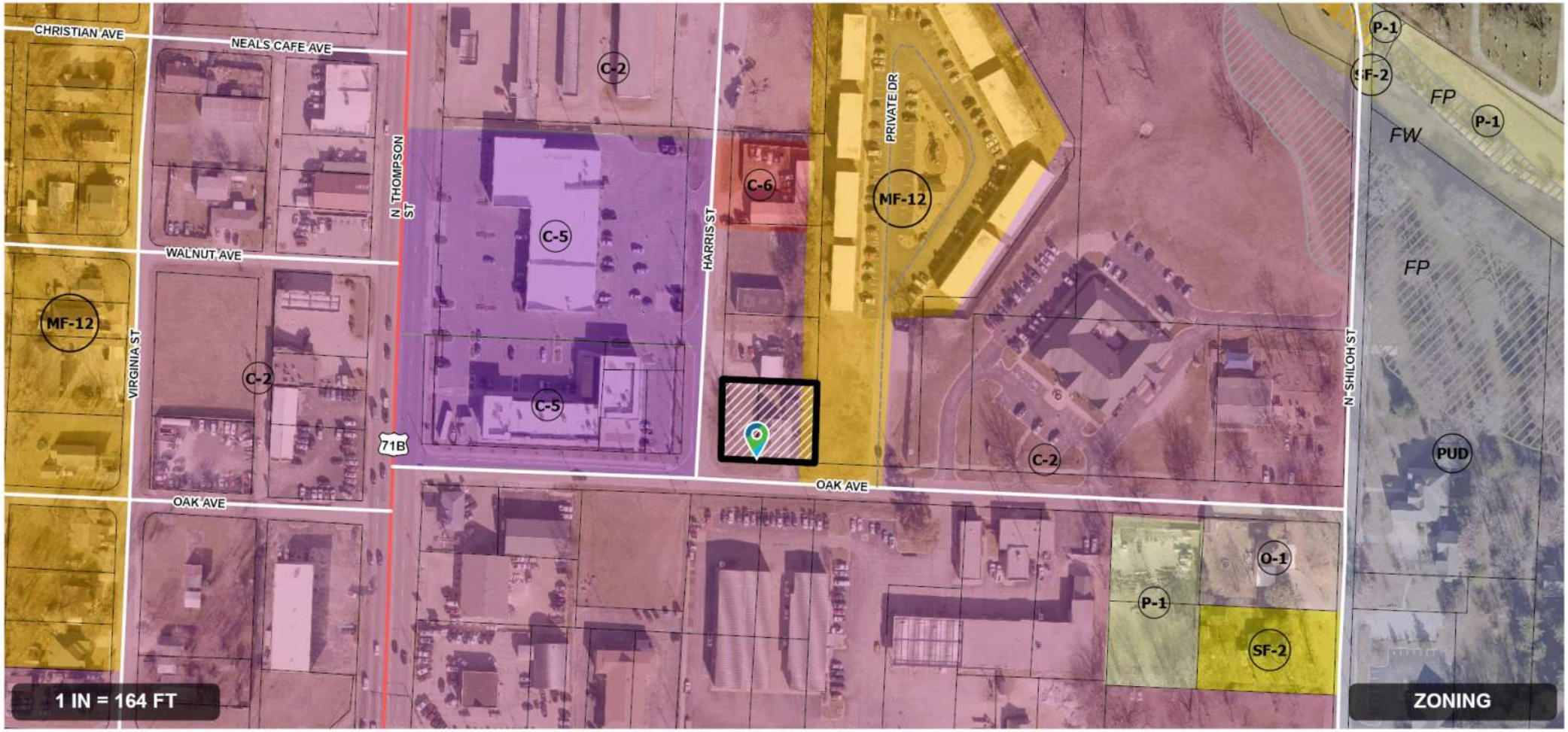
PUBLIC NOTICE

B26-132: Beauty 4 Ashes Investments, LLC

722 Oak Avenue

Variance from Commercial Design Standards

N



PROJECT AREA

PUBLIC NOTICE

B26-132: Beauty 4 Ashes Investments, LLC

722 Oak Avenue

Variance from Commercial Design Standards

N

RESOLUTION NO._____

A RESOLUTION ADOPTING A REVISED MASTER TRAIL PLAN FOR THE CITY OF SPRINGDALE, ARKANSAS

WHEREAS, the City of Springdale's trail and active transportation network continues to expand to meet the needs of a growing population, and;

WHEREAS, the most recent Master Trail Plan was adopted by resolution of the Springdale City Council in 2015, prior to significant expansions to the system and new developments, and;

WHEREAS, a new plan was drafted by city staff in 2026 and recommended for approval by the Active Transportation Committee at their September 15th, 2026 regular meeting, and;

WHEREAS, public comment periods were held on October 3rd, 2026 and October 20th, 2026, and;

WHEREAS, the Planning Commission reviewed the proposed plan at its November 3rd 2026, regular meeting and recommended it for adoption.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the above-mentioned 2026 Master Trail Plan map is hereby adopted to be used in guiding future decisions regarding active transportation facilities and trail development in the City of Springdale.

PASSED AND APPROVED this ___ day of November, 2026.

_____
Doug Sprouse, Mayor

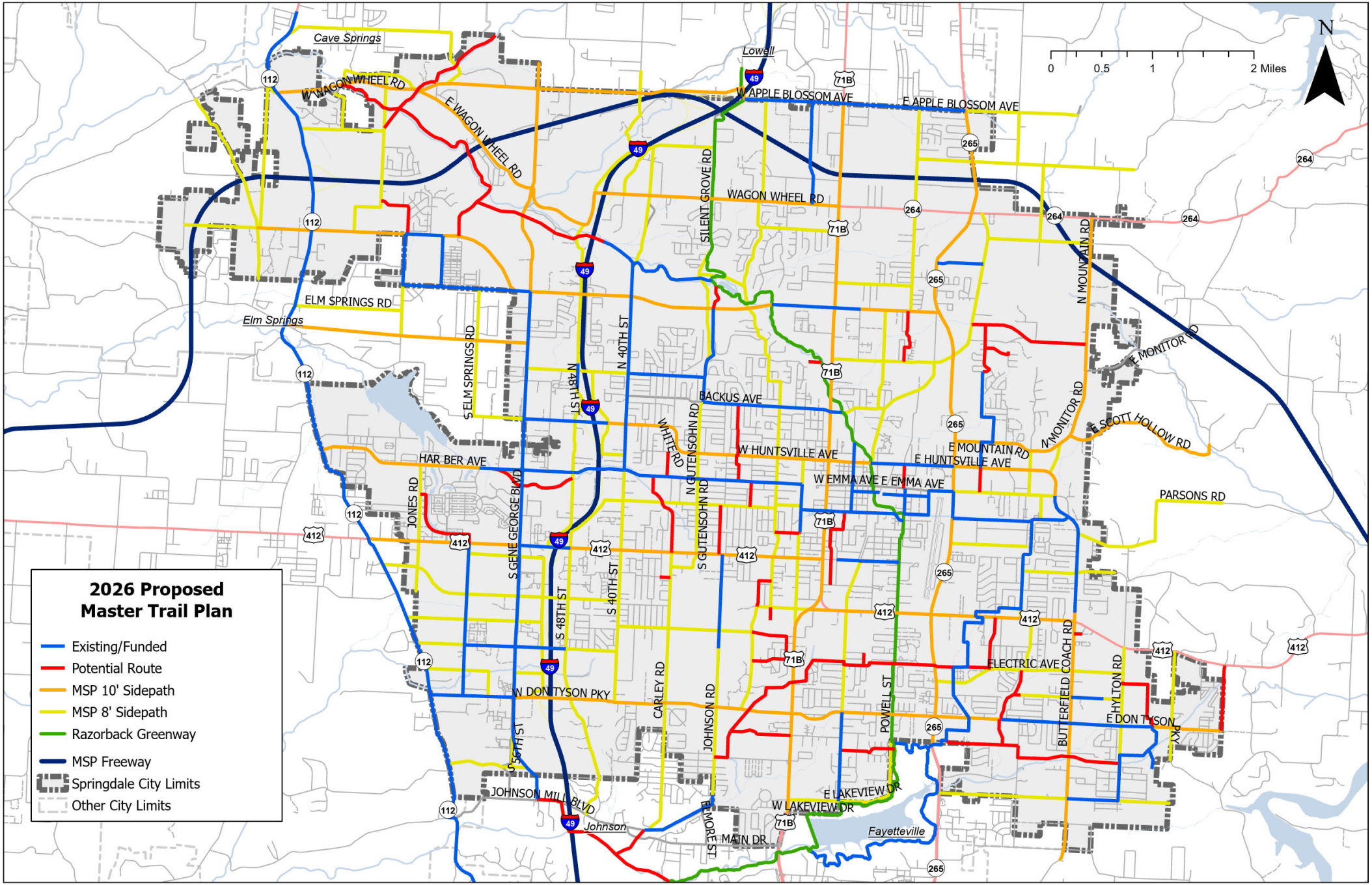
ATTEST:

_____
Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

_____
Garrett Harlan, City Attorney

DRAFT


2026 Proposed
Master Trail Plan
Existing/Funded
Potential Route
MSP 10' Sidepath
MSP 8' Sidepath
Razorback Greenway
MSP Freeway
Springdale City Limits
Other City Limits
N
0
0.5
1
2 Miles
Cave Springs
Lowell
Elm Springs
Johnson
Fayetteville
W WAGON WHEEL RD
E WAGON WHEEL RD
WAGON WHEEL RD
W APPLE BLOSSOM AVE
E APPLE BLOSSOM AVE
ELM SPRINGS RD
S ELM SPRINGS RD
SILENT GROVE RD
N 48TH ST
N 40TH ST
BACKUS AVE
WHITE RD
N GUTENSOHN RD
S GUTENSOHN RD
W HUNTSVILLE AVE
E HUNTSVILLE AVE
E MOUNTAIN RD
N MOUNTAIN RD
N MONITOR RD
E MONITOR RD
E SCOTT HOLLOW RD
HAR BER AVE
W EMMA AVE
E EMMA AVE
PARSONS RD
JONES RD
S GENE GEORGE BLVD
S 48TH ST
S 40TH ST
S 56TH ST
W DON TYSON PKY
E DON TYSON PKY
CARLEY RD
JOHNSON RD
POWELL ST
ELECTRIC AVE
BUTTERFIELD COACH RD
E HYLTON RD
JOHNSON MILL BLVD
E LAKEVIEW DR
W LAKEVIEW DR
MAIN DR
E MOORE ST
49
71B
265
264
412
112

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

October 28, 2026

Nate Cole – City Planner
201 Spring Street
Springdale, Arkansas 72764

Via email: [redacted]

Re: LSD Approval Extension
L25-33 Trade Pro
1310 Oak Grove Road
Springdale, AR

Nate:

We are requesting a one-year extension to the approval of L25-33. We have been unable to get the permit pulled within the original approval period due to off-site sewer access as we are trying to extend the public sewer instead of constructing a septic system.

Very truly yours,

Nicholas Bohning

Z:\Engineers\00 - Engineer Projects\25931 - Stephen Green Oak Grove\01 Correspondence\LSD Approval Extension Letter.docx

PRELIMINARY PLANS FOR A

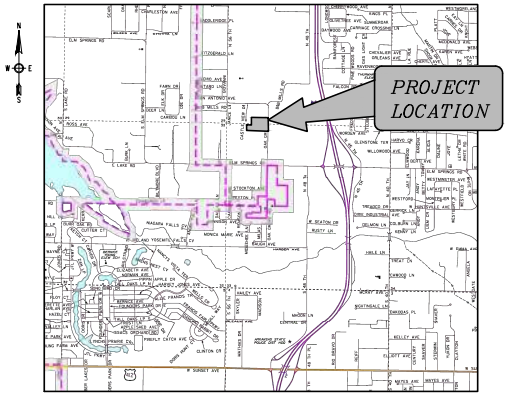
LARGE SCALE DEVELOPMENT

SERVING

STEPHEN GREEN
TRADE PRO OAK GROVE

1310 OAK GROVE ROAD
WASHINGTON COUNTY, ARKANSAS

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
–	COVER
1	EXISTING CONDITIONS
2	LARGE SCALE DEVELOPMENT
3	GRADING PLAN
4	STORM DRAINAGE PLAN & PROFILES
5	PAVING & SIGNAGE PLAN
6	TYPICAL DETAILS
7	UTILITY PLAN
8	UTILITY DETAILS
9	LANDSCAPING PLAN
10–11	STORM WATER POLLUTION PREVENTION PLAN
12	LIGHTING PLAN (BY OTHERS)



VICINITY MAP

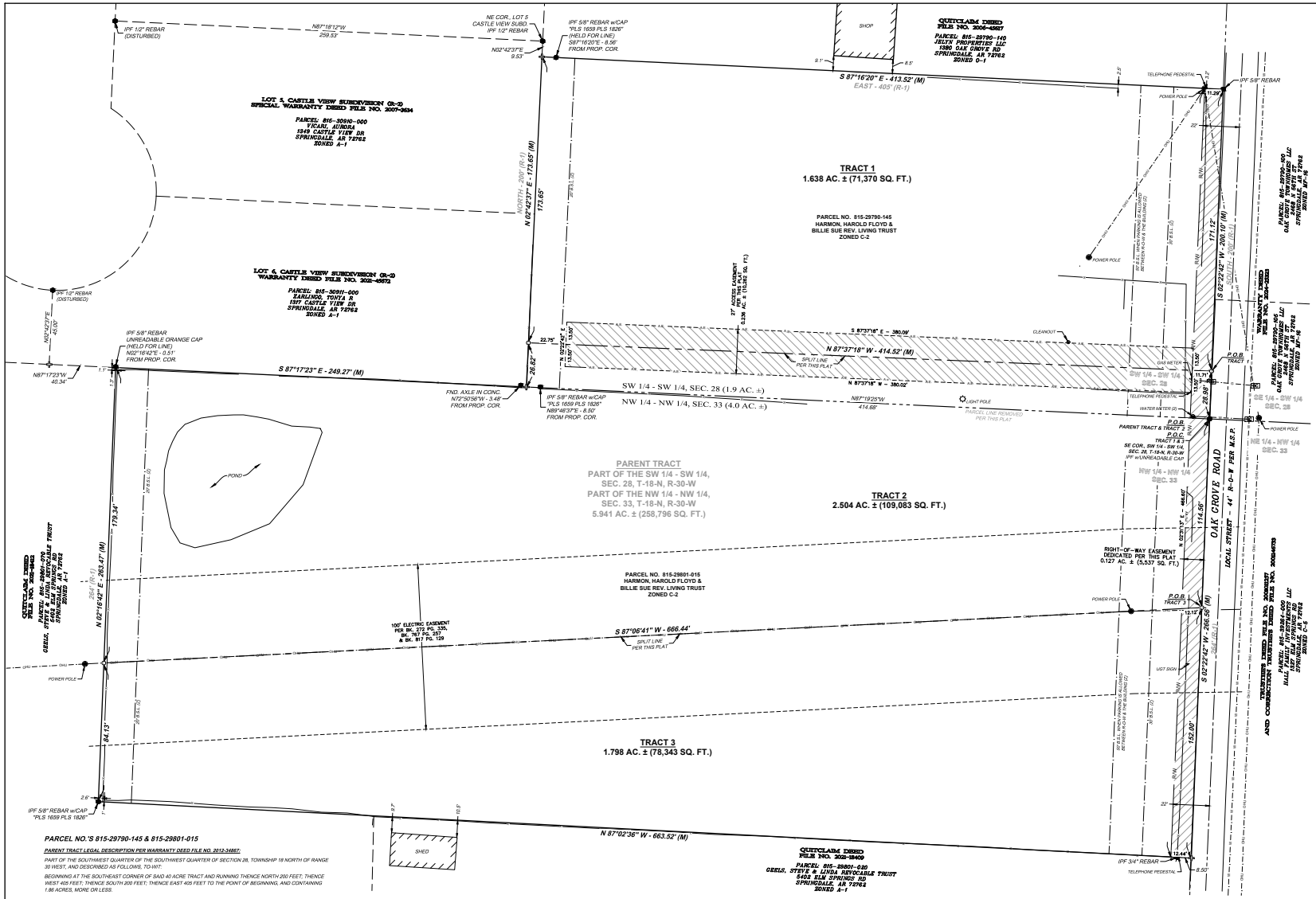
October 23, 2025

BY
ENGINEERING SERVICES INC.

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

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

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 WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES REVISED JANUARY 20, 2021 AND SEALED MAY 6, 2021.
3. CAPITAL COST OF PROPOSED PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE IS ESTIMATED TO EXCEED $25,000.
4. A VARIANCE FOR PERIMETER AND FRONTAGE LANDSCAPING HAS BEEN REQUESTED AND WILL BE HEARD AT THE NOVEMBER 4, 2025 PLANNING COMMISSION MEETING.
5. A WAIVER FOR STREET IMPROVEMENTS HAS BEEN REQUESTED AND WILL BE VOTED ON AT THE NOVEMBER 25, 2025 CITY COUNCIL MEETING.



LEGEND

PROPERTY LINE		P.O.C.	POINT OF COMMENCEMENT
SPLIT LINE		P.O.B.	POINT OF BEGINNING
SECTION LINE		IPF	IRON PIN FOUND (AS NOTED)
SECTION "40" LINE		SET	1/2" REBAR w/CAP "PS 1374"
ADJACENT OWNER			COMPUTED POINT
EASEMENT (AS NOTED)			CLEANOUT
R/W RIGHT-OF-WAY			WATER METER
BUILDING SETBACK LINE (B.S.L.)			GAS METER
CENTERLINE OF ROAD			POWER POLE
FENCE LINE			ONE CALL MARKING
OVERHEAD UTILITIES	(M)		MEASURED
SANITARY SEWER LINE	(R-4)		REFERENCE #
WATER LINE			RIGHT-OF-WAY EASEMENT PER THIS PLAT
UNDERGROUND GAS LINE			ACCESS EASEMENT PER THIS PLAT

PARCEL NO.'S 815-29790-145 & 815-29801-015

PARENT TRACT LEGAL DESCRIPTION PER WARRANTY DEED FILE NO. 2012-34967:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH OF RANGE 30 WEST, AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHEAST CORNER OF SAID 40 ACRE TRACT AND RUNNING THENCE NORTH 200 FEET; THENCE WEST 405 FEET; THENCE SOUTH 200 FEET; THENCE EAST 405 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.86 ACRES, MORE OR LESS.

AND ALSO:

THE NORTH 264 FEET OF EQUAL AND UNIFORM WIDTH OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-THREE (33), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST, CONTAINING FOUR (4) ACRES, MORE OR LESS.

PARENT TRACT SURVEY DESCRIPTION:

A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWENTY-EIGHT (28) AND A PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION THIRTY-THREE (33), ALL IN TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

***BEGINNING** AT THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 28, SAID POINT BEING A PIN WITH UNREADABLE CAP; THENCE ALONG THE EAST LINE OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 33, S02°02'42"W A DISTANCE OF 266.56 FEET; THENCE LEAVING SAID EAST LINE, N87°03'36"W A DISTANCE OF 663.52 FEET TO A 5/8 INCH REBAR WITH CAP "PLS 1659 PLS 1826"; THENCE N02°16'42"E A DISTANCE OF 263.47 FEET TO A POINT ON THE SOUTH LINE OF CASTLE VIEW SUBDIVISION AS SHOWN ON BOOK 8 AT PAGE 56 OF THE WASHINGTON COUNTY RECORDS; THENCE ALONG SAID SOUTH LINE, S87°17'23"E A DISTANCE OF 249.27 FEET TO THE SOUTHEAST CORNER OF SAID CASTLE VIEW SUBDIVISION; THENCE LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID CASTLE VIEW SUBDIVISION, N02°42'37"E A DISTANCE OF 200.43 FEET; THENCE LEAVING SAID EAST LINE, S87°16'20"E A DISTANCE OF 413.52 FEET TO A POINT ON THE EAST LINE OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 28 AND A 5/8 INCH REBAR; THENCE ALONG SAID EAST LINE, S02°22'42"W A DISTANCE OF 200.10 FEET TO THE **POINT OF BEGINNING**, CONTAINING 5.941 ACRES (258,796 SQUARE FEET), MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF OAK GROVE ROAD ON THE EAST SIDE THEREOF AND ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.*

TRACT 1 SURVEY DESCRIPTION:

A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

***COMMENCING** AT THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 28, SAID POINT BEING A PIN WITH UNREADABLE CAP; THENCE ALONG THE EAST LINE OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 28, N02°22'42"E A DISTANCE OF 28.98 FEET TO A 1/2 INCH REBAR WITH CAP "PS 1374" AND THE **POINT OF BEGINNING**; THENCE LEAVING SAID EAST LINE, N87°37'18"W A DISTANCE OF 414.52 FEET TO A 1/2 INCH REBAR WITH CAP "PS 1374" ON THE EAST LINE OF CASTLE VIEW SUBDIVISION AS SHOWN ON BOOK 8 AT PAGE 56 OF THE WASHINGTON COUNTY RECORDS; THENCE ALONG SAID EAST LINE, N02°42'37"E A DISTANCE OF 173.65 FEET; THENCE LEAVING SAID EAST LINE, S87°16'20"E A DISTANCE OF 413.52 FEET TO A POINT ON THE EAST LINE OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 28 AND A 5/8 INCH REBAR; THENCE ALONG SAID EAST LINE, S02°22'42"W A DISTANCE OF 171.12 FEET TO THE **POINT OF BEGINNING**, CONTAINING 1.638 ACRES (71,370 SQUARE FEET), MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF OAK GROVE ROAD ON THE EAST SIDE THEREOF AND ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.*

TRACT 2 SURVEY DESCRIPTION:

A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWENTY-EIGHT (28) AND A PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION THIRTY-THREE (33), ALL IN TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

***BEGINNING** AT THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 28, SAID POINT BEING A PIN WITH UNREADABLE CAP; THENCE ALONG THE EAST LINE OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 33, S02°02'42"W A DISTANCE OF 114.56 FEET TO A 1/2 INCH REBAR WITH CAP "PS 1374"; THENCE LEAVING SAID EAST LINE, S87°06'41"W A DISTANCE OF 666.44 FEET TO A 1/2 INCH REBAR WITH CAP "PS 1374"; THENCE N02°16'42"E A DISTANCE OF 179.34 FEET TO A POINT ON THE SOUTH LINE OF CASTLE VIEW SUBDIVISION AS SHOWN ON BOOK 8 AT PAGE 56 OF THE WASHINGTON COUNTY RECORDS; THENCE ALONG SAID SOUTH LINE, S87°17'23"E A DISTANCE OF 249.27 FEET TO THE SOUTHEAST CORNER OF SAID CASTLE VIEW SUBDIVISION; THENCE LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID CASTLE VIEW SUBDIVISION, N02°42'37"E A DISTANCE OF 26.82 FEET TO A 1/2 INCH REBAR WITH CAP "PS 1374"; THENCE LEAVING SAID EAST LINE, S87°37'18"E A DISTANCE OF 414.52 FEET TO A POINT ON THE EAST LINE OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 28 AND A 1/2 INCH REBAR WITH CAP "PS 1374"; THENCE ALONG SAID EAST LINE, S02°22'42"W A DISTANCE OF 28.98 FEET TO THE **POINT OF BEGINNING**, CONTAINING 2.504 ACRES (109,083 SQUARE FEET), MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF OAK GROVE ROAD ON THE EAST SIDE THEREOF AND ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.*

TRACT 3 SURVEY DESCRIPTION:

A PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION THIRTY-THREE (33), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

***COMMENCING** AT THE NORTHEAST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 33, SAID POINT BEING A PIN WITH UNREADABLE CAP; THENCE ALONG THE EAST LINE OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 33, S02°02'42"W A DISTANCE OF 114.56 FEET TO A 1/2 INCH REBAR WITH CAP "PS 1659 PLS 1826"; THENCE N02°16'42"E A DISTANCE OF 86.13 FEET TO A 1/2 INCH REBAR WITH CAP "PS 1374"; THENCE N87°06'41"E A DISTANCE OF 666.44 FEET TO THE **POINT OF BEGINNING**, CONTAINING 1.798 ACRES (78,343 SQUARE FEET), MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF OAK GROVE ROAD ON THE EAST SIDE THEREOF AND ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.*

OWNER:	HARMON, HAROLD FLOYD & BILLIE SUE REVOCABLE LIVING TRUST
MAILING ADDRESS	2703 PLAIN LN SPRINGDALE, AR 72762
PHYSICAL ADDRESS	1310 OAK GROVE RD SPRINGDALE, AR 72762
SURVEYOR:	ENGINEERING SERVICES, INC. 1207 S. OLD MISSOURI ROAD P.O. BOX 282 SPRINGDALE, AR 72765
WORK ORDER #:	25931
CITY ZONING:	C-2
SETBACKS:	FRONT W/PARKING - 50' FRONT W/O PARKING - 30' SIDE ADJ TO NON-RESIDENTIAL - 0' SIDE ADJ TO RESIDENTIAL - 20' REAR - 20'
	NO ZONING REPORT PROVIDED TO THE SURVEYOR.
	ZONING INFORMATION SHOWN PER CITY OF SPRINGDALE ZONING MAP & ORDINANCE.

SURVEYOR'S NOTES:

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

FEMA FLOOD PLAIN ZONE:

THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'X', (NO SHADING) DESIGNATED AS AN AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON FEMA MAP # 05143C0055G, PANEL 55 OF 575, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: JANUARY 25, 2012.

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

UTILITIES:

THE UTILITY INFORMATION, IF ANY SHOWN HEREON, WAS OBSERVED BY THE SURVEYOR ON-SITE AND IS BASED ON ABOVE GROUND EVIDENCE PROVIDED BY CITY OF SPRINGDALE G.I.S. ONLY. NO ONE CALL PROVIDED.

THE DESIGNATIONS AND LOCATIONS OF THESE UTILITY FEATURES SHOWN HEREON ARE NOT TO BE CONSTRUED AS ALL INCLUSIVE OR EXACT AND ARE PROVIDED WITHOUT WARRANTY.

REFERENCES (R-#):

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED BELOW. THE SURVEYOR REBEARS AND PROVIDED NECESSARY DEEDS, RIGHT-OF-WAY MAPS, AND OTHER PERTINENT INFORMATION AS SHOWN BELOW. THE SURVEYOR HAS PERFORMED NO INVESTIGATION ON INDEPENDENT SEARCH FOR COURT CASE DECREES, ADVERSE POSSESSION CLAIMS, SUBSURFACE RIGHTS OR OTHER ENCUMBRANCES, OR RESTRICTIVE COVENANTS. A TITLE COMMITMENT WAS PROVIDED TO THE SURVEYOR BY FIRST AMERICAN TITLE INSURANCE COMMITMENT NO. 25-27774-1, DATE: JUNE 26, 2025, AS LAST REVISED.

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

1. ***WARRANTY DEED:** HAROLD F. HARMON AND BILLIE SUE HARMON REVOCABLE LIVING TRUST, RECORDED NOVEMBER 16, 2012, ...*
2. ***FINAL PLAT OF CASTLE VIEW SUBDIVISION:** BY COWDREY & ASSOCIATES, INC., WILLIAM C. JENKINS, AR RLS NO. 698, RECORDED IN PLAT BOOK 8 PAGE 56.*
3. ***BOUNDARY SURVEY:** BY ENGINEERING SERVICES, INC., WILLIAM C. JENKINS, AR RLS NO. 698, RECORDED SEPTEMBER 16, 1983, ...*
4. ***FINAL PLAT OF HALL CROSSING:** BY CEI ENGINEERING ASSOCIATES, STEVE KERSEY, AR PLS NO. 1732, RECORDED SEPTEMBER ... 2AA PAGE 28.*
5. ***BOUNDARY SURVEY:** BY ENGINEERING SERVICES, INC., JAMES S. AUNSPAUGH, AR PS NO. 1374, RECORDED WITH THE STATE LAND ... AS FILE NO. 2024090300163.*
6. ***ALTA/NSPS LAND TITLE SURVEY:** BY BLEW & ASSOCIATES, PA. W. GAGNER, AR PLS NO. 1659, DATED FEBRUARY 19, 2021, JOB NO. ...*

OWNER'S CERTIFICATION:

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

HAROLD F. HARMON — DATE
TRUSTEE OF THE HAROLD FLOYD HARMON AND BILLIE SUE HARMON REVOCABLE LIVING TRUST

STATE OF ARKANSAS
COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME THIS____ DAY OF _____, 20___.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND ... ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND POSSIBLE ENCROACHMENTS ARE AS SHOWN. ... DECLARE THAT THIS SURVEY MEETS THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS", PER THE STATE OF ...

PRELIMINARY — _____
JAMES S. AUNSPAUGH, P.S. NO. 1374, AR — DATE

DATE — SIGNATURE

CITY OF SPRINGDALE

APPROVAL FOR RECORDING _____ DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION

ACCEPTANCE OF DEDICATIONS _____ CITY CLERK

_____ MAYOR

LS25-49

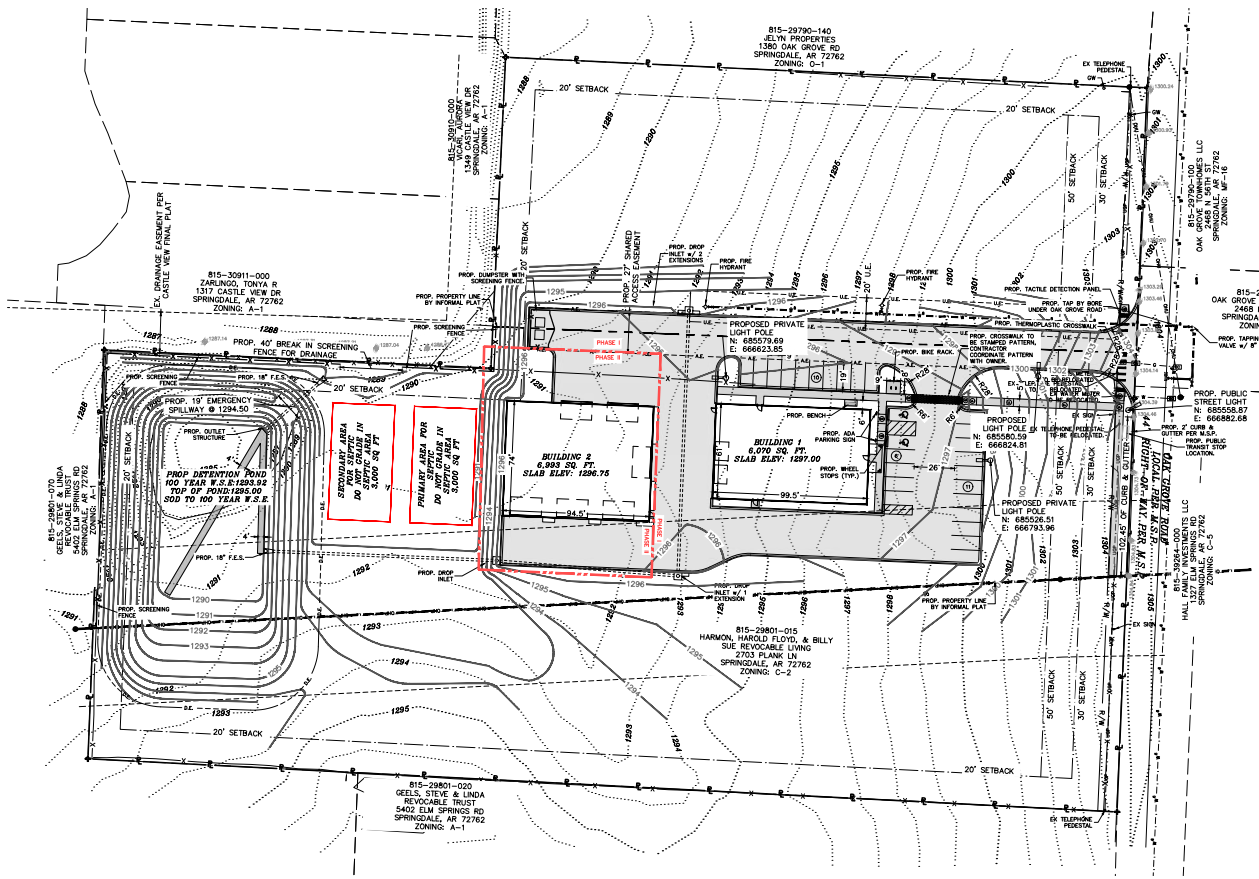
RECORDING INFORMATION

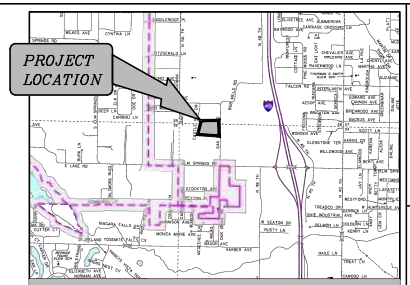
PLAT CODE: 500-18N-30W-0-3...
PLAT CODE: 500-18N-30W-0-3...

REVISION	DATE	DESCRIPTION
1	10/23/25	REVISED PER CITY COM...

INFORMAL PL...
FOR TRADE PRO CONSTRU...
SPRINGDALE, WASHINGTON COUN...
SCALE: 1"=30' | DATE: October 23, 2025
ENGINEERING SERVICES, IN...
SPRINGDALE, ARKA...
W.O.# 2593...

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BUILDING/FIRE INFORMATION	
OCCUPANCY GROUPS:	B & M
CONSTRUCTION TYPE:	IIB
SPRINKLED:	NO

LEGEND

IRON PIN FOUND
IRON PIN SET
PROPERTY LINE
EX. EASEMENT LINE
EX. BUILDING SETBACK LINE
EX. ROAD CENTERLINE
EX. CURB & GUTTER
EX. WATER LINE
EX. 8" SEWER LINE
EX. STORM DRAIN LINE
EX. OVERHEAD POWER LINE
EX. FIBER OPTIC LINE
EX. ONE CALL MARK
EX. WATER METER
EX. FIRE HYDRANT
EX. SEWER MANHOLE
EX. POWER POLE
EX. WATER VALVE
EX. LIGHT POLE
EX. WATER METER
EX. CONTOUR
PROPOSED CONTOUR
PROPOSED FENCE
PROPOSED EASEMENT LINE
PROPOSED BUILDING SETBACK LINE
PROPOSED CURB & GUTTER
PROPOSED FIRE HYDRANT
PROPOSED WATERLINE
PROPOSED SEWER MANHOLE & PIPE
PROPOSED SINGLE WATER SERVICE
PROPOSED DOUBLE WATER SERVICE
PROPOSED SEWER SERVICE
PROPOSED LIGHT POLE
PROPOSED HANDICAP RAMP
PROPOSED TACTILE DETECTION PLATE
PROPOSED STORM BOX & PIPE

OWNER/DEVELOPER: HARMON, HAROLD FLOYD & BILLIE SUE REVOCABLE LIVING TRUST
2703 PLANK LN
SPRINGDALE, AR 72762

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

PROPOSED USE: OFFICES (UNIT 16)
TRADES AND SERVICES (UNIT 21)

CITY ZONING: C-2

BUILDING SETBACKS: FRONT SETBACK = 30'
FRONT SETBACK IF PARKING IS ALLOWED BETWEEN RIGHT OF WAY AND BUILDING = 50'
SIDE SETBACK = 0'
SIDE WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT = 20'
(SUBJECT TO APPLICABLE FIRE AND BUILDING CODES)
REAR SETBACK = 20'

GROSS SITE AREA: 5.97 ACRES

NET SITE AREA: 5.97 ACRES

PARKING REQUIRED: OFFICE SPACE –
1 SPACE/300 SF
6,070 SF = 20 SPACES (1 ADA)
STORAGE SPACE –
1 SPACE/1,200 SF
6,993 SF = 6 SPACES
TOTAL REQUIRED = 26 SPACES (2 ADA)

PARKING PROVIDED: 27 SPACES (2 ADA)

PARCELS: 815-29801-015 & 815-29790-145

FEMA FLOODPLAIN ZONE:
THIS PROPERTY IS NOT WITHIN A 100 YEAR FLOODPLAIN ZONE AS SHOWN ON THE F.I.R.M. MAP #05143C0055G, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: JANUARY 20, 2024.

NOTES:

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

LARGE-SCALE DEVELOPMENT PLAN
TRADE PRO
1310 OAK GROVE ROAD
SPRINGDALE, ARKANSAS

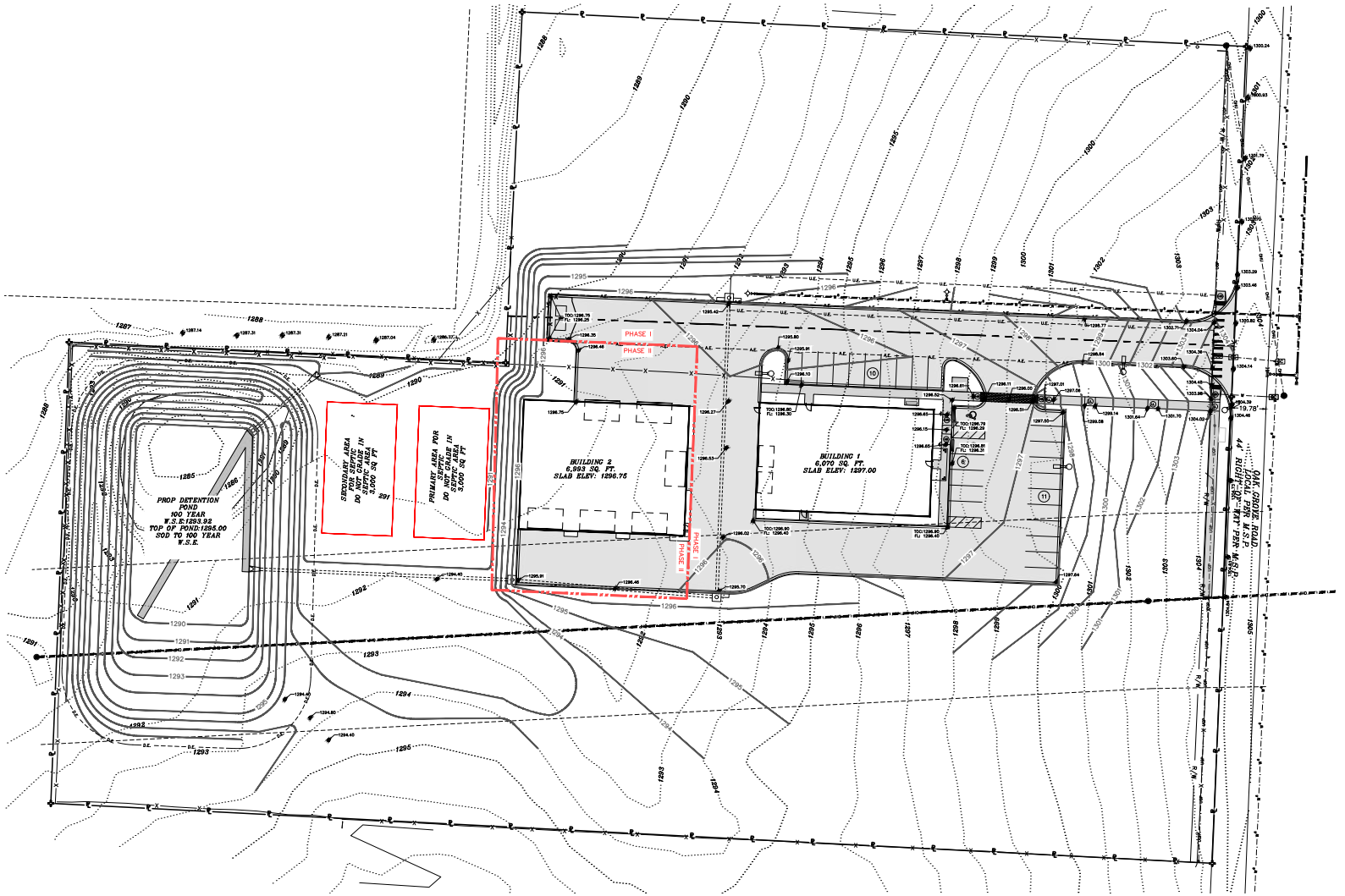
ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

REVISION | DATE | DESCRIPTION

SCALE: 1"=40'
DATE: Oct 23, 2025
ENGINEER: TJA
DRAWN BY: MM
W.O. #: 25931

L25-33

2



L25-33

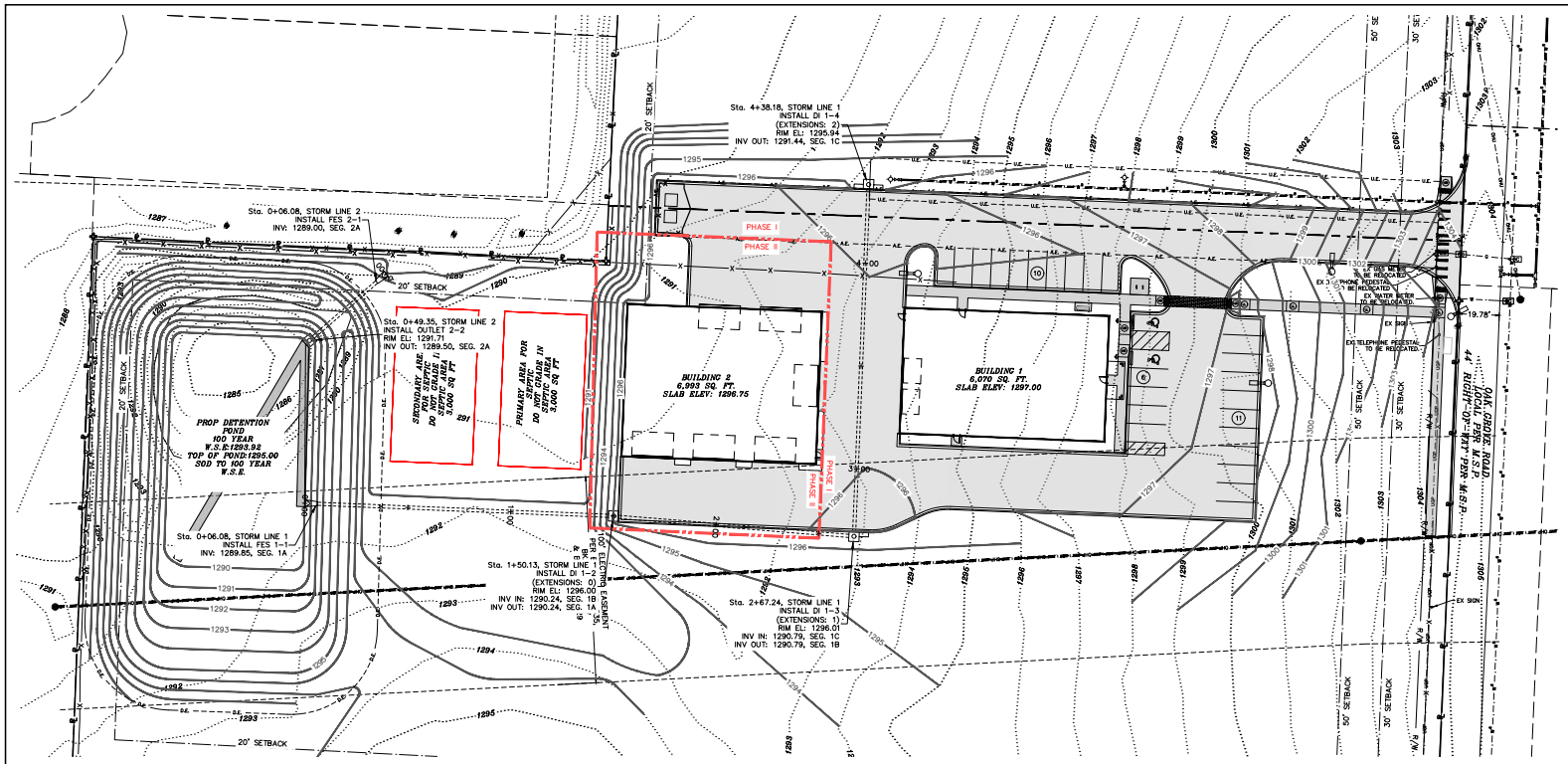
ESI ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
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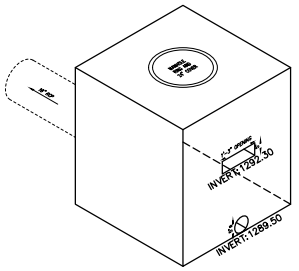
GRADING PLAN
TRADE PRO
1310 OAK GROVE ROAD
SPRINGDALE, ARKANSAS

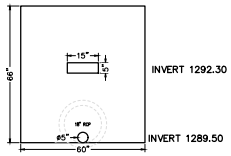
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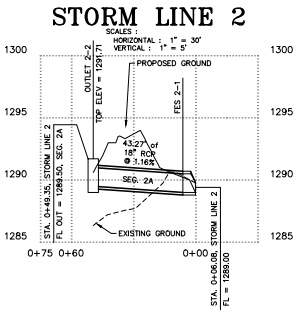
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DATE: Oct 23, 2025
ENGINEER: TJA
DRAWN BY: MB
W.O. #: 25931

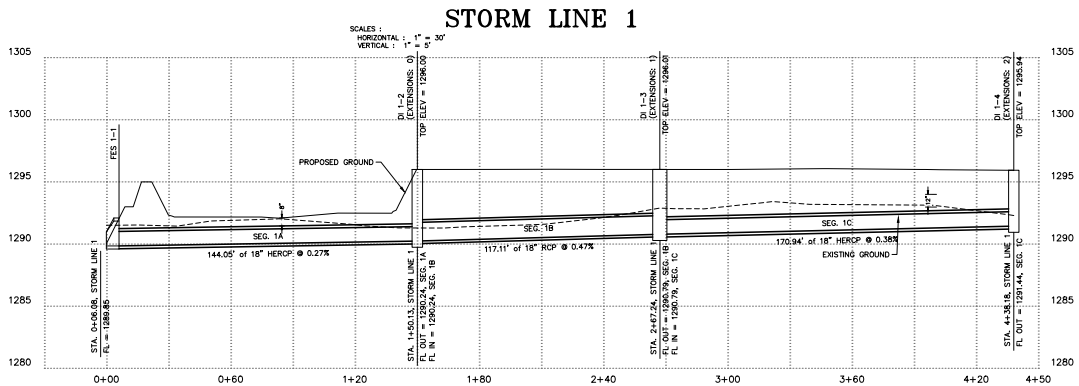
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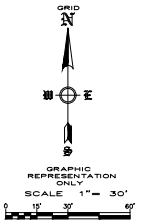












LEGEND

JB	=	JUNCTION BOX
DI	=	DROP INLET
GI	=	GRATED INLET
AI	=	AREA INLET
OS	=	OUTLET STRUCTURE
FES	=	FLARED END SECTION
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HERCP	=	HORIZONTAL ELLIPTICAL REINFORCED CONCRETE PIPE
HDPE	=	HIGH DENSITY POLYETHYLENE

*ALL RCP SHALL BE CLASS 3 UNLESS OTHERWISE SPECIFIED

LEGEND

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- PROPOSED LIGHT POLE
- PROPOSED HANDICAP RAMP
- PROPOSED STORM BOX & PIPE

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

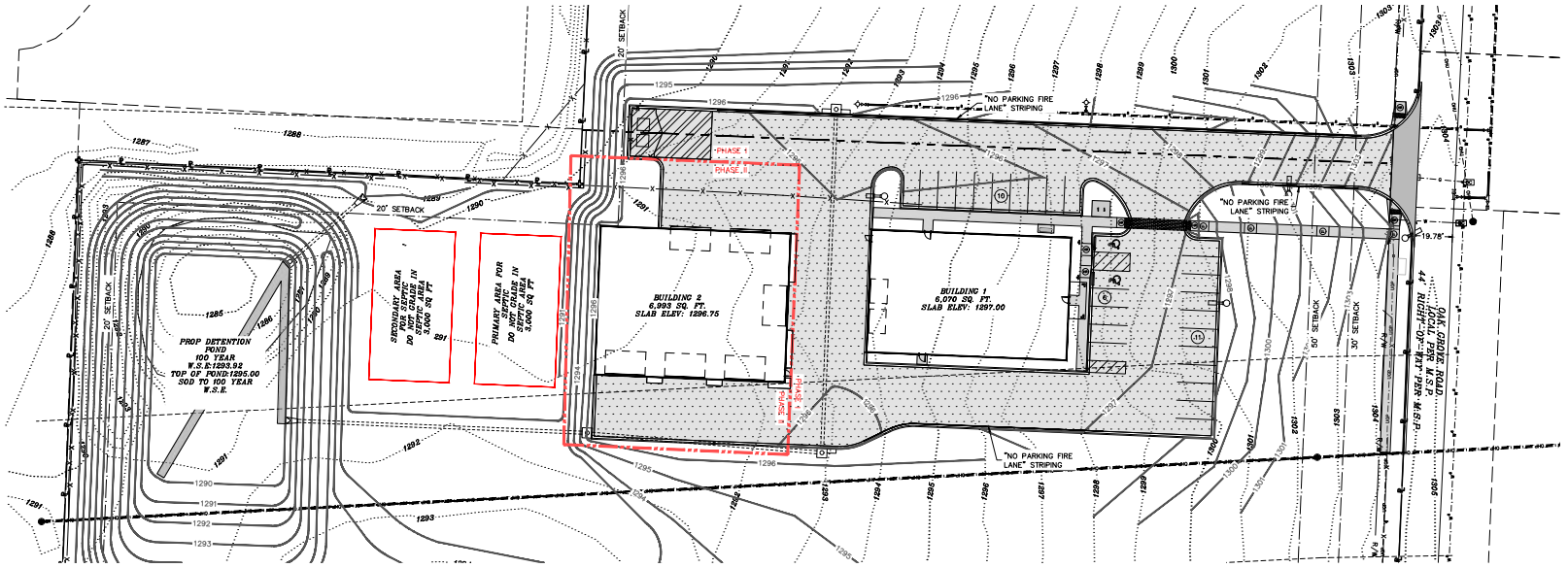
STORM DRAINAGE PLAN
TRADE PRO
1310 OAK GROVE ROAD
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

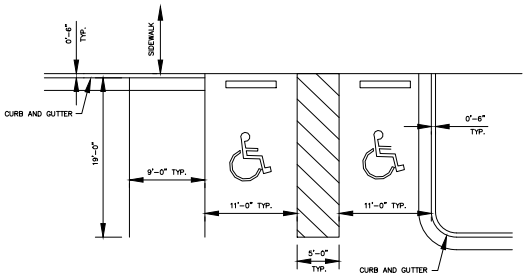
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DATE: Oct 23, 2025
ENGINEER: TJA
DRAWN BY: MM
W.O. #: 25931

L25-33

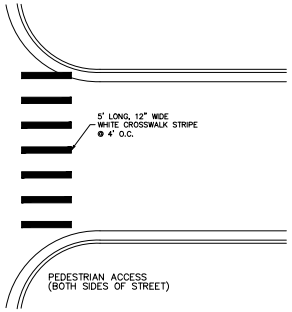
4







HANDICAPPED RAMP AND PARKING DETAILS



NOTES:
1. ALL CROSSWALKS & STOP BARS TO BE THERMOPLASTIC MATERIAL.
2. CROSSWALK TO BE CENTERED ON HANDICAP RAMP AND BE PERPENDICULAR TO STREET CENTERLINE.

TYPICAL CROSSWALK MARKING DETAIL
NOT TO SCALE



ONLY NEEDED AS DIRECTED BY FIRE MARSHAL

**NOTE:*

1. *PAVING SECTIONS ARE TO BE DETERMINED BY A GEOTECHNICAL ENGINEER. SECTIONS SHOWN SHALL BE MODIFIED TO THE GEOTECHNICAL ENGINEER RECOMMENDATION.*
2. *ALL STRIPING AND SYMBOLS SHALL BE COORDINATED WITH OWNER PRIOR TO INSTALLATION.*
3. *CONTRACTOR IS TO SUBMIT A PLAN SHOWING JOINTS FOR OWNER APPROVAL AS PART OF THE PAVING SUBMITTAL.*
4. *WITHIN 40 DAYS OF PLACEMENT OF CURBS, THEY SHALL BE BACKFILLED, FINE GRADED WITH A MINIMUM OF 4–INCHES OF TOPSOIL, AND HYDROMULCHED OR SODDED WITH PERMANENT GRASSES.*

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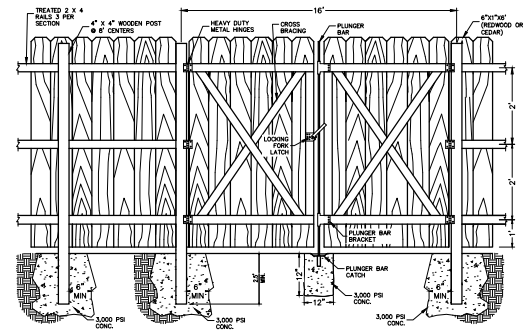
PAVING AND SIGNAGE PLAN
TRADE PRO
1310 OAK GROVE ROAD
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

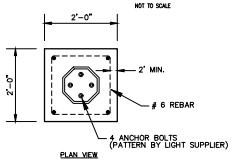
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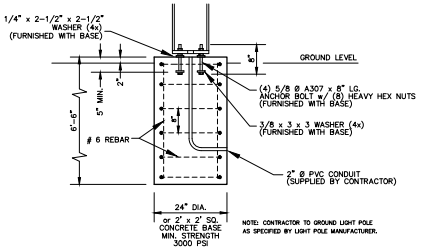
L25-33

5

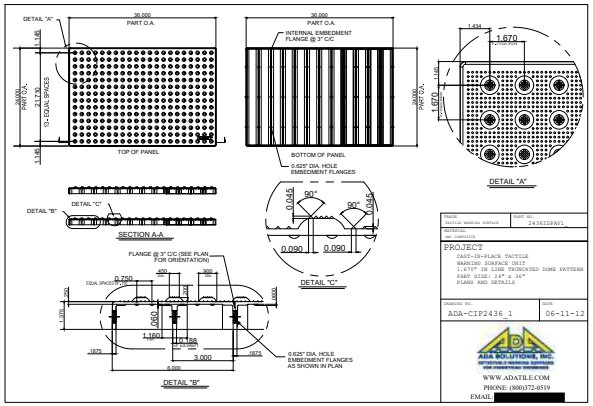


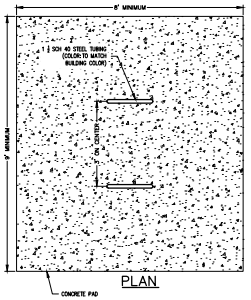
DUMPSTER SCREENING FENCE DETAIL
NOT TO SCALE



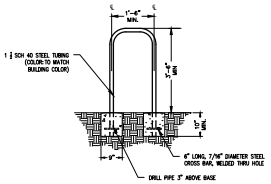


LIGHT POLE FOOTING DETAIL
NOT TO SCALE

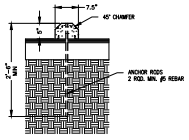




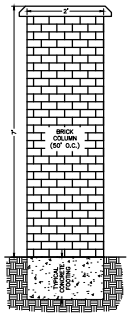
PLAN

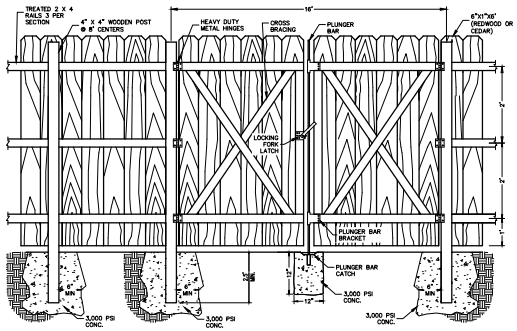


BICYCLE RACK DETAIL
NOT TO SCALE

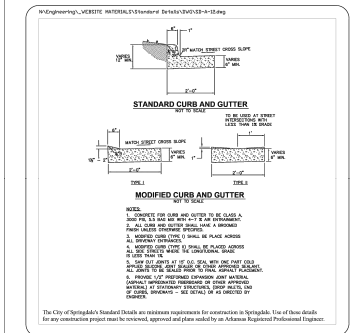


WHEEL STOP DETAIL
NOT TO SCALE

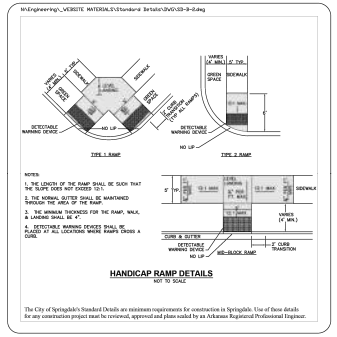




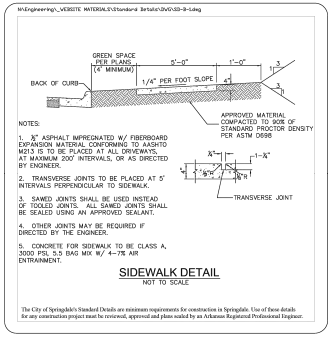
SCREENING FENCE DETAIL
NOT TO SCALE



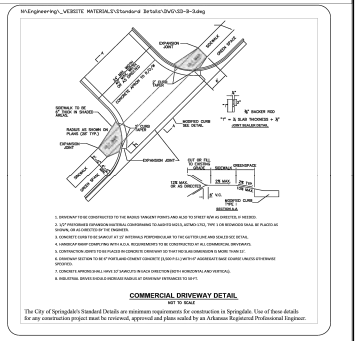
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION
SECTION A TYPICAL STREET SECTIONS & DETAILS
DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF
FILE NO. SD-A-12
SPRINGDALE WE'RE MAKING IT HAPPEN



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



STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS
DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF
FILE NO. SD-B-1
SPRINGDALE WE'RE MAKING IT HAPPEN



STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS
DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF
FILE NO. SD-B-3
SPRINGDALE WE'RE MAKING IT HAPPEN

TYPICAL DETAILS
TRADE PRO
1310 OAK GROVE ROAD
SPRINGDALE, ARKANSAS

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

REVISION | DATE | DESCRIPTION

SCALE: N.T.S.
DATE: Oct 23, 2025
ENGINEER: TJA
DRAWN BY: MMB
W.O. #: 25931

6

L25-33



LEGEND

- IRON PIN FOUND
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GRID N

GRAPHIC REPRESENTATION ONLY

SCALE 1"= 30'

0 15' 30' 60'

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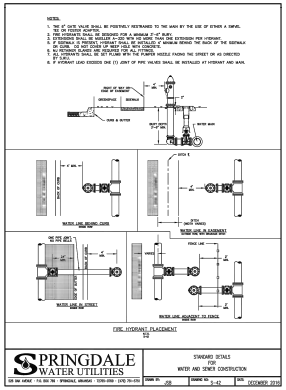
UTILITY PLAN
TRADE PRO
1310 OAK GROVE ROAD
SPRINGDALE, ARKANSAS

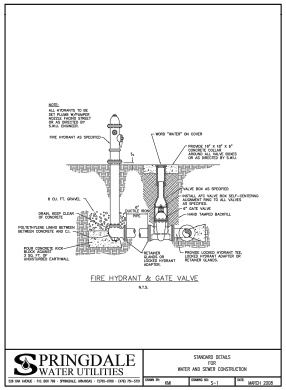
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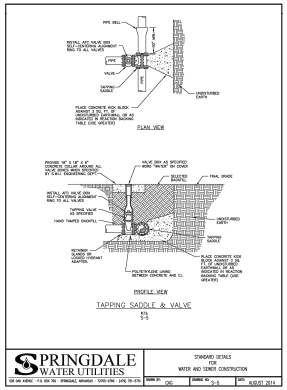
SCALE: 1"=30'
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DRAWN BY: MM
W.O. #: 25931

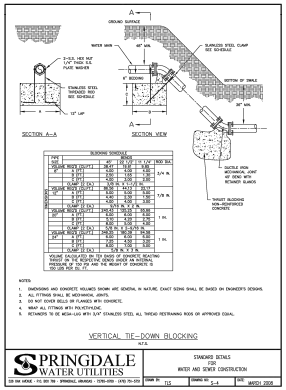
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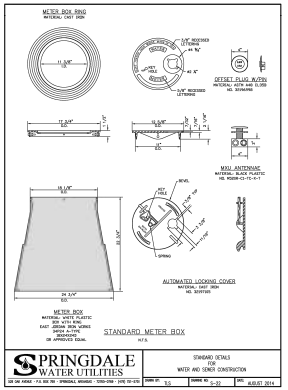
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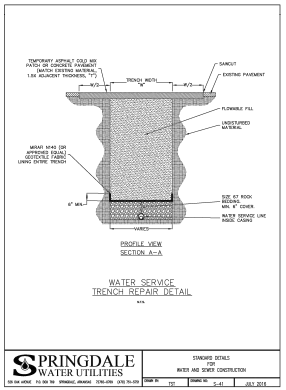


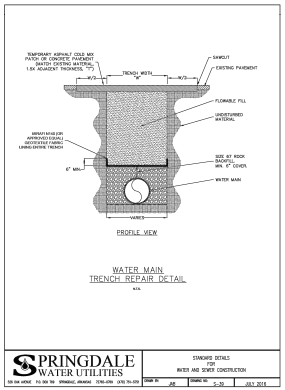


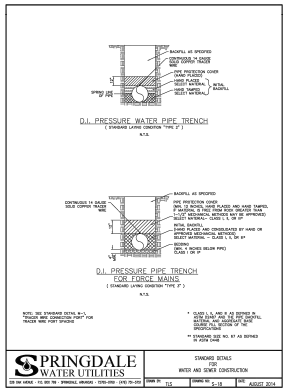


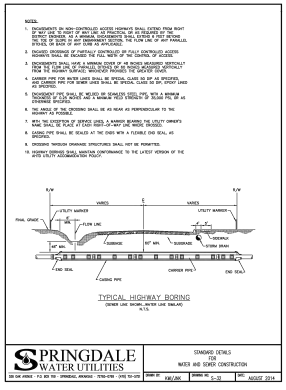


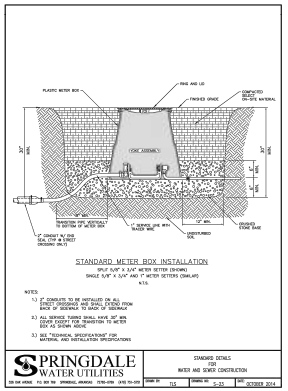


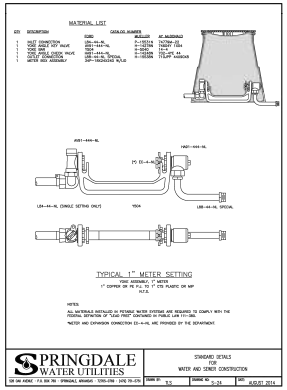


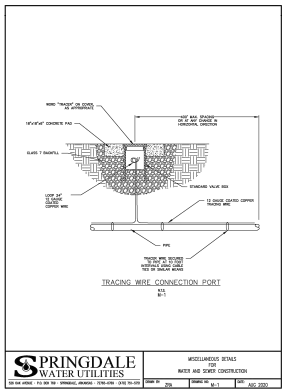


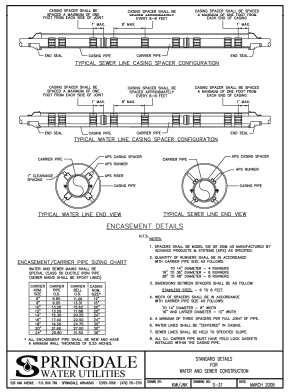












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SPRINGDALE, ARKANSAS 72764

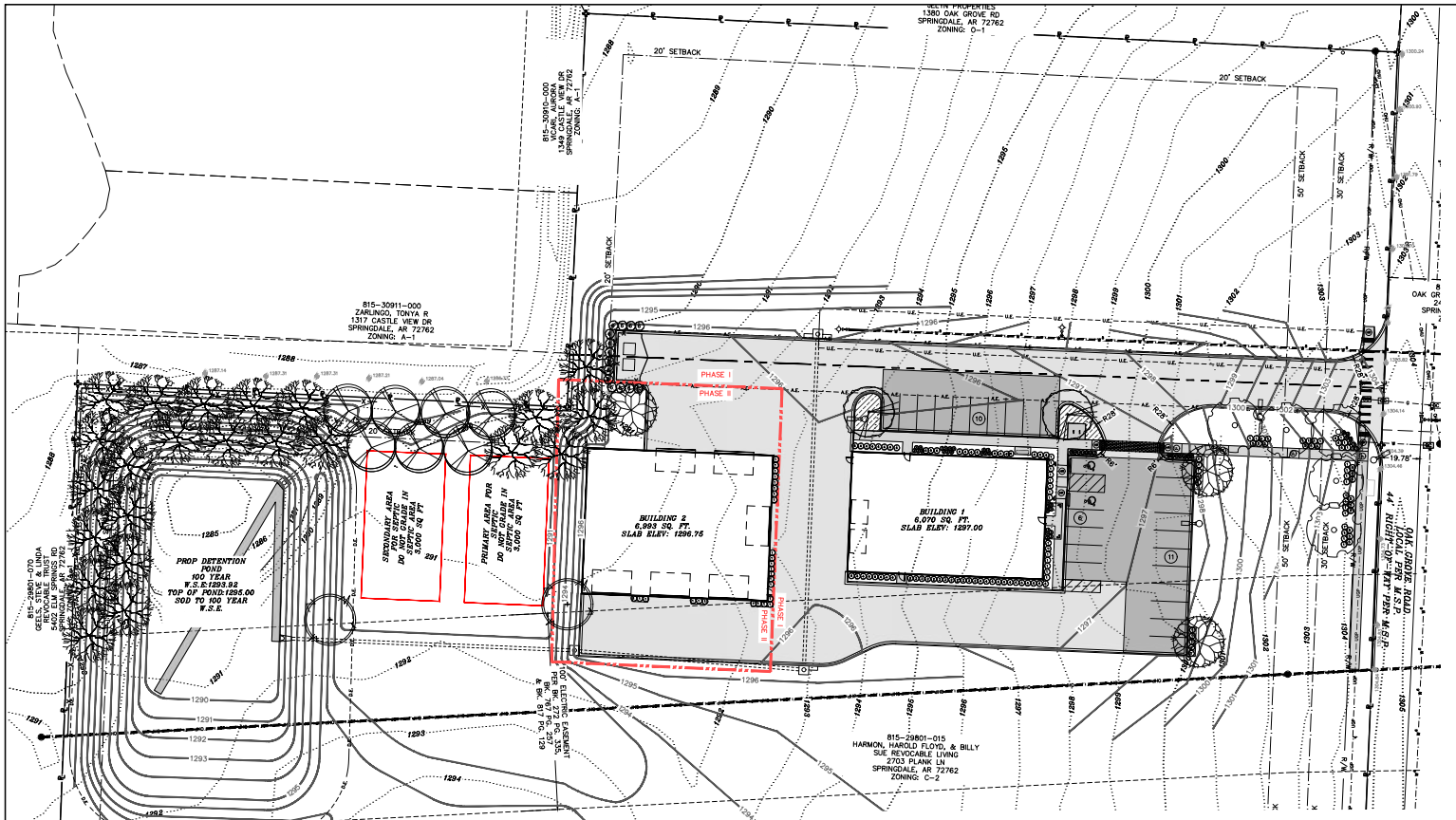
UTILITY DETAILS
TRADE PRO
1310 OAK GROVE ROAD
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: N.T.S.
DATE: Oct 23, 2025
ENGINEER: TJA
DRAWN BY: NMB
W.O. #: 25931

L25-33

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LANDSCAPE REQUIREMENTS:

TOTAL PARKING AREA PROVIDED: 7,974 SQ. FT.
TOTAL INTERIOR LANDSCAPE REQUIRED: 637 SQ. FT. (8%)
TOTAL INTERIOR LANDSCAPE PROVIDED: 679 SQ. FT. (8.5%)

LANDSCAPE REQUIREMENTS:

TOTAL FRONTAGE DISTANCE: 126 LINEAR FT. (Oak Grove Rd.)

TOTAL FRONTAGE LANDSCAPE REQUIRED: 1 TREE AND 7 SHRUBS PER 25' = 5 TREES AND 35 SHRUBS

TOTAL FRONTAGE LANDSCAPE PROVIDED:
5 TREES AND 35 SHRUBS

INDEX OF TREES

TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	SIZE	MATURE HEIGHT
+	Northern Red Oak	Quercus rubra	2	2" Cal B & B	50-70'
	Bald Cypress	Liquidambar straciflula	7	2" Cal B & B	60'-75'
	Autumn Gold Ginkgo	Ginkgo biloba 'Autumn Gold'	3	2" Cal B & B	45'-55'
o	Legacy Sugar Maple	Acer saccharum 'Legacy'	5	2" Cal B & B	50'-60'
	Willow Oak	Quercus phellos	2	2" Cal B & B	45'-55'
	Eastern White Pine	Pinus strobus	23	2" Cal B & B	45'-55'

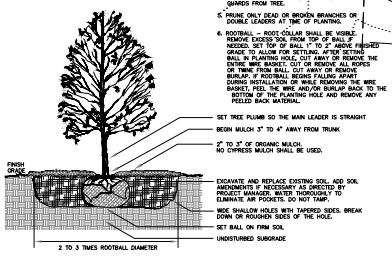
INDEX OF SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
(1)	Soft Touch Holly	Ilex crenata 'Soft Touch'	74	3 GAL.
(2)	Dwarf Mugo Pine	Pinus mugo var pumilio	13	3 GAL.
(3)	Dwarf Fountain Grass	Pennisetum alopecuriodes 'Hameln'	50	3 GAL.
(4)	Maiden Grass	Miscanthis sinensis 'Gracillimus'	46	3 GAL.
(5)	Red Drift Rose	Rosa x drift	15	3 GAL.
(6)	Dwarf Burford Holly	Ilex cornuta 'Burfordii nana'	14	3 GAL.

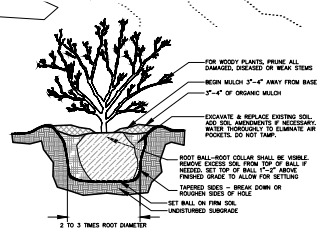
1. AUTOMATIC DESIGN/BUILD IRRIGATION SYSTEM OR HOSE BIBS SHALL BE PROVIDED FOR ALL LANDSCAPED AREAS AND SHALL CONFORM TO CITY OF SPRINGDALE REQUIREMENTS. 150' MAX RADIUS FOR HOSE BIBS

LANDSCAPE NOTES:

1. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING AND AFTER CONSTRUCTION.
2. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT OR QUANTITY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
3. ALL PLANTING BEDS SHALL RECEIVE 6" OF TOPSOIL AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS, SOIL MIX SHALL BE TILLED INTO BED AREA TO A MINIMUM DEPTH OF 12" AND BE FREE OF ROCKS/WEEDS/DEBRIS PRIOR TO INSTALLATION OF PLANT MATERIAL.
4. ALL PLANTING BEDS SHALL RECEIVE 3-4" ORGANIC HARDWOOD MULCH AT TIME OF INSTALLATION. MULCH SHALL NOT BE PLACED IMMEDIATELY ADJACENT TO TRUNK, AND SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE. ALL TREES NOT LOCATED IN PLANTING BEDS SHALL RECEIVE MULCH PER PLANTING DETAIL.
5. SHADE TREES SHALL HAVE A MIN. CALIPER OF 2" AND A HEIGHT OF 8'
6. EVERGREEN TREE MATERIALS SHALL BE A MIN HEIGHT OF 8'
7. REMOVE ALL TAGS, NURSERY FLAGGING, GUARDS, OR ROPE FROM TREES AND PLANT MATERIAL DURING INSTALLATION.
8. ALL PLANT SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
9. ONCE INSTALLED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY LIVING CONDITION, AND IF PLANT MATERIAL DIES IT SHALL BE REPLACED WITHIN THE NEXT APPROPRIATE GROWING SEASON.
10. IF CONFLICTS WITH PROPOSED LIGHTS, FIRE HYDRANTS, OR OTHER SITE FEATURES EXIST, TREES OR SHRUBS SHALL BE MOVED AND SHALL NOT INTERFERE WITH PROPOSED FEATURES.
11. ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITY TO BE SODDED, HYDROSEEDED, OR REVEGETATED WITH BERMUDA MIX WHICH IS CERTIFIED FREE FROM WEED SEEDS.
12. LANDSCAPING SHALL BE GUARANTEED FOR A PERIOD OF 2 YEARS FROM DATE OF TOTAL ACCEPTANCE BY OWNER.
13. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO; WATERING SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY OWNER.



TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

L25-33

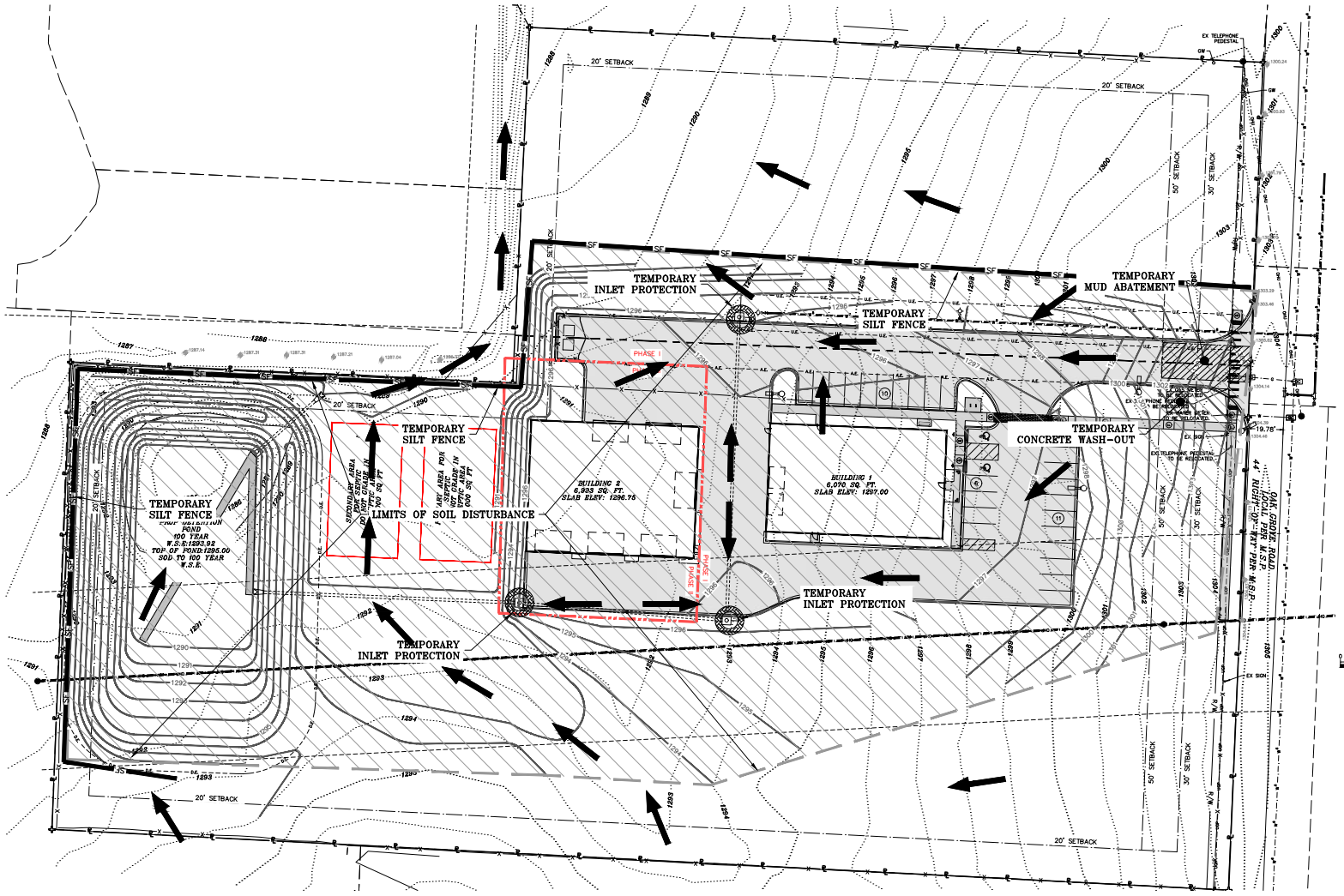
ESI ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

SHEET NAME
TRADE PRO
1310 OAK GROVE ROAD
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=30'
DATE: Oct 23, 2025
ENGINEER: TJA
DRAWN BY: MM
W.O. #: 25931

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NOTE:

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

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

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

CONSTRUCTION SEQUENCE:

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

NOTES:

1) NATURAL VEGETATION SHALL BE RETAINED WHEREVER POSSIBLE.

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

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

4) PLACE BIG RED FILTER ON ALL CURB INLETS.

*SILT FENCE IS USED AS AN ENERGY DISSIPATION DEVICE

*SILT FENCE IS USED TO CONTROL POLLUTANTS DURING STORM WATER DISCHARGE

*SILT FENCE MUST BE MAINTAINED UNTIL SITE IS PERMANENTLY STABILIZED

TOTAL DISTURBED AREA: 3.28 ACRES

LEGEND

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

NOTES:

1.) ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOP SOIL AND RE-VEGETATED PER SECTION 169.06 OF THE UDC. VEGETATION MUST BE ESTABLISHED TO MINIMIZE EROSION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
2.) WHEN SILT FENCE IS NOT PLACED AT A CONSTANT ELEVATION FOLLOWING CONTOURS ON STEEP SLOPES, THE "J" HOOP METHOD SHOULD BE USED (AT 50 FT INTERVALS) TO CREATE PONDING AND PREVENT EROSION OF THE TRENCH BACKFILL OF SILT FENCE INSTALLATION.
3.) ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 15 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.
4.) PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED CONCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.
5.) TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.
6.) RE-VEGETATION. RE-VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS (SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED) UNLESS OTHERWISE ALLOWED BY THE CITY ENGINEER:
- 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.

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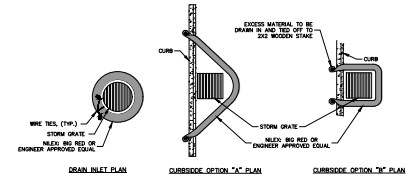
STORM WATER POLLUTION PREVENTION PLAN
TRADE PRO
1310 OAK GROVE ROAD
SPRINGDALE, ARKANSAS

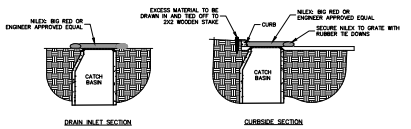
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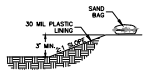
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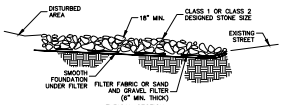




NOTES:
1) ALL MATERIAL TO MEET SPECIFICATIONS.
2) NILEX-BIG RED TO MEET APPLICATION REQUIREMENTS.
3) COMPOST MATERIAL TO BE DISPOSED ON SITE, AS DETERMINED BY ENGINEER.

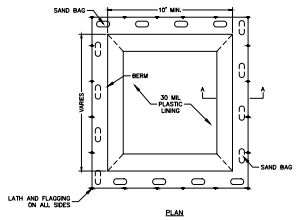
INLET PROTECTION
NOT TO SCALE





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

MUD ABATEMENT ENTRANCE
NOT TO SCALE

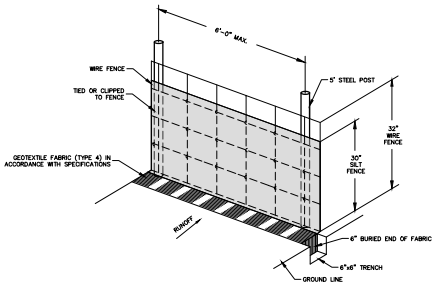


NOTES:
1) LATH AND FLAGGING SHOULD BE COMMERCIAL TYPE.
2) PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 30 MIL POLYETHYLENE SHEETING AND SHALL BE FREE OF RIPS, HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

CONCRETE WASH-OUT AREA
NOT TO SCALE

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

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



SILT FENCE NOTES

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

WIRED REINFORCED BURIED EDGE SILT FENCE
NOT TO SCALE

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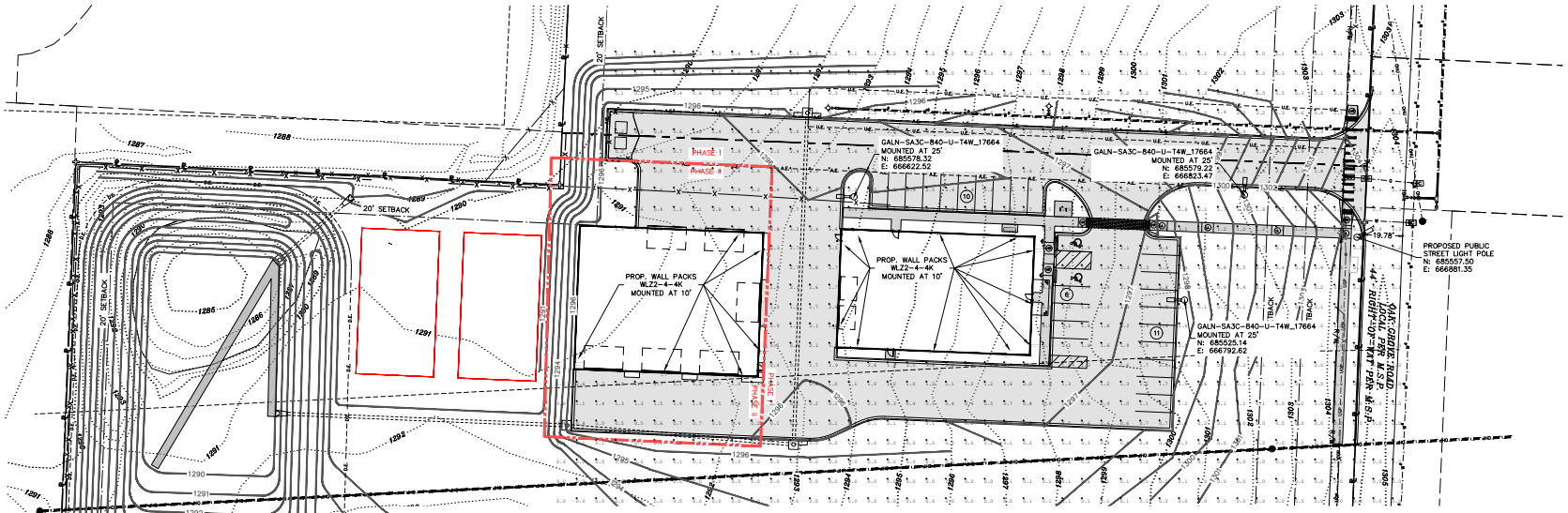
STORM WATER POLLUTION PREVENTION DETAILS
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DATE: Oct 23, 2025
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DRAWN BY: MRR
W.O. #: 25931

L25-33

11



TRACE•LITE
commercial & industrial lighting

WLZ Series
Zero Uplight LED Wallpack

Model: _____ Date: _____
Accessories: _____
Job Name: _____ Type: _____



5 YEAR WARRANTY

DESCRIPTION
The WLZ Series features an architecturally relevant low-profile LED design in lumen packages ranging from 1500 lumens to over 12,000 lumens. Its high-efficiency light engine is designed for optimal light control and distribution with zero uplight. This family of product is offered in several size housings to complement any building exterior and accommodates mounting heights up to 35'. Integral emergency battery backup available for path of egress with Cold Location operation down to -20°C.

SPECIFICATIONS
Construction
- Sleek die-cast aluminum housing with stainless steel hardware and powder coated black, bronze, silver or white finish
- UV-stabilized polycarbonate optical lens
- Integral heat sink for maximized heat dissipation
- Back box houses drivers away from LEDs and includes three ½" hubs (WLZ1 and WLZ2 - two ½" hubs)

Optics/LEDs
- Zero uplight design to minimize light pollution
- 15 to 100 Watt models replace up to 400 Watt HID for up to 70% energy savings
- Efficacies up to 123 LPW at 5000K to maximize utility rebates
- Type III and Type IV distributions for optimal light distribution (WLZ1 - Type III only)
- Available in 3000K, 3500K, 4000K and 5000K CCT
- L70 of 50,000 hours at 40°C
- CRI of ≥70

Electrical
- Class 2 power supply, 120-277VAC, 50/60Hz
- 347/480VAC Dedicated driver option for WLZ4, WLZ7 and WLZ10
- 0-10V Dimming driver (120-277VAC only)
- Power supply rated Class A EMI rating

Installation
- Housing hinges to back box and is secured with set screws
- Back box is complete with three ½" hubs and internal bubble level for easy installation (WLZ1 and WLZ2 - two ½" hubs)
- Mounts to a standard 3-1/2" or 4" square electrical J-box
- Suitable for downlight installation only

Options
- **Battery Backup**
  - Integral battery backup (BB) provides over 700 lumens and 90 minutes of runtime for path of egress. Rated for ambient temperatures of 0°C to 40°C (32°F to 104°F). Not available on WLZ1
  - Integral Battery Backup with Internal Heater (BB-IH) provides over 700 lumens and 90 minutes of runtime for path of egress in Cold Locations down to -20°C. Not available on WLZ1 or WLZ2.
- **Factory installed dual driver options for WLZ4 and WLZ10** (WLZ7 is standard with two drivers)
- Factory installed 120/277VAC button type photocontrol option (PC)
- Factory installed 10kVA surge protection options (SP or SPH)

Accessories (Field Installed)
- LiteLogic Bluetooth Enabled Dimming Occupancy Sensor, PIR, Includes 12V Power Adapter, Black Finish (LE-MS3W-KIT-BL-12V-A-R)
- 120/277VAC Button type universal photocontrol options accessory (PCU)
- Bluetooth capable easily controlled with a smartphone

Testing & Compliance
- cULus Listed for Wet Locations
- International Dark Sky friendly approved product. (IDA) 3000K only
- Operating temperatures: -40°C to 40°C (-40°F to 104°F)

Warranty
- Five year warranty (terms and conditions apply)

Specs At A Glance*

Model	WLZ1	WLZ2	WLZ4	WLZ7	WLZ10
Wattage (nominal)	15W	25W	40W	70W	100W
Lumens (lm)	1745	3198	5021	8729	12,393
Efficacy (LPW)	115	118	123	120	116
Equivalency (HID)	50W	100W	150W	250W	400W
Distribution	Type III, IV (WLZ1 Type III only)				
CCT	3000K, 3500K, 4000K, 5000K				
CRI	≥70				
Input Voltage	120-277VAC, 50/60Hz, 347/480V option				
Operating Temp	-40°C to 40°C (-40°F to 104°F)				
Certifications	UL Listed for Wet Locations, IDA				
Warranty	5 Years				
Weight	2.6 lbs	3.3 lbs	6.0 lbs	9.9 lbs	12.1 lbs

* Nominal Wattage, tested at 5000K CCT, Type III distribution. Values at 120/277VAC. See performance table for more detailed lumen information.

Note: Environment and application will affect actual performance. Typical values and 25°C (77°F) used for testing. Specifications subject to change without notice.

Specifications are subject to change without notice
Installation must be performed in accordance with Barron Lighting Group installation instructions.
10010393 Rev 27

Page 1 of 3

BARRON lighting group
800.553.3940 • www.barronlg.com

Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison
GALN Galleon II
Area / Site Luminaire

Product Features

Interactive Menu
- Ordering Information page 3
- Mounting Details page 3
- Optical Distributions page 3
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 13

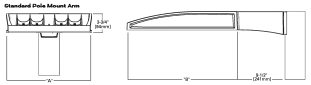
Product Certifications

Quick Facts
- Lumen packages range from 3,300 - 102,700 (33W - 658W)
- 17 optical distributions
- Efficacy up to 178 LPW

Connected Systems
- Wavelinx LITE Wireless
- Wavelinx PRO Wireless
- AirMesh Wireless

Dimensional Details

Standard Pole Mount Arm



Pole Drilling Pattern
Type 'N'



Number of Light Sysems	Width 'A'	Housing Length 'B'	Weight with Standard or EM Arm	EPA with Standard or EM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTES:
1. EM Certified (5000K CCT and warmer only, hand-mounting options)

COOPER Lighting Solutions
a Qualzity business

PSS0002GN page 1
June 26, 2020 7:31 PM

LIGHTING PLAN
TRADE PRO
1310 OAK GROVE ROAD
SPRINGDALE, ARKANSAS

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

REVISION	DATE	DESCRIPTION

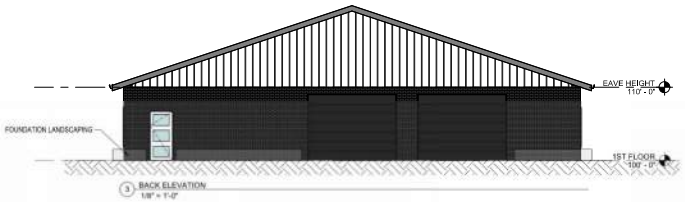
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DATE: Oct 23, 2025
ENGINEER: TJA
DRAWN BY: MM
W.O. #: 25931

L25-33

12

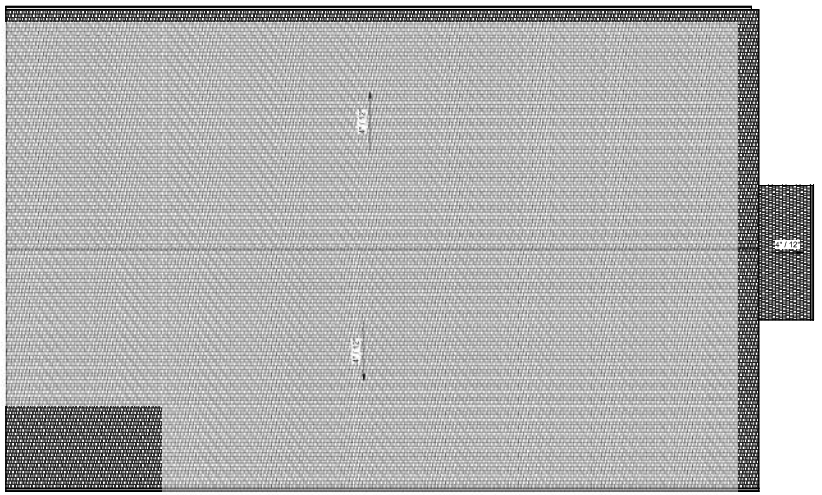














647 SF	21% HARDIE BOARD
2,472 SF	79% MASONRY
3,119 SF	TOTAL

ROOF PLAN
1/8" = 1'-0"

CORE ARCHITECTS
1905 S. OSAGE SPRINGS DR. - SUITE 100 - ROGERS, AR 72758
PH - 479.631.2673 FX - 479.631.2674 www.core-arch.com

ARCHITECT OF RECORD:
NOT FOR CONSTRUCTION

REVISION
NO. | ISSUE | DATE

CONSULTANT:

TRADE PRO OAK GROVE

PROJECT ADDRESS

DRAWN BY: TH
CHECKED BY: DG

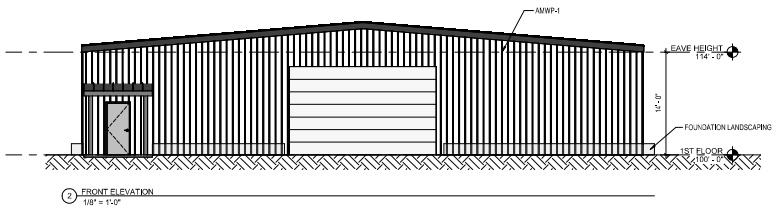
PROJECT #: 25-053

DATE: 10.21.2025

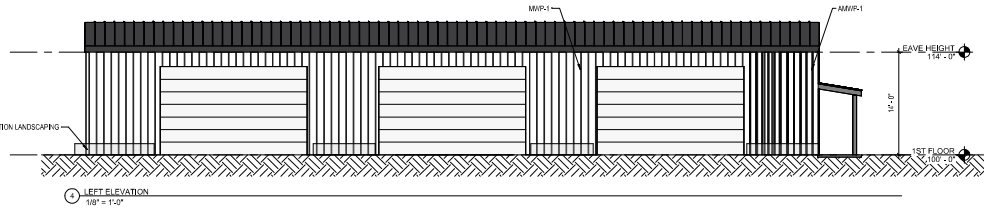
DRAWING:
A3.1 (LSD)
EXTERIOR ELEVATION(S), ROOF PLAN & PERSPECTIVE

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10/22/2025 11:22:31 AM
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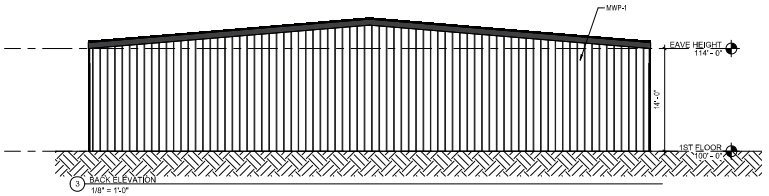
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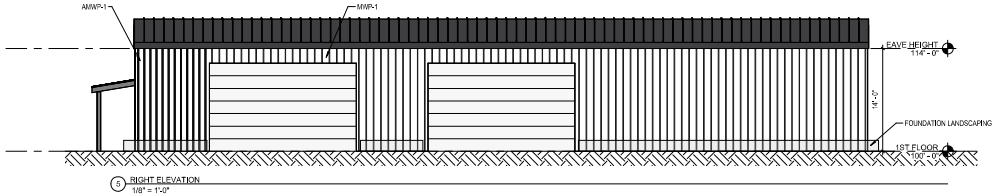
2 FRONT ELEVATION
1/8" = 1'-0"



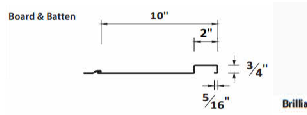
4 LEFT ELEVATION
1/8" = 1'-0"



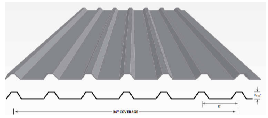
3 BACK ELEVATION
1/8" = 1'-0"



5 RIGHT ELEVATION
1/8" = 1'-0"



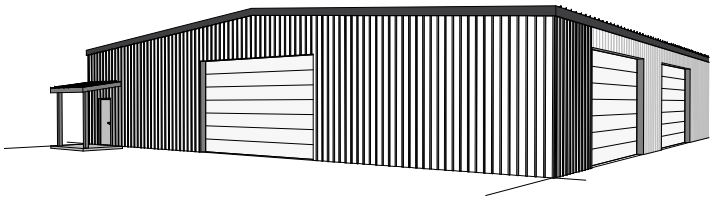
AMWP-1 (ARCHITECTURAL METAL WALL PANEL)
MNFR: CENTRAL STATES
PRODUCT: BOARD & BATTEN
COLOR: BRILLIANT

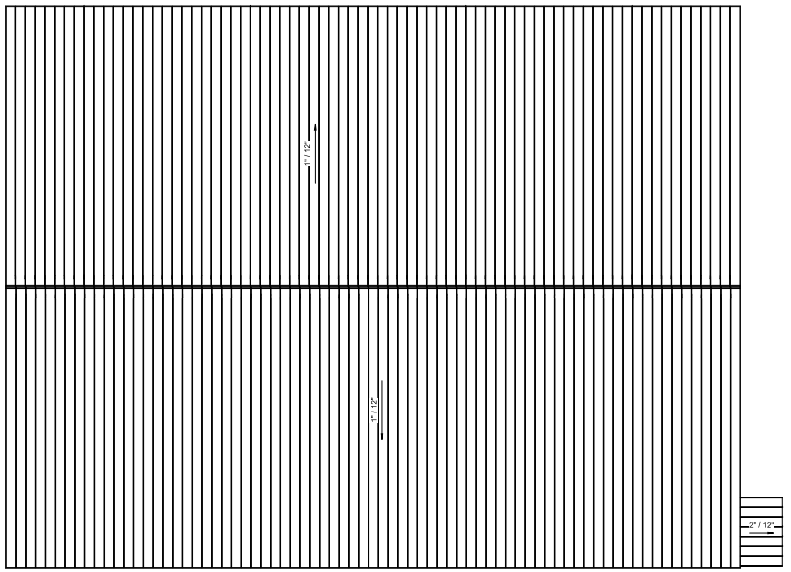


MWP-1 (METAL WALL PANEL)
MNFR: CENTRAL STATES
PRODUCT: MADC
COLOR: BRILLIANT



OVERHEAD DOOR
MNFR: AMARR
STYLE: 2741 (NO WINDOWS)
COLOR: TRUE WHITE
NOTE: 3" ANGLE MOUNT





2,499 SF	67% METAL PANEL
1,212 SF	33% ARCH METAL PANEL
3,711 SF	TOTAL

CORE ARCHITECTS
1890 S. CASTLE ROCK SPRINGS DR. - SUITE 100 - CASTLE ROCK, CO 80109
PH: 479.531.7010 - FX: 479.531.7014 - www.core-arch.com

ARCHITECT OF RECORD:
NOT FOR CONSTRUCTION

REVISION		
NO.	ISSUE	DATE

CONSULTANT:

TRADE PRO OAK GROVE - WAREHOUSE
PROJECT ADDRESS

DRAWN BY: TH
CHECKED BY: DG

PROJECT #: 25-053

DATE: 10.22.2025

DRAWING:
A3.1 (LSD)
EXTERIOR ELEVATION(S), ROOF PLAN, & PERSPECTIVE



PROJECT AREA

PUBLIC NOTICE

L25-33: Trade Pro

1310 Oak Grove Rd

Approval Extension Request

N

The Springdale Planning Commission met in regular session on Tuesday, October 6th, 2026, at 5:00 p.m. in Council Chambers.

Prior to the meeting being called to order, Chris Hussein led the Pledge of Allegiance and Ray Cardiel gave the invocation.

Roll call was answered by:

Brent Couch – Secretary

Chris Hussein – Chairman

Clement Ogunyemi

Howard Austin

Jennifer Keith

Mark Cloud

Matthew Philpot

Ray Cardiel

Tresa Reynolds

Also in attendance were Sharon Tromburg, Director of the Planning and Community Development Division; Jacqueline Perez-Pharr, Assistant Director and Planning Coordinator; Sarah Curry, Senior Planner; Nate Cole, Planner II; Jenny Neel, Planner II; Olivia King, Planning Technician; Katie Hollingshead, Senior Project Manager with the Engineering Department; Ed Stith with the Building Department; Steve Goss, Fire Marshall; and Garrett Harlan, Interim City Attorney.

Mr. Chris Hussein called for the vote on the approval of the September 1st, 2026, minutes.

Mr. Cloud moved to approve the September 1st, 2026, minutes.

Approval of the September 1st, 2026 Meeting Minutes is voted on electronically:

YES: *Couch, Chris, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*

NO: *None*

Mr. Hussein: That passes nine to zero.

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

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

Mr. Hussein went on to review the items on the agenda that were tabled:

A. C26-17 **Queen Beans Espresso**
983 W. Sunset Avenue
Use Unit 44 (Mobile Vending) in a C-2
Presented by NWA Real Estate Solutions, LLC

B. PP26-08 **Stagecoach Subdivision**
2544 Butterfield Coach Road
W26-45 Waiver of Street Improvements on Butterfield Coach Road
Presented by Bates & Associates

C. B26-123 **Michael & Audrey Copeland**
8836 Carrie Smith Road
Variance to Allow Existing Non-Conforming Structures to Remain
Presented by Michael & Audrey Copeland

V. Tabled Items

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

Ms. Ordonez: Well, good afternoon. My name is Mirna Ordonez and I'm an associate for Elena Ceja. She is the owner of Sabor del Campo. At this point, we are here once again to respectfully request the approval of our applications for conditional use and the variance that we already submitted to your Planning Commission. Since our last request in June, we have worked really, really hard in order to make all the requirements that the city, the state, and also the health department required for us. Among those improvements and accomplishments that we have achieved is the following. We have done a property survey made by ESI with the precise legal description of where our parcel of land begins and ends, along with what exists on it. Second, ESI helped us to make the site plan to scale to present to you in which it shows the lot sections used for vehicle parking, vehicle display, and which are clearly designated in our site plan. It also shows the 24 feet drive aisle that helps, you know, the vehicles move throughout the property and where the parked vehicles can exit from any parked position without any obstruction. We also have put a fence that separate the asphalt from the gravel area. This gives a better visual of and presentation of the property. We, in the asphalt area the parking section, we have still coated the whole parking area with oil-based sealant in order to give better presentation as well. Car inventory has been reduced by over 80% and now we have only 12 vehicles that we are constantly rotating to make better sales and also a better use of our parking space. We also have the lines of the parking spaces had been painted in the whole lot. So

customers and workers know where to park. The parking spaces, we have eight parking spaces which displays the merchandise or the vehicle for sales in the front. We have three parking spaces designated for the food truck and five parking spaces designated for the dealership. The parking space in front of the dealership has been designated as a handicap parking. The parking spaces for the food truck and the dealership also have been clearly identified with signs in front that designate which use it is for. We have been replacing the lights with new ones to increase the visibility of the parking area during the night. And the back of the property we had properly arranged leaving about 120 feet from the back border to the front totally clear. We also have obtained the health department permit to service the food truck at the Arkansas Food Innovation Center and we also have the permit from the health department to use the mobile food trailer that is completely equipped for food preparation. We have also bought a Class K extinguisher suggested by the fire department officer in our meeting in August 18. We have obtained the Arkansas Department of Transportation permit to expand our entrance driveway from 19.5 feet to 24 feet. In this way, we are going to fulfill that requirement that the traffic aisle has to have 24 feet in width and our electrician is ready to start a electric connection whenever we receive the variance approved by your commission. At this point, I would like Elena Ceja to address the commission.

Ms. Ceja: Good afternoon. I am Elena Ceja. First, I want to say how grateful I am for all guidance and support I have received from the city of the Springdale throughout this process. I respectfully ask for your support in approving my permit for Sabor del Campo. I have a put a lot of time, hard work and financial resources into the meeting the requirement of the city, the health department and the state. For me, this is more than just opening a food truck. It is something I have worked very hard to accomplish. Most importantly, I want to show my children that even when we face challenges with perseverance, hard work, and determination we can keep moving forward and achieve our dreams. I hope to make them proud, be a good example for them and have the opportunity to grow the Sabor del Campo as part of our wonderful Springdale community. I truly appreciate your consideration and I hope you will give me the opportunity to make this dream reality. Thank you.

Ms. Ordonez: At this point, we would answer any questions that you may have.

Mr. Hussein: Thank you. Any staff comments?

Mrs. Tromburg: So, this is the food truck request at ENS Auto Sales that's been tabled since May, and whenever we originally heard it, there were some concerns about parking, circulation, vehicle inventory, and site conditions and expansion over time. So, it was tabled and it was recommended that they come meet with staff. And these ladies did just that. They went and got a survey. They got a site plan and, as you heard, a list of improvements that they did. They came and met with city staff several times along the way to make sure that they were being compliant. Sounds like you got your ARDOT permit for driveway expansion there. So, there is a variance for the size of the food truck and then utility hookup. So, we have two variances, but all the other conditions so far we meet and staff went out there as recent as this week to take pictures and look at it.

Mrs. Tromburg then read the Memo for C26-07 (attached after the minutes for this item).

Mrs. Tromburg: And originally it was proposed for some additional site-specific conditions for them, which some of it was really just the revised site plan and an inspection by staff. And so the first one that was recommended has been satisfied, but if commissioners want to keep a couple of the other site-specific conditions or recommend any others.

Mr. Hussein: Any comment from the public? Commissioners? If not, we will start with the variances, if we're going to take them together, to call for the vote.

Mr. Philpot: Call for the vote.

Approval of B26-41 is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*

NO: *None*

Mr. Hussein: That passes nine to zero. The conditional use would also be a call for the vote.

Mr. Philpot: Call for the vote.

Approval of the Conditional Use (C26-07) is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*

NO: *None*

Mr. Hussein: That also passes nine to zero.

Mrs. Tromburg: Staff is going to prepare a resolution for the conditional use that's going to go to City Council on Tuesday the 27th [of October] right here at six PM. Okay, you're encouraged to attend.

Ms. Ordonez: Thank you very much. We appreciate it so much.

The Memo for C26-07 is attached below:

Conditional Use Memo

To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: October 6, 2026
Re: **C26-07 Conditional Use Request**

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

LOCATION

The proposed food truck's location is 2246 E. Robinson Avenue, at the current business of E&S Auto Sales.

EXISTING CONDITIONS & PARKING

UPDATE: The requests were tabled in May to allow the applicants to address concerns regarding parking, circulation, vehicle inventory, and the overall condition of the site. Since that time, they have retained a professional to complete a property survey and site plan, reduced vehicle inventory by approximately 80 percent, cleaned and reorganized the property, sealed and striped the parking area, and began additional fencing, lighting, signage, and appearance improvements. The applicants are returning to the Planning Commission with a revised submission and substantial site improvements addressing the concerns raised at the previous hearing.

DEVELOPMENT STANDARDS AND REVIEW GUIDELINES

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

SIZE AND LOCATION

☒ Max 160 sq. ft. if accessory use
Variance requested
☑ Cannot be in front setback
☒ No utility connections allowed
Variance requested
☑ 1,320 ft. separation between units
☑ Must maintain 3 parking spaces for vendor use

SITE STANDARDS

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

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

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

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

ADDITIONAL RESTRICTIONS ON MOBILE VENDING SITES:

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

SITE SPECIFIC CONDITIONS FOR 2246 E. ROBINSON AVENUE

- The property shall be operated and maintained in substantial conformance with the revised site plan approved by the Planning Department.
- Vehicles associated with the automobile-sales business shall be confined to the designated spaces shown on the approved site plan, and the cleared rear portion of the property shall remain free of vehicles, automotive parts, tires, equipment, and debris.
- Parking-lot striping, fencing, lighting, screening, and other site improvements shown on the approved plan shall be maintained in good condition.
- Before issuance of a business license, staff shall complete a final site inspection confirming compliance with the approved site plan and all conditions of approval.

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

Mr. Bohning: Hey, good afternoon. Nick Bohning with Engineering Services Inc. Yeah, we're taking this, it was a previously approved large scale came back through last year. Through the funding process we had to make some revisions and now we're back again with some minor changes trying to seek approval again for some revisions. If you have any questions, let me know.

Mrs. Tromburg: Could you tell us about a couple of the revisions or what the differences are?

Mr. Bohning: Yeah, so through the funding process, we weren't allowed to touch anything within the 500-year floodplain. Most of Success Avenue was within the 500-year floodplain. So, we had to kind of remove a lot of the parking on the north side of Success Avenue, kind of push it off to the east, and then also add that parking back to the rear of the buildings in order to meet our parking requirements. We also maintained the future right of way path along the west side over there for a future street as part of the Master Street Plan. And we had to add— we went from three buildings to four buildings to, kind of, meet those unit counts, kind of, get creative with how we were going to do it with having to remove one of our driveways because it was connected to the 500-year floodplain.

Mr. Hussein: Any other staff comments?

Mrs. Perez-Pharr then read the Planning Comments Section and Mrs. Hollingshead read the Engineering Comments Section of the Memo for L26-02 (attached after the minutes for this item).

Mr. Bohning: Okay.

Mr. Hussein: Any comments from the public? Commissioners?

Ms. Keith: I just want to bring up, looking at the photometric plan, that it does not— the calculations on the plan don't appear to meet the minimums and also are not lined up with the current plan. So, you might need to take a look at that. It doesn't cover the whole parking lot right now. Some of the ones that look like they were supposed to be for sidewalks are off of that and it, you know, just double check that you're getting the coverage with the fixtures that are selected.

Mr. Bohning: Yeah, we're waiting for a revised sighting plan to come back through.

Mr. Cloud: And am I correct that you only have one entrance and exit on this project?

Mr. Bohning: Correct. Yeah.

Mr. Hussein: If there are no other comments, this is a motion subject to staff comments.

Mr. Cloud: Motion subject to staff comments.

Dr. Ogunyemi: Second.

Motion for Approval of L26-02, subject to staff comments, is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*

NO: *None*

Mr. Hussein: That passes nine to zero.

Mr. Bohning: Thank you, guys.

The Memo for L26-02 is attached below:

Memo

To: Planning Commission Members

From: Sharon Tromburg, Planning Director

Date: October 6, 2026

Re: L26-02 Large Scale Development Success Avenue Flats

Large scale multi-family development proposed for a 3.151-acre property located at the north side of Success Avenue, East of 419 S Cleveland Street. The project proposes 4 apartment buildings of stacked flats, totaling 56 units. L26-02 was previously approved at the February 2026 planning commission meeting under a similar layout. There is one approved deviation (FB26-02) for access requirements.

PLANNING COMMENTS
Reviewed by Jacqueline Perez-Pharr
Date Reviewed: 09.30.26

Standard Comments

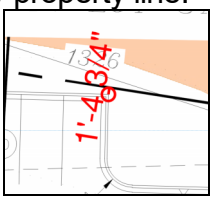
1. *This Large-Scale Development Plan has been given the number L26-02. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development. (Standard comment)*
2. *Submit PDF files at time of resubmission. (Standard comment)*
3. *A written response to all comments is required with resubmission. (Standard comment)*
4. *On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number. (Standard comment)*
5. *All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (Standard comment)*
6. *In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Exceptions are outlined here. (Standard comment).*

FB26-02: Frontage Type: Awnings are only allowed if a porch is present.
   a. Deviation granted.

Planning Comments
Reviewed by: Jacqueline Perez-Pharr
Date: September 29, 2026

7. Submit the $500.00 review fee.
8. Show the floor area per dwelling unit and the total floor area. Add that information to the unit type table.

9. No off-street parking area, exclusive of access drives, shall be located within three feet (3') of any property line.



10. The submitted plans call out a note to coordinate w/ utility to modify existing power pole to have an attachment. However, all utility wires, lines, and/or cables in developments utilized by electric and/or telecommunications companies shall be placed underground. Confirm existing poles are 12KV and above.
11. Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street. Show location and the State Plane Coordinates (NAD 83, Feet) for each streetlight.
12. The developer is required to dedicate right-of-way of an abutting street in conformance with the City of Springdale Master Street Plan. A separate dedication document shall be submitted to the City for filing, and preferably accomplished with the submitted replat (RP26-02).
13. Show the size of the freestanding monument sign proposed.
14. Indicate mechanical equipment screening on site plan and in the details.

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 09.30.26

All comments addressed.

Please fill in the highlighted sections below. Utilize "n/a" if something does not apply.

BUILD-TO-LINE			PROPOSED
[A] Primary Street	10' Minimum	25' Maximum	West Bldg – [X']
			Central Bldg – [X']
			Central Bldg(R) – [X']
			East Bldg – [X']
[B] Side Street	10' Minimum	25' Maximum	**N/A**
SETBACK			**PROPOSED**
[C] Side	0' Minimum	10' Maximum	West Bldg – [X']
			East Bldg – [X']
[D] Alley	5' Minimum	10' Maximum	**N/A**
BUILDING FORM			**PROPOSED**
[E] Primary Street	≥ 85% of BTL		
[F] Side Street	≥ 25% of BTL		**N/A**
[G] Lot Width	Per Existing		**N/A**
[H] Lot Depth	Per Existing		**N/A**
BUILDING HEIGHT			**PROPOSED**
[I] Bldg HTS Min.	2 Stories | 35' Min.		West Bldg – [X']
			Central Bldg – [X']
			Central Bldg(R) – [X']
			East Bldg – [X']
[J] Bldg HTS Max.	3 Stories | 45' Max.		West Bldg – [X']
			Central Bldg – [X']
			Central Bldg(R) – [X']
			East Bldg – [X']
[K] Max. from B.O. Eave T.O. Parapet or Roof	15' Maximum		
[L] Finished Ground Floor Level	6" Minimum	3' Maximum	
[M] First Floor Ceiling HTS	8' Min. (F to C)		
[N] Upper Floor Ceiling HTS	8' Min. (F to C)		
[O] Mezzanines & Podiums	> than ¾ of the Floor Plate Area = Full Story		
PARKING REQ.			**PROPOSED**
[P] Primary Street SB	30' Minimum		
[Q] Side Street SB	30' Minimum		**N/A**
[R] Side SB	0' if surface lot/per main bldg. if structured parking		
[S] Alley SB	5' Minimum		
ENCROACHMENTS			**PROPOSED**
[T] Primary Street	12' Maximum		
[U] Side Street	10' Maximum		**N/A**
[V] Alley	5' Maximum		

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 09.30.26

STANDARD COMMENTS

(no response required)

- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
- Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
    - This note is left in place throughout the design process to ensure that access is maintained.

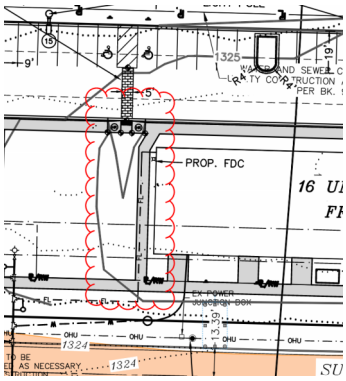
****Please note new ROW permitting process****

- Work in city ROW associated with a development plan shall receive a ROW Permit from the Engineering Department prior to construction.
- A performance bond must be provided for any work in city ROW including street or curb cuts, utility bores, asphalt and concrete work, storm drainage installation or alteration, etc. A cost estimate for this work shall be reviewed and approved by the Engineering Department prior to issuance of any ROW permits.
- A maintenance bond for all ROW work shall be provided to Engineering at the end of the project prior to Certificate of Occupancy.
- Any sidewalk or street closures require a Work Zone Permit from the Engineering Department.
- A traffic management plan and dates of closure must be submitted to Engineering prior to issuance of Work Zone Permit.

PROJECT SPECIFIC COMMENTS

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

   - Recommend aligning the sidewalk and the crosswalk here. In the case that a road is built, the sidewalk can be relocated if needed. Alternatively, move the crosswalk east.



   - Success Ave needs to be milled and overlaid after all the utility cuts associated with this development

2. **Chapter 50 – Floods**
   (Ord. No. 4110, § 1, 9-11-07)

   - Floodplain notes are not correct.
       - Lots 2A and 3A – This property is within 100 year floodplain, zone AE, and the 500 year floodplain, zone X (shaded), as shown on…
       - Lot 1A – This property is in zone X and is not within the 100 year or the 500 year floodplain, as shown on…

L26-17 **RaceTrac**
4720 W. Sunset Avenue
B26-95 Variance for Maximum Freestanding Sign Limit
Variance from Minimum Distance Between Drives on Single Tract & Adjacent Tract
B26-96 Variance from Commercial Design Standards
(A) Parking Lot Orientation
(B) Entryway and Foundation Landscaping
W26-49 Waiver of Street Improvements on W. Sunset Avenue
Presented by Crafton Tull

Ms. Topping: Hi, I'm Libby Topping with Crafton Tull here to represent the project.

Mrs. Tromburg: Tell us about it.

Ms. Topping: This is a gas station and truck stop located off of Sunset and 48th [Street]. We're proposing 16 gas pumps and a convenience store. Redeveloping a site that's already built out. Happy to answer any questions.

Mr. Hussein: Any staff comments?

Mrs. Perez-Pharr then read the Planning Comments Section and Mrs. Hollingshead read the Engineering Comments Section of the Memo for L26-17 (attached after the minutes for this item).

Mr. Hussein: Any public comment? Yes, sir.

Mr. Matthews: Thank you. Bill Matthews, I own the McDonald's restaurant on West Sunset here in Springdale. Yeah, we support this project, but I think there's something I'd like you to look at. She mentioned the potential of a cross easement at the northeast corner of the Racetrac. As you know, we have a lot of truck traffic out there. We have like 15 parking stalls for trucks on our lot. And even though the [Highway] 412 Bypass has opened up, we still have a lot of traffic out there. And when customers are leaving our property, it's a hard left any time of the day. Particularly for the trucks. So, my proposal is we get a cross easement which would allow those trucks to exit through the Racetrac and take a left on 48th [Street] and use the light. I think it would also benefit Racetrac. I think it would help their diesel sales for sure at $6 a gallon. You know we've seen, in other areas, where there's a Racetrac and a McDonald's next to each other, they kind of complement each other. And I think the other part is, it's going to provide a lot better additional sales inside for the Racetrac as well as it's going to help our sales at McDonald's, but more importantly it's going to help safety in the area. As you know, it's a lot of traffic out there right now. I'd be willing to pay for this development, the engineering cost, the construction, to make this happen. I think it's— we're landlocked out there at McDonald's, and we've struggled with our business just because we are landlocked with the traffic and I think this would help us. It helps Racetrac and I definitely think it would help the safety. And another thing I was thinking about is, it's going to give you another exit for the firetrucks. So, another entrance to the fire trucks that are coming from McDonald's. The other big thing is when you come off [I-]49 and you're northbound on [Interstate] 49, it is really tough to move to that center lane to take a left. And so, if a truck misses that entrance at the Racetrac, they could also enter on the entrance to McDonald's, which we have a wide truck lot driveway, and still access the Racetrac.

So, I think that could help safety as well. Y'all have any questions? I appreciate your consideration.

Mr. Hussein: Thank you, sir. Any other comments from the public?

Mr. Knott: Hello. Good evening. I'm Josh Knott with Racetrac, and so Libby's our civil engineer representing us and just wanted to comment. I appreciate Mr. Matthews letter that he sent. We just got it like two hours ago. So, we were kind of quickly trying to digest it and we're happy to take a look at it with him and work with him if there's a possibility. We do have concerns at times when we have any kind of autos in the back with trucks co-mingling. So, that is something we do like to look at very closely, but if that's something that could be worked with staff on the side, we'd be happy to do that. If it's a condition of approval with a specific plan, I was telling some of the other folks tonight, then we would rather just table it until we get more time to really digest it and look at it internally.

Mr. Cloud: I think that's a great idea because I mean that's kind of my thought process about the project as a whole, and if— and I think it's always good if two people can work together, especially potential neighbors to make a project better. Plus, I have questions about 48th Street. I'm not sure it could handle truck leaving and turning left through the back of— I don't know. So that would be great for me. I support your statement.

Mr. Cardiel: You mentioned some concern. What was that concern? I couldn't quite catch that.

Mr. Knott: When we've had similar sites like this, we usually have it signed so we don't have any kind of autos in the back court. We call that our diesel court because we don't want any kind of conflicts with trucks coming in making a loop turning. So, we usually block that off from vehicles. So, the possibility of having cars pass through there is always a safety concern for us.

Ms. Keith: So, I definitely appreciate that concern. One of, I think, the biggest concerns that we're going to have just in general in town is, you know, I know we're mentioning that it's an existing site, but it's obviously a very very different level of use. And I was even thinking, looking at it that it would almost be better to not have as many opportunities to like— or at least any opportunities to turn left out of there because I just think that the traffic is going to be— out of onto [highway] 412, it's just difficult in general. Like maybe the one becomes an entrance only. That's just an opinion on my part. But I do think that, if anything, you can do to make it easier for autos to not have to use— or any vehicles not have to use that front entrance, for exiting especially, would be preferred.

Mr. Knott: Understood.

Mrs. Tromburg: Okay. And then what it sounds like is we may be able to come back. We'll coordinate with you, coordinate with our office and then we may be able to come back and answer a few more questions. Whether it's handling truck traffic on 48th, Mark, that you expressed.

Ms. Topping: Could I get any feedback on the other variances that we looked at, just so we can come back with all our ducks in a row?

Mr. Couch: I had a quick question. I understand the foundational landscaping. What was the entryway landscaping that y'all were requesting a variance for?

Ms. Topping: I think it's essentially the same. It's the just the frequency of how many plantings are at the front of the building.

Mrs. Tromburg: It would have been by the drive. The entryway would have been by the drive. I'm not sure if it was 48th [Street] or [Highway] 412, what that variance was for.

Mr. Couch: Because there's not enough space? We just don't want it to clutter up the area or just?

Ms. Topping: Yeah. Which one is she talking about?

Mrs. Perez-Pharr: The south.

Ms. Topping: Okay. Yeah. I think, mostly just because there's not really space with the driveways that are in there. Those driveways are also are under review with ARDOT right now. So, the design could potentially change based on ARDOT comments. So, we'll obviously make sure to get those permitted. The plantings are just pushed back further, I think, from the right of way than they typically would be, but we still have plantings along that south side.

Mrs. Tromburg: What were the other ones? Parking lot orientation. And for more of the parking in front, more than 60% and then the other one is pedestrian flow. Was that a sidewalk connection? What was that?

Mrs. Hollingshead: Pedestrian flow, we talked about isn't needed.

Mrs. Tromburg: That one was resolved actually. They resolved it with staff. So the parking lot orientation, entryway foundation landscaping, and the second sign. Do you want to talk about the second sign a little bit?

Ms. Topping: Yeah, basically we're just requesting two freestanding signs because the setback for the overlay district doesn't extend through the full property and so we're not able to, based on the surroundings and everything going on, you can't get a sign that will be visible by [Highway] 412 traffic and [I-]49 traffic. So, we're wanting to move that larger sign to closer to the back of the property so that it can be seen from I-49 and the smaller freestanding sign towards the front because it can still be seen by [Highway] 412 traffic.

Mr. Cloud: So, you're talking about a monument sign on Sunset and then a freestanding tall sign on the back of the property in that green space?

Ms. Topping: It's two freestanding signs, but one is larger. The one that's in the back is larger to be seen from I-49.

Mr. Knott: Yeah, you're right on. So that one would be at the back, which would be orientated towards the highway and then if we could have one on the front that obviously would be a price sign for users on Sunset. I think, right now the corner gas station has two signs. This existing site has two signs. I think McDonald's has two signs as well. So, we just want one at the back for the interstate and then if we could get that front sign, that's the variance we're looking for.

Mr. Cloud: Yeah, understood. Are you guys okay with the payment in lieu on the Sunset Street improvement? Did y'all hear that part?

Ms. Topping: The sidewalk.

Mr. Knott: Yeah, that would, to us, make sense since they're going to come in and tear it out.

Mr. Cloud: So, I think in general, I think variances usually on landscaping we like to keep the same amount of landscaping on the site. So, if you can't put it all the places we want you to put it, if you put it somewhere, we're usually in favor of that.

Ms. Keith: Does the payment in lieu eliminate the waiver, then? If they accept that or is that part of that?

Mrs. Tromburg: It does. If you agree to payment in lieu of—

Mrs. Hollingshead: Actually, I was going to clarify, since this is kind of like a half of a payment in lieu, we did say we were going to take it to Council.

Mrs. Tromburg: Are we just doing five foot? If you want to just do payment lieu of for the five foot and not the ten foot. If you agree to the ten foot we could just, it does not have to go all the way to Council. But if you're going to request just the five foot of that, then we would go to Council and have to ask for that request.

Mrs. Hollingshead: And we support, you know, basically ARDOT would fund half of it, the City would fund the other half. So we're asking for y'all to pitch in for the City's part on that.

Mrs. Tromburg: Consider it when you come back for next month, I guess.

Mr. Cloud: So, we tabling this? Sorry.

Mr. Knott: So, let me just ask for clarification then. So, is it possible that like the cross connection, cross access could be worked offline with staff or do we have to come back and that would be a condition of approval for this?

Mrs. Tromburg: Not necessarily a condition of approval, but it should be a discussion offline, right, and see what we can do. That way the commissioners, whenever they vote or consider, they're going to want to see that layout and be part of that decision. But we can coordinate offline with staff. And then Libby, just a FYI for you and your staff, that this would be the second tabling so we'll just have to go through some administrative stuff for next month. Okay.

Ms. Topping: Okay.

Mr. Cloud: I would like to know if you're able to do an easement or not. If that's not going to happen, I would like to know that before I vote on it. That's my personal opinion.

Ms. Topping: Thank you for your time.

The Memo for L26-17 is attached below:

Memo

To: Planning Commission Members

From: Sharon Tromburg, Planning Director

Date: October 6, 2026

Re: L26-17 Large Scale Development RaceTrac

Large scale development proposed for a 4.55-acre property located at 4720 W. Sunset Avenue. The proposed gas station project includes one variance (B26-95) for signage and drive separation requirements and variance (B26-96) from commercial design standards.

PLANNING COMMENTS

Reviewed by Jacqueline Perez-Pharr
Date Reviewed: 09.30.26

Standard Comments

1. *This Large-Scale Development Plan has been given the number L26-17. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development. (Standard comment)*
2. *Submit PDF files at time of resubmission. (Standard comment)*
3. *A written response to all comments is required with resubmission. (Standard comment)*
4. *On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number. (Standard comment)*
5. *All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (Standard comment)*
6. *In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Exceptions are outlined here. (Standard comment).*
7. *The developer is required to dedicate right-of-way of an abutting street in conformance with the City of Springdale Master Street Plan. A separate dedication document shall be submitted to the City for filing.*

B26-95:

- Variance to allow a second free-standing sign
- Variance for minimum distance between drives from 150’ to 111’

B26-96:

- Pedestrian flow – “requesting that the sidewalk be delayed until ARDOT finalizes its plans” for the south side of the lot abutting HWY 412 (original application)
- Parking lot orientation – “proposed front parking gives customers direct access to the store while keeping them away from the main truck routes” (2nd application)

- Entryway landscaping – provide landscaping in other areas "while keeping enough room for the site to operate safely since large turn radii are needed on the driveways" (2nd application)
- Building foundation landscaping – "omitting foundation landscaping provides enough room for the patio west of the building while maintaining adequate sidewalk width for accessibility" (3rd application)

8. Perimeter landscaping is required in accordance with Chapter 56.
    a. 5' landscape buffer along the ***westernmost*** property line.
9. Show the size of all freestanding signs. Include distances from street right-of-way.

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 09.30.26

All comments addressed.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 09.30.26

STANDARD COMMENTS
(no response required)

- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
- Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
    - This note is left in place throughout the design process to ensure that access is maintained.

****Please note new ROW permitting process****

- Work in city ROW associated with a development plan shall receive a ROW Permit from the Engineering Department prior to construction.
- A performance bond must be provided for any work in city ROW including street or curb cuts, utility bores, asphalt and concrete work, storm drainage installation or alteration, etc. A cost estimate for this work shall be reviewed and approved by the Engineering Department prior to issuance of any ROW permits.
- A maintenance bond for all ROW work shall be provided to Engineering at the end of the project prior to Certificate of Occupancy.
- Any sidewalk or street closures require a Work Zone Permit from the Engineering Department.
- A traffic management plan and dates of closure must be submitted to Engineering prior to issuance of Work Zone Permit.

PROJECT SPECIFIC COMMENTS

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

- Driveways on 48th Pl do not meet minimum separation of 150' on the same parcel and driveways on Sunset to not meet minimum separation of 50' on an adjacent parcel. (variance requested)
- Submit approved ARDOT permit prior to construction

- Submit engineer's estimate for work in city ROW (on 48th Pl) for the ROW permit bond. Prefer to have this submitted prior to the preconstruction meeting so the ROW permit can be issued at the same time as the grading permit.
- *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.
    - 10' sidewalk is required on Sunset (waiver requested)
    - City recommends payment in lieu of sidewalk
    - Provide typical section for improvements on 48th Pl. The typical section provided is not the most current section for a collector, please see 2025 Master Street Plan. Show how the existing street will be brought up to this standard including any pavement widening, mill and overlay, addition of curb/gutter, sidewalk, etc.
    - Show street trees in between back of curb and sidewalk on 48th place. If space is limited we would be ok with these trees going outside the ROW in this case.

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

Mr. Appel: Thank you. Jason Appel with A4. We're proposing a new 60,000 square foot Hanks furniture store the southwest corner of Watkins [Avenue] and Highway 49. We are asking for a waiver of street improvements on the south side similar to what UAMS did. We are improving our half of Mary Francis [Lane] at the front of the store requesting that waiver for the southside. We will be dedicating right of way for that future roadway. And I'll answer any questions.

Mr. Hussein: Any staff comments?

Mrs. Neel then read the Planning Comments Section and Mrs. Hollingshead read the Engineering Comments Section of the Memo for L26-22 (attached after the minutes for this item).

Mr. Hussein: Any comments from the public? Commissioners?

Mr. Cloud: Katie, can you remind me why we're good with them waiving street improvements? I don't remember why we thought that was a good idea last time.

Mrs. Hollingshead: Just, I think, basically due to the creek there. It shows Mary Francis [Lane] going all the way south to connect to Don Tyson [Parkway] eventually, but the feasibility of crossing that creek at this time is not necessarily likely. And then at this point since UAMS only built it to that point, they would be building half a road to the south.

Mrs. Tromburg: Can you flip to the aerial map real quick, Nate?

Mr. Cloud: So, what happens if both of these projects get built and they want to put a road there? It is possible. How do we get the road?

Mrs. Hollingshead: It would probably have to be part of a bond project.

Mr. Cloud: Sure. Thank you for that.

Mr. Hussein: Anybody else? If not, we will start with the waiver, which is a motion to forward the Council with recommendation of denial or approval.

Mr. Cloud: I so motion forward to City Council for approval of the waiver request.

Dr. Ogunyemi: Second.

A Motion to Forward W26-40 to City Council with Recommendation for approval is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*

NO: *None*

Mr. Hussein: The request passes nine to zero. Next is the large scale. It's a motion subject to staff comments.

Mr. Couch: Motion subject to staff comments.

Mr. Cloud: Second.

Motion for Approval of L26-22, subject to staff comments, is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*

NO: *None*

Mr. Hussein: That also passes nine to zero.

Mrs. Tromburg: Staff will prepare a resolution for the waiver to go on the 27th [of October] unless requested otherwise. Thank you, Jason.

Mr. Appel: Thank you.

The Memo for L26-22 is attached below:

Memo

To: Planning Commission Members

From: Sharon Tromburg, Planning Director

Date: October 6, 2026

Re: L26-22 Large Scale Development Hank's Furniture

Development plan proposed for a 12.1-acre property located at the SW corner of I-49 and Watkins Avenue. There is one associated waiver (W26-40) from street improvements along Mary Frances Lane, a future road along the west property boundary.

PLANNING COMMENTS
Reviewed by Jenny Neel
Date Reviewed: 09.15.26

Standard Comments

1. *This Large-Scale Development Plan has been given the number L26-22. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development. (Standard comment)*
2. *Submit PDF files at the time of resubmission. (Standard comment)*
3. *A written response to all comments is required with resubmission. (Standard comment)*
4. *On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number. (Standard comment)*
5. *All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (Standard comment)*
6. *This development must comply with the City of Springdale Commercial Design Standards or a variance is required. (Standard comment)*
7. *In all residential, commercial, and industrial developments submitted after August 30, 2007, all utility wires, lines, and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above. (Standard comment)*

Planning Comments
Reviewed by: Jenny Neel

8. A separate document dedicating the required right-of-way on Mary Frances Lane will need to be provided before a certificate of occupancy can be granted to this project.

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

All comments addressed.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 9.23.26

STANDARD COMMENTS

(no response required)

- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
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- Any sidewalk or street closures require a Work Zone Permit from the Engineering Department.
- A traffic management plan and dates of closure must be submitted to Engineering prior to issuance of Work Zone Permit.

PROJECT SPECIFIC COMMENTS

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

    - Mary Frances Lane should be built to the south property line per MSP.
        - *Waiver requested*

    - How will grated inlet be installed in the bike lane? Need to make sure the grate is appropriate for bike traffic or relocate the inlet.

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

Mr. Portilla: Good afternoon. My name is Jairo Portilla. I own a house on the corner of East Sunset [Avenue] and Turner [Street], but as you know, they're currently doing two roundabouts there. There's a lot of heavy traffic there. So, we have a section right there in that corner that we have gravel to park our trailers on. So, I'm just requesting the variance to be able to have that for now, in the meantime, so we can keep the trailers out of the way of the current traffic, or of the current construction going on.

Mrs. Hollingshead: So, is this intended to be temporary parking? And then once the improvements are done, what would be the plan after Sunset's finished?

Mr. Portilla: Yeah, that's kind of temporary parking right now because the City, they had told us to that we could just park it on the side of the road, but right now if we park on the road we're interfering with construction, so it's temporary.

Mrs. Hollingshead: Because it also looks like y'all have, you know, a handful of vehicles and not enough space to park them.

Mr. Portilla: Yeah, that's… Yeah.

Mrs. Hollingshead: Especially during construction, it's understandable. So, one thing we might consider is, if y'all want to come in and apply for a driveway expansion permit, and we kind of plan out like where we could pave some area to park the trailer, park the extra cars long term, that would probably be my recommendation. Because, kind of, what we've created here is like the whole side of the property becomes a driveway. So, if this variance is approved, I still think that we need to move the gravel like closer to the house so it's accessible from the existing driveway and not directly from the street. And then if this variance is not approved, we'll have to remove that gravel or you can come and request that additional parking with the driveway permit.

Mr. Hussein: Any public comment? Commissioners?

Mr. Cloud: So, I'm extremely confused on this one. So, is this hardship because of a construction that's coming?

Mr. Philpot: It's happening right now.

Mr. Cloud: I know it's happening right now, but this part hasn't happened yet though. Well, maybe it has.

Mr. Philpot: Yeah, it's happening.

Mrs. Hollingshead: Yeah. I mean, the construction has definitely been a strain on this property. So, I don't know if it's possible to do— like allow that to stay until construction's over or how that would need to work.

Mr. Cloud: So, the red box is you've added that gravel to park a trailer on? Is that what I saw in the picture?

Mr. Portilla: Yeah. Well, it's not the whole thing, but it's just that little part right there just so we don't get that trailer stuck when it rains and stuff.

Mr. Cloud: So, where would you normally park that trailer?

Mr. Portilla: We would park it on the— well, that's where the… One time we had it parked out in front of the house and they told us to move it and whenever I called to see where we could move it at, he told me we could park it there on the side of the house and not in front of it. But since they're closing off the road heading into Turner, I was hoping I could either just park it on the road when I'm not using it or we were also planning on changing out the driveway when we're done because that driveway is facing going towards Turner and the road is not going to work like that anymore.

Mr. Cloud: Do we know when the constructions is slated to be completed?

Mrs. Hollingshead: This part of, like, that roundabout is there. We're working on this portion. We're still, you know, working on other bits of it. It's kind of coming together in pieces. I don't know exactly when the whole thing will be complete. But yeah, if y'all are thinking that it would make sense to redo that driveway anyway, that might be something that we just need to come up with a plan of what works best.

Mr. Cloud: I mean, I would like to assist the gentleman during this period of time, but I don't want to have a gravel driveway there forever. So, that's what I'm trying to figure out. How do we do that? What's that look like? Is that a bill of insurance when you— I don't know. I don't know what that is.

Mr. Hussein: And you said when the construction's done, your plan would be to park it on the street if possible? Where are you going to park it if someone else is parked on the street?

Mr. Portilla: Well, that whole roads closed off and I'm basically the only house.

Mr. Hussein: I know it is right now, but you said once it's done and you don't need the temporary parking anymore, that you'd probably just park it on the street when the road's back to normal. No?

Mr. Portilla: The road is going to be curved off. It's not going to be an entrance in there anymore. It's going to be a dead-end road. That's why they added that little gray part so trucks can turn around on.

Mr. Hussein: So where are you going to park it then when construction is complete.

Mr. Portilla: In front of our house.

Mr. Hussein: On the street or like—

Mr. Portilla: Yeah, like on the corner.

Mr. Hussein: And what I'm asking you is, what happens when someone else parks there before you park there? Then where are you going to park your trailer?

Mr. Portilla: Well, if they park there, that would kind of be blocking our driveway.

Mr. Hussein: So you're going to block the driveway?

Mr. Portilla: Yeah, because we can move it.

Dr. Ogunyemi: Okay. So, just so I'm clear too, if we grant this variance, that's forever. Correct?

Mrs. Tromburg: Yeah. Yes. That would be, and I think ultimately working with the City on some sort of driveway permit to what would be appropriate in this location, because I think the construction is obviously a factor. So, a bill of assurance could happen. I don't know if we have an estimate about the ending of the construction because that would make sense to kind of try and time it with that.

Mrs. Hollingshead: I don't know off the top of my head. Let me look at the website.

Mr. Portilla: I spoke to one of the guys working on there and they said they were planning to about the end of the year around there, but I'm not certain.

Mrs. Tromburg: They could always come back for an extension if we're not timely on our project.

Mr. Portilla: Yeah. And when I submitted the variance, I submitted it for a temporary approval just, you know, while the construction's going on. Then hopefully we can do our driveway whenever it's done.

Mr. Philpot: I tend to agree to direct, or recommend that they get with planning staff and essentially table this and, I don't know, table it but almost withdraw it and get with the planning staff do a driveway.

Mrs. Tromburg: If he does withdraw though we will require him to remove all of that gravel and then I don't know where he's going to park. He'll have to do the— he'd have to remove all that if he withdrew it. If there is a bill of assurance, it could it could last until whatever time limit you do.

Mr. Hussein: Would you be open to a six-month bill of assurance? And then if it's not done in six months and the city's still working on it, we're not going to jam you up because we're not done with our project basically. But if the city is done, then it's time to get a parking plan and everything going.

Mr. Portilla: Yeah, that works.

Mrs. Hollingshead: And we can work on that in the meantime, you know, figure out what would be best so that when we are done, y'all can put it back how you need to.

Mr. Portilla: Yeah. Yeah. It's mostly right now for the construction. That's our main issue. We don't want to park it right in their way and have to move it every time, you know.

Mrs. Tromburg: Yeah. We don't want to block driveways, even our own.

Mr. Hussein: Any other comments?

Mr. Cloud: I think bill of assurance is the way to go.

Mr. Hussein: I think that'd be a call for the vote on a six-month bill of assurance.

Mr. Philpot: Call for the vote.

Approval of a Bill of Assurance for B26-90 is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*

NO: *None*

Mr. Hussein: Passes nine to zero.

Mrs. Tromburg: Okay. So, planning is going to contact you this week and we are going to draft up a bill of assurance and find a time for you to come in the office and then we'll talk about that, what that looks like for your six months. Okay.

Mr. Portilla: All right. Thank you.

B26-98 **DJ Custom Homes, Inc.**
804 N. Virginia Street
Variance from Minimum Lot Size for a Duplex in an MF-16 from 9,000ft^2 to 8,700ft^2
Presented by Daniel Jimenez

Mr. Jimenez: Hello, my name is Daniel Jimenez with DJ Custom Homes. I'm just trying to get a variance for the minimum lot size to build a duplex on this lot from the requirement of 9,000 square feet down to 8,700 square feet. Thank you.

Mr. Hussein: Any staff comments? Anything from the public? Commissioners? If not, this is a call for the vote.

Mr. Cloud: Call for the vote.

Approval of B26-98 is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*

NO: *None*

Mr. Hussein: Passes nine to zero.

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

Mr. Smith: Hey, good evening, Cody Smith. I'm here talk about a waiver related to the Robinson trailer sales project that was approved last month. And we got with staff to talk about our request to reduce the required ten-foot sidewalk to eight foot and how are we going to dodge the power poles that are along Robinson. So we went back to the drawing board and we're moving forward with the staff's recommendation to keep the eight foot sidewalk and jog it down to five foot to get around those poles.

Mrs. Hollingshead: So, this looks really similar to what y'all saw last time because it's pretty much the same. We really couldn't figure out a better way to do it. Going down to eight foot will at least give us consistent wider sidewalk across as much of the property as we can get it.

Mr. Hussein: Any other staff comment? Anything from the public on this project? Commissioners?

Mr. Cloud: Thank you for your efforts on that. Appreciate it.

Mr. Hussein: This one is a motion to forward to Council with recommendation of denial or approval of the waiver.

Mr. Philpot: Motion to City Council for approval.

Mr. Cloud: Second.

A Motion to Forward W26-39 to City Council with Recommendation for Approval with the above mentioned conditions is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*

NO: *None*

Mr. Hussein: Passes nine to zero.

Mrs. Tromburg: Staff will prepare a resolution that goes to City Council on the 27th [of October].

VI. Public Hearing – Rezoning

R26-42 **Goodwin Joint Revocable Trust**
1650 Albright Road
From A-1 to SF-2
RP26-12 Clear Creek Acres, Lot 38
B26-112 Variance from Minimum Street Frontage in an A-1 from 200' to 170'
W26-47 Waiver of Street Improvements on Albright Road
Presented by Alan Reid & Associates

Mr. Reid: Good evening. My name is Alan Reid. I'm here representing Mr. Goodwin on his rezoning. First item he has going tonight will be a rezone on lot 38 of Clear Creek Acres.

Mr. Hussein: Staff comments on the rezone?

Mrs. Tromburg: And we'll get into some of these comments here in a bit but this request to rezone, it's going to rezone proposed lot 38-B from A-1 to SF-2 in conjunction with this replat. The 1.11-acre lot does not meet the A-1 minimum lot area. SF-2 zoning is requested to permit a residence on the proposed lot. Proposed lot 38-A would remain A-1 with the consideration of a variance that we're going to hear tonight. Approval of this rezoning itself would not approve the replat, the frontage variance, septic system, or conversion of accessory garage to a residence.

Mrs. Tromburg then read the Memo for R26-42 (attached after the minutes for this item).

Mr. Hussein: Any other staff comment? Comments from the public? Commissioners on the rezone? If not, the rezone is a call for the vote.

Dr. Ogunyemi: Call for the vote.

Approval of R26-42 is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*

NO: *None*

Mr. Hussein: Passes nine to zero. We'll take up the variances, and then the waivers, the plat as well, next. If that's all right with you, we'll do the rest of them together, or at least the comments for them? Save some time.

Mr. Reid: Yes.

Mr. Hussein: Any staff comments on the replat, the variances, or the waivers?

Mrs. Neel then read the Planning Comments Section and Mrs. Hollingshead read the Engineering Comments Section of the Memo for RP26-12 (attached after the minutes for this item).

Mr. Hussein: Any public comment? Commissioners?

Ms. Keith: So, would the preference be, Katie, to have them do the improvement or to do a payment in lieu?

Mrs. Hollingshead: I guess that would depend on, you know, the improvements compared to the scale of the project. This would include pavement widening, curb, gutter, eight foot sidewalk, street lights, and storm drainage.

Mr. Hussein: What's y'all's position on the street improvements? You just don't want to do them? Are you willing to do payment in lieu of?

Mr. Zega: Mr. Chairman, members of commission, I think—

Mr. Hussein: Steve, could you give us your name?

Mr. Zega: Oh, I'm sorry. Steve Zega, an attorney speaking for the Goodwin Trust. I think it's fair to say before the trust commits to those improvements, they want to know what they're going to cost. And that's not information we have prepared to present to the commission tonight.

Mr. Hussein: Any other comments?

Mr. Zega: So, before that— anyway…

Mr. Austin asked a question off mic

Mrs. Hollingshead: That would be the plan, to continue that collector section all the way down. And you know, we're really talking about building a single-family house here. So, that typically wouldn't trigger these street improvements, but because we are replating, that's kind of where that comes in.

Mr. Austin asked a question off mic

Mrs. Hollingshead: No, not for a while. Yeah, I mean it would take quite a project. We'd have to acquire right of way. We'd probably have too, yeah, remove and pay for trees. This would be a future endeavor if the city were to take it on.

Mr. Hussein: If there's nothing else from the public or the commission— you got something, Mark?

Mr. Cloud: Yeah. What about dedicating the right of way? Is that feasible?

Mrs. Hollingshead: They have agreed to dedicate the right of way.

Mr. Cloud: Say again.

Mrs. Hollingshead: They have agreed to dedicate the right of way on the plat. Yes.

Mr. Cloud: That allows us a build out our future street if we want to.

Mr. Hussein: We'll start with the variance. Let's call for the vote.

Mr. Cloud: Call for the vote.

Approval of B26-112 is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*

NO: *None*

Mr. Hussein: Passes nine to zero. Next up, we'll take the waiver. It is a motion to forward to Council with recommendation of denial or approval of the waiver for street improvements.

Mr. Philpot: Motion to forward to City Council for approval.

Mr. Cloud: Second

A Motion to Forward W26-47 to City Council with Recommendation for approval is voted on electronically:

YES: *Ogunyemi, Austin, Cloud, Philpot, Cardiel, Reynolds*

NO: *Couch, Hussein, Keith*

Mr. Hussein: Passes six to three. Last, we'll take up the replat. It's a motion subject to staff comments.

Mr. Cloud: So, motion

Mr. Philpot: Second

Motion for Approval of RP26-12, subject to staff comments, is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*

NO: *None*

Mr. Hussein: Passes nine to zero

Mr. Zega: Mr. Chairman, members of commission. Thank you.

Mr. Hussein: Thanks, Steve.

Mrs. Tromburg: For the replat, if you want the replat, it could be heard as recent as next Tuesday. If you wanted to go to next Tuesday's City Council meeting, Mr. Reid, then we'll need a revised plat with all the comments by close of business tomorrow. Or there is City Council on the 27th [of October], which then gives you a little bit more time for a revised plat if you want. Feel free to call us in the morning, Mr. Reid. We can work out the dates.

The Memos for RP26-12 and R26-42 is attached below:

Rezone Memo

TO: Planning Commission Members

FROM: Sharon Tromburg, Planning Director

DATE: October 6, 2026

RE: R26-42

APPLICANT/OWNER
Alan Reid & Associates (ARA) represents Harold Goodwin and Deborah Goodwin of the Goodwin Joint Revocable Trust.

PROPERTY SIZE
Approximately 1.11 acres proposed for rezoning (Lot 38-B); approximately 4.26 acres in the parent tract

PENDING ACTIONS
Zoning Compliance for replat and home construction.

EXISTING ZONING
AGRICULTURAL DISTRICT (A-1)

LOCATION
West portion of 1650 Albright Road, Springdale, AR 72764; parcel 815-30699-000

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

DEVELOPMENT OF PROPERTY
The petitioner proposes a residence on Lot 38-B, with the existing accessory structure.

SALE OF PROPERTY
The applicant seeks to transfer ownership to family member.

SURROUNDING ZONING AND LAND USE
Zoning of the surrounding area is shown on the attached map, in the southwest area of the city. The subject property is lot 38 of Clear Creek Acres, a residential subdivision platted in 1977. It contains a single-family home and accessory structures. The tract lies along the Springdale-Fayetteville boundary. Areas to the north and east are also part of Clear Creek Acres, with single family homes in an A-1 zoning. The areas to the west and south have low density residential lots in the city of Fayetteville.

SITE FEATURES
Clear Creek runs diagonally through the subdivision. Lot 38 has steep topography and includes areas within the floodplain and regulatory floodway. Public sewer is not readily available, so a percolation test is required as part of the replat.

LAND USE PLAN AND MASTER STREET PLAN
The Future Land Use Plan indicates Low Density Residential.
The Master Street Plan designates Albright Road as a collector, requiring 65’ ROW width.

STAFF COMMENTS

The request would rezone proposed Lot 38-B from A-1 to SF-2 in conjunction with RP26-12. The 1.11-acre lot does not meet the A-1 minimum lot area; SF-2 zoning is requested to permit a residence on the proposed lot. Proposed Lot 38-A would remain A-1 and requires separate

consideration of B26-112 for its proposed 170 feet of street frontage. Approval of this rezoning would not itself approve the replat, the frontage variance, the septic system, or conversion of the accessory garage to a residence.

STAFF RECOMMENDATIONS

This rezone request is in keeping with the goals and policies of the adopted Future Land Use Plan and is recommended for approval.

- **The policy to "Protect and enhance the character, stability, and long-term viability of existing residential neighborhoods while encouraging appropriate reinvestment and redevelopment."**

- **And the goal to" ensure that development occurs in a manner that is compatible with surrounding land uses and supported by adequate infrastructure".**

Memo

To: Planning Commission Members

From: Sharon Tromburg, Planning Director

Date: October 6, 2026

Re: RP26-12 Replat Clear Creek Acres, Lot 38

Lot 38, a 4.26-acre tract, is being replatted to create two lots: Lot 38-A, consisting of 3.15 acres, and Lot 38-B, consisting of 1.11 acres. The rezoning (R26-42) and variance request (B26-112) are related to this replat.

PLANNING COMMENTS

Reviewed by Jenny Neel
Date Reviewed: 09.30.26

1. Proposed Lot 38-B does not meet the minimum lot area required for the current A-1 Agricultural District. A rezoning application, R26-42, has been submitted to rezone the property from A-1 Agricultural District to SF-2 Low/Medium Density Single-Family Residential District. If approved, revise the plat to reflect approval, adding a note to the plat.

2. Lot 38-A does not meet the minimum required 200 feet of street frontage in the A-1 Agricultural District. Variance B26-112, requesting a reduction in required frontage from 200 feet to 170 feet, has been requested. If approved, revise the plat to reflect approval, adding a note to the plat.

3. For the proposed Lot 38-B: The owner has indicated that the existing accessory structure is intended to be converted to a primary structure. Please note that any conversion or change of use shall be subject to applicable zoning and building requirements and shall be addressed through the appropriate permitting process.

4. Fences extending across property lines may create future boundary issues, including potential adverse possession concerns. Be advised that all fences shall be located within the property boundaries. Additionally, verify whether fences are permitted to be located over or within the septic field area.

5. Provide a perc test demonstrating that Lot 38-B can accommodate the proposed septic field.

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 09.29.26

All comments addressed.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 09.30.2026

PROJECT SPECIFIC COMMENTS

- Dedicate ROW for a collector street – 32.5’ from the centerline
- Street improvements are required. Albright Rd is a Collector
    - Waiver requested

R26-43 **TLJ Properties, LLC**
836 N. 48th Street
From C-2 to C-5
Presented by Crafton Tull

Ms. Topping: Hi, I'm Libby Topping with Crafton Tull. Here to represent the rezone over at the Macadoodles site. We're just trying to clean up a site that currently has a split zone to get it all to have one zoning, C-5.

Mr. Hussein: Staff comments?

Mrs. Tromburg then read the Memo for R26-43 (attached after the minutes for this item).

Mrs. Tromburg: And then, just a little background, there is— will you go to the one that shows the zoning, Nate? there's a little strip of C-2 and we aren't sure, in the past, if that was a legal description error or it could have been an intentional buffer of a lower intensity before the higher intensity regional development kind of came to that area. But nonetheless this was an opportunity to go ahead and clean up the zoning and come into compliance.

Mr. Hussein: Any public comment? Commissioners? This will be a call for the vote.

Mr. Cloud: Call for a vote.

Approval of R26-43 is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*

NO: *None*

Mr. Hussein: Passes nine to zero.

Mrs. Tromburg: Staff will prepare an ordinance that goes to Council on the 27th [of October]. Thank you.

The Memo for R26-43 is attached below:

Rezone Memo

TO: Planning Commission Members

FROM: Sharon Tromburg, Planning Director

DATE: October 6, 2026

RE: R26-43

APPLICANT/OWNER
TLJ Properties, LLC; represented by Crafton Tull

PROPERTY SIZE
Approximately 0.33-acre.

PENDING ACTIONS
Zoning compliance for development plan review.

EXISTING ZONING
GENERAL COMMERCIAL DISTRICT (C-2)

LOCATION
838 N. 48th Street, southwest of the intersection of Elm Springs Road and 48th Street.

REQUESTED ZONING:
THOROUGHFARE COMMERCIAL DISTRICT (C-5)

DEVELOPMENT OF PROPERTY
Yes, the applicant proposes a 7 Brew Coffee drive-through.

SALE OF PROPERTY
No, as indicated on the application.

SURROUNDING ZONING AND LAND USE
The subject area is surrounded by C-5 commercial zoning in all directions. The corner property contains several businesses, including Macadoodle's, MJ's Pizzaria, and a gas station. Surrounding zoning is shown on the attached map.

SITE FEATURES
The 0.33-acre rezoning area is a narrow strip of C-2 zoning along N. 48th Street within an otherwise C-5 commercial site. It currently contains paved parking, islands, and a small, landscaped area serving the businesses at 838 N. 48th Street. The proposed development area also includes the existing gas station and canopy. The C-2 strip may have historically served as a transition buffer along N. 48th Street and rezoning it would establish consistent C-5 zoning across the proposed development site.

LAND USE PLAN AND MASTER STREET PLAN
The Future Land Use Plan indicates
The Master Street Plan designates Elm Springs Road as an arterial and N. 48th Street as a collector.

STAFF COMMENTS AND RECOMMENDATIONS

This rezone request is in keeping with the goals and policies of the adopted Future Land Use Plan and is recommended for approval.

- **The policy to "Support mixed-use centers that provide neighborhood-serving commercial uses, housing, employment, and community amenities while serving as appropriate transitions between lower- and higher-intensity development."**
- **And the goal to" to promote economic vitality, expand employment opportunities, and provide convenient access to goods, services, housing, and community destinations".**

VIII. Preliminary Plats, Replats, & Final Plats

PP26-10 **RASAE Investments, LLC**
2230 N. 48th Street
FP26-09 RASAE Investments, LLC
B26-111 Variance from Minimum Lot Size in an A-1 from 2 Acres to 0.93 Acres
Variance from Minimum Lot Frontage from 200' to 122.95'
W26-42 Waiver of Street Improvements on N. 48th Street
Presented by Alan Reid & Associates

Mr. Reid: I'm here, again, representing RASAE Investments, LLC. I'm sorry. I have myself ready. They've got a piece of property on 48th Street. Kind of an odd shaped property and we've been working with the staff here to try and figure out the best way to approach it. Client is asking to split the property, but he wants to maintain the agricultural zoning. He does not want to go to anything more dense than that. So, working with the city, you know, we've kind of come up with a plan how to divide the property. It's going to take some waivers and some, you know, variances on everybody's part, but I guess that's about it. I'd be glad to answer any questions you might have.

Mr. Hussein: Any staff comments?

Mr. Cole then read the Planning Comments Section and Mrs. Hollingshead read the Engineering Comments Section of the Memo for PP26-10 and FP26-09 (attached after the minutes for this item).

Mrs. Tromburg: And just a little background, this piece of property was originally split with an informal plat four or five years ago and it was done inhouse because it was the first split of the piece of property and now the same piece of property is coming back to be split again, and so that's what triggers the platting. So now we need to look at this like we are continuing to subdivide, so that's why those [subdivision] requirements and criteria were triggered.

Mr. Hussein: Any public comments? Commissioners?

Mr. Cloud: Do you know why your client is wanting to split this?

Mr. Reid: You know, I believe it's all been spurred upon as a, I think he eventually wants to build a house at some point. And I think right now he just wanted to get these properties divided so that he had a little bit more leverage or you know possibilities what he could do with each piece for his own personal business and stuff.

Mr. Cloud: So, does he own the sod farm? Is that what is still there? Is this still an active sod farm?

Mr. Reid: He owns that sod business there. Yes.

Mr. Cloud: So, you're saying at some point he may stop doing that business, and will build a house on that property?

Mrs. Tromburg: I think he's trying to do both, which is why he wants to split it and keep a zoning on one, be able to split it and then build a house so that he can keep the operation and

work on one and then live next door. I think originally is what was done, but then that house was sold off. So now we're kind of repeating the—

Mr. Cloud: Understood. Thank you.

Mr. Couch: Is there a difference? I mean, what's the benefit of keeping A-1 and having to do a variance as opposed to doing some sort of—

Mrs. Tromburg: I think he has a pig and a donkey.

Mr. Couch: Well, I mean, Can't you do use like—

Mrs. Tromburg: Why does he want to keep the A-1?

Mr. Couch: I get that, for animals, but if we're having to do a variance to take it down because it's not the correct size to do the correct zoning and still do a use unit, or whatever that terminology is, to keep an animal, I guess.

Mrs. Tromburg: Yeah. Yeah. The A-1, you have to have a minimum of two acres to be able to keep that A-1 to have the animals. And so, with this further split now, he doesn't have just the area to be able to do that and meet the minimum.

Mrs. Hollingshead: And I think the conditional use to keep horses has some additional requirements like acreage that he wouldn't even be able to meet.

Mr. Reid: Yeah, he did have an animal, I think. I'm pretty sure he has an animal. And he's just really interested in keeping more of a farm attitude around his property right now. He had the road frontage, actually, for two lots, but he didn't have the bulk area. And so, since we were going to have to ask for a [variance] on the bulk area, we kind of reconfigured these lots to where one lot does not meet the road frontage requirement either, but we asked for a [variance] on that. And I believe that we also asked for a waiver on the sewer because there is no public sewer in the street. The house that was built on the northern lot has a septic system and I believe he has a septic system already with the sod farm.

Mrs. Tromburg: He did, and I think whenever this was originally split in 2020 or 2022, septic was approved. But since then, we have that big Deer Creek subdivision and I know that there's not sewer available right there in the right of way, but it is within a couple hundred feet. It's now there in the area.

Mr. Reid: Yeah, there's sewer to the west and the subdivision to the west of him, but there's no easement way or stub out that comes onto his property. So, he'd be faced trying to purchase an easement from a person that has no intention of selling anything. So, he's kind of out of the sewer realm. So, he's just proposing then another septic system like the one he had on that house to the north. So, he's just going to ask have to ask for a waiver on that one as well.

Mr. Cloud: What are the street improvements that the waiver is asking for?

Mrs. Tromburg: I think 48th Street is a collector. Is that correct, Katie? So, it's three lanes?

Mrs. Hollingshead: Yeah. So, it's pavement widening, curb, gutter, sidewalk, street lights, and storm drainage. And flooding has been an issue in this area. We've had some complaints.

Mr. Cloud: So, is the lot split activating that requirement?

Mrs. Hollingshead: It's the, yeah, the preliminary and final plat.

Mr. Cloud: Yeah. Sounds like your client wants his cake and eat it too on this situation.

Mr. Philpot: Correct me if I'm wrong, but the like sidewalks and stuff are north, we have where that Deer Creek subdivision comes out, north of that house, that's where they stop and then they don't start again until almost Walmart. Correct? Like Bob Mills Road?

Mr. Hussein: Yeah. It's pretty developed though.

Mr. Philpot: Fair.

Mr. Reid: I think my client was kind of under the impression that that street was going to be improved. Is that correct?

Mrs. Tromburg: Maybe he'll do it. That's why we're here.

Mr. Reid: It's not much of a road to begin with.

Mrs. Tromburg: I don't think so. Not that— I don't know if Katie can confirm. I'm not sure if 48th is—

Mrs. Hollingshead: No, there's no plans or design to do this road at this time.

Mr. Reid: Okay. So, there's no plans to widen that, or for the city to come in and make improvements to that street, that one section right there?

Mrs. Hollingshead: No.

Mr. Reid: Okay.

Ms. Keith: Katie, you mentioned the conditional use for animals, for the lot size. Was that if it's a change in zoning or in the current zoning, they would need a conditional use to continue to have animals?

Mrs. Hollingshead: I don't know off the top of my head.

Mrs. Tromburg: It's an SF-2. So, it would have to be a change.

Ms. Keith: I'm saying, if they wanted to keep it A-1, is there a restriction on lot size to keep animals for that?

Mrs. Tromburg: No, it's just by right in A-1.

Mr. Cole: I want to clarify from the planning side here. So, the agenda should also read that they're requesting to reduce the minimum lot size for two lots here because both lots are going to maintain the A-1 status. That's their goal. And so, you can see that here it should be reduction from two acres to 1.29 and reduction from two acres to .93. Just want to clarify that.

Mr. Hussein: Anyone else? If not, we will start with variances. Those are calls for the vote.

Ms. Keith: Call for the vote.

Approval of B26-111 is voted on electronically:

YES: *Couch, Hussein, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*

NO: *Ogunyemi*

Mr. Hussein: Passes eight to one. We'll take up the waiver of street improvements next. That is a motion to forward to City Council with recommendation of denial or approval of the waiver of street improvements.

Mr. Cloud: Okay. I'll make a motion to forward City Council with a recommendation to deny this waiver.

Dr. Ogunyemi: Second.

A Motion to Forward W26-42 to City Council with Recommendation for denial is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Cardiel, Reynolds*

NO: *Philpot*

Mr. Hussein: The motion passes eight to one. So, this will be forwarded to Council with recommendation to deny the waiver. Next, we'll take up the preliminary plat. It's a motion subject to staff comments.

Mr. Cloud: So, motion.

Mr. Couch: Second.

Motion for Approval of PP26-10, subject to staff comments, is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*

NO: *None*

Mr. Hussein: Passes nine to zero. And then the last one will be the final plat. It's, again, a motion subject to staff comments.

Mr. Cloud: So motion.

Mr. Cardiel: Second.

Motion for Approval of FP26-09, subject to staff comments, is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*

NO: *None*

Mr. Hussein: It also passes nine to zero.

Mrs. Tromburg: Okay. So, the plat can technically go to City Council next Tuesday. The waiver is typically saved for the end meeting, but if you want these two heard together, that could either be next Tuesday or on the 27th [of October], but we would ask that the ordinance for the final plat be drafted and prepared by you and submitted to us and then staff will prepare the resolution for the waiver.

Ms. Pettit: I have an additional question. I work for Alan Reid's office. when we were discussing this with staff, we were, told to ask for the additional waiver for the septic versus the sewer and to draft an updated letter of requests, which we did and emailed yesterday. We were told it would be handed out today. So, I guess I'm just a little confused on that waiver for the septic.

Mrs. Tromburg: Luckily, it was able to be part of the same waiver request for the street improvements because it's part of the subdivision requirements to have both street improvements and utilities. So, luckily, we were able to wrap it up within the exact same waiver request. And then Mr. Reid was able to clarify it a little bit.

Ms. Pettit: So, the waiver for the street improvements was denied and so would that septic be clustered in with that?

Mrs. Tromburg: It would be part of it. And so, at Council you do have the opportunity to talk to them and ask for it to be separated. Right. They have the opportunity to decide if specific improvements are done or how much. So that would be a chance for further vote.

Ms. Pettit: But they were both denied. Both the street improvements and the request for the septic both denied.

Mr. Hussein: We didn't deny them. We issued a recommendation to Council to deny them. And what she's saying is at that next Council meeting, that's your opportunity to go ask them to be approved and for them not to follow our recommendation or vice versa. But they haven't been denied as of tonight. Just to clarify.

Ms. Pettit: Okay. Thank you.

Mrs. Tromburg: And so, at Council, we can ask for the opportunity for them if you want that separated in some way, at least, and be able to explain that and articulate that.

Ms. Pettit: Okay. Thank you very much.

Mr. Cloud: Yeah. For instance, I'm not necessarily opposed to septic versus sewer. I'm more opposed to no street improvements. So, if I'm more open to they want to do septic and it qualifies for septic, it's in an A-1. It'd be hard for me to go “no, you can't do septic in A-1.” So just if you want that feedback.

Mrs. Tromburg: Staff as well that that's our standpoint as well.

The Memos for PP26-10 and FP26-09 are attached below:

Memo

To: Planning Commission Members

From: Sharon Tromburg, Planning Director

Date: October 6, 2026

Re: PP26-10 & FP26-09 Preliminary & Final Plat RASAE Investments, LLC

Preliminary and final plat proposed for a 2.22-acre property located at 2230 N. 48th Street. The original property was subject to one split, with this plat resulting in 3 total. There is one associated variance (B26-111) from minimum lot requirements and frontage requirements in an A-1 property, and a waiver (W26-42) from street improvements.

PLANNING COMMENTS

Reviewed by Nate Cole
Date Reviewed: 09.30.26

1. *This Final Plat has been given the number FP26-09. This number should be placed on the plat and all future correspondence and plats pertaining to this Preliminary Plat. (Standard comment)*
2. *Submit PDF files at the time of resubmission. (Standard comment)*
3. *A written response to all comments is required with resubmission. (Standard comment).*
4. *All comments from the utility companies and other city departments must be addressed prior to approval (standard comment).*
5. *All items on the attached list must be satisfied prior to obtaining the Planning Director's signature on the final plat (standard comment)*
6. *Please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).*

PROJECT SPECIFIC COMMENTS:

7. Corral is encroaching on the property lines. This must be relocated or removed.
8. Proposed lot sizes are insufficient for the A-1 zoning. A variance has been requested from lot size and frontage requirements.
9. Correct the file number on the final plat to FP26-09.
10. These lots shall have connections to sanitary sewer.
11. Add date line next to mayor signature.
12. Certification of Transmittal & Ownership to read as follows:
    a. The undersigned hereby transmit this plat to the City of Springdale for approval and acceptance and certify to be the owner of the property described and hereby dedicate all streets, alleys, easements, parks, and other open spaces to public or private use as shown on the plat. The undersigned certify that the platting as filed on record cannot be changed unless vacated pursuant to applicable local or other law. The Undersigned further certify that the required ordinance of acceptance is in order having been approved by the City Attorney on _____.

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 09.30.26

No building or fire comments.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 09.30.26

PROJECT: PP26-10 RASAE Investments
REVIEW DATE: 9/29/2026

PROJECT SPECIFIC COMMENTS

- Is ROW dedicated to the north edge of the property? Looks like it stops short.
- Street improvements are required. 48th St is a Collector
    - Waiver requested

PROJECT: FP26-09 RASAE Investments
REVIEW DATE: 9/29/2026

PROJECT SPECIFIC COMMENTS

- Submit all final checklist items that are applicable to this project

Final Plat Requirements Checklist and Procedure

PRIOR TO SUBMISSION*

	Submit Certificate of Substantial Completion to Engineering and Planning
	Complete preliminary engineering inspection

*Failure to address above items prior to submission may delay final plat review by staff

PRIOR TO SIGNATURES

	Confirm streets and drainage improvements are complete.
	Submit surety bond, letter of credit or cash for 150% of the cost of remaining improvements.
	Set monuments at all subdivision corners and bearing changes as shown on plat. Install metal pins in the asphalt at the center of all circles, cul-de-sacs, or radius points required for determination of lot lines.
	Provide required Finished Floor Elevations on final plat
	Submit a copy of the POA bylaws - must identify maintenance responsibilities for common property, detention facilities, amenities, etc.
	Submit As-Built plans in both .pdf and .dwg formats
	Submit Engineer's Certification that the subdivision was constructed according to plan and specification and according to City of Springdale Specifications
	Submit Detention Certificate
	Submit field geotechnical reports
	Submit Engineer's statement of cost for the street and drainage improvements with itemized list of type of improvement, quantity, and construction costs for each item
	Submit one-year maintenance bond for 50% of the total cost of street and drainage improvements
	Pay the street sign installation costs to Public Works, provide receipt
	Submit certification from title company that all easements for the property are shown on the final plat
	Submit subdivider's affidavit that all labor, material, and supply costs have been paid
	Complete Engineering Final Inspection
	Complete ROW dedication summary - see ROW Tab in this sheet

PP26-11 **Turner Street Subdivision**
SW Corner of W. Don Tyson Parkway & Turner Street
B26-121 Variance from Minimum Centerline Offset Requirement for Streets Facing Each Other from 200' to 135'
W26-48 Waiver of Street Stub-Outs to the West
Waiver of Street Improvements on W. Don Tyson Parkway
Presented by Blew & Associates

Mr. Inman: Good evening. I'm Jared Inman with Blew & Associates. This is just a ten-lot subdivision at the southwest corner of Don Tyson [Parkway] and Turner [Street] with associated streets and drainage and sidewalk improvements, infrastructure improvement. We do have a couple of waivers and some variances we are requesting. I don't know if y'all want to get into those right now. Then I'll start with the variance. We're requesting that due to the fact that, just the shape of this property. We weren't able to get the 200-foot separation between Don Tyson and what we're calling Chanticleer Way. We've only got about 135 foot depth on that. If we pushed it down to 200 feet, it would squeeze those south lots to where there wouldn't be any yield. The waivers- that first one, the waiver of the street stub outs to the west. There's currently a bird sanctuary over to the west. And there's also a pretty deep ravine that kind of one, the bird sanctuary alone would— nothing's ever going to get stubbed out over there. And two, that the difficulty with the terrain also is the other reason we're requesting that waiver. We're also requesting a waiver to the street improvements on Don Tyson. Our stance on that— where we've got the stub out stop, there is a little bit of grade change from where that's connecting up to Don Tyson also the fact that Don Tyson is an arterial connection so close to Turner Street, over here it's about 230 feet. I don't think that y'all would want the, I guess, people stopping to turn into this, when it just introduces more traffic congestion and potential for accidents. We are still proposing to tie in the pedestrian connectivity to that. And we've got our fire code or fire access turnaround code requirement, the minimum links for that. So, safety wise, fire safety wise, we've got that met. But yeah, those are the two waivers and the variance. And I'm here to answer any questions if you got any.

Mr. Hussein: Staff comments?

Mr. Cole then read the Planning Comments Section and Mrs. Hollingshead read the Engineering Comments Section of the Memo for PP26-11 (attached after the minutes for this item).

Mr. Hussein: Any public comment?

Mrs. Tromburg: I'll add one more. I know that there was, Jared, you had mentioned a concern about traffic turning on to that potential connection to Don Tyson just a couple hundred feet before Turner, but I know it also is important to the city that we don't develop or create any more subdivisions that only have one way in and one way out.

Mr. Hussein: Reminds me of the neighborhood on the east side of town that every time there's a new neighborhood that gets built out there, they're upset about traffic and how much traffic there's going to be, but they only have one way in and one way out and they're stuck. If they had a couple ways in and out, it might not be as bad for them. This is obviously much smaller than those neighborhoods.

Mr. Cloud: Yeah, as somebody drives this road all the time, specifically this curve, I'd be terrified to have an exit right there. It's the one time I kind of agree with the one entrance one exit. Simply because, at least currently, one the amount of houses are small it enters and exits on a secondary street, not at Don Tyson. I do have one question, you may not be able to answer this, the part of the drawing that we're looking at where it stubs out to the north and kind of ends abruptly do you know how you're going to handle that open space, if you will, that's in between the two sidewalks? Are you going to do any kind of landscaping? Is it going to be something that's looked better than, just like, you just stopped the road because I would really appreciate something that looks nice to the eye, if you get to that point.

Mr. Inman: Yeah, I can definitely get with the owner and I, you know, they would probably be happy to over landscape that area.

Mr. Cloud: Yeah, that'd be great. Hopefully we see that in the final plat.

Mrs. Hollingshead: And it sounds like we need to look at the geometry of that curve and see what that site distance looks like. And this will go to Council, so we can look at that more before then.

Mr. Hussein: If there are no other comments. We'll start with the variance.

[Someone off mic asks to speak]

Mr. Hussein: Yeah, absolutely. Please come forward.

Mr. Cloud: And Katie, when you look at that curve, make sure you're doing— it's going 65 miles an hour. That's what people typically drive there.

Mrs. Whyleman: All right. My name is Marilyn Wehleman. My maiden name is Massie. My brother is John Massie. We own a property off of, I'm not sure about this. I don't understand it really, but we are against having more property there because we have cattle on the property that joins it off of Combs Lane.

Mr. Philpot: Can you state what property you own again? The address.

Mrs. Whyleman: 252 Combs Lane.

Mr. Massie: Five acres.

Mrs. Whyleman: Yeah, we own five acres and we're already dealing with Don Tyson that's— with all that stuff and we don't like having any more traffic going around there because it will disturb the cattle.

Mr. Massie: Creek goes down that bird deal. There's a creek that goes down behind it. It goes right through my property and I'm afraid them houses are going to dump all the water on me down through there.

Mrs. Whyleman: So, and it's been the five acres, we were actually born there. And so, we've had it since the 60s and we've had cows and all kinds of animals on it. And it actually is grandfathered in that we should can have that. So, if we have a big old crazy housing addition there, we're not going to be able to settle down the cattle and stuff that we have there. So, we're

not really excited about that idea of having more housing. And also, being that close to the Walnut Grove, that's going to be— the traffic's already terrible there. And we just would like to have a clear— is the property that they're talking about just on that section that corner only or how far—

Mr. Philpot: It's just that square right there on that map on that corner.

Mrs. Whyleman: Is that where all of the—

Mr. Massie: It has nothing to do with ours or the one right beside it? I run cows on it too. I got it leased.

Mrs. Whyleman: The one like, the whole jay lane and the one in front and then the one on our property the cattle is, that's on both.

Mr. Massie: There's ten acres there.

Mrs. Whyleman: So it would be bumped right up next to the pasture that we run cattle on. So, it would pretty much not be convenient for the animals.

Mr. Massie: Big project.

Mr. Cloud: How many head do you have?

Mrs. Whyleman: We would be, I mean if it had a house like one house on there before in the past that was okay just one residential but a whole housing...

Mr. Hussein: How many cattle do you run out there?

Mr. Massie: Now I run up to about four or five hundred, sometimes less, but I— in the summertime there I rotate them back and forth from other places.

Mrs. Whyleman: It could run up to a eight or so.

Mr. Massie: Yeah, I could probably run up to eight there.

Mr. Hussein: So, is your main concern water runoff?

Mr. Massie: Yeah.

Mrs. Whyleman: And the disturbance. I mean, we already have the traffic on Don Tyson that disturbs the cattle and stuff.

Mr. Massie: The runoff's going to flood down through my pasture there. Probably the creek they're going to say probably going to say gravity flows, but it just tears up the pasture, too. I mean, it tears it up and you got put rocks to keep washing out the fence and stuff.

Mrs. Tromburg: Jared, could you speak to some of the storm water mitigation on this plat?

Mr. Inman: We are collecting everything into drainage. That site, kind of, drains from the, basically, the east over to the west to that channel. And everything is getting collected and

running down to that creek to the west. But yeah, I mean it eventually is going to go through his property. I think, but you're just to the south of here?

Mr. Massie: Yeah.

Mrs. Whyleman: So, your housing addition is going is it going to go off Turner? I'm confused.

Mr. Inman: Yeah. So, this is Turner, and this is Don Tyson. It would come off of Turner.

Mrs. Whyleman: Yeah. It's crazy. I'm sorry. I'm sorry.

Mr. Hussein: Any other constructive comments? Yes, ma'am. Thank you.

Mrs. Kirkland: Hello. I'm one of your neighbors. My name is Kendra Kirkland and I live at 3505 Turner Street right there at the corner. And I came here today because I was concerned and I want to be told exactly how the entrance on this, I guess the Turner side, is going to affect my driveway and how I enter and exit my own driveway as well too, because I see that as being a hazard concern. There are already many wrecks that happen at the corner of Don Tyson and Turner. In fact, one happened this afternoon and I see this just about every other month. And so, I really am concerned about the excess of traffic in this one particular corner. I believe that this whole corner could use some kind of, I don't know if this road needs an extension or what. I'm not planning that. I just am letting you know that there are a lot of wrecks at this corner. And so, if we're going to introduce more traffic into this area, I was actually a little turned on to the idea of there being another exit. At least I like that as a value to any property. There needs to be an entrance and an exit. I think that's a wonderful idea. However, at that particular turn on Don Tyson, it is very unsafe and it will create a bottleneck right there at that intersection that will create more wrecks. And these wrecks, they come onto my property and I don't get any payment for the damage to my property on that. So, I just want to be able to say that and thank you for your time.

Mr. Hussein: Thank you.

Dr. Ogunyemi: Hey Katie, just from my understanding, their property that they're talking about is an SF-2, correct? And would that be kind of what we were asking about earlier with it being a use unit for them to have cattle and that stuff or is that completely different?

Mrs. Hollingshead: It sounds like they've been there for long enough that they're grandfathered in and unless any, you know, they propose changes to their property, they wouldn't need to do anything.

Mr. Hussein: Anybody else? Commissioners?

Ms. Keith: I think my one concern would be a better feel for what the drainage is going to be because, you know, if we're already having potential issues, we want to make sure we're not adding additional drainage to adjacent properties because of this. So, feel like we need to get a better feel for what provisions are being made to mitigate causing issues for neighbors.

Mr. Philpot: I agree on that. I also think we got to figure out something with the in and out because I agree, the one entrance and exit is not good. I also agree that the right in right out on Don Tyson is not ideal either. And, like, part of me wants to kind of see like, should we just look at redoing this whole layout of this plat, honestly? And where you're going to lay the houses and

all of that. Just to provide a better in and out access. I don't know that that's possible, but I think it's worth looking into, in my opinion, just for safety more than anything.

Mrs. Tromburg: That would give us some time to address all the concerns that we heard here tonight, and then also some time that maybe the applicant, developer can get with some of the adjacent property owners. That might be helpful. The city's happy to help facilitate that, talk through some of the drainage concerns.

Mr. Hussein: Thoughts on tabling?

Mr. Inman: Yes. Yeah. We can we can go back to the drawing board and get some more information for you to make a little bit more informed decision.

Mr. Hussein: Sure. Thank you.

The Memo for PP26-11 is attached below:

Memo

To: Planning Commission Members

From: Sharon Tromburg, Planning Director

Date: October 6, 2026

Re: PP26-11 Preliminary Plat Turner Street Subdivision

Preliminary plat proposed for a 3.15-acre property located at the SW corner of Turner and E. Don Tyson Parkway, including two private streets and 10 total single-family lots. There is one associated variance (B26-121) from minimum distance between drives across from one another, and one waiver (W26-48) from street stub out requirements and street improvements on W. Don Tyson Parkway.

PLANNING COMMENTS

Reviewed by Nate Cole
Date Reviewed: 09.30.26

Standard Comments:

1. *This Preliminary Plat has been given the number PP26-11. This number should be placed on the plat and all future correspondence and plats pertaining to this Preliminary Plat. (standard comment)*
2. *Submit PDF files at time of resubmission. (standard comment)*
3. *A written response to all comments is required with resubmission. (standard comment).*
4. *Please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number. (standard comment)*

Staff Comments:

5. *Streets across from one another shall be offset at minimum 200' or align. A variance has been requested.*
6. *Subdivisions shall provide connections or street stubs in all 4 cardinal directions. A waiver has been requested.*
7. *Street stub to north needs to connect to W. Don Tyson. A waiver from street improvements has been requested.*
8. *Will overhead electric be installed underground?*
9. *Need surveyor's certificate of accuracy.*

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 09.30.26

All comments addressed.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 09.30.26

STANDARD COMMENTS

(no response required)

- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
- Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
    - This note is left in place throughout the design process to ensure that access is maintained.

****Please note new ROW permitting process****

- Work in city ROW associated with a development plan shall receive a ROW Permit from the Engineering Department prior to construction.
- A performance bond must be provided for any work in city ROW including street or curb cuts, utility bores, asphalt and concrete work, storm drainage installation or alteration, etc. A cost estimate for this work shall be reviewed and approved by the Engineering Department prior to issuance of any ROW permits.
- A maintenance bond for all ROW work shall be provided to Engineering at the end of the project prior to Certificate of Occupancy.
- Any sidewalk or street closures require a Work Zone Permit from the Engineering Department.
- A traffic management plan and dates of closure must be submitted to Engineering prior to issuance of Work Zone Permit.

PROJECT SPECIFIC COMMENTS

1. **Chapter 106 – Stormwater Drainage**
   (Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)

   - Show drainage easement around 100 year WSE of the tributary on the back of lots 4-7

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

   - Subdivisions shall stub to all cardinal directions, stubs should extend to the property line
   - Why is Spicebush not connected to Don Tyson? (If connected, no median cut will be permitted)
   - Show the existing driveway on the south side of lot 10 to be removed
   - All street sections shall be determined by formal design with geotechnical analysis
   - Show streetlights
   - Note, lots 1 and 10 may not have a driveway on Turner St
   - Centerline of streets across from one another shall align of be offset a minimum of 200'. Chanticleer and Walnut Grove do not meet the minimum offset
   - Please review Master Street Plan update. Include new street classifications and ROW widths on labels
   - On street parking on local streets is required.
   - *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.
       - Turner St is a collector with an 8' sidewalk – we don't want 5 and 3
       - Don Tyson is an arterial with a 10' sidewalk
   - Has there been any Geotech analysis of the fill onsite? It does not appear to have been compacted properly and there was construction debris and other material mixed in.

IX. Large Scale Developments

L26-21 **518 Mill Street**
518 Mill Street
FB26-14 Deviation from Neighborhood Center Type 2 (NC2) Access Requirements
Presented by Odyssey Engineering

Mr. Chavis: Good evening. Jake Chavis with Odyssey Engineering and Surveying representing the property owner here. We are proposing stacked flats in this form-based zoning here on about 1.6 acres. We're proposing 20 units and we are also proposing a trail-oriented bike storage for just the use of the residents that live on this property, as well as some right of way dedication and sidewalk widening. And I'm here for any questions if you have.

Mrs. Tromburg: As a reminder, they did this using our S.E.E.D. district through our form-based code.

Mr. Hussein: Any staff comments?

Mr. Cole then read the Planning Comments Section and Mrs. Hollingshead read the Engineering Comments Section of the Memo for L26-21 (attached after the minutes for this item).

Mr. Hussein: Any comments from the public?

Mr. Cook: Yeah, Randy Cook 100 Rhodes. That's at the corner of Mill and Rhodes. I hadn't seen this and I'm trying to see. This has been considered a couple times. This is just time to talk about the variance or the development? Because it looks like half of this is in the floodplain and it still is. And the truck traffic on there, the roads in Mill Street, you've seen them right down here back up all the way to Mill, that's still there. So, I don't see how, and it's still historical. I don't see how this is appropriate to throw another 32 bedrooms in here. And I still don't know how you're going to get there. But where that driveway and parking lot is, that's on the creek. That's at the greenway level. And it's in the floodplain, is it not?

Mrs. Hollingshead: That's correct. You know, a good amount of the site is in the floodplain. The residential buildings are outside the floodplain, but the parking and some of the other improvements are.

Mr. Cook: So the lower oval is outside the floodplain?

Mrs. Hollingshead: Yeah, both of those buildings are outside the floodplain. There, it's hard to see, but there is a line that kind of runs through the middle of the parking lot. And even due to the proximity to the floodplain, we're still going to make sure those buildings are built high enough to stay out of flood risk, but so far they're meeting all of our flood code requirements.

Mr. Cook: Okay. It still doesn't seem like that belongs. It doesn't seem appropriate. And we still got drainage problems. And we still got sewer problems. And we still got traffic problems. And throwing another 32 bedrooms on there doesn't seem like the best use of that property.

Mr. Hussein: Thank you. Any other comments?

Mr. Cook: Nope. That's it.

Mr. Hussein: All right. Anyone else in the public? Commissioners?

Ms. Keith: I just wanted to speak a little bit to the lighting. I'm sure you're surprised. Actually most of it looks pretty good. I like the amount of bollards. The biggest thing that I'd like to see in this, and any future project, is making sure that the information is more clear. Like there's not a statistics on there and the numbers are all over the site. So, it doesn't tell us if your max to mins are being reached. Also, the calculations are single digit as opposed to one decimal point. A lot of times that allows you to round, and it looks like it's got one foot candle which is the requirement but it could be .7, .8 and not meeting the requirements. So, we'd want to see a little bit of an improvement on that. Would love it if you guys would consider looking at a warmer color temperature 3,000 or 3,500, something like that instead of the 4,000 just to be in kind with the neighborhood. A personal opinion, I think the aesthetic might be a little, could be brought to match the neighborhood a little bit better, but that's just— that's not my official comment. Thank you.

Mr. Cook: Is that asphalt? Is that Mill Street?

Mr. Chavis: That's Mill Street.

Mr. Cook: It don't look like that.

Mr. Chavis: It’s the magic of architectural renderings.

Mr. Cook: Yeah.

Mr. Cloud: Is this your final design on these buildings?

Mr. Chavis: Yes.

Mrs. Tromburg: We went through several iterations, where at first one of staff's comments was that it did not fit the character of the neighborhood enough, and so they've actually worked with us through a couple iterations to get to this.

Mr. Cloud: Are you good with this?

Mrs. Tromburg: With this? Mhm. Yeah. More than the first one, which I think was a stark cut.

Mr. Cloud: I will say I do like I like the brick. I like the orientation. I like how you hide the parking behind the buildings. I think that's really good. Maybe work, I'm kind of like with Katie, one entrance into the greenway, one connection on the greenway seems to be— there may be some maneuvering and maybe make that a little bit better on the back side. I do, I mean to me when I look at this, and again we can't tell you exactly how to do this I don't think, but it looks like a high-end medical facility. Which as a place I would like to— I mean it looks nice; it just doesn't feel as residential as I was hoping it would. And so, not that I don't like it, it's just to me I was looking for something a little bit more Mill district and less, I don't know, southwest 8th Street or downtown Bentonville.

Mr. Philpot: Hey Nate, could you go back to the overhead drawing of like showing the— yeah, that one. How are— I don't really know like elevation-wise how this slopes, but how are we

protecting say loads of trash from people's cars running into Spring Creek? Because I'm a huge Spring Creek proponent. So, we have to keep it clean. So, is there like any mitigation ways that you guys are doing?

Mr. Chavis: Yeah. So, we on actually Katie's recommendation, we did provide a rain garden. Typically LID features, including rain gardens are there to help with pollutants. They treat for water quality. Usually, they treat 70% total suspended solids that leave parking lots, roofs and all that. And we do have one of those features on site.

Mr. Philpot: Can you point out where that is?

Mr. Chavis: Yeah, it's that, just behind to the north east of the bike rack storage area.

Mr. Philpot: That little like pond looking thing? Cool.

Mr. Cook: But that's uphill from the parking lot.

Mr. Chavis: It is uphill from the parking lot.

Mr. Cook: How far is the southwest corner of the parking lot from the creek?

Mr. Philpot: My guess is you're going to have some sort of drainage that runs to that? From underground, or no?

Mr. Chavis: Yeah. So, no, it's going to sheet flow from the parking lot over the trail.

Mr. Philpot: Okay.

Mr. Hussein: Anyone else?

Ms. Keith: One other quick question. Just to clarify, it is 20 units? On your C1 the note one says 16. So, it just looks like that that may not have gotten updated.

Mr. Chavis: Correct through the process we changed the unit count. So I just did not correct that note. On the cover sheet it does reflect the unit count correctly.

Mr. Cook: You can see the topo lines that go to the pond and it's uphill.

Mrs. Tromburg: Is there anything that we do on other developments, Katie? Sorry to put you on the spot, about that?

Mrs. Hollingshead: I assume that we were going to do our roof drains from that building into the rain garden. Yeah.

Mr. Chavis: Yeah. There definitely is elements of, because of the natural topography of the land, the southwest corner of the parking lot and how tight it is. There's easements there, Springdale Water will not allow us to put LID features in there. There's like five or six easements in there. It's nuts. But we are providing a scour stop at the curb cuts there to prevent erosion. but there— with the little amount of room we have down there to achieve our parking count, there's not really an option for an actual LID feature there.

Mrs. Hollingshead: Yeah, we maybe could look at like, utilizing the landscaping to provide kind of a buffer strip. You know, do some grasses or something that would slow down that water. That could be something that would be a benefit around that parking lot.

Mr. Chavis: We're certainly open to that.

Mr. Philpot: I would like that a lot.

Mr. Cloud: Even bio swells both ways down and up, work really well.

Mr. Hussein: If there's nothing else, we'll start with the deviation. That's a call for the vote.

Mr. Philpot: Call for the vote.

Approval of FB26-14 is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Keith, Cloud, Philpot, Cardiel, Reynolds*

NO: *Austin*

Mr. Hussein: Passes eight to one. Let's take up the large scale, next. That is a motion subject to staff comments.

Mr. Cloud: So motion.

Mr. Philpot: Second.

Motion for Approval of L26-21, subject to staff comments, is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Keith, Cloud, Philpot, Cardiel, Reynolds*

NO: *Austin*

Mr. Hussein: Passes eight to one. Thank you.

The Memo for L26-21 is attached below:

Memo

To: Planning Commission Members

From: Sharon Tromburg, Planning Director

Date: October 6, 2026

Re: L26-21 Large Scale Development 518 Mill Street

Large scale development proposed for a 1.65-acre property located at 518 Mill Street. The project proposes two apartment buildings consisting of 20 units in a stacked flats configuration. The site also includes a bike barn and storage building with a direct connection to the Razorback Greenway. There is one associated deviation (FB26-14) from the access requirements for Stacked Flats.

PLANNING COMMENTS
Reviewed by Nate Cole
Date Reviewed: 09.30.26

Standard Comments

1. *This Large-Scale Development Plan has been given the number L26-21 This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development. (Standard comment)*
2. *Submit PDF files at time of resubmission. (Standard comment)*
3. *A written response to all comments is required with resubmission. (Standard comment)*
4. *On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number. (Standard comment)*
5. *All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (Standard comment)*
6. *In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Exceptions are outlined here. (Standard comment).*

Planning Comments
Reviewed by: Nate Cole
Date: 09.04.26
A deviation has been requested from the following items:

1. Per the Access requirements on the Stacked Flats, parking must be in rear garage.
2. Per the Access requirements on the Stacked Flats, access to the units must be through a common lobby.

3. Collector streets require 32.5' ROW. This shall be dedicated via separate instrument and reflected on the site plan. Some items will need to shift slightly to accommodate the additional 2.5'. Upon the new ROW dedication, update the table below:

BUILD-TO-LINE			**PROPOSED**
[A] Primary Street	10' Minimum	25' Maximum	
SETBACK			**PROPOSED**
[C] Side	0' Minimum	10' Maximum	
BUILDING FORM			**PROPOSED**
[L] Finished Ground Floor Level	6" Minimum	3' Maximum	
PARKING REQ.			**PROPOSED**
[P] Primary Street SB	30' Minimum		

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 09.30.26
All comments addressed.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 09.30.26

STANDARD COMMENTS

(no response required)

- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
- Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
    - This note is left in place throughout the design process to ensure that access is maintained.

****Please note new ROW permitting process****

- Work in city ROW associated with a development plan shall receive a ROW Permit from the Engineering Department prior to construction.
- A performance bond must be provided for any work in city ROW including street or curb cuts, utility bores, asphalt and concrete work, storm drainage installation or alteration, etc. A cost estimate for this work shall be reviewed and approved by the Engineering Department prior to issuance of any ROW permits.
- A maintenance bond for all ROW work shall be provided to Engineering at the end of the project prior to Certificate of Occupancy.
- Any sidewalk or street closures require a Work Zone Permit from the Engineering Department.
- A traffic management plan and dates of closure must be submitted to Engineering prior to issuance of Work Zone Permit.

PROJECT SPECIFIC COMMENTS

- Remove reference to Rogers in note 5 on cover page

1. **Chapter 106 – Stormwater Drainage**
   (Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)
   - Provide planting plan for the rain garden, including species and spacing.

2. **Chapter 50 – Floods**
   (Ord. No. 4110, § 1, 9-11-07)
   - Submit a floodplain development application
   - No-Rise Certificate needed for development in Floodway (north soft surface trail connection)

L26-23 **Ministerio Restaurada Mana**
2919 E. Emma Avenue
B26-120 Variance from Minimum Width of Two-Way Drive from 24' to 20'
Variance from Minimum Width of One-Way Drive from 15' to 12'
Variance from Minimum Distance between a Drive to an Arterial Street Intersection from 120' to 66.65'
B26-122 Variance from Commercial Design Standards
(A) Parking Lot Orientation
(B) Landscaping
W26-46 Waiver of Street Improvements, Sidewalk, on E. Huntsville Avenue
Presented by SiteWise Civil Engineering

Mr. Hixson: Good evening, Zach Hixson with SiteWise Civil Engineering, representing the project. We are proposing a 10,480 foot church with 87 parking stalls. The address is [2919] East Emma. The lot is 1.94 acres, zoned P-1. We have some variances and a waiver that I can get into if you'd like. But I can answer any questions.

Mr. Hussein: Yes, please.

Mr. Hixson: Okay. We are requesting to reduce the 24-foot minimum drive aisle width to 20 feet for the portion of the driveway just east of this drawing that you see here. There's no parking proposed there, so we're basically providing two ten-foot drive aisles there, and that was to give us some more room for detention in that area. We are requesting a reduction in the minimum one-way driveway width of 15 feet down to 12 feet for the one-way drive right in front of the building to this plan south of the building. That's going to be a pedestrian drop off area under a canopy. And based on the shape of this lot, it's very narrow, so we needed a little bit more room there. And 12 feet, we think, with how slow this traffic will be is adequate to make that traffic pattern safe. We are also requesting, on the plan west side, we were requesting to reduce the drive separation from 120 feet minimum. We can provide 66 feet and some change. Just the width of this property, there's not enough frontage to provide 120 feet there. To help with that, we are proposing a right out only exit on the plan west side there. Since we're going to be close to that intersection of Huntsville [Avenue] and Emma [Avenue], just to avoid, you know, any sort of traffic conflicts there. We are requesting an increase in the amount of parking above 60% allowed between the building and the front lawn. Again, the shape of this lot, there's just not enough room to provide the amount of parking either to plan east or plan, you know, behind the building, plan north. Of the 87 parking spaces, 60% would be 52 stalls allowed in that 60% and we're proposing 64, so 12 additional parking spaces in that that buffer zone. Lastly, on the variances, we are requesting to reduce the landscape the foundation landscape buffer from six feet to four feet around the building. Again, this is just the nature of this property, how constrained we are dimensionally a two-foot relief there. We're still providing plants that would fit that space appropriately. So, we're still trying to, you know, meet the intent of that code. Just asking for a little relief there. And then lastly, we're asking for a waiver. The Master Street Plan requires a ten-foot sidewalk. We have a five-foot sidewalk existing and there's an eight-foot sidewalk on the other side of Huntsville. So, we are requesting to not provide the ten-foot sidewalk on our side of Huntsville. And I can answer any other questions you have.

Mr. Hussein: Staff comments?

Mrs. Neel then read the Planning Comments Section and Mrs. Hollingshead read the Engineering Comments Section of the Memo for L26-23 (attached after the minutes for this item).

Mr. Hussein: Any comments from the public? Commissioners? Yes, sir.

Mr. Payne: Pastor Paul Payne. I live at 3017 East Emma [Avenue] next to the project that's going on. The only problem I have is the noise level. Everything is amplified, and if I would be granted the right to play just 30 seconds of part of the things that are, you know, happening over there. If there's no objection.

Mr. Hussein: If it's only going to take 30 seconds and it's just to give us what's happening that's fine.

Mr. Payne: My wife and I moved there 30 some years ago. Our neighbor owned the property and there are six acres, actually, that's all that's left of that. There was eight acres and I bought two. So that narrows it down. I think, I heard eight acres?

Mr. Hixson: [This project is] two acres.

Mr. Payne: Did you say two acres? Sorry.

Mr. Hussein: It's okay. Is it that there's just a lot of traffic, it's loud, there's construction? What's happening over there?

Mr. Payne: Yes. And we've got a church over next door there that the Jehovah's Witness. They've got probably 20 or a hundred people that's going there. I counted 92 cars on the property over there and it took up all the property. Wouldn't be any room for the for the church itself. But this is a, I was standing in my driveway and this is what I taped over 100 feet away and I just like to play it.

[Mr. Payne plays an audio recording]

Mr. Hussein: Thank you, that gives an idea. Any other comments?

Mr. Payne: You know, about every weekend we got this type of stuff to, you know, to deal with. I'm 84 years old. My wife's 80. And you know, we wanted to live out our life there quiet. And right now we're getting a lot of unwanted noise. That's all I want to say. And by the way, is the hearing been done on the building.

Mrs. Tromburg: It’s right now.

Mr. Payne: Oh, the building is with the variances. I think. Okay.

Mr. Philpot: Sir, I have a question for you. When it comes to that noise right there, that you just played for us, is that someone outside?

Mr. Payne: Yes.

Mr. Philpot: And is that to your east or to your west?

Mr. Payne: It was to my west.

Mr. Philpot: Okay. Thank you.

Mr. Payne: And by the way, they bought the property on the hill and I don't know what, you know, that they're developing it or cleaning it up, but there's a bad leak that the former owner had. And we tried to get it stopped and I had to replace all the carpet in my bedrooms and things where the water came down, especially when it rained with it and we had to take all the carpet out and redo it and stuff. It's caused us a lot of problems.

Mr. Hussein: Thank you, sir. Any other comment from the public? Commissioners?

Mr. Cloud: On your sidewalk waiver, are you going to match the existing sidewalk that's there?

Mr. Hixson: Say again.

Mr. Cloud: Are you going to match the existing sidewalk that's there on your on your property? At least what I see on— like there's a sidewalk on your side and looks like it ends at the existing drive in or drive through. Yeah. Drive.

Mr. Hixson: We're proposing to— oh, I see. Yes. There's an existing five-foot sidewalk that we're proposing to remain.

Mr. Philpot: I think what they're saying is they're just going to leave the five-foot sidewalk that is there.

Mr. Cloud: There's a five— there's nothing on the— I'm asking you. Are you going to continue that sidewalk on the other side of your drive or you will you lose that?

Mr. Hussein: I don't think that's theirs, Mark. I think that driveway and building that's already there is going to stay there. Is that right? That's a separate parcel from you guys. They're going to build a new access at the very, almost the corner, it looks like there that's separate from that property. Got sidewalk on both sides.

Mr. Cloud: 10-4. Thanks. Apparently my Landglide hasn't updated. Thank you, county for that.

Ms. Keith: So, do we think that the five foot [sidewalk] will be adequate, for— with considering the uses around that area?

Mrs. Hollingshead: I mean, we are always going to root for wider sidewalks, especially to a, you know, public facility like this.

Mr. Philpot: Katie, can you confirm across the street to the west of Huntsville Avenue that that sidewalk is eight feet?

Mrs. Hollingshead: Yes, that's what I believe it is.

Mr. Philpot: Would you guys have interest in doing like payment in lieu of, or some sort to get to that eight feet?

Mr. Hixson: We would, you know, I'd probably need to talk about it. Prefer not to.

Mr. Hussein: If there's nothing else, we'll start with B26-120.

Mr. Hixson: Can I add one more thing really quick? The owner told me that the noise that was played was another neighbor. It didn't come from the property that— just want to say that.

Mr. Hussein: Okay. We'll start with B26-120. That's the three variances for minimum widths, minimum distance, all together, if everybody's good with that. It's a call for the vote.

Mr. Cloud: Call for the vote.

Approval of B26-120 is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*

NO: *None*

Mr. Hussein: Passes nine to zero. We'll move on to the variances for Commercial Design Standards. It's another call for the vote, if we're good to do them together.

Mr. Cloud: Call for the vote.

Approval of B26-122 is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*

NO: *None*

Mr. Hussein: Also passes nine to zero. We'll move to the waiver next, of street improvements and sidewalk on East Huntsville Avenue. This is a motion to forward to Council with recommendation of denial or approval of the waiver of street improvements and sidewalk.

Mr. Couch: Recommendation to send to City Council with denial.

Mr. Cardiel: Second.

A Motion to Forward W26-46 to City Council with Recommendation for denial is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Philpot, Cardiel, Reynolds*

NO: *Cloud*

Mr. Hussein: Motion carries eight to one. This will be forwarded to Council with recommendation for denial of street improvements. And then last, we've got the large scale. It's a motion subject to staff comments.

Mr. Philpot: Motion.

Mr. Cloud: Second.

Motion for Approval of L26-23, subject to staff comments, is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*

NO: *None*

Mr. Hussein: Passes nine to zero.

Mrs. Tromburg: Staff will prepare a resolution that goes to Council on the 27th [of October]. Thank you, sir.

The Memo for L26-23 is attached below:

Memo

To: Planning Commission Members

From: Sharon Tromburg, Planning Director

Date: October 6, 2026

Re: L26-23 Large Scale Development Ministerio Restaurada Mana

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The proposed development plan proposes a church on a 1.94-acre property located at the SE corner of E. Emma Avenue and E. Huntsville Avenue. There are two variances (B26-120 & B26-22) and a waiver from street improvements (W26-44).

PLANNING COMMENTS
Reviewed by Jenny Neel
Date Reviewed: 09.30.26

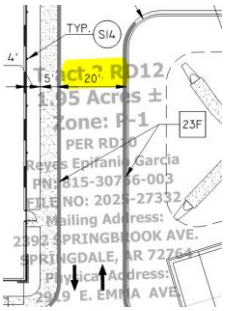
Standard Comments

1. *This Large-Scale Development Plan has been given the number L26-22. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development. (Standard comment)*
2. *Submit PDF files at the time of resubmission. (Standard comment)*
3. *A written response to all comments is required with resubmission. (Standard comment)*
4. *On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number. (Standard comment)*
5. *All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (Standard comment)*
6. *This development must comply with the City of Springdale Commercial Design Standards or a variance is required. (Standard comment)*
7. *In all residential, commercial, and industrial developments submitted after August 30, 2007, all utility wires, lines, and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above. (Standard comment)*

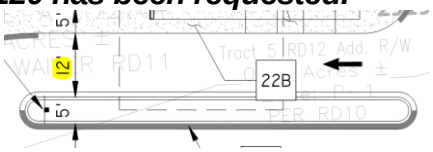
Planning Comments
Reviewed by: Jenny Neel

Chapter 130, Article 7, Entrance and Exit Drives:

8. The minimum width for a driveway providing two-way traffic is 24 feet. ***Variance B26-120 has been requested.***



9. The minimum width for a driveway providing one-way traffic is 15 feet. ***Variance B26-120 has been requested.***



10. A minimum distance of 50 feet is required between driveways on adjoining properties. Revise the northern driveway to comply with this requirement, or obtain a variance. ***Variance B26-120 has been requested.***
11. The minimum distance between a driveway and the projected curb line at a street intersection is 120 feet for an arterial street. Revise the northern driveway to comply with this requirement, or obtain a variance. ***Variance B26-120 has been requested.***
12. Show street improvements on E. Emma Avenue and E. Huntsville Avenue per 2025 Master Street Plan. **Waiver W26-44 has been requested.**

Commercial Design Standards Comments

The complete commercial design standards requirements are linked on our website and here.

This development must comply with the City of Springdale Commercial Design Standards, or a variance is required.

Parking Lot Orientation

13. 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. Due to the conditions of this tract. **Variance B26-122 has been requested.**

Pedestrian Flows

14. A 5-foot-wide sidewalk has been provided along the building façade containing customer entrances; however, the sidewalk is currently set back only 4 feet from the building foundation. The Commercial Design Standards require a minimum 6-foot setback to provide adequate space for foundation landscaping. **Variance B26-122 has been requested.**

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 9.29.26

All comments addressed.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 9.23.26

STANDARD COMMENTS

(no response required)

- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
- Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
    - This note is left in place throughout the design process to ensure that access is maintained.

****Please note new ROW permitting process****

- Work in city ROW associated with a development plan shall receive a ROW Permit from the Engineering Department prior to construction.
- A performance bond must be provided for any work in city ROW including street or curb cuts, utility bores, asphalt and concrete work, storm drainage installation or alteration, etc. A cost estimate for this work shall be reviewed and approved by the Engineering Department prior to issuance of any ROW permits.
- A maintenance bond for all ROW work shall be provided to Engineering at the end of the project prior to Certificate of Occupancy.
- Any sidewalk or street closures require a Work Zone Permit from the Engineering Department.
- A traffic management plan and dates of closure must be submitted to Engineering prior to issuance of Work Zone Permit.

PROJECT SPECIFIC COMMENTS

1. Chapter 106 – Stormwater Drainage

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

- Pond outlet pipe should be RCP, I didn't see a material noted on the plans.
- Drainage report says outlet is 24", plans show 18", please clarify
- Since the pipe north of the building carries offsite runoff, please add a drainage easement. I don't think an easement is needed on the west side of the building, that appears to primarily capture onsite runoff

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

(Ord. No. 3258, § 1, 11-12-02)

- Provide retaining wall details, how tall is this wall? Does it need a handrail?
- Will there be an issue with putting landscaping adjacent to the wall? Are the trees proposed on the top or bottom?
- *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 on Huntsville Ave should be 10' wide
    - Waiver requested
- Driveway on Emma is too close to the intersection, minimum separation is 120'.
    - Variance requested
- For Note 23B on sheet C2.0, please specify what angle of parking is proposed
- Some trees on the landscaping plan appear to conflict with light poles

L26-24 **Iglesia de Cristo-Miel**
1820 N. 48th Street
B26-119 Variance from Commercial Design Standards
(A) Landscaping
W26-44 Waiver of Street Improvements on N. 48th Street
Presented by Blew & Associates

Mr. Inman: Jared Inman with Blew and Associates. This is a 5,300-foot church with 40 parking spaces off the west side of 48th Street, just north of Bob Mills intersection. We've got a waiver and a variance that we are requesting on this, and I'll start with the variance for the commercial design standards on that landscaping. We're asking for a variance on the north side of this building in between— what's required is a six-foot space in between the sidewalk and the building on that north side. We are— with the building situated in between the existing septic field for that existing house that will remain. We are actually using that field, obviously, for the house, and we'll be looking at using, I guess, partial use of it for the proposed church. And then we've got the 24-foot drive aisle on the north side that just, kind of, squeezes us where we didn't really have room to put a six-foot green space on that north side. So, that's the intent of that request. And then on the waiver for the street improvements, we're just asking basically— we will be dedicating the right of way through there. We're just asking planning the commission and staff a waiver for those improvements just due to the fact that it's, kind of what you heard before with Alan, as far as it being kind of disconnected. We've got 1,600 feet to the north before it's improved and then you got about 160 to 200 feet south to Bob Mills [Road]. If you widen this little section right here, you're going to be dipping in and dipping back out. It doesn't really— the sidewalk doesn't really connect anything on either side. And that's kind of, you know, also with this being, you know, a nonprofit, smaller church, obviously, you know, they mentioned cost is a huge factor, on this, but just to get your get your thoughts on it. I've also got the representative of the church here. If you've got any questions on how it operates, times, be happy to answer any questions you got.

Mr. Hussein: Staff comments?

Mrs. Neel then read the Planning Comments Section and Mrs. Hollingshead read the Engineering Comments Section of the Memo for L26-24 (attached after the minutes for this item).

Mr. Inman: Yeah. Did you say the south side needed to articulate?

Mrs. Neel: Yes, and it will be just a small correction that we can work out together and just submit a lighting plan.

Mr. Inman: Okay. We can do that.

Mr. Hussein: Okay. Any public comment?

Mr. Philpot: Kind of just have a question. So, we're just going to have a house and then a commercial property north of it.

Mrs. Tromburg: I think they're converting the house. It'll be part of the church operation.

Mr. Inman: Basically, a parsonage, right?

Mr. Gonzalez: Yeah. It's going to be a parsonage. It's currently a parsonage.

Mr. Couch: I do hate it from a cost perspective from a nonprofit, but if I do remember correctly, there's MF-24 behind this, which I'm assuming will develop out which would connect sidewalks past this at some future point.

Mr. Hussein: Any other comments? I agree with you, Brent, but finances aren't a hardship and I think we got to have the sidewalk. It's close enough. It could be wider or not wider, but the person right next to you is going to have to come through and build a sidewalk probably to the same length that you're going to have to. Then it'll connect to something that would be the same length. So for me, I got to see it and if not, you've seen how we've voted tonight and then it'll probably go the same way. If there are no other comments, we will start with the variance from commercial design standards as a call for the vote.

Ms. Keith: Call for the vote.

Approval of B26-119 is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*

NO: *None*

Mr. Hussein: Passes nine to zero. Next is the waiver of street improvements. It's a motion to forward to Council with recommendation of denial or approval of the waiver.

Dr. Ogunyemi: I move that we forward it to City Council with the recommendation of denying this waiver request.

Ms. Keith: Second.

A Motion to Forward W26-44 to City Council with Recommendation for denial is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Cardiel, Reynolds*

NO: *Philpot*

Mr. Hussein: Passes eight to one. We'll take up the large scale last. That is a motion subject to staff comments.

Mr. Couch: So moved.

Mr. Philpot: Second.

Motion for Approval of L26-24, subject to staff comments, is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*

NO: *None*

Mr. Hussein: Passes nine to zero.

Mrs. Tromburg: Staff will prepare a resolution for the waiver that goes to Council on the 27th [of October].

Mr. Inman: Okay. Thank you.

The Memo for L26-24 is attached below:

Memo

To: Planning Commission Members

From: Sharon Tromburg, Planning Director

Date: October 6, 2026

Re: L26-24 Large Scale Development Iglesia Cristo-Miel

The development proposes a church on a 1.99-acre tract containing an existing residence, which will be incorporated into the proposed development. A variance (B26-119) from the Commercial Design Standards and a waiver (W26-44) from the required street improvements along N. 48th Street are associated with the development.

PLANNING COMMENTS
Reviewed by Jenny Neel
Date Reviewed: 09.30.26

1. The last submittal does not include a survey of the property. Provide a current survey showing the surveyor's certification, stamp, and signature.
2. Commercial development shall be screened from adjacent incompatible uses, including residential uses. Provide details of the proposed fence along the south side of the development, including height, materials, and construction details, to verify compliance with Chapter 56.
3. Show street improvements on N. 48th Street per 2025 Adopter Master Street Plan. **A Waiver (W26-42) has been requested.**

Commercial Design Standards Comments
The complete commercial design standards requirements are linked on our website and here.

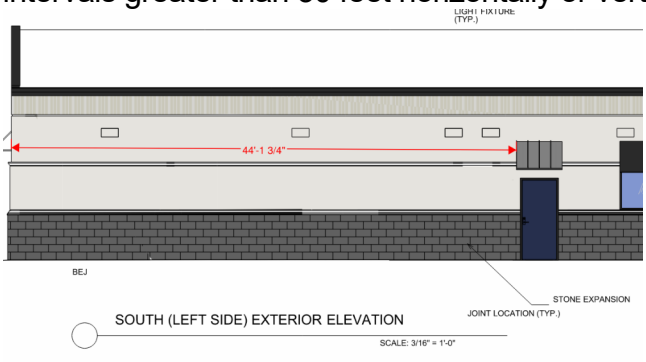
This development must comply with the City of Springdale Commercial Design Standards, or a variance is required.

Landscaping

4. Internal pedestrian walkways shall feature landscaped areas along no less than 50% of their length. Landscaping has been provided along the east side. ***A variance (B26-119) has been requested for the pedestrian walkway along the north side.***
5. A 5-foot-wide sidewalk along the full length of the building is required along any side that features a customer entrance. The sidewalk shall be set back at least 6 feet from the building foundation to provide an area for foundation landscaping. ***A variance (B26-119) has been requested.***

Detail Features

6. Revise the south façade to ensure that no repeating architectural element occurs at intervals greater than 30 feet horizontally or vertically.



Screening

7. Provide details of the screening proposed for HVAC units on the west side of the building.

Lighting

8. Submit a unified lighting plan per Springdale Commercial Design Standards.

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 9.29.26

Provide a flow test.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 09.30.26

STANDARD COMMENTS

(no response required)

- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
- Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
    - This note is left in place throughout the design process to ensure that access is maintained.

****Please note new ROW permitting process****

- Work in city ROW associated with a development plan shall receive a ROW Permit from the Engineering Department prior to construction.
- A performance bond must be provided for any work in city ROW including street or curb cuts, utility bores, asphalt and concrete work, storm drainage installation or alteration, etc. A cost estimate for this work shall be reviewed and approved by the Engineering Department prior to issuance of any ROW permits.
- A maintenance bond for all ROW work shall be provided to Engineering at the end of the project prior to Certificate of Occupancy.
- Any sidewalk or street closures require a Work Zone Permit from the Engineering Department.
- A traffic management plan and dates of closure must be submitted to Engineering prior to issuance of Work Zone Permit.

PROJECT SPECIFIC COMMENTS

1. Chapter 106 – Stormwater Drainage

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

- *106.5.3*** - A concrete trickle channel with a minimum width of 4 feet and a minimum slope of 0.40% shall be required for all detention ponds other than permanent lakes.
    - If trickle channel is not desired or needed, slope of the bottom of the pond needs to be at least 2% to drain properly.

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

(Ord. No. 3258, § 1, 11-12-02)

- Is a culvert needed under the driveway?
- There has been a significant increase in traffic on 48th St and these improvements are needed. This development is directly adjacent to a project that did widening and only one property away from where the city's project stopped short.

L26-25 **Single Parent Scholarship Fund of NWA**
Corner of Young Farms Avenue & Founders Park Drive
Presented by Engineering Services, Inc.

Mr. Schmitz: Good evening. Jonathan Schmitz with Engineering Services. This is a large scale for the Single Parent Scholarship Fund of Northwest Arkansas. This was a previously approved project in 2022. We needed to meet some funding requirements and now we're back here in front of you today. It has parking and infrastructure improvements, along with landscaping. It has been reviewed by the Har-Ber Architectural Review Committee and was approved. We have the approval letter and sent it to planning staff last week. No variances or waivers. If you have any questions, happy to answer them.

Mr. Hussein: Any staff comments?

Mr. Cole then read the Planning Comments Section of the Memo for L26-25 (attached after the minutes for this item).

Mr. Schmitz: Yes. And I can, just real quick, anything that you guys have seen the ARC has already seen, but I'm happy to make sure I send you everything that makes it all make sense and tracks properly.

Mr. Cole: Yeah, thanks.

Mrs. Hollingshead: Engineering has no comments.

Mr. Hussein: Any public comments on this project? Commissioners?

Ms. Keith: Lighting comment. Right now you're not meeting the minimum and the photometric plan doesn't match the parking lot shape. I really do like the lights, So, that's great and I'm sure it's part of the Har-Ber development, but the layout seems a little odd and a little haphazard on the site. And I think that's probably why you're not meeting the levels. It looks doesn't look like you have very good uniformity and you don't have the minimums.

Mr. Schmitz: We can review that and figure out maybe if there's something else we can do.

Ms. Keith: Yeah, I think you can adjust them around. It looks like you have a really big open space between some, toward like on the west side, and toward the south side and there's just like a huge open space without any light and that's kind of where your dead spot is.

Mr. Schmitz: Sure.

Mr. Hussein: So motion is to subject to staff comments.

Mr. Cloud: So motion.

Mr. Philpot: Second.

Motion for Approval of L26-25, subject to staff comments, is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*

NO: *None*

Mr. Hussein: Passes nine to zero

The Memo for L26-25 is attached below:

Memo

To: Planning Commission Members

From: Sharon Tromburg, Planning Director

Date: October 6, 2026

Re: L26-25 Large Scale Development Single Parent Scholarship Fund

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Large scale development proposed for a 1.37-acre property located at the SW corner of Founders Park Drive and Young Farm Avenue. The development proposes one office building and associated parking lot. This development originally went before the Planning Commission in July of 2022.

PLANNING COMMENTS
Reviewed by Nate Cole
Date Reviewed: 09.30.26

Standard Comments

1. *This Large-Scale Development Plan has been given the number L26-25. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development. (Standard comment)*
2. *Submit PDF files at time of resubmission. (Standard comment)*
3. *A written response to all comments is required with resubmission. (Standard comment)*
4. *On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number. (Standard comment)*
5. *All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (Standard comment)*
6. *In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Exceptions are outlined here. (Standard comment).*

General Comments:

1. Provide Har-Ber ARC approval documentation.

BUILDING AND FIRE COMMENTS
Reviewed by Ed Stith
Date Reviewed: 09.30.26

Comments addressed.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 09.30.26

PROJECT: L26-25 Single Parent Scholarship Fund
REVIEW DATE: 9/3/2026

STANDARD COMMENTS
(no response required)

- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
- Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
    - This note is left in place throughout the design process to ensure that access is maintained.

****Please note new ROW permitting process****

- Work in city ROW associated with a development plan shall receive a ROW Permit from the Engineering Department prior to construction.
- A performance bond must be provided for any work in city ROW including street or curb cuts, utility bores, asphalt and concrete work, storm drainage installation or alteration, etc. A cost estimate for this work shall be reviewed and approved by the Engineering Department prior to issuance of any ROW permits.
- A maintenance bond for all ROW work shall be provided to Engineering at the end of the project prior to Certificate of Occupancy.
- Any sidewalk or street closures require a Work Zone Permit from the Engineering Department.
- A traffic management plan and dates of closure must be submitted to Engineering prior to issuance of Work Zone Permit.

X. Form Based Code

FB26-15 **Harvey & Bernice Jones Center for Families, Inc**
Parcel Southeast of Huntsville Avenue & Laura Street
From NC1 to NC2
Presented by Crafton Tull

Ms. Topping: I'm Libby Topping with Crafton Tull. We're downzoning this area to become more in compliance with Jones Center Master Plan. It's really preliminary in the project, but I'm happy to answer any questions.

Mr. Hussein: Any staff comments?

Mrs. Tromburg then read the Memo for FB26-15 (attached after the minutes for this item).

Mr. Hussein: Any public comment? Yes, sir. Please come to the podium.

Ms. Brown: I'm Marlene Brown and I have property on the north end of the Jones Center property and in years past they've built that land up to where it's about three to four feet higher than my land. So, I am concerned that whenever they develop their land and cover it all up that I will be flooded out and I am concerned about if they have drainage, of how it's going to run. They had asked me if I would sell my property, and I told them I didn't want a street in my back door because I have a house and two lots on Ruby Street. And so, the area they wanted faces Huntsville Street and I told them that I didn't want to sell that land to have that street right in my back door. And I'm wondering about that, how they would be doing their street that comes in on that property and how the water is going to be running. Because right now, my property holds water when it rains really, really hard to where even wild ducks will come in there thinking it's a lake. So, I don't need any more water.

Mr. Philpot: Could you tell me your address one more time?

Ms. Brown: I am at 317 Ruby Street and I own the property behind me. It faces Huntsville Street.

Mr. Philpot: Yep. Perfect. Thank you. And correct me if I'm wrong, Sharon and team, if what we're doing here is just rezoning. If they come back and they want to develop the property and they want to do anything to it, they're going to have to come back and get that approved in front of this group, and then that will have to be forwarded to City Council for approval as well. So, this is just to rezone the property from NC-1 to NC-2. So, if they wanted to come back and develop it, we would been be asking them pretty stringent questions on how is that runoff of the water going to be handled, but that won't be handled right now.

Mr. Hussein: That's correct. And I do believe that when that conversation is had, they're not going to be able to throw any more water off onto your property than is already coming to your property. So, for what that's worth, when they get to talking about all of that, that will be something that comes into play. But today is just ‘are we rezoning this property to what they're asking for’ and that's it.

Ms. Brown: Okay. And the entrance you know, to come in on their property.

Mr. Hussein: That's not before this commission at this point in time. So that's not being dealt with today at all.

Mr. Philpot: And whenever they come back to do a development at some point, they'll have to renotify you as well. So you'll be notified to show up again and bring these same concerns at that point. And that's really when they'll be heard about what you're discussing right now.

Mr. Hussein: Thank you. Any other comments from the public? Commissioners? This is a call for the vote.

Mr. Philpot: Call for the vote.

Approval of FB26-15 is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*

NO: *None*

Mr. Hussein: Passes nine to zero.

Ms. Topping: Thank you.

Mrs. Tromburg: Staff will prepare an ordinance that goes to Council on the 27th [of October], Libby, sorry.

The Memo for FB26-15 is attached below:

Rezone Memo

TO: Planning Commission Members

FROM: Sharon Tromburg, Planning Director

DATE: October 6, 2026

RE: FB26-15

APPLICANT/OWNER
Harvey & Bernice Jones Center for Families, Inc.; represented by Crafton Tull

PROPERTY SIZE
Approximately 2.08 acres

PENDING ACTIONS

EXISTING ZONING
Neighborhood Center Type 1 (NC1)

LOCATION
Jones Center grounds, south of E. Huntsville Avenue, between Laura and Ruby Streets

REQUESTED ZONING:
Neighborhood Center Type 2 (NC2)

DEVELOPMENT OF PROPERTY
Yes; the applicant anticipates residential development.

SALE OF PROPERTY
No, as indicated on the application.

SURROUNDING ZONING AND LAND USE
Surrounding zoning is shown on the attached map. The property is an undeveloped portion of the Jones Center grounds west of the main campus and is part of a larger master planning area. It lies between existing residential properties along Laura and Ruby Streets and the institutional uses and parking areas to the south and southeast. Properties to the north, east, and west are zoned NC1 and contain mostly single-family homes, with some multifamily housing near E. Huntsville Avenue. The Jones Center property to the southeast and community clinic property to the south are zoned Campus Type 1.

LAND USE PLAN AND MASTER STREET PLAN
The Future Land Use Plan indicates Form-Based Code.
The Master Street Plan designates E. Huntsville Ave. as an arterial, Laura Street as local, and E. Johnson Ave. as Downtown Commercial.

STAFF COMMENTS

The applicant requests NC2 zoning to allow flexibility for future residential development. NC2 would provide a transition between the Campus Type 1 properties and the surrounding NC1 areas. Site layout, access, and parking would be reviewed with a future development plan. Staff recommend approval of the rezoning from NC1 to NC2.

STAFF RECOMMENDATIONS

The requested NC2 is consistent with the goal of a complementary relationship with surrounding neighborhoods. NC2 permits a range of residential building types and provides a potential transition between the Jones Center and community clinic campus uses and the residential properties along Laura and Ruby Streets. A future development proposal will be reviewed for its building form and ability to function cohesively with the surrounding area, as contemplated by the rezoning factors in § 1.10.and is recommended for approval.

XI. Board of Adjustments

B26-114 **Cadillac Properties AR LLC**
3427 S. Thompson Street
Variance from Maximum Freestanding Sign Height from 30’ to 60’
Variance from Maximum Freestanding Sign Size from 150ft^2 to 257.28ft^2
Presented by Terry Howard

Mr. Howard: My name's Terry Howard. I'm representing Cadillac Properties. They're wanting to redo the existing pole sign there on the property. They're changing from Philip 66 to Sinclair and Sinclair requires, you know, their signs. They wanted to keep that top cabinet up there where it was Phillips and put their logo in that. Put the Sinclair below and then they have to have the required price sign. And they also would like to do the two food offerings on there that they offer at the station. And it makes them 35.4 square foot larger than what's already there.

Mr. Hussein: Any staff comments? Anything from the public? Commissioners?

Mr. Philpot: So they want to go from 30 feet to 60 feet almost doubling the sign size? Is that you're asking? Correct?

Mr. Howard: Well, we're trying to keep what's there and just change it over to the new Sinclair.

Mrs. Perez-Pharr: I can provide some context to this. This sign, when it was built and installed, it was not out of compliance, it was actually in conformance with the code at the time. Because they're expanding, you know, the square footage of the sign, they need to bring it all into conformance. So, they're asking for that variance today on the size.

Mr. Philpot: Thank you.

Mr. Howard: Then we're removing the electronic message board below it. So, it won't have that anymore. Everything will be static.

Mr. Hussein: This one is a call for vote.

Mr. Cloud: Call for the vote.

Approval of B26-114 is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*

NO: *None*

Mr. Howard: Thank you for your time.

B26-115 **Shirley & Jeffery Murphy**
1407 Buena Vista Circle
Variance from Maximum Front Fence Height Requirements from 3’ to 6’
Presented by Shirley Murphy

Mrs. Murphy: Hello, my name is Shirley Murphy and I live at the 1407 Buena Vista Circle in Springdale and I'm just getting I want permission to put a six-foot-high privacy fence between us and the neighbors to the south.

Mr. Hussein: Thank you. Any staff comment?

Mrs. Hollingshead: Engineering does not support this variance past the front face of the house. That six foot fence could come to the front of the house, but after that it needs a transition down to three feet through the front yard and stop at the right of way or it could cause some safety issues.

Mrs. Murphy: So I how I got this idea is, I noticed there is a house by the Elmdale School, and they have a six foot high fence all around their property.

Mrs. Hollingshead: That's correct and after that was installed and we have revisited and gotten complaints, it's not a good idea. That's why we're opposing this variance.

Mrs. Murphy: Even though, the complaint is our neighbors.

Dr. Ogunyemi: So Katie, just so we're all clear, the six foot you're proposing that it goes back to three feet so that when they're backing out of their driveway, they can see oncoming traffic and vice versa. Correct?

Mrs. Hollingshead: Right. I mean, I think I measured and it would be like 80 foot from the where the fence is now to the street. They could still extend that six foot like 40 feet, but then, you know, so that you could see backing out of your driveway, it would need to go transition shorter.

Mrs. Murphy: Okay. So, we could extend from the edge of our garage 4 foot from the edge of the house. We could go four foot through the front yard.

Mrs. Hollingshead: Is it four foot or three foot?

Mr. Cloud: Three foot.

Mrs. Hollingshead: Three.

Mrs. Murphy: So just three foot.

Mrs. Hollingshead: Mhm. Once you get past the house.

Mrs. Murphy: All right.

Mr. Cloud: Do you want to amend your request or withdraw it?

Mrs. Murphy: Well, I mean I I would love to get a six foot high fence.

Mr. Cloud: Is that what you're asking for?

Mrs. Murphy: Yes.

Mr. Cloud: Okay. So, we can vote on that if we want to talk about it.

Mr. Philpot: What he's asking is, we can vote on this for the whole thing to be six foot—

Mrs. Murphy: As far as we could.

Mr. Philpot: Or you can amend your request and say six foot to the edge of your house and three feet to the road.

Mrs. Murphy: We already did. We already did the six foot high fence between us and them to the end of the edge of the garage. But when I saw that other house, I just want to extend it as far as we could for privacy from the neighbor.

Mr. Cloud: But it's a safety hazard. People can't see you backing out of your driveway. So, we wouldn't— I wouldn't be for any six foot fence in front of your house. Okay.

Mrs. Murphy: What about shrubbery?

Mr. Philpot: As far as I know, you can do all you want with shrubs.

Mrs. Tromburg: It's kind of similar. You can do the shrubs, unless the city would see that it was a sight issue and a problem and blocking sight.

Mrs. Murphy: And I'm talking about the evergreen trees that do— so those are okay?

Mr. Cloud: Still a height issue. It's still— I mean if it was above three foot and somebody complained or if you backed in to someone because you couldn't see them then the city would probably go out and make you cut those down to three foot. So, it's the height the object. It's not the material whether it's wood fence or shrubs. If it gets above three foot and people driving down your street, Buena Vista Circle, have a hard time seeing you come in or out of your driveway.

Mrs. Murphy: Okay. So I could plant some trees as far as I could, like halfway up the front between us and them.

Dr. Ogunyemi: I would do so with caution, because like you said, if you know, you back out and somebody hits you, then we've got the city coming out there to make you cut them or whatever they do in that instance. But—

Mr. Hussein: I think a safe rule of thumb is, any object up to your house where it ends, six foot is fine. Six foot fence up to your house is fine. From the house to the street, if you get above the three foot that the city has already said is how tall we want a fence to be, you're going to run into problems. If you can build a tree that won't grow higher than three foot tall, that probably won't be an issue. If you plant a tree that grows higher than three foot, then it's going to end up being a problem. I live on Powell Street, I don't have fences on either side of me, but it's already hard for me to see backing in and out with the bike trail. Even with the space. If you add something higher than your line of sight, it's almost impossible.

Mr. Philpot: And they're also really looking out for you, too. Like if you were to back up and hit a kid walking or something like you're going to get sued.

Mrs. Murphy: I mean, I wouldn't do it to the road because I know—

Mr. Philpot: Well, that's what your request is saying six fence all the way to the road.

Mrs. Murphy: No, no, I don't want it all the way to the road because I know there's utilities. I'm saying maybe halfway up the front for privacy between me and the neighbors. Yeah, that the three foot wouldn't even matter with her.

Mr. Hussein: Where would that fence end?

Mrs. Murphy: Okay. So, I'm just thinking halfway up our driveway.

Mr. Hussein: I think we're not going to approve anything that goes six foot beyond your house. You've got a right to build it up to your house at six foot and a right to build it from your house out at 3 foot. If you want to keep it that way, you can. If you want us to vote on the six foot all the way out to where you want to, would do that, too. Just let us know.

Mrs. Murphy: But three foot is fine? Okay. All righty.

Mr. Hussein: So, do you want us to vote? Do you want to withdraw your application?

Mrs. Murphy: I'll just withdraw it.

B26-116 **Alexander & Kristin Passantino**
269 Via Taldo Street
Variance for Reduction of Rear Setback from 20' to 10'
Presented by Dana Roza

Mr. Roza: Good evening. Dana Roza with Satterfield Land Surveyors representing the Passantino's asking for a variance to reduce the rear yard setback from 20 to ten to facilitate the installation of an inground pool. Happy to answer any questions you have.

Mr. Hussein: Any staff comments on this?

Mrs. Hollingshead: So, the pool doesn't extend into the utility easement, but it looks like the concrete deck does extend into the utility easement, which is fine, as long as it's really just the grading from that, from the back of that deck is what I'm concerned about. Because drainage does go through there. So, they just need to make sure that nothing is blocking that flow. It, you know, goes back to the right grade, slopes back and doesn't, you know, cause any issues.

Mr. Hussein: Any public comment? Commissioners? This is a call for the vote.

Mr. Philpot: Call for the vote.

Approval of B26-116 is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*

NO: *None*

Mr. Hussein: Passes nine to zero.

B26-117 **JDA Home Investment, LLC**
1001 W. Center Avenue
Variance from Minimum Parking Requirement from 5 Spaces to 2 Spaces
Presented by Oscar Rodriguez Medina

Mr. Medina: Good evening. my name is Oscar Rodriguez Medina. I'm here with JDA Home Investments. I'm here regarding the property at 1001 West Center Avenue. A building with 1,377 square foot, requesting to be used as an office building. So, I'm asking for a variance from the five-space parking minimum down to two spaces.

Mr. Hussein: Any staff comments? Anything from the public? Commissioners? It's a call for the vote if there are none.

Mr. Philpot: Call for the vote.

Approval of B26-117 is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*

NO: *None*

Mr. Hussein: Passes nine to zero.

Mr. Medina: Thank you.

B26-118 **ISC East Hwy 265, LLC**
Parcels south of 1517 E. Robinson Avenue & East of Old Missouri Road
Variance from Paving Requirement
Presented by Will A. Kellstrom

Mr. Kellstrom: Good evening, Will Kellstrom here on behalf of the applicant, ESI. I do believe that staff has a few comments or maybe history on this one and so I think I'm going to let them go ahead and make their comments and then I'll discuss afterwards.

Mrs. Tromburg: I think the best recap is that we do not have a development plan submitted yet for this area. So, we met with the applicants. I don't think Will was able to be there. We met with them last week and basically discussed that there needs to be a corresponding development plan with this request because it is so large and this one doesn't show it. Maybe another aerial. This is connected on the south side of the Dean's Trail development, and so there's an access drive here and I think right now that's the primary access for this one, and there's also a small gravel drive off of [Highway] 265 with some history.

Mr. Kellstrom: Yes. So, I've recently been hired on this project. When I first looked at it, it looked like a variance that I've done up here a few times. Which is where there are paving requirements and you have heavy equipment coming in and out. Essentially, that heavy equipment tears up the asphalt and so nobody wants to put it down because they have to continually replace it. Upon speaking with Sharon earlier today, it was drawn to my attention that

this is a much larger request than those variances normally are. And so, she informed me that no development plan has been submitted. And so, I sort of know what direction this is headed in tonight. And so, what I'm here to do right now, instead of hop up here and come home with the denial, is essentially what the problem is that we're asking for a variance, but in order to get to that variance, we've got to do a fair amount of engineering. And we want to have— I think that the applicant is going to be willing to do that engineering. But we want to have some understanding of whether the general concept of what's being done here is going to be okay with the Council and if not, what y'all might like to see with this when we do submit that plan. So, I'm open to any feedback that y'all might have and if I can get an idea of how everyone feels about it, then we'd be happy to table this indefinitely, come back with a full engineering plan that complies with the normal specs for alternative paving and come back and do this the right way.

Mr. Cloud: Yes, please do that.

Mr. Kellstrom: Okay.

Mr. Cloud: That's my feeling. I mean, I don't know what anyone else says, but I think that would be great.

Mrs. Tromburg: Yeah, that's a good recommendation, is that we have a work session. So, the third Tuesday of every month, we have a public meeting where commissioners get together and sometimes we have applicant presentations. So, if there's an idea or a project that's working through some details, it's a good time in a more informal setting to present it and get some feedback from commissioners. So, we might look at— not sure if it'll work for October, but get with our office because that is a good idea.

Mr. Philpot: I agree. Like I want to help him and your customer. Like I think he's doing a lot of good for Springdale, but he's also got to, kind of, be willing to work with us a little bit and I think that's kind of where things are at the moment. So I think that's a great opportunity for all of us to just sit down and figure it out together.

Mr. Kellstrom: And the work sessions are when again?

Mrs. Tromburg: Third Tuesday of each month.

Mr. Kellstrom: Third Tuesday of each month. And I mean, generally speaking, with a full development plan, with drawings and designs showing that all of the standards for alternative paving are going to be met, is this something that the commission is going to be generally open to with proper documentation?

Mr. Philpot: Me personally, yes. I don't know. I can't speak for the rest of everyone.

Mr. Hussein: Same vote. We follow the rules.

Mr. Kellstrom: Okay. I would like to table this indefinitely. and we'll probably see you all at a work session and see you at a later date with some better plans.

Mr. Hussein: Sounds good. Thanks, Will.

Mr. Kellstrom: Thank you all.

XIII. Others

Springdale Planning Commission 2027 Schedule of Meeting Dates & Submission Deadlines
Presented by Sharon Tromburg

Mr. Hussein: Alright, lastly is the Springdale Planning Commission Schedule of Meeting Dates & Submission Deadlines. Presented by Sharon.

Mrs. Tromburg: That's right. It's that time again, at the end of the year. So, we have the proposed 2027 calendar. So this is going to set our monthly meetings, submission, resubmission, Council dates. So the applicants and staff can start planning ahead. This requires Planning Commission approval, but it does not go to Council or have an accompanying ordinance. So I don't know if you guys have had time to look it over. Still the same kind of basic schedule and outline that that we have had.

Mr. Hussein: That's a call for the vote.

Mr. Philpot: Call for the vote.

Approval of the 2027 Planning Commission Schedule of Meeting Dates & Submission Deadlines is voted on electronically:

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds*

NO: *None*

Mr. Hussein: Passes nine to zero.

XIV. Planning Director's Report

The Planning Director's Report is attached on the following page.

October 2026

Planning Director's Report

To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: October 6, 2026
Re: Planning Director's Report

WORK SESSION

Tuesday, October 20TH @ 5:00 PM

NOW HIRING!

We are currently seeking to fill a Planning Technician position and a Housing Rehabilitation Specialist for our Community Development Block Grant (CDBG) program.

CERTIFICATE OF OCCUPANCY

1. N25-27: Arkansas Federal Credit Union
2. N26-04: Fellowship Bible Church expansion
3. L24-40: Commerce Park expansion

NON-LSD

- N26-37 Springdale Water & Utilities
- N26-36 Pro-Fab
- N26-35 Main Street Office
- N26-34 Piney Ridge Treatment Center, Pond

DOWNTOWN NEWS

→ **Shiloh Square:** The City received a $750K WFF Design Excellence grant for Shiloh Square!

→ **Downtown Infrastructure pilot:** Staff continues working with WFF, legal counsel, and City partners on a proposed pilot with up to $1M in grant funding w/ 20% city match. Affordability requirements, agreements, and implementation details remain under review.

→ **Expanded Outdoor Dining District:** Planning is supporting the DSA's effort to expand and modify the Downtown Outdoor Dining District.

→ **Golf Carts:** Planning and DSA have been working with downtown residents and stakeholders to introduce permitted golf carts downtown. Tentatively going to Council Committee on the 19th.

→ **Solid waste and recycling:** Boston Mountain Solid Waste District introduced the Downtown Springdale Solid Waste and Recycling Project.

SEPTEMBER CITY COUNCIL UPDATE

PROJECT #	REQUEST	PC DATE	PC VOTE	COUNCIL DATE	COUNCIL ACTION
FB26-13	MF-12 to NR3; 314 E. Velma Ave.	9/1/26	9–0	9/8/26	Passed 7–0; Ord. 6249
R26-34	A-1 to C-2; Twin Oaks Dr. and Wagon Wheel Rd.	9/1/26	9–0	9/8/26	Passed 7–0; Ord. 6250

PROJECT #	REQUEST	PC DATE	PC VOTE	COUNCIL DATE	COUNCIL ACTION
R26-38	A-1 to SF-2; south of 1124 Hatcher Rd.	9/1/26	9–0	9/8/26	Passed 7–0; Ord. 6251
R26-39	C-2 to C-5; Fence Brokers, 5725 N. Thompson St.	9/1/26	9–0	9/8/26	Passed 7–0 Ord. 6252
R26-40	C-2 to I-1; 355 E. AR Hwy. 264	9/1/26	9–0	9/8/26	Passed 7–0 Ord. 6253
R26-41	C-2 to C-5; 2638 W. Sunset Ave.	9/1/26	9–0	9/8/26	Passed 7–0 Ord. 6254
RP26-08	Replat of Lots 3, 4 and 5, Ranchwood Place	9/1/26	9–0	9/8/26	Passed 7–0 Ord. 6255
W26-34	E. Don Tyson Pkwy. improvements waiver; McDonald's, L26-08	9/1/26	9–0	9/8/26	Passed 7–0 Option 1, Res. 145-26
W26-38	Marchant Rd. improvements waiver; storage, L26-16	9/1/26	9–0	9/8/26	Passed 7–0 Option 1, Res. 146-26
C26-16	Mobile vending conditional use; Taqueria Rosy Toluca, 4409 S. Thompson St.	9/1/26	9–0	9/8/26	Passed 6–1, Res. 147-26
N/A	Acceptance of $750k WFF Shiloh Square design grant	N/A	N/A	9/22/26	Accepted
W26-41	Sidewalk waiver; HKH Residence Trust, 8857 and 8781 W. Miller Rd.	9/1/26	9–0 denial	9/22/26	Granted, w/ dedication of ROW required
W26-43	Sidewalk waiver; Stair Steppers, 206A and 206B W. Maple Ave.	9/1/26	9–0	9/22/26	Partial waiver granted, 11.5' to 6'

There being no further business, the meeting was adjourned.

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Chris Hussein, Chairman

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Brent Couch, Secretary

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Sharon Tromburg, Director

Planning and Community Development

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Olivia King, Recording Secretary

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NOVEMBER 3, 2026

PLANNING COMMISSION MEETING