SPRINGDALE™

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MARCH 7, 2023
PLANNING COMMISSION MEETING

SPRINGDALE PLANNING COMMISSION
201 SPRING STREET
5:00 P.M.
MARCH 7, 2023
TENTATIVE AGENDA

I. Pre-Meeting Activities
Pledge of Allegiance
Invocation

II. Call to Order

III. Roll Call

IV. Approval of Minutes (February 7, 2023)

V. Tabled Items

A. RP23-01 Black Oak Plaza & Chester Heights
North Side of Chester Avenue
Lots 4 & 5
L23-13 Chester Place Warehouse
B23-23 Variance for Commercial Design Standards
(A) Facades & Exterior Walls
(B) Roofs
(C) Materials & Colors
(D) Landscaping
Presented by Expedient Civil Engineering, PLLC

B. L22-71 Springdale's Best Storage
E. Emma Avenue & Casteel Lane
B23-20 Variance for Commercial Design Standards
(A) Facades & Exterior Walls
(B) Detail Features
(C) Roofs
(D) Materials & Colors
(E) Landscaping
Presented by Bates & Associates, Inc.

C. B23-21 Connie & Barbara Ann Bowerman
3219 N. 56th Street
Variance for Non-Conforming Structure to Remain
Presented by Bates & Associates, Inc.

D. W23-07 **Hugo Rodriguez Castillo & Maria Torres Martinez**
3567 Julio Road
Waiver of Sidewalk Requirement
Presented by Hugo Rodriguez Castillo & Maria Torres Martinez

VI. Public Hearing – Rezoning

A. R23-08 **Charlotte, Inc.**
3598 S. 48th Street
From A-1 to C-2
L23-15 Club Carwash
Presented by Cochran Engineering

B. R23-09 **Maria Guadalupe Rios Yanez**
2204 S. Turner Street
From I-2 to C-2
Presented by Maria Guadalupe Rios Yanez

C. R23-10 **Betty Lott**
5238 Old Wire Road
From A-1 to SF-1
Presented by Tim West, ATLAS PLS

D. R23-11 **PV=nRT, Inc.**
TABLED PER STAFF
825 Oak Grove Road
From A-1 to C-2
Presented by Rachel Silvestri & Erin Oliver

E. R23-12 **Helen Garrison**
4500 W. Seaton Drive
From A-1 to C-5
Presented by Haden Gilder

F. R23-13 **Cornelia P. Williamson Revocable Trust**
SE Corner of Hwy 265 & June Self Drive
From A-1 to C-6 & I-2
Presented by Engineering Services, Inc.

G. R23-14 **Arlis D. & Cornelia P. Williamson**
SW Corner of Old Wire Road & June Self Drive
From A-1 to C-6 & I-2
Presented by Engineering Services, Inc.

VII. Preliminary Plats, Replats, & Final Plats

A. PP23-02 Jennifer Plaza
S. 48th Street & Jennifer Terrace
Presented by Swope Engineering

B. PP23-03 Brentwood Village, REVISED (Prev. PP22-14, PP22-12, PP20-07 Hylton Place, Ph. II)
TABLED Hylton Road, S. of George Park
PER STAFF Presented by Engineering Services, Inc.

C. RP23-03 North Heights Addition
400 Sanders Avenue
Block 1, Lots 11 & 12
Presented by Randon Robe

VIII. Large Scale Developments

A. L23-11 Dollar Tree
TABLED 1891 Butterfield Coach Road
PER STAFF Presented by High Tide Consultants, LLC

B. L23-15 Club Carwash
3598 S. 48th Street
Presented by Cochran Engineering

C. L23-18 Lots 102 Holdings Storage, REVISED (Prev. L22-56)
Butterfield Coach Road, S. of Cass Drive
Presented by Engineering Services, Inc.

D. L23-19 Cypress Cold Storage, REVISED (Prev. L22-55)
1440 Angell Drive
Presented by Engineering Services, Inc.

E. L23-20 Elliott Electric Supply Expansion, REVISED (Prev. L22-19)
537 N. 40th Street
B23-24 Variance for Commercial Design Standards
(A) Structure Back & Sides
(B) Screening
Presented by Engineering Services, Inc.

F. L23-21 SWU Western Corridor Storage Tank
2338 S. 40th Street
B23-28 Variance for Landscaping
Presented by Caleb LeBow, P.E.

G. L23-22 Dr. Roller Hangar, REVISED (Prev. L22-61)
714 S. Old Missouri Road
Presented by Engineering Services, Inc.

IX. Board of Adjustment

A. B23-24 Elliot Electric Supply Expansion, REVISED
537 N. 40th Street
Variance for Commercial Design Standards
(A) Structure Back & Sides
(B) Screening
Presented by Engineering Services, Inc.

B. B23-25 Karen Fruhlinger
5254 Stockton Avenue
Variance for Increased Fence Height from 6' to 8'
Presented by Karen Fruhlinger

C. B23-26 Christian Olvera
2880 Old Wire Road
Variance for Increased Fence Height from 3' to 5'
Presented by Alondra Castaneda

D. B23-27 Rick & Nina Chase
1716 Westwood Avenue
Variance for Paving Requirement
Presented by Rick & Nina Chase

E. B23-28 SWU Western Corridor Storage Tank
2338 S. 40th Street
Variance for Landscaping
Presented by Caleb LeBow, P.E.

F. B23-29 Cornelia P. Williamson Revocable Trust & Arlis D. & Cornelia P. Williamson
SE Corner of Hwy 265 & June Self Drive
& SW Corner of Old Wire Road & June Self Drive
Variance for Paving Requirement
Presented by Engineering Services, Inc.

X. Other

A. L22-18 The After School Program Gymnasium Expansion Extension
862 S. 48th Street
Presented by Engineering Services, Inc.

XI. Planning Director's Report

XII. Adjourn

The Springdale Planning Commission met in regular session on Tuesday, February 7, 2023 at 5:00 p.m. in the Wayne Hyden Training Room A205 in the Criminal Justice Building.

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

The meeting was called to order by Chairman Tyler at 5:00 p.m.as he welcomed two new Planning Commissioners, Mr. Chris Hussein and Mr. Brent Couch.

Roll call was answered by:

Howard Austin
Ray Cardiel
Mark Cloud
Gary Compton
Brent Couch
Chris Hussein
Shannon Mueller – Vice-Chairman
Payton Parker - Secretary
Dale Tyler – Chairman

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

Dr. Compton moved to approve the January 2023 minutes. Ms. Mueller seconded the motion. By a voice vote of all ayes and no nays the January minutes were approved unanimously.

Mr. Tyler began elections of new officers, as he expressed, he has enjoyed his time as Chairman he opened up the floor for nominations. Mr. Cloud nominated Ms. Shannon Mueller for Chairman and Dr. Gary Compton for Vice Chairman and Mr. Payton Parker for Secretary. Mr. Cardiel moved to approve the nominations, seconded by Mr. Austin. By a voice vote of all ayes and no nays the election of new officers was approved unanimously.

Public Hearing – Tabled Items

A. C23-02 Roland & Jennifer Hutchins
2101 Cambridge Street
Use Unit 36 (Horses Kept in Residential Areas) in a SF-2
Presented by Roland & Jennifer Hutchins

Mr. Roland and Ms. Jennifer Hutchins was present to answer any questions or comments. She stated that the couple is there to request a conditional use to allow them to bring their

horse to their new home. She stated that the home is separated from the rest of the property by a vinyl railed fence, leaving the existing barn and pond on the property as the previous owner had horses as well. She expressed the horse is for personal use as they have seven adopted children and that the horse is therapeutic for them. The horse is currently being boarded and the family would like to see the horse at home, she believes they have provided an adequate site plan displaying proper fencing and grazing areas which were in place prior to the purchase.

Mr. Tyler asked for Staff comments.

Ms. Christie read staff comments.

Acceptable	**1.** Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe.
Acceptable	**2.** Off-street parking and loading areas where required, with particular attention to the items mentioned above and the economic, noise, glare, or odor effects of the conditional use on adjoining properties and properties general in the district.
Acceptable	**3.** Refuse and service areas, with particular reference to the item in 1 and 2 above
Acceptable	**4.** Utilities, with reference to locations, availability and compatibility
N/A	**5.** Screening and buffering with reference to type, dimension and character.
N/A	**6.** Sign, if any, and proposed exterior lighting with reference to glare, traffic, safety economic effect, and compatibility and harmony with properties in the district
Acceptable	**7.** Yard requirements and other open space requirements. **For one horse.**
Acceptable	**8.** The size and shape of the site, including the size, shape and arrangement of proposed structures in keeping with the intent of this chapter.
N/A	**9.** Proposed landscaping meeting the requirements of this ordinance. Landscaping may be increased in accordance with the judgement of the planning commission to accomplish the desired protective and aesthetic effect.
Acceptable	**10.** General compatibility with adjacent properties and other property in the general district. **Grazing plan must be submitted.**

Ms. Christie further stated that a grazing plan has been submitted and that it meets all of the requirements. With the acceptable grazing plan, no other conditions are needed.

Mr. Tyler asked for comments from the audience.

Mr. Ellenbarger at 2050 Cambridge lives across the street, his Dad lives at 2104, stated that they support the request and have no opposition.

Mr. Tyler asked if there were any other comments from the audience.

Mr. Cloud asked if this was a conditional use. Ms. Christie answered yes and that it is for this location only and may not be transferred.

Mr. Parker called for the vote.

VOTE:
YES: Austin, Cardiel, Cloud, Compton, Couch, Hussein, Mueller, Parker, Tyler
NO: None.

The rezoning was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Resolution that will go to Council on Tuesday, February 28, 2023 at 6:00 p.m.

B. L23-01 Mill Creek Nursing Facility (Prev. L20-13)
4500 S. 48th Street
B23-22 Variance for Commercial Design Standards
(A) Entrances
(B) Structure Back & Sides
(C) Screening
Presented by Engineering Services, Inc.

Mr. Brandon Rush with Engineering Services, Inc. was present on behalf of his client to answer any questions or comments. He said the Commission is familiar with this project as it was previously approved in 2020. Work has begun on the property as a result of a grading permit being issued previously. However, the large scaled approval had expired prior to beginning building construction therefore they are back at Planning Commission to request approval.

Mr. Tyler asked for Staff comments.

Mr. Hritz read the Staff comments.

1. This Large-Scale Development Plan has been given the number L23-01. 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).
    a. W20-05 waiver of street improvements granted April 7, 2020
    b. Variance for earthen berm applied for January 18, 2023
    c. Variance for main entrance to face private street applied for January 18,2023

5. Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.
    a. Need to add 815-30855-000 and 785-18023-450
        i. The parcel numbers need to be added to the Ar. State Highway comm.
6. Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting or may be submitted at the meeting.
7. Frontage landscaping is required in accordance with Chapter 56.
    a. Plan states that there is an existing canopy to be preserved.
        i. Will all existing trees remain?
        ii. How many trees will remain?
        iii. What are the types of trees that will remain?
    b. Variance to leave existing vegetation in lieu of earthen berm for screening B23-22
8. Need a landscape plan that shows the details of the landscaped areas including type, size and location of plants.
    a. The areas shown in white around the building on landscape plan, is that grass? If so sod?
        i. Response to comments states will not be sod, what will be in these areas? Plan does not show.
    b. Nothing in landscape plan to show required amount of landscaping.
9. Maximum width of a drive, exclusive of radii, is forty feet (40').
    a. What is the width of the drive? I am assuming that is a “median” of sorts on the plan, is it concrete or are there other plans for it?
        i. Response to comments state a grass median.
10. 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.
11. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
12. A lighting plan is required, displaying at least 1 foot candle in all parking and pedestrian areas.
    a. No lighting is shown on the south end of the complex.
13. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
14. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).
15. Page 3 of your LSD shows parking provided as 187 spaces including 12 ADA, on the same page it has 177 spaces plus 12 ADA provided. Please correct.

Commercial Design Standards Comments

1. Where a façade faces adjacent residential uses or an area on the Comprehensive Land Use Plan designated for residential use an earthen berm shall be installed, no less than 6' in height containing at a minimum a double row of evergreen or deciduous trees planted at a 15' interval plus all landscaping requirements set forth in Chapter 56 of the Springdale Code of Ordinance.
    a. Variance requested, B23-22
2. Internal pedestrian walkways shall connect focal points of pedestrian activity and shall feature landscaped areas along no less than 50% of their length.
    a. Response states "pedestrian walkways provided." No landscaping shown.
3. Foundation landscaping is required.
    a. Response states "added." Multiple areas where foundation landscaping is still missing.
4. Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities and banks of meter shall be screen from public view with landscaping or with an architectural treatment compatible with the building architecture.
    a. Response states "acknowledged."
5. All rooftop equipment shall be screened from public view with an architectural treatment that is compatible with the building architecture.
    a. Response states "acknowledged."
6. Submit a unified lighting plan per Springdale Commercial Design Standards.
    a. Lighting plan was submitted, south end of the complex does not have any lighting shown.
7. Sign design, materials, and placement should complement the overall architectural design of the building.
8. Updated Current conditions page needs to be added. One submitted looks to be prior to the dirt mining that has occurred.
    a. Response states "acknowledged." Nothing submitted.

Ms. Hollingshead with the Engineering Department read staff comments.

1. Chapter 106 – Stormwater Drainage

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

- *106.5.3*** - All detention ponds shall be the dry-type and shall fully dewater within 48 hours.
    - **Show sod to at least the 100year WSE.**

2. Chapter 107 – Stormwater Pollution

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

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

- **Apply for Grading Permit, submit the following:**
  - **Grading Permit application.**
  - **SWPPP.**
  - **Notice of Coverage.**
  - **Fee.**
  - **Proposed Truck Route for construction vehicles.**
- Phasing on larger construction sites 5 acres or more must be utilized to allow only disturbance on near term construction areas. Construction sites requiring cutting and filling must be seeded once the cutting and filling activity is finished.

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

(Ord. No. 3258, § 1, 11-12-02)

- *110.111* - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.
  - **Was there a waiver granted?**

4. Chapter 112 – Subdivisions

(Code 1973, § 30-1)

- *112-4* - Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street.
  - The minimum initial rating for the streetlight shall be 6,800 lumens for a local street, 11,000 lumens for a collector street, or 20,000 lumens for an arterial street.
    - ~~Label all lights as Proposed or Existing.~~
    - ~~Show the direction of the mast arm.~~
    - Show the size and type of lights based on the location and classification of the street.
    - ~~Add note to determine if the light is designed for area parking lot lights or as a street illuminator.~~
    - Include a note stating if the lights are public or private lights and who will be responsible for maintenance and billing.
    - **Show lights on 48th street.**
    - **Was there a waiver granted?**

5. Chapter 130 – Zoning Ordinance

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

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

6. Other:

- **Show retaining wall details and if over 4' it needs to be designed by an engineer.**

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

Ms. Christie asked a few questions. She asked Mr. Rush to verify that the elevations that the original large scale (L20-13) was to be built is current in present time or if the development will be brought up if the property is too low.

Mr. Rush answered that he visited the site in the last few days and that the elevations are close to subgrade for the building.

Ms. Christie requested for them to verify. She then asked about the Landscaping Plan showing that canopy along the street is to be maintained- how much of it is being removed? She is unsure what has changed since the previous plans were approved.

Mr. Rush answered that the only trees and shrubs which were removed was for the construction of the sewer line.

Ms. Christie asked if those removed were anticipated when the previous plans were approved. She stated that it appeared that some of the trees in the landscape buffer are gone.

Mr. Rush answered that some of them are gone and that he believes the sewer was shown on the previously approved plans. He expressed that many of the Birch trees will remain and that the screening is better than planting a bunch of sticks. Ms. Christie agreed that for screening purposes it is better to keep the existing trees than planting sticks.

Ms. Christie requested that the trees which are to remain or be taken out be identified so that the inspector knows while visiting the site.

Mr. Rush answered that there should not be any other trees removed at all.

Ms. Christie requested that a plan showing what landscaping is intended to be retained to ensure staff that the screening requirement is being met. Staff does not have anything which identifies what landscaping is to be kept.

Mr. Rush declined to answer.

Ms. Christie did not see any issues with the Elevations nor Entrances variance as the entrance does not face a public street as it faces northwest of the site. Her only concern is in regards the proposed landscape canopy.

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

There were none.

Mr. Cloud asked if there would be any lighting in the entryway as he did not see any on the road which leads to the main entrance nor what he believes as adequate lighting on the southern side as he is concerned about safety.

Mr. Rush stated he believes there is proposed lighting on the south end of the building.

Mr. Hritz confirmed the lighting on the southern side.

Ms. Christie asked if there is lighting on the driveway except at the intersection of 48th Street.

Mr. Hritz answered that there is adequate lighting on the driveway but not on 48th due to a previously granted waiver of street improvements.

Mr. Tyler asked if there were any other comments.

Mr. Parker stated that they needed an answer regarding the screening.

Mr. Rush answered that the landscaping is to remain and that if any trees are to be removed that they will be replaced with a tree that meets the City's standard.

Ms. Christie stated that Mr. Hritz will identify what trees are there today in order to determine if any are taken out in the future. She stated that this is an extra step the Planning Department is picking up instead of the Engineer providing that information on the site plan. Ms. Christie further stated that any trees which are removed must be replaced prior to issuing a CofO or the applicant will need to return to Planning Commission to ask for a variance.

It was agreed upon to take all three variance requests together.

Ms. Mueller called for the vote.

VOTE:

YES: Cardiel, Cloud, Compton, Couch, Hussein, Mueller, Parker, Tyler, Austin

NO: None

The variances were approved by a unanimous vote.

Ms. Mueller requested a motion to approve the large scale subject to staff comments.

Mr. Cloud seconded the motion.

VOTE:

YES: Cloud, Compton, Couch, Hussein, Mueller, Parker, Tyler, Austin, Cardiel
NO: None

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

Public Hearing – Rezoning

A. R23-05 Hector Orellana & Marta Mancia
920 N. Thompson Street
From C-2 to C-5
Presented by Nathan Crouch & Sydnee Tolbert

Mr. Nathan Crouch with Blew and Associates was present on behalf of his clients to answer any questions or comments. He stated his clients want to rezone their property in order to put in an event center. Blew and Associates along with an architect are already working on their large-scale plans. Mr. Crouch stated that there is an existing building and parking where his clients are allowing other businesses to operate while awaiting approvals for their event center. Mr. Crouch stated that he and his clients were present if anyone had questions for them.

Ms. Christie stated a reminder that when the Commission hears a rezoning request that anything allowed in the desired C-5 zone is permissible.

Mr. Tyler asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates Commercial use.

The Master Street Plan indicates N. Thompson is a principal arterial, Virginia St. is a local street.

STAFF COMMENTS AND RECOMMENDATIONS

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

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

Ms. Christie further stated that any development on the property must meet the sign ordinances.

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

There were none.

Mr. Parker called for the vote.

VOTE:

YES: Compton, Couch, Hussein, Mueller, Parker, Tyler, Austin, Cardiel
NO: Cloud

The rezoning was approved by eight (8) yes and one (1) no.

Ms. Christie stated for the record that Staff would prepare the Ordinance that will go to Council on Tuesday, February 28, 2023 at 6:00 p.m.

B. R23-06 Hobot, LLC
5576 N. Oak Street
From A-1 & C-2 to I-1 & C-2
Presented by Clint Howle & Carl Cabot

Mr. Clint Howle & Mr. Carl Cabot were present as owners of Hobot, LLC to answer any questions or comments. Mr. Howle stated that their intentions were to follow the C-2 & I-1 zoning to the north and south.

Mr. Tyler asked for Staff comments.

Ms. Christie read the Staff comments. She reminded the Commission that any use allowed in an I-1 or C-2 is what they are voting on at this time, not the specific use.

The adopted Comprehensive Land Use Plan indicates Commercial and Light Industrial uses.

The Master Street Plan indicates N. Oak Street as a minor collector.

STAFF COMMENTS AND RECOMMENDATIONS

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

Insulate industrial sites from other activities by providing sufficient buffers to reduce nuisance and hazard exposure to surrounding non-industrial areas.

Ms. Christie further stated that there was an opposition letter submitted by the property owner across the street from 5576 N. Oak Street. Both property owners have background in Chemistry and have several concerns regarding the manufacturing facility the property owners are intending to develop. Ms. Christie reminded the Commission that is not what the Commission is rezoning the property for, they are looking at commercial and industrial and that they will deal with the specific concerns at the time of the large scale.

“Hello Planning commission and city board. I am emailing you regarding the application for rezoning of 5576 N Oak Street, Springdale Arkansas.

My name is Jonathan Treat and My wife, Angel Treat, live at the house directly in front of 5576. We both have a background in chemistry and have several concerns about Ameripolish moving their manufacturing facility near a residential area.

Health and Environmental Concerns:

We have spent the past few weeks looking over Ameripolish’s Safety Data Sheets (SDS) listed for the products they would be manufacturing near our home. For starters, only chemicals deemed hazardous must have safety data sheets (Source). This indicates they will be storing and producing hazardous chemicals near a residential area.

Secondly, many of the chemical components are labeled as “trade secret.” This means we don’t know exactly what would be made there or what potential risks those chemicals pose. A few named chemicals on the SDS (like propylene oxide) for “Ameripolish Dye N Seal WB Dye” are listed on the International Agency for Research on Cancer’s list of known carcinogens and can be explosive under certain conditions.

The SDS also states that “undiluted product or large quantities should not enter groundwater, water course or sewage.” Anyone that has driven along Apple Blossom after a heavy rain has probably noticed the heavy stream of water that flows to the large drainage ditch on Dixieland Road. We are concerned that given the gradient of the land that any potential spill will quickly make it into the ground water or water course.

Many concrete polishes and sealants contain PFAS. A group of chemical compounds that you will likely hear more about in the coming years due to new policies from the EPA. These Compounds are known as the “forever chemicals” due to the inability for them to be broken down. They are known to cause cancer, thyroid, reproductive and many other issues. The U.S. Government has spent billions of dollars in recent years funding research to degrade them. The potential that one of these “trade secret” compounds could cause cancer, be explosive, enter our water supply, or could contain PFAS should be reason enough to keep this manufacturer away from residential housing.

Noise Pollution and Unsightly:

Being a manufacturer, there will likely be an increase in semi and/or rail traffic. Depending on the hours of operation, trucks coming in and out at all hours of the day will become a nuisance to nearby residents. If they extend the railroad tracks to the property to receive shipments from rail carts, then traffic will likely become more congested and there will be an increase in the frequency of noise from the trains. Furthermore, Ameripolish’s current location has chemical containers out front that would not be pleasant to have to stare at from my backyard.
Given all of these issues, it is likely that property values in the new subdivision will decrease, and homeowners will have a harder time selling their property in the future.

Sources and links are provided below. Please feel free to reach out with any questions.

Thank you,

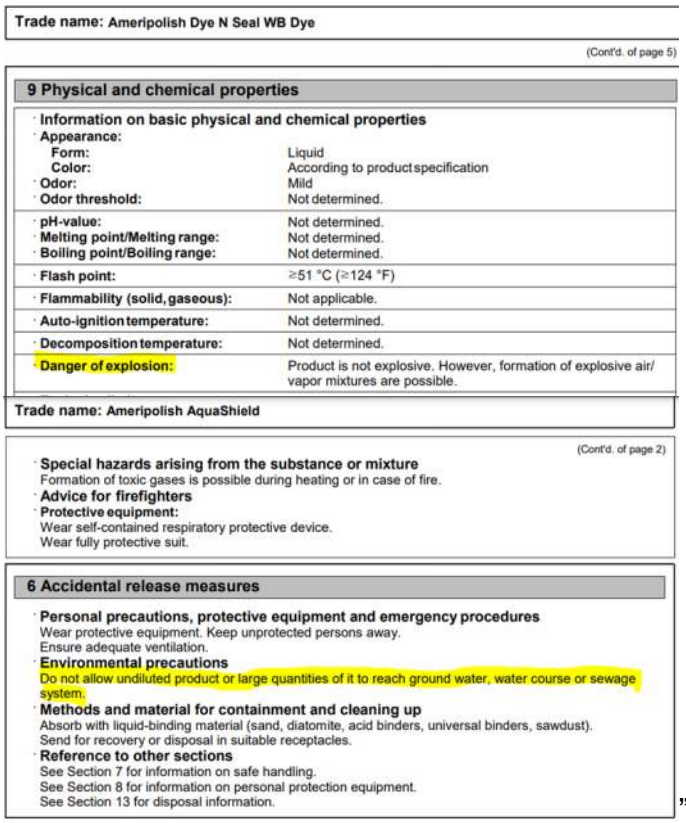
The Treats

Sources:

[Ameripolish SDS Site]

[DyeNSealWBDyeSDS]

Main concerns from Dye N Seal WB Dye:



Trade name: Ameripolish Dye N Seal WB Dye

(Cont'd. of page 5)

9 Physical and chemical properties

· **Information on basic physical and chemical properties**

· **Appearance:**	
Form:	Liquid
Color:	According to product specification
· **Odor:**	Mild
· **Odor threshold:**	Not determined.
· **pH-value:**	Not determined.
· **Melting point/Melting range:**	Not determined.
· **Boiling point/Boiling range:**	Not determined.
· **Flash point:**	≥51 °C (≥124 °F)
· **Flammability (solid, gaseous):**	Not applicable.
· **Auto-ignition temperature:**	Not determined.
· **Decomposition temperature:**	Not determined.
· **Danger of explosion:**	Product is not explosive. However, formation of explosive air/ vapor mixtures are possible.

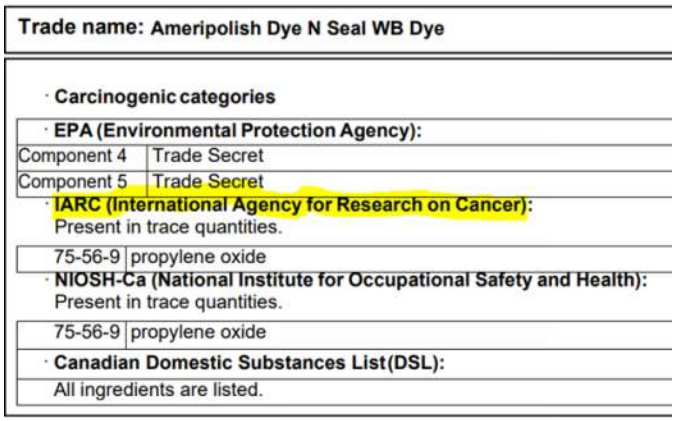
Trade name: Ameripolish AquaShield

(Cont'd. of page 2)

· **Special hazards arising from the substance or mixture**
Formation of toxic gases is possible during heating or in case of fire.
· **Advice for firefighters**
· **Protective equipment:**
Wear self-contained respiratory protective device.
Wear fully protective suit.

6 Accidental release measures

· **Personal precautions, protective equipment and emergency procedures**
Wear protective equipment. Keep unprotected persons away.
Ensure adequate ventilation.
· **Environmental precautions**
Do not allow undiluted product or large quantities of it to reach ground water, water course or sewage system.
· **Methods and material for containment and cleaning up**
Absorb with liquid-binding material (sand, diatomite, acid binders, universal binders, sawdust).
Send for recovery or disposal in suitable receptacles.
· **Reference to other sections**
See Section 7 for information on safe handling.
See Section 8 for information on personal protection equipment.
See Section 13 for disposal information.



Trade name: Ameripolish Dye N Seal WB Dye

· **Carcinogenic categories**

· **EPA (Environmental Protection Agency):**	
Component 4	Trade Secret
Component 5	Trade Secret

· **IARC (International Agency for Research on Cancer):**
Present in trace quantities.

75-56-9	propylene oxide

· **NIOSH-Ca (National Institute for Occupational Safety and Health):**
Present in trace quantities.

75-56-9	propylene oxide

· **Canadian Domestic Substances List(DSL):**
All ingredients are listed.

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

Mr. Ben Fernandez 5630 Garnet Drive stated that towards the south side of Oak is commercialized while the north does not have many commercial buildings nor does the area have the infrastructure to support, specifically the road which is falling off in places. Mr. Fernandez mentions that there are 100 kids who are picked up from the apartments and that he is concerned. He encouraged the Commission to drive down Oak as it is in poor condition. He wants to know the recourse for the homeowners, asked what their promise is. He is uncomfortable with the chemicals along with the waste water as the property floods.

Ms. Ann Julian at 800 Amethyst Drive in the Chantel subdivision. Her concerns are that there is a lot of pedestrian traffic and that the concrete people pull out in front of others all the time and she cannot imagine adding a manufacturing facility and all of their employees to the area. She further stated that the average home price in her neighborhood is $400,000 and she does not believe the average person would like to live across from a manufacturing/commercial property. She said manufacturing will add semi-truck traffic and twenty-four-hour traffic from employees and that is a detriment to the neighborhood and property values. Ms. Julian expressed that property values are her biggest concern.

Mr. Cloud asked the representatives to confirm that their intent is to rezone the front portion as C-2 and rear portion as I-1 to also match what is there now. Ms. Christie confirmed that is what the legal descriptions show.

Mr. Howle confirmed that was correct and that they did not necessarily need the commercial zone but they thought it fits best in order to maintain what has developed to the north and south.

Mr. Fernandez asked if screening would be required.

Ms. Christie answered that screening would be required as well as a lighting plan to prevent spillage as well as a landscape plan, drainage, and street improvements including a sidewalk which will all be handled with the large-scale.

Mr. Parker believes that the C-2 zoning in the front is a good thing for the City rather than the entire property be rezoned industrial. Mr. Parker added that he supports the industrial zone due to the railroad.

Ms. Christie reminded the Commissioners and audience that this property was in former Bethel Heights therefore street improvements may not have been required. She also added that the 612 bypass will be to the south resulting in the change in the use of the area.

Mr. Fernandez expressed to the Commission that the potential for floods containing the “nasty chemicals” from the manufacturing is a risk.

Ms. Christie reminds the Commissioners and audience that flood plain concerns are handled by the Engineering department whenever the large-scale comes through the review process. She reminded the adjacent property owners that will be notified again whenever the large scale is to be heard by the Planning Commission.

Mr. Cloud called for the vote.

VOTE:

YES: Couch, Hussein, Parker, Tyler, Cardiel, Cloud, Compton
NO: Austin
Abstain: Mueller

The rezoning was approved by seven (7) yes, one (1) no, and one (1) abstained.

Ms. Christie stated for the record that Staff would prepare the Ordinance that will go to Council on Tuesday, February 28, 2023 at 6:00 p.m.

C. R23-07 Jose Gonzalez & Maria De Perez
2975 N. Jefferson Street
From SF-1 to MF-4
Presented by Jose Gonzalez & Maria De Perez

Mr. Jose Perez Jr. along with Jose Perez Sr. were present to answer any questions or comments.

Mr. Tyler asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates Heavy Industrial use.

The Master Street Plan indicates Arkansas Hwy 265 as a principal arterial.

STAFF COMMENTS AND RECOMMENDATIONS

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

Encourage the development of a variety of housing types appropriate to the size and income of all households living and working in Springdale.

Ms. Christie added that she believes this area needs to be updated when it comes to the comprehensive land use plan. She also added that the area to the north is also MF-4.

Mr. Tyler asked for any comments from the audience.

Ms. Mueller called for the vote.

VOTE:
YES: Hussein, Mueller, Parker, Tyler, Austin, Cardiel, Cloud, Compton, Couch
NO: None

The rezoning was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Ordinance that will go to Council on Tuesday, February 28, 2023 at 6:00 p.m.

Public Hearing – Preliminary Plats, Replats, & Final Plats

A. PP23-01 GAP at The Crossings
6115 Apple Lane
Presented by Crafton Tull & Associates

Ms. Ali Karr with Crafton Tull & Associates was present on behalf on their client to answer any questions. Ms. Karr, in her own words, presented a street improvement project that will develop Apple Road, Gap Avenue, and George Avenue which will connect 64th Street to Gene George Blvd. The preliminary plat results in eight (8) lots which are to have their own projects & review processes. Ms. Karr also stated this subdivision will have regional detention.

Ms. Christie stated that with a commercial subdivision, only non-large scale administrative review process will be required unless variances or waivers are needed.

Mr. Tyler asked for Staff comments.

Planning Comments

1. This Large Scale Development Plan has been given the number PP23-01. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (standard comment)
3. A written response to all comments is required with resubmission. (standard comment)
4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
5. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
6. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
7. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

Building & Fire

- All comments addressed.

Engineering Comments

Ms. Hollingshead read engineering staff comments.

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

- **Regional Detention for Trails at the Crossing appears to be in Interim Conditions according to drainage report. Will the regional facility be completed with this project?**
- **Submit permeable paver design including maintenance plan. This street should be private with an access easement and privately maintained.**

- *106.5.3*** - A concrete trickle channel with a minimum width of 4 feet and a minimum slope of 0.40% shall be required for all detention ponds other than permanent lakes.
    - **Add trickle channel to pond**
- *106.5.4.10*** - "An easement shall be provided in .Plans for detention facilities. A minimum 20' wide drainage easement shall be provided around the 100-year flood pool, connecting the tributary pipes and the discharge system along the most passable routing of piping system." Ownership of the detention facility will remain with the land.
    - **Show 20 ft drainage easement around pond.**

Chapter 107 – Stormwater Pollution

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

- *107.1* - Show & Label all temporary construction stockpiles, parking, entrances, egress, roads, or access as "Temporary" on the Grading or Erosion Control Plan.
    - **Add the word "Temporary" to all the items that are intended to be removed at the completion of the project, including entrance etc.**

- *107.3*
    - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.
        - **Apply for Grading Permit, submit the following:**
            - **Grading Permit application.**
            - **SWPPP.**
            - **Notice of Coverage.**
            - **Fee.**
            - **Proposed Truck Route for construction vehicles.**
    - Phasing on larger construction sites 5 acres or more must be utilized to allow only disturbance on near term construction areas. Construction sites requiring cutting and filling must be seeded once the cutting and filling activity is finished.

Chapter 110 – Streets, Sidewalks and Other Public Places

(Ord. No. 3258, § 1, 11-12-02)

- *110.111* - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing

sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.

- **When on-street parking is provided, sidewalk should be adjacent to the back of curb on the south side of Gap Ave.**
- **Show how sidewalks will tie into existing sidewalks on 64th St.**
- **Provide signage plan.**
- **Provide striping plan.**
- **Provide Geotech report to justify pavement section.**
- **Are permeable pavers proposed? If not, update pavement sections.**
- **Include plan and profile for drainage.**

Chapter 112 – Subdivisions

(Code 1973, § 30-1)

- *112.3 (3) - Plans and specifications*: After the approval of the preliminary plat but before improvements are started, the subdivider shall submit engineering plans, a final drainage report, and specifications for the streets, grading, and storm drainage improvements including, but not limited to, profiles, specifications, and cross-sections along with grading and storm drainage plans and computations, pursuant to and in compliance with chapter 106, Stormwater Drainage and chapter 107, Physical Alteration of Land, of this Code, as adopted or amended hereafter, to the director of the planning and community development division for review and written approval prior to commencement of improvements. During the same period, the subdivider shall submit water and sewer plans and specifications to the water and sewer department. No work shall begin without prior approval of the director of the planning and community development division.
    - All streets within the subdivision boundaries shall be dedicated and constructed in conformance with the master street plan and chapter 110 of this Code, with right-of-way dedicated when such right-of-way is needed to conform to the master street plan.
- *112-4* - Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street.
    - The minimum initial rating for the streetlight shall be 6,800 lumens for a local street, 11,000 lumens for a collector street, or 20,000 lumens for an arterial street.
        - Label all lights as Proposed or Existing.
        - Show the direction of the mast arm.
        - Show the size and type of lights based on the location and classification of the street.
        - Add note to determine if the light is designed for area parking lot lights or as a street illuminator.
        - Include a note stating if the lights are public or private lights and who will be responsible for maintenance and billing.
- *112.7 - Street Design Standards.*
    - Sight Distance: 90-ft Ordinary / 70-ft hilly.
    - Max grades w/in 100-ft of intersection: 4%.
    - Min intersection angle: 75°.
    - Min curb radius ~~25-ft~~ **28-ft** minor St / 50-ft collector St.
    - The right-of-way must be graded so that the entire width slopes toward the street at a 2% slope toward the street centerline.

Chapter 130 – Zoning Ordinance

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

- *130.7.6.1 ADA* requirements.
    - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
        - **This note is left in place throughout the design process to ensure that access is maintained.**
        - **Show crosswalks at every intersection (future streets).**

Other:

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

Ms. Christie noted that the applicant is amending the Master Street Plan to show 64th Street as a collector street.

Ms. Hollingshead requested that a waiver be asked for while the Master Street Plan is being amended.

Ms. Karr responded that they are working with the Engineering Department to address round-about concerns.

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

Mr. John Reddish, 5428 Apple Road, requested clarification for the future of the north side of Apple Road.

Ms. Christie responded that property was not to be taken on the north side of Apple Road. She also clarified that street improvements to Apple Road will only be on the southern side. It would be up to Council if they choose to improve the northern side of Apple Road at the same time.

Mr. Cloud asked for confirmation that the three streets include sidewalks or bike paths.

Ms. Karr responded that they will.

Mr. Cloud asked if the regional detention ponds were retention ponds or detention ponds. He also stated that he prefers regional retention ponds.

Ms. Karr responded they are detention ponds.

Mr. Cloud made a motion to approve subject to staff comments.

Ms. Mueller seconded the motion.

VOTE:

YES: Mueller, Parker, Tyler, Austin, Cardiel, Cloud, Compton, Couch, Hussein

NO: None

The preliminary plat was approved by a unanimous vote.

B. RP23-01 Black Oak Plaza & Chester Heights
North Side of Chester Avenue
Lots 4 & 5
L23-13 Chester Place Warehouse
B23-23 Variance for Commercial Design Standards
TABLED (A) Facades & Exterior Walls
PER STAFF (B) Roofs
(C) Materials & Colors
Presented by Expedient Civil Engineering

This item was tabled per Staff, no one was present to present the replat, the Replat was also tabled until March.

C. RP23-02 Elm Springs Heights
AR Hwy 112 & 3423 Roma Drive
Lots 5A & 5B
Presented by Satterfield Land Surveyors

Mr. Daniel Jimenez was present on behalf of the property owner Mr. Michael Lewis to answer any questions or comments. He said that the surveyors could not be present.

Ms. Christie asked if there was an authorization of representation form signed by the property owners and submitted. She confirmed there was.

Mr. Jimenez stated that the replat was for two residential lots.

Mr. Tyler asked for Staff comments.

Mr. Barry read the planning Staff comments.

Planning Comments

1. This Replat has been given the number RP23-02. This number should be placed on the plat and all future correspondence and plats pertaining to this replat. (standard comment)
2. Submit PDF files at time of resubmission. (standard comment)
3. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
4. All comments from the utility companies and other city departments must be addressed prior to approval. (standard comment)

Building & Fire

- No Additional Comments

Engineering Comments

Reviewed on 1/24/2023 by Steve Hatfield, PLA

- **Add required signatures.**
- **Add Surveyor's Signature.**

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

Ms. Kathy Retzlaff, who lives on the property north of the replat asked in layman's terms what is happening with the property.

Ms. Christie answered that there are currently two lots, one facing Roma drive and one facing Hwy 112. The lot facing Roma Drive will have its property line moved closer to Roma Drive while the other lot facing Hwy 112 will be split into two lots, both fronting Hwy 112.

Ms. Retzlaff asked if the septic system on lot 5c belongs to the property to the south. Ms. Retzlaff asked the questions due to wanting to purchase the property.

Ms. Christie answered that the surveyor did not identify such. She recommended contacting the surveyor if that is a concern.

Mr. Parker made a motion subject to staff comments.
Mr. Austin seconded the motion.

VOTE:

YES: Parker, Tyler, Austin, Cardiel, Cloud, Compton, Couch. Hussein, Mueller
NO: None

The Replat was approved subject to staff comments by a unanimous vote.

Ms. Christie stated for the record that the applicant would need to prepare the Ordinance that will go to Council on Tuesday, February 14, 2023 at 6:00 p.m. and have to submitted to staff no later than noon (12:00 p.m.) Wednesday, February 8, 2023.

Large Scale Developments

A. L22-71 Springdale's Best Storage
E. Emma Avenue & Casteel Lane
B23-20 Variance for Commercial Design Standards
(A) Facades & Exterior Walls
(B) Detail Features
(C) Roofs
(D) Materials & Colors
(E) Landscaping
Presented by Bates & Associates, Inc.

This item was tabled per Applicant until March.

B. L23-02 Hillcrest Village, Revised (Prev. L21-22)
Michigan Avenue
Presented by Engineering Services, Inc.

Mr. Brandon Rush with Engineering Services, Inc. was present on behalf of his client to answer any questions or comments. Mr. Rush stated the project was previously approved in 2021 and has been under construction. Mr. Rush stated the plans are the same, only change is splitting the construction into three (3) phases.

Ms. Christie stated that project was heard last month with a variance to remove the sidewalk and that the Engineers figured out a resolution so that the sidewalk still works and will not be removed.

Mr. Tyler called for Staff comments.

Planning Comments

"The new resubmission will just be for a phasing plan, there should not be any changes to the plans previously approved by the planning commission" per Jason Appel.

Building & Fire

- No additional comments

Engineering Comments

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 2/1/2023

Phasing plan.

- **No Comments.**

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

There were none.

Mr. Parker made a motion subject to staff comments to approve.
Ms. Mueller seconded the motion.

VOTE:

YES: Tyler, Austin, Cardiel, Cloud, Compton. Couch, Hussein, Mueller, Parker
NO: None

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

C. L23-12 Project Mayflower
Kendrick Avenue & Old Wire Road
B23-16 Variance for Screening Requirement
W23-06 Waiver of Master Street Plan Improvements on Kendrick Avenue
Presented by Engineering Services, Inc.

Mr. Brandon Rush with Engineering Services, Inc. was present on behalf of his client to answer any questions or comments. Mr. Rush stated this is in the growing Industrial Park off Kendrick Avenue. He stated that the waiver is for street improvements on Kendrick Avenue due to the City currently working on them as a City project. Mr. Rush further stated that the variance is to allow only two rows of trees to serve as screening opposed to the additional requirement of 8' fencing to the adjacent residential district.

Mr. Tyler asked for Staff comments.

Mr. Barry read the planning Staff comments, Ms. Hollingshead read engineering Staff comments.

Planning Comments

1. This Large-Scale Development Plan has been given the number L23-12. This number should be placed on the plat and all future correspondence

and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission (standard comment).
3. Documentation corresponding to L23-12 should be submitted to planningapplication@springdalear.gov (standard comment)
4. A written response to all comments is required with resubmission (standard comment).
5. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).
6. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
7. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
8. Final approval of this project will require that an informal plat be approved that will separate the impacted piece of land from the larger parcel.
    a. Once completed, this informal plat will need to replace page 2 of 19 within this plan set.
9. Show the Parcel Number of the property in a prominent font above the legal description.
    a. Will need to be provided upon completion of informal plat.
10. 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.
    a. Waiver requested

    The streetlight fixture shall be by LSI Lighting Model Crossover XRM, #SPL- XRM3-AA9W/LED/UE-MSV-IPC-PC-COS.
    a. Waiver requested
11. Screening is required along the South side of the property, as it is adjacent to residential uses.
    a. Variance requested.
12. Developer is responsible for street improvements along Kendrick Avenue and Old Wire Rd.
    a. Waiver requested for improvements along Kendrick Ave.
13. A lighting plan is required, displaying at least 1 foot candle in all parking and pedestrian areas.
    a. It has been determined that there will not be lighting around the sides and back of the building

Building & Fire

- No additional comments.

Engineering Comments

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 2/1/2023

1. **Chapter 106 – Stormwater Drainage**
   (Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)
   - **Submit a PDF of the signed and sealed Drainage Report to Engineering**

2. **Chapter 107 – Stormwater Pollution**
   (Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220 , § 1, 10-24-17)
   - *107.3*
     - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.
   - **Apply for Grading Permit, submit the following:**
     - **Grading Permit application.**
     - **SWPPP.**
     - **Notice of Coverage.**
     - **Fee.**
     - **Proposed Truck Route for construction vehicles.**
     - Phasing on larger construction sites 5 acres or more must be utilized to allow only disturbance on near term construction areas. Construction sites requiring cutting and filling must be seeded once the cutting and filling activity is finished.

3. **Chapter 110 – Streets, Sidewalks and Other Public Places**
   (Ord. No. 3258, § 1, 11-12-02)
   - *110.111* - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.
     - **Waiver requested**

4. **Chapter 112 – Subdivisions**
   (Code 1973, § 30-1)
   - *112-4* - Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street.
     - The minimum initial rating for the streetlight shall be 6,800 lumens for a local street, 11,000 lumens for a collector street, or 20,000 lumens for an arterial street.

- Label all lights as Proposed or Existing.
- Show the direction of the mast arm.
- Show the size and type of lights based on the location and classification of the street.
- Add note to determine if the light is designed for area parking lot lights or as a street illuminator.
- Include a note stating if the lights are public or private lights and who will be responsible for maintenance and billing.

Show all proposed or existing streetlights.

- **Waiver requested.**

5. Chapter 130 – Zoning Ordinance

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

- *130.7.6.1 ADA* requirements.
  - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.

- **This note is left in place throughout the design process to ensure that access is maintained.**

6. Other:

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

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

Mr. Brian Wilson 3668 Old Wire Road was present on behalf of his mother who is 92 years-old. Mr. Wilson asked what the business is that is proposed & stated his mother was never notified and wants to know why.

Ms. Christie confirmed that she was on the list as being notified by certified mail.

Mr. Wilson stated that they had only received a notice regarding the variance and that they have received no notice at all about the developments on Kendrick and that people are entering her property to put down stakes but that they refuse to tell them what is going on. He believes common curtesy was not given.

Mr. Rush stated that they sent out two separate notices regarding L23-12.

Ms. Christie stated as far as the street improvements themselves, she is unsure what the procedures were for notifying property owners as that is not her department.

Mr. Ben Peters with the Engineering Department commented that offer letters have been sent out for street right-of-way and utility easement and that Ms. Wilson and her son have been in his office within the last week. However, he did not discuss the development itself with the property owner. He is unsure if the property owners were notified that appraisers would be out, as that would have been done prior to him taking over the position.

Mr. Wilson stated his mother is upset because no one has notified her of the development.

Ms. Mueller stated that her company is the appraiser on the project and that they did send out letters. She added she is unsure if the city did as well.

Mr. Wilson again asked what the business is.

Ms. Christie responded that it is named Mayflower and she does not know what type of business it is. She only knows that it is a permitted use in the current zoning district and meets the minimum requirements. She stated that the business came through the Public Facilities Board.

Mr. Bill Rogers, Springdale Chamber of Commerce, was present to represent the Springdale Public Facilities Board. He stated the business is a regional company who is relocating in Springdale. He stated they specialize in computerized steel fabrication, bringing an initial 50 jobs more or less.

Mr. Wilson asked if the property was now zoned industrial, not agricultural.

Ms. Christie answered that it was rezoned several years ago to industrial at the time of purchase by Springdale Public Facilities Board.

Ms. Frieda Willingham, 1303 Kendrick Avenue, stated she was not notified either, only notified by the appraiser. She further stated she was notified by the Post Office of certified mail from the City, but that she was home all three (3) days and never received the letter.

Ms. Christie stated that she cannot control the Post Office and that the Authorized Representative followed the procedures to send her a notice via certified mail.

Ms. Willingham then asked when the Frito Lay Warehouse would be installing their fence.

Ms. Christie answered that they may not occupy the building without it.

Ms. Willingham asked if she would be notified of when they will be moving in.

Ms. Christie answered that she will not and that if Frito Lay moves in without installing the fence to give her office a call.

Mr. Parker asked about the screening, specifically the fencing adjacent to residential.

Ms. Christie asked Mr. Rush what type of trees were being planted and if they were green from the start.

Mr. Rush listed off a few trees, non being ever-green.

Ms. Christie requested trees be planted that provide screening now and not screening ten (10) to fifteen (15) years from now.

Mr. Rush agreed to plant one (1) row of ever green trees.

Ms. Hollingshead stated the Engineering department does not recommend payment-in-lieu-of for the waiver of street improvements as they have already acquired funds.

Mr. Parker moved to recommend to Council to approve the waiver of street improvements. Mr. Austin seconded the motion.

VOTE:

YES: Austin, Cardiel, Cloud, Compton, Couch, Hussein, Parker, Tyler
NO:
Abstain: Mueller

The motion to forward the waiver to Council for approval was approved by eight (8) yes and one (1) abstained vote.

Mr. Parker called for a vote on the variance.

VOTE:

YES: Cardiel, Cloud, Compton, Couch, Hussein, Parker, Tyler, Austin
NO: None
Abstain: Mueller

The variance was approved by eight (8) yes and one (1) abstained vote.

Mr. Parker moved to vote on the Large Scale subject to Staff comments.
Mr. Cloud seconded the motion.

VOTE:
YES: Cloud, Compton, Couch, Hussein, Parker, Tyler, Austin, Cardiel
NO: None
Abstain: Mueller

The Large Scale was approved subject to staff comments by eight (8) yes and one (1) recused vote.

Ms. Christie stated for the record that Staff would prepare the Resolution that will go to Council on Tuesday, February 28, 2023.

D. L23-14 Popping Pearls Tea House
5119 Elm Springs Road
Presented by ILK, Inc.

Mr. Jorge Du Quesne with Blew & Associates was present on behalf of his client to answer any questions or comments. He stated the owner was present if the Commission had any questions for her. He stated that it's an existing structure, no kitchen will be in place. Mr. Du Quesne believes they met all requirements. He made a note that the elevations are a little confusing in that the exterior insulation finishing systems (EIFS) is referring to the building siding, and that stone will be a part of screening and not a part of the structure itself.

Ms. Christie asked if the colors on the elevations were accurate.

Mr. Du Quesne answered that it is to his understanding correct, but that it is a computer rendering so he is unsure how realistic it is.

Ms. Christie asked about the neon pink & blue.

Mr. Du Quesne answered that he assumes it will be black, but that the architect is not available for questions.

Mr. Parker stated he would like to see accurate elevations in the future.

Mr. Tyler asked for Staff comments.

Mr. Barry read the planning Staff comments and Ms. Hollingshead read the engineering Staff comments.

Planning Comments

1. This Large Scale Development Plan has been given the number L23-14. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (standard comment)
3. A written response to all comments is required with resubmission. (standard comment)
4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
5. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
6. A lighting plan is required, displaying at least 1 foot candle in all parking and pedestrian areas.
    a. The lighting plan provided only provides lighting for the interior of the proposed structure.
7. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
8. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

Commercial Design Standards Comments

9. Sign design, materials, and placement should complement the overall architectural design of the building.
    a. Blew & Associates has stated that this is "Noted, signs will be provided by others."

Building & Fire

- No additional comments

Engineering Comments

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 2/1/2023

7. Chapter 106 – Stormwater Drainage

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

- *106.5.4.10*** - "An easement shall be provided in Plans for detention facilities. A minimum 20' wide drainage easement shall be provided around the 100-year flood pool, connecting the tributary pipes and the discharge system along the most passable routing of piping system." Ownership of the detention facility will remain with the land.
    - **Show 20 ft drainage easement around pond.**
    - **Couldn't find drainage easement on plans.**
    - **Storm sewer schedule on Grading plan shows (2) 18" RCPs as outlet, but plans and drainage report show 3, please clarify.**

- *106.5.4.11.1*** - A General Note is needed on the Site Plan stating that "A City of Springdale Detention/Retention Certification form must be completed, stamped, and signed by a Certified Professional Engineer, post-development and submitted to the City of Springdale Engineering Department."
    - **Add note to Site Plan.**
    - **Recommend level spreader or other dissipation on the outlet of the pond to help encourage sheet flow on neighboring property or obtain flowage easement from downstream property owner.**

8. Chapter 107 – Stormwater Pollution

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

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

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

(Ord. No. 3258, § 1, 11-12-02)

- *110.111* - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.
    - **Move the bench out of the street R.O.W.**

10. Chapter 130 – Zoning Ordinance

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

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

11. Other:

- **Call out sod and seed types, (and seeding rates) on the planting legend.**

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

Ms. Christie asked what the perimeter fencing plan was as it is adjacent to residential.

Mr. Barry answered that there is a fence going all the way around the business, but that he nor Mr. Du Quesne knew in that moment what type of fence.

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

There were none.

Ms. Mueller moved to approve the Large Scale subject to staff comments.
Mr. Parker seconded the motion.

VOTE:

YES: Cloud, Compton, Couch, Hussein, Mueller, Parker, Tyler, Austin, Cardiel

NO: None

The Large Scale was approved subject to staff comments by a unanimous vote.

Board of Adjustment

A. B23-17 Rafael & Olga Sandoval
901 Daline Street
Variance for Reduction of Front Setback from 30’ to 15’
Presented by Rafael Sandoval

Mr. Rafael Sandoval was present to answer any questions. He stated that he wants to build a patio in the backyard. The setback reduction would be for the southern side of the property.

Mr. Ed Stith commented that it is a corner lot, resulting in two front setbacks and the request is specific to the front on Elm Springs Road. He stated that the applicant is not building any further south than the existing patio which is a non-conforming structure which resulted from when Elm Springs was widened.

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

There were none.

Mr. Parker called for the vote.

VOTE:

YES: Compton, Couch, Hussein, Mueller, Parker, Tyler, Austin, Cardiel, Cloud

NO: None

The variance was approved by a unanimous vote.

B. B23-18 Ricardo Cardenas & Adam Duke
815 Costales Lane
Variance for Increased Fence Height from 3' to 6'
Presented by Ricardo Cardenas, Adam Duke, & Judith Yanez

Mr. Ricardo Cardenas was present to answer any questions. He stated he is the last house on the street in the corner and that there are only three (3) houses on the road. He further stated his property was abutted by the railroad as well.

Ms. Christie asked which side of the property he would be fencing.

Mr. Cardenas answered that he has already installed the fence.

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

There were none.
Mr. Parker called for the vote.

VOTE:

YES: Couch, Hussein, Mueller, Parker, Tyler, Austin, Cardiel, Cloud, Compton

NO: None

The variance was approved by a unanimous vote.

C. B23-19 Landon & Kayla Kelley
6556 Har-Ber Avenue
Variance for Increased Fence Height from 3' to 6'
Presented by Landon & Kayla Kelley

Mr. Landon Kelley was present to answer any questions.

Mr. Tyler asked for Staff comments.

Ms. Christie asked Mr. Kelley if there was a reason he could not place the fence at least thirty (30) feet from the street.

Mr. Kelley responded that his backyard is a steep hill and that his two sons play in the front yard. He confirmed that he has not encroached on the Utility Easement and acknowledged his understanding that if he is, the utility company may tear his fence down and not put it back.

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

Ms. Deedra Ashcraft at 6432 Har-Ber Avenue, stated she has no objections to the request.

Mr. Parker called for the vote.

VOTE:

YES: Hussein, Mueller, Parker, Tyler, Austin, Cardiel, Cloud, Compton, Couch

NO: None

The variance was approved by a unanimous vote.

D. B23-21 Connie & Barbara Ann Bowerman
3219 N. 56th Street
Variance for Reduction of Side Setback from 20' to 0'
Presented by Bates & Associates, Inc.

This item was tabled per staff and will be heard at the March Planning Commission.

Waivers

A. W23-07 Hugo Rodriguez Castillo & Maria Torres Martinez
3567 Julio Road
Waiver of Sidewalk Requirement
Presented by Hugo Rodriguez Castillo & Maria Torres Martinez

This item was tabled per staff until the March Planning Commission as no one was present to present the waiver request.

B. W23-08 Springdale Public Facilities Board

Old Wire Road between Kendrick Avenue & Reed Avenue
Waiver of Master Street Plan Improvements on Old Wire Road
Presented by Engineering Services, Inc.

Mr. Bill Rogers was present to represent the Springdale Public Facilities Board to answer any questions. He drew attention to the associated cost of relocating water mains and fiberoptics as being a reason to waive the requirement of street improvements along Old Wire Road.

Mr. Tyler asked for Staff Comments.

Ms. Hollingshead read engineering Staff comments. She stated that Old Wire Road will need to operate as a minor collector into 2045, therefore the engineering department does not support the waiver and recommends payment-in-lieu-of.

Mr. Rogers answered they do not prefer to pursue that option. He said that across the street is Springdale Water Utilities and that after speaking with Mr. Ward, the utility company has no plans to ever improve Old Wire Road. Mr. Rogers believes a waiver would be appropriate.

Ms. Christie reminded the Commission that the final decision is made by Council.

Ms. Mueller asked if there were sidewalks on Kendrick Avenue.

Ms. Christie answered yes and that they would end at Kendrick, with no sidewalks on Old Wire Road.

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

There were none.

Mr. Cloud moved to forward to Council with a recommendation for a payment in-lieu-of for the waiver.
Ms. Mueller seconded the motion.

VOTE:

YES: Mueller, Parker, Tyler, Austin, Cardiel, Cloud, Compton, Couch, Hussein

NO: None

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

Ms. Christie stated for the record that Staff would prepare the Resolution to go to Council on Tuesday, February 28, 2023.

C. W23-09 Spyglass Estates
E. side of Spyglass Drive
Waiver of Sidewalk to remain as-is
Presented by Norm Ditch, Capstone Builders, Inc.

This item was tabled per staff as no one was present to represent the request.

Planning Director's Report

- ✓ **Council actions**
  - **Adopted the Downtown Master Plan**
  - **Rezoning approved:**
    - **109 N. 48th St – A-1 to O-1**
    - **1094 Nichols Rd – A-1 to SF-2**
    - **4500 S. 48th St – C-2 & C-5 to MF-24**
    - **East end of Members Lane – C-5 to MF-24**
  - **Conditional Use approved:**
    - **986 Elmwood St – Use Unit 42 – Church/Synagogue – C-2**
  - **Wavier**
    - **Street Improvements & MSP Street – Reliable Poultry – L23-07**
    - **Street Improvements – Highway 112 – Calderon Landscaping – L23-07**
    - **Street Improvements – Flying the Coop Hanger – N22-29**
    - **Approved payment in lieu of improvements for sidewalk at 613 Black Oak – LionHeart Enterprises, LLC – single family dwelling.**
  - **Approved the Mayor's appointments to the Planning Commission**
    - **Shannon Mueller – reappointment**
    - **Brent Couch**
    - **Chris Hussein**
  - **Approved the purchase of stream and wetland mitigation credits from Watershed Conservation Resource Center and Stream works Mitigation Service, LLC, in compliance with Army Corp of Engineers permit for detention pond project**
  - **Approved an agreement for professional services agreement to procure a solid waste contract**

- **Approved the filing of a clean-up lien for the removal of overgrown brush and debris at 983 W Sunset**

✓ **Work Session – Tuesday February 21st – TBD – City Attorney review of Planning Commission procedures and policies and code of ethics**

Ms. Christie also added that she hopes the new commissioners shared a positive experience from their first meeting.

Adjourn

There being no further business the meeting was adjourned at 6:30 p.m.

Dale Tyler, Chairman

Peyton Parker, Secretary

Patsy Christie, Director
Planning and Community Development Division

Debbie Pounders, Recording Secretary

SPRINGDALE PLANNING COMMISSION
201 SPRING STREET
5:00 P.M.
MARCH 7, 2023
TENTATIVE AGENDA

I. Pre-Meeting Activities
Pledge of Allegiance
Invocation

II. Call to Order

III. Roll Call

IV. Approval of Minutes (February 7, 2023)

V. Tabled Items

A. RP23-01 Black Oak Plaza & Chester Heights
North Side of Chester Avenue
Lots 4 & 5
L23-13 Chester Place Warehouse
B23-23 Variance for Commercial Design Standards
(A) Facades & Exterior Walls
(B) Roofs
(C) Materials & Colors
(D) Landscaping
Presented by Expedient Civil Engineering, PLLC

B. L22-71 Springdale's Best Storage
E. Emma Avenue & Casteel Lane
B23-20 Variance for Commercial Design Standards
(A) Facades & Exterior Walls
(B) Detail Features
(C) Roofs
(D) Materials & Colors
(E) Landscaping
Presented by Bates & Associates, Inc.

C. B23-21 Connie & Barbara Ann Bowerman
3219 N. 56th Street
Variance for Non-Conforming Structure to Remain
Presented by Bates & Associates, Inc.

D. W23-07 **Hugo Rodriguez Castillo & Maria Torres Martinez**
3567 Julio Road
Waiver of Sidewalk Requirement
Presented by Hugo Rodriguez Castillo & Maria Torres Martinez

VI. Public Hearing – Rezoning

A. R23-08 **Charlotte, Inc.**
3598 S. 48th Street
From A-1 to C-2
L23-15 Club Carwash
Presented by Cochran Engineering

B. R23-09 **Maria Guadalupe Rios Yanez**
2204 S. Turner Street
From I-2 to C-2
Presented by Maria Guadalupe Rios Yanez

C. R23-10 **Betty Lott**
5238 Old Wire Road
From A-1 to SF-1
Presented by Tim West, ATLAS PLS

D. R23-11 **PV=nRT, Inc.**
TABLED PER STAFF
825 Oak Grove Road
From A-1 to C-2
Presented by Rachel Silvestri & Erin Oliver

E. R23-12 **Helen Garrison**
4500 W. Seaton Drive
From A-1 to C-5
Presented by Haden Gilder

F. R23-13 **Cornelia P. Williamson Revocable Trust**
SE Corner of Hwy 265 & June Self Drive
From A-1 to C-6 & I-2
Presented by Engineering Services, Inc.

G. R23-14 **Arlis D. & Cornelia P. Williamson**
SW Corner of Old Wire Road & June Self Drive
From A-1 to C-6 & I-2
Presented by Engineering Services, Inc.

VII. Preliminary Plats, Replats, & Final Plats

A. PP23-02 **Jennifer Plaza**
S. 48th Street & Jennifer Terrace
Presented by Swope Engineering

B. PP23-03 **Brentwood Village, REVISED (Prev. PP22-14, PP22-12, PP20-07 Hylton Place, Ph. II)**
TABLED Hylton Road, S. of George Park
PER STAFF Presented by Engineering Services, Inc.

C. RP23-03 **North Heights Addition**
400 Sanders Avenue
Block 1, Lots 11 & 12
Presented by Randon Robe

VIII. Large Scale Developments

A. L23-11 **Dollar Tree**
TABLED 1891 Butterfield Coach Road
PER STAFF Presented by High Tide Consultants, LLC

B. L23-15 **Club Carwash**
3598 S. 48th Street
Presented by Cochran Engineering

C. L23-18 **Lots 102 Holdings Storage, REVISED (Prev. L22-56)**
Butterfield Coach Road, S. of Cass Drive
Presented by Engineering Services, Inc.

D. L23-19 **Cypress Cold Storage, REVISED (Prev. L22-55)**
1440 Angell Drive
Presented by Engineering Services, Inc.

E. L23-20 **Elliott Electric Supply Expansion, REVISED (Prev. L22-19)**
537 N. 40th Street
B23-24 Variance for Commercial Design Standards
(A) Structure Back & Sides
(B) Screening
Presented by Engineering Services, Inc.

F. L23-21 **SWU Western Corridor Storage Tank**
2338 S. 40th Street
B23-28 Variance for Landscaping
Presented by Caleb LeBow, P.E.

G. L23-22 Dr. Roller Hangar, REVISED (Prev. L22-61)
714 S. Old Missouri Road
Presented by Engineering Services, Inc.

IX. Board of Adjustment

A. B23-24 Elliot Electric Supply Expansion, REVISED
537 N. 40th Street
Variance for Commercial Design Standards
(A) Structure Back & Sides
(B) Screening
Presented by Engineering Services, Inc.

B. B23-25 Karen Fruhlinger
5254 Stockton Avenue
Variance for Increased Fence Height from 6' to 8'
Presented by Karen Fruhlinger

C. B23-26 Christian Olvera
2880 Old Wire Road
Variance for Increased Fence Height from 3' to 5'
Presented by Alondra Castaneda

D. B23-27 Rick & Nina Chase
1716 Westwood Avenue
Variance for Paving Requirement
Presented by Rick & Nina Chase

E. B23-28 SWU Western Corridor Storage Tank
2338 S. 40th Street
Variance for Landscaping
Presented by Caleb LeBow, P.E.

F. B23-29 Cornelia P. Williamson Revocable Trust & Arlis D. & Cornelia P. Williamson
SE Corner of Hwy 265 & June Self Drive
& SW Corner of Old Wire Road & June Self Drive
Variance for Paving Requirement
Presented by Engineering Services, Inc.

X. Other

A. L22-18 The After School Program Gymnasium Expansion Extension
862 S. 48th Street
Presented by Engineering Services, Inc.

XI. Planning Director's Report

XII. Adjourn

The Springdale Planning Commission met in regular session on Tuesday, February 7, 2023 at 5:00 p.m. in the Wayne Hyden Training Room A205 in the Criminal Justice Building.

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

The meeting was called to order by Chairman Tyler at 5:00 p.m.as he welcomed two new Planning Commissioners, Mr. Chris Hussein and Mr. Brent Couch.

Roll call was answered by:

Howard Austin
Ray Cardiel
Mark Cloud
Gary Compton
Brent Couch
Chris Hussein
Shannon Mueller – Vice-Chairman
Payton Parker - Secretary
Dale Tyler – Chairman

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

Dr. Compton moved to approve the January 2023 minutes. Ms. Mueller seconded the motion. By a voice vote of all ayes and no nays the January minutes were approved unanimously.

Mr. Tyler began elections of new officers, as he expressed, he has enjoyed his time as Chairman he opened up the floor for nominations. Mr. Cloud nominated Ms. Shannon Mueller for Chairman and Dr. Gary Compton for Vice Chairman and Mr. Payton Parker for Secretary. Mr. Cardiel moved to approve the nominations, seconded by Mr. Austin. By a voice vote of all ayes and no nays the election of new officers was approved unanimously.

Public Hearing – Tabled Items

A. C23-02 Roland & Jennifer Hutchins
2101 Cambridge Street
Use Unit 36 (Horses Kept in Residential Areas) in a SF-2
Presented by Roland & Jennifer Hutchins

Mr. Roland and Ms. Jennifer Hutchins was present to answer any questions or comments. She stated that the couple is there to request a conditional use to allow them to bring their

horse to their new home. She stated that the home is separated from the rest of the property by a vinyl railed fence, leaving the existing barn and pond on the property as the previous owner had horses as well. She expressed the horse is for personal use as they have seven adopted children and that the horse is therapeutic for them. The horse is currently being boarded and the family would like to see the horse at home, she believes they have provided an adequate site plan displaying proper fencing and grazing areas which were in place prior to the purchase.

Mr. Tyler asked for Staff comments.

Ms. Christie read staff comments.

Acceptable	**1.** Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe.
Acceptable	**2.** Off-street parking and loading areas where required, with particular attention to the items mentioned above and the economic, noise, glare, or odor effects of the conditional use on adjoining properties and properties general in the district.
Acceptable	**3.** Refuse and service areas, with particular reference to the item in 1 and 2 above
Acceptable	**4.** Utilities, with reference to locations, availability and compatibility
N/A	**5.** Screening and buffering with reference to type, dimension and character.
N/A	**6.** Sign, if any, and proposed exterior lighting with reference to glare, traffic, safety economic effect, and compatibility and harmony with properties in the district
Acceptable	**7.** Yard requirements and other open space requirements. **For one horse.**
Acceptable	**8.** The size and shape of the site, including the size, shape and arrangement of proposed structures in keeping with the intent of this chapter.
N/A	**9.** Proposed landscaping meeting the requirements of this ordinance. Landscaping may be increased in accordance with the judgement of the planning commission to accomplish the desired protective and aesthetic effect.
Acceptable	**10.** General compatibility with adjacent properties and other property in the general district. **Grazing plan must be submitted.**

Ms. Christie further stated that a grazing plan has been submitted and that it meets all of the requirements. With the acceptable grazing plan, no other conditions are needed.

Mr. Tyler asked for comments from the audience.

Mr. Ellenbarger at 2050 Cambridge lives across the street, his Dad lives at 2104, stated that they support the request and have no opposition.

Mr. Tyler asked if there were any other comments from the audience.

Mr. Cloud asked if this was a conditional use. Ms. Christie answered yes and that it is for this location only and may not be transferred.

Mr. Parker called for the vote.

VOTE:

YES: Austin, Cardiel, Cloud, Compton, Couch, Hussein, Mueller, Parker, Tyler

NO: None.

The rezoning was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Resolution that will go to Council on Tuesday, February 28, 2023 at 6:00 p.m.

B. L23-01 Mill Creek Nursing Facility (Prev. L20-13)
4500 S. 48th Street
B23-22 Variance for Commercial Design Standards
(A) Entrances
(B) Structure Back & Sides
(C) Screening
Presented by Engineering Services, Inc.

Mr. Brandon Rush with Engineering Services, Inc. was present on behalf of his client to answer any questions or comments. He said the Commission is familiar with this project as it was previously approved in 2020. Work has begun on the property as a result of a grading permit being issued previously. However, the large scaled approval had expired prior to beginning building construction therefore they are back at Planning Commission to request approval.

Mr. Tyler asked for Staff comments.

Mr. Hritz read the Staff comments.

1. This Large-Scale Development Plan has been given the number L23-01. 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).
    a. W20-05 waiver of street improvements granted April 7, 2020
    b. Variance for earthen berm applied for January 18, 2023
    c. Variance for main entrance to face private street applied for January 18,2023

5. Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.
    a. Need to add 815-30855-000 and 785-18023-450
        i. The parcel numbers need to be added to the Ar. State Highway comm.
6. Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting or may be submitted at the meeting.
7. Frontage landscaping is required in accordance with Chapter 56.
    a. Plan states that there is an existing canopy to be preserved.
        i. Will all existing trees remain?
        ii. How many trees will remain?
        iii. What are the types of trees that will remain?
    b. Variance to leave existing vegetation in lieu of earthen berm for screening B23-22
8. Need a landscape plan that shows the details of the landscaped areas including type, size and location of plants.
    a. The areas shown in white around the building on landscape plan, is that grass? If so sod?
        i. Response to comments states will not be sod, what will be in these areas? Plan does not show.
    b. Nothing in landscape plan to show required amount of landscaping.
9. Maximum width of a drive, exclusive of radii, is forty feet (40').
    a. What is the width of the drive? I am assuming that is a “median” of sorts on the plan, is it concrete or are there other plans for it?
        i. Response to comments state a grass median.
10. 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.
11. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
12. A lighting plan is required, displaying at least 1 foot candle in all parking and pedestrian areas.
    a. No lighting is shown on the south end of the complex.
13. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
14. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).
15. Page 3 of your LSD shows parking provided as 187 spaces including 12 ADA, on the same page it has 177 spaces plus 12 ADA provided. Please correct.

Commercial Design Standards Comments

1. Where a façade faces adjacent residential uses or an area on the Comprehensive Land Use Plan designated for residential use an earthen berm shall be installed, no less than 6' in height containing at a minimum a double row of evergreen or deciduous trees planted at a 15' interval plus all landscaping requirements set forth in Chapter 56 of the Springdale Code of Ordinance.
    a. Variance requested, B23-22
2. Internal pedestrian walkways shall connect focal points of pedestrian activity and shall feature landscaped areas along no less than 50% of their length.
    a. Response states "pedestrian walkways provided." No landscaping shown.
3. Foundation landscaping is required.
    a. Response states "added." Multiple areas where foundation landscaping is still missing.
4. Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities and banks of meter shall be screen from public view with landscaping or with an architectural treatment compatible with the building architecture.
    a. Response states "acknowledged."
5. All rooftop equipment shall be screened from public view with an architectural treatment that is compatible with the building architecture.
    a. Response states "acknowledged."
6. Submit a unified lighting plan per Springdale Commercial Design Standards.
    a. Lighting plan was submitted, south end of the complex does not have any lighting shown.
7. Sign design, materials, and placement should complement the overall architectural design of the building.
8. Updated Current conditions page needs to be added. One submitted looks to be prior to the dirt mining that has occurred.
    a. Response states "acknowledged." Nothing submitted.

Ms. Hollingshead with the Engineering Department read staff comments.

1. Chapter 106 – Stormwater Drainage

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

- *106.5.3*** - All detention ponds shall be the dry-type and shall fully dewater within 48 hours.
    - **Show sod to at least the 100year WSE.**

2. Chapter 107 – Stormwater Pollution

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

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

- **Apply for Grading Permit, submit the following:**
  - **Grading Permit application.**
  - **SWPPP.**
  - **Notice of Coverage.**
  - **Fee.**
  - **Proposed Truck Route for construction vehicles.**
- Phasing on larger construction sites 5 acres or more must be utilized to allow only disturbance on near term construction areas. Construction sites requiring cutting and filling must be seeded once the cutting and filling activity is finished.

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

(Ord. No. 3258, § 1, 11-12-02)

- *110.111* - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.
  - **Was there a waiver granted?**

4. Chapter 112 – Subdivisions

(Code 1973, § 30-1)

- *112-4* - Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street.
  - The minimum initial rating for the streetlight shall be 6,800 lumens for a local street, 11,000 lumens for a collector street, or 20,000 lumens for an arterial street.
    - ~~Label all lights as Proposed or Existing.~~
    - ~~Show the direction of the mast arm.~~
    - Show the size and type of lights based on the location and classification of the street.
    - ~~Add note to determine if the light is designed for area parking lot lights or as a street illuminator.~~
    - Include a note stating if the lights are public or private lights and who will be responsible for maintenance and billing.
    - **Show lights on 48th street.**
    - **Was there a waiver granted?**

5. Chapter 130 – Zoning Ordinance

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

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

6. Other:

- **Show retaining wall details and if over 4' it needs to be designed by an engineer.**

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

Ms. Christie asked a few questions. She asked Mr. Rush to verify that the elevations that the original large scale (L20-13) was to be built is current in present time or if the development will be brought up if the property is too low.

Mr. Rush answered that he visited the site in the last few days and that the elevations are close to subgrade for the building.

Ms. Christie requested for them to verify. She then asked about the Landscaping Plan showing that canopy along the street is to be maintained- how much of it is being removed? She is unsure what has changed since the previous plans were approved.

Mr. Rush answered that the only trees and shrubs which were removed was for the construction of the sewer line.

Ms. Christie asked if those removed were anticipated when the previous plans were approved. She stated that it appeared that some of the trees in the landscape buffer are gone.

Mr. Rush answered that some of them are gone and that he believes the sewer was shown on the previously approved plans. He expressed that many of the Birch trees will remain and that the screening is better than planting a bunch of sticks. Ms. Christie agreed that for screening purposes it is better to keep the existing trees than planting sticks.

Ms. Christie requested that the trees which are to remain or be taken out be identified so that the inspector knows while visiting the site.

Mr. Rush answered that there should not be any other trees removed at all.

Ms. Christie requested that a plan showing what landscaping is intended to be retained to ensure staff that the screening requirement is being met. Staff does not have anything which identifies what landscaping is to be kept.

Mr. Rush declined to answer.

Ms. Christie did not see any issues with the Elevations nor Entrances variance as the entrance does not face a public street as it faces northwest of the site. Her only concern is in regards the proposed landscape canopy.

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

There were none.

Mr. Cloud asked if there would be any lighting in the entryway as he did not see any on the road which leads to the main entrance nor what he believes as adequate lighting on the southern side as he is concerned about safety.

Mr. Rush stated he believes there is proposed lighting on the south end of the building.

Mr. Hritz confirmed the lighting on the southern side.

Ms. Christie asked if there is lighting on the driveway except at the intersection of 48th Street.

Mr. Hritz answered that there is adequate lighting on the driveway but not on 48th due to a previously granted waiver of street improvements.

Mr. Tyler asked if there were any other comments.

Mr. Parker stated that they needed an answer regarding the screening.

Mr. Rush answered that the landscaping is to remain and that if any trees are to be removed that they will be replaced with a tree that meets the City's standard.

Ms. Christie stated that Mr. Hritz will identify what trees are there today in order to determine if any are taken out in the future. She stated that this is an extra step the Planning Department is picking up instead of the Engineer providing that information on the site plan. Ms. Christie further stated that any trees which are removed must be replaced prior to issuing a CofO or the applicant will need to return to Planning Commission to ask for a variance.

It was agreed upon to take all three variance requests together.

Ms. Mueller called for the vote.

VOTE:

YES: Cardiel, Cloud, Compton, Couch, Hussein, Mueller, Parker, Tyler, Austin

NO: None

The variances were approved by a unanimous vote.

Ms. Mueller requested a motion to approve the large scale subject to staff comments.

Mr. Cloud seconded the motion.

VOTE:

YES: Cloud, Compton, Couch, Hussein, Mueller, Parker, Tyler, Austin, Cardiel
NO: None

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

Public Hearing – Rezoning

A. R23-05 Hector Orellana & Marta Mancia
920 N. Thompson Street
From C-2 to C-5
Presented by Nathan Crouch & Sydnee Tolbert

Mr. Nathan Crouch with Blew and Associates was present on behalf of his clients to answer any questions or comments. He stated his clients want to rezone their property in order to put in an event center. Blew and Associates along with an architect are already working on their large-scale plans. Mr. Crouch stated that there is an existing building and parking where his clients are allowing other businesses to operate while awaiting approvals for their event center. Mr. Crouch stated that he and his clients were present if anyone had questions for them.

Ms. Christie stated a reminder that when the Commission hears a rezoning request that anything allowed in the desired C-5 zone is permissible.

Mr. Tyler asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates Commercial use.

The Master Street Plan indicates N. Thompson is a principal arterial, Virginia St. is a local street.

STAFF COMMENTS AND RECOMMENDATIONS

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

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

Ms. Christie further stated that any development on the property must meet the sign ordinances.

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

There were none.

Mr. Parker called for the vote.

VOTE:

YES: Compton, Couch, Hussein, Mueller, Parker, Tyler, Austin, Cardiel
NO: Cloud

The rezoning was approved by eight (8) yes and one (1) no.

Ms. Christie stated for the record that Staff would prepare the Ordinance that will go to Council on Tuesday, February 28, 2023 at 6:00 p.m.

B. R23-06 Hobot, LLC
5576 N. Oak Street
From A-1 & C-2 to I-1 & C-2
Presented by Clint Howle & Carl Cabot

Mr. Clint Howle & Mr. Carl Cabot were present as owners of Hobot, LLC to answer any questions or comments. Mr. Howle stated that their intentions were to follow the C-2 & I-1 zoning to the north and south.

Mr. Tyler asked for Staff comments.

Ms. Christie read the Staff comments. She reminded the Commission that any use allowed in an I-1 or C-2 is what they are voting on at this time, not the specific use.

The adopted Comprehensive Land Use Plan indicates Commercial and Light Industrial uses.

The Master Street Plan indicates N. Oak Street as a minor collector.

STAFF COMMENTS AND RECOMMENDATIONS

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

Insulate industrial sites from other activities by providing sufficient buffers to reduce nuisance and hazard exposure to surrounding non-industrial areas.

Ms. Christie further stated that there was an opposition letter submitted by the property owner across the street from 5576 N. Oak Street. Both property owners have background in Chemistry and have several concerns regarding the manufacturing facility the property owners are intending to develop. Ms. Christie reminded the Commission that is not what the Commission is rezoning the property for, they are looking at commercial and industrial and that they will deal with the specific concerns at the time of the large scale.

“Hello Planning commission and city board. I am emailing you regarding the application for rezoning of 5576 N Oak Street, Springdale Arkansas.

My name is Jonathan Treat and My wife, Angel Treat, live at the house directly in front of 5576. We both have a background in chemistry and have several concerns about Ameripolish moving their manufacturing facility near a residential area.

Health and Environmental Concerns:

We have spent the past few weeks looking over Ameripolish’s Safety Data Sheets (SDS) listed for the products they would be manufacturing near our home. For starters, only chemicals deemed hazardous must have safety data sheets (Source). This indicates they will be storing and producing hazardous chemicals near a residential area.

Secondly, many of the chemical components are labeled as “trade secret.” This means we don’t know exactly what would be made there or what potential risks those chemicals pose. A few named chemicals on the SDS (like propylene oxide) for “Ameripolish Dye N Seal WB Dye” are listed on the International Agency for Research on Cancer’s list of known carcinogens and can be explosive under certain conditions.

The SDS also states that “undiluted product or large quantities should not enter groundwater, water course or sewage.” Anyone that has driven along Apple Blossom after a heavy rain has probably noticed the heavy stream of water that flows to the large drainage ditch on Dixieland Road. We are concerned that given the gradient of the land that any potential spill will quickly make it into the ground water or water course.

Many concrete polishes and sealants contain PFAS. A group of chemical compounds that you will likely hear more about in the coming years due to new policies from the EPA. These Compounds are known as the “forever chemicals” due to the inability for them to be broken down. They are known to cause cancer, thyroid, reproductive and many other issues. The U.S. Government has spent billions of dollars in recent years funding research to degrade them. The potential that one of these “trade secret” compounds could cause cancer, be explosive, enter our water supply, or could contain PFAS should be reason enough to keep this manufacturer away from residential housing.

Noise Pollution and Unsightly:

Being a manufacturer, there will likely be an increase in semi and/or rail traffic. Depending on the hours of operation, trucks coming in and out at all hours of the day will become a nuisance to nearby residents. If they extend the railroad tracks to the property to receive shipments from rail carts, then traffic will likely become more congested and there will be an increase in the frequency of noise from the trains. Furthermore, Ameripolish’s current location has chemical containers out front that would not be pleasant to have to stare at from my backyard.
Given all of these issues, it is likely that property values in the new subdivision will decrease, and homeowners will have a harder time selling their property in the future.

Sources and links are provided below. Please feel free to reach out with any questions.

Thank you,

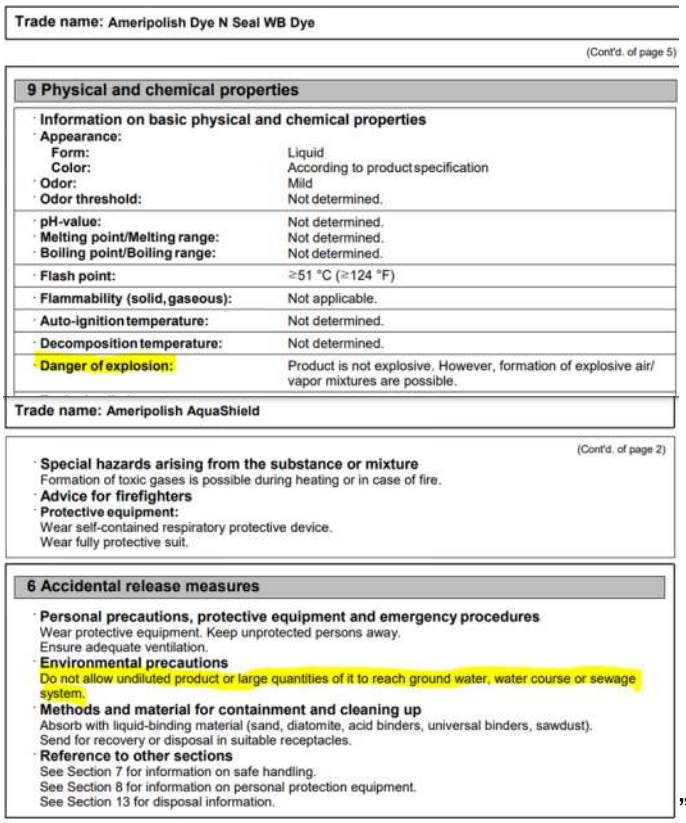
The Treats

Sources:

[Ameripolish SDS Site]

[DyeNSealWBDyeSDS]

Main concerns from Dye N Seal WB Dye:



Trade name: Ameripolish Dye N Seal WB Dye

(Cont'd. of page 5)

9 Physical and chemical properties

· **Information on basic physical and chemical properties**

· **Appearance:**	
Form:	Liquid
Color:	According to product specification
· **Odor:**	Mild
· **Odor threshold:**	Not determined.
· **pH-value:**	Not determined.
· **Melting point/Melting range:**	Not determined.
· **Boiling point/Boiling range:**	Not determined.
· **Flash point:**	≥51 °C (≥124 °F)
· **Flammability (solid, gaseous):**	Not applicable.
· **Auto-ignition temperature:**	Not determined.
· **Decomposition temperature:**	Not determined.
· **Danger of explosion:**	Product is not explosive. However, formation of explosive air/ vapor mixtures are possible.

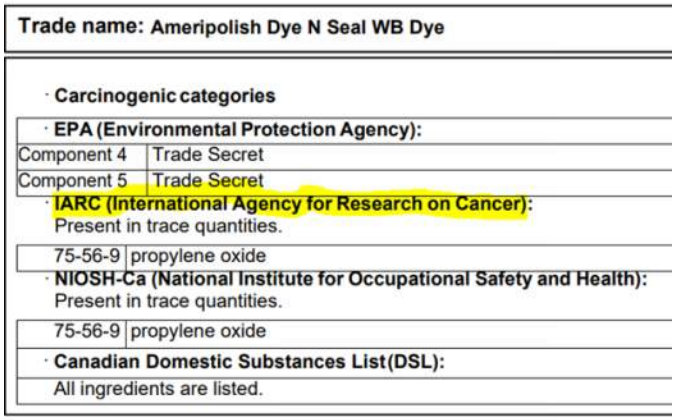
Trade name: Ameripolish AquaShield

(Cont'd. of page 2)

· **Special hazards arising from the substance or mixture**
Formation of toxic gases is possible during heating or in case of fire.
· **Advice for firefighters**
· **Protective equipment:**
Wear self-contained respiratory protective device.
Wear fully protective suit.

6 Accidental release measures

· **Personal precautions, protective equipment and emergency procedures**
Wear protective equipment. Keep unprotected persons away.
Ensure adequate ventilation.
· **Environmental precautions**
Do not allow undiluted product or large quantities of it to reach ground water, water course or sewage system.
· **Methods and material for containment and cleaning up**
Absorb with liquid-binding material (sand, diatomite, acid binders, universal binders, sawdust).
Send for recovery or disposal in suitable receptacles.
· **Reference to other sections**
See Section 7 for information on safe handling.
See Section 8 for information on personal protection equipment.
See Section 13 for disposal information.



Trade name: Ameripolish Dye N Seal WB Dye

· **Carcinogenic categories**

· **EPA (Environmental Protection Agency):**	
Component 4	Trade Secret
Component 5	Trade Secret

· **IARC (International Agency for Research on Cancer):**
Present in trace quantities.

75-56-9	propylene oxide

· **NIOSH-Ca (National Institute for Occupational Safety and Health):**
Present in trace quantities.

75-56-9	propylene oxide

· **Canadian Domestic Substances List(DSL):**
All ingredients are listed.

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

Mr. Ben Fernandez 5630 Garnet Drive stated that towards the south side of Oak is commercialized while the north does not have many commercial buildings nor does the area have the infrastructure to support, specifically the road which is falling off in places. Mr. Fernandez mentions that there are 100 kids who are picked up from the apartments and that he is concerned. He encouraged the Commission to drive down Oak as it is in poor condition. He wants to know the recourse for the homeowners, asked what their promise is. He is uncomfortable with the chemicals along with the waste water as the property floods.

Ms. Ann Julian at 800 Amethyst Drive in the Chantel subdivision. Her concerns are that there is a lot of pedestrian traffic and that the concrete people pull out in front of others all the time and she cannot imagine adding a manufacturing facility and all of their employees to the area. She further stated that the average home price in her neighborhood is $400,000 and she does not believe the average person would like to live across from a manufacturing/commercial property. She said manufacturing will add semi-truck traffic and twenty-four-hour traffic from employees and that is a detriment to the neighborhood and property values. Ms. Julian expressed that property values are her biggest concern.

Mr. Cloud asked the representatives to confirm that their intent is to rezone the front portion as C-2 and rear portion as I-1 to also match what is there now. Ms. Christie confirmed that is what the legal descriptions show.

Mr. Howle confirmed that was correct and that they did not necessarily need the commercial zone but they thought it fits best in order to maintain what has developed to the north and south.

Mr. Fernandez asked if screening would be required.

Ms. Christie answered that screening would be required as well as a lighting plan to prevent spillage as well as a landscape plan, drainage, and street improvements including a sidewalk which will all be handled with the large-scale.

Mr. Parker believes that the C-2 zoning in the front is a good thing for the City rather than the entire property be rezoned industrial. Mr. Parker added that he supports the industrial zone due to the railroad.

Ms. Christie reminded the Commissioners and audience that this property was in former Bethel Heights therefore street improvements may not have been required. She also added that the 612 bypass will be to the south resulting in the change in the use of the area.

Mr. Fernandez expressed to the Commission that the potential for floods containing the “nasty chemicals” from the manufacturing is a risk.

Ms. Christie reminds the Commissioners and audience that flood plain concerns are handled by the Engineering department whenever the large-scale comes through the review process. She reminded the adjacent property owners that will be notified again whenever the large scale is to be heard by the Planning Commission.

Mr. Cloud called for the vote.

VOTE:

YES: Couch, Hussein, Parker, Tyler, Cardiel, Cloud, Compton
NO: Austin
Abstain: Mueller

The rezoning was approved by seven (7) yes, one (1) no, and one (1) abstained.

Ms. Christie stated for the record that Staff would prepare the Ordinance that will go to Council on Tuesday, February 28, 2023 at 6:00 p.m.

C. R23-07 Jose Gonzalez & Maria De Perez
2975 N. Jefferson Street
From SF-1 to MF-4
Presented by Jose Gonzalez & Maria De Perez

Mr. Jose Perez Jr. along with Jose Perez Sr. were present to answer any questions or comments.

Mr. Tyler asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates Heavy Industrial use.

The Master Street Plan indicates Arkansas Hwy 265 as a principal arterial.

STAFF COMMENTS AND RECOMMENDATIONS

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

Encourage the development of a variety of housing types appropriate to the size and income of all households living and working in Springdale.

Ms. Christie added that she believes this area needs to be updated when it comes to the comprehensive land use plan. She also added that the area to the north is also MF-4.

Mr. Tyler asked for any comments from the audience.

Ms. Mueller called for the vote.

VOTE:

YES: Hussein, Mueller, Parker, Tyler, Austin, Cardiel, Cloud, Compton, Couch

NO: None

The rezoning was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Ordinance that will go to Council on Tuesday, February 28, 2023 at 6:00 p.m.

Public Hearing – Preliminary Plats, Replats, & Final Plats

A. PP23-01 GAP at The Crossings
6115 Apple Lane
Presented by Crafton Tull & Associates

Ms. Ali Karr with Crafton Tull & Associates was present on behalf on their client to answer any questions. Ms. Karr, in her own words, presented a street improvement project that will develop Apple Road, Gap Avenue, and George Avenue which will connect 64th Street to Gene George Blvd. The preliminary plat results in eight (8) lots which are to have their own projects & review processes. Ms. Karr also stated this subdivision will have regional detention.

Ms. Christie stated that with a commercial subdivision, only non-large scale administrative review process will be required unless variances or waivers are needed.

Mr. Tyler asked for Staff comments.

Planning Comments

1. This Large Scale Development Plan has been given the number PP23-01. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (standard comment)
3. A written response to all comments is required with resubmission. (standard comment)
4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
5. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
6. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
7. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

Building & Fire

- All comments addressed.

Engineering Comments

Ms. Hollingshead read engineering staff comments.

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

- **Regional Detention for Trails at the Crossing appears to be in Interim Conditions according to drainage report. Will the regional facility be completed with this project?**
- **Submit permeable paver design including maintenance plan. This street should be private with an access easement and privately maintained.**

- *106.5.3*** - A concrete trickle channel with a minimum width of 4 feet and a minimum slope of 0.40% shall be required for all detention ponds other than permanent lakes.
  - **Add trickle channel to pond**
- *106.5.4.10*** - "An easement shall be provided in .Plans for detention facilities. A minimum 20' wide drainage easement shall be provided around the 100-year flood pool, connecting the tributary pipes and the discharge system along the most passable routing of piping system." Ownership of the detention facility will remain with the land.
  - **Show 20 ft drainage easement around pond.**

Chapter 107 – Stormwater Pollution

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

- *107.1* - Show & Label all temporary construction stockpiles, parking, entrances, egress, roads, or access as "Temporary" on the Grading or Erosion Control Plan.
  - **Add the word "Temporary" to all the items that are intended to be removed at the completion of the project, including entrance etc.**

- *107.3*
  - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.
    - **Apply for Grading Permit, submit the following:**
      - **Grading Permit application.**
      - **SWPPP.**
      - **Notice of Coverage.**
      - **Fee.**
      - **Proposed Truck Route for construction vehicles.**
  - Phasing on larger construction sites 5 acres or more must be utilized to allow only disturbance on near term construction areas. Construction sites requiring cutting and filling must be seeded once the cutting and filling activity is finished.

Chapter 110 – Streets, Sidewalks and Other Public Places

(Ord. No. 3258, § 1, 11-12-02)

- *110.111* - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing

sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.

- **When on-street parking is provided, sidewalk should be adjacent to the back of curb on the south side of Gap Ave.**
- **Show how sidewalks will tie into existing sidewalks on 64th St.**
- **Provide signage plan.**
- **Provide striping plan.**
- **Provide Geotech report to justify pavement section.**
- **Are permeable pavers proposed? If not, update pavement sections.**
- **Include plan and profile for drainage.**

Chapter 112 – Subdivisions

(Code 1973, § 30-1)

- *112.3 (3) - Plans and specifications*: After the approval of the preliminary plat but before improvements are started, the subdivider shall submit engineering plans, a final drainage report, and specifications for the streets, grading, and storm drainage improvements including, but not limited to, profiles, specifications, and cross-sections along with grading and storm drainage plans and computations, pursuant to and in compliance with chapter 106, Stormwater Drainage and chapter 107, Physical Alteration of Land, of this Code, as adopted or amended hereafter, to the director of the planning and community development division for review and written approval prior to commencement of improvements. During the same period, the subdivider shall submit water and sewer plans and specifications to the water and sewer department. No work shall begin without prior approval of the director of the planning and community development division.
  - All streets within the subdivision boundaries shall be dedicated and constructed in conformance with the master street plan and chapter 110 of this Code, with right-of-way dedicated when such right-of-way is needed to conform to the master street plan.
- *112-4* - Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street.
  - The minimum initial rating for the streetlight shall be 6,800 lumens for a local street, 11,000 lumens for a collector street, or 20,000 lumens for an arterial street.
    - Label all lights as Proposed or Existing.
    - Show the direction of the mast arm.
    - Show the size and type of lights based on the location and classification of the street.
    - Add note to determine if the light is designed for area parking lot lights or as a street illuminator.
    - Include a note stating if the lights are public or private lights and who will be responsible for maintenance and billing.
- *112.7 - Street Design Standards.*
  - Sight Distance: 90-ft Ordinary / 70-ft hilly.
  - Max grades w/in 100-ft of intersection: 4%.
  - Min intersection angle: 75°.
  - Min curb radius ~~25-ft~~ **28-ft** minor St / 50-ft collector St.
  - The right-of-way must be graded so that the entire width slopes toward the street at a 2% slope toward the street centerline.

Chapter 130 – Zoning Ordinance

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

- *130.7.6.1 ADA* requirements.
    - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
        - **This note is left in place throughout the design process to ensure that access is maintained.**
        - **Show crosswalks at every intersection (future streets).**

Other:

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

Ms. Christie noted that the applicant is amending the Master Street Plan to show 64th Street as a collector street.

Ms. Hollingshead requested that a waiver be asked for while the Master Street Plan is being amended.

Ms. Karr responded that they are working with the Engineering Department to address round-about concerns.

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

Mr. John Reddish, 5428 Apple Road, requested clarification for the future of the north side of Apple Road.

Ms. Christie responded that property was not to be taken on the north side of Apple Road. She also clarified that street improvements to Apple Road will only be on the southern side. It would be up to Council if they choose to improve the northern side of Apple Road at the same time.

Mr. Cloud asked for confirmation that the three streets include sidewalks or bike paths.

Ms. Karr responded that they will.

Mr. Cloud asked if the regional detention ponds were retention ponds or detention ponds. He also stated that he prefers regional retention ponds.

Ms. Karr responded they are detention ponds.

Mr. Cloud made a motion to approve subject to staff comments.

Ms. Mueller seconded the motion.

VOTE:

YES: Mueller, Parker, Tyler, Austin, Cardiel, Cloud, Compton, Couch, Hussein

NO: None

The preliminary plat was approved by a unanimous vote.

B. RP23-01 Black Oak Plaza & Chester Heights
North Side of Chester Avenue
Lots 4 & 5
L23-13 Chester Place Warehouse
B23-23 Variance for Commercial Design Standards
TABLED (A) Facades & Exterior Walls
PER STAFF (B) Roofs
(C) Materials & Colors
Presented by Expedient Civil Engineering

This item was tabled per Staff, no one was present to present the replat, the Replat was also tabled until March.

C. RP23-02 Elm Springs Heights
AR Hwy 112 & 3423 Roma Drive
Lots 5A & 5B
Presented by Satterfield Land Surveyors

Mr. Daniel Jimenez was present on behalf of the property owner Mr. Michael Lewis to answer any questions or comments. He said that the surveyors could not be present.

Ms. Christie asked if there was an authorization of representation form signed by the property owners and submitted. She confirmed there was.

Mr. Jimenez stated that the replat was for two residential lots.

Mr. Tyler asked for Staff comments.

Mr. Barry read the planning Staff comments.

Planning Comments

1. This Replat has been given the number RP23-02. This number should be placed on the plat and all future correspondence and plats pertaining to this replat. (standard comment)
2. Submit PDF files at time of resubmission. (standard comment)
3. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
4. All comments from the utility companies and other city departments must be addressed prior to approval. (standard comment)

Building & Fire

- No Additional Comments

Engineering Comments

Reviewed on 1/24/2023 by Steve Hatfield, PLA

- **Add required signatures.**
- **Add Surveyor's Signature.**

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

Ms. Kathy Retzlaff, who lives on the property north of the replat asked in layman's terms what is happening with the property.

Ms. Christie answered that there are currently two lots, one facing Roma drive and one facing Hwy 112. The lot facing Roma Drive will have its property line moved closer to Roma Drive while the other lot facing Hwy 112 will be split into two lots, both fronting Hwy 112.

Ms. Retzlaff asked if the septic system on lot 5c belongs to the property to the south. Ms. Retzlaff asked the questions due to wanting to purchase the property.

Ms. Christie answered that the surveyor did not identify such. She recommended contacting the surveyor if that is a concern.

Mr. Parker made a motion subject to staff comments.
Mr. Austin seconded the motion.

VOTE:

YES: Parker, Tyler, Austin, Cardiel, Cloud, Compton, Couch. Hussein, Mueller
NO: None

The Replat was approved subject to staff comments by a unanimous vote.

Ms. Christie stated for the record that the applicant would need to prepare the Ordinance that will go to Council on Tuesday, February 14, 2023 at 6:00 p.m. and have to submitted to staff no later than noon (12:00 p.m.) Wednesday, February 8, 2023.

Large Scale Developments

A. L22-71 Springdale's Best Storage
E. Emma Avenue & Casteel Lane
B23-20 Variance for Commercial Design Standards
(A) Facades & Exterior Walls
(B) Detail Features
(C) Roofs
(D) Materials & Colors
(E) Landscaping
Presented by Bates & Associates, Inc.

This item was tabled per Applicant until March.

B. L23-02 Hillcrest Village, Revised (Prev. L21-22)
Michigan Avenue
Presented by Engineering Services, Inc.

Mr. Brandon Rush with Engineering Services, Inc. was present on behalf of his client to answer any questions or comments. Mr. Rush stated the project was previously approved in 2021 and has been under construction. Mr. Rush stated the plans are the same, only change is splitting the construction into three (3) phases.

Ms. Christie stated that project was heard last month with a variance to remove the sidewalk and that the Engineers figured out a resolution so that the sidewalk still works and will not be removed.

Mr. Tyler called for Staff comments.

Planning Comments

"The new resubmission will just be for a phasing plan, there should not be any changes to the plans previously approved by the planning commission" per Jason Appel.

Building & Fire

- No additional comments

Engineering Comments

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 2/1/2023

Phasing plan.

- **No Comments.**

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

There were none.

Mr. Parker made a motion subject to staff comments to approve.
Ms. Mueller seconded the motion.

VOTE:

YES: Tyler, Austin, Cardiel, Cloud, Compton. Couch, Hussein, Mueller, Parker
NO: None

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

C. L23-12 Project Mayflower
Kendrick Avenue & Old Wire Road
B23-16 Variance for Screening Requirement
W23-06 Waiver of Master Street Plan Improvements on Kendrick Avenue
Presented by Engineering Services, Inc.

Mr. Brandon Rush with Engineering Services, Inc. was present on behalf of his client to answer any questions or comments. Mr. Rush stated this is in the growing Industrial Park off Kendrick Avenue. He stated that the waiver is for street improvements on Kendrick Avenue due to the City currently working on them as a City project. Mr. Rush further stated that the variance is to allow only two rows of trees to serve as screening opposed to the additional requirement of 8' fencing to the adjacent residential district.

Mr. Tyler asked for Staff comments.

Mr. Barry read the planning Staff comments, Ms. Hollingshead read engineering Staff comments.

Planning Comments

1. This Large-Scale Development Plan has been given the number L23-12. This number should be placed on the plat and all future correspondence

and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission (standard comment).
3. Documentation corresponding to L23-12 should be submitted to planningapplication@springdalear.gov (standard comment)
4. A written response to all comments is required with resubmission (standard comment).
5. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).
6. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
7. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
8. Final approval of this project will require that an informal plat be approved that will separate the impacted piece of land from the larger parcel.
    a. Once completed, this informal plat will need to replace page 2 of 19 within this plan set.
9. Show the Parcel Number of the property in a prominent font above the legal description.
    a. Will need to be provided upon completion of informal plat.
10. 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.
    a. Waiver requested

    The streetlight fixture shall be by LSI Lighting Model Crossover XRM, #SPL- XRM3-AA9W/LED/UE-MSV-IPC-PC-COS.
    a. Waiver requested
11. Screening is required along the South side of the property, as it is adjacent to residential uses.
    a. Variance requested.
12. Developer is responsible for street improvements along Kendrick Avenue and Old Wire Rd.
    a. Waiver requested for improvements along Kendrick Ave.
13. A lighting plan is required, displaying at least 1 foot candle in all parking and pedestrian areas.
    a. It has been determined that there will not be lighting around the sides and back of the building

Building & Fire

- No additional comments.

Engineering Comments

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 2/1/2023

1. **Chapter 106 – Stormwater Drainage**
   (Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)
   - **Submit a PDF of the signed and sealed Drainage Report to Engineering**

2. **Chapter 107 – Stormwater Pollution**
   (Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220 , § 1, 10-24-17)
   - *107.3*
     - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.
   - **Apply for Grading Permit, submit the following:**
     - **Grading Permit application.**
     - **SWPPP.**
     - **Notice of Coverage.**
     - **Fee.**
     - **Proposed Truck Route for construction vehicles.**
     - Phasing on larger construction sites 5 acres or more must be utilized to allow only disturbance on near term construction areas. Construction sites requiring cutting and filling must be seeded once the cutting and filling activity is finished.

3. **Chapter 110 – Streets, Sidewalks and Other Public Places**
   (Ord. No. 3258, § 1, 11-12-02)
   - *110.111* - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.
     - **Waiver requested**

4. **Chapter 112 – Subdivisions**
   (Code 1973, § 30-1)
   - *112-4* - Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street.
     - The minimum initial rating for the streetlight shall be 6,800 lumens for a local street, 11,000 lumens for a collector street, or 20,000 lumens for an arterial street.

- Label all lights as Proposed or Existing.
- Show the direction of the mast arm.
- Show the size and type of lights based on the location and classification of the street.
- Add note to determine if the light is designed for area parking lot lights or as a street illuminator.
- Include a note stating if the lights are public or private lights and who will be responsible for maintenance and billing.

Show all proposed or existing streetlights.

- **Waiver requested.**

5. Chapter 130 – Zoning Ordinance

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

- *130.7.6.1 ADA* requirements.
  - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.

- **This note is left in place throughout the design process to ensure that access is maintained.**

6. Other:

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

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

Mr. Brian Wilson 3668 Old Wire Road was present on behalf of his mother who is 92 years-old. Mr. Wilson asked what the business is that is proposed & stated his mother was never notified and wants to know why.

Ms. Christie confirmed that she was on the list as being notified by certified mail.

Mr. Wilson stated that they had only received a notice regarding the variance and that they have received no notice at all about the developments on Kendrick and that people are entering her property to put down stakes but that they refuse to tell them what is going on. He believes common curtesy was not given.

Mr. Rush stated that they sent out two separate notices regarding L23-12.

Ms. Christie stated as far as the street improvements themselves, she is unsure what the procedures were for notifying property owners as that is not her department.

Mr. Ben Peters with the Engineering Department commented that offer letters have been sent out for street right-of-way and utility easement and that Ms. Wilson and her son have been in his office within the last week. However, he did not discuss the development itself with the property owner. He is unsure if the property owners were notified that appraisers would be out, as that would have been done prior to him taking over the position.

Mr. Wilson stated his mother is upset because no one has notified her of the development.

Ms. Mueller stated that her company is the appraiser on the project and that they did send out letters. She added she is unsure if the city did as well.

Mr. Wilson again asked what the business is.

Ms. Christie responded that it is named Mayflower and she does not know what type of business it is. She only knows that it is a permitted use in the current zoning district and meets the minimum requirements. She stated that the business came through the Public Facilities Board.

Mr. Bill Rogers, Springdale Chamber of Commerce, was present to represent the Springdale Public Facilities Board. He stated the business is a regional company who is relocating in Springdale. He stated they specialize in computerized steel fabrication, bringing an initial 50 jobs more or less.

Mr. Wilson asked if the property was now zoned industrial, not agricultural.

Ms. Christie answered that it was rezoned several years ago to industrial at the time of purchase by Springdale Public Facilities Board.

Ms. Frieda Willingham, 1303 Kendrick Avenue, stated she was not notified either, only notified by the appraiser. She further stated she was notified by the Post Office of certified mail from the City, but that she was home all three (3) days and never received the letter.

Ms. Christie stated that she cannot control the Post Office and that the Authorized Representative followed the procedures to send her a notice via certified mail.

Ms. Willingham then asked when the Frito Lay Warehouse would be installing their fence.

Ms. Christie answered that they may not occupy the building without it.

Ms. Willingham asked if she would be notified of when they will be moving in.

Ms. Christie answered that she will not and that if Frito Lay moves in without installing the fence to give her office a call.

Mr. Parker asked about the screening, specifically the fencing adjacent to residential.

Ms. Christie asked Mr. Rush what type of trees were being planted and if they were green from the start.

Mr. Rush listed off a few trees, non being ever-green.

Ms. Christie requested trees be planted that provide screening now and not screening ten (10) to fifteen (15) years from now.

Mr. Rush agreed to plant one (1) row of ever green trees.

Ms. Hollingshead stated the Engineering department does not recommend payment-in-lieu-of for the waiver of street improvements as they have already acquired funds.

Mr. Parker moved to recommend to Council to approve the waiver of street improvements. Mr. Austin seconded the motion.

VOTE:

YES: Austin, Cardiel, Cloud, Compton, Couch, Hussein, Parker, Tyler
NO:
Abstain: Mueller

The motion to forward the waiver to Council for approval was approved by eight (8) yes and one (1) abstained vote.

Mr. Parker called for a vote on the variance.

VOTE:

YES: Cardiel, Cloud, Compton, Couch, Hussein, Parker, Tyler, Austin
NO: None
Abstain: Mueller

The variance was approved by eight (8) yes and one (1) abstained vote.

Mr. Parker moved to vote on the Large Scale subject to Staff comments.
Mr. Cloud seconded the motion.

VOTE:
YES: Cloud, Compton, Couch, Hussein, Parker, Tyler, Austin, Cardiel
NO: None
Abstain: Mueller

The Large Scale was approved subject to staff comments by eight (8) yes and one (1) recused vote.

Ms. Christie stated for the record that Staff would prepare the Resolution that will go to Council on Tuesday, February 28, 2023.

D. L23-14 Popping Pearls Tea House
5119 Elm Springs Road
Presented by ILK, Inc.

Mr. Jorge Du Quesne with Blew & Associates was present on behalf of his client to answer any questions or comments. He stated the owner was present if the Commission had any questions for her. He stated that it's an existing structure, no kitchen will be in place. Mr. Du Quesne believes they met all requirements. He made a note that the elevations are a little confusing in that the exterior insulation finishing systems (EIFS) is referring to the building siding, and that stone will be a part of screening and not a part of the structure itself.

Ms. Christie asked if the colors on the elevations were accurate.

Mr. Du Quesne answered that it is to his understanding correct, but that it is a computer rendering so he is unsure how realistic it is.

Ms. Christie asked about the neon pink & blue.

Mr. Du Quesne answered that he assumes it will be black, but that the architect is not available for questions.

Mr. Parker stated he would like to see accurate elevations in the future.

Mr. Tyler asked for Staff comments.

Mr. Barry read the planning Staff comments and Ms. Hollingshead read the engineering Staff comments.

Planning Comments

1. This Large Scale Development Plan has been given the number L23-14. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (standard comment)
3. A written response to all comments is required with resubmission. (standard comment)
4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
5. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
6. A lighting plan is required, displaying at least 1 foot candle in all parking and pedestrian areas.
    a. The lighting plan provided only provides lighting for the interior of the proposed structure.
7. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
8. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

Commercial Design Standards Comments

9. Sign design, materials, and placement should complement the overall architectural design of the building.
    a. Blew & Associates has stated that this is "Noted, signs will be provided by others."

Building & Fire

- No additional comments

Engineering Comments

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 2/1/2023

7. Chapter 106 – Stormwater Drainage

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

- *106.5.4.10*** - "An easement shall be provided in Plans for detention facilities. A minimum 20' wide drainage easement shall be provided around the 100-year flood pool, connecting the tributary pipes and the discharge system along the most passable routing of piping system." Ownership of the detention facility will remain with the land.
    - **Show 20 ft drainage easement around pond.**
    - **Couldn't find drainage easement on plans.**
    - **Storm sewer schedule on Grading plan shows (2) 18" RCPs as outlet, but plans and drainage report show 3, please clarify.**

- *106.5.4.11.1*** - A General Note is needed on the Site Plan stating that "A City of Springdale Detention/Retention Certification form must be completed, stamped, and signed by a Certified Professional Engineer, post-development and submitted to the City of Springdale Engineering Department."
    - **Add note to Site Plan.**
    - **Recommend level spreader or other dissipation on the outlet of the pond to help encourage sheet flow on neighboring property or obtain flowage easement from downstream property owner.**

8. Chapter 107 – Stormwater Pollution

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

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

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

(Ord. No. 3258, § 1, 11-12-02)

- *110.111* - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.
    - **Move the bench out of the street R.O.W.**

10. Chapter 130 – Zoning Ordinance

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

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

11. Other:

- **Call out sod and seed types, (and seeding rates) on the planting legend.**

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

Ms. Christie asked what the perimeter fencing plan was as it is adjacent to residential.

Mr. Barry answered that there is a fence going all the way around the business, but that he nor Mr. Du Quesne knew in that moment what type of fence.

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

There were none.

Ms. Mueller moved to approve the Large Scale subject to staff comments.
Mr. Parker seconded the motion.

VOTE:

YES: Cloud, Compton, Couch, Hussein, Mueller, Parker, Tyler, Austin, Cardiel

NO: None

The Large Scale was approved subject to staff comments by a unanimous vote.

Board of Adjustment

A. B23-17 Rafael & Olga Sandoval
901 Daline Street
Variance for Reduction of Front Setback from 30’ to 15’
Presented by Rafael Sandoval

Mr. Rafael Sandoval was present to answer any questions. He stated that he wants to build a patio in the backyard. The setback reduction would be for the southern side of the property.

Mr. Ed Stith commented that it is a corner lot, resulting in two front setbacks and the request is specific to the front on Elm Springs Road. He stated that the applicant is not building any further south than the existing patio which is a non-conforming structure which resulted from when Elm Springs was widened.

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

There were none.

Mr. Parker called for the vote.

VOTE:

YES: Compton, Couch, Hussein, Mueller, Parker, Tyler, Austin, Cardiel, Cloud

NO: None

The variance was approved by a unanimous vote.

B. B23-18 Ricardo Cardenas & Adam Duke
815 Costales Lane
Variance for Increased Fence Height from 3' to 6'
Presented by Ricardo Cardenas, Adam Duke, & Judith Yanez

Mr. Ricardo Cardenas was present to answer any questions. He stated he is the last house on the street in the corner and that there are only three (3) houses on the road. He further stated his property was abutted by the railroad as well.

Ms. Christie asked which side of the property he would be fencing.

Mr. Cardenas answered that he has already installed the fence.

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

There were none.
Mr. Parker called for the vote.

VOTE:

YES: Couch, Hussein, Mueller, Parker, Tyler, Austin, Cardiel, Cloud, Compton

NO: None

The variance was approved by a unanimous vote.

C. B23-19 Landon & Kayla Kelley
6556 Har-Ber Avenue
Variance for Increased Fence Height from 3' to 6'
Presented by Landon & Kayla Kelley

Mr. Landon Kelley was present to answer any questions.

Mr. Tyler asked for Staff comments.

Ms. Christie asked Mr. Kelley if there was a reason he could not place the fence at least thirty (30) feet from the street.

Mr. Kelley responded that his backyard is a steep hill and that his two sons play in the front yard. He confirmed that he has not encroached on the Utility Easement and acknowledged his understanding that if he is, the utility company may tear his fence down and not put it back.

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

Ms. Deedra Ashcraft at 6432 Har-Ber Avenue, stated she has no objections to the request.

Mr. Parker called for the vote.

VOTE:

YES: Hussein, Mueller, Parker, Tyler, Austin, Cardiel, Cloud, Compton, Couch

NO: None

The variance was approved by a unanimous vote.

D. B23-21 Connie & Barbara Ann Bowerman
3219 N. 56th Street
Variance for Reduction of Side Setback from 20' to 0'
Presented by Bates & Associates, Inc.

This item was tabled per staff and will be heard at the March Planning Commission.

Waivers

A. W23-07 Hugo Rodriguez Castillo & Maria Torres Martinez
3567 Julio Road
Waiver of Sidewalk Requirement
Presented by Hugo Rodriguez Castillo & Maria Torres Martinez

This item was tabled per staff until the March Planning Commission as no one was present to present the waiver request.

B. W23-08 Springdale Public Facilities Board

Old Wire Road between Kendrick Avenue & Reed Avenue
Waiver of Master Street Plan Improvements on Old Wire Road
Presented by Engineering Services, Inc.

Mr. Bill Rogers was present to represent the Springdale Public Facilities Board to answer any questions. He drew attention to the associated cost of relocating water mains and fiberoptics as being a reason to waive the requirement of street improvements along Old Wire Road.

Mr. Tyler asked for Staff Comments.

Ms. Hollingshead read engineering Staff comments. She stated that Old Wire Road will need to operate as a minor collector into 2045, therefore the engineering department does not support the waiver and recommends payment-in-lieu-of.

Mr. Rogers answered they do not prefer to pursue that option. He said that across the street is Springdale Water Utilities and that after speaking with Mr. Ward, the utility company has no plans to ever improve Old Wire Road. Mr. Rogers believes a waiver would be appropriate.

Ms. Christie reminded the Commission that the final decision is made by Council.

Ms. Mueller asked if there were sidewalks on Kendrick Avenue.

Ms. Christie answered yes and that they would end at Kendrick, with no sidewalks on Old Wire Road.

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

There were none.

Mr. Cloud moved to forward to Council with a recommendation for a payment in-lieu-of for the waiver.
Ms. Mueller seconded the motion.

VOTE:

YES: Mueller, Parker, Tyler, Austin, Cardiel, Cloud, Compton, Couch, Hussein

NO: None

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

Ms. Christie stated for the record that Staff would prepare the Resolution to go to Council on Tuesday, February 28, 2023.

C. W23-09 Spyglass Estates
E. side of Spyglass Drive
Waiver of Sidewalk to remain as-is
Presented by Norm Ditch, Capstone Builders, Inc.

This item was tabled per staff as no one was present to represent the request.

Planning Director's Report

- ✓ **Council actions**
  - **Adopted the Downtown Master Plan**
  - **Rezoning approved:**
    - **109 N. 48th St – A-1 to O-1**
    - **1094 Nichols Rd – A-1 to SF-2**
    - **4500 S. 48th St – C-2 & C-5 to MF-24**
    - **East end of Members Lane – C-5 to MF-24**
  - **Conditional Use approved:**
    - **986 Elmwood St – Use Unit 42 – Church/Synagogue – C-2**
  - **Wavier**
    - **Street Improvements & MSP Street – Reliable Poultry – L23-07**
    - **Street Improvements – Highway 112 – Calderon Landscaping – L23-07**
    - **Street Improvements – Flying the Coop Hanger – N22-29**
    - **Approved payment in lieu of improvements for sidewalk at 613 Black Oak – LionHeart Enterprises, LLC – single family dwelling.**
  - **Approved the Mayor's appointments to the Planning Commission**
    - **Shannon Mueller – reappointment**
    - **Brent Couch**
    - **Chris Hussein**
  - **Approved the purchase of stream and wetland mitigation credits from Watershed Conservation Resource Center and Stream works Mitigation Service, LLC, in compliance with Army Corp of Engineers permit for detention pond project**
  - **Approved an agreement for professional services agreement to procure a solid waste contract**

- **Approved the filing of a clean-up lien for the removal of overgrown brush and debris at 983 W Sunset**

✓ **Work Session – Tuesday February 21st – TBD – City Attorney review of Planning Commission procedures and policies and code of ethics**

Ms. Christie also added that she hopes the new commissioners shared a positive experience from their first meeting.

Adjourn

There being no further business the meeting was adjourned at 6:30 p.m.

Dale Tyler, Chairman

Peyton Parker, Secretary

Patsy Christie, Director
Planning and Community Development Division

Debbie Pounders, Recording Secretary

Note: RP23-01 tabled from February PC due to applicant not present.

Planning and Community Development Division
City of Springdale

Memo

To: **Planning Commission**

From: **Staff**

Date: **March 7, 2023**

RE: **RP23-01** **Replat** **Black Oak Plaza & Chester Heights**

Planning Comments

1. This Replat has been given the number RP23-01. This number should be placed on the plat and all future correspondence and plats pertaining to this replat. (standard comment)
2. Submit PDF files at time of resubmission. (standard comment)
3. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
4. All comments from the utility companies and other city departments must be addressed prior to approval. (standard comment)

Building & Fire

- No additional comments

Engineering Comments

Reviewed on 1/24/2023 by Steve Hatfield, PLA

- **Add required signatures.**
- **Add Surveyor's Signature.**

Plat Application

RP23-01

Please indicate project type (choose one):

- ☐ Informal Plat: $50.00 (ie, lot split, lot line adjustment)
- ☒ Replat: $250.00
- ☐ Preliminary Plat: $500.00
- ☐ Final Plat: $50.00 (plus $1.00 for each lot over 50)

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

APPLICATION CONTACTS:

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

Applicant/Property Owner (person making request)	Site Information
Name: Brisiel Holdings, LLC	Location/Address: North side of Chester Place west of 71B
E-mail: tim@legacyventuresnwa.com	
Address: PO Box 8216 Fayetteville, AR 72703	Assessor's Parcel Number(s): 815-33158-000 815-33159-000
Phone: 479-790-3315	Current Zoning District: C-2 Commercial
Representative Contact Information (if applicable)	Rezone required: C-2 Commercial
Name: Expedient Civil Engineering, PLLC	Total Acreage: .70 Acres
E-mail: jason@ece-pllc.com	
Address: PO Box 5484, Bella Vista, AR 72714	
Phone: 479-364-0028	

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

Name of Applicant/Property Owner (printed): TIM BRISIEL Date: 12/29/22

Signature: _____

Name of Representative (if applicable): _____ Date: _____

Signature: _____

REPLAT OF LOTS 4 & 5 OF BLACK OAKS PLAZA SUBDIVISION

CHESTER PLACE, SPRINGDALE AR 72764

WASHINGTON COUNTY

RECORD DESCRIPTION

DEED BOOK 2016 AT PAGE 17614
LOTS FOUR (4) AND FIVE (5) IN BLACK OAK PLAZA, AS PER PLAT OF SAID ADDITION ON FILE AT PLAT BOOK 14 AT PAGE 85 OF THE RECORDS OF THE WASHINGTON COUNTY CIRCUIT CLERK AND EX-OFFICIO RECORDER.

SURVEY DESCRIPTION

PARCELS #815-33158-000 & #815-33159-000
BEING ALL OF LOTS 4 AND 5 OF BLACK OAK PLAZA, AS PER PLAT OF SAID ADDITION ON FILE AT PLAT BOOK 14 AT PAGE 85 , WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A FOUND 5/8" REBAR ON THE EAST RIGHT-OF-WAY OF CHESTER PLACE BEING THE NORTHWEST CORNER OF SAID LOT 5 AND RUNNING, THENCE LEAVING SAID RIGHT-OF-WAY S87Â°11'00"E 201.12 FEET TO A SET 5/8" REBAR, THENCE S02Â°69'47"W 150.62 FEET TO THE NORTH RIGHT-OF-WAY OF CHESTER PLACE, THENCE ALONG SAID RIGHT-OF-WAY N87Â°12'39"W 150.39 FEET TO A SET 5/8" REBAR, THENCE ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 78.03 FEET, AND A CHORD BEARING AND DISTANCE OF N42Â°15'35"W 70.35 FEET TO A SET 5/8" REBAR, THENCE N02Â°83'57"E 101.01 FEET TO THE POINT OF BEGINNING. CONTAINING 0.681 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

SIGNATURE BLOCKS

CERTIFICATE OF OWNERSHIP:
AS OWNER OF THE PROPERTY SHOWN HEREON I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS PRESENTED ON THIS PLAT.

_____ _____
DATE OF EXECUTION SIGNED OWNER

CERTIFICATE OF SURVEYING ACCURACY
I, WILLIAM GAGNER, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE, AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION:_____

SIGNED:_____
REGISTERED LAND SURVEYOR
STATE OF ARKANSAS REGISTRATION NO. 1659

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

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

STATE OF ARKANSAS
COUNTY OF _____
SUBSCRIBED AND SWORN BEFORE ME THIS _____DAY OF _____ 2023.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

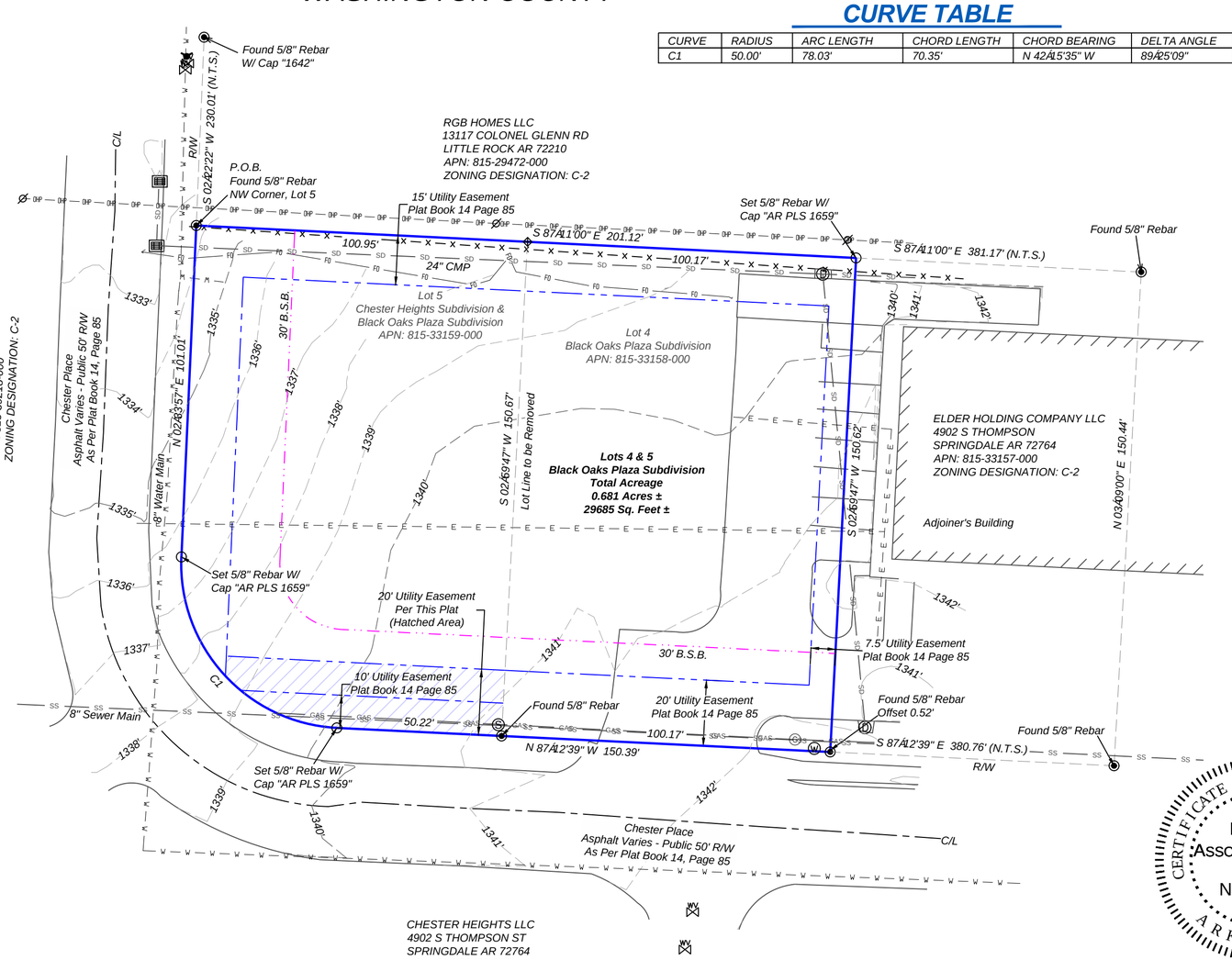
THE UNDERSIGNED HEREBY TRANSMIT THIS PLAT TO THE CITY OF SPRINGDALE FOR APPROVAL AND ACCEPTANCE AND CERTIFY TO BE THE OWNER OF THE PROPERTY DESCRIBED AND HEREBY DEDICATE ALL STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. THE UNDERSIGNED CERTIFY THAT THE PLATTING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

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05143C0070F, WHICH BEARS AN EFFECTIVE DATE OF 05/16/2008 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.

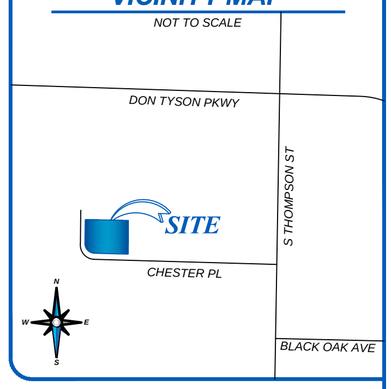


CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	78.03'	70.35'	N 42Â°15'35" W	89Â°25'09"

VICINITY MAP

NOT TO SCALE



LEGEND & SYMBOLS

- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- COMPUTED POINT
- P.O.B. POINT OF BEGINNING
- N.T.S. NOT TO SCALE
- B.S.B. BUILDING SETBACK
- CMP CORRUGATED METAL PIPE
- FIRE HYDRANT
- POWER POLE
- WATER VALVE
- STORM MANHOLE
- WATER METER
- DRAIN GRATE
- GAS METER
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE (R/W)
- CENTERLINE (C/L)
- FENCE LINE
- OVERHEAD POWER LINE
- UNDERGROUND SEWER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND WATER LINE
- SETBACK LINE

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 28TH DAY OF DECEMBER, 2022.

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

REGISTERED
STATE OF ARKANSAS
NO.1659
SIGNATURE
W. GAGNER
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.

MISCELLANEOUS NOTES

COMPLETED FIELD WORK:
OCTOBER 31, 2022

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DEED BOOK 2016 AT PAGE 17614.
2. SURVEY PLAT FILED IN PLAT BOOK 41 AT PAGE 85.

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.

OWNER/DEVELOPER

BRISIEL HOLDINGS, LLC
PO BOX 8216
FAYETTEVILLE, AR 72703

LAND AREA

0.681 ACRES Ñ
29685 SQ. FEET Ñ

ZONING INFORMATION

CURRENT ZONING: C-2

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

BLEW & ASSOCIATES, P.A.
Surveying
Engineering
Mapping
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL:SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 ·FAX: 479.582.1883
EMAIL: SURVEY@BLEWINC.COM·WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 22-10547.01	**SURVEY DRAWN BY:** JDC - 12/28/2022
SURVEY REVIEWED BY: TPN	**SCALE:** 1" = 30'
FOR THE USE AND BENEFIT OF: LEGACY VENTURE	

RP23-01

SHEET 1 OF 1

Expedient Civil Engineering, PLLC

P.O. Box 5484
Bella Vista, AR 72714
Phone: (509) 759-5300
Email: jason@ece-pllc.com

RP23-01

December 29, 2022

Springdale Planning & Community Development
201 Spring Street
Springdale, AR 72764

RE: LIST OF ADJACENT PROPERTY OWNERS
TAX PARCEL # 815-33158-000 & 815-33159-000
ECE PROJECT NO. 22-1036

To Whom it May Concern:

Listed below are the certified list of adjacent property owners:

1. 815-29472-000
   RGB Homes LLC
   13117 Colonel Glenn Rd
   Little Rock, AR 72210

2. 815-33157-000
   Elder Holding Company LLC
   4902 S Thompson Street
   Springdale, AR 72764

3. 815-39218-000 & 815-38498-000
   Chester Heights LLC
   4902 S Thompson Street
   Springdale, AR 72764

Best Regards,
EXPEDIENT CIVIL ENGINEERING, PLLC

Jason E. Ingalls, P.E.
Owner/Senior Project Manager

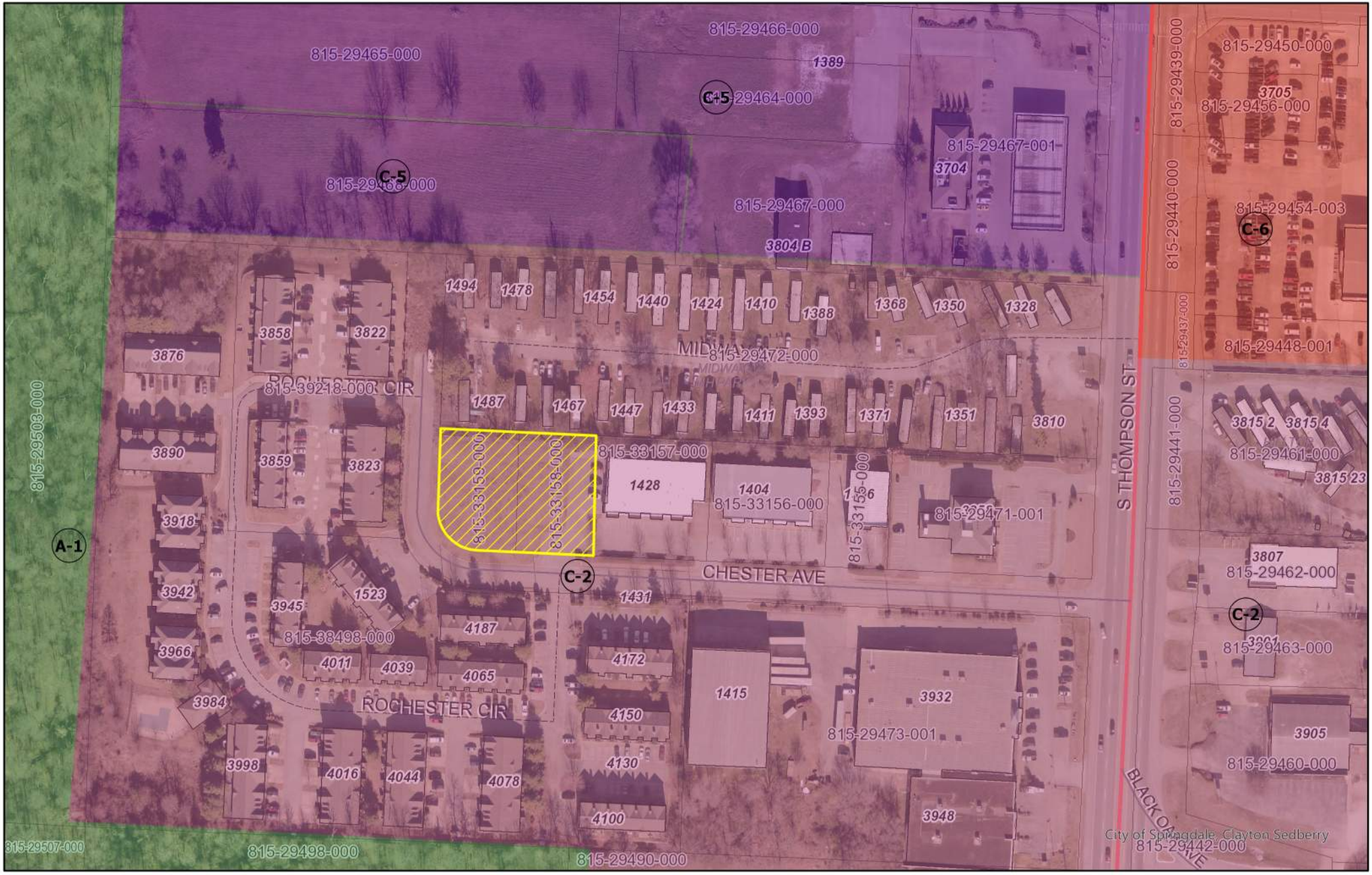
Planning Commission Meeting
February 7, 2023

Miles
0 0 0 0.01 0.01 0.01

N

PROJECT: RP23-01
APPLICANT: Brisiel Holdings, LLC
REQUEST: Replat of Lots 4 & 5 of
Black Oak Plaza and Chester Heights

SPRINGDALE™
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
February 7, 2023

Miles
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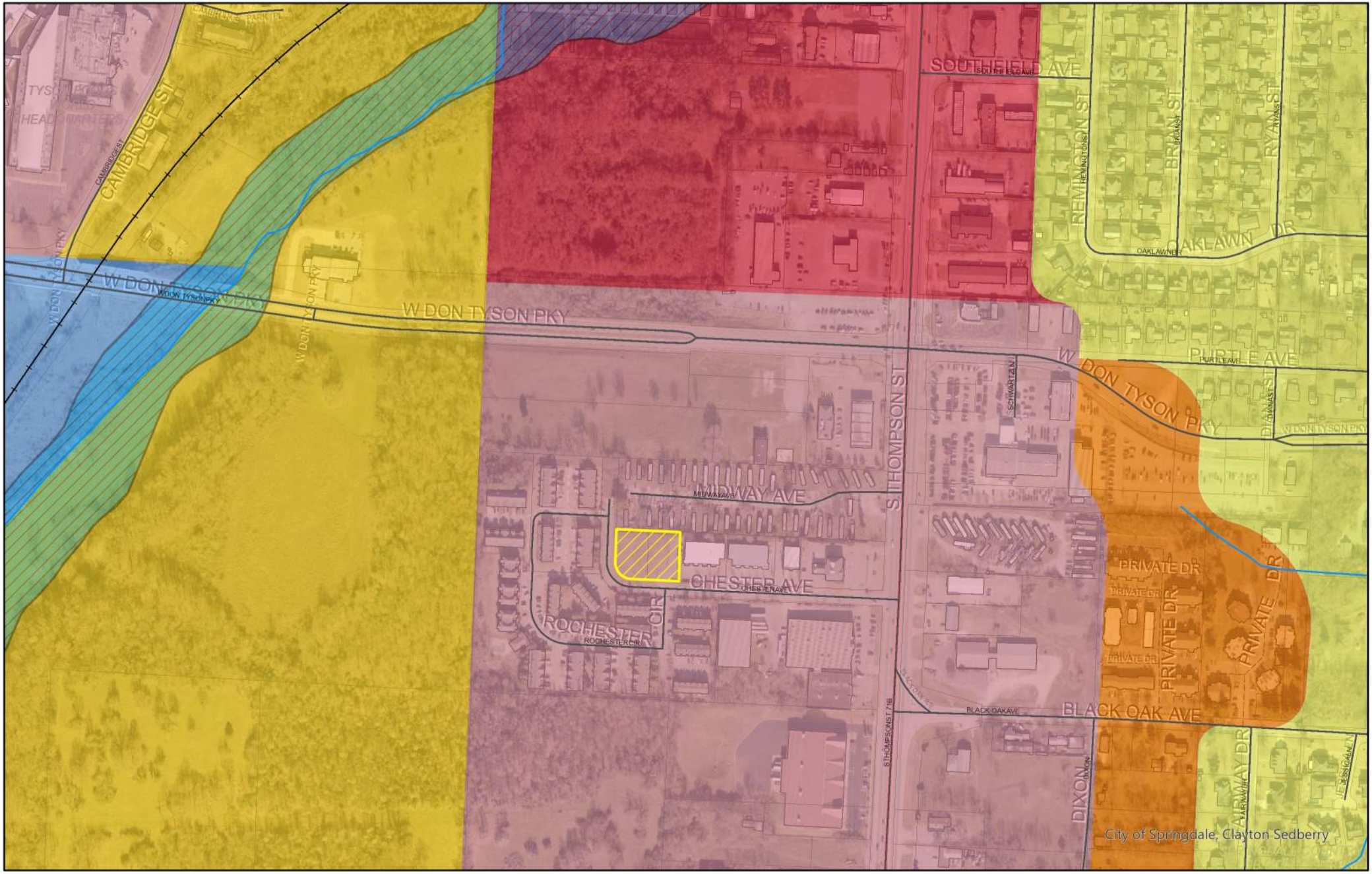
N

PROJECT: RP23-01
APPLICANT: Brisiel Holdings, LLC
REQUEST: Replat of Lots 4 & 5 of
Black Oak Plaza and Chester Heights

SPRINGDALE™
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
February 7, 2023

Miles
0 0.01.03 0.06 0.09 0.12

N

PROJECT: RP23-01
APPLICANT: Brisiel Holdings, LLC
REQUEST: Replat of Lots 4 & 5 of
Black Oak Plaza and Chester Heights

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Note: L23-13 tabled from February PC meeting per applicant.

Planning and Community Development Division
City of Springdale

Memo

To: **Planning Commission**

From: **Staff**

Date: **March 7, 2023**

RE: **L23-13** **Large-Scale Development** **Chester Place Warehouse**

Planning Comments:

1. This Large-Scale Development Plan has been given the number L23-13. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission (standard comment).
3. Documentation corresponding to L23-13 should be submitted to planningapplication@springdalear.gov
4. A written response to all comments is required with resubmission (standard comment).
5. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
6. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
7. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
8. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

Commercial Design Standards Comments:

1. Foundation landscaping is required.
    a. Variance requested
2. Roof lines shall be varied with a change in height every 100 linear feet in the building length.
    a. Variance requested
3. Predominant exterior building materials shall not be: smooth-faced concrete block, tilt-up concrete panels, or pre-fabricated steel panels.
    a. Variance requested

Building & Fire Comments:

- We are concerned there may not be sufficient fire flow for this project. Will need a flow test as discussed prior to staff approval of project.

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 2/1/2023

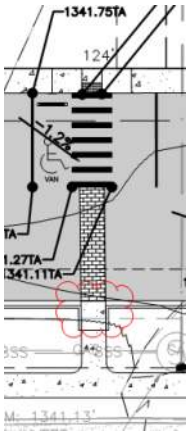
1. **Chapter 107 – Stormwater Pollution**
   (Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220 , § 1, 10-24-17)
   - *107.3*
     - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in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

2. **Chapter 110 – Streets, Sidewalks and Other Public Places**
   (Ord. No. 3258, § 1, 11-12-02)
   - *110.111* - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.
     - **If parking stalls are located adjacent to a sidewalk of 5' wide or less, add parking stops to the stalls. (This allows the full width of the sidewalk to be utilized by pedestrians.) Is the sidewalk 6' wide?**

3. **Chapter 112 – Subdivisions**
   (Code 1973, § 30-1)
   - *112-4* - Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street.
     - The minimum initial rating for the streetlight shall be 6,800 lumens for a local street, 11,000 lumens for a collector street, or 20,000 lumens for an arterial street.
       - ~~Label all lights as Proposed or Existing.~~
       - ~~Show the direction of the mast arm.~~
       - ~~Show the size and type of lights based on the location and classification of the street.~~
       - ~~Add note to determine if the light is designed for area parking lot lights or as a street illuminator.~~
       - Include a note stating if the lights are public or private lights and who will be responsible for maintenance and billing.

- **Include a note that specifies that any installation costs are by owner and that the utility company will specify light type. Utility usage costs billed to the City.**

4. **Chapter 130 – Zoning Ordinance**
   (Ord. No. 3307, 3-25-03)
   - **Truncated domes are required at all ramps.**



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

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

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted: December 29, 2022 Payment Method: _____

Date Accepted as Complete: January 25, 2023 Project Number: L23-13

Must meet the below criteria for a Large Scale Submittal:

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

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

APPLICATION CONTACTS:

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

Applicant (person making request)

Name: Brisiel Holdings, LLC

E-mail: tim@legacyventuresnwa.com

Address: PO Box 2216
Fayetteville, AR 72703

Phone: _____

Site/ Location: North side of Chester Place west of 71B

Assessor's Parcel Number(s): 815-33158-000
815-33159-000

Development Point of Contact for Question & Staff Reviews

Name: Expedient Civil Engineering, PLLC

E-mail: jason@ece-pllc.com

Address: PO Box 5484
Bella Vista, AR 72714

Phone: 509-759-5300

Current Zoning District: C-2 Commercial

Rezone required: _____

Total Acreage: 0.70 Acres

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

Name (printed): Jason Ingalls Date: 12/29/2022

Signature: _____

Staff Notes:

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

CHESTER PLACE
SPRINGDALE, ARKANSAS
LARGE-SCALE DEVELOPMENT

NOTE TO CONTRACTOR:
THE CONTRACTOR SHALL NOT TAKE ANY ADVANTAGE OF ANY APPARENT ERROR OR OMISSION IN THE PLANS OR SPECIFICATIONS. IN THE EVENT THE CONTRACTOR DISCOVERS SUCH AN ERROR OR OMISSION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. THE ENGINEER WILL THEN MAKE SUCH CORRECTIONS AND INTERPRETATIONS AS MAY BE DEEMED NECESSARY FOR FULFILLING THE INTENT OF THE PLANS AND SPECIFICATIONS.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11411
Jason E. Ingalls
1/19/2023

Rev	Comments	Date
1	PER CITY COMMENTS	1/19/2023

CONSTRUCTION NOTES

1. CONTRACTOR SHALL RETAIN A FULL SET OF THE LATEST APPROVED CONSTRUCTION PLANS ON SITE DURING CONSTRUCTION ACTIVITIES.
2. COORDINATE START–UP AND ALL CONSTRUCTION ACTIVITIES WITH THE DEVELOPER'S RESIDENT REPRESENTATIVE.
3. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE SITEWORK SPECIFICATIONS PROVIDED BY EXPEDIENT CIVIL ENGINEERING, PLLC (ECE) OR AS SPECIFIED BY THE DEVELOPER'S RESIDENT REPRESENTATIVE.
4. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
5. **PUBLIC CONVENIENCE AND SAFETY:**

   THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL ENSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTC) FOR STREETS AND HIGHWAYS AND THE ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

6. **GRADING NOTES:**

   A. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES EXCEPT THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PAVED AREA. BURNING OF TIMBER AND DEBRIS WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS.

   B. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8–INCH DEPTH COMPACTED TO 95% OF THE MAXIMUM DRY DENISTY PER ASTM D1557. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.

   C. OFF–SITE FILL MATERIAL(SANDY CLAY, CLAYEY SAND, GRAVELLY CLAY, OR CLAYEY GRAVEL), SHALL HAVE A PLASTICITY INDEX OF 15 OR LESS, A LIQUID LIMIT OF 40 OR LESS, A CBR VALUE GREATER THAN 8, AND CONTAIN NO ROCK LARGER THAN 4 INCHES. OFF–SITE FILL MATERIAL SHALL BE APPROVED BY THE DEVELOPER'S REPRESENTATIVE PRIOR TO BRINGING ON SITE.

   D. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM–AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOILS. CUT AREAS ARE TO BE SCARIFIED AND RECOMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D698 AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.

   E. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOILS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE DEVELOPER'S CONSTRUCTION DIVISION ON THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF ROLLING AND UNDERCUTTING SHALL BE PERFORMED DURING A SUFFICIENT DURATION OF DRY WEATHER PERIOD.

   F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

   G. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF THE SUBGRADE FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF SUBGRADE COMPACTION. FOR BASE COURSE AND ASPHALT PAVING.

   H. ALL SLOPES ARE TO BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED. SLOPES STEEPER THAN 3:1, BUT FLATTER THAN 2:1 SHALL BE STABILIZED BY AN APPROVED VEGETATIVE LAYER OR OTHER APPROVED METHODS.

   I. ALL SLOPES EXCEEDING 2:1 SHALL BE PROTECTED BY RIP–RAP, CONCRETE PAVING, OR OTHER METHODS INDICATED ON THESE PLANS THAT WILL PREVENT EROSION, AND PLACED SUCH THAT THE SURFACE IS FLUSH WITH SURROUNDING GROUND AND SHAPED TO CHANNEL WATER IN DIRECTIONS INDICATED.

   J. CONTRACTOR SHALL REFER TO THE STORMWATER POLLUTION PREVENTION PLAN AND REPORT FOR STORMWATER QUALITY CONTROL INCLUDING EROSION AND SEDIMENT CONTROL. PROPER MEASURES SHALL BE PRACTICED TO PREVENT EROSION ALONG THE EDGE OF PROPERTY, TOE OF SLOPE, AND ALONG DITCHES. MUD AND DEBRIS ARE NOT ALLOWED TO FLOW ONTO ADJACENT PROPERTIES.

   K. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.

7. **PAVING NOTES:**

   J. ASPHALT CONCRETE SURFACE SHALL MEET SECTION 407, TYPE 2 OR THE ARKANSAS DEPARTMENT OF TRANSPORTATION (ARDOT) STANDARD SPECIFICATIONS, LATEST EDITION. BASE COURSE MATERIALS SHOULD MEET OR EXCEED THE REQUIREMENTS SPECIFIED IN THE ARDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

   K. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF IN–PLACE ASPHALT CONCRETE COURSES FOR COMPLIANCE WITH REQUIREMENTS FOR THICKNESS AND SURFACE SMOOTHNESS REQUIREMENTS AS SPECIFIED IN THE CONSTRUCTION SPECIFICATIONS.

8. **CONCRETE NOTES:**

   A. CONCRETE PAVING AND STRUCTURES SHOULD CONFORM TO THE ARDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

   B. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF CONCRETE FOR COMPLIANCE WITH CONCRETE STRENGTH REQUIREMENTS AS SPECIFIED IN THE CONSTRUCTION SPECIFICATIONS.

   C. VERTICAL CONCRETE SURFACES EXPOSED TO THE GENERAL PUBLIC SHALL BE WET–RUBBED TO A SMOOTH FINISH AFTER FORMS HAVE BEEN REMOVED. HORIZONTAL SURFACES SHALL BE BROOMED AS REQUIRED IN THE CONSTRUCTION PROJECT SPECIFICATIONS.

   D. CONTRACTOR IS TO PROVIDE WEAKENED–PLANE (CONSTRUCTION) JOINTS, SECTIONING CONCRETE INTO AREAS AT 10–FOOT ON CENTERS, MAXIMUM EACH WAY. CONSTRUCT WEAKENED–PLANE JOINTS FOR A DEPTH EQUAL TO AT LEAST 1/4" CONCRETE THICKNESS. CONTRACTOR IS TO FURNISH JOINT FILLERS APPROVED BY THE DEVELOPER'S CONSTRUCTION DIVISION OR AS DETAILED ON PLANS.

9. **UTILITY NOTES:**

   A. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE SPRINGDALE WATER UTILITIES (SWU), THE CITY OF SPRINGDALE, THE ARKANSAS DEPARTMENT OF HEALTH (ADH), AND THE CONTRACTOR HAS BEEN NOTIFIED BY ECE.

   B. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN BELONGING TO SWU UNLESS DULY AUTHORIZED TO DO SO BY SWU. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. ECE AND THE DEVELOPER ARE NOT TO BE HELD ACCOUNTABLE.

   C. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF SWU AND A REPRESENTATIVE OF ECE. CONTRACTOR SHALL NOTIFY ECE AT LEAST ONE WEEK IN ADVANCE, PRIOR TO ANY TESTING.

   D. ALL WATER AND SEWER MAINS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST SWU STANDARD SPECIFICATIONS DATED JANUARY 20, 2021 AND SHALL BE INSPECTED BY THE UTILITY INSPECTOR & ECE.

10. **BLASTING AND EXPLOSIVE MATERIALS:**

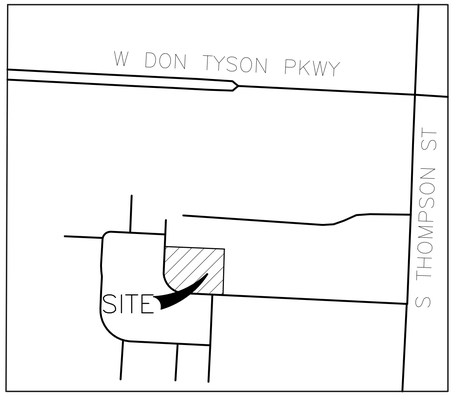
    A. THE CONTRACTOR IS SUBJECT TO ALL FEDERAL, STATE AND LOCAL REGULATIONS GOVERNING THE USE AND STORAGE OF EXPLOSIVE MATERIALS AND IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND LICENSES.

    B. ECE ACCEPTS NO RESPONSIBILITY OR LIABILITY PERTAINING TO STORAGE, USE, METHODS, PROCEDURES, SAFETY PRECAUTIONS, TECHNICAL SPECIFICATIONS, CONCERNING BLASTING AND EXPLOSIVE MATERIALS. THE CONTRACTOR SHALL HOLD THE OWNER, ENGINEER, AND THEIR ASSOCIATES HARMLESS WITH REGARD TO BLASTING AND EXPLOSIVE MATERIALS.

ELEVATIONS ON PROFILES OF SECTIONS OR AS INDICATED ON PLANS SHALL HAVE U.S.G.S. DATA. AT LEAST ONE PERMANENT BENCH MARK IN THE VICINITY OF EACH PROJECT SHALL BE NOTED ON THE FIRST DRAWING OF EACH PROJECT, AND THEIR LOCATION AND ELEVATION SHALL BE CLEARLY DEFINED.

HORIZONTAL AND VERTICAL DATUM:

ALL DRAINAGE CONSTRUCTION SHALL USE THE ABOVE MENTIONED COORDINATE SYSTEM AND SHALL IDENTIFY WITH MONUMENTS THAT WERE USED FOR HORIZONTAL AND VERTICAL CONTROL. ELEVATION OF CONTROLLING POINTS SHALL BE BASED ON USGS NAVD 88 DATUM.



VICINITY MAP
NOT TO SCALE
NORTH

SHEET INDEX

No.	DESCRIPTION	PLOT DATE No.	PLOT DATE DATE
C1.0	COVER SHEET	1	1/19/2023
C2.0	TOPOGRAPHIC/BOUNDARY SHEET	1	1/19/2023
C3.0	DEMOLITION & STORM WATER POLLUTION PREVENTION PLAN	1	1/19/2023
C4.0	SITE PLAN	1	1/19/2023
C5.0	GRADING PLAN	1	1/19/2023
C6.0	UTILITY PLAN	1	1/19/2023
C7.0	DETAIL SHEET	1	1/19/2023
C7.1	DETAIL SHEET	1	1/19/2023
L1.0	LANDSCAPE PLAN	1	1/19/2023

RESOURCE LIST

NAME	ADDRESS	TELEPHONE
DEVELOPER BRISIEL HOLDINGS, LLC	PO BOX 8216 FAYETTEVILLE, ARKANSAS 72703	(479) 790–3315
BLACK HILLS ENERGY MR. JOSHUA KNIGHT	1301 FEDERAL WAY LOWELL, ARKANSAS 72745	(479) 333–7005
AT&T MR. LAYNE RHODES	HAROLD DR FAYETTEVILLE, ARKANSAS 72701	(479) 442–1977
SPRINGDALE WATER UTILITIES MR. RICK PULVIRENTI, PE	526 OAK AVENUE SPRINGDALE, ARKANSAS 72762	(479) 751–5751
CITY OF SPRINGDALE PLANNING & COMMUNITY DEVELOPMENT MRS. PATSY CHRISTIE	201 SPRING STREET SPRINGDALE, ARKANSAS 72764	(479) 750–8550
CITY OF SPRINGDALE ENGINEERING MR. BEN PETERS	201 SPRING STREET SPRINGDALE, ARKANSAS 72764	(479) 750–8105
CITY OF SPRINGDALE (FIRE PLANS EXAMINER) MR. ED STITH	201 SPRING STREET SPRINGDALE, ARKANSAS 72764	(479) 750–8154
OZARK'S ELECTRIC COOPERATIVE MR. MIKE PHIPPS	3641 W WEDINGTON DR FAYETTEVILLE, ARKANSAS 72704	(800) 521–6144
COX COMMUNICATIONS MR. JASON COMBS	4901 S. 48TH STREET SPRINGDALE, ARKANSAS 72763	(479) 365–2402
UTILITY LOCATIONS ARKANSAS ONE–CALL SYSTEM, INC.		1–800–482–8998

FLOOD STATEMENT:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05143C0070F WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

VARIANCES:

- FACADE ON NORTH SIDE OF BUILDING
- REQUIRED FOUNDATION LANDSCAPING ALONG SOUTH OF BUILDING HAS BEEN PLACED AROUND SITE

PARCEL NUMBER
815–33159–000

LEGAL DESCRIPTION

LOTS FOUR (4) AND FIVE (5) IN BLACK OAK PLAZA, AS PER PLAT OF SAID ADDITION ON FILE AT PLAT BOOK 14 AT PAGE 85 OF THE RECORDS OF THE WASHINGTON COUNTY CIRCUIT CLERK AND EX-OFFICIO RECORDER.

CERTIFICATE OF AUTHORIZATION
ECE
No. 3356
ARKANSAS ENGINEER

JOB# L23-13

Know what's below. Call before you dig.

NOT FOR CONSTRUCTION

CHESTER PLACE
LARGE SCALE
CHESTER AVENUE
SPRINGDALE, AR

BRISIEL HOLDINGS, LLC
PO BOX 8216 FAYETTEVILLE, AR 72703

9200 BUTTS LUS DR, STE B
BELLA VISTA, AR 72714
O: (479) 364-0028
D: (479) 387-2324
M: (479) 200-2650
EMAIL: jason@ece-plc.com

Expedient Civil Engineering, PLLC

DRAWN BY:	KAB
CHECKED BY:	JEI
DATE	12/29/2022
JOB NUMBER	22-1036
SHEET NAME	COVER SHEET
File No.	22-1036- CSD.dwg
	C1.0

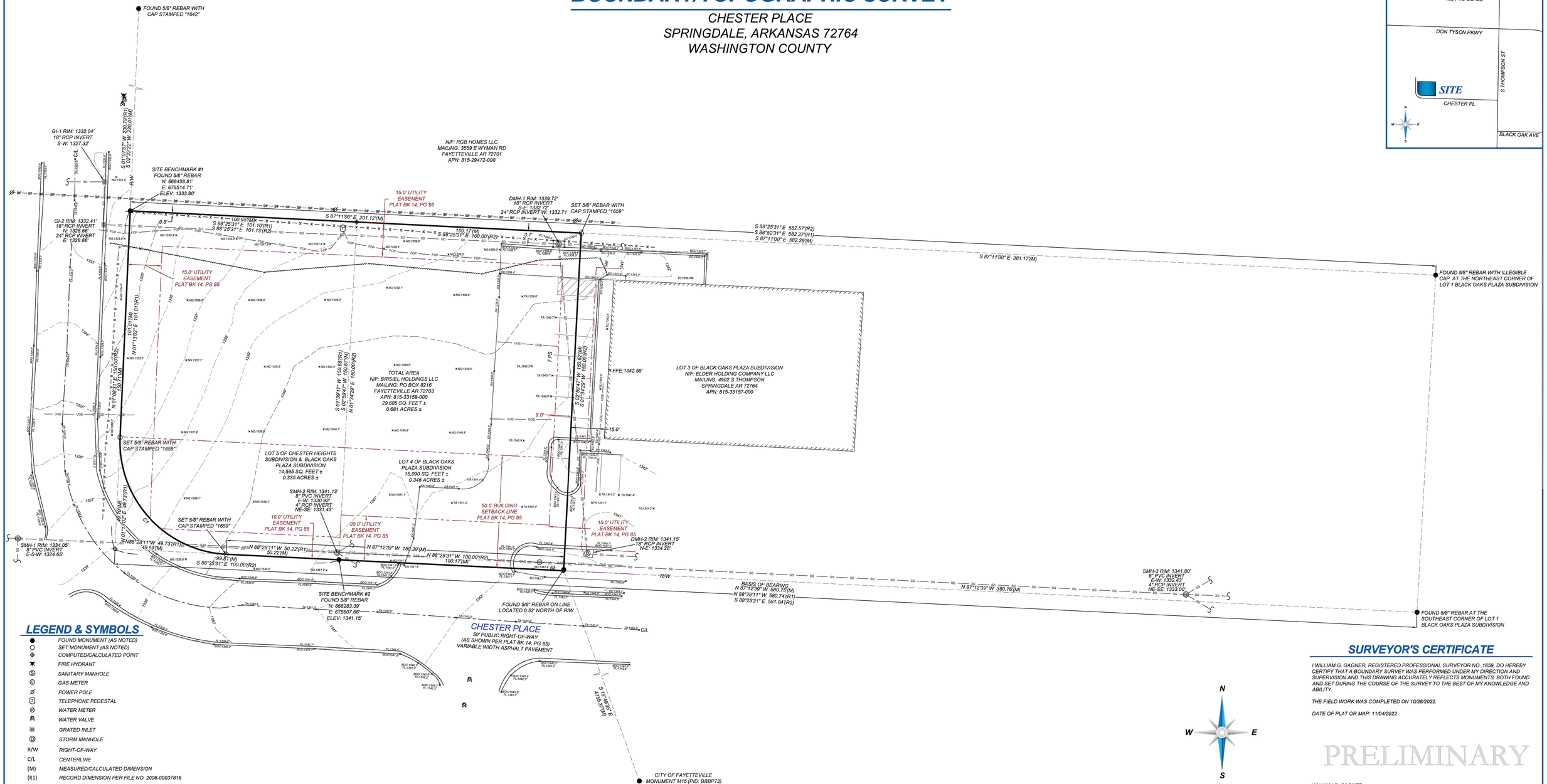
Z:\ECE - Work\Projects\2022 Projects\22-1036 Chester Place Warehouses\Dwg\22-1036- CSD.dwg

BOUNDARY/TOPOGRAPHIC SURVEY

CHESTER PLACE
SPRINGDALE, ARKANSAS 72764
WASHINGTON COUNTY

VICINITY MAP

NOT TO SCALE



LEGEND & SYMBOLS

- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- COMPUTED/CALCULATED POINT
- FIRE HYDRANT
- SANITARY MANHOLE
- GAS METER
- POWER POLE
- TELEPHONE PEDESTAL
- WATER METER
- WATER VALVE
- GRATED INLET
- STORM MANHOLE
- R/W — RIGHT-OF-WAY
- C/L — CENTERLINE
- (M) — MEASURED/CALCULATED DIMENSION
- (R1) — RECORD DIMENSION PER FILE NO. 2006-00037816
- (R2) — RECORD DIMENSION PER PLAT BK 14, PG 85
- N/F — NOW OR FORMERLY
- B/HL — BUILDING HEIGHT LOCATION
- EA — EDGE OF ASPHALT
- EC — EDGE OF CONCRETE
- TA — TOP OF ASPHALT
- NG — NATURAL GROUND
- TC — TOP OF CONCRETE
- BOC — BACK OF CURB
- FL — FLOWLINE
- RCP — REINFORCED CONCRETE PIPE
- BOUNDARY LINE
- EASEMENTS PER MAP BK 14, PG 85
- RIGHT-OF-WAY LINE
- CENTERLINE
- FENCE LINE
- OVERHEAD POWER LINE
- UNDERGROUND WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- FIBER OPTIC LINE
- GAS LINE
- UNDERGROUND ELECTRIC LINE
- TREE LINE

GENERAL NOTES

1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
3. COMPLETED FIELD WORK WAS OCTOBER 28TH, 2022.
4. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
5. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT 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.
6. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM WASHINGTON COUNTY GIS.
7. ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS WITH ORIGINATING BENCHMARK M15 (PID: BBBP73), VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVD88) IN US SURVEY FEET. CONTOURS ARE SHOWN IN 1' INTERVALS.
   BENCHMARK ID: M15 (PID: BBBP73)
   PUBLISHED ELEVATION: 1252.32'
   MONUMENT DESCRIPTION: 3" CITY OF FAYETTEVILLE ALUMINUM CAP
8. ARKANSAS STATE RECORDING #500-17N-30W-0-14-140-72-1659

REFERENCE DOCUMENTS

1. CHESTER HEIGHTS SUBDIVISION - FILE NO. 2006-00037816
2. BLACK OAK PLAZA SUBDIVISION - PLAT BOOK 14, PAGE 85

UTILITY INFORMATION

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS UTILITY MAP DRAWINGS, AND ARKANSAS 811 DIG UTILITY LOCATE REQUEST. BLEW AND ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. TICKET NUMBER: 221024-1277

COMPANY:	CONTACT:
ATT	(314) 208-9076
BLACK HILLS CORPORATION	(888) 890-5554
COX COMMUNICATIONS	(479) 365-2449
SWEPCO	(888) 216-3523
SPRINGDALE WATER UTILITIES	(479) 751-5751

LEGAL DESCRIPTION

LOTS FOUR (4) AND FIVE (5) IN BLACK OAK PLAZA, AS PER PLAT OF SAID ADDITION ON FILE AT PLAT BOOK 14 AT PAGE 85 OF THE RECORDS OF THE WASHINGTON COUNTY CIRCUIT CLERK AND EX-OFFICIO RECORDER.

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05143C0070F, WHICH BEARS AN EFFECTIVE DATE OF 05/16/2008 AND IS NOT / IS IN A SPECIAL FLOOD HAZARD AREA

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON NORTH RIGHT-OF-WAY LINE OF CHESTER PLACE. THE BEARING IS DENOTED AS N 87°12'39" W PER GPS COORDINATE OBSERVATIONS ARKANSAS STATE PLANE, NORTH ZONE NAD83.
LATITUDE = 36°09'01.11676"
LONGITUDE = -94°08'41.93402"
CONVERGENCE ANGLE = -01°14'53.38667"

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1(M)	50.00'	78.03'	89°25'09"	N 42°15'36" W	70.35'
C1(R1)	50.00'	78.27'	89°41'13"	N 43°37'34" W	70.52'

LAND AREA

LOT 4 OF BLACK OAKS PLAZA SUBDIVISION	LOT 5 OF CHESTER HEIGHTS SUBDIVISION & BLACK OAKS PLAZA SUBDIVISION	TOTAL AREA
15,090 SQ. FEET ±	14,595 SQ. FEET ±	29,685 SQ. FEET ±
0.346 ACRES ±	0.335 ACRES ±	0.681 ACRES ±

PARKING INFORMATION

REGULAR= 7
HANDICAP= 0
TOTAL= 7

SIGNIFICANT OBSERVATIONS

A — PARKING AREA APPEARS TO EXTEND OVER BOUNDARY LINE BY AS MUCH AS 9.8'

N
W E
S
1" = 20'
GRAPHIC SCALE
0 10' 20' 40'

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

SURVEYOR'S CERTIFICATE

I WILLIAM G. GAGNER, REGISTERED PROFESSIONAL SURVEYOR NO. 1659, DO HEREBY CERTIFY THAT A BOUNDARY SURVEY WAS PERFORMED UNDER MY DIRECTION AND SUPERVISION AND THIS DRAWING ACCURATELY REFLECTS MONUMENTS, BOTH FOUND AND SET DURING THE COURSE OF THE SURVEY TO THE BEST OF MY KNOWLEDGE AND ABILITY.

THE FIELD WORK WAS COMPLETED ON 10/28/2022.

DATE OF PLAT OR MAP: 11/04/2022

PRELIMINARY

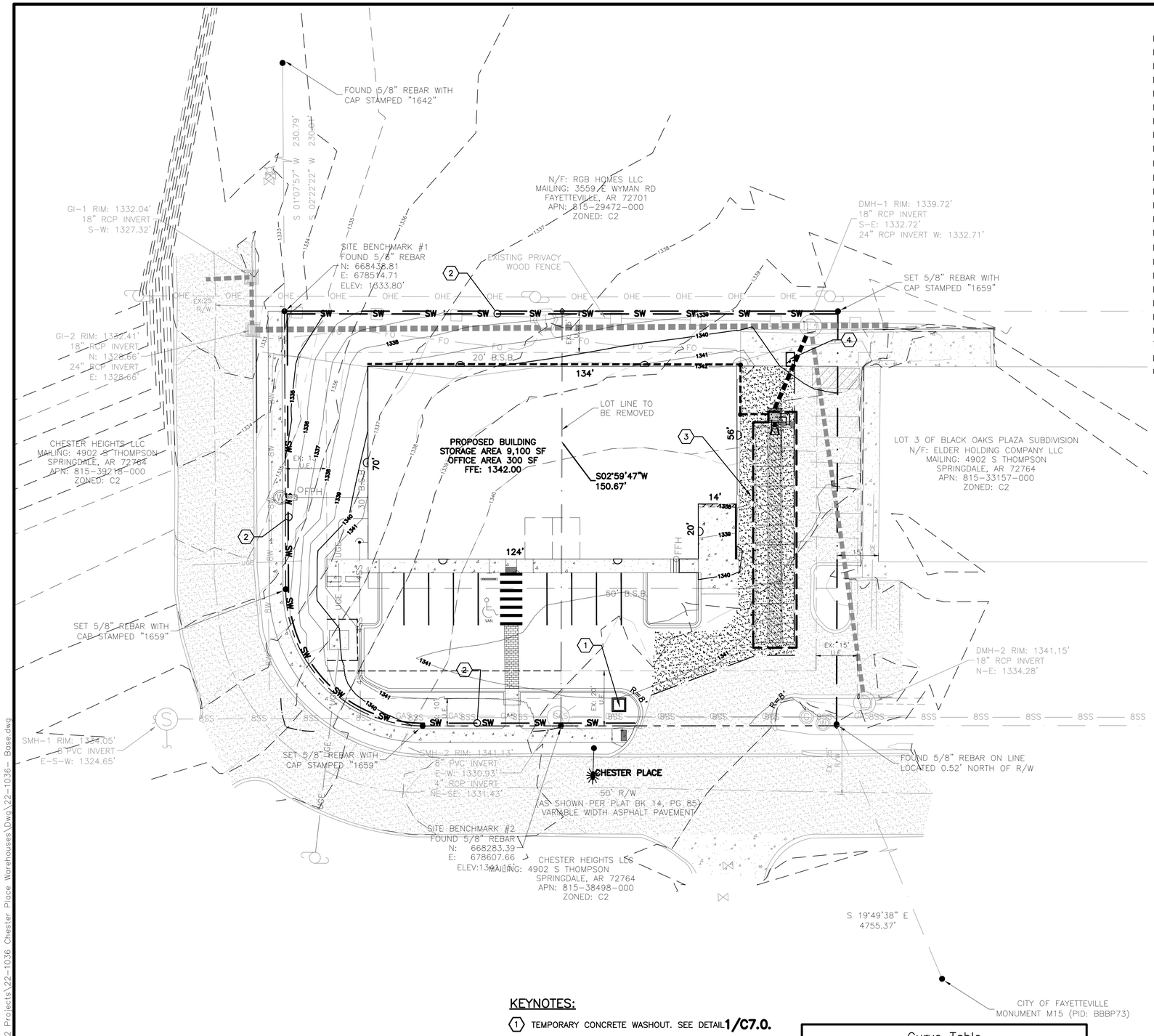
WILLIAM G. GAGNER
LICENSED PROFESSIONAL SURVEYOR NO. 1659
STATE OF ARKANSAS
CERTIFICATE OF AUTHORIZATION NO. 1534

DATE	REVISION HISTORY	BY

BLEW & ASSOCIATES, P.A.
Surveying
Engineering
Mapping
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL:SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
EMAIL: SURVEY@BLEWINC.COM WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 22-10547	SURVEY DRAWN BY: KLR - 10/31/2022
SURVEY REVIEWED BY: AM	SHEET: 1 OF 1

JOB# L23-13



LEGEND

- FOUND IRON PIN
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING WOOD FENCE
- EXISTING EASEMENT
- EXISTING ASPHALT
- EXISTING CENTERLINE OF ROAD
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING 8" WATER LINE — 8W —
- EXISTING POWER POLE
- EXISTING OVERHEAD ELECTRIC — OHE —
- EXISTING GAS METER
- EXISTING GAS LINE — GAS —
- EXISTING MANHOLE
- EXISTING 8" SANITARY SEWER — 8SS —
- EXISTING STORM STRUCTURE
- EXISTING STORM PIPE
- EXISTING FIBER OPTIC LINE — FO —
- PROPOSED STANDARD ASPHALT
- PROPOSED HANDICAP SIGN
- PROPOSED SETBACK
- TRUNCATED DOME
- PROPOSED CONCRETE
- UTILITY EASEMENT U.E.

NORTH

20' 0 20'

SCALE 1"=20'

KEYNOTES:

1. TEMPORARY CONCRETE WASHOUT. SEE DETAIL **1/C7.0.**
2. TEMPORARY STRAW WATTLE. SEE DETAIL **2/C7.0.**
3. SAW CUT EXISTING ASPHALT AND DISPOSE OF OFF-SITE
4. SAW CUT EXISTING CONCRETE AND DISPOSE OF OFF-SITE.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length

GRADING NOTES:

A. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES EXCEPT THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PAVED AREA. BURNING OF TIMBER AND DEBRIS WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS.

B. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED TO 95% OF THE MAXIMUM DRY DENISTY PER ASTM D698. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.

C. OFF-SITE FILL MATERIAL(SANDY CLAY, CLAYEY SAND, GRAVELLY CLAY, OR CLAYEY GRAVEL), SHALL HAVE A PLASTICITY INDEX OF 15 OR LESS, A LIQUID LIMIT OF 40 OR LESS, A CBR VALUE GREATER THAN 8, AND CONTAIN NO ROCK LARGER THAN 4 INCHES. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE DEVELOPER'S REPRESENTATIVE PRIOR TO BRINGING ON SITE.

D. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM-AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOILS. CUT AREAS ARE TO BE SCARIFIED AND RECOMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D698 AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.

E. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOILS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE DEVELOPER'S CONSTRUCTION DIVISION ON THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF ROLLING AND UNDERCUTTING SHALL BE PERFORMED DURING A SUFFICIENT DURATION OF DRY WEATHER PERIOD.

F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

G. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF THE SUBGRADE FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF SUBGRADE COMPACTION. FOR BASE COURSE AND ASPHALT PAVING.

H. ALL SLOPES ARE TO BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED. SLOPES STEEPER THAN 3:1, BUT FLATTER THAN 2:1 SHALL BE STABILIZED BY AN APPROVED VEGETATIVE LAYER OR OTHER APPROVED METHODS.

I. ALL SLOPES EXCEEDING 2:1 SHALL BE PROTECTED BY RIP-RAP, CONCRETE PAVING, OR OTHER METHODS INDICATED ON THESE PLANS THAT WILL PREVENT EROSION, AND PLACED SUCH THAT THE SURFACE IS FLUSH WITH SURROUNDING GROUND AND SHAPED TO CHANNEL WATER IN DIRECTIONS INDICATED.

JOB# L23-13

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

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

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER Jason E. Ingalls No.11411 1/19/2023

Rev	Comments	Date
1	PER CITY COMMENTS	1/19/2023

NOT FOR CONSTRUCTION

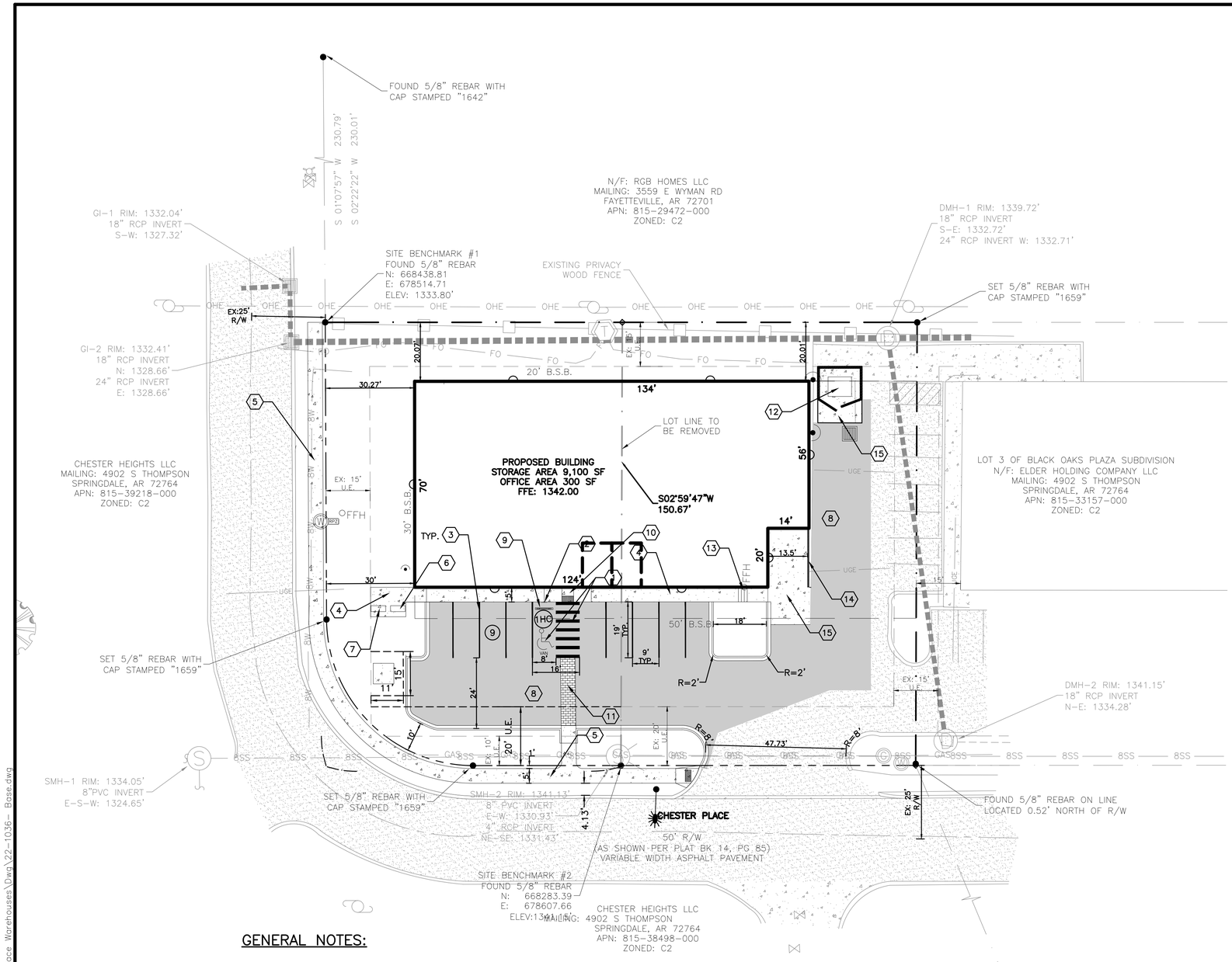
CHESTER PLACE
LARGE SCALE
SPRINGDALE, ARKANSAS
CHESTER AVENUE

BRISIEL HOLDINGS, LLC
PO BOX 8216 FAYETTEVILLE, AR 72703

Expedient Civil Engineering, PLLC
8200 S. UNIVERSITY, STE. B
LITTLE ROCK, AR 72209
O: (479) 364-0028
O: (479) 372-2704
O: (479) 957-3503
EMAIL: jason@ece-pllc.com

DRAWN BY: KAB
CHECKED BY: JEI
DATE: 12/29/2022
JOB NUMBER: 22-1036
SHEET NAME: DEMOLITION & STORM WATER POLLUTION PREVENTION PLAN
File No.: 22-1036- Base.dwg
C3.0

Z:\ECE- Work\Projects\2022 Projects\22-1036 Chester Place Warehouses\Dwg\22-1036- Base.dwg



LEGEND

- FOUND IRON PIN
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING WOOD FENCE
- EXISTING EASEMENT
- EXISTING ASPHALT
- EXISTING CENTERLINE OF ROAD
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING 8" WATER LINE — 8W —
- EXISTING POWER POLE
- EXISTING OVERHEAD ELECTRIC — OHE —
- EXISTING GAS METER
- EXISTING GAS LINE — GAS —
- EXISTING MANHOLE
- EXISTING 8" SANITARY SEWER — 8SS —
- EXISTING STORM STRUCTURE
- EXISTING STORM PIPE
- EXISTING FIBER OPTIC LINE — FO —
- PROPOSED STANDARD ASPHALT
- PROPOSED HANDICAP SIGN
- PROPOSED SETBACK
- TRUNCATED DOME
- PROPOSED CONCRETE
- PROPOSED EASEMENT
- UTILITY EASEMENT — U.E. —

ZONING:

C-2

PLANNED USE:

OFFICE AND STORAGE

SETBACKS:

FRONT:	50' (PARKING BETWEEN BUILDING AND ROW)
FRONT:	30'
SIDE:	0'
REAR:	20'

PARKING REQUIREMENTS:

OFFICE: 1 SPACE PER 300 SF OF NET FLOOR AREA
NET FLOOR AREA: 300 SF
SPACES NEEDED: 1

WAREHOUSE: 1 SPACE PER 1,200 SF OF NET FLOOR AREA
NET FLOOR AREA: 9,100 SF
SPACES NEEDED: 8

TOTAL REQUIRED: 9 SPACES (INCLUDING 1 ADA SPACE)
TOTAL PROVIDED: 9 STANDARD SPACES
1 ADA SPACE

LANDSCAPE BUFFER WIDTH:

FRONT: 10'
SIDE: 5'

TOTAL AREAS OF DEVELOPMENT:

GROSS AREA:	29,685 SF
NET AREA:	29,685 SF
IMPERVIOUS AREA:	21,328 SF
PERVIOUS AREA (EXCLUDING ROW):	8,357 SF
% PERVIOUS:	28.2%

KEYNOTES:

1. ACCESSIBLE PARKING STRIPING. SEE DETAIL **4/C7.0.**
2. ACCESSIBLE PARKING SIGN. SEE DETAIL **5/C7.0.**
3. 4" WHITE PARKING STRIPING
4. THICKENED EDGE CONCRETE SIDEWALK. SEE DETAIL **7/C7.0.**
5. CONCRETE SIDEWALK PER CITY OF SPRINGDALE STANDARD DETAIL **B-1/C7.1**
6. PARK BENCH PER CITY OF SPRINGDALE REQUIREMENTS
7. BIKE RACK PER CITY OF SPRINGDALE REQUIREMENTS
8. STANDARD ASPHALT SECTION. SEE DETAIL **6/C7.0.**
9. CONCRETE WHEEL STOP. SEE DETAIL **3/C7.0.**
10. ACCESSIBLE RAMP. SEE DETAIL **8/C7.0.**
11. STAMPED CONCRETE SECTION
12. TRASH ENCLOSURE. SEE ARCHITECTURAL DRAWINGS
13. CONCRETE STEPS
14. RETAINING WALL WITH METAL HAND RAILINGS. SEE DETAIL **9/C7.1.**
15. HEAVY DUTY CONCRETE SECTION. SEE DETAIL **10/C7.1.**

GENERAL NOTES:

1. A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FROM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.
2. STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED 6 MONTHS.
3. PRIOR TO FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
   A. DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
   B. THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
   C. NO SLOPES STEEPER THAN 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
   D. NOTICE OF ALL VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING.
   E. ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
4. ACCESSIBILITY FOR PERSONS WITH DISABILITIES IN PARKING LOTS AND BUILDING APPROACHES SHALL BE AS REQUIRED BY THE CURRENT ADA AND AS MAY FORM TIME TO TIME BE AMENDED.
5. PROPOSED PUBLIC LIGHTS ARE TO BE PAID FOR BY THE DEVELOPER OF THE PROPERTY. ONGOING MAINTENANCE AND ELECTRICITY USAGE TO BE PAID BY THE CITY.
6. PROPOSED PRIVATE LIGHTS TO BE WALL PACKS MOUNTED ON OUTSIDE OF BUILDINGS.
7. PROPOSED PRIVATE LIGHTS ARE TO BE PAID FOR BY THE DEVELOPER. ONGOING MAINTENANCE AND ELECTRICITY USAGE TO BE PAID BY THE DEVELOPER.
8. ALL AREAS OUTSIDE OF THE GRADING AREA ARE TO REMAIN UNDISTURBED.
9. ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH AN ARCHITECTURAL TREATMENT THAT IS COMPATIBLE WITH THE BUILDING ARCHITECTURE.

FLOOD STATEMENT:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05143C0070F WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length

LEGAL DESCRIPTION

LOTS FOUR (4) AND FIVE (5) IN BLACK OAK PLAZA, AS PER PLAT OF SAID ADDITION ON FILE AT PLAT BOOK 14 AT PAGE 85 OF THE RECORDS OF THE WASHINGTON COUNTY CIRCUIT CLERK AND EX-OFFICIO RECORDER.

NORTH

20' 0 20'

SCALE 1"=20'

CERTIFICATE OF AUTHORIZATION — ECE No. 3356 — ARKANSAS ENGINEER

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — Jason E. Ingalls — No.11411 — 1/19/2023

Rev	Comments	Date
1	PER CITY COMMENTS	1/19/2023

ENGINEER:

EXPEDIENT CIVIL ENGINEERING, PLLC
9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
(479) 364-0028

SURVEYOR:

BLEW & ASSOCIATES
3825 N. SHILOH DRIVE
FAYETTEVILLE, AR 72703
(479) 582-1883

DEVELOPER:

BRISIEL HOLDINGS, LLC
PO BOX 8216
FAYETTEVILLE, AR 72703

NOT FOR CONSTRUCTION

CHESTER PLACE
LARGE SCALE
CHESTER AVENUE
SPRINGDALE, ARKANSAS

BRISIEL HOLDINGS, LLC
PO BOX 8216 FAYETTEVILLE, AR 72703

BLEW & ASSOCIATES, P.A. SUITE B
3825 N. SHILOH DRIVE, FAYETTEVILLE, AR 72703
O: (479) 582-1883
F: (479) 582-1885
D: (479) 799-5306
EMAIL: jason@ece-pllc.com

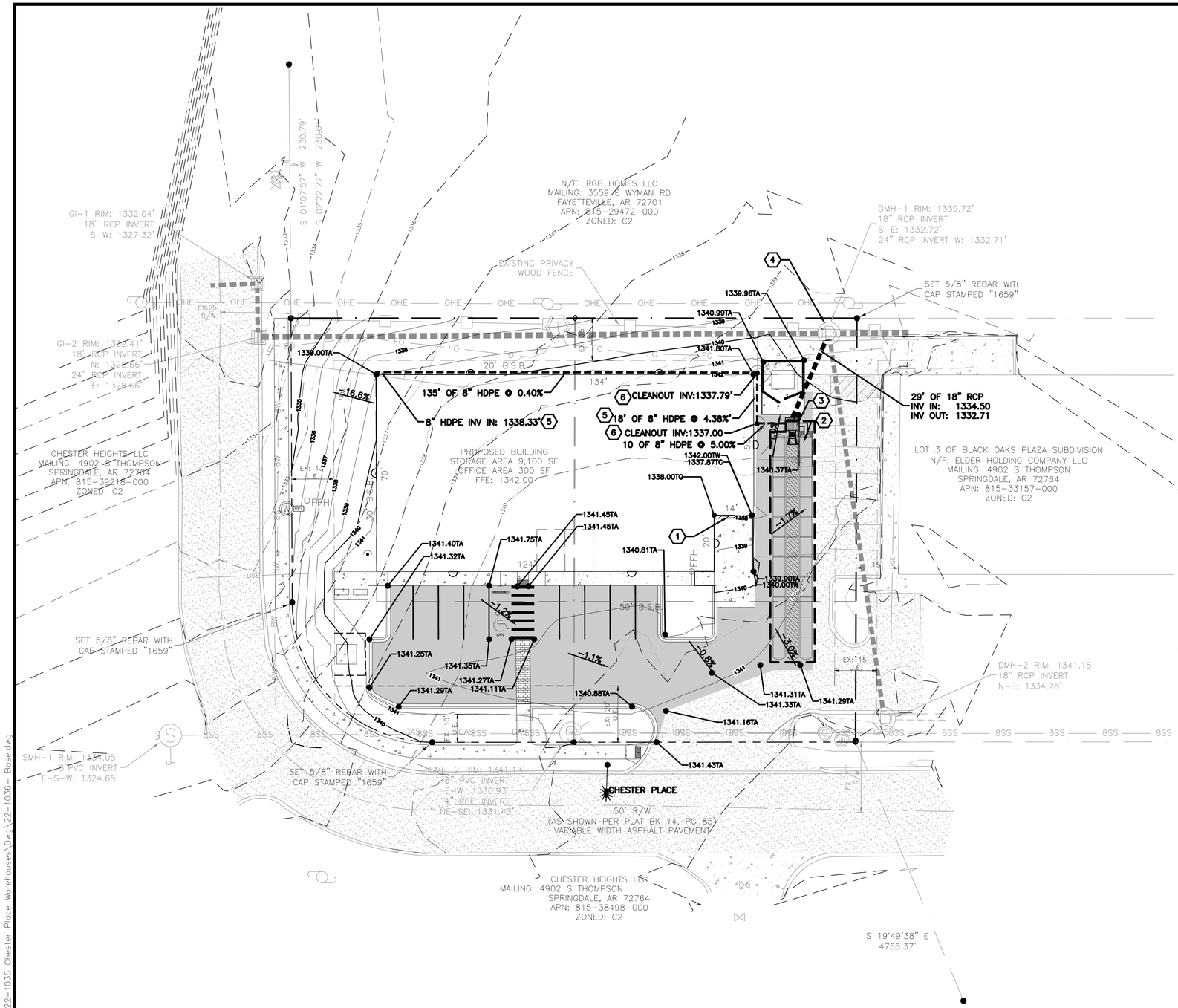
Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE: 12/29/2022
JOB NUMBER: 22-1036
SHEET NAME: SITE PLAN
File No.: 22-1036- Base.dwg
C4.0

JOB# L23-13

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

Z:\ECE- Work\Projects\2022 Projects\22-1036 Chester Place Warehouses\Dwg\22-1036- Base.dwg



LEGEND

FOUND IRON PIN	
PROPERTY LINE	
EXISTING RIGHT-OF-WAY	
EXISTING WOOD FENCE	
EXISTING EASEMENT	
EXISTING ASPHALT	
EXISTING CENTERLINE OF ROAD	
EXISTING WATER VALVE	
EXISTING WATER METER	
EXISTING 8" WATER LINE	8W
EXISTING POWER POLE	
EXISTING OVERHEAD ELECTRIC	OHE
EXISTING GAS METER	
EXISTING GAS LINE	GAS
EXISTING MANHOLE	
EXISTING 8" SANITARY SEWER	8SS
EXISTING STORM STRUCTURE	
EXISTING STORM PIPE	
EXISTING FIBER OPTIC LINE	FO
PROPOSED STANDARD ASPHALT	
PROPOSED HANDICAP SIGN	
PROPOSED SETBACK	
TRUNCATED DOME	
PROPOSED CONCRETE	
UTILITY EASEMENT	U.E.

NORTH

20' 0 20'

SCALE 1"=20'

EROSION AND SEDIMENT CONTROL NOTES:

1. INSTALL EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION ENTRANCES AT LOCATIONS AS INDICATED ON PLANS PRIOR TO EARTHWORK.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE LOCATED AND MAINTAINED SUCH THAT THE LOCATION DOES NOT INTERFERE WITH CONSTRUCTION ACTIVITIES.
3. REFER TO THE CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN (SWPPP) REPORT FOR IMPLEMENTATION, INSTALLATION, AND/OR APPLICATION REQUIREMENTS AND SEQUENCES.
4. CURB OPENING SEDIMENT CONTROL SHALL BE PLACED AND MAINTAINED AT EACH OPENING.
5. INSTRUCTION/DIRECTION OF THE INSPECTOR SHALL PREVAIL OVER THE CONSTRUCTION SWPPP PLAN.

MAINTENANCE AND OPERATION NOTES:

1. AN INSPECTION SHALL BE MADE BY DEVELOPER OR ASSIGNED REPRESENTATIVE (INSPECTOR) WITHIN 24 HOURS OF A RAINFALL EVENT PER ADEQ REQUIREMENTS. ALL OBSERVED DEFICIENCIES IN BEST MANAGEMENT PRACTICES (BMP's) WILL BE RECORDED.
2. SEDIMENT SHALL BE REMOVED BEHIND SILT FENCING OR STRAW BALES ONCE SEDIMENT REACHES 1/3 THE HEIGHT OF THE SILT FENCE OR STRAW BALE.

KEYNOTES:

1. ABT POLYDRAIN PRE-MANUFACTURED TRENCH DRAIN. SEE DETAIL **C7.1.**
2. SC-740 STORMTECH UNDERGROUND DETENTION SYSTEM. SEE DETAIL **13/C7.1.**
3. GRATED INLET DETENTION OUTLET. SEE DETAIL**12/C7.1.**
4. CORE AND BORE EXISTING STORMBOX. MATCH PIPE INVERTS.
5. 8" HDPE TIED TO ROOF DRAINS.
6. CLEANOUT PORTS ON 90° ELBOWS.

FLOOD STATEMENT:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05143C0070F WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length

JOB# L23-13

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

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

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER Jason E. Ingalls No.11411 1/19/2023

Rev	Comments	Date
1	PER CITY COMMENTS	1/19/2023

NOT FOR CONSTRUCTION

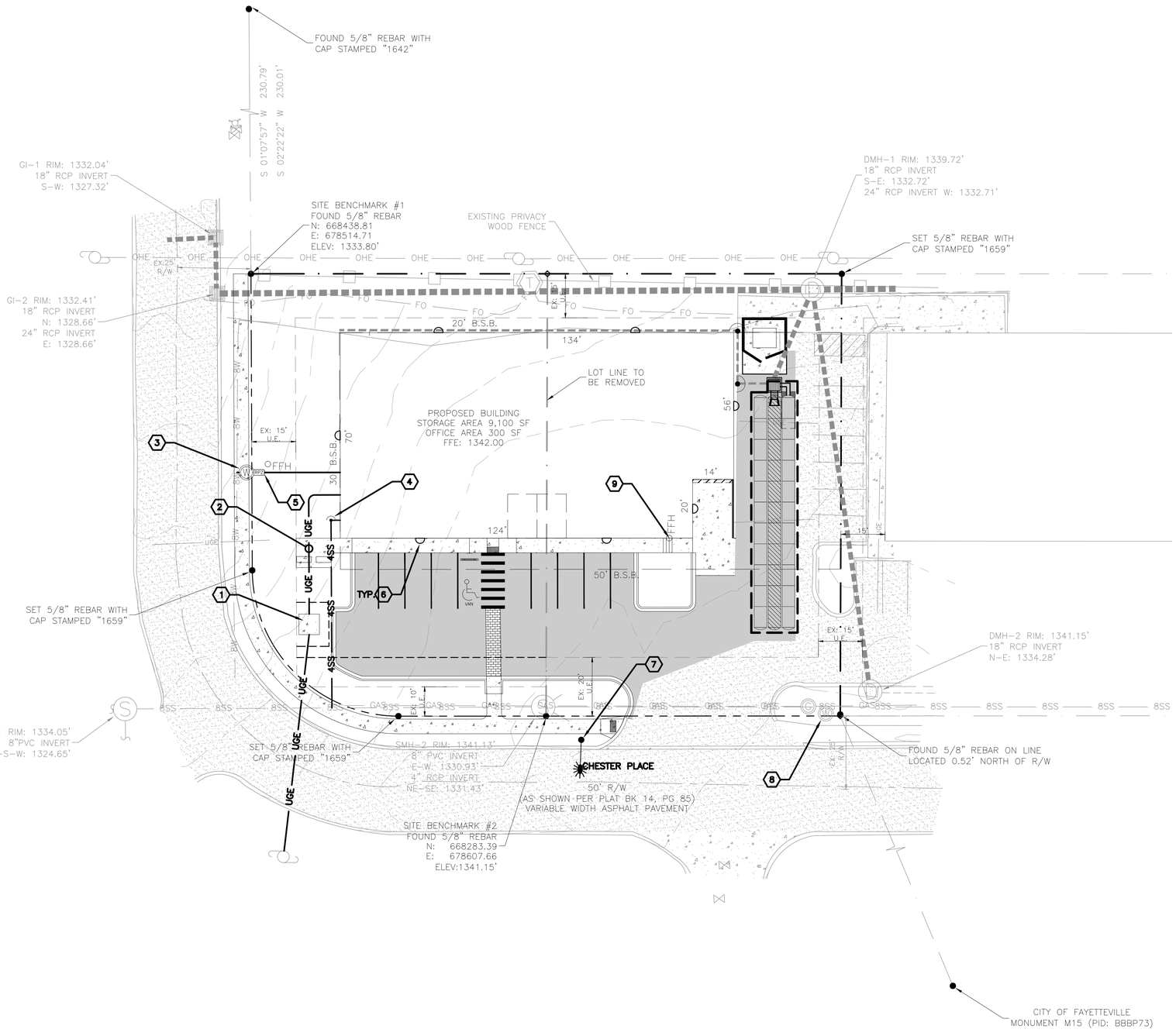
CHESTER PLACE
LARGE SCALE
CHESTER AVENUE SPRINGDALE, ARKANSAS

BRISIEL HOLDINGS, LLC
PO BOX 8216 FAYETTEVILLE, AR 72703

ECE
9201 S WHITE RIVER PL, STE. B
SOUTH JORDAN, UT 84095
O: (479) 364-0028
D: (479) 759-5300
EMAIL: jason@ece-pllc.com
Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 12/29/2022
JOB NUMBER 22-1036
SHEET NAME GRADING PLAN
File No. 22-1036- Base.dwg
C5.0

Z:\ECE- Work\Projects\2022 Projects\22-1036 Chester Place Warehouses\Dwg\22-1036- Base.dwg



LEGEND

FOUND IRON PIN	●
PROPERTY LINE	
EXISTING RIGHT-OF-WAY	
EXISTING WOOD FENCE	
EXISTING EASEMENT	
EXISTING ASPHALT	
EXISTING CENTERLINE OF ROAD	
EXISTING WATER VALVE	
EXISTING WATER METER	
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EXISTING STORM STRUCTURE	
EXISTING STORM PIPE	
EXISTING FIBER OPTIC LINE	FO
PROPOSED STANDARD ASPHALT	
PROPOSED HANDICAP SIGN	
PROPOSED SETBACK	
TRUNCATED DOME	
PROPOSED CONCRETE	
PROPOSED EASEMENT	
UTILITY EASEMENT	U.E.

NORTH

20' 0 20'

SCALE 1"=20'

KEYNOTES:

1. TRANSFORMER PAD MOUNT
2. UNDERGROUND ELECTRIC
3. 1" WATER METER SETTER, BOX, LID, CORPORATION STOP, AND PIGTAIL PER SWU STANDARD DETAIL **S-24/C7.0**
4. CLEANOUT PER SWU STANDARD DETAIL **S-47/C7.0**
5. REDUCED PRESSURE ZONE BACKFLOW PREVENTER (RPZA) AND FROST FREE HYRANT
6. PROPOSED PRIVATE WALL PACK LIGHTING
7. PROPOSED PUBLIC STREETLIGHT WITH 11,000 LUMENS
8. EXISTING WATER METER
9. BUILDING MOUNT HOSE BIBE

UTILITY NOTES:

A. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE SPRINGDALE WATER UTILITIES (SWU) AND THE CITY OF SPRINGDALE (CITY) AND CONTRACTOR HAS BEEN NOTIFIED BY EXPEDIENT CIVIL ENGINEERING, PLLC.

B. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF SWU AND EXPEDIENT CIVIL ENGINEERING, PLLC.

C. ALL WATER MAINS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS PREVIOUSLY APPROVED SWU AND SHALL BE INSPECTED BY SWU INSPECTOR & EXPEDIENT CIVIL ENGINEERING, PLLC.

D. ALL PRIVATE WATER SERVICES SHALL BE POLYETHYLENE.

E. ALL FILL UNDER UTILITY LINES SHALL BE COMPACTED IN 6 INCH LIFTS COMPACTED TO 95% STANDARD PROCTOR DENSITY.

F. ALL DENSITY TESTING REPORTS ARE TO BE FORWARDED TO THE CITY, SWU, EXPEDIENT CIVIL ENGINEERING, PLLC, AND THE CONTRACTOR.

G. WATER MAINS AND SANITARY SEWERS SHALL BE CONSTRUCTED AS FAR APART AS PRACTICABLE, AND SHALL BE SEPARATED BY UNDISTURBED AND COMPACTED EARTH. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER LINES AND SEWERS SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE ARKANSAS DEPARTMENT OF HEALTH.

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

I. ENSURE ALL VALVES AND BOLTS ARE POLYWRAPPED APPROPRIATELY.

NOTE:
ALL MATERIALS AND METHODS USED TO CONSTRUCT PUBLIC WATER MAINS SHALL CONFORM TO SPRINGDALE WATER UTILITIES DETAILS AND STANDARD SPECIFICATIONS

JOB# L23-13

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

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

NOT FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11411
Jason E. Ingalls
1/19/2023

Rev	Comments	Date
1	PER CITY COMMENTS	1/19/2023

CHESTER PLACE
LARGE SCALE
CHESTER AVENUE
SPRINGDALE, ARKANSAS

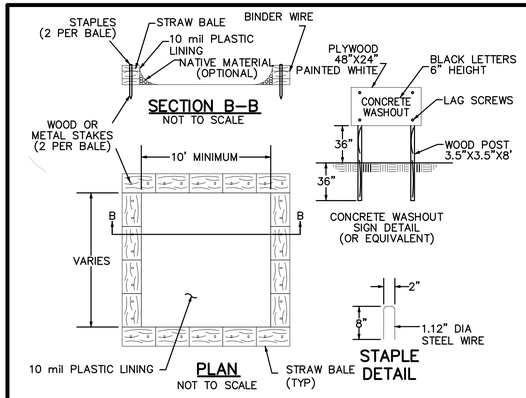
BRISIEL HOLDINGS, LLC
PO BOX 8216 FAYETTEVILLE, AR 72703

EXPEDIENT CIVIL ENGINEERING, PLLC
3200 S 37TH ST, SUITE B
FORT SMITH, AR 72904
O: (479) 364-6028
F: (479) 242-2304
C: (479) 957-3505
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

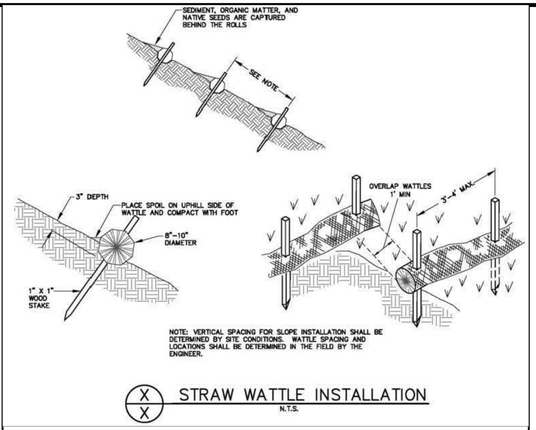
DRAWN BY: KAB
CHECKED BY: JEI
DATE: 12/29/2022
JOB NUMBER: 22-1036
SHEET NAME: UTILITY PLAN
File No.: 22-1036- Base.dwg
C6.0

Z:\ECE- Work\Projects\2022 Projects\22-1036 Chester Place Warehouses\Dwg\22-1036- Base.dwg



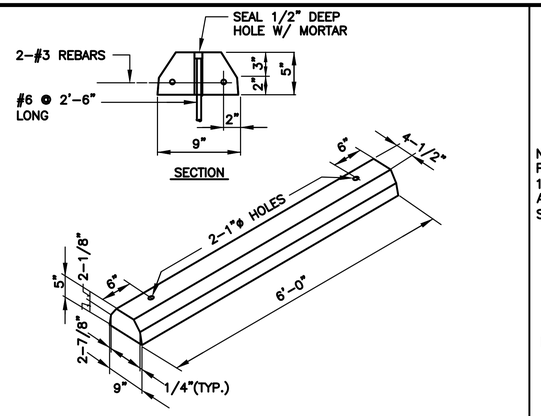
TYPE "ABOVE GRADE" WITH STRAW BALES

DETAIL 1 – TEMPORARY CONCRETE WASHOUT
NOT TO SCALE

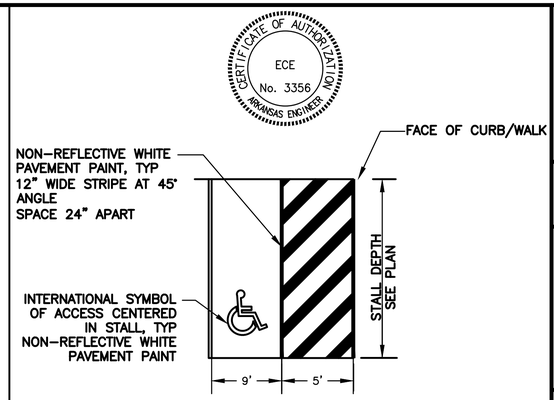


STRAW WATTLE INSTALLATION
N.T.S.

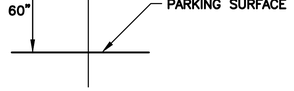
DETAIL 2–TEMPORARY STRAW WATTLE
NOT TO SCALE



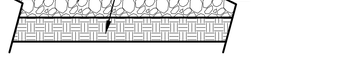
DETAIL 3 – PRECAST CONCRETE WHEEL STOP
NOT TO SCALE



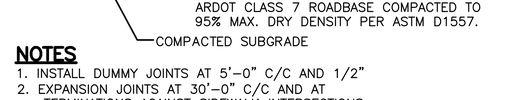
DETAIL 4 – ACCESSIBLE PARKING STRIPING
NOT TO SCALE



DETAIL 5 – ACCESSIBLE PARKING SIGN
NOT TO SCALE

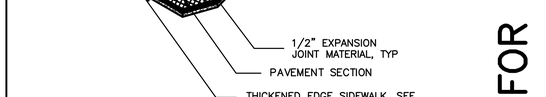


DETAIL 6 – STANDARD ASPHALT PAVEMENT SECTION
NOT TO SCALE



NOTES
1. INSTALL DUMMY JOINTS AT 5'–0" C/C AND 1/2"
2. EXPANSION JOINTS AT 30'–0" C/C AND AT TERMINATIONS AGAINST SIDEWALK INTERSECTIONS UNLESS NOTED OTHERWISE BY ARCHITECT. SEE SITE PLAN FOR FINISH REQUIREMENTS

DETAIL 7 – 4" THICKENED EDGE CONCRETE SIDEWALK
NOT TO SCALE



NOTES:
1. THE CURB RAMP RUNNING SLOPE SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15 FEET. WHEN APPLYING THE 15 FEET MAXIMUM LENGTH THE RUNNING SLOPE OF THE CURB RAMP SHALL BE AS FLAT AS POSSIBLE.
2. CROSS SLOPE NOT TO EXCEED 2%.

DETAIL 8 – ACCESSIBLE RAMP
NOT TO SCALE

NOT FOR CONSTRUCTION

Rev	Comments	Date
1	PER CITY COMMENTS	1/19/2023

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
Jason E. Ingalls
No. 11411
1/19/2023

CHESTER PLACE
LARGE SCALE
CHESTER AVENUE SPRINGDALE, AR

BRISIEL HOLDINGS, LLC
PO BOX 8216 FAYETTEVILLE, AR 72703

9200 SUITE US DR, STE B
ROGERS, AR 72716
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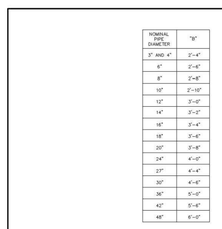
M: (479) 802-0028
EMAIL: jason@ece-plic.com

Expedient Civil Engineering, PLLC

DRAWN BY: DRAWNBY
CHECKED BY: JEI
DATE 12/29/2022
JOB NUMBER 22-1036
SHEET NAME DETAILS
File No. 22-1036- CSD.dwg
C7.0

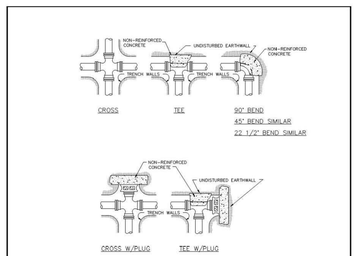


TRENCH WIDTH SCHEDULE

NOTES:
TRENCH WIDTH SHALL BE AS SET FORTH IN ANSI/AWWA A00, INCLUDED AS THE TABLE ON THIS SHEET. WIDER TRENCHES MAY BE NECESSARY FOR THE PLACEMENT OF A TRENCH SUPPORT SYSTEM OR AS OTHERWISE REQUIRED.

TYPICAL PIPE TRENCH
N.T.S.

SPRINGDALE WATER UTILITIES
528 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 750-5751
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: JNK | DRAWING NO.: S–17 | DATE: MARCH 2008

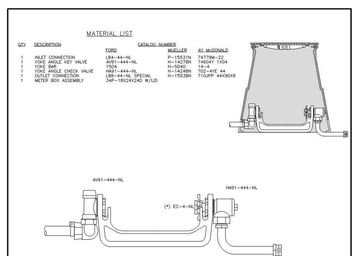


REACTION BACKING TABLE				
SIZE	REQUIRED SQ. FT. OF UNDISTURBED EARTHWALL FOR REACTION BACKING			
	TYPE OF FITTINGS			
	TEE	90°	45°	22 1/2°
3"	1	1	1	1
4"	1	1	1	1
6"	2	3	2	1
8"	4	5	3	2
10"	7	7	4	2
12"	10	10	5	3
14"	13	14	7	4
16"	17	17	9	5
18"	21	21	12	6
20"	26	26	14	7
24"	36	36	20	10
30"	56	56	30	16
36"	85	85	46	23

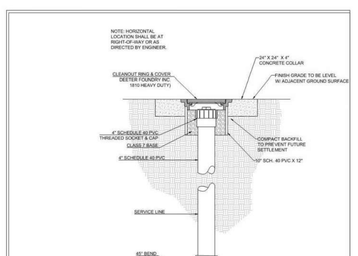
NOTES:
1. ALL FITTINGS SHALL BE MECHANICAL JOINTS, UNLESS OTHERWISE SPECIFIED.
2. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
3. WRAP ALL FITTINGS WITH POLYETHYLENE AS SPECIFIED.
4. BACK ALL TEES ACCORDING TO SIZE OF BRANCH.
5. BACKING FOR FUTURE LINE EXTENSIONS SHALL BE SUCH THAT REMOVAL OF BACKING IS POSSIBLE IN THE FUTURE.
6. ALL BENDS WHOSE FITTINGS ARE USED, BOTH HORIZONTAL AND VERTICAL, SHALL BE BACKED.
7. THE REACTION BACKING TABLE IS BASED ON 150 PSI TEST PRESSURE AND 100 PSF SOIL. FOR LESS THAN 10 FT. ADDITIONAL BACKING MAY BE REQUIRED IN SOME AREAS AS DIRECTED BY THE ENGINEER.

REACTION BACKING
N.T.S.

SPRINGDALE WATER UTILITIES
528 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 750-5751
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: KM/JNK | DRAWING NO.: S–3 | DATE: MARCH 2008

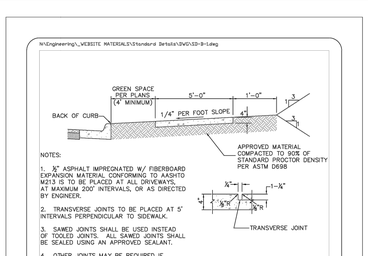


SPRINGDALE WATER UTILITIES
528 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 750-5751
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: TLS | DRAWING NO.: S–24 | DATE: AUGUST 2014



CLEANOUT ASSEMBLY DETAIL

SPRINGDALE WATER UTILITIES
528 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 750-5751
STANDARD DETAILS FOR STANDARD CLEANOUT
DRAWN BY: CRM/J | DRAWING NO.: S–47 | DATE: FEBUARY 2018

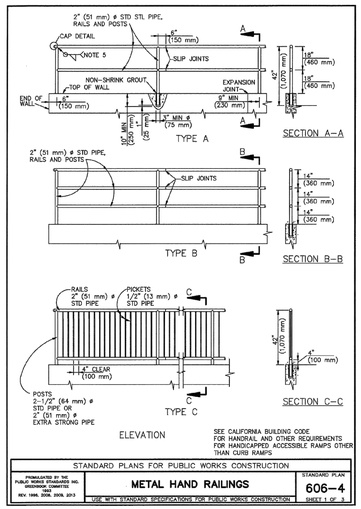


STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS
DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF
FILE NO. S2–B–1
SPRINGDALE WE'RE MAKING IT HAPPEN

JOB# L23-13

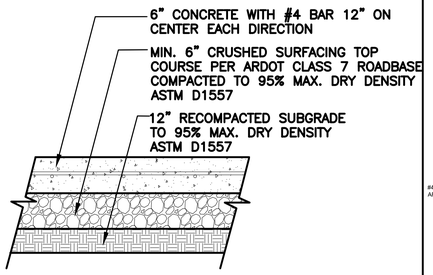
811 Know what's below. Call before you dig.

ZA:ECE–Work\Projects\2022 Projects\22–1036 Chester Place Warehouses\Dwg\22–1036– CSD.dwg



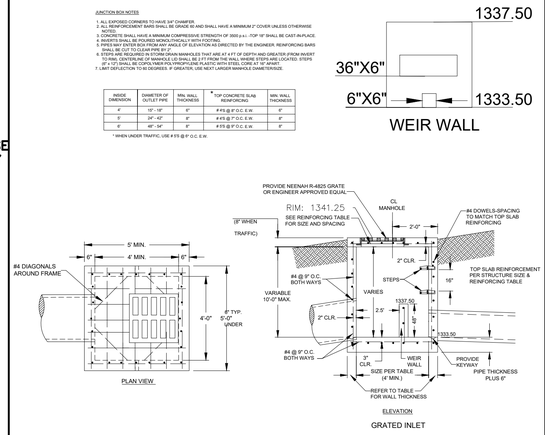
DETAIL 10 – HEAVY DUTY CONCRETE SECTION

NOT TO SCALE



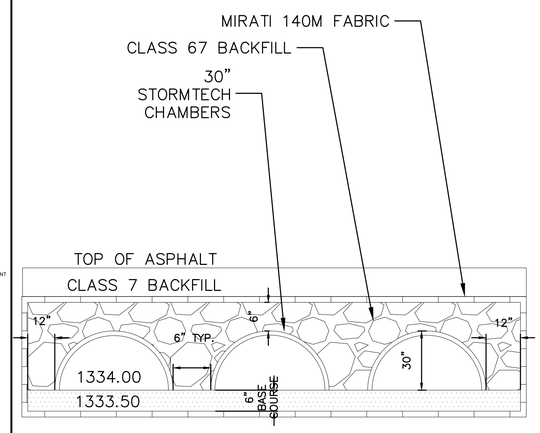
DETAIL 11 – GRATED INLET DETENTION OUTLET

NOT TO SCALE



DETAIL 12 – STORMTECH CHAMBER SYSTEM

NOT TO SCALE



Plan Notes
Series Number: PP05-05.502E.YB

1. Grates:
   - Cast Ductile Iron per ASTM A536, Grade 80-55-06 (Uncoated)
   - Open Area: 0.28 Ft² per Lineal Foot [0.088 M² per Lineal Meter]
   - Load Rating: 620 PSI (Modified AASHTO M-306 Test Method)
   - Made in the USA
2. T = Thickness of Encapsulation Concrete. Thickness and Reinforcement per Structural Engineer's Specification for the application; Slab Thickness; or 6", whichever is greater.

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ABT INC.
P.O. BOX 837, 208 MURDOCK ROAD
TROUTMAN, NC 28166
(704) 528-9908

PDX 05 - 5" [127mm] ID Precast Trench Drain with Interceptor A-69

SERIES: PP05-05.502E.YB REV: 03

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JOB# L23-13

CERTIFICATE OF AUTHORIZATION
ECE
No. 3356
ARKANSAS ENGINEER

811
Know what's below.
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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
Jason E. Ingalls
No.11411
1/19/2023

Rev	Comments	Date
1	PER CITY COMMENTS	1/19/2023

CHESTER PLACE
LARGE SCALE
CHESTER AVENUE SPRINGDALE, AR

BRISIEL HOLDINGS, LLC
PO BOX 8216 FAYETTEVILLE, AR 72703

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M: (479) 387-2924
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: DRAWNBY
CHECKED BY: JEI
DATE 12/29/2022
JOB NUMBER 22-1036
SHEET NAME DETAILS
File No. 22-1036- CSD.dwg
C7.1

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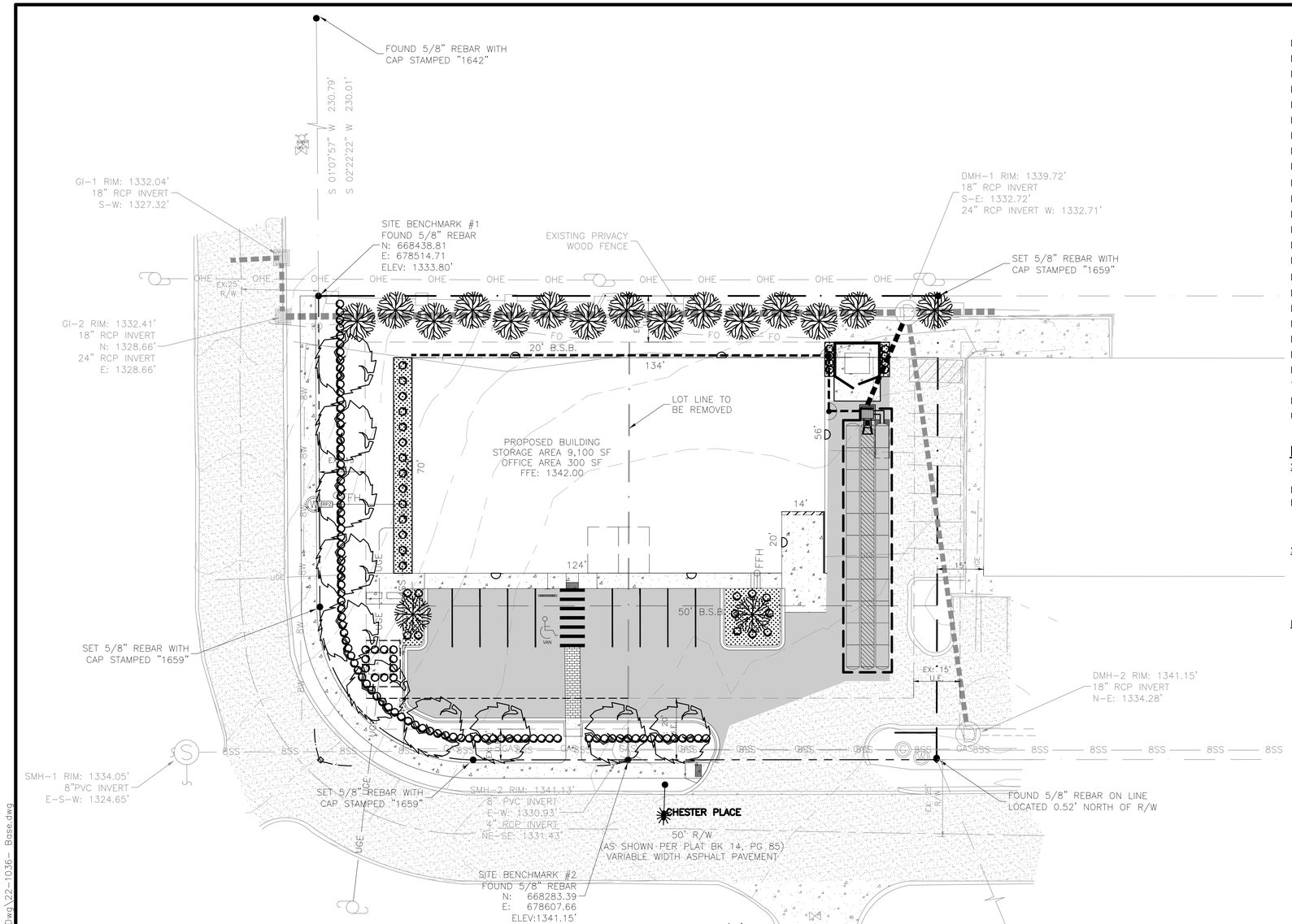


LEGEND

- FOUND IRON PIN
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING WOOD FENCE
- EXISTING EASEMENT
- EXISTING ASPHALT
- EXISTING CENTERLINE OF ROAD
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING 8" WATER LINE
- EXISTING POWER POLE
- EXISTING OVERHEAD ELECTRIC
- EXISTING GAS METER
- EXISTING GAS LINE
- EXISTING MANHOLE
- EXISTING 8" SANITARY SEWER
- EXISTING STORM STRUCTURE
- EXISTING STORM PIPE
- EXISTING FIBER OPTIC LINE
- PROPOSED STANDARD ASPHALT
- PROPOSED HANDICAP SIGN
- PROPOSED SETBACK
- TRUNCATED DOME
- PROPOSED CONCRETE
- UTILITY EASEMENT U.E.

NORTH

20' 0 20'

SCALE 1"=20'

LANDSCAPING REQUIREMENTS:

STREET TREES

1.REQUIRED – PUBLIC STREET AND PRIVATE ACCESS DRIVE FRONTAGE: 1 TREE AND 7 SHRUBS EVERY 25 LINEAR FEET OR 241 LF FRONTAGE AT 25' SPACING = 10 TREES AND 68 SHRUBS

2. PROVIDED – 10 TREES AND 91 SHRUBS

SITE PERIMETER

1. REQUIRED – 1 TREE EVERY 25' OR 201 LF OF PERIMETER AT 25' SPACING = 8 TREES

2. PROVIDED – 8 TREES

INTERIOR PARKING LOT LANDSCAPING

1. REQUIRED – 8% OF PARKING LOT AREA
2. PROVIDED –

TOTAL PARKING LOT AREA:	5,327 SF
REQUIRED AREA:	426 SF
PROVIDED AREA:	452 SF
PROVIDED PERCENTAGE:	8%

STREET LANDSCAPING

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
	RED MAPLE (SHADE)	ACER RUBRUM	10	2.5" CALIPER B & B MIN. 8'	30' MIN.
SHRUB	SHRUB (DESIGN BUILD – MUST MEET CITY OF SPRINGDALE PLANT LIST)		91	5 GALLON	

PERIMETER LANDSCAPING

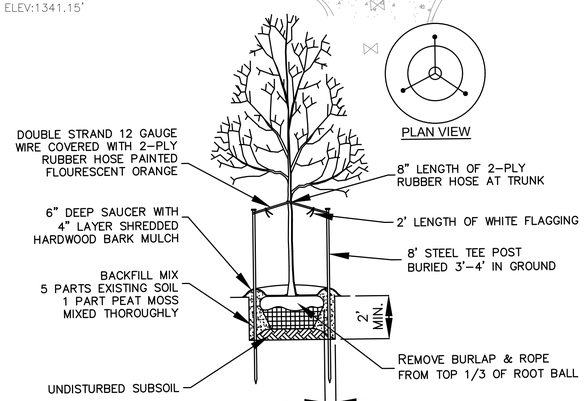
KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
	REDBUD	CERCIS CANADENSIS	15	2.5" CALIPER B & B MIN. 8'	30' MIN.

SITE LANDSCAPING

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
	REDBUD	CERCIS CANADENSIS	2	2.5" CALIPER B & B MIN. 8'	30' MIN.
SHRUB	SHRUB (DESIGN BUILD – MUST MEET CITY OF SPRINGDALE PLANT LIST)		45	5 GALLON	

GENERAL LANDSCAPE NOTES:

1. ALL PLANT MATERIAL SHALL BE AS SPECIFIED IN THE PLANT LIST ON THIS SHEET AND MEET THE REQUIREMENTS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN PUBLICATION "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1 LATEST EDITION).
2. ALL PLANT MATERIAL SHALL BE HEALTHY AND VIGOROUS AT THE TIME OF INSTALLATION AND SHALL BE GUARANTEED FOR SURVIVAL FOR A PERIOD OF 2 YEARS FROM THE TIME OF INSTALLATION.
3. INSTALLATION AND EXECUTION OF THIS PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT LANDSCAPE ORDINANCE FOR THE CITY OF SPRINGDALE.
4. INSTALL A 4" LAYER OF ROCK MULCH OVER A WOVEN FABRIC WEED BARRIER IN ALL BEDS.
5. INSTALL A 3/16"X 4" STEEL EDGING TO BORDER THE MULCHED BED AREAS WHERE THEY ARE ADJACENT TO TURF AREAS.
6. FROST FREE HYDRANTS ARE TO BE USED FOR IRRIGATION.



TREE PLANTING DETAIL

NOT TO SCALE

NOT FOR CONSTRUCTION

JOB# L23-13

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER Jason E. Ingalls No.11411 1/19/2023

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

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

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CHESTER PLACE
LARGE SCALE
CHESTER AVENUE
SPRINGDALE, ARKANSAS

BRISIEL HOLDINGS, LLC
PO BOX 8216 FAYETTEVILLE, AR 72703

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Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 12/29/2022
JOB NUMBER 22-1036
SHEET NAME LANDSCAPE PLAN
File No. 22-1036- Base.dwg
L1.0

Z:\ECE-Work\Projects\2022 Projects\22-1036 Chester Place Warehouses\Dwg\22-1036- Base.dwg

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	DIRK HUDSON 816-602-4201 DIRK.HUDSON@ADSPIPE.COM
ADS SALES REP	CHANDLER TEDDER 501-831-2063 CHANDLER.TEDDER@ADS-PIPE.COM
PROJECT NO.	S333273

Advanced Drainage Systems, Inc.

ADS SiteAssist™
FOR STORMTECH
INSTALLATION INSTRUCTIONS
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CHESTER PLACE

SPRINGDALE, AR, USA

SC-740 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-740.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-740 SYSTEM

1. STORMTECH SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm).
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-740 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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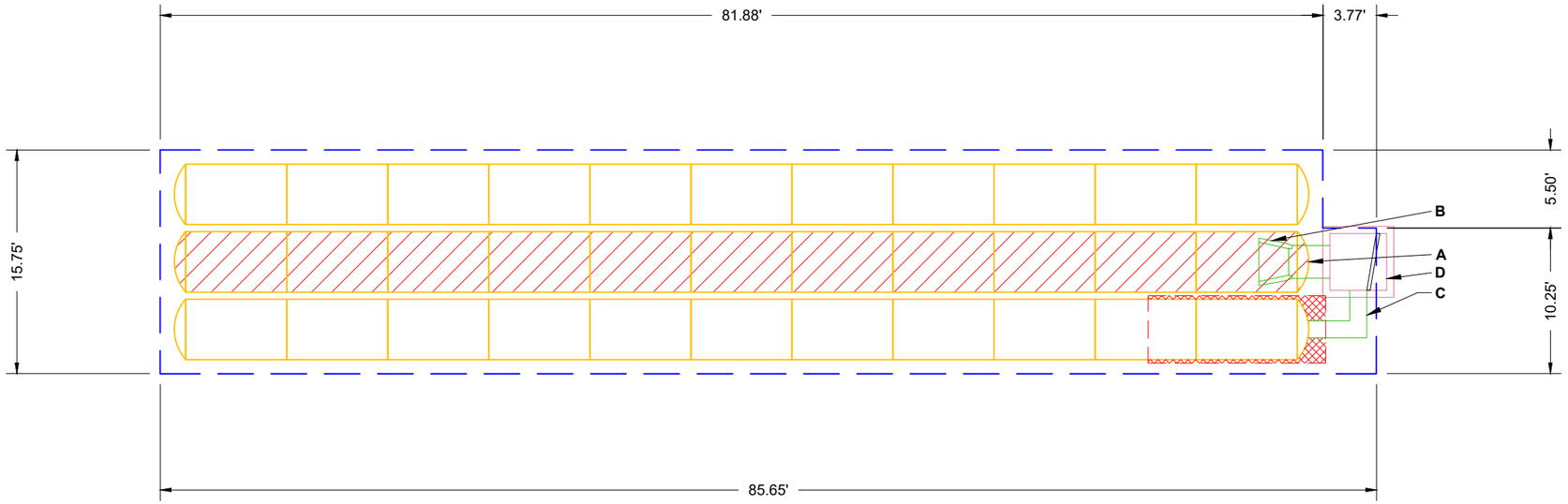
PROPOSED LAYOUT		PROPOSED ELEVATIONS	
33	STORMTECH SC-740 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	1344.50
6	STORMTECH SC-740 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	1338.50
6	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	1338.00
6	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	1338.00
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	1338.00
2769	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	1337.00
		TOP OF SC-740 CHAMBER:	1336.50
		12" x 12" BOTTOM MANIFOLD INVERT:	1334.10
		24" ISOLATOR ROW PLUS INVERT:	1334.01
1328	SYSTEM AREA (SF)	BOTTOM OF SC-740 CHAMBER:	1334.00
202.8	SYSTEM PERIMETER (ft)	BOTTOM OF STONE:	1333.50

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED EZ END CAP	A	24" BOTTOM PREFABRICATED EZ END CAP, PART#: SC740ECEZ / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	0.10"	
FLAMP	B	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: SC74024RAMP		
MANIFOLD	C	12" x 12" BOTTOM MANIFOLD, ADS N-12	1.20"	
CONCRETE STRUCTURE W/WEIR	D	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		2.3 CFS IN 2.0 CFS OUT



ISOLATOR ROW PLUS
(SEE DETAIL)

PLACE MINIMUM 12.50' OF ADSPLUS125 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

NOTES

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING
THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.

CHESTER PLACE
SPRINGDALE, AR, USA
DATE: 01/18/23 | DRAWN: DDW | CHECKED: N/A
PROJECT #: S333273

DATE	DRW	CHK	DESCRIPTION

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StormTech®
Chamber System
888-892-2694 | WWW.STORMTECH.COM

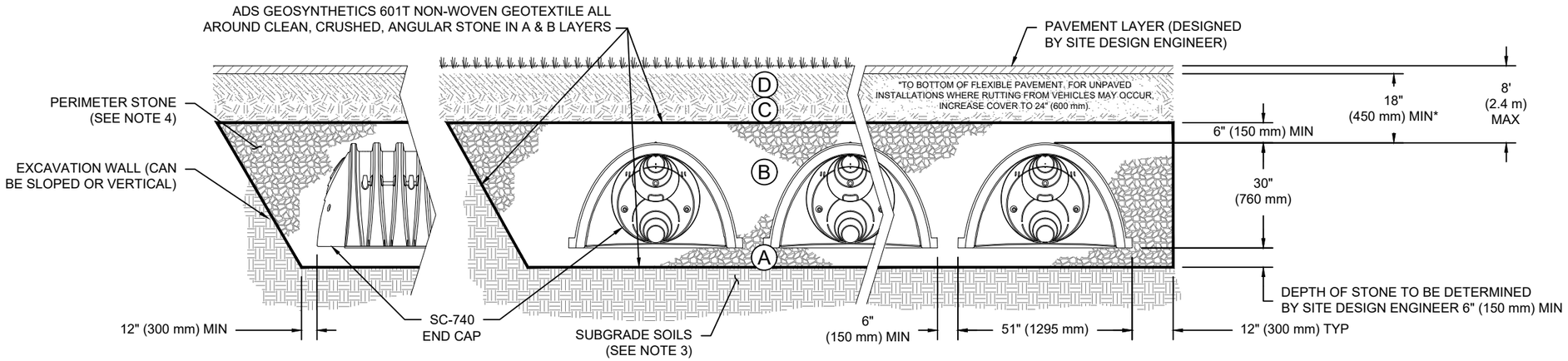
4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

0 10 20

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

CHESTER PLACE
SPRINGDALE, AR, USA
DATE: 01/18/23 | DRAWN: DDW | CHECKED: N/A
PROJECT #: S333273

DATE	DRW	CHK	DESCRIPTION

StormTech® Chamber System
888-892-2694 | WWW.STORMTECH.COM

ADS
4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

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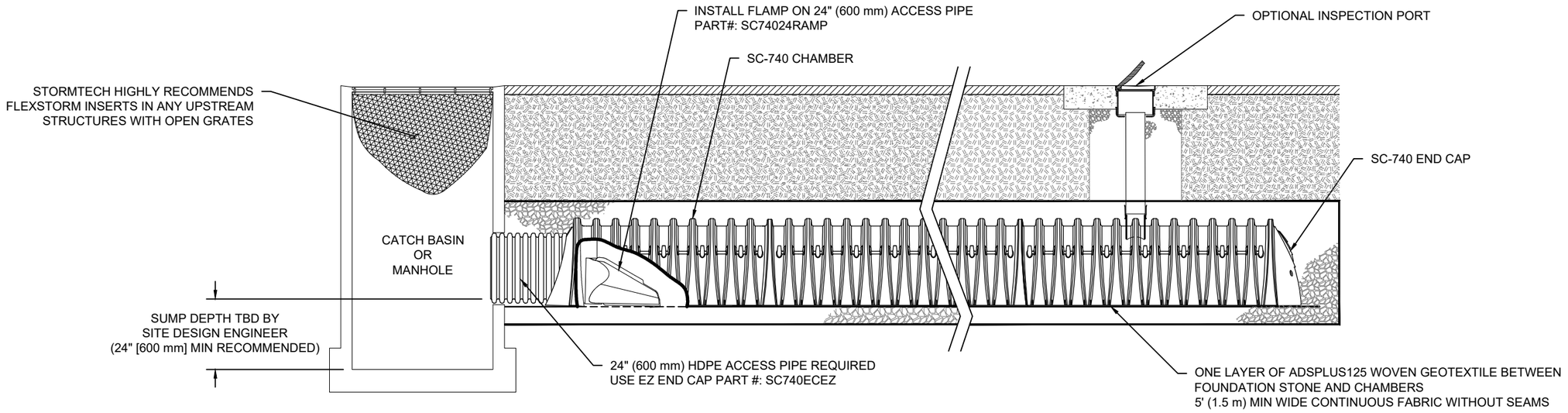

SC-740 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.

2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

CHESTER PLACE
SPRINGDALE, AR, USA
DATE: 01/18/23 | DRAWN: DDW | CHECKED: N/A
PROJECT #: S333273

DATE	DRW	CHK	DESCRIPTION

StormTech® Chamber System
888-892-2694 | WWW.STORMTECH.COM
4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

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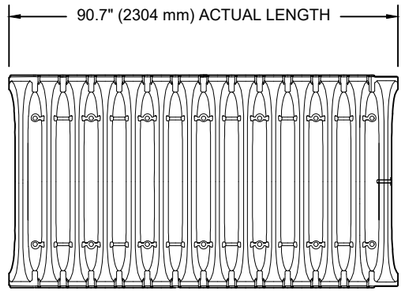
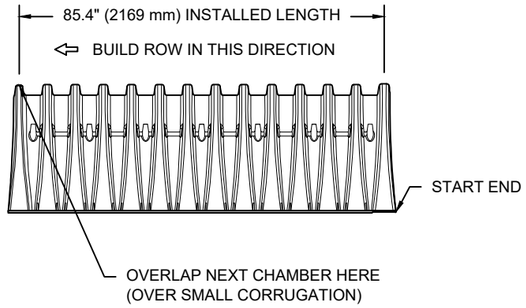
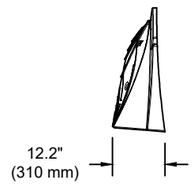
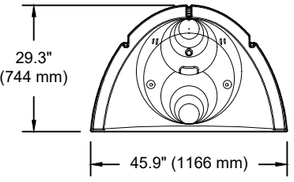
SC-740 TECHNICAL SPECIFICATION

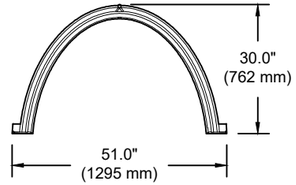
NTS







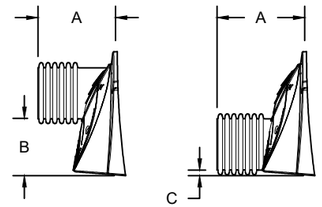




NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 30.0" X 85.4"	(1295 mm X 762 mm X 2169 mm)
CHAMBER STORAGE	45.9 CUBIC FEET	(1.30 m³)
MINIMUM INSTALLED STORAGE*	74.9 CUBIC FEET	(2.12 m³)
WEIGHT	75.0 lbs.	(33.6 kg)

*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS



PRE-FAB STUB AT BOTTOM OF END CAP WITH FLAMP END WITH "BR"
PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
PRE-CORED END CAPS END WITH "PC"

PART #	STUB	A	B	C
SC740EPE06T / SC740EPE06TPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	---
SC740EPE06B / SC740EPE06BPC			---	0.5" (13 mm)
SC740EPE08T /SC740EPE08TPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	---
SC740EPE08B / SC740EPE08BPC			---	0.6" (15 mm)
SC740EPE10T / SC740EPE10TPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	---
SC740EPE10B / SC740EPE10BPC			---	0.7" (18 mm)
SC740EPE12T / SC740EPE12TPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	---
SC740EPE12B / SC740EPE12BPC			---	1.2" (30 mm)
SC740EPE15T / SC740EPE15TPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	---
SC740EPE15B / SC740EPE15BPC			---	1.3" (33 mm)
SC740EPE18T / SC740EPE18TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	---
SC740EPE18B / SC740EPE18BPC			---	1.6" (41 mm)
SC740ECEZ*	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)

ALL STUBS, EXCEPT FOR THE SC740ECEZ ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC740ECEZ THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

110

CHESTER PLACE
SPRINGDALE, AR, USA
DATE: 01/18/23 | DRAWN: DDW | CHECKED: N/A
PROJECT #: S333273

DATE	DRW	CHK	DESCRIPTION

StormTech®
Chamber System
888-892-2694 | WWW.STORMTECH.COM

4640 TRUEMAN BLVD
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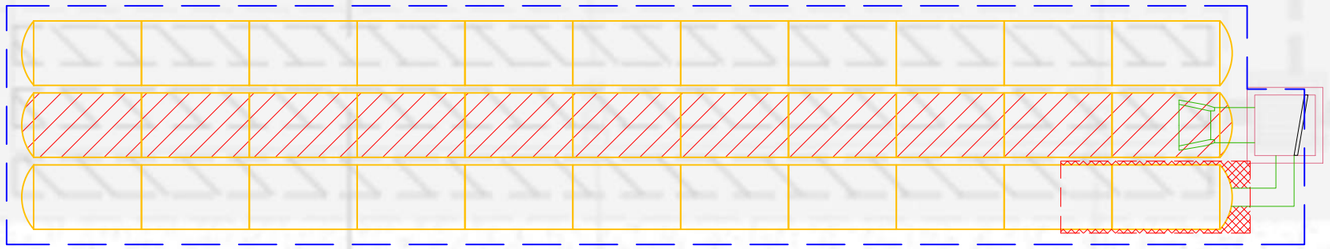
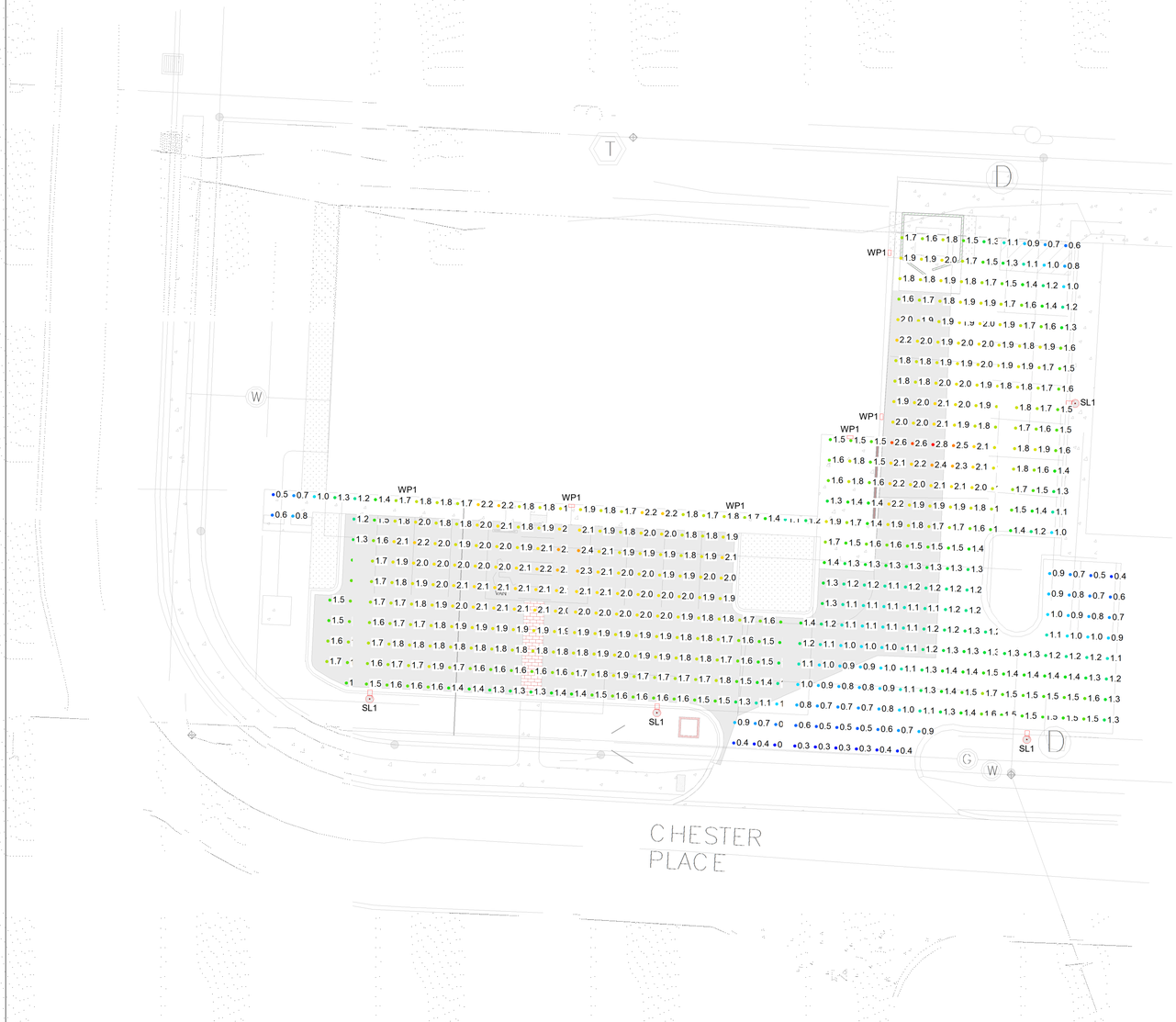
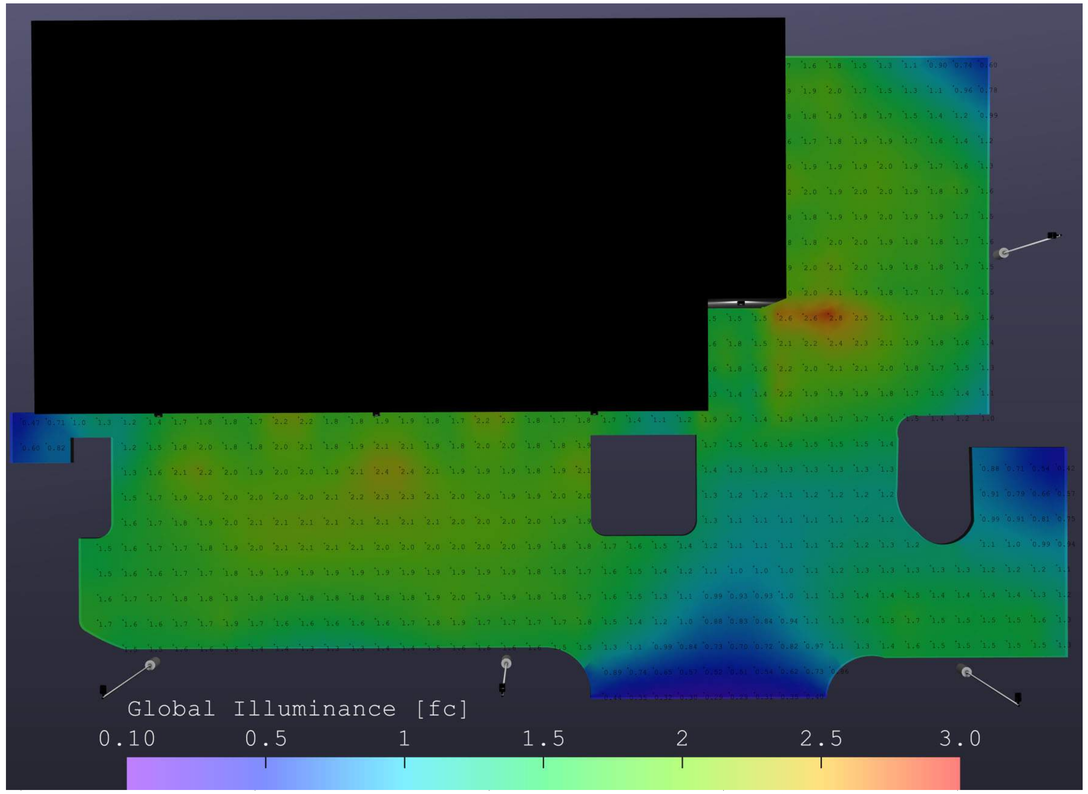




1 SITE LIGHTING DESIGN AND RESULTS
1/16" = 1'-0"



2 SITE LIGHTING OVERVIEW
NOT TO SCALE

LIGHTING ANALYSIS					
Calculation Points Name	Average	Maximum	Minimum	Avg/Min	Max/Min
SITE	1.57 fc	2.83 fc	0.29 fc	5.5	9.9

Lighting Fixture Schedule						
Type Mark	Manufacturer	Model	Description	Wattage	Total Light Loss Factor	URL
SL1	MCGRAW-EDISON	GALN-SA1B-740-U-T3-XX / RSS4A20SXN1XX	TYPE III DISTRIBUTION SITE LIGHT ON 20' POLE, 5700LM	44 W		https://www.cooperlighting.com/api/assets/v1/file/CLS/content/458911b3598a4b17921cad52013de137/mcgraw-galn-galleon-spec / https://www.cooperlighting.com/api/assets/v1/file/Signify/content/f5fb9ed5fd4a43d288ccad410089bfc6/poles-rss-round-straight-steel-spec
WP1	MCGRAW-EDISON	IST-SA1A-740-U-T4W-XX	LED WALLPACK WITH TYPE IV WIDE DISTRIBUTION, 2700LM, MOUNTED AT 15' AFF	21 W		https://www.cooperlighting.com/api/assets/v1/file/CLS/content/2427e02841824bc0968aad41008cebaa/mcgraw-impact-elite-led-spec

CHESTER PLACE

SITE LIGHTING DESIGN AND RESULTS PLAN

LDR1.01

kiepusk.lighting
FOR REFERENCE ONLY NOT FOR CONSTRUCTION
←1"→

01.03.2023

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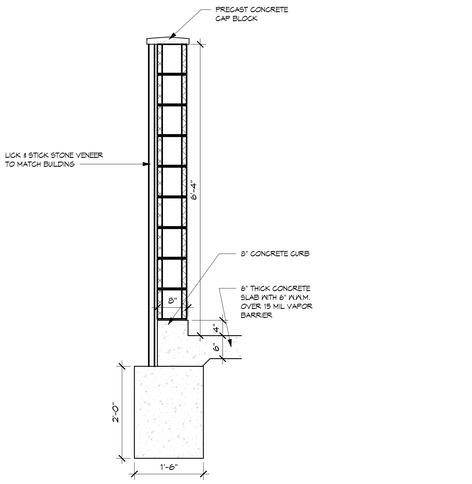
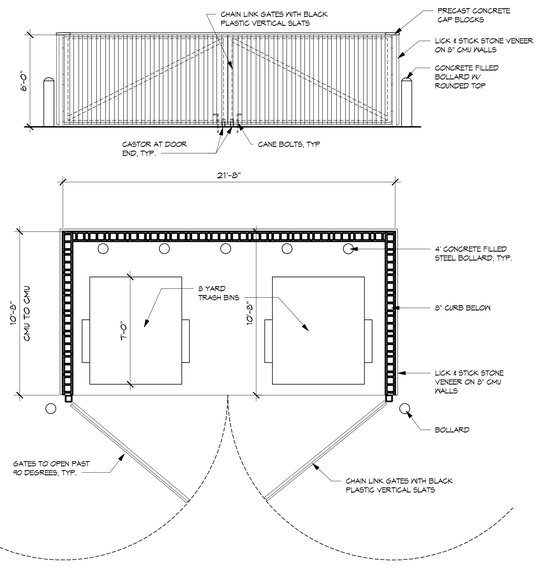
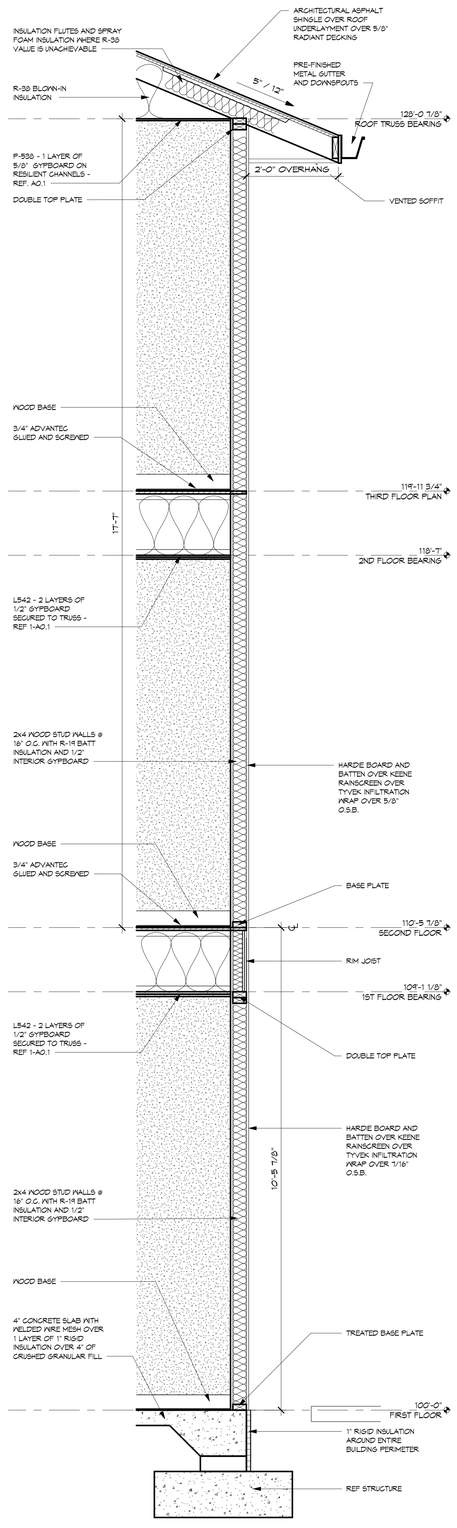


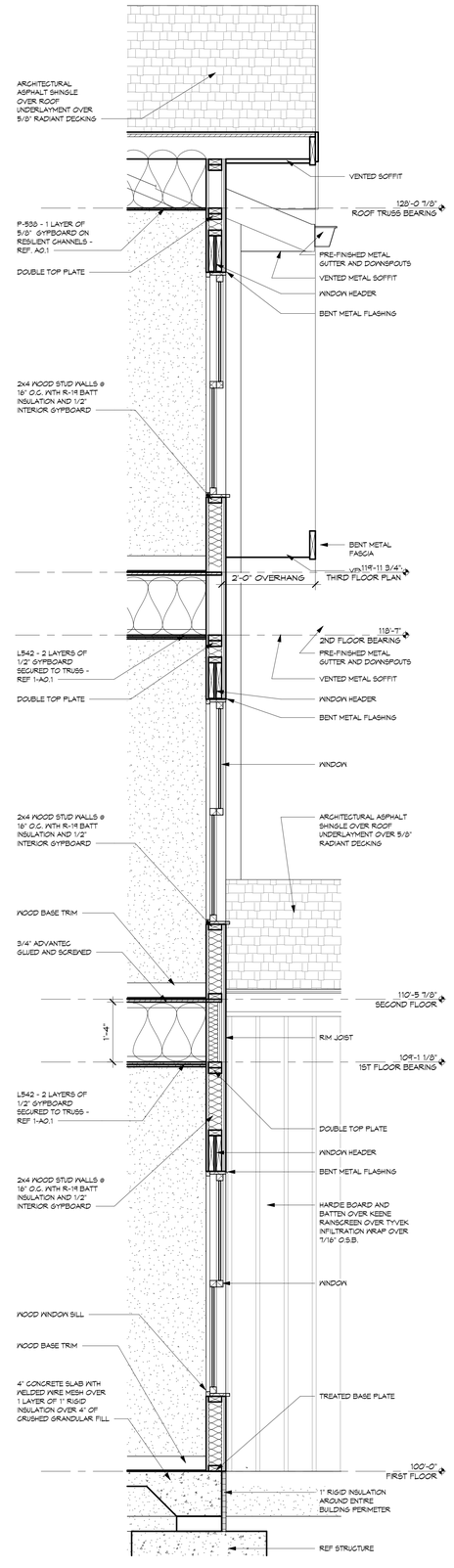
5 *DOUBLE DUMPSTER CMU w/ STONE - SECTION*
3/4" = 1'-0"



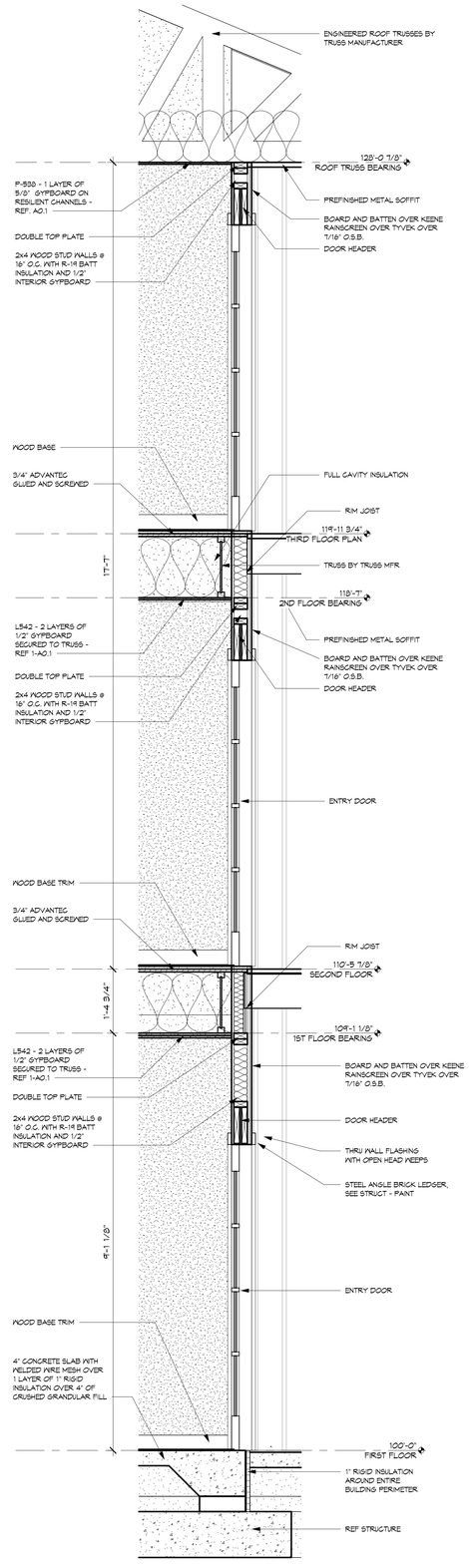
4 *DOUBLE DUMPSTER CMU w/ STONE*
1/4" = 1'-0"



3 *Section 6 - Callout 1*
3/4" = 1'-0"



2 *Section 4 - Callout 1*
3/4" = 1'-0"



1 *Section 3 - Callout 1*
3/4" = 1'-0"

Registered Architect
David Paul Burris
No. 4116
Arkansas
1-17-23

Burris Architecture
820 Tiger Blvd, Bentonville, Ar 72712
479-636-3531

SILOAM APARTMENTS
22000 HWY 16
SILOAM SPRINGS, AR

DATE 1-17-23
JOB NO. 22001
REVISIONS

A3.2
WALL SECTIONS AND DUMPSTER DETAILS

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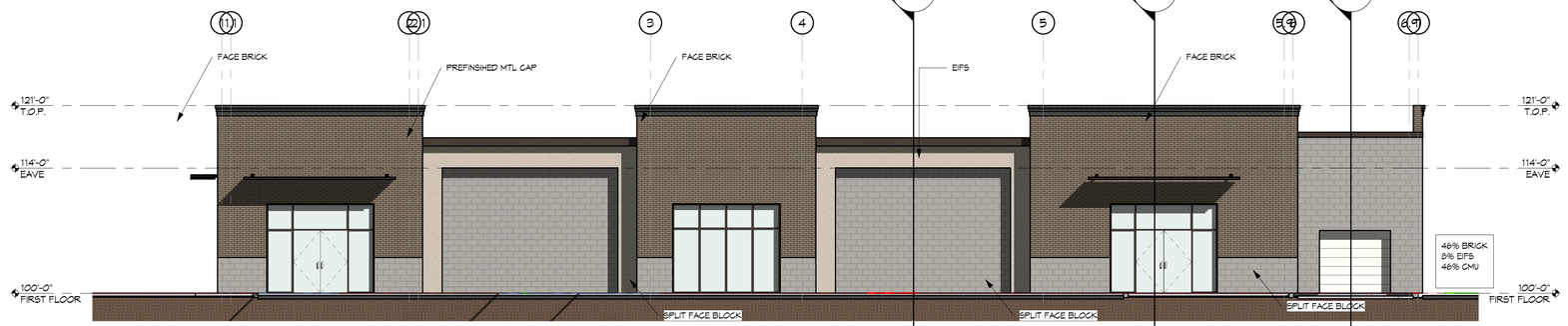
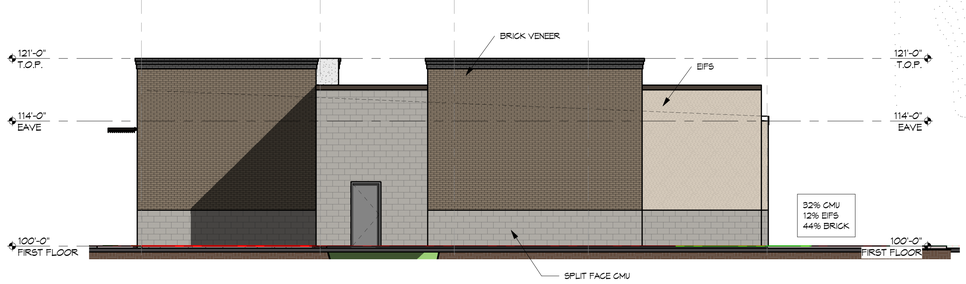
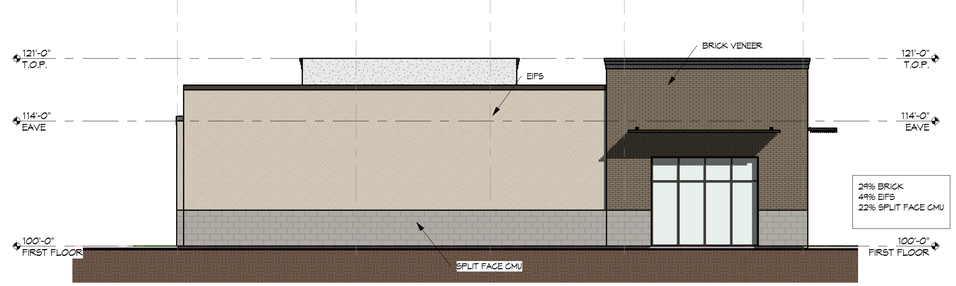


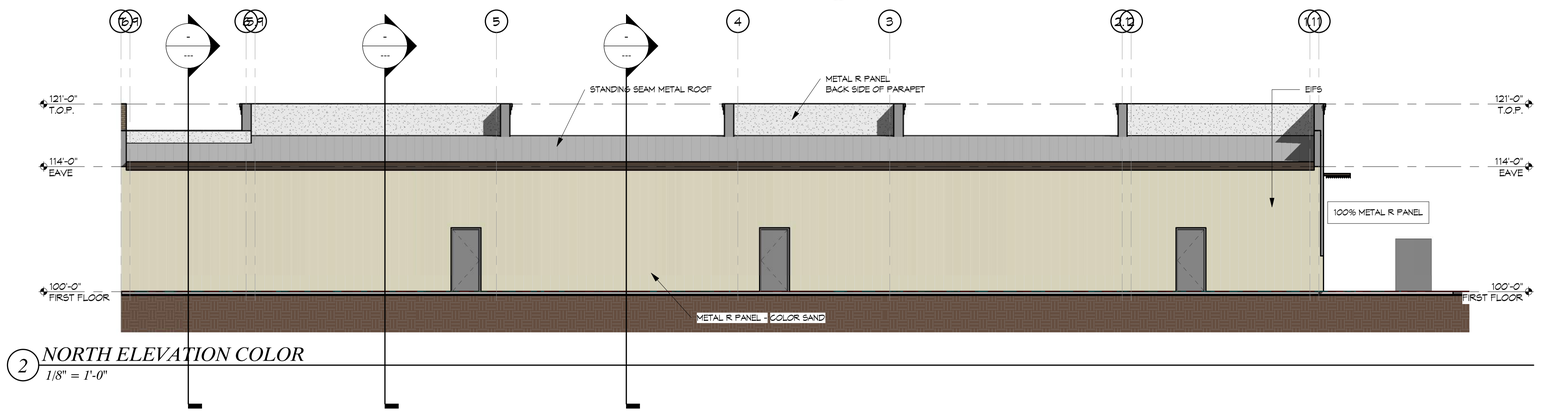
3 SOUTH ELEVATION COLOR
1/8" = 1'-0"



1 EAST ELEVATION COLOR
1/8" = 1'-0"



4 WEST ELEVATION COLOR
1/8" = 1'-0"



2 NORTH ELEVATION COLOR
1/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

Burris Architecture
820 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

CHESTER WAREHOUSE
CHESTER AVENUE
SPRINGDALE, AR

DATE 2-15-23
JOB NO. 22023
REVISIONS

A7.0
COLOR ELEVATIONS

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Expedient Civil Engineering, PLLC

P.O. Box 5484
Bella Vista, AR 72714
Phone: (509) 759-5300
Email: jason@ece-pllc.com

L23-13

December 29, 2022

Springdale Planning & Community Development
201 Spring Street
Springdale, AR 72764

RE: LIST OF ADJACENT PROPERTY OWNERS
TAX PARCEL # 815-33158-000 & 815-33159-000
ECE PROJECT NO. 22-1036

To Whom it May Concern:

Listed below are the certified list of adjacent property owners:

1. 815-29472-000
   RGB Homes LLC
   13117 Colonel Glenn Rd
   Little Rock, AR 72210

2. 815-33157-000
   Elder Holding Company LLC
   4902 S Thompson Street
   Springdale, AR 72764

3. 815-39218-000 & 815-38498-000
   Chester Heights LLC
   4902 S Thompson Street
   Springdale, AR 72764

Best Regards,
EXPEDIENT CIVIL ENGINEERING, PLLC

Jason E. Ingalls, P.E.
Owner/Senior Project Manager

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Note: B23-23 tabled from February PC per applicant.

Application for Variance – Commercial Design Standards

This document is to be submitted to the Springdale Planning & Community Development Division via planningapplications@springdalear.gov.

STAFF USE ONLY

Date Application Submitted: February 16 2023

Date Accepted as Complete: February 28, 2023 Project Number: B23-23

APPLICATION CONTACTS:

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Expedient Civil Engineering, PLLC	Name: Brisiel Holdings LLC
E-mail: jason@ece-pllc.com	E-mail: tim@legacyventuresnwa.com
Address: PO Box 5484 Bella Vista, AR 72714	Address: PO Box 8216 Fayetteville, AR 72703
Phone: 479-364-0028	Phone: 479-790-3315
Site/ Location: North side of Chester Place West of 71B	Current Zoning District: C-2 Commercial
Assessor's Parcel Number(s): 815-33158-000 815-33159-000	Rezone required: C-2 Commercial
	Total Acreage: 0.70

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

Fee for Variance Application is $75

Check item(s) for which variance is requested:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FOR EACH ITEM CHECKED

Variance requested: (attach visual representation of request)

See attached letter.

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

See attached letter.

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

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

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

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

APPLICANT SIGNATURE(S) Jason E. Ingalls

DATE: 2/14/2023

Expedient Civil Engineering, PLLC

P.O. Box 5484
Bella Vista, AR 72714
Phone: (479) 364-0028
Email: jason@ece-pllc.com

B23-23

February 14, 2023

Board of Adjustments Chairperson
City of Springdale
201 Spring Street
Springdale, AR 72764

RE: CHESTER PLACE WAREHOUSE
LARGE SCALE DEVELOPMENT
CHESTER PLACE
ECE PROJECT NO. 22-1036

Mr. Chairperson:

Brisiel Holdings LLC is proposing to construct a new office/storage building on Washington County tax parcel numbers 815-33158-000 and 815-33159-000 located on the north side of Chester Place, west of 71B in Springdale, Arkansas. We are requesting one variance from the City's development ordinances and commercial design standards.

Building

1. Requesting variance from commercial design standards for the north building elevation. That side faces an existing mobile home park that currently has a 6' wood privacy fence and is heavily wooded. The wall is not visible to public right of way.
2. 6' wide foundation landscaping along the front of the building. There is not enough room to provide parking, drive aisle, greenspace along right of way, and provide a deep enough building. An equal number of shrubs and trees required for the foundation landscaping has been placed around the site and shown on the landscape plan.

Thank you for your consideration of the variance and we look forward to discussing them further with you and to your approval.

Best Regards,
EXPEDIENT CIVIL ENGINEERING, PLLC

Jason E. Ingalls, P.E.
Owner/Senior Project Manager

Expedient Civil Engineering, PLLC

P.O. Box 5484
Bella Vista, AR 72714
Phone: (509) 759-5300
Email: jason@ece-pllc.com

B23-23

December 29, 2022

Springdale Planning & Community Development
201 Spring Street
Springdale, AR 72764

RE: LIST OF ADJACENT PROPERTY OWNERS
TAX PARCEL # 815-33158-000 & 815-33159-000
ECE PROJECT NO. 22-1036

To Whom it May Concern:

Listed below are the certified list of adjacent property owners:

1. 815-29472-000
   RGB Homes LLC
   13117 Colonel Glenn Rd
   Little Rock, AR 72210

2. 815-33157-000
   Elder Holding Company LLC
   4902 S Thompson Street
   Springdale, AR 72764

3. 815-39218-000 & 815-38498-000
   Chester Heights LLC
   4902 S Thompson Street
   Springdale, AR 72764

Best Regards,
EXPEDIENT CIVIL ENGINEERING, PLLC

Jason E. Ingalls, P.E.
Owner/Senior Project Manager

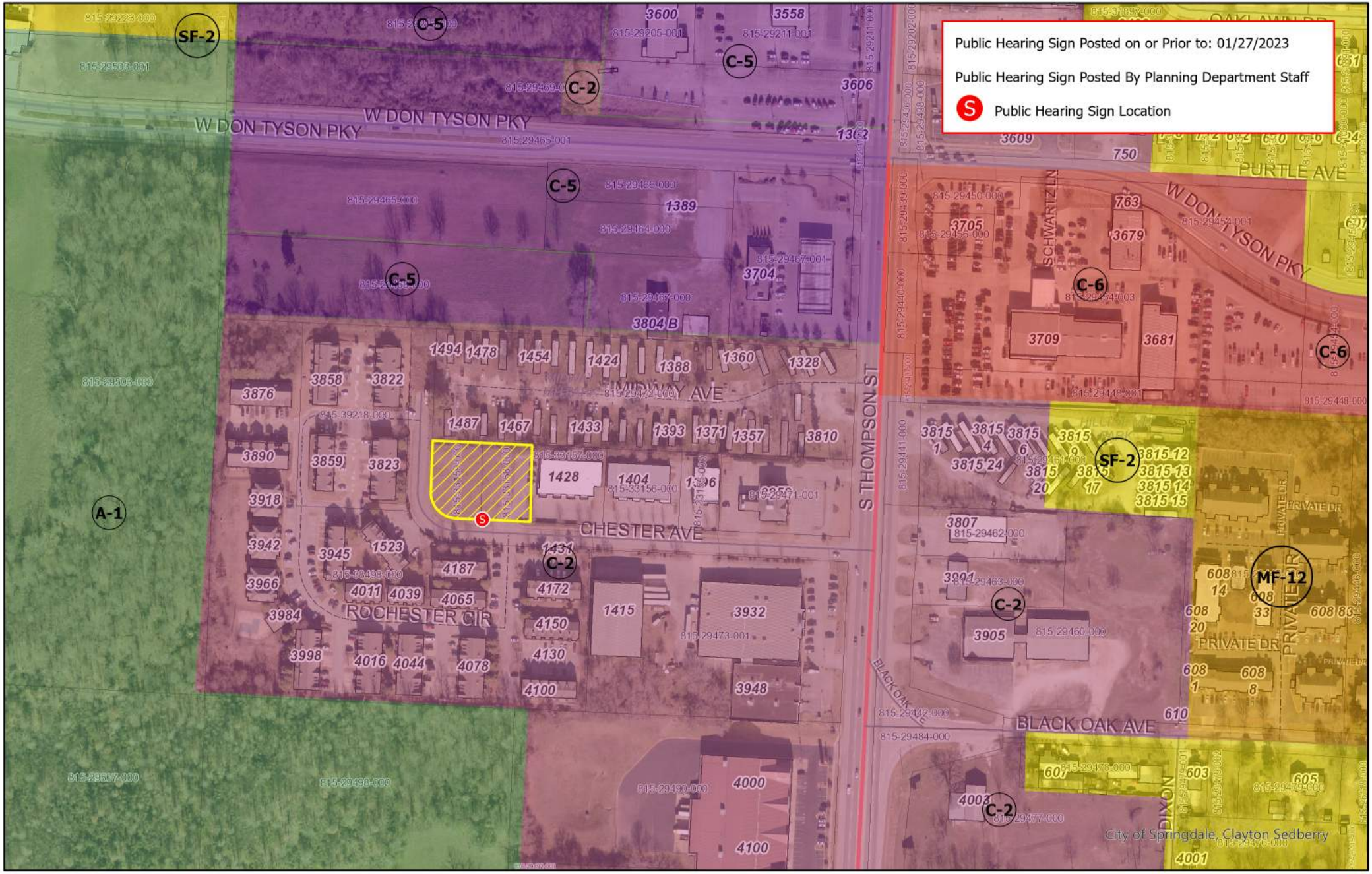
TABLED IN FEBRUARY
Planning Commission Meeting
March 7, 2023

Miles
0 0 0 0.01 0.01 0.02

N

PROJECT: L23-13, B23-23
APPLICANT: Chester Place Warehouse
REQUEST: Large-Scale Development,
Variance for Commercial Design Standards

SPRINGDALE™
WE'RE MAKING IT HAPPEN



TABLED IN FEBRUARY

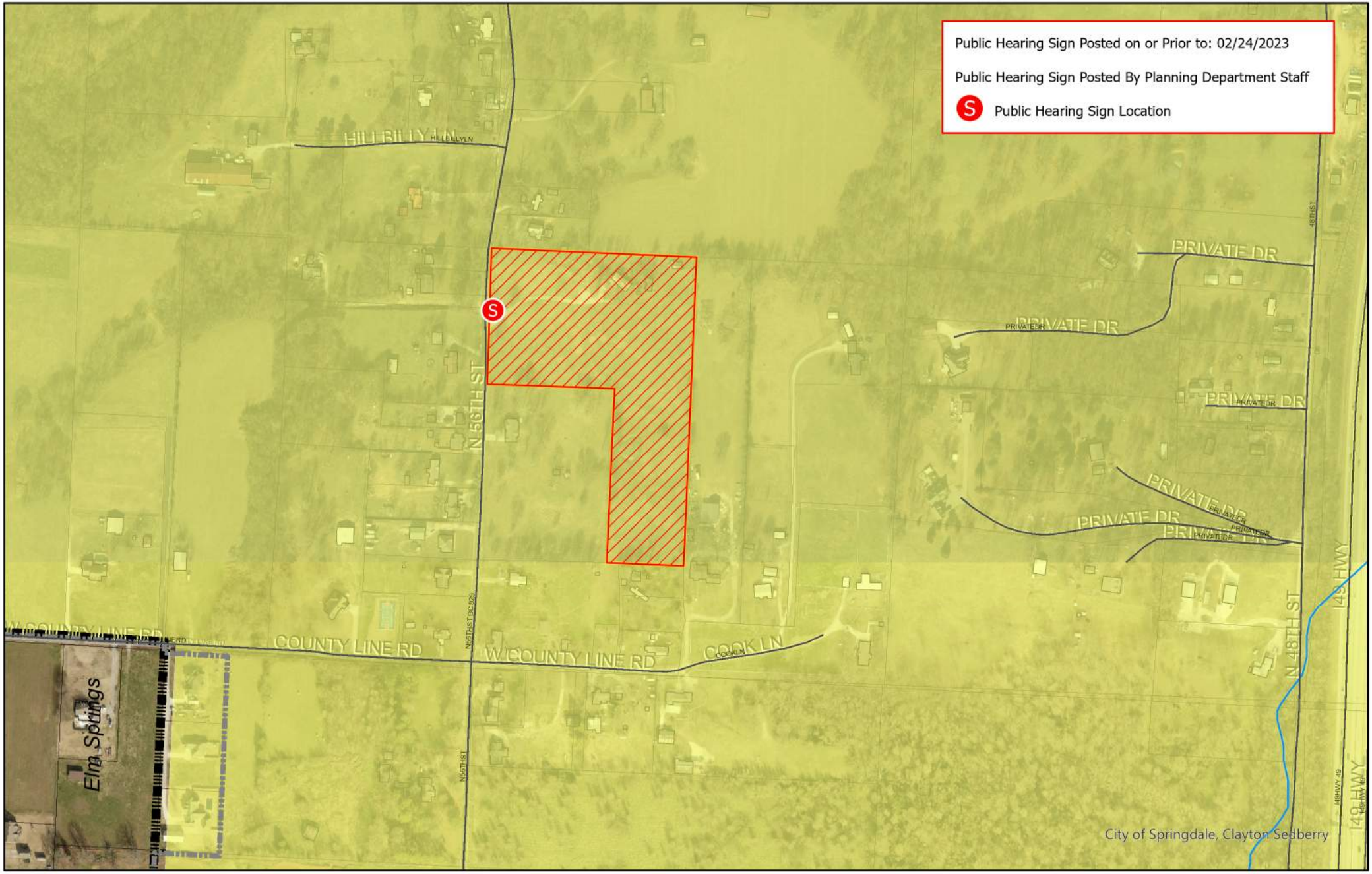
Planning Commission Meeting
March 7, 2023

Miles
0 0.01 0.02 0.04 0.06 0.08

N

PROJECT: L23-13, B23-23
APPLICANT: Chester Place Warehouse
REQUEST: Large-Scale Development,
Variance for Commercial Design Standards

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
March 7, 2023

Miles
0 0.01 0.03 0.06 0.09 0.12

N

PROJECT: B23-21
APPLICANT: Connie and Barbara Ann Bowerman
REQUEST: Variance for Non-Conforming Structure to Remain on Site

SPRINGDALE
WE'RE MAKING IT HAPPEN

Note: L22-71 has been tabled monthly since November, February PC was due to failure to notify adjacent property owners.

Planning and Community Development Division
City of Springdale

Memo

To: **Planning Commission**

From: **Staff**

Date: **March 7, 2023**

RE: **L22-71** **Large-Scale Development** **Springdale Best Storage**

Planning Comments

1. This Large Scale Development Plan has been given the number L22-71. 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).
    a. Variance number is B23-03.
5. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
6. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
7. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

Commercial Design Standards Comments

1. Foundation landscaping is required.
    a. Variance requested
2. Façades over 100’ in linear length shall incorporate wall projections and/or recesses per Springdale Commercial Design Standard.
    a. Variance requested
3. Roof lines shall be varied with a change in height every 100 linear feet in the building length.
    a. Variance requested
4. Sign design, materials, and placement should complement the overall architectural design of the building. (standard comment)

Building & Fire

- Self-Storage Buildings with interior hallways shall be sprinklered (Section 903.2.9.4 or 2012 903.2.9 exception 5) The four larger buildings are required to be sprinklered. Show sprinkler fire lines and leak detection meters per Springdale Water Utility specifications. Leak detection meter must be located in a protected green space.

- Obtain a flow test from the hydrant located on Reinert Dr north of Emma Ave. Provide flow test report to the building department prior issuance of building permit.

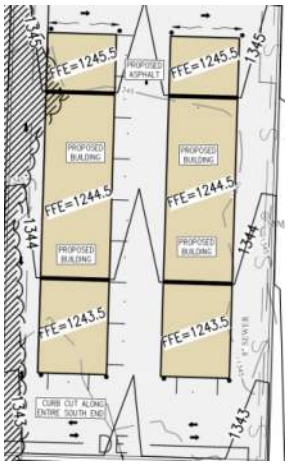
- Provide an additional hydrant along the east side of the main entrance drive adjacent to the north building. Hydrant may be outside the gate.

- FDCs shall be located on the walls adjacent to the fire access road to the north of each building.

Engineering Comments

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 2/1/2023

1. **Chapter 106 – Stormwater Drainage**
   (Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)
   - **FFEs still showing incorrect elevations (sheet 05, Grading plan)**



   - *106.10.5.3 (6)* - Miscellaneous Practices
     - Any time heavy equipment is required to enter a tributary, being defined as any area between two top of banks within said tributary, a copy of a filed Short Term Activity Authorization, or a document deemed equivalent by the Director of Engineering, shall be provided to the City of Springdale before the project requiring such activities may be approved.
       - **STAA may be required for work in Spring Creek, please verify with ADEQ and submit to City**

2. **Chapter 107 – Stormwater Pollution**
   (Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220 , § 1, 10-24-17)
   - *107.3*
     - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed

areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.

- **Apply for Grading Permit, submit the following:**
  - **Grading Permit application.**
  - **SWPPP.**
  - **Notice of Coverage.**
  - **Fee.**
  - **Proposed Truck Route for construction vehicles.**

- *107.3* - The following note is required as a General Note on the Site Plan:

"Stockpiling of construction spoil material at particular locations shall only be allowed for a limited time period, not to exceed (6) months. Prior to a final inspection of the Grading Permit, the following standards shall be achieved for Completion of Construction:

a) development and grading within the disturbed area is complete and matches plans as approved by the Planning Commission, and
b) the disturbed soil area is observed to have 80% grass coverage and 100% stability, and
c) No slopes steeper than a 3:1 pitch unless otherwise approved in writing by the Director of Engineering, and
d) Notice of Violations issued have all corrective actions approved with an inspection report signed by a representative of the Director of Engineering, and
e) all heavy equipment, stockpiles, and construction site materials have been removed from the Construction Site."

- **Add note to the Site Plan. (Did not see the note?)**

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

(Ord. No. 3258, § 1, 11-12-02)

- *110.111* - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.
  - **Any parking spaces that are adjacent to a sidewalk that is 5' or less, provide parking stops for those spaces.**
  - **Update Commercial Driveway Detail to 2018 version.**

4. **Chapter 112 – Subdivisions**

(Code 1973, § 30-1)

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

- Show the size and type of lights based on the location and classification of the street.
- ~~Add note to determine if the light is designed for area parking lot lights or as a street illuminator.~~
- Include a note stating if the lights are public or private lights and who will be responsible for maintenance and billing.

5. **Chapter 130 – Zoning Ordinance**

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

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

6. **Other:**

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

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted: November 3, 2022 Payment Method: _____

Date Accepted as Complete: February 21, 2023 Project Number: L22-71

Must meet the below criteria for a Large Scale Submittal:

- [x] Pre-application meeting held with Springdale Planning Department. Date: 12-06-22
- [x] Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.

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

APPLICATION CONTACTS:

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

Applicant (person making request)	Development Point of Contact for Question & Staff Reviews
Name: Drew Mayer - Calcon Inc.	Name: Jake Chavis
E-mail: drew@calconinc.com	E-mail: Jake@batesnwa.com
Address: 10620 HWY 72 W Bentonville AR 72712	Address: 7230 S Pleasant Ridge Dr. Fayetteville AR 72703
Phone: 479-273-5588	Phone: 479-442-9350
Site/ Location: Casteel Ln. & E. Emma Ln. Springdale AR	Current Zoning District: C-2
Assessor's Parcel Number(s): 815-28738-050	Rezone required: n/a
	Total Acreage: 6.67 +/-

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

Name (printed): Jake Chavis Date: 11/03/22

Signature:

Staff Notes:

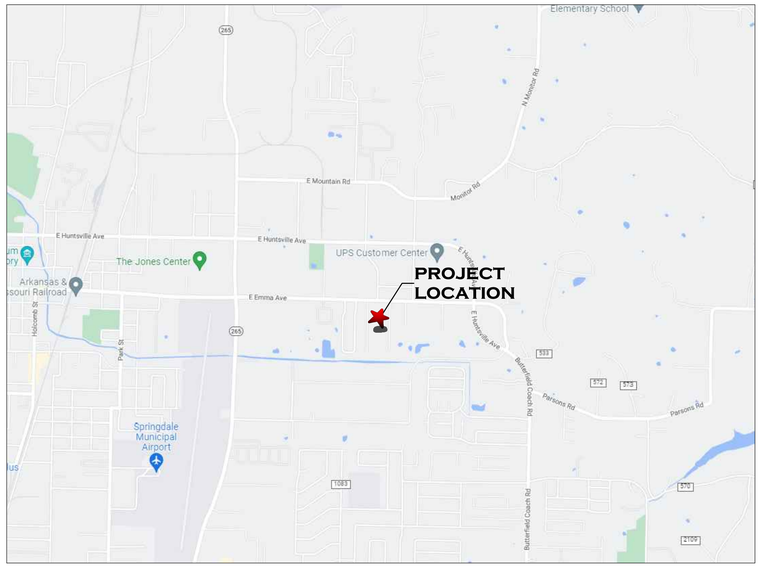
SPRINGDALE BEST STORAGE

SPRINGDALE, ARKANSAS

LARGE SCALE DEVELOPMENT PLAN L22-71

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 AUGUST 27TH, 2014 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. ANY DAMAGE OR RELOCATION OF EXISTING FACILITIES WILL BE AT OWNERS EXPENSE
19. ANY POWER LINE EXTENSION THAT HAS TO BE BUILT TO THIS PROPERTY WILL BE AT THE OWNER'S EXPENSE. THE COST WILL BE DETERMINED AFTER THE OWNER MAKES APPLICATION FOR ELECTRIC SERVICE AND THE LINE HAS BEEN DESIGNED.
20. ALL OFFSITE EASEMENTS THAQT ARE NEEDED FOR OZARKS TO EXTEND ELECTRICAL SERVICE TO THE PROPERTY MUST BE OBTAINED BY DEVELOPER AND AND EASEMENT DOCUMENTATION PROVIDED TO OZARKS BEFORE WORK BEGINS. ON SITE EASEMENTS MUST BE SHOWN ON PLAT AND RECORDED WITHT THE COUNTY.



VICINITY MAP
N.T.S.
NORTH

PARCEL NUMBERS:	815-28738-050
PROJECT SITE ADDRESS:	CASTEEL LANE SPRINGDALE, ARKANSAS
ZONING CLASSIFICATION:	C-2 (GENERAL COMMERCIAL)
ACRES:	6.67±
PROPOSED USE:	SELF STORAGE
OWNER:	SPRINGDALE'S BEST STORAGE LLC. 10620 HWY 72 W BENTONVILLE AR 72712
DEVELOPER:	CALCON INC. 10620 W AR 72 HWY BENTONVILLE AR 72712 PHONE: (479) 273-5588 EMAIL: DREW@CALCONINC.COM
ARCHITECT:	HENRY ARCHITECTURE 1722 N COLLEGE AVE ST C BOX 153 FAYETTEVILLE AR 72703 PHONE: (479) 530-9693 EMAIL: CHENRY@HENRYARCHITECTURE.COM
ENGINEER/SURVEYOR:	BATES & ASSOCIATES, INC. GEOFFREY H. BATES P.E. 9810 DERRICK L. THOMAS P.L.S. 1642 7230 S PLEASANT RIDGE DR FAYETTEVILLE, AR 72703 PHONE: (479) 442-9350 FAX: (479) 521-9350 EMAIL: GEOFF@BATESNWA.COM

INDEX OF DRAWINGS

01	COVER SHEET
02	EXISTING SITE + BOUNDARY SURVEY
03-3.2	SITE PLAN, FIRE ACCESS
4-4.5	UTILITY PLAN
05	GRADING + EROSION CONTROL PLAN
06	LANDSCAPE PLAN
07-7.1	STORM PLAN + PROFILE
08	PHOTOMETRIC PLAN
09-13	DETAILS

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.

OWNERSHIP OF DOCUMENTS

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

SAFETY NOTICE TO CONTRACTOR

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

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

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 #05143C0060F. DATED 05/16/2008)

GENERAL SURVEY NOTE:

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

GENERAL 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."

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.
HTTP://WWW.SPRINGDALEAR.GOV/DOCUMENTCENTER/HOME/VIEW/3315

UTILITY 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
WES MAHAFFEY
406 W EMMA AVE
SPRINGDALE AR 72764
PHONE: (479) 263-2167
EMAIL: WMAHAFFEY@OZARKSECC.COM

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

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

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

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

ZONE C-2(GENERAL COMMERCIAL) BUILDING SETBACKS:

FRONT:	30FT
FRONT: W/ PARKING BETWEEN BUILDING AND R.O.W.	50FT
SIDE: SUBJECT TO APPLICABLE BUILDING AND FIRE CODES	0FT
SIDE: RESIDENTIAL ADJACENT	20FT
REAR:	20FT

GREENSPACE CALCULATIONS:

TOTAL NET AREA OF PARCEL:	290598.342 SQ. FT.
REQUIRED GREENSPACE PER ZONING (C-2)	29059.84 SQ. FT. (10%)
POST-DEVELOPED GREENSPACE:	76782.011 (26.4%)

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

BASIS OF ELEVATION:
CITY OF SPRINGDALE GPS MONUMENT #18293102
NAVD88 VERTICAL DATUM

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

VARIANCES
1) FOUNDATION LANDSCAPE
2) INTERIOR PARKING LOT LANDSCAPE

ZONE C-2 (GENERAL COMMERCIAL) PARKING REQUIREMENTS:
CHAPTER 130, ARTICLE 7, SECTION 7.4 - PARKING STANDARDS

WAREHOUSE & STORAGE:	1 SPACE PER 1,200 SQ. FT.
WAREHOUSE AREA:	96242 SQ. FT.
SPACES REQUIRED:	81 SPACES
TOTAL PARKING SPACES REQUIRED:	82
TOTAL PARKING SPACES PROVIDED:	86*

*PARKING FOR SELF STORAGE WILL BE PROVIDED IN FRONT OF INDIVIDUAL UNITS AT THE TIME OF USE

ADA SPACES REQUIRED/PROVIDED: 1

WASHINGTON COUNTY PARCEL# 815-28738-050

SURVEY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N87°44'51"W 525.18' FROM THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°29'41"W 739.73' TO AN EXISTING REBAR, THENCE S87°30'54"E 29.94' TO AN EXISTING REBAR, THENCE S02°29'59"W 421.21' TO AN EXISTING REBAR, THENCE S87°36'20"E 165.19' TO AN EXISTING REBAR, THENCE S02°33'40"W 155.65' TO AN EXISTING REBAR, THENCE N87°32'30"W 494.95' TO AN EXISTING REBAR, THENCE N01°41'23"E 1315.40', THENCE S87°44'51"E 318.52' TO THE POINT OF BEGINNING, CONTAINING 10.33 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN CASTEEL LANE RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

ENGINEER: G. Bates
DRAWN BY: M. Williams

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
1-19-22

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

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REVISIONS	DATE
1ST SUBMITTAL	11/03/22
TECHNICAL PLAT REVISIONS	12/14/22
3RD SUBMITTAL	1/19/23

SPRINGDALE BEST STORAGE
LARGE SCALE DEVELOPMENT L22-71

COVER SHEET

SPRINGDALE, ARKANSAS

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

DRAWING NO. 01

PROJECT NO 22-210

Drawing Name: 17\000\17-017\Engineering\01 Cover.dwg
Scale: 1=1 (PS) Xrefs Used: BATES-AR, COA BBA, 24X36
Time: 8:48 am
Date: 6/8/2017

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 87°32'51" E	9.13'
L2	S 02°36'58" W	0.53'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	59.50'	145.72'	111.94'	S 17°14'06" E	140°19'25"

ADJACENT LAND OWNERS:
1) HARTWICK, SHANNON W
110 HOSS ST
CENTERTON, AR 72719-9214
PARCEL #815-37344-000
ZONED: C-2
2) HUIZAR, SALVADOR
200 BETTY HILL AVE
DUARTE, CA 91010
PARCEL #815-37345-000
ZONED: C-2
3) CLUM, ALISA
PO BOX 8212
NEWPORT BEACH, CA 92658
PARCEL #815-37346-000
ZONED: C-2
4) NELFORD, MONTGOMERY G III
PO BOX 1412
FAYETTEVILLE, AR 72702
PARCEL #815-37347-000
ZONED: C-2
5) DBCB PROPERTIES LLC
246 VIA TALDO ST
SPRINGDALE, AR 72762
PARCEL #815-37348-000
ZONED: C-2
6) DBT PROPERTIES LLC
246 VIA TALDO ST
SPRINGDALE, AR 72762
PARCEL #815-37349-000
ZONED: C-2
7) RUIZ, NICANDRO SOTO
177 ERIN PL
SPRINGDALE, AR 72764
PARCEL #815-37350-000
ZONED: C-2
8) SIRS INC
PO BOX 760
WEST FORK, AR 72774
PARCEL #815-37351-000
ZONED: MF-4

9) SPRINGDALE PUBLIC FACILITIES BOARD
PO BOX 166
SPRINGDALE, AR 72765-0166
PARCEL #815-22505-165
ZONED: I-3
10) VINTECH NANO MATERIALS LLC
16825 NORTHCHASE STE 1400
HOUSTON, TX 77060
PARCEL #815-22505-166
ZONED: I-3
11) FAITH FREE WILL BAPTIST CHURCH
5370 BOB MILLS RD
SPRINGDALE, AR 72762-0439
PARCELS #815-28738-070 & #815-28738-110
ZONED: A-1/SF-2
12) HILTON, SAVANNA
183 CASTEEL LN
SPRINGDALE, AR 72764-4727
PARCEL #815-28738-080
ZONED: A-1
13) REYES, ASCENCION
197 CASTEEL LN
SPRINGDALE, AR 72764
PARCEL #815-28738-090
ZONED: A-1
14) MONDRAGON, MANUEL
211 CASTEEL LN
SPRINGDALE, AR 72764
PARCEL #815-28738-100
ZONED: A-1
15) CAHOON, THOMAS P
2 S STONEBRIDGE RD
FAYETTEVILLE, AR 72701
PARCEL #815-28738-051
ZONED: A-1
16) JOSEPH, ELIPET
243 CASTEEL LN
SPRINGDALE, AR 72764
PARCEL #815-28738-120
ZONED: A-1

17) JIM JONES INVESTMENTS INC
15531 COW FACE RD
LOWELL, AR 72745
PARCEL #815-28738-130
ZONED: A-1
18) GONZALES, CARLOS EDUARDO
274 CASTEEL LN
SPRINGDALE, AR 72764
PARCEL #815-28738-052
ZONED: C-2
19) GONZALEZ, ROSA MELIDA
292 CASTEEL LN
SPRINGDALE, AR 72764
PARCEL #815-28738-053
ZONED: C-2
20) CALDERA, PASCUAL
318 CASTEEL LN
SPRINGDALE, AR 72764
PARCEL #815-28738-060
ZONED: A-1
21) ESCOBAR, JOSE J
315 CASTELL LN
SPRINGDALE, AR 72764
PARCEL #815-28738-160
ZONED: A-1
22) BROWN, JOHN DAVID (SURVIVOR)
2600 N CROSSOVER RD
FAYETTEVILLE, AR 72703-4370
PARCEL #815-28738-170
ZONED: A-1
23) CITY OF SPRINGDALE
201 N SPRING ST
SPRINGDALE, AR 72764
PARCELS #815-28738-210 & #815-33843-000
ZONED: MF-16/I-1
24) AMERICAN TUBING ARKANSAS LLC
2191 FORD AVE
SPRINGDALE, AR 72764
PARCEL #815-33844-000
ZONED: C-2/I-1

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

BASIS OF ELEVATION:
CITY OF SPRINGDALE GPS MONUMENT #18293102
NAVD88 VERTICAL DATUM

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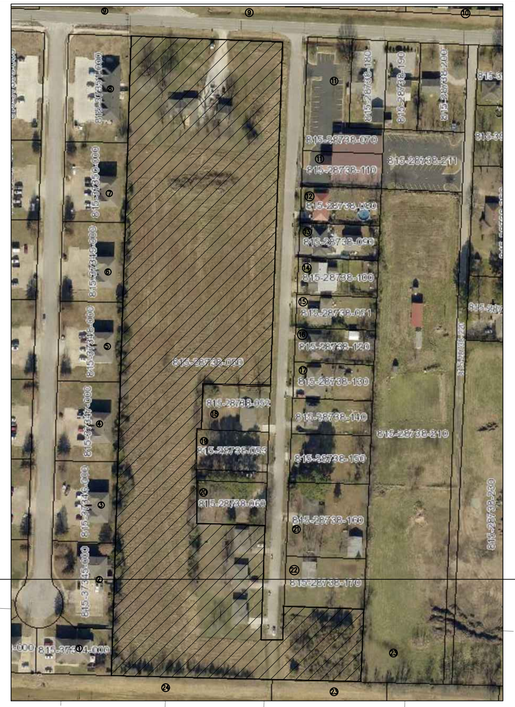
NORTH
0 50 100
GRAPHIC SCALE IN FEET



SURVEY DESCRIPTION
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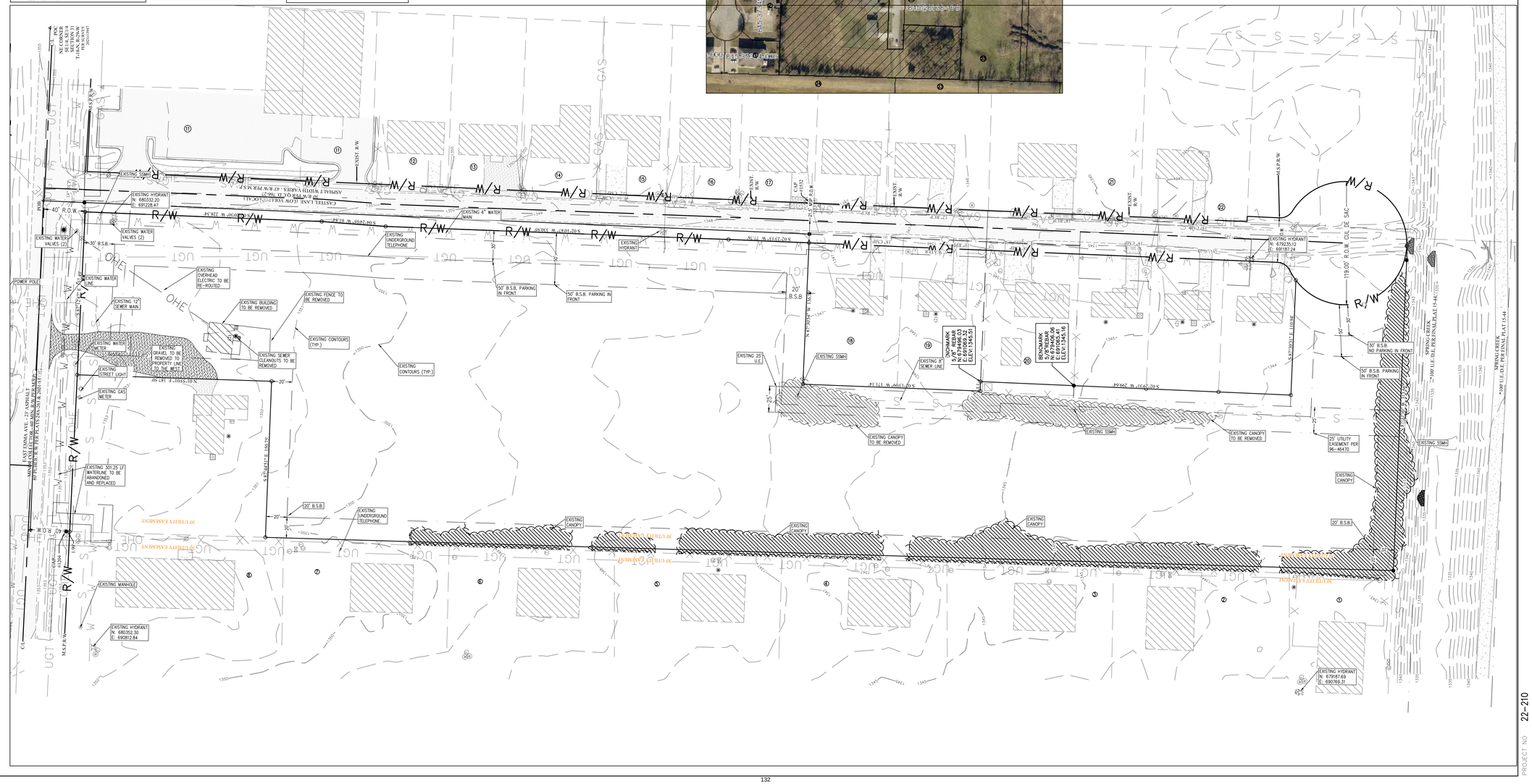
GREENSPACE CALCULATIONS:

TOTAL NET AREA OF PARCEL:	290598.342 SQ. FT.
REQUIRED GREENSPACE PER ZONING (C-2)	29059.84 SQ. FT. (10%)
POST-DEVELOPED GREENSPACE:	76782.011 (26.4%)

BUILDING SETBACKS:

FRONT:	30FT
FRONT: W/ PARKING BETWEEN BUILDING AND R.O.W.	50FT
SIDE: SUBJECT TO APPLICABLE BUILDING AND FIRE CODES	0FT
SIDE: RESIDENTIAL ADJACENT	20FT
REAR:	20FT



STATE OF ARKANSAS
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GEOFFREY H. BATES
1-19-23
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BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER

ENGINEER: G. Bates
DRAWN BY: M. Willoms

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REVISIONS

	DATE
1ST SUBMITTAL	11/03/22
TECHNICAL PLAT REVISIONS	12/14/22
3RD SUBMITTAL	1/19/23

SPRINGDALE BEST STORAGE
LARGE SCALE DEVELOPMENT L22-71
EXISTING SITE PLAN
SPRINGDALE, ARKANSAS

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PROJECT NO 22-210

DRAWING NO 02

Time: 10:06 am
Scale: 1=20 (PS)
Date: 5/16/2017

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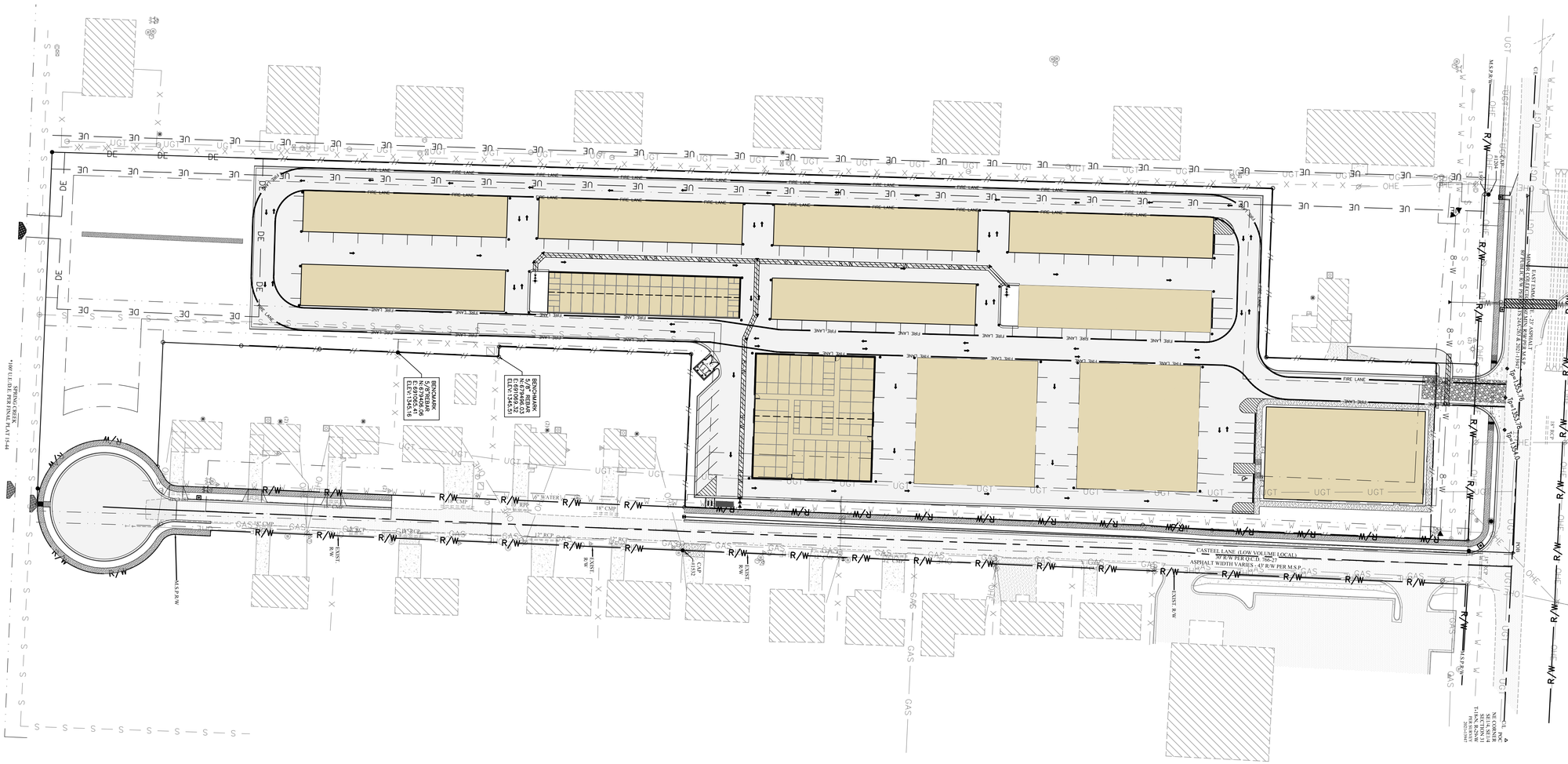
Xrefs Used: BATES-AR, 24X36, base, COA BBA



PARKING REQUIREMENTS:	
CHAPTER 130, ARTICLE 7, SECTION 7.4 – PARKING STANDARDS	
WAREHOUSE & STORAGE:	1 SPACE PER 1,200 SQ. FT.
WAREHOUSE AREA:	96242 SQ. FT.
SPACES REQUIRED:	81 SPACES
TOTAL PARKING SPACES REQUIRED:	82
TOTAL PARKING SPACES PROVIDED:	86*
*PARKING FOR SELF STORAGE WILL BE PROVIDED IN FRONT OF INDIVIDUAL UNITS AT THE TIME OF USE	
ADA SPACES REQUIRED/PROVIDED:	1

BUILDING SETBACKS:	
FRONT:	30FT
FRONT: W/ PARKING BETWEEN BUILDING AND R.O.W.	50FT
SIDE: SUBJECT TO APPLICABLE BUILDING AND FIRE CODES	0FT
SIDE: RESIDENTIAL ADJACENT	20FT
REAR:	20FT

GREENSPACE CALCULATIONS:	
TOTAL NET AREA OF PARCEL:	290598.342 SQ. FT.
REQUIRED GREENSPACE PER ZONING (C-2)	29059.84 SQ. FT. (10%)
POST-DEVELOPED GREENSPACE:	76782.011 (26.4%)

LEGEND		
PROPOSED	EXISTING	DESCRIPTION
AE	AE	ACCESS EASEMENT
		ASPHALT (EDGE)
		ASPHALT (SURFACE)
		BOLLARD
		BUILDING
		BUILDING SETBACK LINE
		CABLE TV (UNDERGROUND)
		CENTERLINE
		CONCRETE (EDGE)
		CONCRETE (SURFACE)
		CONDUIT
1255	1255	CONTOURS
		CURB & GUTTER
		DRAINAGE FLOW
T	T	DUMPSTER
UE	UE	UTILITY EASEMENT
		ELECTRICAL (UNDERGROUND)
		ELECTRICAL (OVERHEAD)
		ELECT. TRANSFORMER
		EROSION CONTROL FENCE
		EROSION CONTROL RIP-RAP
		FENCE (EX. WIRE/PR. SCREENING)
		FIBER OPTIC CABLE
		FIRE HYDRANT ASSEMBLY
		FLOWLINE
		FORCE MAIN
		GAS MAIN
		GAS METER/VALVE
		GRAVEL (EDGE)
		GRAVEL (SURFACE)

		IRON PIN – (RE-BAR)
		LIGHT
		POND
		POWER POLE
		PROPERTY LINE
		RETAINING WALL
	R/W	RIGHT-OF-WAY
		SANITARY SEWER MANHOLE
		SANITARY SEWER PIPE
		SANITARY SEWER SERVICE
		SECTION/TIE LINE
		SIDEWALK
		SIGN
	FFE=1320	SPOT ELEVATION
		STABILIZED CONSTRUCTION ENT.
		STORM SEWER INLET
		STORM SEWER PIPE
		STRIPE (PAINTED OR STICKY)
		TELEPHONE PED/MANHOLE
		TELEPHONE (UNDERGROUND)
		TREE LINE CANOPY
		TREE/TREE TO BE REMOVED
		WATER MAIN BLOWOFF VALVE
		WATER MAIN FIRE DEPT. CONN.
		WATER MAIN PIPE
		WATER MAIN REDUCER
		WATER MAIN THRUST BLOCK
		WATER METER
		WATER METER (IRRIGATION)
		WATER VALVE

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1-19-23
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#1335
ARKANSAS ENGINEER

ENGINEER: G. Bates
DRAWN BY: M. Williams

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REVISIONS	DATE
1ST SUBMITTAL	11/03/22
TECHNICAL PLAT REVISIONS	12/14/22
3RD SUBMITTAL	1/19/23

SPRINGDALE BEST STORAGE
LARGE SCALE DEVELOPMENT L22-71
OVERALL SITE PLAN
SPRINGDALE, ARKANSAS

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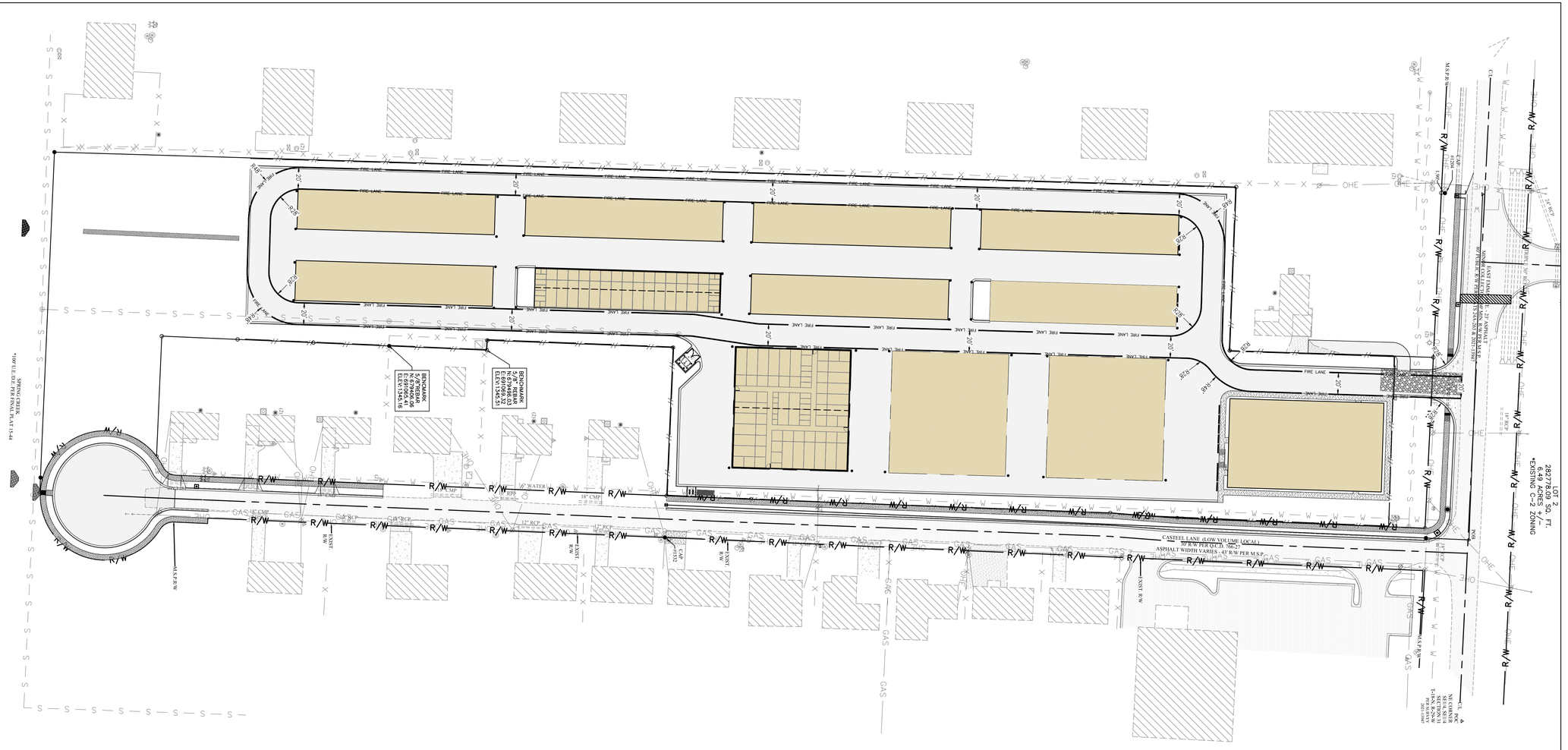
PROJECT NO 22-210

DRAWING NO 03

Time: 10:06 am
Scale: 1=20 (PS)
Date: 5/16/2017

Drawing Name: 17\000\17-017\Engineering\02 Existing Site Plan.dwg
Xrefs Used: BATES-AR, 24X36, base, COA BBA



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CHAPTER 130, ARTICLE 7, SECTION 7.4 – PARKING STANDARDS	
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*PARKING FOR SELF STORAGE WILL BE PROVIDED IN FRONT OF INDIVIDUAL UNITS AT THE TIME OF USE	
ADA SPACES REQUIRED/PROVIDED:	1

BUILDING SETBACKS:	
FRONT:	30FT
FRONT: W/ PARKING BETWEEN BUILDING AND R.O.W.	50FT
SIDE: SUBJECT TO APPLICABLE BUILDING AND FIRE CODES	0FT
SIDE: RESIDENTIAL ADJACENT	20FT
REAR:	20FT

GREENSPACE CALCULATIONS:	
TOTAL NET AREA OF PARCEL:	290598.342 SQ. FT.
REQUIRED GREENSPACE PER ZONING (C-2)	29059.84 SQ. FT. (10%)
POST-DEVELOPED GREENSPACE:	76782.011 (26.4%)

LEGEND		
PROPOSED	EXISTING	DESCRIPTION
AE AE AE		ACCESS EASEMENT
		ASPHALT (EDGE)
		ASPHALT (SURFACE)
		BOLLARD
		BUILDING
		BUILDING SETBACK LINE
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		CENTERLINE
		CONCRETE (EDGE)
		CONCRETE (SURFACE)
		CONDUIT
1255	1255	CONTOURS
		CURB & GUTTER
		DRAINAGE FLOW
T	T	DUMPSTER
UE UE UE		UTILITY EASEMENT
	UGE UGE UGE UGE	ELECTRICAL (UNDERGROUND)
	OHE OHE OHE OHE	ELECTRICAL (OVERHEAD)
		ELECT. TRANSFORMER
		EROSION CONTROL FENCE
		EROSION CONTROL RIP-RAP
		FENCE (EX. WIRE/PR. SCREENING)
	FO FO FO FO FO FO	FIBER OPTIC CABLE
		FIRE HYDRANT ASSEMBLY
		FLOWLINE
		FORCE MAIN
	GAS GAS GAS GAS GAS	GAS MAIN
GV		GAS METER/VALVE
		GRAVEL (EDGE)
		GRAVEL (SURFACE)

		IRON PIN – (RE-BAR)
		LIGHT
		POND
		POWER POLE
		PROPERTY LINE
		RETAINING WALL
	R/W	RIGHT-OF-WAY
S		SANITARY SEWER MANHOLE
SS		SANITARY SEWER PIPE
SSV SSV		SANITARY SEWER SERVICE
		SECTION/TIE LINE
		SIDEWALK
STOP	STOP	SIGN
	FFE=1320	SPOT ELEVATION
		STABILIZED CONSTRUCTION ENT.
		STORM SEWER INLET
		STORM SEWER PIPE
		STRIPE (PAINTED OR STICKY)
T		TELEPHONE PED/MANHOLE
UT UT UT UT UT UT		TELEPHONE (UNDERGROUND)
		TREE LINE CANOPY
		TREE/TREE TO BE REMOVED
		WATER MAIN BLOWOFF VALVE
		WATER MAIN FIRE DEPT. CONN.
		WATER MAIN PIPE
		WATER MAIN REDUCER
		WATER MAIN THRUST BLOCK
W	W	WATER METER
T	T	WATER METER (IRRIGATION)
		WATER VALVE

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ENGINEER: G. Bates
DRAWN BY: M. Williams

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TECHNICAL PLAT REVISIONS	12/14/22
3RD SUBMITTAL	1/19/23

SPRINGDALE BEST STORAGE
LARGE SCALE DEVELOPMENT L22-71
FIRE ACCESS
SPRINGDALE, ARKANSAS

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Civil Engineering & Surveying
www.nwabatesinc.com
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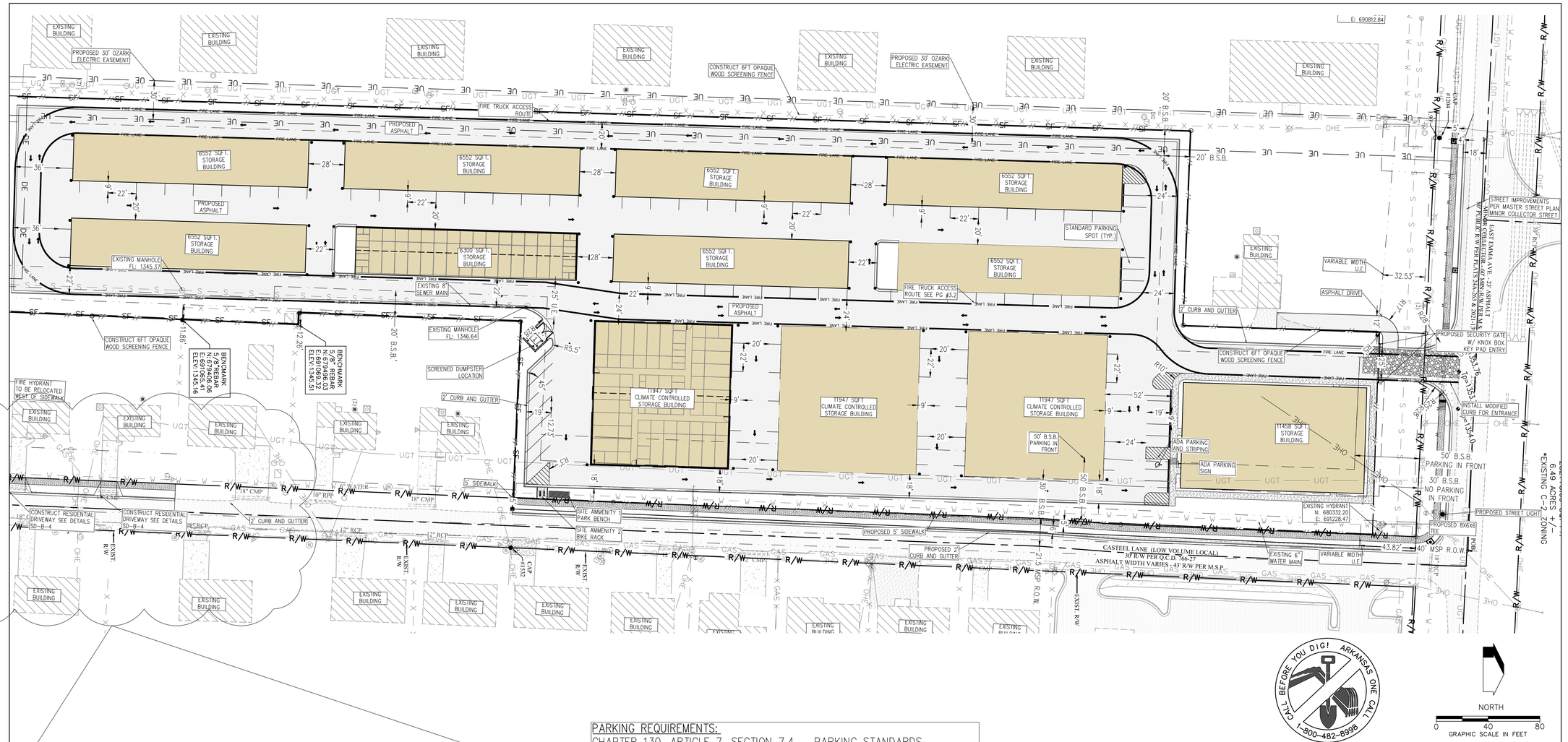
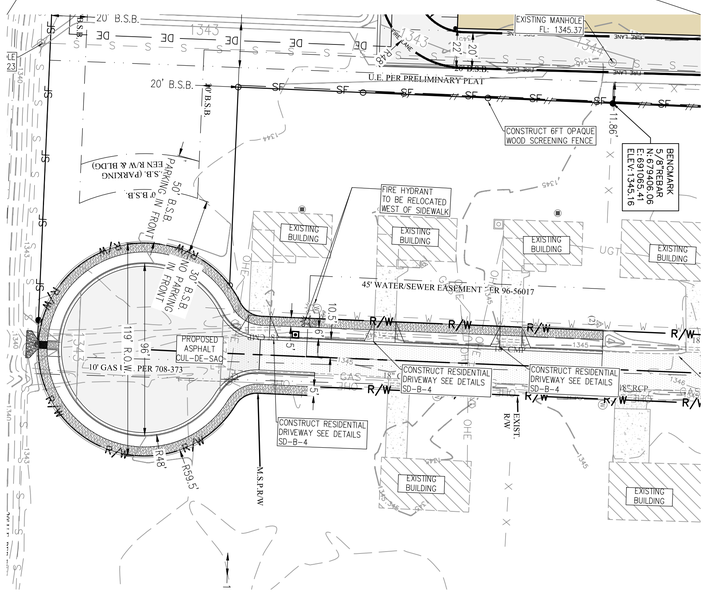
PROJECT NO 22-210

DRAWING NO 3.2

Time: 10:06 am
Scale: 1=20 (PS)
Date: 5/16/2017

Drawing Name: 17\000\17-017\Engineering\02 Existing Site Plan.dwg
Xrefs Used: BATES-AR, 24X36, bases, COA, BBA





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CHAPTER 130, ARTICLE 7, SECTION 7.4 – PARKING STANDARDS

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FRONT:	30FT
FRONT: W/ PARKING BETWEEN BUILDING AND R.O.W.	50FT
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SIDE: RESIDENTIAL ADJACENT	20FT
REAR:	20FT

GREENSPACE CALCULATIONS:

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POST-DEVELOPED GREENSPACE:	76782.011 (26.4%)

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ARKANSAS ENGINEER

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DRAWN BY: M. Williams
ENGINEER: G. Bates

REVISIONS	DATE
1ST SUBMITTAL	11/03/22
TECHNICAL PLAT REVISIONS	12/14/22
3RD SUBMITTAL	1/19/23

SPRINGDALE BEST STORAGE
LARGE SCALE DEVELOPMENT L22-71
SITE PLAN
SPRINGDALE, ARKANSAS

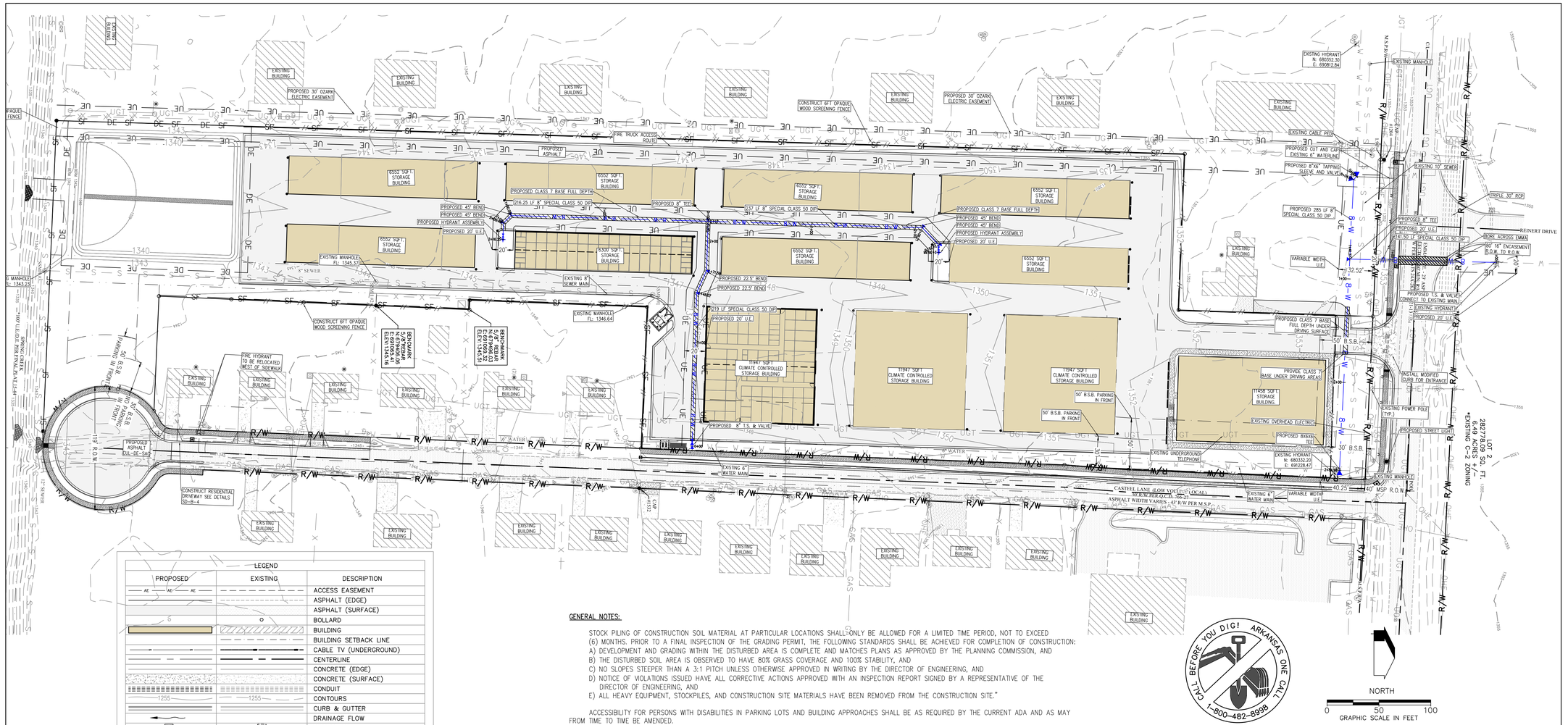
Bates & Associates, Inc.
www.nwabatesinc.com Civil Engineering & Surveying
7230 S. Pleasant Ridge Dr· Fayetteville, Arkansas 72704 · 479.442 9350· Fax 479.521 9350

PROJECT NO 22-210

DRAWING NO 3.1

Time: 10:06 am
Scale: 1=20 (PS)
Date: 5/16/2017

Drawing Name: 17\000\17-017\Engineering\02 Existing Site Plan.dwg
Xrefs Used: BATES-AR_24X36, base, COA BBA



LEGEND

PROPOSED	EXISTING	DESCRIPTION
AE AE AE		ACCESS EASEMENT
		ASPHALT (EDGE)
		ASPHALT (SURFACE)
		BOLLARD
		BUILDING
		BUILDING SETBACK LINE
		CABLE TV (UNDERGROUND)
		CENTERLINE
		CONCRETE (EDGE)
		CONCRETE (SURFACE)
		CONDUIT
1255	1255	CONTOURS
		CURB & GUTTER
		DRAINAGE FLOW
T	T	DUMPSTER
UE UE UE		UTILITY EASEMENT
	UGE UGE UGE UGE	ELECTRICAL (UNDERGROUND)
	OHE OHE OHE OHE	ELECTRICAL (OVERHEAD)
		ELECT. TRANSFORMER
		EROSION CONTROL FENCE
		EROSION CONTROL RIP-RAP
		FENCE (EX. WIRE/PR. SCREENING)
	FO FO FO FO FO	FIBER OPTIC CABLE
		FIRE HYDRANT ASSEMBLY
		FLOWLINE
		FORCE MAIN
	GAS GAS GAS GAS GAS	GAS MAIN
GV		GAS METER/VALVE
		GRAVEL (EDGE)
		GRAVEL (SURFACE)
		IRON PIN - (RE-BAR)
		LIGHT
		POND
		POWER POLE
		PROPERTY LINE
		RETAINING WALL
	R/W	RIGHT-OF-WAY
S		SANITARY SEWER MANHOLE
SS		SANITARY SEWER PIPE
SSV		SANITARY SEWER SERVICE
		SECTION/TIE LINE
		SIDEWALK
STOP	STOP	SIGN
	FFE=1320	SPOT ELEVATION
		STABILIZED CONSTRUCTION ENT.
		STORM SEWER INLET
		STORM SEWER PIPE
		STRIPE (PAINTED OR STICKY)
	T	TELEPHONE PED/MANHOLE
	UT UT UT UT UT	TELEPHONE (UNDERGROUND)
		TREE LINE CANOPY
		TREE/TREE TO BE REMOVED
		WATER MAIN BLOWOFF VALVE
		WATER MAIN FIRE DEPT. CONN.
		WATER MAIN PIPE
		WATER MAIN REDUCER
		WATER MAIN THRUST BLOCK
W	W	WATER METER
I	I	WATER METER (IRRIGATION)
		WATER VALVE

GENERAL NOTES:

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

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.

PLANNING NOTES:
1. 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.
2. 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.
3. HANDICAPPED RAMPS SHALL BE PROVIDED WHEREVER A SIDEWALK CROSSES A CURB AT CROSSWALKS, DRIVEWAYS, AND STREET INTERSECTIONS.
4. ALL PROPERTY CORNERS AND EASEMENTS MUST BE CLEARLY MARKED BEFORE CONSTRUCTION WILL BEGIN.
5. ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH AN ARCHITECTURAL TREATMENT THAT IS COMPATIBLE WITH THE BUILDING ARCHITECTURE.
6. WHEN A COMMERCIAL DEVELOPMENT INCLUDES A FENCE OR WALL, THE FOLLOWING GUIDELINES AND STANDARDS APPLY
A. MAXIMUM HEIGHT OF A FENCE OR WALL SHALL BE 8'
B. CONSTRUCTED OF HIGH QUALITY MATERIALS SUCH AS, DECORATIVE BLOCKS, BRICK, STONE, CYPRESS, CEDAR, REDWOOD, AND/OR WROUGHT IRON.
C. MAXIMUM LENGTH OF A CONTINUOUS, UNBROKEN, AND UNINTERRUPTED FENCE OR WALL SHALL BE 50'. BREAKS SHALL BE PROVIDED THROUGH THE USE OF COLUMNS, LANDSCAPING POCKETS, TRANSPARENT SECTIONS, AND/OR A CHANGE TO DIFFERENT MATERIALS.
7. STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT EXCEEDING (6) MONTHS. PRIOR TO A FINAL INSPECTION OF 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 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 BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
E.) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM CONSTRUCTION SITE
8. 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.

SWEPCO NOTES:
1. IF OFF SITE EASEMENTS ARE NEEDED FOR SWEPCO TO PROVIDE ELECTRICITY TO THE DEVELOPMENT, EASEMENTS MUST BE OBTAINED BY DEVELOPER AND PROVIDED TO SWEPCO BEFORE THE DESIGN WILL BEGIN. ON SITE EASEMENTS MUST BE SHOWN ON PLAT AND RECORDED WITH THE COUNTY.
2. ALL CONDUITS PLACED AT ROAD CROSSINGS BY DEVELOPER MUST HAVE 48 INCH OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY END OF CONDUITS. (3-4 INCH SCHEDULE CONDUITS TO BE USED FOR ELECTRIC ONLY AT ALL ROAD CROSSINGS, CONDUITS MUST EXTEND PAST THE EDGE OF ANY OBSTRUCTIONS SO THAT THEY ARE ACCESSIBLE DURING CONSTRUCTION.) THERE MUST BE MINIMUM SEPARATION OF 12 INCHES BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES. THIS IS NESC CODE 354. ALL CONDUITS FOR ROAD CROSSINGS AND SPECIFIC WIDTHS OF U.E. MUST BE SHOWN ON FINAL PLAT BEFORE SWEPCO ELECTRIC WILL SIGN THE FINAL PLAT.
3. TRANSFORMER MUST HAVE A MINIMUM OF 30 FEET CLEARANCE FROM ANY STRUCTURE. ANY VARIATION OF THIS REQUIREMENT MUST HAVE WRITTEN APPROVAL FROM A SWEPCO REPRESENTATIVE.
4. TRANSFORMER WILL NEED TO BE LOCATED IN AN AREA EASILY ACCESSIBLE TO SWEPCO LINE TRUCKS FOR INSTALLATION AND CONTINUED MAINTENANCE.
5. BOLLARDS WILL NEED TO BE INSTALLED AT ALL FOUR CORNERS OF TRANSFORMER PAD.
6. A MINIMUM 15' UTILITY EASEMENT WILL BE REQUIRED FOR ALL UNDERGROUND CONDUCTORS UP TO AND INCLUDING THE LOCATION OF THE PAD MOUNT TRANSFORMER.
7. DEVELOPER WILL NEED TO CONTACT NANCY GUISINGER AT SWEPCO (479-225-0813) AND PROVIDE HER WITH ELECTRICAL LOAD INFORMATION BEFORE ANY COST TO DEVELOPER CAN BE DETERMINED.
8. DEVELOPER TO PROVIDE ALL TRENCH AND PVC CONDUITS INCLUDING STEEL SWEEPS IN ACCORDANCE WITH SWEPCO SPECIFICATIONS.
9. ALL UTILITY EASEMENTS TO BE CLEARED OF ALL TREES, BRUSH, DIRT PILES, BUILDINGS AND DEBRIS SO THAT THE EASEMENT IS ACCESSIBLE WITH EQUIPMENT. IF EASEMENT IS NOT CLEARED DEVELOPER MAY BE SUBJECT TO EXTRA CHARGES.
10. CONTRACTOR MUST APPLY FOR ELECTRIC TEMPORARY CONSTRUCTION AND PERMANENT SERVICE BEFORE ANY DESIGN AND COST IS DETERMINED BY SWEPCO.

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THE CONSTRUCTION AND INSTALLATION OF WATER AND SANITARY SEWE UTILITIES SHALL BE IN ACCORDANCE 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

PARKING REQUIREMENTS:
CHAPTER 130, ARTICLE 7, SECTION 7.4 – PARKING STANDARDS

WAREHOUSE & STORAGE:	1 SPACE PER 1,200 SQ. FT.
WAREHOUSE AREA:	96242 SQ. FT.
SPACES REQUIRED:	81 SPACES
TOTAL PARKING SPACES REQUIRED:	82
TOTAL PARKING SPACES PROVIDED:	86*

*PARKING FOR SELF STORAGE WILL BE PROVIDED IN FRONT OF INDIVIDUAL UNITS AT THE TIME OF USE

ADA SPACES REQUIRED/PROVIDED: 1

BUILDING SETBACKS:

FRONT:	30FT
FRONT: W/ PARKING BETWEEN BUILDING AND R.O.W.	50FT
SIDE: SUBJECT TO APPLICABLE BUILDING AND FIRE CODES	0FT
SIDE: RESIDENTIAL ADJACENT	20FT
REAR:	20FT

GREENSPACE CALCULATIONS:

TOTAL NET AREA OF PARCEL:	290598.342 SQ. FT.
REQUIRED GREENSPACE PER ZONING (C-2)	29059.84 SQ. FT. (10%)
POST-DEVELOPED GREENSPACE:	76782.011 (26.4%)

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
GEOFFREY H. BATES
No. 9810
1-19-22

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

ENGINEER: G. Bates
DRAWN BY: M. Williams

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REVISIONS	DATE
1ST SUBMITTAL	11/03/22
TECHNICAL PLAT REVISIONS	12/14/22
3RD SUBMITTAL	1/19/23

SPRINGDALE BEST STORAGE
LARGE SCALE DEVELOPMENT L22-71

SITE PLAN

SPRINGDALE, ARKANSAS

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PROJECT NO 22-210

DRAWING NO 04

Time: 10:06 am
Scale: 1=20 (PS)
Date: 5/16/2017

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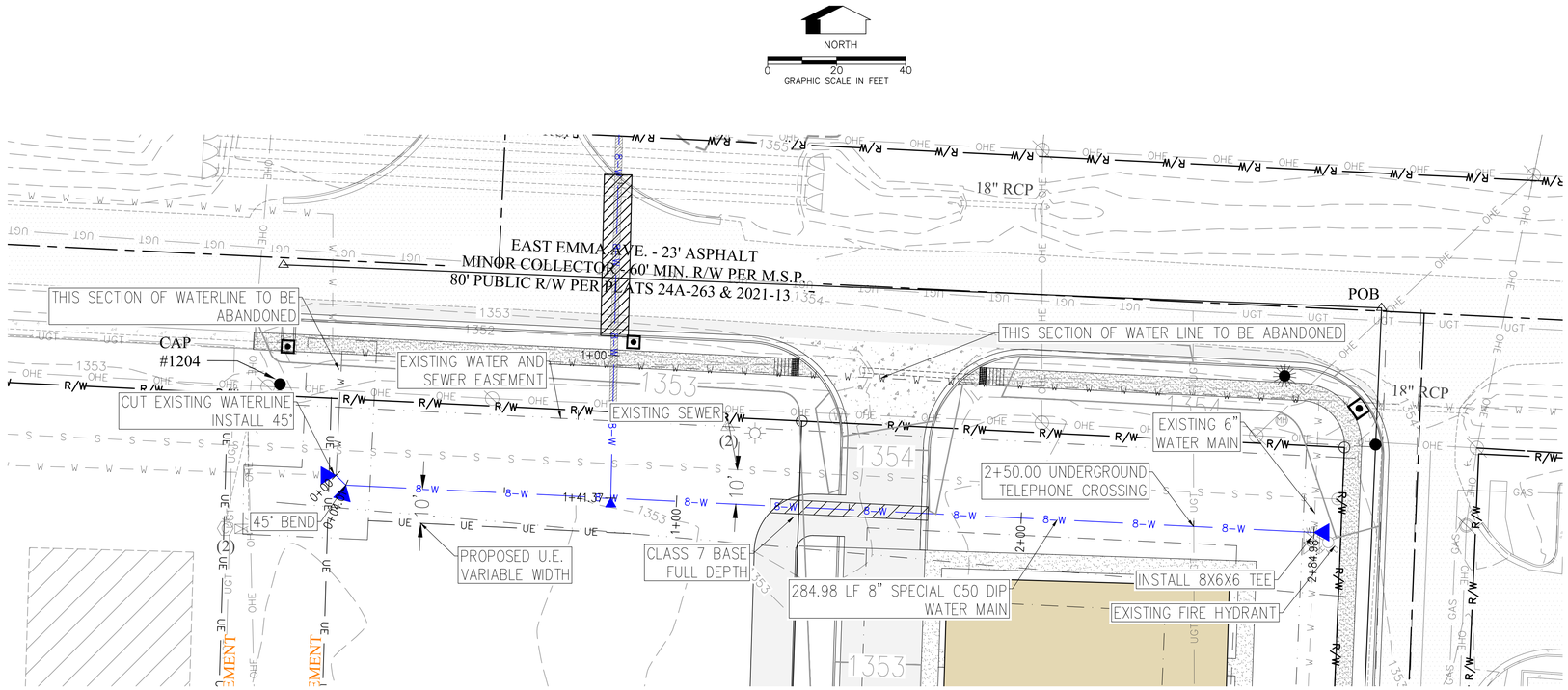

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
1-19-23

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ENGINEER: G. Bates
DRAWN BY: M. Williams

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3RD SUBMITTAL	1/19/23

SPRINGDALE BEST STORAGE
LARGE SCALE DEVELOPMENT L22-71

WATER MAIN PROFILE

SPRINGDALE, ARKANSAS

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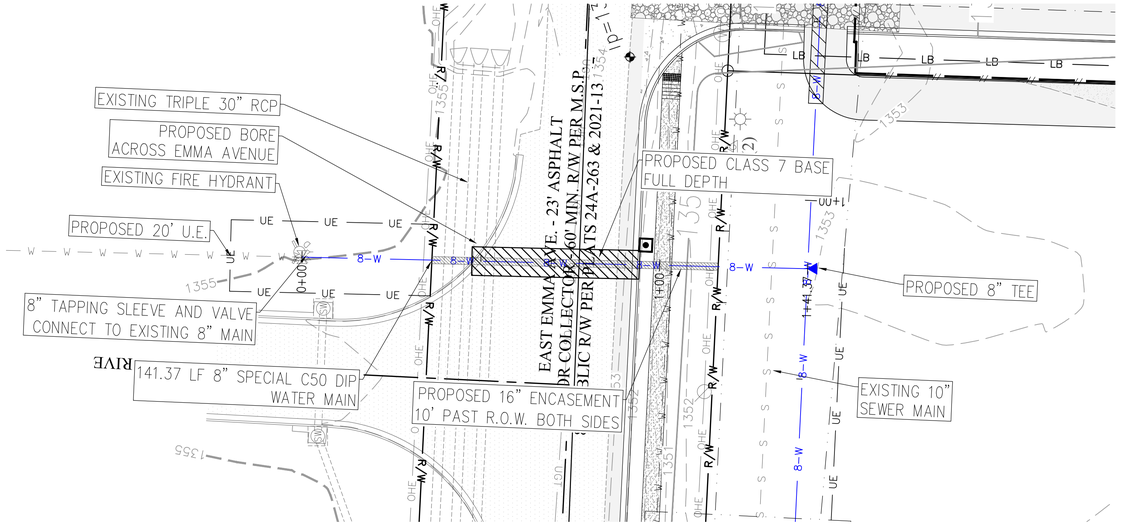
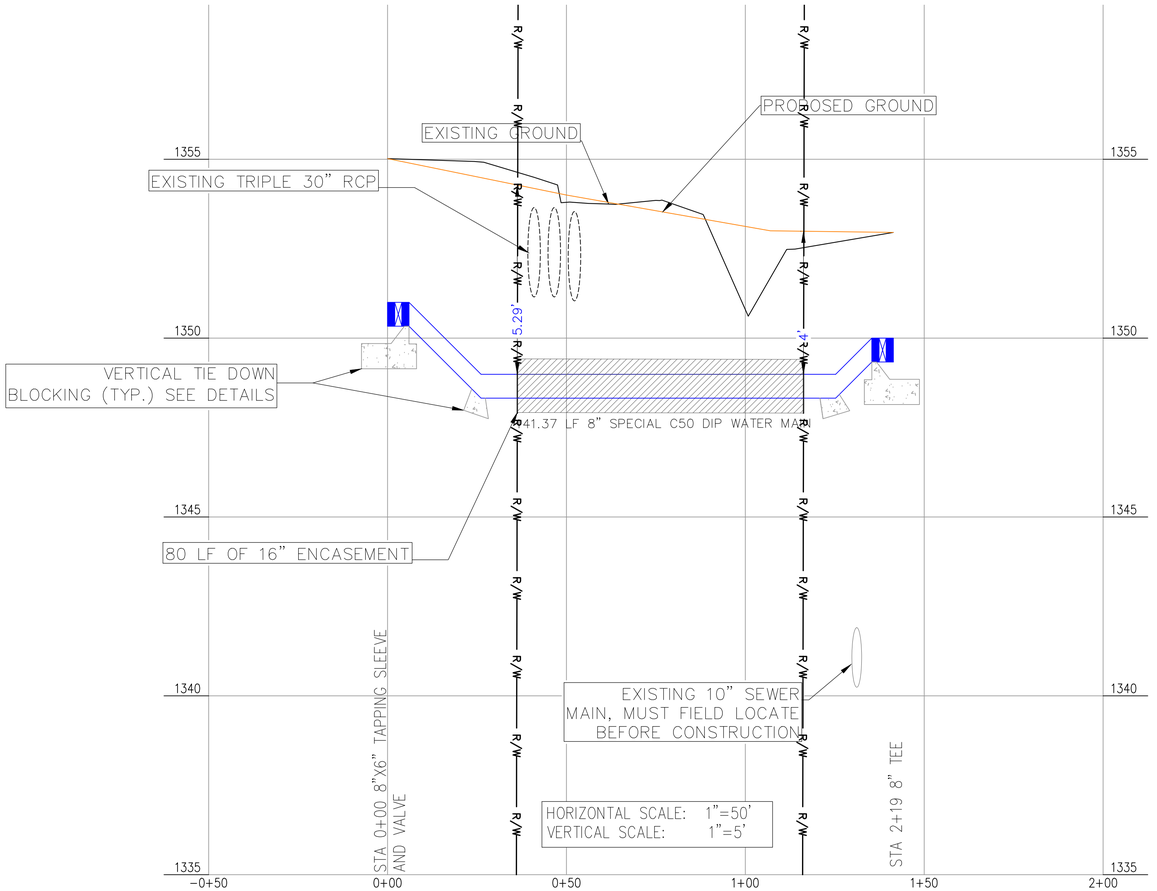
NORTH

0 20 40

GRAPHIC SCALE IN FEET





STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
1-19-23
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER

ENGINEER: G. Bates
DRAWN BY: M. Williams

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SPRINGDALE BEST STORAGE
LARGE SCALE DEVELOPMENT L22-71
WATER MAIN PROFILE
SPRINGDALE, ARKANSAS

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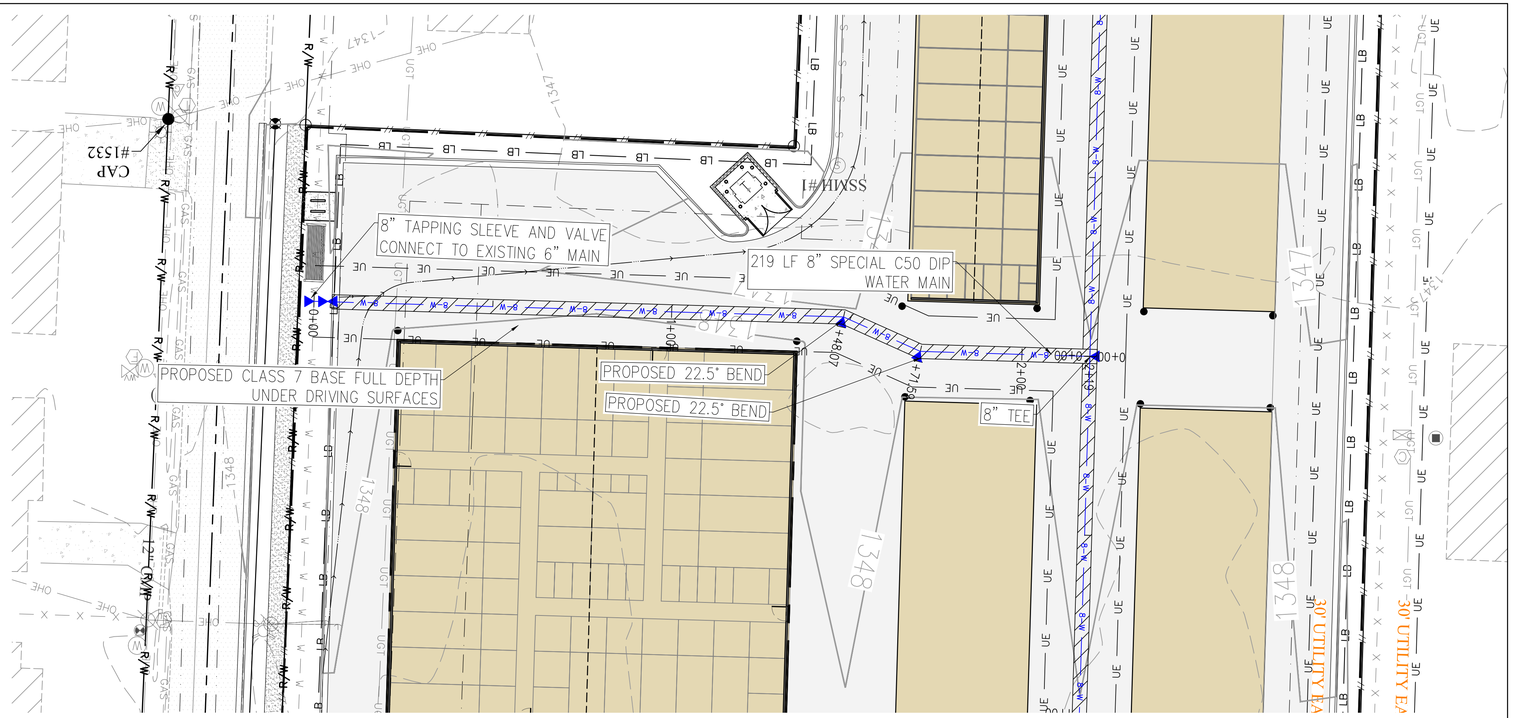

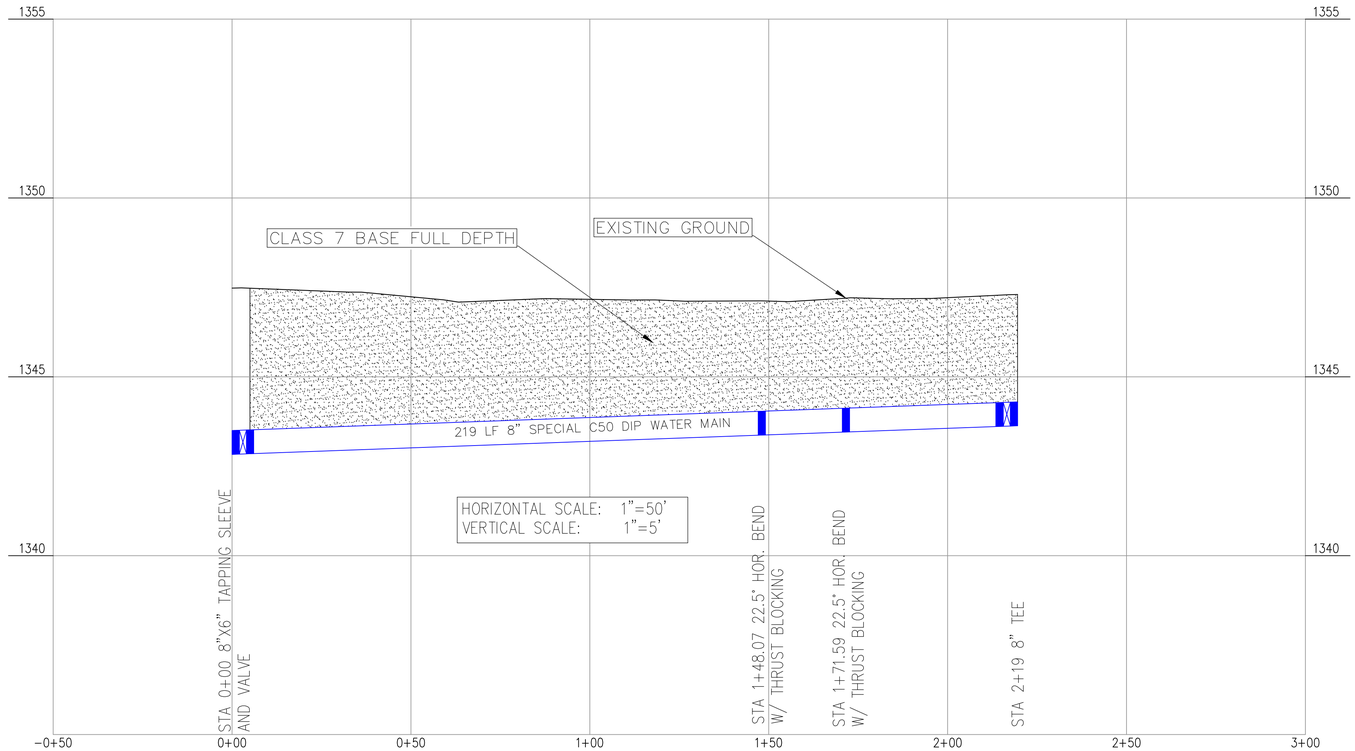

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NORTH

0 20 40

GRAPHIC SCALE IN FEET

ENGINEER: G. Bates

DRAWN BY: M. Williams

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES

1-19-23

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SPRINGDALE BEST STORAGE
LARGE SCALE DEVELOPMENT L22-71

WATER MAIN PROFILE

SPRINGDALE, ARKANSAS

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Xrefs Used: BATES-AR, 24X36, base, COA BBA

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NORTH

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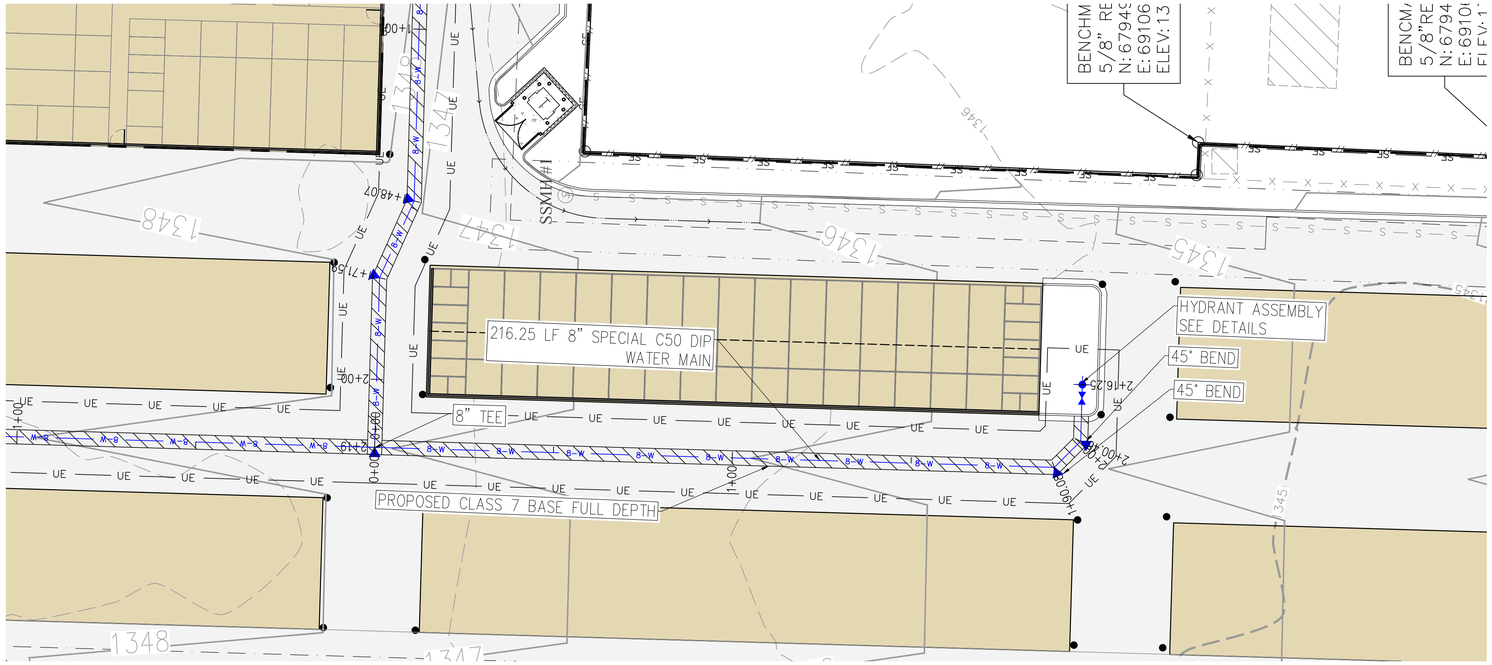
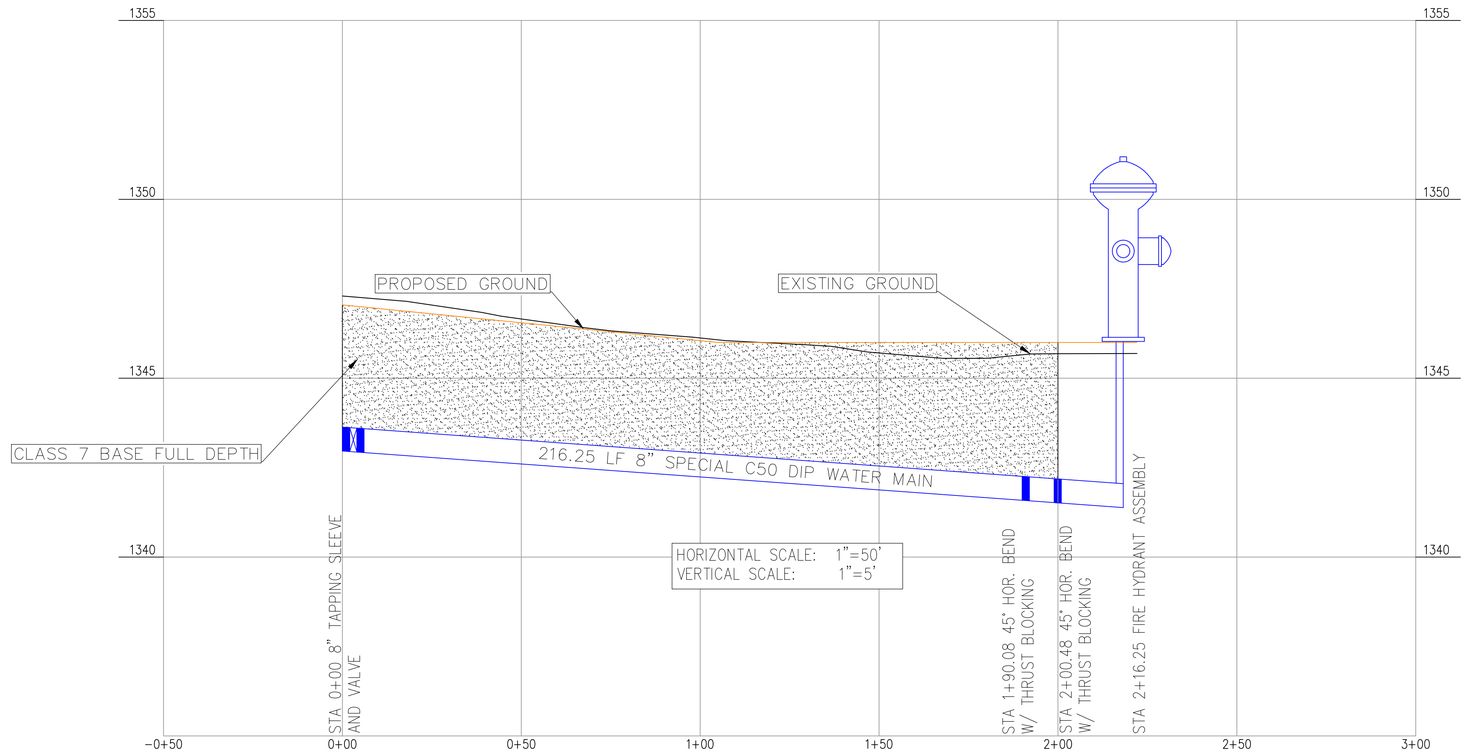
GRAPHIC SCALE IN FEET





ENGINEER: G. Bates

DRAWN BY: M. Williams

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1-19-23

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SPRINGDALE BEST STORAGE
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NORTH

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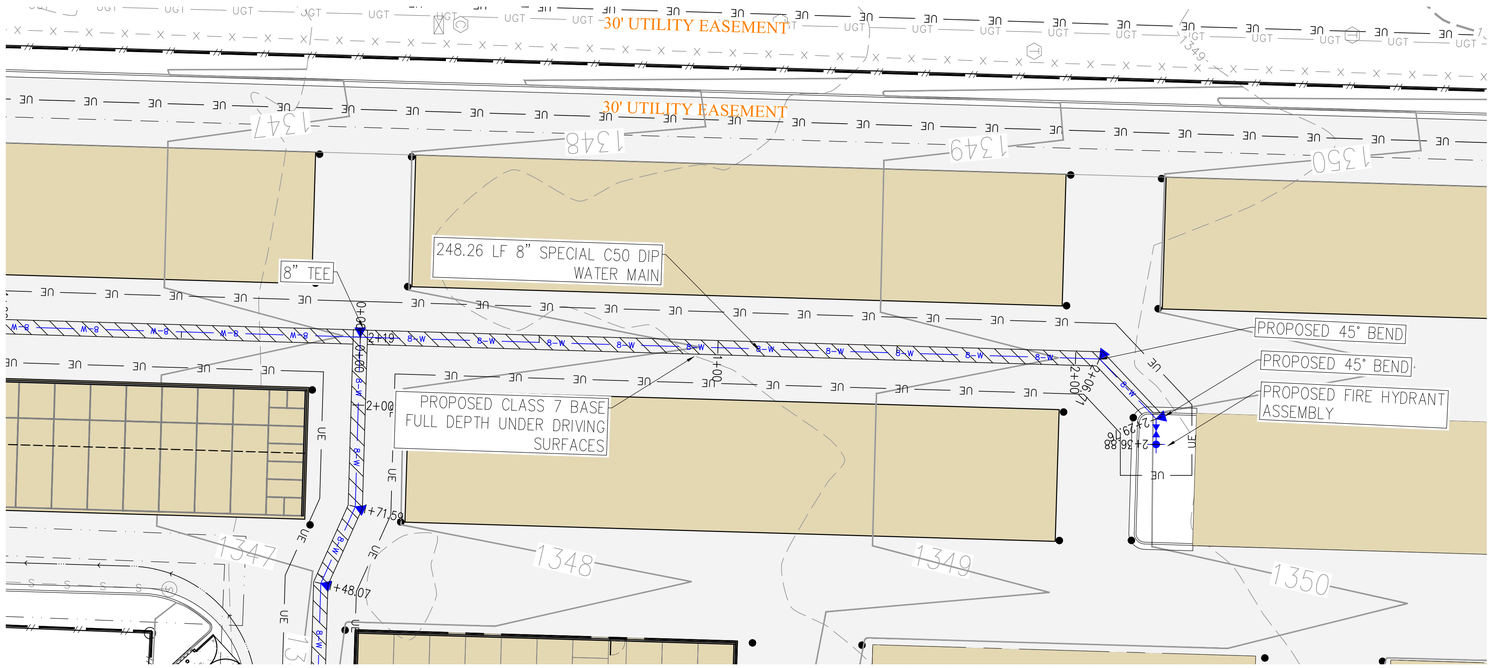
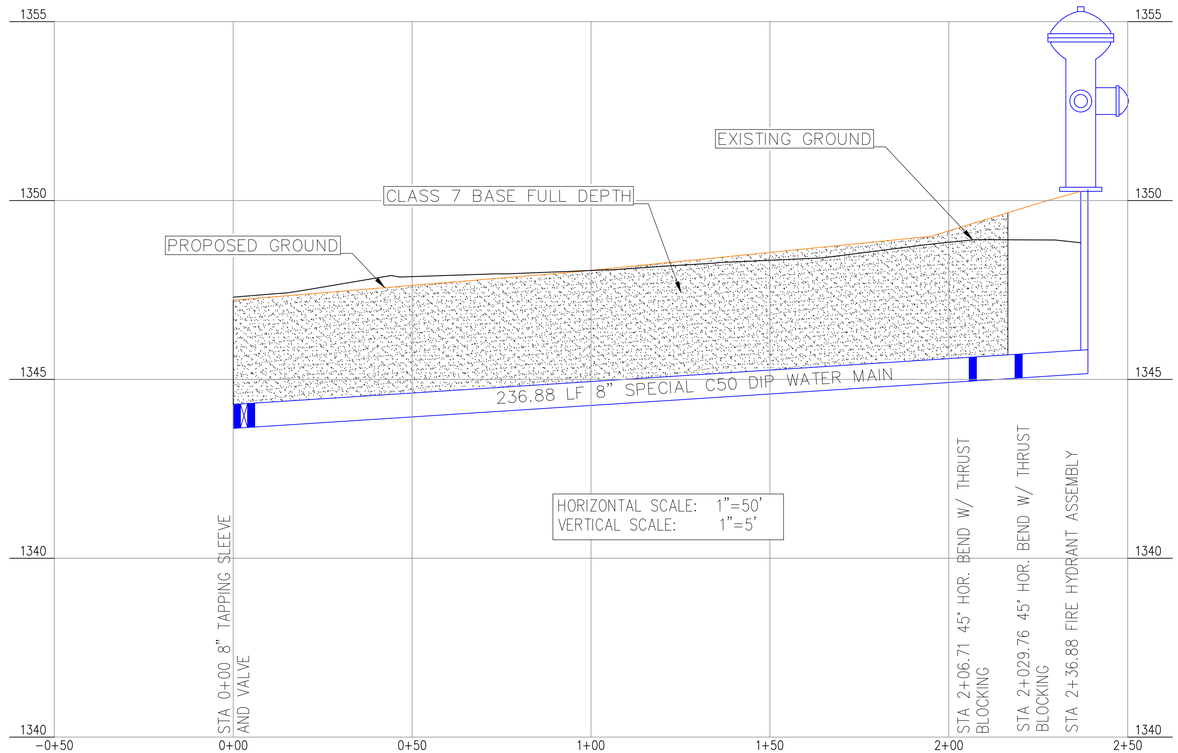
GRAPHIC SCALE IN FEET





ENGINEER: G. Bates
DRAWN BY: M. Williams

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SPRINGDALE BEST STORAGE
LARGE SCALE DEVELOPMENT L22-71
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Date: 5/16/2017

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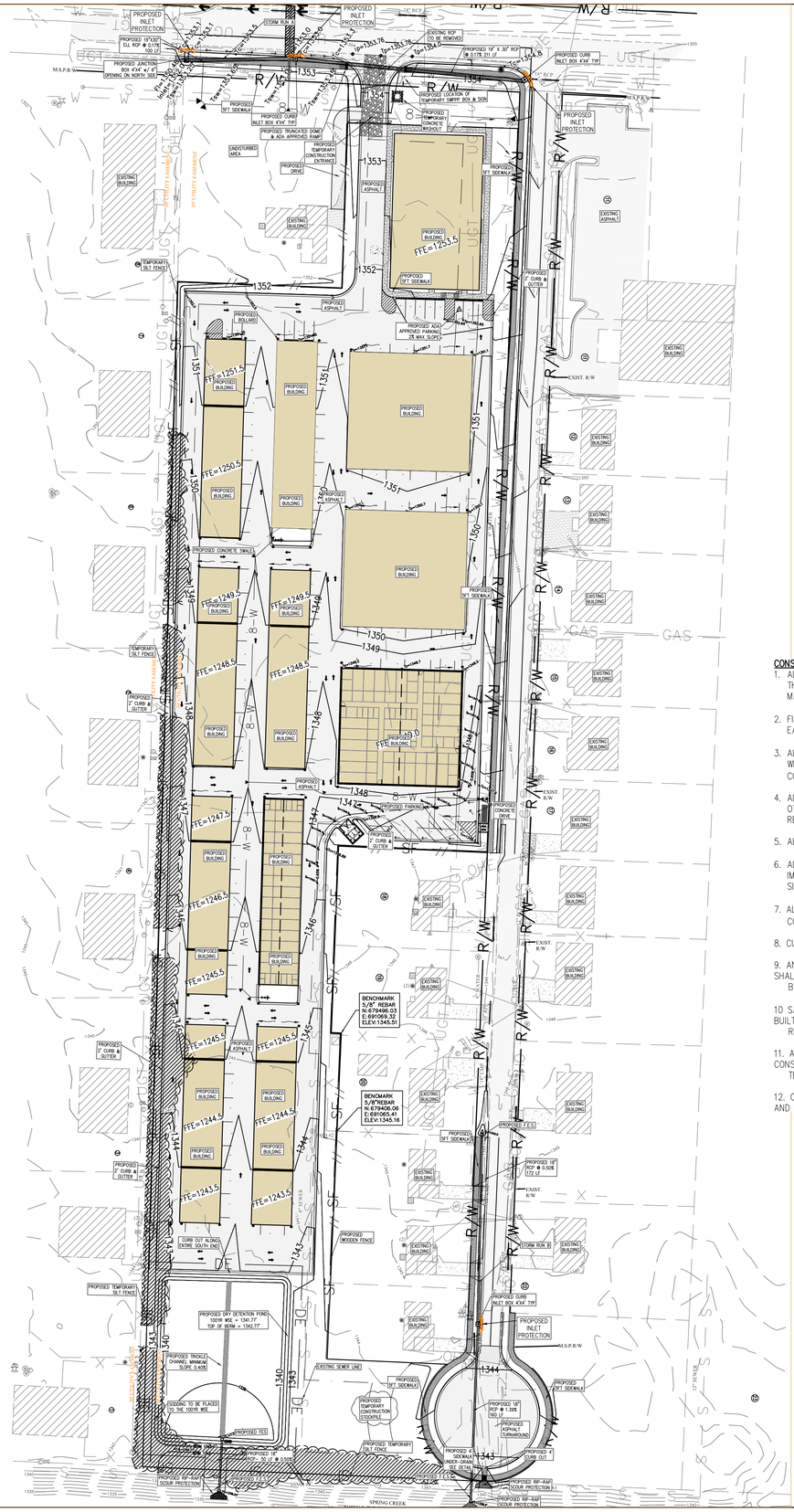
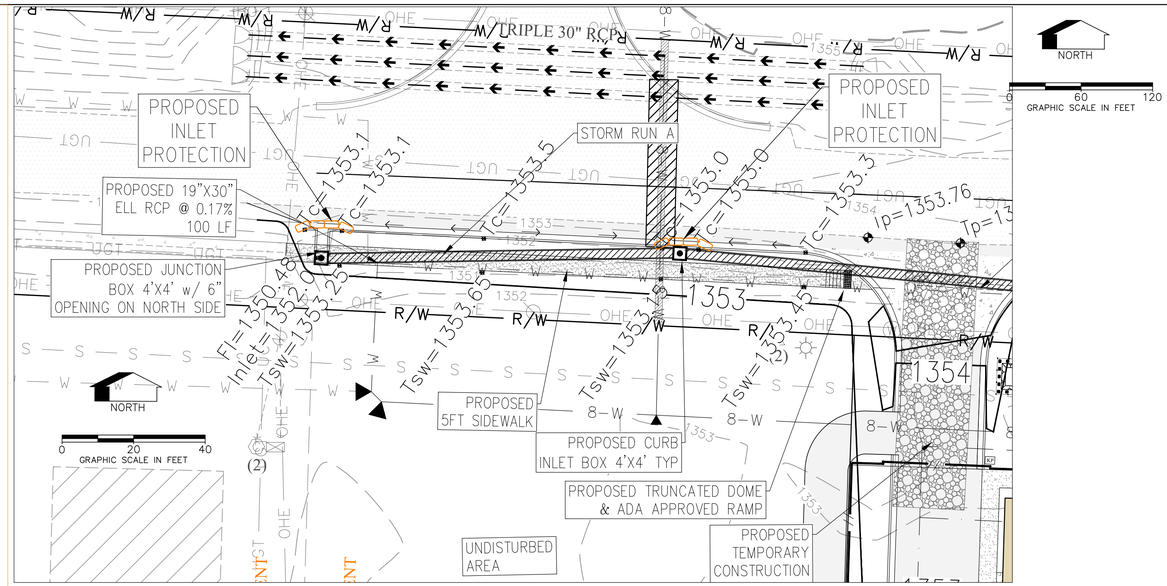




CONSTRUCTION NOTES:

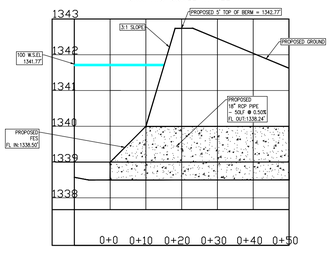
1. ALL AREAS UNDER BUILDINGS AND PAVED AREAS SHALL BE STRIPPED OF TOPSOIL. THE RESULTING SUB GRADE SHALL BE THOROUGHLY COMPACTED. ANY SOFT OR YIELDING AREAS SHALL BE STABILIZED OR REMOVED AND REPLACED WITH SUITABLE MATERIAL.
2. FILL MATERIAL SHALL BE APPROVED BY THE ENGINEER. ALL FILL SHALL BE MADE IN 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.

Horizontal Scale 2" = 10'
Vertical Scale 2" = 1'

0 20 40
GRAPHIC SCALE IN FEET



DRY DETENTION POND PROFILE

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."

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

REVEGETATION NOTES:

REVEGETATION OF DISTURBED AREAS SHALL BE IN ACCORDANCE THE FOLLOWING:

- 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.
- TOP SOIL. TOP SOIL SHALL BE STOCKPILED AND PROTECTED FOR LATER USE ON AREAS REQUIRING LANDSCAPING. IF TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.
- EXISTING VEGETATION. EVERY MEANS SHALL BE TAKEN TO CONSERVE AND PROTECT EXISTING VEGETATION.
- SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED UNLESS OTHERWISE ALLOWED BY THE CITY.
- 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 IN NO MORE THAN TWO GROWING SEASONS.

HANDICAP SPACE NOTES:

1. HANDICAP SPACES MUST HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS.

GREENSPACE CALCULATIONS:	
TOTAL NET AREA OF PARCEL:	290,598.342 SQ. FT.
REQUIRED GREENSPACE PER ZONING (C-2)	29,059.84 SQ. FT. (10%)
POST-DEVELOPED GREENSPACE:	76,782.011 SQ. FT. (26.4%)

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.
HTTP://WWW.SPRINGDALEAR.GOV/DOCUMENTCENTER/HOME/VIEW/3315

ENGINEER: G. Bates
DRAWN BY: M. Williams

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
1-19-23
CERTIFICATE OF AUTHORIZATION NO. 1335
BATES & ASSOCIATES, INC.
ARKANSAS ENGINEER

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REVISIONS	DATE
1ST SUBMITTAL	11/03/22
TECHNICAL PLAT REVISIONS	12/14/22
3RD SUBMITTAL	1/19/23

SPRINGDALE BEST STORAGE
LARGE SCALE DEVELOPMENT L22-71
GRADING & EROSION CONTROL PLAN
SPRINGDALE, ARKANSAS

Bates & Associates, Inc.
Civil Engineering & Surveying
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7230 S. Pleasant Ridge Dr- Fayetteville, Arkansas 72704 - 479.442. 9350- Fax 479.521.9350

PROJECT NO 22-210

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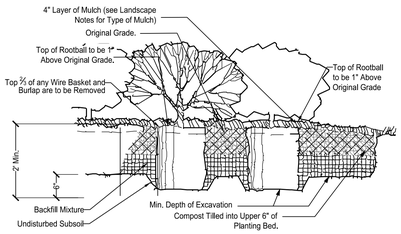
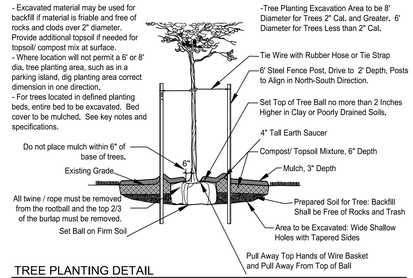


SHRUB PLANTING DETAIL

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.

LANDSCAPE REQUIREMENTS:

STREET FRONTAGE LANDSCAPING:
OPTION 1: A MINIMUM BUFFER OF TEN FEET IN WIDTH, PLANTED WITH A MINIMUM OF ONE SHADE TREE AND SEVEN SHRUBS PER 25 LINEAR FEET OF STREET FRONTAGE.

PERIMETER LANDSCAPING:
A FIVE-FOOT LANDSCAPED STRIP IS REQUIRED ALONG THE SIDE AND REAR LOT LINES OF A DEVELOPMENT WITH ONE TREE PER 25 LINEAR FEET REQUIRED ALONG LOT LINES.

PLANT LIST						
QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE		NOTES
8	GR	GOLDEN RAIN TREE Koelreuteria paniculata	B&B	2" CAL 8' TALL		STREET TREE
6	RM	RED MAPLE Acer rubrum	B&B	2" CAL 8' TALL		STREET TREE
11	CL	CHERRY LAUREL Loganstramia indica	B&B	2" CAL 8' TALL		PERIMETER TREE (EVERGREEN)
15	AA	AMERICAN ARBORVITAE Thuja occidentalis	B&B	2" CAL 8' TALL		PERIMETER TREE (EVERGREEN)
25	RB	EASTERN REDBUD Thuja occidentalis	B&B	2" CAL 8' TALL		PERIMETER TREE (DECIDUOUS)
122	JH	JAPANESE HOLLY Ilex crenata 'Compacta'	CONT.	3 GAL		STREET SHRUB
75	CJ	CREEPING JUNIPER Juniperus horizontalis	CONT.	3 GAL		STREET SHRUB
52	SP	SPIREA Spiraea japonica	CONT.	3 GAL		STREET SHRUB

LANDSCAPE IRRIGATION

1. ALL LANDSCAPE AREAS WILL BE IRRIGATED BY HOSE BIBS.

PLANT WARRANTY

WARRANT ALL PLANT MATERIAL TO BE IN HEALTHY, VIGOROUS CONDITION FOR A PERIOD OF 2 YEARS AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE OF THE PROJECT.

GREENSPACE CALCULATIONS:

TOTAL NET AREA OF PARCEL:	290598.342 SQ. FT.
REQUIRED GREENSPACE PER ZONING (C-2)	29059.84 SQ. FT. (10%)
POST-DEVELOPED GREENSPACE:	76782.011 (26.4%)

BUILDING SETBACKS:

FRONT:	30FT
FRONT: W/ PARKING BETWEEN BUILDING AND R.O.W.	50FT
SIDE: SUBJECT TO APPLICABLE BUILDING AND FIRE CODES	0FT
SIDE: RESIDENTIAL ADJACENT	20FT
REAR:	20FT

VARIANCES

1) FOUNDATION LANDSCAPE
2) INTERIOR PARKING LOT LANDSCAPE

NORTH

0 50 100

GRAPHIC SCALE IN FEET

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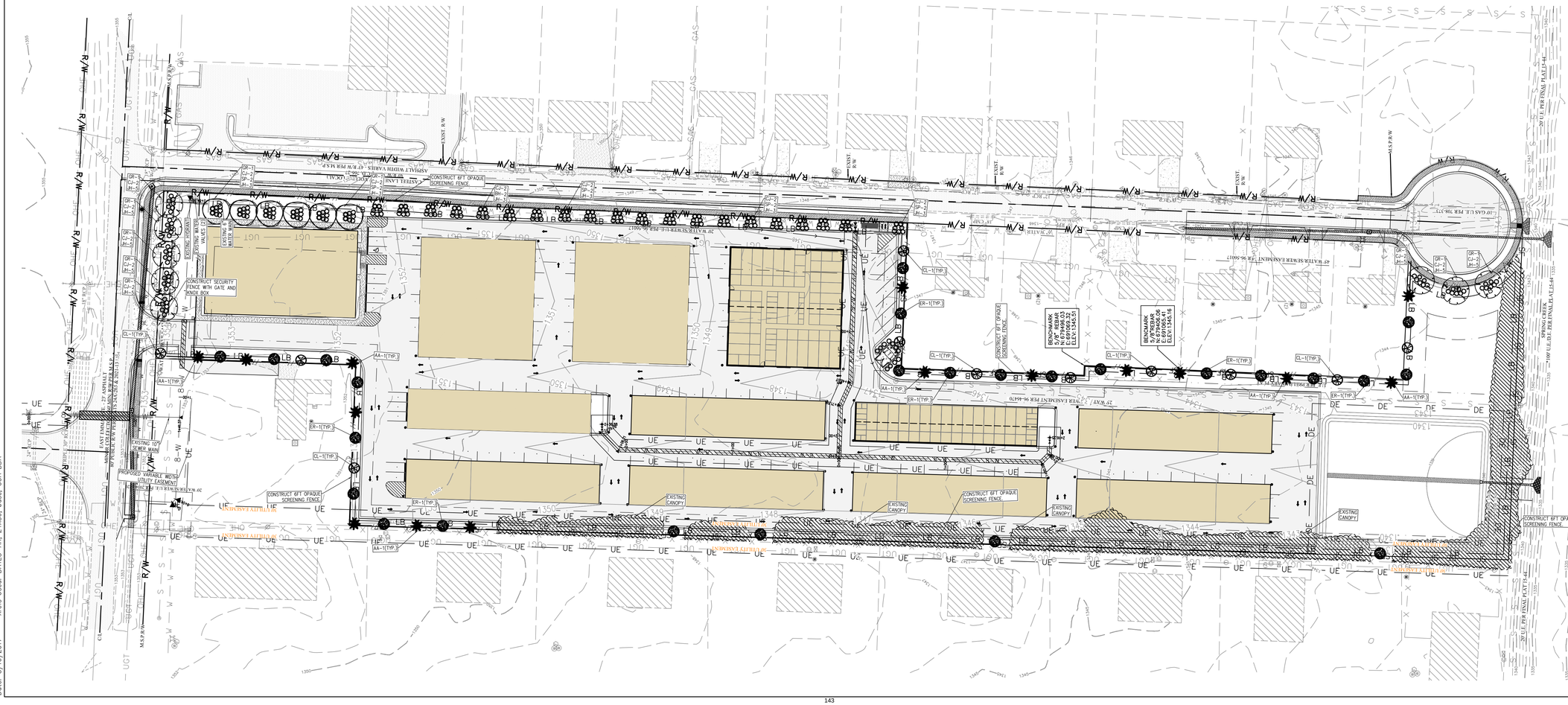

REVISIONS	DATE
1ST SUBMITTAL	11/03/22
TECHNICAL PLAT REVISIONS	12/14/22
3RD SUBMITTAL	1/19/23

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
GEOFFREY H. BATES
No. 9810

1-19-23
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER

ENGINEER: G. Bates
DRAWN BY: M. Willoms

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SPRINGDALE BEST STORAGE
LARGE SCALE DEVELOPMENT L22-71

LANDSCAPE PLAN
SPRINGDALE, ARKANSAS

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DRAWING NO.
06

PROJECT NO 22-210

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Scale: 1=20 (PS)
Date: 5/16/2017

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Xrefs Used: BATES-AR, 24X36, base, COA BBA

NORTH

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GRAPHIC SCALE IN FEET

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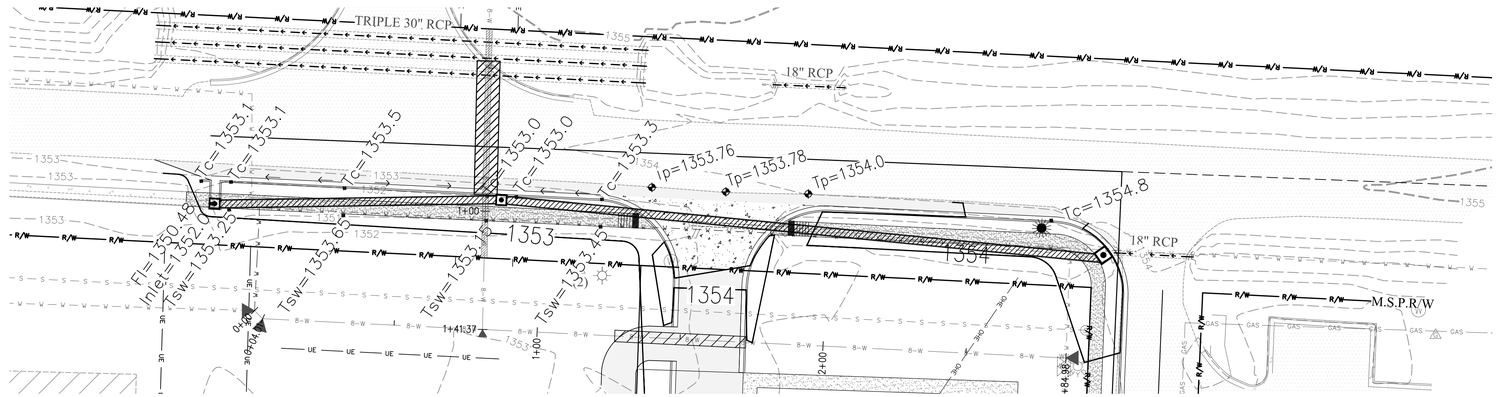
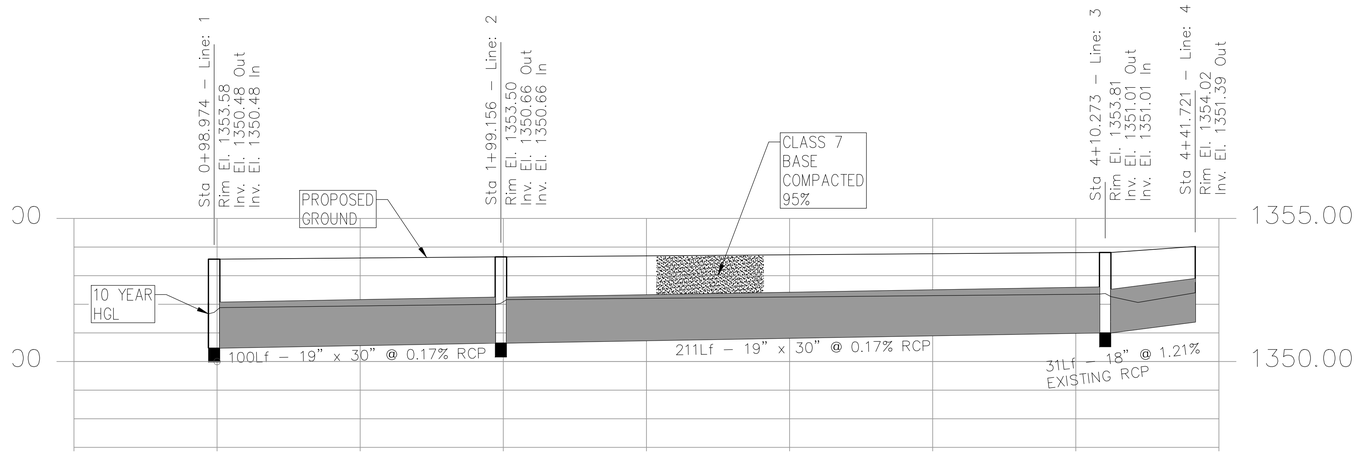
1in: 50ft HORIZONTAL



STORM RUN A



ENGINEER: G. Bates
DRAWN BY: M. Williams

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES

1-19-23

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BATES & ASSOCIATES, INC.
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ARKANSAS ENGINEER

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REVISIONS

	DATE
1ST SUBMITTAL	11/03/22
TECHNICAL PLAT REVISIONS	12/14/22
3RD SUBMITTAL	1/19/23

SPRINGDALE BEST STORAGE
LARGE SCALE DEVELOPMENT L22-71

STORM PLAN & PROFILE A

SPRINGDALE, ARKANSAS

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PROJECT NO 22-210

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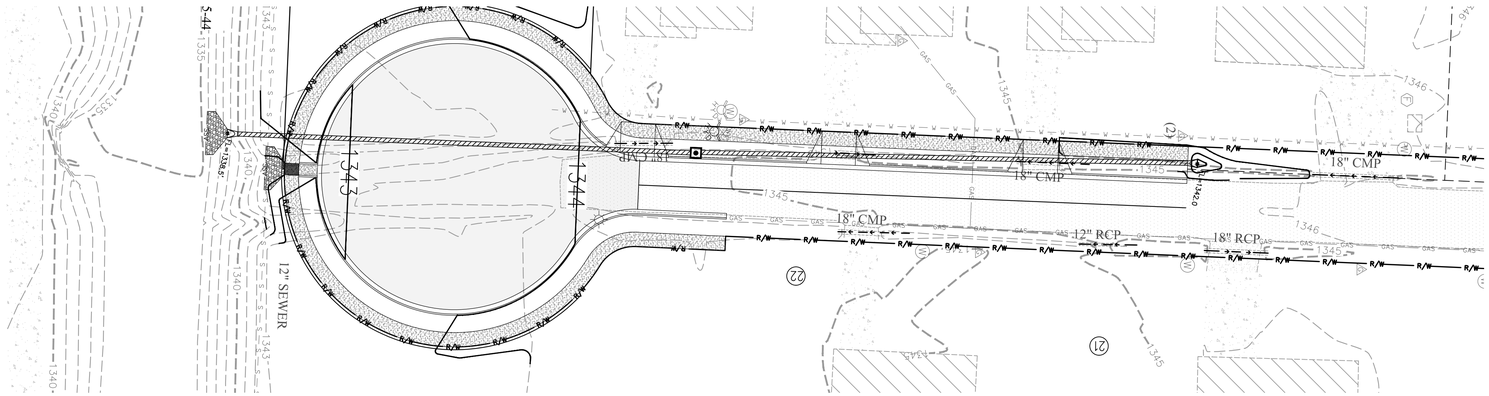
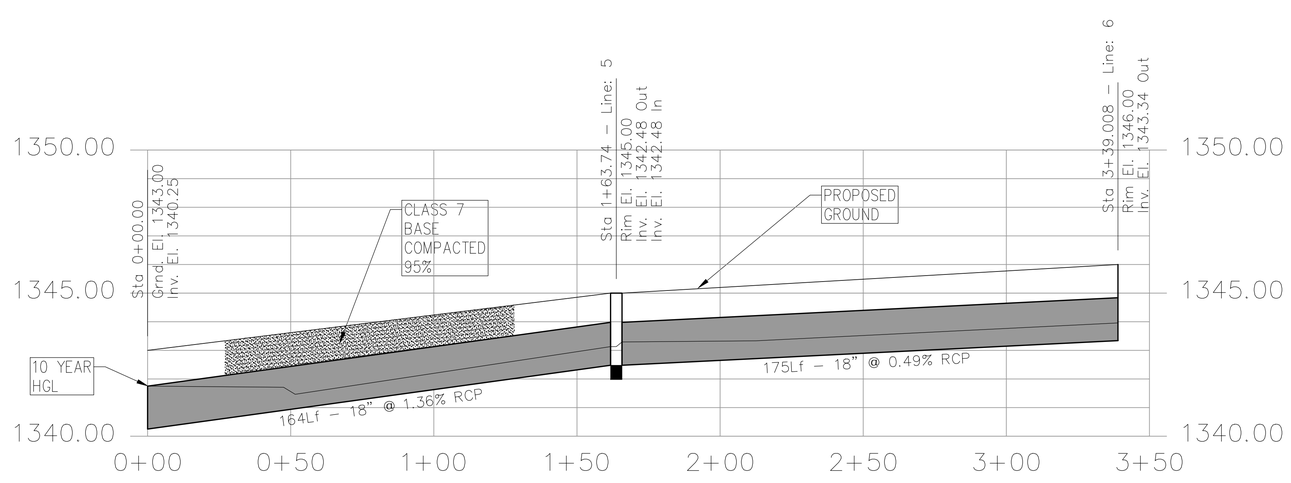


STORM RUN B



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Xrefs Used: base, 24X36, COA BBA

ENGINEER: G. Bates
DRAWN BY: M. Williams

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
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SPRINGDALE BEST STORAGE
LARGE SCALE DEVELOPMENT L22-71

STORM PLAN & PROFILE B

SPRINGDALE, ARKANSAS

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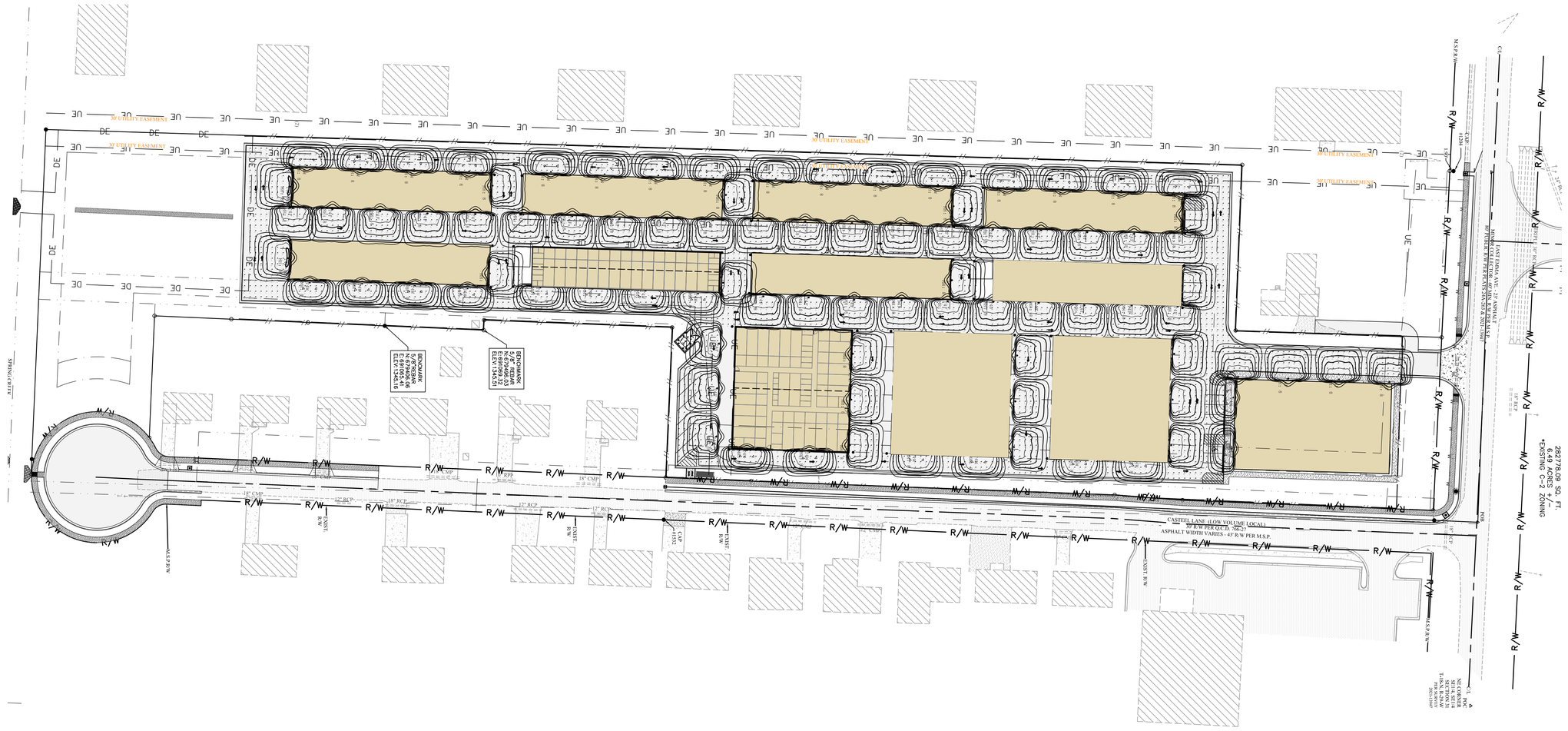
PROJECT NO 22-210

DRAWING NO
07.1



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NORTH
0 50 100
GRAPHIC SCALE IN FEET

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES

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

1-19-23

ENGINEER: G. Bates
DRAWN BY: M. Williams

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REVISIONS	DATE
1ST. SUBMITTAL	11/03/22
TECHNICAL PLAT REVISIONS	12/14/22
3RD. SUBMITTAL	1/19/23

SPRINGDALE BEST STORAGE
LARGE SCALE DEVELOPMENT L22-71
PHOTOMETRIC PLAN
SPRINGDALE, ARKANSAS

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PROJECT NO 22-210

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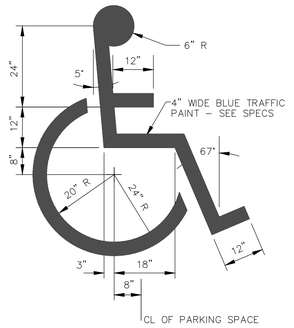
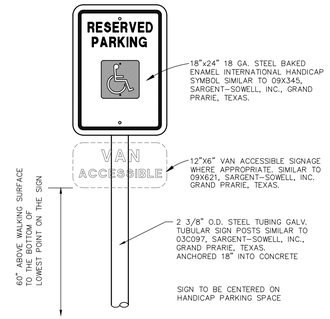
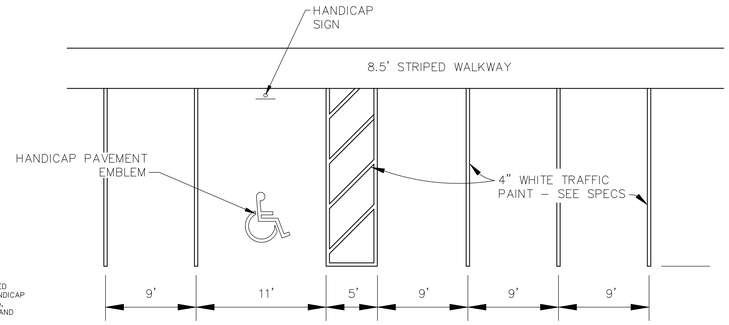


HANDICAP PAVEMENT SYMBOL
N.T.S.



AMERICANS WITH DISIBILITIES ACT (4.6.4)

HANDICAP SIGN
N.T.S.



TYP. PARKING STRIPING LAYOUT
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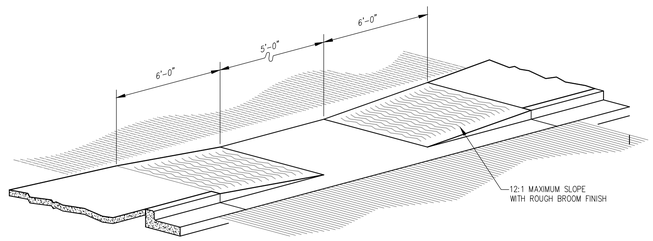
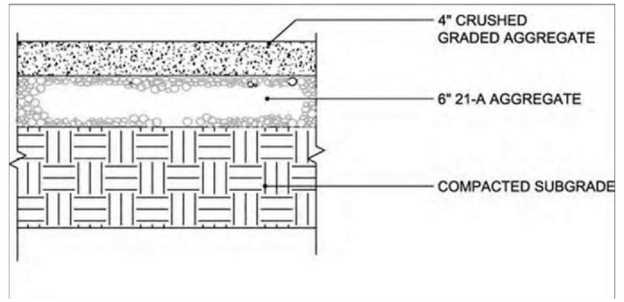


AMERICANS WITH DISIBILITIES ACT (4.7)

HANDICAP RAMP



GRAVEL PAVING SECTION
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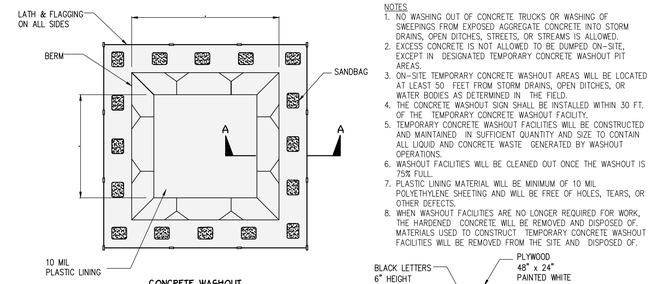
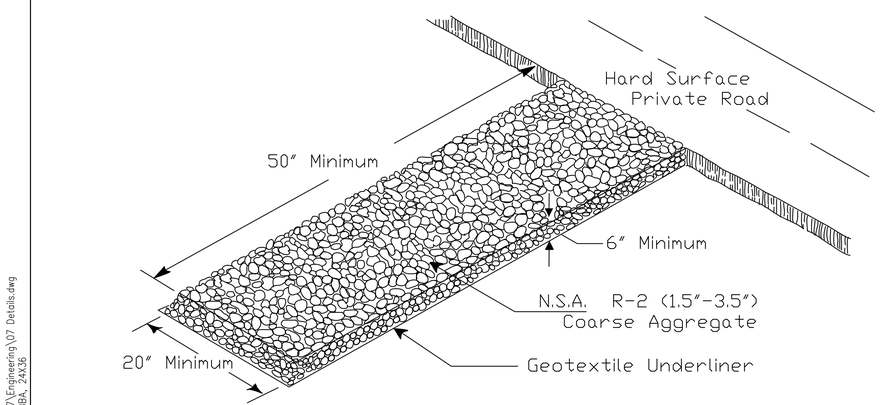
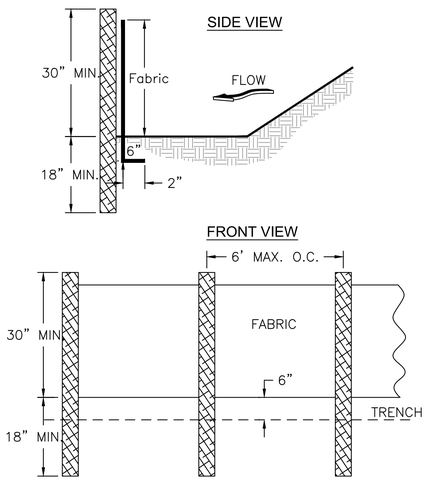


NOTES
1. NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED.
2. EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON–SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.
3. ON–SITE TEMPORARY CONCRETE 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.

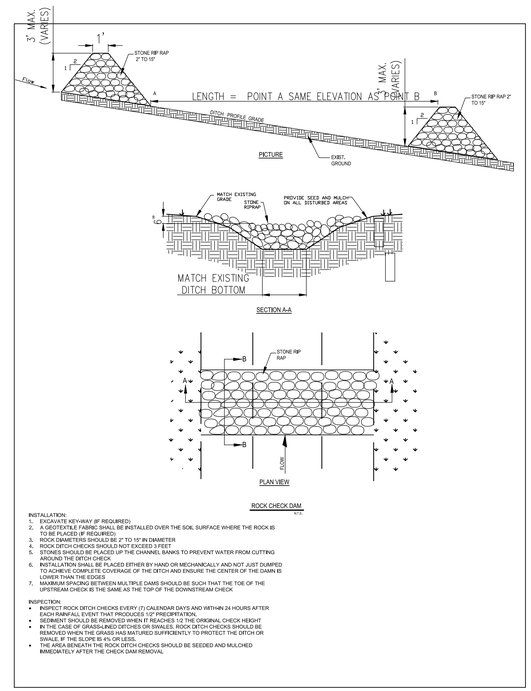


CONSTRUCTION ENTRANCE
N.T.S.



NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (") IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
3. LOCAL REGULATIONS OFTEN TAKE PRECEDENCE OVER FEDERAL LAW AND MAY INCLUDE ADDITIONAL SPECIFIC REQUIREMENTS.

SILT FENCE DETAIL
N.T.S.



ROCK CHECK DAM
N.T.S.

INSTALLATION:
1. EXCAVATE KEY-WAY (IF REQUIRED).
2. A GEOTEXTILE FABRIC SHALL BE INSTALLED OVER THE SOIL SURFACE WHERE THE ROCK IS TO BE PLACED (IF REQUIRED).
3. ROCK DIAMETERS SHOULD BE 2" TO 15" IN DIAMETER
4. ROCK DITCH CHECKS SHOULD NOT EXCEED 3 FEET
5. STONES SHOULD BE PLACED UP THE CHANNEL BANKS TO PREVENT WATER FROM CUTTING AROUND THE DITCH CHECK
6. INSTALLATION SHALL BE PLACED EITHER BY HAND OR MECHANICALLY AND NOT JUST DUMPED TO ACHIEVE COMPLETE COVERAGE OF THE DITCH AND ENSURE THE CENTER OF THE DAMN IS LOWER THAN THE EDGES.
7. MAXIMUM SPACING BETWEEN MULTIPLE DAMS SHOULD BE SUCH THAT THE TOE OF THE UPSTREAM CHECK IS THE SAME AS THE TOP OF THE DOWNSTREAM CHECK

INSPECTION:
- INSPECT ROCK DITCH CHECKS EVERY (7) CALENDAR DAYS AND WITHIN 24 HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 1/2" PRECIPITATION.
- SEDIMENT SHOULD BE REMOVED WHEN IT REACHES 1/2 THE ORIGINAL CHECK HEIGHT
- IN THE CASE OF ROCK DITCH CHECKS IN DITCHES OR SWALES, ROCK DITCH CHECKS SHOULD BE REINSTALLED WHEN THE CHANNEL IS DISTURBED SUFFICIENTLY TO PROTECT THE DITCH OR SWALE. IF THE SLOPE IS 4% OR LESS.
- THE AREA BENEATH THE ROCK DITCH CHECKS SHOULD BE SEEDED AND MULCHED IMMEDIATELY AFTER THE CHECK DAM REMOVAL

ENGINEER: G. Bates
DRAWN BY: M. Williams

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SPRINGDALE BEST STORAGE
LARGE SCALE DEVELOPMENT L22-71
L18-18
DETAILS
SPRINGDALE, ARKANSAS

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Civil Engineering & Surveying
7230 S. Pleasant Ridge Dr · Fayetteville, Arkansas 72704 · 479.442.9350 · Fax 479.521.9350

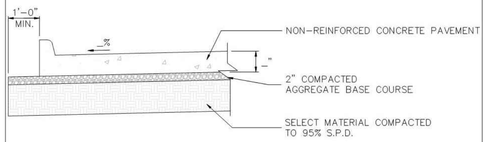
PROJECT NO 22-210

DRAWING NO 09

Time: 10:14 am
Scale: 1=1 (PS)
Date: 5/16/2017

Drawing Name: 17\000\17-017\Engineering\07 Details.dwg
Xrefs Used: BATES-AR, COA BBA, 24x36

N:\Engineering_WEBSITE MATERIALS\Standard Details\DWG\SD-A-7.dwg



CONCRETE PAVEMENT SECTION

NOT TO SCALE

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

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2016 DESIGNED BY: WWP DRAWN BY: WWP CHECKED BY: KPP APPROVED BY: BNB	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-7	

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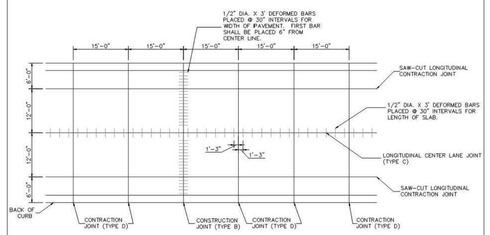

CONCRETE PAVEMENT JOINT LAYOUT PLAN

(36' STREET WIDTH)

NOT TO SCALE

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

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2016 DESIGNED BY: WWP DRAWN BY: WWP CHECKED BY: KPP APPROVED BY: BNB	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-10	

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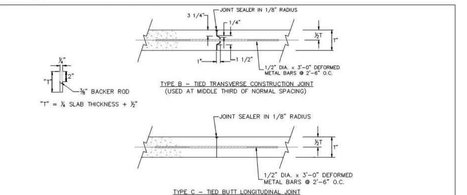

NOTES:

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 TINED FINISH, EXCEPT FOR THE OUTSIDE 2' OF THE PAVEMENT WHICH SHALL HAVE A BROOM FINISH.
4. THE CURB SHALL BE PLACED MONOLITHICALLY WITH THE PAVEMENT. ALL 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 ADJUTING PAVEMENT.
7. TRANSVERSE EXPANSION JOINTS SHALL BE CONSTRUCTED AT THE CURB RETURNS OF ALL INTERSECTIONS.
8. THE EXPANSION MATERIAL SHALL BE PREFORMED ASPHALT IMPREGNATED FIBERBOARD CONFORMING TO AASHTO M 213.
9. ALL JOINTS SHALL BE SEALED WITH APPROVED JOINT SEALER. SEE JOINT DETAIL FOR JOINT SEALER.
10. CONTRACTION JOINTS SHALL COINCIDE WITH PAVEMENT JOINTS. SEE TYPICAL DETAILS.

JOINTS FOR CONCRETE PAVEMENT

NOT TO SCALE

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2016 DESIGNED BY: WWP DRAWN BY: WWP CHECKED BY: KPP APPROVED BY: BNB	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-11	

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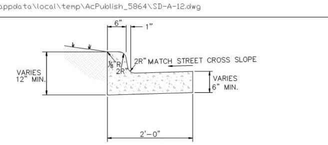
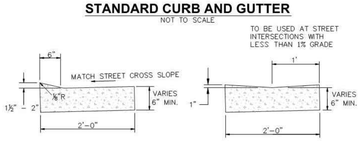


STANDARD CURB AND GUTTER

NOT TO SCALE

TO BE USED AT STREET INTERSECTIONS WITH LESS THAN 1% GRADE



MODIFIED CURB AND GUTTER

NOT TO SCALE

NOTES:

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

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2016 DESIGNED BY: WWP DRAWN BY: WWP CHECKED BY: KPP APPROVED BY: BNB	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-12	

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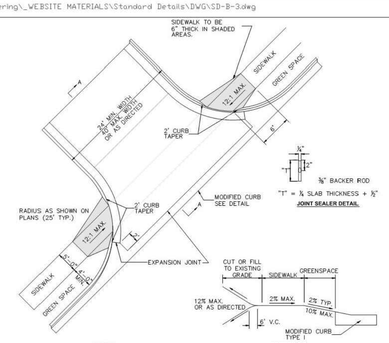


NOTES:

1. DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
1. ½" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD–1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
2. CONCRETE CURB TO BE SAWCUT AT 15' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.
3. HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.
4. CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.
5. DRIVEWAY SECTION TO BE 3" ASPHALT WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.

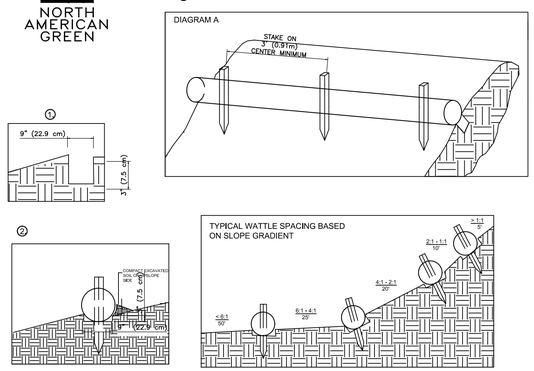
COMMERCIAL DRIVEWAY DETAIL

NOT TO SCALE

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2016 DESIGNED BY: WWP DRAWN BY: WWP CHECKED BY: KPP APPROVED BY: BNB	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-3	

NORTH AMERICAN GREEN

STRAW WATTLE INSTALLATION GUIDE



1. BEGIN AT THE LOCATION WHERE THE WATTLE IS TO BE INSTALLED BY EXCAVATING A 2-3" (5-7.5 CM) DEEP X 9" (22.9 CM) WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UPSLOPE FROM THE ANCHOR TRENCH.
1. PLACE THE WATTLE IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UPHILL SIDE. ADJACENT WATTLES SHOULD TIGHTLY ABUT.
3. SECURE THE WATTLE WITH 18-24" (45.7-61 CM) STAKES EVERY 3-4' (0.9 – 1.2 M) AND WITH A STAKE ON EACH END. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE LEAVING AT LEAST 2-3" (5-7.5 CM) OF STAKE EXTENDING ABOVE THE WATTLE. STAKES SHOULD BE DRIVEN PERPENDICULAR TO THE SLOPE FACE.

North American Green Straw Wattles are a Best Management Practice (BMP) that offers an effective and economical alternative to silt fence and straw bales for sediment control and storm water runoff,

Guidelines are provided to assist in design, installation, and structure spacing. The guidelines may require modification due to variation in soil type, rainfall intensity or duration, and amount of runoff affecting the application site.

To maximize sediment containment with the Straw Wattle, place the initial structure at the top/crest of the slope if significant runoff is expected from above. If no runoff from above is expected, the initial Straw Wattle can be installed at the appropriate distance downhill from the top/crest of the slope. The final structure should be installed at or just beyond the bottom/toe of the slope. Wattles should be installed perpendicular to the primary direction of overland flow.

Straw Wattles are a temporary sediment control device and are not intended to replace rolled erosion control products (RECPs) or hydraulic erosion control products (HECPs). If vegetation is desired for permanent erosion control, North American Green recommends that RECPs or HECPs be used to provide effective immediate erosion control until vegetation is established. Straw Wattles may be used in conjunction with blankets, mats, and mulches as supplemental sediment and runoff control for these applications. Like all sediment control devices, the effectiveness of the Straw Wattle is dependent on storage capacity.

ENGINEER: G. Bates
DRAWN BY: M. Williams

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
1-19-22

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

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REVISIONS	DATE
1ST SUBMITTAL	11/03/22
TECHNICAL PLAT REVISIONS	12/14/22
3RD SUBMITTAL	1/19/23

SPRINGDALE BEST STORAGE
LARGE SCALE DEVELOPMENT L22–71

L18–18
DETAILS

SPRINGDALE, ARKANSAS

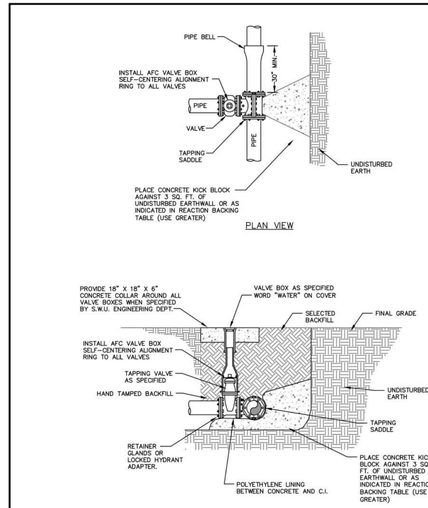
Bates & Associates, Inc.
www.nwabatesinc.com Civil Engineering & Surveying
7230 S. Pleasant Ridge Dr- Fayetteville, Arkansas 72704 - 479.442 9350- Fax 479.521.9350

PROJECT NO 22–210

DRAWING NO 10

Time: 10:14 am
Scale: 1=1 (PS)
Date: 5/16/2017

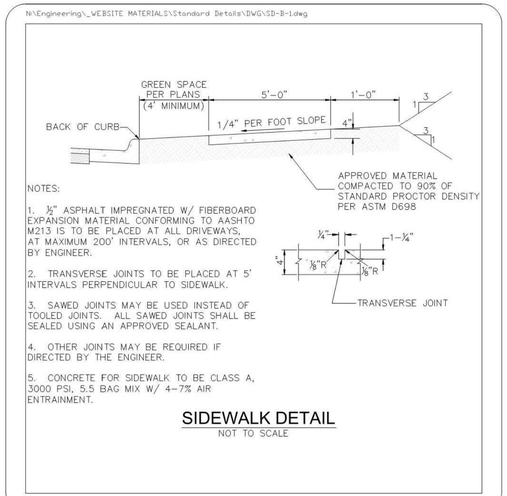
Drawing Name: 17\000\17-017\Engineering\07 Details.dwg
Xrefs Used: BATES-AR, COA BBA, 24X36



TAPPING SADDLE & VALVE

N.T.S.

SPRINGDALE WATER UTILITIES	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION		
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751	DRAWN BY: CAG	DRAWING NO: S-5	DATE: AUGUST 2014



NOTES:

1. ½" ASPHALT IMPREGNATED W/ FIBERBOARD EXPANSION MATERIAL CONFORMING TO AASHTO M213 IS TO BE PLACED AT ALL DRIVEWAYS, AT MAXIMUM 200' INTERVALS, OR AS DIRECTED BY ENGINEER.

2. TRANSVERSE JOINTS TO BE PLACED AT 5' INTERVALS PERPENDICULAR TO SIDEWALK.

3. SAWED JOINTS MAY BE USED INSTEAD OF TOOLED JOINTS. ALL SAWED JOINTS SHALL BE SEALED USING AN APPROVED SEALANT.

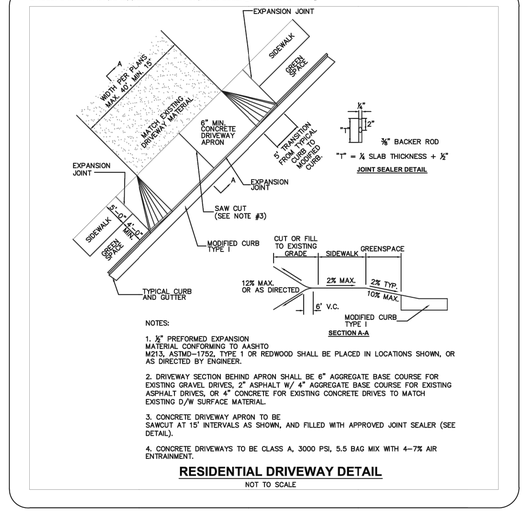
4. OTHER JOINTS MAY BE REQUIRED IF DIRECTED BY THE ENGINEER.

5. CONCRETE FOR SIDEWALK TO BE CLASS A, 3000 PSI, 5.5 BAG MIX W/ 4-7% AIR ENTRAINMENT.

SIDEWALK DETAIL

NOT TO SCALE

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2016 DESIGNED BY: WWP DRAWN BY: WWP CHECKED BY: KPP APPROVED BY: BNB	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-1	



NOTES:

1. ½" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-1752, TYPE 1 OR REDWOOD SHALL BE PLACED IN LOCATIONS SHOWN, OR AS DIRECTED BY ENGINEER.

2. DRIVEWAY SECTION BEHIND APRON SHALL BE 6" AGGREGATE BASE COURSE FOR EXISTING GRAVEL DRIVES, 2" ASPHALT W/ 4" AGGREGATE BASE COURSE FOR EXISTING ASPHALT DRIVES, OR 4" CONCRETE FOR EXISTING CONCRETE DRIVES TO MATCH EXISTING D/W SURFACE MATERIAL.

3. CONCRETE DRIVEWAY APRON TO BE SAWCUT AT 15' INTERVALS AS SHOWN, AND FILLED WITH APPROVED JOINT SEALER (SEE DETAIL).

4. CONCRETE DRIVEWAYS TO BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4-7% AIR ENTRAINMENT.

RESIDENTIAL DRIVEWAY DETAIL

NOT TO SCALE

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2016 DESIGNED BY: WWP DRAWN BY: WWP CHECKED BY: KPP APPROVED BY: BNB	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-4	

DRAWN BY: M. Williams
ENGINEER: G. Bates

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES

CERTIFICATE OF AUTHORIZATION
1-19-23
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER

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REVISIONS	DATE
1ST SUBMITTAL	11/03/22
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3RD SUBMITTAL	1/19/23

SPRINGDALE BEST STORAGE
LARGE SCALE DEVELOPMENT L22-71
L18-18
DETAILS
SPRINGDALE, ARKANSAS

Bates & Associates, Inc.
www.nwabatesinc.com Civil Engineering & Surveying
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PROJECT NO 22-210

DRAWING NO 11

Time: 10:14 am
Scale: 1=1 (PS)
Date: 5/16/2017

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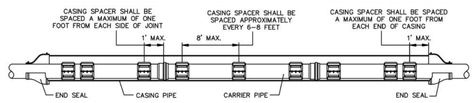
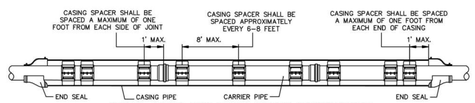
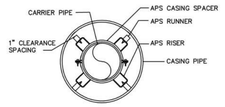
Xrefs Used: BATES-AR, COA EBA, 24X36



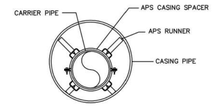
TYPICAL SEWER LINE CASING SPACER CONFIGURATION



TYPICAL WATER LINE CASING SPACER CONFIGURATION



TYPICAL WATER LINE END VIEW



TYPICAL SEWER LINE END VIEW

ENCASEMENT DETAILS

N.T.S.

ENCASEMENT/CARRIER PIPE SIZING CHART

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

CARRIER NOM. SIZE	CARRIER PIPE O.D.	CARRIER BELL O.D.	CASING NOM. SIZE*
6"	6.90	11.06	12"
8"	9.05	13.31	16"
10"	13.20	15.62	20"
12"	13.20	17.88	20"
14"	15.30	20.25	24"
16"	17.40	22.50	24"
18"	19.50	24.75	30"
20"	21.60	27.00	30"
24"	25.80	31.50	36"

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

NOTES:

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

SPRINGDALE WATER UTILITIES
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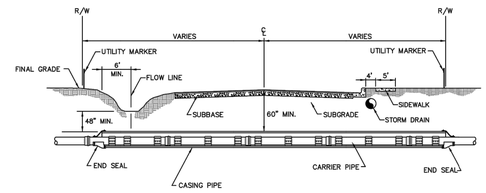
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

NOTES:

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



TYPICAL HIGHWAY BORING

(SEWER LINE SHOWN...WATER LINE SIMILAR)

N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

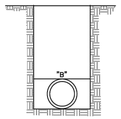
DRAWN BY:	DRAWING NO:	DATE:
KMI/JNK	S-32	AUGUST 2014

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

TRENCH WIDTH SCHEDULE

NOTES:

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



TYPICAL PIPE TRENCH

N.T.S.

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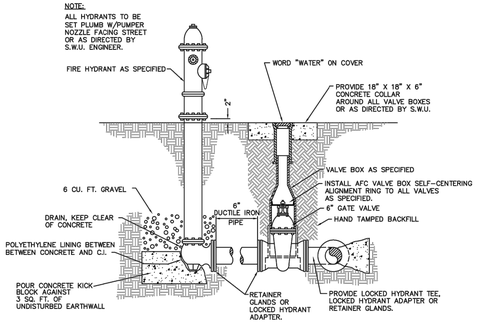
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



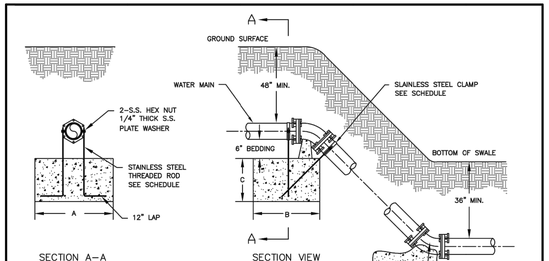
FIRE HYDRANT & GATE VALVE

N.T.S.

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

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



SECTION A–A

SECTION VIEW

BLOCKING SCHEDULE

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

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

NOTES:

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

VERTICAL TIE-DOWN BLOCKING

N.T.S.

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

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

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DRAWN BY: M. Williams
ENGINEER: G. Bates

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
1-19-23

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

REVISIONS

	DATE
1ST SUBMITTAL	11/03/22
TECHNICAL PLAT REVISIONS	12/14/22
3RD SUBMITTAL	1/19/23

SPRINGDALE BEST STORAGE
LARGE SCALE DEVELOPMENT L22-71
L18-18
DETAILS
SPRINGDALE, ARKANSAS

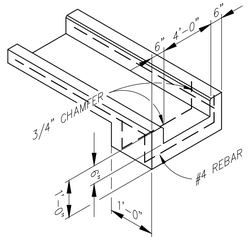
Bates & Associates, Inc.
Civil Engineering & Surveying
www.nwabatesinc.com
7230 S. Pleasant Ridge Dr · Fayetteville, Arkansas 72704 · 479.442.9350 · Fax 479.521.9350

PROJECT NO. 22-210

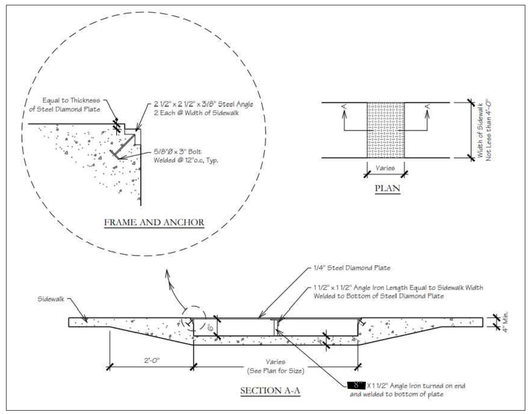
DRAWING NO. 12

Time: 10:14 am
Scale: 1=1 (PS)
Date: 5/16/2017

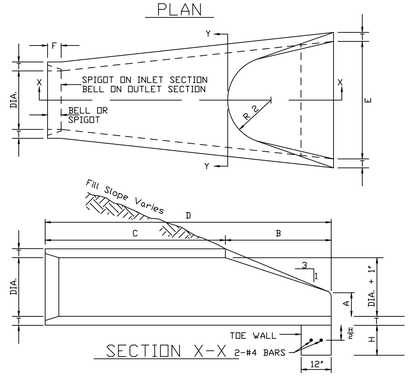
Drawing Name: 17\000\17-017\Engineering\07 Details.dwg
Xrefs Used: BATES-AR, COA BBA, 24X36

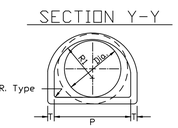


CONCRETE FLUME
N.T.S.



FLUME UNDER PROPOSED SIDEWALK
N.T.S.



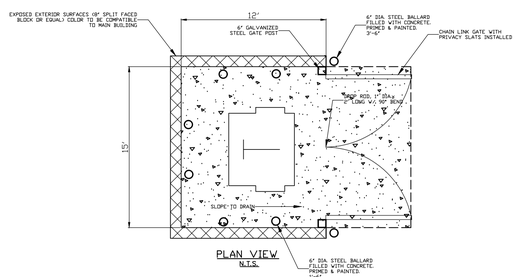


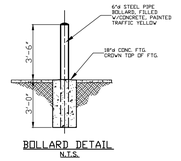
GENERAL NOTES

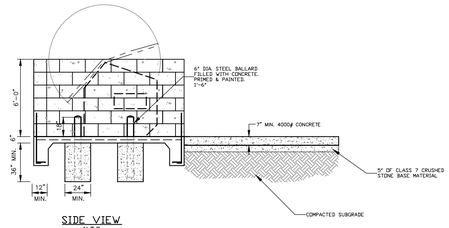
1. End sections shall conform to standard strength reinforced concrete pipe of like diameter as per Standard Specifications.
2. Joint between end section & pipe culvert to be made by reinforced concrete collar or cold adhesive preformed plastic casket.
3. End sections to be used only when specified on 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.

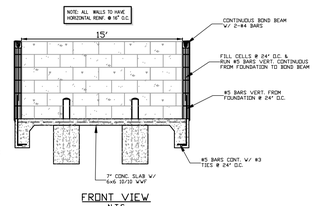
DIA.	T	BELL OR SPIGOT	A	B	C	D	E	P	R 1	R 2	F	H	WEIGHT (LBS.)
15"	2?"	2"	6"	2'-3"	3'-10"	6'-1"	2'-6"	2?4?"	12?"	11"	3?"	12"	740
18"	2?"	2?"	9"	2'-3"	3'-10"	6'-1"	3'-0"	29"	15?"	12"	4"	15"	990
24"	3"	2?"	9?"	3'-2?"	2'-6"	6'-1?"	4'-0"	33?"	16?"	14"	4?"	18"	1520
30"	3?"	3"	1'-0"	4'-6"	1'-7?"	6'-1?"	5'-0"	3?"	18?"	15"	5"	21"	2190
36"	4"	3?"	1'-3"	5'-3"	2'-10?"	8'-1?"	6'-0"	4?1"	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"	63?"	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'-0"	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
N.T.S.

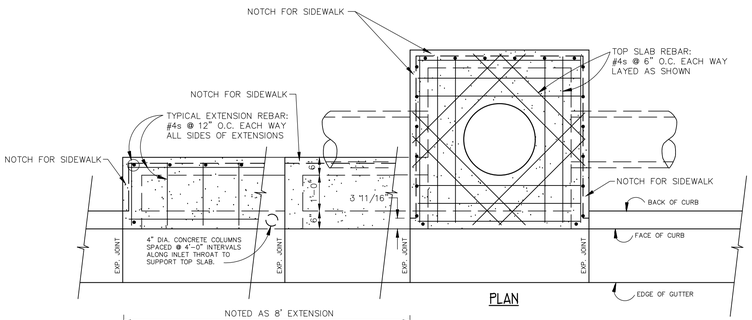




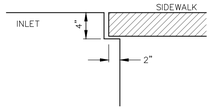




SCREENED DUMPSTER
N.T.S.



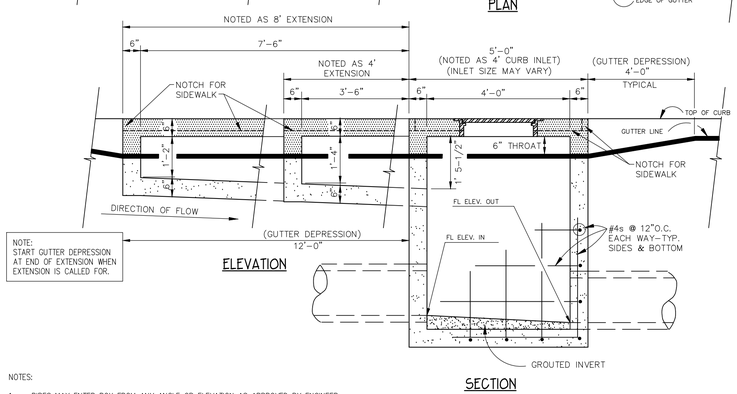
NOTE:
CONTRACTOR HAS THE OPTION TO CONSTRUCT ROUND CURB INLETS AND JUNCTION MANHOLES (A.H.T.D. TYPE MO) OF EQUIVALENT SIZE TO THE RECTANGULAR STRUCTURES SHOWN ABOVE WHEREVER SUCH ROUND STRUCTURES ARE APPLICABLE. HOWEVER, IF TYPE MO INLETS ARE USED, THE STANDARD RECTANGULAR CURB INLET EXTENSION MUST STILL BE USED. THE TYPE MO CURB INLET EXTENSION WILL NOT BE USED.



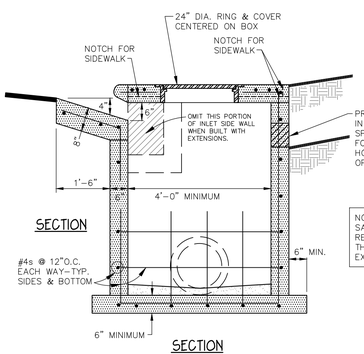
DETAIL OF NOTCH FOR SIDEWALKS

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:
START GUTTER DEPRESSION AT END OF EXTENSION WHEN EXTENSION IS CALLED FOR.



PROVIDE 8" MIN. HEIGHT OPENING IN BACK OR SIDE OF INLET AT SPECIFIED ELEVATION WHEN CALLED FOR ON PLANS. PROVIDE EXTRA HORZ. BAR TOP AND BOTTOM OF OPENING.

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.

GUTTER DEPRESSION

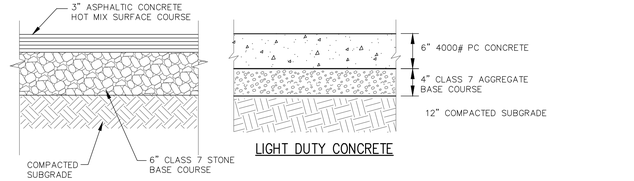
NOTE: UPSTREAM DEPRESSION SHALL BE 1" PER 3' (12 FEET) AND THE DOWNSTREAM DEPRESSION SHALL BE 1" PER FOOT (4 FEET).

NOTES:

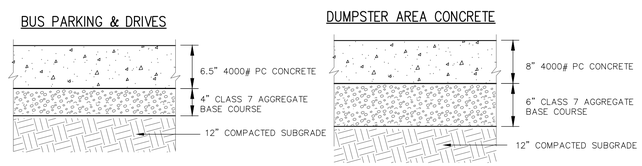
1. PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION AS APPROVED BY ENGINEER.
2. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 1-1/2".
3. PROVIDE 3/4" CHAMFER ON ALL EXPOSED CORNERS.
4. ALL REINFORCING BARS SHALL HAVE 1-1/2" MINIMUM COVER.

TYPICAL CURB INLET
N.T.S.

LIGHT TRAFFIC AREAS



ASPHALT PAVEMENT SECTION
NTS CAR PARKING AREA ON WEST SIDE



CONCRETE PAVEMENT SECTIONS
NTS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
1-19-22
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC. #1335
ARKANSAS ENGINEER
ENGINEER: G. Bates
DRAWN BY: M. Williams

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REVISIONS	DATE
1ST SUBMITTAL	11/03/22
TECHNICAL PLAT REVISIONS	12/14/22
3RD SUBMITTAL	1/19/23

SPRINGDALE BEST STORAGE
LARGE SCALE DEVELOPMENT L22-71

L18-18
DETAILS

SPRINGDALE, ARKANSAS

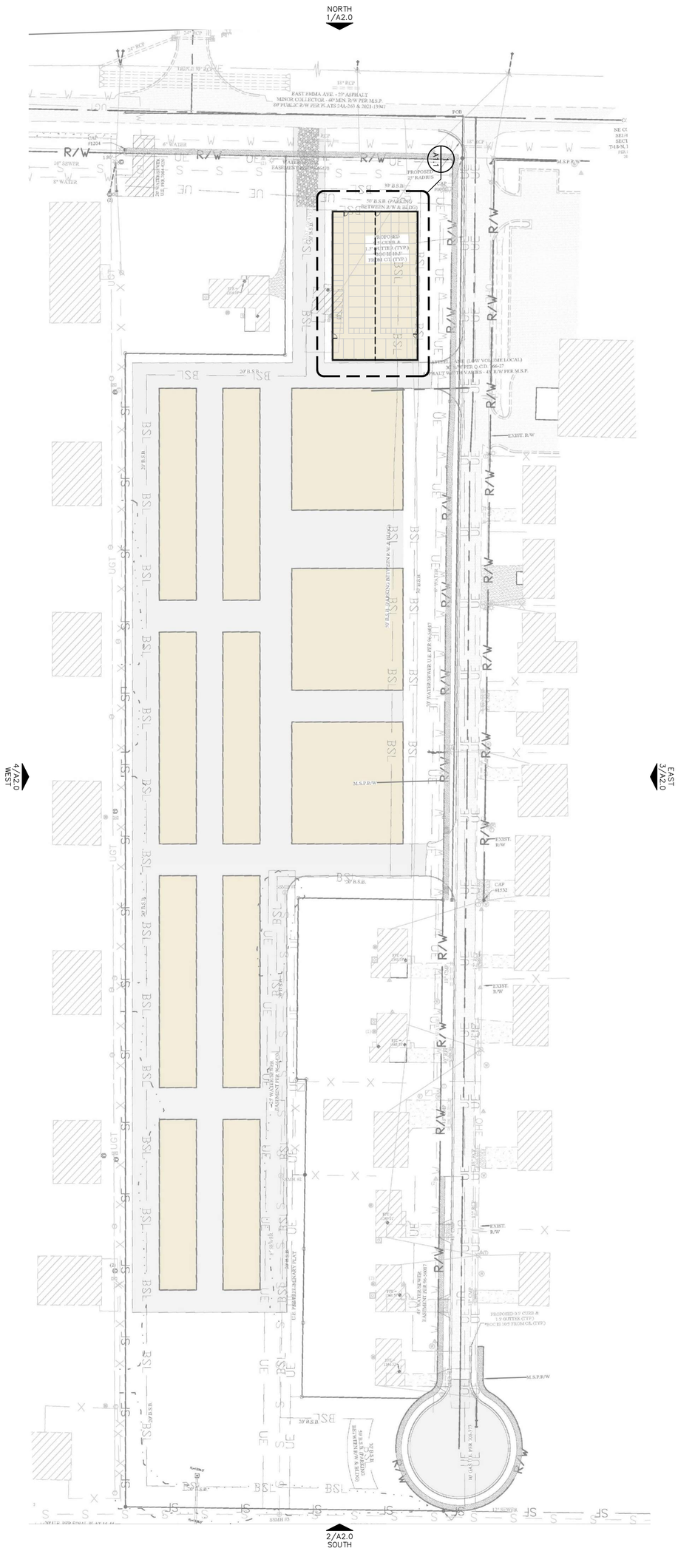
Bates & Associates, Inc.
www.nwabatesinc.com Civil Engineering & Surveying
7230 S. Pleasant Ridge Dr- Fayetteville, Arkansas 72704 - 479.442 9350- Fax 479.521.9350

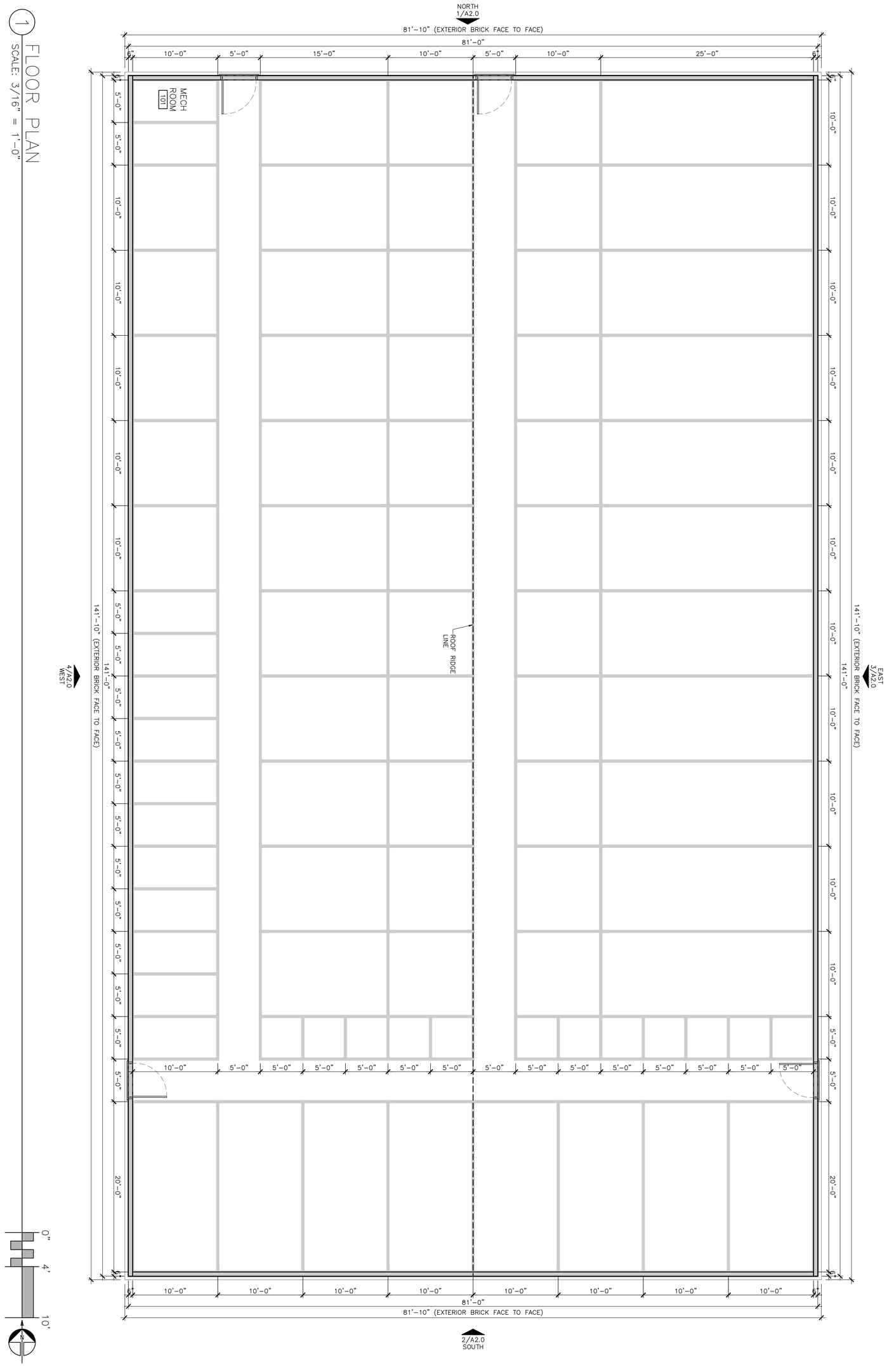
PROJECT NO 22-210

DRAWING NO 13

Time: 10:14 am
Scale: 1=1 (PS)
Date: 5/16/2017
Drawing Name: 17\000\17-017\Engineering\07 Details.dwg
Xrefs Used: BATES-AR, COA BBA, 24X36

1 SITE LOCATION
SCALE: 1" = 50'


NORTH
1/A2.0
4/A2.0
WEST
EAST
3/A2.0
2/A2.0
SOUTH
EAST FAIRA AVE. - 37' ASPHALT
MINOR COLLECTOR - 60' MIN. R/W PER M.S.P.
80' PUBLIC R/W PER PLATS 2A-265 & 2021-13947
FOB
R/W
EXIST. R/W
M.S.P. R/W
50' B.S.B. (PARKING
RESTRICTION R/W & BEYOND)
PROPOSED
25' RADIUS
24'
EXIST.
CAP
#1204
CAP
#1532
8" WATER
10" SEWER
12" WATER
BSL
SF
UE
UGT
OHP
X
S
W
SS
PROPOSED 8'X7' CUSH &
1.5 SPITTER (TYP.)
*SOCH HAT FROM CO. (TYP.)
PROPOSED 8'X7' CUSH &
1.5 SPITTER (TYP.)
*SOCH HAT FROM CO. (TYP.)
PROPOSED
24' ASPHALT
DRIVE AISLE
PROPOSED
24' ASPHALT
DRIVE AISLE
PROPOSED
24' ASPHALT
DRIVE AISLE



1 FLOOR PLAN
SCALE: 3/16" = 1'-0"

0" 4' 10'

153

STRUCTURE DATA:
(REFER TO GENERAL NOTES ON COVER SHEET C-1.1)

SQUARE FOOTAGES
EXTERIOR WALL TO WALL = 11,421
EXTERIOR BRICK TO BRICK = 11,067

CONSTRUCTION TYPE:
TYPE II B (MODERATE HAZARD STORAGE) S1

v06 - DESIGN REVIEW SET 01.18.2023

SPRINGDALE BEST MINI STORAGE - 01

JOB#
DSD-22-055

A1.1

FLOOR PLAN

DATE:

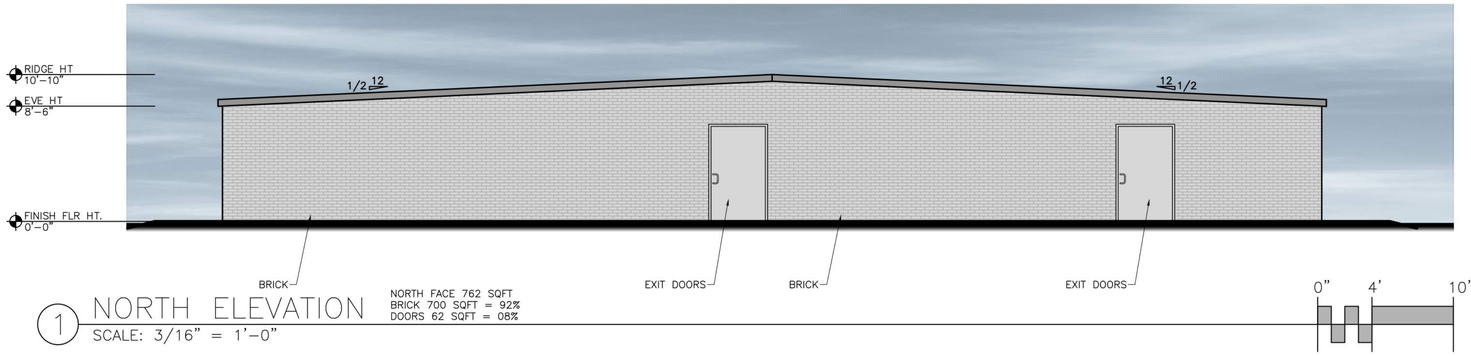
SPRINGDALE
ARKANSAS

HENRY ARCHITECTURE
1722 N COLLEGE AVE., SUITE C - BOX 153
FAYETTEVILLE, AR 72703
PHONE - 479.530-9693 EMAIL: chenry@henryarchitecture.com

DRAWN BY: CJH4
CHECKED BY: CJH4

REV. NO.	DATE	DESC.

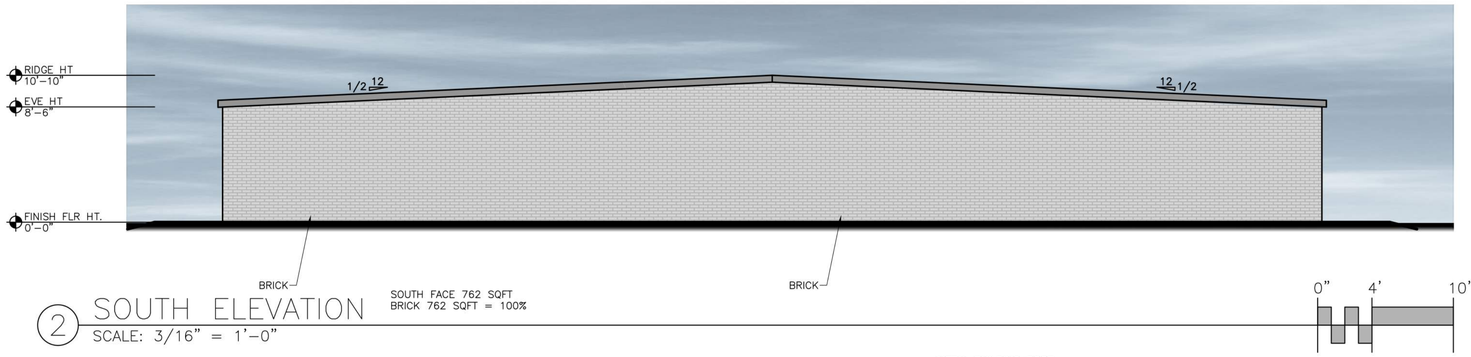
HENRY ARCHITECTURE



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

NORTH FACE 762 SQFT
BRICK 700 SQFT = 92%
DOORS 62 SQFT = 08%

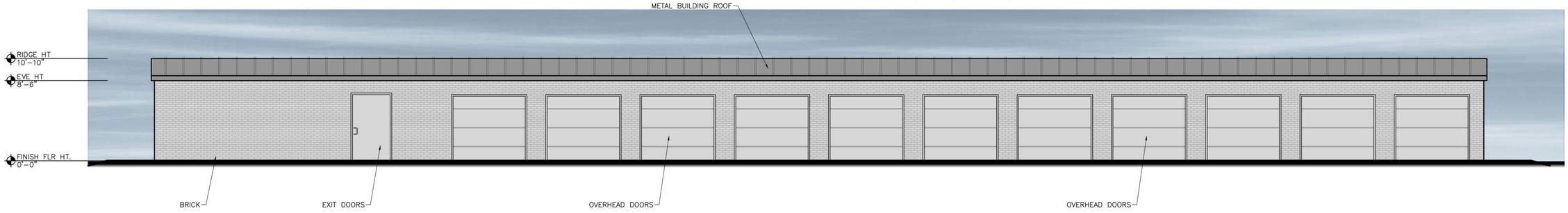
0" 4' 10'



2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

SOUTH FACE 762 SQFT
BRICK 762 SQFT = 100%

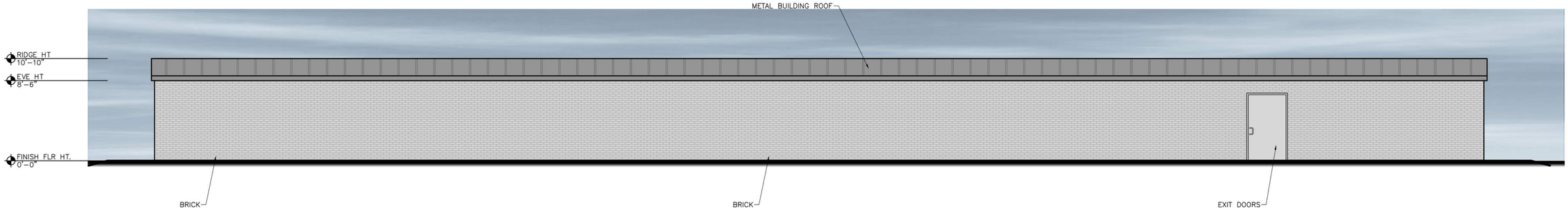
0" 4' 10'



3 EAST ELEVATION
SCALE: 3/16" = 1'-0"

EAST FACE 1196 SQFT
BRICK 550 SQFT = 46%
DOORS 646 SQFT = 54%

0" 4' 10'



4 WEST ELEVATION
SCALE: 3/16" = 1'-0"

WEST FACE 1196 SQFT
BRICK 1165 SQFT = 97%
DOORS 31 SQFT = 03%

0" 4' 10'

STRUCTURE DATA:
(REFER TO GENERAL NOTES ON COVER SHEET C-1.1)

SQUARE FOOTAGES
EXTERIOR WALL TO WALL = 11,421
EXTERIOR BRICK TO BRICK = 11,607

CONSTRUCTION TYPE:
TYPE II B (MODERATE HAZARD STORAGE) S1

MARBLE GRAY

Smooth Texture
Acme Brick - Perla East Gate
Plant
PEP166
106753

HENRY ARCHITECTURE
1722 N COLLEGE AVE., SUITE C - BOX 153
FAYETTEVILLE, AR 72703
PHONE - 479.530-9693 EMAIL: chenry@henryarchitecture.com

REV. NO.	DATE	DESC.

DRAWN BY: CJH4
CHECKED BY: CJH4

JOB# DSD-22-055

v06 - DESIGN REVIEW SET 01.18.2023

SPRINGDALE BEST MINI STORAGE - 01

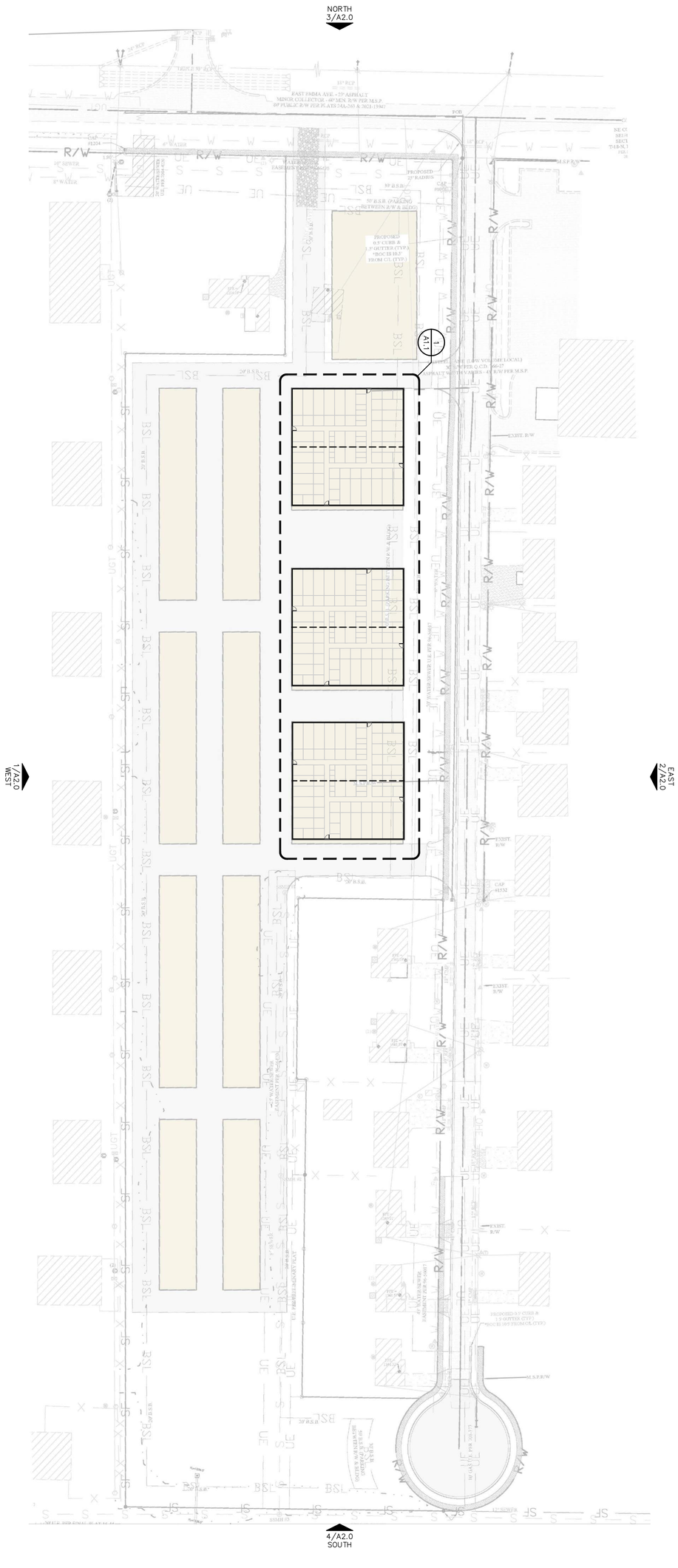
SPRINGDALE ARKANSAS

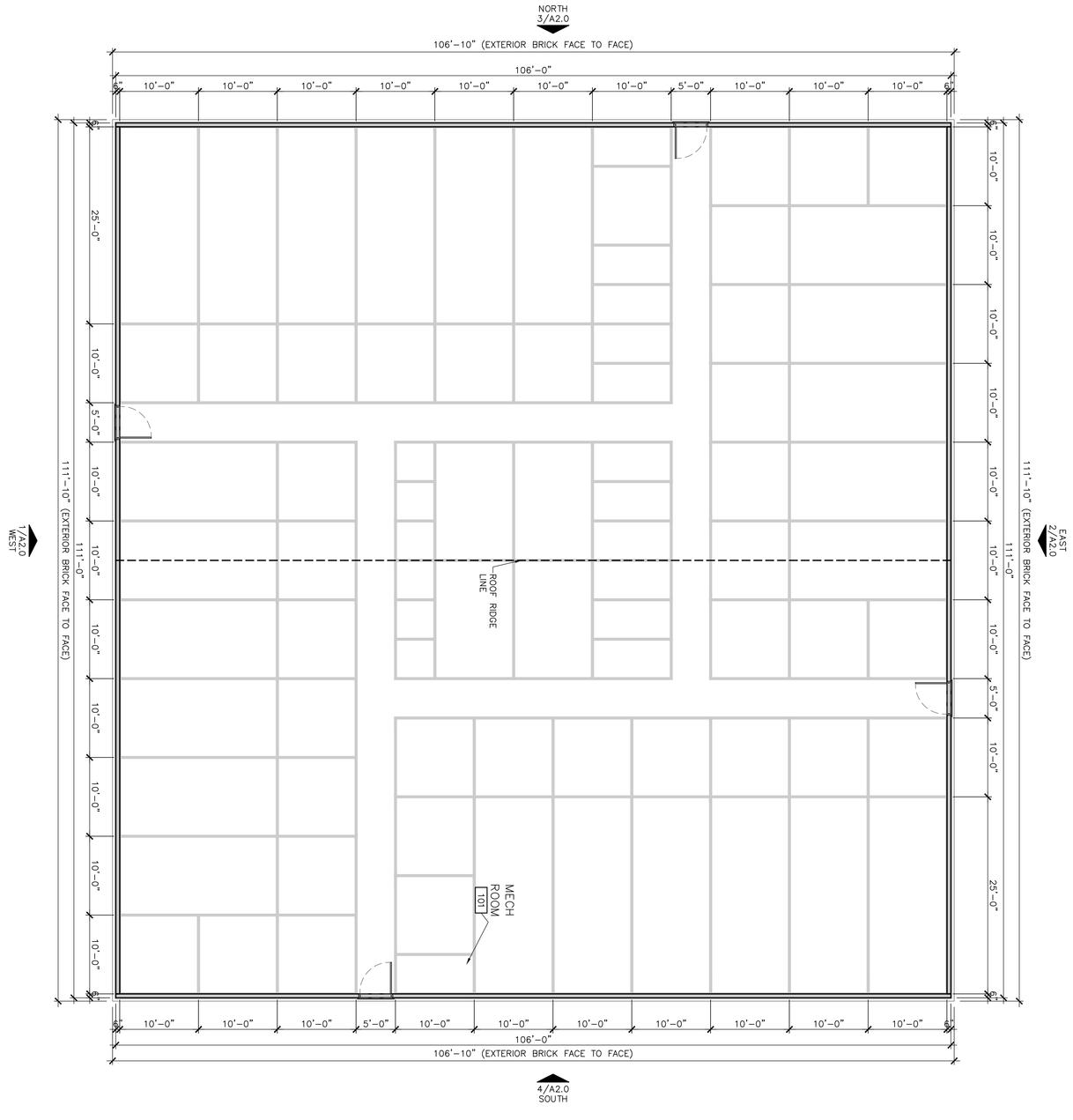
RENDERED ELEVATIONS & DETAILS

DATE:

A0.0

1 SITE LOCATION
SCALE: 1" = 50'





1 FLOOR PLAN

SCALE: 1/8" = 1'-0"

0" 4' 10'

156

STRUCTURE DATA:

(REFER TO GENERAL NOTES ON COVER SHEET C-1.1)

SQUARE FOOTAGES
EXTERIOR WALL TO WALL = 11,766
EXTERIOR BRICK TO BRICK = 11,348

CONSTRUCTION TYPE:
TYPE II B (MODERATE HAZARD STORAGE) S1

v06 - DESIGN REVIEW SET 01.18.2023

SPRINGDALE BEST MINI STORAGE - 02

JOB#
DSD-22-055

A1.1

FLOOR PLAN

DATE:

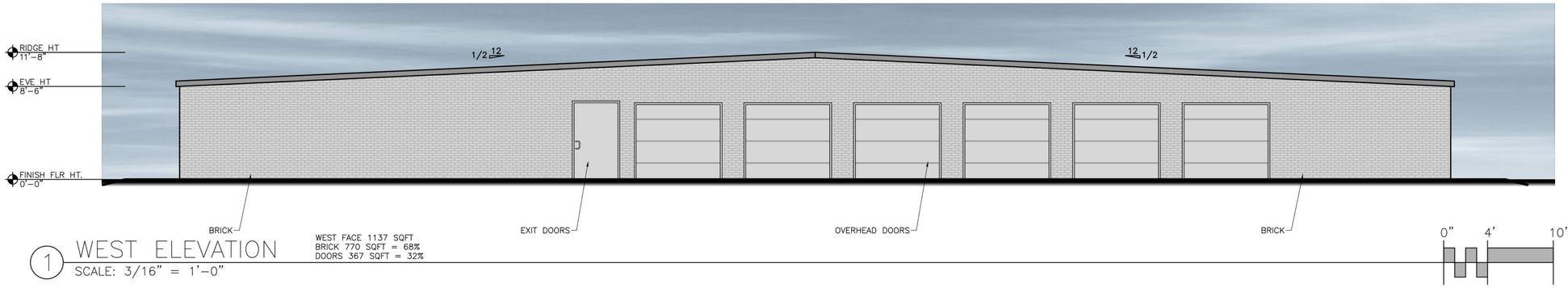
SPRINGDALE
ARKANSAS

HENRY ARCHITECTURE
1722 N COLLEGE AVE., SUITE C - BOX 153
FAYETTEVILLE, AR 72703
PHONE - 479.530-9693 EMAIL: chenry@henryarchitecture.com

DRAWN BY: CJH4
CHECKED BY: CJH4

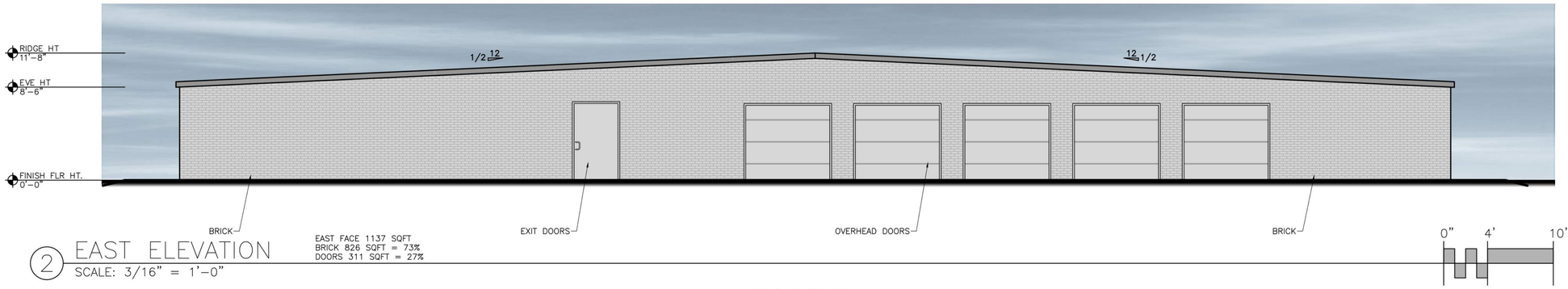
REV. NO.	DATE	DESC.

HENRY ARCHITECTURE



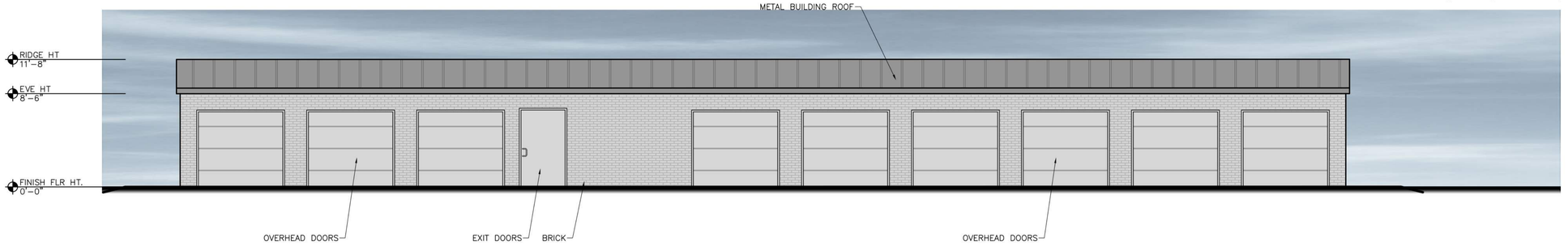
1 WEST ELEVATION
SCALE: 3/16" = 1'-0"

WEST FACE 1137 SQFT
BRICK 770 SQFT = 68%
DOORS 367 SQFT = 32%



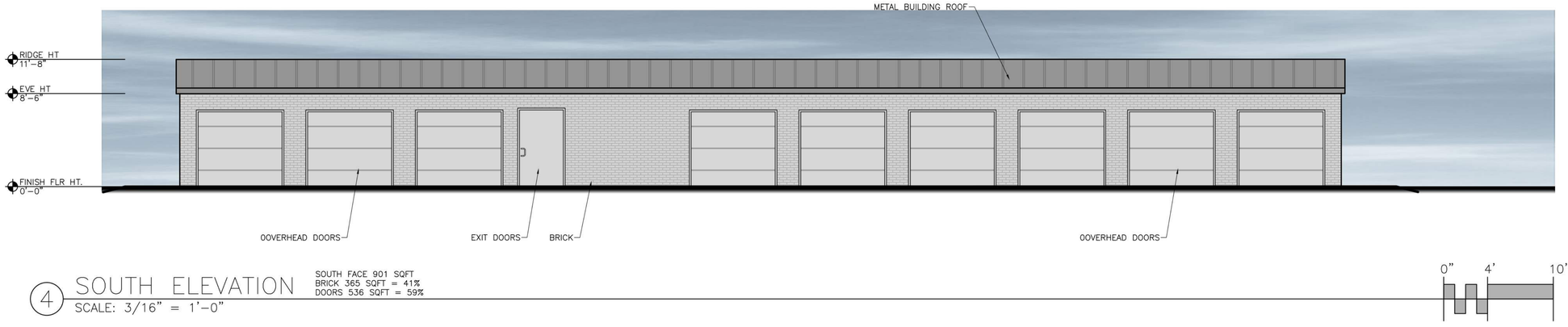
2 EAST ELEVATION
SCALE: 3/16" = 1'-0"

EAST FACE 1137 SQFT
BRICK 826 SQFT = 73%
DOORS 311 SQFT = 27%



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

NORTH FACE 901 SQFT
BRICK 365 SQFT = 41%
DOORS 536 SQFT = 59%



4 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

SOUTH FACE 901 SQFT
BRICK 365 SQFT = 41%
DOORS 536 SQFT = 59%

STRUCTURE DATA:
(REFER TO GENERAL NOTES ON COVER SHEET C-1.1)

SQUARE FOOTAGES
EXTERIOR WALL TO WALL = 11,766
EXTERIOR BRICK TO BRICK = 11,948

CONSTRUCTION TYPE:
TYPE II B (MODERATE HAZARD STORAGE) S1

MARBLE GRAY
Smooth Texture
Acme Brick - Perla East Gate Plant
PEP166
106753

HENRY ARCHITECTURE
1722 N COLLEGE AVE., SUITE C - BOX 153
FAYETTEVILLE, AR 72703
PHONE - 479.530-9693
EMAIL: chenry@henryarchitecture.com

REV. NO.	DATE	DESC.

DRAWN BY: CJH4
CHECKED BY: CJH4

JOB# DSD-22-055

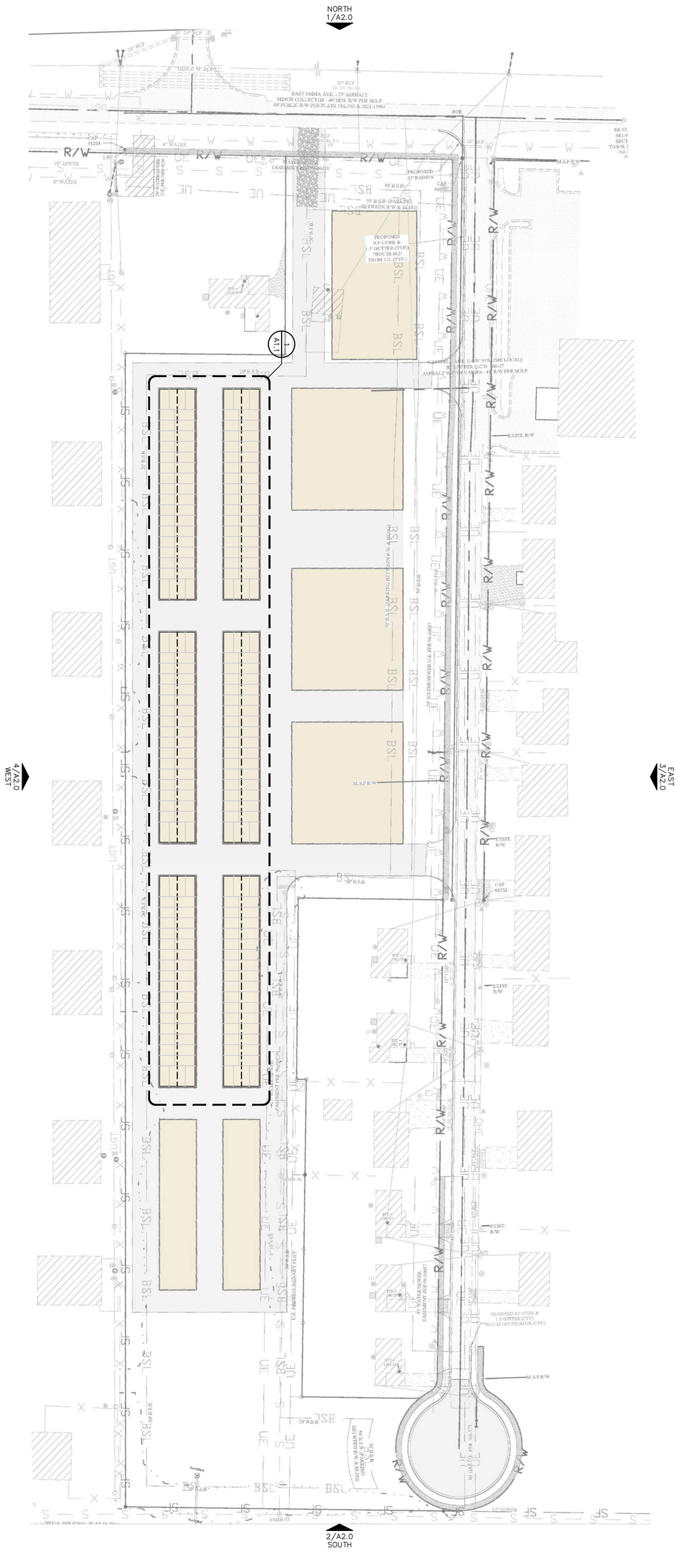
v06 - DESIGN REVIEW SET 01.18.2023

SPRINGDALE BEST MINI STORAGE - 02
SPRINGDALE ARKANSAS

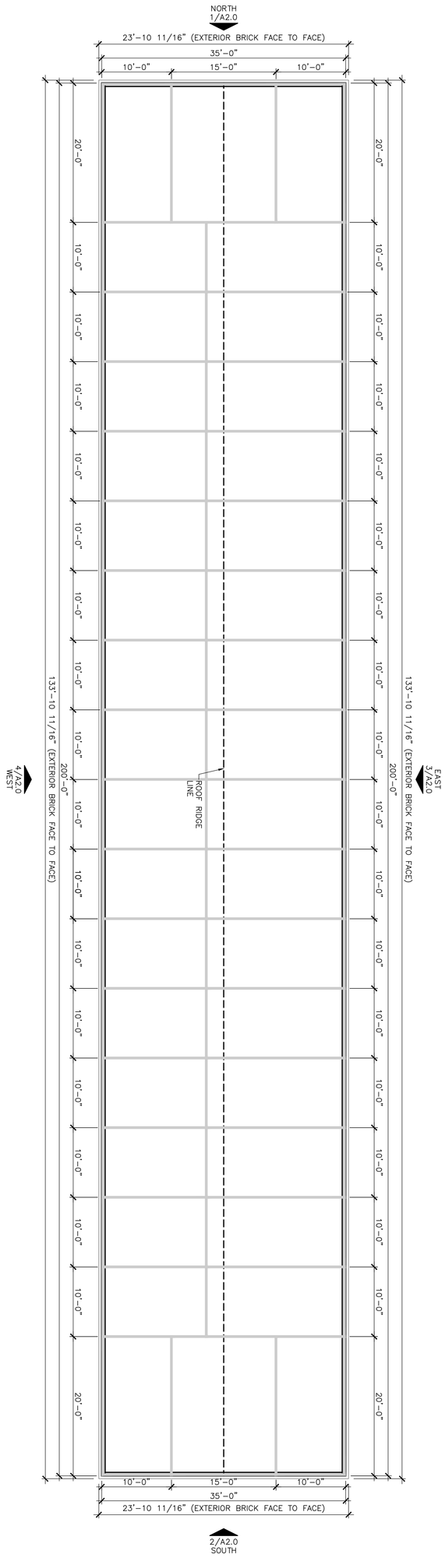
RENDERED ELEVATIONS & DETAILS
DATE:

A0.0

1 SITE LOCATION
SCALE: 1" = 50'



1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



0" 4' 10'

STRUCTURE DATA:
(REFER TO GENERAL NOTES ON COVER SHEET C-1.1)

SQUARE FOOTAGES
EXTERIOR WALL TO WALL = 7,000
EXTERIOR BRICK TO BRICK = 7,197

CONSTRUCTION TYPE:
TYPE II B (MODERATE HAZARD STORAGE) S1

v06 - DESIGN REVIEW SET 01.18.2023

A1.1

SPRINGDALE BEST MINI STORAGE - 03

JOB#
DSD-22-055

FLOOR PLAN

DATE:

SPRINGDALE
ARKANSAS

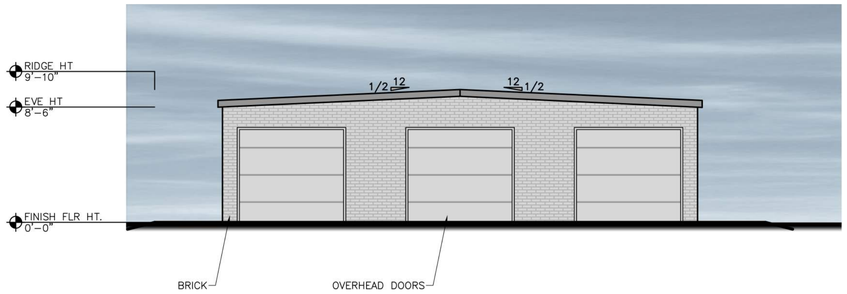
HENRY ARCHITECTURE
1722 N COLLEGE AVE., SUITE C - BOX 153
FAYETTEVILLE, AR 72703
PHONE - 479.530-9693 EMAIL: chenry@henryarchitecture.com

DRAWN BY: CJH4
CHECKED BY: CJH4

REV. NO.	DATE	DESC.

HENRY ARCHITECTURE

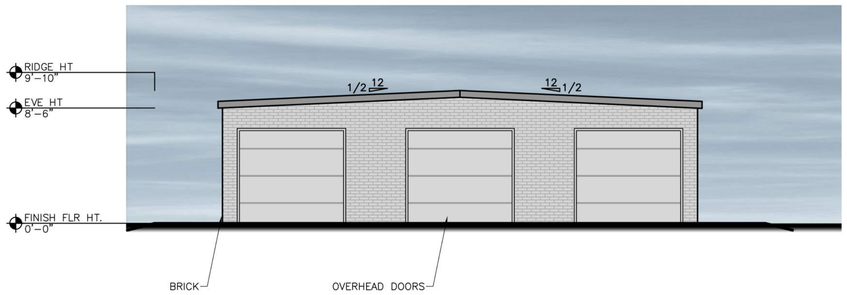
159



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

NORTH FACE 311 SQFT
BRICK 143 SQFT = 46%
DOORS 168 SQFT = 54%

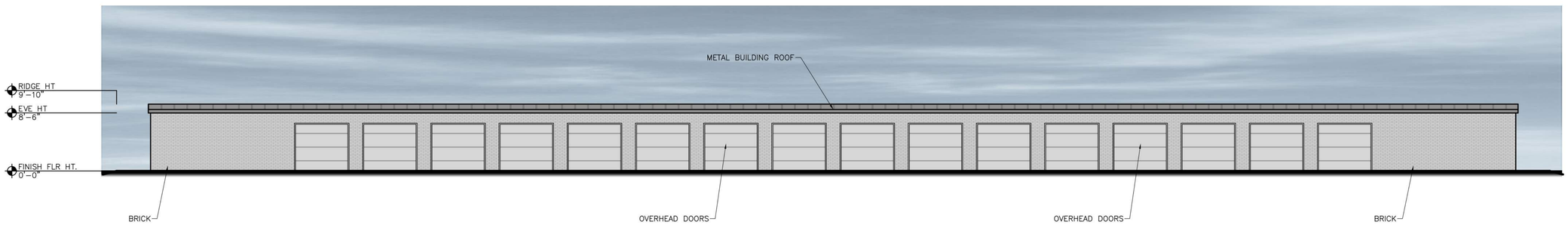
0" 4' 10'



2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

NORTH FACE 311 SQFT
BRICK 143 SQFT = 46%
DOORS 168 SQFT = 54%

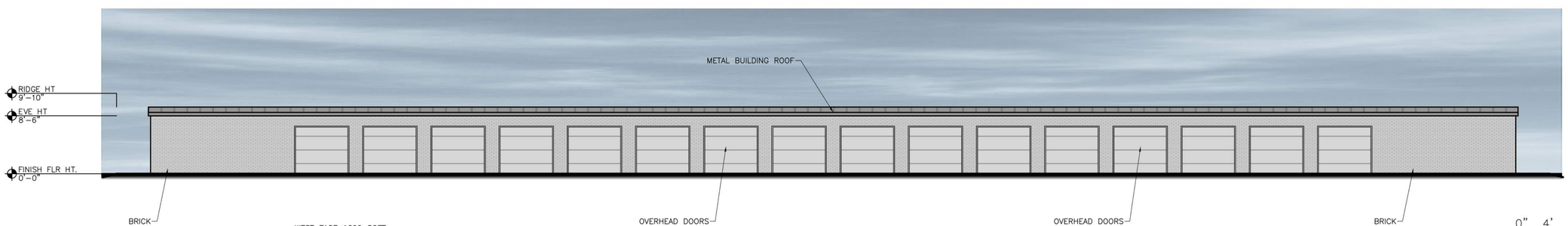
0" 4' 10'



3 EAST ELEVATION
SCALE: 3/16" = 1'-0"

EAST FACE 1699 SQFT
BRICK 803 SQFT = 47%
DOORS 896 SQFT = 53%

0" 4' 10'



4 WEST ELEVATION
SCALE: 3/16" = 1'-0"

WEST FACE 1699 SQFT
BRICK 803 SQFT = 47%
DOORS 896 SQFT = 53%

0" 4' 10'

STRUCTURE DATA:
(REFER TO GENERAL NOTES ON COVER SHEET C-1.1)

SQUARE FOOTAGES
EXTERIOR WALL TO WALL = 7,000
EXTERIOR BRICK TO BRICK = 7,197

CONSTRUCTION TYPE:
TYPE II B (MODERATE HAZARD STORAGE) S1

MARBLE GRAY

Smooth Texture
Acme Brick - Perla East Gate
Plant
PEP166
106753

HENRY ARCHITECTURE
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FAYETTEVILLE, AR 72703
PHONE - 479.530-9693 EMAIL: chenry@henryarchitecture.com

REV. NO.	DATE	DESC.

DRAWN BY: CJH4
CHECKED BY: CJH4

JOB# DSD-22-055

v06 - DESIGN REVIEW SET 01.18.2023

SPRINGDALE BEST MINI STORAGE - 03

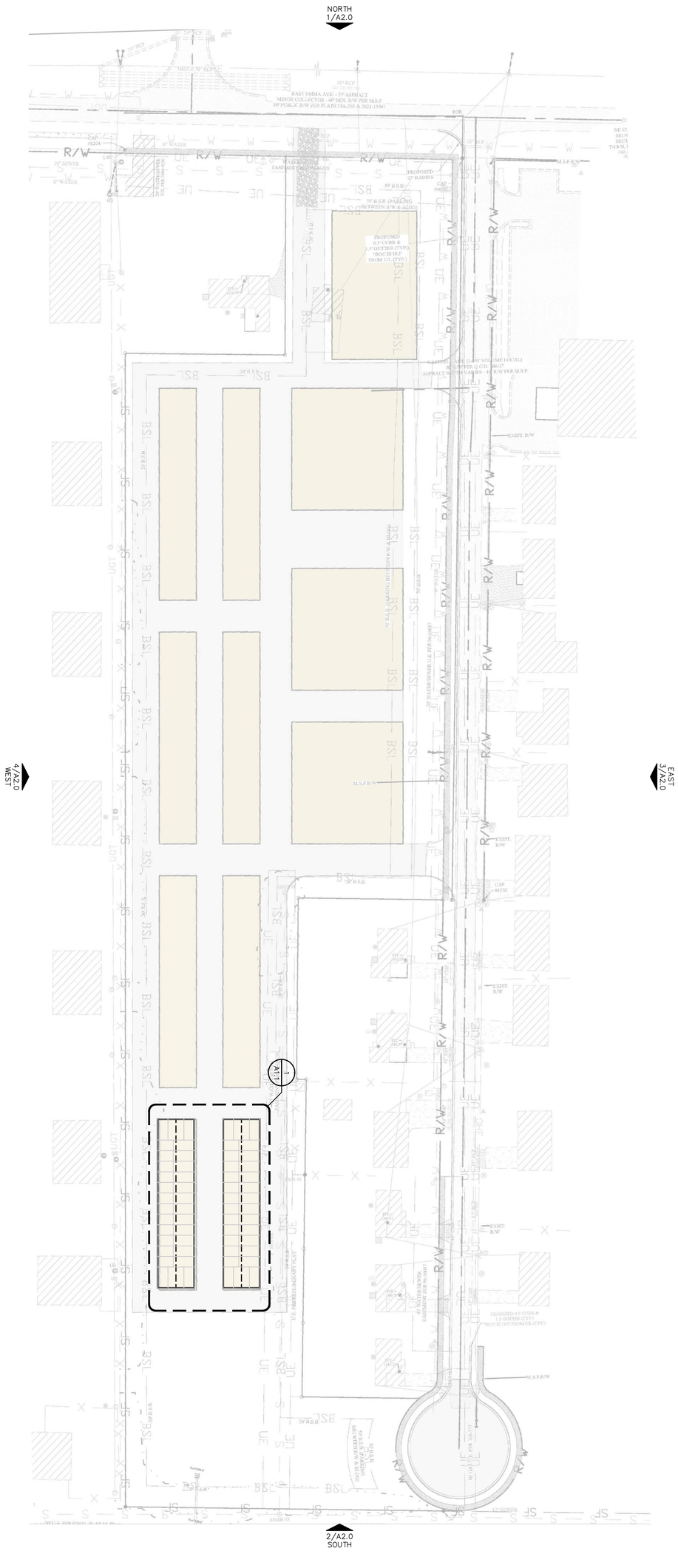
SPRINGDALE ARKANSAS

RENDERED ELEVATIONS & DETAILS

DATE:

A0.0

1 SITE LOCATION
SCALE: 1" = 50'



0" 50'

STRUCTURE DATA:
(REFER TO GENERAL NOTES ON COVER SHEET C-1.1)

SQUARE FOOTAGES
EXTERIOR WALL TO WALL = 5,600
EXTERIOR BRICK TO BRICK = 5,764

CONSTRUCTION TYPE:
TYPE II B (MODERATE HAZARD STORAGE) S1

v06 - DESIGN REVIEW SET 01.18.2023

A1.0

SPRINGDALE BEST MINI STORAGE - 04

JOB#
DSD-22-055

SITE LOCATION

DATE:

SPRINGDALE
ARKANSAS

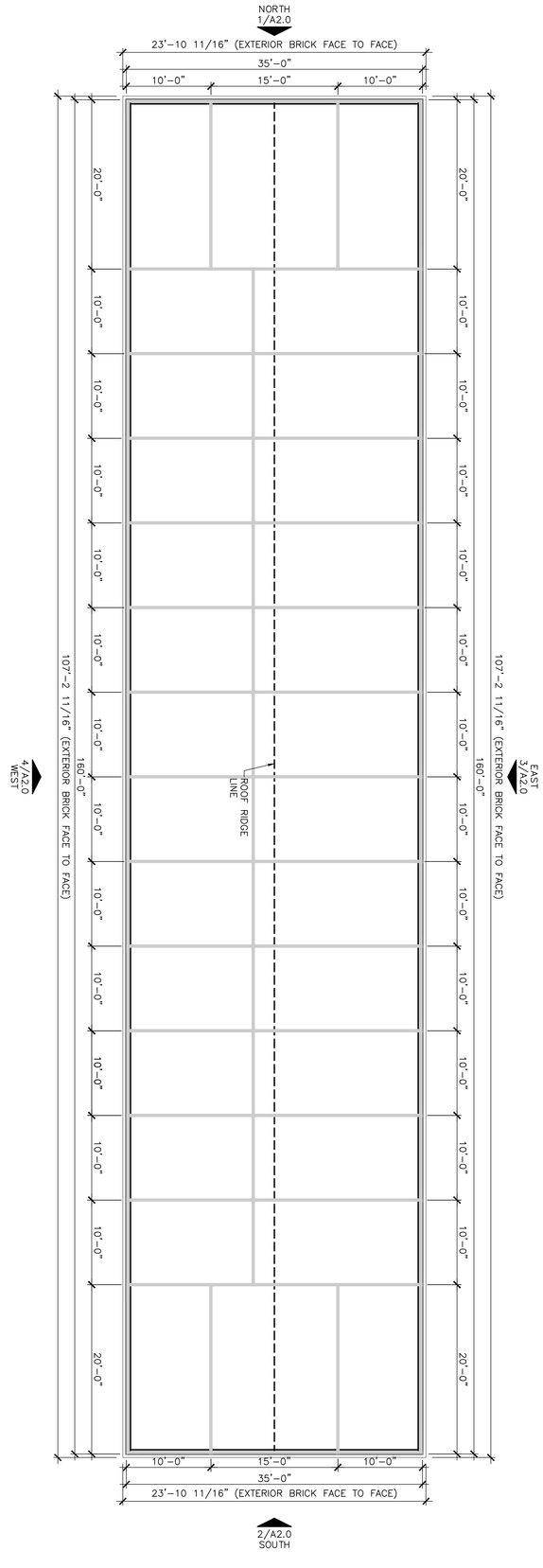
HENRY ARCHITECTURE
1722 N COLLEGE AVE., SUITE C - BOX 153
FAYETTEVILLE, AR 72703
PHONE - 479.530-9693 EMAIL: chenry@henryarchitecture.com

DRAWN BY: CJH4
CHECKED BY: CJH4

REV. NO.	DATE	DESC.

HENRY ARCHITECTURE

1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



0" 4' 10'

STRUCTURE DATA:
(REFER TO GENERAL NOTES ON COVER SHEET C-1.1)

SQUARE FOOTAGES
EXTERIOR WALL TO WALL = 5,600
EXTERIOR BRICK TO BRICK = 5,764

CONSTRUCTION TYPE:
TYPE II B (MODERATE HAZARD STORAGE) S1

v06 - DESIGN REVIEW SET 01.18.2023

SPRINGDALE BEST MINI STORAGE - 04

JOB#
DSD-22-055

A1.1

FLOOR PLAN

DATE:

SPRINGDALE
ARKANSAS

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1722 N COLLEGE AVE., SUITE C - BOX 153
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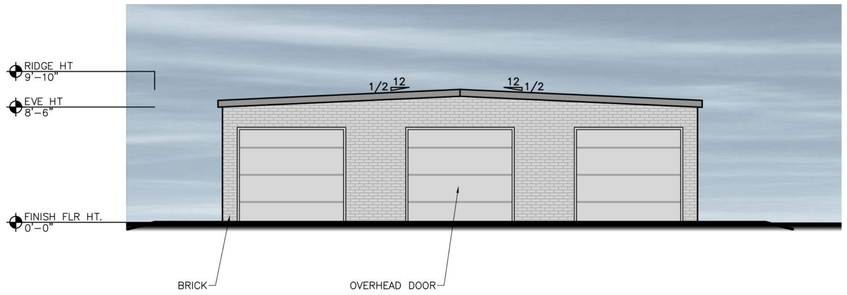
DRAWN BY: CJH4
CHECKED BY: CJH4

REV. NO.	DATE	DESC.

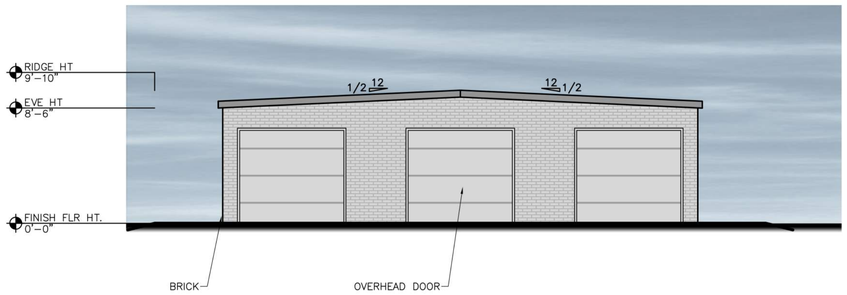
HENRY ARCHITECTURE



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

NORTH FACE 311 SQFT
BRICK 143 SQFT = 46%
DOORS 168 SQFT = 54%

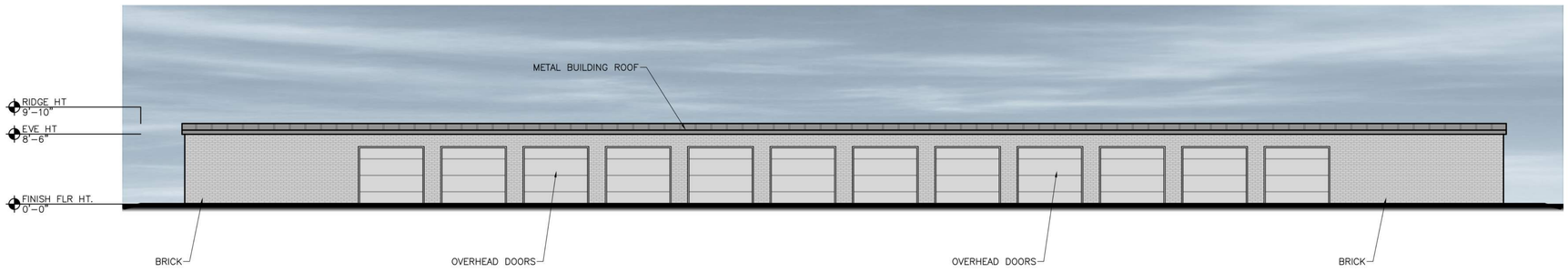
0" 4' 10'



2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

SOUTH FACE 311 SQFT
BRICK 143 SQFT = 46%
DOORS 168 SQFT = 54%

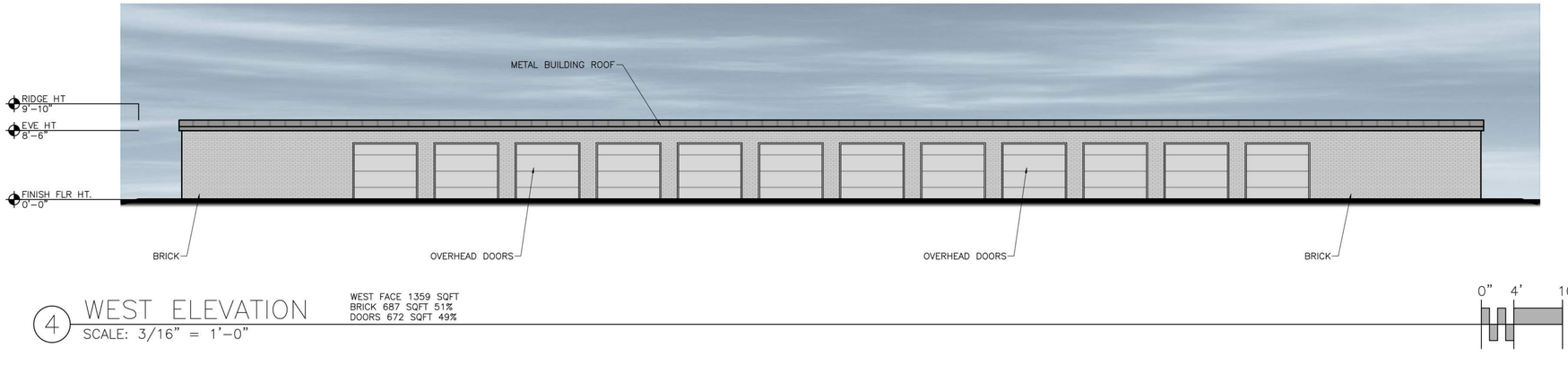
0" 4' 10'



3 EAST ELEVATION
SCALE: 3/16" = 1'-0"

EAST FACE 1359 SQFT
BRICK 687 SQFT 51%
DOORS 672 SQFT 49%

0" 4' 10'



4 WEST ELEVATION
SCALE: 3/16" = 1'-0"

WEST FACE 1359 SQFT
BRICK 687 SQFT 51%
DOORS 672 SQFT 49%

0" 4' 10'

STRUCTURE DATA:
(REFER TO GENERAL NOTES ON COVER SHEET C-1.1)

SQUARE FOOTAGES
EXTERIOR WALL TO WALL = 5,600
EXTERIOR BRICK TO BRICK = 5,764

CONSTRUCTION TYPE:
TYPE II B (MODERATE HAZARD STORAGE) S1

MARBLE GRAY

Smooth Texture
Acme Brick - Perla East Gate
Plant
PEP166
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FAYETTEVILLE, AR 72703
PHONE - 479.530-9693 EMAIL: chenry@henryarchitecture.com

REV. NO.	DATE	DESC.

DRAWN BY: CJH4
CHECKED BY: CJH4

JOB# DSD-22-055

v06 - DESIGN REVIEW SET 01.18.2023

SPRINGDALE BEST MINI STORAGE - 04

SPRINGDALE
ARKANSAS

RENDERED ELEVATIONS & DETAILS

DATE:

A0.0

Bates & Associates, Inc.
Civil Engineering & Surveying
7230 S Pleasant Ridge DR. / Fayetteville, AR 72704
PH: 479-442-9350 * FAX: 479-521-9350
www.batesnwa.com

L22-71

JANUARY 18, 2023

CERTIFIED LIST OF OWNERS

LEGAL DESCRIPTION:

PARCEL #815-28738-050:
A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N87°44'51"W 525.18' FROM THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°29'41"W 739.73' TO AN EXISTING REBAR, THENCE S87°30'54"E 29.94' TO AN EXISTING REBAR, THENCE S02°29'59"W 421.21' TO AN EXISTING REBAR, THENCE S87°36'20"E 165.19' TO AN EXISTING REBAR, THENCE S02°33'40"W 155.65' TO AN EXISTING REBAR, THENCE N87°32'30"W 494.95' TO AN EXISTING REBAR, THENCE N01°41'23"E 1315.40', THENCE S87°44'51"E 318.52' TO THE POINT OF BEGINNING, CONTAINING 10.33 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN CASTEEL LANE RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

DERRICK THOMAS

I hereby certify that on this the 18th day of Jan, 2023, I researched the tax records of Washington County, Arkansas for all property owners adjoining the above described property.

Reference: Attached List (3 Sheet)

SUBJECT PARCEL

PARCEL #815-28738-050
SPRINGDALE'S BEST STORAGE QOF LLC
10620 HWY 72 W
BENTONVILLE, AR 72712

ADJACENT PARCELS

1) HARTWICK, SHANNON W
110 HOSS ST
CENTERTON, AR 72719-9214
PARCEL #815-37344-000
ZONED: C-2

2) HUIZAR, SALVADOR
200 BETTY HILL AVE
DUARTE, CA 91010
PARCEL #815-37345-000
ZONED: C-2

3) CLUM, ALISA
PO BOX 8212
NEWPORT BEACH, CA 92658
PARCEL #815-37346-000
ZONED: C-2

4) NELFORD, MONTGOMERY G III
PO BOX 1412
FAYETTEVILLE, AR 72702
PARCEL #815-37347-000
ZONED: C-2

5) DBCB PROPERTIES LLC
246 VIA TALDO ST
SPRINGDALE, AR 72762
PARCEL #815-37348-000
ZONED: C-2

6) DBT PROPERTIES LLC
246 VIA TALDO ST
SPRINGDALE, AR 72762
PARCEL #815-37349-000
ZONED: C-2

7) RUIZ, NICANDRO SOTO
177 ERIN PL
SPRINGDALE, AR 72764
PARCEL #815-37350-000
ZONED: C-2

8) SIRS INC
PO BOX 760
WEST FORK, AR 72774
PARCEL #815-37351-000
ZONED: MF-4

9) SPRINGDALE PUBLIC FACILITIES BOARD
PO BOX 166
SPRINGDALE, AR 72765-0166
PARCEL #815-22505-165
ZONED: I-3

PARCEL #815-28738-053
ZONED: C-2

19) CALDERA, PASCUAL
318 CASTEEL LN
SPRINGDALE, AR 72764
PARCEL #815-28738-060
ZONED: A-1

20) ESCOBAR, JOSE J
315 CASTELL LN
SPRINGDALE, AR 72764
PARCEL #815-28738-160
ZONED: A-1

22) CITY OF SPRINGDALE
201 N SPRING ST
SPRINGDALE, AR 72764
PARCELS #815-28738-210 & #815-33843-000
ZONED: MF-16/I-1

23) AMERICAN TUBING ARKANSAS LLC
2191 FORD AVE
SPRINGDALE, AR 72764
PARCEL #815-33844-000
ZONED: C-2/I-1

24) EDENS, SHERRY; RICH SHARON; NEWBERRY, MARLEEN;
PO BOX 9996
FAYETTEVILLE, AR 72703
PARCEL #815-28738-140
ZONED: A-1

25) WALTERS, IAN
285 CASTEEL LN
SPRINGDALE, AR 72764
PARCEL #815-28738-150
ZONED: A-1

10) FAITH FREE WILL BAPTIST CHURCH
5370 BOB MILLS RD
SPRINGDALE, AR 72762-0439
PARCELS #815-28738-070 & #815-28738-110
ZONED: A-1/SF-2

11) HILTON, SAVANNA
183 CASTEEL LN
SPRINGDALE, AR 72764-4727
PARCEL #815-28738-080
ZONED: A-1

12) REYES, ASCENCION
197 CASTEEL LN
SPRINGDALE, AR 72764
PARCEL #815-28738-090
ZONED: A-1

13) MONDRAGON, MANUEL
211 CASTEEL LN
SPRINGDALE, AR 72764
PARCEL #815-28738-100
ZONED: A-1

14) CAHOON, THOMAS P
2 S STONEBRIDGE RD
FAYETTEVILLE, AR 72701
PARCEL #815-28738-051
ZONED: A-1

15) JOSEPH, ELIPET
243 CASTEEL LN
SPRINGDALE, AR 72764
PARCEL #815-28738-120
ZONED: A-1

16) JIM JONES INVESTMENTS INC
15531 COW FACE RD
LOWELL, AR 72745
PARCEL #815-28738-170
ZONED: A-1

17) CARCAMO, ZOILA ESPERANZA
274 CASTEEL LN
SPRINGDALE, AR 72764
PARCEL #815-28738-052
ZONED: C-2

18) GONZALEZ, ROSA MELIDA
292 CASTEEL LN
SPRINGDALE, AR 72764

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Note: B23-20 was tabled from February PC meeting due to not notifying adjacent property owners.

Application for Variance – Commercial Design Standards

This document is to be submitted to the Springdale Planning & Community Development Division via planningapplications@springdalear.gov.

STAFF USE ONLY

Date Application Submitted: January 18, 2023

Date Accepted as Complete: February 21, 2023 Project Number: B23-20

APPLICATION CONTACTS:

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Bates and Associates, Inc.	Name: Calcon Inc - Drew Mayer
E-mail: jake@batesnwa.com	E-mail: drew@calconinc.com
Address: 7230 S. Pleasant Ridge Drive Fayetteville, AR 72704	Address: 10620 W AR 72 HWY Bentonville, AR 72712
Phone: 479-442-9350	Phone:
Site/ Location: Casteel Ln	Current Zoning District: C-2
Assessor's Parcel Number(s): 815-28738-050	Rezone required: no
	Total Acreage: 6.67

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

Fee for Variance Application is $75

Check item(s) for which variance is requested:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FOR EACH ITEM CHECKED

Variance requested: (attach visual representation of request)

building facade and roof
material and colors
foundation landscaping
perimeter landscaping

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

due to the location of the site and use of the buildings, the strict application of building offsets and material requirements would not enhance the proposed design and character of the building.

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

the variance allows for proper use and circulation of the site as needed to operate the business.

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

Alternatives are proposed to still create a high quality aesthetic and to provide visual interest.

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

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

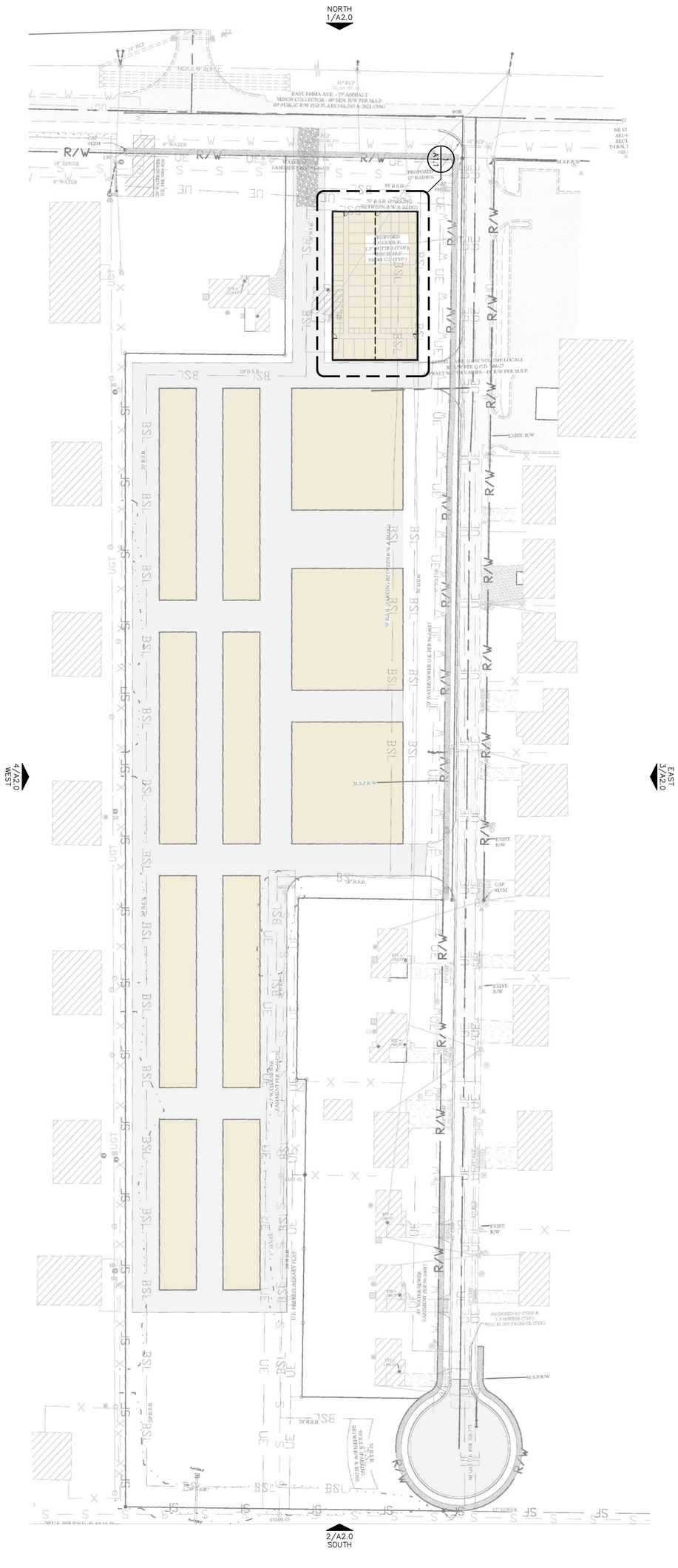
APPLICANT SIGNATURE(S) _____

_____

_____

DATE: 1-18-22

1 SITE LOCATION
SCALE: 1" = 50'



0" 50'

STRUCTURE DATA:
(REFER TO GENERAL NOTES ON COVER SHEET C-1.1)

SQUARE FOOTAGES
EXTERIOR WALL TO WALL = 11,421
EXTERIOR BRICK TO BRICK = 11,067

CONSTRUCTION TYPE:
TYPE II B (MODERATE HAZARD STORAGE) S1

v06 - DESIGN REVIEW SET 01.18.2023

SPRINGDALE BEST MINI STORAGE - 01

JOB#
DSD-22-055

A1.0

SITE LOCATION

DATE:

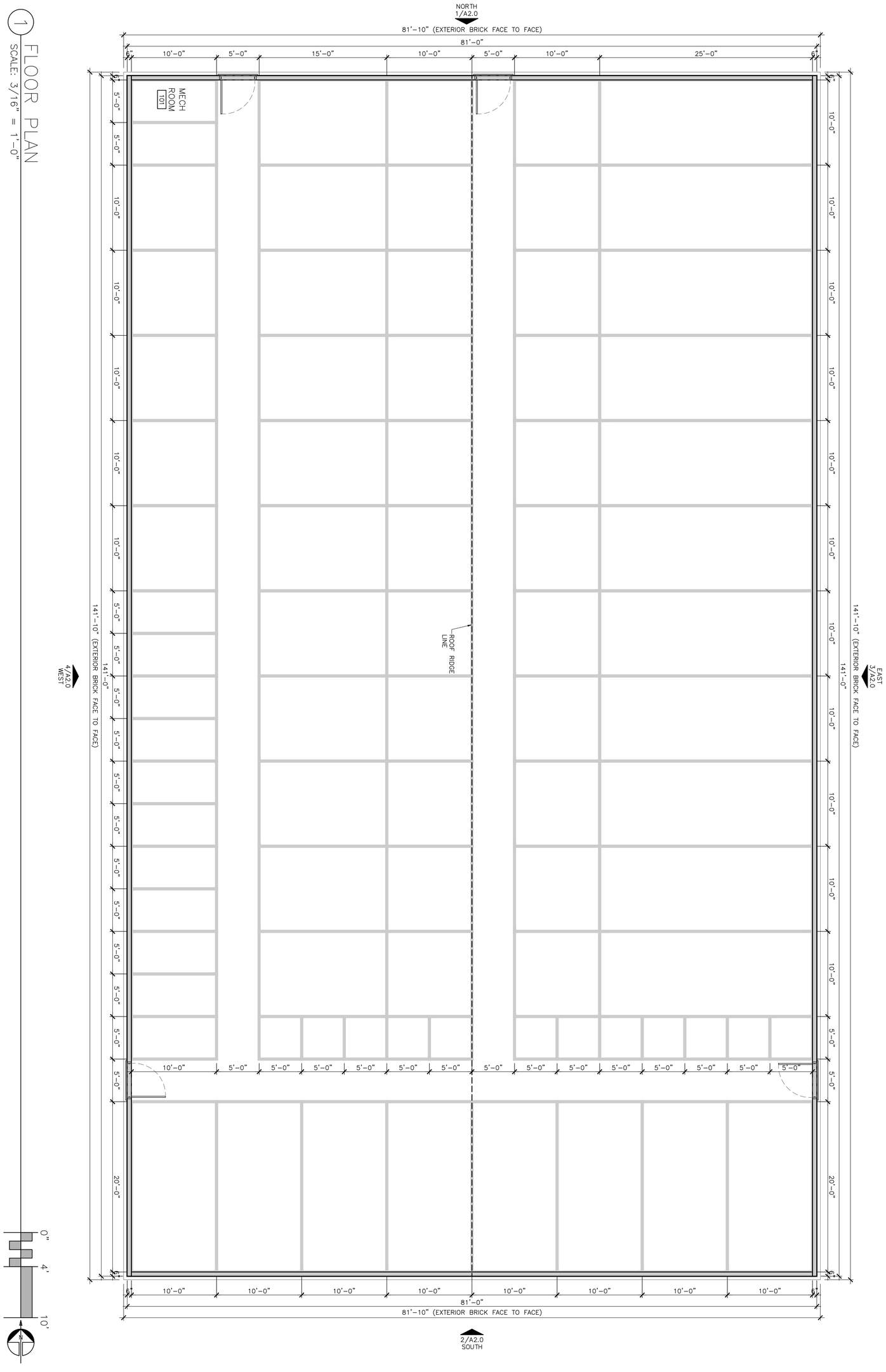
SPRINGDALE
ARKANSAS

HENRY ARCHITECTURE
1722 N COLLEGE AVE., SUITE C - BOX 153
FAYETTEVILLE, AR 72703
PHONE - 479.530-9693 EMAIL: chenry@henryarchitecture.com

DRAWN BY: CJH4
CHECKED BY: CJH4

REV. NO.	DATE	DESC.

HENRY ARCHITECTURE



1 FLOOR PLAN
SCALE: 3/16" = 1'-0"

0" 4' 10'

STRUCTURE DATA:
(REFER TO GENERAL NOTES ON COVER SHEET C-1.1)

SQUARE FOOTAGES
EXTERIOR WALL TO WALL = 11,421
EXTERIOR BRICK TO BRICK = 11,007

CONSTRUCTION TYPE:
TYPE II B (MODERATE HAZARD STORAGE) S1

v06 - DESIGN REVIEW SET 01.18.2023

SPRINGDALE BEST MINI STORAGE - 01

JOB#
DSD-22-055

A1.1

FLOOR PLAN

DATE:

SPRINGDALE
ARKANSAS

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DRAWN BY: CJH4
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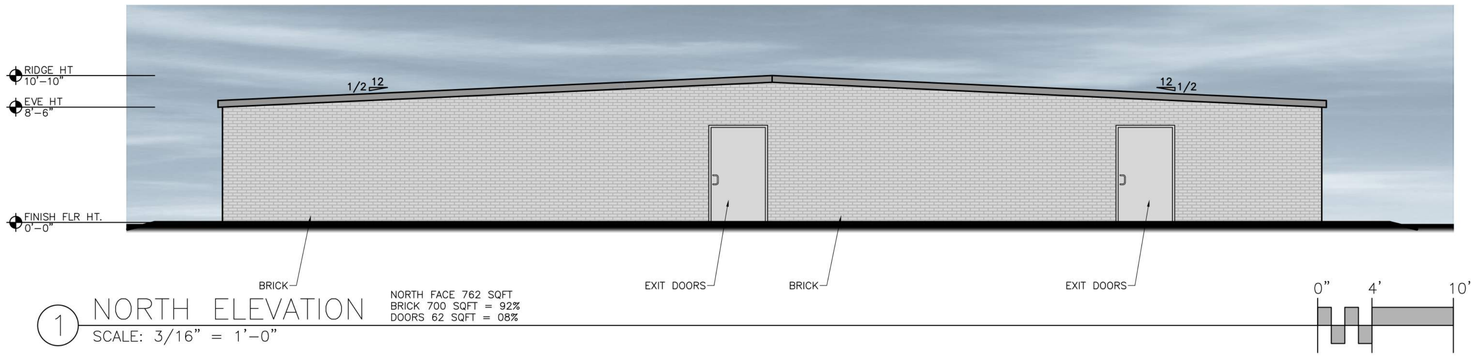
REV. NO.	DATE	DESC.

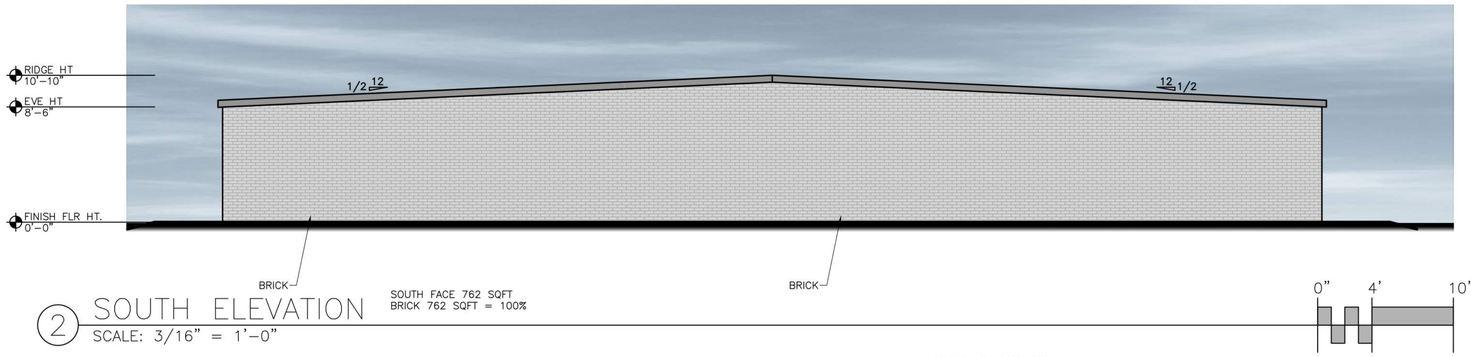
HENRY ARCHITECTURE



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

NORTH FACE 762 SQFT
BRICK 700 SQFT = 92%
DOORS 62 SQFT = 08%

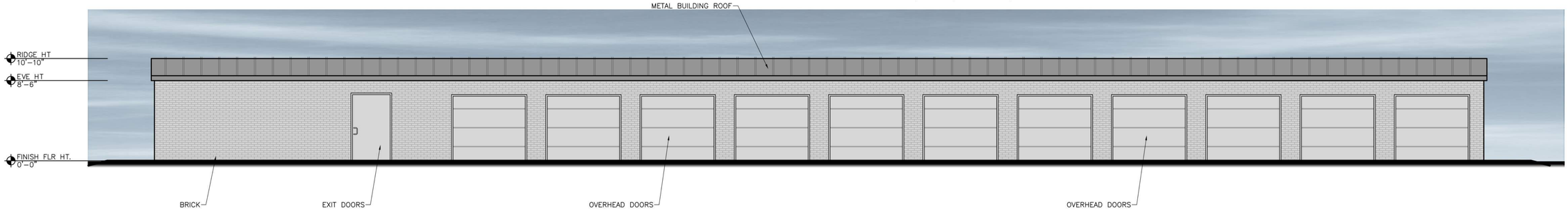
0" 4' 10'



2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

SOUTH FACE 762 SQFT
BRICK 762 SQFT = 100%

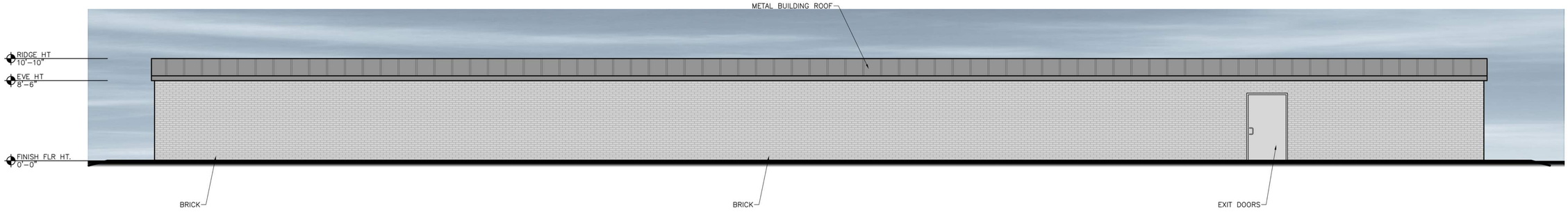
0" 4' 10'



3 EAST ELEVATION
SCALE: 3/16" = 1'-0"

EAST FACE 1196 SQFT
BRICK 550 SQFT = 46%
DOORS 646 SQFT = 54%

0" 4' 10'



4 WEST ELEVATION
SCALE: 3/16" = 1'-0"

WEST FACE 1196 SQFT
BRICK 1165 SQFT = 97%
DOORS 31 SQFT = 03%

0" 4' 10'

STRUCTURE DATA:
(REFER TO GENERAL NOTES ON COVER SHEET C-1.1)

SQUARE FOOTAGES
EXTERIOR WALL TO WALL = 11,421
EXTERIOR BRICK TO BRICK = 11,607

CONSTRUCTION TYPE:
TYPE II B (MODERATE HAZARD STORAGE) S1

MARBLE GRAY

Smooth Texture
Acme Brick - Perla East Gate
Plant
PEP166
106753

HENRY ARCHITECTURE
1722 N COLLEGE AVE., SUITE C - BOX 153
FAYETTEVILLE, AR 72703
PHONE - 479.530-9693 EMAIL: chenry@henryarchitecture.com

REV. NO.	DATE	DESC.

DRAWN BY: CJH4
CHECKED BY: CJH4

JOB# DSD-22-055

v06 - DESIGN REVIEW SET 01.18.2023

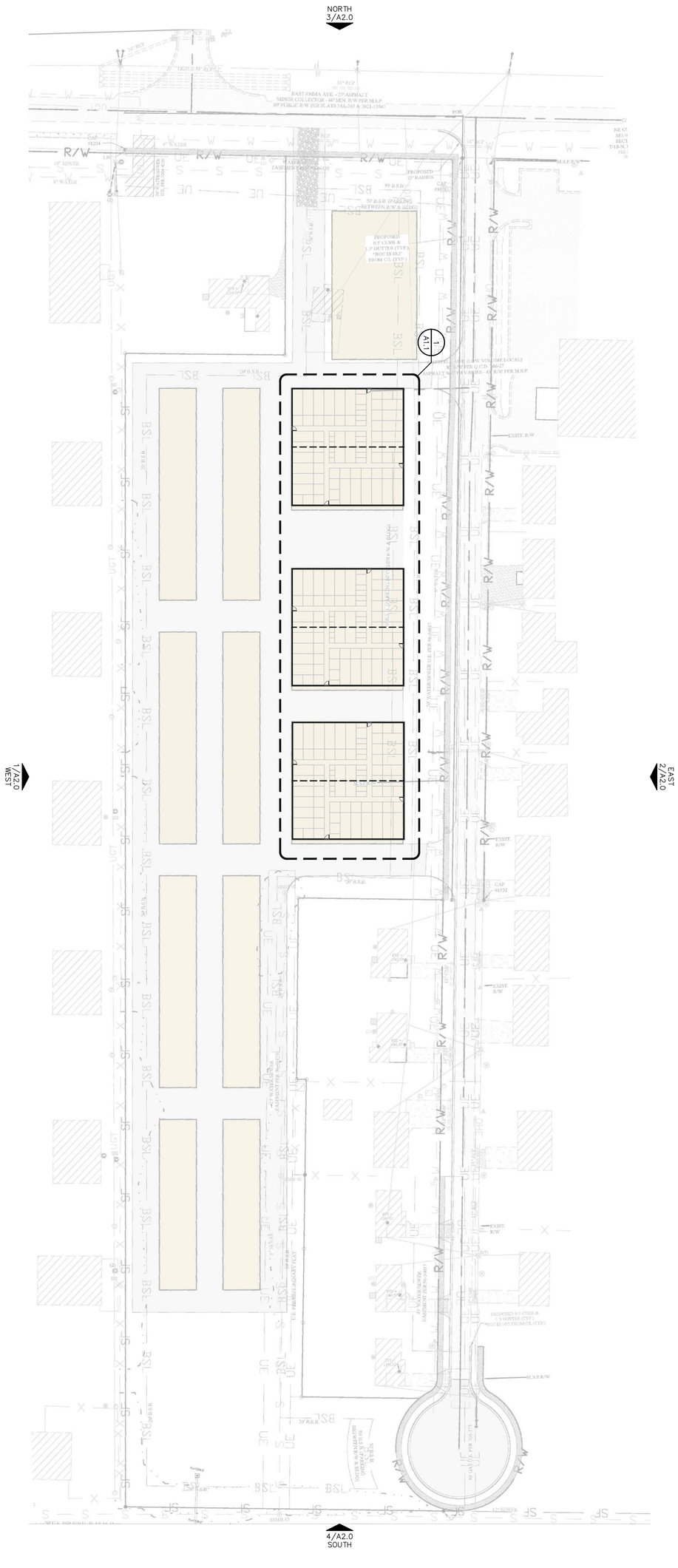
SPRINGDALE BEST MINI STORAGE - 01

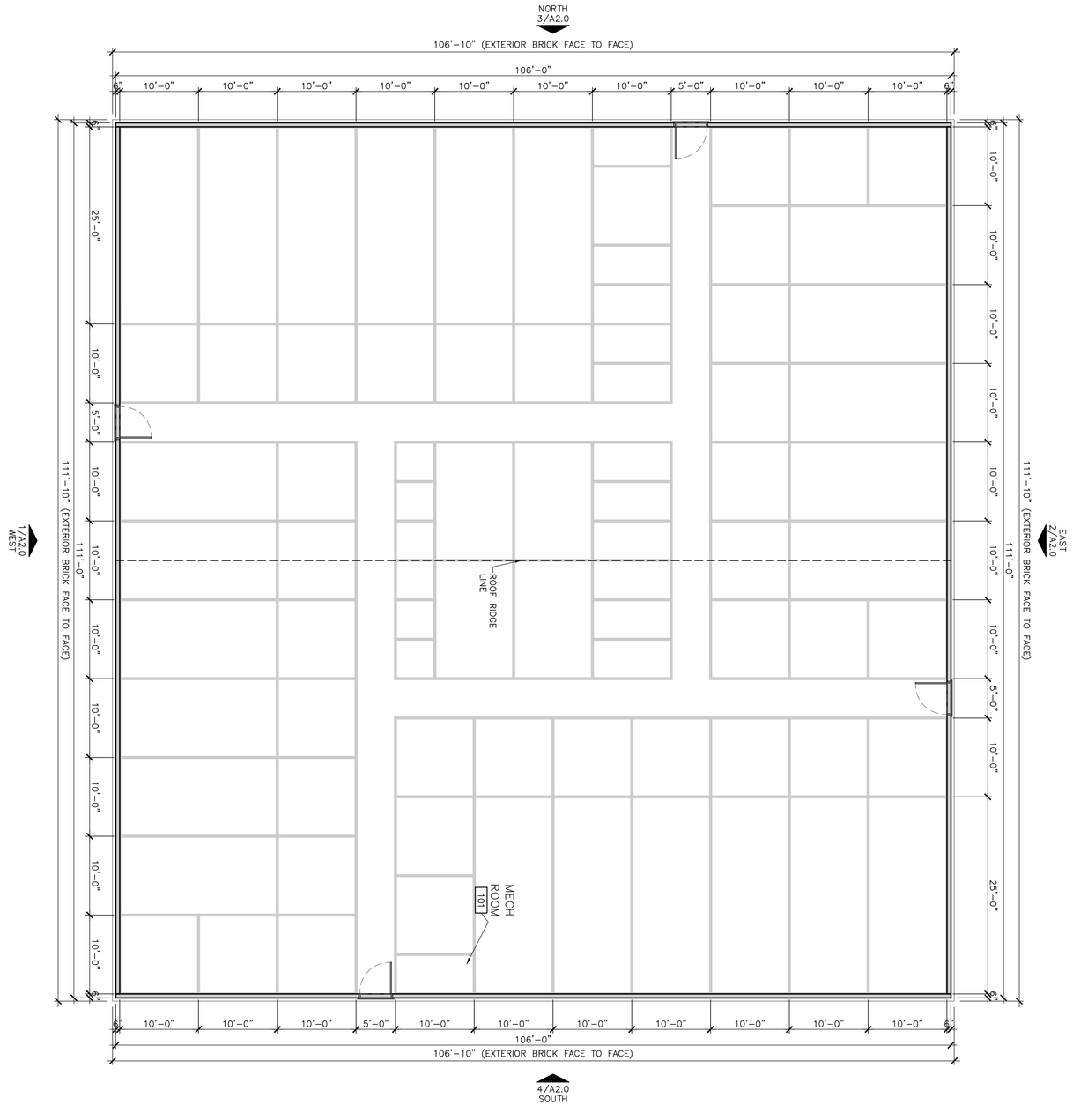
SPRINGDALE ARKANSAS

RENDERED ELEVATIONS & DETAILS

DATE:

A0.0


NORTH
3/A2.0
WEST
1/A2.0
EAST
2/A2.0
4/A2.0
SOUTH
A1.1
EAST FARM AVE - 37' ASPHALT
MINOR COLLECTOR - 60' (E/W R/W PER M.S.P.
30' PUBLIC R/W PER PLATS 2A-243 & 2021-13947)
R/W
EXIST. R/W
PROPOSED 25' RADIUS
PROPOSED 0.5' CURB & 2.0' GUTTER (TYP.)
*BOC IS 10.5' FROM C/L (TYP.)
50' B.S.B. (PARKING BETWEEN R/W & BLDG)
BSL
SF
UE
S
W
X
EXIST. 8" WATER
EXIST. 8" SEWER
EXIST. 12" WATER
EXIST. 10" WATER
EXIST. 8" GAS
EXIST. 12" GAS
EXIST. 6" GAS
EXIST. 4" GAS
EXIST. 6" SEWER
EXIST. 8" SEWER
EXIST. 12" SEWER
EXIST. 15" SEWER
EXIST. 18" SEWER
EXIST. 24" SEWER
EXIST. 27" SEWER
EXIST. 30" SEWER
EXIST. 36" SEWER
EXIST. 42" SEWER
EXIST. 48" SEWER
EXIST. 54" SEWER
EXIST. 60" SEWER
EXIST. 66" SEWER
EXIST. 72" SEWER
EXIST. 78" SEWER
EXIST. 84" SEWER
EXIST. 90" SEWER
EXIST. 96" SEWER
EXIST. 102" SEWER
EXIST.



1 FLOOR PLAN

SCALE: 1/8" = 1'-0"

0" 4' 10'

STRUCTURE DATA:

(REFER TO GENERAL NOTES ON COVER SHEET C-1.1)

SQUARE FOOTAGES
EXTERIOR WALL TO WALL = 11,766
EXTERIOR BRICK TO BRICK = 11,348

CONSTRUCTION TYPE:
TYPE II B (MODERATE HAZARD STORAGE) S1

v06 - DESIGN REVIEW SET 01.18.2023

SPRINGDALE BEST MINI STORAGE - 02

JOB#
DSD-22-055

A1.1

FLOOR PLAN

DATE:

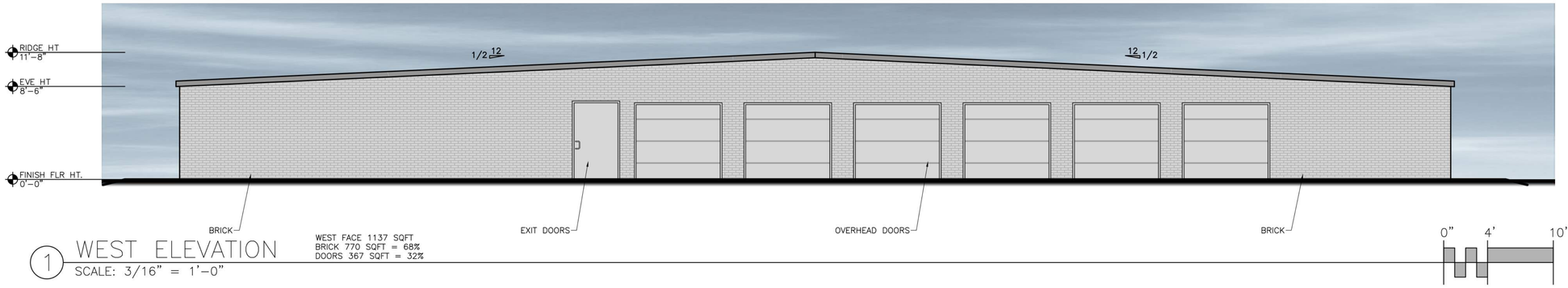
SPRINGDALE
ARKANSAS

HENRY ARCHITECTURE
1722 N COLLEGE AVE., SUITE C - BOX 153
FAYETTEVILLE, AR 72703
PHONE - 479.530-9693 EMAIL: chenry@henryarchitecture.com

DRAWN BY: CJH4
CHECKED BY: CJH4

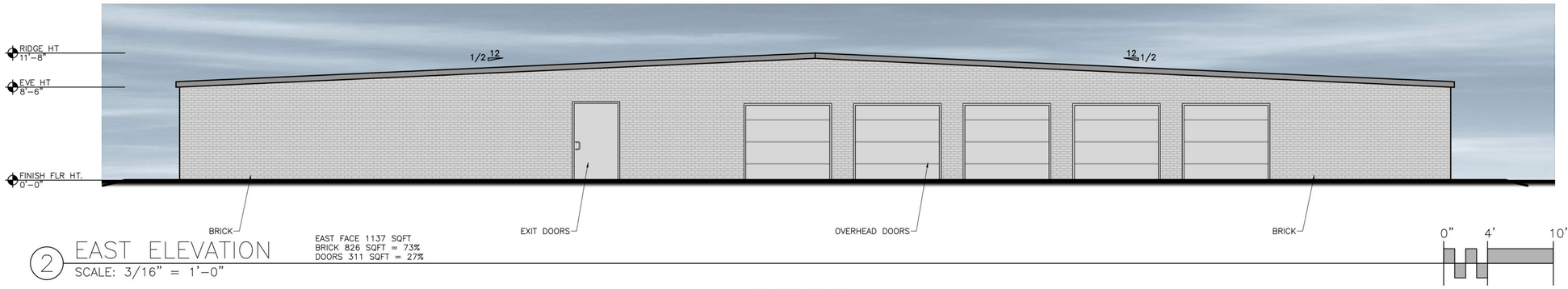
REV. NO.	DATE	DESC.

HENRY ARCHITECTURE



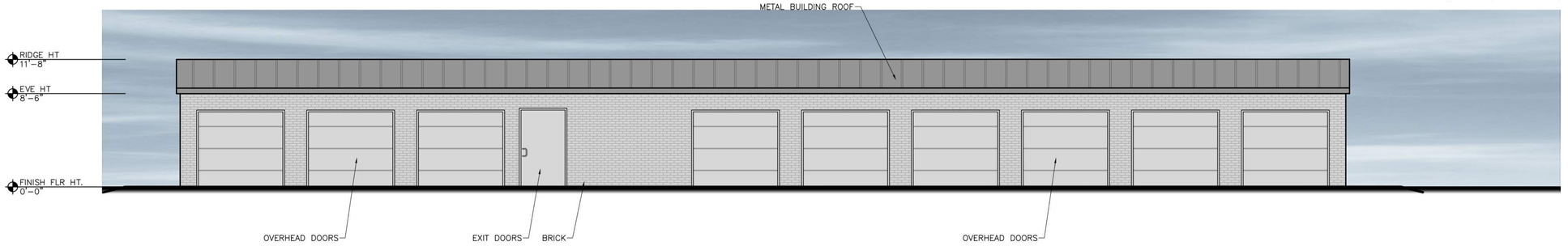
1 WEST ELEVATION
SCALE: 3/16" = 1'-0"

WEST FACE 1137 SQFT
BRICK 770 SQFT = 68%
DOORS 367 SQFT = 32%



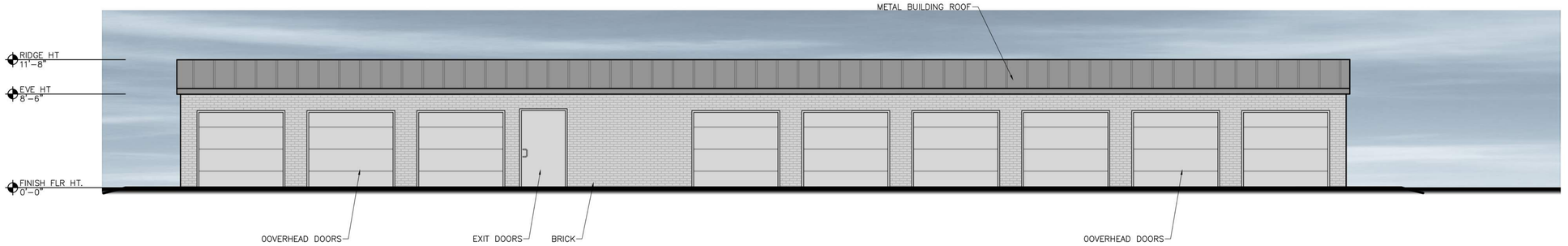
2 EAST ELEVATION
SCALE: 3/16" = 1'-0"

EAST FACE 1137 SQFT
BRICK 826 SQFT = 73%
DOORS 311 SQFT = 27%



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

NORTH FACE 901 SQFT
BRICK 365 SQFT = 41%
DOORS 536 SQFT = 59%



4 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

SOUTH FACE 901 SQFT
BRICK 365 SQFT = 41%
DOORS 536 SQFT = 59%

STRUCTURE DATA:
(REFER TO GENERAL NOTES ON COVER SHEET C-1.1)

SQUARE FOOTAGES
EXTERIOR WALL TO WALL = 11,766
EXTERIOR BRICK TO BRICK = 11,948

CONSTRUCTION TYPE:
TYPE II B (MODERATE HAZARD STORAGE) S1

MARBLE GRAY

Smooth Texture
Acme Brick - Perla East Gate Plant
PEP166
106753

HENRY ARCHITECTURE
1722 N COLLEGE AVE., SUITE C - BOX 153
FAYETTEVILLE, AR 72703
PHONE - 479.530-9693 EMAIL: chenry@henryarchitecture.com

REV. NO.	DATE	DESC.

DRAWN BY: CJH4
CHECKED BY: CJH4

JOB# DSD-22-055

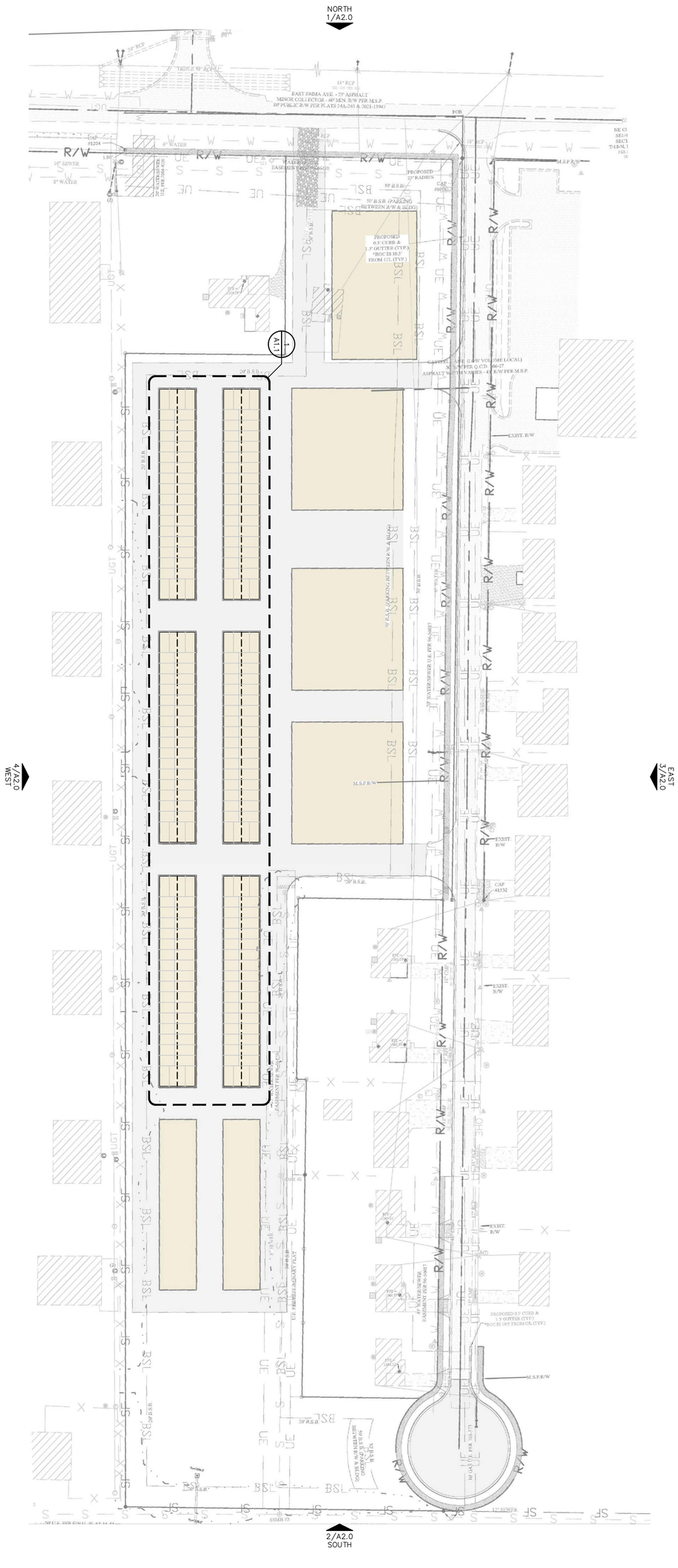
v06 - DESIGN REVIEW SET 01.18.2023

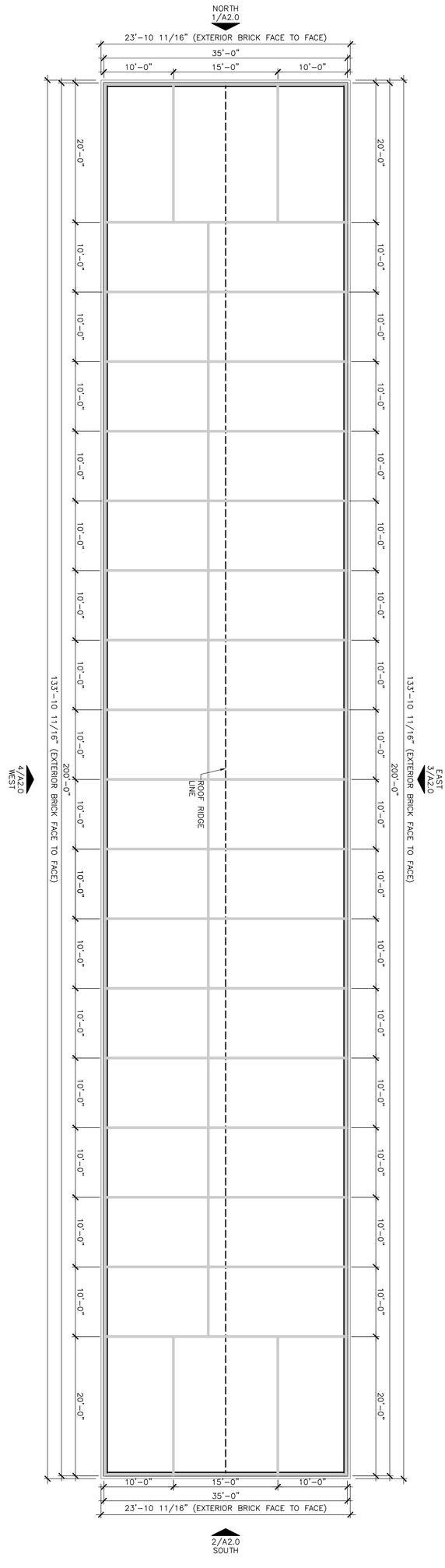
SPRINGDALE BEST MINI STORAGE - 02
SPRINGDALE ARKANSAS

RENDERED ELEVATIONS & DETAILS
DATE:

A0.0

1 SITE LOCATION
SCALE: 1" = 50'





1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

0" 4' 10'

179

STRUCTURE DATA:
(REFER TO GENERAL NOTES ON COVER SHEET C-1.1)

SQUARE FOOTAGES
EXTERIOR WALL TO WALL = 7,000
EXTERIOR BRICK TO BRICK = 7,197

CONSTRUCTION TYPE:
TYPE II B (MODERATE HAZARD STORAGE) S1

v06 - DESIGN REVIEW SET 01.18.2023

A1.1

SPRINGDALE BEST MINI STORAGE - 03

JOB#
DSD-22-055

FLOOR PLAN

DATE:

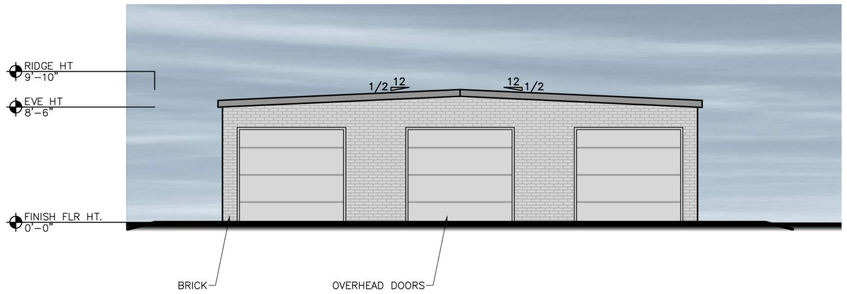
SPRINGDALE
ARKANSAS

HENRY ARCHITECTURE
1722 N COLLEGE AVE., SUITE C - BOX 153
FAYETTEVILLE, AR 72703
PHONE - 479.530-9693 EMAIL: chenry@henryarchitecture.com

DRAWN BY: CJH4
CHECKED BY: CJH4

REV. NO.	DATE	DESC.

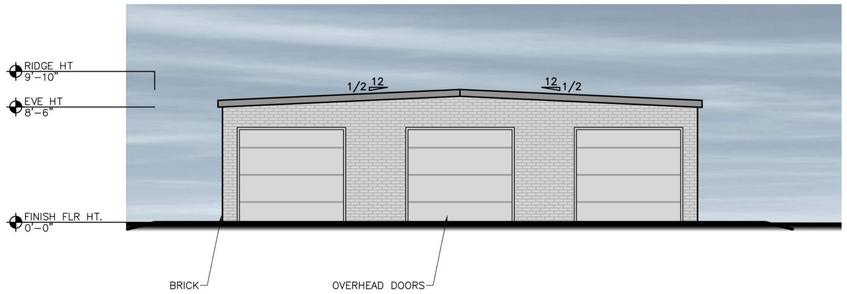
HENRY ARCHITECTURE



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

NORTH FACE 311 SQFT
BRICK 143 SQFT = 46%
DOORS 168 SQFT = 54%

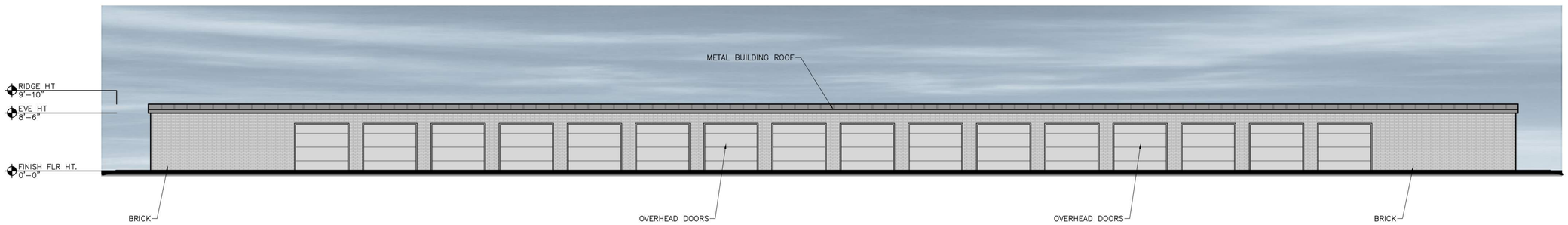
0" 4' 10'



2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

NORTH FACE 311 SQFT
BRICK 143 SQFT = 46%
DOORS 168 SQFT = 54%

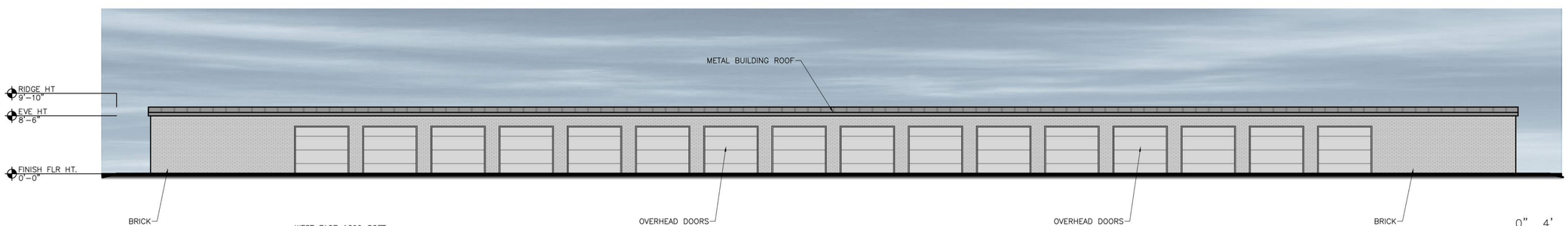
0" 4' 10'



3 EAST ELEVATION
SCALE: 3/16" = 1'-0"

EAST FACE 1699 SQFT
BRICK 803 SQFT = 47%
DOORS 896 SQFT = 53%

0" 4' 10'



4 WEST ELEVATION
SCALE: 3/16" = 1'-0"

WEST FACE 1699 SQFT
BRICK 803 SQFT = 47%
DOORS 896 SQFT = 53%

0" 4' 10'

STRUCTURE DATA:
(REFER TO GENERAL NOTES ON COVER SHEET C-1.1)

SQUARE FOOTAGES
EXTERIOR WALL TO WALL = 7,000
EXTERIOR BRICK TO BRICK = 7,197

CONSTRUCTION TYPE:
TYPE II B (MODERATE HAZARD STORAGE) S1

MARBLE GRAY

Smooth Texture
Acme Brick - Perla East Gate
Plant
PEP166
106753

HENRY ARCHITECTURE
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FAYETTEVILLE, AR 72703
PHONE - 479.530-9693 EMAIL: chenry@henryarchitecture.com

REV. NO.	DATE	DESC.

DRAWN BY: CJH4
CHECKED BY: CJH4

JOB# DSD-22-055

v06 - DESIGN REVIEW SET 01.18.2023

SPRINGDALE BEST MINI STORAGE - 03

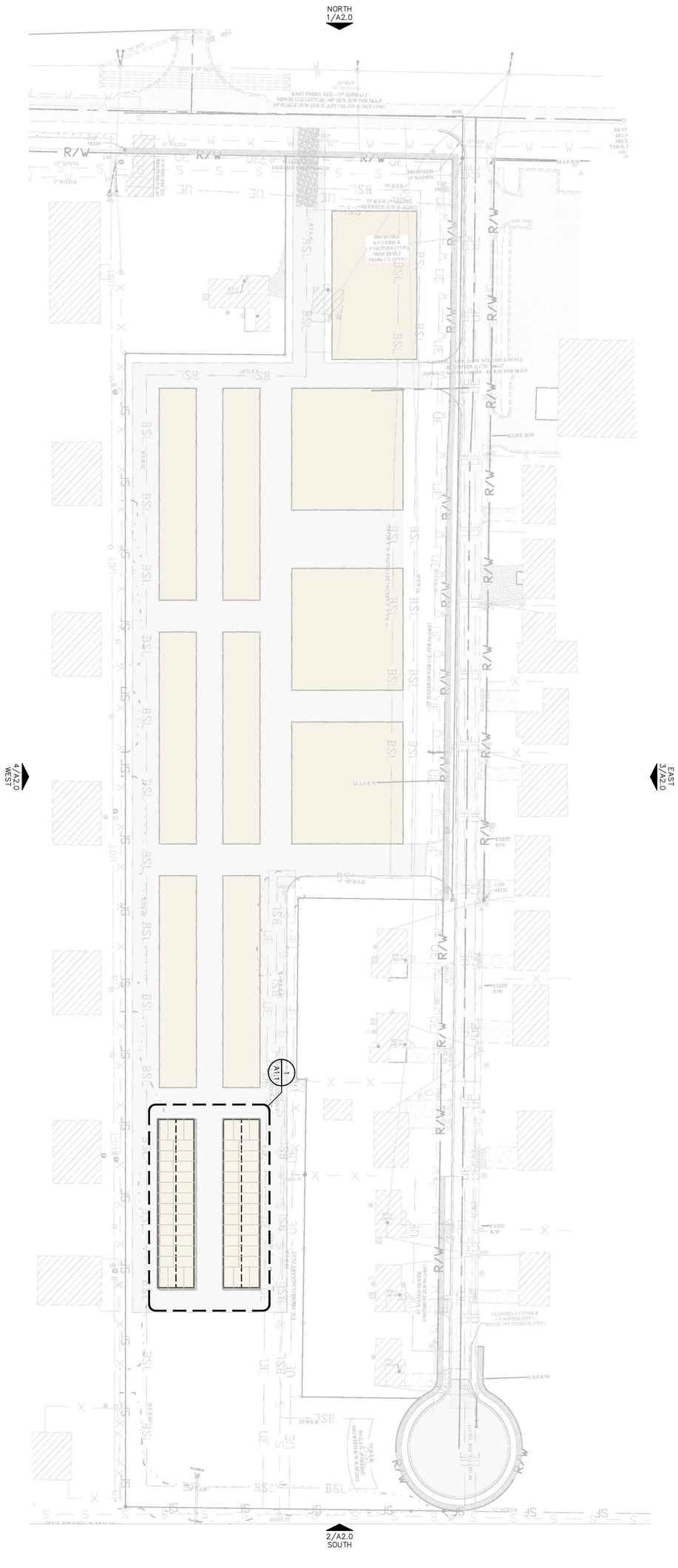
SPRINGDALE ARKANSAS

RENDERED ELEVATIONS & DETAILS

DATE:

A0.0

1 SITE LOCATION
SCALE: 1" = 50'



0"
50'

181

STRUCTURE DATA:
(REFER TO GENERAL NOTES ON COVER SHEET C-1.1)

SQUARE FOOTAGES
EXTERIOR WALL TO WALL = 5,600
EXTERIOR BRICK TO BRICK = 5,764

CONSTRUCTION TYPE:
TYPE II B (MODERATE HAZARD STORAGE) S1

v06 - DESIGN REVIEW SET 01.18.2023

SPRINGDALE BEST MINI STORAGE - 04

JOB#
DSD-22-055

A1.0

SITE LOCATION

DATE:

SPRINGDALE
ARKANSAS

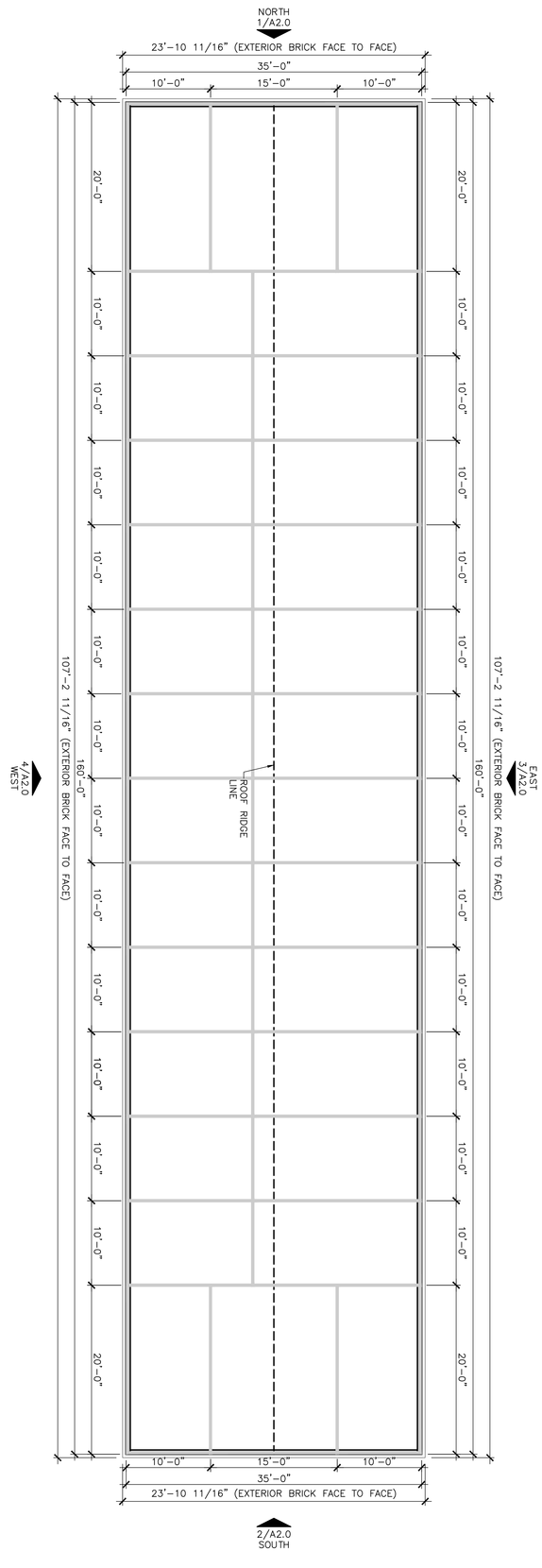
HENRY ARCHITECTURE
1722 N COLLEGE AVE., SUITE C - BOX 153
FAYETTEVILLE, AR 72703
PHONE - 479.530-9693 EMAIL: chenry@henryarchitecture.com

DRAWN BY: CJH4
CHECKED BY: CJH4

REV. NO.	DATE	DESC.

HENRY ARCHITECTURE

1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



0" 4' 10'

182

STRUCTURE DATA:
(REFER TO GENERAL NOTES ON COVER SHEET C-1.1)

SQUARE FOOTAGES
EXTERIOR WALL TO WALL = 5,600
EXTERIOR BRICK TO BRICK = 5,764

CONSTRUCTION TYPE:
TYPE II B (MODERATE HAZARD STORAGE) S1

v06 - DESIGN REVIEW SET 01.18.2023

A1.1

SPRINGDALE BEST MINI STORAGE - 04

JOB#
DSD-22-055

FLOOR PLAN

DATE:

SPRINGDALE
ARKANSAS

HENRY ARCHITECTURE
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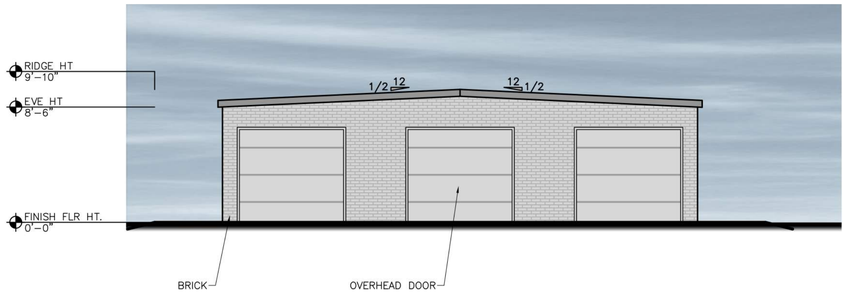
DRAWN BY: CJH4
CHECKED BY: CJH4

REV. NO.	DATE	DESC.

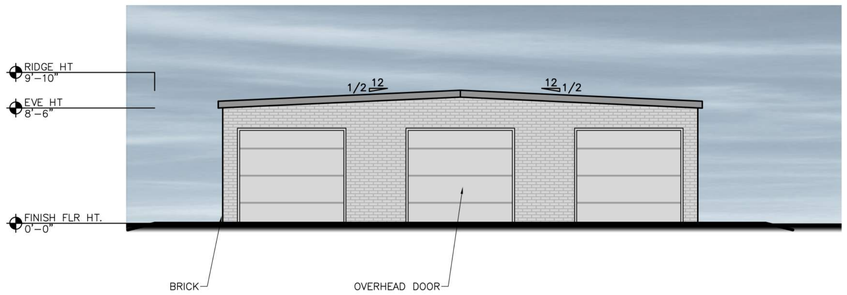
HENRY ARCHITECTURE



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

NORTH FACE 311 SQFT
BRICK 143 SQFT = 46%
DOORS 168 SQFT = 54%

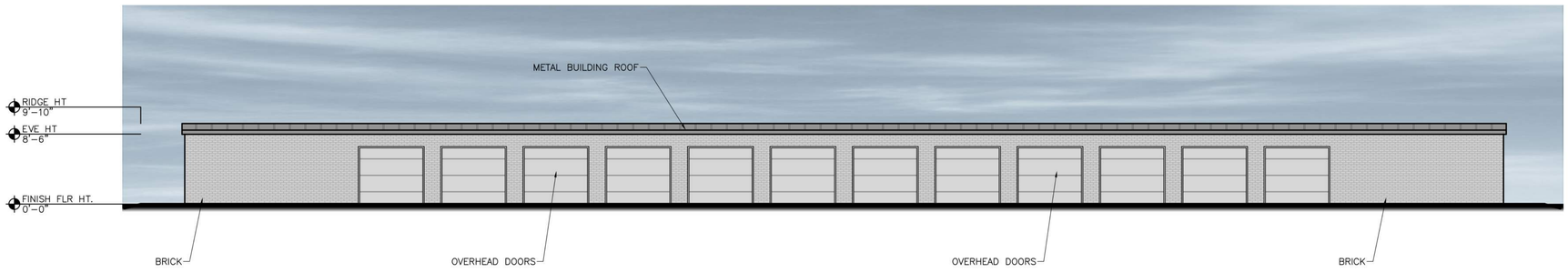
0" 4' 10'



2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

SOUTH FACE 311 SQFT
BRICK 143 SQFT = 46%
DOORS 168 SQFT = 54%

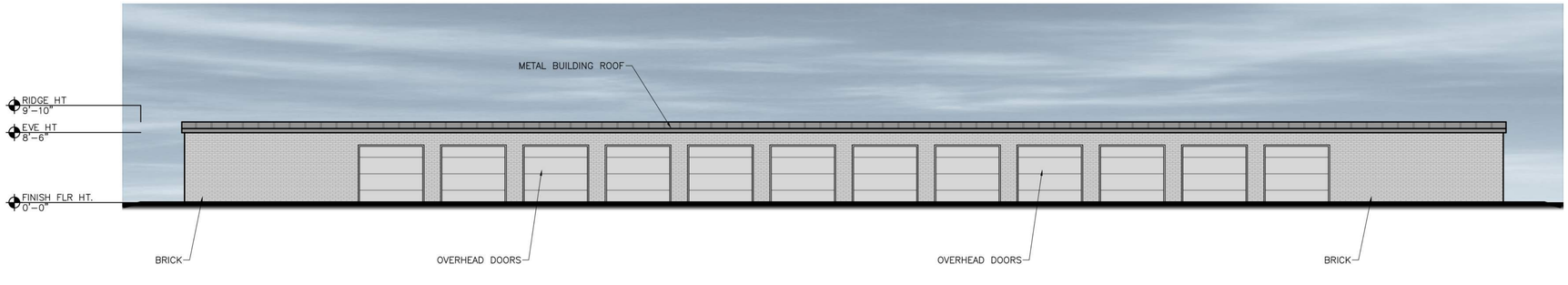
0" 4' 10'



3 EAST ELEVATION
SCALE: 3/16" = 1'-0"

EAST FACE 1359 SQFT
BRICK 687 SQFT 51%
DOORS 672 SQFT 49%

0" 4' 10'



4 WEST ELEVATION
SCALE: 3/16" = 1'-0"

WEST FACE 1359 SQFT
BRICK 687 SQFT 51%
DOORS 672 SQFT 49%

0" 4' 10'

STRUCTURE DATA:
(REFER TO GENERAL NOTES ON COVER SHEET C-1.1)

SQUARE FOOTAGES
EXTERIOR WALL TO WALL = 5,600
EXTERIOR BRICK TO BRICK = 5,764

CONSTRUCTION TYPE:
TYPE II B (MODERATE HAZARD STORAGE) S1

MARBLE GRAY

Smooth Texture
Acme Brick - Perla East Gate
Plant
PEP166
106753

HENRY ARCHITECTURE
1722 N COLLEGE AVE., SUITE C - BOX 153
FAYETTEVILLE, AR 72703
PHONE - 479.530-9693 EMAIL: chenry@henryarchitecture.com

REV. NO.	DATE	DESC.

DRAWN BY: CJH4
CHECKED BY: CJH4

JOB# DSD-22-055

v06 - DESIGN REVIEW SET 01.18.2023

SPRINGDALE BEST MINI STORAGE - 04

SPRINGDALE
ARKANSAS

RENDERED ELEVATIONS & DETAILS

DATE:

A0.0

Bates & Associates, Inc.
Civil Engineering & Surveying
7230 S Pleasant Ridge DR. / Fayetteville, AR 72704
PH: 479-442-9350 * FAX: 479-521-9350
www.batesnwa.com

B23-20

JANUARY 18, 2023

CERTIFIED LIST OF OWNERS

LEGAL DESCRIPTION:

PARCEL #815-28738-050:
A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N87°44'51"W 525.18' FROM THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°29'41"W 739.73' TO AN EXISTING REBAR, THENCE S87°30'54"E 29.94' TO AN EXISTING REBAR, THENCE S02°29'59"W 421.21' TO AN EXISTING REBAR, THENCE S87°36'20"E 165.19' TO AN EXISTING REBAR, THENCE S02°33'40"W 155.65' TO AN EXISTING REBAR, THENCE N87°32'30"W 494.95' TO AN EXISTING REBAR, THENCE N01°41'23"E 1315.40', THENCE S87°44'51"E 318.52' TO THE POINT OF BEGINNING, CONTAINING 10.33 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN CASTEEL LANE RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

DERRICK THOMAS

I hereby certify that on this the 18th day of Jan, 2023, I researched the tax records of Washington County, Arkansas for all property owners adjoining the above described property.

Reference: Attached List (3 Sheet)

SUBJECT PARCEL

PARCEL #815-28738-050
SPRINGDALE'S BEST STORAGE QOF LLC
10620 HWY 72 W
BENTONVILLE, AR 72712

ADJACENT PARCELS

1) HARTWICK, SHANNON W
110 HOSS ST
CENTERTON, AR 72719-9214
PARCEL #815-37344-000
ZONED: C-2

2) HUIZAR, SALVADOR
200 BETTY HILL AVE
DUARTE, CA 91010
PARCEL #815-37345-000
ZONED: C-2

3) CLUM, ALISA
PO BOX 8212
NEWPORT BEACH, CA 92658
PARCEL #815-37346-000
ZONED: C-2

4) NELFORD, MONTGOMERY G III
PO BOX 1412
FAYETTEVILLE, AR 72702
PARCEL #815-37347-000
ZONED: C-2

5) DBCB PROPERTIES LLC
246 VIA TALDO ST
SPRINGDALE, AR 72762
PARCEL #815-37348-000
ZONED: C-2

6) DBT PROPERTIES LLC
246 VIA TALDO ST
SPRINGDALE, AR 72762
PARCEL #815-37349-000
ZONED: C-2

7) RUIZ, NICANDRO SOTO
177 ERIN PL
SPRINGDALE, AR 72764
PARCEL #815-37350-000
ZONED: C-2

8) SIRS INC
PO BOX 760
WEST FORK, AR 72774
PARCEL #815-37351-000
ZONED: MF-4

9) SPRINGDALE PUBLIC FACILITIES BOARD
PO BOX 166
SPRINGDALE, AR 72765-0166
PARCEL #815-22505-165
ZONED: I-3

PARCEL #815-28738-053
ZONED: C-2

19) CALDERA, PASCUAL
318 CASTEEL LN
SPRINGDALE, AR 72764
PARCEL #815-28738-060
ZONED: A-1

20) ESCOBAR, JOSE J
315 CASTELL LN
SPRINGDALE, AR 72764
PARCEL #815-28738-160
ZONED: A-1

22) CITY OF SPRINGDALE
201 N SPRING ST
SPRINGDALE, AR 72764
PARCELS #815-28738-210 & #815-33843-000
ZONED: MF-16/I-1

23) AMERICAN TUBING ARKANSAS LLC
2191 FORD AVE
SPRINGDALE, AR 72764
PARCEL #815-33844-000
ZONED: C-2/I-1

24) EDENS, SHERRY; RICH SHARON; NEWBERRY, MARLEEN;
PO BOX 9996
FAYETTEVILLE, AR 72703
PARCEL #815-28738-140
ZONED: A-1

25) WALTERS, IAN
285 CASTEEL LN
SPRINGDALE, AR 72764
PARCEL #815-28738-150
ZONED: A-1

10) FAITH FREE WILL BAPTIST CHURCH
5370 BOB MILLS RD
SPRINGDALE, AR 72762-0439
PARCELS #815-28738-070 & #815-28738-110
ZONED: A-1/SF-2

11) HILTON, SAVANNA
183 CASTEEL LN
SPRINGDALE, AR 72764-4727
PARCEL #815-28738-080
ZONED: A-1

12) REYES, ASCENCION
197 CASTEEL LN
SPRINGDALE, AR 72764
PARCEL #815-28738-090
ZONED: A-1

13) MONDRAGON, MANUEL
211 CASTEEL LN
SPRINGDALE, AR 72764
PARCEL #815-28738-100
ZONED: A-1

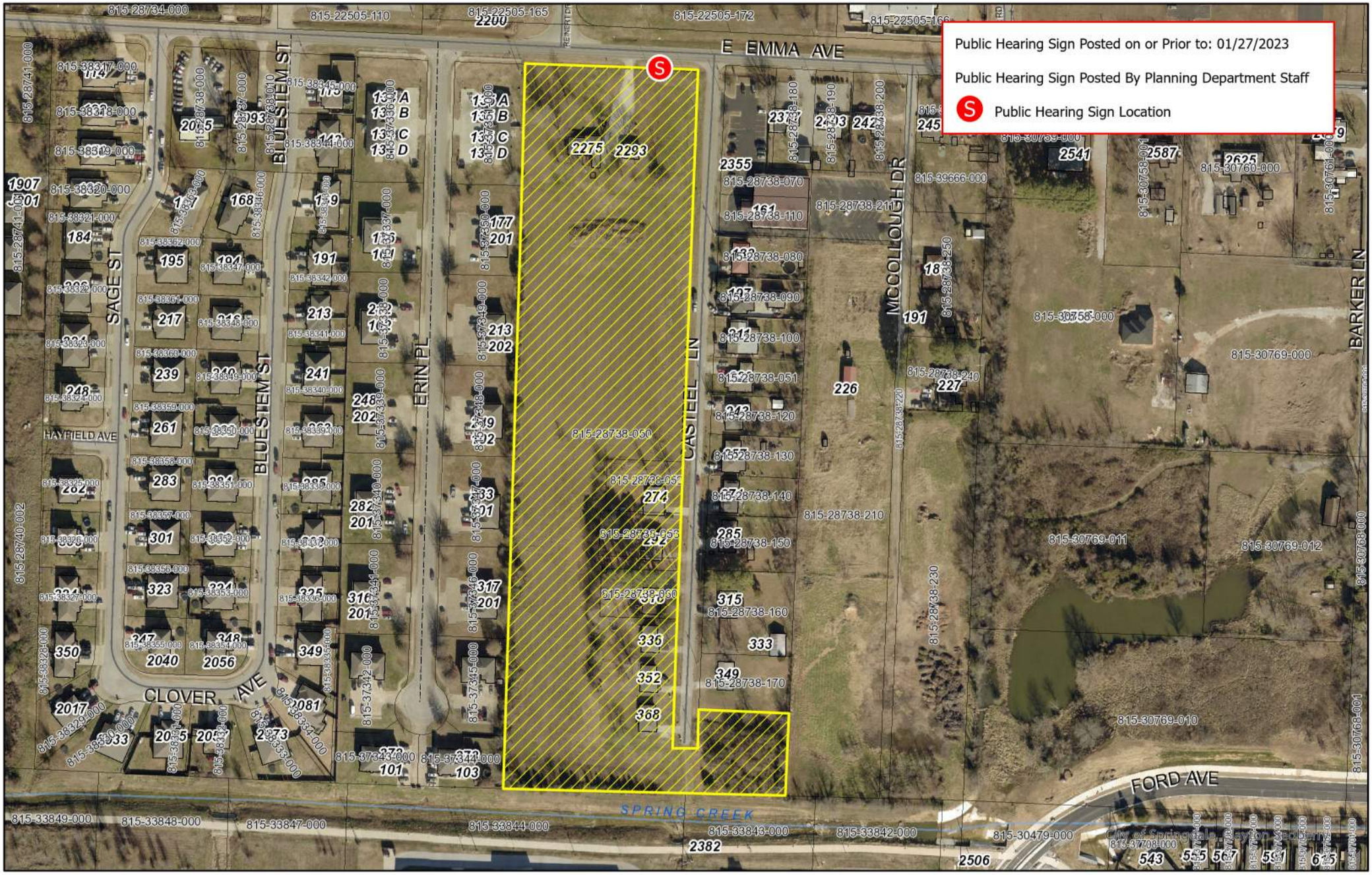
14) CAHOON, THOMAS P
2 S STONEBRIDGE RD
FAYETTEVILLE, AR 72701
PARCEL #815-28738-051
ZONED: A-1

15) JOSEPH, ELIPET
243 CASTEEL LN
SPRINGDALE, AR 72764
PARCEL #815-28738-120
ZONED: A-1

16) JIM JONES INVESTMENTS INC
15531 COW FACE RD
LOWELL, AR 72745
PARCEL #815-28738-170
ZONED: A-1

17) CARCAMO, ZOILA ESPERANZA
274 CASTEEL LN
SPRINGDALE, AR 72764
PARCEL #815-28738-052
ZONED: C-2

18) GONZALEZ, ROSA MELIDA
292 CASTEEL LN
SPRINGDALE, AR 72764



TABLED UNTIL MARCH PC

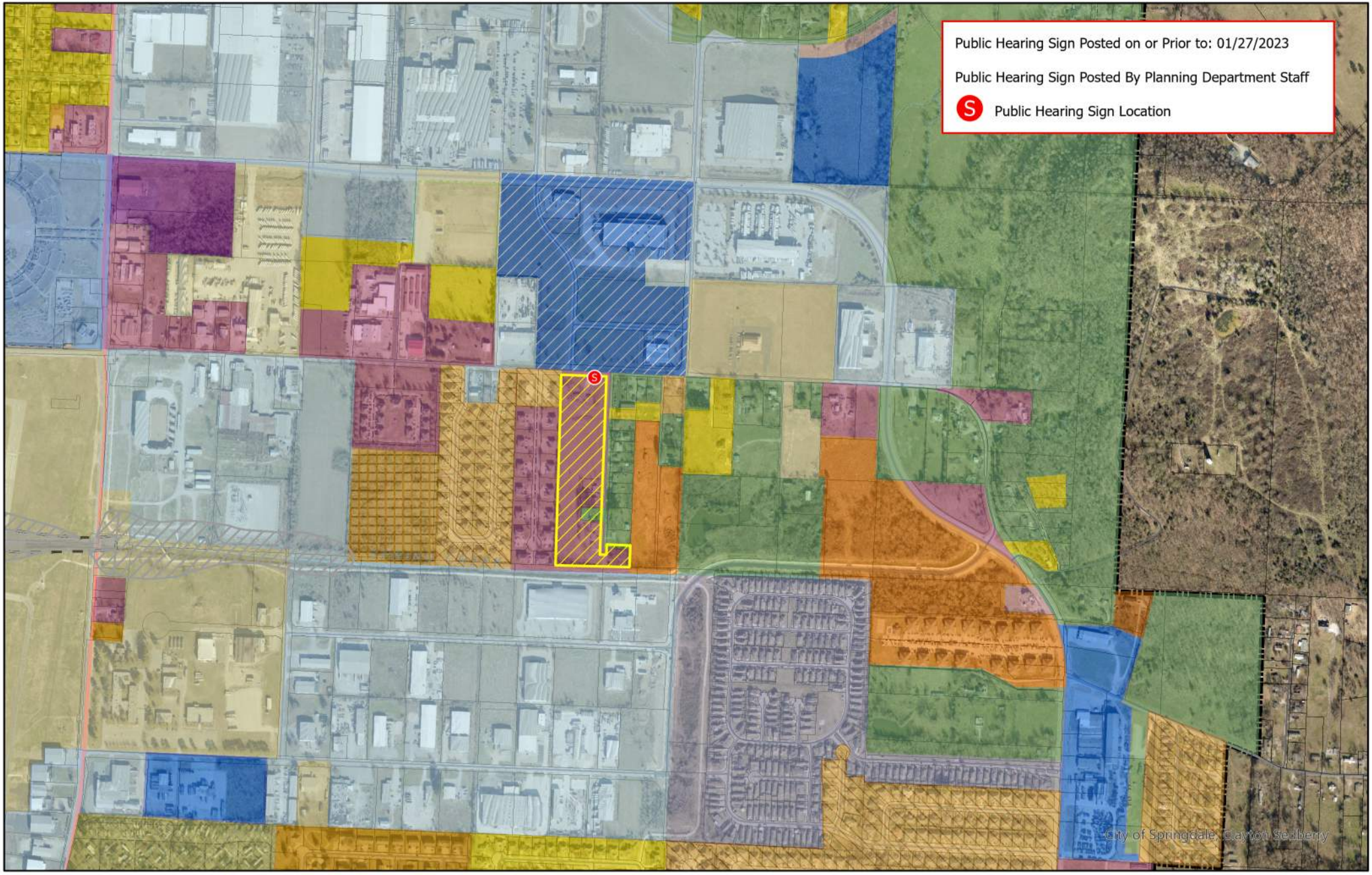
Planning Commission Meeting
February 7, 2023

Miles
0 0.01 0.02 0.03 0.04 0.06

N

PROJECT: B23-20
APPLICANT: Springdale's Best Storage, LLC
REQUEST: Variance for Commercial Design Standards

SPRINGDALE
WE'RE MAKING IT HAPPEN



TABLED UNTIL MARCH PC

Planning Commission Meeting
February 7, 2023

Miles
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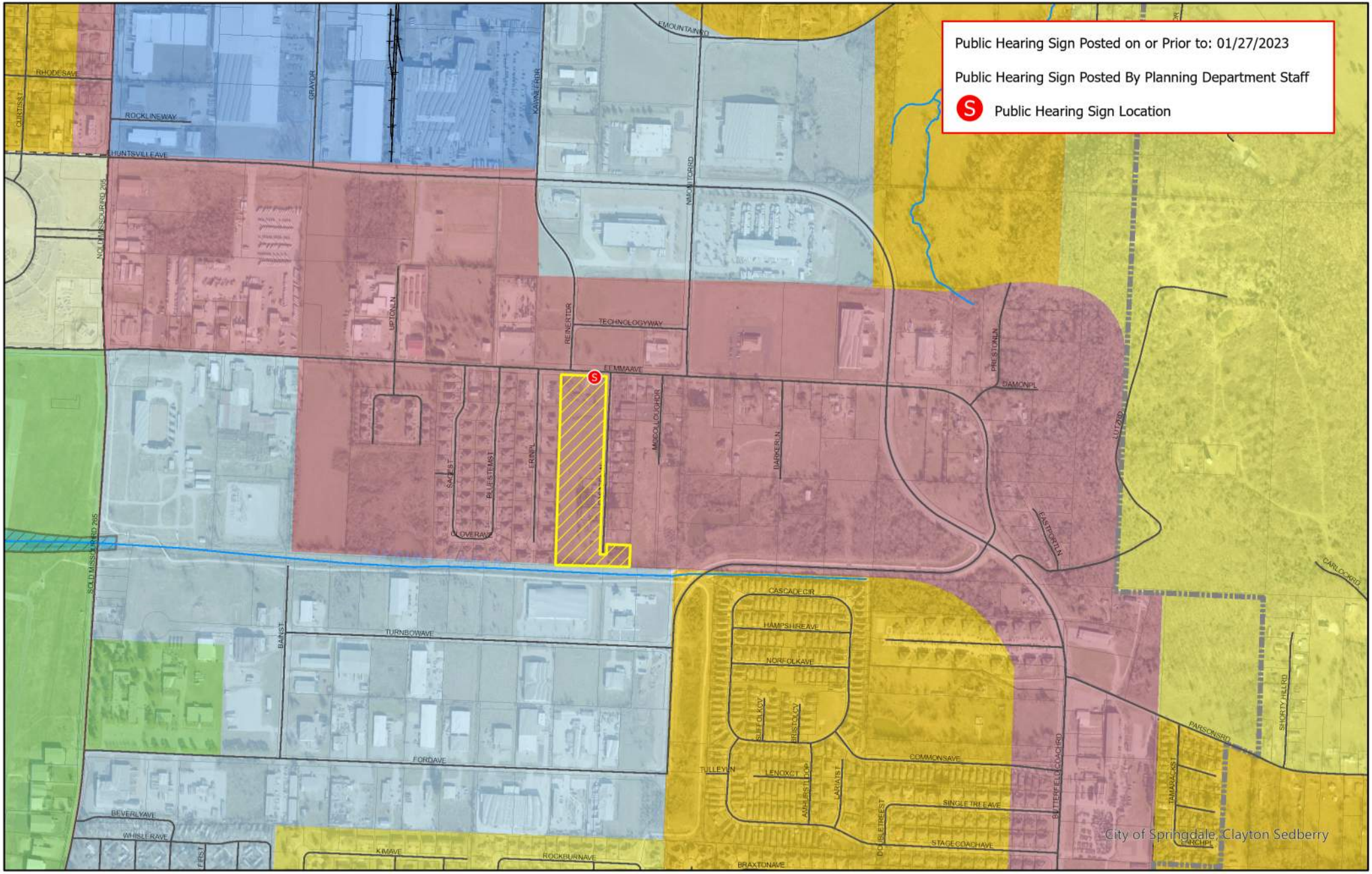
N

PROJECT: B23-20
APPLICANT: Springdale's Best Storage, LLC
REQUEST: Variance for Commercial Design Standards

SPRINGDALE
WE'RE MAKING IT HAPPEN



TABLED UNTIL MARCH PC

Planning Commission Meeting
February 7, 2023

Miles
0 0.04 0.07 0.14 0.21 0.28

N

PROJECT: B23-20
APPLICANT: Springdale's Best Storage, LLC
REQUEST: Variance for Commercial Design Standards

SPRINGDALE™
WE'RE MAKING IT HAPPEN

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Note: Item was tabled in February.

Application for Variance – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via planningapplications@springdalear.gov.

STAFF USE ONLY

Date Application Submitted: February 15, 2023

Date Accepted as Complete: February 24, 2023 Project Number: B23-21

APPLICATION CONTACTS:

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Cody Harbour - Bates & Associates	Name: Connie Bowerman
E-mail: cody@batesnwa.com	E-mail: gregory.crow@arkansas.gov
Address: 7230 S Pleasant Ridge Dr Fayetteville, AR	Address: 3219 N 56th St Springdale, AR 72762
Phone: 479-442-9350	Phone: 501-697-3538
Site/ Location: 3219 N 56th St Springdale, AR 72762	Current Zoning District: A-1
Assessor's Parcel Number(s): 21-00167-790	Rezone required: no
	Total Acreage: 9.60 acres

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)

To allow an existing non-conforming shed to stay in its place.

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

The shed has existed in its current position for over 40 years, before the property was annexed to the city.

B23-21

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

The shed is across the property from the tract to be split off--it will not affect the new tract.

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

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

APPLICANT SIGNATURE(S) Cody Harbour

DATE: January 18, 2023

JEFFERY CHAVIS WASHINGTON COUNTY, ARKANSAS NOTARY PUBLIC Comm. Exp. 11-09-32 Comm. No. 12721339

18 Jan 2023

B23-21

Bates & Associates, Inc.
Civil Engineering - Land Surveying - Landscape Architecture

February 14th, 2023

To the City of Springdale Planning Staff:

Our client, Connie Bowerman would like to request a Variance for his property. Property being located at 3219 North 56th Street Springdale, AR, parcel being 21-00167-790. The requested variance is to allow an existing non-conforming shed to stay in its place so that we can get the informal plat approved.

If you have any questions, comments, or concerns please contact us.

Sincerely,

Cody Harbour
office: 479-442-9350
7230 S. Pleasant Ridge Dr.
Fayetteville, AR 72704

Bates & Associates, Inc.
Civil Engineering - Land Surveying - Landscape Architecture
www.batesnwa.com

INFORMAL PLAT FOR CONNIE BOWERMAN

CITY OF SPRINGDALE
PROJECT #LS22-61

ADJACENT LAND OWNERS

1) ROBERTS, KENNETH & ROSALIE
3194 N 56TH ST
SPRINGDALE AR 72762-0154
PARCEL #21-00167-591
ZONED: A-1

2) HERNANDEZ MATA, MIGUELANGEL
3248 N 56TH ST # A
SPRINGDALE AR 72762-0152
PARCEL #21-00167-576
ZONED: A-1

3) WILSON, MICHAEL S & KESHA L
3248 N 56TH ST
SPRINGDALE AR 72762-0152
PARCEL #21-00167-579
ZONED: A-1

4) BREEDLOVE, FRANKLIN L JR
HC 31 BOX 410
DEER AR 72628
PARCEL #21-00167-580
ZONED: A-1

5) CASTILLO, CARLOS
3315 N 56TH ST
SPRINGDALE AR 72762
PARCEL #21-00167-782
ZONED: A-1

6) WILLIAMS, JIMMY R
3433 N 56TH ST
SPRINGDALE AR 72762-0151
PARCEL #21-00167-765
ZONED: A-1

7) HILLBILLY CONCRETE & CONSTRUCTION LLC
1507 W EMMA AVE
SPRINGDALE AR 72764
PARCEL #21-00167-787
ZONED: A-1

8) WULFF, LAWRENCE L & RENAE MARIE
5460 W COUNTY LINE RD
SPRINGDALE AR 72762-0100
PARCEL #21-00167-804
ZONED: A-1

9) LOURIE, DONALD W JR & TALITHA RUTH
2919 N 56TH ST
SPRINGDALE AR 72762-0117
PARCEL #21-00167-800
ZONED: SF-2

10) ALVAREZ, FRANCISCO
502 BARKER AVE
LOWELL AR 72745-8723
PARCEL #21-00167-795
ZONED: A-1

TOTAL ACREAGE
PARCEL #21-00167-790
9.60 ACRES +/-

A.E. PER 679-198

POB PARENT & TRACT 1

POC NW CORNER SW1/4, SW1/4 SECTION 21 T-18-N, R-30-W
COMPUTED PER BATES SURVEY JOB #21-215
SEE CORNER REFERENCE

EAST 660' (R)

S 87°20'08" E 312.52' (M)

A PART OF THE NW1/4, SW1/4
0.04 ACRES +/-

S 85°20'04" E 353.83' (M)

4.5' x 3.6' DOGHOUSE

PROPERTY LINE

FENCE VARIES FROM 5.1' - 11.5' OFF OF BOUNDARY LINE

NE CORNER W1/2, SW1/4, SW1/4 SECTION 21 T-18-N, R-30-W
COMPUTED PER SURVEY L2020-43287

A PART OF THE SW1/4, SW1/4
7.02 ACRES +/-

ALTERNATE FIELD

PRIMARY FIELD

SHEDS

SHED

GRAVEL DRIVEWAY

ASPHALT DRIVEWAY

10' A.E. PER SEPARATE DOCUMENT

EXISTING HOUSE
3219 NORTH 56TH STREET

NEW TRACT 2
2.54 ACRES +/-

NEW TRACT 1
7.06 ACRES +/-

FENCE VARIES FROM 4.5' - 13.5' OFF OF BOUNDARY LINE

NORTH 56TH STREET (MAJOR COLLECTOR)
20' ASPHALT - 70' MIN. R/W PER M.S.P.

NORTH 431' (R)

N 02°16'17" E 426.16' (M)

269.69'

156.47'

POB TRACT 2

NEW TRACT 2 TO BE SERVED BY NEW SEPTIC SYSTEM

WATER TO NEW TRACT 2 TO BE FROM EXISTING 6" WATER LINE

6" WATER

R/W DEDICATION PER THIS PLAT (HATCHED) 0.34 ACRES +/-

FENCE VARIES FROM 24.5' - 26.8' OFF OF BOUNDARY LINE

ROAD FRONTAGE AT THE SETBACK LINE = 215.76'

CAP #985

N 02°16'17" E 908.93' (N.T.S.)

SW CORNER SW1/4, SW1/4 SECTION 21 T-18-N, R-30-W
COMPUTED PER SURVEY L2020-43287

*NO EASEMENTS FOUND FOR THIS WATER LINE ON ANY ADJACENT PROPERTIES.

N 86°37'12" W 430.21' (M)
WEST 416.3' (R)

389.54'

FENCE VARIES FROM 1.3' - 2.0' OFF OF BOUNDARY LINE

N: 691794.88
E: 666249.83

FENCE IS 2.4' OFF OF BOUNDARY LINE

S 03°24'09" W 284.92'

FENCE VARIES FROM 1.1' - 3.9' OFF OF BOUNDARY LINE

S 02°32'51" W 990.00' (M)
SOUTH 990' (R)

N 03°24'09" E 558.81' (M)
NORTH 559' (R)

FENCE IS 10.9' OFF OF BOUNDARY LINE

N: 691237.05
E: 666216.66

N 84°29'06" W 242.55' (M)
WEST 244' (R)

179.67' (N.T.S.)

N 02°32'51" E 329.70' (N.T.S.)

150.03' (N.T.S.)

CAP #1181

SE CORNER W1/2, SW1/4, SW1/4 SECTION 21 T-18-N, R-30-W
PER SURVEY L2020-43287

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 52°58'06" E	52.17'
L2	N 50°19'57" E	70.90'
L3	N 54°24'00" E	27.56'
L4	S 81°55'13" E	46.91'
L5	S 78°39'42" E	27.43'
L6	S 85°33'53" E	43.22'
L7	N 84°44'33" E	46.18'
L8	N 86°41'45" E	47.00'
L9	N 84°43'34" E	31.78'
L10	S 87°20'08" E	35.46'
L11	N 86°37'12" W	40.67'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	79.45'	36.21'	35.89'	N 67°56'26" E	26°06'35"	18.42'
C2	178.94'	47.48'	47.34'	N 87°36'54" E	15°12'07"	23.88'
C3	2385.60'	93.45'	93.44'	S 04°21'59" W	2°14'40"	46.73'
C4	2990.61'	242.55'	242.48'	S 00°44'13" W	4°38'49"	121.34'
C5	3484.61'	90.96'	90.95'	S 00°55'42" W	1°29'44"	45.48'

FIELD WORK:
JULY 26, 27, & 28, 2022
AUGUST 1 & 6, 2022
SEPTEMBER 6, 2022

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

CORNER REFERENCE:
1) N84°33'20"W 9.01' TO A PERPENDICULAR INTERSECTION WITH THE WESTERN EDGE OF NORTH 56TH STREET
2) N89°21'45"E 34.30' TO A 20" ELM TREE ALONG A FENCE LINE
3) S44°51'37"E 41.32' TO A POWER POLE

REFERENCE DOCUMENTS:
1) SURVEY PREPARED BY BATES & ASSOCIATES FOR ISRAEL BARCE, DATED JULY 29, 2021; JOB NO. 21-215
2) PLAT OF SURVEY FILED IN BOOK L2020 AT PAGE 43287
3) PLAT OF SURVEY FILED AS STATE SURVEY DOC. #011867
4) PLAT OF SURVEY FILED IN BOOK G AT PAGE 4
5) PLAT OF SURVEY FILED IN BOOK F AT PAGE 68
6) PLAT OF SURVEY PREPARED BY HAROLD PRANTER FOR CONNIE BOWERMAN, DATED JANUARY 30, 1970
7) PLAT OF SURVEY FILED IN BOOK J AT PAGE 135
8) PLAT OF SURVEY FILED IN BOOK O AT PAGE 46
9) WARRANTY DEED FILED IN BOOK 413 AT PAGE 226
10) WARRANTY DEED FILED IN BOOK 2006 AT PAGE 29482
11) WARRANTY DEED FILED IN BOOK 498 AT PAGE 164
12) WARRANTY DEED FILED IN BOOK L2021 AT PAGE 86801

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 #05007C0430J. DATED 09/28/2007)

PROPERTY ZONED:
A-1

BUILDING SETBACKS:

FRONT	35ft
SIDE (INTERIOR)	20ft
SIDE (EXTERIOR)	35ft
REAR	35ft

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 _____ MAYOR _____
DATE _____ CITY CLERK _____
WATER AND SEWER: DATE _____ ENGINEER, SPRINGDALE WATER UTILITIES

SURVEY DESCRIPTION:

PARENT TRACT **(PARCEL #21-00167-790)**:
A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND RUNNING THENCE S87°20'08"E 312.52' TO AN EXISTING REBAR, THENCE S85°20'04"E 353.83' TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, THENCE ALONG THE EAST LINE THEREOF S02°32'51"W 990.00', THENCE LEAVING SAID EAST LINE N84°29'06"W 242.55' TO AN EXISTING PIPE, THENCE N03°24'09"E 558.81' TO AN EXISTING PIPE, THENCE N86°37'12"W 430.21' TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, THENCE LEAVING SAID WEST LINE N02°16'17"E 426.16' TO THE POINT OF BEGINNING, CONTAINING 9.60 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN NORTH 56TH 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.

TRACT 1:
A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND RUNNING THENCE S87°20'08"E 312.52' TO AN EXISTING REBAR, THENCE S85°20'04"E 353.83' TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, THENCE ALONG THE EAST LINE THEREOF S02°32'51"W 990.00', THENCE LEAVING SAID EAST LINE N84°29'06"W 242.55' TO AN EXISTING PIPE, THENCE N03°24'09"E 558.81' TO AN EXISTING PIPE, THENCE N03°24'09"E 284.92', THENCE S84°43'34"W 31.78' ALONG THE SOUTHERN EDGE OF A DRIVEWAY, MEETING SAID SOUTHERN EDGE AT A DISTANCE OF 7.67', THENCE ALONG SAID SOUTHERN EDGE THE FOLLOWING: S86°41'45"W 47.00', S84°44'33"W 46.18', N85°33'53"W 43.22', N78°39'42"W 27.43', N81°55'13"W 46.91', ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 178.94' FOR A CHORD BEARING AND DISTANCE OF S87°36'54"W 47.34', ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 79.45' FOR A CHORD BEARING AND DISTANCE OF S67°56'26"W 35.89', S54°24'00"W 27.56', S50°19'57"W 70.90', S52°58'06"W 52.17' TO THE WEST LINE OF SAID TWENTY ACRE TRACT, LEAVING SAID SOUTHERN EDGE AT A DISTANCE OF 26.64', THENCE ALONG SAID WEST LINE N02°16'17"E 269.69' TO THE POINT OF BEGINNING, CONTAINING 7.06 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN NORTH 56TH 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.

TRACT 2:
A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, 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 SAID TWENTY ACRE TRACT WHICH IS S02°16'17"W 269.69' FROM THE NORTHWEST CORNER THEREOF AND RUNNING THENCE N52°58'06"E 52.17' ALONG THE SOUTHERN EDGE OF A DRIVEWAY, MEETING SAID SOUTHERN EDGE AT A DISTANCE OF 26.64', THENCE ALONG SAID SOUTHERN EDGE THE FOLLOWING: N50°19'57"E 70.90', N54°24'00"E 27.56', ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 79.45' FOR A CHORD BEARING AND DISTANCE OF N67°56'26"E 35.89', ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 178.94' FOR A CHORD BEARING AND DISTANCE OF N87°36'54"E 47.34', S81°55'13"E 46.91', S78°39'42"E 27.43', S85°33'53"E 43.22', N84°44'33"E 46.18', N86°41'45"E 47.00', N84°43'34"E 31.78', LEAVING SAID SOUTHERN EDGE AT A DISTANCE OF 24.11', THENCE S03°24'09"W 284.92' TO AN EXISTING PIPE, THENCE N86°37'12"W 430.21' TO SAID WEST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, THENCE ALONG SAID WEST LINE N02°16'17"E 156.47' TO THE POINT OF BEGINNING, CONTAINING 2.54 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN NORTH 56TH 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.

R/W LEGAL DESCRIPTION:
A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF SAID TWENTY ACRE TRACT AND RUNNING THENCE S87°20'08"E 35.46', ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2385.60' FOR A CHORD BEARING AND DISTANCE OF S04°21'59"W 93.44', ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2990.61' FOR A CHORD BEARING AND DISTANCE OF S00°44'13"W 242.48', ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3484.61' FOR A CHORD BEARING AND DISTANCE OF S00°55'42"W 90.95', THENCE N86°37'12"W 40.67', THENCE N02°16'17"E 426.16' TO THE POINT OF BEGINNING, CONTAINING 0.34 ACRES, MORE OR LESS.

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

SPRINGDALE TRANSMITTAL AND OWNERSHIP:
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 _____ CONNIE BOWERMAN

STATE OF ARKANSAS
COUNTY OF _____
SUBSCRIBED AND SWORN BEFORE ME THIS ____DAY OF _____ 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

PLAT 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) THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION OR DESIGN. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.
3) MEASURED BEARINGS AND DISTANCES ARE SHOWN PER WARRANTY DEED FILED IN BOOK 413 AT PAGE 226

0' 80' 160' 240'

GRAPHIC SCALE (IN FEET)
1 Inch = 80ft.

STATE RECORDING NUMBER:
500-18N-30W-0-21-330-04-1642

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 6TH DAY OF SEPTEMBER, 2022.

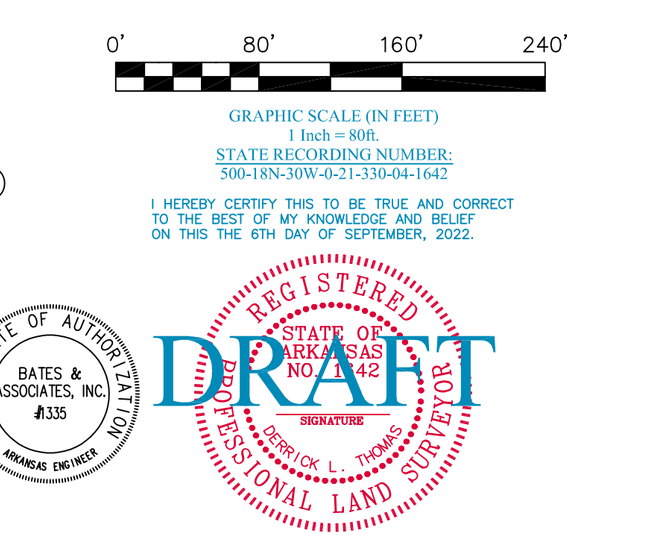
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER

REGISTERED
STATE OF ARKANSAS
NO. 1642
PROFESSIONAL LAND SURVEYOR
DERRICK L. THOMAS
SIGNATURE

DRAFT

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

VICINITY MAP



VICINITY MAP NOT TO SCALE

DRAWING #22-226

FOR USE AND BENEFIT OF:
GREG & KIM CROW
CONNIE BOWERMAN

ADDRESS:
3219 NORTH 56TH STREET
SPRINGDALE, ARKANSAS

DATE: *02/14/23* SCALE: *1"=80'*
LOCATION: SURVEYED: DRAFTED:
SECTION: 21 CLAY MR & CH
TOWNSHIP: 18 NORTH
RANGE: 30 WEST REVIEWED: DT
COA #1335

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

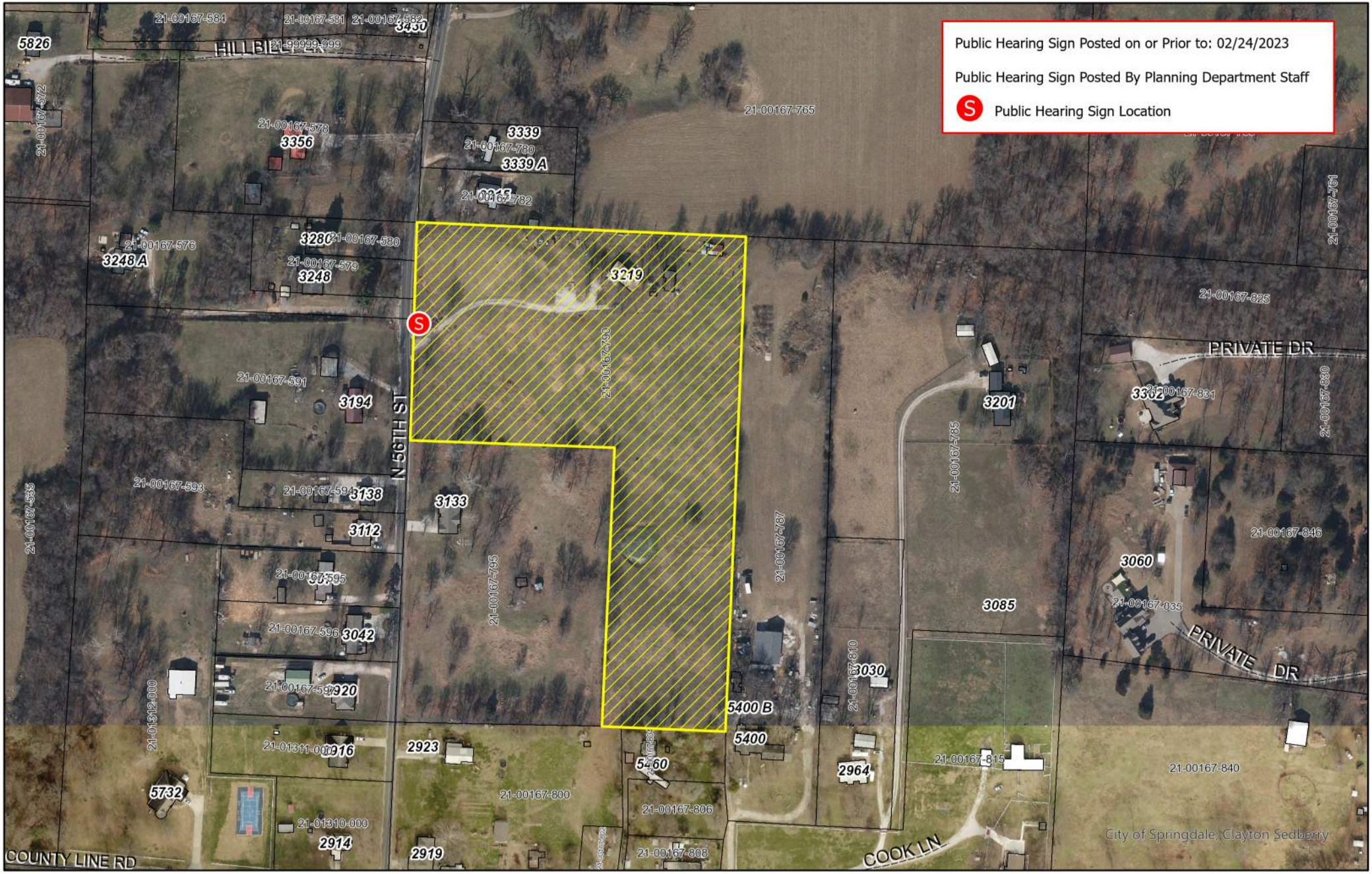
BATES & ASSOCIATES, INC. Copyright 2023
This survey was conducted for the person or persons whose name(s) appear on this plat. This plat is protected by copyright. No one including the person(s) named may reproduce this plat without the express written consent of Bates & Associates, Inc. Surveyor has made no independent investigation for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other fact which a complete and accurate title search may disclose. Any flood statement provided on this plat is for information only and Bates & Associates, Inc. assumes no liability for the correctness of the hereon cited maps, furthermore the above statement does not represent the opinion of Bates & Associates, Inc. of the probability of flooding.

Location Map:
R-30-W
21
T-18-N

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

(R) RECORD BEARINGS AND DISTANCES
(M) MEASURED BEARINGS AND DISTANCES
FOUND 5/8" REBAR
SET 5/8" REBAR/CAP
FOUND PIPE
FOUND 1/2" REBAR
FOUND 3/8" REBAR
SET / FOUND P/K NAIL
COMPUTED POINT
ADJ. LAND OWNER
POWER POLE
GUY ANCHOR
LIGHT
WATER METER
AC CONDENSER UNIT
BOUNDARY LINE (MEASURED)
BOUNDARY LINE (EXISTING)
FORTY LINE/ TIE LINE
CENTERLINE OF ROAD
RIGHT-OF-WAY
WATER LINE
OVERHEAD POWER LINE
GUY WIRE
FENCE
BUILDING SETBACK
WATER SERVICE LINE

RECORDING NUMBER/DATE
B23-21



Planning Commission Meeting
March 7, 2023

Miles
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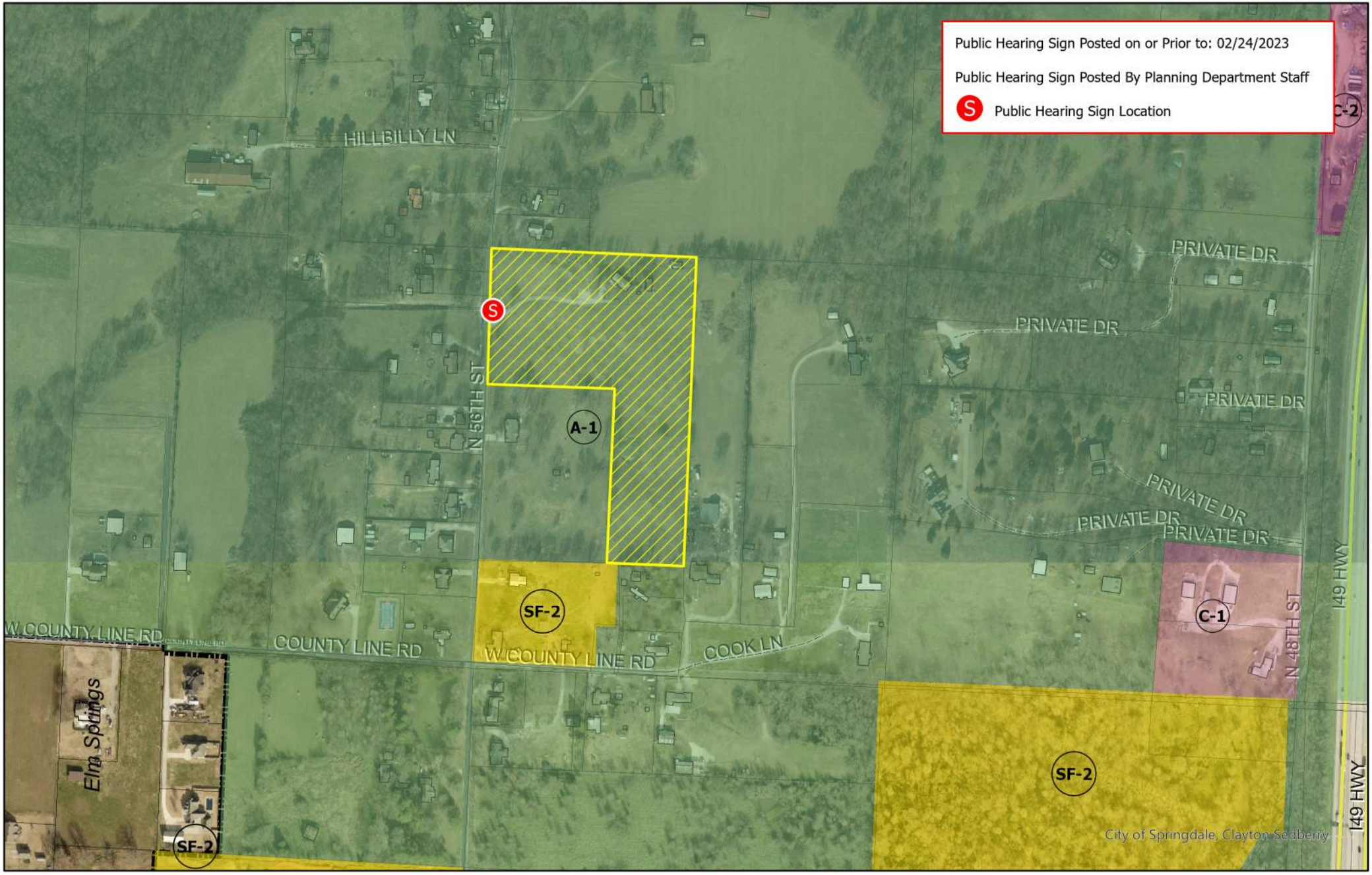
N

PROJECT: B23-21
APPLICANT: Connie and Barbara Ann Bowerman
REQUEST: Variance for Non-Conforming Structure to Remain on Site

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
March 7, 2023

Miles
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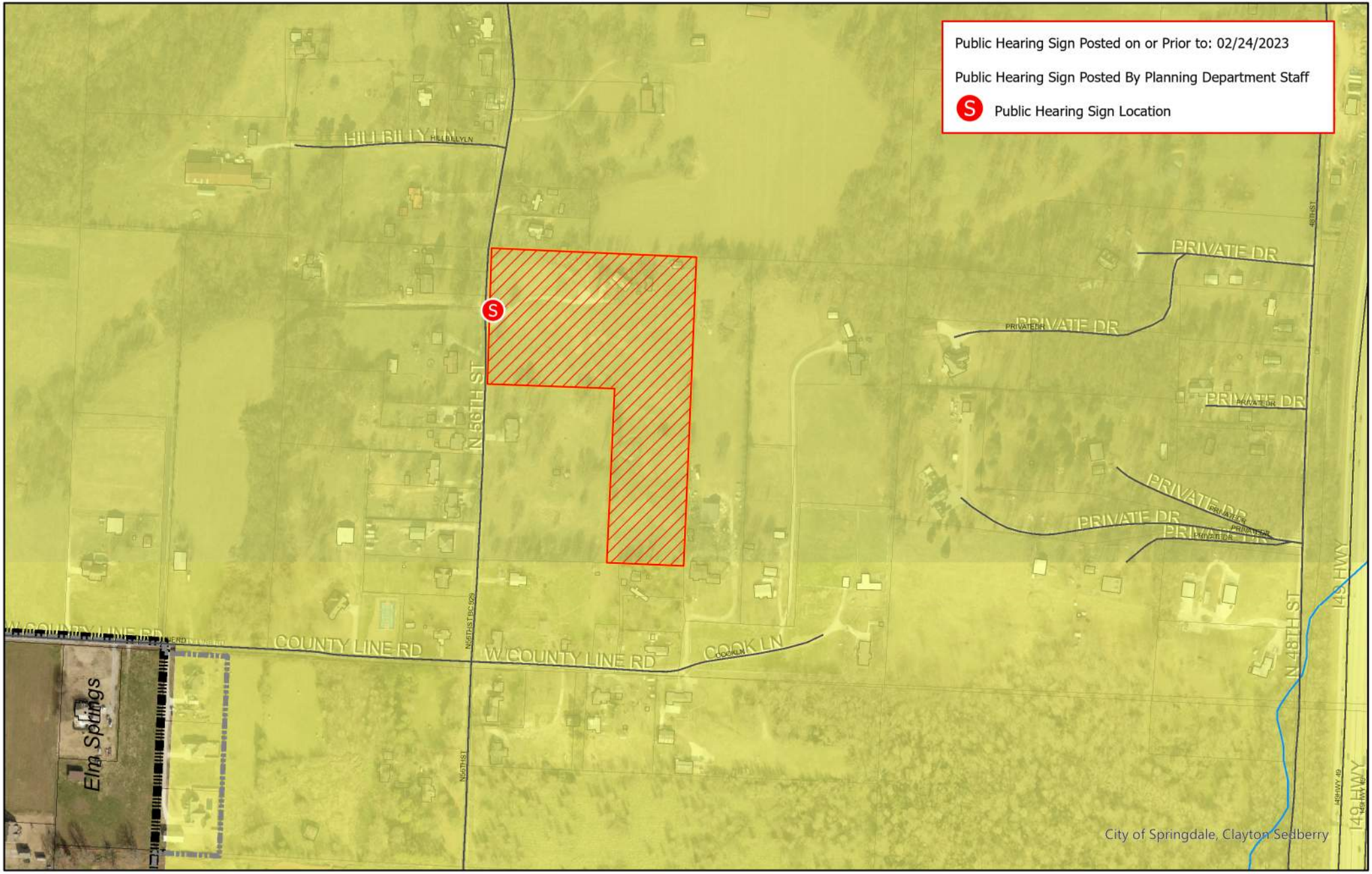
N

PROJECT: B23-21
APPLICANT: Connie and Barbara Ann Bowerman
REQUEST: Variance for Non-Conforming Structure to Remain on Site

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
March 7, 2023

Miles
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N

PROJECT: B23-21
APPLICANT: Connie and Barbara Ann Bowerman
REQUEST: Variance for Non-Conforming Structure to Remain on Site

SPRINGDALE
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W23-07

Note: W23-07 tabled at the February 2023 PC meeting due to applicant not present.

From: Hugo Rodríguez <huguito953@gmail.com>
Sent: Tuesday, December 20, 2022 12:05 PM
To: scurry@springdalear.gov
Subject: 3567 julio rd Springdale

Sidewalk Waiver

I, Hugo Rodriguez Castillo and Maria Eugenia Torres Martinez, owners of the property located at 3567 Julio Rd Springdale, Arkansas 72764 want to waive out building a sidewalk on our property due to Julio Rd being an unimproved road. The property at Julio Rd is not the only property without sidewalks. So therefore we would like to waive out building a sidewalk on our property.

W.

E.

Planning Commission Meeting
February 7, 2023

Miles
0 00.01 0.01 0.02 0.03

N

PROJECT: W23-07
APPLICANT: Hugo Rodriguez Castillo &
Maria Torres Martinez
REQUEST: Waiver of Sidewalk Requirement

SPRINGDALE™
WE'RE MAKING IT HAPPEN

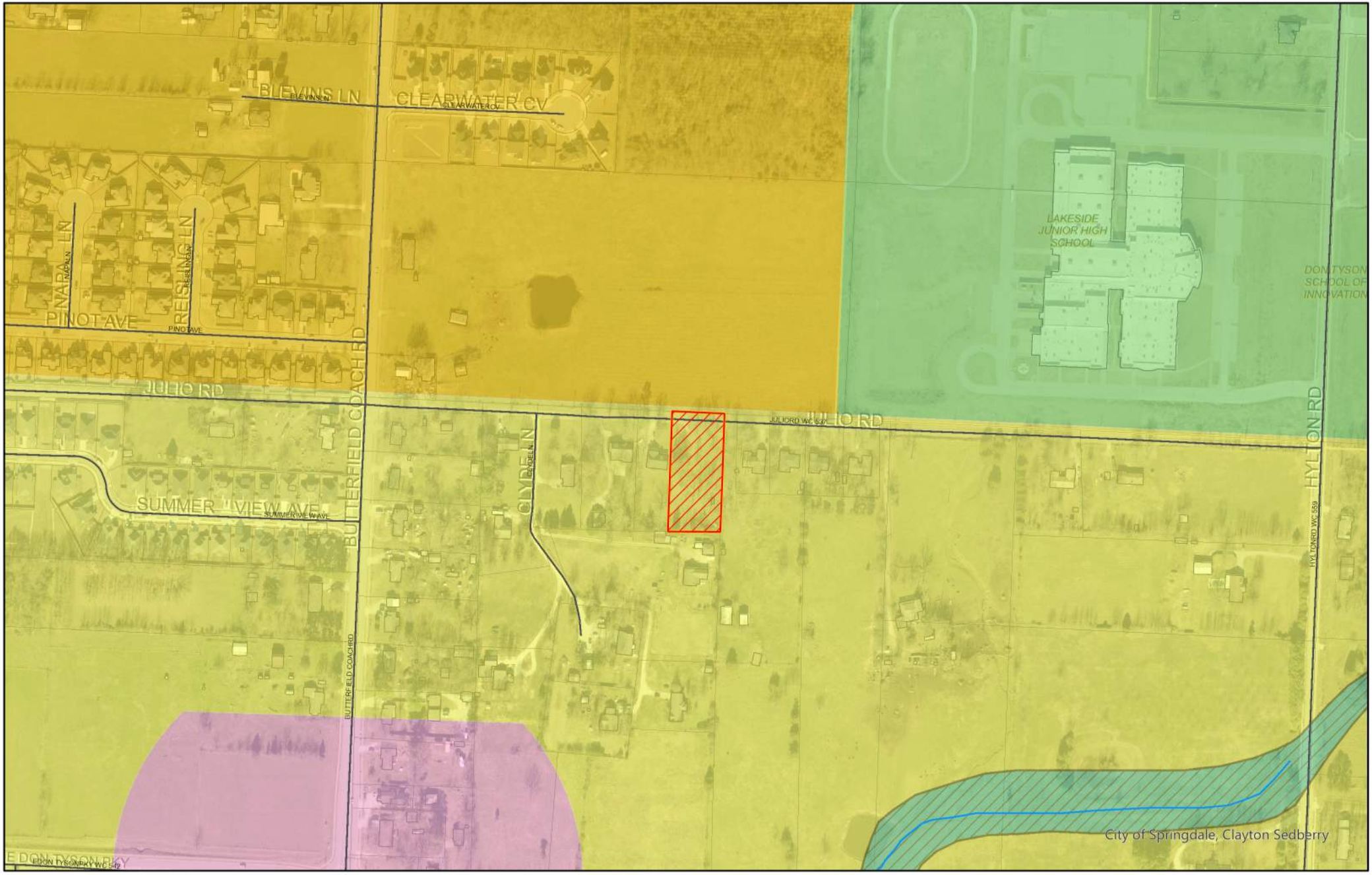
Planning Commission Meeting
February 7, 2023

Miles
0 0.01 0.03 0.05 0.08 0.1

N

PROJECT: W23-07
APPLICANT: Hugo Rodriguez Castillo &
Maria Torres Martinez
REQUEST: Waiver of Sidewalk Requirement

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
February 7, 2023

Miles
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N

PROJECT: W23-07
APPLICANT: Hugo Rodriguez Castillo &
Maria Torres Martinez
REQUEST: Waiver of Sidewalk Requirement

SPRINGDALE™
WE'RE MAKING IT HAPPEN

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PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: **March 7, 2023**

Re: **R23-08 Rezone**

A request by Charlotte, Inc. for Planning Commission approval of a zone change from Agricultural District (A-1) to General Commercial District (C-2) for a tract of land containing 2.23 acres.

LOT LOCATION AND SIZE

The 2.23 acre tract is located immediately to the West of S. 48th Street, immediately to the North of W. Don Tyson Parkway and immediately to the East of the Exit 70 North on ramp to I-49.

A vicinity map is attached.

EXISTING ZONING

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

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

ACCESSORY USES

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

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

SITE PLAN REVIEW

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

AREA REGULATIONS

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

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

REQUESTED ZONING

The requested zoning of this tract is a C-2 General Commercial District. The District is established in order to be a broader range of retail uses, which comprise the commercial function of the city including groupings of freestanding commercial structures. Permitted uses include most types of retail activity except those involving open displays of merchandise and those which generate large volumes of vehicular traffic or are otherwise incompatible with the purpose and intent of the C-2 general commercial district. Retail areas zoned C-2 shall be generally concentrated as to geographical configuration. It is anticipated, however, that in some situations, change to another commercial or office classification may be appropriate to permit the transition of strip retail areas to other productive forms of land use. It is the intent of these regulations that the C-2 district be concentrated at the intersections of arterial streets. Extension of the district along major arterial streets in linear fashion shall be discouraged.

Uses permitted: - 1, 4, 16, 17, 19, 20, 21, 22, 27, 32, 35
Conditional Uses Permitted on Appeal: - 2, 3, 12, 33

ACCESSORY USES

See Article 6 Section 3.1 of this chapter.

SITE PLAN REVIEW

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

HEIGHT REGULATIONS

There shall be no maximum height limits in C-2 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any boundary line of any residential district a distance of one (1) foot for each foot of height in excess of twenty (20) feet.

AREA REGULATIONS

SETBACKS:

Front setback	30’
Front setback if parking is allowed between R-O-W and the building	50’
Side setback (subject to applicable fire and building codes)	0
Side setback when contiguous to a residential district	20’
Rear setback	20’

GREENSPACE

Each developed lot shall provide and maintain:

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

OFF-STREET PARKING

See Article 7 of this chapter.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The zoning immediately to the North is C-2, the zoning immediately to the East is a-1, the zoning immediately to the South is (A-1) (C-2 Across Don Tyson Parkway) and the zoning immediately to the West is A-1, including the Exit 70 North on ramp.

LAND USE PLAN AND MASTER STREE PLAN

The adopted Comprehensive Land Use Plan indicates Commercial use.

The Master Street Plan indicates S. 48th Street as a Major Collector, W. Don Tyson as a Major Collector and I-49 as a Freeway.

STAFF COMMENTS AND RECOMMENDATIONS

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

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

R23-08

Part of the Southwest Quarter of the Southeast Quarter and part of the Southeast Quarter of the Southwest Quarter of Section 9, Township 17 North, Range 30 West, Washington County, Arkansas being more particularly described as follows:

Commencing at an existing right of way marker marking the Southeast Corner of the Southeast Quarter of the Southwest Quarter. Thence along the East line of said Forty, North 02 degrees 19 minutes 31 seconds East, 209.19 feet to an existing right of way marker on the Easterly right of way line of Interstate 49 and the Point of Beginning. Thence leaving said East line and along said right of way line the following bearings and distances: North 74 degrees 49 minutes 26 seconds West, 26.61 feet to an existing right of way marker. North 01 degrees 15 minutes 09 seconds East, 230.57 feet to an existing right of way marker.
North 15 degrees 19 minutes 49 seconds West, 131.39 feet to an existing right of way marker. Thence leaving said right of way line, South 86 degrees 58 minutes 19 seconds East, 238.51 feet to a set rebar with cap on the West right of way line of South 48th Street. Thence along said right of way line, South 14 degrees 04 minutes 13 seconds East, 324.51 feet to an existing right of way marker at the intersection of the West right of way line of South 48th Street and the Easterly right of way line of Interstate 49. Thence along the Easterly right of way line of said Interstate 49ZE the following bearings and distances: South 13 degrees 59 minutes 03 seconds West, 79.87 feet to an existing right of way marker. North 85 degrees 08 minutes 25 seconds West, 135.09 feet to an existing right of way marker. North 74 degrees 49 minutes 26 seconds West, 111.68 feet to the Point of Beginning, containing 2.23 acres and subject to any Easements of Record.

LEGAL DESCRIPTION

Attached per separate document.

GIS Legal Description Verified 02/17/2023

3598 S. 48th Street

Satterfield Land Surveyors, P. A.

P.O. Box 640 • Alma, Arkansas 72921
Office located at 1928 Highway 71 North
Alma 479-632-3565 • Fax 479-632-5002 • Fort Smith 479-648-3850
Springdale 479-751-7909 • Web Site: www.slsurveying.com

Member: ASPS–OSLS

R23-08

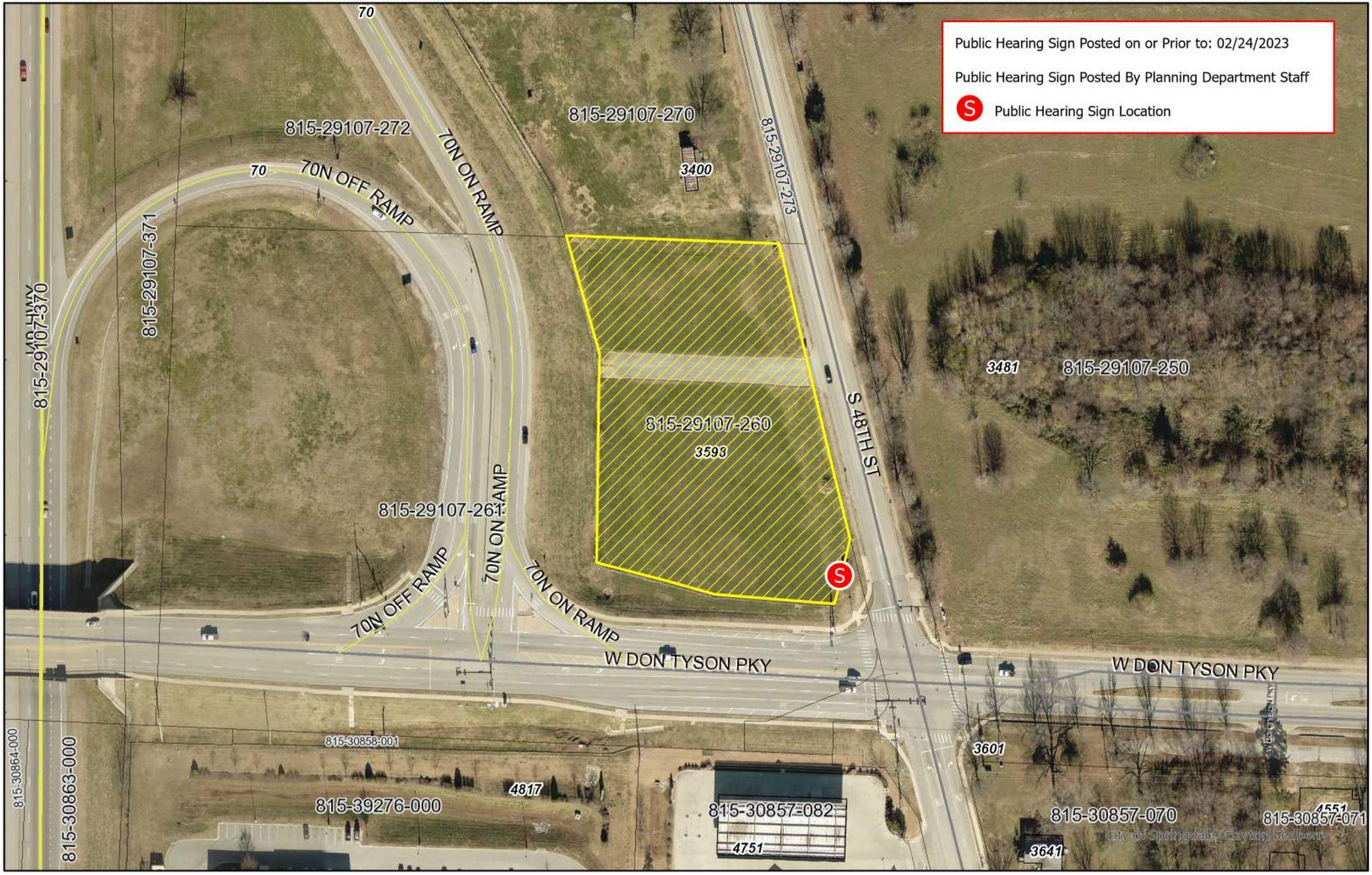
Adjacent Parcels for 3598 S. 48th St, Springdale Parcel # 815-29107-260

1. 815-29107-270
   Richard & Carol Lane
   3320 S 48th St
   Springdale AR 72762
2. 815-29107-272
   815-29107-261
   815-30858-001
   815-29107-273
   City of Springdale
   201 N Spring St
   Springdale AR 72764
3. 815-29107-250
   JHT LLC An Arkansas Limited
   PO Box 2020
   Tax Dept Springdale AR 72765-2020
4. 815-39276-000
   Wal-Mart Real Estate Business Trust
   C/O Wal-Mart Prop Tax Dept 4516
   PO Box 8050 Attn:0555
   Bentonville AR 72712-8050
5. 815-30857-082
   Casey's Marketing Company
   PO Box 54288
   Lexington KY 40555
6. 815-30857-070
   Rothrock Family Trust
   7840 West End Rd
   Atcata CA 95521

Data in this list gathered 2/13/23 from datascoutpro.com

Ricky Hill — 2.13.23

Ricky Hill, PLS — Date
Satterfield Land Surveyors



Planning Commission Meeting
March 7, 2023

Miles
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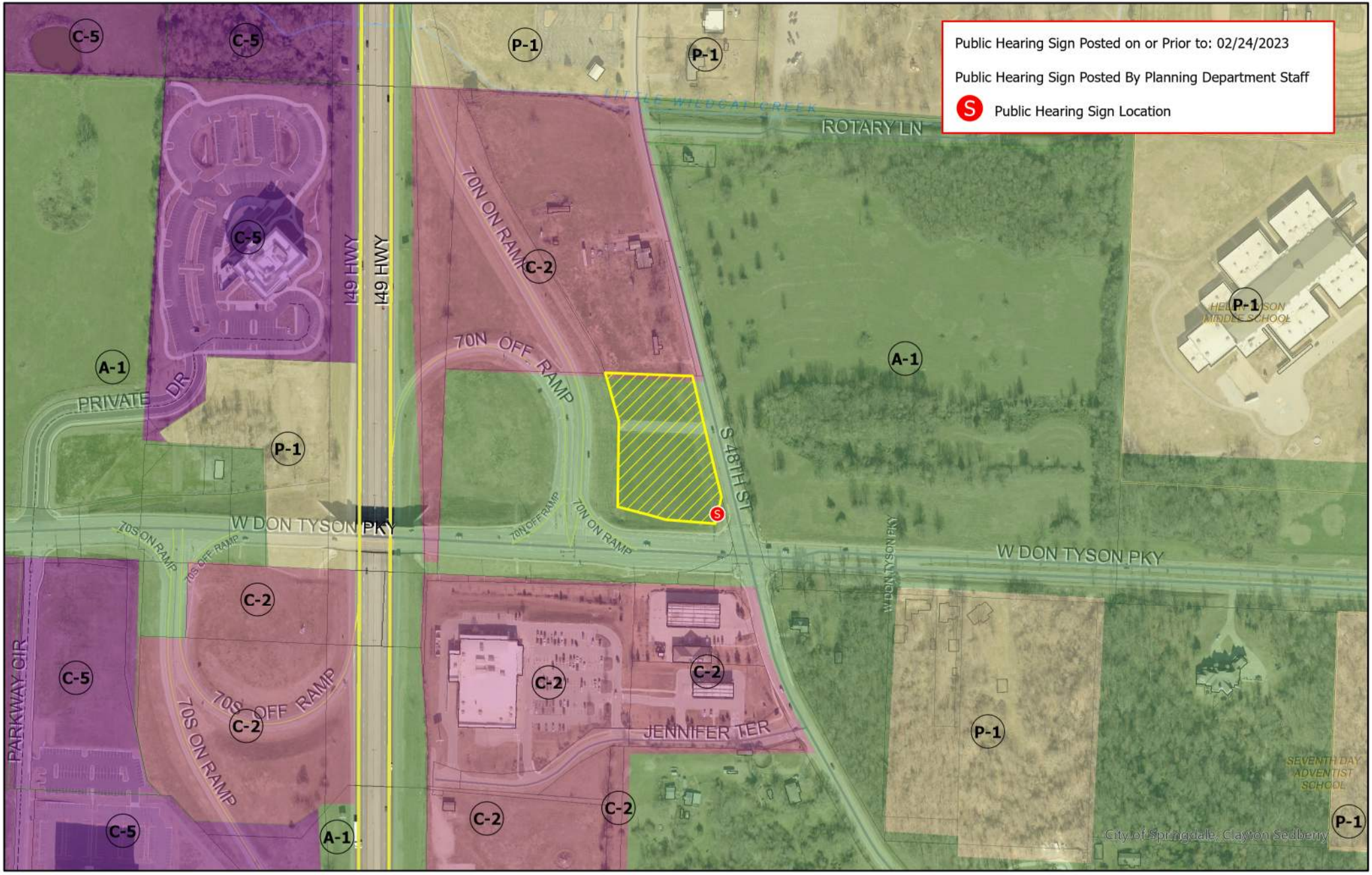
N

PROJECT: R23-08
APPLICANT: Charlotte, Inc.
REQUEST: Rezone from A-1 to C-2

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
March 7, 2023

Miles
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N

PROJECT: R23-08
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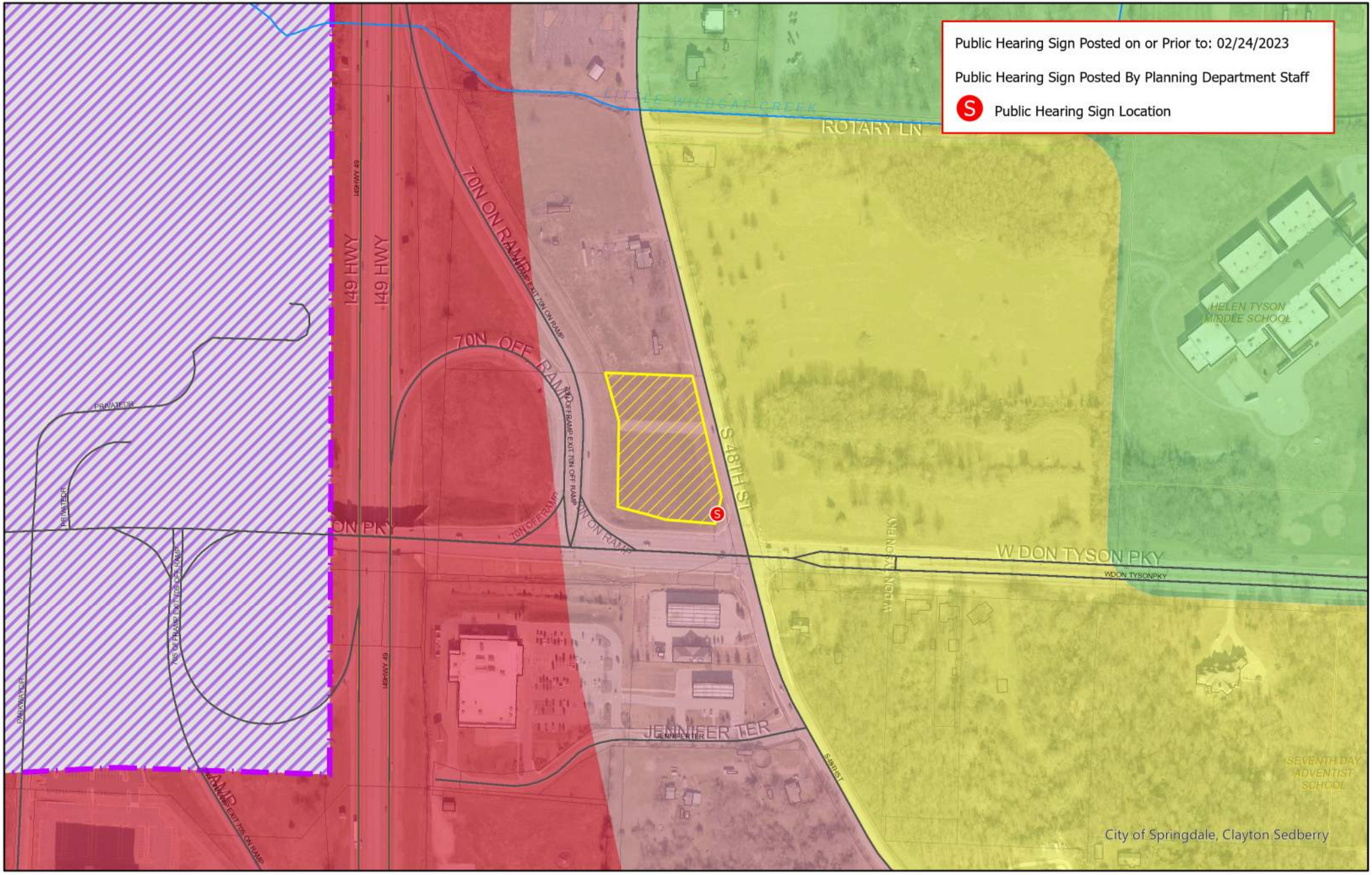
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
March 7, 2023

Miles
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N

PROJECT: R23-08
APPLICANT: Charlotte, Inc.
REQUEST: Rezone from A-1 to C-2

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: March 7, 2023

Re: **L23-15** **Large-Scale** **Club Carwash**

Planning Comments:

1. This Large-Scale Development Plan has been given the number L23-15. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (Standard comment)
3. A written response to all comments is required with resubmission. (Standard comment)
4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
5. This property must be rezoned.
    a. R23-08 from A-1 to C-2
6. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
7. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
8. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

Building & Fire Comments:

No Additional Comments.

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 3/2/2023

1. **Chapter 130 – Zoning Ordinance**

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

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

2. **Other:**

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

January 27, 2023 | Via Check
February 22, 2023 | L23-15

DWG NAME: J:\2022\M22-8534 - CCW 3598 S. 48th St, Springdale AR\ENGINEERING\AUTOCAD DRAWINGS\03_Construction Drawings\M22-8534_CO_COVER.dwg LAYOUT TAB: CO COVER PLOTTED ON: Feb 22, 2023 - 9:40am PLOTTED BY: KFarrell

COCHRAN

CONTACT INFORMATION

OWNER / DEVELOPER

OWNER: CLUB CARWASH OPERATING, LLC
REPRESENTATIVE: JUSTIN BARNES
ADDRESS: 1591 E. PRATHERSVILLE RD.; COLUMBIA, MO 65202
PHONE: (573) 999-5178

SEWER

OWNER: CITY OF SPRINGDALE
REPRESENTATIVE: RICK PULVIRENTI
ADDRESS: 526 OAK AVE.; SPRINGDALE, ARKANSAS 72765
PHONE: (479) 751-5751

WATER

OWNER: CITY OF SPRINGDALE
REPRESENTATIVE: RICK PULVIRENTI
ADDRESS: 526 OAK AVE.; SPRINGDALE, ARKANSAS 72765
PHONE: (479) 751-5751

ELECTRIC

OWNER: OZARK ELECTRIC COOPERATIVE
REPRESENTATIVE:
ADDRESS: 406 W. EMMA AVE.; SPRINGDALE, ARKANSAS 72764
PHONE: (800) 521-6144

GAS

OWNER: BLACK HILLS ENERGY
REPRESENTATIVE: SCOTT STOKES
ADDRESS: 655 EAST MILLSAP RD. STE. # 104; FAYETTEVILLE, ARKANSAS 72703
PHONE: (479) 575-1424

TELEPHONE

OWNER: AT&T
REPRESENTATIVE: KENNY HARTSFILED
ADDRESS: N/A
PHONE: (479) 442-1977

SPECIAL NOTES :

SITE BENCHMARK:
ELEV.=1352.99 (NAVD1988)
THE SITE BENCHMARK IS THE NORTH RIM OF SANITARY MANHOLE LOCATED ALONG THE EAST SIDE OF SITE ALONG SOUTH 48TH STREET.

VICINITY MAP
NO SCALE

PARCEL ID NUMBER
815-29107-260

LEGAL DESCRIPTION:
COMMENCING AT AN EXISTING RIGHT OF WAY MARKER MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER. THENCE ALONG THE EAST LINE OF SAID FORTY, NORTH 02 DEGREES 19 MINUTES 31 SECONDS EAST, 209.19 FEET TO AN EXISTING RIGHT OF WAY MARKER ON THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 49 AND THE POINT OF BEGINNING.
THENCE LEAVING SAID EAST LINE AND ALONG SAID RIGHT OF WAY LINE THE FOLLOWING BEARINGS AND DISTANCES: NORTH 74 DEGREES 49 MINUTES 26 SECONDS WEST, 26.61 FEET TO AN EXISTING RIGHT OF WAY MARKER. NORTH 01 DEGREES 1.5 MINUTES 09 SECONDS EAST, 225.06 FEET TO A SET P/K NAIL. THENCE LEAVING SAID RIGHT OF WAY LINE. SOUTH 87 DEGREES 43 MINUTES 33 SECONDS EAST, 236.08 FEET TO A SET P/K NAIL ON THE WEST RIGHT OF WAY LINE OF SOUTH 48TH STREET. THENCE ALONG SAID RIGHT OF WAY LINE, SOUTH 14 DEGREES 04 MINUTES 13 SECONDS EAST. 191.53 FEET TO AN EXISTING RIGHT OF WAY MARKER AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SOUTH 48TH STREET AND THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 49. THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 49 THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 13 DEGREES 59 MINUTES 03 SECONDS WEST, 79.87 FEET TO AN EXISTING RIGHT OF WAY MARKER. NORTH 85 DEGREES 08 MINUTES 25 SECONDS WEST, 135.09 FEET TO AN EXISTING RIGHT OF WAY MARKER. NORTH 74 DEGREES 49 MINUTES 26 SECONDS WEST, 111.68 FEET TO THE POINT OF BEGINNING. CONTAINING 1.53 ACRES AND SUBJECT TO ANY EASEMENTS OF RECORD.

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.

SITE IMPROVEMENT PLANS
CLUB CARWASH
SPRINGDALE, ARKANSAS

PROJECT ADDRESS
3598 S. 48TH ST.
SPRINGDALE, ARKANSAS 72764

PROJECT NO. M22-8534

COCHRAN

- CIVIL ENGINEERING
- LAND SURVEYING
- ARCHITECTURE
- SITE DEVELOPMENT
- MASTER PLANNING
- GENERAL CONSULTING

8 EAST MAIN STREET, WENTZVILLE, MISSOURI 63385
TELEPHONE (636) 332-4574
FAX (636) 327-0760
E-MAIL wentmail@cochraneng.com

FEBRUARY, 2023

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CITY OF SPRINGDALE PROJECT NO: L23-15

PRELIMINARY PRINT
NOT FOR CONSTRUCTION
FOR REVIEW ONLY

All OSHA rules & regulations established for the type of construction required by these plans shall be strictly followed (ie. Trenching, Blasting, etc.)

Arkansas 811 We connect you to the right people.

DATE

Kurtis J. Daniels No. 17943
Registered Professional Engineer
State of Arkansas
for Cochran Engineering & Surveying

SITE NOTES

1. SITE BENCHMARK:
   ELEV.=1352.99 (NAVD1988)
   THE SITE BENCHMARK IS THE NORTH RIM OF SANITARY MANHOLE LOCATED ALONG THE EAST SIDE OF SITE ALONG SOUTH 48TH STREET.
2. ZONED: EXISTING A-1 AGRICULTURE DISTRICT
   PROPOSED C-2 GENERAL COMMERCIAL DISTRICT
   FRONT YARD 30 AND 50 FT.
   SIDE YARD 0 FT.
   REAR YARD 20 FT.
3. FLOODZONE:
   THIS SITE FALLS WITHIN UNSHADED "ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM, FLOOD INSURANCE RATE MAPS, FOR WASHINGTON COUNTY, ARKANSAS AND INCORPORATED AREAS, MAP NUMBER 05143C0070F, EFFECTIVE DATE OF MAY 16, 2008 FLOOD ZONES SHOWN HEREON ARE DETERMINED BY SCALING.
4. EFFORTS WILL BE MADE TO DIRECT DRAINAGE TO EXISTING DISCHARGE POINTS.
5. ALL STORM WATER RUNOFF SHALL MEET GOVERNING AUTHORITY CURRENT STANDARDS.
6. THE SITE SHALL CONFORM TO CITY OF SPRINGDALE CURRENT STANDARDS.
7. THE TOPOGRAPHIC INFORMATION AS SHOWN HEREON PER FIELDWORK PERFORMED BY SATTERFIELD SURVEYING.
8. TOTAL GROSS ACREAGE – 2.23 ACRES
   LOT 1 – 0.70 ACRES
   LOT 2 – 1.53 ACRES (CLUB CARWASH)
9. THIS SITE IS SERVED BY:
   WATER – CITY OF SPRINGDALE
   SANITARY SEWER – CITY OF SPRINGDALE
   FIRE – CITY OF SPRINGDALE FIRE DISTRICT
   TELEPHONE – AT&T DISTRIBUTION
   ELECTRIC – OZARK ELECTRIC COOPERATIVE
   GAS – BLACK HILLS ENERGY
10. THE DEVELOPMENT SHALL BE SERVED BY UNDERGROUND ELECTRIC.
11. BOUNDARY INFORMATION IS PER SURVEY PERFORMED BY SATTERFIELD SURVEYING.
12. THIS SITE WILL DEVELOP IN ONE PHASE.
13. ALL UTILITIES ARE TO BE LOCATED UNDERGROUND.
14. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.
15. NO INVESTIGATION WAS PERFORMED BY COCHRAN REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT.
16. ALL GREEN SPACE AREAS SHALL BE SODDED.
17. SIGNAGE FOR THIS SITE WILL REQUIRE A SEPARATE APPROVAL AND PERMIT.
18. ALL CONCRETE PARKING IS TO BE STRIPED WITH 4" WDE PAINTED YELLOW LINES AS INDICATED. ADA STRIPING SHALL BE BLUE.
19. CONTRACTOR SHALL SAW CUT ALL CURB AND GUTTER SECTIONS, CONCRETE MEDIANS, AND ALONG PAVEMENT WHERE PROPOSED CONSTRUCTION TIES INTO EXISTING AREAS. CONTRACTOR SHALL MAINTAIN TRAFFIC FLOW AND PROVIDE TRAFFIC CONTROL THROUGHOUT CONSTRUCTION.

UTILITY NOTES

1. UNDERGROUND STRUCTURES, FACILITIES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN.
2. 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 CALL THE APPROPRIATE UTILITY COMPANY TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON PLANS.
3. CONTRACTOR TO CONTACT TELEPHONE, ELECTRIC, GAS, WATER AND CABLE COMPANIES TO HAVE UNDERGROUND UTILITIES LOCATED ON THIS SITE AND ADJACENT TO THIS SITE PRIOR TO DOING ANY EXCAVATING.
4. ALL TRENCHES UNDER PAVED AREAS SHALL BE BACKFILLED WITH GRANULAR MATERIAL AND COMPACTED TO 95% STANDARD PROCTOR.
5. ALL SURVEY MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A LICENSED LAND SURVEYOR LICENSED IN THE STATE OF ARKANSAS AT THE CONTRACTOR'S EXPENSE.
6. UTILITY CONTRACTOR WILL BE RESPONSIBLE FOR ALL TAPPING AND TIE-IN FEES REQUIRED, AS WELL AS COST OF UNDERGROUND SERVICE CONNECTIONS AND METERS TO THE BUILDING.
7. NEW WATER LINES SHALL BE SDR 21 PVC OR C900. ALL WATERLINES CONSTRUCTED SHALL HAVE A MINIMUM OF 42 INCHES OF COVER BELOW FINISHED GRADE, UNLESS OTHERWISE INDICATED ON PLANS.
8. CONTRACTOR SHALL COORDINATE ADJUSTMENTS TO EXISTING UTILITIES WITH APPROPRIATE UTILITY COMPANY AS WORK PROGRESSES.
9. CONTRACTOR SHALL COORDINATE THE SCHEDULING AND LOCATION OF THE DEMOLITION AND INSTALLATION OF ALL UTILITIES, INCLUDING STAKEOUT, CONDUIT REQUIRED, TRENCHING REQUIRED, ETC. CONTRACTOR SHALL CONTACT EACH UTILITY PROVIDER WITH AT LEAST 30 DAYS ADVANCE NOTICE OF ANY WORK TO BE DONE.
10. ALL UNDERGROUND ELECTRIC AND TELEPHONE WIRE THAT LIE BENEATH PAVED AREAS SHALL BE INSTALLED IN CONDUIT. CONTRACTOR SHALL COORDINATE WITH EACH UTILITY SERVICE PROVIDER FOR SIZE AND TYPE OF CONDUIT REQUIRED. CONDUIT SHALL BE PROVIDED AT THE CONTRACTORS EXPENSE.
11. CONTRACTOR SHALL PROVIDE A MINIMUM OF 18" OF VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATERLINES AND A MINIMUM OF 18" VERTICAL OF CLEARANCE BETWEEN STORM SEWERS AND WATERLINES. THIS MAY MEAN THAT LOWERING OF WATERLINES MAY BE NECESSARY.
12. LOCATION OF SITE UTILITIES SHALL BE VERIFIED BY CONTRACTOR FROM THE PROPER UTILITY COMPANY PROVIDING SERVICE.
13. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
14. UTILITY CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS SYSTEM PRIOR TO INSTALLATION.
15. ALL NECESSARY INSPECTIONS, TESTING, AND/OR CERTIFICATIONS REQUIRED BY CODES, THE CITY, AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
16. ALL DRAINAGE STRUCTURES, STORM SEWER PIPES, AND THE WATER METER LID SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING REQUIREMENTS.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND UTILITIES THAT ARE REQUIRED TO BE REMOVED OR RELOCATED.
18. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
19. UTILITY CONNECTIONS SHALL BE COORDINATED WITH THE ARCHITECT/MEP.
20. ALL SEWERS AND STRUCTURES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARD CONSTRUCTION SPECIFICATIONS OF THE GOVERNING AGENCY.
21. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
22. CONTRACTOR SHALL OBTAIN AND FOLLOW INSTALLATION REQUIREMENTS FOR STORM SEWER, SANITARY SEWER, & WATER MAIN FROM PIPE MANUFACTURER FOR EACH TYPE OF PIPE MATERIAL.
23. CONTRACTOR SHALL INSTALL A FACTORY CAP EQUAL TO THE SIZE OF UTILITY STUB TO BE SEALED OFF, AND BLOCK THE CAP WITH CONCRETE AT UTILITIES NOTES TO BE "CAPPED AND MARKED."
24. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE, OR IN RIGHT-OF-WAY, 30 DAYS PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO START OF GRADING.

GRADING NOTES

1. 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.
2. RUBBISH, TRASH, GARBAGE, LITTER OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS, MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
3. 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.
4. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN.
5. 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.
6. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
7. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT THAT MAY HAVE COLLECTED IN ANY STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
8. ON-SITE & 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 GENERAL PERMIT REQUIREMENTS.
9. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
10. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES TO PREVENT EROSION.
11. 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.
12. ALL GRADING AND MATERIAL PLACEMENT ON THE SITE SHALL BE COMPACTED TO 95% STANDARD PROCTOR UNLESS A GEOTECHNICAL REPORT FOR THE SITE HAS DIFFERING REQUIREMENTS. IF A GEOTECHNICAL REPORT IS AVAILABLE THEN THE REPORT SHALL GOVERN.

PAD PREPARATION NOTE

GTS, INC. PREPARED A GEOTECHNICAL INVESTIGATION FOR THIS PROJECT SITE AND THE REPORT IS DATED JANUARY 06, 2023. THE CONTRACTOR SHALL REVIEW THIS REPORT AND FOLLOW THE RECOMMENDATIONS INCLUDED IN THE REPORT.

LANDSCAPE NOTES

1. ALL AREAS ON SITE THAT ARE DISTURBED SHALL BE SODDED.
2. ALL LANDSCAPE BEDS TO HAVE SHREDDED OAK BARK MULCH UNLESS OTHERWISE NOTED.
3. ANY LANDSCAPE BED NOT EDGED BY CONCRETE CURBING SHALL HAVE A SPADE-CUT EDGE.
4. ALL AREAS ARE TO BE IRRIGATED.

DRAWING LEGENDS

EXISTING

- RIGHT-OF-WAY
- PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EASEMENT
- SETBACKS
- STORM SEWER
- FENCE
- SANITARY LINE
- GAS LINE
- WATER LINE
- FIBEROPTIC LINE
- SANITARY MANHOLE
- STORM CURB INLET
- SIGN
- WATER VALVE
- FIRE HYDRANT
- SIGNAL MAST
- BENCHMARK
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT

NEW

- NEW MAJOR CONTOUR
- NEW MINOR CONTOUR
- EASEMENT
- SETBACK
- GAS
- STORM SEWER
- FENCE
- WATER LINE
- SANITARY LATERAL
- SANITARY CLEAN OUT
- TRANSFORMER
- STORM MANHOLE
- STORM INLET
- FLARED END SECTION
- GRATED INLET WITH SIDE INTAKE
- SIGN
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- LIGHT
- SPOT ELEVATION
- ACCESSIBLE PARKING SYMBOL
- NEW BUILDING
- HEAVY DUTY CONCRETE
- STANDARD DUTY CONCRETE
- CONCRETE PAVEMENT/SIDEWALKS

OWNER:	DEVELOPER:
CHARLOTTE INC 2821 ALLIANCE PL STE 1 SPRINGDALE, ARKANSAS 72764	CLUB CARWASH OPERATING, LLC 1591 E. PRATHERSVILLE RD. COLUMBIA, MO 65202

COCHRAN
North Office
1402 S. 48th Street
Wentzville, Missouri 63385
636-332-4574 (tel.)
636-327-0760 (fax)
wentzmail@cochraneng.com
• Civil Engineering
• Land Surveying
• Architecture
• Site Development
• General Consulting
• Master Planning
Arkansas State Certificate of Authority Numbers: 3457

Two working days prior to the start of any excavation on this site, contractor shall contact Arkansas 811 for utility location information.

All OSHA rules & regulations established for the type of excavation shown on these plans shall be strictly followed (ie. Trenching, Blasting, etc.)

PRELIMINARY PRINT
NOT FOR CONSTRUCTION
FOR REVIEW ONLY

KURTIS J. DANIELS
17943

SITE IMPROVEMENT PLANS
CLUB CARWASH
SPRINGDALE, ARKANSAS

GENERAL NOTES AND LEGEND

DRAWN BY:	KAF
APPVD BY:	KJD
DATE:	FEB. 2023
SCALE:	NO SCALE
PROJ. NO:	M22-8534
DWG. NO:	C1

DATE:	REVISION:	DRWN. BY:	APPVD. BY:

Arkansas 811 We connect you to the right people.

DWG NAME: J:\2022\M22-8534 - CCW 3598 S. 48th St, Springdale AR\ENGINEERING\AUTOCAD DRAWINGS\03_Construction Drawings\M22-8534_C1_GENERAL NOTES AND LEGEND.dwg LAYOUT TAB: C1 GENERAL NOTES AND LEGEND PLOTTED ON: Feb 22, 2023 - 9:40am PLOTTED BY: KFarrell

EXISTING CONDITIONS

LOT 1
CHARLOTTE ADDITION
0.70 AC.
N/F
RICHARD AND CAROL LANE
REVOCABLE TRUST
(PID# 815-29107-270)
ZONE C-2

EXISTING FIBER-OPTIC SIGN (TO REMAIN)

EXISTING CURB AND GUTTER (TO REMAIN)

SET NAIL

ACCESS ROAD
(EXISTING ASPHALT PAVEMENT)(PRIVATE ROADWAY)(ROW WIDTH VARIES)
N87°43'33"W 236.08'

CONTRACTOR TO SAW CUT EXISTING PAVEMENT FULL DEPTH TO ENSURE A SMOOTH JOINT

EXISTING CURB AND GUTTER (TO REMAIN)

EXISTING CURB AND GUTTER **(TO BE REMOVED)**

SET NAIL

EXISTING 36"ø RCP (TO REMAIN)

EXISTING CONCRETE SIDEWALK (TO REMAIN)

EXISTING 15' UTILITY EASEMENT PER DOC# 93 45871

EXISTING 8"ø PVC SANITARY SEWER (TO REMAIN)

SOUTH 48TH STREET
(EXISTING ASPHALT PAVEMENT)(PUBLIC ROADWAY)(ROW WIDTH VARIES)
CENTERLINE SOUTH 48TH STREET

EXISTING FIBER-OPTIC SIGN (TO REMAIN)

EXISTING FENCE **(TO BE REMOVED)**

INTERSTATE 49 ON RAMP

N0115'09"E 225.06'

LOT 2
CHARLOTTE ADDITION
1.53 AC.
N/F
CHARLOTTE INC
(PID# 815-29107-260)
ZONE C-2

EXISTING GASLINE (TO REMAIN)

S14°04'13"E 191.53'

EXISTING 12" DUCTILE IRON WATER MAIN (TO REMAIN)

EXISTING CURB INLET (TO REMAIN)

N/F
PO BOX 2020 TAX DEPT
(PID# 815-29107-250)
ZONE A-1

N/F
CITY OF SPRINGDALE
(PID# 815-29107-261)
ZONE A-1

EXISTING CURB INLET
TOP ELEV. = 1352.72
FL. ELEV. = 1346.99
(TO REMAIN)

SITE BENCHMARK
ELEV. = 1352.99

EXISTING SANITARY MANHOLE
TOP ELEV. = 1352.99
FL. ELEV. = 1343.96
(TO REMAIN)

EXISTING 5' UTILITY EASEMENT PER DOC# 96017148

EXISTING 25' BUILDING SETBACK PER DOC# 9341685 & 9341691

FOUND RIGHT OF WAY MARKER

EXISTING 36"ø RCP (TO REMAIN)

EXISTING FIBER-OPTIC SIGN (TO REMAIN)

EXISTING FIBER-OPTIC VAULT (TO REMAIN)

FOUND RIGHT OF WAY MARKER

EXISTING SIGNS (TO REMAIN)

EXISTING CURB INLET
TOP ELEV. = 1353.80
FL. ELEV. = 1348.60
(TO REMAIN)

EXISTING 8"ø PVC SANITARY SEWER (TO REMAIN)

S13°59'03"W 79.87'

EXISTING GASLINE SIGN (TO REMAIN)

N74°49'26"W 138.29'

FOUND RIGHT OF WAY MARKER

FL ELEV. = 1353.49

EXISTING FENCE (TO BE REMOVED)

FOUND RIGHT OF WAY MARKER

N/F
CITY OF SPRINGDALE
(PID# 815-29107-261)
ZONE A-1

EXISTING INTERSTATE 49 OFF RAMP (TO REMAIN)

N85°08'25"W 135.09'

EXISTING FIBER-OPTIC CABLES (TO REMAIN)

EXISTING 18"ø RCP (TO REMAIN)

EXISTING CONCRETE SIDEWALK (TO REMAIN)

EXISTING SPEED LIMIT SIGN (TO REMAIN)

EXISTING CONCRETE SIDEWALK (TO REMAIN)

EXISTING SIGNAL (TO REMAIN)

EXISTING CROSSWALK POLE (TO REMAIN)

EXISTING SIGNAL (TO REMAIN)

EXISTING FIRE HYDRANT W/ VALVE (TO REMAIN)

EXISTING 42" CONCRETE CULVERT (TO REMAIN)

EXISTING CURB INLET
TOP ELEV. = 1356.94
FL. ELEV. = 1351.34
(TO REMAIN)

EXISTING 18"ø RCP (TO REMAIN)

EXISTING CURB INLET
TOP ELEV. = 1356.03
FL. ELEV. = 1349.88
(TO REMAIN)

DON TYSON PARKWAY
(EXISTING ASPHALT PAVEMENT)(PUBLIC ROADWAY)(ROW WIDTH VARIES)

EXISTING 15' UTILITY EASEMENT PER DOC# 93 45871

CENTERLINE DON TYSON PARKWAY

20 0 10 20 40
SCALE: 1"=20'
FEBRUARY 2023

OWNER:	*DEVELOPER*:
CHARLOTTE INC 2821 ALLIANCE PL STE 1 SPRINGDALE, ARKANSAS 72764	CLUB CARWASH OPERATING, LLC 1591 E. PRATHERSVILLE RD. COLUMBIA, MO 65202

OCHRAN
North Office
Elm Lake Office
Wentzville, Missouri 63385
636-332-4574 (tel.)
636-327-0760 (fax)
wentmail@ochraneng.com
• Civil Engineering
• Land Surveying
• Architecture
• Site Development
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Arkansas State Certificate of Authority Numbers: 3457

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SITE IMPROVEMENT PLANS
CLUB CARWASH
SPRINGDALE, ARKANSAS

	DRN. BY:	APPD. BY:
EXISTING CONDITIONS	KAF	KJD
DATE: FEB. 2023	SCALE: 1:20	
PROJ. NO: M22-8534	DWG. NO: C2	

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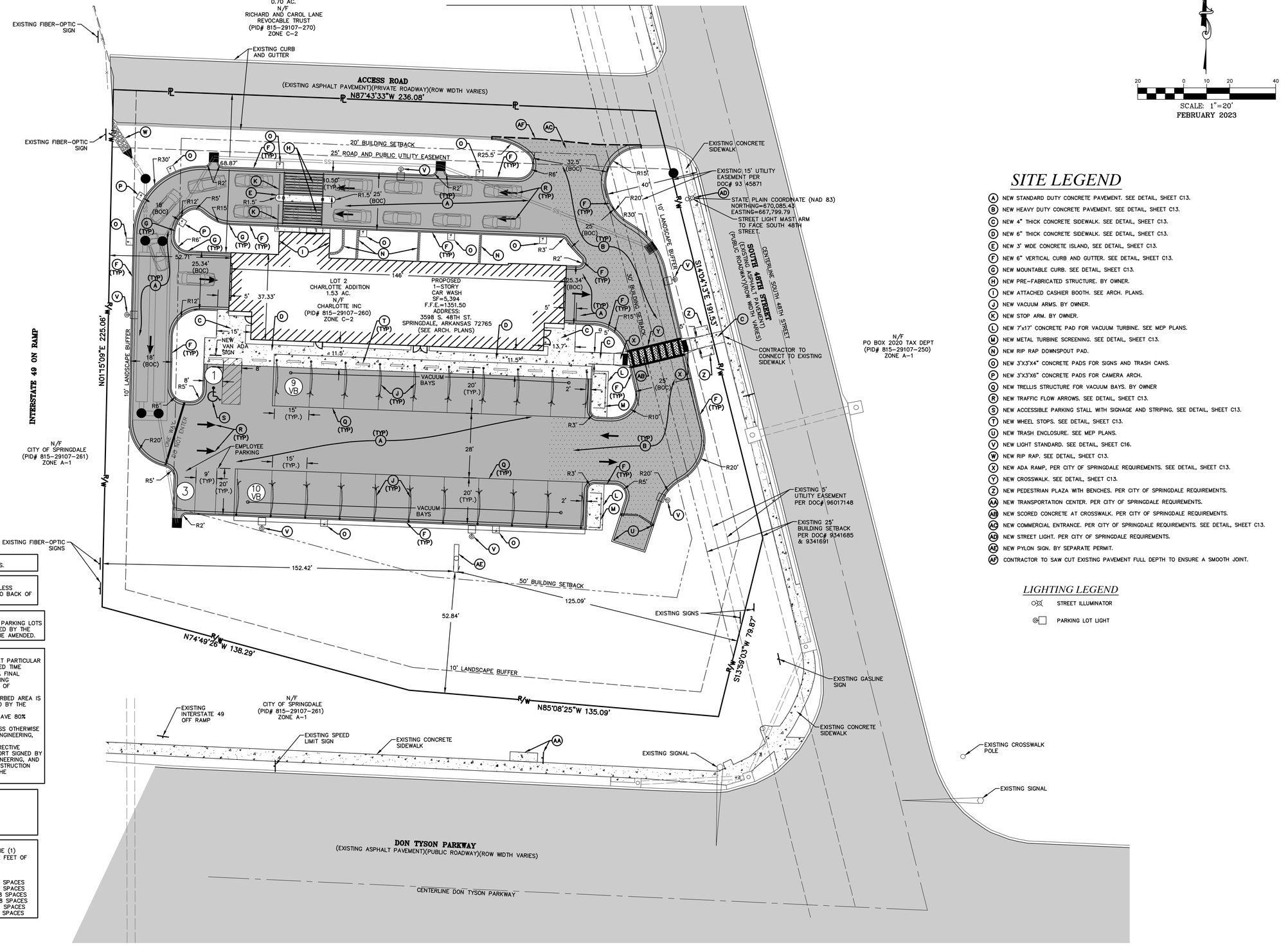
DWG NAME: J:\2022\M22-8534 - CCW 3598 S. 48th St, Springdale AR\ENGINEERING\AUTOCAD DRAWINGS\03_Construction Drawings\M22-8534_C2_EXISTING CONDITIONS.dwg LAYOUT TAB: C2 EXISTING CONDITIONS PLOTTED ON: Feb 22, 2023 - 9:40am PLOTTED BY: KFarrell

SITE PLAN



20 0 10 20 40

SCALE: 1"=20'
FEBRUARY 2023

SITE LEGEND

- (A) NEW STANDARD DUTY CONCRETE PAVEMENT. SEE DETAIL, SHEET C13.
- (B) NEW HEAVY DUTY CONCRETE PAVEMENT. SEE DETAIL, SHEET C13.
- (C) NEW 4" THICK CONCRETE SIDEWALK. SEE DETAIL, SHEET C13.
- (D) NEW 6" THICK CONCRETE SIDEWALK. SEE DETAIL, SHEET C13.
- (E) NEW 3' WIDE CONCRETE ISLAND, SEE DETAIL, SHEET C13.
- (F) NEW 6" VERTICAL CURB AND GUTTER. SEE DETAIL, SHEET C13.
- (G) NEW MOUNTABLE CURB. SEE DETAIL, SHEET C13.
- (H) NEW PRE-FABRICATED STRUCTURE. BY OWNER.
- (I) NEW ATTACHED CASHIER BOOTH. SEE ARCH. PLANS.
- (J) NEW VACUUM ARMS. BY OWNER.
- (K) NEW STOP ARM. BY OWNER.
- (L) NEW 7'x17' CONCRETE PAD FOR VACUUM TURBINE. SEE MEP PLANS.
- (M) NEW METAL TURBINE SCREENING. SEE DETAIL, SHEET C13.
- (N) NEW RIP RAP DOWNSPOUT PAD.
- (O) NEW 3'X3'X4" CONCRETE PADS FOR SIGNS AND TRASH CANS.
- (P) NEW 3'X3'X6" CONCRETE PADS FOR CAMERA ARCH.
- (Q) NEW TRELLIS STRUCTURE FOR VACUUM BAYS. BY OWNER
- (R) NEW TRAFFIC FLOW ARROWS. SEE DETAIL, SHEET C13.
- (S) NEW ACCESSIBLE PARKING STALL WITH SIGNAGE AND STRIPING. SEE DETAIL, SHEET C13.
- (T) NEW WHEEL STOPS. SEE DETAIL, SHEET C13.
- (U) NEW TRASH ENCLOSURE. SEE MEP PLANS.
- (V) NEW LIGHT STANDARD. SEE DETAIL, SHEET C16.
- (W) NEW RIP RAP. SEE DETAIL, SHEET C13.
- (X) NEW ADA RAMP, PER CITY OF SPRINGDALE REQUIREMENTS. SEE DETAIL, SHEET C13.
- (Y) NEW CROSSWALK. SEE DETAIL, SHEET C13.
- (Z) NEW PEDESTRIAN PLAZA WITH BENCHES. PER CITY OF SPRINGDALE REQUIREMENTS.
- (AA) NEW TRANSPORTATION CENTER. PER CITY OF SPRINGDALE REQUIREMENTS.
- (AB) NEW SCORED CONCRETE AT CROSSWALK. PER CITY OF SPRINGDALE REQUIREMENTS.
- (AC) NEW COMMERCIAL ENTRANCE. PER CITY OF SPRINGDALE REQUIREMENTS. SEE DETAIL, SHEET C13.
- (AD) NEW STREET LIGHT. PER CITY OF SPRINGDALE REQUIREMENTS.
- (AE) NEW PYLON SIGN. BY SEPARATE PERMIT.
- (AF) CONTRACTOR TO SAW CUT EXISTING PAVEMENT FULL DEPTH TO ENSURE A SMOOTH JOINT.

LIGHTING LEGEND

- STREET ILLUMINATOR
- PARKING LOT LIGHT

NOTE:
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.

NOTE:
TOTAL GROSS ACREAGE – 2.23 ACRES
LOT 1 – 0.70 ACRES
LOT 2 – 1.53 ACRES

NOTE:
PLUMBING CONTRACTOR TO MAKE CONNECTION FROM MEP SANITARY SEWER LINE TO SITE SANITARY SEWER LINE AT MEP/SITE POINT.

NOTE:
THE SIZE AND TYPE OF STREET LIGHTS ARE BASED ON THE LOCATION AND CLASSIFICATION OF THE STREET WHICH SHALL BE INSTALLED BY OZARK ELECTRIC COOPERATIVE WITH THEIR STANDARD FIXTURE. ANY COST OR INSTALLATION WITH THE STREET LIGHTS IS THE OWNER'S RESPONSIBILITY.

NOTE:
ALL STREET LIGHTS ALONG SOUTH 48TH STREET ARE PUBLIC AND SHALL BE MAINTAINED BY OZARK ELECTRIC COOPERATIVE WITH ELECTRICITY USAGE BILLED TO THE CITY OF SPRINGDALE.

VACUUM STATIONS:
PROVIDED = 19 VACUUM STATIONS

NOTE:
SEE SHEET C16 FOR SITE LIGHTING PHOTOMETRICS.

NOTE:
ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. ALL RADIUS CALLOUTS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

NOTE:
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.

NOTE:
STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
a. DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
b. THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
c. NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
d. NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
e. ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.

MINIMUM PARKING DIMENSIONS:
REGULAR PARKING – 9'x19'
ADA PARKING – 11'x19'
ADA VAN PARKING – 8'x19'
ADA ACCESSIBLE STRIPING – 5'x19'
PARKING DRIVE AISLES (TWO-WAY) – 24'W MIN.

PARKING REQUIREMENTS:
FOUR (4) SPACES FOR EACH SERVICE BAY OR ONE (1) SPACE FOR EACH THREE HUNDRED (300) SQUARE FEET OF GROSS BUILDING AREA WHICHEVER IS GREATER.

TOTAL SPACES REQUIRED:	= 4 SPACES
TOTAL SPACES PROVIDED:	= 4 SPACES
TOTAL STACKING SPACES REQUIRED:	= 18 SPACES
TOTAL STACKING SPACES PROVIDED:	= 18 SPACES
ADA TOTAL SPACES REQUIRED:	= 1 SPACES
ADA TOTAL SPACES PROVIDED:	= 1 SPACES

OWNER:
CHARLOTTE INC
2821 ALLIANCE PL STE 1
SPRINGDALE, ARKANSAS 72764

DEVELOPER:
CLUB CARWASH OPERATING, LLC
1591 E. PRATHERSVILLE RD.
COLUMBIA, MO 65202

OCHRAN
North Office
1st Floor, Main Street
Wentzville, Missouri 63385
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wentmail@ochraneng.com
• Civil Engineering
• Land Surveying
• Architecture
• Site Development
• General Consulting
• Master Planning
Arkansas State Certificate of Authority Numbers: 3457

Two working days prior to the start of any excavation on this site, contractor shall call Arkansas 811 for underground utility location information.

All OSHA rules & regulations established for the type of construction performed on these plans shall be strictly followed (ie. Trenching, Blasting, etc.)

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17943

SITE IMPROVEMENT PLANS
CLUB CARWASH
SPRINGDALE, ARKANSAS

DWN. BY:	KAF
APPD. BY:	KJD
DATE:	FEB. 2023
SCALE:	1:20
PROJ. NO:	M22-8534
DRWG. NO:	C3

SITE PLAN

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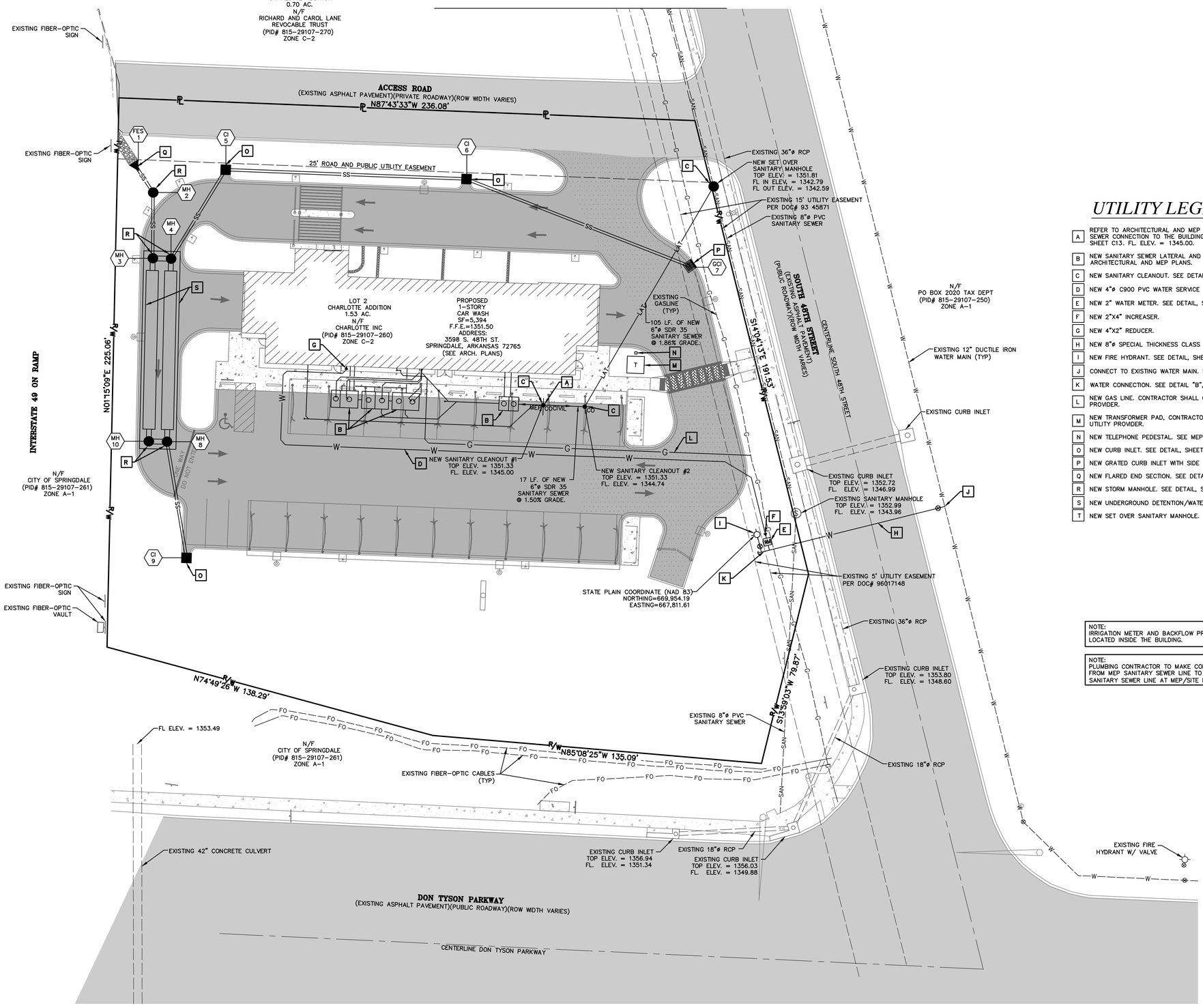
DWG NAME: J:\2022\M22-8534 - CCW 3598 S. 48th St. Springdale AR\ENGINEERING\AUTOCAD DRAWINGS\03_Construction Drawings\M22-8534_C3_SITE PLAN.dwg LAYOUT TAB: C3 SITE PLAN PLOTTED ON: Feb 22, 2023 - 9:40am PLOTTED BY: KFarrell

UTILITY PLAN



SCALE: 1"=20'
FEBRUARY 2023

UTILITY LEGEND

- A — REFER TO ARCHITECTURAL AND MEP PLANS FOR CONTINUATION OF SANITARY SEWER CONNECTION TO THE BUILDING. SEE DETAIL FOR SANITARY LATERAL ON SHEET C13. FL. ELEV. = 1345.00.
- B — NEW SANITARY SEWER LATERAL AND GREASE INTERCEPTORS. SEE ARCHITECTURAL AND MEP PLANS.
- C — NEW SANITARY CLEANOUT. SEE DETAIL, SHEET C13.
- D — NEW 4"ø C900 PVC WATER SERVICE LINE.
- E — NEW 2" WATER METER. SEE DETAIL, SHEET C14.
- F — NEW 2"X4" INCREASER.
- G — NEW 4"X2" REDUCER.
- H — NEW 8"ø SPECIAL THICKNESS CLASS 50 DUCTILE WATER MAIN.
- I — NEW FIRE HYDRANT. SEE DETAIL, SHEET C14.
- J — CONNECT TO EXISTING WATER MAIN. SEE DETAIL "A", SHEET C14.
- K — WATER CONNECTION. SEE DETAIL "B", SHEET C14.
- L — NEW GAS LINE. CONTRACTOR SHALL COORDINATE WITH MEP AND UTILITY PROVIDER.
- M — NEW TRANSFORMER PAD, CONTRACTOR SHALL COORDINATE WITH MEP AND UTILITY PROVIDER.
- N — NEW TELEPHONE PEDESTAL. SEE MEP PLANS.
- O — NEW CURB INLET. SEE DETAIL, SHEET C14.
- P — NEW GRATED CURB INLET WITH SIDE INTAKE. SEE DETAIL, SHEET C14.
- Q — NEW FLARED END SECTION. SEE DETAIL, SHEET C14.
- R — NEW STORM MANHOLE. SEE DETAIL, SHEET C14.
- S — NEW UNDERGROUND DETENTION/WATER QUALITY. SEE, DETAIL, SHEET C14.
- T — NEW SET OVER SANITARY MANHOLE. SEE DETAIL, SHEET C14.

NOTE:
IRRIGATION METER AND BACKFLOW PREVENTER LOCATED INSIDE THE BUILDING.

NOTE:
PLUMBING CONTRACTOR TO MAKE CONNECTION FROM MEP SANITARY SEWER LINE TO SITE. SANITARY SEWER LINE AT MEP/SITE POINT.

OWNER:
CHARLOTTE INC
2821 ALLIANCE PL STE 1
SPRINGDALE, ARKANSAS 72764

DEVELOPER:
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COLUMBIA, MO 65202

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• Architecture
• Site Development
• General Consulting
• Master Planning
Arkansas State Certificate of Authority Numbers: 3457

Two working days prior to the start of any excavation on this site, contractor shall verify actual location of utility location information.

All OSHA rules & regulations established for the type of construction involved in these plans shall be strictly followed (ie. Trenching, Blasting, etc.)

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SITE IMPROVEMENT PLANS
CLUB CARWASH
SPRINGDALE, ARKANSAS

DRN. BY:	APP'D. BY:
KAF	KJD

DATE: FEB. 2023
SCALE: 1:20
PROJ. NO: M22-8534
DWG. NO: C4

UTILITY PLAN

DATE: | REVISIONS: | DRN. BY: | APP'D. BY:

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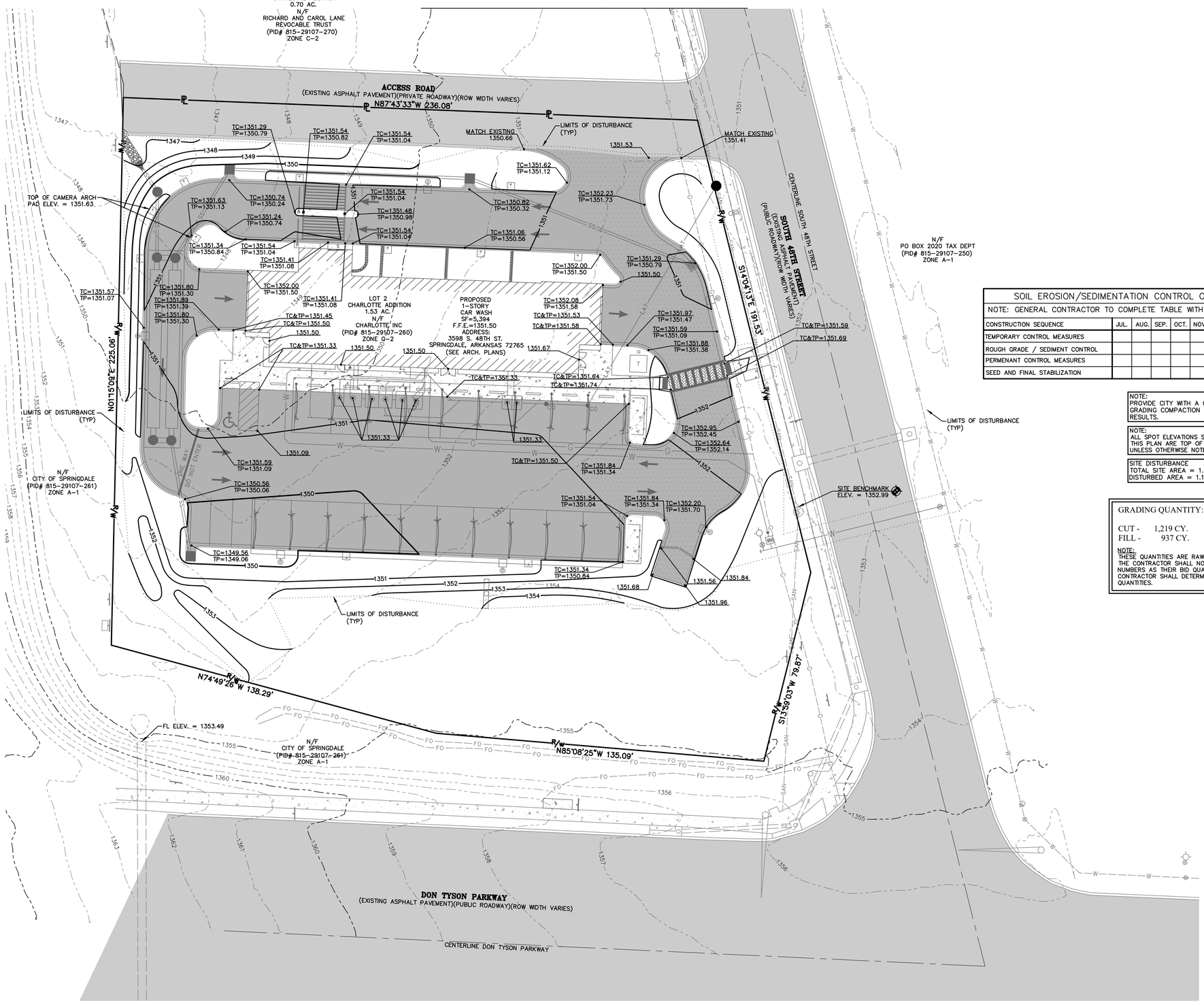
DWG NAME: z:\2022\M22-8534 - CCW 3598 S. 48th St, Springdale AR\ENGINEERING\AUTOCAD DRAWINGS\03_Construction Drawings\M22-8534_C4_UTILITY PLAN.dwg LAYOUT TAB: C4 UTILITY PLAN PLOTTED ON: Feb 22, 2023 - 9:40am PLOTTED BY: KFarrell

GRADING PLAN



SCALE: 1"=20'
FEBRUARY 2023

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE												
NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE												
CONSTRUCTION SEQUENCE	JUL.	AUG.	SEP.	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY	JUN.
TEMPORARY CONTROL MEASURES												
ROUGH GRADE / SEDIMENT CONTROL												
PERMENANT CONTROL MEASURES												
SEED AND FINAL STABILIZATION												

NOTE:
PROVIDE CITY WITH A COPY OF GRADING COMPACTION TEST RESULTS.

NOTE:
ALL SPOT ELEVATIONS SHOWN ON THIS PLAN ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.

SITE DISTURBANCE
TOTAL SITE AREA = 1.53 AC.
DISTURBED AREA = 1.13 AC.

GRADING QUANTITY:

CUT - 1,219 CY.
FILL - 937 CY.

NOTE:
THESE QUANTITIES ARE RAW NUMBERS. THE CONTRACTOR SHALL NOT USE THESE NUMBERS AS THEIR BID QUANTITIES. THE CONTRACTOR SHALL DETERMINE THEIR OWN QUANTITIES.

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2821 ALLIANCE PL STE 1
SPRINGDALE, ARKANSAS 72764

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Arkansas State Certificate of Authority Numbers: 3457

Two working days prior to the start of any excavation on this site, contractor shall contact Arkansas One Call for utility location information.

All OSHA rules & regulations established for the type of construction involved in these plans shall be strictly followed (ie. Trenching, Blasting, etc.)

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SITE IMPROVEMENT PLANS
CLUB CARWASH
SPRINGDALE, ARKANSAS

DRN. BY:	KAF
APPD. BY:	KJD
DATE:	FEB. 2023
SCALE:	1:20
PROJ. NO:	M22-8534
DWG. NO:	C5

GRADING PLAN

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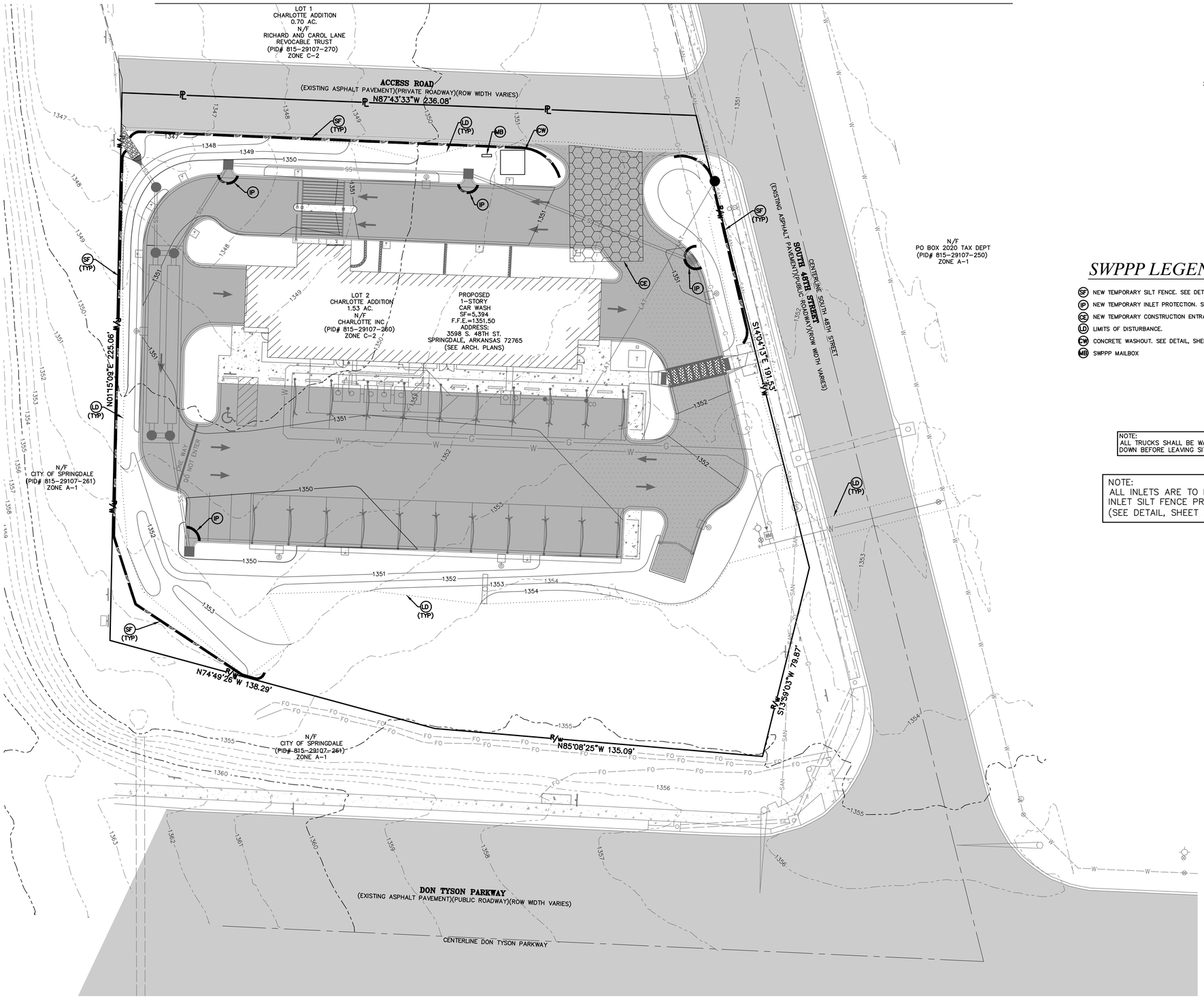
DWG NAME: J:\2022\M22-8534 - CCW 3598 S. 48th St, Springdale AR\ENGINEERING\AUTOCAD DRAWINGS\03_Construction Drawings\M22-8534_C5_GRADING PLAN.dwg LAYOUT TAB: C5 GRADING PLAN PLOTTED ON: Feb 22, 2023 - 9:40am PLOTTED BY: KFarrell

EROSION AND SEDIMENT CONTROL PLAN



20 0 10 20 40

SCALE: 1"=20'
FEBRUARY 2023

SWPPP LEGEND

- (SF) NEW TEMPORARY SILT FENCE. SEE DETAIL, SHEET C7.
- (IP) NEW TEMPORARY INLET PROTECTION. SEE DETAIL, SHEET C7.
- (CE) NEW TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL, SHEET C7.
- (LD) LIMITS OF DISTURBANCE.
- (CW) CONCRETE WASHOUT. SEE DETAIL, SHEET C7.
- (MB) SWPPP MAILBOX

NOTE:
ALL TRUCKS SHALL BE WASHED DOWN BEFORE LEAVING SITE.

NOTE:
ALL INLETS ARE TO RECEIVE INLET SILT FENCE PROTECTION (SEE DETAIL, SHEET C7)

OWNER:	DEVELOPER:
CHARLOTTE INC 2821 ALLIANCE PL STE 1 SPRINGDALE, ARKANSAS 72764	CLUB CARWASH OPERATING, LLC 1591 E. PRATHERSVILLE RD. COLUMBIA, MO 65202

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Arkansas State Certificate of Authority Numbers: 3457

Two working days prior to the start of any excavation on this site, contractor shall call Arkansas 811 for utility location information.

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SITE IMPROVEMENT PLANS
CLUB CARWASH
SPRINGDALE, ARKANSAS

EROSION AND SEDIMENT CONTROL PLAN

DATE:	REVISION:	DWN. BY:	APP'D. BY:

DWN. BY: KAF
APP'D. BY: KJD
DATE: FEB. 2023
SCALE: 1:20
PROJ. NO.: M22-8534
DWG. NO.: C6

DWG NAME: J:\2022\M22-8534 - CCW 3598 S. 48th St, Springdale AR\ENGINEERING\AUTOCAD DRAWINGS\03_Construction Drawings\M22-8534_C6_EROSION AND SEDIMENT CONTROL PLAN.dwg LAYOUT TAB: C6 EROSION AND SEDIMENT CONTROL PLAN PLOTTED ON: Feb 22, 2023 - 9:41am PLOTTED BY: KFarrell

S.W.P.P.P. GENERAL NOTES AND DETAILS

GENERAL EROSION NOTES:

1. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF ARKANSAS NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
2. 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.
3. 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.
4. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS.
5. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
6. 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.
7. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
8. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOATATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
9. 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.
10. 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.
11. THE LOCAL AGENCY(IES) MUST BE NOTIFIED AT LEAST FORTY-EIGHT HOURS PRIOR TO THE COMMENCEMENT OF ANY GRADING OPERATIONS.
12. NO GRADED AREA IS TO REMAIN WITHOUT VEGETATIVE GROUND COVER FOR MORE THAN THIRTY (30) DAYS WITHOUT BEING SEEDED AND MULCHED OR SODDED.
13. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 14 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
14. 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.
15. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
16. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
17. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
18. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES) TO PREVENT EROSION.
19. 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.
20. THE CONTRACTOR SHALL FIELD INVESTIGATE THE ENTIRE SITE PRIOR TO HIS BID SUBMITTAL NOTING THE EXISTING VEGETATION AND TREES AND INCLUDING THE REMOVAL AND DISPOSAL IN HIS BID.
21. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF 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 CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. LOCATION, RELOCATION AND CONNECTION OF THE UTILITIES SHALL BE COORDINATED WITH THE UTILITY COMPANIES.
22. UNDERGROUND STRUCTURES, FACILITIES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN.
23. FLOOD ZONE: THIS SITE FALLS WITHIN UNSHADED "ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM, FLOOD INSURANCE RATE MAPS, FOR WASHINGTON COUNTY, ARKANSAS AND INCORPORATED AREAS, MAP NUMBER 05143C0070F, EFFECTIVE DATE OF MAY 16, 2008. FLOOD ZONES ARE DETERMINED BY SCALING.
24. THE BOUNDARY INFORMATION AND CONTOURS AS SHOWN IS FROM A TOPOGRAPHIC SURVEY PERFORMED BY SATTERFIELD LAND SURVEYORS P.A..
25. TEMPORARY SILTATION CONTROL STRUCTURES SHALL BE MAINTAINED UNTIL A VEGETATIVE COVER OF AREA DISTURBED IS ESTABLISHED AT A SUFFICIENT DENSITY TO PROVIDE EROSION CONTROL ON THE SITE, AS DETERMINED BY THE CITY ENGINEER.
26. WHERE NATURAL VEGETATION IS REMOVED DURING GRADING, VEGETATION SHALL BE REESTABLISHED VEGETATIVE COVER OF AREA DISTURBED AS TO PREVENT EROSION. PERMANENT TYPE GRASSES SHALL BE ESTABLISHED AS SOON AS POSSIBLE OR DURING THE NEXT SEEDING PERIOD AFTER GRADING HAS BEEN COMPLETED.
27. WHEN GRADING OPERATIONS ARE COMPLETED OR SUSPENDED FOR MORE THAN THIRTY (30) DAYS, PERMANENT GRASS MUST BE ESTABLISHED TO VEGETATIVE COVER TO PROVIDE EROSION CONTROL ON THE SITE. BETWEEN PERMANENT GRASS SEEDING PERIODS, TEMPORARY COVER SHALL BE PROVIDED ACCORDING TO THE CITY ENGINEER'S RECOMMENDATIONS. ALL FINISHED GRADES (AREAS NOT TO BE DISTURBED BY FUTURE IMPROVEMENTS) IN TWENTY (20) PERCENT SLOPES (5 HORIZONTAL TO 1 VERTICAL) SHALL BE MULCHED.
28. ALL EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSPECTED FOLLOWING EACH RAINSTORM CAUSING SIGNIFICANT RUNOFF, OR BEING OF SUFFICIENT INTENSITY OR DURATION AS TO STOP CONSTRUCTION OR GRADING PROGRESS. THE SEDIMENT CONTROL FACILITIES SHALL BE CLEANED OF SEDIMENT, REPAIRED IF DAMAGED AND RESTORED TO SERVICEABLE CONDITIONS IF:
    1. EROSION SEDIMENT HAS ACCUMULATED IN SILT DEVICES,
    2. SEDIMENT EROSION CONTROL DEVICES HAVE BEEN DAMAGED,
    3. OBVIOUS GULLIES OR SEDIMENT DEPOSITS HAVE BEEN FORMED ON THE DOWNSTREAM SIDE OF CONTROL DEVICES, OR
    4. SEDIMENT HAS BEEN CARRIED BEYOND THE WORKING SITE.
29. THE DEVELOPER MUST SUPPLY CITY CONSTRUCTION INSPECTORS WITH ALL COPIES OF INTERIM SOIL TESTING REPORTS.
30. ALL FILLED PLACES UNDER PROPOSED STORM AND SANITARY SEWER, PROPOSED ROADS, AND/OR PAVED OR FUTURE PAVED AREAS SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD COMPACTION TEST. ALL FILL PLACED IN PROPOSED ROADS SHALL BE COMPACTED FROM THE BOTTOM OF THE FILL UP. ALL TESTS SHALL BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACK FILLING OPERATIONS.
31. AREA SHALL BE TEMPORARILY RESEEDED AT A RATE OF 6-8 LBS. OF RYE GRASS PER 1000 SQ. FT. FERTILIZER SHALL BE APPLIED AT A RATE OF 50 LBS. PER 10,000 SQ. FT.

EROSION CONTROL NOTES:

1. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE FROM BUILDINGS FOR ALL NATURAL & PAVED AREAS.
2. ALL UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL. CONTRACTOR TO SEED, MULCH, AND FERTILIZE ALL AREAS OUTSIDE OF PAVED AREAS THAT WERE DISTURBED DURING CONSTRUCTION UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
3. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
4. SHOULD CONSTRUCTION STOP FOR LONGER THAN 15 DAYS, THE SITE SHALL BE SEEDED AS SPECIFIED BY TEMPORARY SEEDING MIX.
5. MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN AND AT LEAST ONCE A WEEK.
6. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE.
7. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
8. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTION.
9. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES.
10. CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
11. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
12. EFFORTS WILL BE MADE TO DIRECT DRAINAGE TO EXISTING DISCHARGE POINTS.
13. ALL STORM WATER RUNOFF SHALL MEET LOCAL AGENCY(IES) STANDARDS.
14. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO KEEP ALL MUD AND SILT ON SITE AND OFF OF STREETS.
15. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING STORM WATER RUN-OFF AND SILTATION UNDER CONTROL DURING CONSTRUCTION.
16. CONTRACTOR SHALL MAINTAIN THE SITE IN A WELL-DRAINED MANNER IN ORDER TO ASSUME THE SHORTEST POSSIBLE DRYING TIME AFTER EACH RAINFALL. THIS WILL MEAN THAT PUMPING OF STANDING WATER IN LOW AREAS ON THE SITE WILL MOST LIKELY BE REQUIRED DURING 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 AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND AFTER A 0.5" RAINFALL EVENT, AND CLEANED 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.
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. 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%.
6. ALL CURB AND AREA INLETS SHALL HAVE INLET PROTECTION SUFFICIENT TO PREVENT TRANSPORTED SOIL FROM BEING DEPOSITED IN THE FORM OF SILT IN THE STORM DRAINAGE SYSTEMS ON-SITE OR OFF-SITE.
7. ALL FINISHED GRADES THAT EXCEED 20% (5 HORIZONTAL TO 1 VERTICAL) SHALL BE MULCHED.

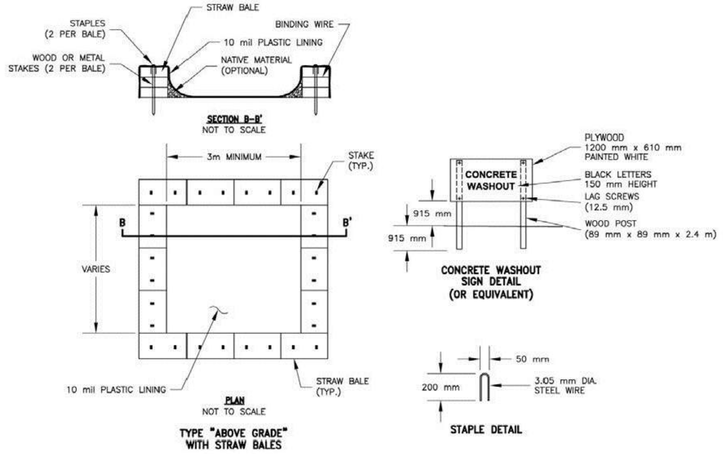
SEQUENCE OF CONSTRUCTION

INSTALL EROSION CONTROL ITEMS.

1. INSTALL TEMPORARY CONTROL MEASURES
2. PERFORM GRADING ACTIVITIES.
3. TEMPORARY SEED DENUDED AREAS.
4. PAVE SITE.
5. FINAL SEEDING/SOD.
6. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED).

OWNER:
CHARLOTTE INC
2821 ALLIANCE PL STE 1
SPRINGDALE, ARKANSAS 72764

DEVELOPER:
CLUB CARWASH OPERATING, LLC
1591 E. PRATHERSVILLE RD.
COLUMBIA, MO 65202

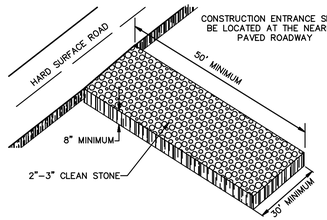


NOTES:

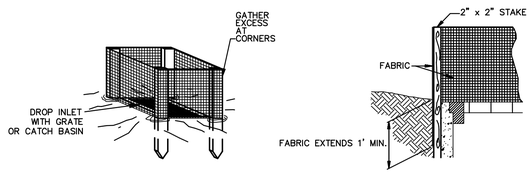
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN (SEE FIG. 4-15) SHALL BE INSTALLED WITHIN 10 m OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

CALTRANS/FIG4-14.DWG SAC 8-14-02

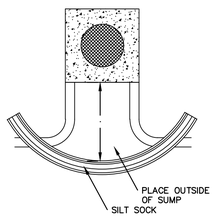
Figure 4.1.7b – Concrete Washout Area



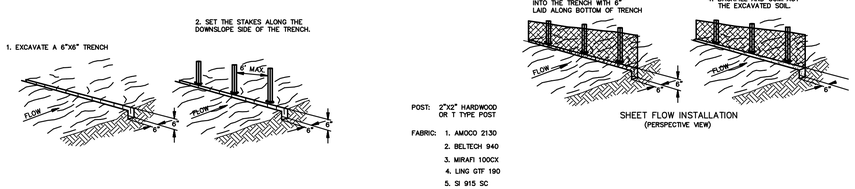
TEMPORARY CONSTRUCTION ENTRANCE
NO SCALE



TEMPORARY SILT FENCE INLET PROTECTION
NO SCALE



TEMPORARY CURB INLET SILT SOCK PROTECTION
NO SCALE



POST: 2"X2" HARDWOOD OR T TYPE POST

FABRIC:
1. AMOCO 2130
2. BELTECH 940
3. MIRAFI 100CX
4. LING GTF 190
5. SI 915 SC

NOTE: INSTALL IN ACCORDANCE WITH SILT FENCE DETAIL EXCEPT AS NOTED ABOVE.

TEMPORARY SEDIMENTATION/SILT FENCE WITHOUT WIRE SUPPORT
NO SCALE

North Office
1501 Lake Road
Wentzville, Missouri 63385
636-332-4574 (tel.)
636-327-0760 (fax)
wentmail@cochraneng.com
• Civil Engineering
• Land Surveying
• Architecture
• Site Development
• General Consulting
• Master Planning

Arkansas State Certificate of Authority Numbers: 3457

Two working days prior to the start of any excavation on this site, contractor shall call Arkansas One Call for utility location information.

All OSHA rules & regulations established for the type of construction involved in these plans shall be strictly followed (ie. Trenching, Blasting, etc.)

PRELIMINARY PRINT NOT FOR CONSTRUCTION FOR REVIEW ONLY

KURTIS J. DANIELS
17943

SITE IMPROVEMENT PLANS
CLUB CARWASH
SPRINGDALE, ARKANSAS

SWPPP GENERAL NOTES AND DETAILS

DATE:	REVISIONS:	DWN. BY:	APP'D. BY:
		KAF	KJD

DATE: FEB. 2023
SCALE: NO SCALE
PROJ. NO: M22-8534
DWG. NO: C7

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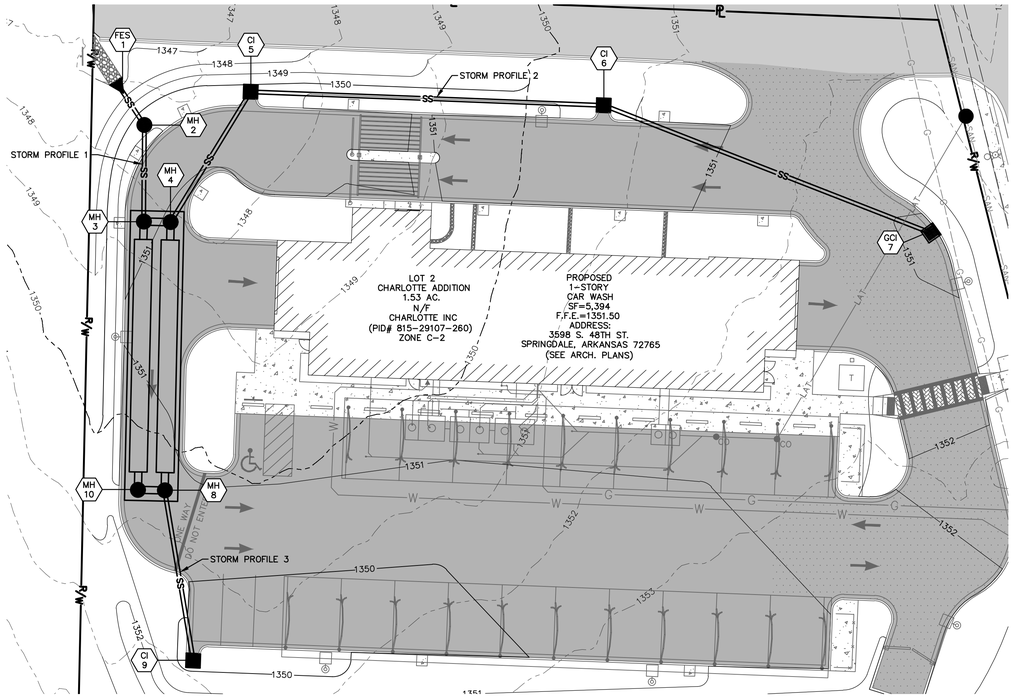
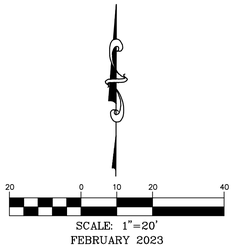
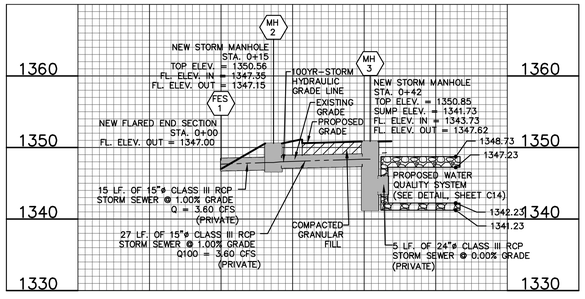
DWG NAME: J:\2022\M22-8534 - CCW 3598 S. 48th St, Springdale AR\ENGINEERING\AUTOCAD DRAWINGS\03_Construction Drawings\M22-8534_C7_SWPPP GENERAL NOTES AND DETAILS.dwg LAYOUT TAB: C7 SWPPP GENERAL NOTES AND DETAILS PLOTTED ON: Feb 22, 2023 - 9:41am PLOTTED BY: KFarrell

STORM SEWER PLAN AND PROFILE

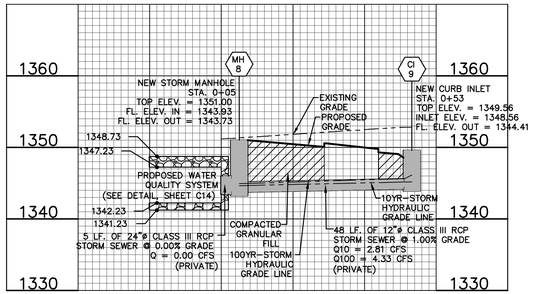


PLAN VIEW 1, 2, & 3

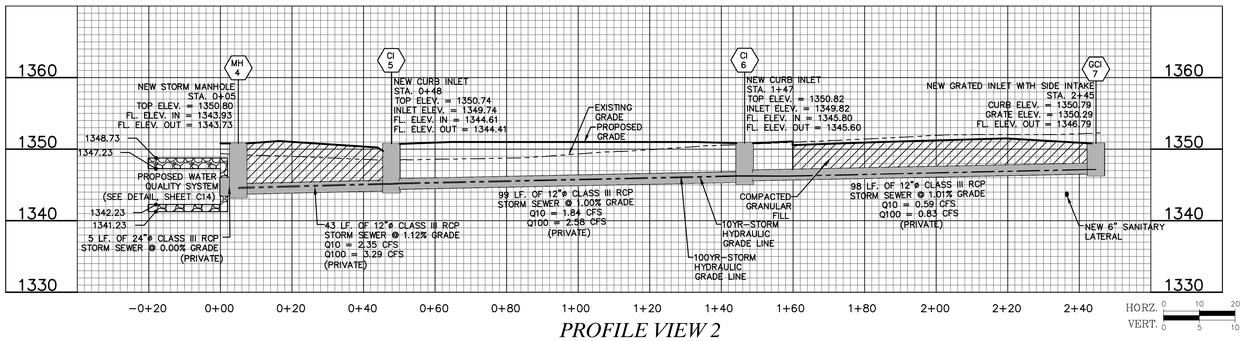




PROFILE VIEW 1



PROFILE VIEW 3



PROFILE VIEW 2

OWNER:	*DEVELOPER:*
CHARLOTTE INC 2821 ALLIANCE PL STE 1 SPRINGDALE, ARKANSAS 72764	CLUB CARWASH OPERATING, LLC 1591 E. PRATHERSVILLE RD. COLUMBIA, MO 65202

636-332-4574 (tel.)
636-327-0760 (fax)
westmail@cochraneng.com
North Office
1st Flat Street
Wentzville, Missouri 63385
COCHRAN
• Civil Engineering
• Land Surveying
• Architecture
• Site Development
• General Consulting
• Master Planning
Arkansas State Certificate of Authority Numbers: 3457

Two working days prior to the start of any excavation on this site, contractor shall contact Arkansas One Call utility location information.

All OSHA rules & regulations established for the type of excavation(s) detailed in these plans shall be strictly followed (ie. Trenching, Blasting, etc.)

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SITE IMPROVEMENT PLANS
CLUB CARWASH
SPRINGDALE, ARKANSAS

STORM SEWER PLAN AND PROFILE

DATE:	REVISION:	DRN. BY:	APPD. BY:

DRN. BY:	APPD. BY:
KAF	KJD

DATE: FEB. 2023
HOR. SCALE: 1:20
VERT. SCALE: 1:10
PROJ. NO.: M22-8534
DWG. NO.: C8

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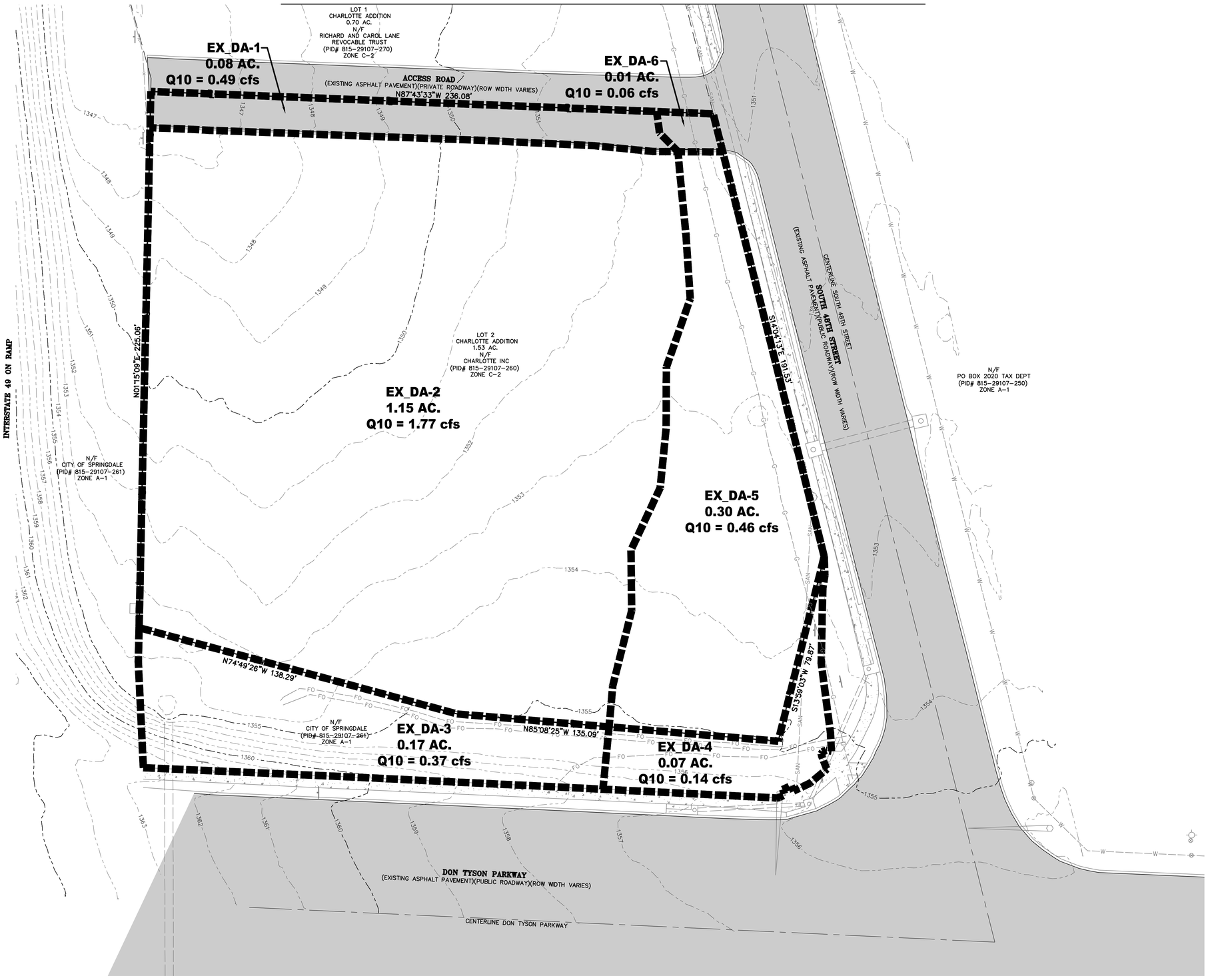
DWG NAME: J:\2022\M22-8534 - CCW 3598 S. 48th St, Springdale AR\ENGINEERING\AUTOCAD DRAWINGS\03_Construction Drawings\M22-8534_C8_STORM SEWER PLAN AND PROFILE.dwg LAYOUT TAB: C8 PLOTTED ON: Feb 22, 2023 - 9:41am PLOTTED BY: KFarrell

EXISTING DRAINAGE AREA MAP



20 0 10 20 40

SCALE: 1"=20'
FEBRUARY 2023

OWNER:	*DEVELOPER*:
CHARLOTTE INC 2821 ALLIANCE PL STE 1 SPRINGDALE, ARKANSAS 72764	CLUB CARWASH OPERATING, LLC 1591 E. PRATHERSVILLE RD. COLUMBIA, MO 65202

OCHRAN
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1848 East Main Street
Wentzville, Missouri 63385
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636-327-0760 (fax)
wentmail@ochraneng.com
• Civil Engineering
• Land Surveying
• Architecture
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• General Consulting
• Master Planning
Arkansas State Certificate of Authority Numbers: 3457

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SITE IMPROVEMENT PLANS
CLUB CARWASH
SPRINGDALE, ARKANSAS

EXISTING DRAINAGE AREA MAP

DATE:	REVISION:	DWN. BY:	APPD. BY:

DRWN. BY:	APPD. BY:
KAF	KJD

DATE: FEB. 2023
SCALE: 1:20
PROJ. NO: M22-8534
DWG. NO: C9

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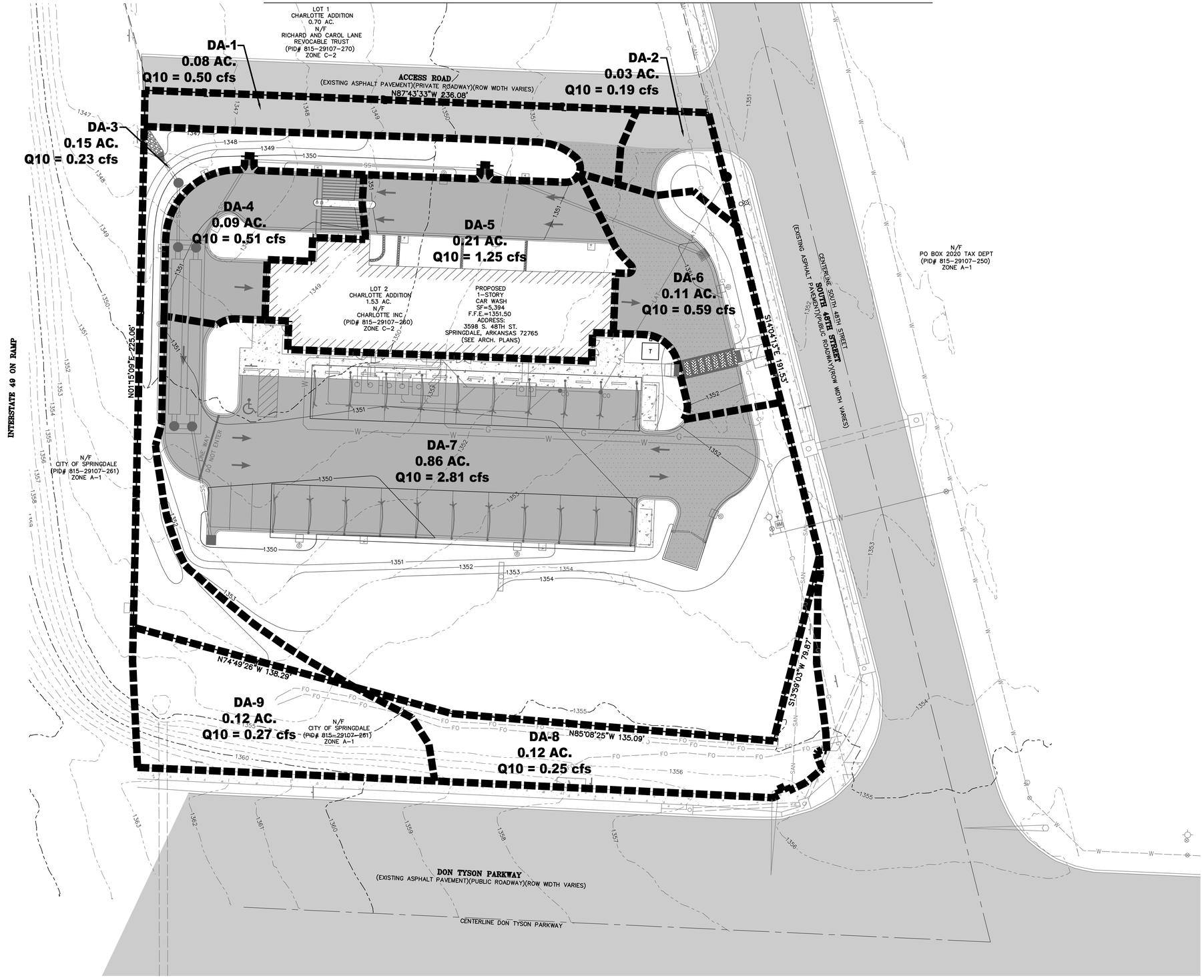
DWG NAME: J:\2022\M22-8534 - CCW 3598 S. 48th St, Springdale AR\ENGINEERING\AUTOCAD DRAWINGS\03_Construction Drawings\M22-8534_C9_EXISTING DRAINAGE AREA MAP.dwg LAYOUT TAB: C9 EXISTING DRAINAGE AREA MAP PLOTTED ON: Feb 22, 2023 - 9:41am PLOTTED BY: KFarrell

PROPOSED DRAINAGE AREA MAP



20 0 10 20 40

SCALE: 1"=20'
FEBRUARY 2023

North Office
6 East Main Street
Wentzville, Missouri 63385
636-332-4574 (tel.)
636-327-0760 (fax)
wentmail@cochraneng.com

- Civil Engineering
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All OSHA rules & regulations established for the type of construction involved in these plans shall be strictly followed (ie. Trenching, Blasting, etc.)

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SITE IMPROVEMENT PLANS
CLUB CARWASH
SPRINGDALE, ARKANSAS

PROPOSED DRAINAGE AREA MAP

DRN. BY:	APPD. BY:
KAF	KJD

DATE: FEB. 2023
SCALE: 1:20
PROJ. NO.: M22-8534
DWG. NO.: C10

DATE:	REVISIONS:	DRN. BY:	APPD. BY:

OWNER:
CHARLOTTE INC
2821 ALLIANCE PL STE 1
SPRINGDALE, ARKANSAS 72764

DEVELOPER:
CLUB CARWASH OPERATING, LLC
1591 E. PRATHERSVILLE RD.
COLUMBIA, MO 65202

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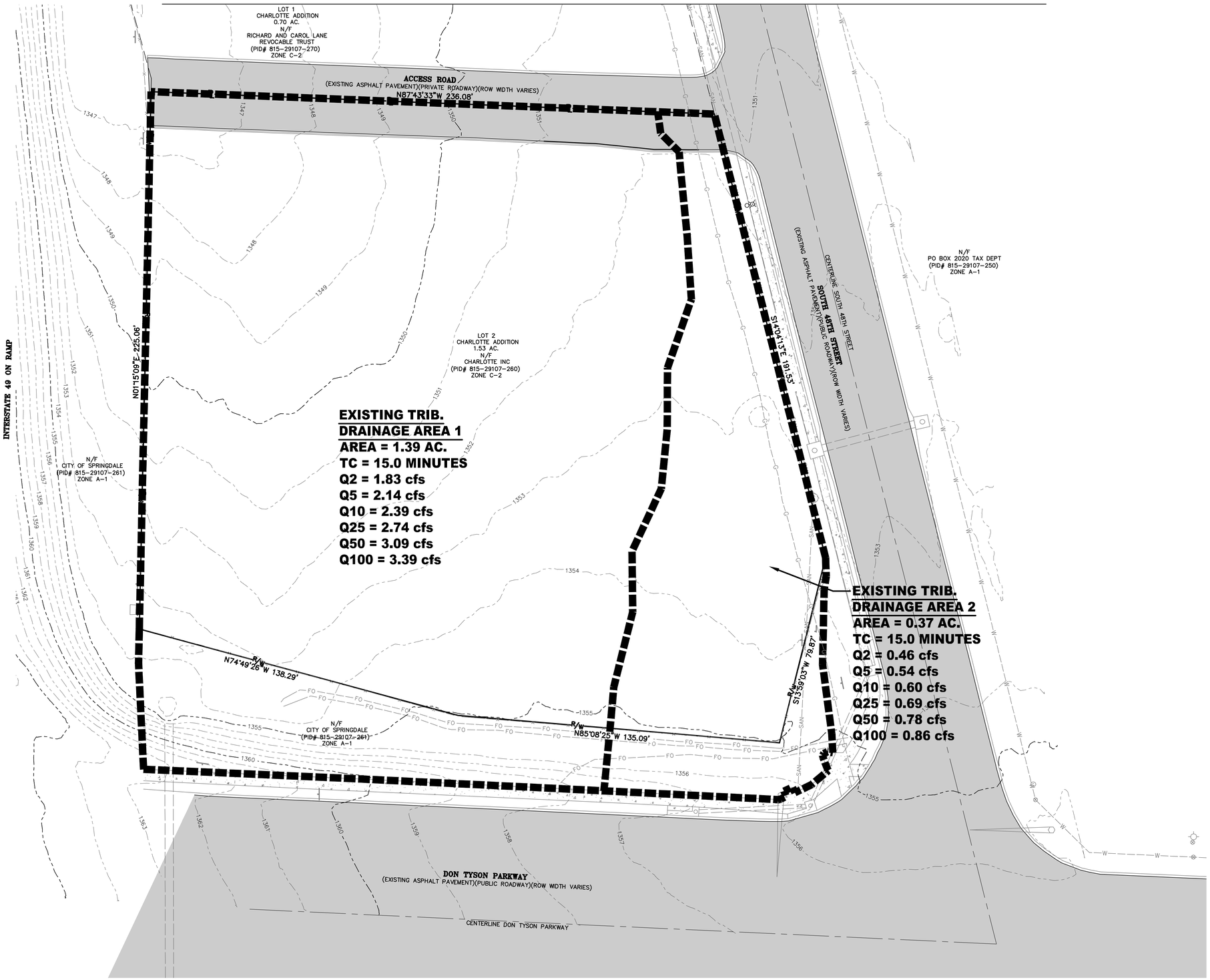
DWG NAME: J:\2022\M22-8534 - CCW 3598 S. 48th St, Springdale AR\ENGINEERING\AUTOCAD DRAWINGS\03_Construction Drawings\M22-8534_C10_PROPOSED DRAINAGE AREA MAP.dwg LAYOUT TAB: C10 PROPOSED DRAINAGE AREA MAP PLOTTED ON: Feb 22, 2023 - 9:41am PLOTTED BY: KFarrell

EXISTING TRIBUTARY DRAINAGE AREA MAP



20 0 10 20 40

SCALE: 1"=20'
FEBRUARY 2023

North Office
1591 E. Main Street
Wentzville, Missouri 63385
636-332-4574 (tel.)
636-327-0760 (fax)
wentmail@cochraneng.com

- Civil Engineering
- Land Surveying
- Architecture
- Site Development
- General Consulting
- Master Planning

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Arkansas State Certificate of Authority Numbers: 3457

Two working days prior to the start of any excavation on this site, contractor shall call Arkansas One Call for utility location information.

All OSHA rules & regulations established for the type of excavation needed to have plans shall be strictly followed (ie. Trenching, Blasting, etc.)

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17943

SITE IMPROVEMENT PLANS
CLUB CARWASH
SPRINGDALE, ARKANSAS

EXISTING TRIBUTARY DRAINAGE AREA MAP

DRN. BY:	APPD. BY:
KAF	KJD

DATE: FEB. 2023
SCALE: 1:20
PROJ. NO: M22-8534
DRWG. NO: C11

OWNER:
CHARLOTTE INC
2821 ALLIANCE PL STE 1
SPRINGDALE, ARKANSAS 72764

DEVELOPER:
CLUB CARWASH OPERATING, LLC
1591 E. PRATHERSVILLE RD.
COLUMBIA, MO 65202

Arkansas 811 We connect you to the right people.

DWG NAME: J:\2022\M22-8534 - CCW 3598 S. 48th St, Springdale AR\ENGINEERING\AUTOCAD DRAWINGS\03_Construction Drawings\M22-8534_C11_EXISTING TRIBUTARY DRAINAGE AREA MAP.dwg LAYOUT TAB: C11 EXISTING TRIBUTARY DRAINAGE AREA MAP PLOTTED ON: Feb 22, 2023 - 9:41am PLOTTED BY: KFarrell

PROPOSED TRIBUTARY DRAINAGE AREA MAP

PROPOSED TRIB. DRAINAGE AREA 2
AREA = 0.35 AC.
TC = 5.0 MINUTES
Q2 = 0.84 cfs
Q5 = 0.98 cfs
Q10 = 1.08 cfs
Q25 = 1.25 cfs
Q50 = 1.39 cfs
Q100 = 1.53 cfs

PROPOSED TRIB. DRAINAGE AREA 3
AREA = 0.03 AC.
TC = 5.0 MINUTES
Q2 = 0.13 cfs
Q5 = 0.15 cfs
Q10 = 0.17 cfs
Q25 = 0.19 cfs
Q50 = 0.22 cfs
Q100 = 0.24 cfs

PROPOSED TRIB. DRAINAGE AREA 1
AREA = 1.38 AC.
TC = 8.0 MINUTES
Q2 = 2.30 cfs
Q5 = 2.62 cfs
Q10 = 2.91 cfs
Q25 = 2.97 cfs
Q50 = 3.30 cfs
Q100 = 3.61 cfs

LOT 1
CHARLOTTE ADDITION
0.70 AC.
N/F
RICHARD AND CAROL LANE
REVOCABLE TRUST
(PID# 815-29107-270)
ZONE C-2

ACCESS ROAD
(EXISTING ASPHALT PAVEMENT)(PRIVATE ROADWAY)(ROW WIDTH VARIES)
N87°43'33"W 236.08'

LOT 2
CHARLOTTE ADDITION
1.53 AC.
N/F
CHARLOTTE INC
(PID# 815-29107-260)
ZONE C-2

PROPOSED
1-STORY
CAR WASH
SF=5,394
F.F.E.=1351.50
ADDRESS:
3598 S. 48TH ST.
SPRINGDALE, ARKANSAS 72765
(SEE ARCH. PLANS)

ONE WAY
DO NOT ENTER

N0°15'09"E 225.06'

INTERSTATE 49 ON RAMP

N/F
CITY OF SPRINGDALE
(PID# 815-29107-261)
ZONE A-1

N/F
PO BOX 2020 TAX DEPT
(PID# 815-29107-250)
ZONE A-1

CENTERLINE SOUTH 48TH STREET
SOUTH 48TH STREET
(EXISTING ASPHALT PAVEMENT)(PUBLIC ROADWAY)(ROW WIDTH VARIES)
S14°04'13"E 191.53'

R/W
N74°49'26"W 138.29'

R/W
N85°08'25"W 135.09'

R/W
S13°59'03"W 79.87'

N/F
CITY OF SPRINGDALE
(PID# 815-29107-261)
ZONE A-1

DON TYSON PARKWAY
(EXISTING ASPHALT PAVEMENT)(PUBLIC ROADWAY)(ROW WIDTH VARIES)
CENTERLINE DON TYSON PARKWAY

SCALE: 1"=20'
FEBRUARY 2023

OWNER:	*DEVELOPER*:
CHARLOTTE INC 2821 ALLIANCE PL STE 1 SPRINGDALE, ARKANSAS 72764	CLUB CARWASH OPERATING, LLC 1591 E. PRATHERSVILLE RD. COLUMBIA, MO 65202

North Office
Lee's Summit, Missouri
Wentzville, Missouri 63385
636-332-4574 (tel.)
636-327-0760 (fax)
wentmail@ochraneng.com
OCHRAN
• Civil Engineering
• Land Surveying
• Architecture
• Site Development
• General Consulting
• Master Planning
Arkansas State Certificate of Authority Numbers: 3457

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KURTIS J. DANIELS
17943

SITE IMPROVEMENT PLANS
CLUB CARWASH
SPRINGDALE, ARKANSAS

PROPOSED TRIBUTARY DRAINAGE AREA MAP

DATE:	REVISIONS:	DRN. BY:	APP'D. BY:

DRN. BY:	APP'D. BY:
KAF	KJD

DATE: FEB. 2023
SCALE: 1:20
PROJ. NO.: M22-8534
DWG. NO.: C12

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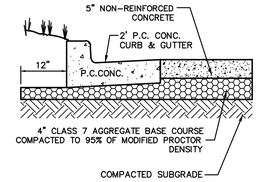
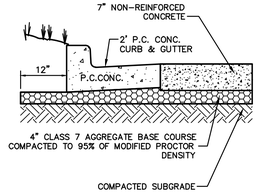
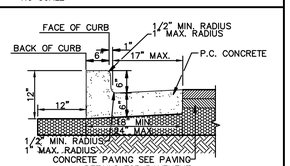
DWG NAME: J:\2022\M22-8534 - CCW 3598 S. 48th St, Springdale AR\ENGINEERING\AUTOCAD DRAWINGS\03_Construction Drawings\M22-8534_C12_PROPOSED TRIBUTARY DRAINAGE AREA MAP.dwg LAYOUT TAB: C12 PROPOSED TRIBUTARY DRAINAGE AREA MAP PLOTTED ON: Feb 22, 2023 - 9:41am PLOTTED BY: KFarrell



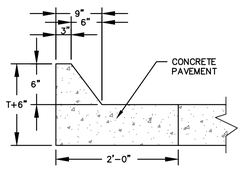
STANDARD DUTY CONCRETE PAVING
NO SCALE



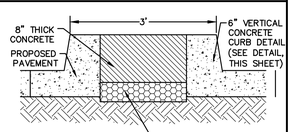
HEAVY DUTY CONCRETE PAVING
NO SCALE



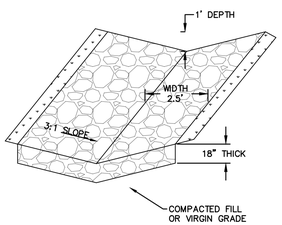
TYPE "A" CONCRETE CURB AND GUTTER
NO SCALE



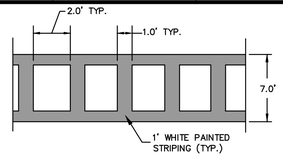
MOUNTABLE CURB DETAIL
NO SCALE



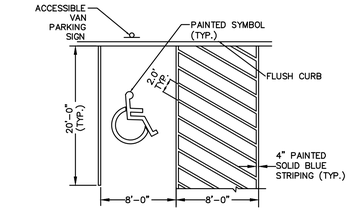
CONCRETE ISLAND DETAIL
NO SCALE



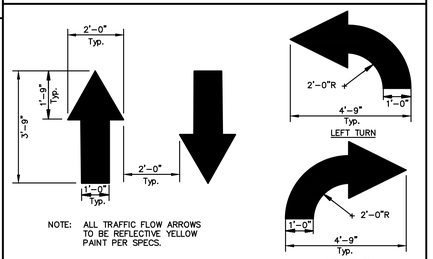
RIP RAP SWALE
NO SCALE



CROSSWALK DETAIL
NO SCALE

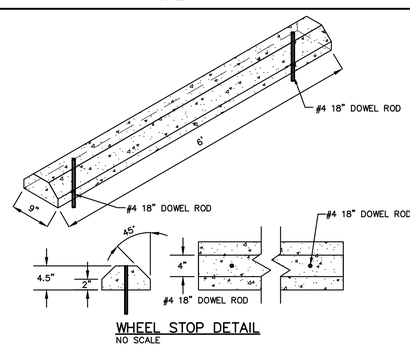


ACCESSIBLE STRIPING DETAIL
NO SCALE

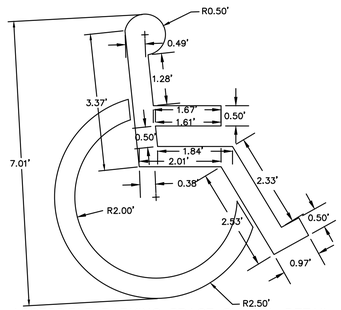


NOTE: ALL TRAFFIC FLOW ARROWS TO BE REFLECTIVE YELLOW PAINT PER SPECS.

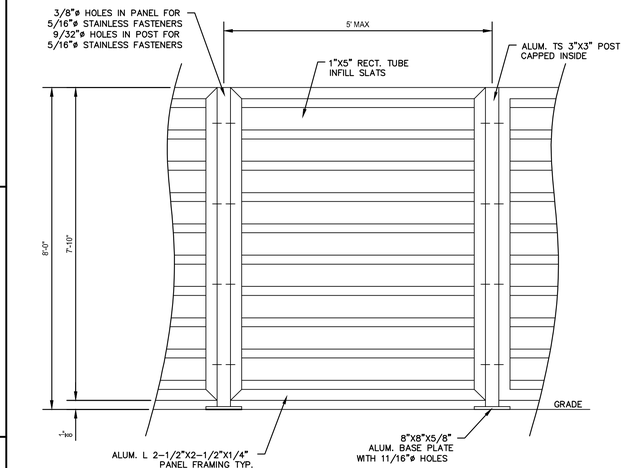
TRAFFIC FLOW ARROW
NO SCALE



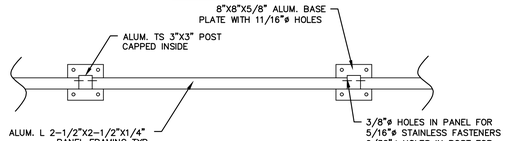
WHEEL STOP DETAIL
NO SCALE



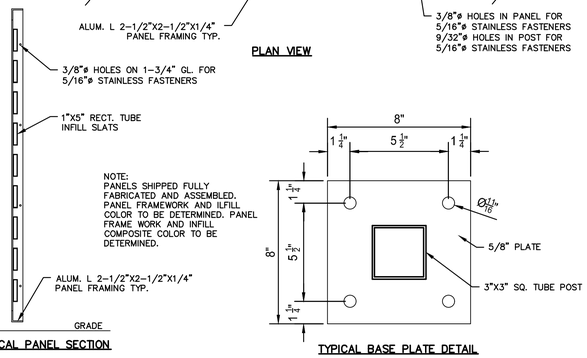
ACCESSIBLE PARKING SPACE SYMBOL DETAIL
NO SCALE



TYPICAL PANEL/POST



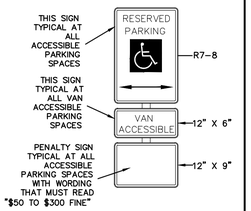
PLAN VIEW



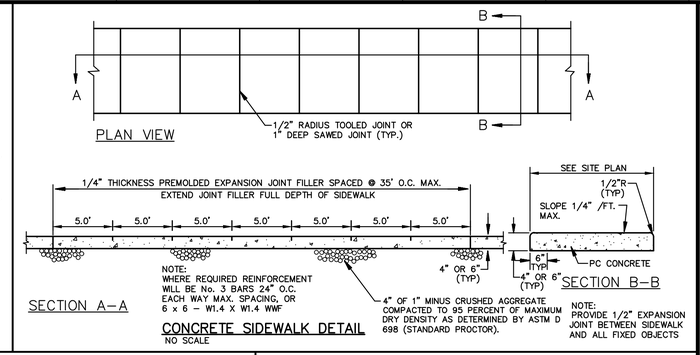
TYPICAL PANEL SECTION

TYPICAL BASE PLATE DETAIL

TYPICAL METAL TURBINE SCREENING DETAIL
NO SCALE

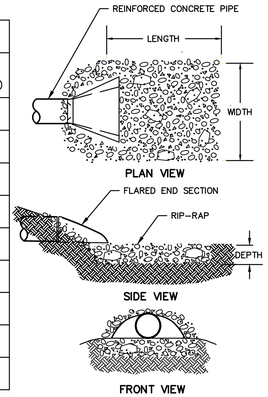


ACCESSIBLE PARKING SIGN
NO SCALE

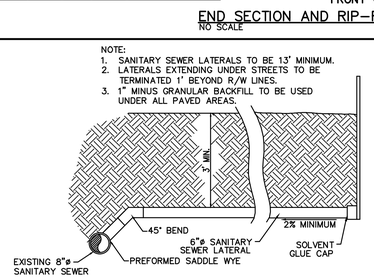


CONCRETE SIDEWALK DETAIL
NO SCALE

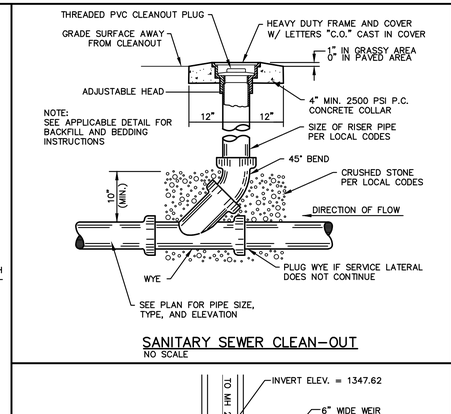
RIP-RAP SCHEDULE (MINIMUMS)				
PIPE DIA. (IN.)	DEPTH (IN.)	WIDTH (FT.)	LENGTH (FT.)	MIN. TO MAX. SIZE RIP-RAP (IN.)
12	12	4	10	4-12
15	12	4	11	4-12
18	12	4	12	6-12
21	12	5	13	6-12
24	18	6	14	6-12
30	18	7	16	6-12
36	18	12	20	6-12
48	24	20	20	6-18
60	24	25	25	6-18



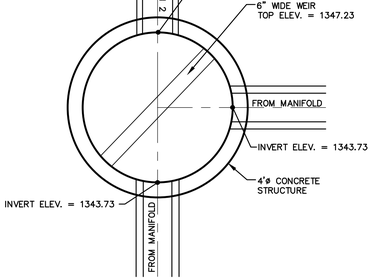
END SECTION AND RIP-RAP DETAIL
NO SCALE



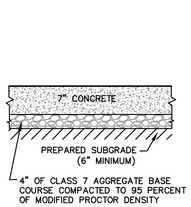
SANITARY SEWER LATERAL DETAIL
NO SCALE

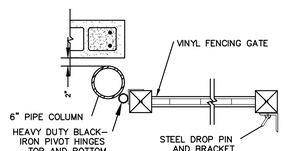


SANITARY SEWER CLEAN-OUT
NO SCALE



MANHOLE 3 DETAIL
NO SCALE

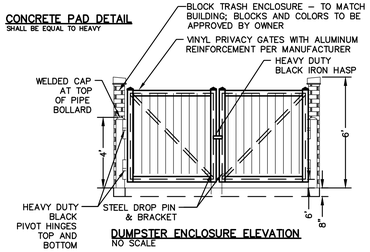




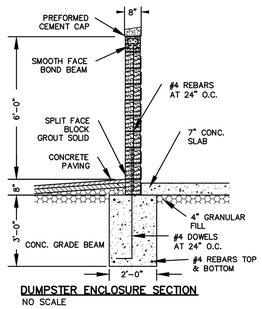
GATE DETAIL
NO SCALE

NOTE:
DETAIL SHOWN FOR REFERENCE PURPOSES ONLY, SEE ARCHITECTURAL PLANS.

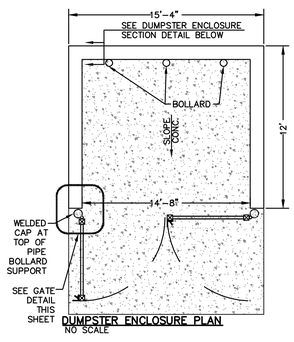
CONCRETE PAD DETAIL
SHALL BE EQUAL TO HEAVY



DUMPSTER ENCLOSURE ELEVATION
NO SCALE

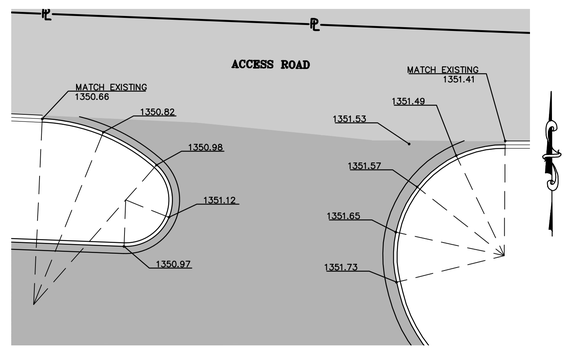


DUMPSTER ENCLOSURE SECTION
NO SCALE



DUMPSTER ENCLOSURE PLAN
NO SCALE

DUMPSTER ENCLOSURE DETAIL
NO SCALE



NOTE:
SPOT ELEVATIONS ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.

ENTRANCE
SCALE: 1" = 10'

OWNER:	*DEVELOPER:*
CHARLOTTE INC 2821 ALLIANCE PL STE 1 SPRINGDALE, ARKANSAS 72764	CLUB CARWASH OPERATING, LLC 1591 E. PRATHERSVILLE RD. COLUMBIA, MO 65202

North Office
1302 Main Street
Wentzville, Missouri 63385
636-332-4574 (tel.)
636-327-0760 (fax)
wentmail@cochranengineering.com
• Civil Engineering
• Land Surveying
• Architecture
• Site Development
• General Consulting
• Master Planning
Arkansas State Certificate of Authority Numbers: 3457

Two working days prior to the start of any excavation on this site, contractor shall contact Arkansas One Call utility location information.

All OSHA rules & regulations established for the type of construction involved on these plans shall be strictly followed (ie. Trenching, Blasting, etc.)

PRELIMINARY PRINT NOT FOR CONSTRUCTION FOR REVIEW ONLY

KURTIS J. DANIELS
17943

SITE IMPROVEMENT PLANS
CLUB CARWASH
SPRINGDALE, ARKANSAS

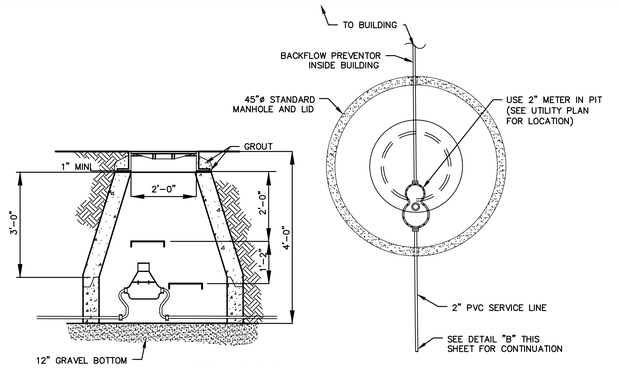
DRWN. BY:	APPD. BY:
KAF	KJD

DATE: FEB. 2023
SCALE: NO SCALE
PROJ. NO.: M22-8534
DRWG. NO.: C13

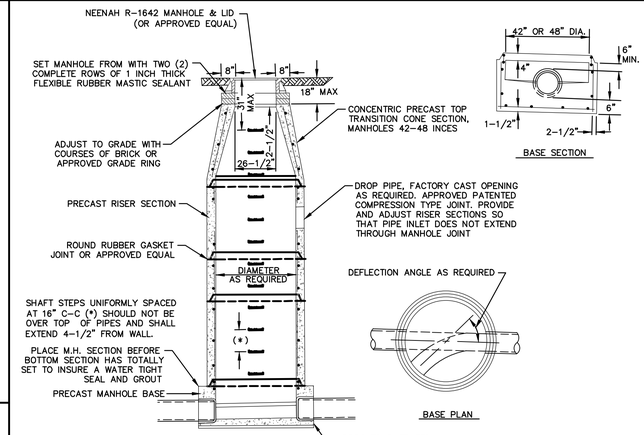
DETAILS

Arkansas 811 We connect you to the right people.

DWG NAME: J:\2022\M22-8534 - CCW 3598 S. 48th St, Springdale AR\ENGINEERING\AUTOCAD DRAWINGS\03_Construction Drawings\M22-8534_C13_DETAILS.dwg LAYOUT TAB: C14 DETAILS PLOTTED ON: Feb 22, 2023 - 9:41am PLOTTED BY: KFarrell

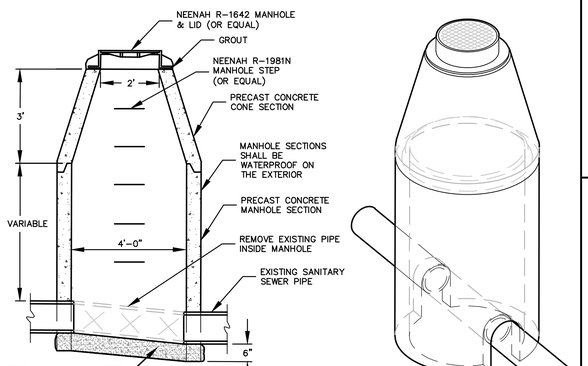


METER PIT DETAIL
NO SCALE

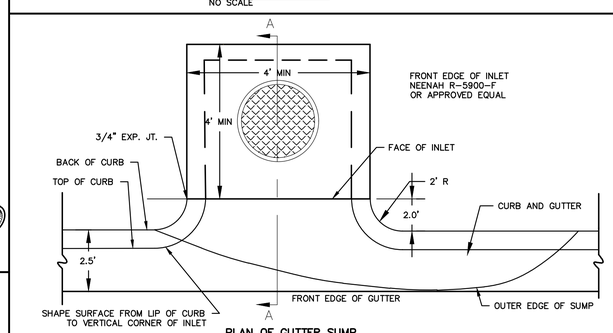


NOTES:
1) THE MINIMUM INSIDE DIAMETER FOR THE BASE AND RISER SECTIONS SHALL BE 42 INCHES FROM 8 INCH DIAMETER SANITARY SEWER AND ALL STORM SEWERS. THE MINIMUM INSIDE DIAMETER FOR SANITARY/STORM SEWER LARGER THAN 8 INCH DIAMETER IS 48 INCHES. MANHOLE SHALL MEET ASTM C-478 REQUIREMENTS.
2) FLOWLINE ELEVATIONS OF INCOMING PIPES SHALL BE 0.2 FEET HIGHER THAN THAT OF OUTGOING PIPE.
3) PIPE SIZES LARGER THAN 24 INCH DIAMETER MAY REQUIRE MANHOLE DIAMETERS OF 60 INCH, 72 INCH OR 96 INCH AS DETERMINED BY OUTSIDE DIAMETERS AND ORIENTATIONS FOR CONNECTING OF PIPES.
4) ECCENTRIC CONES SHALL BE USED ON DIAMETERS 60 INCH AND LARGER. STEPS SHALL EXTEND DOWN VERTICAL WALL OF CONE.
5) PRIOR TO FABRICATION, SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL OF MANHOLES ON PIPE DIAMETERS LARGER THAN 24 INCH AND ALSO FOR THOSE STRUCTURES WITH A DROP PIPE CONNECTION.

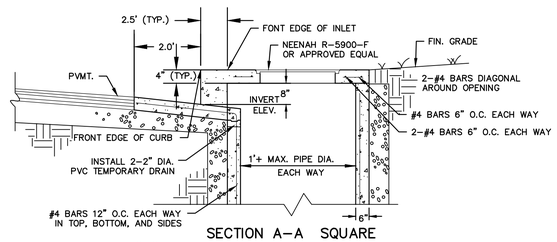
MANHOLE DETAIL
NO SCALE



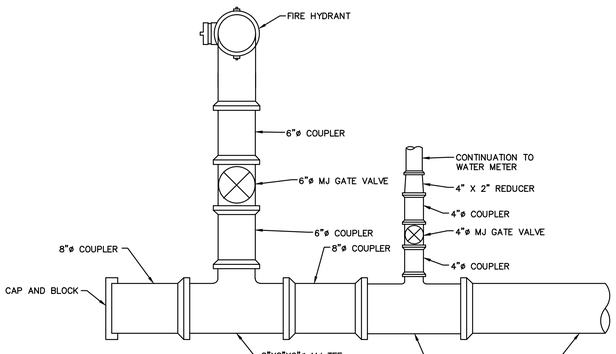
SANITARY SEWER "SET OVER" MANHOLE DETAIL
NO SCALE



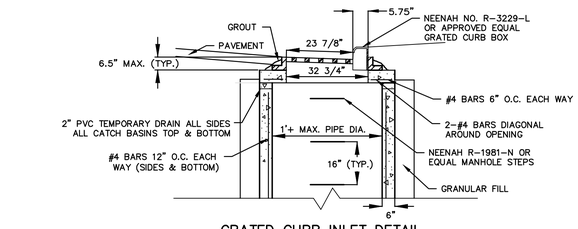
PLAN OF GUTTER SUMP



SECTION A-A SQUARE TYPE "A" TOP CURB INLET DETAIL
NO SCALE

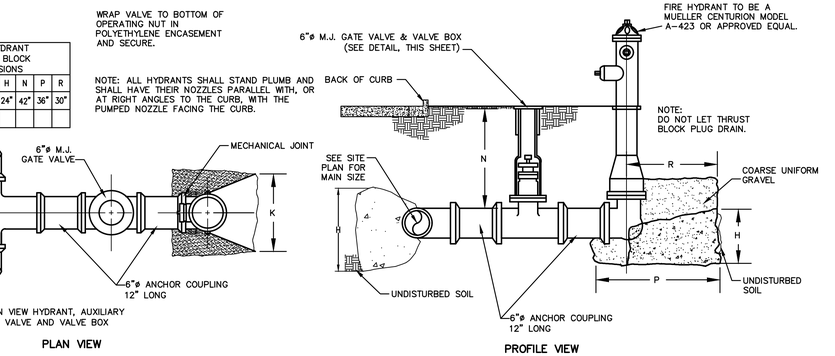


DETAIL "B"
NO SCALE



GRATED CURB INLET DETAIL
NO SCALE

OWNER:	*DEVELOPER*:
CHARLOTTE INC 2821 ALLIANCE PL STE 1 SPRINGDALE, ARKANSAS 72764	CLUB CARWASH OPERATING, LLC 1591 E. PRATHERSVILLE RD. COLUMBIA, MO 65202



FIRE HYDRANT DETAIL
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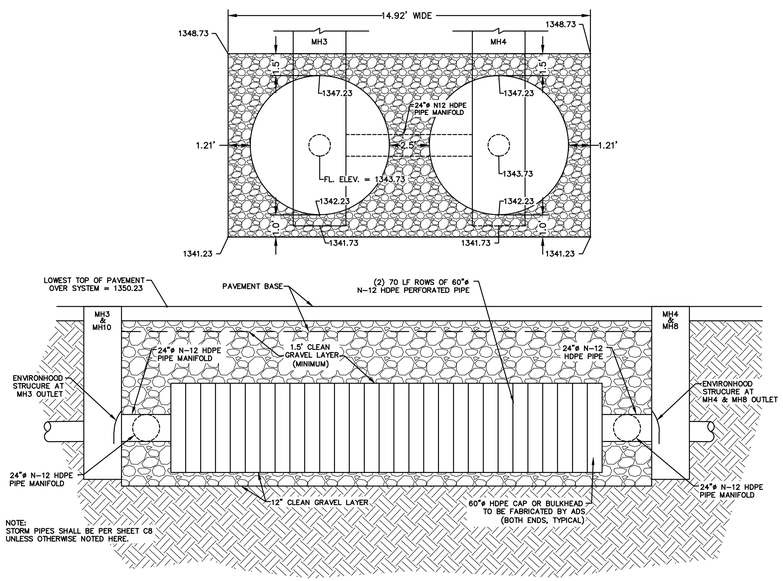

UNDERGROUND DETENTION DETAIL
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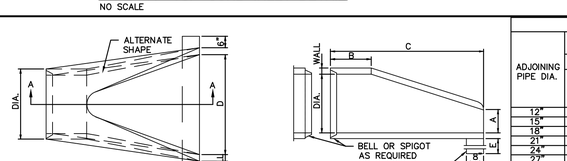
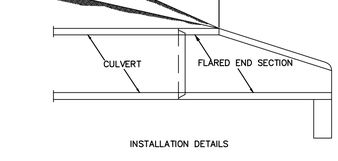


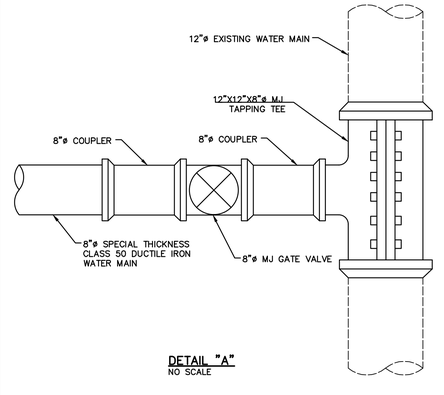
REINFORCEMENT					
ADJOINING PIPE DIA.	BARREL SECTION REINFORCEMENT			FLARE SECTION REINFORCEMENT (ONE LAYER ONLY IN CENTER OF WALL)	
	CIRCULAR		ELLIPTICAL		
	INNER CAGE SQ.IN./ LIN. FT.	OUTER CAGE SQ.IN./ LIN. FT.	SQ.IN./ LIN. FT.	AREA OF LONGITUDINAL SQ. IN./ LIN. FT.	AREA OF TRANSVERSE SQ. IN./ LIN. FT.
12"	0.07			0.048	0.048
15"	0.07			0.054	0.054
18"	0.07		0.07	0.060	0.060
21"	0.07		0.07	0.066	0.066
24"	0.07		0.07	0.072	0.072
27"	0.13		0.11	0.078	0.078
30"	0.14		0.12	0.084	0.084
33"	0.15		0.13	0.090	0.090
36"	0.12	0.09	0.13	0.096	0.096
42"	0.15	0.12	0.17	0.108	0.108
48"	0.18	0.14	0.20	0.120	0.120
54"	0.22	0.16	0.24	0.132	0.132
60"	0.25	0.19	0.28	0.144	0.144
66"	0.31	0.23	0.34	0.156	0.156
72"	0.35	0.21	0.39	0.170	0.170
78"	0.40	0.24	0.44	0.185	0.185
84"	0.46	0.28	0.51	0.205	0.205



DIMENSIONS						
DIA.	WALL	A	B MIN.	C MIN.	D	E
12"	2"	4"	4'-0"	6'	2'-0"	18"
15"	2-1/4"	6"	3'-10"	6'	2'-6"	18"
18"	2-1/2"	9"	3'-10"	6'	3'-0"	18"
21"	2-3/4"	9"	3'-2"	6'	3'-6"	18"
24"	3"	9-1/2"	2'-6"	6'	4'-0"	24"
27"	3-1/4"	10-1/2"	2'-1"	6'	4'-6"	24"
30"	3-1/2"	1'-0"	1'-7"	6'	5'-0"	24"
33"	3-3/4"	1'-2"	1'-7"	6'	5'-6"	24"
36"	4"	1'-3"	2'-10"	8'	6'-0"	24"
42"	4-1/2"	1'-9"	2'-11"	8'	6'-8"	24"
48"	5"	2'-0"	2'-2"	8'	7'-0"	24"
54"	5-1/2"	2'-3"	2'-11"	8'	7'-6"	36"
60"	6"	2'-6"	3'-3"	8'	8'-0"	36"
66"	6-1/2"	2'-0"	1'-9"	8'	8'-6"	36"
72"	7"	2'-0"	2'-9"	10'	9'-0"	36"
78"	7-1/2"	2'-3"	2'-3"	10'	9'-6"	36"
84"	8"	2'-6"	2'-0"	10'	10'-0"	36"

GENERAL NOTES:
1. SLIGHT VARIATIONS IN BOTH SHAPE AND DIMENSIONS FROM THOSE SHOWN MAY BE ACCEPTED IF APPROVED BY THE ENGINEER.
2. NOT MORE THAN THREE LIFT HOLES MAY BE DRILLED OR CAST IN THE END SECTION FOR HANDLING ANY LAYING.
3. LIFT LUGS OR BARS WILL BE PERMITTED IN PRECAST TOE WALLS.
4. TOE WALLS MAY BE CAST-IN-PLACE OR PRECAST.

CONCRETE FLARED END
NO SCALE



DETAIL "A"
NO SCALE

OCHRAN
North Office
1901 Main Street
Wentzville, Missouri 63385
636-332-4574 (tel.)
636-327-0760 (fax)
wentmail@ochraneng.com
• Civil Engineering
• Land Surveying
• Architecture
• Site Development
• General Consulting
• Master Planning
Arkansas State Certificate of Authority Numbers: 3457

Two working days prior to the start of any excavation on this site, contractor shall call Arkansas One Call for utility location information.

All OSHA rules & regulations established for the type of construction and soil conditions on these plans shall be strictly followed (ie. Trenching, Blasting, etc.)

PRELIMINARY PRINT NOT FOR CONSTRUCTION FOR REVIEW ONLY

KURTIS J. DANIELS 17943

SITE IMPROVEMENT PLANS
CLUB CARWASH
SPRINGDALE, ARKANSAS

DRN. BY:	APP'D BY:
KAF	KJD

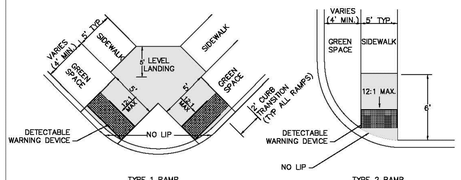
DATE: FEB. 2023
SCALE: NO SCALE
PROJ. NO: M22-8534
DWG. NO: C14

DETAILS

Arkansas 811 We connect you to the right people.

DWG NAME: a:\2022\W22-8534 - CCW 3598 S. 48th St, Springdale AR\ENGINEERING\AUTOCAD DRAWINGS\03_Construction Drawings\W22-8534_C14_DETAILS.dwg LAYOUT TAB: C15 DETAILS PLOTTED ON: Feb 22, 2023 - 9:41am PLOTTED BY: KFarrell

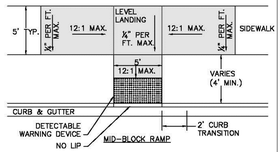
N:\Engineering_WEBSITE MATERIALS\Standard Details\DWG\SD-B-2.dwg



TYPE 1 RAMP TYPE 2 RAMP

NOTES:

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



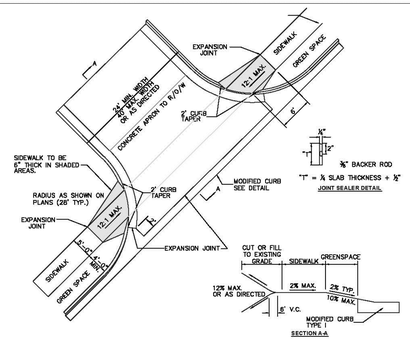
HANDICAP RAMP DETAILS

NOT TO SCALE

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

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

N:\Engineering_WEBSITE MATERIALS\Standard Details\DWG\SD-B-3.dwg



1. DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2. 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTM-D-1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3. CONCRETE CURB TO BE SAWCUT AT 15' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.
4. HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.
5. CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.
6. DRIVEWAY SECTION TO BE 6" PORTLAND CEMENT CONCRETE (3,500 P.S.I.) WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.
7. CONCRETE APRONS SHALL HAVE 10' SAWCUTS IN EACH DIRECTION (BOTH HORIZONTAL AND VERTICAL).
8. INDUSTRIAL DRIVES SHOULD INCREASE RADIUS AT DRIVEWAY ENTRANCES TO 50-FT.

COMMERCIAL DRIVEWAY DETAIL

NOT TO SCALE

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

OWNER:	*DEVELOPER*:
CHARLOTTE INC 2821 ALLIANCE PL STE 1 SPRINGDALE, ARKANSAS 72764	CLUB CARWASH OPERATING, LLC 1591 E. PRATHERSVILLE RD. COLUMBIA, MO 65202

OCHRAN
North Office
1 East Main Street
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636-332-4574 (tel.)
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wentmail@ochraneng.com
• Civil Engineering
• Land Surveying
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Arkansas State Certificate of Authority Numbers: 3457

Two working days prior to the start of any excavation on this site, contractor shall contact Arkansas One Call utility location information.

All OSHA rules & regulations established for the type of construction involved in these plans shall be strictly followed (ie. Trenching, Blasting, etc.)

PRELIMINARY PRINT NOT FOR CONSTRUCTION FOR REVIEW ONLY

KURTIS J. DANIELS
17943

SITE IMPROVEMENT PLANS
CLUB CARWASH
SPRINGDALE, ARKANSAS

DETAILS

DRN. BY:	KAF
APPD. BY:	KJD
DATE:	FEB. 2023
SCALE:	NO SCALE
PROJ. NO:	M22-8534
DWG. NO:	C14A

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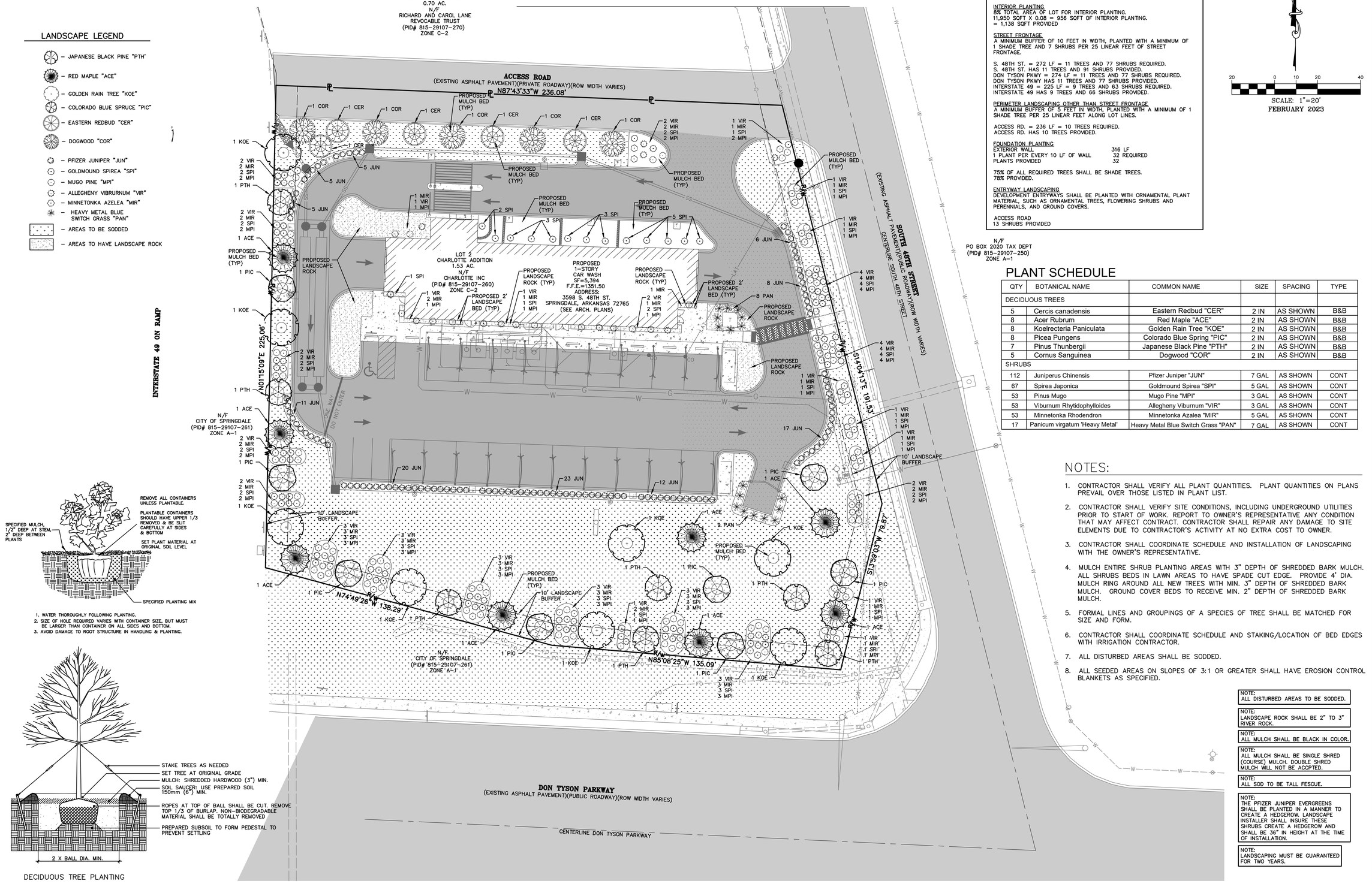
DWG NAME: J:\2022\M22-8534 - CCW 3598 S. 48th St, Springdale AR\ENGINEERING\AUTOCAD DRAWINGS\03_Construction Drawings\M22-8534_C14A_DETAILS.dwg LAYOUT TAB: C14A DETAILS PLOTTED ON: Feb 22, 2023 - 9:42am PLOTTED BY: KFarrell

LANDSCAPE PLAN

LANDSCAPE LEGEND

- JAPANESE BLACK PINE "PTH"
- RED MAPLE "ACE"
- GOLDEN RAIN TREE "KOE"
- COLORADO BLUE SPRUCE "PIC"
- EASTERN REDBUD "CER"
- DOGWOOD "COR"
- PFIZER JUNIPER "JUN"
- GOLDMOUND SPIREA "SPI"
- MUGO PINE "MPI"
- ALLEGHENY VIBRURNUM "VIR"
- MINNETONKA AZELEA "MIR"
- HEAVY METAL BLUE SWITCH GRASS "PAN"
- AREAS TO BE SODDED
- AREAS TO HAVE LANDSCAPE ROCK



1. WATER THOROUGHLY FOLLOWING PLANTING.
2. SIZE OF HOLE REQUIRED VARIES WITH CONTAINER SIZE, BUT MUST BE LARGER THAN CONTAINER ON ALL SIDES AND BOTTOM.
3. AVOID DAMAGE TO ROOT STRUCTURE IN HANDLING & PLANTING.

DECIDUOUS TREE PLANTING

LANDSCAPE REQUIREMENTS:

INTERIOR PLANTING
8% TOTAL AREA OF LOT FOR INTERIOR PLANTING.
11,950 SQFT X 0.08 = 956 SQFT OF INTERIOR PLANTING.
= 1,138 SQFT PROVIDED

STREET FRONTAGE
A MINIMUM BUFFER OF 10 FEET IN WIDTH, PLANTED WITH A MINIMUM OF 1 SHADE TREE AND 7 SHRUBS PER 25 LINEAR FEET OF STREET FRONTAGE.

S. 48TH ST. = 272 LF = 11 TREES AND 77 SHRUBS REQUIRED.
S. 48TH ST. HAS 11 TREES AND 91 SHRUBS PROVIDED.
DON TYSON PKWY = 274 LF = 11 TREES AND 77 SHRUBS REQUIRED.
DON TYSON PKWY HAS 11 TREES AND 77 SHRUBS PROVIDED.
INTERSTATE 49 = 225 LF = 9 TREES AND 63 SHRUBS REQUIRED.
INTERSTATE 49 HAS 9 TREES AND 66 SHRUBS PROVIDED.

PERIMETER LANDSCAPING OTHER THAN STREET FRONTAGE
A MINIMUM BUFFER OF 5 FEET IN WIDTH, PLANTED WITH A MINIMUM OF 1 SHADE TREE PER 25 LINEAR FEET ALONG LOT LINES.

ACCESS RD. = 236 LF = 10 TREES REQUIRED.
ACCESS RD. HAS 10 TREES PROVIDED.

FOUNDATION PLANTING

EXTERIOR WALL	316 LF
1 PLANT PER EVERY 10 LF OF WALL	32 REQUIRED
PLANTS PROVIDED	32

75% OF ALL REQUIRED TREES SHALL BE SHADE TREES.
78% PROVIDED.

ENTRYWAY LANDSCAPING
DEVELOPMENT ENTRYWAYS SHALL BE PLANTED WITH ORNAMENTAL PLANT MATERIAL, SUCH AS ORNAMENTAL TREES, FLOWERING SHRUBS AND PERENNIALS, AND GROUND COVERS.

ACCESS ROAD
13 SHRUBS PROVIDED

SCALE: 1"=20'
FEBRUARY 2023

PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	TYPE
DECIDUOUS TREES					
5	Cercis canadensis	Eastern Redbud "CER"	2 IN	AS SHOWN	B&B
8	Acer Rubrum	Red Maple "ACE"	2 IN	AS SHOWN	B&B
8	Koelrecteria Paniculata	Golden Rain Tree "KOE"	2 IN	AS SHOWN	B&B
8	Picea Pungens	Colorado Blue Spring "PIC"	2 IN	AS SHOWN	B&B
7	Pinus Thunbergii	Japanese Black Pine "PTH"	2 IN	AS SHOWN	B&B
5	Cornus Sanguinea	Dogwood "COR"	2 IN	AS SHOWN	B&B
SHRUBS					
112	Juniperus Chinensis	Pfizer Juniper "JUN"	7 GAL	AS SHOWN	CONT
67	Spirea Japonica	Goldmound Spirea "SPI"	5 GAL	AS SHOWN	CONT
53	Pinus Mugo	Mugo Pine "MPI"	3 GAL	AS SHOWN	CONT
53	Viburnum Rhytidophylloides	Allegheny Viburnum "VIR"	3 GAL	AS SHOWN	CONT
53	Minnetonka Rhodendron	Minnetonka Azalea "MIR"	5 GAL	AS SHOWN	CONT
17	Panicum virgatum 'Heavy Metal'	Heavy Metal Blue Switch Grass "PAN"	7 GAL	AS SHOWN	CONT

NOTES:

1. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. PLANT QUANTITIES ON PLANS PREVAIL OVER THOSE LISTED IN PLANT LIST.
2. CONTRACTOR SHALL VERIFY SITE CONDITIONS, INCLUDING UNDERGROUND UTILITIES PRIOR TO START OF WORK. REPORT TO OWNER'S REPRESENTATIVE ANY CONDITION THAT MAY AFFECT CONTRACT. CONTRACTOR SHALL REPAIR ANY DAMAGE TO SITE ELEMENTS DUE TO CONTRACTOR'S ACTIVITY AT NO EXTRA COST TO OWNER.
3. CONTRACTOR SHALL COORDINATE SCHEDULE AND INSTALLATION OF LANDSCAPING WITH THE OWNER'S REPRESENTATIVE.
4. MULCH ENTIRE SHRUB PLANTING AREAS WITH 3" DEPTH OF SHREDDED BARK MULCH. ALL SHRUBS BEDS IN LAWN AREAS TO HAVE SPADE CUT EDGE. PROVIDE 4' DIA. MULCH RING AROUND ALL NEW TREES WITH MIN. 3" DEPTH OF SHREDDED BARK MULCH. GROUND COVER BEDS TO RECEIVE MIN. 2" DEPTH OF SHREDDED BARK MULCH.
5. FORMAL LINES AND GROUPINGS OF A SPECIES OF TREE SHALL BE MATCHED FOR SIZE AND FORM.
6. CONTRACTOR SHALL COORDINATE SCHEDULE AND STAKING/LOCATION OF BED EDGES WITH IRRIGATION CONTRACTOR.
7. ALL DISTURBED AREAS SHALL BE SODDED.
8. ALL SEEDED AREAS ON SLOPES OF 3:1 OR GREATER SHALL HAVE EROSION CONTROL BLANKETS AS SPECIFIED.

NOTE: ALL DISTURBED AREAS TO BE SODDED.

NOTE: LANDSCAPE ROCK SHALL BE 2" TO 3" RIVER ROCK.

NOTE: ALL MULCH SHALL BE BLACK IN COLOR.

NOTE: ALL MULCH SHALL BE SINGLE SHRED (COURSE) MULCH. DOUBLE SHRED MULCH WILL NOT BE ACCPTED.

NOTE: ALL SOD TO BE TALL FESCUE.

NOTE: THE PFIZER JUNIPER EVERGREENS SHALL BE PLANTED IN A MANNER TO CREATE A HEDGEROW. LANDSCAPE INSTALLER SHALL INSURE THESE SHRUBS CREATE A HEDGEROW AND SHALL BE 36" IN HEIGHT AT THE TIME OF INSTALLATION.

NOTE: LANDSCAPING MUST BE GUARANTEED FOR TWO YEARS.

OWNER:	DEVELOPER:
CHARLOTTE INC 2821 ALLIANCE PL STE 1 SPRINGDALE, ARKANSAS 72764	CLUB CARWASH OPERATING, LLC 1591 E. PRATHERSVILLE RD. COLUMBIA, MO 65202

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• Civil Engineering
• Land Surveying
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• Master Planning
Arkansas State Certificate of Authority Numbers: 3457

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KURTIS J. DANIELS
17943

SITE IMPROVEMENT PLANS
CLUB CARWASH
SPRINGDALE, ARKANSAS

DATE:	REVISION:	DRN. BY:		APPD. BY:		
		DRN. BY:	KAF	APPD. BY:	KJD	
		DATE:	FEB. 2023			
		SCALE:	1:20			
		PROJ. NO:	M22-8534			
		DRWG. NO:	C15			

LANDSCAPE PLAN

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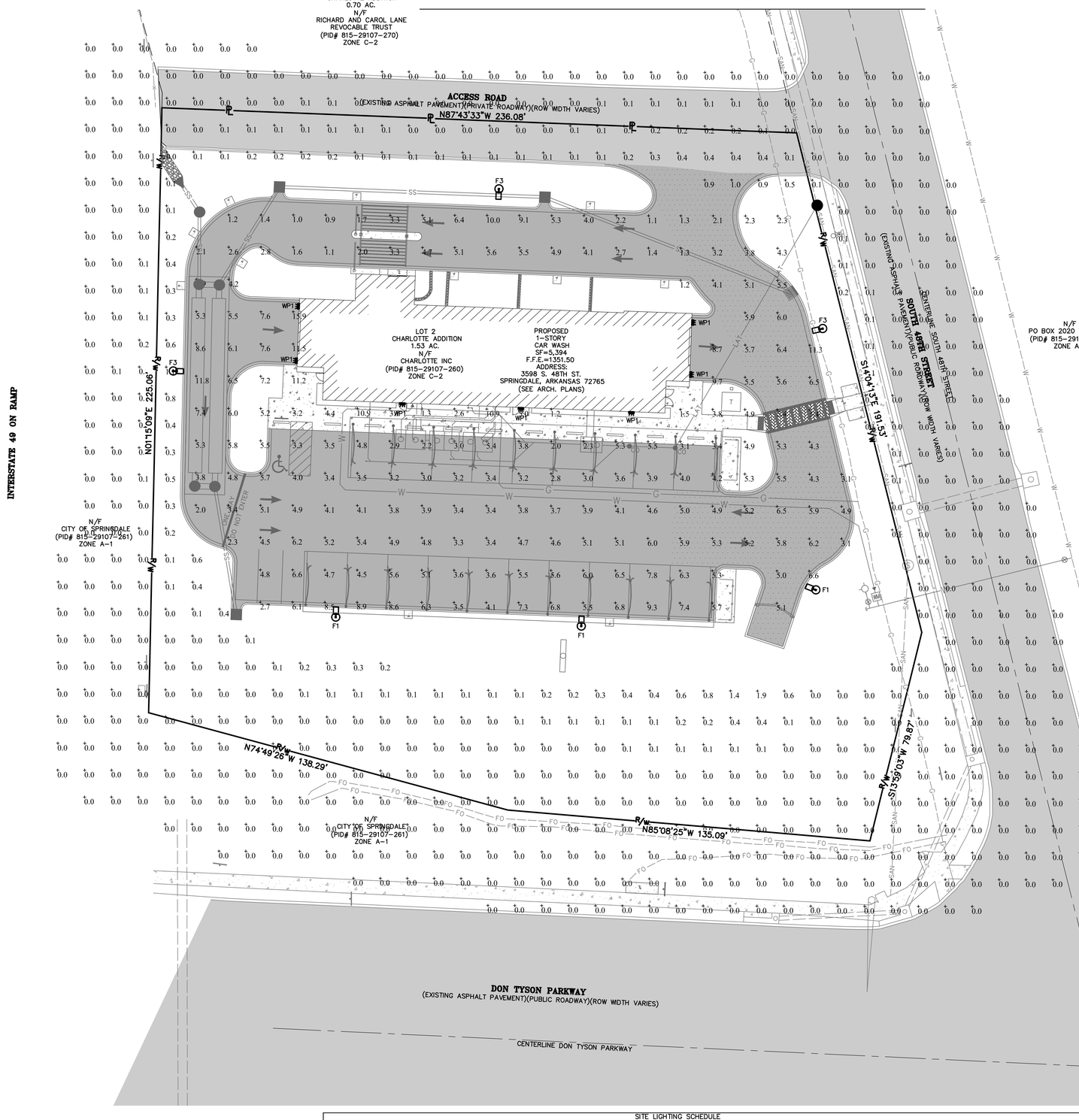
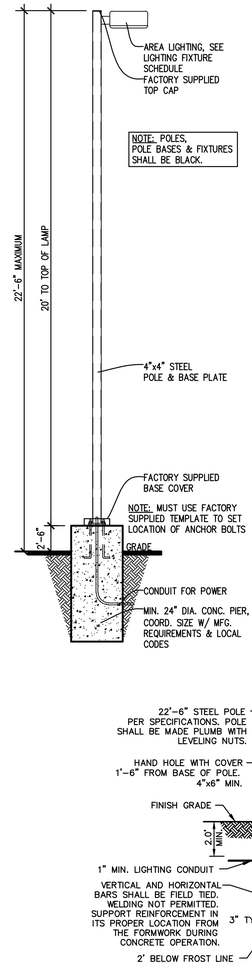
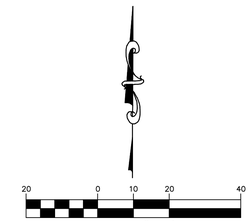
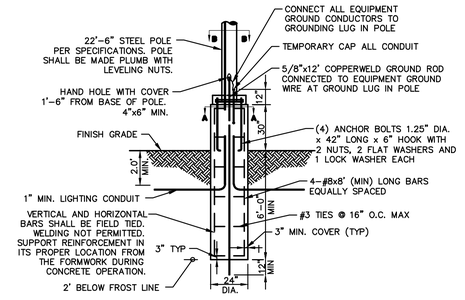
DWG NAME: J:\2022\M22-8534 - CCW 3598 S. 48th St. Springdale AR\ENGINEERING\AUTOCAD DRAWINGS\03_Construction Drawings\M22-8534_C15_LANDSCAPE PLAN.dwg LAYOUT TAB: C15 LANDSCAPE PLAN PLOTTED ON: Feb 22, 2023 - 9:42am PLOTTED BY: KFarrell

PHOTOMETRICS PLAN









NOTES:
1. 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL.
2. IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
3. FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS.
4. FOUNDATION SHALL HAVE A MINIMUM ALLOWABLE END BEARING OF 2000 PSF.
5. FOUNDATION HAS BEEN DESIGNED FOR A COHESIVE SOIL BASED ON A MINIMUM COHESIVE VALUE OF 1000 PSF.
6. FOUNDATION HAS BEEN DESIGNED FOR A GRANULAR SOIL BASED ON A MINIMUM LATERAL SOIL PRESSURE OF 1000 PSF, UTILIZING AASHTO FIGURE 1.8.2C(4) OF "EMBEDMENT OF POSTS WITH OVERTURNING LOADS."
7. EXPOSED CONCRETE SHALL BE PAINTED TRAFFIC YELLOW.
8. DETAIL FOR 20' POLE AND 22'-6" MOUNTING HEIGHT WITH MAX. FIXTURE EPA 4.6 SQ.FT.

STANDARD LIGHT DETAIL
NO SCALE

SITE LIGHTING SCHEDULE

SYMBOL	QTY	MARK	Manufacturer	MODEL NO.	TYPE	VOLTS	AMPS	WATTS	LUMENS	CCT (K)	CRI	LLF	LAMPS	MOUNTING	REMARKS
	3	F1	MCGRAW EDISON	GALN-SA6C-740-U-T4FT-HSS-BLK	POLE LIGHT	277	1.16	321	27,058	4,000	70	0.9	LED	POLE	WITH SQUARE STRAIGHT STEEL POLE WITH HOUSE SIDE SHIELDS
	3	F3	MCGRAW EDISON	GALN-SA4C-740-U-SL3-BLK	POLE LIGHT	277	0.77	213	17,931	4,000	70	0.9	LED	POLE	WITH SQUARE STRAIGHT STEEL POLE WITH HOUSE SIDE SHIELDS
	7	WP1	LUMARK	XTOR4B-W-BLK	WALL PACK	277	0.14	38	4,270	4,000	70	0.9	LED	WALL	

OWNER:
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2821 ALLIANCE PL STE 1
SPRINGDALE, ARKANSAS 72764

DEVELOPER:
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17943

SITE IMPROVEMENT PLANS
CLUB CARWASH
SPRINGDALE, ARKANSAS

PHOTOMETRICS PLAN

	DRN. BY:	APPD. BY:
DATE:		
REVISIONS:		
DRN. BY:		
APPD. BY:		
	KAF	KJD
DATE:	FEB. 2023	
SCALE:	1:20	
PROJ. NO:	M22-8534	
DRWG. NO:	C16	

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DWG NAME: J:\2022\M22-8534 - CCW 3598 S. 48th St, Springdale AR\ENGINEERING\AUTOCAD DRAWINGS\03_Construction Drawings\M22-8534_C16_PHOTOMETRICS PLAN.dwg LAYOUT TAB: C16 PHOTOMETRICS PLAN PLOTTED ON: Feb 22, 2023 - 9:42am PLOTTED BY: KFarrell

EXTERIOR COLOR PALETTE

ARCHITECTURAL 8" CMU SMOOTH FACE BLOCK
COLOR: Ivory

ARCHITECTURAL 8" CMU SPLIT FACE BLOCK
COLOR: Slate

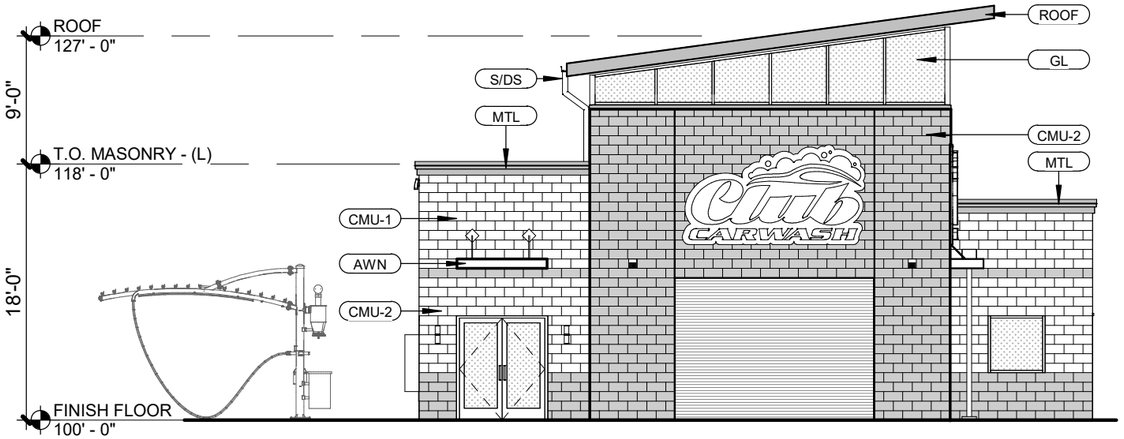
STOREFRONT
COLOR: Black Painted

SCUPPERS, DOWNSPOUTS, AND METAL COPINGS
COLOR: Kynar Finish Matte Black

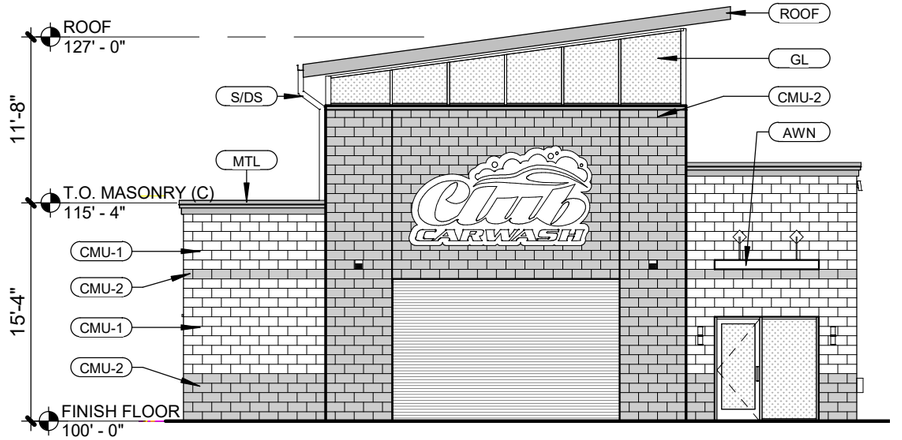
METAL AWNINGS
COLOR: Red

CLUB CAR WASH RENDERING

FINKLE + WILLIAMS © 2023



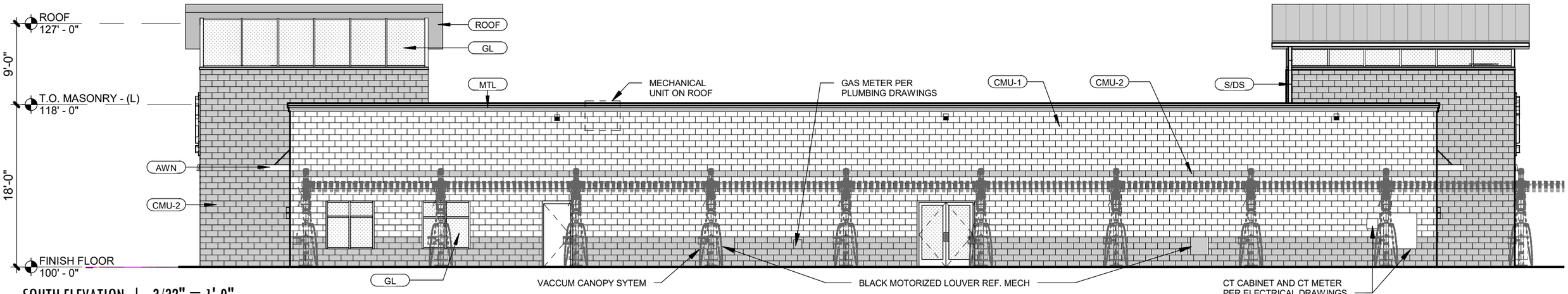
EAST ELEVATION | 3/32" = 1'-0"



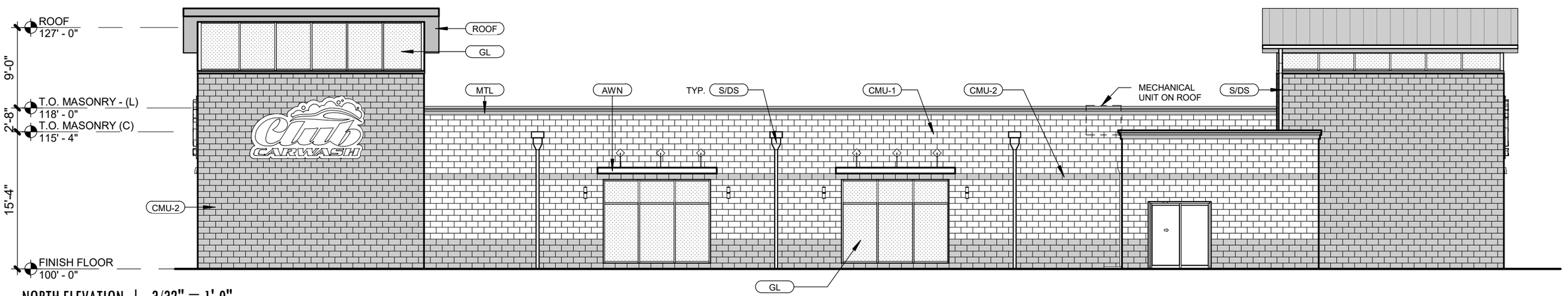
WEST ELEVATION | 3/32" = 1'-0"

EXTERIOR MATERIAL LEGEND

CMU-1	ARCHITECTURAL 8" CMU SMOOTH FACE BLOCK (COLOR: Ivory)
CMU-2	ARCHITECTURAL 8" CMU SPLIT FACE BLOCK (COLOR: Slate)
GL	ALUMINUM STOREFRONT GLAZING SYSTEM 2"x4 1/2" Thermal Storefront Framing in Black Painted Aluminum, w/ 1" Insulated LOW-E Tinted Glazing Unit
AWN	PREFABRICATED PAINTED FLAT METAL AWNING (COLOR: Matte Black)
S/DS	PREFINISHED KYNAR-COATED SHEET METAL SCUPPER AND DOWNSPOUTS (COLOR: Matte Black)
MTL	PREFINISHED KYNAR COATED METAL COPING (COLOR: Matte Black)
ROOF	SINGLE PLY TPO OVER TAPERED INSULATION (COLOR: White) STANDING SEAM METAL ROOF WITH METAL FASCIA (COLOR: Matte Black)



SOUTH ELEVATION | 3/32" = 1'-0"

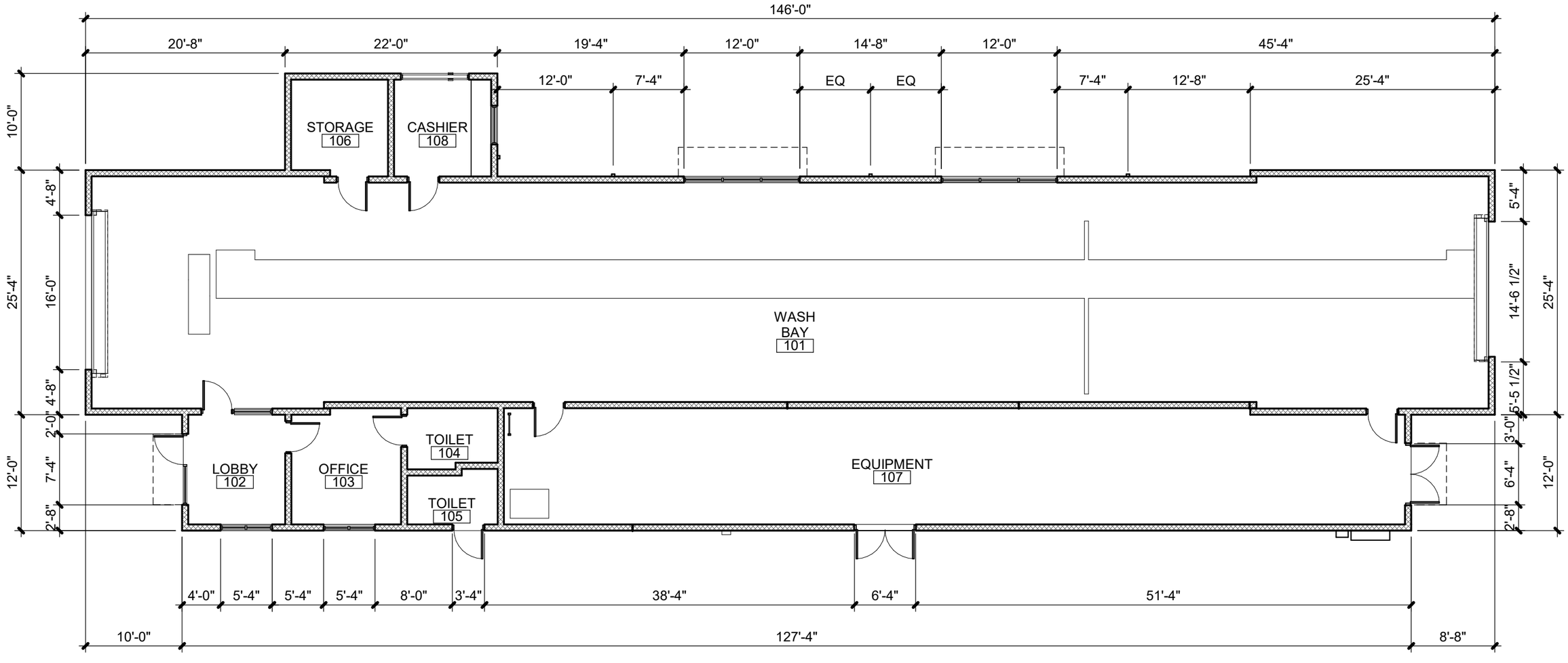


NORTH ELEVATION | 3/32" = 1'-0"

FINKLE + WILLIAMS
ARCHITECTURE

Club Car Wash - Springdale, AR | 01.27.2023 | As indicated

FINKLE + WILLIAMS © 2023



FLOOR PLAN

FINKLE + WILLIAMS © 2023

Satterfield Land Surveyors, P. A.

P.O. Box 640 • Alma, Arkansas 72921
Office located at 1928 Highway 71 North
Alma 479-632-3565 • Fax 479-632-5002 • Fort Smith 479-648-3850
Springdale 479-751-7909 • Web Site: www.slsurveying.com

Member: ASPS–OSLS

L23-15

Adjacent Parcels for 3598 S. 48th St, Springdale Parcel # 815-29107-260

1. 815-29107-270
   Richard & Carol Lane
   3320 S 48th St
   Springdale AR 72762
2. 815-29107-272
   815-29107-261
   815-30858-001
   815-29107-273
   City of Springdale
   201 N Spring St
   Springdale AR 72764
3. 815-29107-250
   JHT LLC An Arkansas Limited
   PO Box 2020
   Tax Dept Springdale AR 72765-2020
4. 815-39276-000
   Wal-Mart Real Estate Business Trust
   C/O Wal-Mart Prop Tax Dept 4516
   PO Box 8050 Attn:0555
   Bentonville AR 72712-8050
5. 815-30857-082
   Casey's Marketing Company
   PO Box 54288
   Lexington KY 40555
6. 815-30857-070
   Rothrock Family Trust
   7840 West End Rd
   Atcata CA 95521

Data in this list gathered 2/13/23 from datascoutpro.com

Ricky Hill — 2.13.23

Ricky Hill, PLS — Date
Satterfield Land Surveyors

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PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: **March 7, 2023**

Re: **R23-09 Rezone**

A request by Maria Guadalupe Rios Yanez for Planning Commission approval of a zone change from General Industrial District (I-2) to General Commercial District (C-2) for a tract of land containing 1.00 acre.

LOT LOCATION AND SIZE

The 1.0 acre tract is located immediately to the West of Turner Street and approximately 760 feet to the South of the intersection of turner Street and Arkansas Highway 412 aka E. Robinson Avenue.

A vicinity map is attached.

EXISTING ZONING

The existing zoning of this tract is an I-2 General Industrial District. The District is designed to accommodate a industrial uses which involve potentially objectionable uses and hazards, and which, therefore, cannot be reasonably expected to conform to a high level of performance standards, but which are essential to the economic viability of the city.

Uses permitted: - 1, 21, 24, 25, 26, 27, 32, 33, 35
Conditional Uses Permitted on Appeal: - 2, 3

HEIGHT REGULATIONS

There shall be no maximum height limits in I-2 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any boundary line of any residential district a distance of one (1) foot for each foot of height in excess of twenty (20) feet.

AREA REGULATIONS

SETBACKS:

Front setback	30’
Front setback if parking is allowed between R-O-W and the building	50’
Side setback (subject to applicable fire and building codes)	0
Rear setback	25’
Setbacks adjacent to residential uses	50’

GREENSPACE

Each developed lot shall provide and maintain:

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

OFF-STREET PARKING

See Article 7 of this chapter.

REQUESTED ZONING

The requested zoning of this tract is a C-2 General Commercial District. The District is established in order to be a broader range of retail uses, which comprise the commercial function of the city including groupings of freestanding commercial structures. Permitted uses include most types of retail activity except those involving open displays of merchandise and those which generate large volumes of vehicular traffic or are otherwise incompatible with the purpose and intent of the C-2 general commercial district. Retail areas zoned C-2 shall be generally concentrated as to geographical configuration. It is anticipated, however, that in some situations, change to another commercial or office classification may be appropriate to permit the transition of strip retail areas to other productive forms of land use. It is the intent of these regulations that the C-2 district be concentrated at the intersections of arterial streets. Extension of the district along major arterial streets in linear fashion shall be discouraged.

Uses permitted: - 1, 4, 16, 17, 19, 20, 21, 22, 27, 32, 35
Conditional Uses Permitted on Appeal: - 2, 3, 12, 33

ACCESSORY USES

See Article 6 Section 3.1 of this chapter.

SITE PLAN REVIEW

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

HEIGHT REGULATIONS

There shall be no maximum height limits in C-2 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any boundary line of any residential district a distance of one (1) foot for each foot of height in excess of twenty (20) feet.

AREA REGULATIONS

SETBACKS:

Front setback	30’
Front setback if parking is allowed between R-O-W and the building	50’
Side setback (subject to applicable fire and building codes)	0
Side setback when contiguous to a residential district	20’
Rear setback	20’

GREENSPACE

Each developed lot shall provide and maintain:

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

OFF-STREET PARKING

See Article 7 of this chapter.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The zoning immediately to the North is I-2, the zoning to the East is O-1 and SF-2, the zoning immediately t the South is I-1 and the zoning immediately to the West is I-1.

LAND USE PLAN AND MASTER STREE PLAN

The adopted Comprehensive Land Use Plan indicates Commercial use.

The Master Street Plan indicates Turner Street as a minor collector.

STAFF COMMENTS AND RECOMMENDATIONS

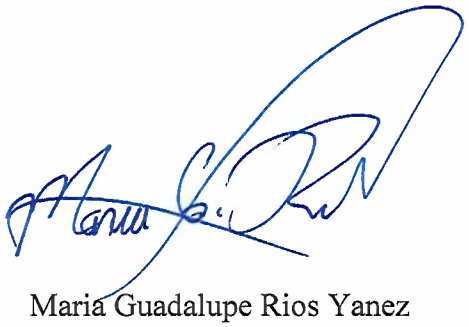
The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

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

R23-09
February 14, 2023

To whom this may concern:

I Maria Guadalupe Rios Yanez, a resident of Springdale Arkansas brings forward a petition to rezone. I have been a resident of Springdale since 2001. I have seen this beautiful city and its growth. I would love to be part of that growth and intend to start my small business. We have been serving our clients for the last ten years in this area. Unfortunately, we had to relocate due to the place we rented being sold. So, my two sisters and I intend to open a hair salon on the property located :2204 S Turner Springdale AR. We would like to get city approval to rezone that property to a C2. We also plan to add a parking space and paint the interior and exterior of the property. We hope to be able to serve our clients in this great location. If you have any questions, please feel free to contact me at 479- 757-9213.



Maria Guadalupe Rios Yanez

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Petition for Rezoning

STAFF USE ONLY			
Date Application Submitted:	02/14/2023	Payment Method:	Check
Date Accepted as Complete:	02/14/2023	Project Number:	R23-09

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

Applicant (person making request)	Review Point of Contact for Question & Staff Reviews
Name: Maria Guadalupe Rios Yanez	Name: " "
E-mail: lupitarios101@yahoo.com	E-mail: " "
Address: 2250 Victoria St Springdale AR 72764	Address: " "
Phone: 479. 757.9213	Phone: " "
Site/ Location: 2204 S. Turner Springdale, AR	Current Zoning District: I-2
Assessor's Parcel Number(s): 815-29284-000	Desired New Zoning: C-2
	Total Acreage: 1.00

Rezoning Procedure & Checklist

Before completing an application to rezone property, petitioners are encouraged to meet with a member of the planning staff to discuss the application. Often, the staff can provide the petitioner with some useful information concerning the subject tract as to any rezoning or development history that may exist. The staff can also help the petitioner assess the reasonableness of the request and assist those who have not been involved with the rezoning process previously.

The deadline for submission of a petition for rezoning is 12:00 noon twenty days before the Planning Commission meeting. The Planning Commission meets the first Tuesday of each month at 5:00 p.m. in the Council Chambers of the City Administration Building, 201 North Spring Street, unless otherwise advertised.

☐ **OWNER'S RESPONSIBILITY**

It is the responsibility of the owner to insure that all necessary procedures are followed in a satisfactory and timely manner and to verify the accuracy and completeness of all necessary information. If significant omissions and/or errors are discovered during the review process, the application may be rejected or tabled until sufficient information is supplied.

File No. R23-09

PETITION FOR REZONING

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

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

Legal Description:

Parcel # 815-29284-000

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID 40 ACRE TRACT PER PLAT BOOK. DR1, PAGE 115 THENCE N02°20'13"E 56313 FEET TO THE CENTERLINE OF TURNER STREET, BEING THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID CENTERLINE. N87°35'55"W 251.32 FEET TO A FOUND 5/8" REBAR, THENCE N02°16'38"E 173.89 FEET TO A FOUND 5/8" REBAR; THENCE S87°35'55"E 251.50 FEET TO THE CENTERLINE OF TURNER STREET; THENCE ALONG SAID CENTERLINE S02°20'13"W 173.89 FEET TO THE POINT OF BEGINNING, CONTAINING 1.004 ACRES, MORE OR LESS SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Layman's Description: 2204 S Turner Springdale AR

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

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

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

FROM (current zoning) I2

TO (proposed zoning) C2

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

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

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

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

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

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

Authorized Representative: N/A

Address: N/A

PETITIONER/OWNER **SIGNATURE**

MAILING ADDRESS: 2250 Victoria St Springdale, AR 72764

TELEPHONE: 479 757-9213 DATE: 02/14/2023

VERIFICATION

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

SIGNATURE
(Property Owner)

(Property Owner)

State of Arkansas)
) ss.
County of Washington)

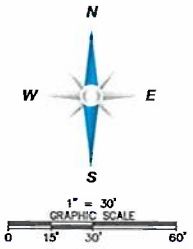
SUBSCRIBED AND SWORN TO before me, a Notary Public, this 14 day of February, 2023.

Notary Public

DEBBIE A. POUNDERS
OFFICIAL SEAL · NOTARY PUBLIC
WASHINGTON COUNTY ARKANSAS
COMMISSION #12402006
MY COMMISSION EXPIRES 12-10-2024

BOUNDARY SURVEY

2204 SOUTH TURNER STREET
SPRINGDALE, AR 72764
WASHINGTON COUNTY



SURVEY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID 40 ACRE TRACT PER PLAT BOOK DR1, PAGE 115; THENCE N02°20'13"E 353.19 FEET TO THE CENTERLINE OF TURNER STREET, BEING THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID CENTERLINE N87°35'55"W 251.32 FEET TO A FOUND 5/8" REBAR; THENCE N02°16'38"E 173.89 FEET TO A FOUND 5/8" REBAR; THENCE S87°35'55"E 251.50 FEET TO THE CENTERLINE OF TURNER STREET; THENCE ALONG SAID CENTERLINE S02°20'13"W 173.89 FEET TO THE POINT OF BEGINNING, CONTAINING 1.004 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

ZONING INFORMATION

CURRENT ZONING: I-2, GENERAL INDUSTRIAL DISTRICTS

SETBACK REQUIREMENTS:
FRONT - 30'
SIDE - 0'
REAR - 25'

MISCELLANEOUS NOTES

STATE RECORDING NUMBER:
500-17N-30W-0-12-440-72-1659

COMPLETED FIELD WORK:
JANUARY 16, 2023

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DEED BOOK 2023 AT PAGE 478.
2. SURVEY PLAT FILED IN PLAT BOOK 2006 AT PAGE 41826.
3. SURVEY PLAT FILED IN PLAT BOOK DR1 AT PAGE 115.

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.

LAND AREA

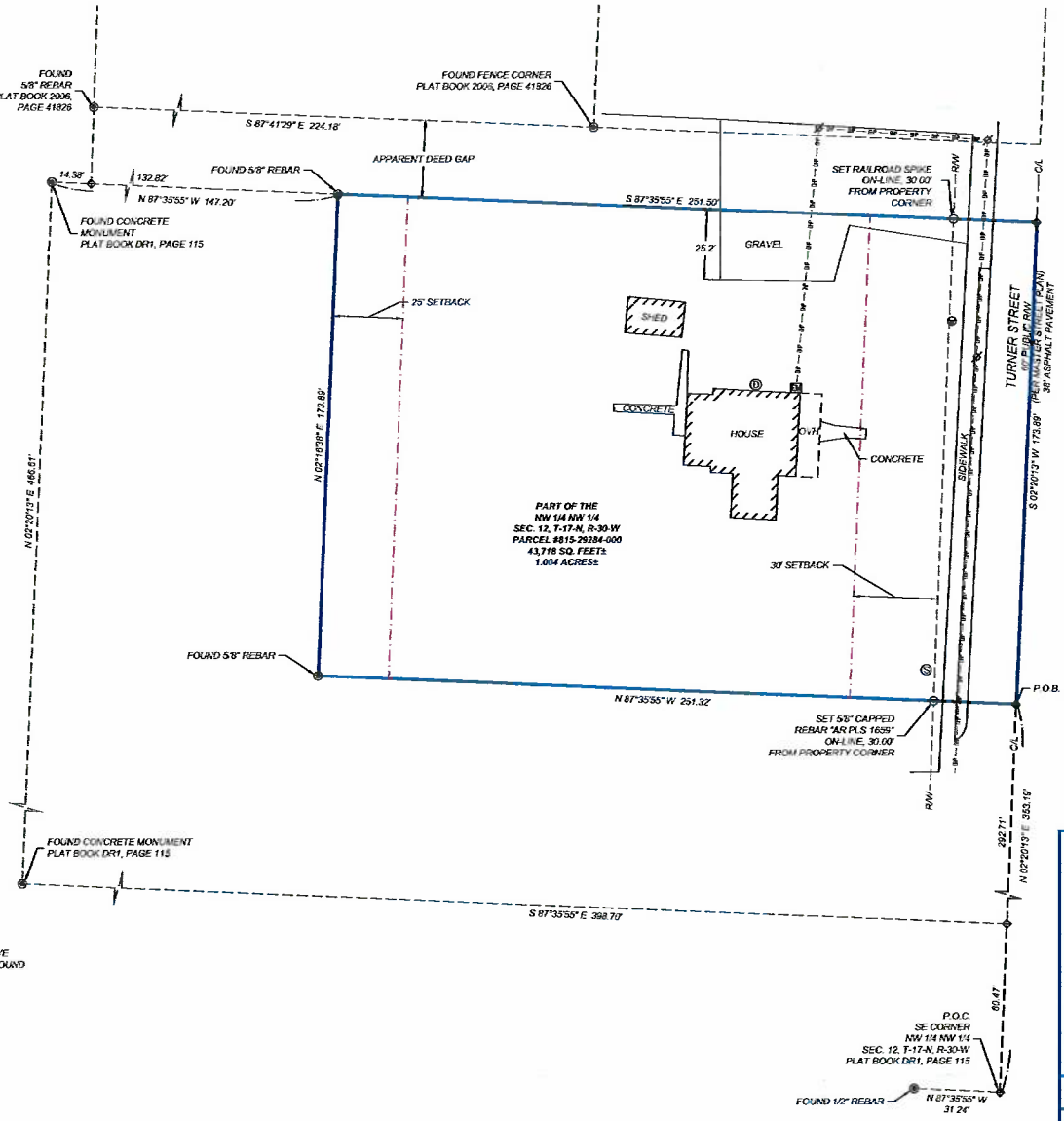
43,718 ± SQUARE FEET
1.004 ± ACRES

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05143C0070F, WHICH BEARS AN EFFECTIVE DATE OF 05/16/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

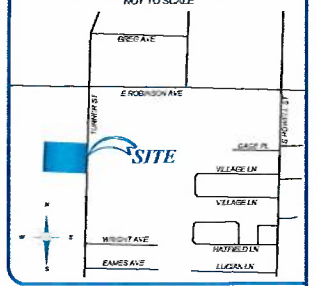
UTILITY INFORMATION

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.



VICINITY MAP

NOT TO SCALE



LEGEND & SYMBOLS

- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- COMPUTED POINT
- WATER METER
- ELECTRIC METER
- POWER POLE
- SANITARY SEWER MANHOLE
- STORM WATER MANHOLE
- OVH OVERHANG
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- BOUNDARY LINE
- RIGHT-OF-WAY LINE (R/W)
- CENTERLINE (C/L)
- FENCE LINE
- OVERHEAD POWER LINE
- SETBACK LINE
- LINE NOT TO SCALE

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 18TH DAY OF JANUARY, 2023.

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

REGISTERED
STATE OF ARKANSAS
NO. 1659
PROFESSIONAL LAND SURVEYOR
R. GAGNER

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 & ASSOCIATES, P.A.
Surveying
Engineering
Mapping
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL:SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
EMAIL: SURVEY@BLEWINC.COM WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 23-0267	SURVEY DRAWN BY: DH - 01/17/2023
SURVEY REVIEWED BY: TPN	SCALE: 1" = 30'
FOR THE USE AND BENEFIT OF: MARIA G. RIOS	

SHEET 1 OF 1

R23-09

File #: 2301583-102

STATE OF Arkansas)
) SS.
COUNTY OF Washington)

For the use and benefit of: Maria Guadalupe Rios Yanez

WACO Title Company hereby certifies that we have made a due and diligent search of the Records in the Assessor's Office, and the Land Records, within and for Washington County, Arkansas, and find the adjacent owners and addresses as shown in Exhibit "A" attached hereto, IN SO FAR AS the same affects the following described property, to wit:

TAX PARCEL NUMBER: 815-29284-000
LEGAL DESCRIPTION: 12-17-30, Washington County PT NW NW 1.00 AC

815-29284-002
1st Choice Auto Repair LLC
2300 Turner Street
Springdale, AR 72764

815-29278-000
Mike & Debie Verucchi Revocable Trust
Greg Welton
Rita Parks
6094 Wells Circle
Springdale, AR 72762

815-29279-000
T & K Ventures LLC
816 Kelly Avenue
Springdale, AR 72762

DATED: February 14, 2023.

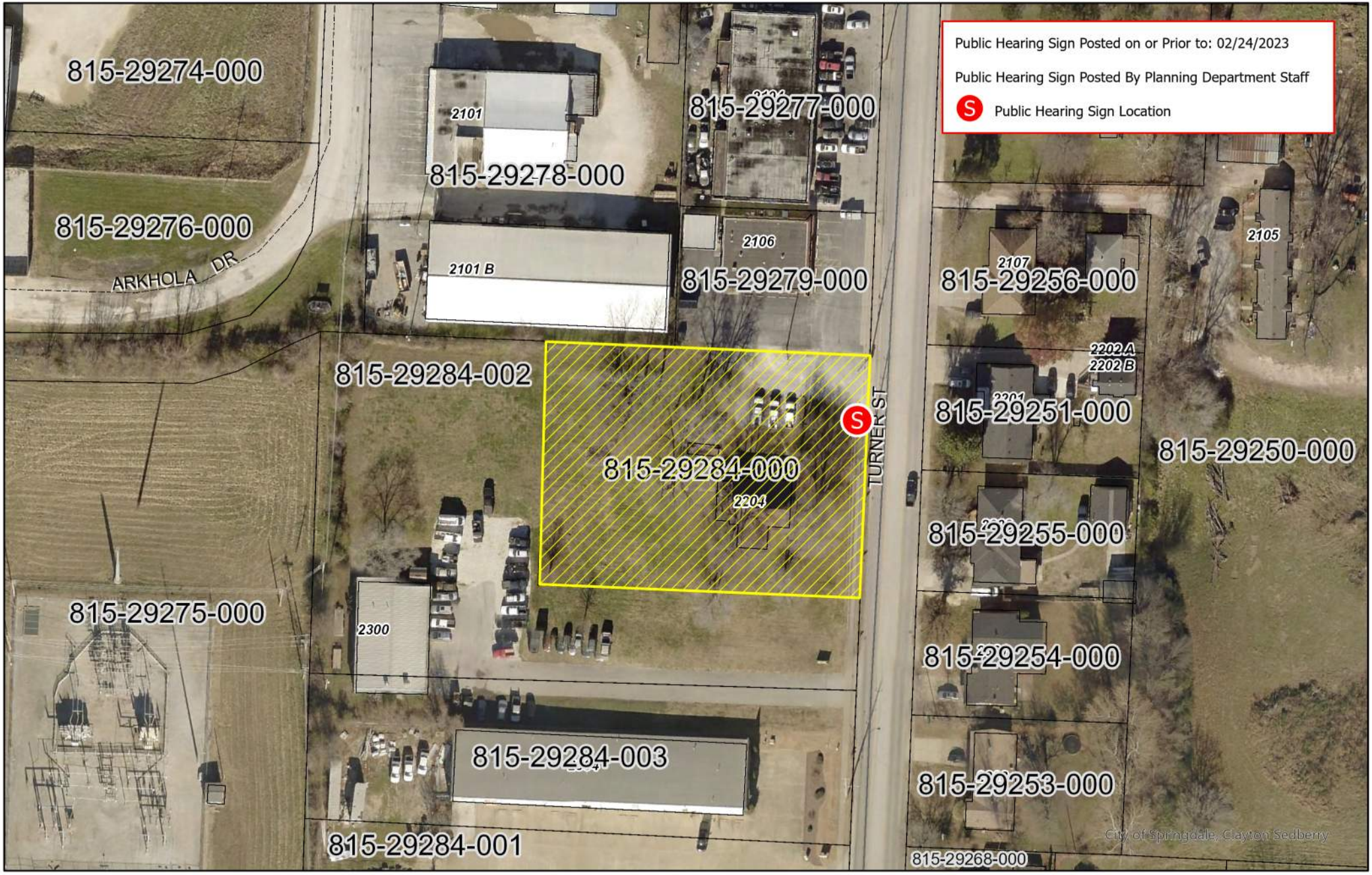
815-29256-000
Paul R. & Carol L. Watson
2107 S. Turner Street
Springdale, AR 72764

815-29251-000
Delia Velazquez
2951 N. Mountain Drive
Springdale, AR 72764

815-29255-000
Alfonso Hernandez
Maria L. Cobian
C/O Elvira Cobian
3462 Haywood CV
Springdale, AR 72764-7636

815-29254-000
Delia Velazquez
2951 N. Mountain Drive
Springdale, AR 72764

Countersigned,
Waco Title Company



Planning Commission Meeting
March 7, 2023

Miles
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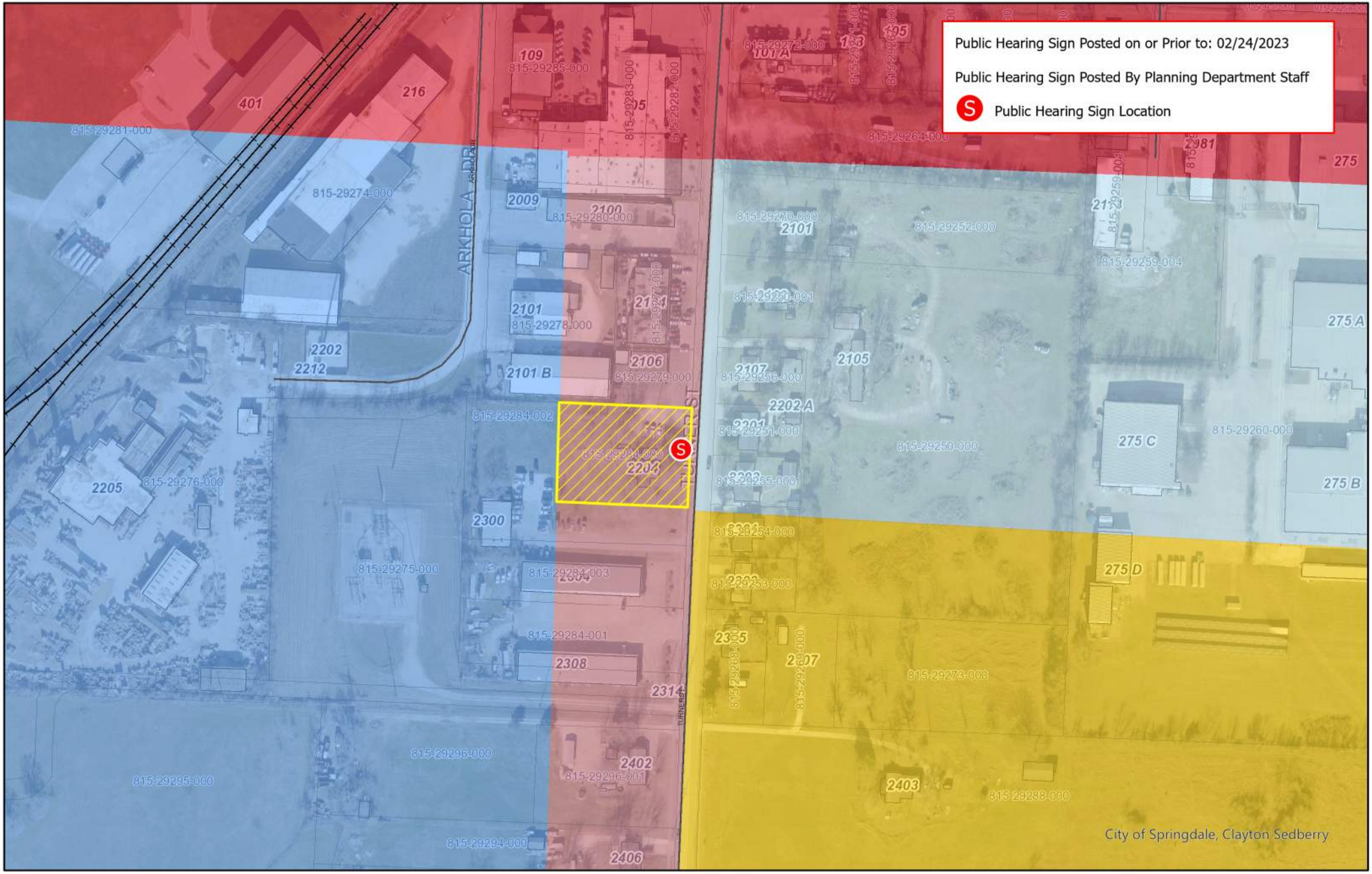
PROJECT: R23-09
APPLICANT: Maria Guadalupe Rios Yanez
REQUEST: Rezone from I-1 to C-2

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
March 7, 2023

Miles
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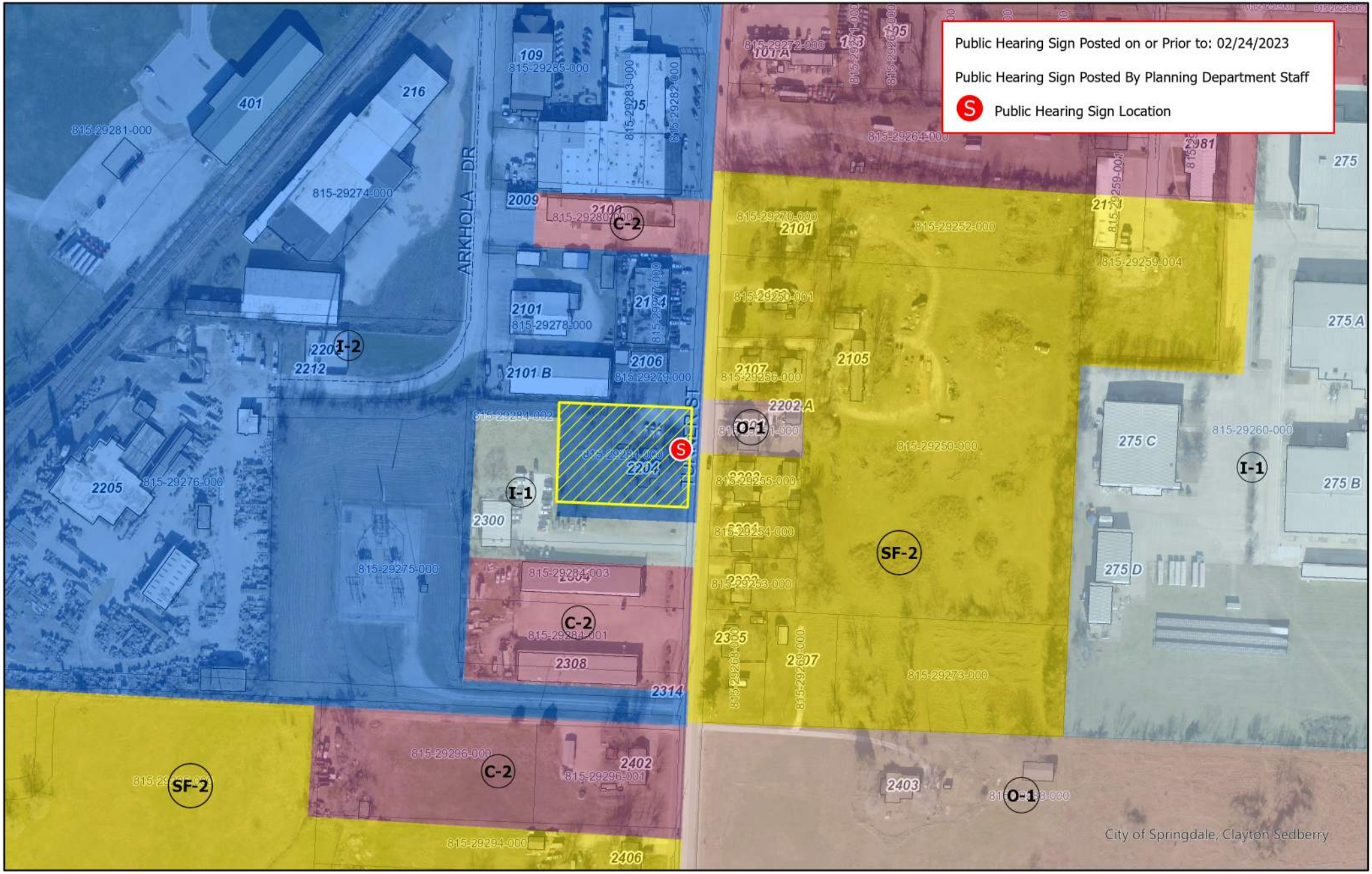
N

PROJECT: R23-09
APPLICANT: Maria Guadalupe Rios Yanez
REQUEST: Rezone from I-1 to C-2

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
March 7, 2023

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N

PROJECT: R23-09
APPLICANT: Maria Guadalupe Rios Yanez
REQUEST: Rezone from I-1 to C-2

SPRINGDALE
WE'RE MAKING IT HAPPEN

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PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: **March 7, 2023**

Re: **R23-10 Rezone**

A request by Betty Lott for Planning Commission approval of a zone change from Agricultural District (A-1) to Low Density Single Family Residential District (SF-1) for a tract of land containing 2.40 acres.

LOT LOCATION AND SIZE

The 2.40 acre tract is located immediately to the West of Old Wire Road aka Arkansas Highway 265 and approximately 190 feet to the South of Bobwhite Avenue.

A vicinity map is attached.

EXISTING ZONING

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

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

ACCESSORY USES

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

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

SITE PLAN REVIEW

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

AREA REGULATIONS

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

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

REQUESTED ZONING

The rezoning application requests a SF-1 Low Density Single Family Residential District. The district is established in order to provide areas in the city for development of single-family residences on lots not less than ten thousand (10,000) square feet in area with a minimum frontage on a public street of eighty (80) feet.

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

ACCESSORY USES

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

(1) Accessory buildings, including private garages, storage facilities and children's playhouses as set for in Article 6, Section 2.7 of this chapter.

(2) Private greenhouses and horticultural collections.
(3) Flower and vegetable gardens.
(4) Swimming pools, tennis courts and similar recreation facilities.

SITE PLAN REVIEW

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

HEIGHT REGULATIONS

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

AREA REGULATIONS

(1) LOT AREA. There shall be a lot area of not less than ten thousand (10,000) square feet. In addition, there shall be a minimum lot width of not less than eighty (80) feet on a public street at the front setback line.
(2) DENSITY. less than four (4) units per acre.
(3) FRONT SETBACK. There shall be a front setback having a depth of not less than thirty (30) feet. In keeping with the definition of a corner lot, all sides adjacent to streets shall be required to have front setbacks of thirty (30) feet.
(4) SIDE SETBACK. There shall be a side setback on each side of the lot having a width of not less than eight (8) feet.
(5) REAR SETBACK. There shall be a rear setback having a depth of not less than twenty (20) feet.

	LOT MINIMUMS		SETBACKS				
	Widths	Area	Front	Back	Side		
		(sq. ft.)			Interior	Corner	
						Interior	Exterior
One Family	80	10,000	30	20	8/8	8	30
Zero-lot line	80	10,000	30	20	16/0	16/0	30

BUILDING AREA

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

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The zoning immediately to the North is SF-1, the zoning immediately to the East is unincorporated Benton County, the zoning immediately to the South is A-1 and the zoning immediately to the West is SF-2.

LAND USE PLAN AND MASTER STREE PLAN

The adopted Comprehensive Land Use Plan indicates Commercial Use.

The Master Street Plan indicates Old Wire Road aka Arkansas Highway 265 as a principal arterial.

STAFF COMMENTS AND RECOMMENDATIONS

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

Stabilize property values and maintain the integrity of neighborhoods by protecting residential neighborhoods from non-residential influences and providing buffers between residential and non-residential uses.

SPRINGDALE
WE'RE MAKING IT HAPPEN

Petition for Rezoning

STAFF USE ONLY

Date Application Submitted: _____ Payment Method: R23-10

Date Accepted as Complete: _____ Project Number: R23-10

APPLICATION CONTACTS:
Indicate one person of contact for this request: X Applicant _____ Representative

Applicant (person making request)	Review Point of Contact for Question & Staff Reviews
Name: ATLAS PLS Tim West	Name: Tim West
E-mail: Tim@ATLASPLS.com	E-mail: Tim@ATLASPLS.com
Address: P.O. Box 1026 West Fork, AR 72774	Address: P.O. Box 1026 West Fork, AR 72774
Phone: 479-294-6177	Phone: 479-294-6177
Site/ Location: 5238 Old Wire Rd Springdale, AR	Current Zoning District: A-1
Assessor's Parcel Number(s): 21-00005-010	Desired New Zoning: SF-1
	Total Acreage: 2.40 Ac

Rezoning Procedure & Checklist

Before completing an application to rezone property, petitioners are encouraged to meet with a member of the planning staff to discuss the application. Often, the staff can provide the petitioner with some useful information concerning the subject tract as to any rezoning or development history that may exist. The staff can also help the petitioner assess the reasonableness of the request and assist those who have not been involved with the rezoning process previously.

The deadline for submission of a petition for rezoning is 12:00 noon twenty days before the Planning Commission meeting. The Planning Commission meets the first Tuesday of each month at 5:00 p.m. in the Council Chambers of the City Administration Building, 201 North Spring Street, unless otherwise advertised.

☐ **OWNER'S RESPONSIBILITY**

It is the responsibility of the owner to insure that all necessary procedures are followed in a satisfactory and timely manner and to verify the accuracy and completeness of all necessary information. If significant omissions and/or errors are discovered during the review process, the application may be rejected or tabled until sufficient information is supplied.

R23-10

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

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

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: Applicant sees no Negative effect on adjacent properties.

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

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

Authorized Representative: ATLAS PLS Tim West

Address: P.O. Box 1026, West Fork, AR 72774

X PETITIONER/OWNER **SIGNATURE** Betty L. Latt

MAILING ADDRESS: 5238 Old Wire Rd - Spr

TELEPHONE: 479 751 7548 DATE: 2/14/2023

File No. R23-10

PETITION FOR REZONING

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

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

Legal Description:

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 29 WEST OF THE FIFTH PRINCIPAL, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A SET #4 REBAR ON MARKING THE NORTHWEST CORNER OF SAID NE¼ SW¼ ALSO BEING ON THE SOUTH LINE OF QUAIL MEADOWS SUBDIVISION AND RUNNING THENCE ALONG THE NORTH LINE OF SAID NE¼ SW¼ AND THE SOUTH LINE OF QUAIL MEADOWS SUBDIVISION S89°00'29"E 251.34 FEET TO A SET #4 REBAR AT THE INTERSECTION OF SAID NORTH LINE OF NE¼ SW¼ AND THE SOUTH LINE OF QUAIL MEADOWS SUBDIVISION AND THE WEST RIGHT-OF-WAY OF OLD WIRE ROAD, THENCE LEAVING THE NORTH LINE OF SAID NE¼ SW¼ AND THE SOUTH LINE OF QUAIL MEADOWS SUBDIVISION AND ALONG SAID RIGHT-OF-WAY S08°36'31"E 376.85 FEET TO AN EXISTING RIGHT-OF-WAY MONUMENT, THENCE LEAVING SAID RIGHT-OF-WAY N89°46'27"W 307.67 FEET TO AN EXISTING #4 REBAR, THENCE N00°00'22"W 375.74 FEET TO THE POINT OF BEGINNING. CONTAINING 2.40 ACRES, MORE OR LESS. SUBJECT TO ALL RECORD AND NON RECORDED EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, MINERAL RIGHTS AND RIGHTS-OF-WAY, IF ANY.

Layman's Description: 5238 Old Wire Rd (Parcel 21-00005-010)

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

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

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

FROM (current zoning) A-1

TO (proposed zoning) SF-1

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

R23-10

VERIFICATION

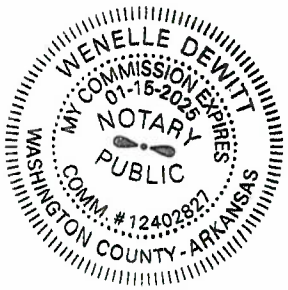
I/We, the undersigned, herewith state on solemn oath that we have read the above and foregoing application for rezoning and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts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

SIGNATURE Betty L. Lott
(Property Owner)

_____
(Property Owner)

State of Arkansas)
) ss.
County of Washington)

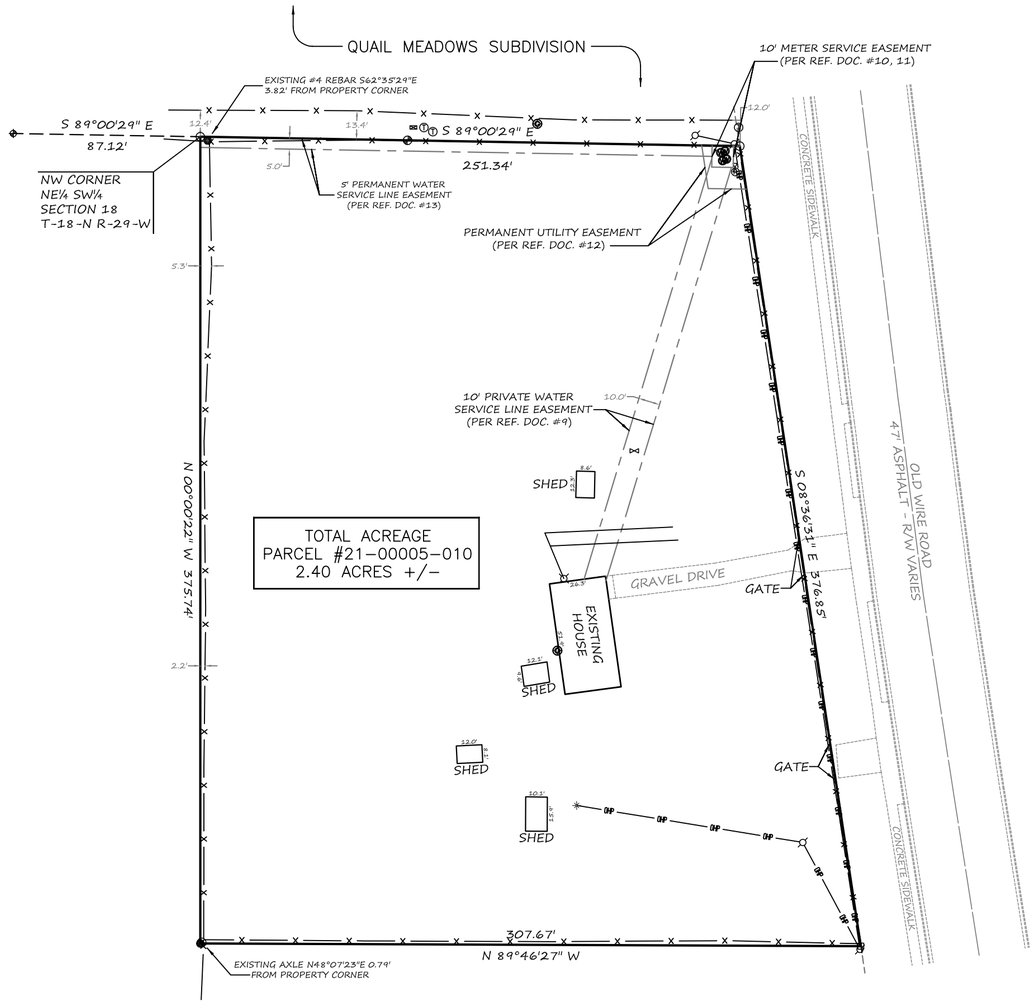
SUBSCRIBED AND SWORN TO before me, a Notary Public, this 14th day of February, 2023.



Wenelle DeWitt
Notary Public

R23-10

COUNTY RECORDING INFORMATION:



0' 50' 100' 150'

SCALE: 1" = 50'

SURVEYOR'S NOTES:

THIS IS A BOUNDARY SURVEY OF A PARCEL OF LAND AS PER BENFICIARY DEED BOOK L2021, PAGE 88608 ON FILE IN THE COURTHOUSE OF BENTON COUNTY, ARKANSAS.

LAST SITE VISIT:
JANUARY 11, 2023

BASIS OF BEARING:
GPS OBSERVATION - GEODETIC NORTH

REFERENCE DOCUMENTS:
1) PLAT OF SURVEY FILED IN BOOK 4 AT PAGE 248
2) PLAT OF SURVEY FILED IN BOOK 25 AT PAGE 232
3) PLAT OF SURVEY FILED IN BOOK L2021 AT PAGE 68923
4) PLAT OF SURVEY FILED IN BOOK L2019 AT PAGE 40069
5) PLAT OF SURVEY FILED IN BOOK 20 AT PAGE 41
6) PLAT OF SURVEY FILED IN BOOK D AT PAGE 205
7) PLAT OF SURVEY FILED IN BOOK L2019 AT PAGE 23692
8) PLAT OF SURVEY FILED IN BOOK L2019 AT PAGE 40875
9) EASEMENT FILED IN BOOK L2023 AT PAGE 1939
10) EASEMENT FILED IN BOOK L2023 AT PAGE 1940
11) EASEMENT FILED IN BOOK 2004 AT PAGE 39700
12) EASEMENT FILED IN BOOK 2016 AT PAGE 41486
13) EASEMENT FILED IN BOOK 2004 AT PAGE 33310
14) BENEFICIARY DEED FILED IN BOOK L2021 AT PAGE 88608

CURRENT ZONING: A-1

TO BE REZONED TO: SF-1

FLOOD INFORMATION:
BY GRAPHICAL PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS LOCATED WITHIN ZONE "A" OR "AE" OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM (NFIP), PER THE FLOOD INSURANCE RATE MAP (FIRM) #05007C0455J DATED SEPTEMBER 28, 2007.

PARCEL #21-00005-010 SURVEY DESCRIPTION:
A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 29 WEST OF THE FIFTH PRINCIPAL, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A SET #4 REBAR ON MARKING THE NORTHWEST CORNER OF SAID NE¼ SW¼ ALSO BEING ON THE SOUTH LINE OF QUAIL MEADOWS SUBDIVISION AND RUNNING THENCE ALONG THE NORTH LINE OF SAID NE¼ SW¼ AND THE SOUTH LINE OF QUAIL MEADOWS SUBDIVISION S89°00'29"E 251.34 FEET TO A SET #4 REBAR AT THE INTERSECTION OF SAID NORTH LINE OF NE¼ SW¼ AND THE SOUTH LINE OF QUAIL MEADOWS SUBDIVISION AND THE WEST RIGHT-OF-WAY OF OLD WIRE ROAD, THENCE LEAVING THE NORTH LINE OF SAID NE¼ SW¼ AND THE SOUTH LINE OF QUAIL MEADOWS SUBDIVISION AND ALONG SAID RIGHT-OF-WAY S08°36'31"E 376.85 FEET TO AN EXISTING RIGHT-OF-WAY MONUMENT, THENCE LEAVING SAID RIGHT-OF-WAY N89°46'27"W 307.67 FEET TO AN EXISTING #4 REBAR, THENCE N00°00'22"W 375.74 FEET TO THE POINT OF BEGINNING. CONTAINING 2.40 ACRES, MORE OR LESS. SUBJECT TO ALL RECORD AND NON RECORDED EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, MINERAL RIGHTS AND RIGHTS-OF-WAY, IF ANY.

THE ABOVE DESCRIPTION BEING THE SAME LAND AS DESCRIBED IN BENEFICIARY DEED FILED IN BOOK L2021 AT PAGE 88608.

SURVEY

FOR USE OF:

BETTY LOTT

LOCATION:	5238 OLD WIRE ROAD SPRINGDALE BENTON COUNTY, ARKANSAS SEC 18, T-18-N, R-29-W
CREW CHIEF: N.F.	DRAWN BY: J.N. SHEET SIZE: 18x24
PLAT No. 23-007 A	DATE: 02/14/2023

N E S W

ATLAS

PROFESSIONAL LAND SURVEYING

P.O. BOX 1026
425 N CENTENNIAL AVENUE #2
WEST FORK, AR. 72774
PH. 479.294.6177

PS #1756
COA #2875

LEGEND

SET #4 REBAR	WATER METER
EXISTING #5 REBAR	UTILITY POLE
EXISTING #4 REBAR	GAS METER
EXISTING #3 REBAR	TELEPHONE PEDESTAL
EXISTING AXLE	FIRE HYDRANT
CLEANOUT	LIGHT POLE
R/W MONUMENT	WATER VALVE
YARD HYDRANT	ELECTRIC BOX

BOUNDARY LINE
FORTY/TIE LINE
ASPHALT/GRAVEL/CONCRETE
RIGHT OF WAY
FENCE
BUILDING SETBACK LINE
CENTERLINE ROAD
OVERHEAD POWER

ATLAS PROFESSIONAL LAND SURVEYING, LLC COPYRIGHT 2023
ALL GOVERNMENTAL MUNICIPALITIES/AGENCIES INCLUDING GIS DEPARTMENTS ARE EXEMPT FROM COPYRIGHT. THIS PLAT IS COPYRIGHT MATERIAL AND WAS PROVIDED FOR THE USE OF THE PERSON(S) NAMED ON THIS PLAT. NO ONE INCLUDING THE PERSON(S) NAMED ON THIS PLAT MAY COPY OR REPRODUCE ANY PART OF THIS PLAT FOR FINANCIAL GAIN. ONLY ORIGINAL COPIES OF THIS PLAT MAY BE USED. IF THE SEAL ON THIS PLAT IS NOT RED IN COLOR AND SIGNED IN BLUE INK, IT IS NOT AN ORIGINAL PLAT AND CONSIDERED AN UNAUTHORIZED COPY.

NOTES:
LAND USE/LAND RESTRICTIONS:
EXCEPT AS SPECIFICALLY STATED OR SHOWN HEREON, THIS SURVEY DOES NOT REFLECT ANY EASEMENTS (OTHER THAN APPARENT EASEMENTS OBSERVED IN THE FIELD AT THE TIME OF THE SURVEY) BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING, LAND-USE REGULATIONS, OR FACTS IN WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
UTILITIES:
EXCEPT AS SHOWN HEREON, NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC FACILITY. CONTACT ALL UTILITY PROVIDERS FOR THIS INFORMATION.
FLOOD INFORMATION:
ANY INFORMATION (TEXT, LINES, SYMBOLS, HATCHES, ETC.) ON THIS PLAT THAT MAKE REFERENCE TO FLOOD ZONES ARE APPROXIMATE AND DERIVED FROM A FLOOD INSURANCE RATE MAP (FIRM) BY GRAPHICAL PLOTTING ONLY. THIS PLAT DOES NOT REPRESENT THE SURVEYOR'S OPINION ON THE PROBABILITY OF FLOODING.

CERTIFICATE OF AUTHORIZATION
ATLAS
PROFESSIONAL LAND SURVEYING
No. 2875
ARKANSAS

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1756
SIGNATURE
01/11/23
TIMOTHY D. WEST

ARKANSAS STATE SURVEY PLAT CODING
500-18N-29W-0-18-310-72-1756

R23-10

ATLAS
PROFESSIONAL LAND SURVEYING

P.O. BOX 1026
West Fork, AR 72774
Ph. 479.294.6177

CERTFIED LIST OF ADJACENT PROPERTY OWNERS:

SUBJECT PROPERTY:
PARCEL #21-0005-010

ADJACENT PROPERTY OWNERS:

1) MORRIS, JAMES WILLIAM & MORRIS, VICKI SUE TRUSTEES, 1105 WINNEBAGO DR NORTH LITTLE ROCK AR 72116, ZONED: AG/SF RES.1 UNIT/AC., PARCEL No: 18-02906-001, 18-02906-000, 18-02913-000

2) BARBOSA, NATIVIDAD & HUNSUCKER, HEATH, 1757 JADE RD SPRINGDALE AR 72764, ZONED: A-1, PARCEL No: 21-00003-004

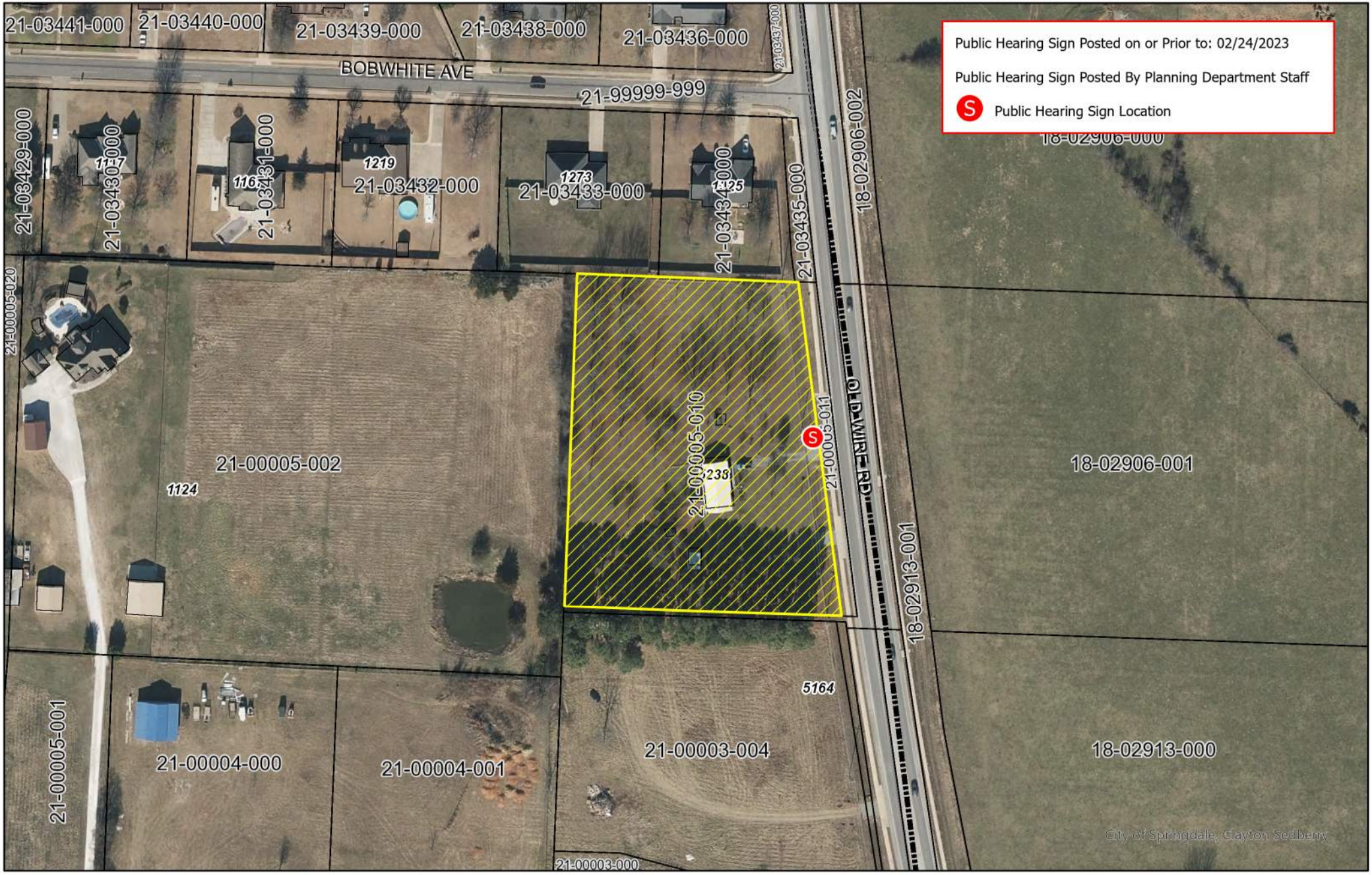
3) REYES, ALFREDO & HERNANDEZ, LETICIA, 1124 HATCHER RD SPRINGDALE AR 72764-8468, ZONED: SF-2, PARCEL No: 21-00005-002

4) SHELBOURN, SHANE T & MARLAINA R, 1273 BOBWHITE AVE SPRINGDALE AR 72764-8493, ZONED: SF-1, PARCEL No: 21-03433-000

5) TRIPLETT, JEFFREY D & AMANDA, 1325 BOBWHITE AVE SPRINGDALE AR 72764-8404, ZONED: SF-1, PARCEL No: 21-03434-000

I HEREBY CERTIFY THAT AS OF FEBURARY 23, 2023, THE ABOVE ADJACENT PROPERTY OWNERS ARE THE CURRENT OWNERS AS PER THE TAX RECORDS OF WASHINGTON COUNTY, ARKANSAS.

TIMOTHY D. WEST, P.S. 1756 — DATE 2/23/23



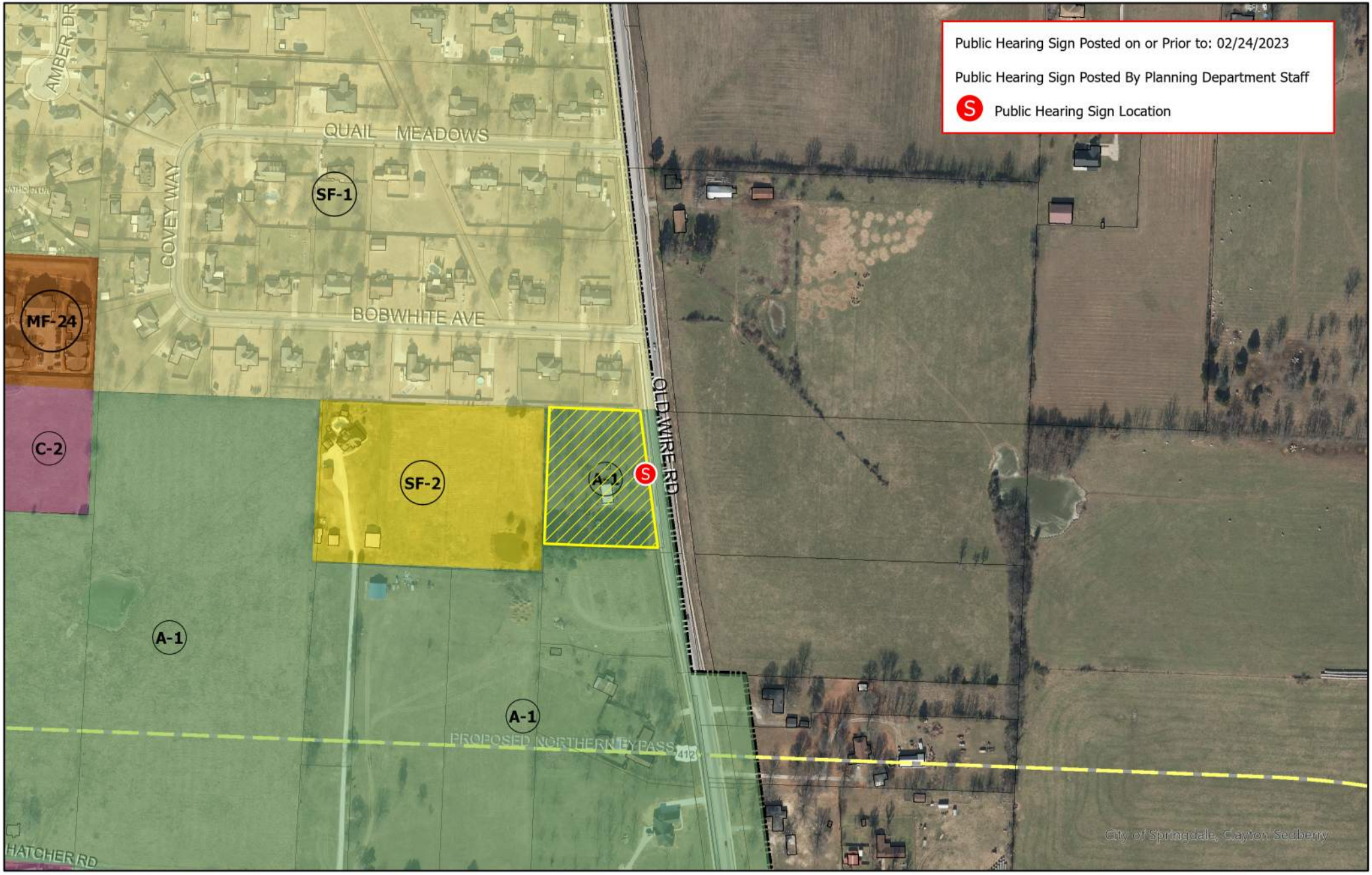
Planning Commission Meeting
March 7, 2023

Miles
0 0.01 0.02 0.03 0.04

N

PROJECT: R23-10
APPLICANT: Betty Louise Lott
REQUEST: Rezone from A-1 to SF-1

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
March 7, 2023

Miles
0 0.01 0.03 0.05 0.08 0.1

N

PROJECT: R23-10
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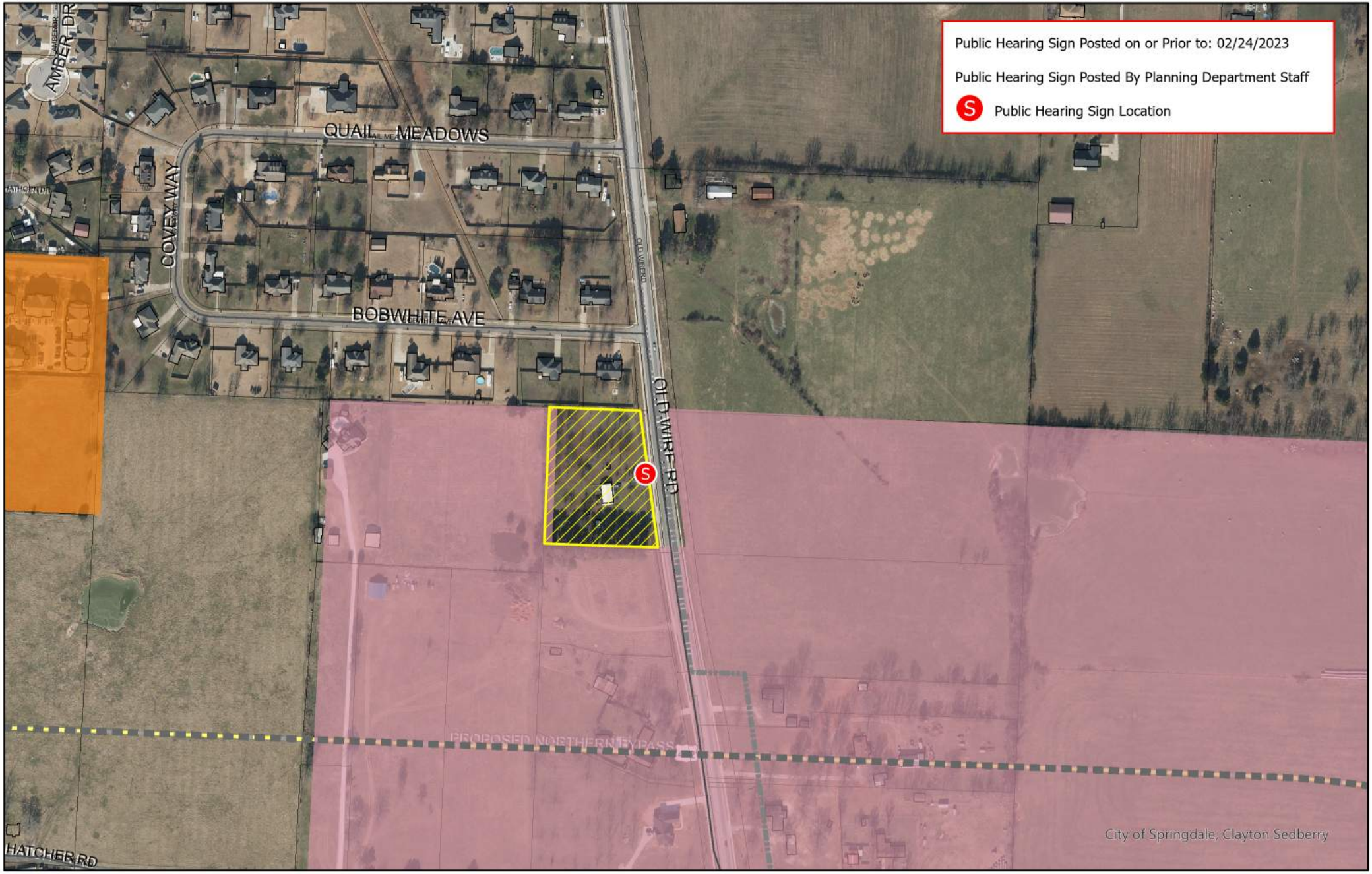
SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
March 7, 2023

Miles
0 0.01 0.03 0.05 0.08 0.1

N

PROJECT: R23-10
APPLICANT: Betty Louise Lott
REQUEST: Rezone from A-1 to SF-1

SPRINGDALE
WE'RE MAKING IT HAPPEN

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

TABLED UNTIL APRIL PLANNING COMMISSION MEETING.
NOTICES WERE NOT SENT BY DEADLINE.

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: **March 7, 2023**

Re: **R23-11 Rezone**

A request by PV=nRT for Planning Commission approval of a zone change from Agricultural District (A-1) to General Commercial District (C-2) for a tract of land containing 0.41 acres.

LOT LOCATION AND SIZE

The 0.41 acre tract is located immediately to the East of Oak Grove Road and approximately 190 feet to the South of the intersection of Elm springs Road and Oak Grove Road.

A vicinity map is attached.

EXISTING ZONING

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

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

ACCESSORY USES

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

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

SITE PLAN REVIEW

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

AREA REGULATIONS

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

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

REQUESTED ZONING

The requested zoning of this tract is a C-2 General Commercial District. The District is established in order to be a broader range of retail uses, which comprise the commercial function of the city including groupings of freestanding commercial structures. Permitted uses include most types of retail activity except those involving open displays of merchandise and those which generate large volumes of vehicular traffic or are otherwise incompatible with the purpose and intent of the C-2 general commercial district. Retail areas zoned C-2 shall be generally concentrated as to geographical configuration. It is anticipated, however, that in some situations, change to another commercial or office classification may be appropriate to permit the transition of strip retail areas to other productive forms of land use. It is the intent of these regulations that the C-2 district be concentrated at the intersections of arterial streets. Extension of the district along major arterial streets in linear fashion shall be discouraged.

Uses permitted: - 1, 4, 16, 17, 19, 20, 21, 22, 27, 32, 35
Conditional Uses Permitted on Appeal: - 2, 3, 12, 33

ACCESSORY USES

See Article 6 Section 3.1 of this chapter.

SITE PLAN REVIEW

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

HEIGHT REGULATIONS

There shall be no maximum height limits in C-2 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any boundary line of any residential district a distance of one (1) foot for each foot of height in excess of twenty (20) feet.

AREA REGULATIONS

SETBACKS:

Front setback	30’
Front setback if parking is allowed between R-O-W 50’ and the building	
Side setback	0
(subject to applicable fire and building codes)	
Side setback when contiguous to a residential district	20’
Rear setback	20’

GREENSPACE

Each developed lot shall provide and maintain:

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

OFF-STREET PARKING

See Article 7 of this chapter.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The zoning immediately to the North is C-2 and the zoning immediately to the East is C-5, the zoning immediately to the South is A-1 and the zoning to the West is C-5.

LAND USE PLAN AND MASTER STREE PLAN

The adopted Comprehensive Land Use Plan indicates Commercial use.

The Master Street Plan indicates Oak Grove Road as a local street.

STAFF COMMENTS AND RECOMMENDATIONS

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

Encourage planned, integrated commercial areas by discouraging spot commercial development and the stringing out of commercial development along streets and to encourage more pedestrian-oriented commercial settings.

TABLED UNTIL APRIL PLANNING COMMISSION MEETING.
NOTICES WERE NOT SENT BY DEADLINE.

www.SpringdaleAR.gov

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Petition for Rezoning

STAFF USE ONLY

Date Application Submitted: February 15 2023 Payment Method: Check #006189

Date Accepted as Complete: February 27, 2023 Project Number: R23-11

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

Applicant (person making request)	Review Point of Contact for Question & Staff Reviews
Name: Rachel Silvestri	Name: Erin Oliver
E-mail: rbs1026@icloud.com	E-mail: eoliver26@icloud.com
Address: 8281 San Marco	Address: 774 Via Firenze Ave
Phone: 501-425-2893	Phone: 479-856-2626
Site/ Location: 825 Oak Grove Rd.	Current Zoning District: A1
Assessor's Parcel Number(s): 815-39264-100	Desired New Zoning: C2
	Total Acreage: 0.41

Rezoning Procedure & Checklist

Before completing an application to rezone property, petitioners are encouraged to meet with a member of the planning staff to discuss the application. Often, the staff can provide the petitioner with some useful information concerning the subject tract as to any rezoning or development history that may exist. The staff can also help the petitioner assess the reasonableness of the request and assist those who have not been involved with the rezoning process previously.

The deadline for submission of a petition for rezoning is 12:00 noon twenty days before the Planning Commission meeting. The Planning Commission meets the first Tuesday of each month at 5:00 p.m. in the Council Chambers of the City Administration Building, 201 North Spring Street, unless otherwise advertised.

☑ **OWNER'S RESPONSIBILITY**

It is the responsibility of the owner to insure that all necessary procedures are followed in a satisfactory and timely manner and to verify the accuracy and completeness of all necessary information. If significant omissions and/or errors are discovered during the review process, the application may be rejected or tabled until sufficient information is supplied.

TABLED UNTIL APRIL PLANNING COMMISSION MEETING.
NOTICES WERE NOT SENT BY DEADLINE.

File No. R23-11

PETITION FOR REZONING

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

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

Legal Description:

Part of the Southeast Quarter of the Northwest Quarter of Section Thirty-three (33), Township Eighteen (18) North, of Range Thirty (30) West, Washington County, Arkansas, described as: Beginning at Point 196 feet South of the Northwest corner of said Forty acre tract, and running thence East 180 feet; thence South 100 feet; thence West 180 feet; thence North 100 feet to the Point of Beginning.

Layman's Description: 825 Oak Grove Rd.

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

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

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

FROM (current zoning) A1

TO (proposed zoning) C2

The **Petitioner's** immediate intentions are to: Rezone for potential Commercial use.

TABLED UNTIL APRIL PLANNING COMMISSION MEETING.
NOTICES WERE NOT SENT BY DEADLINE.

R23-11

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

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

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

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

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

Authorized Representative:_____

Address:_____

PETITIONER/OWNER **SIGNATURE** Rachel Silvestri

MAILING ADDRESS: 8281 San Marco Ave, Springdale 72762

TELEPHONE: 501-425-2893 DATE: 2/15/23

TABLED UNTIL APRIL PLANNING COMMISSION MEETING.
NOTICES WERE NOT SENT BY DEADLINE.

R23-11

VERIFICATION

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

SIGNATURE
(Property Owner)

Rachel Silvestri
(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 15th day of February, 2023.

Tina Frye
Notary Public

STATE OF ARKANSAS NOTARY PUBLIC
TINA FRYE
MY COMMISSION # 12705873
EXPIRES: October 31, 2028
Washington County

TABLED UNTIL APRIL PLANNING COMMISSION MEETING.
NOTICES WERE NOT SENT BY DEADLINE.

R23-11

VERIFICATION

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

SIGNATURE
(Property Owner)

(Property Owner)

State of Arkansas)
) ss.
County of Washington)

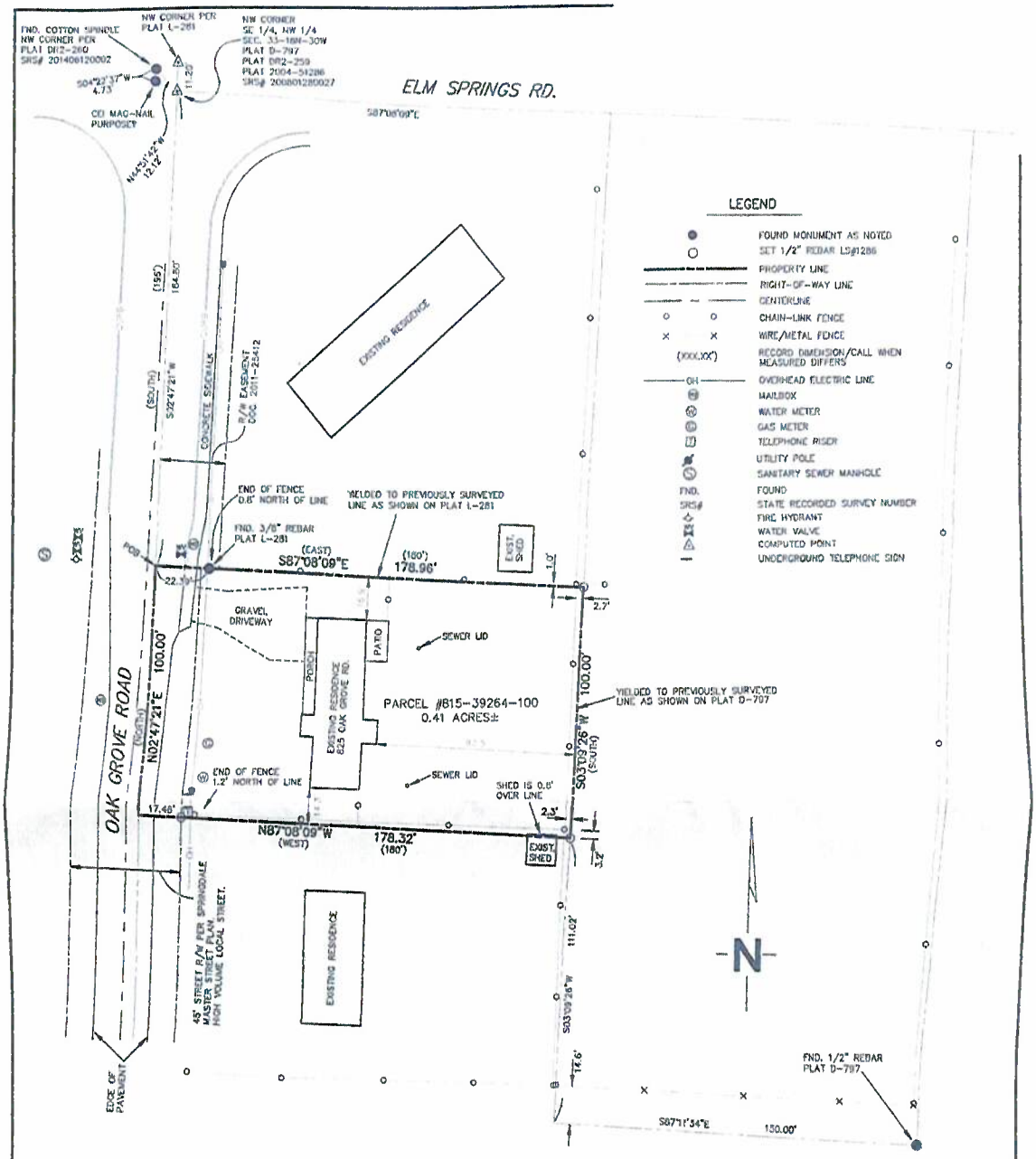
SUBSCRIBED AND SWORN TO before me, a Notary Public, this 15 day of February, 2023.

DEBBIE A. POUNDERS
OFFICIAL SEAL · NOTARY PUBLIC
WASHINGTON COUNTY ARKANSAS
COMMISSION #12402006
MY COMMISSION EXPIRES 12-10-2024

Notary Public

TABLED UNTIL APRIL PLANNING COMMISSION MEETING.
NOTICES WERE NOT SENT BY DEADLINE.

R23-11



0 20 40 80
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

DESCRIPTION (TAKEN FROM WARRANTY DEED 2004-43969)

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION THIRTY-THREE (33), TOWNSHIP EIGHTEEN (18) NORTH, OF RANGE THIRTY (30) WEST, WASHINGTON COUNTY, ARKANSAS, DESCRIBED AS: BEGINNING AT A POINT 196 FEET SOUTH OF THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT, AND RUNNING THENCE EAST 150 FEET; THENCE SOUTH 100 FEET; THENCE WEST 150 FEET; THENCE NORTH 100 FEET TO THE POINT OF BEGINNING.

NOTES:

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

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, TITLE EVIDENCE, ZONING RESTRICTIONS, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THERE MAY EXIST EASEMENTS, RIGHTS-OF-WAY OR COVENANTS NOT SHOWN OR NOTED HEREON.

DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE.

BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID, NAD-83, NORTH ZONE, AS DETERMINED BY GPS OBSERVATION. NW CORNER OF SE 1/4 OF THE NW 1/4 HAVING A COMPUTED CONVERGENCE OF -01°10'22.01"

COUNTY JUDGMENT/COURT RECORDS WERE NOT EXAMINED AS A PART OF THIS SURVEY.

ONLY ABOVE GROUND VISIBLE UTILITIES WERE LOCATED. OTHER UTILITIES MAY EXIST NOT SHOWN HEREON.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1286
THOMAS V. COSTELLO

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE COMPLETED A SURVEY ON THE HEREON DESCRIBED PROPERTY. CORNER MONUMENTS WERE FOUND OR SET AS SHOWN TO THE BEST OF MY KNOWLEDGE AND ABILITY.

05/30/2019
DATE

800-18N-30W-0-33-420-72-1286

BOUNDARY SURVEY
for TIM & PATRICIA MOLITOR
PART OF THE SE 1/4 OF THE NW 1/4
SECTION 33, T-18-N, R-30-W
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

Costello Land Surveying
4342 E. STATE HIGHWAY 90
PINEVILLE, MO. 64856
(417) 226-4524

JOB NO. 19053	FIELD DATE 05-30-19
SHEET 1 OF 1	DRAWING BNDY

TABLED UNTIL APRIL PLANNING COMMISSION MEETING.
NOTICES WERE NOT SENT BY DEADLINE.

R23-11

File No.: **23-1738**

citytitle llc & closing

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

OWNERSHIP REPORT

For the use and benefit of: **PV=nRT, Inc. c/o American Restoration Tile**

The undersigned, having made a diligent search of the records of Washington County, Arkansas, through February 15, 2023 at 7:00 a.m. of the following described property:

Part of the SE1/4 of the NW1/4 of Section 33, Township 18 North, of Range 30 West, Washington County, Arkansas, described as: Beginning at a point 196 feet South of the Northwest corner of said 40 acre tract, and running thence East 180 feet; thence South 100 feet; thence West 180 feet; thence North 100 feet to the point of beginning.

Parcel No. 815-39264-100 (for reference only)

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

CITY TITLE & CLOSING LLC

By: _____
Angela Marie Ellis, Authorized Signatory
License No. 17453830

****DISCLAIMER****

This report is being issued without any representation as to the status or validity of the title, and the Company assumes no liability by virtue of errors or omissions. Any liability of the Company shall not exceed the amount paid for the report.

TABLED UNTIL APRIL PLANNING COMMISSION MEETING. R23-11
NOTICES WERE NOT SENT BY DEADLINE.

Exhibit "A"

Parcel 815-29801-107
Steenbergen Family, LLC
1684 S 56th Street
Springdale, AR 72762

Parcel 815-29801-108
Spring Ark Five, LLC
PO Box 2525
Corpus Christi, TX 78403

Parcel 815-39264-500
Holmik Holdings, LLC
1609 SW 2nd Street
Bentonville, AR 72712

Parcel 815-39264-300
ILK, Inc.
8017 Buona Sera Street
Springdale, AR 72762

Parcel 815-39264-200
National Retail Properties LP
Attn: Ingrid Irvin
450 S Orange Avenue, Suite 900
Orlando, FL 32801

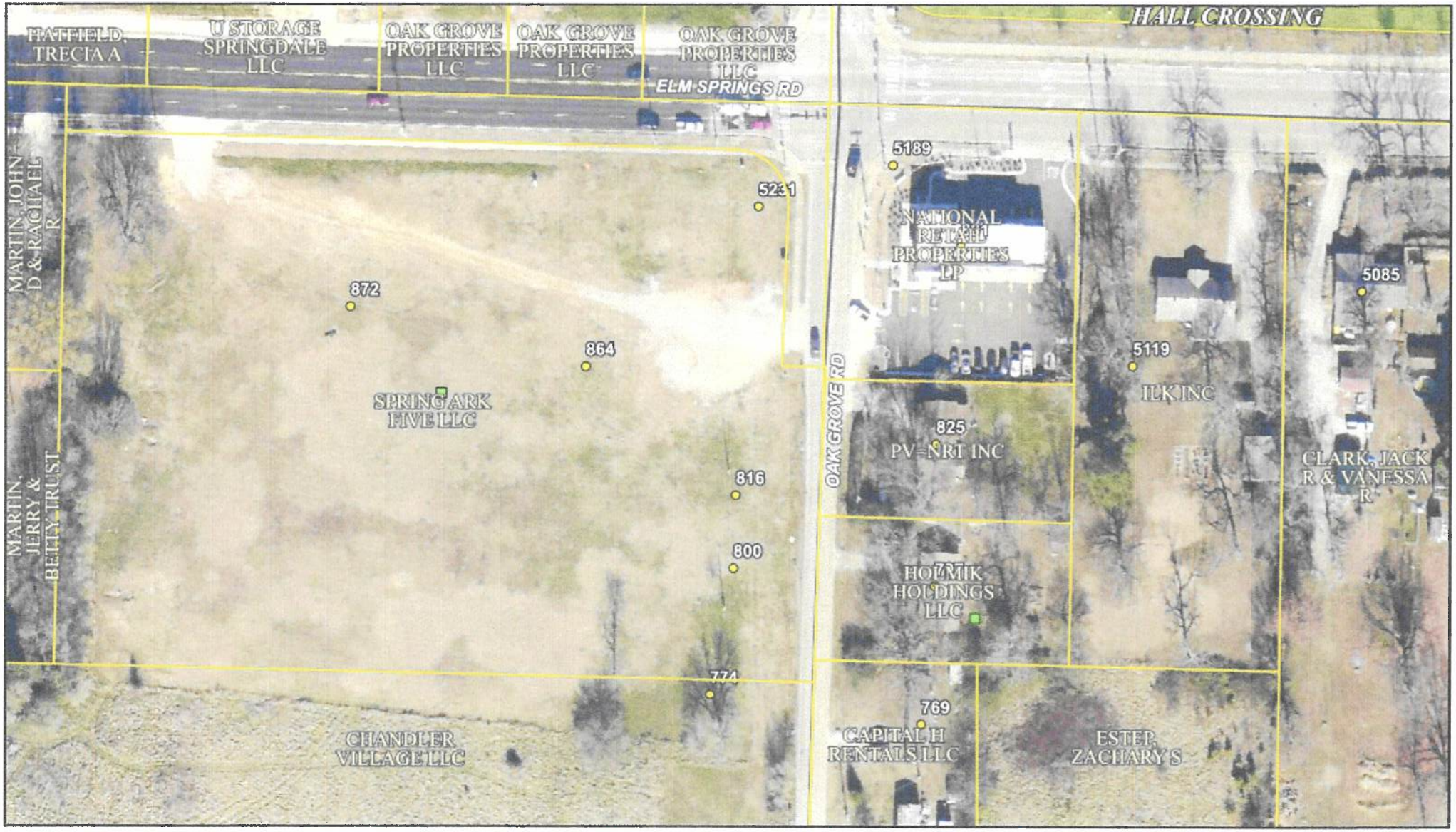
DISCLAIMER

This report is being issued without any representation as to the status or validity of the title, and the Company assumes no liability by virtue of errors or omissions. Any liability of the Company shall not exceed the amount paid for the report.

Washington County
Assessor's Office
Russell Hill, Assessor

TABLED UNTIL APRIL PLANNING COMMISSION MEETING.
NOTICES WERE NOT SENT BY DEADLINE.

R23-11



Date Created: 2/27/2023
Created By: actDataScout

1 inch = 99 feet

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

Planning Commission Meeting
March 7, 2023

Miles
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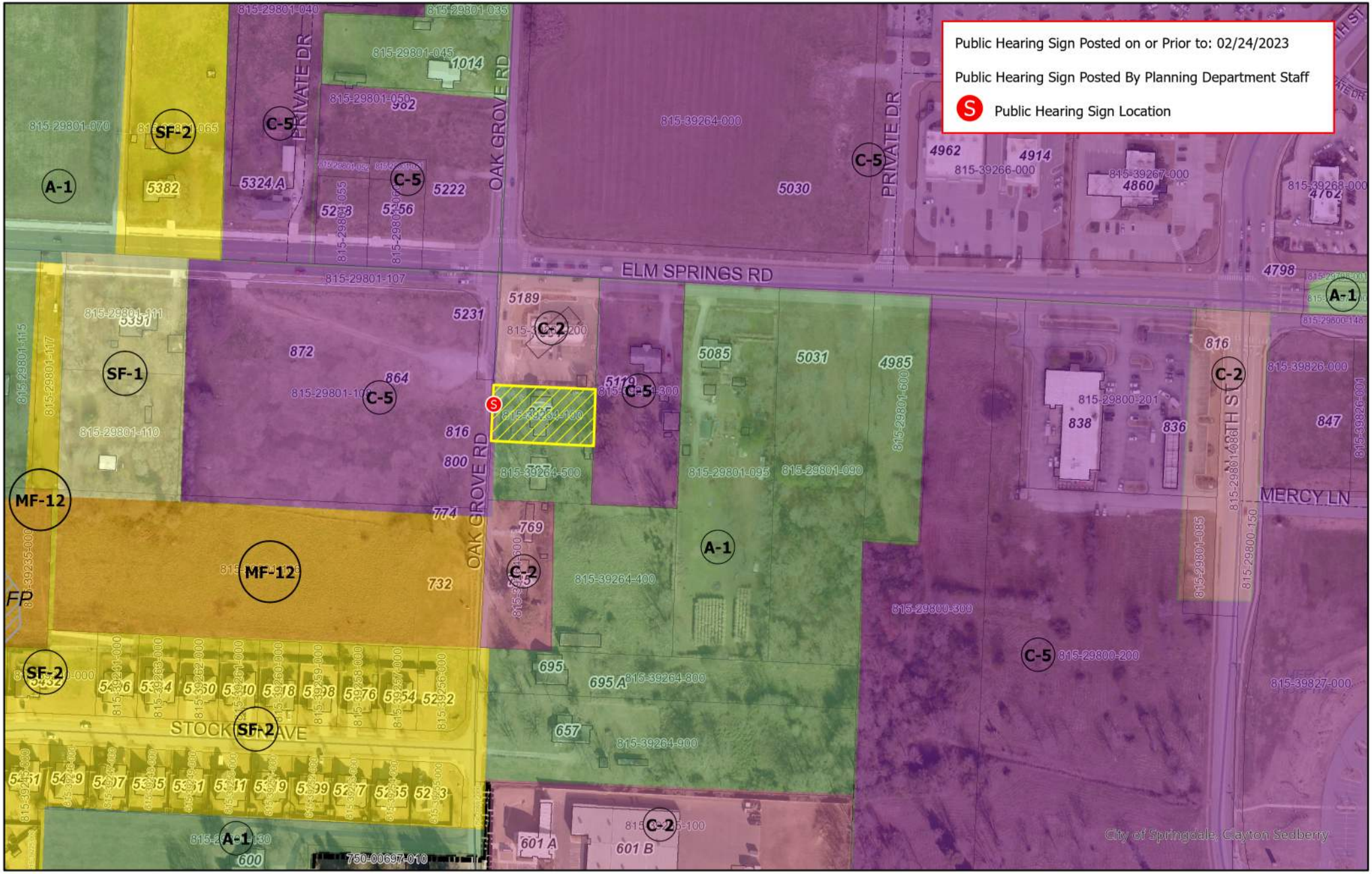
PROJECT: R23-11
APPLICANT: PV=NRT, Inc.
REQUEST: Rezone from A-1 to C-2

SPRINGDALE™
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
March 7, 2023

Miles
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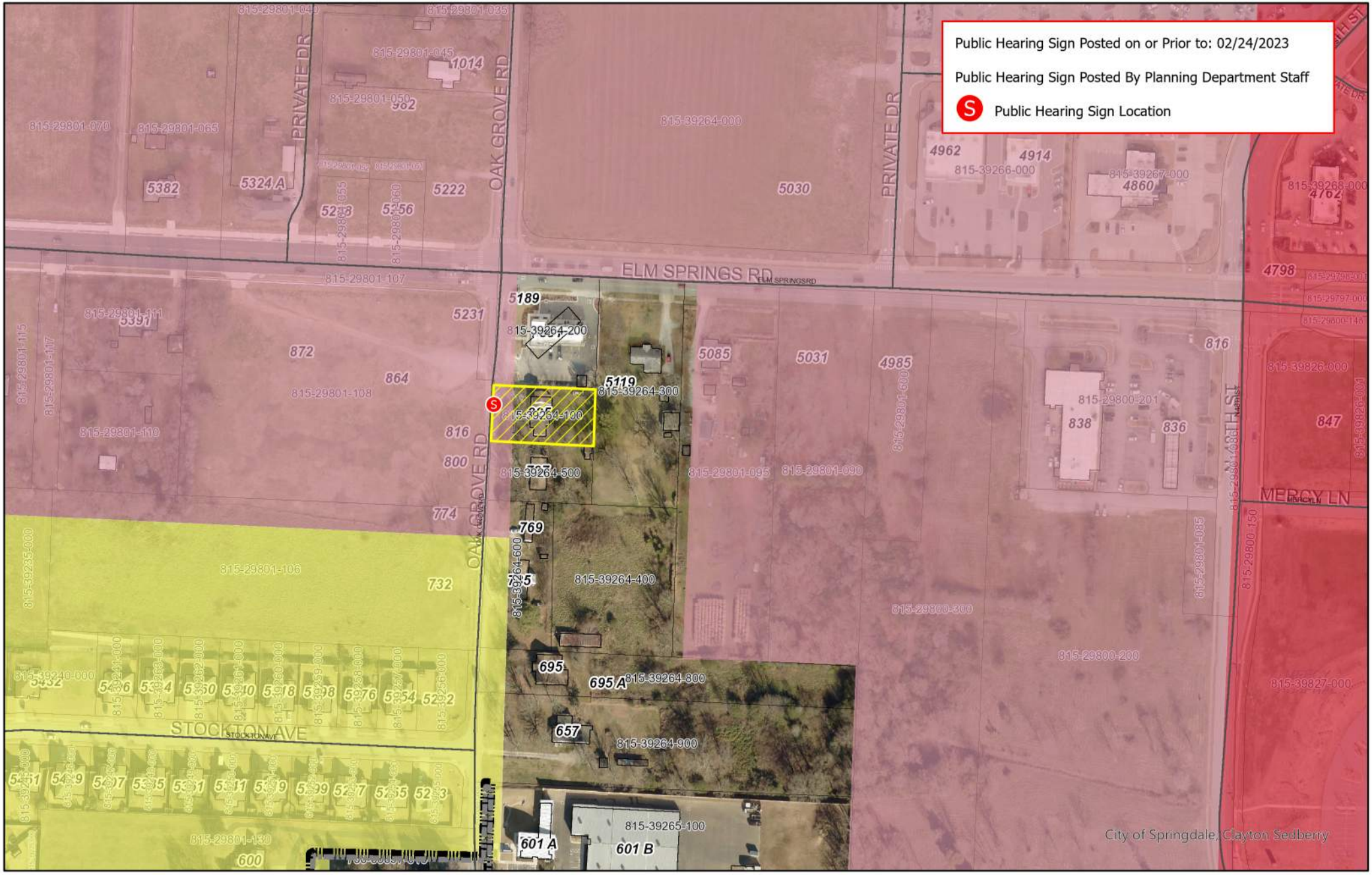
N

PROJECT: R23-11
APPLICANT: PV=NRT, Inc.
REQUEST: Rezone from A-1 to C-2

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
March 7, 2023

Miles
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N

PROJECT: R23-11
APPLICANT: PV=NRT, Inc.
REQUEST: Rezone from A-1 to C-2

SPRINGDALE
WE'RE MAKING IT HAPPEN

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PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: **March 7, 2023**

Re: **R23-12 Rezone**

A request by Helen Garrison for Planning Commission approval of a zone change from Agricultural District (A-1) to Thoroughfare Commercial District (C-5) for a tract of land containing 2.50 acres.

LOT LOCATION AND SIZE

The 2.50 acre tract is located at the far Eastern edge of W. Seaton Drive, with I-49 immediately to the East.

A vicinity map is attached.

EXISTING ZONING

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

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

ACCESSORY USES

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

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

SITE PLAN REVIEW

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

AREA REGULATIONS

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

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

REQUESTED ZONING

The requested zoning of this tract is a C-5 thoroughfare commercial district. The district is established in order to provide adequate locations for retail uses which serve the needs of the motoring public and are characterized by a high level of vehicular ingress and egress. Among these uses, transient sleeping accommodations, and eating and drinking establishments. Such uses are not generally compatible with pedestrian-oriented commercial districts and shopping center since they tend to obstruct and interfere with pedestrian movement. Appropriate locations for this district are along heavily traveled major traffic arterials.

Uses permitted: - 1, 4, 5, 16, 17, 18, 19, 20, 21, 22, 27, 31, 38
Conditional Uses Permitted on Appeal: - 2, 3, 12, 23,24, 30, 33, 35
Temporary Uses: - 32

DEVELOPMENT CRITERIA

i. All yards unoccupied by buildings or merchandise or used as traffic ways shall be landscaped with grass and shrubs and maintained in an orderly condition.

ii. All of the lot used for the parking of vehicles, for the storage and display of merchandise shall be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced by continued use.

iii. All servicing of vehicles and assembly of equipment carried on as an incidental part of the sales operation shall be conducted within a completely enclosed building.

iv. No article or material stored or offered for sale in connection with the permitted or conditional uses listed herein shall be stored or displayed outside the confines of the building unless it is so screened by a permanent opaque screening fence or wall so that is cannot be seen from an adjoining lot. The following screening and display criteria shall apply to uses located in the C-5 open display district:

   b. Automobile, truck, tractor, mobile home, boat or motorcycle sales areas are not required to screen fully assembled merchandise that is ready for sale.
   c. No permanent open display will be permitted on sidewalks, or public right-of-way.
   d. Automobile service stations shall be permitted open display of merchandise commonly sold by such operations as long as the area of said display is not taller than the building nor larger than an area equal to one-half of the façade areas of the front of the building.
   e. Automobile service stations may be used for the storage of rental trucks or trailers, provided, however, the storage space shall be paved, shall not exceed four thousand (4,000) square feet in area and the above screening requirements are met.

i. There shall be no open display of any kind whatsoever in the first twenty (20) feet of the required front yard setback.

ACCESSORY USES

See Article 6 Section 3.1 of this chapter.

SITE PLAN REVIEW

When a conditional use is proposed in a C-5 district a site plan review shall be required. See Article 2, Section 13 of this chapter for the procedure and requirements of a site plan review.

HEIGHT REGULATIONS

There shall be no maximum height limits in C-5 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any boundary line of any residential district a distance of one (1) foot for each foot of height in excess of twenty (20) feet.

AREA REGULATIONS

There shall be a minimum lot area of fourteen thousand (14,000) square feet. In addition, there shall be a lot width of not less than one hundred (100) feet.

SETBACKS:

Front setback	30’	
Front setback if parking is allowed between R-O-W and the building	50’	
Side setback	0	(subject to applicable fire and building codes)
Side setback when contiguous to a residential district	20’	
Rear setback	20’	

GREENSPACE

Each developed lot shall provide and maintain:

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

OFF-STREET PARKING

See Article 7 of this chapter.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The zoning immediately to the North is C-5, the zoning immediately to the East is A-1, the zoning immediately to the South is A-1 and the zoning immediately to the West is MF-2.

LAND USE PLAN AND MASTER STREE PLAN

The adopted Comprehensive Land Use Plan indicates Regional Commercial.

The Master Street Plan indicates W. Seaton Drive as a local street.

STAFF COMMENTS AND RECOMMENDATIONS

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

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

File No. RZ23-12

PETITION FOR REZONING

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

Legal Description:

Layman's Description: 4500 W. Sealton Drive

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

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

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

FROM (current zoning) A-1

TO (proposed zoning) C5

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

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

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

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: NO _____.

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

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

Authorized Representative: Haden Gilder

Address: Towenby@HomeHelperAR.com

PETITIONER/OWNER: Helen D. Hayes / Harrison

MAILING ADDRESS: 4500 W. Heaton Dr. Springdale, Ar.

TELEPHONE: 479-751-8725 DATE: 2-15-23

Email jhelenhayes@gmail.com

SIGN HERE

R23-12

VERIFICATION

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

SIGNATURE
(Property Owner)

Helen Harrison Hayes
(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 15th day of February, 2023.

Tonya Danelle Benton
Notary Public

TONYA DANELLE BENTON
Comm. No. 12721562
NOTARY PUBLIC
My Comm. Expires October 14, 2032
WASHINGTON COUNTY, ARKANSAS

R23-12

File No.: **23-1637A**

citytitle llc & closing

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

OWNERSHIP REPORT

For the use and benefit of: Tatum Owenby

The undersigned, having made a diligent search of the records of Washington County, Arkansas, through February 16, 2023 at 7:00 a.m. of the following described property:

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

CITY TITLE & CLOSING LLC

By: Sara A. Braden
Sara A. Braden, Authorized Signatory
License No. 19224299

****DISCLAIMER****

This report is being issued without any representation as to the status or validity of the title, and the Company assumes no liability by virtue of errors or omissions. Any liability of the Company shall not exceed the amount paid for the report.

Exhibit "A"

815-39827-000
Mercy Heath Northwest
C/O Mercy Health
14528 S. Outer 40 Rd, Ste 100
St. Louis MO 63017

815-29800-148, 815-29801-190, 815-29801-192
Arkansas State Highway Commission
PO BOX 2261
Little Rock, AR 72203

815-29801-205
Debra Scott
5803 A Sara Lane
Fayetteville, AR 72704

815-29801-240
Ntsuab Kong & Vicky Soung
4557 W. Seaton Dr.
Springdale, AR 72762

815-29801-245
Meika Ann Bartlett
4521 W. Seaton Dr.
Springdale, AR 72762

DISCLAIMER

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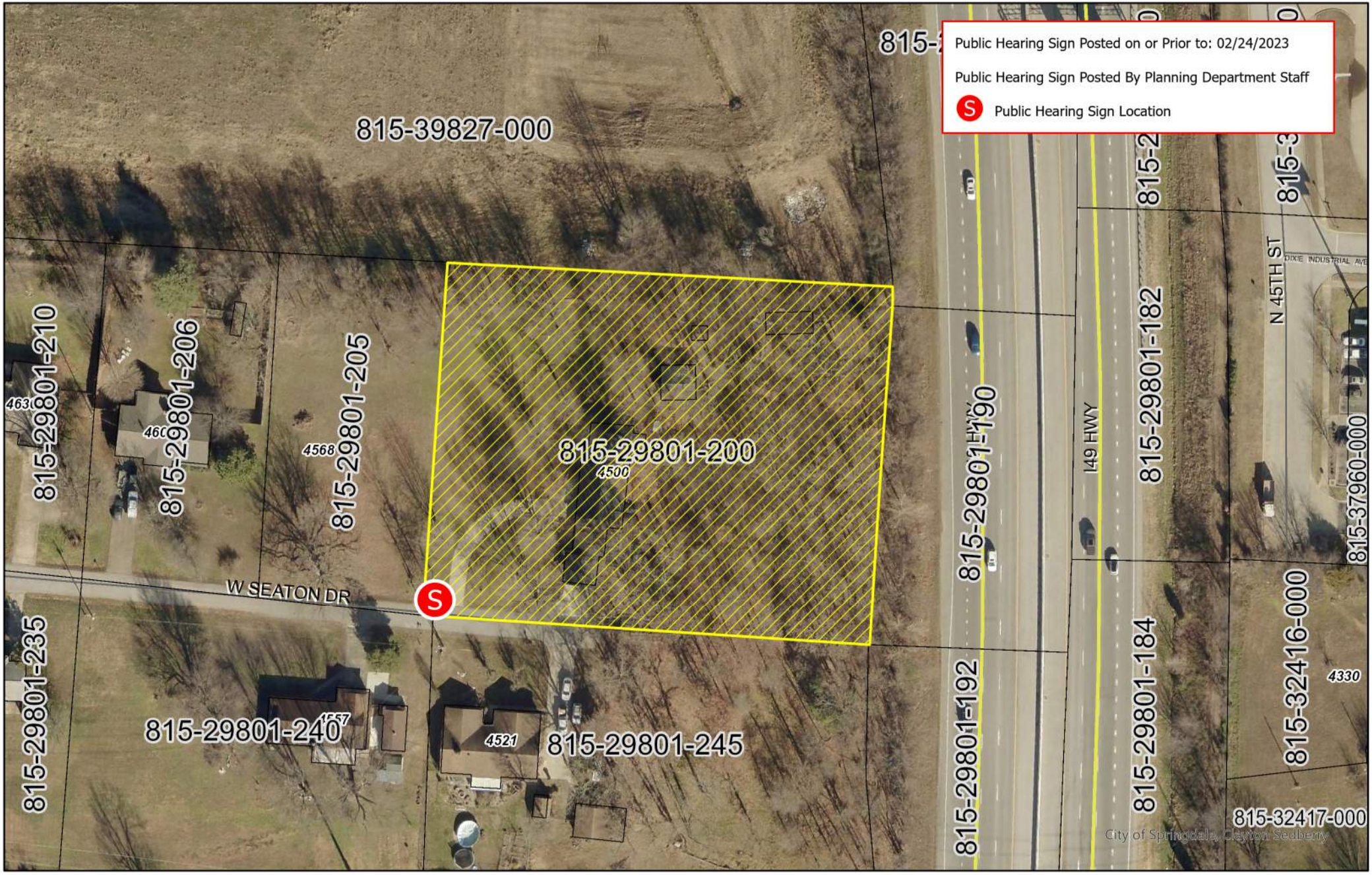

Planning Commission Meeting
March 7, 2023

Miles
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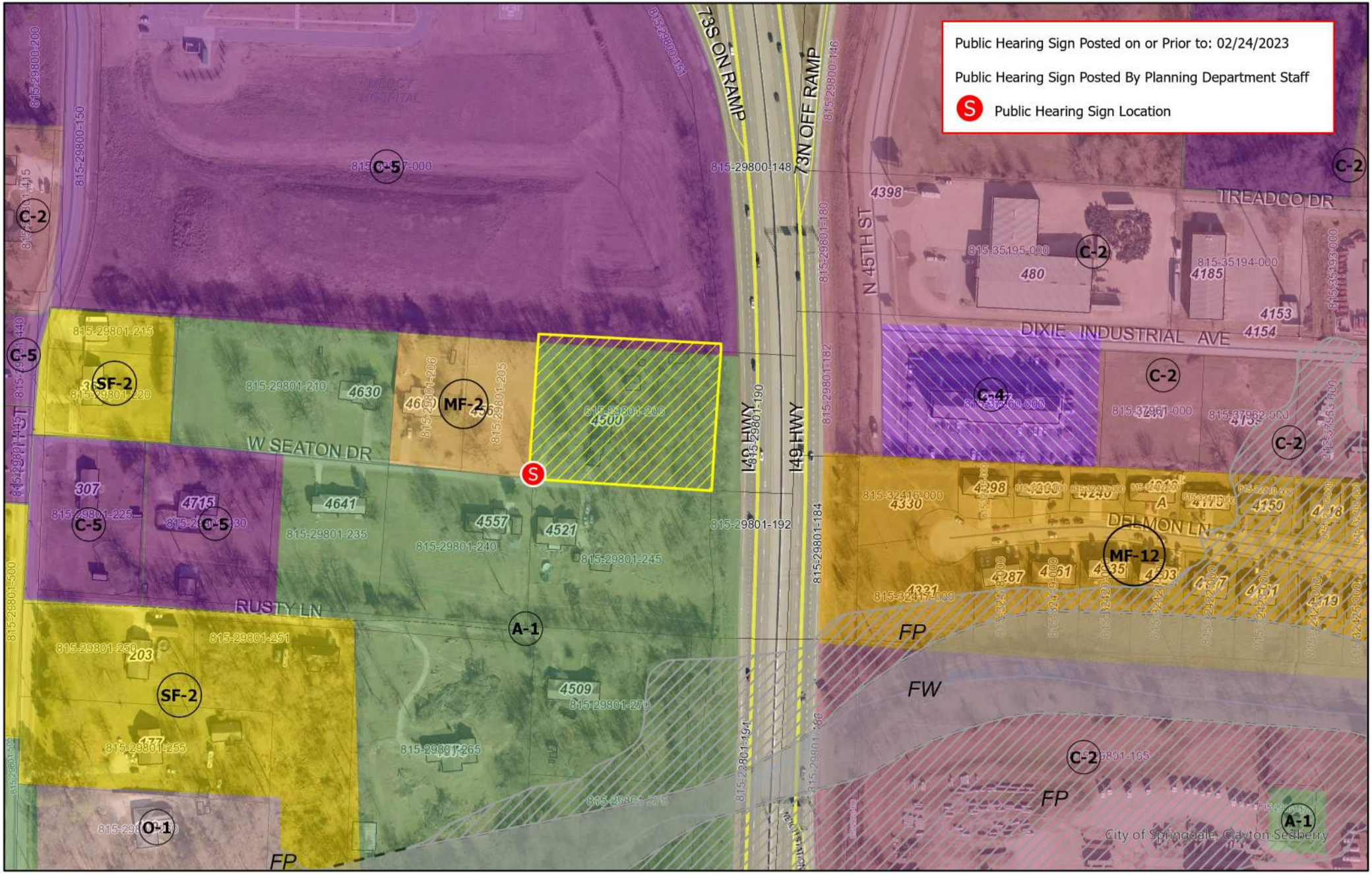
PROJECT: R23-12
APPLICANT: Helen Garrison
REQUEST: Rezone from A-1 to C-5

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
March 7, 2023

Miles
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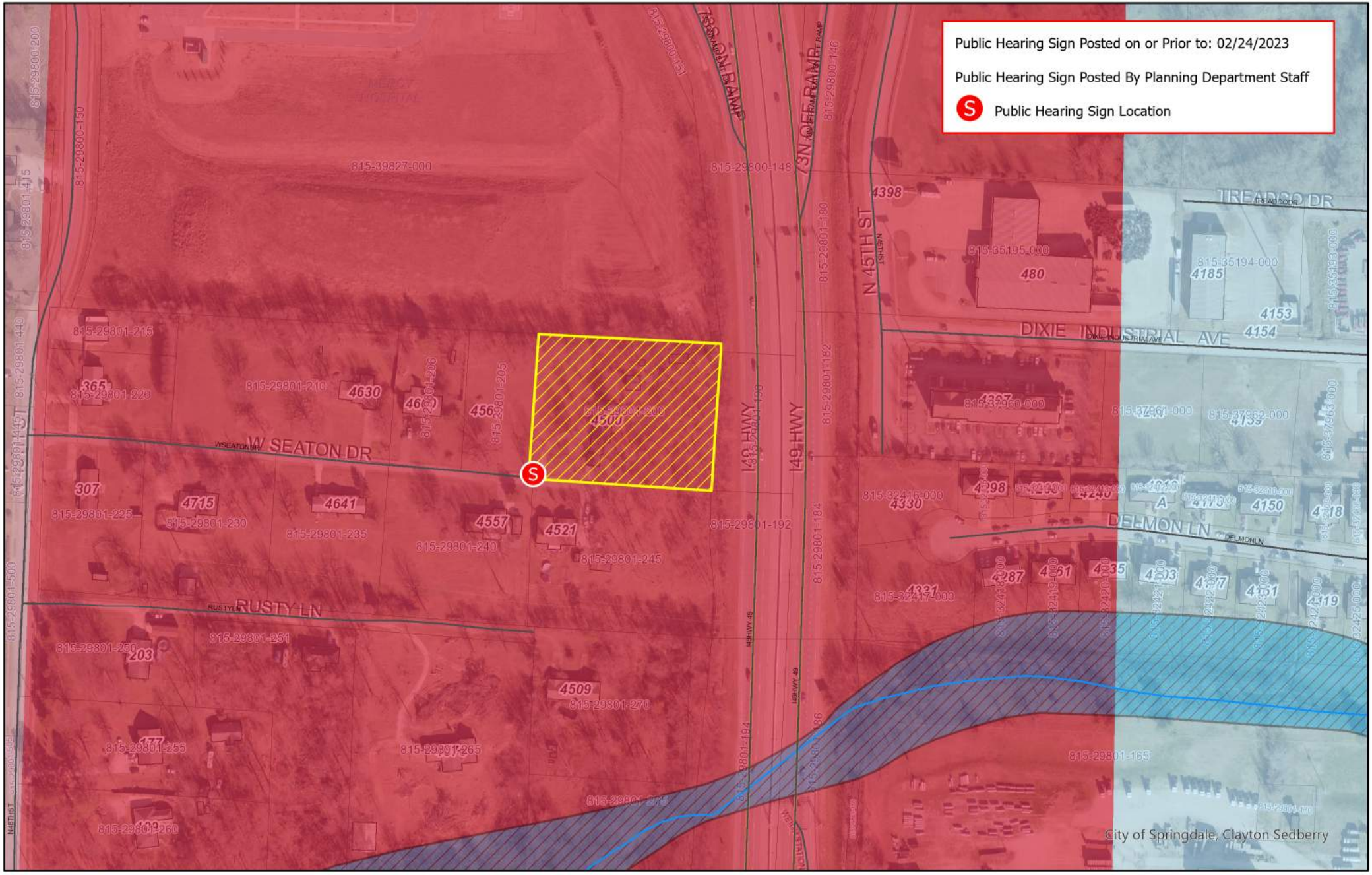
PROJECT: R23-12
APPLICANT: Helen Garrison
REQUEST: Rezone from A-1 to C-5

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
March 7, 2023

Miles
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N

PROJECT: R23-12
APPLICANT: Helen Garrison
REQUEST: Rezone from A-1 to C-5

SPRINGDALE
WE'RE MAKING IT HAPPEN

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PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: **March 7, 2023**

Re: **R23-13 Rezone**

A request by Cornelia Williamson Revocable Trust for Planning Commission approval of a zone change from Agricultural District (A-1) to Large Product Retail Sales (C-6) **and** General Industrial District (I-2) for a tract of land containing 10.08 acres.

LOT LOCATION AND SIZE

The 10.8 acre tract is located immediately to the East of N. Old Missouri Road aka AR Hwy 265.

A vicinity map is attached.

EXISTING ZONING

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

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

ACCESSORY USES

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

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

SITE PLAN REVIEW

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

AREA REGULATIONS

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

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

REQUESTED ZONING

The requested zoning for this tract is a C-6 Large Product Retail Sales District. The district is established in order to provide adequate locations for retail uses which serve the needs of the motoring public and are characterized by a high level of vehicular ingress and egress. Among these uses, are automobile and other vehicular service establishments. The C-6 district is also intended to provide a location for the limited amount of merchandise, equipment and material being offered for retail sale that, because of the type of material or transportation requirements, is suitable for display and storage outside the confines of an enclosed building. Such uses are not generally compatible with pedestrian-oriented commercial districts and shopping centers since they tend to obstruct and interfere with pedestrian movement. Appropriate locations for this district are along heavily traveled major traffic arterials.

DEVELOPMENT CRITERIA

i. All yards unoccupied by buildings or merchandise or used as traffic ways shall be landscaped with grass and shrubs and maintained in an orderly condition.

ii. All of the lost used for the parking of vehicles, for the storage and display of merchandise shall be paved with a sealed surf ace pavement and maintained in such a manner that no dust will be produced by continued use.

iii. All servicing of vehicles and assembly of equipment carried on as an incidental part of the sales operation shall be conducted within a completely enclosed building.

iv. No article or material stored or offered for sale in connection with the permitted or conditional uses listed herein shall be stored or displayed outside the confines of the building unless it is so screened by a permanent opaque screening fence or wall so that it cannot be seen from an adjoining lot. The following screening and display criteria shall apply to uses located in the C-6 large product retail sales.

   a. Except as provided in Use Unit 43: Automobile Sales-Damaged Vehicles, automobile, truck, tractor, mobile home, boat or motorcycle sales areas are not required to screen fully assembled merchandise that is ready for sale.

   b. No permanent open display will be permitted on sidewalks, or public right-of-way.

   c. Automobile service stations shall be permitted open display of merchandise commonly sold by such operations as long as the area of said display is not taller than the building nor larger than an area equal to one-half of the façade areas of the front of the building.

   d. Automobile service stations may be used for the storage of rental trucks or trailers, provided, however, the storage space shall be paved, shall not exceed four thousand (4,000) square feet in area and the above screening requirements are met.

v. There shall be no open display of any kind whatsoever in the first twenty (20) feet of the required front yard setback.

ACCESSORY USES

See Article 6 Section 3.1 of this chapter.

SITE PLAN REVIEW

When a conditional use is proposed in a C-6 district a site plan review shall be required. See article 2, section 13 of this chapter for the procedure and requirements of a site plan review.

HEIGHT REGULATIONS

There shall be no maximum height limits in C-6 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any boundary line of any residential district a distance of one (1) foot for each foot of height in excess of twenty (20) feet.

AREA REGULATIONS

The shall be a minimum lot area of fourteen thousand (14,000) square feet. In addition, there shall be a lot width of not less than one hundred (100) feet.

SETBACKS:

Front setback	30’
Front setback if parking is allowed between R-O-W and the building	50’
Side setback (subject to applicable fire and building codes)	0

Side setback when contiguous to a residential district	20’
Rear setback	20’

GREENSPACE

Each developed lot shall provide and maintain:

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

OFF-STREET PARKING

See Article 7 of this chapter.

AND

The rezoning application requests an I-2 General Industrial district. The District is designed to accommodate a industrial uses which involve potentially objectionable uses and hazards, and which, therefore, cannot be reasonably expected to conform to a high level of performance standards, but which are essential to the economic viability of the city.

Uses permitted: - 1, 21, 24, 25, 26, 27, 32, 33, 35
Conditional Uses Permitted on Appeal: - 2, 3

HEIGHT REGULATIONS

There shall be no maximum height limits in I-2 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any boundary line of any residential district a distance of one (1) foot for each foot of height in excess of twenty (20) feet.

AREA REGULATIONS

SETBACKS:

Front setback	30’
Front setback if parking is allowed between R-O-W and the building	50’
Side setback (subject to applicable fire and building codes)	0
Rear setback	25’
Setbacks adjacent to residential uses	50’

GREENSPACE

Each developed lot shall provide and maintain:

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

OFF-STREET PARKING

See Article 7 of this chapter.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The zoning immediately to the North is C-2, the zoning immediately to the East is A-1 (currently on the agenda to be rezoned to C-6 & I-2), the zoning immediately to the South is I-2 and the zoning immediately to the West is A-1.

LAND USE PLAN AND MASTER STREE PLAN

The adopted Comprehensive Land Use Plan indicates Heavy Industrial.

The Master Street Plan indicates N., Old Missouri Road aka AR. Hwy 265 as a Principal Arterial and June Self Drive as a local street.

STAFF COMMENTS AND RECOMMENDATIONS

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

Assure adequate land allocation for industrial growth protected from encroachment by non-industrial use.

File No. R23-13

PETITION FOR REZONING

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale code of Ordinances, as amended, by the Cornelia P. Williamson Revocable Trust, u/t/d May 28, 1996, the record property owner, petitioning to rezone the following described area:

Legal Description:

LEGAL DESCRIPTION ATTACHED ON SEPARATE SHEET

Layman's Description: Property to be rezoned includes approximately 10.8 acres located along the east side of Highway 265. Property is located at the southeast corner of Highway 265 and June Self Drive and approximately 550 feet south of Highway 264. Includes all of Benton County parcel 21-00020-064 that is located east of Highway 264.

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

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

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

FROM (current zoning) A-1 (Agricultural District)

TO (proposed zoning) C-6 (Large Product Retail Sales District) and I-2 (General Industrial District)

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

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

2. **Develop** the property __No__ (Yes or No), and if so, the proposed use is N/A.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: None anticipated. Property is near an industrial park in an area experiencing significant commercial development.

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

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

Authorized Representative: Engineering Services, Inc.

Address: P.O. Box 282, Springdale, AR 72765

PETITIONER/OWNER: Cornelia P. Williamson
(Cornelia P. Williamson Revocable Trust)

MAILING ADDRESS: 4140 Old Wire Road, Springdale, AR 72764

TELEPHONE: 479-283-7105 DATE: 2/14/23

VERIFICATION

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

Cornelia P. Williamson

(Owner Signature – Cornelia P. Williamson Revocable Trust)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 14 day of February, 2023.

Rebecca Hulsey

Notary Public

Rebecca Hulsey
Notary Public
Benton County, Arkansas
Commission #12704488
Commission Expires May 22, 2028

PARCEL NO. 21-00020-034
NORTHWEST ARKANSAS FOOD BANK
1378 JUNE SELF DR.
SPRINGDALE, AR 72764
ZONING = C-2

PARCEL NO. 21-00020-092
ARKANSAS STATE HIGHWAY COMMISSION
P.O. BOX 2261
LITTLE ROCK, AR 72203
ZONING = C-2

PARCEL NO. 21-00020-091
HUARK PROPERTIES LLC
P.O. BOX 10199
FAYETTEVILLE, AR 72703
ZONING = C-2

PARCEL NO. 21-00020-000
HUARK PROPERTIES LLC
P.O. BOX 10199
FAYETTEVILLE, AR 72703
ZONING = C-2

PARCEL NO. 21-00021-000
INDIAN HILLS MHP LLC
c/o JIM WARD
PO BOX 10497
FAYETTEVILLE, AR 72703
ZONING = A-1/MHP

THIS PART OF PROPERTY TO BE REMAIN IN ZONING DISTRICT A-1 ±0.9 ACRES

PARCEL NO. 21-00020-058
ARKANSAS STATE HIGHWAY COMMISSION
P.O. BOX 2261
LITTLE ROCK, AR 72203
ZONING = A-2

PARCEL NO. 21-00020-59
CLARK REVOCABLE TRUST, DALE DANIEL &
CLARK FARMS FAMILY LIMITED PARTNERSHIP
1015 E AR 264 HWY
SPRINGDALE, AR 72764
ZONING = A-2

ARKANSAS HIGHWAY 265
80' - 100' R/W PER SPRINGDALE M.S.P.
PRINCIPAL ARTERIAL

THIS PART OF PROPERTY TO BE REZONED ±3.5 ACRES CURRENT ZONING: A-1 PROPOSED ZONING: C-6

THIS PART OF PROPERTY TO BE REZONED ±5.8 ACRES CURRENT ZONING: A-1 PROPOSED ZONING: C-6

STATE HWY. 265 (OLD WIRE ROAD)
80' R-O-W PER I2022347

PARCEL NO. 21-00023-000
BATY, DANIEL
4285 OLD WIRE RD.
SPRINGDALE, AR 72764
ZONING = A-2

PARCEL NO. 21-00024-004
ORTIZ, HUMBERTO & FLORES, MARIA
4285 OLD WIRE RD, UNIT A
SPRINGDALE, AR 72764
ZONING = A-2

PARCEL NO. 21-00024-005
HALL, DANNY
2361 SANSING HOLLOW RD.
HARRISON AR, 72601
ZONING = A-2

PARCEL NO. 21-00020-064
WILLIAMSON REVOCABLE TRUST,
CORNELIA P
4140 OLD WIRE RD.
SPRINGDALE, AR 72764
ZONING = A-1

PARCEL NO. 21-00020-074
WILLIAMSON REVOCABLE TRUST,
ARLIS D
4140 OLD WIRE RD.
SPRINGDALE, AR 72764
ZONING = A-1

PARCEL NO. 21-00020-056
ARKANSAS STATE HIGHWAY COMMISSION
P.O. BOX 2261
LITTLE ROCK, AR 72203
ZONING = A-2

THIS PART OF PROPERTY TO BE REZONED ±6.8 ACRES CURRENT ZONING: A-1 PROPOSED ZONING: I-2

THIS PART OF PROPERTY TO BE REZONED ±2.1 ACRES CURRENT ZONING: A-1 PROPOSED ZONING: I-2

PARCEL NO. 21-00020-084
WILLIAMSON REVOCABLE TRUST,
ARLIS D
4140 OLD WIRE RD.
SPRINGDALE, AR 72764
ZONING = A-1

PARCEL NO. 21-00024-000
LOPEZ, ANTONIO
4165 OLD WIRE RD.
SPRINGDALE, AR 72764
ZONING = A-2

PARCEL NO. 21-00020-057
SPRINGDALE PUBLIC FACILITIES BOARD
P.O. BOX 166
SPRINGDALE, AR 72765
ZONING = A-1

PARCEL NO. 21-00039-000
SPRINGDALE PUBLIC FACILITIES BOARD
P.O. BOX 166
SPRINGDALE, AR 72765
ZONING = I-2

GRID N
W E
S

GRAPHIC REPRESENTATION ONLY
SCALE 1" = 60'
0 30' 60' 120'

REVISION	DATE	DESCRIPTION

REZONING EXHIBIT

WILLIAMSON REV TRUST

SPRINGDALE, ARKANSAS

SCALE: 1"=60' | DATE: February 15, 2023 | DRAWN BY: JLS

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

© COPYRIGHT 2023, ENGINEERING SERVICES, INC. 2/15/2023 2:49 PM
Z:\Engineers\00 - Engineer Projects\23902-DN Leasing\Rezoning\Rezoning Exhibit-Actual Boundary.dwg

W.O.# 23902 | SHEET 01

WILLIAMSON REVOCABLE TRUST - REZONING AND VARIANCE
CERTIFIED LIST OF ADJACENT PROPERTY OWNERS

I , Rodney Woods, PS, hereby certify that, based upon the records of the Circuit Clerk of Benton County, Arkansas, the names and addresses listed below represent all of the owners of properties adjacent to the property to be rezoned.

Signature: Rody Woods

Date: 02/15/2023

PARCEL NO. 21-00020-064
WILLIAMSON, ARLIS D &
CORNELIA P CO TRUSTEES
4140 OLD WIRE RD
SPRINGDALE, AR 72764

PARCEL NO. 21-00020-074
WILLIAMSON, ARLIS D &
CORNELIA P TRUSTEES
4140 OLD WIRE RD
SPRINGDALE, AR 72764

PARCEL NO. 21-00020-084
WILLIAMSON, ARLIS D &
CORNELIA P TRUSTEES
4140 OLD WIRE RD
SPRINGDALE, AR 72764

PARCEL NO. 21-00020-000
HUARK PROPERTIES LLC
PO BOX 10199
FAYETTEVILLE, AR 72703

PARCEL NO. 21-00020-091
HUARK PROPERTIES LLC
PO BOX 10199
FAYETTEVILLE, AR 72703

PARCEL NO. 21-00021-000
INDIAN HILL MHP LLC
c/o WARD, JIM
PO BOX 10497
FAYETTEVILLE, AR 72703-0042

PARCEL NO. 21-00023-000
BATY DANIEL
4285 OLD WIRE RD.
SPRINGDALE, AR 72764

PARCEL NO. 21-00024-004
ORTIZ HUMBERTO & FLORES,
MARIA
4285 OLD WIRE RD UNIT A
SPRINGDALE, AR 72764

PARCEL NO. 21-00024-005
HALL, DANNY
2361 SANSING HOLLOW RD.
HARRISON, AR 72601

PARCEL NO. 21-00024-000
LOPEZ, ANTONIO
4165 OLD WIRE RD.
SPRINGDALE, AR 72764-8026

PARCEL NO. 21-00039-000
SPRINGDALE PUBLIC FACILITIES
BOARD
PO BOX 166
SPRINGDALE, AR 72765-0166

PARCEL NO. 21-00020-057
SPRINGDALE PUBLIC FACILITIES
BOARD
PO BOX 166
SPRINGDALE, AR 72765-0166

PARCEL NO. 21-00020-056
ARKANSAS STATE HIGHWAY
COMMISSION
PO BOX 2261
LITTLE ROCK, AR 72203-2261

PARCEL NO. 21-00020-058
ARKANSAS STATE HIGHWAY
COMMISSION
PO BOX 2261
LITTLE ROCK, AR 72203-2261

PARCEL NO. 21-00020-092
ARKANSAS STATE HIGHWAY
COMMISSION
PO BOX 2261
LITTLE ROCK, AR 72203-2261

PARCEL NO. 21-00020-034
NORTHWEST ARKANSAS FOOD
BANK
1378 JUNE SELF DR.
SPRINGDALE, AR 72764

PARCEL NO. 21-00020-059
CLARK, KEVIN DALE & CLARK,
SHAWN DANIEL TRUSTEES
1015 E AR 264 HWY
SPRINGDALE, AR 72764-8128

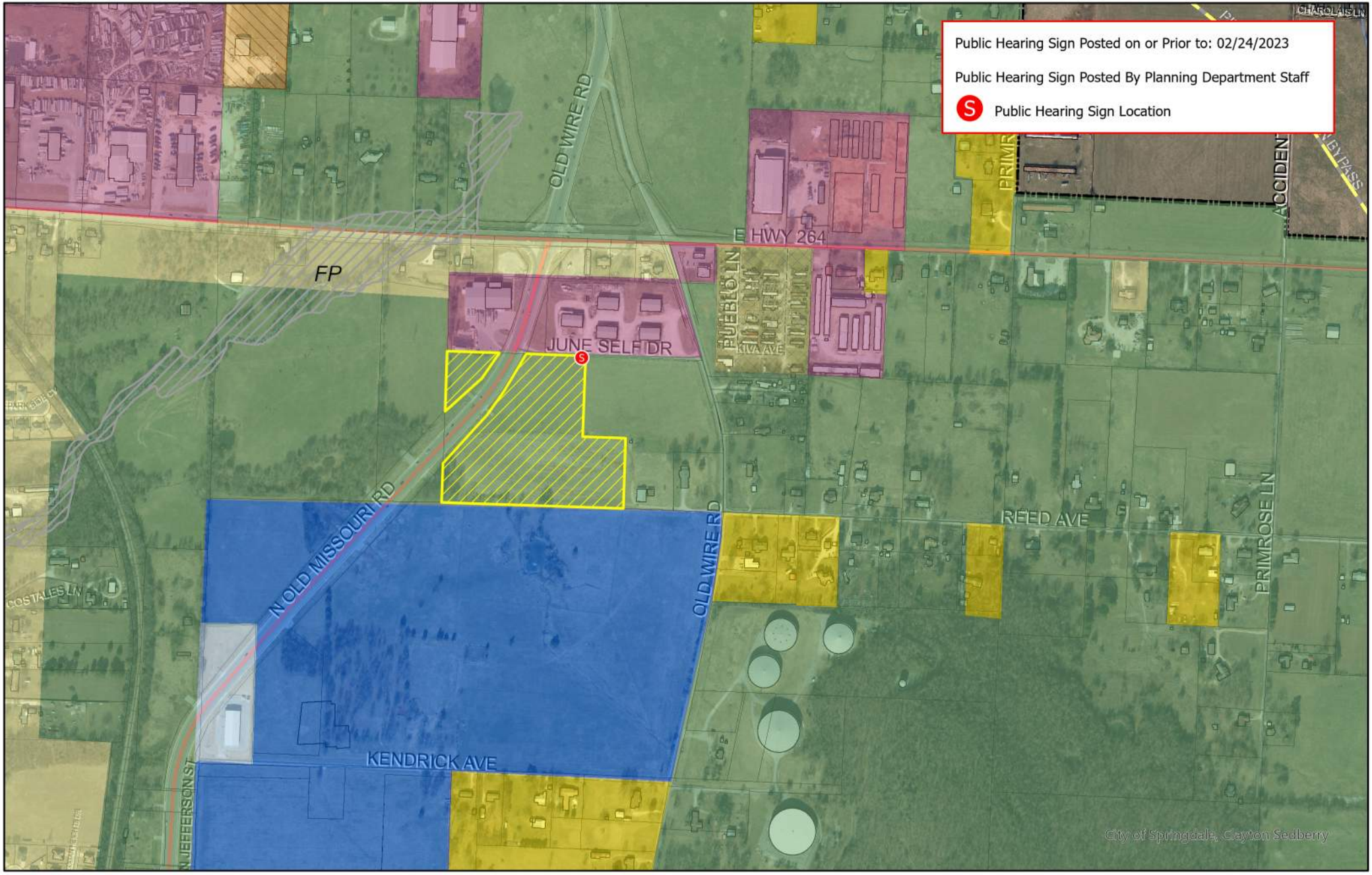
Planning Commission Meeting
March 7, 2023

Miles
0 0.01 0.03 0.05 0.08 0.1

N

PROJECT: R23-13
APPLICANT: Cornelia Williamson Trust
REQUEST: Rezone from A-1 to C-6 and I-2

SPRINGDALE
WE'RE MAKING IT HAPPEN



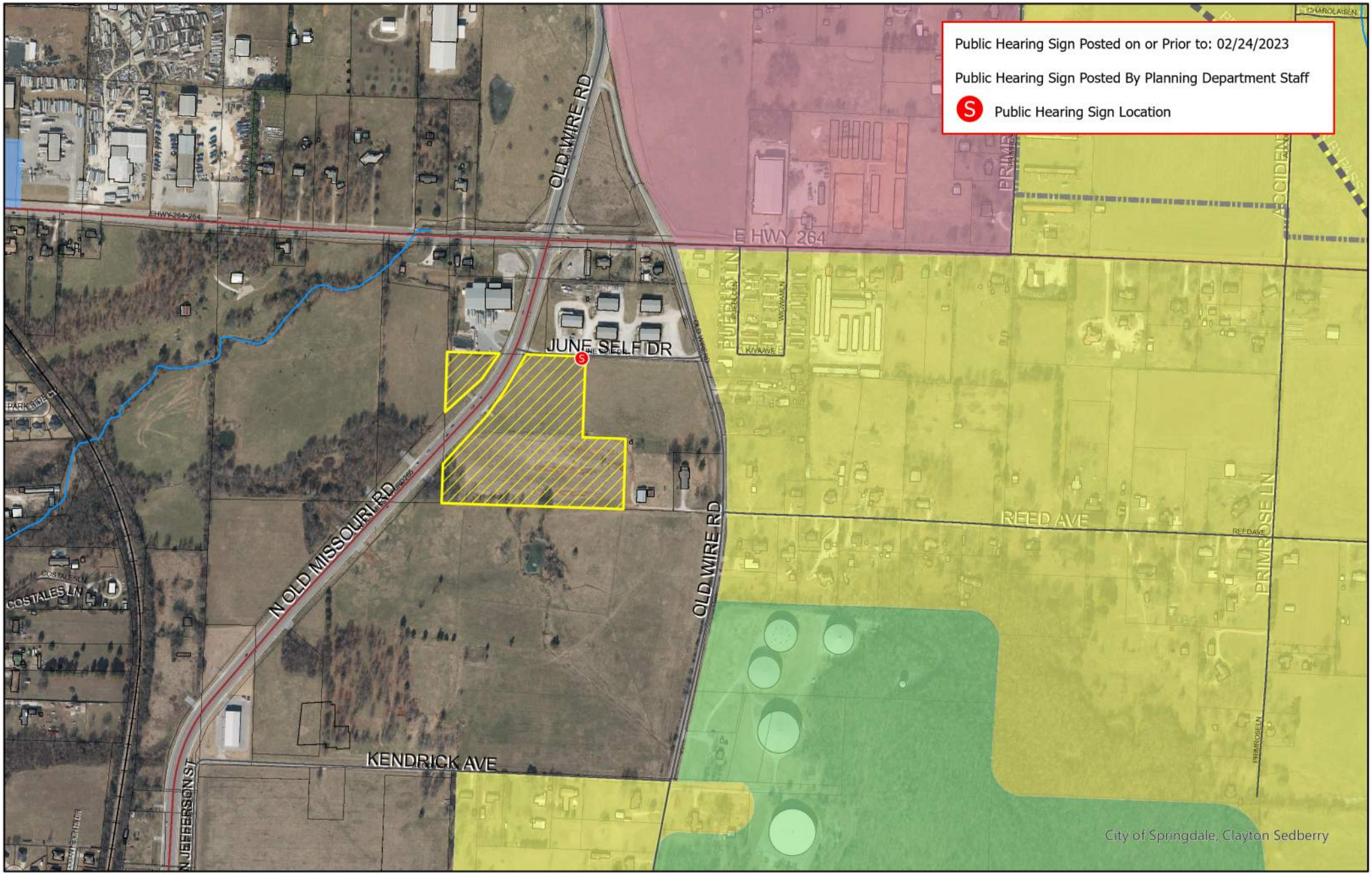
Planning Commission Meeting
March 7, 2023

Miles
0 0.03 0.05 0.1 0.15 0.2

N

PROJECT: R23-13
APPLICANT: Cornelia Williamson Trust
REQUEST: Rezone from A-1 to C-6 and I-2

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
March 7, 2023

Miles
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N

PROJECT: R23-13
APPLICANT: Cornelia Williamson Trust
REQUEST: Rezone from A-1 to C-6 and I-2

SPRINGDALE
WE'RE MAKING IT HAPPEN

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PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: **March 7, 2023**

Re: **R23-14 Rezone**

A request by Arlis D. Williamson Revocable Trust for Planning Commission approval of a zone change from Agricultural District (A-1) to Large Product Retail Sales District (C-6) **and** General Industrial District (I-2) for a tract of land containing 7.9 acres.

LOT LOCATION AND SIZE

The 7.9 acre tract is located immediately to the Wet of Old Wire Road and immediately to the South of June Self Drive.

A vicinity map is attached.

EXISTING ZONING

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

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

ACCESSORY USES

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

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

SITE PLAN REVIEW

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

AREA REGULATIONS

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

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

REQUESTED ZONING

The requested zoning for this tract is a C-6 Large Product Retail Sales District. The district is established in order to provide adequate locations for retail uses which serve the needs of the motoring public and are characterized by a high level of vehicular ingress and egress. Among these uses, are automobile and other vehicular service establishments. The C-6 district is also intended to provide a location for the limited amount of merchandise, equipment and material being offered for retail sale that, because of the type of material or transportation requirements, is suitable for display and storage outside the confines of an enclosed building. Such uses are not generally compatible with pedestrian-oriented commercial districts and shopping centers since they tend to obstruct and interfere with pedestrian movement. Appropriate locations for this district are along heavily traveled major traffic arterials.

DEVELOPMENT CRITERIA

i. All yards unoccupied by buildings or merchandise or used as traffic ways shall be landscaped with grass and shrubs and maintained in an orderly condition.

ii. All of the lost used for the parking of vehicles, for the storage and display of merchandise shall be paved with a sealed surf ace pavement and maintained in such a manner that no dust will be produced by continued use.

iii. All servicing of vehicles and assembly of equipment carried on as an incidental part of the sales operation shall be conducted within a completely enclosed building.

iv. No article or material stored or offered for sale in connection with the permitted or conditional uses listed herein shall be stored or displayed outside the confines of the building unless it is so screened by a permanent opaque screening fence or wall so that it cannot be seen from an adjoining lot. The following screening and display criteria shall apply to uses located in the C-6 large product retail sales.

   a. Except as provided in Use Unit 43: Automobile Sales-Damaged Vehicles, automobile, truck, tractor, mobile home, boat or motorcycle sales areas are not required to screen fully assembled merchandise that is ready for sale.

   b. No permanent open display will be permitted on sidewalks, or public right-of-way.

   c. Automobile service stations shall be permitted open display of merchandise commonly sold by such operations as long as the area of said display is not taller than the building nor larger than an area equal to one-half of the façade areas of the front of the building.

   d. Automobile service stations may be used for the storage of rental trucks or trailers, provided, however, the storage space shall be paved, shall not exceed four thousand (4,000) square feet in area and the above screening requirements are met.

v. There shall be no open display of any kind whatsoever in the first twenty (20) feet of the required front yard setback.

ACCESSORY USES

See Article 6 Section 3.1 of this chapter.

SITE PLAN REVIEW

When a conditional use is proposed in a C-6 district a site plan review shall be required. See article 2, section 13 of this chapter for the procedure and requirements of a site plan review.

HEIGHT REGULATIONS

There shall be no maximum height limits in C-6 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any boundary line of any residential district a distance of one (1) foot for each foot of height in excess of twenty (20) feet.

AREA REGULATIONS

The shall be a minimum lot area of fourteen thousand (14,000) square feet. In addition, there shall be a lot width of not less than one hundred (100) feet.

SETBACKS:

Front setback	30’
Front setback if parking is allowed between R-O-W and the building	50’
Side setback (subject to applicable fire and building codes)	0

Side setback when contiguous to a residential district	20’
Rear setback	20’

GREENSPACE

Each developed lot shall provide and maintain:

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

OFF-STREET PARKING

See Article 7 of this chapter.

AND

The rezoning application requests an I-2 General Industrial district. The District is designed to accommodate a industrial uses which involve potentially objectionable uses and hazards, and which, therefore, cannot be reasonably expected to conform to a high level of performance standards, but which are essential to the economic viability of the city.

Uses permitted: - 1, 21, 24, 25, 26, 27, 32, 33, 35
Conditional Uses Permitted on Appeal: - 2, 3

HEIGHT REGULATIONS

There shall be no maximum height limits in I-2 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any boundary line of any residential district a distance of one (1) foot for each foot of height in excess of twenty (20) feet.

AREA REGULATIONS

SETBACKS:

Front setback	30’
Front setback if parking is allowed between R-O-W and the building	50’
Side setback (subject to applicable fire and building codes)	0
Rear setback	25’
Setbacks adjacent to residential uses	50’

GREENSPACE

Each developed lot shall provide and maintain:

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

OFF-STREET PARKING

See Article 7 of this chapter.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The zoning immediately to the North is C-2, the zoning immediately to the East is A-1, the zoning immediately to the south is I-2 and the zoning immediately to the West is A-1 (currently on the agenda to be rezoned to C-6 and I-2).

LAND USE PLAN AND MASTER STREE PLAN

The adopted Comprehensive Land Use Plan indicates Heavy Industrial.

The Master Street Plan indicates Old Wire Road as a minor collector and June Self Drive as a local street.

STAFF COMMENTS AND RECOMMENDATIONS

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

Assure adequate land allocation for industrial growth protected from encroachment by non-industrial use.

File No. R23-14

PETITION FOR REZONING

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale code of Ordinances, as amended, by the Arlis D. Williamson Revocable Trust, u/t/d May 28, 1996, the record property owner, petitioning to rezone the following described area:

Legal Description:

LEGAL DESCRIPTION ATTACHED ON SEPARATE SHEET

Layman's Description: Benton County parcel number 21-00020-074, which includes approximately 7.9 acres located along the west side of Old Wire Road. Property is located at the southwest corner of Old Wire Road with June Self Drive and approximately 550 feet south of Highway 264.

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

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

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

FROM (current zoning) A-1 (Agricultural District)

TO (proposed zoning) C-6 (Large Product Retail Sales District) and I-2 (General Industrial District)

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

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

2. **Develop** the property __No__ (Yes or No), and if so, the proposed use is N/A.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: None anticipated. Property is near an industrial park in an area experiencing significant commercial development.

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

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

Authorized Representative: Engineering Services, Inc.

Address: P.O. Box 282, Springdale, AR 72765

PETITIONER/OWNER: Arlis D. Williamson
(Arlis D. Williamson Revocable Trust)

MAILING ADDRESS: 4140 Old Wire Road, Springdale, AR 72764

TELEPHONE: (479) 283-7106 DATE: 2/14/23

R23-14

VERIFICATION

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

Arlis D. Williamson

(Owner Signature – Arlis D. Williamson Revocable Trust)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 14 day of February, 2023.

Rebecca Hulsey

Notary Public

Rebecca Hulsey
Notary Public
Benton County, Arkansas
Commission #12704488
Commission Expires May 22, 2026

R23-14

PARCEL NO. 21-00020-034
NORTHWEST ARKANSAS FOOD BANK
1378 JUNE SELF DR.
SPRINGDALE, AR 72764
ZONING = C-2

PARCEL NO. 21-00020-092
ARKANSAS STATE HIGHWAY COMMISSION
P.O. BOX 2261
LITTLE ROCK, AR 72203
ZONING = C-2

PARCEL NO. 21-00020-091
HUARK PROPERTIES LLC
P.O. BOX 10199
FAYETTEVILLE, AR 72703
ZONING = C-2

PARCEL NO. 21-00020-000
HUARK PROPERTIES LLC
P.O. BOX 10199
FAYETTEVILLE, AR 72703
ZONING = C-2

PARCEL NO. 21-00021-000
INDIAN HILLS MHP LLC
c/o JIM WARD
PO BOX 10497
FAYETTEVILLE, AR 72703
ZONING = A-1/MHP

THIS PART OF PROPERTY TO BE REMAIN IN ZONING DISTRICT A-1 ±0.9 ACRES

PARCEL NO. 21-00020-058
ARKANSAS STATE HIGHWAY COMMISSION
P.O. BOX 2261
LITTLE ROCK, AR 72203
ZONING = A-2

PARCEL NO. 21-00020-59
CLARK REVOCABLE TRUST, DALE DANIEL &
CLARK FARMS FAMILY LIMITED PARTNERSHIP
1015 E AR 264 HWY
SPRINGDALE, AR 72764
ZONING = A-2

ARKANSAS HIGHWAY 265
80' - 100' R/W PER SPRINGDALE M.S.P.
PRINCIPAL ARTERIAL

THIS PART OF PROPERTY TO BE REZONED ±3.5 ACRES CURRENT ZONING: A-1 PROPOSED ZONING: C-6

THIS PART OF PROPERTY TO BE REZONED ±5.8 ACRES CURRENT ZONING: A-1 PROPOSED ZONING: C-6

PARCEL NO. 21-00020-064
WILLIAMSON REVOCABLE TRUST,
CORNELIA P
4140 OLD WIRE RD.
SPRINGDALE, AR 72764
ZONING = A-1

PARCEL NO. 21-00020-074
WILLIAMSON REVOCABLE TRUST,
ARLIS D
4140 OLD WIRE RD.
SPRINGDALE, AR 72764
ZONING = A-1

STATE HWY. 265 (OLD WIRE ROAD)
80' R-O-W PER I202284796

PARCEL NO. 21-00023-000
BATY, DANIEL
4285 OLD WIRE RD.
SPRINGDALE, AR 72764
ZONING = A-2

PARCEL NO. 21-00024-004
ORTIZ, HUMBERTO & FLORES, MARIA
4285 OLD WIRE RD, UNIT A
SPRINGDALE, AR 72764
ZONING = A-2

PARCEL NO. 21-00024-005
HALL, DANNY
2361 SANSING HOLLOW RD.
HARRISON AR, 72601
ZONING = A-2

PARCEL NO. 21-00024-000
LOPEZ, ANTONIO
4165 OLD WIRE RD.
SPRINGDALE, AR 72764
ZONING = A-2

PARCEL NO. 21-00020-056
ARKANSAS STATE HIGHWAY COMMISSION
P.O. BOX 2261
LITTLE ROCK, AR 72203
ZONING = A-2

THIS PART OF PROPERTY TO BE REZONED ±6.8 ACRES CURRENT ZONING: A-1 PROPOSED ZONING: I-2

THIS PART OF PROPERTY TO BE REZONED ±2.1 ACRES CURRENT ZONING: A-1 PROPOSED ZONING: I-2

PARCEL NO. 21-00020-084
WILLIAMSON REVOCABLE TRUST,
ARLIS D
4140 OLD WIRE RD.
SPRINGDALE, AR 72764
ZONING = A-1

PARCEL NO. 21-00020-057
SPRINGDALE PUBLIC FACILITIES BOARD
P.O. BOX 166
SPRINGDALE, AR 72765
ZONING = A-1

PARCEL NO. 21-00039-000
SPRINGDALE PUBLIC FACILITIES BOARD
P.O. BOX 166
SPRINGDALE, AR 72765
ZONING = I-2

GRID N
W E
S

GRAPHIC REPRESENTATION ONLY
SCALE 1"= 60'
0 30' 60' 120'

REVISION	DATE	DESCRIPTION

REZONING EXHIBIT

WILLIAMSON REV TRUST

SPRINGDALE, ARKANSAS

SCALE: 1"=60'	DATE: February 15, 2023	DRAWN BY: JLS

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

© COPYRIGHT 2023, ENGINEERING SERVICES, INC. 2/15/2023 2:49 PM
Z:\Engineers\00 - Engineer Projects\23902-DN Leasing\Rezoning\Rezoning Exhibit-Actual Boundary.dwg

W.O.# 23902 | SHEET 01

WILLIAMSON REVOCABLE TRUST - REZONING AND VARIANCE R23-14

CERTIFIED LIST OF ADJACENT PROPERTY OWNERS

I , Rodney Woods, PS, hereby certify that, based upon the records of the Circuit Clerk of Benton County, Arkansas, the names and addresses listed below represent all of the owners of properties adjacent to the property to be rezoned.

Signature: Rody Woods

Date: 02/15/2023

PARCEL NO. 21-00020-064
WILLIAMSON, ARLIS D &
CORNELIA P CO TRUSTEES
4140 OLD WIRE RD
SPRINGDALE, AR 72764

PARCEL NO. 21-00020-074
WILLIAMSON, ARLIS D &
CORNELIA P TRUSTEES
4140 OLD WIRE RD
SPRINGDALE, AR 72764

PARCEL NO. 21-00020-084
WILLIAMSON, ARLIS D &
CORNELIA P TRUSTEES
4140 OLD WIRE RD
SPRINGDALE, AR 72764

PARCEL NO. 21-00020-000
HUARK PROPERTIES LLC
PO BOX 10199
FAYETTEVILLE, AR 72703

PARCEL NO. 21-00020-091
HUARK PROPERTIES LLC
PO BOX 10199
FAYETTEVILLE, AR 72703

PARCEL NO. 21-00021-000
INDIAN HILL MHP LLC
c/o WARD, JIM
PO BOX 10497
FAYETTEVILLE, AR 72703-0042

PARCEL NO. 21-00023-000
BATY DANIEL
4285 OLD WIRE RD.
SPRINGDALE, AR 72764

PARCEL NO. 21-00024-004
ORTIZ HUMBERTO & FLORES,
MARIA
4285 OLD WIRE RD UNIT A
SPRINGDALE, AR 72764

PARCEL NO. 21-00024-005
HALL, DANNY
2361 SANSING HOLLOW RD.
HARRISON, AR 72601

PARCEL NO. 21-00024-000
LOPEZ, ANTONIO
4165 OLD WIRE RD.
SPRINGDALE, AR 72764-8026

PARCEL NO. 21-00039-000
SPRINGDALE PUBLIC FACILITIES
BOARD
PO BOX 166
SPRINGDALE, AR 72765-0166

PARCEL NO. 21-00020-057
SPRINGDALE PUBLIC FACILITIES
BOARD
PO BOX 166
SPRINGDALE, AR 72765-0166

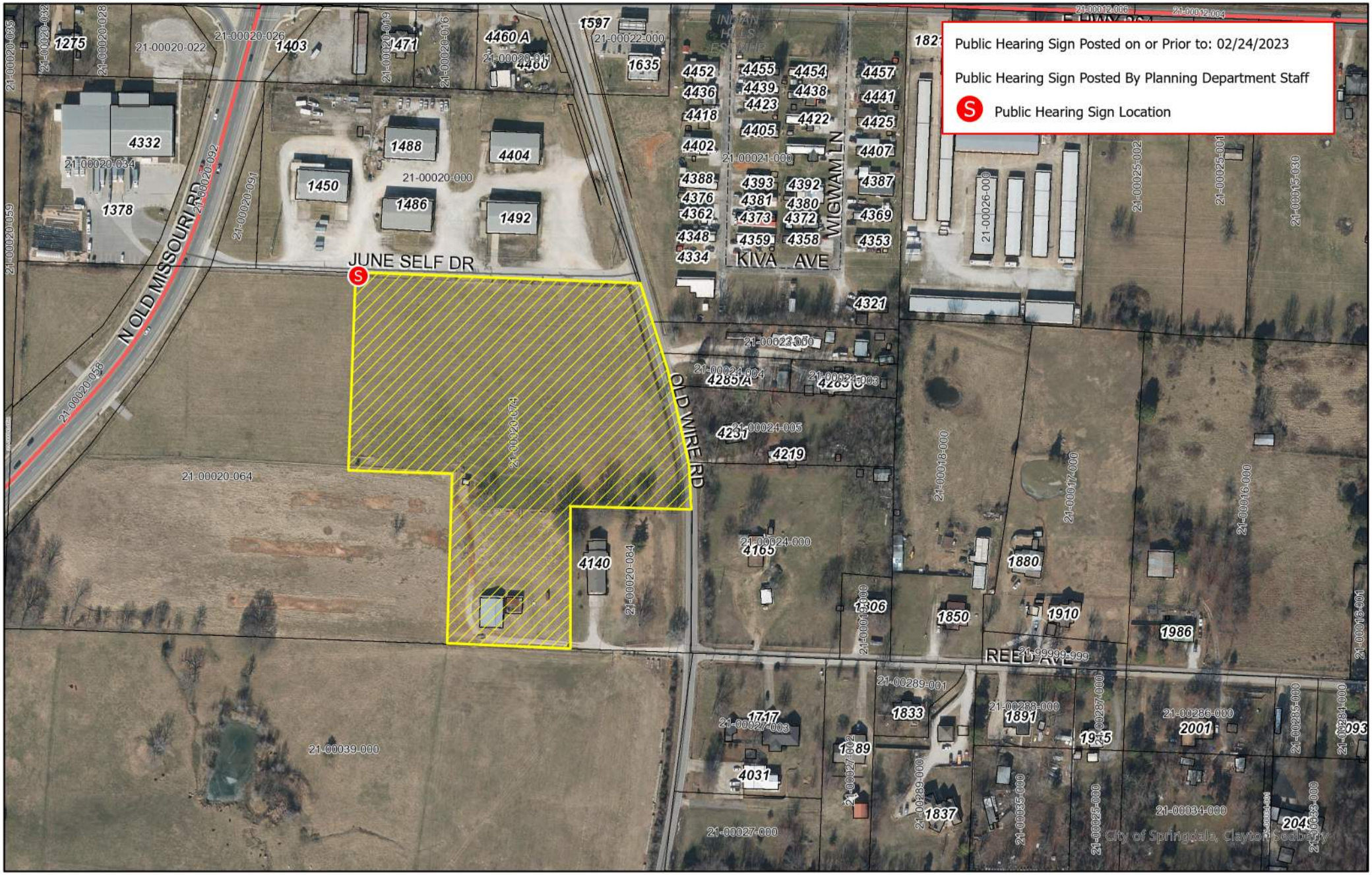
PARCEL NO. 21-00020-056
ARKANSAS STATE HIGHWAY
COMMISSION
PO BOX 2261
LITTLE ROCK, AR 72203-2261

PARCEL NO. 21-00020-058
ARKANSAS STATE HIGHWAY
COMMISSION
PO BOX 2261
LITTLE ROCK, AR 72203-2261

PARCEL NO. 21-00020-092
ARKANSAS STATE HIGHWAY
COMMISSION
PO BOX 2261
LITTLE ROCK, AR 72203-2261

PARCEL NO. 21-00020-034
NORTHWEST ARKANSAS FOOD
BANK
1378 JUNE SELF DR.
SPRINGDALE, AR 72764

PARCEL NO. 21-00020-059
CLARK, KEVIN DALE & CLARK,
SHAWN DANIEL TRUSTEES
1015 E AR 264 HWY
SPRINGDALE, AR 72764-8128



Planning Commission Meeting
March 7, 2023

Miles
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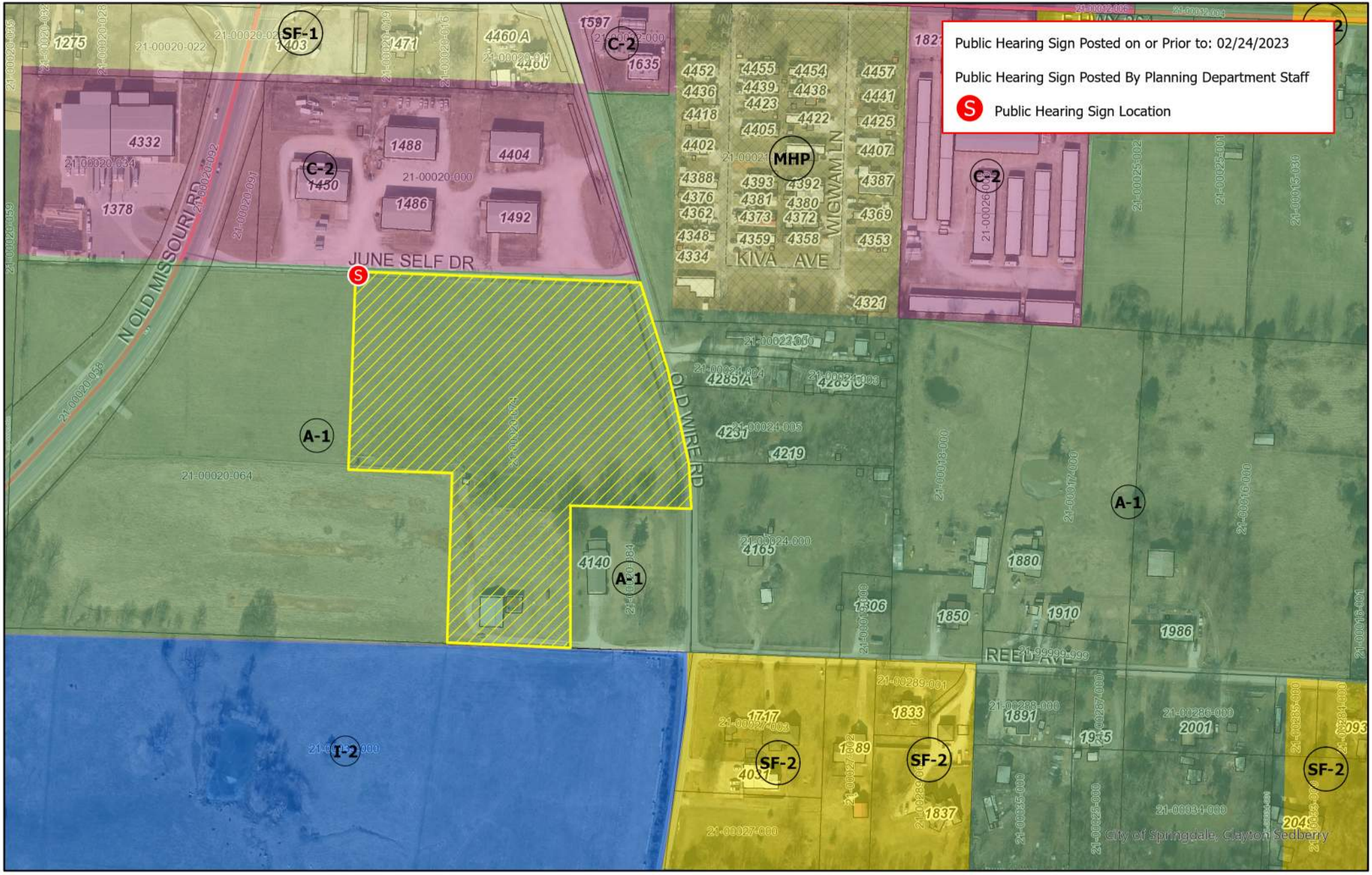
PROJECT: R23-14
APPLICANT: Arlis Williamson Trust
REQUEST: Rezone from A-1 to C-6 and I-2

SPRINGDALE
WE'RE MAKING IT HAPPEN


Public Hearing Sign Posted on or Prior to: 02/24/2023
Public Hearing Sign Posted By Planning Department Staff
Public Hearing Sign Location
SF-1
C-2
MHP
A-1
I-2
SF-2
JUNE SELF DR
N OLD MISSOURI RD
OLD WIRE RD
KIVA AVE
WIGWAM LN
REED AVE
4332
1488
4404
1450
1486
1492
1378
4452
4455
4454
4457
4436
4439
4438
4441
4423
4422
4425
4418
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4460 A
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1471
1403
1275
4285A
4285
4231
4219
4165
4140
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1850
1910
1986
1306
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21-00020-021
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21-00020-013
21-00020-015
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21-00016-000
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21-00025-001
21-00015-000
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21-00288-000
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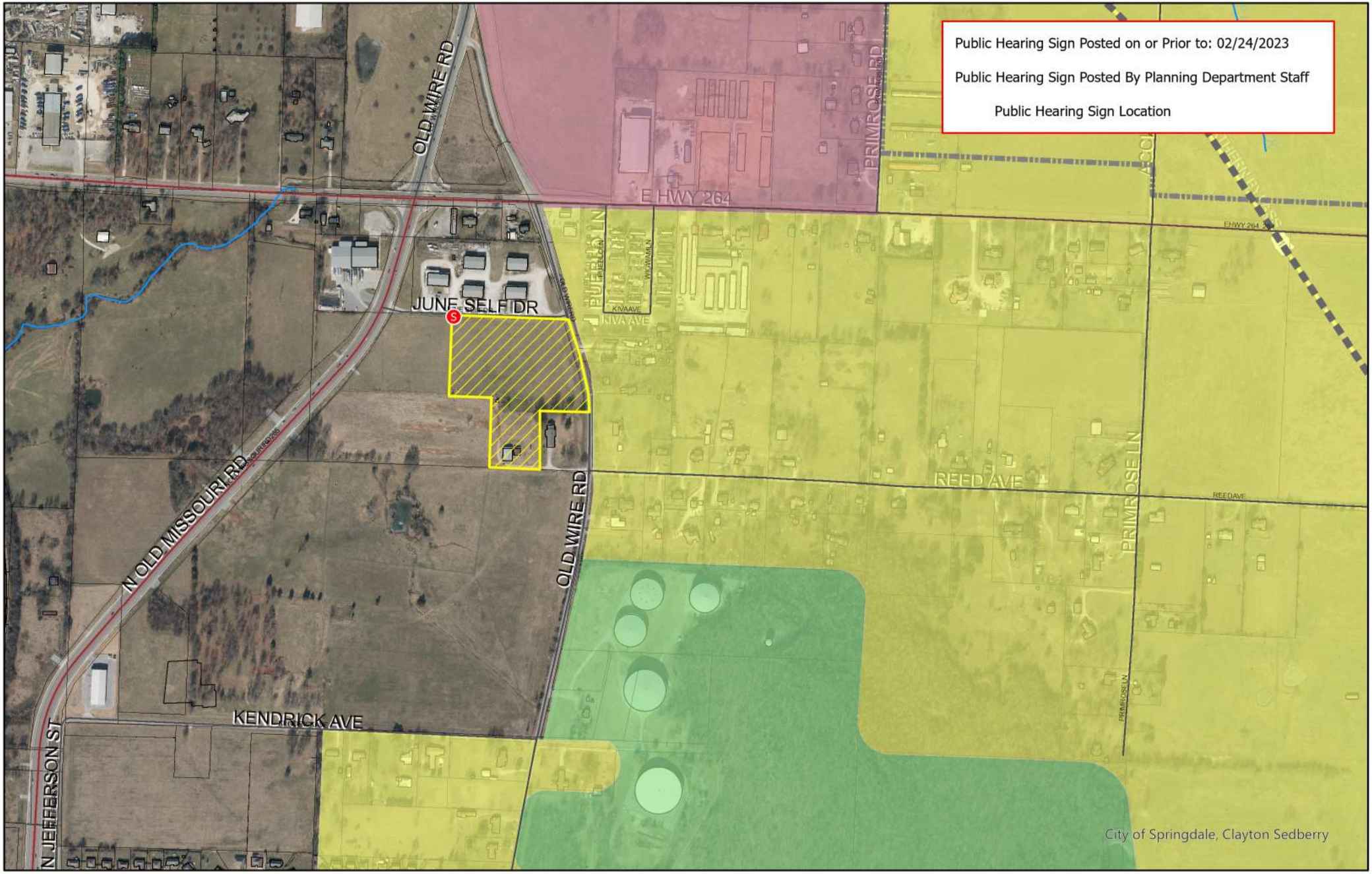


Planning Commission Meeting
March 7, 2023

Miles
0 0.03 0.05 0.1 0.15 0.2
N

PROJECT: R23-14
APPLICANT: Arlis Williamson Trust
REQUEST: Rezone from A-1 to C-6 and I-2

SPRINGDALE
WE'RE MAKING IT HAPPEN

Planning and Community Development Division City of Springdale

Memo

To: **Planning Commission**

From: **Staff**

Date: **March 7, 2023**

RE: **PP23-02** **Preliminary Plat** **Jennifer Plaza**

Planning Comments:

1. This Preliminary Plat has been given the number PP23-02. 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)
5. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)

Building & Fire Comments:

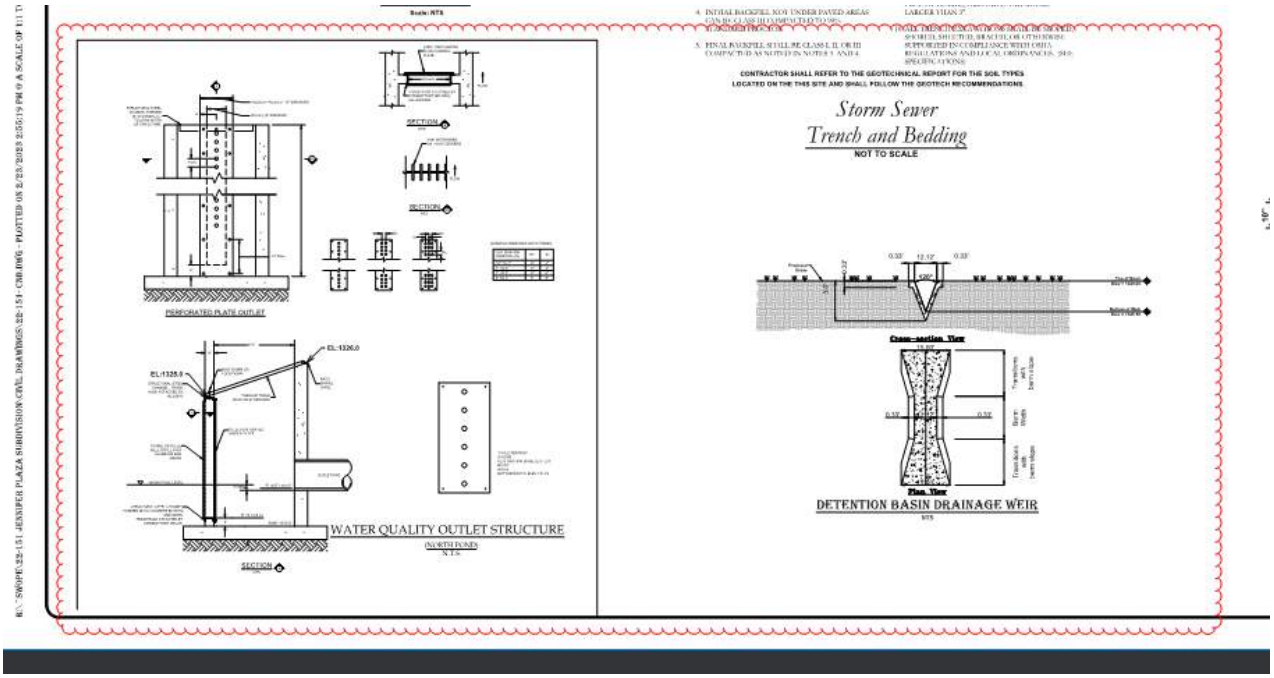
All Comments Addressed.

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 3/2/2023

1. **Chapter 106 – Stormwater Drainage**
   (Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)
   - **Storm profile stationing looks incorrect. STM A-5 labeled as station 0?**

- **Two storm outlet details are shown but elevations don't seem to match on either. Please clarify where these will be used. C10.2.**



2. **Chapter 107 – Stormwater Pollution**

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

- *107.3*
    - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.
        - **Apply for Grading Permit, submit the following:**
            - **Grading Permit application.**
            - **SWPPP.**
            - **Notice of Coverage.**
            - **Fee.**
            - **Proposed Truck Route for construction vehicles.**
    - Phasing on larger construction sites 5 acres or more must be utilized to allow only disturbance on near term construction areas. Construction sites requiring cutting and filling must be seeded once the cutting and filling activity is finished.
    -
- *107.3* - The following note is required as a General Note on the Site Plan:

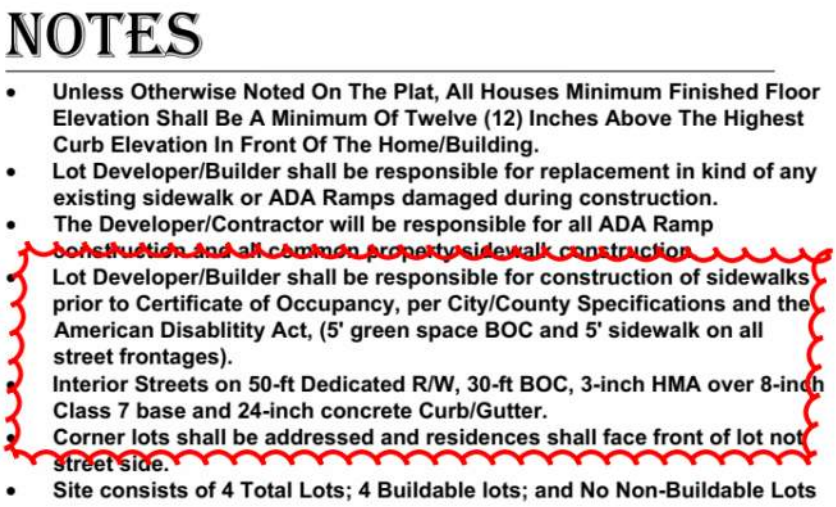
"Stockpiling of construction spoil material at particular locations shall only be allowed for a limited time period, not to exceed (6) months. Prior to a final inspection of the Grading Permit, the following standards shall be achieved for Completion of Construction:

a) development and grading within the disturbed area is complete and matches plans as approved by the Planning Commission, and
b) the disturbed soil area is observed to have 80% grass coverage and 100% stability, and
c) No slopes steeper than a 3:1 pitch unless otherwise approved in writing by the Director of Engineering, and
d) Notice of Violations issued have all corrective actions approved with an inspection report signed by a representative of the Director of Engineering, and
e) all heavy equipment, stockpiles, and construction site materials have been removed from the Construction Site."

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

(Ord. No. 3258, § 1, 11-12-02)

- *110.31* - Sidewalks are required one-foot (1') inside the right-of-way line.
    - Sidewalks shall be constructed with a minimum transverse slope of one-fourth inch (1/4") per foot.
    - The sidewalk shall have a minimum width of five feet (5') and a minimum thickness of four inches (4").
    - The sidewalk shall have expansion joints at each structure, curb and at minimum intervals of 200 feet. Transverse joints between expansion joints shall be scored at five-foot (5') intervals.
    - Need to show details of sidewalks on the right-of-way.
-
- *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.
        - **Update information below pertaining to streets and sidewalks.**
        - **Sidewalks are required on Jennifer Terrace adjacent to the development.**
        - **Street section shown is too narrow for on street parking, please show No Parking signs on both sides of the street.**
        - **Update information in the notes below pertaining to streets and sidewalks.**



4. **Chapter 112 – Subdivisions**

(Code 1973, § 30-1)

- *112-4* - Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street.
    - The minimum initial rating for the streetlight shall be 6,800 lumens for a local street, 11,000 lumens for a collector street, or 20,000 lumens for an arterial street.
        - Label all lights as Proposed or Existing.
        - Show the direction of the mast arm.
        - Show the size and type of lights based on the location and classification of the street.
        - Add note to determine if the light is designed for area parking lot lights or as a street illuminator.
        - Include a note stating if the lights are public or private lights and who will be responsible for maintenance and billing.
- *112.7 - Street Design Standards.*
    - ~~Sight Distance: 90-ft Ordinary / 70-ft hilly.~~
    - ~~Max grades w/in 100-ft of intersection: 4%.~~
    - ~~Min intersection angle: 75°.~~
    - Min curb radius ~~25-ft~~ **28-ft** minor St / 50-ft collector St.
    - ~~The right-of-way must be graded so that the entire width slopes toward the street at a 2% slope toward the street centerline.~~

5. **Chapter 130 – Zoning Ordinance**
   (Ord. No. 3307, 3-25-03)
   - *130.7.6.1 ADA* requirements.
     - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
       - **This note is left in place throughout the design process to ensure that access is maintained.**

6. **Other:**
   - **Update City Engineering contact to Ben Peters, Bpeters@springdalear.gov.**
   - **Cover sheet info:**
     - **Engineering offices are located at 128 Spring St**
     - **Engineering phone number is 479-750-8105**
     - **Public Works Director is James Smith, jsmith@springdalear.gov**

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

PP23-02

Plat
Application

Please indicate project type (choose one):

- ☐ Informal Plat: $50.00 (ie, lot split, lot line adjustment)
- ☐ Replat: $250.00
- ☒ Preliminary Plat: $500.00
- ☐ Final Plat: $50.00 (plus $1.00 for each lot over 50)

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

APPLICATION CONTACTS:

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

Applicant/Property Owner (person making request)	Site Information
Name: Long-Lykins LLC	Location/Address: S. 48th St and Jennifer Ter
E-mail: hecklerkoch91@yahoo.com	
Address: PO Box 1095 Gravette, AR 72736	Assessor's Parcel Number(s): 815-30858-000, 815-30868-000, 815-30857-091, 815-30857-100, and 815-30857-110
Phone:	Current Zoning District: C-2
Representative Contact Information (if applicable)	Rezone required: No
Name: Swope Engineering	Total Acreage: 14.571
E-mail: phil@civilfirst.com; audrey@civilfirst.com	
Address: 7 Halsted Cir, Ste 210 Rogers, AR 72756	
Phone: 479-877-7388	

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

Name of Applicant/Property Owner (printed): John Lykins Date: 2.2.2023

Signature: _____

Name of Representative (if applicable): Phil Swope Date: 2.2.2023

Signature: Phil Swope

STAFF USE ONLY

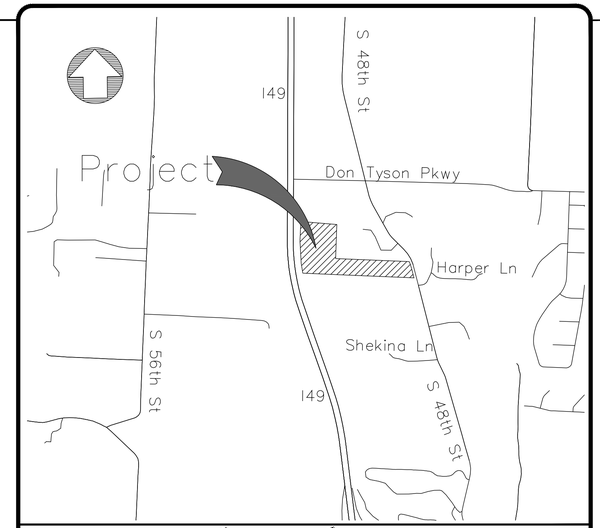
Date Application Submitted: February 1, 2023 Payment Method: _____

Date Accepted as Complete: February 23, 2023 Project Number: PP23-02

JENNIFER PLAZA

COMMERCIAL SUBDIVISION

JENNIFER TERRACE AND 48TH STREET
JENNIFER TERRACE



VICINITY MAP
N.T.S.

Contact Information:

DEVELOPER / PROPERTY OWNER:
LONG-LYKINS LLC
PO BOX 1095
GRAVETTE, AR72736

CIVIL ENGINEER/SURVEYOR
PHIL SWOPE, P.E.
TERRY GING, P.S.
SWOPE ENGINEERING
3511 SE J STREET, SUITE 9
BENTONVILLE, ARKANSAS 72712
479.685.8399 OFFICE
479.250.4285 FAX

CITY OF SPRINGDALE PLANNING
201 SPRING STREET
SPRINGDALE, AR 72764
PLANNING DIRECTOR
CONTACT: PATSY CHRISTIE
(479) 750-8550
PCHRISTIE@SPRINGDALEAR.GOV

CITY OF SPRINGDALE PUBLIC WORKS.
269 E RANDALL WOBBE LN
SPRINGDALE, AR 72764
DIRECTOR
CONTACT: JAMES SMITH
(479) 750-8135
JSMITH@SPRINGDALEAR.GOV

CITY ENGINEER
269 E RANDALL WOBBE LN
SPRINGDALE, AR 72764
CONTACT: BEN PETERS(479) 750-8135
BPETERS@SPRINGDALEAR.GOV

FIRE DEPARTMENT
417 HOLCOMB
SPRINGDALE, AR 72764
CONTACT: BLAKE HOLTE
OFFICE: (479) 751-4510
BHOLTE@SPRINGDALEAR.GOV

CITY OF SPRINGDALE MAYOR
201 SPRING STREET
SPRINGDALE, AR 72764
CONTACT: DOUG SPROUSE
(479) 750-8114
DSPROUSE@SPRINGDALEAR.GOV

WATER AND SEWER
SPRINGDALE WATER UTILITIES
526 OAK PO BOX 769
SPRINGDALE, AR 72701
CONTACT: RICK PULVIRENTI
(479) 751-5751 OFFICE
RPULVIRENTI@SPRINGDALE WATER.COM

Utility Information:

GAS COMPANY
BLACK HILLS ENERGY
ATTN: JOSH KNIGHT
1301 FEDERAL WAY
PO BOX 2129
LOWELL, AR 72745
PH: (479) 333-7005
JOSHUA.KNIGHT@BLACKHILLSCORP.COM

TELEPHONE COMPANY
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ATTN: SCOTT SEAMAN
OR LAYNE RHODES
627 WHITE ROAD
SPRINGDALE, AR 7276
PH: 479-442-1967 (SCOTT)
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CENTURYTEL PHONE COMPANY
2601 WAUKESHA ROAD
SILOAM SPRINGS, AR 72761
PH: 479-524-9943
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MICHAEL.EDWARDS@CENTURYLINK.COM

CABLE COMPANY
COX COMMUNICATIONS
ATTN: KIP SMITH,
4901 S. 48TH STREET,
SPRINGDALE, AR 72762,
PH: (479) 717-3796
KIP.SMITH@COX.COM

ARKANSAS DOT
ATTN: DOUG MEARS
215 INDUSTRIAL PARK ROAD
PO BOX 610
HARRISON, AR 72602
DOUG.MEARS@AHTD.GOV

ARKANSAS DEPARTMENT OF HEALTH
ATTN: ADAM PARKER
DIVISION OF ENGINEERING, SLOT 37
4815 W MARKHAM
LITTLE ROCK, AR 72205
661-2623 OFFICE
ADAM.PARKER@ARKANSAS.GOV

CARROLL ELECTRIC
ATTN: RYAN BUTLER
PO BOX 329
BENTONVILLE, AR 72712
PH: 479-273-2421 EXT 1415
RBUTLER@CARROLLECC.COM

LEGAL DESCRIPTION

PARENT TRACT (PARCEL NO.'S: 815-30857-110; 815-30857-100; 815-30868-000; 815-30857-091; 815-30868-100; 815-30868-002; 815-30858-000)

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING REBAR MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE N 87°31'43" W ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 455.24 FEET TO A FOUND ½" REBAR ON THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 49; THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID INTERSTATE 49 THE FOLLOWING BEARINGS AND DISTANCES: N 09°45'06" W, A DISTANCE OF 142.28 FEET TO A FOUND ½" REBAR; N 03°10'06" W, A DISTANCE OF 318.72 FEET TO AN EXISTING RIGHT OF WAY MARKER; N 02°27'53" E, A DISTANCE OF 259.42 FEET TO A FOUND ½" REBAR; N 02°55'51" E, A DISTANCE OF 12.44 FEET TO A FOUND ½" REBAR ON THE SOUTHERLY RIGHT OF WAY LINE OF JENNIFER TERRACE; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID JENNIFER TERRACE THE FOLLOWING BEARINGS AND DISTANCES: S 85°14'41" E, A DISTANCE OF 16.38 FEET; S 02°15'28" W, A DISTANCE OF 12.45 FEET; S 85°15'08" E, A DISTANCE OF 28.73 FEET; N 42°49'45" E, A DISTANCE OF 15.79 FEET; S 85°14'41" E, A DISTANCE OF 259.07 FEET TO A FOUND ⅝" REBAR; N 51°57'16" E, A DISTANCE OF 139.24 FEET TO A FOUND ⅝" REBAR; N 61°00'24" E, A DISTANCE OF 97.08 FEET TO A FOUND ⅝" REBAR; S 89°05'33" E, A DISTANCE OF 54.42 FEET TO A FOUND ⅝" REBAR; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY S 02°33'40" W, A DISTANCE OF 633.09 FEET TO A FOUND ⅝" REBAR; THENCE S 87°39'19" E, A DISTANCE OF 984.27 FEET TO A FOUND ½" REBAR ON THE WESTERLY RIGHT OF WAY LINE OF SOUTH 48TH STREET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG A 540.00 FEET RADIUS CURVE TO THE RIGHT, THRU A CENTRAL ANGLE OF 10°02'03", FOR A DISTANCE OF 94.57 FEET, SAID CURVE HAVING A CHORD BEARING OF S 19°35'59" E, AND DISTANCE OF 94.45 FEET; THENCE S 14°34'57" E ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 143.08 FEET TO A FOUND ⅝" REBAR ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE N 87°40'54" W ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1101.38 FEET TO THE POINT OF BEGINNING, CONTAINING 14.72 ACRES MORE OR LESS AND SUBJECT TO ANY EASEMENTS OF RECORD.

CERTIFICATIONS:

REVIEW OF THESE PLANS IS LIMITED TO GENERAL COMPLIANCE WITH CITY CODES AND REGULATIONS AND DOES NOT WARRANT THE ENGINEER'S DESIGN OR RELIEVE THE DEVELOPER OF ANY REQUIREMENTS, EVEN IF ERRORS, OMISSIONS, OR ANY INADEQUACIES ARE DISCOVERED AFTER PLAN APPROVAL. THE CITY'S REQUIREMENTS SHALL GOVERN OVER ANY CONFLICTS WITH THE PLANS OR SPECIFICATIONS. ANY CONDITIONS DETERMINED IN THE FIELD WHICH REQUIRE CHANGES SHALL BE SUBJECT TO FURTHER REVIEW AND CORRECTIVE ACTION.

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C0.0	Cover Sheet
C1.0	General Notes
C2.0	Overall Pre Plat P&P
C2.1	Pre Plat P&P
C3.0	Demo & Erosion Control Phase 1
C3.1	Erosion Control Phase 2
C3.2	Erosion Control Details
C5.0	Overall Utility
C6.0	Storm P&P
C7.0	Street P&P
C8.0	Sewer P&P
C10.0	Street and Storm Details
C10.1	Street Details
C10.2	Storm Sewer Details
C10.3	Water and Sanitary Sewer Details
C10.4	Water and Sanitary Sewer Details
C10.5	Water and Sanitary Sewer Details
C10.6	Water and Sanitary Sewer Details
C10.7	Water and Sanitary Sewer Details
C10.8	Water and Sanitary Sewer Details

NOTE:

Review of these plan is limited to compliance with city codes and regulations. by reviewing and approving these plans the reviewer and the city of Springdale assume no responsibility for any error 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.

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

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

***** CAUTION *****

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER PHILIP R. SWOPE 02/07/23 No.11426

THIS DRAWING IS "PRELIMINARY - NOT FOR CONSTRUCTION" UNTIL ABOVE SEAL HOLDER ACKNOWLEDGES THE CANCELLATION OF THIS DISCLAIMER BELOW.

_____
DATE

CERTIFICATE OF AUTHORIZATION SWOPE ENGINEERING No. 2831 ARKANSAS

####
DATE: MARCH 02, 2023
REVISED: **03/02/2023**

REVISION LIST

#	TITLE	DATE	NOTES:
1	RE-1	03/02/2023	1st SUBMITTAL
2	RE-2	--/--/20	----------
3	RE-3	--/--/--20	----------
4	RE-4	--/--/--20	----------
5	RE-5	--/--/--20	----------
6	RE-6	--/--/--20	----------

PP 23-02 C0.0

R:_SWOPE\23-151 JENNIFER PLAZA SUBDIVISION\CIVIL DRAWINGS\23-151 - PR SUBDIVISION.DWG - PLOTTED ON 3/2/2023 12:57:20 PM @ A SCALE OF 1:1 TO _AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 BY: JOHN HALE

GENERAL NOTES

1. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE. BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF THE CLEARANCES ARE LESS THAN SPECIFIED ON THE PLANS OR 18", WHICHEVER IS LESS, CONTACT SWOPE ENGINEERING AT 479-877-7388 PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. SWOPE CONSULTING, ACCEPTS NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SAID ITEMS. CALL THE ARKANSAS STATE ONE-CALL UTILITY LOCATION CENTER (1-800-522-6543) BEFORE YOU DIG.
3. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE DAILY RECORD KEEPING OF THE AS-BUILT CONDITION OF ALL OF THE UNDERGROUND UTILITIES AND CONSTRUCTION STAKEOUT ASSOCIATED WITH THE PROJECT.
4. ALL WATER LINE AND SEWER LINE INSTALLATION SHALL CONFORM TO THE STANDARDS AND DETAILS OF THE GOVERNING UTILITY.
5. IF APPLICABLE TO THIS PROJECT, THE LAND DISTURBANCE PERMIT MUST BE KEPT ON THE WORK SITE AND SHOWN UPON REQUEST.
6. THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY THE GOVERNING AGENCY.
7. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DE-WATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.
8. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY AND ALL COST ASSOCIATED WITH PROVIDING A PROFESSIONAL ENGINEER ON-SITE IF THE CONTRACTOR DOES NOT ADEQUATELY HANDLE STORMWATER MANAGEMENT FACILITIES AND A PROFESSIONAL ENGINEER IS REQUIRED BY A GOVERNING AGENCY DURING THE CONSTRUCTION OF SAID FACILITIES.
9. THE OWNER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS, AND/OR RIGHTS OF WAY THAT MAY BE REQUIRED FOR THE SEDIMENT AND EROSION CONTROL PRACTICES, STORMWATER ONTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES, INCLUDED IN THIS PLAN. SAID OWNER IS ALSO RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS, AND/OR RIGHTS OF WAY THAT MAY BE REQUIRED FOR GRADING AND/OR WORK ON ADJACENT PROPERTIES INCLUDED IN THIS PLAN.
10. SEDIMENT CONTROL MEASURES MUST BE INSPECTED AND MAINTAINED REGULARLY TO ENSURE THAT THE INTENDED PURPOSES ARE ACCOMPLISHED.
11. THE CONTRACTOR SHALL INCLUDE IN HIS CONTRACT PRICE THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL HE DETERMINES IS NOT REQUIRED TO PERFORM THE FINAL GRADING AND LANDSCAPING OPERATIONS.
12. BUILDING CONTRACTOR SHALL INSTALL ALL UTILITY SERVICE LINES, METERS, AND OTHER UTILITY APPURTENANCES NECESSARY FOR THE CONNECTION OF BUILDING UTILITIES.
13. 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.
14. THE CONTRACTOR IS TO BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO NEIGHBORING PROPERTIES DURING CONSTRUCTION OF THIS PROJECT.
15. 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.
16. 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.
17. 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.
18. NO EVIDENCE IS FOUND ON-SITE OF WETLANDS OR OTHER "WATERS OF THE U.S."
19. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE THROUGHOUT THE PROJECT SITE. IF ANY DISCREPANCIES ARE FOUND ON PLANS OR IN THE FIELD WHICH WOULD PREVENT POSITIVE DRAINAGE, CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY TO AVOID ADDITIONAL COST TO THE OWNER.
20. THE CONTRACTOR SHALL REVIEW THE SITE FOR LOCATION OF ALL EXISTING FACILITIES TO CONFIRM CONSTRUCTABILITY OF PLANS. CONTRACTOR SHALL NOTIFY ENGINEER AND OWNER IF ANY DISCREPANCIES EXIST TO AVOID EXTRA CHARGES AFTER CONSTRUCTION BEGINS.

GENERAL NOTES - CONT'D

- × Dimensions are measured from the Back 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 Type "A" 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.
- × All ramps shall have detectable truncated dome panels per A.D.A. and city standards and the detail sheet

NOTES

- Unless Otherwise Noted On The Plat, All Houses Minimum Finished Floor Elevation Shall Be A Minimum Of Twelve (12) Inches Above The Highest Curb Elevation In Front Of The Home/Building.
- Lot Developer/Builder shall be responsible for replacement in kind of any existing sidewalk or ADA Ramps damaged during construction.
- The Developer/Contractor will be responsible for all ADA Ramp construction and all common property sidewalk construction.
- Lot Developer/Builder shall be responsible for construction of sidewalks prior to Certificate of Occupancy, per City/County Specifications and the American Disability Act, (5' green space BOC and 5' sidewalk on all street frontages).
- Interior Streets on 50-ft Dedicated R/W, 30-ft BOC, 3-inch HMA over 8-inch Class 7 base and 24-inch concrete Curb/Gutter.
- Corner lots shall be addressed and residences shall face front of lot not street side.
- Site consists of 4 Total Lots; 4 Buildable lots; and No Non-Buildable Lots

SITE NOTES:

- Regrade and furnish additional topsoil as required. Seed all areas disturbed by construction.
- Slope finished grades to ensure positive drainage
- General Contractor shall verify all existing conditions, grades and dimension on site and report all major discrepancies to Engineer immediately.
- Remove all items as noted. Protect all existing items to remain.
- All construction shall be in strict accordance with the current city standards and specifications.
- All costs associated with utility connections shown shall be included in Base Bid. Coordinate all issues with local utility company prior to bidding.
- Contractor shall construct all intersection handicap ramps into corner lots.
- Sign installation shall be the responsibility of the contractor unless otherwise specified by the City. Signage shall meet current reflectivity specifications. All sign posts will be on break-away bases. All signage shall conform to the latest MUTCD requirements.
- Contractor is responsible for striping installation. All pavement arrows, cross hatching, crosswalks and other pavement markings will be thermoplastic per City Standards and Specifications.
- All concrete and asphalt pavement, curb and gutter, aggregate base, etc shall be in accordance with the detail sheets and the city standards and specifications. Any changes must be approved by the City, the Owner and the Engineer.
- All saw-cut edges shall be a clean edge. Width of asphalt may vary: See plans. Dispose of all removed asphalt in accordance with local and state requirements for disposal. All new pavement surfaces shall conform to city specifications for smoothness.
- All dimension are to center of stripe(s), edge of pavement, face of building, or face of curb unless noted otherwise.
- Final "As-Built" plans of all improvements performed shall be provided to the city after completion of the entire project. As-Built plans must be provided before final approval and acceptance will be given by the City, and before the associated project bonds are released.
- Curb inlet and junction box top elevation shall be set by the street profile. If a conflict exists between the structure's top elevation and the street top-of-curb, the street shall govern. Contractor shall notify the engineer immediately if a conflict exists.

CITY OF SPRINGDALE WATER UTILITIES
STANDARD WATER & SEWER SPECIFICATIONS MANUAL
2014
COMMISSION APPROVED - AUGUST 24, 2014

ALL PROPOSED SEWER MANHOLES MUST BE INSTALLED, TESTED AND ACCEPTED BEFORE THE PIPE IS CUT AWAY AND DIRECTED THROUGH THE PROPOSED SEWER ROUTE. THE OLD SECTION OF LINE CAN BE ABANDONED AFTER TESTING AND ACCEPTANCE

ALL RIM ELEVATIONS (SEWER MANHOLES AND STORM INLETS) ARE TO BE SET USING FINAL GRADING. IF THERE IS A DISCREPANCY BETWEEN THE FINAL GRADING AND POSTED RIMS, THE FINAL GRADING SHALL RULE. IF THERE IS A DISCREPANCY OF MORE THAN 3" THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.

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 (save and protect), light poles, utility poles and lines from the site up to the limits of construction or the property line unless otherwise noted. Contractor shall capping 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.

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%.

TREES SHALL NOT BE PLANTED CLOSER THAN 5' FROM ELECTRIC, SEWER, OR WATER

ALL VALVES SHALL BE RESTRAINED TO THE TEE NEARBY

WATER AND SEWER SERVICES SHALL BE 3' FROM PROPERTY LINE

ALL FIRE HYDRANTS ARE SHOWN FOR VISUAL PURPOSES ONLY AND SHALL COMPLY WITH WATER AND SEWER SPECIFICATIONS

EVERY EFFORT HAS BEEN MADE BY THE ENGINEER TO LOCATE THE EXISTING UTILITIES AND SHOW THEM WITHIN THIS PLAN SET. THE CONTRACTOR SHALL EXECUTE A ONE CALL ADJACENT TO THE EXISTING ROADS AND NOTIFY THE ENGINEER OF RECORD OF ANY CONFLICTING UTILITIES OR CONFLICTS WITH THE GRADING DESIGN SHOWN HEREIN, PRIOR TO INSTALLATION OF STORM DRAIN FACILITIES, CURB, NOTCH AND WIDENING, OR BEFORE TIE-INS TO EXISTING SANITARY SEWER OR WATER FACILITIES.

EROSION GENERAL NOTES

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

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 before any other construction activities are performed.
8. Clear and grub the site.
9. Start construction of building pad, structures, if any and RETENTION Pond Modifications.
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).

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

ALL WATERLINE APPURTENANCES (HYDRANTS, VALVE BOXES, ARV BOXES, METERS, ETC) SHALL BE SET ACCORDING TO HEIGHTS RELATIVE TO FINISHED GRADE. DO NOT SET ANY WATERLINE APPURTENANCES WITHOUT VERIFYING TOP BACK-OF-CURB ELEVATIONS FIRST

ALL WATERLINE APPURTENANCES (HYDRANTS, VALVE BOXES, ARV BOXES, METERS, ETC), SEWER SERVICES & ELECTRIC FACILITIES SHALL BE IN-STALLED ACCORDING TO SPECIFICATIONS DEFINED BY THE GOVERNING UTILITY, AS THIS PORTION OF THE PLANS ARE NOT TO-SCALE.

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.
× Contractor shall match top of proposed storm sewer manhole to proposed grade. If a discrepancy occurs between the proposed grade and proposed structure tops, the grading shall govern. If the discrepancy is more than 4 inches the contractor shall contact the Engineer of Record.
× Contractor shall not construct curb inlet tops or junction box tops until street grading achieves final subgrade elevation.
× Where HDPE is chosen to replace RCP, follow manufacturer's installation details.

GRADING NOTES:

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 70% 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.
× Sod is required for entire RETENTION/DETENTION Pond areas.
× HDPE refers to High Density Polyethylene "PE" type corrugated (exterior) drainage pipe.
× HDPP refers to High Density Polyethylene "PP" type (High Performance) double walled corrugated (exterior) drainage pipe.

All Erosion and Sedimentation Control Devices on-site shall be maintained by contractor until permanent vegetation is established.

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 Sanitary lines shall have a minimum of 18" vertical separation and 10'-0" of horizontal separation from each other.
× All water and sewer force main fittings shall be restrained through the use of thrust blocking per the detail sheets or approved equivalent anchors.
× Contractor shall refer to architectural or plumbing drawings for utility connection locations for the building.
× Dimensions are to the face / corner of the building, back of curb, and centerline of pipe and fitting.
× Contractor shall coordinate disruption of utility service with all surrounding / adjacent property owners.
× Existing utilities shown on plans have been shown in their approximate locations per available information.
× Contractor shall obtain authorization of the local municipalities prior to connection to any existing water lines, sewer lines, or sewer manholes. Contractor shall avoid spillage of any raw materials from the sewer system. In the event that a spill occurs, the contractor shall provide all equipment necessary to repair the sewer line, and remove all spilt sewage including contaminated soils per the requirements of the local municipality.
× Proposed utilities that are to be buried within the same trench shall be coordinated with and approved by the appropriate utility company.
× Contractor shall field verify depth and location of existing utilities prior to construction of proposed utilities.
× Fire hydrants shall be installed in accordance with the standards / specification of the local water utility company and local municipality.
× Proposed utilities shall be constructed in accordance with the standards / specifications of the governing agency.
× Contractor shall coordinate with appropriate 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.
× Coordinate with BEUD Utilities for making the hot taps. BEUD Utilities does all hot taps on our system.
× ALL valves and fire hydrants MUST be installed at finished grade. NO valves within the sidewalks.
× All meter cans must be 3" above finished grade. This is finished grade when home is built.
× Street side manhole rim elevations shall to be 4" above the proposed final grade and offsite or non street side manhole top rim elevations shall be 12" above proposed final grade.

SANITARY SEWER NOTES:

× All sanitary sewer lines shall have 36" 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 manholes located in grass area / non-paved area shall be constructed so that the rim is six (6) inches above proposed highest point of closest adjacent grade. In the event this can not be achieved then the manhole cover shall be water tight.
× Contractor shall match top of proposed sanitary sewer manhole to proposed grade. if a discrepancy occurs between the proposed grade and proposed structure tops, the grading shall govern.

WATER NOTES:

× All water lines shall have 48" 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.
× All fire hydrants shall have a city approved gate valve restrained to the hydrant.
× Any cleanouts, valve boxes, and meter boxes in the pavement area shall be installed with a concrete apron in accordance with the detail sheet.
× All waterline appurtenances with access above-ground (valves, meters, etc) shall be placed outside of paving and future sidewalk areas. If these locations are not feasible, contact the Engineer prior to installation.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE

GENERAL NOTES
JENNIFER PLAZA SUBDIVISION
COMMERCIAL SUBDIVISION
SPRINGDALE, AR
JENNIFER TERRACE AND 48TH STREET
####

NO.	DATE	REVISION
1	03/02/2023	FIRST SUBMITTAL
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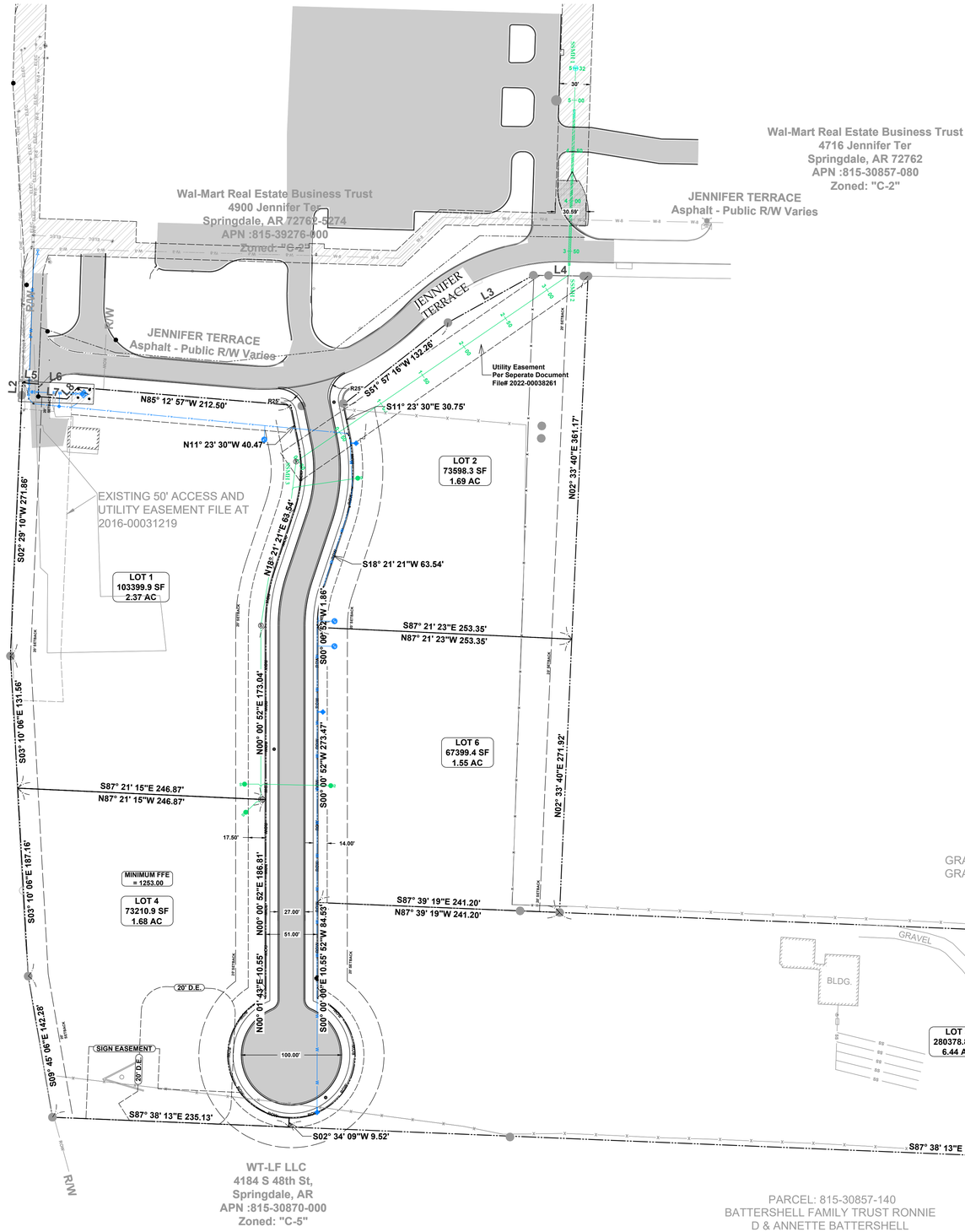
SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

DRAWN BY: JOHN
JOB NUMBER: 22-151
SUBMITTAL DATE: 03/02/2023
CITY NUMBER: PP23-02
DRAWING NAME: 22-151 - PR SUBDIVISION.DWG
SHEET NUMBER: C1.0

R:\SWOPE\22-151 JENNIFER PLAZA SUBDIVISION\CIVIL DRAWINGS\22-151 - PR SUBDIVISION.DWG - PLOTTED ON 3/2/2023 12:57:22 PM @ A SCALE OF 1:1 TO _AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 BY JOHN HALE



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.

GENERAL NOTES:

1. ACCESSIBILITY FOR PERSONS WITH DISABILITIES IN PARKING LOTS AND BUILDING APPROACHES SHALL BE REQUIRED BY THE CURRENT ADA AND MAY FROM TIME TO TIME BE AMENDED
2. A GEOTECH REPORT WILL BE PROVIDED PRIOR TO COMMENCEMENT ADDRESSING THE SUITABILITY OF THE SITE IN REGARDS TO THE FORMER LANDFILL. LOTS IN THE SUBDIVISION MAY OR MAY NOT BE AFFECTED BY A PREVIOUS LANDFILL.
3. LOT OWNERS MAY NEED TO MITIGATE THE EFFECTS THROUGH REMEDIATION OR REMOVAL OF ALL MATERIALS THAT WOULD IMPACT FUTURE LOT DEVELOPMENT
4. OWNER OF LOT 4 SHALL BE REQUIRED TO MAINTAIN DETENTION POND
5. EACH LOT IS RESPONSIBLE FOR STORM WATER MITIGATION

LINE	BEARING	DISTANCE
L1	N 03°10'06" W	85.27'
L2	N 02°55'51" E	12.44'
L3	N 61°00'24" E	97.08'
L4	S 89°05'33" E	54.42'
L5	S 85°14'41" E	16.38'
L6	S 02°15'28" W	12.45'
L7	S 85°15'08" E	28.73'
L8	N 42°49'45" E	15.79'

CITY OF SPRINGDALE C-2 SETBACKS:
Front setback 30'
(Front setback 50' if parking is allowed between R-O-W and the building)
Side setback 0'
Rear setback 20'

PRELIMINARY PLAT LEGEND

FEATURE LINES AND SURVEY SYMBOLS

- PROPERTY LINE
- OFFSITE PROPERTY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- ACCESS EASEMENT
- BUILDING SET BACK
- UTILITY EASEMENT
- CURB AND GUTTER
- ASPHALT PAVEMENT
- SET/FOUND REBAR
- SET/FOUND NAIL
- FENCE CORNER POST
- FOUND STONE
- STATE MONUMENT
- SET/FOUND ALUM. MONUMENT
- SET/FOUND COTTON SPINDLE
- SET / FOUND P/K NAIL
- RAILROAD SPIKE
- BENCH MARK (ELEV.)

UTILITY SYMBOLS

- FLARED END SECTION
- CURB INLET
- AREA INLET
- JUNCTION BOX
- GRATE INLET
- SANITARY SEWER
- SEWER SERVICE
- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- WATER SERVICE
- WATER METER
- POWER POLE
- LIGHT
- ELECTRICAL BOX
- TELEPHONE PEDESTAL
- GAS METER

HATCHES

- ASPHALT
- CONCRETE
- FLOOD ZONE
- GRAVEL
- POND

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW

GRAPHIC SCALE
0 50' 100'
1 inch = 50 feet

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

Flood Information:

This property does not lie in Zone 'A/AE' (Special Flood Hazard Areas Inundated by 100-year Flood) as determined from the F.I.R.M. maps of Washington County, Arkansas, and Incorporated Areas, Map Number 05143C0070F, Effective Date 05-16-2008.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE

OVERALL PRE PLAT P&P

JENNIFER PLAZA SUBDIVISION

COMMERCIAL SUBDIVISION
SPRINGDALE, AR
JENNIFER TERRACE AND 48TH STREET
####

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SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

DRAWN BY: JOHN	JOB NUMBER: 22-151
SUBMITTAL DATE: 03/02/2023	CITY NUMBER: PP23-02
DRAWING NAME: 22-151 - PR SUBDIVISION.DWG	
SHEET NUMBER: C2.0	

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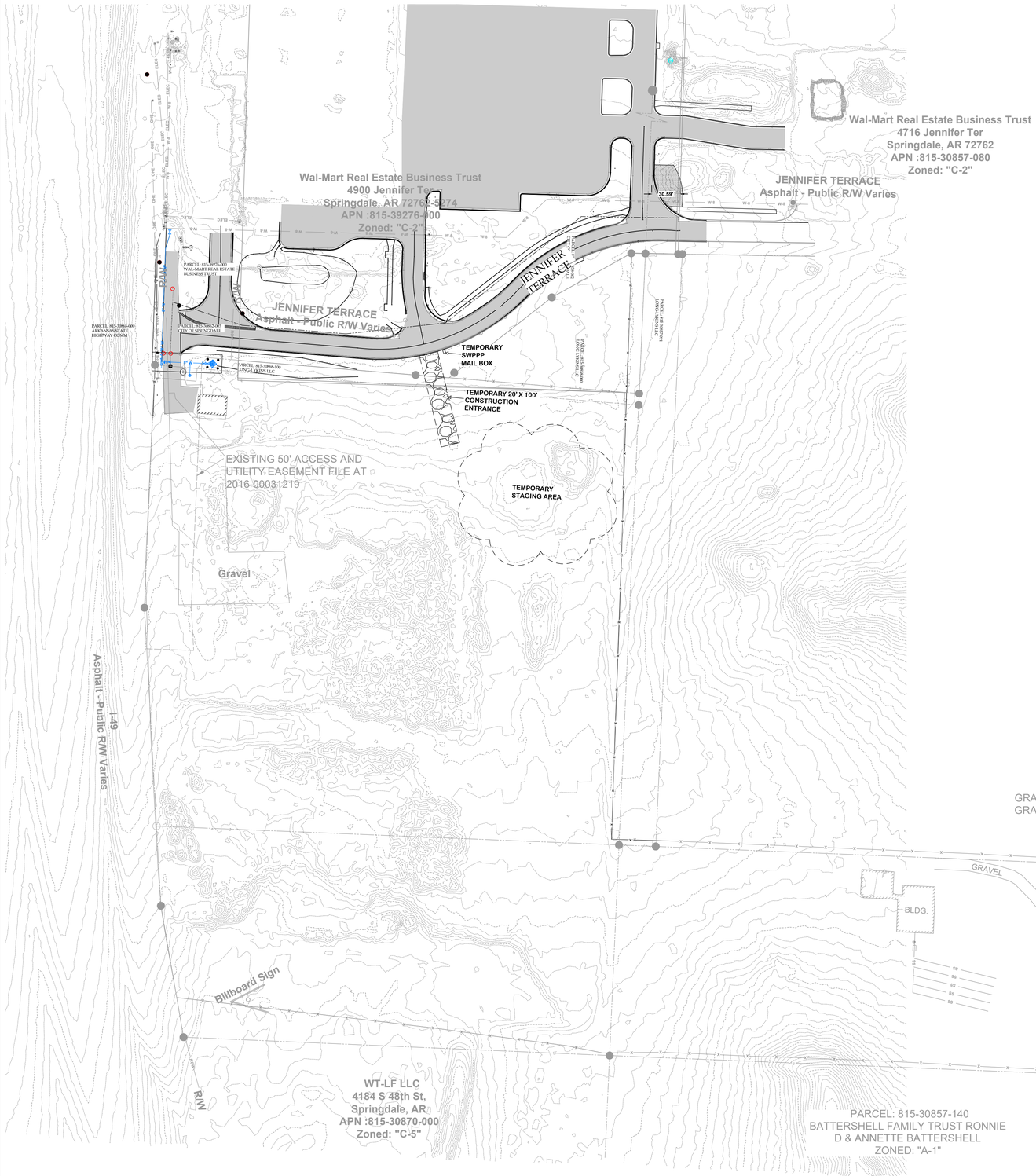

NOTE:
LOTS IN THE SUBDIVISION MAY OR MAY NOT BE AFFECTED BY A PREVIOUS LANDFILL. LOT OWNERS MAY NEED TO MITIGATE THE EFFECTS THROUGH REMEDIATION OR REMOVAL OF ALL MATERIALS THAT WOULD IMPACT FUTURE LOT DEVELOPMENT

EROSION CONTROL LEGEND

FEATURE LINES

- SILT FENCE
- STOCKPILE/STAGING AREA
- LIMITS OF DISTRUBANCE
- TEMPORARY CONSTRUCTION ENTRANCE
- MAJOR CONTOUR
- MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

SYMBOLS	HATCHES
INLET PROTECTION	ASPHALT
ROCK CHECK DAM	CONCRETE
SLOPE ARROW	FLOOD ZONE
TEMPORARY CONSTRUCTION ENTRANCE	GRAVEL
WATTLE	POND

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW

GRAPHIC SCALE
0 50' 100'
1 inch = 50 feet

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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE

DEMO & EROSION CONTROL PHASE 1

JENNIFER PLAZA SUBDIVISION

COMMERCIAL SUBDIVISION
SPRINGDALE, AR
JENNIFER TERRACE AND 48TH STREET
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SWOPE ENGINEERING
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SUBMITTAL DATE: 03/02/2023	CITY NUMBER: PP23-02
DRAWING NAME: 22-151 - PR SUBDIVISION.DWG	
SHEET NUMBER: C3.0	

PP 23-02

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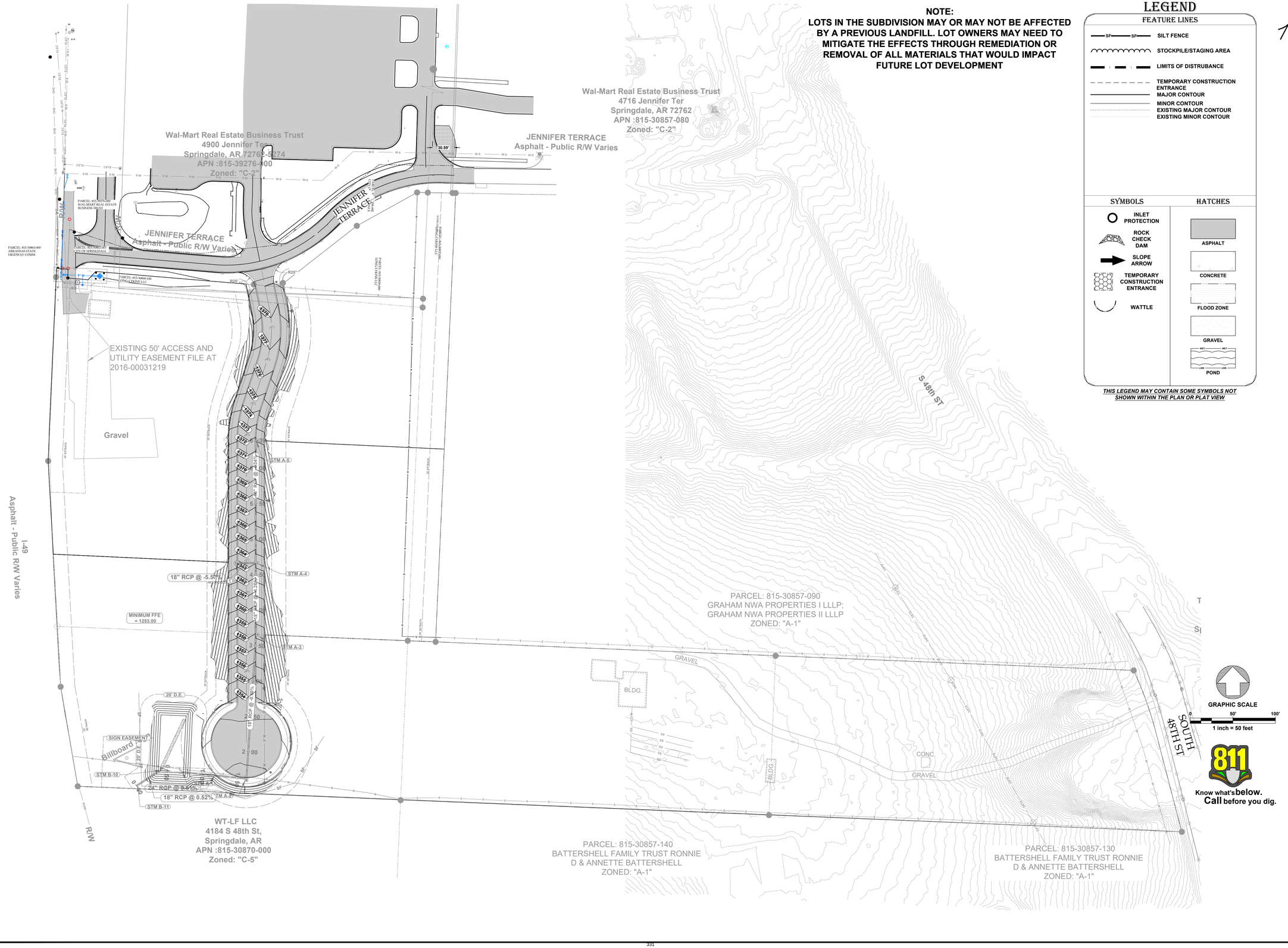
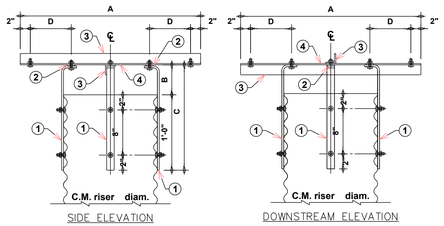
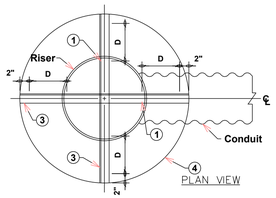
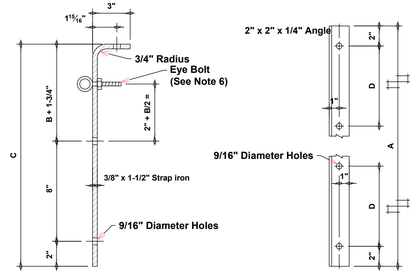

Wal-Mart Real Estate Business Trust
4900 Jennifer Ter
Springdale, AR 72762-5274
APN :815-39276-000
Zoned: "C-2"
Wal-Mart Real Estate Business Trust
4716 Jennifer Ter
Springdale, AR 72762
APN :815-30857-080
Zoned: "C-2"
JENNIFER TERRACE
Asphalt - Public R/W Varies
JENNIFER TERRACE
Asphalt - Public R/W Varies
EXISTING 50' ACCESS AND UTILITY EASEMENT FILE AT 2016-00031219
Gravel
I-49
Asphalt - Public R/W Varies
18" RCP @ -5.57%
STM A-4
MINIMUM FFE = 1253.00
STM A-3
18" RCP @ -4.36%
STM A-5
18" RCP @ -3.45%
20' D.E.
SIGN EASEMENT
Billboard
STM B-10
24" RCP @ 0.50%
18" RCP @ 0.52%
STM A-2
STM B-11
WT-LF LLC
4184 S 48th St,
Springdale, AR
APN :815-30870-000
Zoned: "C-5"
PARCEL: 815-30857-090
GRAHAM NWA PROPERTIES I LLLP;
GRAHAM NWA PROPERTIES II LLLP
ZONED: "A-1"
PARCEL: 815-30857-140
BATTERSHELL FAMILY TRUST RONNIE
D & ANNETTE BATTERSHELL
ZONED: "A-1"
PARCEL: 815-30857-130
BATTERSHELL FAMILY TRUST RONNIE
D & ANNETTE BATTERSHELL
ZONED: "A-1"
GRAVEL
BLDG.
CONC
S 48th ST
SOUTH 48TH ST
PARCEL: 815-30865-000
ARKANSAS STATE HIGHWAY COMM
PARCEL: 815-39276-000
WAL-MART REAL ESTATE BUSINESS TR DT
PARCEL: RUNNING AS
CITY OF SPRINGDALE
PARCEL: 815-30868-100
SPRINGTERRACE LLC
R25'
R20'
30.59'
1.5%
1.5%
1.5%







Bill of Materials			
Mark	Item	Length	Quan.
1	3/8" x 1-1/2" Strap		4
2	1/4" x 1-1/2" Strap Spacer	2"	2
3	2" x 2" x 1/4" Angle		2
4	Baffle - 1/4" thick Metal Plate		1
-	1/2" diam. hex bolts with nuts and lock washers	1-1/2"	16
-	5/16" x 3-1/2" Eye Bolt *		4
-	7/16" rod with tank lug for... diam. C.M. pipe		1

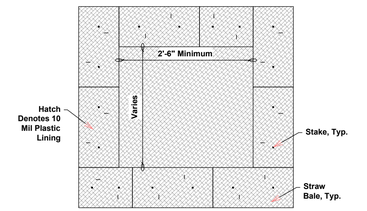
* See Note 6

Table of Dimensions				
Riser Diam.	A (diam.)	B	C	D
18"	36"	6"	17-3/4"	8"
24"	48"	9"	20-3/4"	11"
30"	60"	12"	23-3/4"	14"
36"	72"	14"	25-3/4"	17"

NOTES:
1. If the C.M. riser is steel, the baffle plate and angles shall be steel.
2. All steel shall be painted.
3. If the C.M. riser is aluminum, the baffle plate and angles shall be aluminum.
4. All bolts, nuts, and lock washers shall be galvanized, cadium plated or stainless steel.
5. The antivortex baffle plate may be left square providing all corners are rounded with a 6" radius.
6. Optional for 30" and 36" diameter risers: The 7/16" diameter rod may be used in areas where a safety hazard exists. Do not use where trash accumulation is a problem. A 5/16" x 3-1/2" eye bolt with nut and lock washer shall be used to support the 7/16" diameter rod.

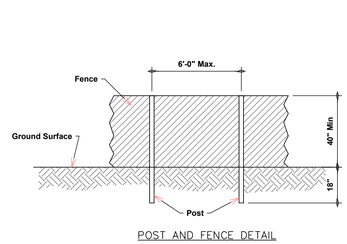
Anti-Vortex Device

Not to Scale

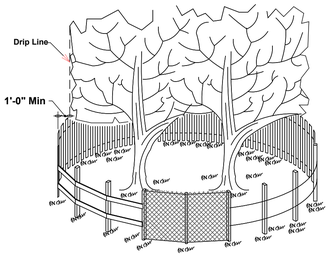


Concrete Washout

nts



POST AND FENCE DETAIL



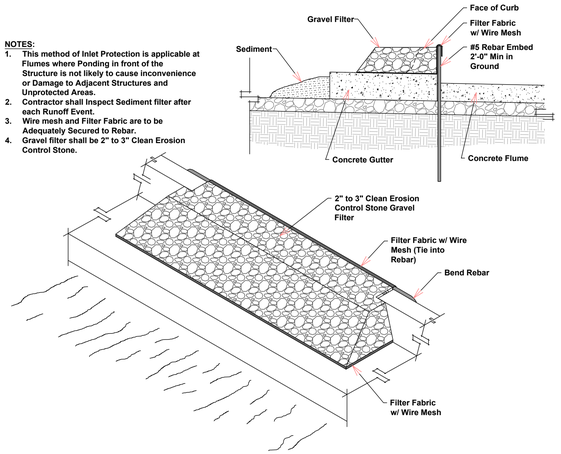
SIDE VIEW

NOTES:
1. The fence shall be located a minimum of 1 foot outside the drip line of the tree to be saved and in no case closer than 5 feet to the trunk of any tree.
2. Fence posts shall be either standard steel posts or wood posts with a minumum cross sectional area of 3.0 sq. in.
3. The fence may be either 40" high snow fence, 40" plastic web fencing or any other material as approved by the engineer/inspector.

Tree Protection Fencing

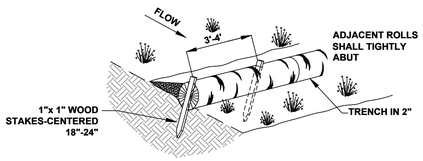
Not to Scale

NOTES:
1. If the Inlet Protection is applicable at Flumes where Ponding in front of the Structure is not likely to cause inconvenience or Damage to Adjacent Structures and Unprotected Areas.
2. Contractor shall Inspect Sediment filter after each Runoff Event.
3. Wire mesh and Filter Fabric are to be Adequately Secured to Rebar.
4. Gravel filter shall be 2" to 3" Clean Erosion Control Stone.



Flume Inlet Protection

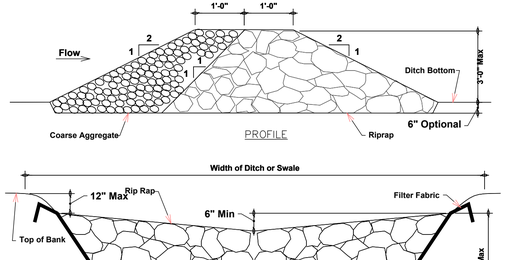
NTS

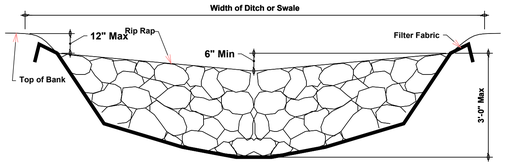


INSTALLATION NOTES
1. WATTLES SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.
2. NOT FOR USE IN CONCENTRATED FLOW AREAS.
3. THE WATTLES SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF TWO (2) INCHES.
4. WATTLES SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
5. ON SLOPES, WATTLES SHOULD BE INSTALLED ON CONTOUR WITH A SLIGHT UPWARD CURVE AT THE END OF THE ROW IN ORDER TO CREATE PONDING.
6. RUNNING LENGTHS OF WATTLES SHOULD BE ABUTTED FIRMLY TO ENSURE NO LEAKAGE AT THE ABUTMENTS.
7. WHEN INSTALLING RUNNING LENGTHS OF WATTLES, BUTT THE SECOND WATTLE TIGHTLY AGAINST THE FIRST, DO NOT OVERLAP THE ENDS. STAKE THE WATTLES AT EACH END AND FOUR FOOT ON CENTER.
8. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE. LEAVING 2 - 3 INCHES OF THE STAKE PROTRUDING ABOVE THE WATTLE. WHEN INSTALLING WATTLES ON SLOPES, DRIVE THE STAKES PERPENDICULAR TO THE SLOPE.
9. DRIVE THE FIRST END STAKE OF THE SECOND WATTLE AT AN ANGLE TOWARD THE FIRST WATTLE IN ORDER TO HELP ABUT THEM TIGHTLY TOGETHER.
10. STAKING: THE CITY RECOMMENDS USING WOOD STAKES TO SECURE THE WATTLES. 1/2" TO 5/8" REBAR IS ALSO ACCEPTABLE WITH A SAFETY CAP.. BE SURE TO USE A STAKE THAT IS LONG ENOUGH TO PROTRUDE SEVERAL INCHES ABOVE THE WATTLE.
11. THE CONTRACTOR SHALL INSPECT WATTLES EVERY TWO WEEKS AND AFTER ANY SIGNIFICANT STORM EVENT AND MAKE REPAIRS OR REMOVE SEDIMENT ACCUMULATED BEHIND WATTLE AS NECESSARY.
12. SEDIMENT ACCUMULATED BEHIND WATTLE SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE HALF THE DIAMETER OF THE WATTLE.
13. WATTLES SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND IS ACCEPTED BY THE CITY.

Wattle

Scale: As Noted



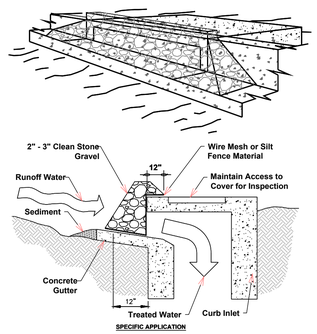


CROSS SECTION
CENTERLINE LOOKING DOWNSTREAM

NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table 1 or 2, Class I, II, or IV and shall be placed over the cleared area prior to the placing of rock.
2. Coarse aggregate and riprap shall be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
3. For added stability, the base of the dam may be keyed 6 inches into the soil.
4. See plans for spacing of dams and H dimensions.
5. Maximum drainage area to each dam is 10 acres.

Rock Check Dam

Not to Scale



SPECIFIC APPLICATION

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

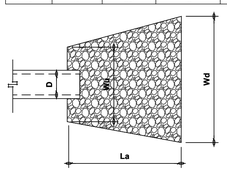
*** GRAVEL SHALL BE 2"-3" CLEAN STONE**

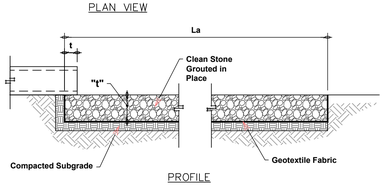
Gravel Curb Inlet Sediment Filter

Not to Scale

TABLE 1 - Rock Outlet Protection Apron Dimensions

Culver Size D, (inches)	Rock Size d_{50}, (inches)	Apron Length La, (feet)	Upstream Width Wu, (feet)	Downstream Width Wd, (feet)	Thickness t, (inches)	Rock Qty. (tons)
12	6	12	3	13	18	15
18	9	16	4.5	18	24	20
21	9	18	5	20	24	35
24	9	20	6	22	24	60
30	9	22	7.5	24	24	75
36	12	24	9	27	30	120
42	18	26	10.5	30	36	180
48	18	28	12	32	36	215





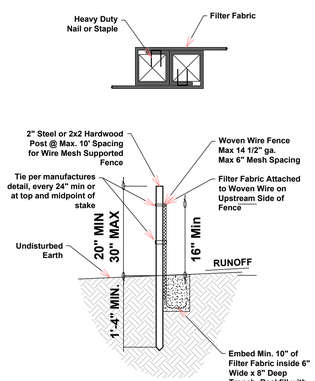
NOTES:
1. *Apron length:* Apron length (La) shall be determined from Table 1.
2. *Apron width:* The apron width is based on the diameter of the discharge pipe, (D). The apron width will be 3D at the upstream end (Wu), and the downstream width (Wd) will be equal to (D + La).
   - A. *Alignment:* The apron shall be located so that there are no bends in the horizontal alignment. The apron should be level over its length, and the elevation of the downstream end of the apron must be the same as the elevation of the receiving channel or adjacent ground.
   - B. *Thickness:* The required apron thickness is shown in Table 1.
   - C. *Gabions:* When a gabion mattress is used it shall be made of double twisted galvanized steel wire. Gabions shall be fabricated in such a manner that the sides, ends, and lid can be assembled at the construction site into mats a minimum of 12 inches thick.
3. *Materials:* Outlet protection may be done using rock riprap or gabion mattresses to construct the apron. The rock shall consist of field stone or rough unhewn quarry stone. The stone shall be hard and angular and of a quality that will not disintegrate on exposure to water or weathering. Broken concrete may be used provided it does not have any exposed steel or reinforcing bars, and that it is broken into blocky pieces such that the largest dimension of each piece is no more than 2 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	18	26	10.5	30	36
48	18	28	12	32	36

Rip Rap

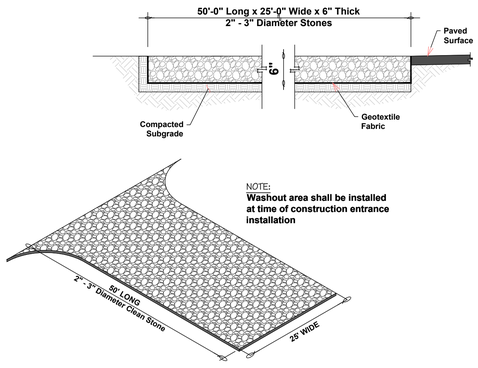
Not to Scale



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

Scale: As Noted



Construction Entrance

Not to Scale

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REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE

EROSION CONTROL DETAILS

JENNIFER PLAZA SUBDIVISION

COMMERCIAL SUBDIVISION
SPRINGDALE, AR
JENNIFER TERRACE AND 48TH STREET
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DRAWING NAME: 22-151 - PR SUBDIVISION.DWG	
SHEET NUMBER: C3.2	

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PRELIMINARY PLAT LEGEND

FEATURE LINES AND SURVEY SYMBOLS

- PROPERTY LINE
- OFFSITE PROPERTY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- ACCESS EASEMENT
- BUILDING SET BACK
- UTILITY EASEMENT
- CURB AND GUTTER
- ASPHALT PAVEMENT
- SET/FOUND REBAR
- SET/FOUND NAIL
- FENCE CORNER POST
- FOUND STONE
- STATE MONUMENT
- SET/FOUND ALUM. MONUMENT
- SET/FOUND COTTON SPINDLE
- SET / FOUND P/K NAIL
- RAILROAD SPIKE
- BENCH MARK (ELEV.)

UTILITY SYMBOLS

- FLARED END SECTION
- CURB INLET
- AREA INLET
- JUNCTION BOX
- GRATE INLET
- SANITARY SEWER
- SEWER SERVICE
- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- WATER SERVICE
- WATER METER
- POWER POLE
- LIGHT
- ELECTRICAL BOX
- TELEPHONE PEDESTAL
- GAS METER

HATCHES

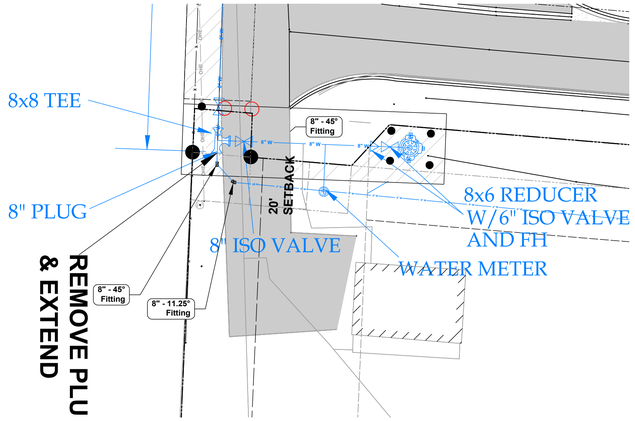
- ASPHALT
- CONCRETE
- FLOOD ZONE
- GRAVEL
- POND

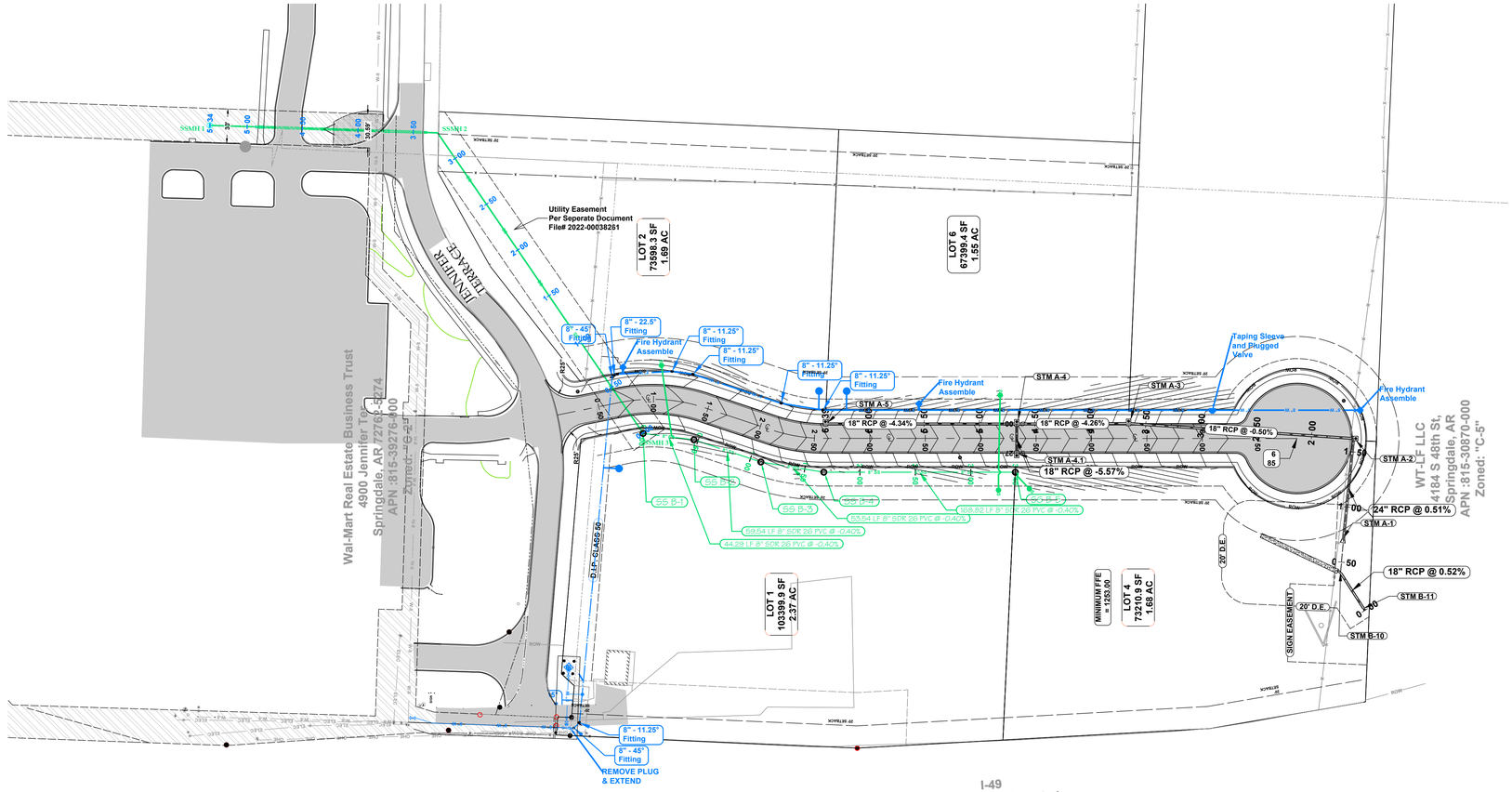
THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW

GRAPHIC SCALE

0 50' 100'

1 inch = 50 feet





FLOOD INFORMATION

This property does not lie in Zone 'A/AE' (Special Flood Hazard Areas Inundated by 100-year Flood) as determined from the F.I.R.M. maps of Benton County, Arkansas, and Incorporated Areas, Map Number O5007C0235K, Effective Date September 28, 2007.

PP 23-02

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PRELIMINARY PLAT LEGEND

FEATURE LINES AND SURVEY SYMBOLS

- PROPERTY LINE
- OFFSITE PROPERTY LINE
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- POND

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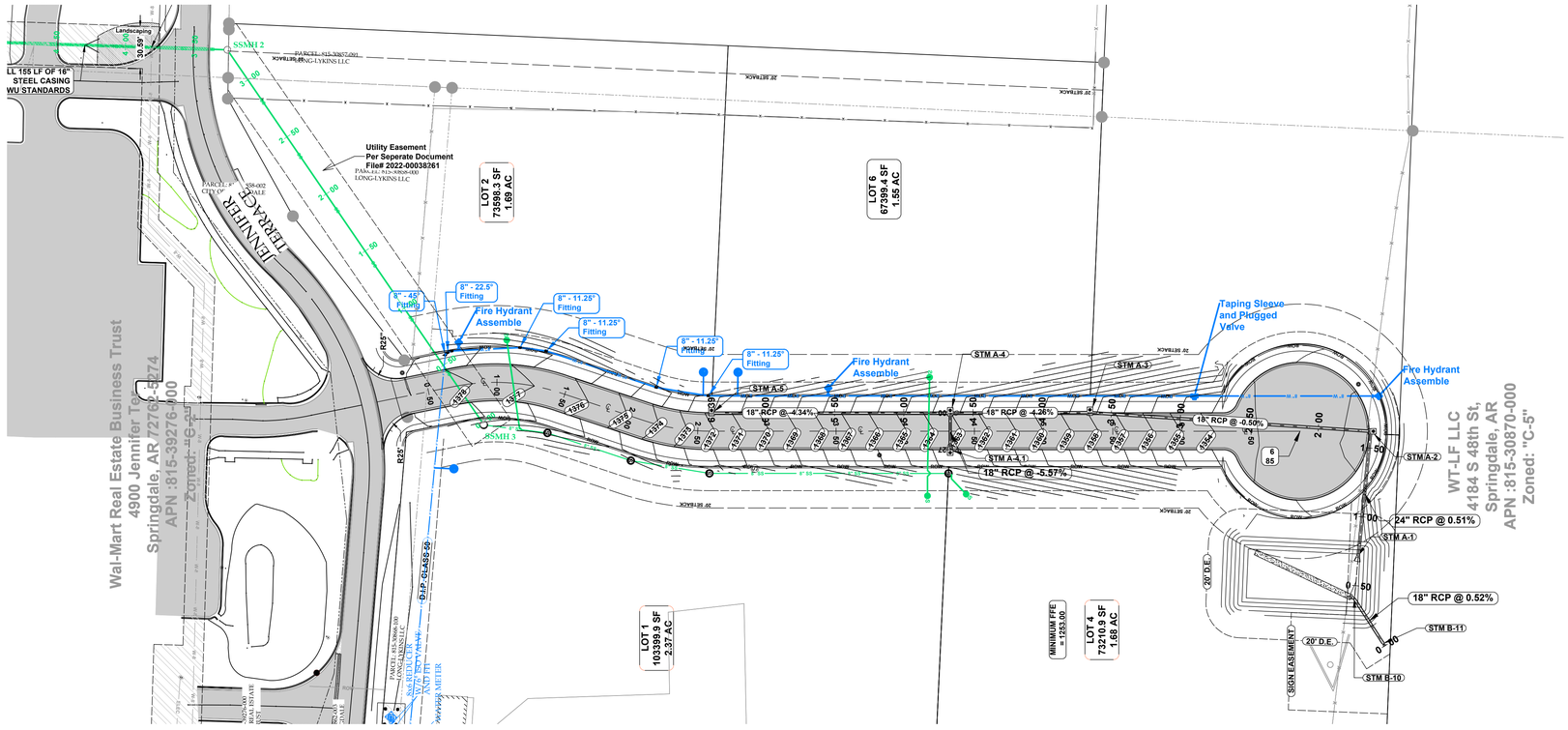
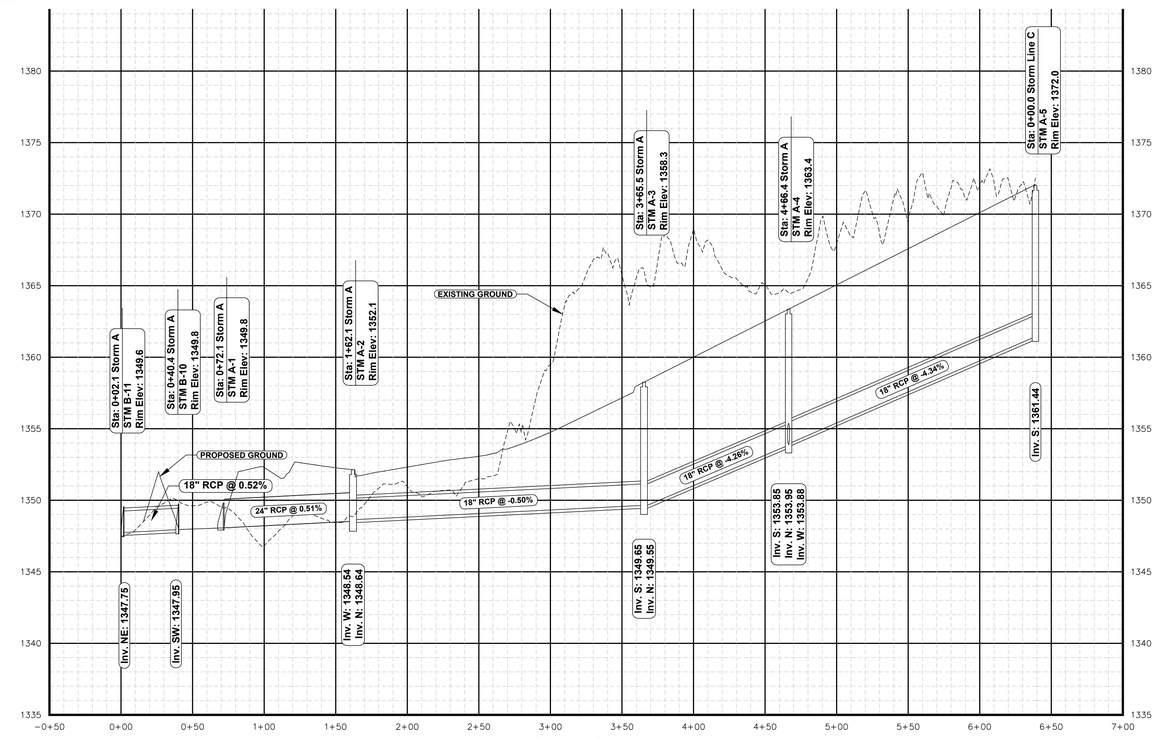
GRAPHIC SCALE

0 50' 100'

1 inch = 50 feet





STORM A PROFILE

HORIZ. SCALE: 1" = 50-0"
VERT. SCALE: 1" = 5-0"

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SHEET NUMBER: C6.0	

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PRELIMINARY PLAT LEGEND

FEATURE LINES AND SURVEY SYMBOLS

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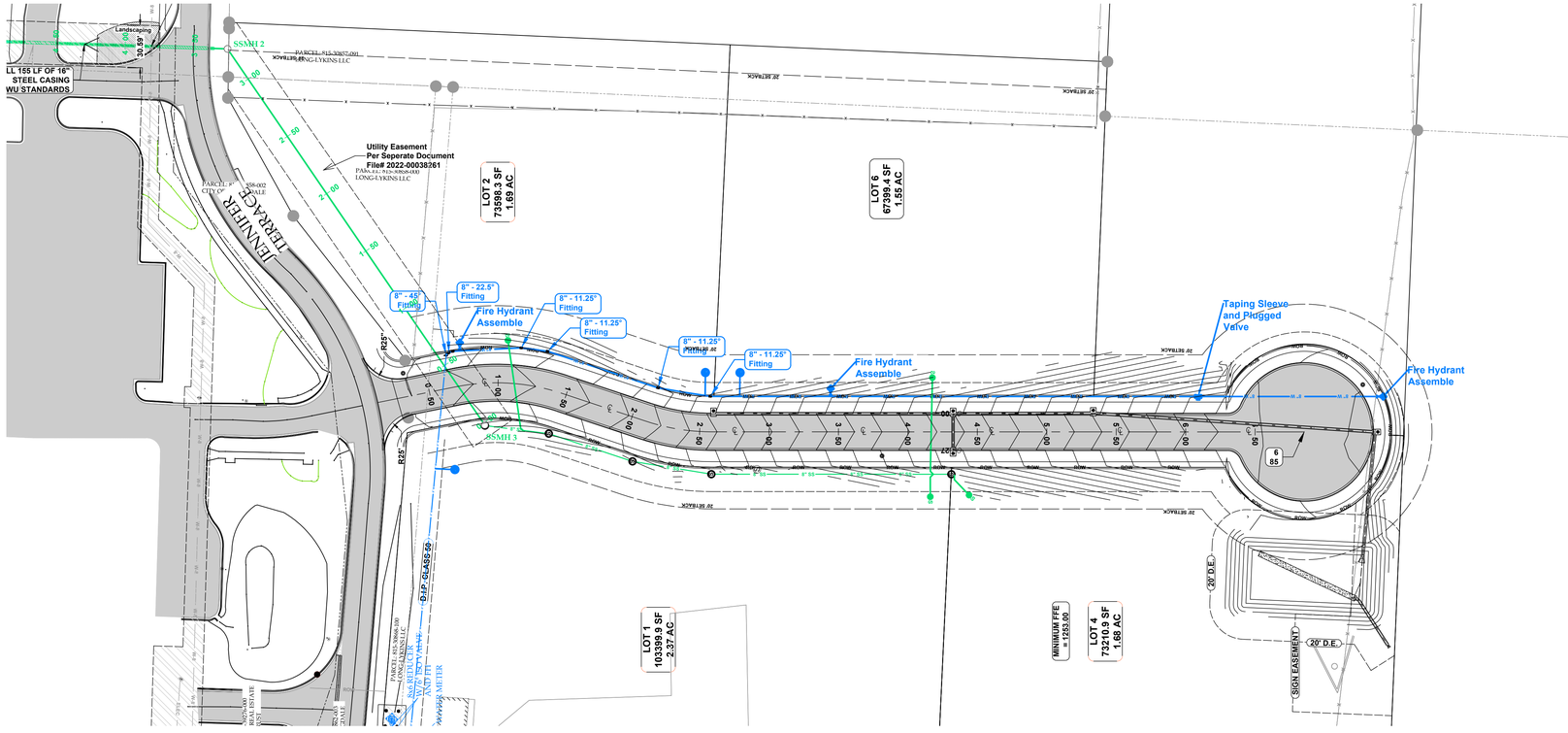

GRAPHIC SCALE

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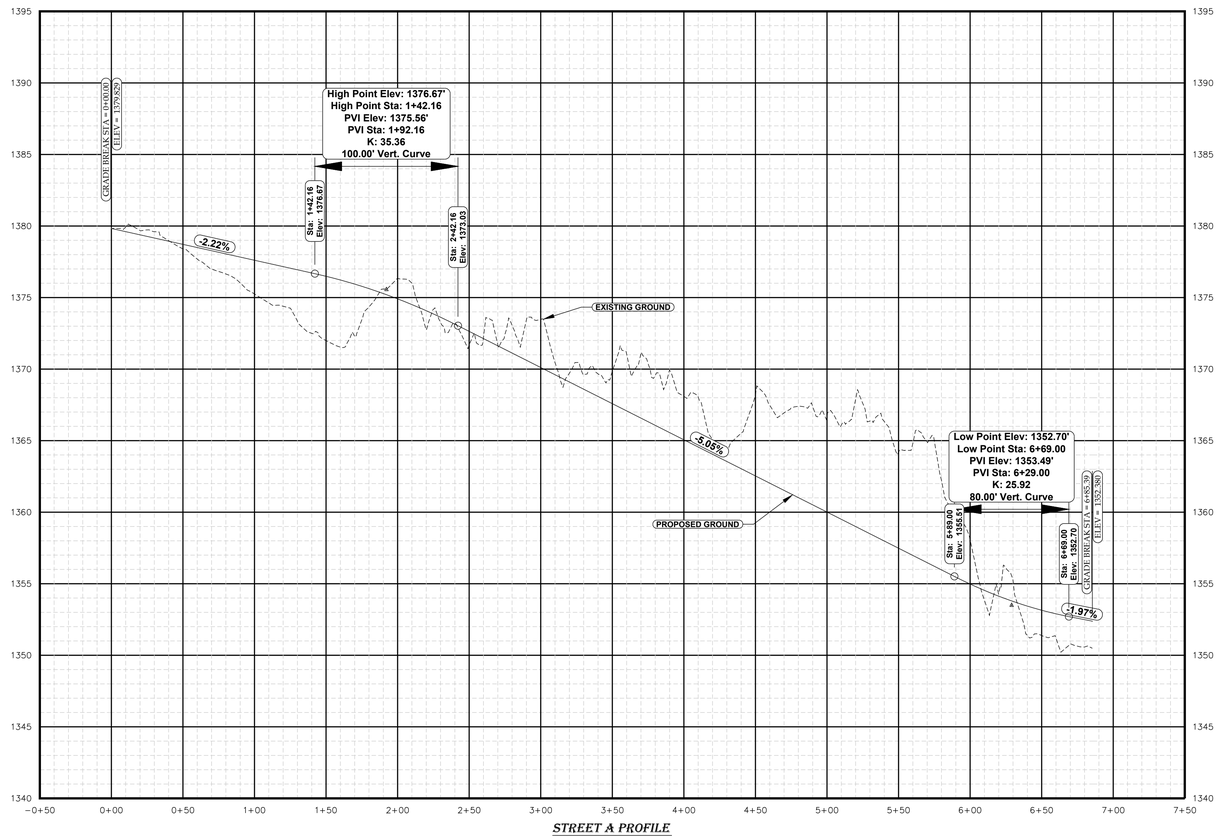

STREET A PROFILE

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STREET P&P

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SPRINGDALE, AR

JENNIFER TERRACE AND 48TH STREET

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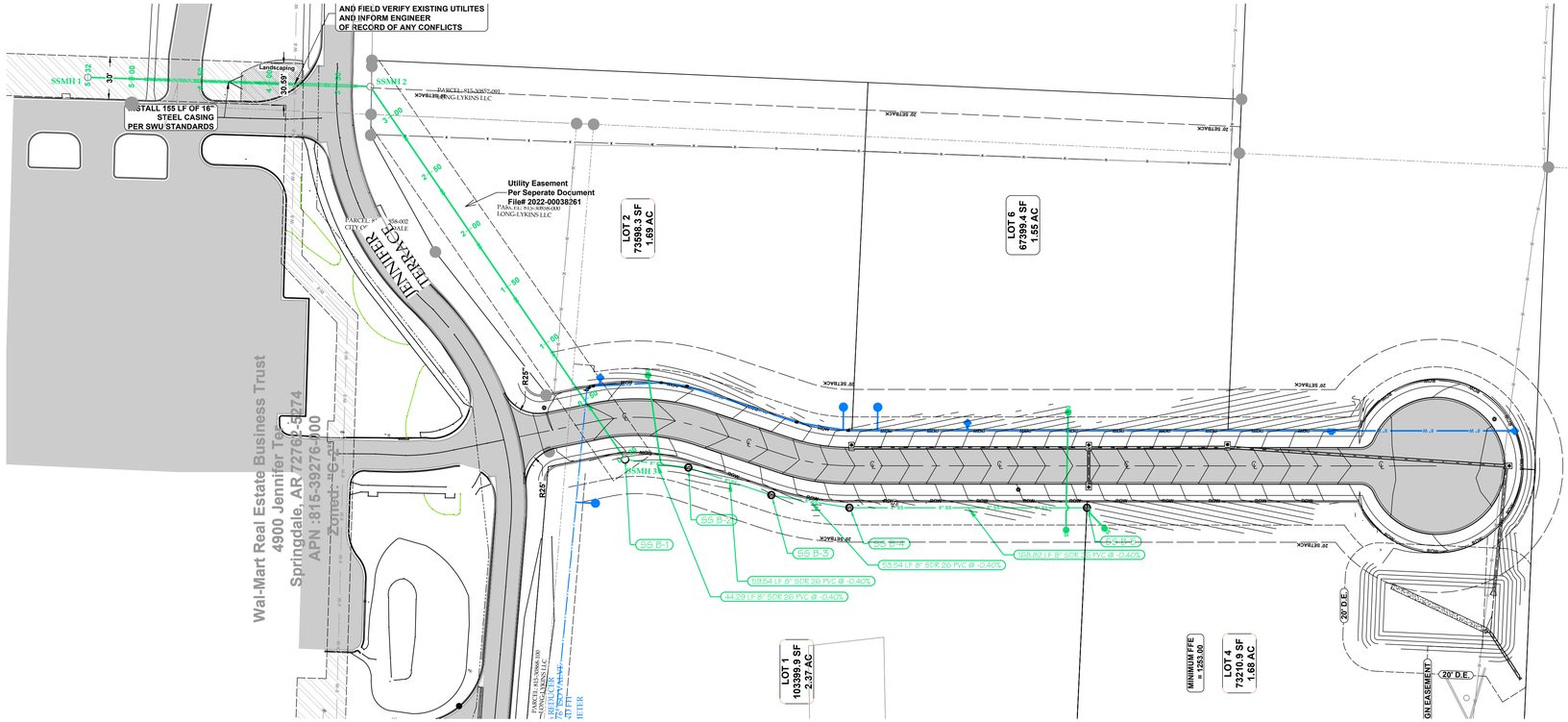

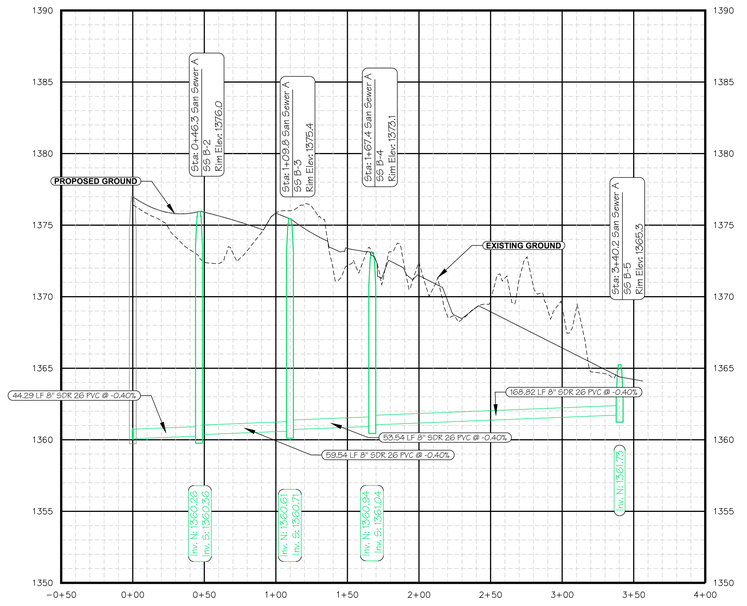

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REGISTERED PROFESSIONAL ENGINEER
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PHILLIP R. SWOPE

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SHEET NUMBER: C8.0	

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DIA. OF D.I.	DIA. OF OUTLET PIPE	CAST IN PLACE	PRECAST
		MINIMUM WALL THICKNESS	
4'-0"	6" THRU 21"	6"	5"
5'-0"	30" THRU 42"	8"	6"
6'-0"	48" THRU 54"	8"	7"

8-2-06	ADDED NOTE 13	
2-8-00	REVISED HEAVY DUTY RING & COVER	
5-3-99	ADDED NOTCH DETAIL FOR SIDEWALKS	
1-20-98	ADDED NOTE 9, DELETED NOTE 10, REVISED PICTURE FOR PAY LIMIT OF CURB & GUTTER IF EXTENSION USED NOTE & ADDED NOTE 11 FOR DROP INLET	
8-21-96	REVISED NOTE 8 & ADDED NOTE 10	
10-6-95	ADDED NOTE 12 & REVISED DRAWING	
7-5-95	ADDED NOTE 11	
4-5-95	REVISED NOTE 8 & ADDED NOTE 9	
2-2-95	REVISED NOTE 8 & ADDED DETAILS	
6-6-94	REVISED NOTE 8 & ADDED NOTE 8	8-3-94
4-5-94	REVISED NOTE 2 & ADDED NOTE 7	4-5-94
3-3-94	REVISED NOTE 6 & ADDED EXPOSED DETAIL	3-3-94
5-3-93	REVISED NOTE 5	5-3-93
2-2-93	REVISED NOTE 6 & ADDED WALL THICKNESS	FEB. 2, 1993
1-5-93	REVISED NOTE 6 & ADDED NOTE 6	JAN. 5, 1993
12-8-92	REVISED WALL THICKNESS	12-8-92
8-3-92	REVISED NOTE 5	8-3-92
NO.	REVISIONS	DATE

ARKANSAS STATE HIGHWAY COMMISSION

DETAILS OF DROP INLET (TYPE MO)

STANDARD DRAWING FPC-9M

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 11426
PHILLIP R. SWOPE

STREET AND STORM DETAILS

JENNIFER PLAZA SUBDIVISION

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DRAWING NAME: 22-151- CND.DWG	
SHEET NUMBER: C10.0	

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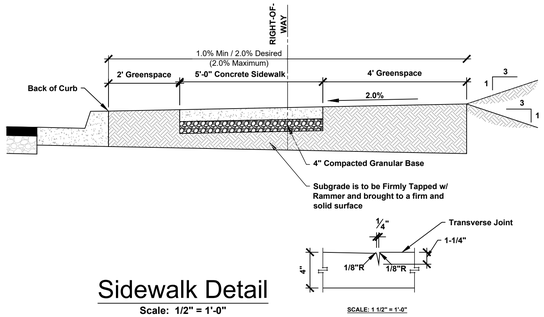
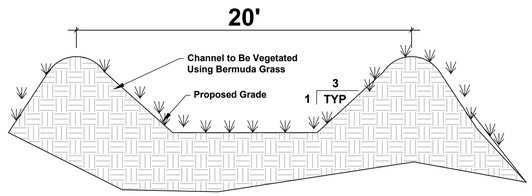
Notes:

- **All sidewalks shall meet all current Federal Americans with Disabilities Act (ADA) design and construction requirements.**
- **Sidewalks shall be constructed at a 2% maximum cross slope. Where sidewalks cross driveways, the driveway shall not exceed a 2% cross slope along the path of the sidewalk.**
- **Sidewalks shall be constructed of Portland cement concrete having a minimum 28 day compressive strength of 3,000 psi, a minimum of 4 inches thick, with a minimum of four (4) inches of compacted base course underneath.**
- **The sub-grade under the sidewalk shall be well compacted.**
- **Sidewalks will be cut at five (5) feet intervals with expansion joints not to exceed 25 feet intervals.**
- **Expansion joints shall be made of fiberboard or material approved by city. TREATED LUMBER SHALL NOT BE USED.**
- **Sidewalks shall be continuous through driveways with a cold joint or expansion joint at the edge of the sidewalk opposite the street.**
- **Sidewalks shall be finished with a smooth and even surface.**
- **Where sidewalks join a storm drain box, the sidewalk shall be supported by the drain box. The sidewalk may be "doweled" to the drain box using #4 or #5 smooth rod or "keyed" to storm drain box subject to approval by the city. A detail of the sidewalk/drain box connection shall be submitted to the city for review.**

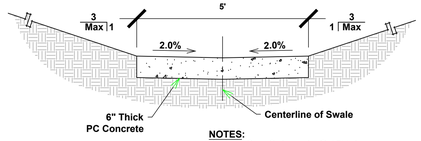


Sidewalk Detail

Scale: 1/2" = 1'-0"



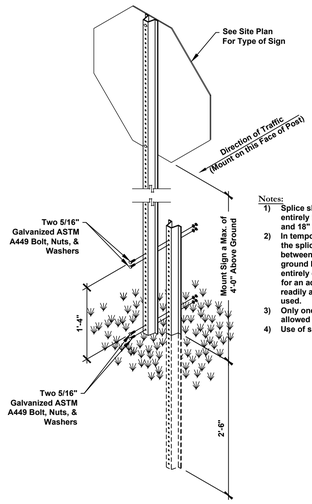
DRAINAGE SWALE (SE BASIN)
NTS



NOTES:
Provide Saw Cut Joints @ 15' Intervals
Provide #4 Bars @ 12"o.c. Each Way

CONCRETE TRICKLE CHANNEL

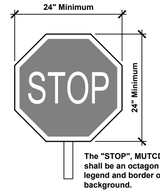
Scale: N.T.S.



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.**

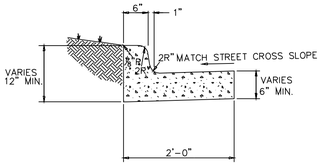
Sign Post Detail

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.

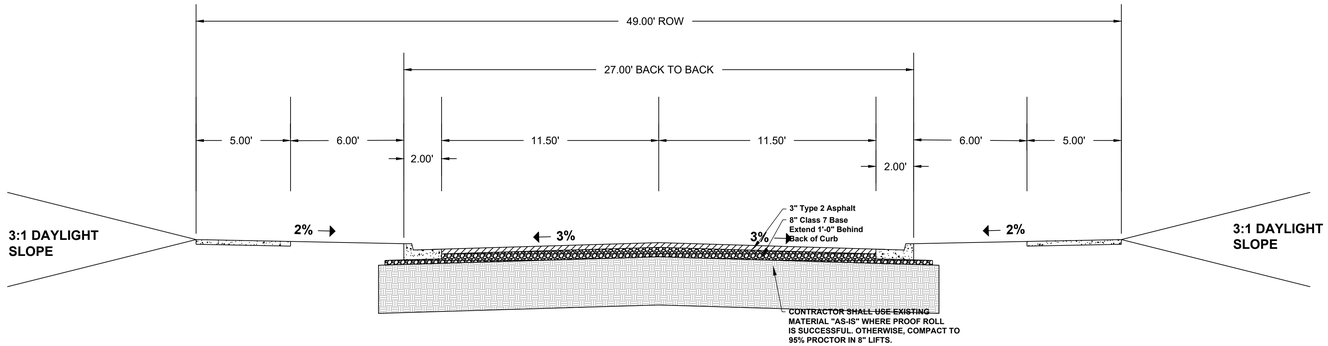
Stop Sign
Scale: 3/4" = 1'-0"

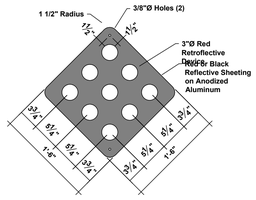


STANDARD CURB AND GUTTER

NOT TO SCALE

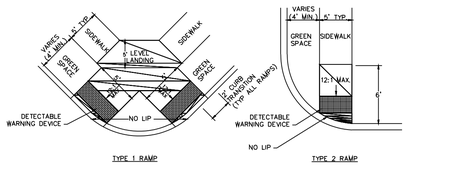
TO BE USED AT STREET INTERSECTIONS WITH LESS THAN 1% GRADE





Type 4
Object Marker

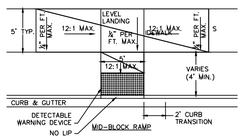
Scale: 1" = 1'-0"



TYPE 1 RAMP TYPE 2 RAMP

NOTES:

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



HANDICAP RAMP DETAILS

NOT TO SCALE

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE

STREET DETAILS

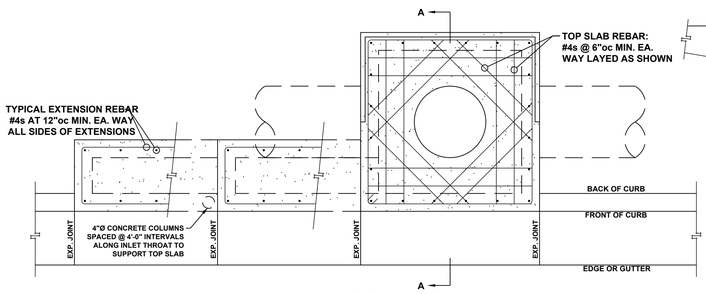
JENNIFER PLAZA SUBDIVISION

COMMERCIAL SUBDIVISION
JENNIFER PLAZA
SPRINGDALE, AR

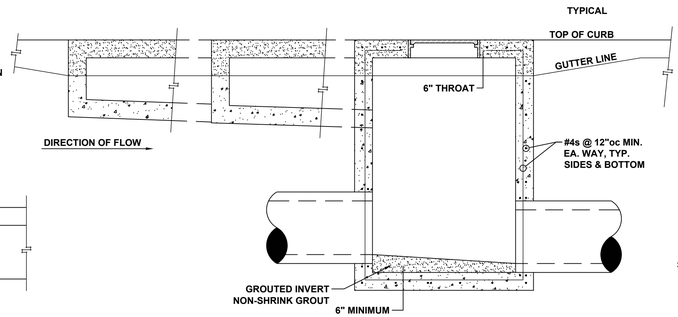
SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

DRAWN BY: JOHN	JOB NUMBER: 22-151
SUBMITTAL DATE: 02/23/2023	CITY NUMBER: PP22-07
DRAWING NAME: 22-151-CND.DWG	
SHEET NUMBER: C10.1	

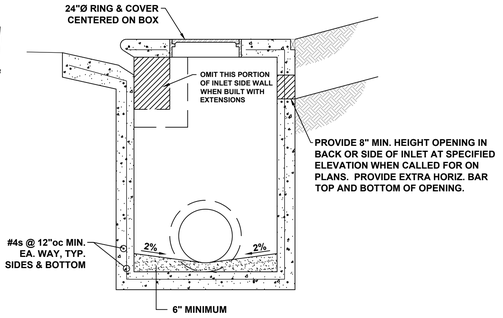
R:_SWOPE\22-151 JENNIFER PLAZA SUBDIVISION\CIVIL DRAWINGS\22-151-CND.DWG - PLOTTED ON 3/2/2023 12:55:42 PM @ A SCALE OF 1:1 TO _AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 BY JOHN HALE



PLAN

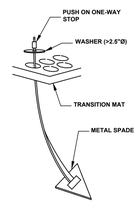


ELEVATION



SECTION A-A

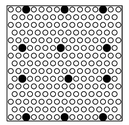
NOTES:
1. PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION AS APPROVED BY ENGINEER
2. REINFORCING BARS SHALL BE CUT TO CLEAR OPENINGS BY 1-1/2"
3. PROVIDE 3/4" CHAMFER ON ALL EXPOSED CORNERS.
4. ALL REINFORCING BARS SHALL HAVE 1-1/2" MINIMUM COVER.



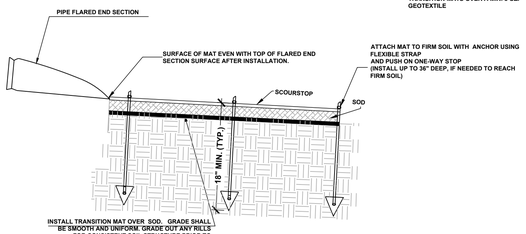
NON-COHESIVE SOILS
SCOURSTOP TRANSITION MAT
INSTALLATION DETAILS

PIPE DIAMETER	DISCHARGE (CFS)	SCOURSTOP WIDTH×LENGTH
12"	8	4' x 4'
24"	30	4' x 8'
36"	75	8' x 12'
48"	100	12' x 16'
60"	150	12' x 20'
72"+		SEE DETAILS

SHORELINE PROTECTION:

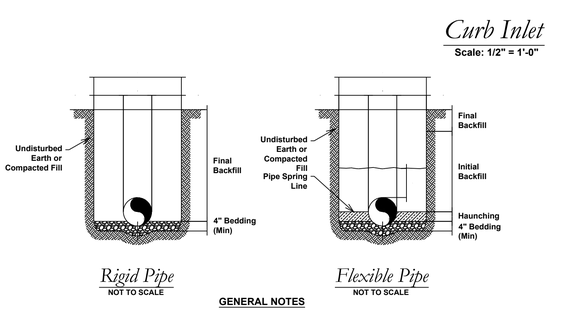


ANCHOR CONFIGURATION FOR SLOPES STEEPER THAN 5:1; TRANSITION MATS OVER A MIN. 8 OZ. GEOTEXTILE



Scour Stop Pad Protection

Scale: NTS



Rigid Pipe
NOT TO SCALE

Flexible Pipe
NOT TO SCALE

Curb Inlet

Scale: 1/2" = 1'-0"

GENERAL NOTES

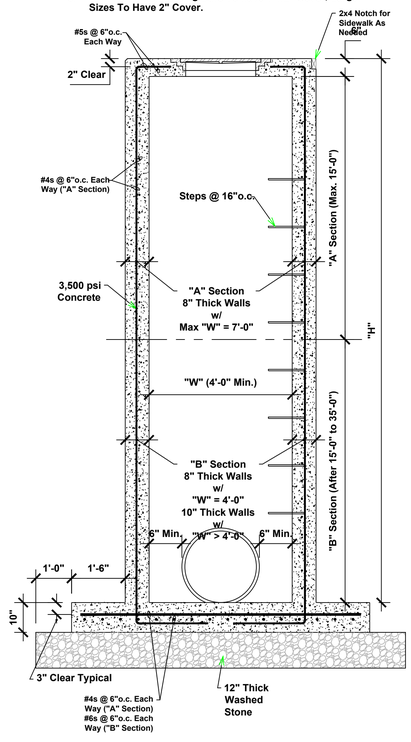
1. BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 95% STANDARD PROCTOR. (SEE SPECIFICATIONS FOR GRADATION)
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 85% PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 95% STANDARD PROCTOR.
4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR.
5. FINAL BACKFILL SHALL BE CLASS I, II, OR III COMPACTED AS NOTED IN NOTES 3. AND 4.
6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV-A COMPACTED TO 95% STANDARD PROCTOR.
7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-00.
8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR THE SOIL TYPES LOCATED ON THE THIS SITE AND SHALL FOLLOW THE GEOTECH RECOMMENDATIONS.

Storm Sewer Trench and Bedding

NOT TO SCALE

Notes:
1. **All Exposed Corners To Have 3/4" Chamfer.**
2. **All Reinforcing Bars To Be Grade 60.**
3. **Copolymer Polypropylene Plastic Steps, Reinforced With 1/2" Grade 60 Steel Reinforcement, 16" O.c. Not Required When "H" Is Less Than 4'-0".**
4. **A Precast Box Can Be Used When Approved.**
5. **All #4 & #5 Reinforcing Bars To have 1-1/2" Cover, Larger Sizes To Have 2" Cover.**



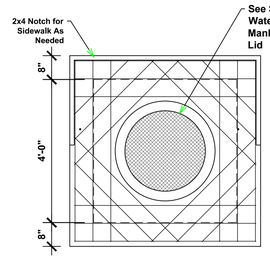
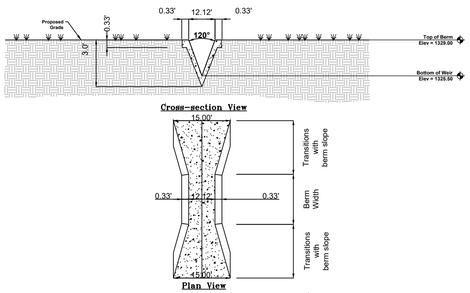


Table of "W" Dimensions			
I.D. Pipe	Skew of Cross Drain		
Single	Straight	30°	45°
24"	4'-0"	4'-0"	4'-10"
30"	4'-0"	4'-7"	5'-8"
36"	4'-0"	5'-3"	6'-5"
42"	5'-3"	5'-11"	7'-3"
48"	5'-10"	6'-7"	8'-0"
60"	7'-0"	7'-10"	9'-8"
Double	For "A" Section Only		
24"	7'-0"	7'-10"	9'-5"
30"	8'-2"	9'-2"	11'-0"
36"	9'-4"	10'-6"	12'-6"
42"	10'-6"	11'-10"	14'-2"
48"	11'-8"	13'-2"	15'-10"

Reinforcement Schedule, Walls			
Section	Width ("W")	Horizontal	Vertical
"A"	4'-0"	#4s @ 9"o.c.	#4s @ 10"o.c.
	4'-0" to 7'-0"	#6s @ 9"o.c.	#4s @ 10"o.c.
	> 7'-0"	#5s @ 4.5"o.c.	#4s @ 10"o.c.
"B"	4'-0"	#4s @ 6"o.c.	#4s @ 10"o.c.
	4'-0" to 7'-0"	#6s @ 6"o.c.	#4s @ 10"o.c.

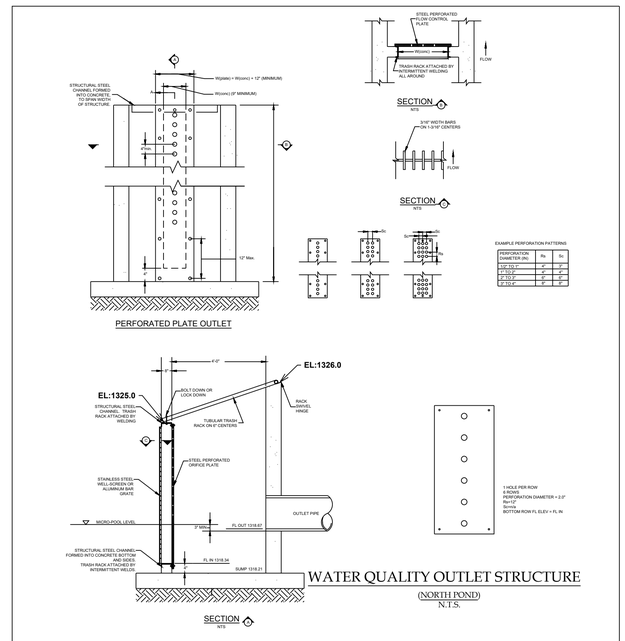
Storm Sewer Junction Box (if needed)

Scale: 1/2" = 1'-0"



DETENTION BASIN DRAINAGE WEIR

NTS



PERFORATED PLATE OUTLET

WATER QUALITY OUTLET STRUCTURE
(NORTH POND)
N.T.S.

SECTION
NTS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE

STORM SEWER DETAILS

JENNIFER PLAZA SUBDIVISION

COMMERCIAL SUBDIVISION
JENNIFER PLAZA
SPRINGDALE, AR

SWOPE ENGINEERING
Civil Engineering and Land Surveying
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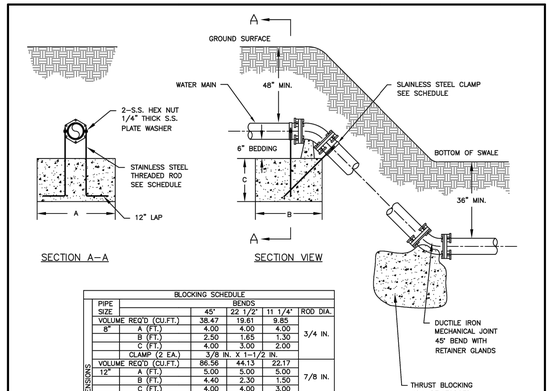
DRAWN BY: JOHN	JOB NUMBER: 22-151
SUBMITTAL DATE: 02/23/2023	CITY NUMBER: PP22-07
DRAWING NAME: 22-151- CND.DWG	
SHEET NUMBER: C10.2	

R:_SWOPE\22-151 JENNIFER PLAZA SUBDIVISION\CIVIL DRAWINGS\22-151- CND.DWG - PLOTTED ON 3/2/2023 12:56:46 PM @ A SCALE OF 1:1 TO _AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 BY JOHN HALE



SECTION A–A

SECTION VIEW

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

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

NOTES:

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

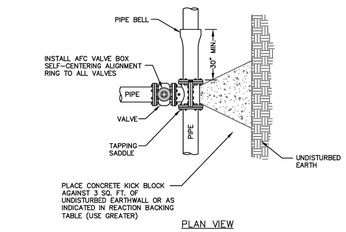
VERTICAL TIE-DOWN BLOCKING

N.T.S.

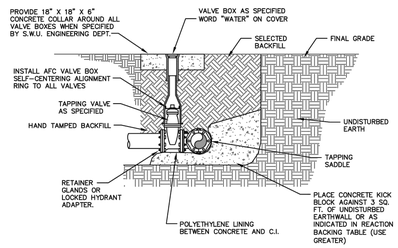
SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



PLAN VIEW



PROFILE VIEW

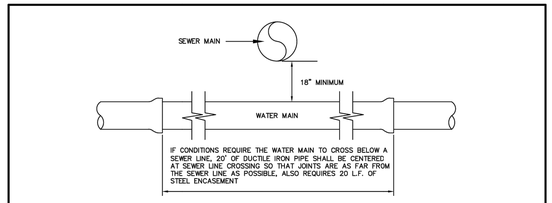
TAPPING SADDLE & VALVE

N.T.S.

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

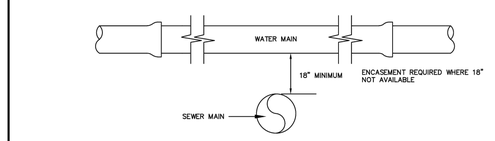
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



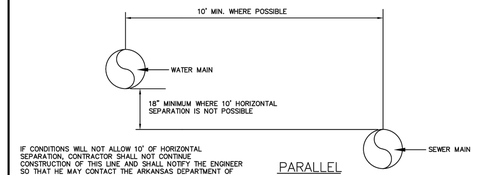
WATER LINE CROSSING UNDER SEWER LINE

N.T.S.



WATER LINE CROSSING ABOVE SEWER LINE

N.T.S.



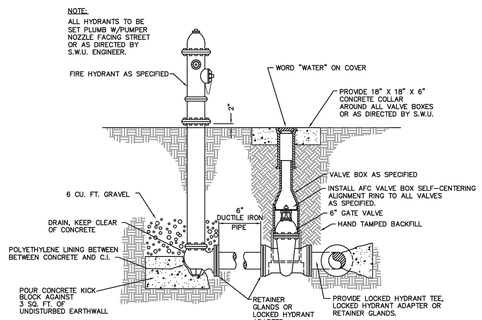
PARALLEL

N.T.S.

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

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



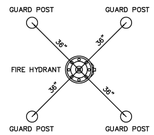
FIRE HYDRANT & GATE VALVE

N.T.S.

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

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

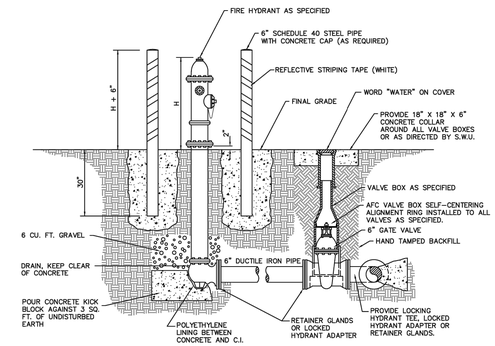
DRAWN BY: KMI | DRAWING NO: S-1 | DATE: MARCH 2008



PLAN VIEW

NOTES:

1. ALL HYDRANTS SHALL BE SET PLUMB WITH THE PUMPER NOZZLE FACING THE STREET OR AS DIRECTED BY S.W.U.
2. HYDRANTS SHALL BE LOCATED IN STREET RIGHT-OF-WAY OR DEDICATED UTILITY EASEMENT, AND A MINIMUM OF 4' BEHIND ANY CURB AND GUTTER OR SIDEWALK.
3. IF REQUIRED, GUARD POSTS SHALL BE SET PLUMB WITH SPACING AND ORIENTATION AS INDICATED IN THE PLAN VIEW OR AS OTHERWISE SHOWN ON THE PLANS.
4. ALL HYDRANTS AND GUARD POSTS SHALL BE PAINTED USING RUSTOLEUM V2100 SILVER ALUMINUM ENAMEL AEROSOL, OR APPROVED EQUAL. PRIOR TO FINAL ACCEPTANCE COORDINATE WITH SWU TO DETERMINE THE FLOW RATE AND PAINT BONNET AND CAP ACCORDING TO SECTION 718 OF THE STANDARD SPECIFICATIONS.



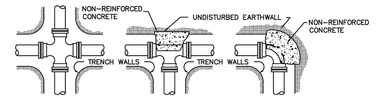
FIRE HYDRANT WITH GUARD POSTS

(GUARD POST ONLY AS REQUIRED)
N.T.S.
S-2

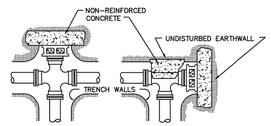
SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: KMI/JNK | DRAWING NO: S-2 | DATE: AUGUST 2014



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



CROSS W/PLUG TEE W/PLUG

NOTES:

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

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

REACTION BACKING

N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE

WATER AND SANITARY SEWER DETAILS

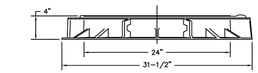
JENNIFER PLAZA SUBDIVISION

COMMERCIAL SUBDIVISION
JENNIFER PLAZA
SPRINGDALE, AR

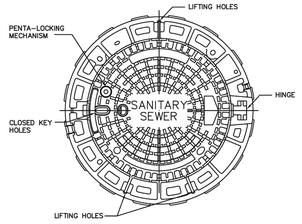
SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

DRAWN BY: JOHN	JOB NUMBER: 22-151
SUBMITTAL DATE: 02/23/2023	CITY NUMBER: PP22-07
DRAWING NAME: 22-151-CND.DWG	
SHEET NUMBER: C10.3	

R:\SWOPE\22-151 JENNIFER PLAZA SUBDIVISION\CIVIL DRAWINGS\22-151-CND.DWG - PLOTTED ON 3/2/2023 10:55:57 PM @ A SCALE OF 1:1 TO _AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 BY JOHN HALE



FRAME SECTION



MANHOLE DETAIL

WATERTIGHT MANHOLE FRAME & COVER

N.T.S.

PAMREX 24"

NOTE
MINIMUM WEIGHTS:
COVER: 122 LBS
FRAME: 73 LBS
MINIMUM COMBINED WEIGHT: 195 LBS
(SEE SPECS FOR ADDITIONAL REQUIREMENTS)

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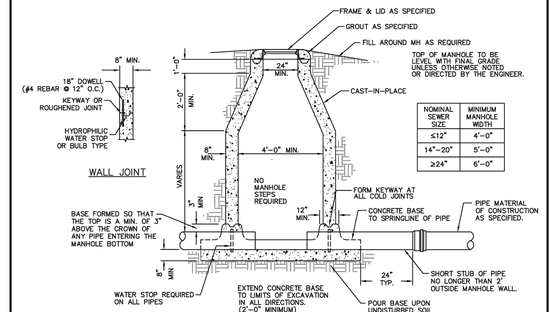
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

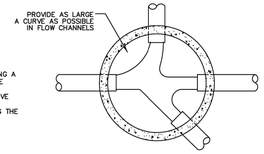
DRAWN BY: JNK | DRAWING NO: S-10 | DATE: MARCH 2008



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

CAST IN PLACE MANHOLE

N.T.S.



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

MANHOLE BOTTOM
FOR 6" THROUGH 24" SEWER MAINS

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

N.T.S.

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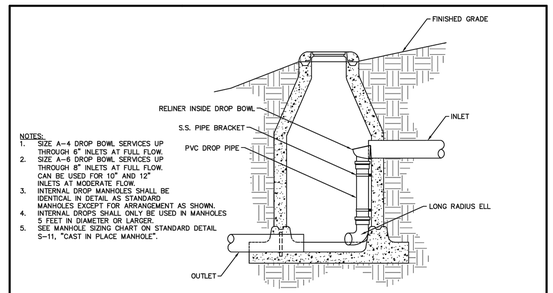
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

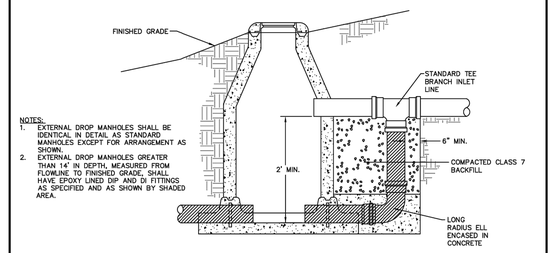


NOTES:
1. SIZE A-4 DROP BOWL SERVICES UP THROUGH 6" INLETS AT FULL FLOW. SIZE A-6 DROP BOWL SERVICES UP THROUGH 8" INLETS AT FULL FLOW. CAN BE USED FOR 10" AND 12" INLETS AT MODERATE FLOW.
3. INTERNAL DROP MANHOLES SHALL BE IDENTICAL IN DETAIL AS STANDARD MANHOLES EXCEPT FOR ARRANGEMENT AS SHOWN.
4. INTERNAL DROPS SHALL ONLY BE USED IN MANHOLES 5 FEET IN DIAMETER OR LARGER.
5. SEE MANHOLE SIZING CHART ON STANDARD DETAIL S-11, "CAST IN PLACE MANHOLE".

INTERNAL DROP MANHOLE

(USING RELINGER-DURAN INC. DROP BOWL TYPE "A")

N.T.S.



NOTES:
1. EXTERNAL DROP MANHOLES SHALL BE IDENTICAL IN DETAIL AS STANDARD MANHOLES EXCEPT FOR ARRANGEMENT AS SHOWN.
2. EXTERNAL DROP MANHOLES GREATER THAN 14' IN DEPTH, MEASURED FROM FLOWLINE TO FINISHED GRADE, SHALL HAVE EPOXY LINED DIP AND DI FITTINGS AS SPECIFIED AND AS SHOWN BY SHADED AREA.

EXTERNAL DROP MANHOLE

N.T.S.

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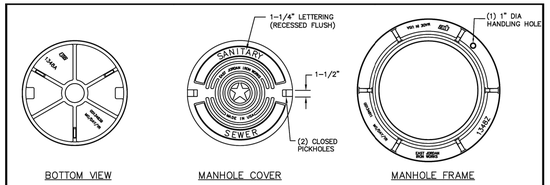
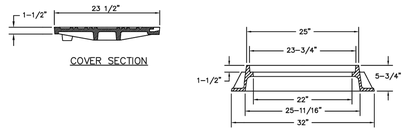
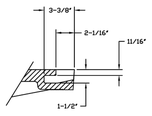
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-12 | DATE: AUGUST 2014







PICKHOLE DETAIL

MANHOLE FRAME & COVER

(WITHIN AND OUTSIDE OF STREETS AND OTHER DRIVING SURFACES)

N.T.S.

VULCAN FOUNDRY V-1348-1

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

SPRINGDALE WATER UTILITIES
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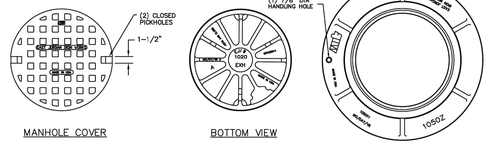
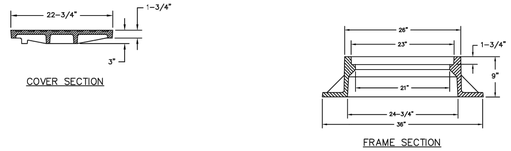
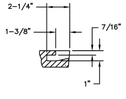
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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







PICKHOLE DETAIL

MANHOLE FRAME & COVER

(WITHIN STREETS AND OTHER DRIVING SURFACES)

N.T.S.

VULCAN FOUNDRY 1050Z FRAME WITH 1020 COVER

NOTE
MINIMUM WEIGHTS:
COVER: 150 LBS
FRAME: 390 LBS
MINIMUM COMBINED WEIGHT: 540 LBS
(SEE SPECS FOR ADDITIONAL REQUIREMENTS)

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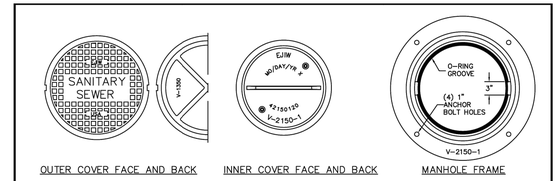
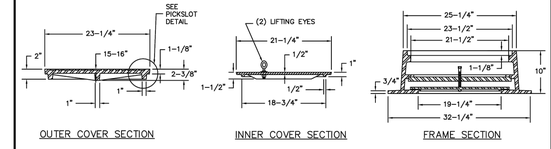
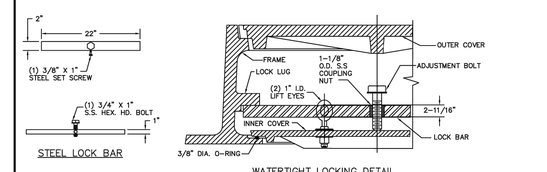
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: JNK | DRAWING NO: S-8 | DATE: MARCH 2008





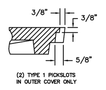


WATERTIGHT MANHOLE FRAME & COVER

N.T.S.

VULCAN FOUNDRY V-2150-1

NOTE
MINIMUM WEIGHTS:
OUTER COVER: 137 LBS
INNER COVER: 58 LBS
LOCK BAR: 14 LBS
RING WEIGHT: 305 LBS
MINIMUM COMBINED WEIGHT: 514 LBS
(SEE SPECS FOR ADDITIONAL REQUIREMENTS)



PICKHOLE DETAIL

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: JNK | DRAWING NO: S-9 | DATE: MARCH 2008

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE

WATER AND SANITARY SEWER DETAILS

JENNIFER PLAZA SUBDIVISION

COMMERCIAL SUBDIVISION
JENNIFER PLAZA
SPRINGDALE, AR

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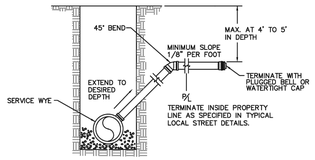
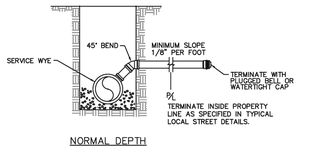
DRAWN BY: JOHN | JOB NUMBER: 22-151
SUBMITTAL DATE: 02/23/2023 | CITY NUMBER: PP22-07
DRAWING NAME: 22-151-CND.DWG
SHEET NUMBER: C10.4

R:\SWOPE\22-151 JENNIFER PLAZA SUBDIVISION\CIVIL DRAWINGS\22-151-CND.DWG - PLOTTED ON 3/2/2023 12:59:07 PM @ A SCALE OF 1:1 TO _AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 BY JOHN HALE



RISER FROM DEEP MAIN



NORMAL DEPTH

SEWER SERVICE CONNECTIONS

N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

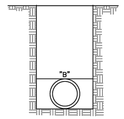
DRAWN BY:	DRAWING NO:	DATE:
TLS	S-16	MARCH 2008

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

TRENCH WIDTH SCHEDULE

NOTES:

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



TYPICAL PIPE TRENCH

N.T.S.

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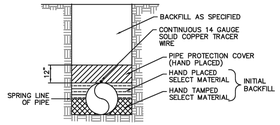
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

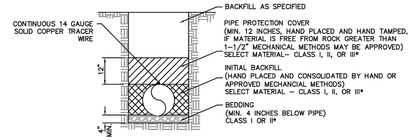
DRAWN BY:	DRAWING NO:	DATE:
JNK	S-17	MARCH 2008



D.I. PRESSURE WATER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 2")

N.T.S.



D.I. PRESSURE PIPE TRENCH FOR FORCE MAINS

(STANDARD LAYING CONDITION "TYPE 3")

N.T.S.

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

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

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

SPRINGDALE WATER UTILITIES
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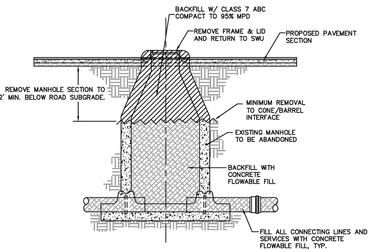
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

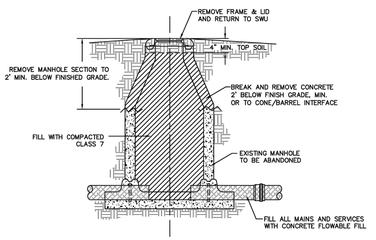
DRAWN BY:	DRAWING NO:	DATE:
TLS	S-18	AUGUST 2014



MANHOLE & MAIN ABANDONMENT

(WITHIN STREETS & OTHER DRIVING SURFACES)

N.T.S.



MANHOLE & MAIN ABANDONMENT

(WITHIN NON-DRIVING SURFACES)

N.T.S.

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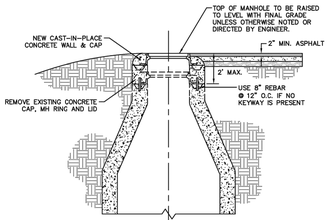
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

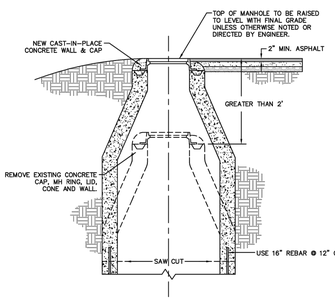
DRAWN BY:	DRAWING NO:	DATE:
TLS	S-13	MARCH 2008



MANHOLE HEIGHT INCREASE

(2 FEET OR LESS)

N.T.S.



MANHOLE HEIGHT INCREASE

(GREATER THAN 2')

N.T.S.

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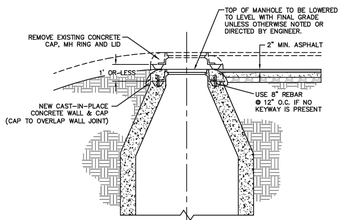
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

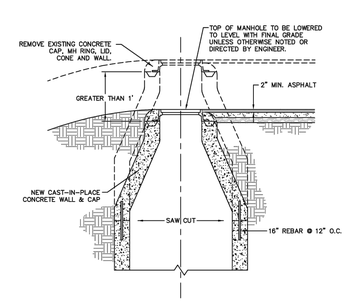
DRAWN BY:	DRAWING NO:	DATE:
TLS	S-14	MARCH 2008



MANHOLE HEIGHT DECREASE

(1' OR LESS)

N.T.S.



MANHOLE HEIGHT DECREASE

(GREATER THAN 1')

N.T.S.

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

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
TLS	S-15	MARCH 2008

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE

WATER AND SANITARY SEWER DETAILS

JENNIFER PLAZA SUBDIVISION

COMMERCIAL SUBDIVISION
JENNIFER PLAZA
SPRINGDALE, AR

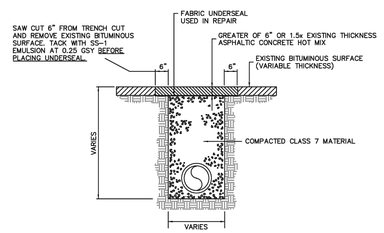
SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

DRAWN BY:	JOB NUMBER:
JOHN	22-151
SUBMITTAL DATE: 02/23/2023	CITY NUMBER: ####
DRAWING NAME: 22-151-CND.DWG	
SHEET NUMBER: C10.5	

R:_SWOPE\22-151 JENNIFER PLAZA SUBDIVISION\CIVIL DRAWINGS\22-151-CND.DWG - PLOTTED ON 3/2/2023 12:59:17 PM @ A SCALE OF 1:1 TO _AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 BY JOHN HALE

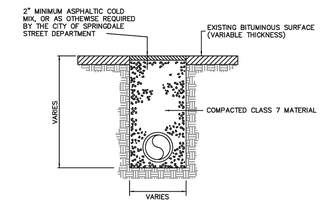
NOTES:

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



BITUMINOUS PAVEMENT REMOVAL
WITH
PERMANENT REPLACEMENT DETAIL

N.T.S.



BITUMINOUS PAVEMENT REMOVAL
WITH
TEMPORARY REPLACEMENT

N.T.S.

SPRINGDALE WATER UTILITIES
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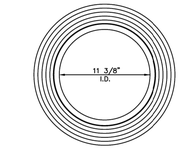
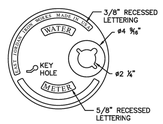
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

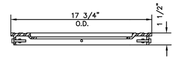
METER BOX RING

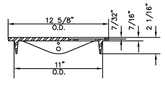
MATERIAL: CAST IRON



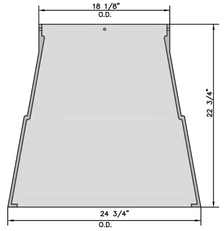


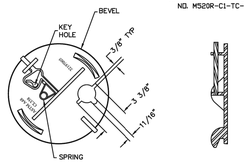
OFFSET PLUG W/PIN
MATERIAL: ASTM A48 CL35B
NO. 32196998





MXU ANTENNAE
MATERIAL: BLACK PLASTIC
NO. MS20R-C1-TC-X-T





AUTOMATED LOCKING COVER
MATERIAL: CAST IRON
NO. 32197105

METER BOX
MATERIAL: WHITE PLASTIC
BOX WITH RING
EAST JORDAN IRON WORKS
34924 A-TYPE
18X24X24D
OR APPROVED EQUAL

STANDARD METER BOX

N.T.S.

SPRINGDALE WATER UTILITIES
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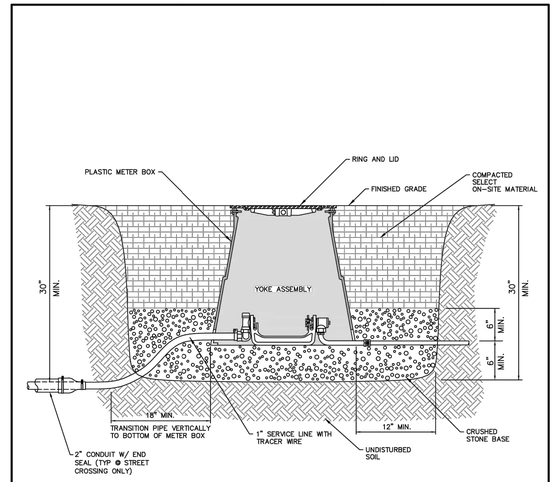
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
TLS	S-22	AUGUST 2014



STANDARD METER BOX INSTALLATION

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

N.T.S.

NOTES:

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

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

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

SPRINGDALE WATER UTILITIES
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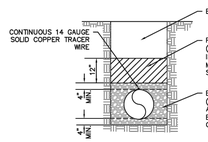
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

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

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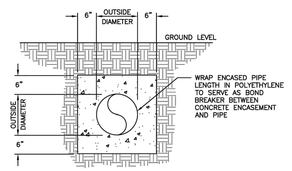
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

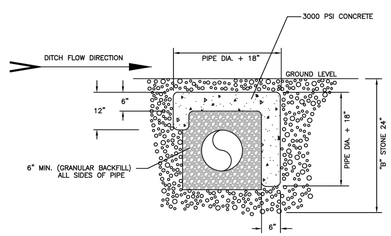
DRAWN BY:	DRAWING NO:	DATE:
TLS	S-19	AUGUST 2014



CONCRETE ENCASEMENT

(WHERE SHOWN ON PLANS)

N.T.S.



CONCRETE CAP

N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
JNK	S-20	OCTOBER 2014

NOTES:

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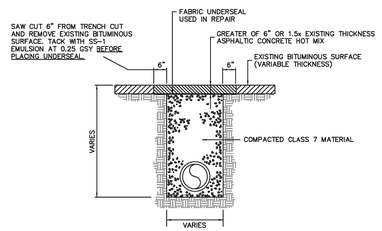
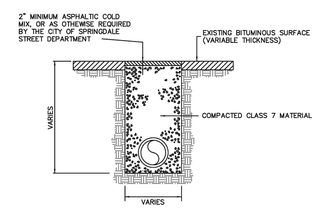


BITUMINOUS PAVEMENT REMOVAL
WITH
PERMANENT REPLACEMENT DETAIL

N.T.S.



BITUMINOUS PAVEMENT REMOVAL
WITH
TEMPORARY REPLACEMENT

N.T.S.

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

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 11426
PHILLIP R. SWOPE

WATER AND SANITARY SEWER DETAILS

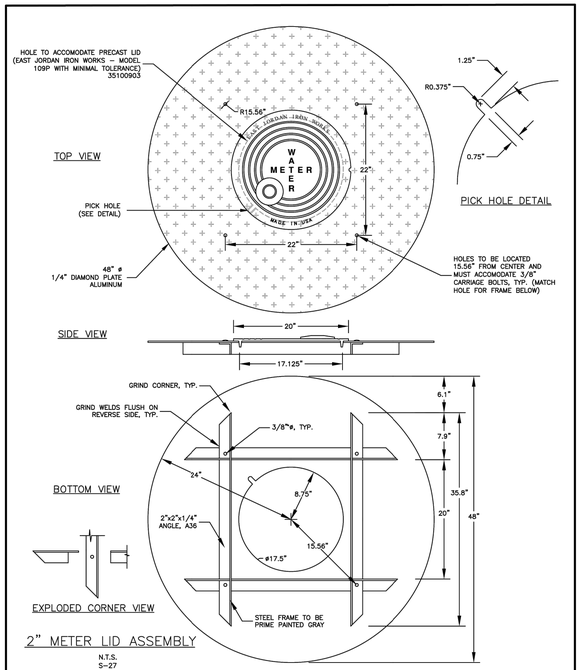
JENNIFER PLAZA SUBDIVISION

COMMERCIAL SUBDIVISION
JENNIFER PLAZA
SPRINGDALE, AR

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

DRAWN BY:	JOB NUMBER:
JOHN	22-151
SUBMITTAL DATE:	CITY NUMBER:
02/23/2023	PP22-07
DRAWING NAME:	
22-151-CND.DWG	
SHEET NUMBER:	
C10.6	

R:_SWOPE\22-151 JENNIFER PLAZA SUBDIVISION\CIVIL DRAWINGS\22-151-CND.DWG - PLOTTED ON 3/2/2023 12:59:27 PM @ A SCALE OF 1:1 TO _AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 BY JOHN HALE



2" METER LID ASSEMBLY

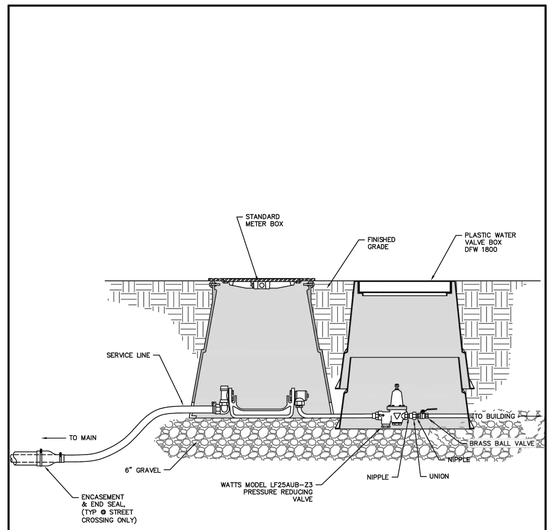
N.T.S.
S-27

SPRINGDALE WATER UTILITIES

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

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
TLS	S-27	OCTOBER 2019



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

RESIDENTIAL PRESSURE REDUCING VALVE

N.T.S.

SPRINGDALE WATER UTILITIES

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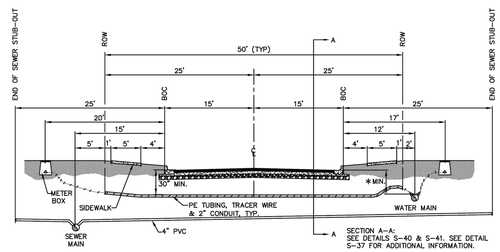
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

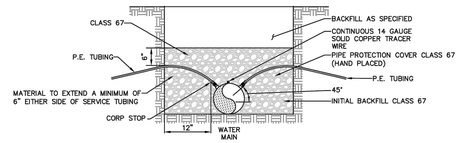
WIDTH OF STREET	WIDTH OF R.O.W.	C/L LOCATION OF SEWER MAIN	C/L LOCATION OF WATER MAIN	END LOCATION OF SEWER STUB-OUT	C/L LOCATION OF METER BOX (SHORT)	C/L LOCATION OF METER BOX (LONG)
30'	50'	15' BOC	12' BOC	25' BOC	17' BOC	20' BOC
36'	60'	17' BOC	14' BOC	27' BOC	19' BOC	22' BOC
48'	70'	16' BOC	13' BOC	28' BOC	18' BOC	21' BOC
60'	80'	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 80' 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

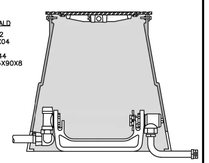
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

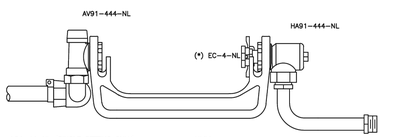
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

MATERIAL LIST

QTY	DESCRIPTION	FORD	MUELLER	AY McDONALD
1	INLET CONNECTION	L84-44-NL	P-15531N	74779W-22
1	YOKE ANGLE KEY VALVE	AV91-444-NL	H-14278N	74604Y 1X04
1	YOKE BAR	Y504	H-5040	14-4
1	YOKE ANGLE CHECK VALVE	HA91-444-NL	H-14248N	702-4YE 44
1	OUTLET CONNECTION	L88-44-NL SPECIAL	H-15538N	710JPP 44X90X8
1	METER BOX ASSEMBLY	34P-18X24X24D W/LID		





TYPICAL 1" METER SETTING

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

N.T.S.

NOTES:

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

*METER AND EXPANSION CONNECTION EC-4-NL ARE PROVIDED BY THE DEPARTMENT.

SPRINGDALE WATER UTILITIES

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

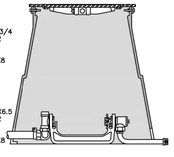
DRAWN BY:	DRAWING NO:	DATE:
TLS	S-24	AUGUST 2014

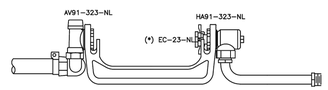
SINGLE SETTING MATERIAL LIST

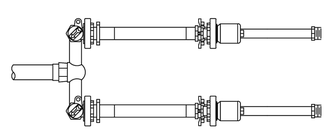
QTY	DESCRIPTION	FORD	MUELLER	AY McDONALD
1	INLET CONNECTION	L84-34-NL	P-15531N	74779W-22 1X3/4
1	YOKE ANGLE KEY VALVE	AV91-323-NL	H-14278N	74604Y 3/4X02
1	YOKE BAR	Y502	H-5020	14-2
1	YOKE ANGLE CHECK VALVE	HA91-323-NL	H-14248N	702-3YE 33
1	OUTLET CONNECTION	L88-33-NL SPECIAL	H-15538N	710JPP 33X90X8
1	METER BOX ASSEMBLY	34P-18X24X24D W/LID		

DOUBLE SETTING MATERIAL LIST

1	ANGLE U BRANCH	UA48-43-65-NL	P-15369N	708T2M 1X3/4X6.5
2	YOKE ANGLE KEY VALVE	AV91-323-NL	H-14278N	74604Y 3/4X02
2	YOKE BAR	Y502	H-5020	14-2
2	YOKE ANGLE CHECK VALVE	HA91-323-NL	H-14248N	702-3YE 33
2	OUTLET CONNECTION	L88-33-NL SPECIAL	H-15538N	710JPP 33X90X8
1	METER BOX ASSEMBLY	34P-18X24X24D W/LID		







TYPICAL 5/8" DOUBLE METER SETTING

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

N.T.S.

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

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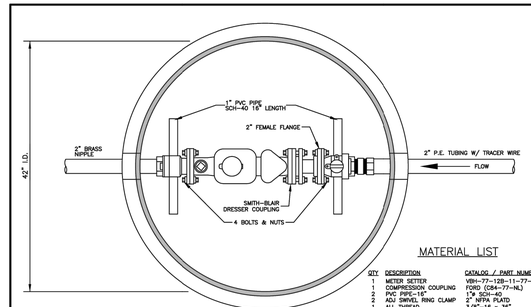
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
TLS	S-25	AUGUST 2014



MATERIAL LIST

QTY	DESCRIPTION	CATALOG / PART NUMBER
1	METER SETTER	VBH-77-12B-11-77-NL
1	COMPRESSION COUPLING	FORD (C84-77-NL)
2	PVC PIPE-16"	1" X SCH-40
2	ADJ SWIVEL RING CLAMP	2" NFPA PLATD
1	ALL THREAD	3/8"-16 x 36"
4	BOLTS AND NUTS	3/4"-10 x 2 3/4" (BOLTS) 3/4"-10 (HEX NUTS)
1	2" FEMALE FLANGE	HBH-08-12 (FORD-NL)
2	BRASS NIPPLES	HBH-08-12 2"x12"
1	DRESSER COUPLING	SMITH-BLAIR 926000025000O
1	METER BOX	42"# NIZADS CORRUGATED PIPE
1	METER BOX LIDS	SEE SWU DETAIL S-27

*METER PER SWU REQUIREMENT.

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

TYPICAL 2-INCH METER SETTING

N.T.S.
S-26

SPRINGDALE WATER UTILITIES

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

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
KMI	S-26	OCTOBER 2019

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE

WATER AND SANITARY SEWER DETAILS

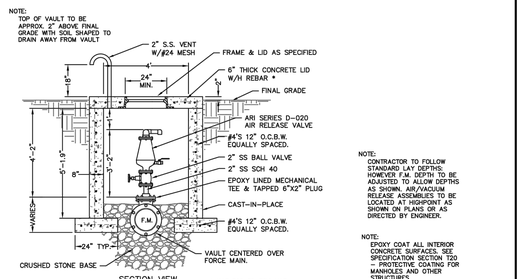
JENNIFER PLAZA SUBDIVISION

COMMERCIAL SUBDIVISION
JENNIFER PLAZA
SPRINGDALE, AR

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

DRAWN BY:	JOB NUMBER:
JOHN	22-151
SUBMITTAL DATE:	CITY NUMBER:
02/23/2023	PP22-07
DRAWING NAME:	
22-151-CND.DWG	
SHEET NUMBER:	
C10.7	

R:\SWOPE\22-151 JENNIFER PLAZA SUBDIVISION\CIVIL DRAWINGS\22-151-CND.DWG - PLOTTED ON 3/2/2023 10:59:36 PM @ A SCALE OF 1:1 TO _AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 BY JOHN HALE



AIR/VACUUM RELEASE VALVE & VAULT

N.T.S.

SPRINGDALE WATER UTILITIES

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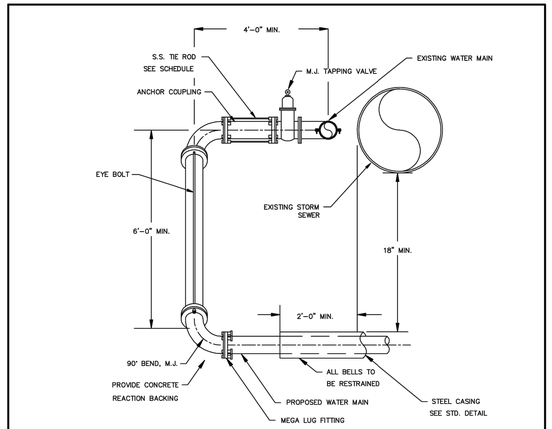
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
CAG	S-33	AUGUST 2014



ROD SCHEDULE		
SIZE	RODS PER FITTING	ROD DIA.
6"-8"	2	3/4"
12"	4	3/4"

NOTES:

1. **THE ABOVE CONFIGURATION SHALL ONLY BE ALLOWED UNDER THE EXPRESSED WRITTEN APPROVAL OF THE S.W.U.**
2. THE CONTRACTOR SHALL LOCATE EXISTING MAIN IN ADVANCE OF LAYING NEW LINE IN ORDER TO ASSURE ADEQUATE LENGTH TO ADJUST DEPTH OF NEW MAIN.
3. DIMENSIONS SHOWN ARE RECOMMENDED MINIMUMS TO PROVIDE ADEQUATE ROOM FOR TIGHTENING BOLTS ON JOINTS.
4. PROVIDE ALL THREAD STAINLESS STEEL TIE RODS WITH EYE BOLTS FOR ANCHORING ALL JOINTS.
5. ROTATE ELBOWS DOWN AS REQUIRED TO ALIGN WITH PIPE.
6. CONCRETE REACTION BACKING HAS BEEN REMOVED FROM DETAILS FOR CLARITY. REACTION SHALL BE PROVIDED AT ALL FITTINGS IN ACCORDANCE WITH THRUST BLOCKING DETAIL.

SWING CONNECTION-PROPOSED MAIN TO EXISTING MAIN

N.T.S.

SPRINGDALE WATER UTILITIES

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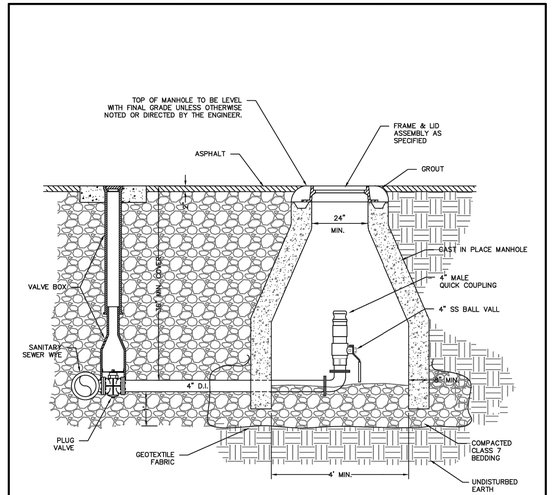
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
TLS	S-34	MARCH 2008



NOTE: SEE PUMP STATION PLAN FOR LOCATION AND CONFIGURATION OF ASSEMBLY.

BYPASS MANHOLE & QUICK CONNECTION

N.T.S.

SPRINGDALE WATER UTILITIES

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

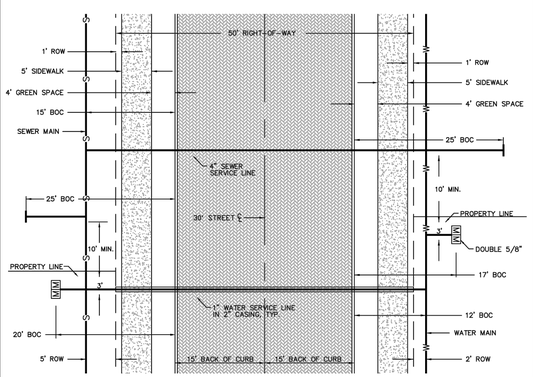
STANDARD DETAILS FOR WATER AND SEWER LINE CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
CAG	S-35	MAY, 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)
30"	50'	15' BOC	18" BOC	25' BOC	17' BOC	20' BOC
36"	60'	17' BOC	14' BOC	27' BOC	19' BOC	22' BOC
48"	70'	16' BOC	13' BOC	26' BOC	18' BOC	21' BOC
60"	80'	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 80' IN WIDTH OR WHEN WIDTH OF SIDEWALK OR WIDTH OF GREENSPACE VARIES FROM TYPICAL.

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



TYPICAL LOCAL STREET PLAN VIEW

30' WIDTH SHOWN (SEE CHART FOR 36', 48' & 60' WIDTHS)

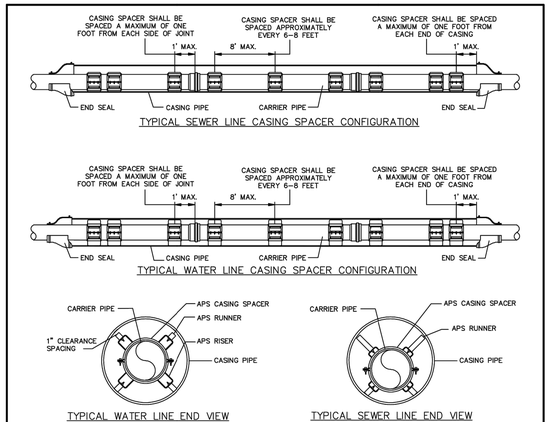
N.T.S

SPRINGDALE WATER UTILITIES

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

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



ENCASEMENT DETAILS

N.T.S.

NOTES:

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

ENCASEMENT/CARRIER PIPE SIZING CHART

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

CARRIER NOM. SIZE	CARRIER PIPE O.D.	CARRIER BELL O.D.	CASING NOM. SIZE*
6"	6.90	11.06	12"
8"	9.05	13.31	16"
10"	13.20	15.62	20"
12"	13.20	17.88	20"
14"	15.30	20.25	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

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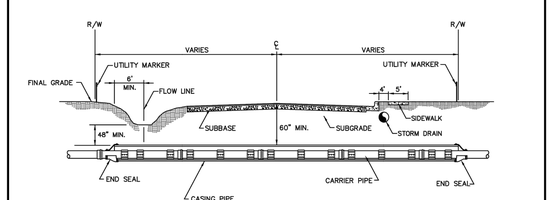
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

NOTES:

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



TYPICAL HIGHWAY BORING

(SEWER LINE SHOWN...WATER LINE SIMILAR)

N.T.S.

SPRINGDALE WATER UTILITIES

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

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11426 PHILLIP R. SWOPE

WATER AND SANITARY SEWER DETAILS

JENNIFER PLAZA SUBDIVISION

COMMERCIAL SUBDIVISION
JENNIFER PLAZA
SPRINGDALE, AR

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

DRAWN BY:	JOB NUMBER:
JOHN	22-151
SUBMITTAL DATE: 02/23/2023	CITY NUMBER: PP22-07
DRAWING NAME: 22-151-CND.DWG	
SHEET NUMBER: C10.8	

R:\SWOPE\22-151 JENNIFER PLAZA SUBDIVISION\CIVIL DRAWINGS\22-151-CND.DWG - PLOTTED ON 3/2/2023 10:59:46 PM @ A SCALE OF 1:1 TO _AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 BY JOHN HALE

PP23-02

Adjacent Property Owners to parcel #'s 815-30858-000, 815-30868-000, 815-30857-091,

815-30857-100, and 815-30857-110

GRAHAM NWA PROPERTIES I LLLP
3744 S 48TH ST
SPRINGDALE 72762

LONG-LYKINS LLC
PO BOX 1095
GRAVETTE 72736

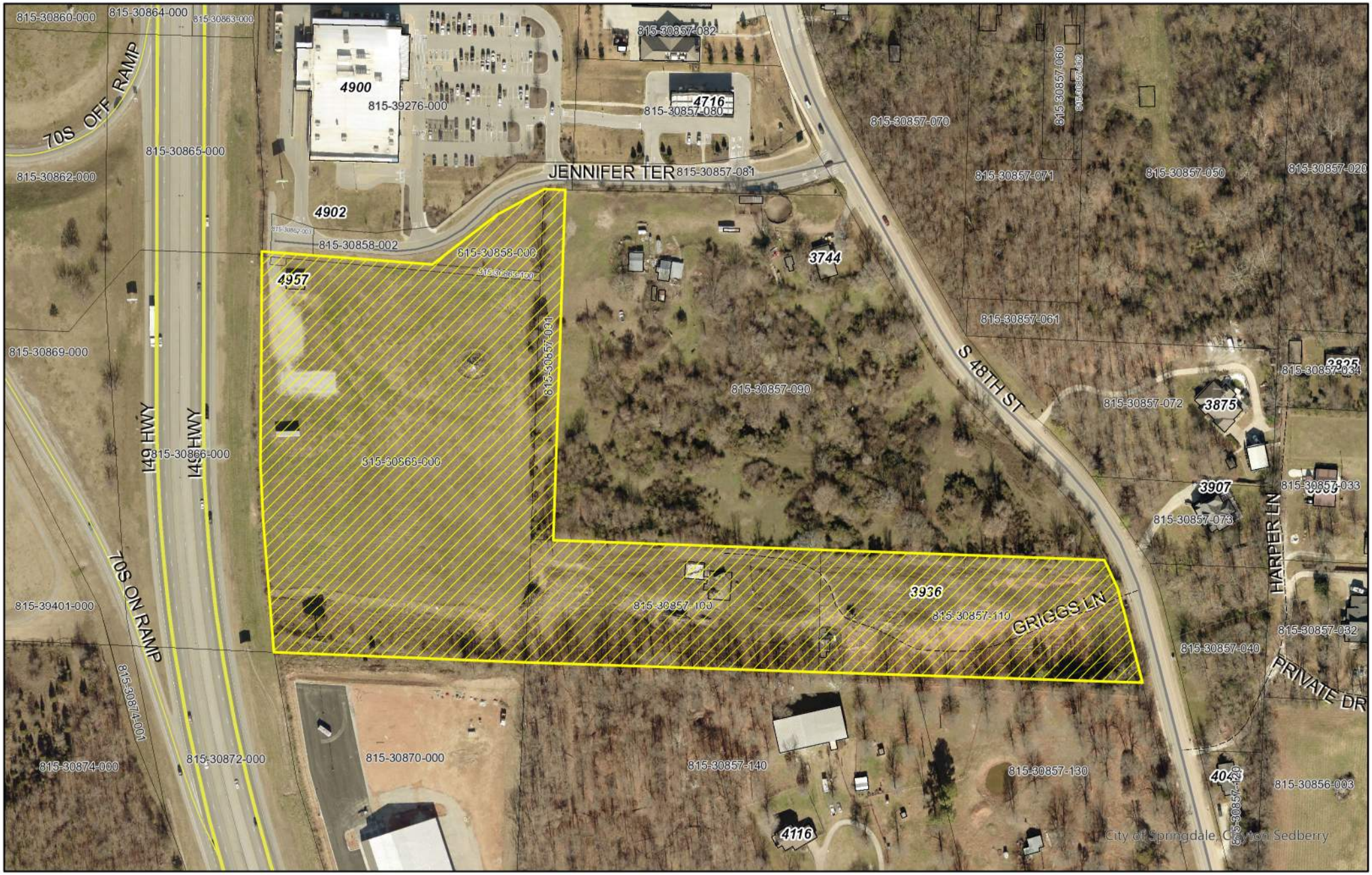
CITY OF SPRINGDALE
201 N SPRING ST
SPRINGDALE 72764

WAL-MART REAL ESTATE BUSINESS TRUST
C/O WAL-MART PROP TAX DEPT 4516
BENTONVILLE 72712-8050

ARKANSAS STATE HIGHWAY COMM
PO BOX 2261
LITTLE ROCK AR 72203

WT-LF LLC
PO BOX 1346
FAYETTEVILLE AR 72702

BATTERSHELL FAMILY TRUST
4116 S 48TH ST
SPRINGDALE AR 72762-8388



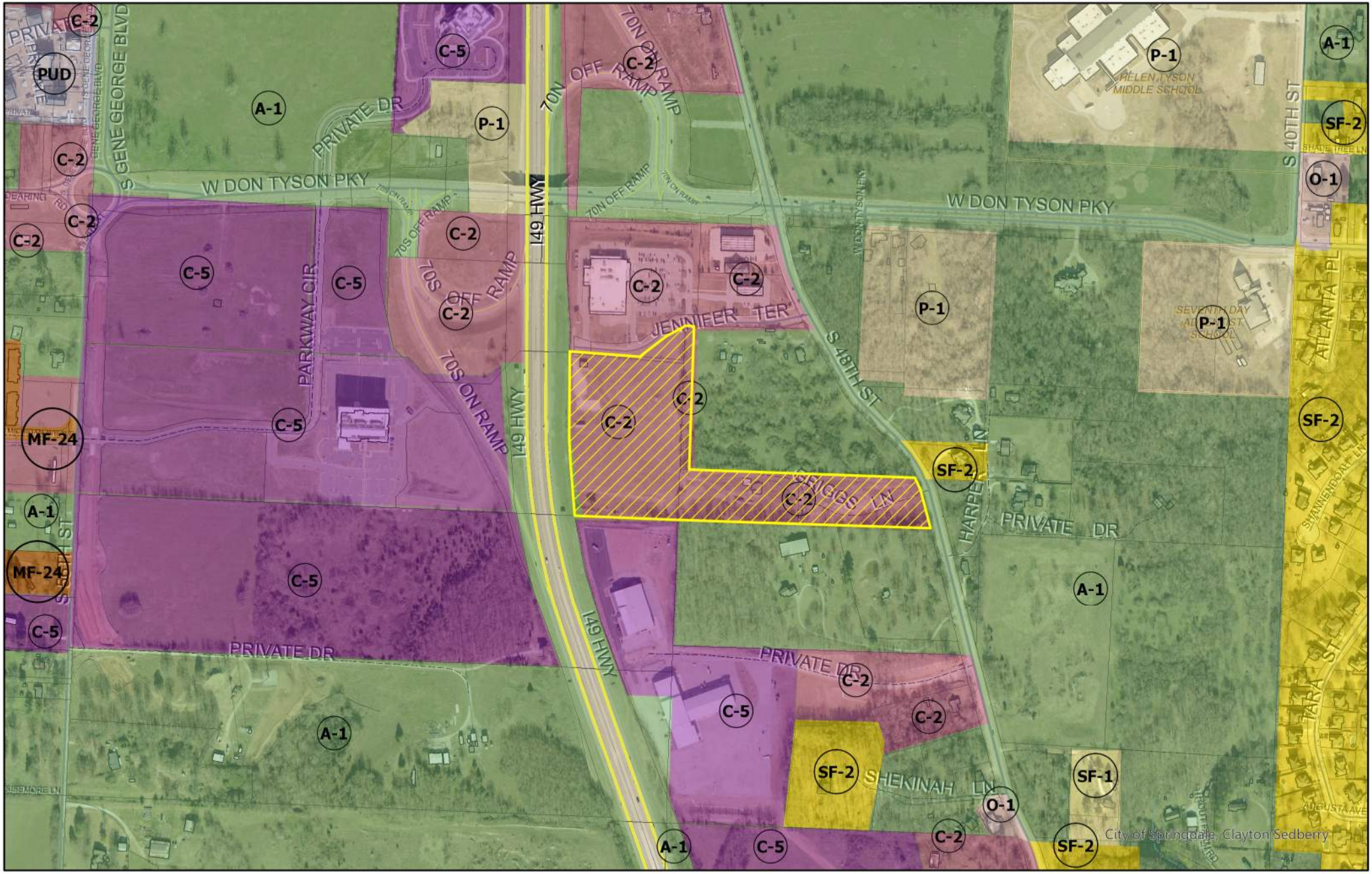
Planning Commission Meeting
March 7, 2023

Miles
0 0.01 0.02 0.03 0.04 0.06

N

PROJECT: PP23-02
APPLICANT: Jennifer Plaza
REQUEST: Preliminary Plat, Commercial

SPRINGDALE
WE'RE MAKING IT HAPPEN



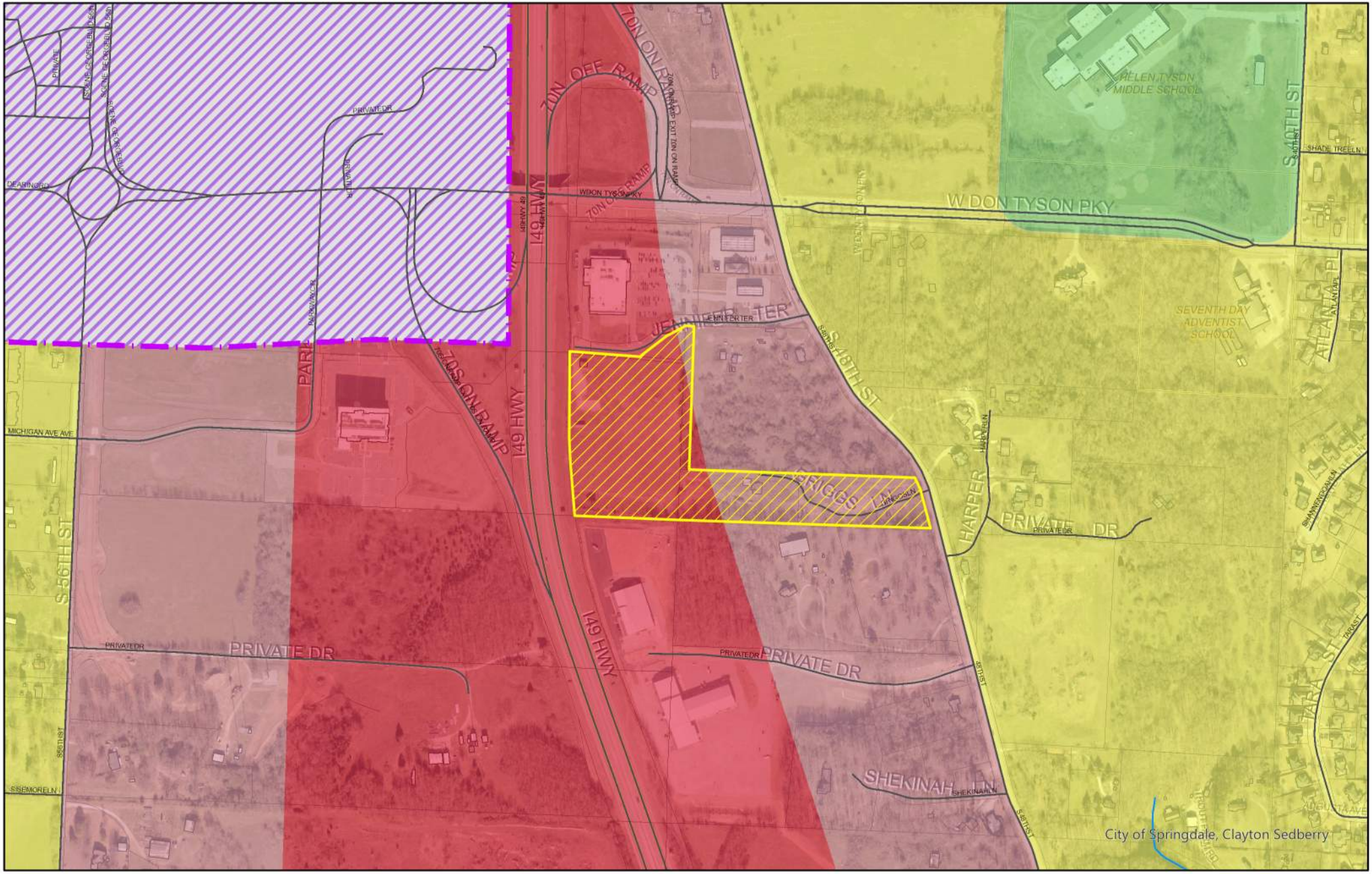
Planning Commission Meeting
March 7, 2023

Miles
0 0.02 0.04 0.09 0.14 0.18

N

PROJECT: PP23-02
APPLICANT: Jennifer Plaza
REQUEST: Preliminary Plat, Commercial

SPRINGDALE™
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
March 7, 2023

Miles
0 0.02 0.04 0.09 0.14 0.18

N

PROJECT: PP23-02
APPLICANT: Jennifer Plaza
REQUEST: Preliminary Plat, Commercial

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Planning and Community Development Division
City of Springdale

PP23-03 TABLED FROM MARCH PC MEETING DUE TO NOT PROVIDING A REVISED PUD DOCUMENT & ASSOCIATED REZONING APPLICATION.

Memo

To: **Planning Commission**

From: **Staff**

Date: **March 7, 2023**

RE: **PP23-03** **Preliminary Plat** **Brentwood Village, REVISED**

(Prev. PP22-14, PP22-12, PP20-07)

Planning Comments:

1. This Preliminary Plat has been given the number PP23-03. 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 provide a list of the changes that were made to the previous iterations of this project.
    a. Lots 282 and 281, as well as street between the two lots must be included in phase 5 in order to ensure adequate fire access. For further information, please see Building and Fire Dept comments.
5. Please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number. (standard comment)
6. Need dimensions of lot lines, rights-of-way, street centerlines, and utility easements.
    a. Please see Engineering Department comments pertaining to access and ROW for Hylton Rd.
7. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)

Building & Fire Comments:

At the creation of phase 5 the fire access roads for the subdivision as presented does not meet the separation requirements of section D104.3 as referenced in section D107.1 Previously the subdivision and phasing plans were approved because it was assumed with the development of the subdivision to the south (Whispering Springs) a remote access would be created for both subdivisions. Including the stub out adjacent to lots 282 and 281 alleviates this condition. Without this stub out the subdivision to the south may not be created and this access may never be created. The Fire Department will oppose construction other than phases 1 thru 4 without the completion of Street 5 to the proposed East West Connector.

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 3/2/2023

No Comments.

DocuSign Envelope ID: 2B76DAA9-7ACD-4D50-8407-EAF074C06359

PP23-03 TABLED FROM MARCH PC MEETING DUE TO NOT PROVIDING A REVISED PUD DOCUMENT & ASSOCIATED REZONING APPLICATION.

Plat Application

PP23-03
(Prev. PP22-14, PP22-12, PP20-07 as Hylton Place, Ph. II)

Please indicate project type (choose one):

- ☐ Informal Plat: $50.00 (ie, lot split, lot line adjustment)
- ☐ Replat: $250.00
- ☑ Preliminary Plat: $500.00
- ☐ Final Plat: $50.00 (plus $1.00 for each lot over 50)

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

APPLICATION CONTACTS:

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

Applicant/Property Owner (person making request)	Site Information
Name: D.R. HORTON - NW ARKANSAS LLC	Location/Address: Approximately 0.45 miles south of the intersection of Don Tyson Parkway and Hylton Road, on the east side of Hylton Road.
E-mail: c/o jappel@engineeringservices.com	Assessor's Parcel Number(s): 815-36188-500, 815-36188-002, 815-36188-800, 815-36188-900
Address: c/o 1207 S Old Missouri Rd Springdale AR 72765	Current Zoning District: PUD
Phone: c/o 479-751-8733	Rezone required: N/A
Representative Contact Information (if applicable)	Total Acreage: 106.70 ACRES
Name: Jason Appel	
E-mail: jappel@engineeringservices.com	
Address: 1207 S Old Missouri Rd Springdale AR 72765	
Phone: 479-751-8733	

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

Name of Applicant/Property Owner (printed): Scott Partlow Date: 2/3/2023

Signature: DocuSigned by: Scott Partlow 552D4707B3E045E...

Name of Representative (if applicable): Jason Appel Date: 2-2-2023

Signature: _____

STAFF USE ONLY

Date Application Submitted: February 1, 2023 Payment Method:_____

Date Accepted as Complete:_____ Project Number: PP23-03

(Prev. PP22-14, PP22-12, PP20-07 as Hylton Place, Ph. II)

REVISED PRELIMINARY PLAT

TO SERVE

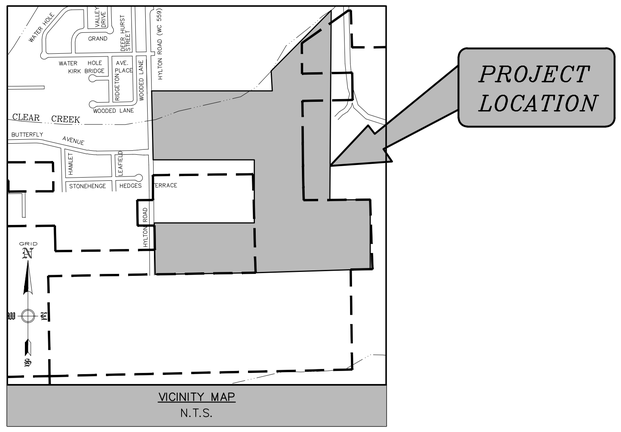
BRENTWOOD VILLAGE
PHASES 1-9

IN THE CITY OF

SPRINGDALE, ARKANSAS

PP23-03

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
1	OVERALL PLAN
2	PHASING PLAN
3-6	PRELIMINARY PLAT
7	PLAT NOTES



VICINITY MAP
N.T.S.

February 23, 2023

BY

ENGINEERING SERVICES INC.

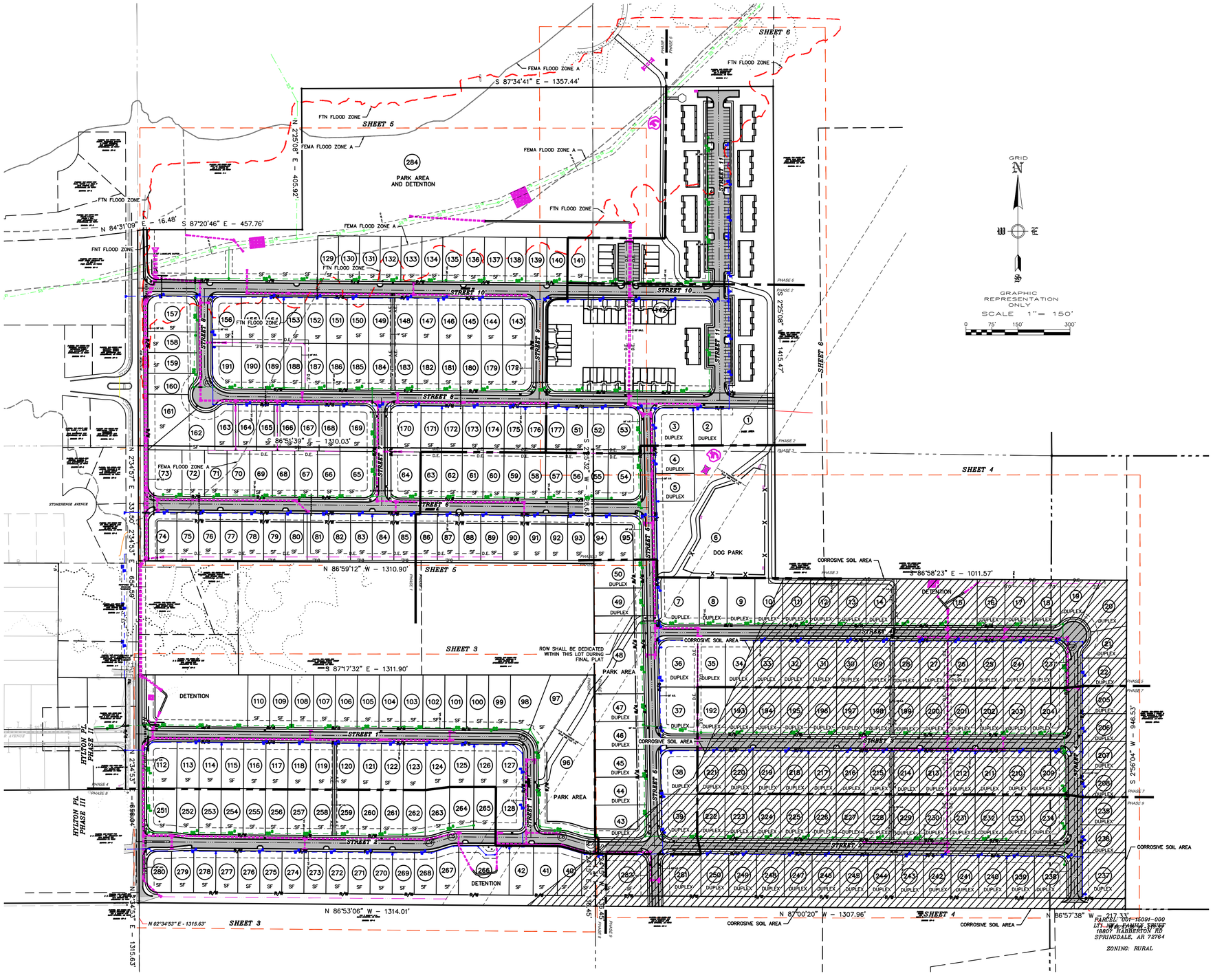
CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733
FAX: 479-751-8746
WWW.ENGINEERINGSERVICES.COM

NOT FOR CONSTRUCTION

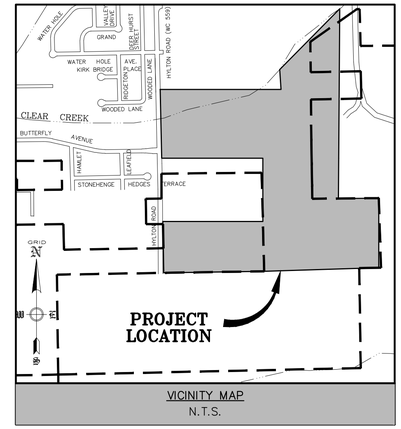
THOMAS J. APPEL, P.E. No. 13828
ENGINEERING SERVICES, INC.

NOTES :

1) ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF SPRINGDALE, ARKANSAS, AS CONTAINED IN CHAPTER 110, ART. III, OF THE CODE OF ORDINANCES, CITY OF SPRINGDALE, ARKANSAS.
2) ALL WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES OF THE CITY OF SPRINGDALE WATER UTILITIES, ADOPTED MARCH 10TH, 1987 BY ORDINANCE No. 1640. AMENDED AUGUST 27, 2014 BY RESOLUTION No. 15-14 OF THE SPRINGDALE WATER AND SEWER COMMISSION, INCLUDING THE ADDITION OF SECTION T.38 AND ASSOCIATED DETAILS ON SEPTEMBER 3, 2020.
3) CAPITAL COST OF PROPOSED PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE IS ESTIMATED TO EXCEED $25,000.



GRAPHIC REPRESENTATION ONLY
SCALE 1" = 150'
0 75' 150' 300'



VICINITY MAP
N.T.S.

OWNER/DEVELOPER : D.R. HORTON – NW ARKANSAS LLC
1341 HORTON CIR
ARLINGTON, TX 76011

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

EXISTING ZONING : PUD
TOTAL SINGLE FAMILY LOTS : 171
TOTAL TWO FAMILY LOTS : 103
TOTAL MULTI-FAMILY UNITS : 104
SETBACKS : FRONT SETBACK = 25'
SIDE SETBACK = 5'
REAR SETBACK = 20'

OVERALL PLAT
BRENTWOOD VILLAGE
SPRINGDALE, ARKANSAS

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

REVISION	DATE	DESCRIPTION

SCALE: 1"=150'
DATE: Feb 23, 2023
ENGINEER: TJA
DRAWN BY: JDH
W.O. #: 20945

PP23-03

1

PHASE 6
4.98 ACRES

PHASE 1
33.22 ACRES

PHASE 2
7.08 ACRES

PHASE 3
7.87 ACRES

PHASE 4
11.01 ACRES

PHASE 5
14.47 ACRES

PHASE 7
8.76 ACRES

PHASE 8
8.17 ACRES

PHASE 9
9.09 ACRES

PARK AREA
AND DETENTION

DOG PARK

PARK AREA

DETENTION

HYLTON ROAD

STONEHENGE AVENUE

HYLTON PL.
PHASE II

HYLTON PL.
PHASE III

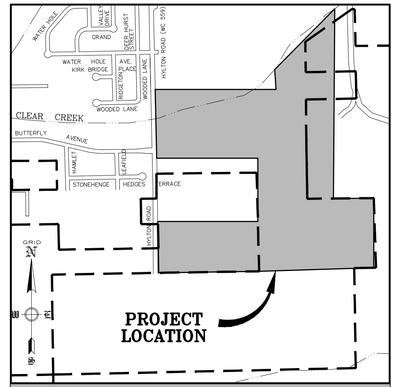
STREET 1
STREET 2
STREET 3
STREET 4
STREET 5
STREET 6
STREET 8
STREET 9
STREET 10
STREET 11

N 02°34'53" E - 1315.63'

N 86°57'38" W - 217.33'

GRID N

GRAPHIC REPRESENTATION ONLY
SCALE 1" = 150'
0 75' 150' 300'



VICINITY MAP
N.T.S.

OWNER/DEVELOPER : D.R. HORTON – NW ARKANSAS LLC
1341 HORTON CIR
ARLINGTON, TX 76011

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

EXISTING ZONING : PUD
TOTAL SINGLE FAMILY LOTS : 171
TOTAL TWO FAMILY LOTS : 103
TOTAL MULTI-FAMILY UNITS : 104
SETBACKS : FRONT SETBACK = 25'
SIDE SETBACK = 5'
REAR SETBACK = 20'

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

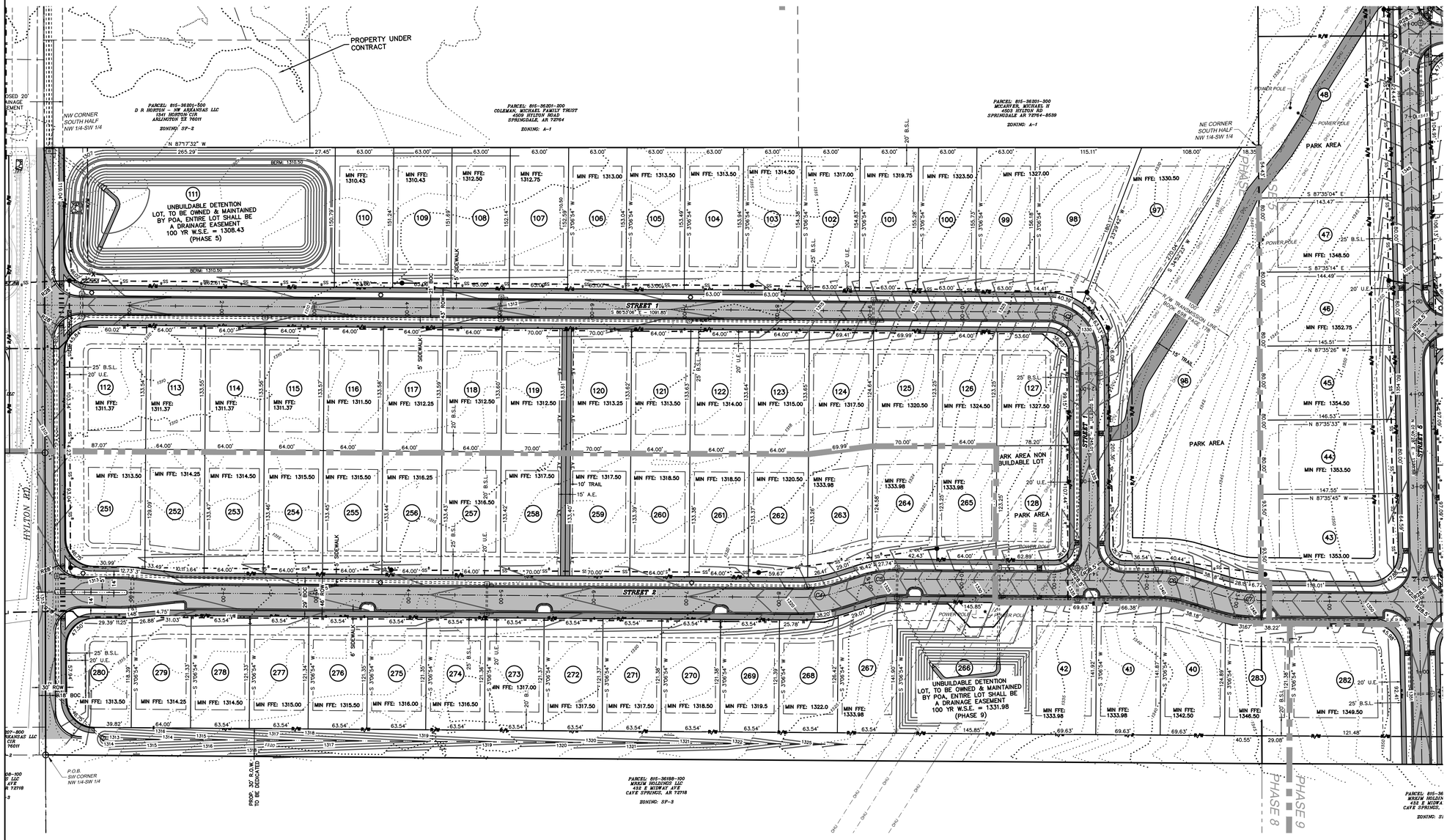
PHASING PLAN
BRENTWOOD VILLAGE
SPRINGDALE, ARKANSAS

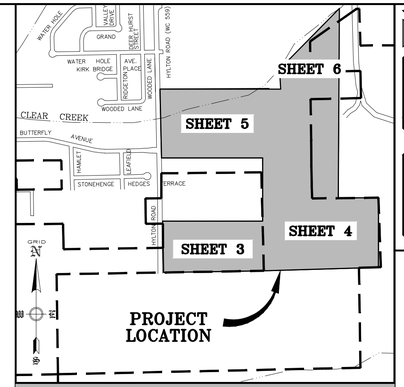
REVISION	DATE	DESCRIPTION

SCALE: 1"=150'
DATE: Feb 23, 2023
ENGINEER: TJA
DRAWN BY: JDH
W.O. #: 20945

PP23-03

2





VICINITY MAP
N.T.S.

OWNER/DEVELOPER : D.R. HORTON – NW ARKANSAS LLC
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ARLINGTON, TX 76011

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CALCULATIONS	
TOTAL AREA (ACRES)	106.71
TOTAL GREEN SPACE REQUIRED (ACRES)	21.34
TOTAL GREEN SPACE PROVIDED (ACRES)	21.64
TOTAL 60' LOTS	175
TOTAL 80' LOTS (DUPLEXES)	103
TOTAL TOWNHOME UNITS	104

FLOOD PLAIN ZONING:

A PORTION OF THIS PROPERTY IS WITHIN A FLOOD ZONE, AS SHOWN ON THE F.I.R.M. MAP #05143C0090 F, PANEL 90 OF 575, WASHINGTON COUNTY, ARKANSAS AND INCORPORATED AREAS. EFFECTIVE DATE: MAY 16, 2008.

ROAD CENTERLINE CURVE DATA				
	R	Δ	T	L
C1	45.0'	89°21'57"	44.5047'	70.1878'
C2	75.0'	89°54'27"	74.8790'	117.6886'
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C6	120.0'	16°22'34"	17.2667'	34.2979'
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NOTES :
1. STREET LIGHTS IN SUBDIVISION TO BE A MINIMUM OF 6800 LUMENS. STREET LIGHTS ALONG HYLTON ROAD SHALL BE A MINIMUM OF 11,000 LUMENS. ALL STREET LIGHTS SHALL BE PUBLIC AND MAINTAINED/ BILLED BY THE CITY.
2. ALL LOT CORNER RADII ARE 30' UNLESS OTHERWISE NOTED.
3. ALL STREET RIGHTS-OF-WAY WITHIN SUBDIVISION ARE 50' IN WDTH.
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5. MODIFIED CURB REQUIRED AT ALL DRIVES.
6. THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
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9. ANY DAMAGE OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.
10. STREET NAMES MUST BE APPROVED BY THE CITY OF SPRINGDALE 911 ADDRESS COORDINATOR
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14. NO KNOWN EROSION PROBLEMS EXIST ON THIS SITE
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a. DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
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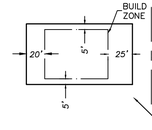

TYPICAL SETBACK DETAIL

NOTE:
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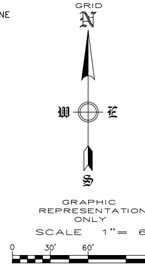

PP23-03

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

PRELIMINARY PLAT
BRENTWOOD VILLAGE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2023 ENGINEERING SERVICES, INC. 2/23/2023 1:57 PM

SCALE: 1"=60'
DATE: Feb 23, 2023
ENGINEER: TJA
DRAWN BY: JDH
W.O. #: 20945

3

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GRAPHIC REPRESENTATION ONLY
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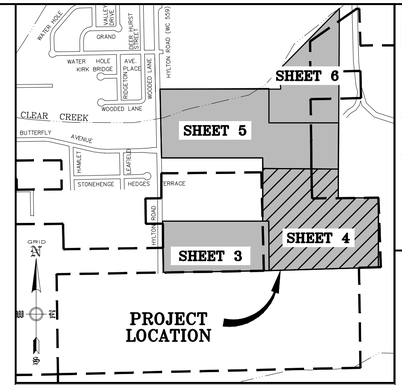

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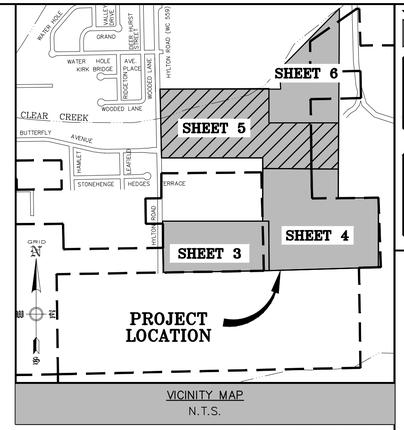

VICINITY MAP
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ENGINEERING SERVICES INC.
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PRELIMINARY PLAT
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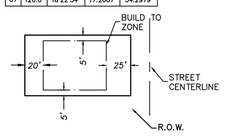

TYPICAL SETBACK DETAIL

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

CALCULATIONS	
TOTAL AREA (ACRES)	106.71
TOTAL GREEN SPACE REQUIRED (ACRES)	21.34
TOTAL GREEN SPACE PROVIDED (ACRES)	21.64
TOTAL 60' LOTS	175
TOTAL 80' LOTS (DUPLEXES)	103
TOTAL TOWNHOME UNITS	104

FLOOD PLAIN ZONING:

A PORTION OF THIS PROPERTY IS WITHIN A FLOOD ZONE, AS SHOWN ON THE F.I.R.M. MAP #05143C0090 F, PANEL 90 OF 575, WASHINGTON COUNTY, ARKANSAS AND INCORPORATED AREAS. EFFECTIVE DATE: MAY 16, 2008.

OWNER/DEVELOPER : D.R. HORTON – NW ARKANSAS LLC
1341 HORTON CIR
ARLINGTON, TX 76011

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

EXISTING ZONING : PUD

TOTAL SINGLE FAMILY LOTS : 171

TOTAL TWO FAMILY LOTS : 103

TOTAL MULTI-FAMILY UNITS : 104

SETBACKS : FRONT SETBACK = 25'
SIDE SETBACK = 5'
REAR SETBACK = 20'

GRID N

GRAPHIC REPRESENTATION ONLY
SCALE 1"= 60'
0 30' 60' 120'

PP23-03

REVISION	DATE	DESCRIPTION

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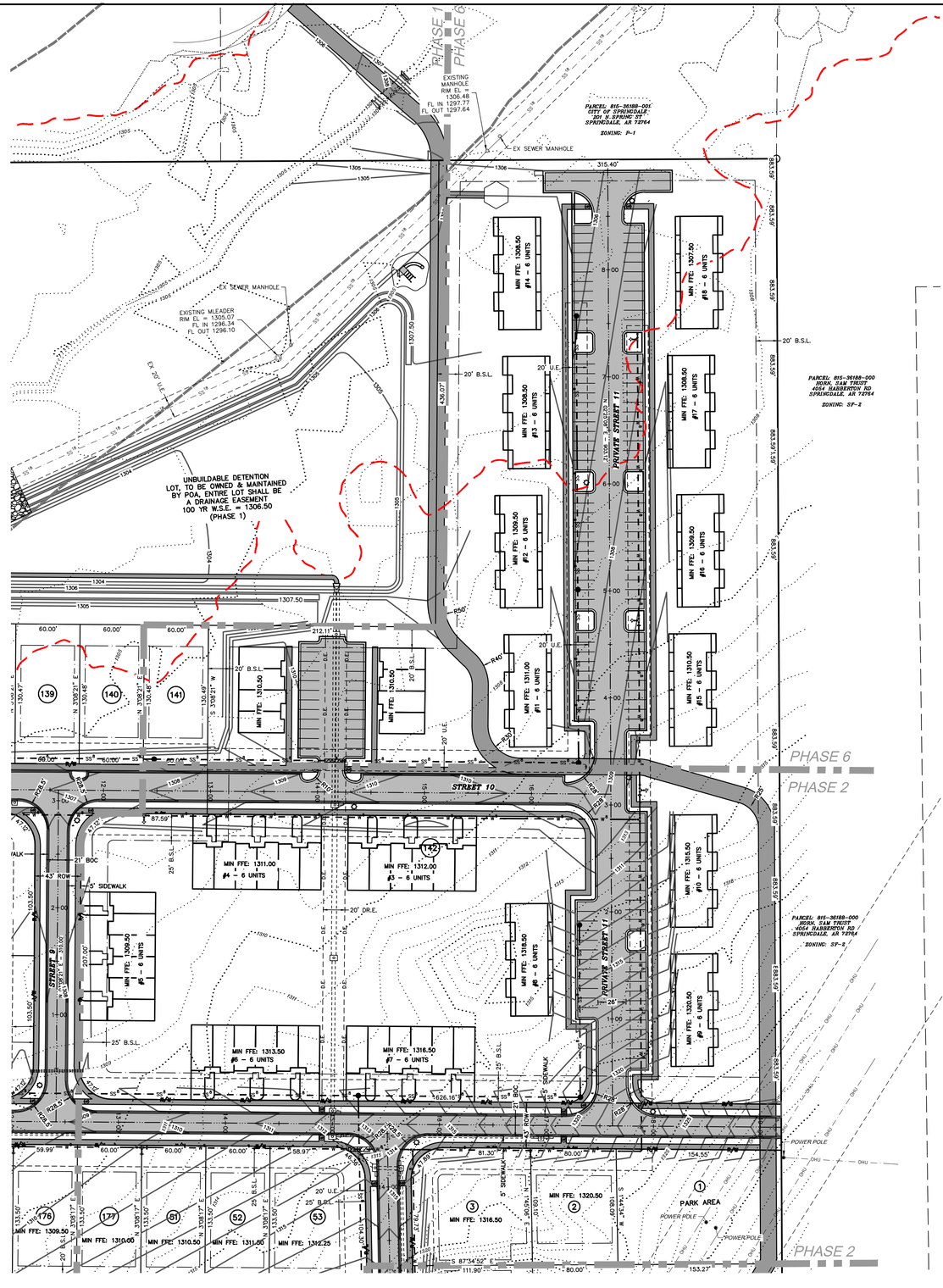
ALL DRAWINGS AND DESIGNS ARE THE PROPERTY OF ENGINEERING SERVICES, INC. AND ARE NOT TO BE USED IN ANY WAY WITHOUT THE EXPRESS WRITTEN PERMISSION OF ENGINEERING SERVICES, INC.

SCALE: 1"=60'
DATE: Feb 23, 2023
ENGINEER: TJH
DRAWN BY: JDH
W.O. #: 20945

5



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TOTAL GREEN SPACE REQUIRED (ACRES)	21.34
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TOTAL 60' LOTS	175
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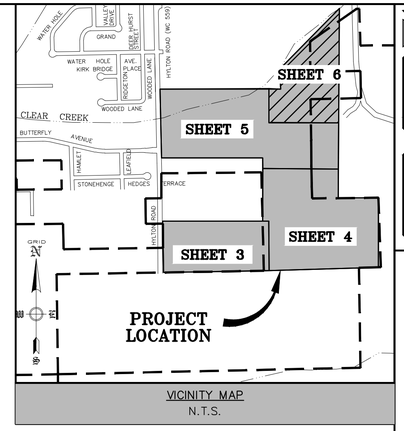
FLOOD PLAIN ZONING:

A PORTION OF THIS PROPERTY IS WITHIN A FLOOD ZONE, AS SHOWN ON THE F.I.R.M. MAP #05143C0090 F, PANEL 90 OF 575, WASHINGTON COUNTY, ARKANSAS AND INCORPORATED AREAS. EFFECTIVE DATE: MAY 16, 2006.

ROAD CENTERLINE CURVE DATA				
	R	Δ	T	L
C1	45.0'	89°21'57"	44.5047'	70.1878'
C2	75.0'	89°54'27"	74.8790'	117.6886'
C3	75.0'	89°21'39"	74.1679'	116.9730'
C4	120.0'	17°52'53"	18.8788'	37.4506'
C5	120.0'	17°52'53"	18.8788'	37.4506'
C6	120.0'	16°22'34"	17.2667'	34.2979'
C7	120.0'	16°22'34"	17.2667'	34.2979'

GRAPHIC REPRESENTATION ONLY
SCALE 1"= 60'
0 30' 60' 120'



VICINITY MAP
N.T.S.

OWNER/DEVELOPER : D.R. HORTON – NW ARKANSAS LLC
1341 HORTON CIR
ARLINGTON, TX 76011

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

EXISTING ZONING : PUD

TOTAL SINGLE FAMILY LOTS : 171

TOTAL TWO FAMILY LOTS : 103

TOTAL MULTI-FAMILY UNITS : 104

SETBACKS : FRONT SETBACK = 25'
SIDE SETBACK = 5'
REAR SETBACK = 20'

NOTES :
1. STREET LIGHTS IN SUBDIVISION TO BE A MINIMUM OF 6800 LUMENS. STREET LIGHTS ALONG HYLTON ROAD SHALL BE A MINIMUM OF 11,000 LUMENS. ALL STREET LIGHTS SHALL BE PUBLIC AND MAINTAINED/ BILLED BY THE CITY.
2. ALL LOT CORNER RADII ARE 30' UNLESS OTHERWISE NOTED.
3. ALL STREET RIGHTS-OF-WAY WITHIN SUBDIVISION ARE 50' IN WIDTH.
4. A.D.A. ACCESSIBLE RAMPS TO HAVE A MAXIMUM INCLINATION RATIO OF 12:1.
5. MODIFIED CURB REQUIRED AT ALL DRIVES.
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. ANY DAMAGE OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.
10. STREET NAMES MUST BE APPROVED BY THE CITY OF SPRINGDALE 911 ADDRESS COORDINATOR
11. ALL CONDUITS PLACED BY DEVELOPER MUST HAVE 48 INCH COVER AT FINAL GRADE. (6–4" CONDUITS FOR ROAD CROSSINGS, ETC.)
12. LOTS 15, 108, & 284 ARE TO BE USED FOR DETENTION PONDS. THE ENTIRETY OF BOTH LOTS ARE DRAINAGE EASEMENTS.
13. THERE ARE NO KNOWN WETLANDS ON THIS PROPERTY
14. NO KNOWN EROSION PROBLEMS EXIST ON THIS SITE
15. LOTS 74, 75, 108, 109, 157, 158, 159, 160, 161, 251, 280, 288 SHALL NOT HAVE ACCESS TO HYLTON ROAD.
16. 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. A HEAVY EQUIPMENT, STOCKPILES AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.

18. 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 FO SPRINGDALE ENGINEERING DEPARTMENT.
19. 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.
20. IF PERIMETER WALLS, FENCES, OR SIGNS ARE PROPOSED FOR THE DEVELOPMENT, DETAILED DRAWINGS WILL NEED TO BE SUBMITTED FOR APPROVAL TO THIS OFFICE PRIOR TO THEIR CONSTRUCTION.
21. PLEASE BE ADVISED THAT PERMANENT STRUCTURES, BUILDINGS, SIGNS OR OTHER ITEMS SHALL NOT BE ERECTED OR CONSTRUCTED WITHIN UTILITY EASEMENTS.
22. EXISTING AND PROPOSED FIRE HYDRANTS AND METER SERVICES MUST BE LOCATED IN A GREEN SPACE A MINIMUM OF 4' BEHIND ANY CURB AND GUTTER AND 4' BEHIND ANY SIDEWALKS.
23. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING POTABLE WATER METERS AND SANITARY SEWER TAPS FOR ALL PLOTTED LOTS WITHIN A SUBDIVISION.
24. LOT 1, 6, 15, 49, 97, 108, 125, 266 & 284 ARE UNBUILDABLE LOTS OWNED AND MAINTAINED BY THE POA.
25. ACCESSIBILITY FOR PERSONS WITH DISABILITIES IN PARKING LOTS AD BUILDING APPROACHES SHALL BE AS REQUIRED BY THE CURRENT ADA AND AS MANY FROM TIME TO TIME BE AMENDED.
26. THE SITE AREA OF DISTURBANCE IS GREATER THAN 0.5 ACRES. A GRADING PERMIT APPLICATION, A SWPPP DELINEATING ALL ANTICIPATED DISTURBED AREAS, A PLAN IN THOSE AREAS TO ACHIEVE FINAL STABILIZATION (WHICH AT MINIMUM MUST PROVIDE 80% GRASS COVERAGE AND 100%STABILIZATION), A DUST CONTROL PLAN WITH APPROPRIATE BMPS DESIGNED TO CONTROL DUST, AND AND APPROPRIATE FEE AS SHOWN ON THE APPLICATION MUST BE SUBMITTED TO THE CITY OF SPRINGDALE STORM WATER MANAGER FOR REVIEW PRIOR TO RECEIVING FINAL PLAN APPROVAL.
27. PHASING ON LARGER CONSTRUCTION SITES 5 ACRES OF MORE MUST BE UTILIZED TO ALLOW ONLY DISTURBANCE ON NEAR TERM CONSTRUCTION AREAS. CONSTRUCTION SITES REQUIRING CUTTING AND FILLING MUST BE SEEDED ONCE THE CUTTING AND FILLING ACTIVITY IS FINISHED.

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

PRELIMINARY PLAT
BRENTWOOD VILLAGE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2023 ENGINEERING SERVICES, INC. 2/23/2023 1:57 PM
C:\ESI\2020\20945 BRENTWOOD VILLAGE\DWG\20945 PLAT.DWG

SCALE: 1"=60'
DATE: Feb 23, 2023
ENGINEER: TJA
DRAWN BY: JDH
W.O. #: 20945

PP23-03

6

NOTES :

1. STREET LIGHTS IN SUBDIVISION TO BE A MINIMUM OF 6800 LUMENS. STREET LIGHTS ALONG HYLTON ROAD SHALL BE A MINIMUM OF 11,000 LUMENS. ALL STREET LIGHTS SHALL BE PUBLIC AND MAINTAINED/ BILLED BY THE CITY.
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3. ALL STREET RIGHTS-OF-WAY WITHIN SUBDIVISION ARE 50' IN WIDTH.
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11. ALL CONDUITS PLACED BY DEVELOPER MUST HAVE 48 INCH COVER AT FINAL GRADE. (6-4" CONDUITS FOR ROAD CROSSINGS, ETC.)
12. LOTS 15, 112, & 288 ARE TO BE USED FOR DETENTION PONDS. THE ENTIRETY OF BOTH LOTS ARE DRAINAGE EASEMENTS.
13. THERE ARE NO KNOWN WETLANDS ON THIS PROPERTY
14. NO KNOWN EROSION PROBLEMS EXIST ON THIS SITE
15. LOTS 74, 75, 112, 113, 161, 162, 163, 164, 165, 255, 284, 288 SHALL NOT HAVE ACCESS TO HYLTON ROAD.
16. STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION.

a. DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
b. THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
c. NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
d. NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
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23. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING POTABLE WATER METERS AND SANITARY SEWER TAPS FOR ALL PLOTTED LOTS WITHIN A SUBDIVISION.
24. LOT 1, 6, 15, 49, 97, 112, 129, 270 & 288 IS AN UNBUILDABLE LOT OWNED AND MAINTAINED BY THE POA.
25. ACCESSIBILITY FOR PERSONS WITH DISABILITIES IN PARKING LOTS AD BUILDING APPROACHES SHALL BE AS REQUIRED BY THE CURRENT ADA AND AS MANY FROM TIME TO TIME BE AMENDED.
26. THE SITE AREA OF DISTURBANCE IS GREATER THAN 0.5 ACRES. A GRADING PERMIT APPLICATION, A SWPPP DELINEATING ALL ANTICIPATED DISTURBED AREAS, A PLAN IN THOSE AREAS TO ACHIEVE FINAL STABILIZATION (WHICH AT MINIMUM MUST PROVIDE 80% GRASS COVERAGE AND 100%STABILIZATION), A DUST CONTROL PLAN WITH APPROPRIATE BMPS DESIGNED TO CONTROL DUST, AND AND APPROPRIATE FEE AS SHOWN ON THE APPLICATION MUST BE SUBMITTED TO THE CITY OF SPRINGDALE STORM WATER MANAGER FOR REVIEW PRIOR TO RECEIVING FINAL PLAN APPROVAL.
27. PHASING ON LARGER CONSTRUCTION SITES 5 ACRES OF MORE MUST BE UTILIZED TO ALLOW ONLY DISTURBANCE ON NEAR TERM CONSTRUCTION AREAS. CONSTRUCTION SITES REQUIRING CUTTING AND FILLING MUST BE SEEDED ONCE THE CUTTING AND FILLING ACTIVITY IS FINISHED.

LEGEND

PROPERTY LINE		P.O.C.	POINT OF COMMENCEMENT
SECTION LINE		P.O.B.	POINT OF BEGINNING
ADJACENT OWNER		●	IPF - IRON PIN FOUND (AS NOTED)
EASEMENT (AS NOTED)		○	IRON PIN SET w/ CAP "PLS 1156"
R/W	RIGHT-OF-WAY		EX. WATER METER
BUILDING SETBACK LINE (B.S.L.)			EX. GAS METER
CENTERLINE OF ROAD			EX. POWER POLE
EX. FENCE LINE			EX. FIRE HYDRANT
EX. OVERHEAD UTILITIES			EX. WATER VALVE
PROP. SEWER MAIN			PROP. LIGHT POLE
PROP. WATER MAIN			PROP. FIRE HYDRANT ASSEMBLY
PROP. STORM PIPE			PROP. MANHOLE
			PROP. STORM PIPE

PARCELS: 815-36188-002 & 815-36188-500

SURVEY DESCRIPTION:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION SIXTEEN (16), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 16, SAID POINT BEING A FOUND BOAT SPIKE; THENCE ALONG THE WEST LINE OF SAID SW 1/4 OF THE NW 1/4, N02°30'00"E A DISTANCE OF 619.38 FEET TO A FOUND COTTON PICKER SPINDLE; THENCE LEAVING SAID WEST LINE, N84°31'09"E A DISTANCE OF 16.48 FEET TO A SET "MAG NAIL."; THENCE S87°20'46"E A DISTANCE OF 457.76 FEET TO A SET IRON PIN WITH CAP "PLS 1156; THENCE N02°25'08"E A DISTANCE OF 405.92 FEET TO A FOUND IRON PIN (UNREADABLE); THENCE S87°34'41"E A DISTANCE OF 1357.44 FEET TO A FOUND 5/8 INCH REABR; THENCE S02°25'08"W A DISTANCE OF 1415.47 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S86°58'23"E A DISTANCE OF 1011.57 FEET TO A SET IRON PIN WITH CAP "PLS 1156; THENCE S02°56'04"W A DISTANCE OF 946.53 FEET TO THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 16, SAID POINT BEING A SET IRON PIN WITH CAP, PLS 1156"; THENCE ALONG SAID SOUTH LINE N86°57'38"W A DISTANCE OF 217.33 FEET TO THE SE CORNER OF THE NE 1/4 OF THE SW 1/4, SAID POINT BEING A FOUND 1/2 INCH REBAR; THENCE ALONG THE SOUTH LINE OF SAID NE 1/4 OF THE SW 1/4, N87°00'20"W A DISTANCE OF 1307.96 FEET TO THE SW CORNER OF THE NE 1/4 OF THE SW 1/4, SAID POINT ABEING A FOUND 2 INCH ALUMINUM MONUMENT (1.0' DEEP); THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID NE 1/4 OF THE SW 1/4, N02°24'15"E A DISTANCE OF 1315.12 FEET TO THE SE CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 16, SAID POINT BEING A FOUND MONUMENT "REID 1005"; THENCE LEAVING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID SW 1/4 OF THE NW 1/4, N86°51'39"W A DISTANCE OF 1309.95 FEET TO THE POINT OF BEGINNING, CONTAINING 76.86 ACRES (3,348,119) SQUARE FEET, AND SUBJECT TO THE RIGHT OF WAY OF HYLTON ROAD (60' R/W) ON THE WEST SIDE THEREOF AND ALL OTHER RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

PARCEL: 815-36188-800

SURVEY DESCRIPTION:

THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION SIXTEEN, TOWNSHIP SEVENTEEN NORTH, RANGE TWENTY-NINE WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

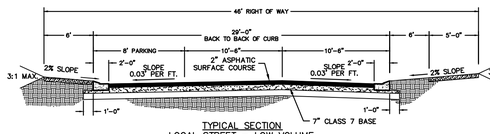
BEGINNING AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 16, SAID POINT BEING A FOUND BOAT SPIKE; THENCE ALONG THE NORTH LINE OF THE NW 1/4 OF THE SW 1/4, S86°51'39"E A DISTANCE OF 1,309.95 FEET TO THE NORTHEAST CORNER OF SAID NW 1/4 OF THE SW 1/4, SAID POINT BEING A FOUND MONUMENT "REID 1005"; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID NW 1/4 OF THE SW 1/4, S02°25'41"W A DISTANCE OF 328.54 FEET TO A FOUND 1/2" REBAR; THENCE LEAVING SAID EAST LINE, N86°53'34"W A DISTANCE OF 1,310.82 FEET TO THE WEST LINE OF SAID NW 1/4 OF THE SW 1/4 SAID POINT BEING A SET "MAG NAIL" IN HYLTON ROAD; THENCE ALONG SAID WEST LINE, N02°34'57"E A DISTANCE OF 329.26 FEET TO THE **POINT OF BEGINNING**, CONTAINING 9.89 ACRES - 430,960 SQUARE FEET, AND SUBJECT TO THE RIGHT OF WAY OF HYLTON ROAD (60' R/W) ON THE WEST SIDE THEREOF AND ALL OTHER RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

PARCEL: 815-36188-900

SURVEY DESCRIPTION:

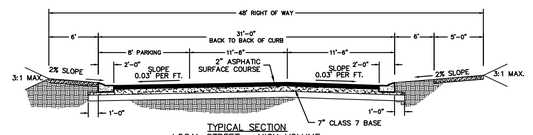
THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 29 WEST, SAID POINT BEING A FOUND IRON PIN WITH CAP "PLS 1429"; THENCE ALONG THE WEST LINE OF SAID SECTION 16, N02°34'53"E A DISTANCE OF 1315.63 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 16 A SET IRON PIN WITH CAP "PLS 1156"; THENCE CONTINUING ALONG SAID WEST LINE, N02°34'53"E A DISTANCE OF 656.04 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 16, SAID POINT BEING A FOUND 40D NAIL; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID SOUTH HALF, S87°17'32"E A DISTANCE OF 1311.90 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF, SAID POINT BEING A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF THE NW 1/4 OF THE SW 1/4, S02°24'15"W A DISTANCE OF 665.39 FEET TO THE SOUTHEAST CORNER OF SAID NW 1/4 OF THE SW 1/4, SAID POINT BEING A FOUND 2" ALUMINUM MONUMENT; THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE SW 1/4, N86°53'06"W A DISTANCE OF 1314.01 FEET TO THE POINT OF BEGINNING. CONTAINING 19.91 ACRES - 867,454 SQ.FT., MORE OR LESS.



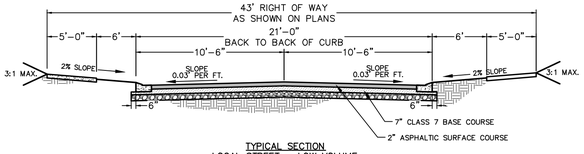
TYPICAL SECTION
LOCAL STREET - LOW VOLUME
PARKING ON ONE SIDE
NOT TO SCALE

*ALL STREET SECTIONS TO BE VERIFIED BY A GEOTECHNICAL ENGINEER



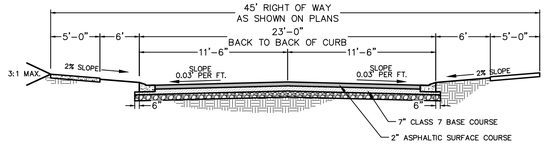
TYPICAL SECTION
LOCAL STREET - HIGH VOLUME
PARKING ON ONE SIDE
NOT TO SCALE

*ALL STREET SECTIONS TO BE VERIFIED BY A GEOTECHNICAL ENGINEER



TYPICAL SECTION
LOCAL STREET - LOW VOLUME
NOT TO SCALE

*ALL STREET SECTIONS TO BE VERIFIED BY A GEOTECHNICAL ENGINEER



TYPICAL SECTION
LOCAL STREET - HIGH VOLUME
NOT TO SCALE

*ALL STREET SECTIONS TO BE VERIFIED BY A GEOTECHNICAL ENGINEER

LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES
1	16484.96	0.38
2	8686.11	0.20
3	12089.40	0.28
4	8946.98	0.21
5	8938.25	0.21
6	112654.37	2.59
7	16182.05	0.37
8	10887.77	0.25
9	10866.61	0.25
10	10845.09	0.25
11	10823.72	0.25
12	10802.35	0.25
13	10780.94	0.25
14	10759.54	0.25
15	32150.22	0.74
16	10673.93	0.25
17	10652.53	0.24
18	10572.54	0.24
19	9751.88	0.22
20	14819.74	0.34

LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES
21	9496.76	0.22
22	10208.56	0.23
23	13162.69	0.30
24	10840.00	0.25
25	10840.00	0.25
26	10840.00	0.25
27	10840.00	0.25
28	10840.00	0.25
29	10840.00	0.25
30	10840.00	0.25
31	10840.00	0.25
32	10840.00	0.25
33	10840.00	0.25
34	10840.00	0.25
35	10840.00	0.25
36	14977.73	0.34
37	14623.28	0.34
38	13248.75	0.30
39	12858.84	0.30
40	9361.08	0.21

LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES
41	9882.27	0.23
42	9881.86	0.23
43	13784.06	0.32
44	11762.53	0.27
45	11681.38	0.27
46	11599.57	0.27
47	11518.09	0.26
48	31885.09	0.73
49	11207.58	0.26
50	11126.30	0.26
51	8009.93	0.18
52	8009.89	0.18
53	11822.01	0.27
54	12254.80	0.28
55	8010.15	0.18
56	8010.16	0.18
57	8010.14	0.18
58	8010.00	0.18
59	8010.15	0.18
60	8010.31	0.18

LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES
61	8010.15	0.18
62	8010.17	0.18
63	8009.97	0.18
64	11301.73	0.26
65	12951.99	0.30
66	8678.09	0.20
67	8678.09	0.20
68	8678.09	0.20
69	8678.09	0.20
70	8678.09	0.20
71	8678.09	0.20
72	8678.09	0.20
73	12815.60	0.29
74	11174.21	0.26
75	8620.15	0.20
76	8589.24	0.20
77	8558.32	0.20
78	8527.41	0.20
79	8496.50	0.20
80	8465.58	0.19

LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES
81	8434.67	0.19
82	8403.75	0.19
83	8372.84	0.19
84	8341.93	0.19
85	8311.01	0.19
86	8280.10	0.19
87	8249.18	0.19
88	8218.27	0.19
89	8187.36	0.19
90	8156.44	0.19
91	8125.53	0.19
92	8094.61	0.19
93	8063.70	0.19
94	8049.96	0.18
95	11031.71	0.25
96	57533.55	1.32
97	16251.26	0.37
98	13617.16	0.31
99	9825.21	0.23
100	9796.94	0.22

LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES
101	9768.66	0.22
102	9740.39	0.22
103	9712.12	0.22
104	9683.85	0.22
105	9655.57	0.22
106	9627.30	0.22
107	9599.03	0.22
108	9570.75	0.22
109	9542.48	0.22
110	9514.21	0.22
111	43549.24	1.00
112	11530.12	0.26
113	8546.83	0.20
114	8547.46	0.20
115	8548.10	0.20
116	8548.73	0.20
117	8549.36	0.20
118	8549.99	0.20
119	9352.27	0.21
120	9353.03	0.21

LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES
121	8552.00	0.20
122	8552.63	0.20
123	8553.26	0.20
124	8963.56	0.21
125	8675.01	0.20
126	7888.36	0.18
127	9405.56	0.22
128	9697.00	0.22
129	7826.33	0.18
130	7826.56	0.18
131	7826.78	0.18
132	7827.01	0.18
133	7827.24	0.18
134	7827.46	0.18
135	7827.69	0.18
136	7827.91	0.18
137	7828.14	0.18
138	7828.36	0.18
139	7828.59	0.18
140	7828.82	0.18

LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES
141	7829.04	0.18
142	407990.12	9.37
143	11254.13	0.26
144	8205.17	0.19
145	8205.18	0.19
146	8205.18	0.19
147	8203.10	0.19
148	9345.11	0.21
149	9345.16	0.21
150	8137.28	0.19
151	8140.43	0.19
152	8140.18	0.19
153	8140.31	0.19
154	8140.31	0.19
155	8140.31	0.19
156	11149.72	0.26
157	14312.17	0.33
158	8519.38	0.20
159	8519.14	0.20
160	7709.52	0.18

LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES
161	13367.05	0.31
162	14072.82	0.32
163	7795.50	0.18
164	8010.54	0.18
165	8009.65	0.18
166	8010.55	0.18
167	8009.59	0.18
168	8010.55	0.18
169	12961.89	0.30
170	11493.44	0.26
171	8009.47	0.18
172	8009.91	0.18
173	8009.92	0.18
174	8010.40	0.18
175	8009.93	0.18
176	8009.40	0.18
177	8009.91	0.18
178	11055.10	0.25
179	8205.01	0.19
180	8205.00	0.19

LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES
181	8204.99	0.19
182	8202.98	0.19
183	9344.79	0.21
184	9344.90	0.21
185	8137.05	0.19
186	8140.09	0.19
187	8140.00	0.19
188	8140.04	0.19
189	8140.03	0.19
190	8140.02	0.19
191	10749.06	0.25
192	10839.01	0.25
193	10838.55	0.25
194	10838.08	0.25
195	10837.61	0.25
196	10837.14	0.25
197	10836.68	0.25
198	10836.21	0.25
199	10835.74	0.25
200	10835.28	0.25

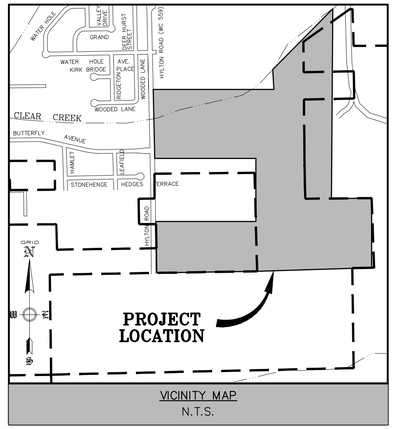
LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES
201	10834.81	0.25
202	10834.34	0.25
203	10833.87	0.25
204	13522.90	0.31
205	10187.05	0.23
206	10165.64	0.23
207	10144.24	0.23
208	10122.84	0.23
209	12904.58	0.30
210	10338.45	0.24
211	10324.54	0.24
212	10312.27	0.24
213	10299.46	0.24
214	10286.64	0.24
215	10274.36	0.24
216	10260.47	0.24
217	10247.94	0.24
218	10235.63	0.23
219	10222.56	0.23
220	10209.75	0.23

LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES
221	10197.84	0.23
222	10139.35	0.23
223	10158.28	0.23
224	10177.50	0.23
225	10196.69	0.23
226	10215.96	0.23
227	10234.96	0.23
228	10254.57	0.24
229	10273.60	0.24
230	10292.82	0.24
231	10312.04	0.24
232	10331.06	0.24
233	10350.67	0.24
234	12950.06	0.30
235	10101.43	0.23
236	10080.00	0.23
237	16583.19	0.38
238	11197.81	0.26
239	9749.28	0.22
240	9762.83	0.22

LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES
241	9776.29	0.22
242	9789.70	0.22
243	9802.81	0.23
244	9816.20	0.23
245	9830.19	0.23
246	9843.59	0.23
247	9857.10	0.23
248	9870.58	0.23
249	9884.06	0.23
250	9897.54	0.23
251	10774.95	0.25
252	8458.03	0.19
253	8541.91	0.20
254	8541.18	0.20
255	8540.45	0.20
256	8539.72	0.20
257	8538.99	0.20
258	9338.68	0.21
259	9337.81	0.21
260	8536.66	0.20

LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES
261	8535.93	0.20
262	8535.06	0.20
263	9014.74	0.21
264	8603.02	0.20
265	7888.36	0.18
266	20697.89	0.48
267	8625.29	0.20
268	7776.05	0.18
269	7712.92	0.18
270	7712.53	0.18
271	7712.14	0.18
272	7711.75	0.18
273	7711.37	0.18
274	7710.98	0.18
275	7710.59	0.18
276	7710.20	0.18
277	7709.81	0.18
278	7709.42	0.18
279	7720.16	0.18
280	7894.85	0.18

LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES
281	13523.01	0.31
282	14366.46	0.33
283	8490.93	0.19
284	517040.71	11.87



VICINITY MAP
N.T.S.

OWNER/DEVELOPER : D.R. HORTON - NW ARKANSAS LLC
1341 HORTON CIR
ARLINGTON, TX 76011

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

EXISTING ZONING : PUD

TOTAL SINGLE FAMILY LOTS : 171

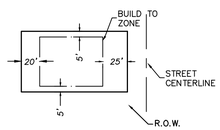
TOTAL TWO FAMILY LOTS : 103

TOTAL MULTI-FAMILY UNITS : 104

SETBACKS : FRONT SETBACK = 25'
SIDE SETBACK = 5'
REAR SETBACK = 20'

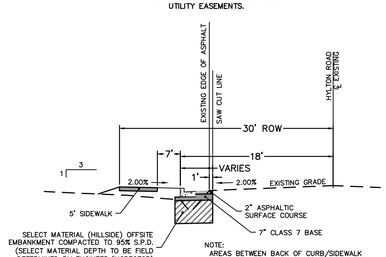
FLOOD PLAIN ZONING:

A PORTION OF THIS PROPERTY IS WITHIN A FLOOD ZONE, AS SHOWN ON THE F.I.R.M. MAP #0514300090 F, PANEL 90 OF 575, WASHINGTON COUNTY, ARKANSAS AND INCORPORATED AREAS. EFFECTIVE DATE: MAY 16, 2008.



TYPICAL SETBACK DETAIL

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



WIDENING DETAIL
HYLTON ROAD (MINOR COLLECTOR)

ALL STREET SECTIONS TO BE VERIFIED BY A GEOTECHNICAL ENGINEER

PP23-03

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

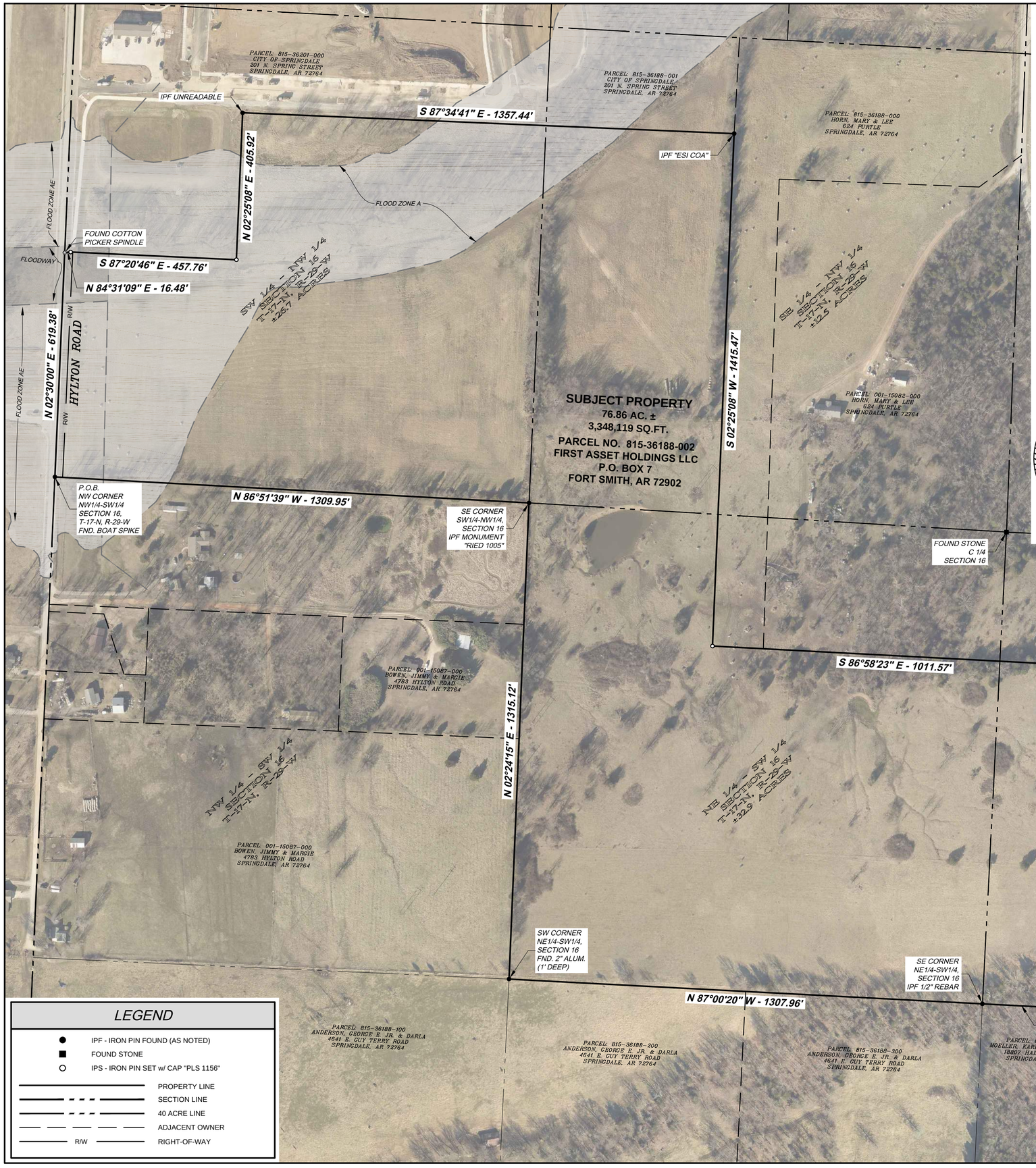
PLAT NOTES
BRENTWOOD VILLAGE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2023 ENGINEERING SERVICES, INC. 2/22/2023 9:14 AM

SCALE: NTS
DATE: Feb 22, 2023
ENGINEER: TJA
DRAWN BY: JDH
W.O. #: 20945

7



OWNER: FIRST ASSET HOLDINGS LLC
P.O. BOX 7
FORT SMITH, AR 72902

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

WORK ORDER #: 19267

COUNTY ZONING: SF-2

GRID TRUE N

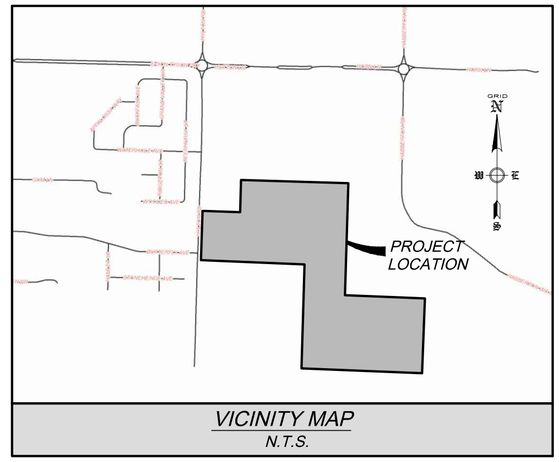
GRAPHIC REPRESENTATION ONLY

BASIS OF BEARINGS:
ARKANSAS STATE PLANE COORDINATE SYSTEM
NORTH ZONE 0301

0 100 200 400
SCALE 1" = 200'

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

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 1156
SIGNATURE
5/10/19
S. CRAIG DAVIS



VICINITY MAP
N.T.S.

SURVEY DESCRIPTION:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION SIXTEEN (16), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

***BEGINNING** AT THE SW CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 16, SAID POINT BEING A FOUND BOAT SPIKE; THENCE ALONG THE WEST LINE OF SAID SW 1/4 OF THE NW 1/4, N02°30'00"E A DISTANCE OF 619.38 FEET TO A FOUND COTTON PICKER SPINDLE; THENCE LEAVING SAID WEST LINE, N84°31'09"E A DISTANCE OF 16.48 FEET TO A SET "MAG NAIL", THENCE S87°20'46"E A DISTANCE OF 457.76 FEET TO A SET IRON PIN WITH CAP "PLS 1156; THENCE N02°25'08"E A DISTANCE OF 405.92 FEET TO A FOUND IRON PIN (UNREADABLE); THENCE S87°34'41"E A DISTANCE OF 1357.44 FEET TO A FOUND 5/8 INCH REABR; THENCE S02°25'08"W A DISTANCE OF 1415.47 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S86°58'23"E A DISTANCE OF 1011.57 FEET TO A SET IRON PIN WITH CAP "PLS 1156; THENCE S02°56'04"W A DISTANCE OF 946.53 FEET TO THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 16, SAID POINT BEING A SET IRON PIN WITH CAP, PLS 1156"; THENCE ALONG SAID SOUTH LINE N86°57'38"W A DISTANCE OF 217.33 FEET TO THE SE CORNER OF THE NE 1/4 OF THE SW 1/4, SAID POINT BEING A FOUND 1/2 INCH REBAR; THENCE ALONG THE SOUTH LINE OF SAID NE 1/4 OF THE SW 1/4, N87°00'20"W A DISTANCE OF 1307.96 FEET TO THE SW CORNER OF THE NE 1/4 OF THE SW 1/4, SAID POINT ABEING A FOUND 2 INCH ALUMINUM MONUMENT (1.0' DEEP); THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID NE 1/4 OF THE SW 1/4, N02°24'15"E A DISTANCE OF 1315.12 FEET TO THE SE CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 16, SAID POINT BEING A FOUND MONUMENT "REID 1005"; THENCE LEAVING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID SW 1/4 OF THE NW 1/4, N86°51'39"W A DISTANCE OF 1309.95 FEET TO THE **POINT OF BEGINNING**, CONTAINING 76.86 ACRES (3,348,119) SQUARE FEET, AND SUBJECT TO THE RIGHT OF WAY OF HYLTON ROAD (60' R/W) ON THE WEST SIDE THEREOF AND ALL OTHER RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.*

SURVEYOR'S NOTES:

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

PLAT CLOSURE DECLARATION:

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 3,443,823 FEET.

FEMA FLOOD PLAIN ZONE:

A PORTION OF THIS PROPERTY IS WITHIN THE FLOODWAY, FLOODPLAIN ZONE AE, FLOODPLAIN ZONE A, AND FLOODPLAIN ZONE 'X', (NO SHADING), AS SHOWN ON THE F.I.R.M. MAP # 05143C0090F, ARKANSAS & INCORPORATED AREAS. MAP REVISED: MAY 16, 2008.

UTILITIES:

THE UTILITY INFORMATION, IF ANY SHOWN HEREON, IS BASED ON ABOVE GROUND FEATURES ONLY.

REFERENCES:

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

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

*A. **CORPORATION DEED:** FIRST ASSET HOLDING LLC, RECORDED JUNE 27, 2013 IN FILE NO. 2013-21664.*

SURVEYOR'S DECLARATION:

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

S. Craig Davis 5/10/2019

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

LEGEND

- IPF - IRON PIN FOUND (AS NOTED)
- FOUND STONE
- IPS - IRON PIN SET w/ CAP "PLS 1156"
- PROPERTY LINE
- SECTION LINE
- 40 ACRE LINE
- ADJACENT OWNER
- R/W — RIGHT-OF-WAY

BOUNDARY SURVEY

FOR FIRST ASSET HOLDINGS

WASHINGTON COUNTY, ARKANSAS

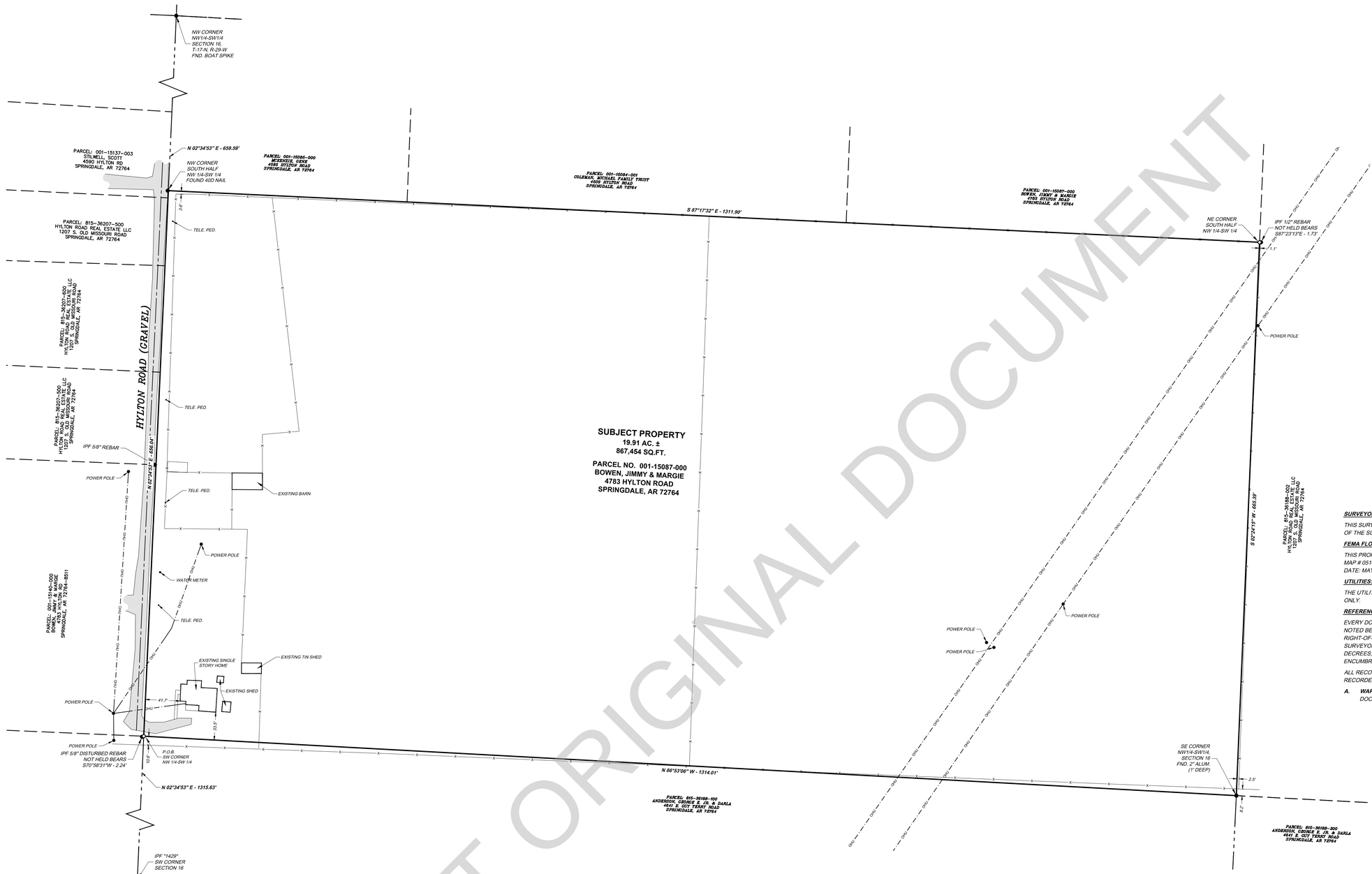
SCALE: 1"=200'	DATE: May 10, 2019	DRAWN BY: SCD

ENGINEERING SERVICES, INCORPORATED
Springdale, Arkansas

© COPYRIGHT 2013, ENGINEERING SERVICES, INC. 5/10/2019 2:48 PM
Z:\00 SURVEY MASTER FOLDER\12 CIVIL 3D SURVEY PROJECTS\19267-SOUTH GEORGE PARK\V26-SOUTH OF GEORGE PARK.DWG

W.O.# 19267 | SHEET 1

PLAT CODE: 500-17N-29W-0-16-234-72-1156



NOT ORIGINAL DOCUMENT

OWNER: BOWEN, JIMMY & MARGIE
4783 HYLTON ROAD
SPRINGDALE, AR 72764

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

WORK ORDER #: 20210

COUNTY ZONING: AG-SF

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

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

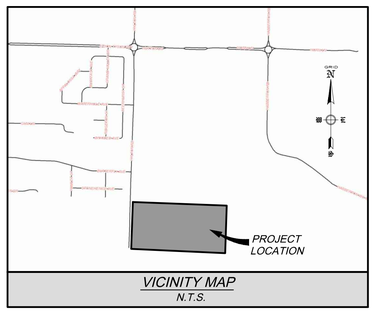
LEGEND

PROPERTY LINE		P.O.C.	POINT OF COMMENCEMENT
SECTION LINE		P.O.B.	POINT OF BEGINNING
ADJACENT OWNER		●	IPF - IRON PIN FOUND (AS NOTED)
EASEMENT (AS NOTED)		○	IRON PIN SET w/ CAP "PLS 1156"
R/W	RIGHT-OF-WAY		WATER METER
BUILDING SETBACK LINE (B.S.L.)			GAS METER
CENTERLINE OF ROAD			POWER POLE
FENCE LINE			FIRE HYDRANT
OHU OVERHEAD UTILITIES			WATER VALVE

SURVEY DESCRIPTION:

THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

***COMMENCING** AT THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 29 WEST, SAID POINT BEING A FOUND IRON PIN WITH CAP "PLS 1429"; THENCE ALONG THE WEST LINE OF SAID SECTION 16, N02°34'53"E A DISTANCE OF 1315.63 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 16 A SET IRON PIN WITH CAP "PLS 1156"; THENCE CONTINUING ALONG SAID WEST LINE, N02°34'53"E A DISTANCE OF 656.04 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 16, SAID POINT BEING A FOUND 400 NAIL; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID SOUTH HALF, S87°17'32"E A DISTANCE OF 1311.90 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF, SAID POINT BEING A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF THE NW 1/4 OF THE SW 1/4, S02°24'15"W A DISTANCE OF 665.39 FEET TO THE SOUTHEAST CORNER OF SAID NW 1/4 OF THE SW 1/4, SAID POINT BEING A FOUND 2" ALUMINUM MONUMENT; THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE SW 1/4, N86°53'06"W A DISTANCE OF 1314.01 FEET TO THE **POINT OF BEGINNING**. CONTAINING 19.91 ACRES - 867,454 SQ.FT., MORE OR LESS.*



VICINITY MAP
N.T.S.

SURVEYOR'S NOTES:

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

FEMA FLOOD PLAIN ZONE:

THIS PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN ZONE AS SHOWN ON THE F.I.R.M. MAP # 05143C0090 F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: MAY 16, 2008.

UTILITIES:

THE UTILITY INFORMATION, IF ANY SHOWN HEREON, IS BASED ON ABOVE GROUND FEATURES ONLY.

REFERENCES:

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

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

A. **WARRANTY DEED:** *JIMMY BOWEN AND MARGIE BOWEN, RECORDED JULY 15, 1996, DOCUMENT FILE NO. 96043898.*

SURVEYOR'S DECLARATION:

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

S. CRAIG DAVIS, L.P.S. NO.1156, AR. — DATE 5/1/20

REVISION	DATE	DESCRIPTION

BOUNDARY SURVEY

BOWEN PROPERTY

SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

SCALE: 1"=60' | DATE: May 1, 2020 | DRAWN BY: RKW

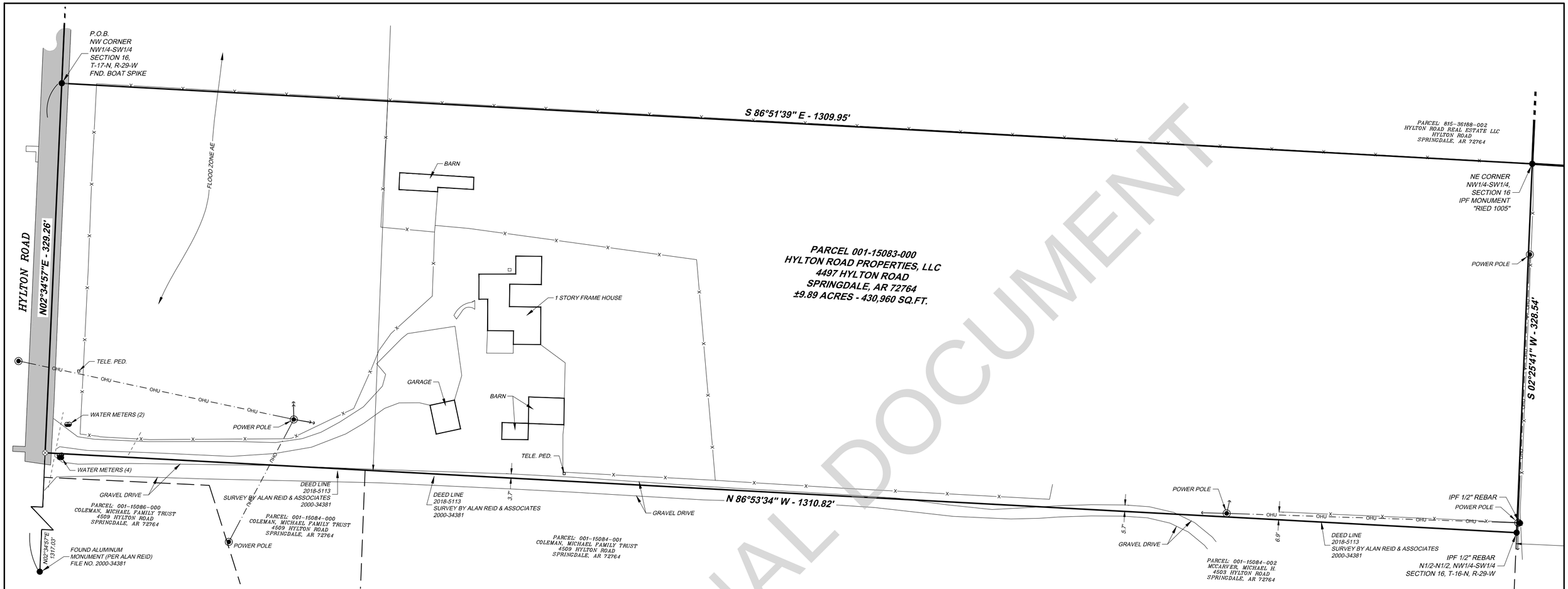
ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

© COPYRIGHT 2020, ENGINEERING SERVICES, INC. 5/1/2020 4:11 PM
Z:\00 SURVEY MASTER FOLDER\12 CIVIL 3D SURVEY PROJECTS\20210-BOWEN PROPERTY HYLTON\HYLTON BOWEN PROPERTY - CRAIG'S REDLINES.dwg

W.O.# 20210 | SHEET 1

202205031554

PLAT CODE: 500-17N-29W-0-16-340-72-1156



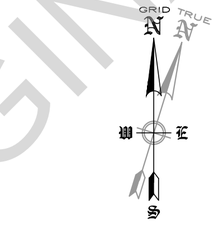
NOT ORIGINAL DOCUMENT

OWNER: HYLTON ROAD PROPERTIES, LLC
2676 MALLARD POINT ROAD
MOUNTAIN HOME, AR 72653

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

WORK ORDER #: 20300

COUNTY ZONING: AG-SF

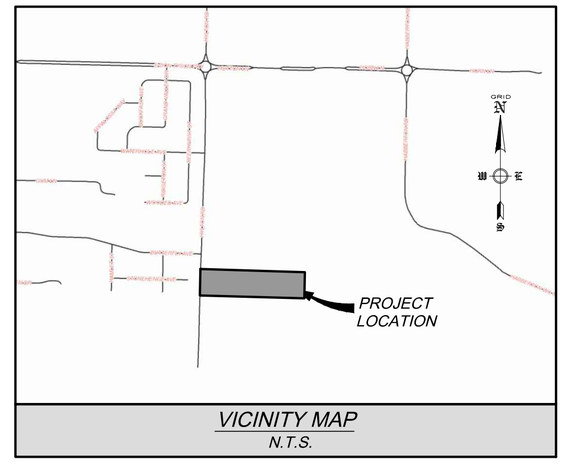


GRAPHIC REPRESENTATION ONLY

BASIS OF BEARINGS:
ARKANSAS STATE PLANE COORDINATE SYSTEM
NORTH ZONE 0301

0 30 60 120

SCALE 1"= 60'



VICINITY MAP
N.T.S.

SURVEYOR'S NOTES:

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

FEMA FLOOD PLAIN ZONE:

A PORTION OF THIS PROPERTY IS WITHIN FLOODPLAIN ZONE AE AND FLOODPLAIN ZONE 'X', (NO SHADING), AS SHOWN ON THE F.I.R.M. MAP # 05143C0090F, ARKANSAS & INCORPORATED AREAS. MAP REVISED: MAY 16, 2008.

UTILITIES:

THE UTILITY INFORMATION, IF ANY SHOWN HEREON, IS BASED ON ABOVE GROUND FEATURES ONLY.

REFERENCES:

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

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

A. **WARRANTY DEED:** HYLTON ROAD PROPERTIES,LLC , RECORDED FEBRUARY 22, 2018 IN FILE NO. 2018-5113.

B. **SURVEY:** BY ALAN REID AND ASSOCIATES, RECORDED MAY 3, 2000 IN FILE NO. 2000034381.

SURVEY DESCRIPTION:

THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION SIXTEEN, TOWNSHIP SEVENTEEN NORTH, RANGE TWENTY-NINE WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 16, SAID POINT BEING A FOUND BOAT SPIKE; THENCE ALONG THE NORTH LINE OF THE NW 1/4 OF THE SW 1/4, S86°51'39"E A DISTANCE OF 1,309.95 FEET TO THE NORTHEAST CORNER OF SAID NW 1/4 OF THE SW 1/4, SAID POINT BEING A FOUND MONUMENT "REID 1005"; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID NW 1/4 OF THE SW 1/4, S02°25'41"W A DISTANCE OF 328.54 FEET TO A FOUND 1/2" REBAR; THENCE LEAVING SAID EAST LINE, N86°53'34"W A DISTANCE OF 1,310.82 FEET TO THE WEST LINE OF SAID NW 1/4 OF THE SW 1/4 SAID POINT BEING A SET "MAG NAIL" IN HYLTON ROAD; THENCE ALONG SAID WEST LINE, N02°34'57"E A DISTANCE OF 329.26 FEET TO THE **POINT OF BEGINNING**, CONTAINING 9.89 ACRES - 430,960 SQUARE FEET, AND SUBJECT TO THE RIGHT OF WAY OF HYLTON ROAD (60' R/W) ON THE WEST SIDE THEREOF AND ALL OTHER RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

LEGEND

- IPF - IRON PIN FOUND (AS NOTED)
- SET MAG NAIL W/WASHER
- IPS - IRON PIN SET w/ CAP "PLS 1156"
- PROPERTY LINE
- SECTION LINE
- 40 ACRE LINE
- ADJACENT OWNER
- R/W — RIGHT-OF-WAY

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

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 1156
SIGNATURE
12/17/20
S. CRAIG DAVIS

SURVEYOR'S DECLARATION:

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

A. Craig Davis — 12/17/2020

S. CRAIG DAVIS, L.P.S. NO.1156, AR. — DATE

202205031564

BOUNDARY SURVEY

HYLTON ROAD PROPERTIES, LLC

WASHINGTON COUNTY, ARKANSAS

SCALE: 1"=60'	DATE: December 17, 2020	DRAWN BY: RKW

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

© COPYRIGHT 2013, ENGINEERING SERVICES, INC. 12/17/2020 12:40 PM
J:\00 SURVEY MASTER FOLDER\12 CIVIL 3D SURVEY PROJECTS\20300-HYLTON ROAD PROPERTIES 10 ACRES\20300-HYLTON ROAD 10 ACRE BOUNDARY.dwg

W.O.# 20300 | SHEET 1

PLAT CODE: 500-17N-29W-0-16-340-72-1156

CERTIFIED LIST OF ADJACENT PROPERTY OWNERS PP23-03
BRENTWOOD VILLAGE - PRELIMINARY PLAT

I , Rodney Woods, PLS, hereby certify that, based upon the records of the Circuit Clerk of Washington County, Arkansas, the names and addresses listed below represent all of the owners of properties adjacent to the property to be rezoned.

Signature: Rody C Woods

Date: 2-14-2023

PARCEL: 815-36208-100
MRKJM HOLDINGS LLC
432 E MIDWAY AVE
CAVE SPRINGS, AR 72718

PARCEL: 815-36188-100
MRKJM HOLDINGS LLC
432 E MIDWAY AVE
CAVE SPRINGS, AR 72718

PARCEL: 815-36188-200
MRKJM HOLDINGS LLC
432 E MIDWAY AVE
CAVE SPRINGS, AR 72718

PARCEL: 815-36188-300
MRKJM HOLDINGS LLC
432 E MIDWAY AVE
CAVE SPRINGS, AR 72718

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

PARCEL: 001-15092-000
HORN, LONNIE T TRUST &
HORN, BARBARA J TRUST
3977 HABBERTON RD
SPRINGDALE, AR 72764

PARCEL: 001-15082-000
HORN, SAM TRUST
4054 HABBERTON RD
SPRINGDALE, AR 72764

PARCEL: 815-36188-000
HORN, SAM TRUST
4054 HABBERTON RD
SPRINGDALE, AR 72764

PARCEL: 815-36188-001
CITY OF SPRINGDALE
201 N SPRING ST
SPRINGDALE, AR 72764

PARCEL: 815-36201-000
CITY OF SPRINGDALE
201 N SPRING ST
SPRINGDALE, AR 72764

PARCEL: 815-38771-000
GRAND VALLEY
PHASE 1 POA
3767 APPALOOSA WAY
SPRINGDALE, AR 72764

PARCEL: 815-38864-000
FIRST ASSET HOLDINGS LLC
PO BOX 7
FORT SMITH, AR 72902

PARCEL: 815-38803-000
HERRERA, OSMIN;
HERRERA, SINTIA
4070 BUTTERFLY AVE
SPRINGDALE, AR 72764

PARCEL: 815-38848-000
CERVANTES, VICTOR M
RODRIGUEZ
4071 BUTTERFLY AVE
SPRINGDALE, AR 72764

PARCEL: 815-38839-000
ADKINS, WILLIAM B JR
& KAREN RENAY
4060 STONEHENGE AVE
SPRINGDALE, AR 72764

PARCEL: 815-38838-000
KJJ REAL ESTATE AND
CONSULTING LLC
PO BOX 10502
FAYETTEVILLE, AR 72703

PARCEL: 815-30631-600
HERNANDEZ, RICHARD
4556 HYLTON RD
SPRINGDALE, AR 72764

PARCEL: 815-30631-700
ANDRADE, JUANA
ARENAS; MONJARAZ,
ALFREDO
4590 HYLTON RD

PARCEL: 815-36201-600
COLEMAN, MICHAEL
FAMILY TRUST
4509 HYLTON ROAD
SPRINGDALE, AR 72764

PARCEL: 815-36201-100
COLEMAN, MICHAEL
FAMILY TRUST
4509 HYLTON ROAD
SPRINGDALE, AR 72764

PARCEL: 815-36201-200
COLEMAN, MICHAEL
FAMILY TRUST
4509 HYLTON ROAD
SPRINGDALE, AR 72764

PARCEL: 815-36201-300
MCCARVER, MICHAEL H
4503 HYLTON RD
SPRINGDALE AR
72764-8539

PARCEL: 815-40110-000
CHANCAD TWO LLC
1207 S OLD MISSOURI
RD SPRINGDALE AR
72764

PARCEL: 815-40111-000
D R HORTON - NW
ARKANSAS LLC
1341 HORTON CIR
ARLINGTON TX 76011

PARCEL: 815-36207-800
D R HORTON - NW
ARKANSAS LLC
1341 HORTON CIR
ARLINGTON TX 76011

PARCEL: 815-36201-500
D R HORTON - NW
ARKANSAS LLC
1341 HORTON CIR
ARLINGTON TX 76011

PARCEL: 815-36207-700
D R HORTON - NW
ARKANSAS LLC
1341 HORTON CIR
ARLINGTON TX 76011

Planning and Community Development Division
City of Springdale

Memo

To: **Planning Commission**

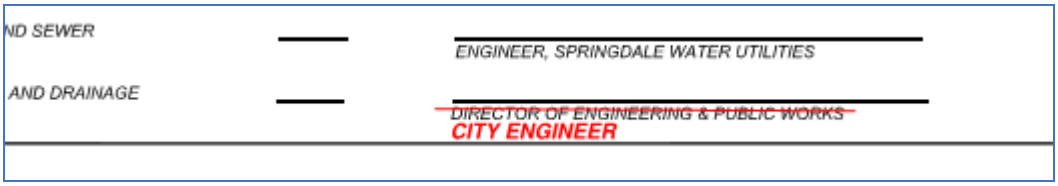
From: **Staff**

Date: **March 7, 2023**

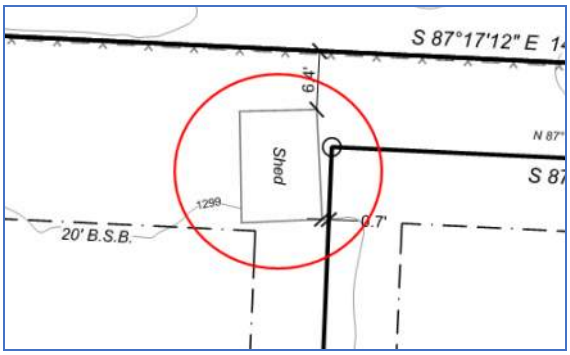
RE: **RP23-03** **Replat** **North Heights Addition**

Planning Comments:

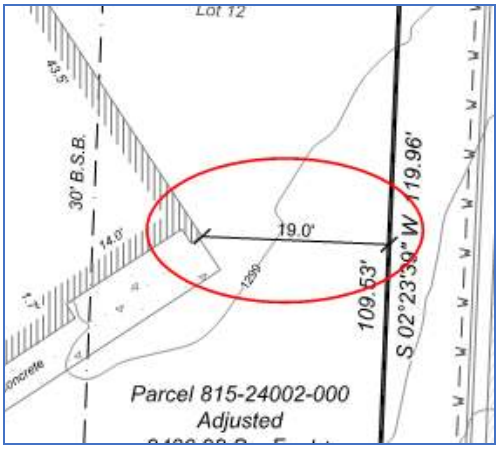
1. This Replat has been given the number RP23-03. This number should be placed on the plat and all future correspondence and plats pertaining to this replat. (standard comment)
2. Submit PDF files at time of resubmission. (standard comment)
3. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
4. All comments from the utility companies and other city departments must be addressed prior to approval. (standard comment)
5. Update signature line.



6. Can you confirm if this shed is portable? If so, please label "portable". If not, a variance will be needed. (Is it on a pallet or skids? Or is it on a concrete slab? That determines the portability)



7. Front setback in SF-2 is 30’. Was there a past variance approved?



Building & Fire Comments:

How does the owner intend on relocating the power to the existing dwelling as there are no easements to the property shown.

Engineering Comments:

Reviewed on 3/1/2023 by Steve Hatfield, PLA

- **Add required signatures.**
- **Add Surveyor's Signature.**

RP23-03

Plat
Application

Please indicate project type (choose one):

- ☐ Informal Plat: $50.00 (ie, lot split, lot line adjustment)
- ☒ Replat: $250.00
- ☐ Preliminary Plat: $500.00
- ☐ Final Plat: $50.00 (plus $1.00 for each lot over 50)

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

APPLICATION CONTACTS:

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

Applicant/Property Owner (person making request)	Site Information
Name: Randon Robe	Location/Address: 400 Sanders Ave Spingdale, AR 72764
E-mail:	
Address: 400 Sanders Ave Springdale	Assessor's Parcel Number(s): 815-24002-000 815-24001-000
Phone: 479-334-9779	Current Zoning District: SF-2
Representative Contact Information (if applicable)	Rezone required: No
Name: Nikki Littrell - Blew & Assoc.	Total Acreage: 0.4 Acres
E-mail: nikki@blewinc.com	
Address: 3825 N Shiloh Dr., Fayetteville, AR 72703	
Phone: (479) 443-4506	

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

Name of Applicant/Property Owner (printed): Randon Robe Date: 1-9-23

Signature: Randon Robe

Name of Representative (if applicable): Nikki Littrell Date: 1-30-23

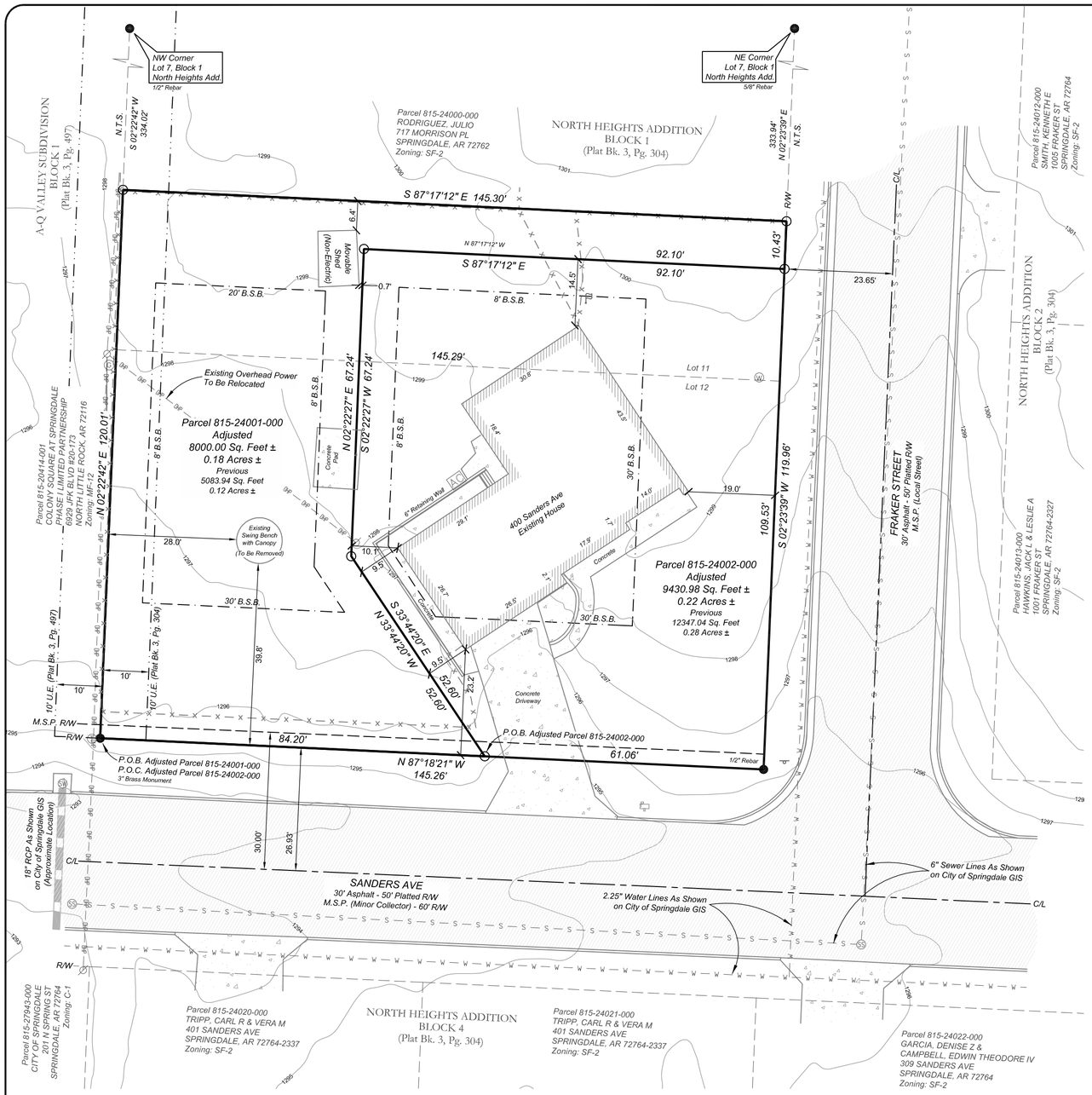
Signature: Nikki Littrell "Digitally signed by Nikki Littrell DN: C=US, E=nikki@blewinc.com, O=Blew & Associates, CN=Nikki Littrell Date: 2023.01.31 09:19:29-06'00'"

STAFF USE ONLY	
Date Application Submitted: January 31 2023	Payment Method:
Date Accepted as Complete:	Project Number: RP23-03

RE-PLAT RP23-03

Property Line Adjustment for Parcels 815-24001-000 & 815-24002-000

Including All of Lot 12 & Part of Lot 11, Block 1, North Heights Addition to the City of Springdale, Arkansas



Utility Notes

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

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

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

Zoning & Setbacks

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

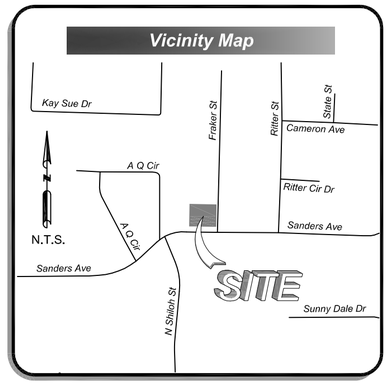
ONE-FAMILY SF-2 BUILDING SETBACKS:
FRONT: 30'
SIDE (INTERIOR): 8' / 8'
CORNER (INTERIOR): 8'
CORNER (EXTERIOR): 30'
BACK: 20'

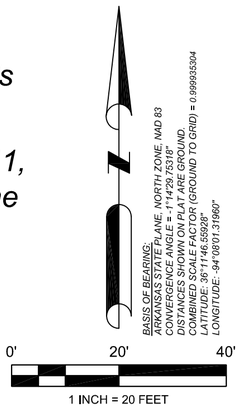
ZERO-LOT LINE SF-2 BUILDING SETBACKS:
FRONT: 30'
SIDE (INTERIOR): 16' / 0'
CORNER (INTERIOR): 16' / 0'
CORNER (EXTERIOR): 30'
BACK: 20'

FOR FURTHER INTERPRETATION AND/OR DETAILED EXPLANATION OF THE CITY OF SPRINGDALE ZONING REGULATIONS, PLEASE CONTACT THE CITY OF SPRINGDALE PLANNING DEPT.

CONTACT:
CITY OF SPRINGDALE PLANNING DEPT.
201 SPRING STREET
SPRINGDALE, AR 72764
PHONE: (479) 750-8550
FAX: (479) 750-8539

Vicinity Map





Legend of Symbols & Abbreviations

	BOUNDARY LINE
	FORTY LINE
	CENTERLINE OF ROAD (C/L)
	RIGHT-OF-WAY (R/W)
X — X	FENCE
	BUILDING SET BACK (B.S.B.)
	UTILITY EASEMENT (U.E.)
W — W	WATER LINE
S — S	SANITARY SEWER LINE
OHP — OHP	OVERHEAD POWER LINE
	GUY LINE
	POWER POLE
T	TELEPHONE PEDESTAL
AC	AIR CONDITIONER
G	GAS METER CONNECTION
W	WATER METER
SW	STORM WATER MANHOLE
SS	SANITARY SEWER MANHOLE
	MAILBOX
	STOP SIGN
	FOUND MONUMENT AS NOTED
	SET 1/2" REBAR & CAP
M.S.P.	MASTER STREET PLAN
N.T.S.	NOT TO SCALE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

CERTIFICATE OF SURVEYING ACCURACY
I, WESLEY S. LUKER, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE, AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.
DATE OF EXECUTION:_____

SIGNED:_____
REGISTERED LAND SURVEYOR
STATE OF ARKANSAS REGISTRATION NO. 1873

CERTIFICATION OF TRANSMITTAL, OWNERSHIP, AND ORDINANCE:

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

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

_____ _____ _____
DATE OWNER

STATE OF _____
COUNTY OF _____
SUBSCRIBED AND SWORN BEFORE ME THIS ____DAY OF _____ 20__.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

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

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

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE_____DAY OF _____20__

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

STATE OF ARKANSAS — LICENSED PROFESSIONAL LAND SURVEYOR — No. 1873 — SIGNATURE — WESLEY S. LUKER

PRELIMINARY

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.

Survey Description

PARCEL 815-24001-000 - RECORD DESCRIPTION (BOOK 2017, PG. 34869)
THIRTY-SEVEN (37) FEET OF EQUAL AND UNIFORM WIDTH OFF THE SOUTH SIDE OF LOT ELEVEN (11) IN BLOCK ONE (1) IN NORTH HEIGHTS ADDITION TO THE CITY OF SPRINGDALE, ARKANSAS, AS PER PLAT OF SAID ADDITION ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.

PARCEL 815-24001-000 - ADJUSTED DESCRIPTION
A PART OF LOT ELEVEN (11) AND A PART OF LOT TWELVE (12) IN BLOCK ONE (1) IN NORTH HEIGHTS ADDITION TO THE CITY OF SPRINGDALE, ARKANSAS, AS PER PLAT OF SAID ADDITION ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING 3" BRASS MONUMENT IN CONCRETE FOR THE SOUTHWEST CORNER OF SAID LOT TWELVE (12), AND RUNNING THENCE N02°22'42"E 120.01' TO A SET 1/2" REBAR & CAP, THENCE S87°17'12"E 145.30' TO A SET 1/2" REBAR & CAP, THENCE S02°23'39"W 10.43' TO A SET 1/2" REBAR & CAP, THENCE N87°17'12"W 92.10' TO A SET 1/2" REBAR & CAP, THENCE S02°22'27"W 67.24' TO A SET 1/2" REBAR & CAP, THENCE S33°44'20"E 52.60' TO A SET 1/2" REBAR & CAP, THENCE N87°18'21"W 84.20' TO THE POINT OF BEGINNING. CONTAINING 0.18 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARCEL 815-24002-000 - RECORD DESCRIPTION (BOOK 2017, PG. 34869)
LOT TWELVE (12) IN BLOCK ONE (1) IN NORTH HEIGHTS ADDITION TO THE CITY OF SPRINGDALE, ARKANSAS, AS PER PLAT OF SAID ADDITION ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.

PARCEL 815-24002-000 - ADJUSTED DESCRIPTION
A PART OF LOT ELEVEN (11) AND A PART OF LOT TWELVE (12) IN BLOCK ONE (1) IN NORTH HEIGHTS ADDITION TO THE CITY OF SPRINGDALE, ARKANSAS, AS PER PLAT OF SAID ADDITION ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A SET 1/2" REBAR & CAP WHICH IS S87°18'21"E 84.20' FROM THE SOUTHWEST CORNER OF SAID LOT TWELVE (12), AND RUNNING THENCE N33°44'20"W 52.60' TO A SET 1/2" REBAR & CAP, THENCE N02°22'27"E 67.24' TO A SET 1/2" REBAR & CAP, THENCE S87°17'12"E 92.10' TO A SET 1/2" REBAR & CAP, THENCE S02°23'39"W 109.53' TO AN EXISTING 1/2" REBAR, THENCE N87°18'21"W 61.06' TO THE POINT OF BEGINNING. CONTAINING 0.22 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Miscellaneous Notes

STATE RECORDING NUMBER:
500-18N-30W-0-25-320-72-1873

COMPLETED FIELD WORK:
DECEMBER 1, 2022

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DEED BOOK 2017 AT PAGE 34869.
2. SUBDIVISION PLAT FILED IN PLAT BOOK 1 AT PAGE 304.
3. SUBDIVISION PLAT FILED IN PLAT BOOK 1 AT PAGE 497.

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

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

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05143C0060F, WHICH BEARS AN EFFECTIVE DATE OF 05/16/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

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.

CONTOURS PER CITY OF SPRINGDALE GIS.

Owner/Developer

ROBE, RANDON
400 SANDERS AVE
SPRINGDALE, AR 72764

FIRM:
BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS
3825 N. SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com
Certificate of Authorization № 1534

DRAWN BY & DATE:	REVIEWED BY:	SURVEYED BY:
J.C. - 12/8/2022	W.L.	J.W.
COUNTY & STATE: WASHINGTON COUNTY, ARKANSAS	JOB NUMBER: 22-11181	

LOCATION: BLOCK 1, NORTH HEIGHTS ADDITION

FOR THE USE AND BENEFIT OF: RANDON ROBE

RP23-03

Parcel	Owner Name	Owner Address
815-20414-001	Colony Square At Springdale Phase 1 Limited Partnership	6929 JFK Blvd. #20-173 North Little Rock, AR 72116
815-24000-000	Julio Rodriguez	717 Morrison Pl. Springdale, AR 72762
815-24012-000	Kenneth E. Smith	1005 Fraker St. Springdale, AR 72764
815-24013-000	Jack L. & Leslie A. Hawkins	1001 Fraker St. Springdale, AR 72764-2327
815-24022-000	Denise Z. Garcia & Edwin Theodore Campbell IV	309 Sanders Ave. Springdale, AR 72764
815-24021-000	Carl R. & Vera M. Tripp	401 Sanders Ave. Springdale, AR 72764-2337
815-24020-000	Carl R. & Vera M. Tripp	401 Sanders Ave. Springdale, AR 72764-2337
815-27943-000	City of Springdale	201 N. Spring St. Springdale, AR 72764

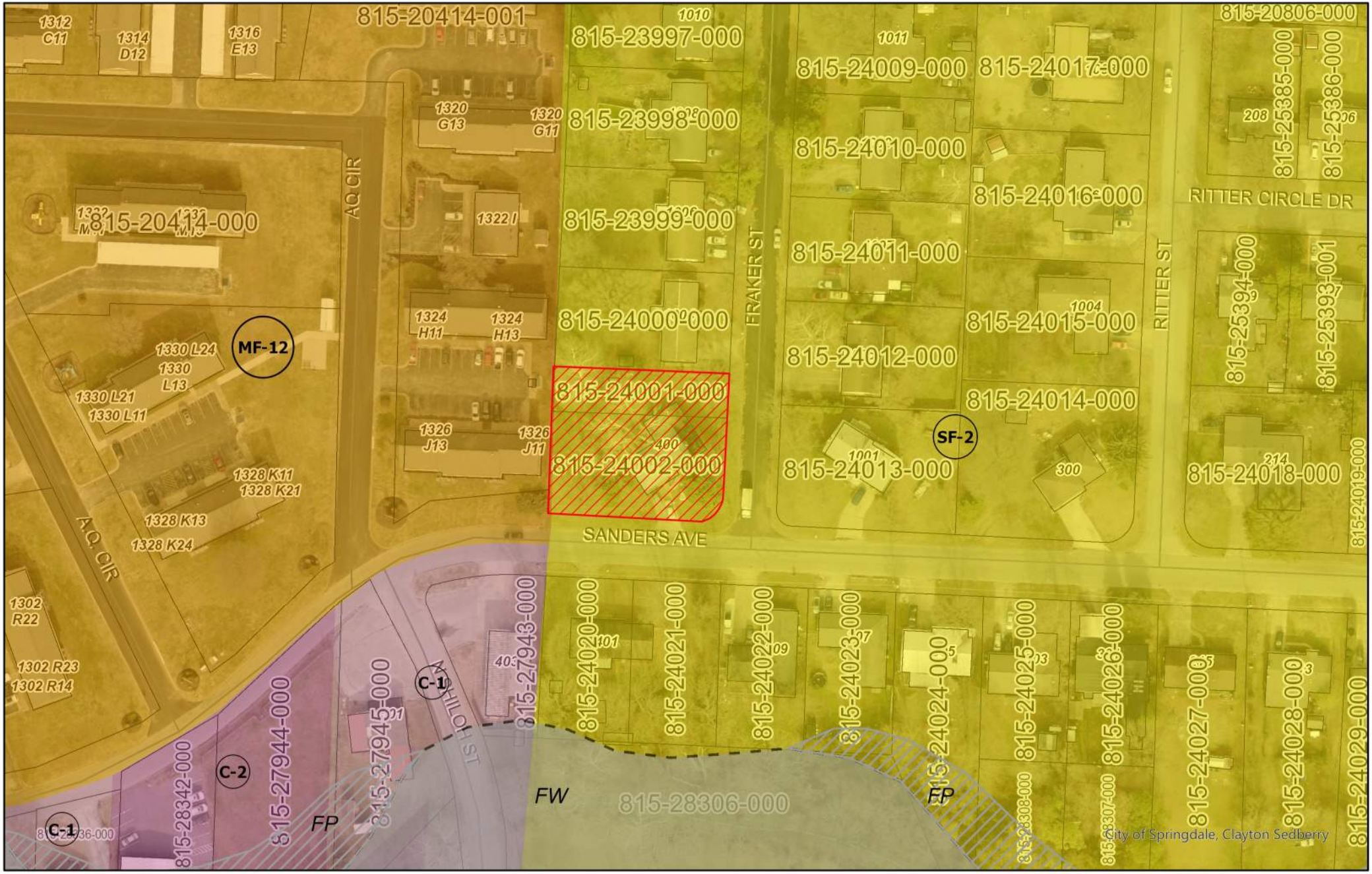
Planning Commission Meeting
March 7, 2023

Miles
0 0 0 0.01 0.01 0.01

N

PROJECT: RP23-03
APPLICANT: Randon Robe
REQUEST: Residential Replat of Northern Heights Addition, Blocks 11 and 12

SPRINGDALE™
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
March 7, 2023

Miles
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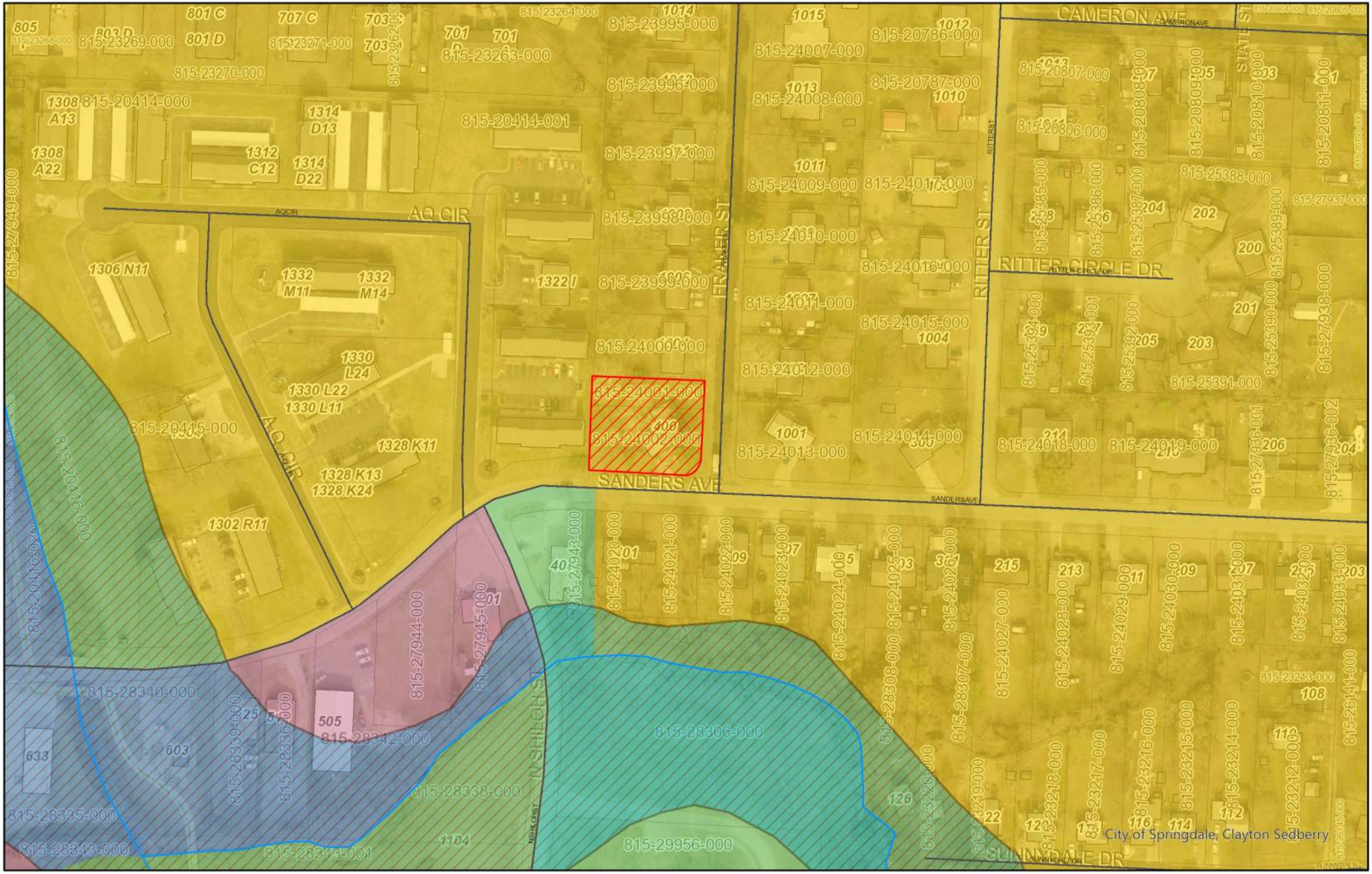
N

PROJECT: RP23-03
APPLICANT: Randon Robe
REQUEST: Residential Replat of Northern Heights Addition, Blocks 11 and 12

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
March 7, 2023

Miles
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N

PROJECT: RP23-03
APPLICANT: Randon Robe
REQUEST: Residential Replat of Northern Heights Addition, Blocks 11 and 12

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Planning and Community Development Division
City of Springdale

L23-11 TABLED FROM MARCH PC MEETING DUE TO NOTIFICATION ERROR.

Memo

To: Planning Commission

From: Staff

Date: March 7, 2023

Re: **L23-11** **Large-Scale** **Dollar Tree**

Planning Comments: Note: Planning Comments do not reflect latest plan set.

1. This Large-Scale Development Plan has been given the number L23-11. 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. Documentation corresponding to L23-11 should be submitted to planningapplication@springdalear.gov. (standard comment)
4. A written response to all comments is required with resubmission (standard comment).
5. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
6. Given the 11 parking spaces on the East side are off of the subject parcel, please provide a shared parking agreement.
7. Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.
8. Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting or may be submitted at the meeting.
9. On the cover page, please display the zoning of the property, as well as the associated setbacks as listed in Code of Ordinance.
10. On the cover page, please provide the following:
    a. Show the rate at which the parking spaces were calculated for each use.
    b. Show the number of parking spaces per usage.
    c. Show the total number of parking spaces required.
    d. Show the total number of handicapped spaces required.
    e. Show the total number of parking spaces provided.
    f. Show the total number of handicapped spaces provided.
11. On a “Details” page, please provide the following:
    a. Show the typical dimensions for regular parking, (9' x 19').
    b. Show the typical dimensions for handicapped parking, (11' x 19').

    c. Show the width of the handicapped access area, (5' min.).
    d. Need to show details of handicapped ramps.
    e. Truncated domes per ADA requirements.
12. Frontage landscaping is required in accordance with Chapter 56.
13. Perimeter landscaping is required in accordance with Chapter 56.
14. 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.
15. Need a landscape plan that shows the details of the landscaped areas including type, size and location of plants.
16. Please include the following among the “Notes” on the landscaping page:
17. An automatic or other irrigation system shall be required for all landscaped areas. Show irrigation system or location of hose bibs.
18. Landscaping must be guaranteed for two years.
    a. Minimum width of drive for two-way traffic is twenty-four feet (24').
    b. Minimum width of a drive for a one-way traffic is fifteen feet (15').
19. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
20. A lighting plan is required, displaying at least 1 foot candle in all parking and pedestrian areas.
21. This development must comply with the City of Springdale Commercial Design Standards or a variance (Board of Adjustments and/or Commercial Design Standards Variance) is required (standard comment).
22. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

Commercial Design Standards Comments

1. Front, side, and rear elevations are required. Elevations shall include type and color of materials used, foundation landscaping, and any architectural features used to comply with the Commercial Design Standards.
2. Internal pedestrian walkways must be distinguishable from driving surfaces through the use of low maintenance surface material such as pavers, bricks, or scored concrete.
3. A 5’ wide sidewalk along the full length of the building along any side that features a customer entrance is required. This sidewalk shall be setback from the building foundation at least 6’ to provide areas for foundation landscaping.
4. Foundation landscaping is required.
5. Provide at least two of the items listed under Central Feature and Community Spaces in the Springdale Commercial Design Standard.
    a. Central features and community spaces shall have direct access to the public sidewalk.
6. Submit a unified lighting plan per Springdale Commercial Design Standards.

Building & Fire Comments:

Obtain a flow test from the hydrant NW of building. Provide flow test report to the building department prior to building permit application approval.

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 3/2/2023

1. **Chapter 107 – Stormwater Pollution**

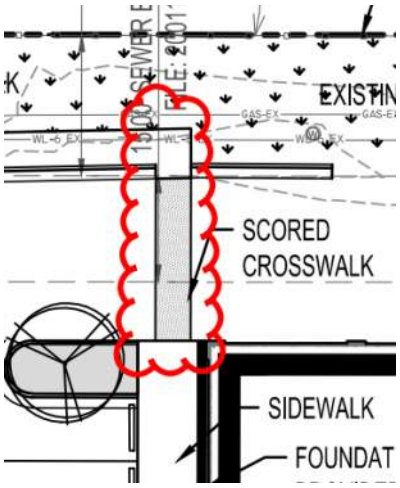
   (Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220 , § 1, 10-24-17)

   - *107.1* - Show & Label all temporary construction stockpiles, parking, entrances, egress, roads, or access as "Temporary" on the Grading or Erosion Control Plan.
     - **Include Erosion Control Plan.**
     - **Add the word "Temporary" to all the items that are intended to be removed at the completion of the project.**
   - *107.3*
     - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.
       - **Apply for Grading Permit, submit the following:**
         - **Grading Permit application.**
         - **SWPPP.**
         - **Notice of Coverage.**
         - **Fee.**

2. **Chapter 130 – Zoning Ordinance**

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

   - *130.7.6.1 ADA* requirements.
     - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
       - **This note is left in place throughout the design process to ensure that access is maintained.**
       - **Show ADA ramps at the crossing below if there is a curb.**



3. Other:

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

L23-11 TABLED FROM MARCH PC MEETING DUE TO NOTIFICATION ERROR.

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted: February 1, 2023 Payment Method: _____

Date Accepted as Complete: _____ Project Number: L23-11

Must meet the below criteria for a Large Scale Submittal:

- ☒ Pre-application meeting held with Springdale Planning Department. Date: 1/24/23
- ☐ Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.

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

APPLICATION CONTACTS:

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

Applicant (person making request)

Name: Scott Delaney

E-mail: scottd@delaneyinc.net

Address: 3262 Old Shell Road Suite C-1
Mobile, AL 36607

Phone: (251) 599-3240

Site/ Location: 1891 Butterfield Coach Rd

Assessor's Parcel Number(s): 815-30592-000

Development Point of Contact for Question & Staff Reviews

Name: Beau Barbera

E-mail: beau@hightidela.com

Address: 700 Canal Blvd

Phone: 985-446-1110

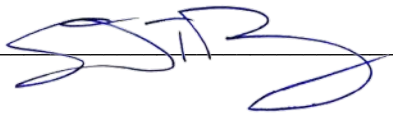
Current Zoning District: C-2

Rezone required: N/A

Total Acreage: 1.27 acres

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

Name (printed): Scott Delaney Date: 02/01/2023

Signature: 

Staff Notes:

PROPOSED DOLLAR TREE
LARGE SCALE DEVELOPMENT (L23-11)
1891 BUTTERFIELD COACH ROAD
SPRINGDALE, AR. 72764

ACREAGE ANALYSIS	
PROPOSED LOT	+/- 1.27 AC.
	(55,126 S.F. GROSS)
	(54,444 S.F. NET)

BUILDING USE	
COMMERCIAL	+/- 9,774 S.F.

PARKING ANALYSIS - COMMERCIAL USE	
BUILDING AREA	+/- 9,974 S.F.
PARKING REQUIRED	50 SPACES
(1 SPACE / 200 S.F. NET FLOOR AREA)	
(2 ADA REQUIRED SPACES)	
TOTAL PARKING PROVIDED	51 SPACES
(INCLUDING 2 ADA SPACES)	

NOTE: PARKING LOCATED IN FRONT OF THE BUILDING CONSISTS OF 26 OF THE 51 SPACES (51% - REQUIRED TO BE LESS THAN 60%) FOR THE PROPOSED COMMERCIAL BUILDING.

VICINITY MAP
NTS

SHEET INDEX

COVER	COVER SHEET
ES-1.0	EROSION CONTROL PLAN
C-1.0	DEMOLITION PLAN
C-2.0	SITE PLAN
C-3.0	GRADING / UTILITY PLAN
C-4.0	DETAIL SHEET
L-1.0	SITE LANDSCAPING PLAN
SP-1.0	SITE PHOTOMETRICS PLAN

PARCEL NUMBER: 815-30592-000

LEGAL DESCRIPTION: (LOT 20A)

LOT 20A OF THE REPLAT OF LOT 20 IN BLOCK 1 OF GREEN ACRES SOUTH SUBDIVISION IN SPRINGDALE, ARKANSAS AS PER PLAT OF SAID SUBDIVISION RECORDED IN PLAT RECORD 24 AT PAGE 8 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS AND BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID LOT 20 THENCE S87°31'45"E 417.62 FEET, THENCE S02°28'15"W 132.00 FEET, THENCE N87°31'45"W 417.62 FEET, THENCE N02°28'15"E 132.00 FEET TO THE P.O.B.; CONTAINING 1.27 ACRES MORE OR LESS SUBJECT TO EASEMENTS AND RIGHT OF WAY OF RECORD.

GENERAL NOTE

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

a) DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
b) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
c) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
d) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
e) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE."

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.

PROPERTY NOTES:

1. ROTATION BASED ON ARKANSAS STATE PLANE GRID NORTH ZONE (NAD 83)
2. OWNER:
   SAC LLC
   3993 N. DOGWOOD CANNON LOOP
   FAYETTEVILLE, AR 72704
3. PROPERTY ADDRESS:
   1891 BUTTERFIELD COACH ROAD
   SPRINGDALE, AR. 72764
4. DEVELOPER:
   DELANEY PROPERTY GROUP
   3262 OLD SHELL ROAD, SUITE C-1
   MOBILE, AL 36607
5. ZONING:
   C-2 COMMERCIAL
6. SETBACKS:
   FRONT - IF PARKING IS ALLOWED BETWEEN R/W AND THE BUILDING - 50'
   SIDE - (SUBJECT TO APPLICABLE FIRE BUILDING CODES) - NONE
   SIDE - WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT - 20'
   REAR - 20'

"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."

DEVELOPER

DELANEY PROPERTY GROUP
3262 OLD SHELL ROAD, SUITE C-1
MOBILE, AL 36607

REVISION	BY

HIGH TIDE CONSULTANTS LLC
700 CANAL BOULEVARD
THIBODAUX, LA 70301
www.hightidela.com

DATE: February 23, 2023

STAMP
STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19669
BRANDON S. NING

PROPOSED DOLLAR TREE
1891 BUTTERFIELD COACH ROAD
(ARKANSAS HIGHWAY #265 SPUR)
SPRINGDALE, ARKANSAS

DELANEY PROPERTY GROUP
3262 OLD SHELL ROAD, SUITE C-1
MOBILE, AL 36607

DRAWN	TAH
CHECKED	BSG
ISSUED DATE	03/01/23
ISSUED FOR	REVIEW
PROJECT NO.	22-289
FILE	Cover Sheet
SHEET	COVER

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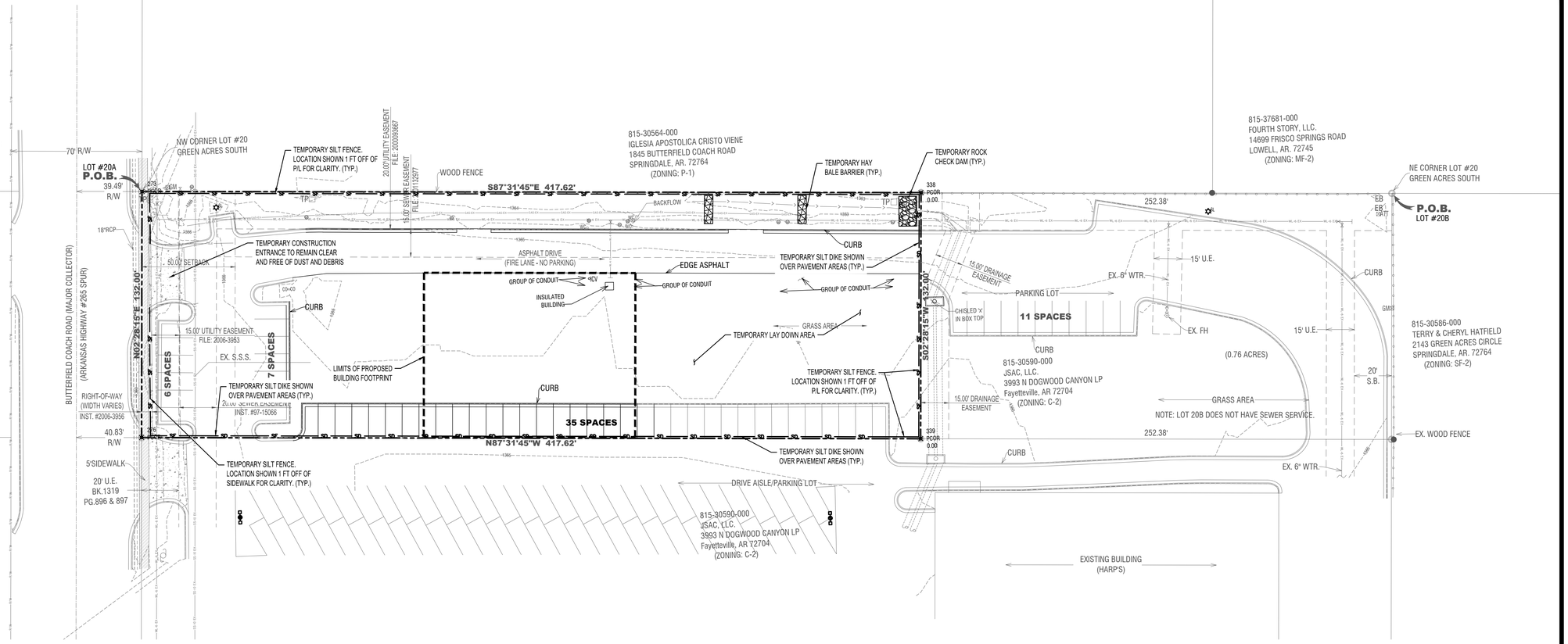


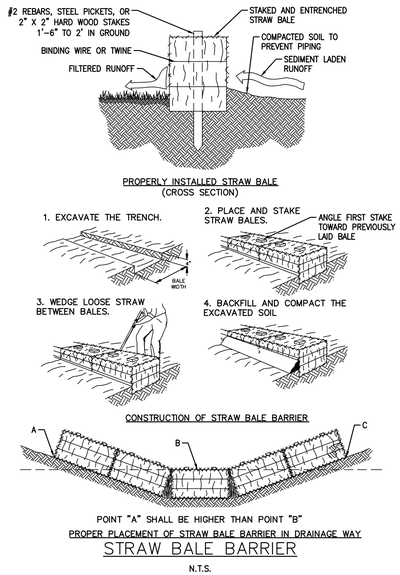
EROSION CONTROL NOTES:

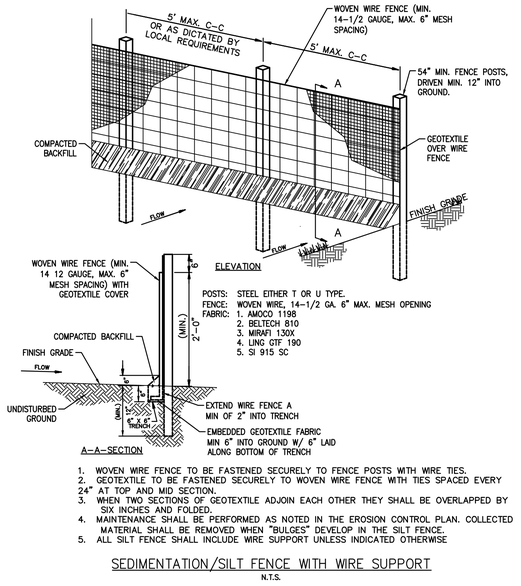
1. SEDIMENT AND EROSION CONTROL FACILITIES AND STORM DRAINAGE FACILITIES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
2. CONTRACTOR SHALL MAINTAIN EROSION CONTROL FACILITIES DURING THE ENTIRE CONSTRUCTION PERIOD. FACILITIES ARE NOT TO BE REMOVED UNTIL COMPLETION OF THE PROJECT.
3. ADDITIONAL EROSION CONTROL BMP'S MAY BE REQUIRED AS DEEMED NECESSARY BY GOVERNING AUTHORITIES.
4. SILT FENCES SHALL BE CLEANED OR REPLACED WHEN SILT BUILDS UP TO 1' FROM THE BOTTOM OF THE FENCE.
5. EROSION CONTROL MEASURES ARE TO BE INSPECTED WEEKLY AND AFTER EACH RAINFALL AND REPAIRED AS NECESSARY.
6. ALL GRADED AREAS SHALL BE STABILIZED WITH A PERMANENT FAST GROWING COVER AND/OR MULCH UPON COMPLETION OF GRADING OPERATIONS. COMPLETION OF GRADING OPERATIONS DOES NOT MEAN AT THE END OF THE PROJECT, AS SOON AS FINAL GRADES ARE ESTABLISHED IN AN UNPAVED AREA, THE CONTRACTOR SHALL STABILIZE WITH A TEMPORARY GRASS OR PERMANENT SOD. IF A TEMPORARY GRASS IS APPLIED, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO APPLY A PERMANENT SEED OR SOD AT THE PROPER TIME OF YEAR.
7. FILL SLOPES SHOULD BE PLANTED AS SOON AS AN AREA OF THE SITE IS BROUGHT TO FINAL GRADE. SURFACE RUNOFF SHALL BE INTERCEPTED AT THE TOP OF TEMPORARY AND PERMANENT SLOPES DURING CONSTRUCTION SO THAT WATER IS NOT ALLOWED TO FLOW OVER THE SLOPE FACE.
8. THE GENERAL CONTRACTOR AND THE GRADING CONTRACTOR SHALL REVIEW THEIR GRADING SEQUENCE TO INSURE THAT THE LEAST AMOUNT OF LAND POSSIBLE AT ANY ONE TIME IS DISTURBED WITHOUT PERMANENT STABILIZATION.
9. CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION ENTRANCES PRIOR TO ANY EARTHWORK OPERATIONS.
10. CONTRACTOR SHALL MAINTAIN SILT FENCES FOR THE DURATION OF THE PROJECT UNTIL ACCEPTED BY THE OWNER AT NO EXPENSE TO OWNER.
11. CONTRACTOR SHALL INSPECT ON A DAILY BASIS FOR NEEDED REMOVAL OF ANY ACCUMULATED SILTS, DEBRIS, OR REPAIR OF DAMAGED SILT FENCE AT NO ADDITIONAL EXPENSE TO OWNER.
12. PRIOR TO CONSTRUCTION, THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN HEREON SHALL BE IN PLACE. CLEARING AND GRUBBING OPERATIONS WILL BE ENGAGED IN ONLY AS NECESSARY TO ALLOW THE PLACEMENT OF EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN HEREON UNTIL ALL SUCH MEASURES ARE IN PLACE.
13. LAND DISTURBING ACTIVITIES WILL BE KEPT TO A MINIMUM AND WILL NOT EXTEND BEYOND THE LIMITS SHOWN.
14. SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSPECTED ON A DAILY BASIS AND WILL BE REPAIRED, ADJUSTED AND MAINTAINED AS NEEDED OR REQUIRED BY GOVERNING AGENCIES AT NO ADDITIONAL EXPENSE TO THE OWNER TO PROVIDE EROSION AND SEDIMENT CONTROL FOR THE DURATION OF CONSTRUCTION AND UNTIL ALL DISTURBED AREAS ARE STABILIZED.
15. THE CONTRACTOR SHALL OBTAIN AND COMPLY WITH ALL ADEQ NPDES PERMITTING REQUIREMENTS.

BMP MAINTENANCE EROSION NOTES:

ALL MEASURES STATED ON THIS SITE MAP 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 & SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, & REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES & 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, & 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 EXITS 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 EXITS AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING & STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING & STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
6. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. ANY DEBRIS &/OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.





LEGEND

- PROPERTY LINE
- PROPOSED BUILDING FOOTPRINT
- SF — SF — TEMPORARY SILT FENCE
- SD — SD — TEMPORARY SILT DIKE
- TEMPORARY HAY BALE BARRIER
- TEMPORARY ROCK CHECK DAM

REFER TO SURVEY SHEETS FOR LEGEND OF EXISTING FEATURES

Not For Construction

EROSION CONTROL PLAN

SCALE IN FEET
30 15 0 30 60 90

REVISION	BY

HIGH TIDE CONSULTANTS LLC
700 CANAL BOULEVARD
THIBODAUX, LA 70301
www.hightidela.com

DATE: February 23, 2023

STAMP: ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 19669 NIKKI BRANDON SHAWS

PROPOSED DOLLAR TREE
1891 BUTTERFIELD COACH ROAD
(ARKANSAS HIGHWAY #265 SPUR)
SPRINGDALE, ARKANSAS

DELANEY PROPERTY GROUP
3262 OLD SHELL ROAD, SUITE C-1
MOBILE, AL 36607

DRAWN	TAH
CHECKED	BSG
ISSUED DATE	03/01/23
ISSUED FOR	REVIEW
PROJECT NO.	22-289
FILE	ES-1.0 Erosion Control Plan
SHEET	ES-1.0

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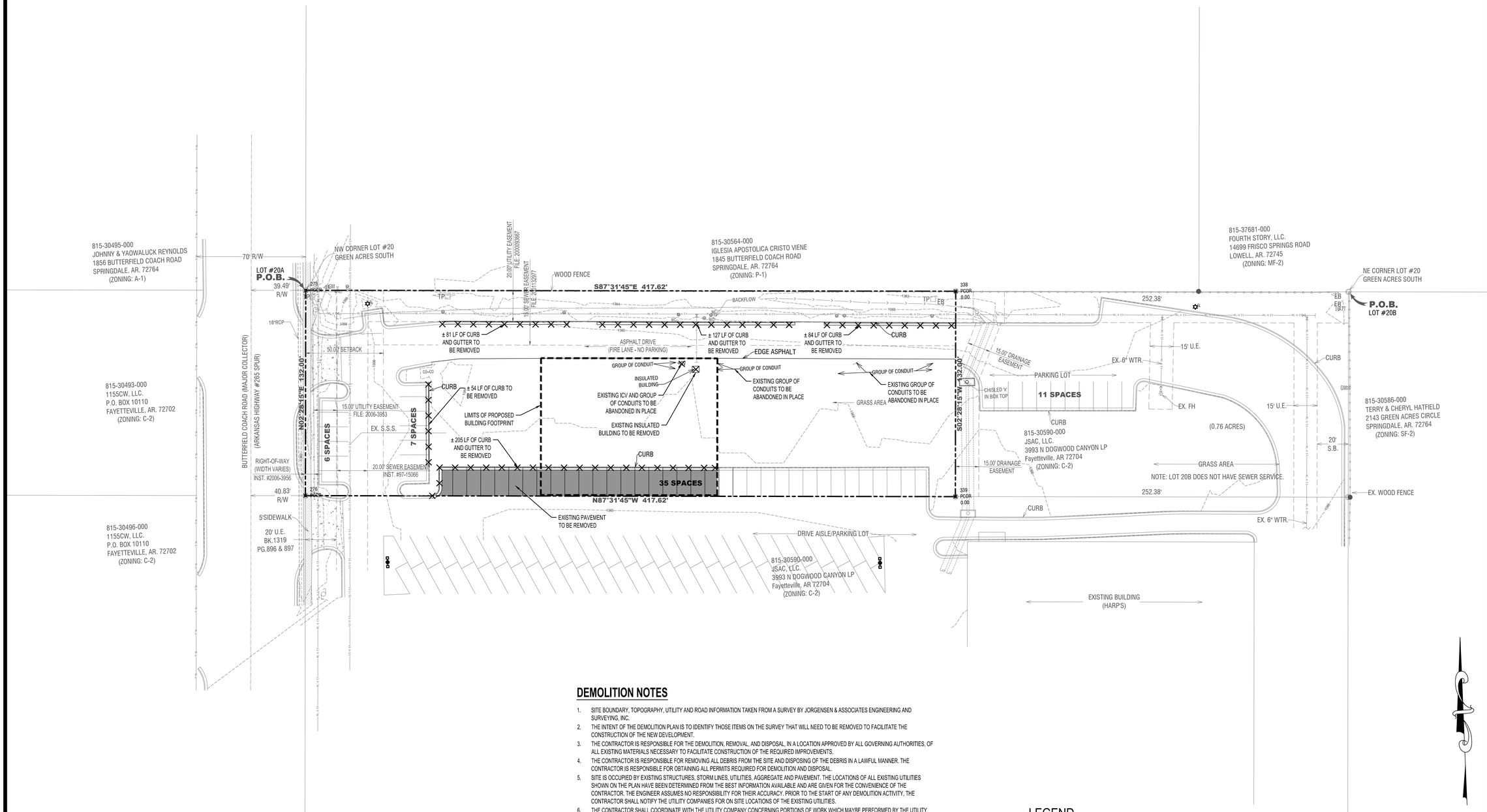

DEMOLITION NOTES

1. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY JORGENSEN & ASSOCIATES ENGINEERING AND SURVEYING, INC.
2. THE INTENT OF THE DEMOLITION PLAN IS TO IDENTIFY THOSE ITEMS ON THE SURVEY THAT WILL NEED TO BE REMOVED TO FACILITATE THE CONSTRUCTION OF THE NEW DEVELOPMENT.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL, IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL EXISTING MATERIALS NECESSARY TO FACILITATE CONSTRUCTION OF THE REQUIRED IMPROVEMENTS.
4. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
5. SITE IS OCCUPIED BY EXISTING STRUCTURES, STORM LINES, UTILITIES, AGGREGATE AND PAVEMENT. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE 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 ON SITE LOCATIONS OF THE EXISTING UTILITIES.
6. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAYBE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES.
7. ALL AREAS WHERE PAVEMENT, STRUCTURAL SLABS, FOUNDATIONS, UTILITIES, CONDUITS, AND/OR UTILITY STRUCTURES HAVE BEEN REMOVED SHALL BE BACKFILLED WITH STRUCTURAL FILL MATERIAL. ALL STRUCTURAL FILL MATERIAL SHALL BE PLACED AND COMPACTED PER THE REQUIREMENTS OF THE SITE SPECIFICATIONS.
8. ADEQUATE EROSION CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES.
9. ANY DAMAGE TO EXISTING IMPROVEMENTS TO REMAIN SHALL BE REPLACED AT CONTRACTOR'S EXPENSE. IMPROVEMENTS SHALL BE EQUAL TO OR BETTER THAN EXISTING.
10. PRIOR TO THE BEGINNING OF DEMOLITION, CONTRACTOR SHALL LOCATE AND MARK LIMITS OF CONSTRUCTION. NO CONSTRUCTION ACTIVITIES SHALL TAKE PLACE OUTSIDE OF THOSE LIMITS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO SUBMITTING A BID TO DETERMINE THE COMPLETE SCOPE OF SERVICES.
12. PRIOR TO ANY WORK, THE CONTRACTOR SHALL CONTACT THE ARKANSAS ONE CALL SYSTEM AT 811. THE CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY REMOVALS WHETHER LOCATED BY THE ONE CALL SYSTEM OR NOT.
13. THE CONTRACTOR SHALL CONDUCT A PRE-CONSTRUCTION MEETING ON SITE WITH ALL UTILITY COMPANIES TO COORDINATE REMOVAL AND RELOCATION BEFORE ANY CONSTRUCTION ACTIVITIES BEGIN.
14. DEPTHS OF REMOVAL OF FOUNDATIONS SPECIFIED ABOVE ARE MINIMUM DEPTHS. CONTRACTOR SHALL REMOVE ALL DEBRIS AND FOUNDATIONS AS NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS INCLUDING PROPOSED BUILDING UTILITIES AND FOUNDATIONS.
15. EXISTING MANHOLES AND VALVES TO REMAIN SHALL BE ADJUSTED TO ELEVATIONS OF FINISHED GRADE. REFER TO THE SITE/GRADING PLAN FOR FINISHED GRADE ELEVATIONS.

LEGEND

- PROPERTY LINE
- EXISTING SITE FEATURE TO BE REMOVED
- EXISTING PAVEMENT TO BE REMOVED
- PROPOSED BUILDING FOOTPRINT

Not For Construction

DEMOLITION PLAN

SCALE IN FEET
30 15 0 30 60 90

REVISION	BY

HIGH TIDE CONSULTANTS LLC
700 CANAL BOULEVARD
THIBODAUX, LA 70301
www.hightidela.com

DATE: February 23, 2023

STAMP: ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 19669 BRANDON SHANNON

PROPOSED DOLLAR TREE
1891 BUTTERFIELD COACH ROAD
(ARKANSAS HIGHWAY #265 SPUR)
SPRINGDALE, ARKANSAS

DELANEY PROPERTY GROUP
3262 OLD SHELL ROAD, SUITE C-1
MOBILE, AL 36607

DRAWN	TAH
CHECKED	BSG
ISSUED DATE	02/23/23
ISSUED FOR	REVIEW
PROJECT NO.	22-289
FILE	C-1.0 Demolition Plan
SHEET	C-1.0

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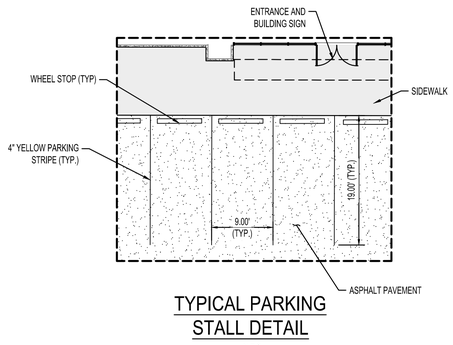
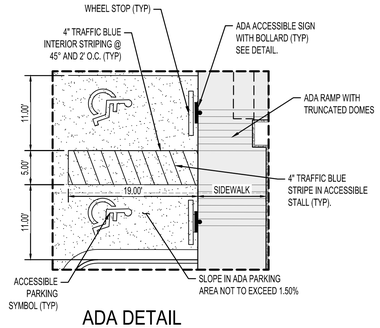


TYPICAL PARKING STALL DETAIL

N.T.S.



ADA DETAIL

N.T.S.

ACREAGE ANALYSIS

PROPOSED LOT	+/- 1.27 AC.
	(55,126 S.F. GROSS)
	(54,444 S.F. NET)

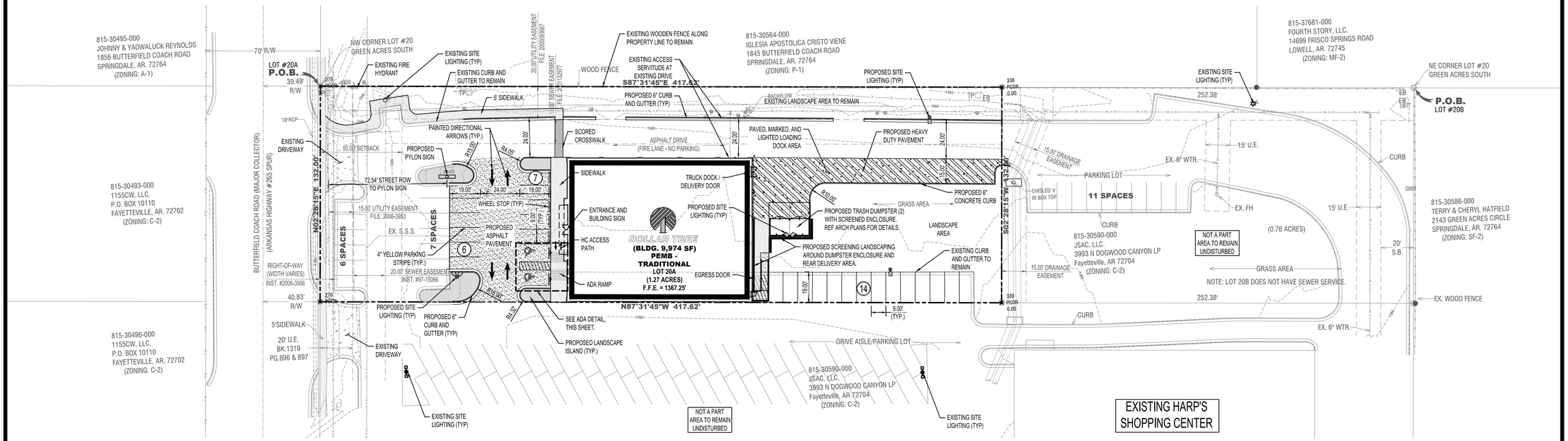
BUILDING USE

COMMERCIAL	+/- 9,774 S.F.

PARKING ANALYSIS - COMMERCIAL USE

BUILDING AREA	+/- 9,974 S.F.
PARKING REQUIRED	50 SPACES
(1 SPACE / 200 S.F. NET FLOOR AREA)	
(2 ADA REQUIRED SPACES)	
TOTAL PARKING PROVIDED	51 SPACES
(INCLUDING 2 ADA SPACES)	

NOTE: PARKING LOCATED IN FRONT OF THE BUILDING CONSISTS OF 26 OF THE 51 SPACES (51% - REQUIRED TO BE LESS THAN 60%) FOR THE PROPOSED COMMERCIAL BUILDING.



SITE NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF SPRINGDALE / WASHINGTON COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. ALL PROPOSED CURB RADII ARE 5' UNLESS OTHERWISE NOTED.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SCOPE AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
8. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY DAVID JORGENSEN & ASSOCIATES ENGINEERING AND SURVEYING.
9. REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
10. SITE ZONING IS C-2 AS WELL AS PROPERTIES TO THE WEST, EAST, AND SOUTH. PROPERTY TO THE NORTH IS ZONED P-1.
11. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING BENCHMARK.
12. EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION.
13. ALL DIMENSIONS TO BUILDING ARE TO OUTSIDE FACE OF BUILDING.
14. ALL NECESSARY PERMITS AND APPROVALS FROM AGENCIES GOVERNING THE CONSTRUCTION OF THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS, ALL PROPERTY CORNERS, AND REPLACING ALL PINS DAMAGED OR ELIMINATED DURING CONSTRUCTION.
16. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
17. THE SITE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, IRRIGATIONS SYSTEMS, AND ANY OTHER MISCELLANEOUS UTILITIES) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL, AND THE PLACEMENT OF ANY APPROPRIATE SOIL STABILIZATION TECHNIQUE.
18. THE CONTRACTOR SHALL PROVIDE BOLLARDS FOR PROTECTION OF ALL ABOVE GROUND UTILITIES AND APPURTENANCES ADJACENT TO DRIVE AREAS.
19. ALL STRIPING SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
20. ANY WORK IN THE RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD DRAWINGS AND SPECIFICATIONS.
21. CONTRACTOR SHALL REMOVE PAVEMENT AND CONCRETE IN ACCORDANCE WITH ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

PARCEL NUMBER: 815-30592-000

LEGAL DESCRIPTION: (LOT 20A)

LOT 20A OF THE REPLAT OF LOT 20 IN BLOCK 1 OF GREEN ACRES SOUTH SUBDIVISION IN SPRINGDALE, ARKANSAS AS PER PLAT OF SAID SUBDIVISION RECORDED IN PLAT RECORD 24 AT PAGE 8 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS AND BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID LOT 20 THENCE S87°31'45"E 417.62 FEET, THENCE S02°28'15"W 132.00 FEET, THENCE N87°31'45"W 417.62 FEET, THENCE N02°28'15"E 132.00 FEET TO THE P.O.B.; CONTAINING 1.27 ACRES MORE OR LESS SUBJECT TO EASEMENTS AND RIGHT OF WAY OF RECORD.

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."

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.

PROPERTY NOTES:

1. ROTATION BASED ON ARKANSAS STATE PLANE GRID NORTH ZONE (NAD 83)
2. OWNER:
   SAC LLC
   3993 N. DOGWOOD CANNON LOOP
   FAYETTEVILLE, AR 72704
3. PROPERTY ADDRESS:
   1891 BUTTERFIELD COACH ROAD
   SPRINGDALE, AR. 72764
4. DEVELOPER:
   DELANEY PROPERTY GROUP
   3262 OLD SHELL ROAD, SUITE C-1
   MOBILE, AL 36607
5. ZONING:
   C-2 COMMERCIAL
6. SETBACKS:
   FRONT - IF PARKING IS ALLOWED BETWEEN R/W AND THE BUILDING - 50'
   SIDE - (SUBJECT TO APPLICABLE FIRE BUILDING CODES) - NONE
   SIDE - WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT - 20'
   REAR - 20'

REFER TO SURVEY SHEETS FOR LEGEND OF EXISTING FEATURES.

ALL EXISTING LANDSCAPE IN SHOPPING CENTER TO REMAIN UNDISTURBED. ANY DISTURBED AREAS SHALL MEET OR EXCEED LANDSCAPE REQUIREMENTS.

LEGEND

- PROPERTY LINE
- PROPOSED BUILDING
- (7) PARKING COUNT
- CURB AND GUTTER
- PROPOSED SITE LIGHTING
- PROPOSED SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED LANDSCAPE ISLAND

Not For Construction

SITE PLAN

SCALE IN FEET
30 15 0 30 60 90

REVISION	BY

HIGH TIDE CONSULTANTS LLC
700 CANAL BOULEVARD
THIBODAUX, LA 70301
www.hightidela.com

DATE: February 23, 2023

STAMP: ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 19669 BRANDON SHANE NIELSEN

PROPOSED DOLLAR TREE
1891 BUTTERFIELD COACH ROAD
(ARKANSAS HIGHWAY #265 SPUR)
SPRINGDALE, ARKANSAS

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3262 OLD SHELL ROAD, SUITE C-1
MOBILE, AL 36607

DRAWN	TAH
CHECKED	BSG
ISSUED DATE	03/01/23
ISSUED FOR	REVIEW
PROJECT NO.	22-289
FILE	C-2.0 Site Plan
SHEET	C-2.0

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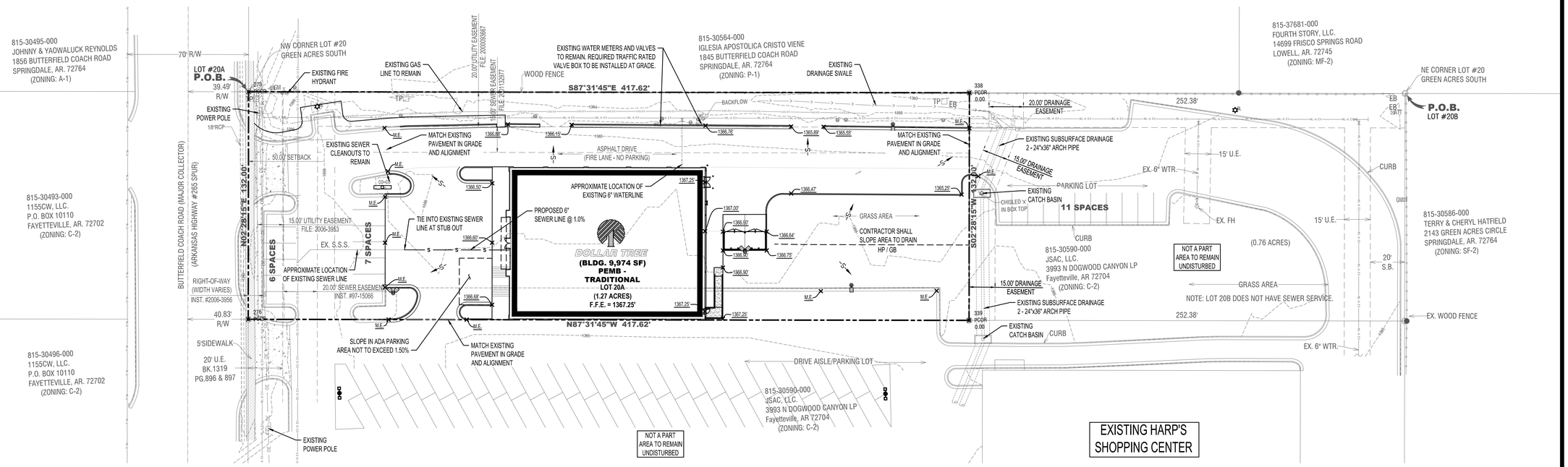

GRADING NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING FEATURES, INCLUDING REMOVAL OF ANY EXISTING UTILITIES UNLESS OTHERWISE NOTED ON THE PLANS. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY LIMITS.
2. 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 CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
4. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.
5. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
6. IF ANY EXISTING STRUCTURES SHOWN TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
7. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
8. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
9. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
10. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
11. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY DAVID JORGENSEN & ASSOCIATES ENGINEERING AND SURVEYING. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
12. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS ESTABLISHED.
13. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
14. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARD OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES.
15. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
16. ALL PIPES AND STRUCTURES WITHIN THE STREET RIGHT-OF-WAY SHALL BE PER ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARDS & SPECIFICATIONS, LATEST EDITION AND ARDOT STANDARD DETAILS.
17. DRAINAGE STRUCTURES SHALL BE PRECAST OR CAST-IN-PLACE CONCRETE IN ACCORDANCE WITH SPECIFICATIONS PROVIDED.
18. THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 05143C0090F, MAP REVISED MAY 16, 2008.

UTILITY NOTES:

1. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. ALL SEWER UTILITY WORK SHALL BE DONE TO THE CITY OF SPRINGDALE / WASHINGTON COUNTY STANDARDS AND SPECIFICATIONS. ALL WATER UTILITY WORK SHALL BE DONE TO SPRINGDALE WATER AND SEWER COMMISSION STANDARDS AND SPECIFICATIONS. ALL ELECTRICAL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH OZARK ELECTRIC STANDARDS AND SPECIFICATIONS. ALL GAS UTILITY WORK SHALL BE DONE TO ARKANSAS WESTERN GAS COMPANY STANDARDS AND SPECIFICATIONS.
3. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
4. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
   - 6" PVC SCHEDULE 40
5. WATER LINES SHALL BE AS FOLLOWS:
   - 6" OR GREATER, EITHER COPPER TUBE TYPE "L" (SOFT) PER ANSI 816.22, OR PVC, 200 P.S.I., PER ASTM D1784 AND D2241.
6. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
7. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN SPECIFICATIONS. ALL WATER VALVES SHALL BE INSTALLED IN A CAST IRON VALVE BOX WITH COVER.
8. ALL WATER AND SANITARY SEWER UTILITIES SHOULD MAINTAIN A MINIMUM TEN (10') OF HORIZONTAL SEPARATION OR, WHEN CROSSING, 18" OF VERTICAL SEPARATION (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
9. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4'-0" COVER ON ALL WATERLINES.
10. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
11. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
12. TOPS OF EXISTING MANHOLES SHALL BE ADJUSTED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS. IN UNPAVED AREAS, EXISTING MANHOLE TOPS SHALL BE 6" ABOVE FINISHED GROUND ELEVATIONS AND CONTAIN WATER TIGHT LIDS.
13. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
14. REFER TO ARCHITECTURAL AND MEP DRAWINGS FOR EXACT BUILDING TIE-IN LOCATIONS OF ALL UTILITIES.
15. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
16. 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 CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
17. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO BUILDING OCCUPANCY.
18. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
19. REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
20. CONTRACTOR SHALL COORDINATE WITH THE CITY OF SPRINGDALE / WASHINGTON COUNTY DEPARTMENT OF PUBLIC WORKS FOR TIE-IN LOCATIONS TO PUBLIC UTILITIES PRIOR TO COMMENCEMENT OF WORK.
21. TOPOGRAPHIC INFORMATION IS TAKEN FROM A SURVEY BY DAVID JORGENSEN & ASSOCIATES ENGINEERING AND SURVEYING, DATED JULY 25, 2022. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.

LEGEND

- PROPERTY LINE
- PROPOSED BUILDING
- 1367.25' — SPOT ELEVATION
- M.E. — MATCH EXISTING ELEVATION
- -S- — SLOPE TO DRAIN
- HP / GB — HIGH POINT / GRADE BREAK
- s s — SANITARY SEWER LINE

REFER TO SURVEY SHEETS FOR LEGEND OF EXISTING FEATURES.

ALL EXISTING LANDSCAPE IN SHOPPING CENTER TO REMAIN UNDISTURBED. ANY DISTURBED AREAS SHALL MEET OR EXCEED LANDSCAPE REQUIREMENTS.

Not For Construction

GRADING / UTILITY PLAN

SCALE IN FEET

30 15 0 30 60 90

REVISION	BY

HIGH TIDE CONSULTANTS LLC
700 CANAL BOULEVARD
THIBODAUX, LA 70301
www.hightidela.com

DATE: February 23, 2023

STAMP

ARKANSAS BRANDON SHAW LICENSED PROFESSIONAL ENGINEER No. 19669

PROPOSED DOLLAR TREE
1891 BUTTERFIELD COACH ROAD
(ARKANSAS HIGHWAY #265 SPUR)
SPRINGDALE, ARKANSAS

DELANEY PROPERTY GROUP
3262 OLD SHELL ROAD, SUITE C-1
MOBILE, AL 36607

DRAWN	TAH
CHECKED	BSG
ISSUED DATE	03/01/23
ISSUED FOR	REVIEW
PROJECT NO.	22-289
FILE	C-3.0 Grading Utility Plan
SHEET	C-3.0

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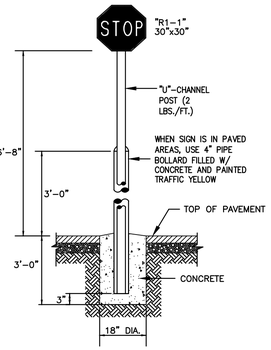
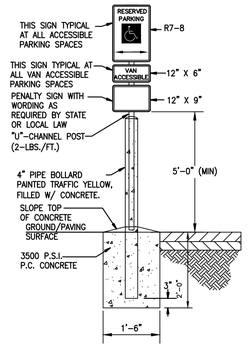


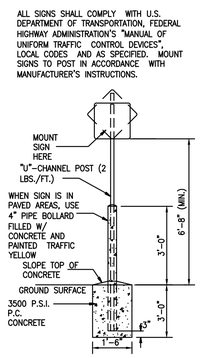
STOP SIGN W/ PIPE BOLLARD

N.T.S.



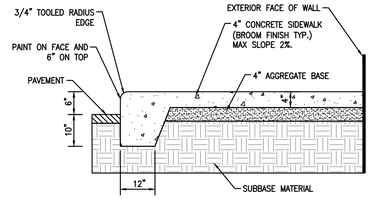
ACCESSIBLE PARKING SIGN

N.T.S.



STANDARD SIGN BASE

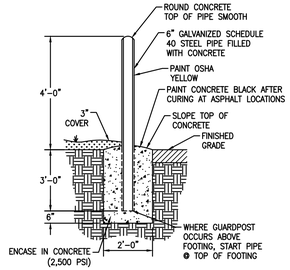
N.T.S.



NOTES:
1. CONTRACTOR TO MATCH EXISTING GRADES AND FLOW PATTERNS AT TIE IN LOCATIONS.
2. THIS DETAIL DOES NOT INCLUDE PAVEMENT EVALUATION. THIS CONCRETE PAVEMENT IS NOT INTENDED TO INCREASE THE LONGEVITY OF THE EXISTING SIDEWALK.

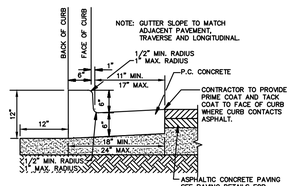
TURNDOWN SIDEWALK

N.T.S.



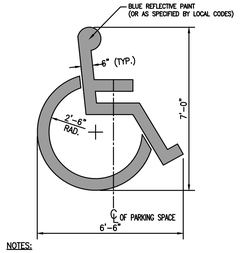
BOLLARD DETAIL

N.T.S.



TYPE "A" CONCRETE CURB AND GUTTER

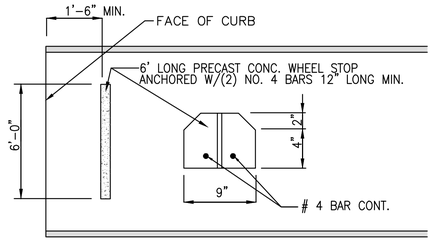
N.T.S.



NOTES:
1. VERIFY SYMBOL REQUIREMENTS WITH LOCAL JURISDICTION.
2. ADD "VAN" LETTERING WHERE INDICATED ON SITE PLAN.
3. LOCATE SYMBOL AT THE EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING.

ACCESSIBLE PARKING SYMBOL DETAIL

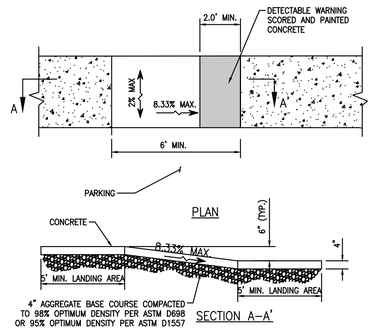
N.T.S.



NOTE: SEE SITE PLAN FOR PARKING SPACE SIZE AND FOR WHEEL STOP LOCATIONS. PAINT WHEEL STOPS OSHA YELLOW

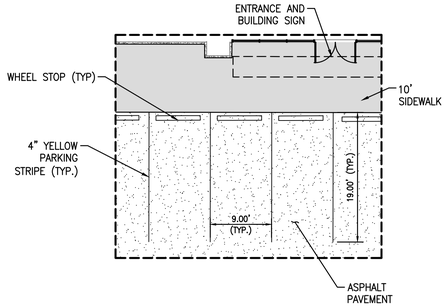
CONCRETE WHEEL STOP

N.T.S.



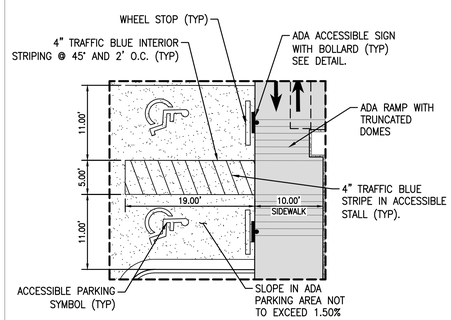
ADA RAMP IN SIDEWALK

NTS



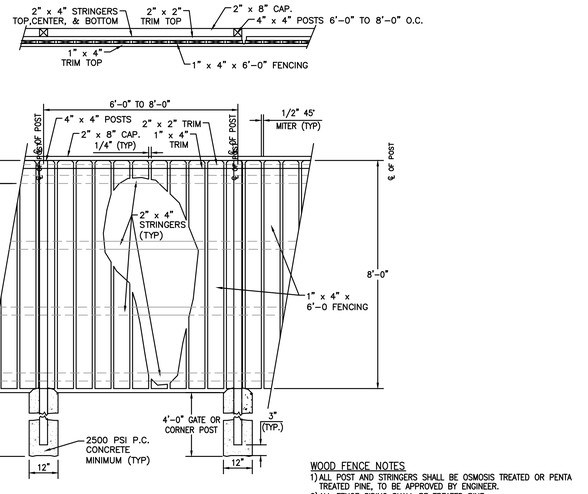
TYPICAL PARKING STALL DETAIL

N.T.S.



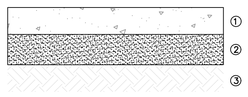
ADA DETAIL

N.T.S.



WOOD FENCE NOTES
1) ALL POST AND STRINGERS SHALL BE OSMOSIS TREATED OR PENTA TREATED PINE, TO BE APPROVED BY ENGINEER.
2) ALL FENCE SIDING SHALL BE TREATED PINE.
3) ALL METAL FASTENERS SUCH AS BOLTS, NAILS, HINGES, HASPS, AND ETC. SHALL BE HOT DIPPED GALVANIZED.
4) FENCE DIRECTION AS NOTED ON PLANS OR AS DIRECTED BY OWNER.
5) SPLICE STRINGERS AT POSTS ONLY.

8' WOOD FENCE



1. 8" OF PORTLAND CEMENT CONCRETE PAVEMENT (4000 PSI COMPRESSIVE STRENGTH @ 28 DAYS, 4-INCH MAXIMUM SLUMP)
2. 4" MIN. AGGREGATE BASE (NO. 610 STONE OR CRUSHED CONCRETE MATERIAL)
3. EXISTING PROPERLY PREPARED SUBGRADE

NOTES:
1. AGGREGATE BASE COURSE SHALL BE COMPACTED TO 100 PERCENT OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698, STANDARD PROCTOR TEST.
2. PAVEMENT JOINT SHALL BE IN ACCORDANCE WITH ACI330R-01 "GUIDE FOR DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS".

TYPICAL HEAVY DUTY PAVEMENT

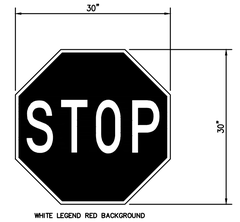
N.T.S.

1. 1" MIN. ASPHALT WEARING SURFACE (9.5 MM SUPERPAVE SURFACE), STRUCTURAL COEFFICIENT = 0.44
2. 2" MIN. BINDER COURSE (19 MM MIX SUPERPAVE INTERMEDIATE), STRUCTURAL COEFFICIENT = 0.44
3. 6" MIN. GRADED AGGREGATE BASE (COMPACTED TO 98% MODIFIED PROCTOR DENSITY), STRUCTURAL COEFFICIENT = 0.16
4. EXISTING PROPERLY PREPARED SUBGRADE

NOTES:
1. PRIOR TO BASE COURSE PLACEMENT, SUBGRADE PREPARATION SHALL BE EXECUTED AS OUTLINED IN THE SITEWORK PREPARATION NOTES.
2. ALL PAVEMENT MATERIALS AND CONSTRUCTION METHODS SHOULD CORRESPOND TO THE ARKANSAS DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
3. THE GRADED AGGREGATE BASE STONE SHALL BE OUTLINED IN SECTION 815, GROUP I, AND SHALL BE COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR (AASHTO T180 / ASTM D1557) MAXIMUM DRY DENSITY.
4. THE HOT ASPHALT MIX SHALL CONFORM TO SECTION 828.

TYPICAL STANDARD DUTY ASPHALT

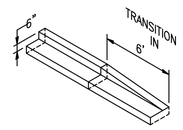
N.T.S.



R1-1

"STOP" SIGN

N.T.S.



CURB TRANSITION DETAIL

N.T.S.

Not For Construction

DETAILS

REVISION	BY

HIGH TIDE CONSULTANTS LLC
700 CANAL BOULEVARD
THIBODAUX, LA 70301
www.hightidela.com

DATE: February 23, 2023

STAMP: STATE OF ARKANSAS — BRANDON SIMMONS — LICENSED PROFESSIONAL ENGINEER — No. 19669

PROPOSED DOLLAR TREE
1891 BUTTERFIELD COACH ROAD
(ARKANSAS HIGHWAY #265 SPUR)
SPRINGDALE, ARKANSAS

DELANEY PROPERTY GROUP
3262 OLD SHELL ROAD, SUITE C-1
MOBILE, AL 36607

DRAWN	TAH
CHECKED	BSG
ISSUED DATE	02/23/23
ISSUED FOR	REVIEW
PROJECT NO.	22-289
FILE	C-4.0 Detail Sheet
SHEET	C-4.0

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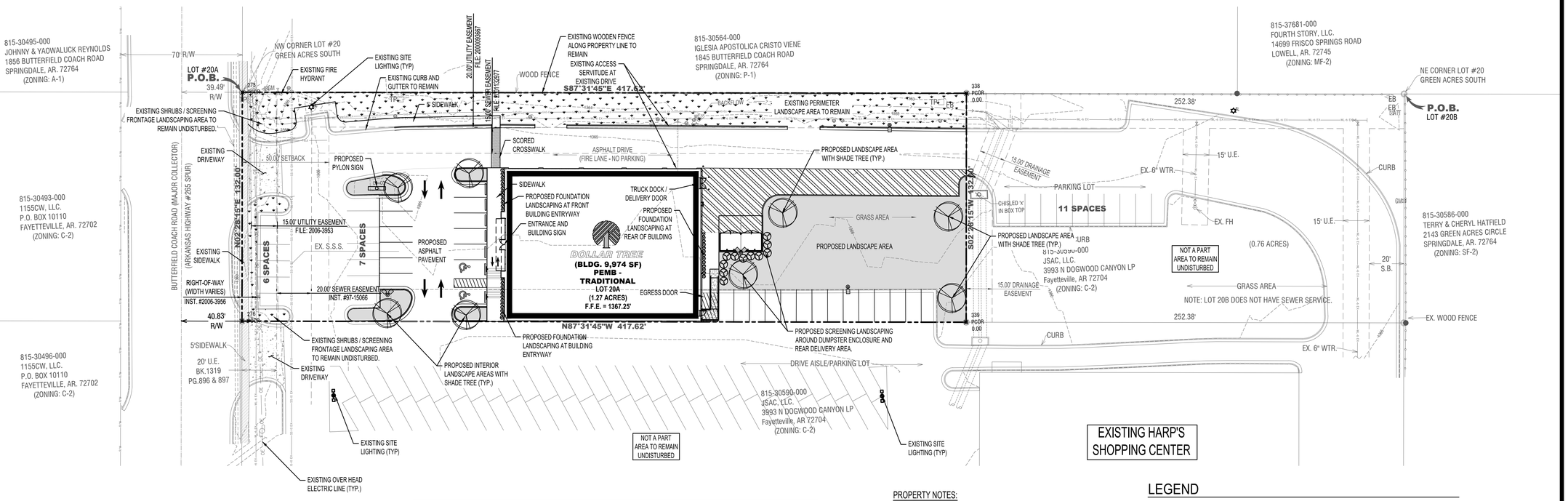
ACREAGE ANALYSIS

PROPOSED LOT	+/- 1.27 AC. (55,126 S.F. GROSS) (54,444 S.F. NET)
EXISTING LANDSCAPE AREA (TO REMAIN UNDISTURBED)	7,874 SF
PROPOSED LANDSCAPE AREA	8,162 SF
TOTAL LANDSCAPE AREA	16,036 SF

INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS

PARKING LOT AREA	20,691 SF
INTERIOR LANDSCAPE AREA REQUIRED (8% REQUIRED)	1,655 SF
INTERIOR LANDSCAPE AREA PROVIDED (42% PROVIDED)	8,763 SF



ALL LANDSCAPE AREAS SHALL BE IN ACCORDANCE WITH CHAPTER 56 OF THE SPRINGDALE CODE OF ORDINANCES.

ALL EXISTING LANDSCAPE IN SHOPPING CENTER TO REMAIN UNDISTURBED. ANY DISTURBED AREAS SHALL MEET OR EXCEED LANDSCAPE REQUIREMENTS.

AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL LANDSCAPE AREAS. EXISTING IRRIGATION SYSTEM TO BE UTILIZED WHERE APPLICABLE.

THE DEVELOPER/CONTRACTOR SHALL GUARANTEE THE LANDSCAPING FOR MINIMUM OF TWO YEARS.

ALL PROPOSED SHADE TREES SHALL BE A MINIMUM 8' IN HEIGHT AND 2" IN CALIPER AT INSTALLATION. HEDGES/SCREENING SHALL BE MINIMUM 3' IN HEIGHT AND PLACED AT 18" O.C.

PROPERTY NOTES:

1. ROTATION BASED ON ARKANSAS STATE PLANE GRID NORTH ZONE (NAD 83)
2. OWNER:
   SAC LLC
   3993 N. DOGWOOD CANNON LOOP
   FAYETTEVILLE, AR 72704
3. PROPERTY ADDRESS:
   1891 BUTTERFIELD COACH ROAD
   SPRINGDALE, AR. 72764
4. DEVELOPER:
   DELANEY PROPERTY GROUP
   3262 OLD SHELL ROAD, SUITE C-1
   MOBILE, AL 36607
5. ZONING:
   C-2 COMMERCIAL
6. SETBACKS:
   FRONT - IF PARKING IS ALLOWED BETWEEN R/W AND THE BUILDING - 50'
   SIDE - (SUBJECT TO APPLICABLE FIRE BUILDING CODES) - NONE
   SIDE - WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT - 20'
   REAR - 20'

LANDSCAPING NOTES:

1. ALL PROPOSED LANDSCAPING SHALL MATCH LANDSCAPING THEME OF THE OVERALL DEVELOPMENT.
2. PROPOSED SHADE TREES SHALL BE EVERGREEN OR DECIDUOUS TREES IN ACCORDANCE WITH THE LANDSCAPE CODE (CHAPTER 56).
3. PROPOSED SHRUBS SHALL BE EVERGREEN OR DECIDUOUS SHRUBS IN ACCORDANCE WITH THE LANDSCAPE CODE (CHAPTER 56).
4. PROPOSED FOUNDATION LANDSCAPING SHALL BE FLOWERING SHRUBS IN ACCORDANCE WITH THE LANDSCAPE CODE (CHAPTER 56).

LEGEND

- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED SHADE TREE
- PROPOSED SHRUB
- EXISTING LANDSCAPE AREA
- PROPOSED LANDSCAPE AREA (SOD / MULCH / GRASS COVER)

Not For Construction

SITE LANDSCAPING PLAN

SCALE IN FEET

30 15 0 30 60 90

REVISION	BY

HIGH TIDE CONSULTANTS LLC
700 CANAL BOULEVARD
THIBODAUX, LA 70301
www.hightidela.com

DATE: February 23, 2023

STAMP
STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19669
BRANDON SHANK

PROPOSED DOLLAR TREE
1891 BUTTERFIELD COACH ROAD
(ARKANSAS HIGHWAY #265 SPUR)
SPRINGDALE, ARKANSAS

DELANEY PROPERTY GROUP
3262 OLD SHELL ROAD, SUITE C-1
MOBILE, AL 36607

DRAWN	TAH
CHECKED	BSG
ISSUED DATE	03/02/23
ISSUED FOR	REVIEW
PROJECT NO.	22-289
FILE	L-1.0 Site Landscaping Plan
SHEET	L-1.0

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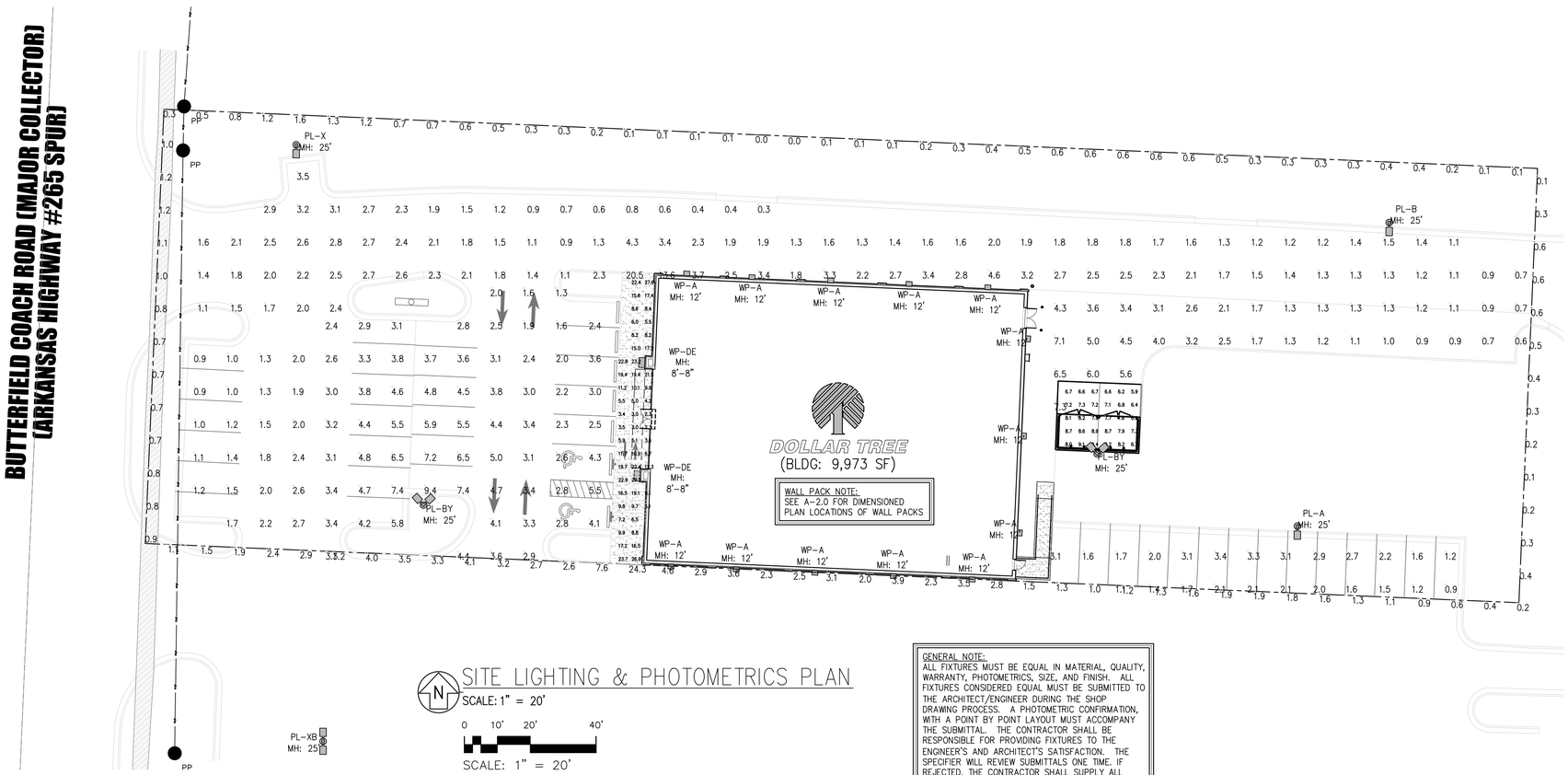
BUTTERFIELD COACH ROAD (MAJOR COLLECTOR)
(ARKANSAS HIGHWAY #265 SPUR)



N

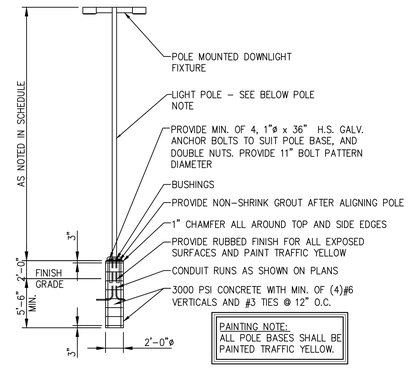
SITE LIGHTING & PHOTOMETRICS PLAN

SCALE: 1" = 20'

0 10' 20' 40'

SCALE: 1" = 20'

GENERAL NOTE:
ALL FIXTURES MUST BE EQUAL IN MATERIAL, QUALITY, WARRANTY, PHOTOMETRICS, SIZE, AND FINISH. ALL FIXTURES CONSIDERED EQUAL MUST BE SUBMITTED TO THE ARCHITECT/ENGINEER DURING THE SHOP DRAWING PROCESS. A PHOTOMETRIC CONFIRMATION, WITH A POINT BY POINT LAYOUT MUST ACCOMPANY THE SUBMITTAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FIXTURES TO THE ENGINEER'S AND ARCHITECT'S SATISFACTION. THE SPECIFIER WILL REVIEW SUBMITTALS ONE TIME. IF REJECTED, THE CONTRACTOR SHALL SUPPLY ALL FIXTURES AS SPECIFIED.



1 POLE MOUNTED DOWNLIGHT FIXTURE

SCALE: 1/8"=1'-0"

POLE NOTE:
23' POLE ON 2' SONOTUBE

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
DUMPSTER	Illuminance	Fc	7.59	9.4	5.9	1.29	1.59
FRONT SIDEWALK	Illuminance	Fc	12.34	29.2	2.3	5.37	12.70
PARKING LOT	Illuminance	Fc	3.00	9.4	0.9	3.33	10.44
PROPERTY LINE	Illuminance	Fc	1.42	24.3	0.0	N.A.	N.A.
ROAD	Illuminance	Fc	2.32	20.5	0.3	7.73	68.33

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Total Watts	Lum. Lumens
	13	WP-A	SINGLE	0.890	LITH # WDGE1 LED P1 40K 80CRI VW	10.0002	130.0026	N/A
	2	WP-DE	SINGLE	0.890	LITH # WDGE2 LED P5 40K 80CRI VW-E10WH	48.44	96.88	N/A
	2	WP-D	SINGLE	0.890	LITH # WDGE2 LED P5 40K 80CRI VW	48.44	96.88	N/A
	2	PL-BY	2 @ 90 DEGREES	0.890	LITH # DSX2 LED P2 40K T4M MVOLT G1-RTA-25'-6E-DM19-F-B-C-COLOR	185	740	N/A
	1	PL-XB	2 @ 180 DEGREES	0.890	DSX1 LED P6 40K T4M MVOLT G1	163	326	N/A
	1	PL-X	SINGLE	0.890	DSX1 LED P6 40K T4M MVOLT G1	163	163	N/A
	1	PL-B	SINGLE	0.890	LITH # DSX1 LED P1 40K T3S MVOLT G1-RTA-25'-6E-DM19-F-B-C-COLOR	54	54	N/A
	1	PL-A	SINGLE	0.890	LITH # DSX1 LED P1 40K T1S MVOLT G1-RTA-25'-6E-DM19-F-B-C-COLOR	54	54	N/A

Not For Construction

SITE PHOTOMETRICS PLAN

REVISION	BY

HIGH TIDE CONSULTANTS LLC
700 CANAL BOULEVARD
THIBODAUX, LA 70301
www.hightidela.com

DATE:

STAMP

PROPOSED DOLLAR TREE
1891 BUTTERFIELD COACH ROAD
(ARKANSAS HIGHWAY #265 SPUR)
SPRINGDALE, ARKANSAS

DELANEY PROPERTY GROUP
3262 OLD SHELL ROAD, SUITE C-1
MOBILE, AL 36607

DRAWN	TAH
CHECKED	BSG
ISSUED DATE	03/01/23
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PROJECT NO.	22-289
FILE	SP-1.0 Site Photometrics Plan
SHEET	SP-1.0

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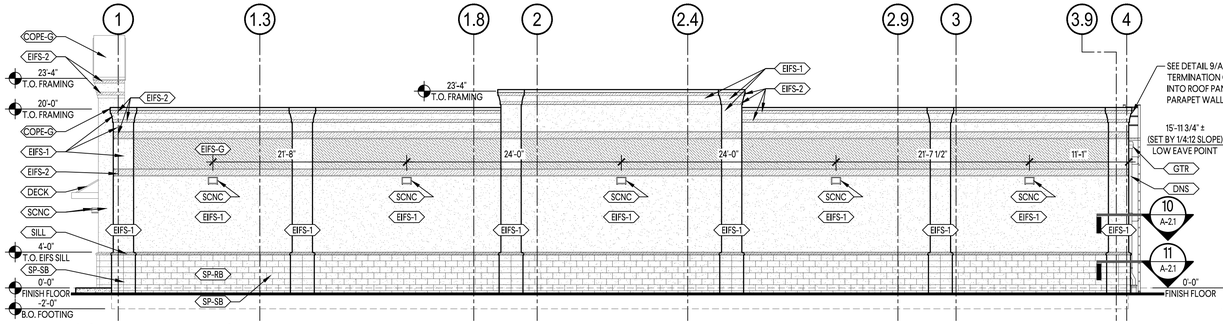
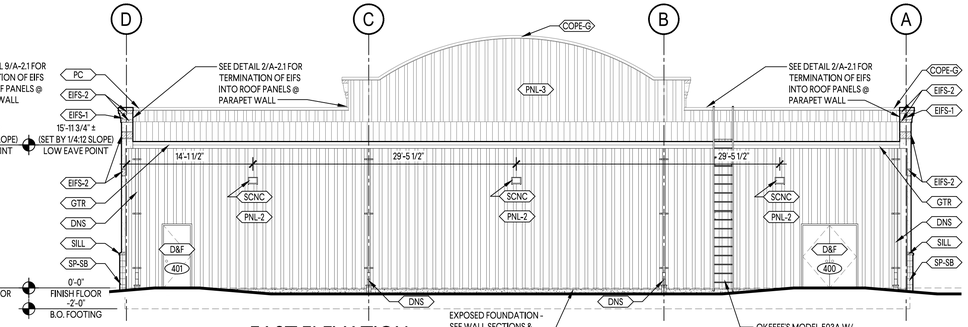
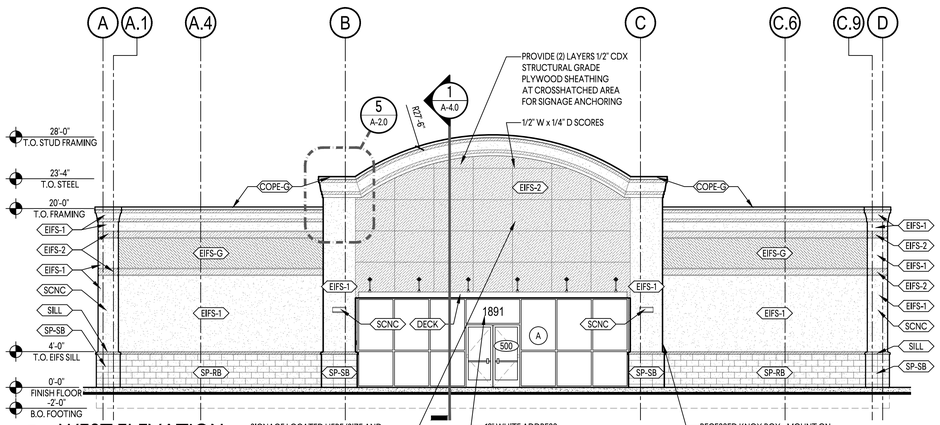


1 A-2.0 **SOUTH ELEVATION**
SCALE: 1/8"=1'-0"

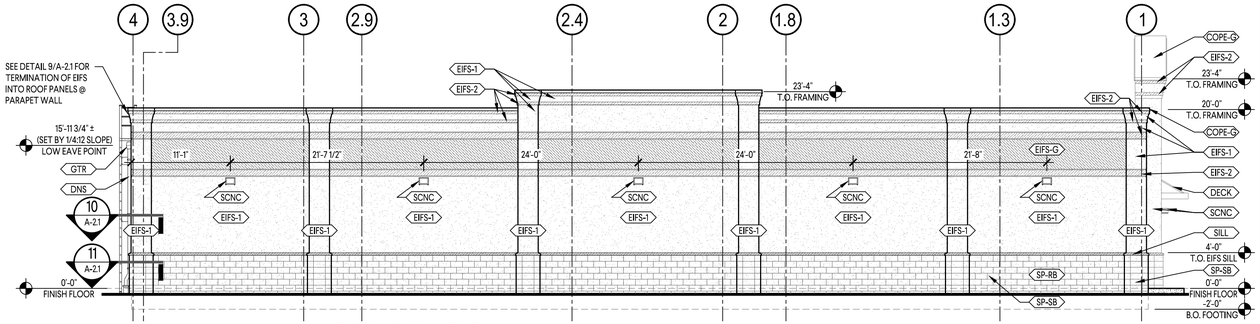


2 A-2.0 **EAST ELEVATION**
SCALE: 1/8"=1'-0"

EXPOSED FOUNDATION NOTE:
ALL EXPOSED FOUNDATION SHALL BE PAINTED TO MATCH ABOVE SURFACE COLOR. USE SHERWIN WILLIAMS - 'VIRTUAL TAUPE' - SW7039 BELOW BLOCK & SHERWIN WILLIAMS 'BALANCED BEIGE' SW7037 BELOW METAL PANELS



3 A-2.0 **WEST ELEVATION**
SCALE: 1/8"=1'-0"



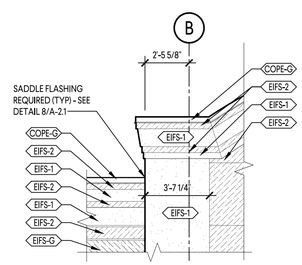
4 A-2.0 **NORTH ELEVATION**
SCALE: 1/8"=1'-0"

NOTE:
TOILET EXHAUST VENT SHALL BE LOCATED PER MECHANICAL & SHALL BE IN COLOR TO MATCH METAL PANELS

ELEVATION LEGEND

KEYNOTE	HATCH	DESCRIPTION	COLOR
SP-RB		SPLIT-FACE CMU VENEER - RUNNING BOND	SHERWIN WILLIAMS - 'VIRTUAL TAUPE' - SW7039
SP-SB		SPLIT-FACE CMU VENEER - STACK BOND	SHERWIN WILLIAMS - 'VIRTUAL TAUPE' - SW7039
EIFS-1		EIFS - COLOR 1 (FINISH - PRODUCT STO 310)	STO 'SANDSTONE' 93860 (NA10-0052)
EIFS-2		EIFS - COLOR 2 (FINISH - PRODUCT STO 310)	STO 'SMOKED PUTTY' 93240 (NA10-0053)
EIFS-G		EIFS - ACCENT COLOR (FINISH - PRODUCT STOLIT 130D)	STO SW 'ENVY' SW6925 (NA10-0054)
PNL-2		1 1/8" 26 GAUGE MBCI AVP METAL WALL PANEL (PROVIDED BY METAL BUILDING MANF.)	MBCI SIGNATURE 200 - 'LIGHT STONE'
PNL-3		1 1/4" 26 GAUGE MBCI PBR 36" METAL BACK PANEL (PROVIDED BY METAL BUILDING MANF.)	MBCI SIGNATURE 200 - 'LIGHT STONE'
SILL		3 3/8" x 3 5/8" EIFS SILL W/ BEVEL - SEE DETAIL 7/A-2.1	STO 'SMOKED PUTTY' 93240 (NA10-0053)
RAKE		SCULPTURED RAKE TRIM (PROVIDED BY METAL BUILDING MANF.)	MBCI SIGNATURE 200 - 'LIGHT STONE'
COPE-G		24 GAUGE METAL COPING (PROVIDED BY METAL BUILDING MANF.)	SHERWIN WILLIAMS - 'ENVY' - SW6925
DNS	N/A	METAL DOWNSPOUT (SIZED & PROVIDED BY METAL BUILDING MANF.)	MBCI SIGNATURE 200 - 'LIGHT STONE'
GTR	N/A	METAL GUTTER (SIZED & PROVIDED BY METAL BUILDING MANF.)	MBCI SIGNATURE 200 - 'LIGHT STONE'
DECK	N/A	3'-0" METAL DECK CANOPY - HANGER ROD SUPPORTED W/ 8" FASCIA - SUPPLIED & INSTALLED BY SIGN VENDOR - GC TO INSTALL PEMB PROVIDED WALL BOLTS (SEE G-5.0)	MBCI SIGNATURE 200 - 'CRIMSON RED' & SHERWIN WILLIAMS - 'ENVY' - SW6925 (LEFT HALF OF CANOPY TO BE ONE COLOR & RIGHT HALF OF CANOPY TO BE THE OTHER COLOR - COORDINATE W/ COLORS SHOWN FOR COPING AS TO WHICH SIDE IS WHICH)
SCNC		WALL SCONCE @ 8'-8" A.F.F. ON FRONT & 12'-0" A.F.F. ON SIDES & REAR (SEE ELECTRICAL)	DARK BRONZE
D&F	N/A	STEEL DOOR & HOLLOW METAL FRAME	SHERWIN WILLIAMS 'BALANCED BEIGE' SW7037
A		STOREFRONT TYPE (REFER TO SHEET A-3.0)	
500		DOOR NUMBER (REFER TO SHEET A-3.1)	

PAINTING NOTES:
CMU - (1) COAT OF S-W LOXON BLOCK SURFACER A24W200 (OR EQUAL). (2) COATS OF S-W CONFLEX XL ELASTOMERIC HIGH BUILD COATING, A5-400 SERIES (OR EQUAL)
METAL- (2) COATS OF S-W METALATEX ACRYLIC SEMI-GLOSS (B42 SERIES)



5 A-2.0 **ENLARGED ELEVATION**
SCALE: 1/4"=1'-0"

FACADE MATERIAL PERCENTAGES:
THE BELOW CALCULATIONS ARE PROVIDED TO SHOW THE PERCENTAGES OF MATERIALS ON THE BUILDING FACADE AREA:

WEST (FRONT) ELEVATION:
TOTAL AREA: 1980.30 SF
SPLIT-FACE BLOCK: 233.35 SF - 11.78%
EIFS: 1461.24 SF - 73.79%
GLASS: 285.71 SF - 14.43%

EAST (REAR) ELEVATION:
TOTAL AREA: 1456.02 SF
SPLIT-FACE BLOCK: 4.70 SF - 0.32%
EIFS: 21.84 SF - 1.50%
METAL PANEL: 1429.48 SF - 98.18%

NORTH (LEFT SIDE) ELEVATION:
TOTAL AREA: 2351.81 SF
SPLIT-FACE BLOCK: 462.34 SF - 19.66%
EIFS: 1889.47 SF - 80.34%

SOUTH (RIGHT SIDE) ELEVATION:
TOTAL AREA: 2351.81 SF
SPLIT-FACE BLOCK: 462.34 SF - 19.66%
EIFS: 1889.47 SF - 80.34%

TOTAL OF ALL ELEVATIONS:
TOTAL AREA: 8139.94 SF
SPLIT-FACE BLOCK: 1162.73 SF - 14.28%
EIFS: 5262.02 SF - 64.64%
METAL PANEL: 1429.48 SF - 17.56%
GLASS: 285.71 SF - 3.52%

GMC
GOODWYN MILLS CAWOOD
11 NORTH WATER STREET, SUITE 15250
MOBILE, AL 36602
T 251-460-4006
GMCNETWORK.COM

ISSUE | DATE
LARGE SCALE DEV. APP. | 1-31-2023

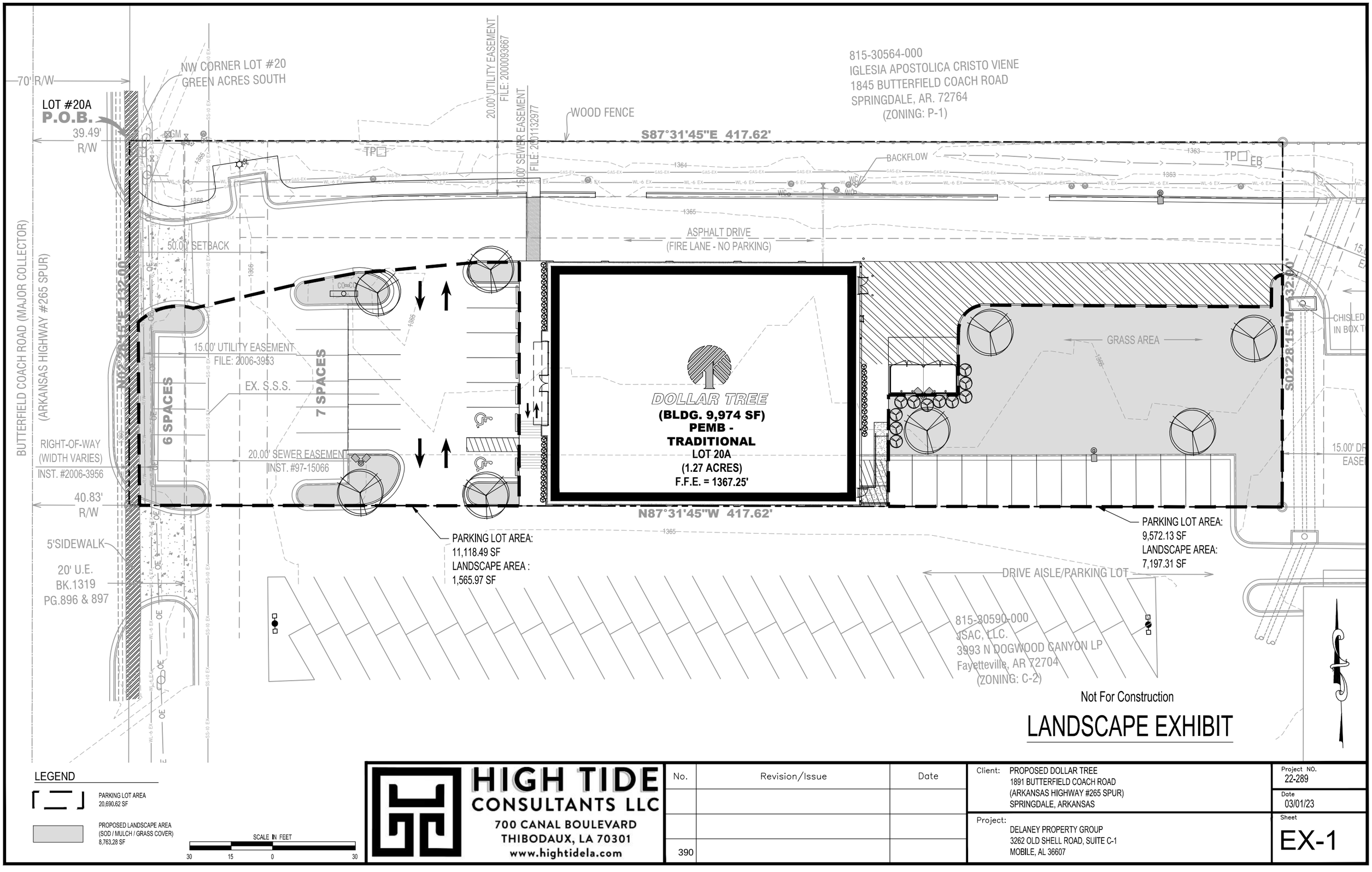
DRAWN BY: MMA
CHECKED BY: MMA

FUTURE
DOLLAR TREE
SPRINGDALE, ARKANSAS
VANILLA BOX - TENANT BUILDOUT UNDER SEPARATE PERMIT
GMC Project #AMOB220134

REGISTERED ARCHITECT
GMC ARKANSAS, LLC
No. LL919
STATE OF ARKANSAS
12-21-2022

EXTERIOR ELEVATIONS
A-2.0

LAST SAVED MALDRED PRINTED BY: MARK ALDRED 1/31/2023 3:33:50 PM I:\+2022_jobs\amob220134 - springdale, ar dollar tree\A-2.0 Exterior Elevations.dwg



Not For Construction

LANDSCAPE EXHIBIT

LEGEND

PARKING LOT AREA
20,690.62 SF

PROPOSED LANDSCAPE AREA
(SOD / MULCH / GRASS COVER)
8,763.28 SF

SCALE IN FEET
30 15 0 30

HIGH TIDE
CONSULTANTS LLC
700 CANAL BOULEVARD
THIBODAUX, LA 70301
www.hightidela.com

No.	Revision/Issue	Date
390		

Client: PROPOSED DOLLAR TREE
1891 BUTTERFIELD COACH ROAD
(ARKANSAS HIGHWAY #265 SPUR)
SPRINGDALE, ARKANSAS

Project:
DELANEY PROPERTY GROUP
3262 OLD SHELL ROAD, SUITE C-1
MOBILE, AL 36607

Project NO. 22-289

Date 03/01/23

Sheet EX-1

C:\Users\High Tide\High Tide Consultant Dropbox\Projects\Projects\2022\22-289 FDT Springdale, AR - Delaney\DWG\Exhibits\Landscape Exhibit.dwg

HIGH TIDE
CONSULTANTS LLC

March 2, 2023

RE: FDT Commercial Development
Large Scale Development Memo
Springdale, AR
HTC Project No. 22-289

Notice to Adjacent Property Owners

Adjacent property owners at 1845 Butterfield Coach Road and 1945 Butterfield Coach Road were notified as per requirements to notify all adjacent property owners.

Parcel 815-30496-000 and Parcel 815-30495-000 were not notified, as by definition they are not adjacent to the property, which is noted on the Large Scale Development Plan application and submittal requirements.

Receipts for the notice and certified mail receipts are attached for reference.

700 CANAL BOULEVARD
THIBODAUX, LA 70301
P 985.446.1110
www.hightidela.com

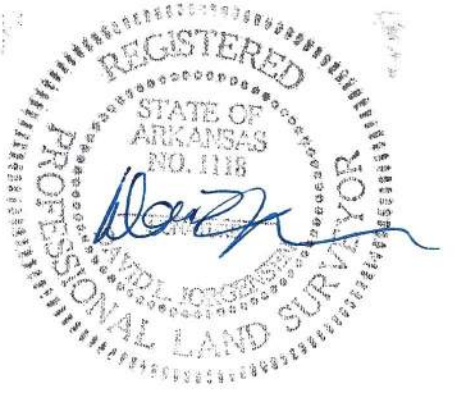
ADJACENT PROPERTY OWNER LIST

Parcel: 815-30590-000 S-T-R: **05-17-29** Type: **CI** Assessed Value: **408,170**
Location Address: **1945 BUTTERFIELD COACH RD SPRINGDALE**
Owner Name: **JSAC LLC**
Mailing Address: **4027 W CARRICK Fayetteville AR 72704**

Parcel: 815-30496-000 S-T-R: **05-17-29** Type: **CI** Assessed Value: **97,360**
Location Address: **1916 BUTTERFIELD COACH RD SPRINGDALE**
Owner Name: **1155CW LLC**
Mailing Address: **P O BOX 10110 FAYETTEVILLE AR 72702**

Parcel: 815-30495-000 S-T-R: **05-17-29** Type: **RI** Assessed Value: **11,250**
Location Address: **1856 BUTTERFIELD COACH RD SPRINGDALE**
Owner Name: **REYNOLDS, JOHNNY G & YAOWALUCK**
Mailing Address: **1814 BUTERFIELD COACH RD SPRINGDALE AR 72764**

Parcel: 815-30564-000 S-T-R: **05-17-29** Type: **EX** Assessed Value: **0**
Location Address: **1845 BUTTERFIELD COACH RD SPRINGDALE**
Owner Name: **IGLESIA APOSTOLICA CRISTO VIENE**
Mailing Address:



Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: March 7, 2023

Re: **L23-18 (Prev. L22-56)** **Large-Scale** **Lots 102 Holdings Storage, REVISED**

Planning Comments:

1. This Large-Scale Development Plan has been given the number L23-18. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (Standard comment)
3. A written response to all comments is required with resubmission. (Standard comment)
4. Show the width of the handicapped access area, (5' min.).
    a. 1 ADA space must be van accessible with an 8’ access area
        i. Response: “van accessible spot provided with 11’ wide spot & 5’ wide access area”

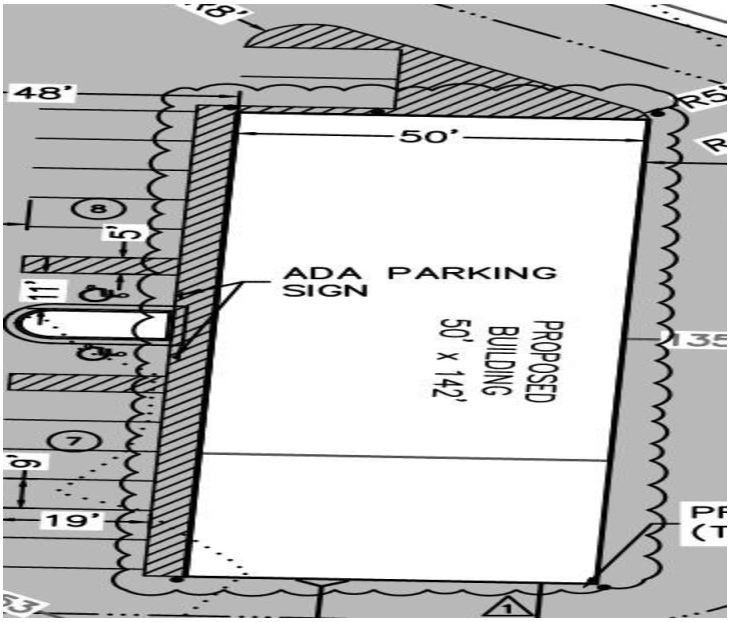
Van-Accessible Parking Spaces

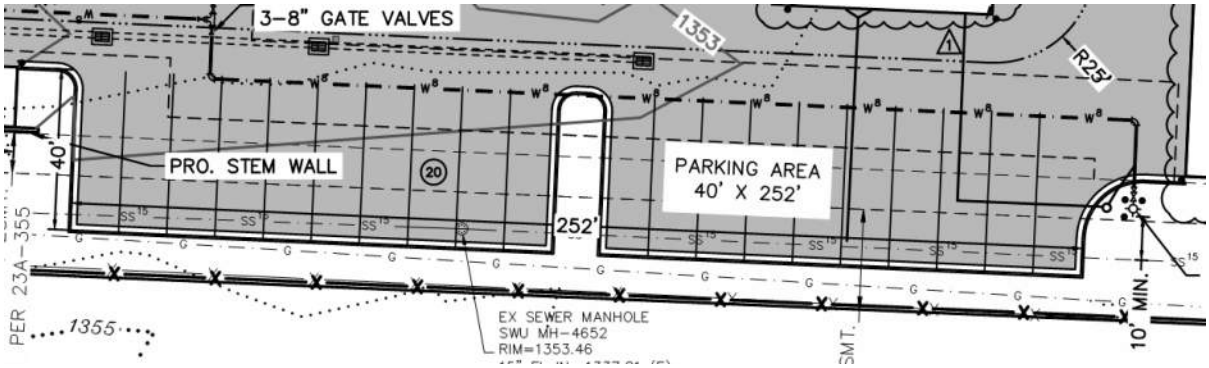
Van-accessible parking spaces are the same as accessible parking spaces for cars except for three features needed for vans:

- a wider access aisle (96”) to accommodate a wheelchair lift;
- vertical clearance to accommodate van height at the van parking space, the adjacent access aisle, and on the vehicular route to and from the van-accessible space, and
- an additional sign that identifies the parking spaces as “van accessible.”

One of eight accessible parking spaces, but always at least one, must be van-accessible.

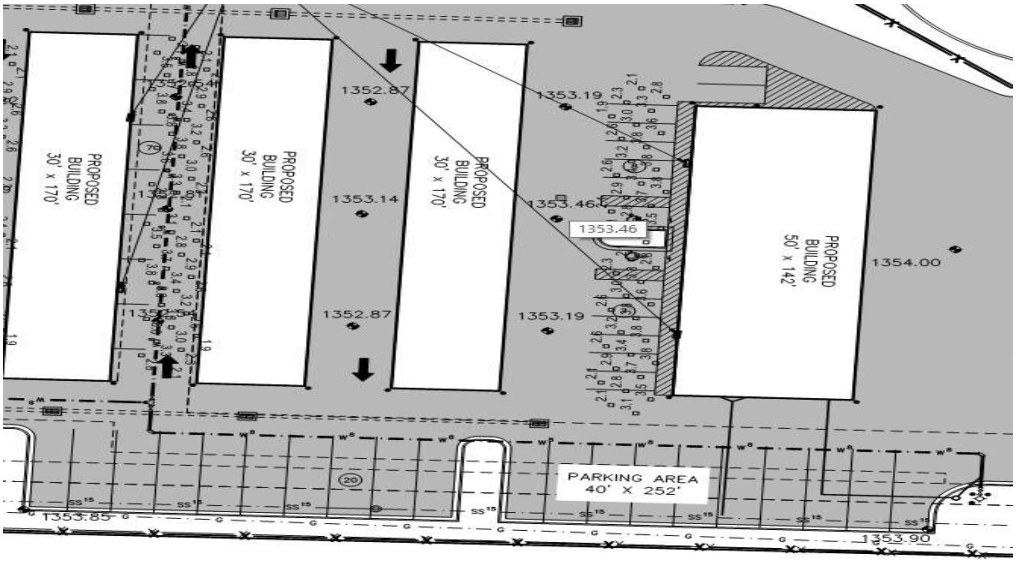
        ii.
5. A minimum of three feet (3') of clear width, excluding vehicle overhang, must be provided as an accessible circulation route. Therefore, the sidewalk must either be five feet (5') wide or have wheel blocks between the handicapped access point and the doorway.
    a. I do not see measurements or parking blocks. Page 3 of 16
        i. 5’ sidewalk at front building
        ii. 50’x142’ building is there a sidewalk? Parking blocks? What is the sidewalk width?

iii. 

6. The perimeter of the parking area adjacent to the side or rear lot line shall be provided with wheel guards, bumper guards or curbs when the parking area is located ten feet (10') or less from the lot line.
    a. What is the distance?
    b. 

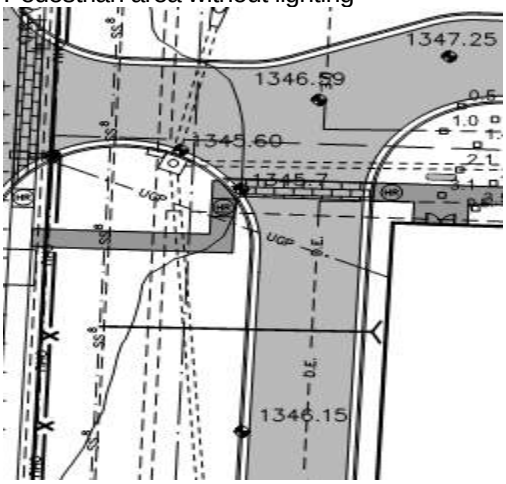
7. A screening fence is required in accordance with Chapter 56. Show trees associated with screen.
    a. Existing tree canopy on east and south need the following:
        i. Number of trees that will remain
        ii. Type of trees remaining
        iii. Please mark that trees that will remain
            1. Response: “tree surveys are not required by the City of Springdale. We understand TPR to be a check for compliance with ordinance.
8. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
9. A lighting plan is required, displaying at least 1 foot candle in all parking and pedestrian areas.
    a. Lighting plan is insufficient
        i. Response: “lighting added for all parking areas”
        ii. Parking spaces without lights

iii.



iv. Pedestrian area without lighting

v.



10. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
11. 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).
12. Cover sheet needs to be updated with:
    a. Name change
        i. Response: “Name of project has not changed…”
            1. Still have documents received submitted with resubmittal that show name as Butterfield Coach Storage

AFFIDAVIT

I herby certify that I Brandon Rush
Print or type name

acting as agent/owner, have provided notice to affected parties in accordance with the requirements set forth in the instruction given with the application and that the notice information provided is to the best of my knowledge true and factual. I am hereby enclosing the following supporting documents: copies of the notice, mailing receipts, return cards and any notices that were undeliverable.

Name: Brandon Rush

Date: 2/22/2023

L23-18 (Rev.)
Butterfield Coach Storage

2.
3. Building sized 50'x142' toward east end of project, does not appear to be a normal storage building. What is the purpose or intent of this building? Will it have water?

Commercial Design Standards Comments

1. Front, side, and rear elevations are required. Elevations shall include type and color of materials used, foundation landscaping, and any architectural features used to comply with the Commercial Design Standards.
    a. Variance B22-92 passed during October 2022 meeting
2. Foundation landscaping is required.
    a. Variance B22-92
3. Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities and banks of meter shall be screen from public view with landscaping or with an architectural treatment compatible with the building architecture.
4. All rooftop equipment shall be screened from public view with an architectural treatment that is compatible with the building architecture.
5. When a commercial development includes a fence or wall, the following guidelines and standards apply:
    a. Maximum height of a fence or wall shall be 8'
    b. Constructed of high-quality materials such as, decorative blocks, brick, stone, cypress, cedar, redwood, and/or wrought iron.
    c. Maximum length of a continuous, unbroken, and uninterrupted fence or wall shall be 50'. Breaks shall be provided through the use of columns, landscaping pockets, transparent sections, and/or a change to different materials.
6. Submit a unified lighting plan per Springdale Commercial Design Standards.
7. Sign design, materials, and placement should complement the overall architectural design of the building.
    a. Previous comment response stated that no signs are proposed.

Building & Fire Comments:

All Comments addressed (Please note architectural plans submitted to the building department show 50 X 142 building as a trades and services type occupancy and separation requirements have been sent to the architect.)

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 3/2/2023

1. **Chapter 107 – Stormwater Pollution**

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

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

2. **Chapter 130 – Zoning Ordinance**

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

   - *130.7.6.1 ADA* requirements.
     - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
       - **This note is left in place throughout the design process to ensure that access is maintained.**
       - **Place an accessible surface under and adjacent to the proposed benches that connects to the sidewalk.**

NOTE: No New Application Submitted.

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted: February 1, 2023 Payment Method: _____

Date Accepted as Complete: _____ Project Number: L23-18 (Prev. L22-56)

Must meet the below criteria for a Large Scale Submittal:

- ☒ Pre-application meeting held with Springdale Planning Department. Date: 8/29
- ☒ Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.

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

APPLICATION CONTACTS:

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

Applicant (person making request)

Name: JEM Holdings

E-mail: tsims@hmailnwa.com

Address: PO Box 397
Farmington, AR 72730

Phone: 479-409-2300

Site/ Location: Butterfield Coach Road
South of Cass Drive

Assessor's Parcel Number(s): 815-38997-000
815-38998-000

Development Point of Contact for Question & Staff Reviews

Name: ESI - Brandon Rush, PE

E-mail: brush@engineeringservices.com

Address: 1207 S. Old Missouri Rd
Springdale, AR 72764

Phone: (479) 751-8733

Current Zoning District: C-5

Rezone required: No

Total Acreage: 6.6

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

Name (printed): Melissa Sims Date: 8/30/2022

Signature: _____

Staff Notes:

L23-18 (Prev. L22-56)

SPRINGDALE™
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

8/29
Planet Storage

NOTE: No New Pre-Application Submitted.

Pre-Application Meeting Notes

Please include this document with the project's Large Scale Development or Non Large Scale Development application.

Names of all persons present at pre-application meeting:	Patsy Christie, Rich Bamy, Katie Hollingshead, Ed Stith, Steve Goss, Jason Appel, Brandon Thrash
Name of main point of contact for project:	Brandon Thrash
Parcel Number(s):	815-38997-000 815-38998-000
Acreage of the proposed development:	6.6
Type of project:	Commercial
When is the intended application date?	9/1
Per the date above, the earliest Planning Commission meeting date would be:	10/4

Is there a street address? If not, please complete the 911 Address Assignment form on the City of Springdale's GIS Department website. No

Is this proposal in a commercial zone? If yes, Commercial Design Standards will need to be met. Yes

Is this project located in the Downtown Form-Based Code District or S.E.E.D. Districts? If yes, the Form-Based Code rules will apply. No

Does this project involve a multifamily structure? If yes, Multifamily Design Standards will apply. No

All projects must meet the requirements of the Drainage Criteria Manual. Yes - Ex. SWbd.

Are you intending to bond for any aspects of this project? (landscaping, sidewalks, etc) No

Is there a prepared photometric plan? Yes

Is there a prepared landscaping plan featuring perimeter and frontage landscaping? Yes - var. on found.

Two-story front bldg?

Based upon this discussion, what variances/waivers will be required?
CDS - Found. L.S.

Please state all of the Fire Code issues mentioned.

→ Bollards
Big loop around for fire

ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72764 • (479) 751-8733 • Established 1971

L23-18 (Prev. L22-56)

January 30, 2023

City of Springdale
Planning & Community Development Division
206 S. Blair Street
Springdale, Arkansas 72764

Via email: planningapplications@springdalear.gov

Re: Large Scale Development Revision Transmittal Letter
Lots 102 Holdings Storage (L22-56)
Outlots #5 & #6, Butterfield Coach Retail Park
Springdale, AR

City of Springdale Planning Staff:

On behalf of our client, JEM Holdings, we hereby submit revised plans for a proposed storage complex in the Butterfield Coach Retail Park. At the Owner's direction, the revision includes the combination of two storage buildings in the rear of the development into one larger structure, and an increase in square footage of the conditioned storage building on Butterfield Coach Road. With this letter, please find enclosed:

- Plans, including Photometric plan
- LSD Application,
- Architectural elevations and renderings,
- Authorization of Representation,
- Copy of warranty deed,
- Certified List of Adjacent Property Owners,

The revision is not anticipated to change the previously submitted stormwater drainage calculations. We look forward to working with you to make this revision a success.

Very truly yours,

Digitally signed by:
Brandon J. Rush

Enclosures

Brandon Rush, PE

cc Katie Hollingshead, PE, CFM (City of Springdale Engineering Dept, via email)
Jason Appel, PE and Noah Geels (ESI, via email)

Z:\Engineers\00 - Engineer Projects\22937-Butterfield Coach LSD\05 Construction Plans\2023-01-30 Revision Submittal #1\Transmittal Letter.docx

SPRINGDALE™
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

L23-18 (Prev. L22-56)

October 5, 2022

Engineering Services, Inc.
Atten: Jason Appel, P.E.
P. O. Box 282
Springdale, AR 72765

RE: B22-92 Variance E. side of Butterfield Coach Road, 500' S. of Cass Drive

At the October 4, 2022 meeting of the Springdale Planning Commission, your variance request of Commercial Design Standards: A. Structure back and sides, B. Facades & exterior walls, C. Roofs, D. Materials & Colors E. Foundation Landscaping at the above location was approved.

Respectfully,

Rick Barry, Assistant Director
Planning and Community Development Division

/dp

Cc: File
Building Inspection

Patsy Christie Director
Planning and Community Development Division
(479) 750.8550 phone | (479) 750.8539 fax | 201 Spring Street | Springdale, Arkansas 72764

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

REVIEW PLANS FOR

A

LARGE SCALE DEVELOPMENT

LOTS 102 HOLDINGS STORAGE

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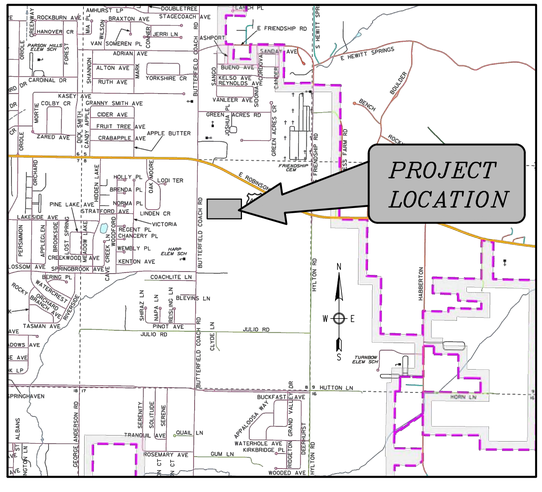

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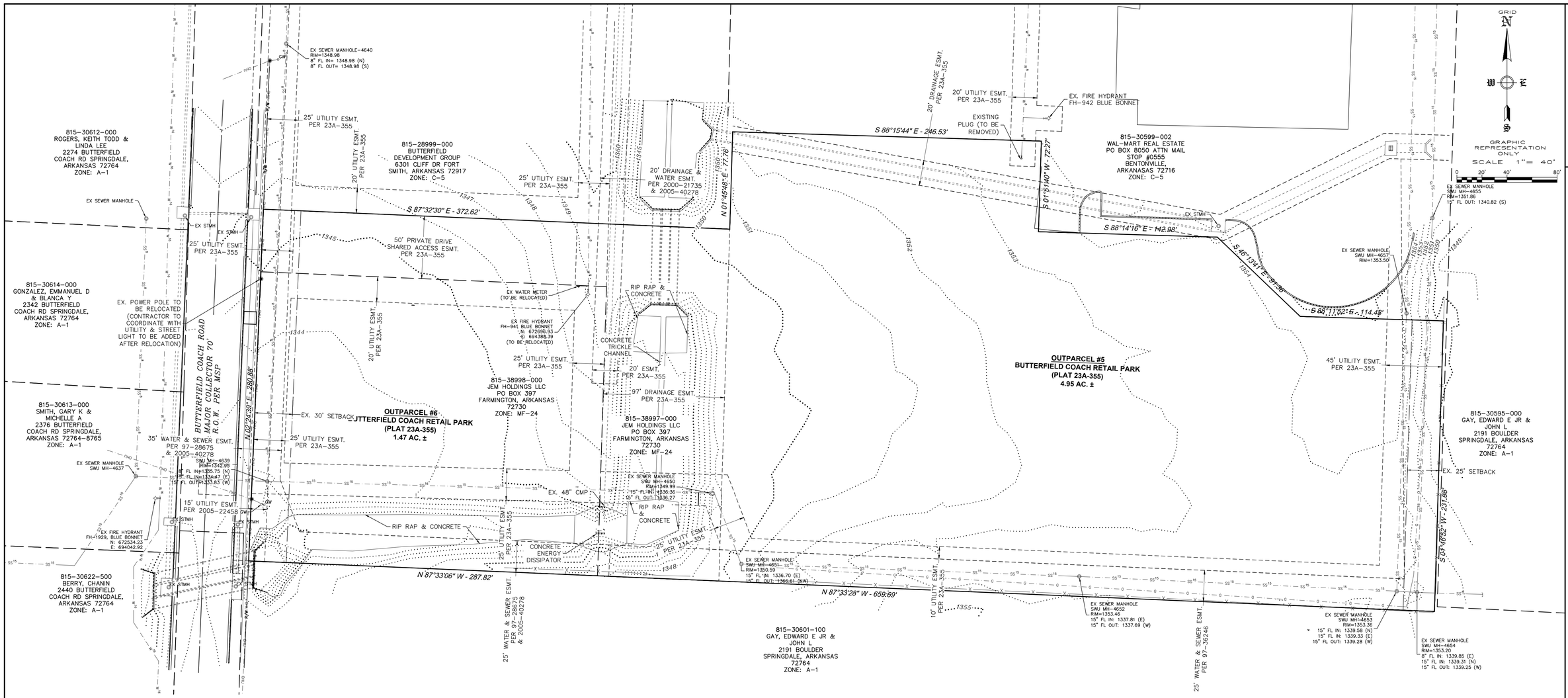

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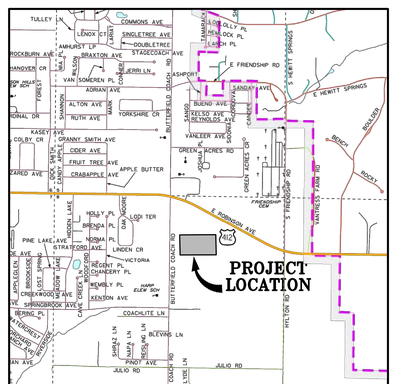
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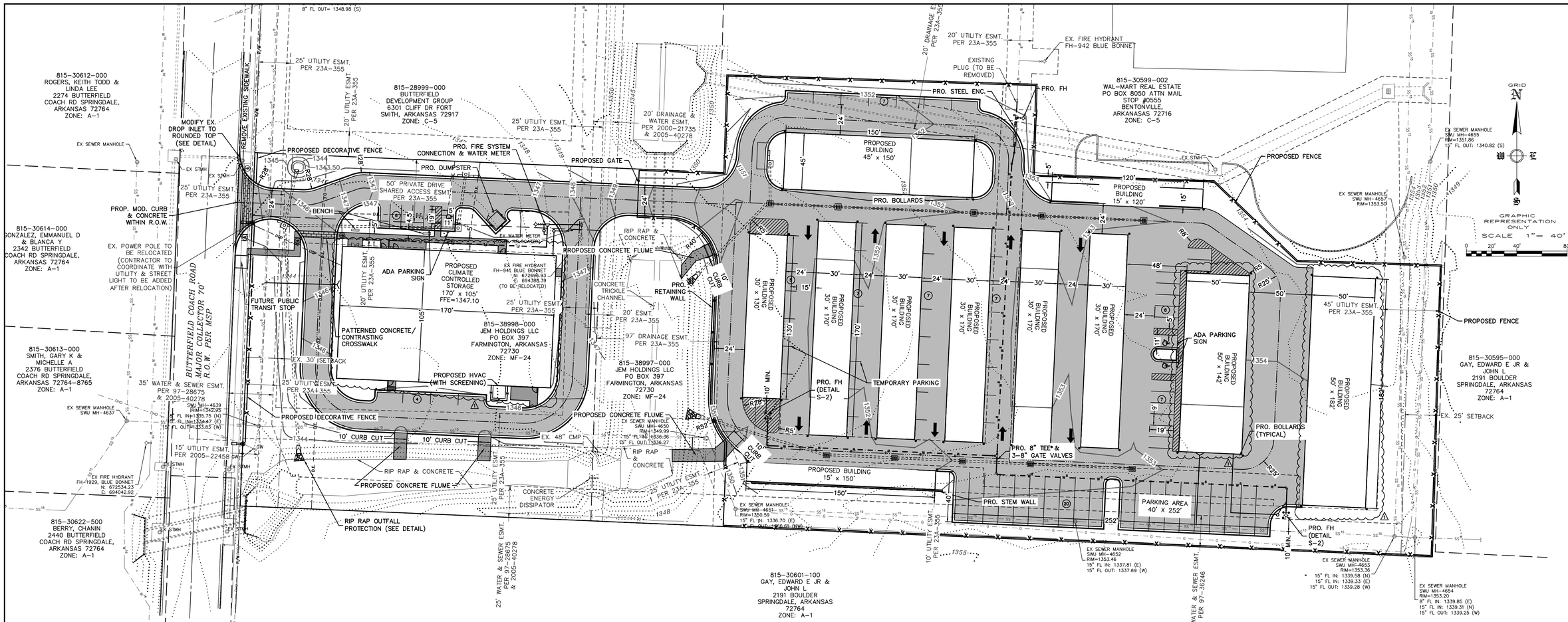

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PO BOX 397
FARMINGTON, AR 72730

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

CITY ZONING: C-5 (GENERAL INDUSTRIAL)

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

GROSS SITE AREA: 6.42 ACRES

NET SITE AREA: 6.42 ACRES

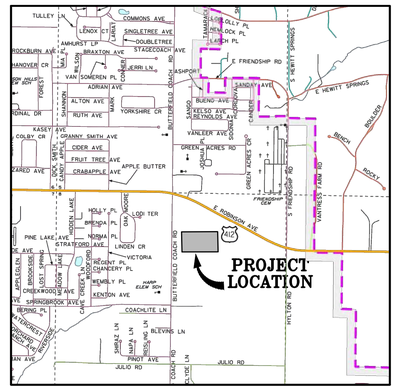
PARKING REQUIRED: 92,500 SQ. FT. STORAGE/1200 SQ. FT. PER SPACE
77 SPACES (INCLUDING 2 ADA)

PARKING PROVIDED: 78 SPACES (INCLUDING 4 ADA)

FEMA FLOODPLAIN ZONE: THIS PROPERTY IS WITHIN ZONE X AS SHOWN ON THE F.I.R.M. MAP #05144 3C0090F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: APRIL 2, 2008

PARCEL: 815-38997-000 & 815-38998-000

PROPOSED USE: SELF STORAGE (UNIT 21)



VICINITY MAP
N.T.S.

L23-18

LEGEND

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

LARGE SCALE DEVELOPMENT
LOTS 102 HOLDINGS LLC
SPRINGDALE, ARKANSAS

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

REVISION	DATE	DESCRIPTION
1	1/11/23	UPDATED BUILDING FOOTPRINTS

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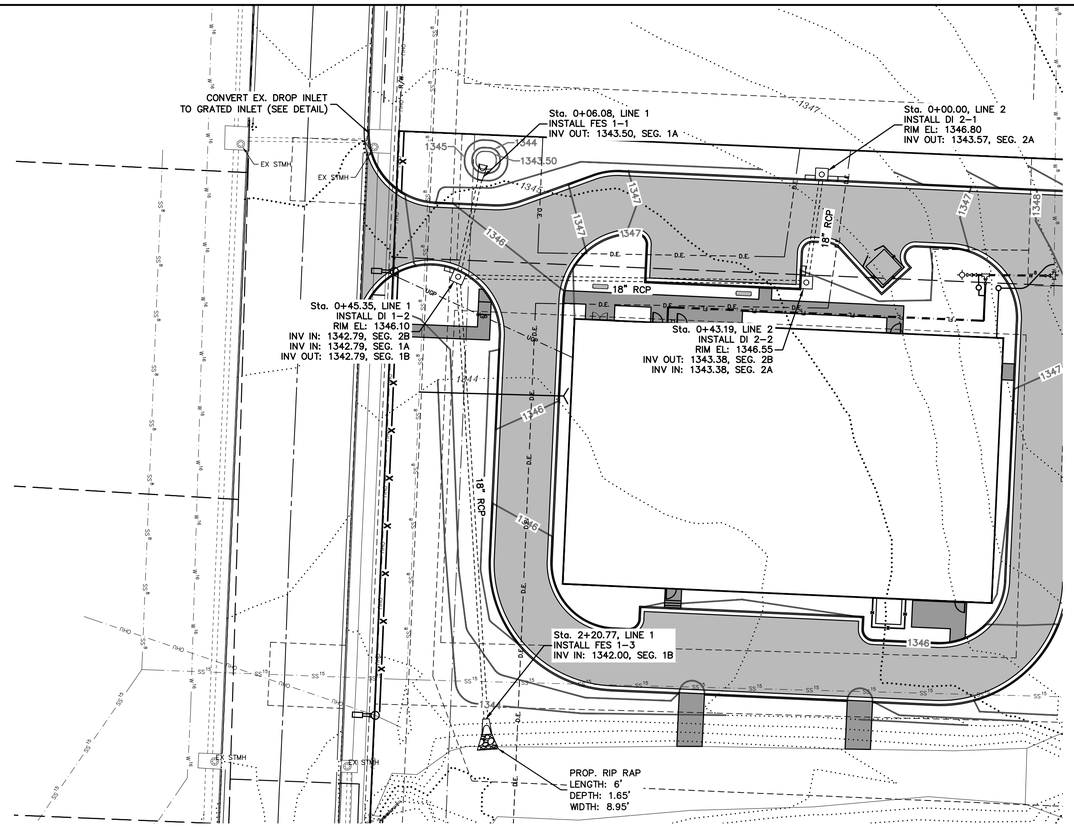
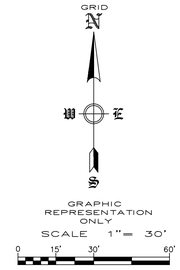
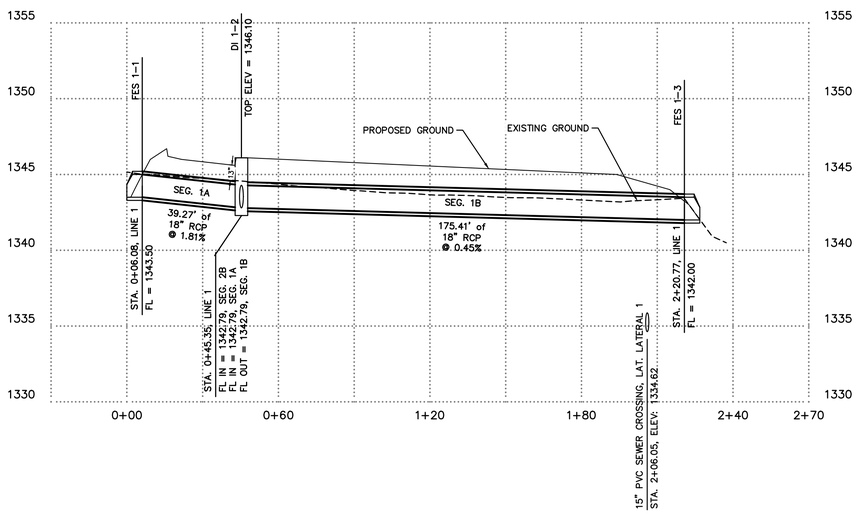
SCALE: 1"=40'
DATE: Feb 20, 2023
ENGINEER: TJA
DRAWN BY: NJG
W.O. #: 22937

2



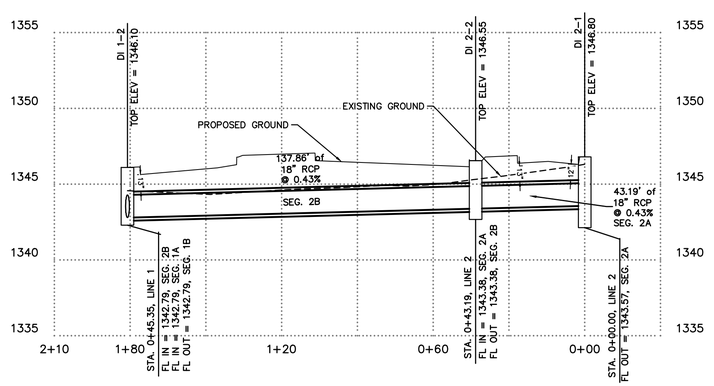


LINE 1



LINE 2

SCALES :
HORIZONTAL : 1" = 30'
VERTICAL : 1" = 5'



LEGEND	
JB	JUNCTION BOX
DI	DROP INLET
GI	GRATED INLET
AI	AREA INLET
RCP	REINFORCED CONCRETE PIPE
HERCP	HORIZONTAL ELLIPTICAL

STORM DRAINAGE PLAN & PROFILE
LOTS 102 HOLDINGS LLC
SPRINGDALE, ARKANSAS

ENGINEERING SERVICES INC.
1703 S. 48th STREET, SUITE 1
SPRINGDALE, ARKANSAS 72764

REVISION	DATE	DESCRIPTION

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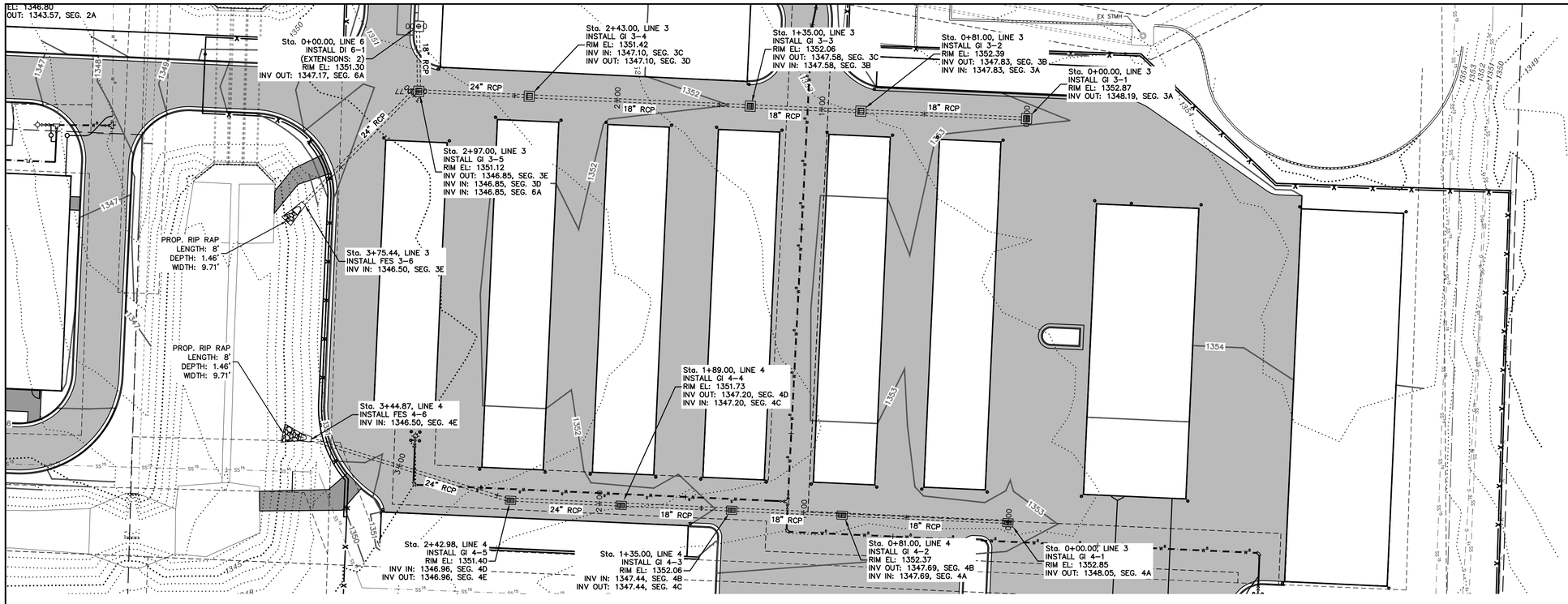
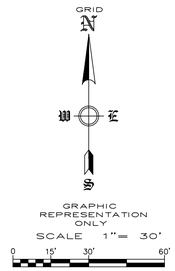
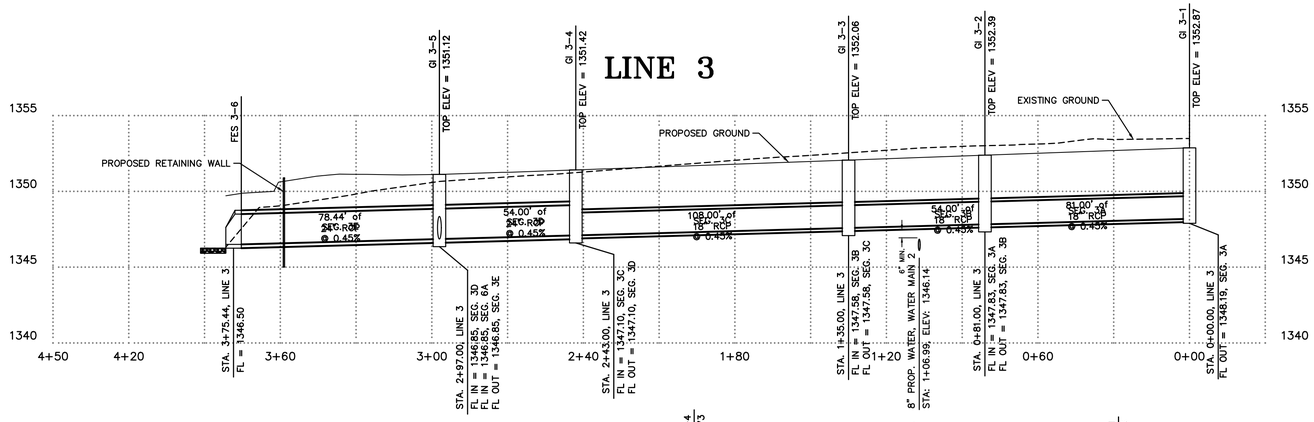
SCALE: 1"=30'
DATE: Feb 20, 2023
ENGINEER: TJA
DRAWN BY: NJG
W.O. #: 22937

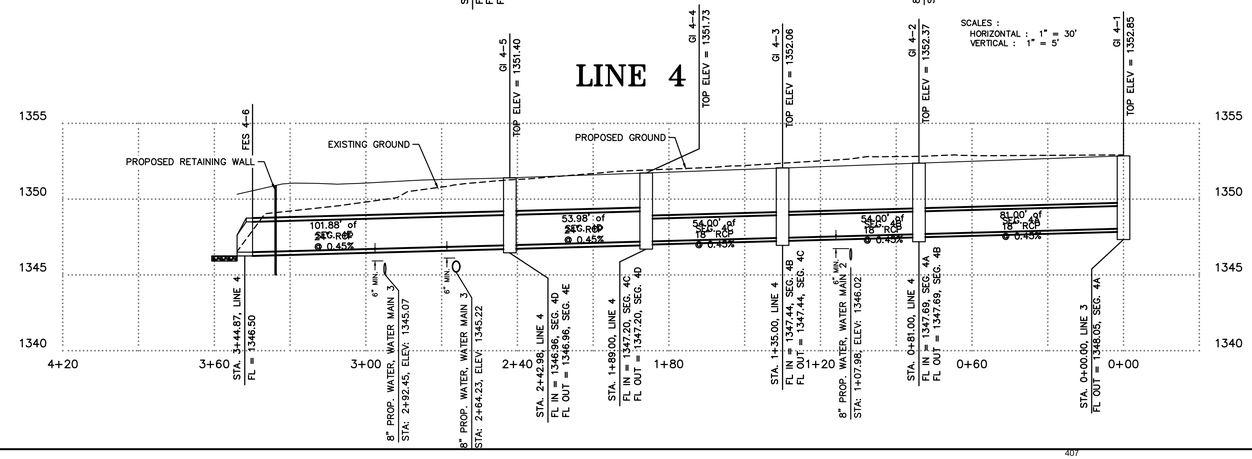
L23-18

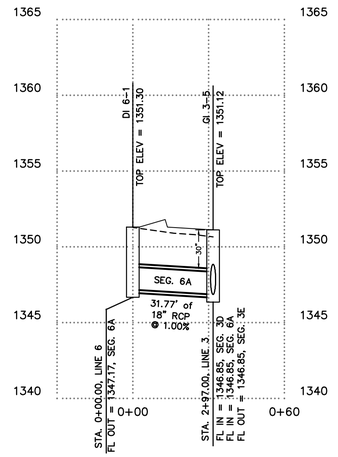
3











LEGEND	
JB	JUNCTION BOX
DI	DROP INLET
GI	GRATED INLET
AI	AREA INLET
RCP	REINFORCED CONCRETE PIPE
HERCP	HORIZONTAL ELLIPTICAL

STORM DRAINAGE PLAN & PROFILE
LOTS 102 HOLDINGS LLC
SPRINGDALE, ARKANSAS

ESI
ENGINEERING SERVICES INC.
3705 S. 48th Street, Suite 105
SPRINGDALE, ARKANSAS 72764

REVISION	DATE	DESCRIPTION

SCALE: 1"=30'
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ENGINEER: TJA
DRAWN BY: NJG
W.O. #: 22937

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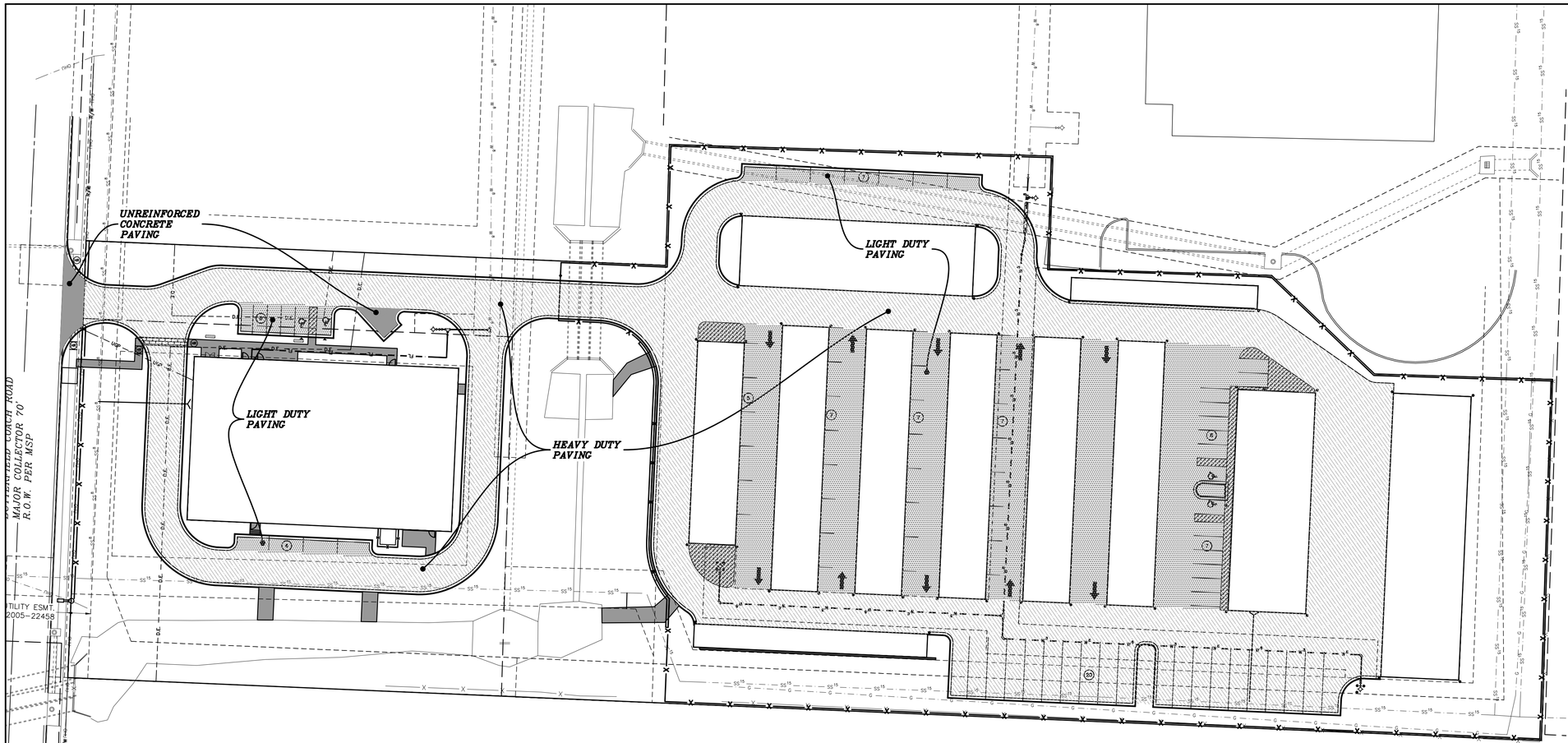
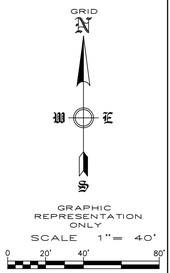
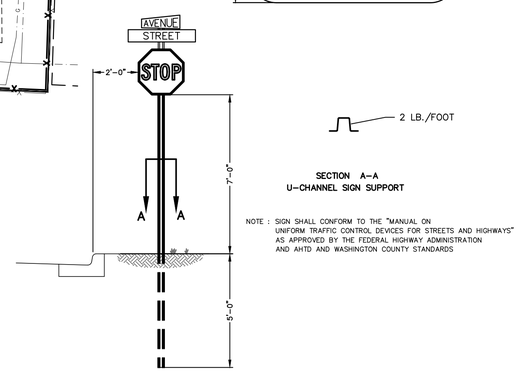
L23-18

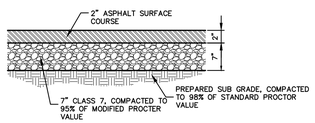
4



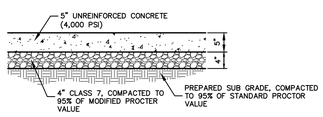




STOP SIGN DETAIL
NOT TO SCALE



LIGHT DUTY PAVING
NOT TO SCALE



LIGHT DUTY CONCRETE PAVING
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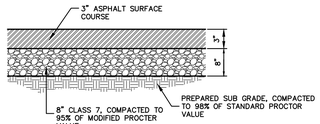
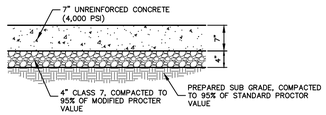


HEAVY DUTY PAVING
NOT TO SCALE



HEAVY DUTY CONCRETE PAVING
NOT TO SCALE

HEAVY DUTY PAVING: CLASS 7 BASE 8" THICK
SURFACE COURSE, 2" THICK
BINDER COURSE, 3" THICK

LIGHT DUTY PAVING: CLASS 7 BASE 7" THICK
SURFACE COURSE, 2" THICK

UNREINFORCED CONRETE: CLASS 7 BASE 4" THICK
UNREINFORCED CONCRETE (4,000 PSI), 7" THICK
MAXIMUM JOINT SPACING 14

**NOTE:*

1) *PAVING SECTIONS ARE TO BE DETERMINED BY A GEOTECHNICAL ENGINEER. SECTIONS SHOWN SHALL BE MODIFIED TO THE GEOTECHNICAL ENGINEER RECOMMENDATION.*

2) *ALL STRIPING AND SYMBOLS SHALL BE COORDINATED WITH OWNER PRIOR TO INSTALLATION.*

3) *CONTRACTOR IS TO SUBMIT A PLAN SHOWING JOINTS FOR OWNER APPROVAL AS PART OF THE PAVING SUBMITTAL.*

ENGINEERING SERVICES INC.
1703 E. ROBINSON AVE.
SUITE 1
SPRINGDALE, ARKANSAS 72764

PAVING AND SIGNAGE PLAN
LOTS 102 HOLDINGS LLC
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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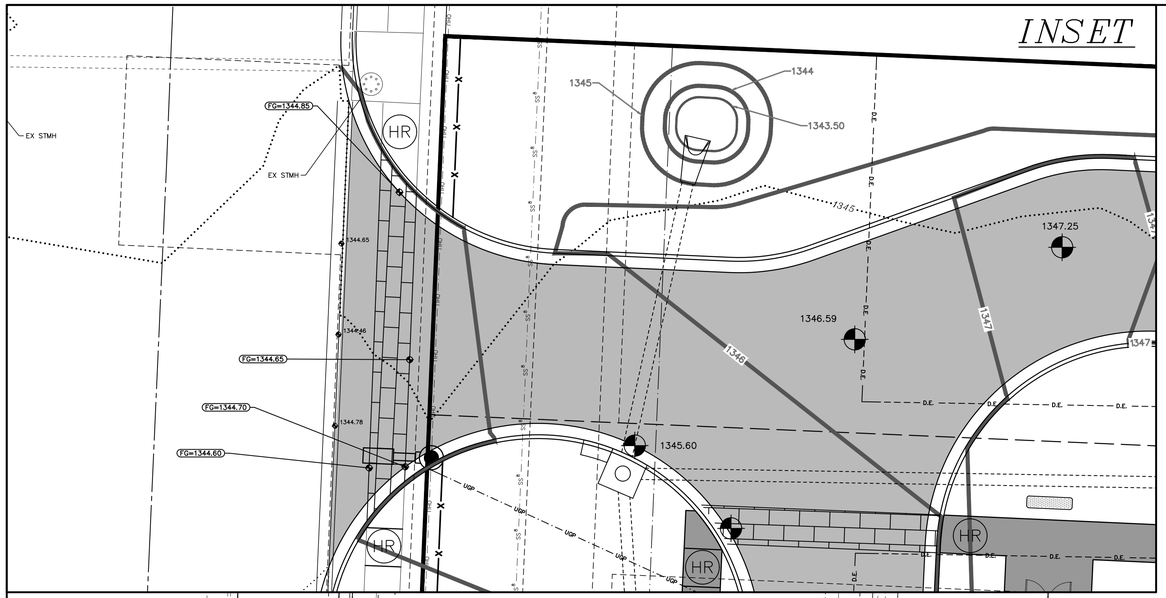
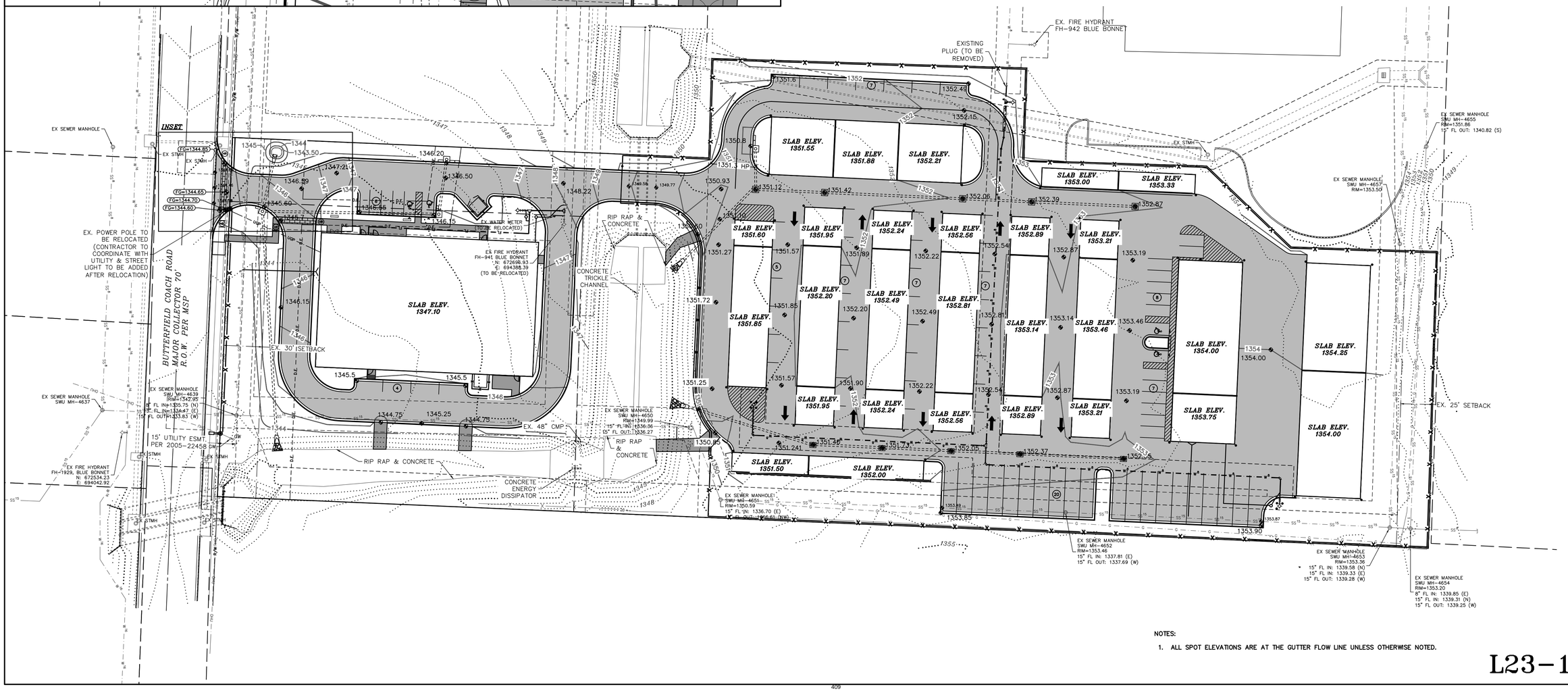
L23-18 BUILDING PLANS.dwg

SCALE: 1"=40'
DATE: Feb 20, 2023
ENGINEER: TJA
DRAWN BY: NJC
W.O. #: 22937

L23-18

5





GRID N

GRAPHIC REPRESENTATION ONLY

SCALE 1" = 40'

0 20' 40' 80'

NOTES:

1. ALL SPOT ELEVATIONS ARE AT THE GUTTER FLOW LINE UNLESS OTHERWISE NOTED.

L23-18

ENGINEERING SERVICES INC.
1705 S. 48TH STREET, SUITE 105
SPRINGDALE, ARKANSAS 72764

GRADING PLAN
LOTS 102 HOLDINGS LLC
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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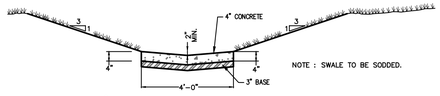
SCALE: 1"=40'

DATE: Feb 20, 2023

ENGINEER: TJA
DRAWN BY: NJG

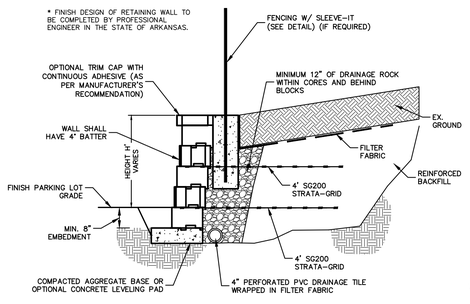
W.O. #: 22937

6



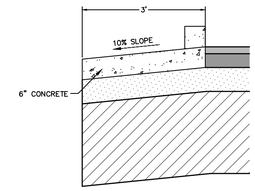
4' CONCRETE TRICKLE CHANNEL

NOT TO SCALE



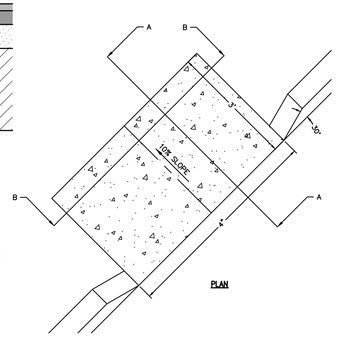
TYPICAL RETAINING WALL CROSS SECTION

NOT TO SCALE

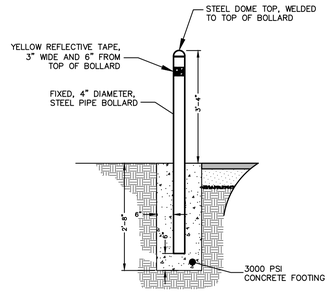


SECTION A – A

SECTION B – B



PLAN



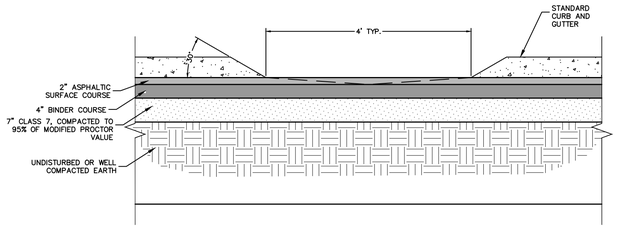
FRONT VIEW

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

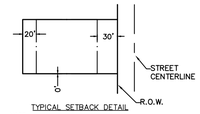
NOTE:
ALL METAL SHALL BE GALVANIZED PAINT, ONE COAT METAL PRIMER AND TWO COATS BENJAMIN MOORE HUNTER GREEN METAL ENAMEL.

STANDARD BOLLARD

NOT TO SCALE



CROSS SECTION AT CURB



TYPICAL SETBACK DETAIL

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

TYPICAL 4' CURB CUT WITH CONCRETE FLUME

NOT TO SCALE

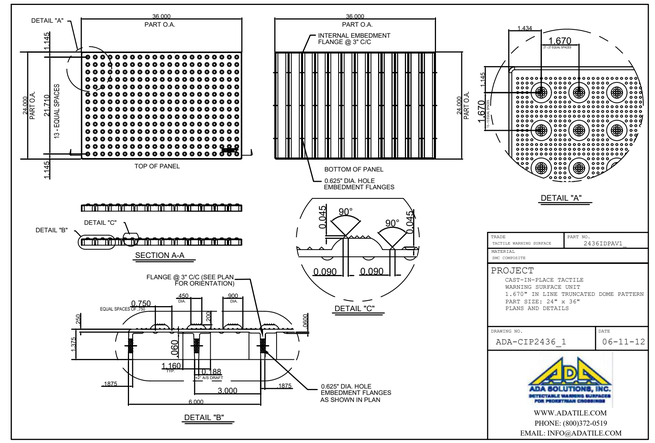
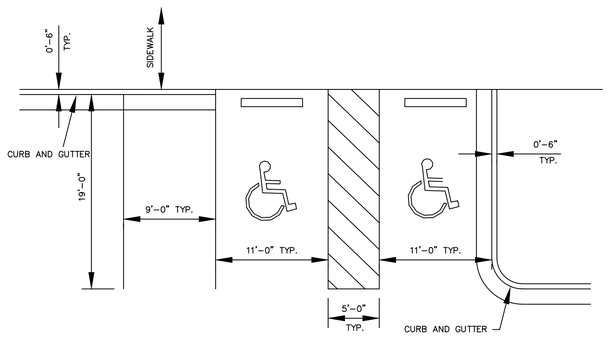


IMAGE: TACTILE WARNING SURFACE	PART NO.: 2436IDPAV1
MANUFACTURER: ADA SOLUTIONS	

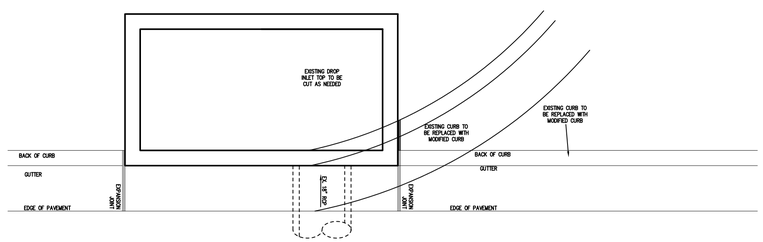
PROJECT
CAST-IN-PLACE TACTILE WARNING SURFACE UNIT
1.670" IN LINE TRUNCATED DOME PATTERN
PART SIZE: 24" x 36"
PLANS AND DETAILS

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

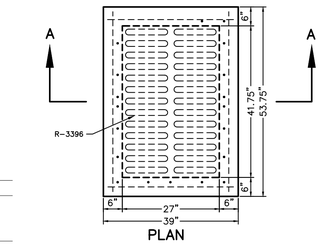
ADA SOLUTIONS, INC.
DETECTABLE WARNING SURFACES FOR PROMPTITUDE CONSCIENCE
WWW.ADATILE.COM
PHONE: (800)372-0519
EMAIL: INFO@ADATILE.COM



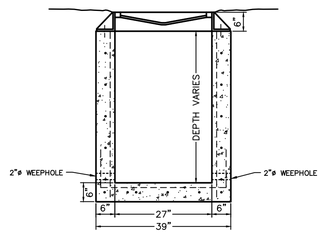
HANDICAPPED RAMP AND PARKING DETAILS



CONVERT EX. DROP INLET TO ROUNDED OPENING



PLAN

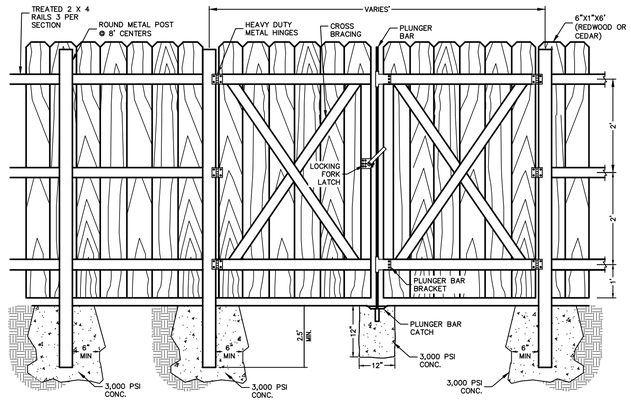


SECTION A–A

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

TYPICAL GRATE INLET

NOT TO SCALE



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

DUMPSTER SCREENING FENCE DETAIL

NOT TO SCALE

ENGINEERING SERVICES INC.
1707 S. 48th STREET, SUITE 103
SPRINGDALE, ARKANSAS 72764

TYPICAL DETAILS
LOTS 102 HOLDINGS LLC
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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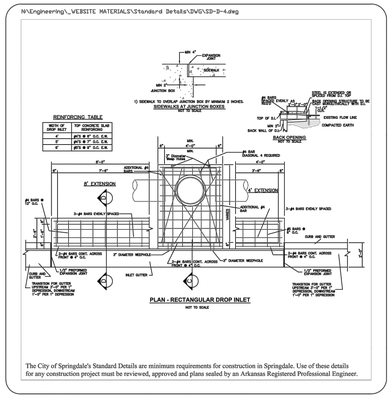
SCALE: N.T.S.
DATE: Feb 20, 2023
ENGINEER: TJA
DRAWN BY: BAP
W.O. #: 22937

L23-18

7

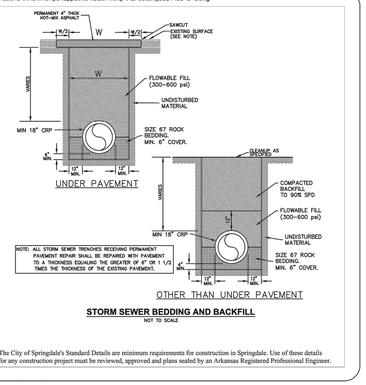
N:\Engineering_WEBSITE MATERIALS\Standard Details\DWG\SD-D-4.dwg



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

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

N:\Engineering_WEBSITE MATERIALS\Standard Details\DWG\SD-D-8.dwg

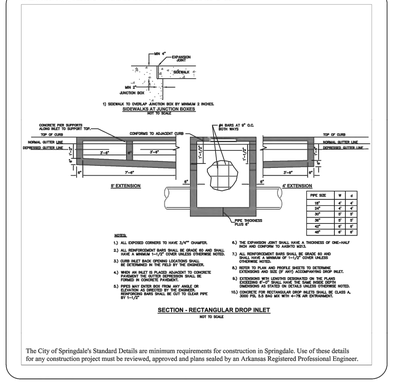


STORM SEWER BEDDING AND BACKFILL
NOT TO SCALE

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

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

N:\Engineering_WEBSITE MATERIALS\Standard Details\DWG\SD-D-5.dwg



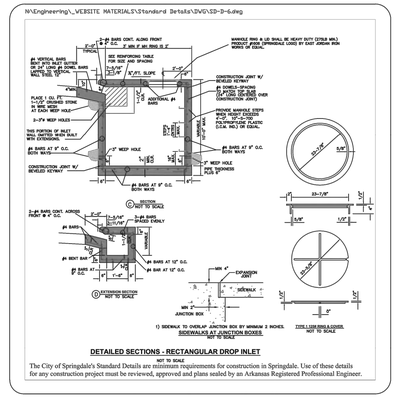
NOTES:
1.) ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2.) ALL REINFORCEMENT BARS SHALL BE SPACED AT AND SHALL HAVE 1-1/2" MINIMUM COVER UNLESS OTHERWISE NOTED.
3.) CURB AND GUTTER SECTIONS LOCATED IN SHALL BE EXTENDED IN THE FIELD BY THE ENGINEER.
4.) BARS OR INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT, REINFORCEMENT BARS SHALL BE FURNISHED & INSTALLED ACCORDINGLY.
5.) PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION AS APPROVED BY ENGINEER. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 1-1/2".
6.) THE EXPANSION JOINT SHALL HAVE A THICKNESS OF ONE-HALF INCH AND CONFORM TO ASSHTO M213.
7.) ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM OF 1-1/2" COVER UNLESS OTHERWISE NOTED.
8.) REFER TO PLAN AND PROFILE SHEETS TO DETERMINE INVERT ELEVATIONS AND PIPE SIZES FOR EACH INLET.
9.) EXTENSION INTO LENGTH DIMENSION ON THE PLANS DESIGNATES 90° BEND. SAME THE SAME WIDTH DEPTH AND REINFORCEMENT AS THE MAIN BOX UNLESS NOTED.
10.) CONCRETE FOR BOX/CURB AND GUTTER SHALL BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4-7% AIR ENTRAINMENT.

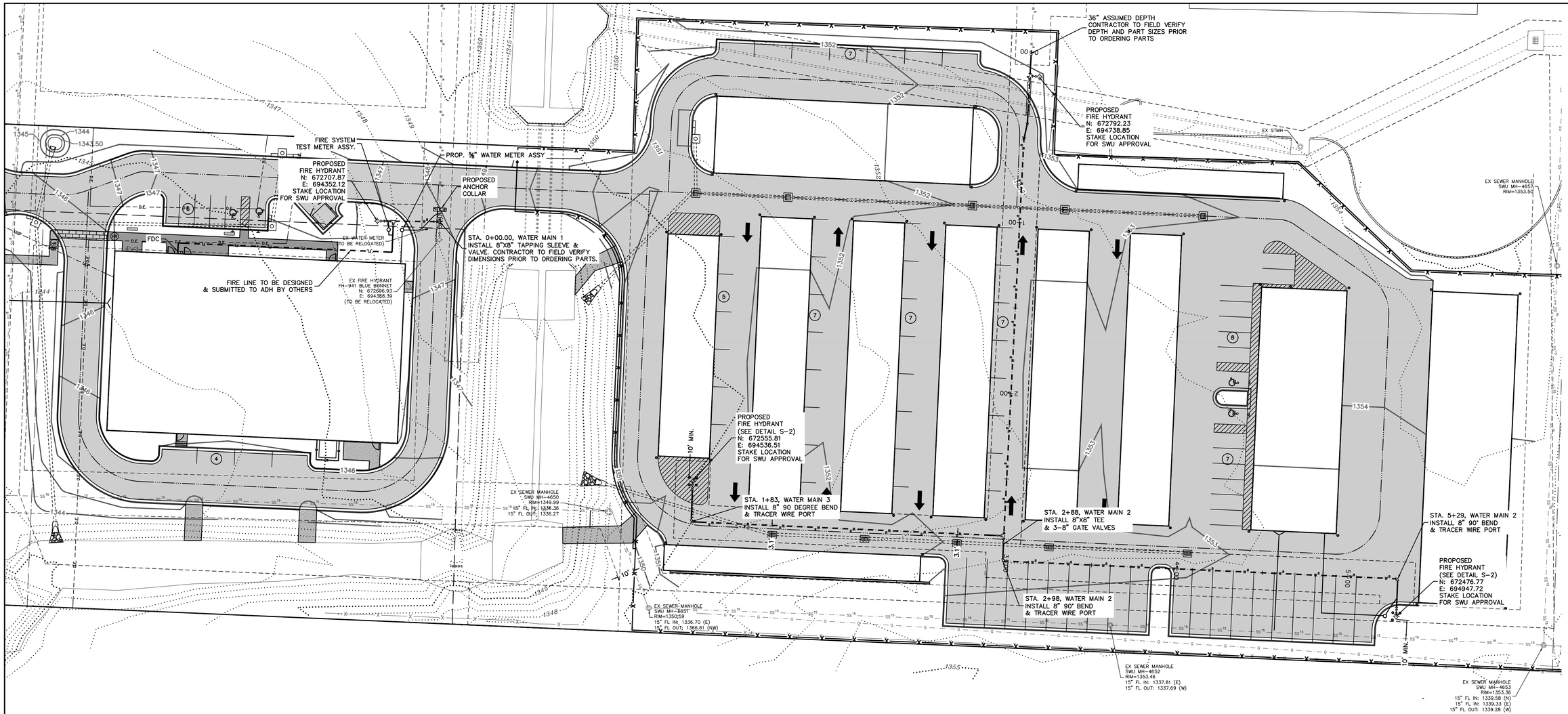
SECTION - RECTANGULAR DROP INLET
NOT TO SCALE

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

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION D DROP INLET DETAILS	FILE NO. SD-D-5	

N:\Engineering_WEBSITE MATERIALS\Standard Details\DWG\SD-D-6.dwg


MANHOLE RING & LID SHALL BE HEAVY DUTY (270LB MIN.) PRODUCT #1606 WITH "SPRINGDALE" OR EAST JORDAN IRON WORKS OR EQUAL
CONSTRUCTION JOINT W/ REVELED KEYWAY
#4 DOWELS @ 24" LONG CENTERED ON CONSTRUCTION JOINT
PROVIDE MANHOLE STEPS AT 12" ON CENTER ALTERNATING 8" LEFT AND RIGHT OF CENTERLINE FOLLOWING PLACING D.S.M. ONLY ON EQUAL
#5 BARS AT 9" O.C. BOTH WAYS
7" WEEP HOLE
CONSTRUCTION JOINT W/ REVELED KEYWAY
#4 BARS AT 9" O.C. BOTH WAYS
#4 BARS AT 12" O.C. BOTH WAYS
#4 BENT BARS AT 12" O.C.
#4 BARS AT 12" O.C.
#4 BARS AT 9" O.C.
#4 BARS AT 9" O.C.
#4 BARS CONT. ALONG FRONT & BACK @ 9" O.C. TYPICAL
SEE REINFORCING TABLE FOR SIZE AND SPACING
5/8"ø"x" ANCHOR BOLTS
3/4" PLATE WASHER
3/4" PLATE WASHER
3/4" ANCHOR BOLTS
3/4" PLATE WASHER
3/4" ANCHOR BOLTS
3/4" PLATE WASHER
3/4" ANCHOR BOLTS



NOTES:

1) CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR ALL STREET CUTS, BORES, AND RESPECTIVE RIGHT-OF-WAY PERMITS FOR THE PROPOSED PROJECT.
2) FIELD LOCATE AND VERIFY THE LOCATION OF EXISTING WATER AND SANITARY SEWER FACILITIES. INDICATE THE LOCATION OF THESE FACILITIES ON THE DRAWING AND PROVIDE ADEQUATE EASEMENTS, ON-SITE AND OFF-SITE, ACCEPTABLE TO THE SPRINGDALE WATER UTILITIES. EASEMENTS SHALL BE ESTABLISHED SUCH THAT A 10-FOOT SPACE SHALL BE PROVIDED BETWEEN THE UTILITY AND ANY PERMANENT STRUCTURE AND EASEMENTS SHALL BE PROVIDED SUCH THAT 10' IS BETWEEN THE UTILITY AND EASEMENT LINE.
3) THE FINAL APPROVAL AND ACCEPTANCE OF FACILITIES PROPOSED HEREIN IS SUBJECT TO THE ACCEPTANCE BY THE UTILITY OF A UTILITY SPACING PLAN. PRIOR TO ANY CONSTRUCTION ON THIS PROJECT, PLEASE SUBMIT A UTILITY SPACING PLANS. THE OWNER AND ENGINEER MUST SUBMIT CERTAIN ASSURANCE IN WRITTEN FORM GUARANTEEING ADHERENCE TO SAID PLAN.
4) FULL DEPTH COMPACTED CLASS 7 BASE MATERIAL IS REQUIRED FOR THE WATER AND SEWER TRENCHES UNDER PRIVATE EXISTING OR PROPOSED DRIVING SURFACES. ALL UTILITIES SHALL HAVE FULL DEPTH BACKFILL (FLOWABLE FILL) UNDER PUBLIC ROADWAYS.
5) THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIRED ADJUSTMENTS TO THE EXISTING WATER AND SEWER FACILITIES DUE TO SITE GRADING, PAVING, LOT LINE ADJUSTMENTS OR OTHER MATTERS.
6) ALL WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES REVISED JANUARY 20, 2021, AND SEALED MAY 6, 2021.
7) CONSTRUCTION PLANS AND SPECIFICATIONS MUST BE APPROVED BY SWU AND THE ARKANSAS DEPARTMENT OF HEALTH PRIOR TO BEGINNING ANY WATER AND SEWER CONSTRUCTION.
8) A PRE-CONSTRUCTION MEETING IS TO BE HELD WITH THE WATER AND SEWER CONTRACTOR AND SWU PRIOR TO BEGINNING ANY CONSTRUCTION.
9) ALL WATER MAIN SHALL BE SPECIAL CLASS 50 DUCTILE IRON.
10) CONTRACTOR SHALL CONTACT SWU PRIOR TO PERFORMING WORK.
11) SWU SHALL PERFORM AND BE PRESENT FOR ALL TAPS TO EXISTING SYSTEM.
12) TRACER WIRE PORTS SHALL BE INSTALLED AT EVERY CHANGE IN DIRECTION OR EVERY 400'.
13) FIRE PROTECTION SYSTEM PLANS TO BE SUBMITTED TO ADH BY OTHERS.
14) ALL LOT LINES SHALL BE STAKED IN ADVANCE OF WATER AND SANITARY SEWER CONSTRUCTION PER SWU STANDARD SPECIFICATIONS.
15) CONTRACTOR SHALL CONTACT SWU PRIOR TO PERFORMING WORK.
16) SWU STAFF SHALL BE PRESENT DAY OF TAPPING, DISINFECTION AND FLUSHING.
17) LONG WATER SERVICES SHALL BE ENCASED WITH 2" SLEEVE.
18) STAKE ALL FIRE HYDRANTS FOR SWU APPROVAL PRIOR TO INSTALLATION.
19) FIRE PROTECTION SYSTEM PLANS TO BE SUBMITTED TO ADH BY OTHERS.
20) OWNER/DEVELOPER IS RESPONSIBLE FOR REPLACING EXISTING WATER OR SANITARY SEWER PIPE IF DAMAGED DURING CONSTRUCTION.
21) CONTRACTOR TO INSTALL VERTICAL BENDS AS DIRECTED BY SWU OR THE ENGINEER. VERTICAL BENDS ARE SUBSIDIARY TO WATER MAIN CONSTRUCTION.
22) ALL PUBLIC SANITARY SEWER MAIN SHALL BE PVC SDR-26, UNLESS NOTED. ALL PRIVATE SEWER SHALL BE PVC SDR-26

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13828
THOMAS JASON APPEL

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

GRID N
W E
S

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

L23-18

ENGINEERING SERVICES INC.
1255 S. 48TH STREET, SUITE 1
SPRINGDALE, ARKANSAS 72764

UTILITY PLAN
LOTS 102 HOLDINGS LLC
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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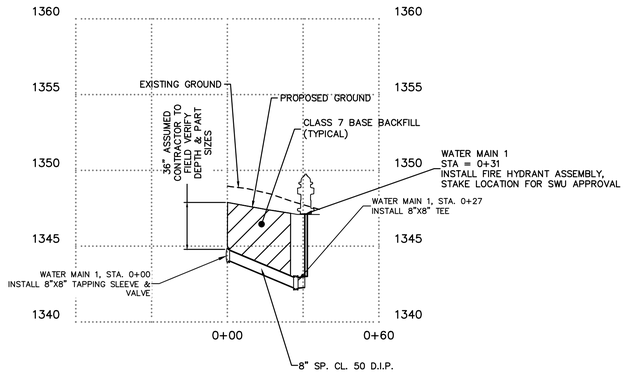
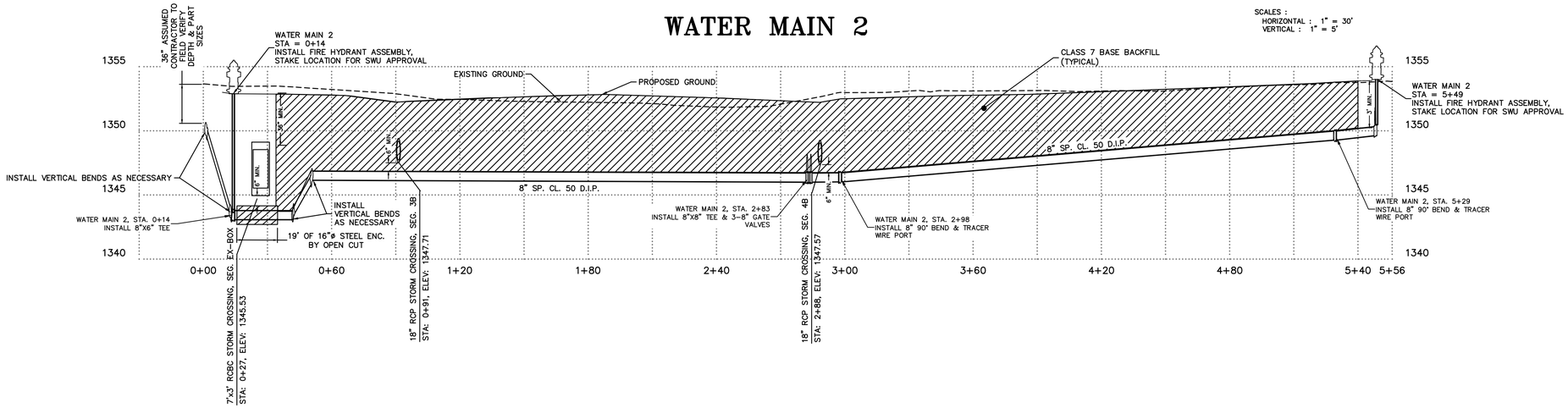
SCALE: 1"=30'
DATE: Feb 20, 2023
ENGINEER: TJA
DRAWN BY: NJG
W.O. #: 22937

9

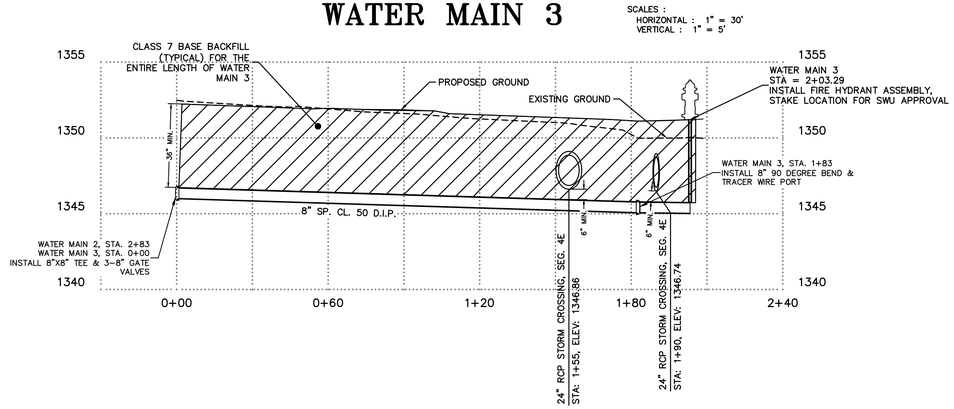
WATER MAIN 1



WATER MAIN 2



WATER MAIN 3



ENGINEERING SERVICES INC.
1705 S. 48th STREET, SUITE 105
SPRINGDALE, ARKANSAS 72764

WATER PLAN & PROFILE
LOTS 102 HOLDINGS LLC
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: N.T.S.

DATE: Feb 20, 2023

ENGINEER: TJA
DRAWN BY: NJG

W.O. #: 22937

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13828
THOMAS JASON APPEL

CERTIFICATE OF AUTHORIZATION
ENGINEERING SERVICES, INC.
131
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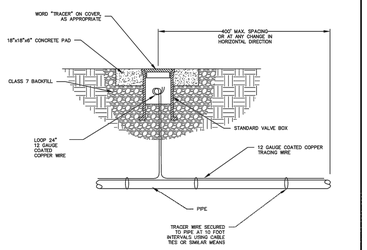
10



TRACING WIRE CONNECTION PORT

N.T.S.

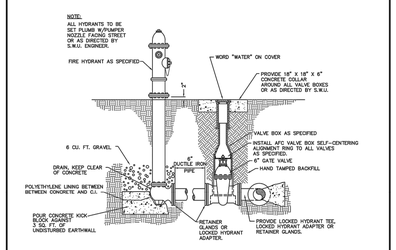
M-1

SPRINGDALE WATER UTILITIES

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

MISCELLANEOUS DETAILS FOR WATER AND SEWER CONSTRUCTION

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



FIRE HYDRANT & GATE VALVE

N.T.S.

S-1

SPRINGDALE WATER UTILITIES

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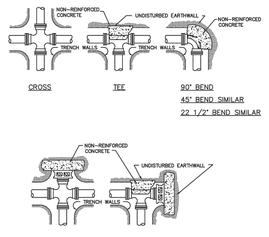
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: 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°
2"	1	1	1	1
3"	1	1	1	1
4"	1	1	1	1
6"	3	3	2	1
8"	5	5	3	2
10"	7	7	4	2
12"	10	10	6	3
14"	13	13	7	4
16"	17	17	9	5
18"	20	20	11	6
20"	25	25	14	7
24"	38	38	20	10
30"	59	59	32	16
36"	85	85	46	23

REACTION BACKING

N.T.S.

S-3

SPRINGDALE WATER UTILITIES

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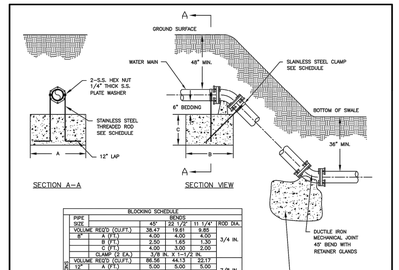
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



BLOCKING SCHEDULE					
	PIPE SIZE		SIDE	BOTTOM	ROD DIA.
90° BENDS	6"	VOLUME REQ'D (CU.FT.)	35.43	18.61	8.85
		A (FT.)	4.00	4.00	4.00
		B (FT.)	2.50	1.65	1.30
		C (FT.)	4.00	3.00	2.00
		CLAMP (T EA.)	3/8 IN. X 1-1/2 IN.		3/4 IN.
	8"	VOLUME REQ'D (CU.FT.)	88.58	44.13	22.17
		A (FT.)	5.00	5.00	5.00
		B (FT.)	4.00	3.50	2.50
		C (FT.)	4.00	4.00	3.00
		CLAMP (T EA.)	5/16 IN. X 2 IN.		7/8 IN.
	12"	VOLUME REQ'D (CU.FT.)	240.43	125.25	65.88
		A (FT.)	8.00	6.00	6.00
		B (FT.)	5.10	4.20	3.75
		C (FT.)	8.00	6.00	4.00
		CLAMP (T EA.)	1/2 IN. X 2-1/2 IN.		1 IN.
45° BENDS	24"	VOLUME REQ'D (CU.FT.)	740.04	382.50	194.58
		A (FT.)	8.00	8.00	6.00
		B (FT.)	7.25	4.50	3.30
		C (FT.)	8.00	7.00	5.00
		CLAMP (T EA.)	5/8 IN. X 3 IN.		1 IN.

VOLUME CALCULATED ON TEN 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.

S-4

SPRINGDALE WATER UTILITIES

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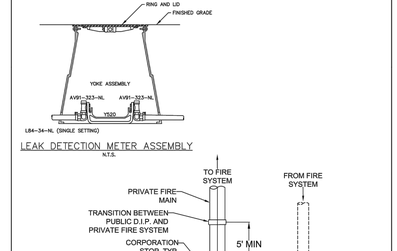
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



N.T.S.

S-36

SPRINGDALE WATER UTILITIES

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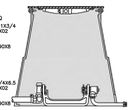
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: crk | DRAWING NO.: S-36 | DATE: JAN. 2018

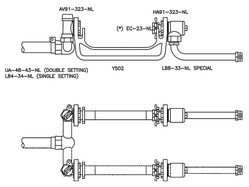
SINGLE SETTING MATERIAL LIST

QTY	DESCRIPTION	FORD	CATALOG NUMBER MUELLER	AY. McDONALD
1	INLET CONNECTION	LB4-34-NL	P-15531N	74079W-22 1X3/4
1	YOKE ANGLE KEY VALVE	AV91-323-NL	H-14278N	7460-47 3/4X22
1	YOKE	Y520	H-14246N	167-22
1	YOKE ANGLE CHECK VALVE	HW91-323-NL	H-14344N	167-22NL 33
1	OUTLET CONNECTION	LB8-33-NL SPECIAL	H-15538N	710JPP 33X90B
1	METER BOX ASSEMBLY	34M-18X24240 W/LID		



DOUBLE SETTING MATERIAL LIST

QTY	DESCRIPTION	FORD	CATALOG NUMBER MUELLER	AY. McDONALD
1	ANGLE U BRANCH	UA48-43-NL	P-15369N	708T2W 1X3/4X6.5
2	YOKE ANGLE KEY VALVE	AV91-323-NL	H-14278N	7460-47 3/4X22
2	YOKE	Y502	H-14246N	167-22
2	YOKE ANGLE CHECK VALVE	HW91-323-NL	H-14344N	167-22NL 33
1	OUTLET CONNECTION	LB8-33-NL SPECIAL	H-15538N	710JPP 33X90B
1	METER BOX ASSEMBLY	34M-18X24240 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

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO.: S-25 | DATE: AUGUST 2014

NOMINAL PIPE DIAMETER	"B"
2" 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 B.O.O. STANDARD NO. 10. DOUBLE TRENCH OR OTHER SPECIAL EXCAVATION MAY BE NECESSARY FOR THE PLACEMENT OF A TRENCH SUPPORT SYSTEM OR AS OTHERWISE REQUIRED

TYPICAL PIPE TRENCH

N.T.S.

S-17

SPRINGDALE WATER UTILITIES

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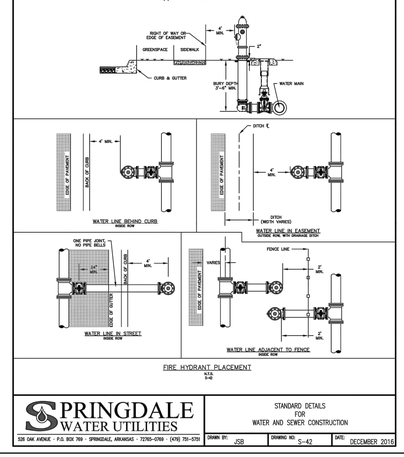
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: JNK | DRAWING NO.: S-17 | 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 5'-6" BURY.
3. ALL HYDRANTS SHALL BE MUELLER A-423 WITH NO MORE THAN ONE EXTENSION PER HYDRANT.
4. IF SIDEWALK IS PRESENT, HYDRANT SHALL BE INSTALLED 4' MINIMUM BEHIND THE BACK OF THE SIDEWALK OR CURB. DO NOT COVER UP WEEP HOLE WITH CONCRETE.
5. ALL RETAINER GLANDS ARE REQUIRED FOR ALL FITTINGS.
6. ALL HYDRANTS SHALL BE SET PLUMB WITH THE PUMPER NOZZLE FACING THE STREET OR AS DIRECTED BY S.W.U.
7. IF HYDRANT LEAD EXCEEDS ONE (1) JOINT OF PIPE VALVES SHALL BE INSTALLED AT HYDRANT AND MAIN.



FIRE HYDRANT PLACEMENT

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S-42

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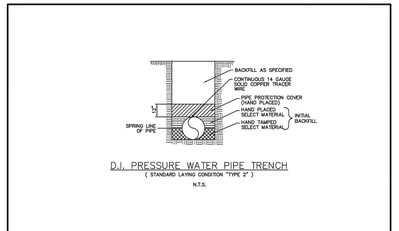
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



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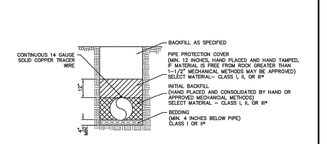

N.T.S.

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

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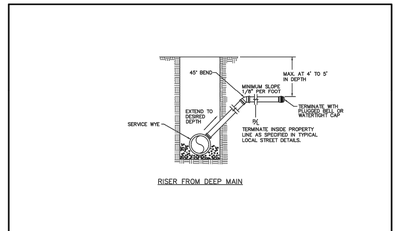
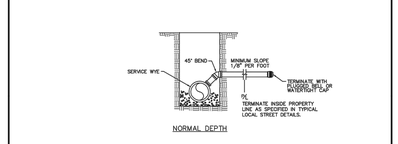
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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





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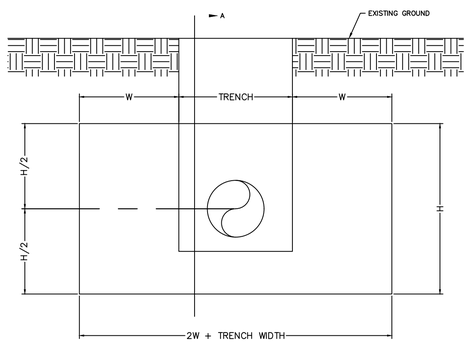
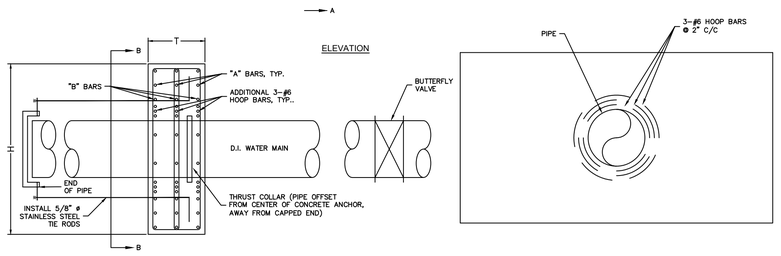
DRAWN BY: TLS | DRAWING NO.: S-16 | DATE: MARCH 2008





THRUST COLLAR SCHEDULE

PIPE SIZE	DIMENSIONS W	H	T	M	REINFORCING BARS "A" BARS	# LAYERS	"B" BARS	# LAYERS
6"	1.5'	2.0'	1.0'	M.J. RETAINER GLAND	#6@6"	1	#6@6"	1
8"	1.5'	2.5'	1.0'	M.J. RETAINER GLAND	#6@6"	1	#6@6"	1
12"	2.0'	4.0'	1.5'	M.J. RETAINER GLAND	#6@6"	1	#6@6"	1
16"	3.0'	4.5'	1.5'	M.J. RETAINER GLAND	#6@6"	2	#6@6"	2
20"	3.0'	5.0'	2.0'	M.J. RETAINER GLAND	#6@6"	2	#6@6"	2
24"	3.5'	6.0'	2.0'	1 1/2" x 0.38" THRUST COLLAR	#6@9"	3	#6@9"	3
30"	6.5'	6.0'	2.5'	2" x 0.5" THRUST COLLAR	#6@9"	3	#6@9"	3
36"	7.0'	7.0'	2.5'	2" x 0.5" THRUST COLLAR	#6@9"	3	#6@9"	3
48"	8.0'	10.0'	2.5'	3 1/8" x 0.75" THRUST COLLAR	#6@9"	3	#6@9"	3

THRUST COLLAR DETAILS

N.T.S.

L23-18

ENGINEERING SERVICES INC.
1707 S. 48TH STREET, SUITE 1
SPRINGDALE, ARKANSAS 72764

WATER & SEWER DETAILS
LOTS 102 HOLDINGS LLC
SPRINGDALE, ARKANSAS

REVISION | DATE | DESCRIPTION

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SCALE: N.T.S.
DATE: Feb 20, 2023
ENGINEER: TJA
DRAWN BY: BAP
W.O. #: 22937

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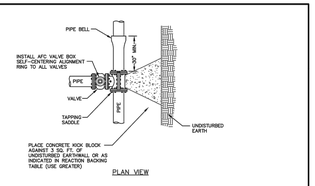
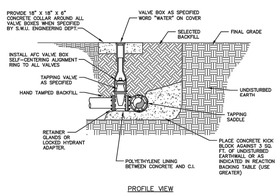


PLAN VIEW



PROFILE VIEW

TAPPING SADDLE & VALVE

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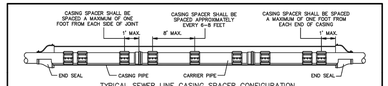
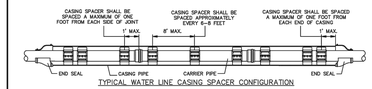
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

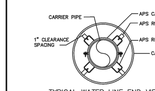
DRAWN BY: CAC | DRAWING NO: S-5 | DATE: AUGUST 2014



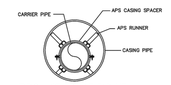
TYPICAL SEWER LINE CASING SPACER CONFIGURATION



TYPICAL WATER LINE CASING SPACER CONFIGURATION



TYPICAL WATER LINE END VIEW



TYPICAL SEWER LINE END VIEW

ENCASEMENT DETAILS

N.T.S.

NOTES:

1. SPACERS SHALL BE MODEL SSI OR SSM AS MANUFACTURED BY ADVANCE PRODUCTS & SYSTEMS (APS) AS SPECIFIED.
2. QUANTITY OF RUNNERS SHALL BE IN ACCORDANCE WITH CARRIER PIPE SIZE AS FOLLOWS:
   - TO 14" DIAMETER – 4 RUNNERS
   - 16" TO 36" DIAMETER – 6 RUNNERS
   - 38" TO 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 PIPE SIZE	CARRIER PIPE O.D.	CASING PIPE I.D.	CASING PIPE O.D.
6"	6.90	11.06	12"
8"	9.05	13.21	16"
10"	11.20	15.82	20"
12"	13.20	17.82	24"
14"	15.30	20.93	24"
16"	17.40	23.50	24"
18"	19.50	24.75	30"
20"	21.60	27.00	30"
24"	25.80	31.00	36"

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

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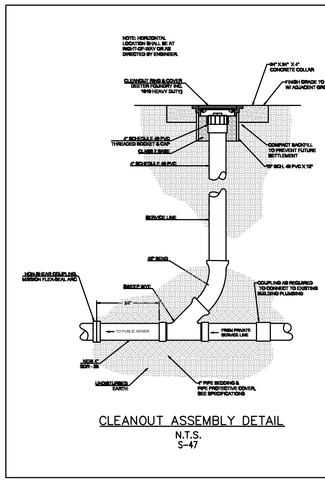
DRAWN BY: KM/JNK | DRAWING NO: S-31 | DATE: MARCH 2008



CLEANOUT ASSEMBLY DETAIL

N.T.S.
S-47

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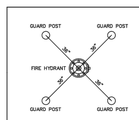
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

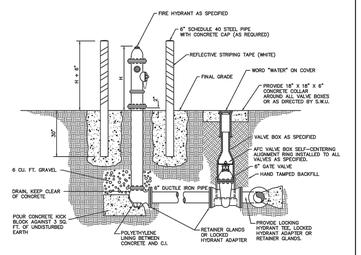
DRAWN BY: CRW | DRAWING NO: S-47 | DATE: APRIL 2018



PLAN VIEW

NOTES:

1. ALL HYDRANTS SHALL BE SET PLUMB WITH THE PUMPER NOZZLE FACING THE STREET OR AS DIRECTED BY S.W.U.
2. HYDRANTS SHALL BE LOCATED IN STREET RIGHT-OF-WAY OR DEDICATED UTILITY EASEMENT, AND A MINIMUM OF 4' BEHIND ANY CURB AND GUTTER OR SIDEWALK.
3. IF REQUIRED, GUARD POSTS SHALL BE SET PLUMB WITH SPACING AND ORIENTATION AS INDICATED IN THE PLAN VIEW OR AS OTHERWISE SHOWN ON THE PLANS.
4. ALL HYDRANTS AND GUARD POSTS SHALL BE PAINTED USING RUSTOLEUM V2100 SILVER ALUMINUM ENAMEL, AEROSOL, OR APPROVED EQUAL. PRIOR TO FINAL ACCEPTANCE, CONTRACTOR SHALL TEST AND EXAMINE THE FLOW RATE AND PAINT BONNET AND CAP ACCORDING TO SECTION 716 OF THE STANDARD SPECIFICATIONS.



FIRE HYDRANT WITH GUARD POSTS

(GUARD POST ONLY AS REQUIRED)
N.T.S.
S-2

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ENGINEERING SERVICES INC.
1707 S. 48TH STREET, SUITE 1
SPRINGDALE, ARKANSAS 72764

WATER & SEWER DETAILS
LOTS 102 HOLDINGS LLC
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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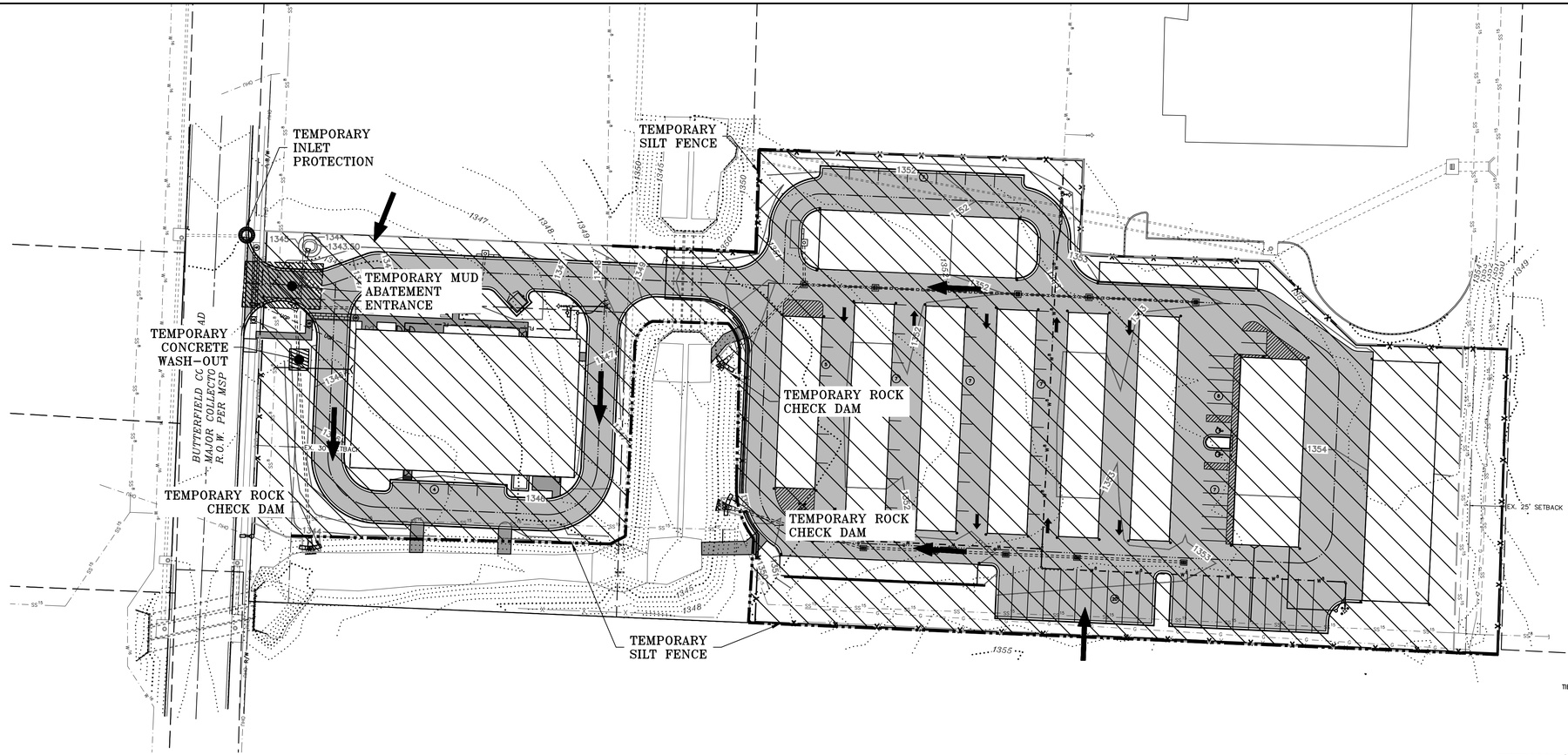
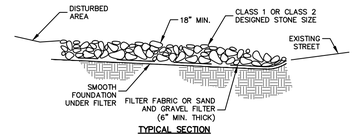




TYPICAL SECTION

NOTES:

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

2) MINIMUM LENGTH SHALL BE 50'

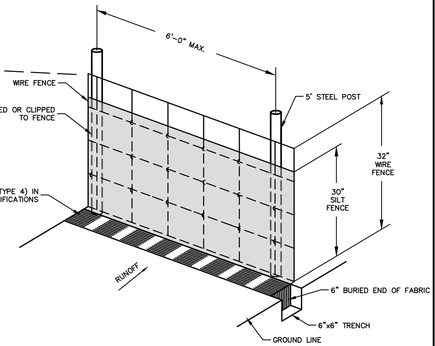
MUD ABATEMENT ENTRANCE

NOT TO SCALE

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

NOTES:

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



SILT FENCE NOTES

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

WIRED REINFORCED BURIED EDGE SILT FENCE

NOT TO SCALE

NOTES:

1.) ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOP SOIL AND RE-VEGETATED PER SECTION 169.06 OF THE UDC. VEGETATION MUST BE ESTABLISHED TO MINIMIZE EROSION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

2.) WHEN SILT FENCE OR WATTLES ARE NOT PLACED AT A CONSTANT ELEVATION FOLLOWING CONTOURS ON STEEP SLOPES, THE "J" HOOP METHOD SHOULD BE USED (AT 50 FT INTERVALS) TO CREATE PONDING AND PREVENT EROSION OF THE TRENCH BACKFILL OF SILT FENCE INSTALLATION.

3.) ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 15 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.

4.) PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.

5.) TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.

6.) RE-VEGETATION. RE-VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS (SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED) UNLESS OTHERWISE ALLOWED BY THE CITY ENGINEER:
- TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REQUIRED TO BE EITHER EXISTING OR INSTALLED IN AREAS TO BE REVEGETATED AS SET FORTH IN§169.06(F)(6) BELOW. ANY APPLICATION OF TOPSOIL AND SEEDING UNDER THE DRIP LINE OF A TREE SHOULD BE MINIMIZED TO 3 INCHES SO AS NOT TO DAMAGE THE TREES ROOT SYSTEM.
- ZERO TO 10% GRADE: RE-VEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
- 10:1 UP TO 4:1 GRADE: RE-VEGETATION SHALL BE A MINIMUM OF HYDRO-SEEDING WITH MULCH AND FERTILIZER, SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
- 4:1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDED WITH MULCH AND FERTILIZER, OR STAKED SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF
- MORE THAN 3:1 GRADE: ANY FINISH GRADE OVER 3:1 SHALL BE STABILIZED WITH ONE OR MORE OF THE FOLLOWING:
  - RETAINING WALLS; CRIBBING WITH LANDSCAPE FABRIC; TERRACING WITH GROUNDCOVER; RIPRAP; STAKED SOD (UP TO 2:1 SLOPE)
  - IF CRIBBING, TERRACING, OR RIPRAP IS USED, THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.

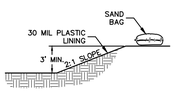
7.) PERMANENT EROSION CONTROL. THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.

8.) DUST. WHERE EXCESSIVE DUST MAY BECOME A PROBLEM, A PLAN FOR SPRAYING WATER ON HEAVILY TRAVELED DIRT AREAS SHALL BE ADDRESSED.

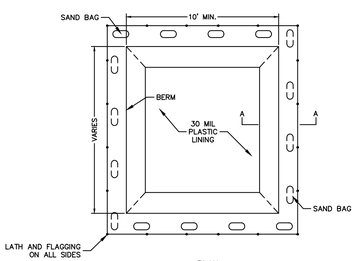
9.) CONSTRUCTION EXITS. A STABILIZED ROCK EXIT IS REQUIRED ON CONSTRUCTION SITES. ROCK EXITS MUST BE AT LEAST 20' WIDE BY 50' LONG BY 6" THICK STABILIZED ROCK HAVING A MINIMUM AVERAGE DIAMETER OF 3". IF THERE IS AN EXISTING CURB, LOOSE MATERIAL SUCH AS FILL DIRT OR GRAVEL SHALL NOT BE USED TO RAMP UP TO IT FROM THE STREET. TEMPORARY WOODEN RAMPS IN FRONT OF CURBS ARE ACCEPTABLE.

10.) DEBRIS, MUD, AND SOIL IN PUBLIC STREETS. DEBRIS, MUD AND SOIL SHALL NOT BE ALLOWED ON PUBLIC STREETS BUT IF ANY DEBRIS, MUD, OR SOIL FROM DEVELOPMENT SITES REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED VIA SWEEPING OR OTHER METHODS OF PHYSICAL REMOVAL. DEBRIS, MUD, OR SOIL IN THE STREET MAY NOT BE WASHED OFF THE STREET OR WASHED INTO THE STORM DRAINAGE SYSTEM. STORM DRAINAGE SYSTEMS DOWNSTREAM OF A DEVELOPMENT SITE SHOULD BE PROTECTED FROM DEBRIS, MUD, OR SOIL IN THE EVENT THAT DEBRIS, MUD, OR SOIL REACHES THE DRAINAGE SYSTEM.

11.) FRANCHISE AND PRIVATE UTILITIES. THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.



SECTION A – A



PLAN

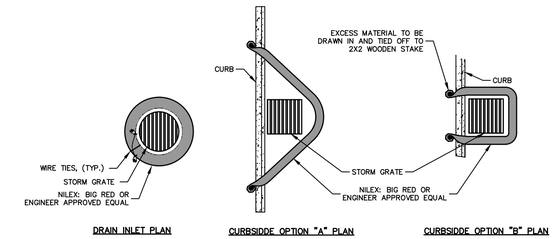
NOTES:

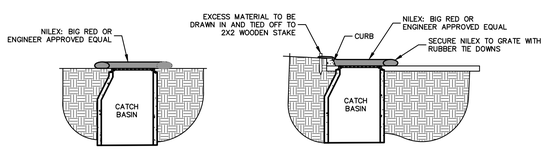
1) LATH AND FLAGGING SHOULD BE COMMERCIAL TYPE.

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

CONCRETE WASH-OUT AREA

NOT TO SCALE





NOTES:

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

INLET PROTECTION

NOT TO SCALE

LEGEND

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

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.

*SILT FENCE IS USED AS AN ENERGY DISSIPATION DEVICE

*SILT FENCE IS USED TO CONTROL POLLUTANTS DURING STORM WATER DISCHARGE

*SILT FENCE MUST BE MAINTAINED UNTIL SITE IS PERMANENTLY STABILIZED

AREA OF SOIL DISTURBANCE: 6.42 ACRES

NOTE:

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

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

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

CONSTRUCTION SEQUENCE:

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

GRID N

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

TOTAL DISTURBED AREA: 5.46 ACRES

L23-18

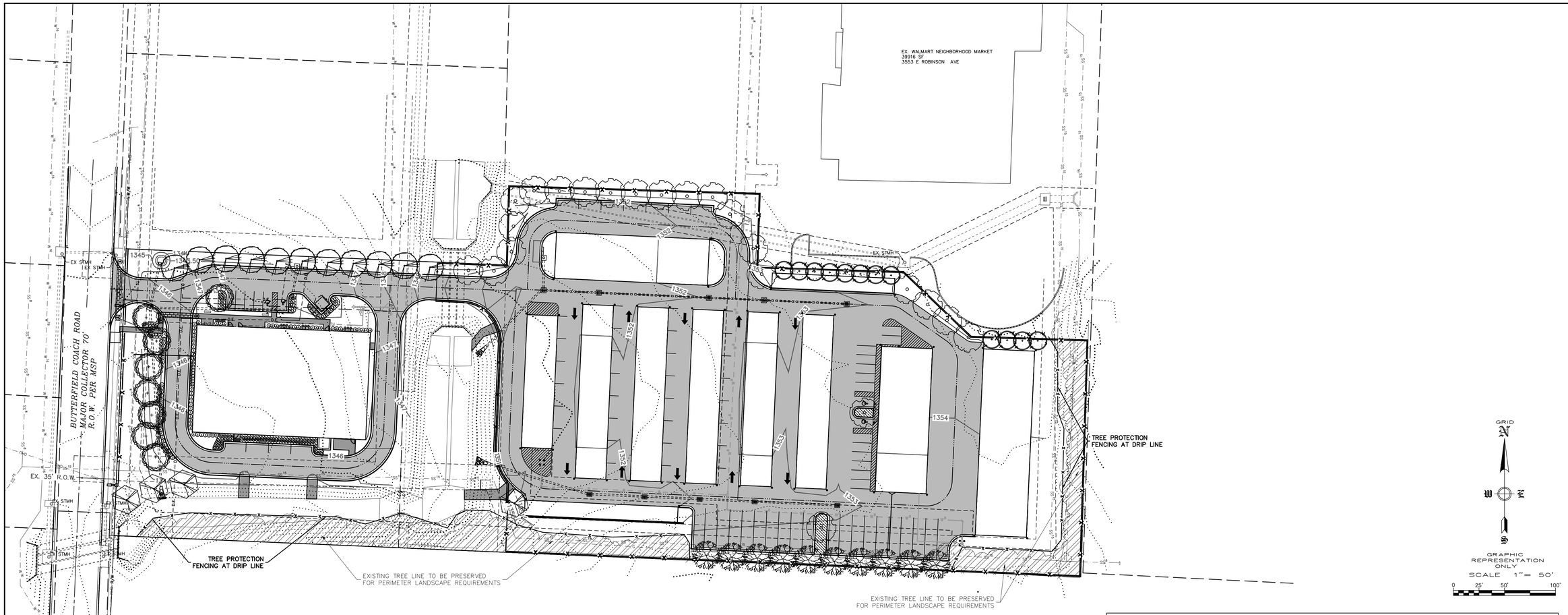
ENGINEERING SERVICES INC.
1703 S. 48TH STREET, SUITE 102
SPRINGDALE, ARKANSAS 72764

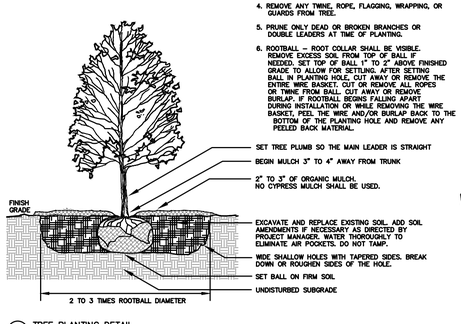
STORM WATER POLLUTION PROTECTION PLAN & DETAILS
LOTS 102 HOLDINGS LLC
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=50'
DATE: Feb 20, 2023
ENGINEER: TJA
DRAWN BY: BAP
W.O. #: 22937

13

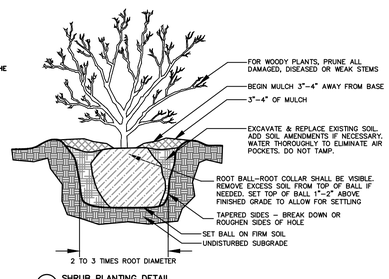




NOTES:
1. TREES SHALL BE 2" CALIPER MINIMUM.
2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2–3 TIMES THE SIZE OF THE ROOT BALL.
3. STAKE ONLY IF NECESSARY AND AS DIRECTED BY THE PROJECT MANAGER.
4. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
5. PRUNE ONLY DEAD OR BROKEN BRANCHES OR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

SET TREE PLUMB SO THE MAIN LEADER IS STRAIGHT
BEGIN MULCH 3" TO 4" AWAY FROM TRUNK
2" TO 3" OF ORGANIC MULCH. NO CYPRESS MULCH SHALL BE USED.
EXCAVATE AND REPLACE EXISTING SOIL. ADD SOIL AMENDMENTS IF NECESSARY AS DIRECTED BY PROJECT MANAGER. WATER THOROUGHLY TO ELIMINATE AIR POCKETS. DO NOT TAMP.
WIDE SHALLOW HOLES WITH TAPERED SIDES. BREAK DOWN OR ROUGHEN SIDES OF THE HOLE.
SET BALL ON FIRM SOIL
UNDISTURBED SUBGRADE

TREE PLANTING DETAIL
NOT TO SCALE



FOR WOODY PLANTS, PRUNE ALL DAMAGED, DISEASED OR WEAK STEMS
BEGIN MULCH 3"–4" AWAY FROM BASE
3"–4" OF MULCH
EXCAVATE & REPLACE EXISTING SOIL. ADD SOIL AMENDMENTS IF NECESSARY. WATER THOROUGHLY TO ELIMINATE AIR POCKETS. DO NOT TAMP.
ROOT BALL–ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. SET TOP OF BALL 1"–2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING
TAPERED SIDES – BREAK DOWN OR ROUGHEN SIDES OF HOLE
SET BALL ON FIRM SOIL
UNDISTURBED SUBGRADE

SHRUB PLANTING DETAIL
NOT TO SCALE

LANDSCAPE NOTES:

1. IRRIGATION SYSTEM OR HOSE BIBS SHALL BE PROVIDED FOR ALL LANDSCAPED AREAS AND WILL CONFORM TO CITY OF SPRINGDALE REQUIREMENTS.
2. SOIL SHALL BE AMENDED AND ALL ROCKS AND FOREIGN MATERIAL SHALL BE REMOVED PRIOR TO ANY LANDSCAPE INSTALLATION, ANY PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS.
3. ALL PLANTING BEDS SHALL RECEIVE 12" OF TOPSOIL FREE OF ROCKS/WEEDS/DEBRIS PRIOR TO INSTALLATION OF PLANT MATERIAL.
4. ALL PLANTING BEDS SHALL RECEIVE ORGANIC MULCH AT TIME OF INSTALLATION. MULCH SHALL NOT BE PLACED IMMEDIATELY ADJACENT TO TRUNK, AND SHALL BE KEPT AT LEAST 3" FROM THE ROOT COLLAR AT THE SOIL LINE.
5. ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING OR MATERIAL OTHER THAN VEGETATION/SOD.
6. SHADE TREES SHALL HAVE A MIN. CALIPER OF 2" AND A HEIGHT OF 8'
7. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
8. ALL PLANT MATERIAL IS SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
9. 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 UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
10. ONCE INSTALLED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY LIVING CONDITION, AND IF PLANT MATERIAL DIES IT SHALL BE REPLACED PROMPTLY, OR IF DURING INHOSPITABLE PLANTING CONDITIONS, WITHIN THE NEXT APPROPRIATE GROWING SEASON.
11. IF CONFLICTS WITH PROPOSED LIGHTS, FIRE HYDRANTS, OR OTHER SITE FEATURES EXIST, TREES OR SHRUBS SHALL BE MOVED AND SHALL NOT INTERFERE WITH PROPOSED FEATURES.
12. MAINTAIN 5' MINIMUM HORIZONTAL SEPARATION BETWEEN TREE PLANTING AND UTILITY LINES.
13. LANDSCAPING SHALL BE GUARANTEED FOR A PERIOD OF 2 YEARS FROM DATE OF ACCEPTANCE.
14. ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITY TO BE SODDED AND RE–VEGETATED WITH BERMUDA MIX WHICH IS CERTIFIED FREE FROM WEED SEEDS.

LANDSCAPE PARKING REQUIREMENTS:

TOTAL PARKING AREA PROVIDED: 18,403 SQ. FT.
TOTAL INTERIOR LANDSCAPE REQUIRED: 1472 SQ. FT. (8%)
TOTAL INTERIOR LANDSCAPE PROVIDED: 1571 SQ. FT. (8.5%)

LANDSCAPE FRONTAGE REQUIREMENTS:

TOTAL FRONTAGE LF: 250 LINEAR. FT.
TOTAL FRONTAGE LANDSCAPE REQUIRED:
1 TREE AND 7 SHRUBS PER 25' =
10 TREES AND 70 SHRUBS
TOTAL INTERIOR LANDSCAPE PROVIDED:
10 TREES AND 76 SHRUBS

INDEX OF TREES

TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL TREES	# PLANTING SIZE	TYPE	MATURE HEIGHT
	Hightower Willow Oak	Quercus phellos	4	2" Cal B & B 6' H min	S	55–70'
	Legacy Sugar Maple	Acer saccharum	11	2" Cal B & B 6' H min	S	50'–60'
	Autumn Blaze Red Maple	Acer rubrum 'Autumn Blaze'	22	2" Cal B & B 6' H min	S	45'–55'
	Eastern Redbud	Cercis Canadensis	11	2" Cal B & B 6' H min	S	60'–65'
	Princeton Elm	Ulmus Americana 'Princeton'	8	2" Cal B & B 6' H min	S	50'–60'
	Crape Myrtle	Lagerstroemia indica	12	2" Cal B & B 6' H min	O	15–20'

INDEX OF SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
1	Compact Inkberry Holly	Ilex glabra 'Compacta'	24	3 GAL.
2	Rose Creek Abelia	Abelia x 'Rose Creek'	82	3 GAL.
3	Little Bunny Fountain Grass	Pennisetum alopecuriodes 'Little Bunny'	59	1 GAL.
4	Virginia Sweetspire	Itea virginica	48	3 GAL.
5	Dwarf Burford Holly	Ilex cornuta 'Dwarf Burford'	10	5 GAL.
6	Wintergreen Boxwood	Buxus microphylla 'Wintergreen'	42	3 GAL.

L23–18

ENGINEERING SERVICES INC.
1235 E. DAIRY ROAD, SUITE 105
SPRINGDALE, ARKANSAS 72764

LANDSCAPING PLAN
LOTS 102 HOLDINGS LLC
SPRINGDALE, ARKANSAS

REVISION | DATE | DESCRIPTION

SCALE: 1"=50'
DATE: Feb 22, 2023
ENGINEER: TJA
DRAWN BY: NJG
W.O. #: 22937

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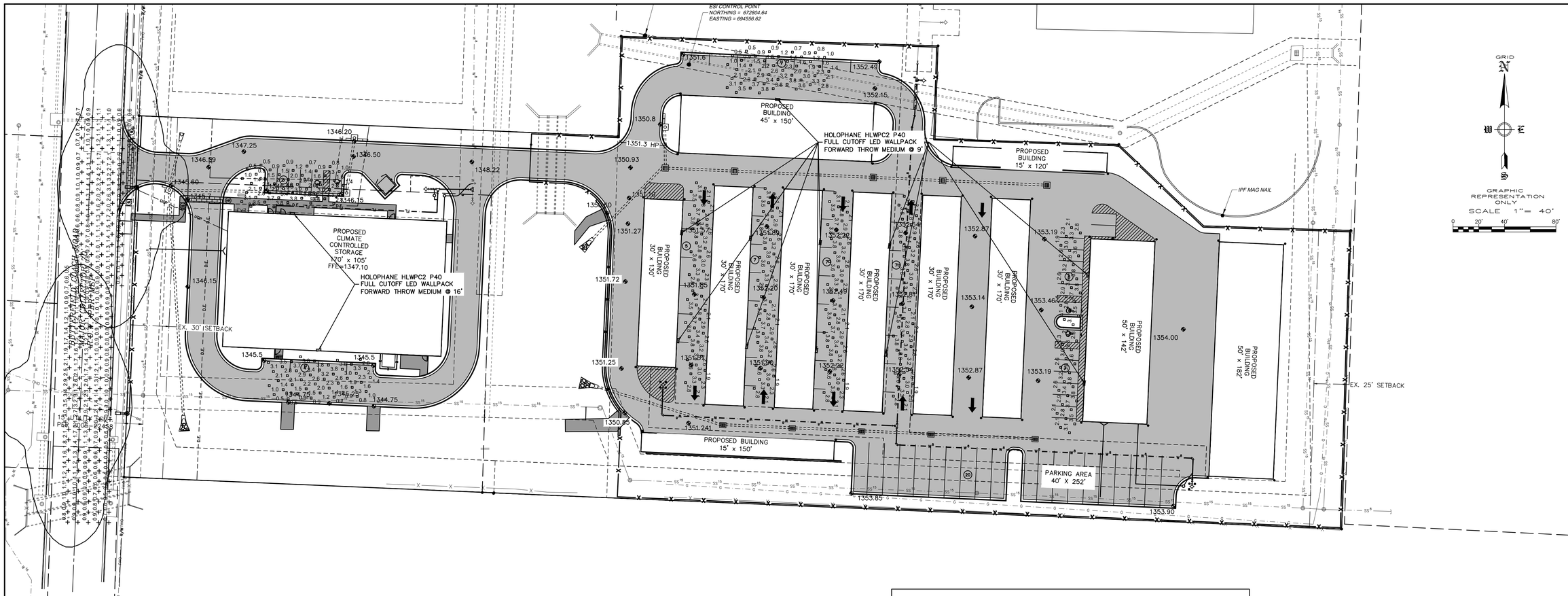

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency	Distribution	Polar Plot	Notes
	B		1	American Electric Lighting	ATB2 40BLEDE10 XXXXX R2 4K/5K HSS	ATB2 SERIES LED 1000MA TYPE 2 4000K/5000K CCT HSS	LED Array	1	ATB2_40BLEDE10_XXXXX_R2_4K_5K_HSS.ies	13866	1	0.85	133	100%	TYPE II, MEDIUM, BUG RATING: B3 - U0 - G2	Max: 10258cd	
	C		13	Holophane	HLWPC2 P50 40K XX TFTM	Wallpack Full Cutoff LED, LED Performance Package P20, 4000 series CCT, Voltage, Forward Throw Medium	LED	1	HLWPC2_P50_40K_XX_TFTM.ies	12125	1	0.85	115	100%	TYPE IV, SHORT, BUG RATING: B2 - U0 - G2	Max: 8650cd	
	D		2	American Electric Lighting	ATB0 20BLEDE15 XXXXX R4 4K/5K HSS	ATB0 SERIES LED 1500MA TYPE 4 4000K/5000K CCT HSS	LED Array	1	ATB0_20BLEDE15_XXXXX_R4_4K_5K_HSS.ies	8824	1	0.85	99	100%	TYPE III, SHORT, BUG RATING: B1 - U0 - G2	Max: 5674cd	
	E		5	American Electric Lighting	ATB2 40BLEDE15 XXXXX R2 4K/5K	ATB2 SERIES LED 1500MA TYPE 2 4000K/5000K CCT	LED Array	1	ATB2_40BLEDE15_XXXXX_R2_4K_5K.ies	21383	1	0.85	198	100%	TYPE II, MEDIUM, BUG RATING: B3 - U0 - G4	Max: 1636cd	

HOLOPHANE
LEADER IN LIGHTING SOLUTIONS

Catalog Number
Notes
Type

HLWPC2
Wallpack® Full Cutoff LED

Mechanical
- Heavy grade A360 cast aluminum (aluminum with <1% copper)
- Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering
- Mounts to a standard junction box
- Wet location listed
- IP65 rated housing, down light only
- ¾" painted threaded entry(¾" - 14 NPT) on each side and on top, accepts ¾" and ½" conduit
- ¾" threaded plugs are painted on each side
- Vibration tested to 1.5G per ANSI C136.31.

Electrical
- Certified by UL or CSA
- Rated for -40°C (-40°F) minimum ambient
- A programmable electronic driver with 0-10V control leads
- Available in: 120-277V 50/60 Hz and 347-480V 50/60 Hz.
- Standard: 3000K, 4000K and 5000K CCT (>70 CRI)
- Optional >80 CRI (3000K, 4000K and 5000K CCT)
- Internally mounted emergency battery backup for operation in an ambient temperature ranging from -20°C (-4°F) to 30°C (86°F), available with P10 thru P40 performance packages, non CEC compliant
- All surge protection meets ANSI/IEEE C62.41.2 10kV/10kA
- Standard surge protection is 20kV/10kA per ANSI C136.2
- Optional surge protection is 10kV/5kA per ANSI C136.2

Optical
- Light engine housing is IP66 rated
- Acrylic optical system
  - Type V, E (entry), M (medium), R (rectangle) & W (wide)
  - Asymmetric

Controls
- Field adjustable output (AO)
- Button style photocontrol (PE)
- Motion sensor & ambient photocontrol combination for mounting low (8-15') (MASL) and high (15-30') (MASH) mounting heights

Certification and Standards
- Luminaire is CSA listed, US and Canada
- Suitable for operation in an ambient temperature up to 40°C/104°F per UL or CSA certification
- Design lights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- LM-79 compliant
- The projected LED Lumen Maintenance shall be based only on IES LM-80-08 and TM-21

Warranty
5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

Note: Maximum weight 22 lbs.

AcuityBrands. | Holophane | 3825 Columbus Rd., Granville, OH 43023 | Phone: 866-HOLOPHANE | www.holophane.com
© 2014-2020 Acuity Brands Lighting, Inc. All rights reserved. Rev. 09/30/20 Specifications subject to change without notice.
HLWPC2
Page 1 of 8

NOTES:

1. ALL LIGHTS TO BE PRIVATELY MAINTAINED PARKING LOT LIGHTS UNLESS NOTED.
2. SITE CONTRACTOR TO COORDINATE LIGHTING WITH ELECTRICIAN.
3. PUBLIC STREET LIGHTS TO HAVE 11,000 LUMENS MINIMUM FOR COLLECTOR STREETS.
4. PUBLIC STREETLIGHTS TO BE INSTALLED AND MAINTAINED BY AEP/SWEPCO, PAID FOR BY OWNER/DEVELOPER, AND BILLING TO BE PAID BY CITY OF SPRINGDALE.

ESI
ENGINEERING SERVICES INC.
1703 E. JOYCE BLVD. SUITE 1
SPRINGDALE, ARKANSAS 72764

LIGHTING PLAN
LOTS 102 HOLDINGS LLC
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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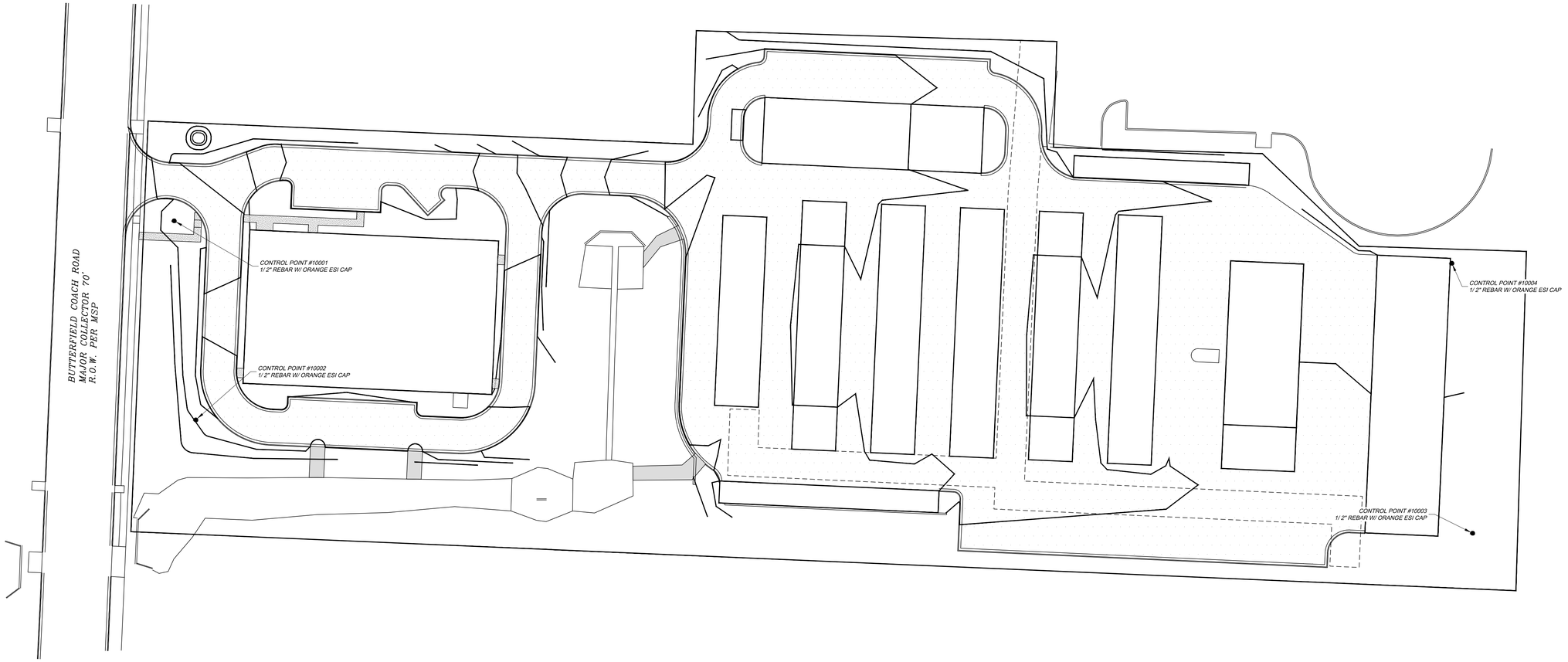
SCALE: 1"=40'
DATE: Feb 21, 2023
ENGINEER: TJA
DRAWN BY: NJG
W.O. #: 22937

L23-18

15



GRID N

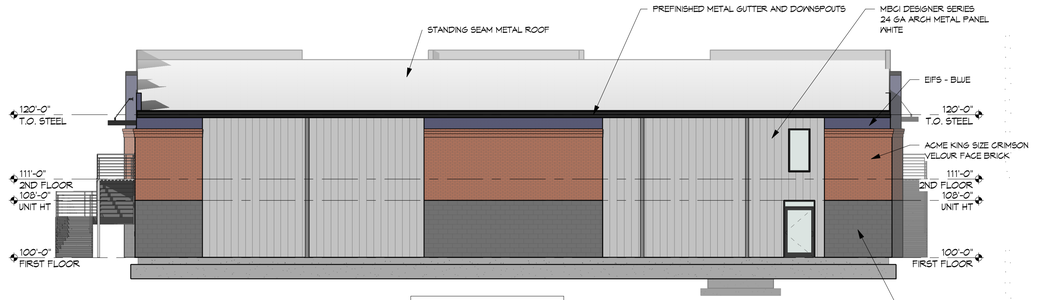
SCALE NTS

CONTROL POINT TABLE				
Point #	Description	Elevation	Northing	Easting
#10001	1/ 2" REBAR W/ ORANGE ESI CAP	1344.49'	672696.5974	694146.9650
#10002	1/ 2" REBAR W/ ORANGE ESI CAP	1343.29'	672560.5674	694161.7494
#10003	1/ 2" REBAR W/ ORANGE ESI CAP	1353.26'	672483.1261	695034.4347
#10004	1/ 2" REBAR W/ ORANGE ESI CAP	1355.15'	672667.6131	695020.2457

NOTE:
ONLY THE CONTROL POINTS, COORDINATE VALUES, AND ELEVATIONS SHOWN ON THIS SHEET SHALL BE USED ON THIS PROJECT. ENGINEERING SERVICES INC. SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES OF USING COORDINATE VALUES, OR ELEVATIONS ESTABLISHED OR DERIVED FROM OTHER SOURCES.

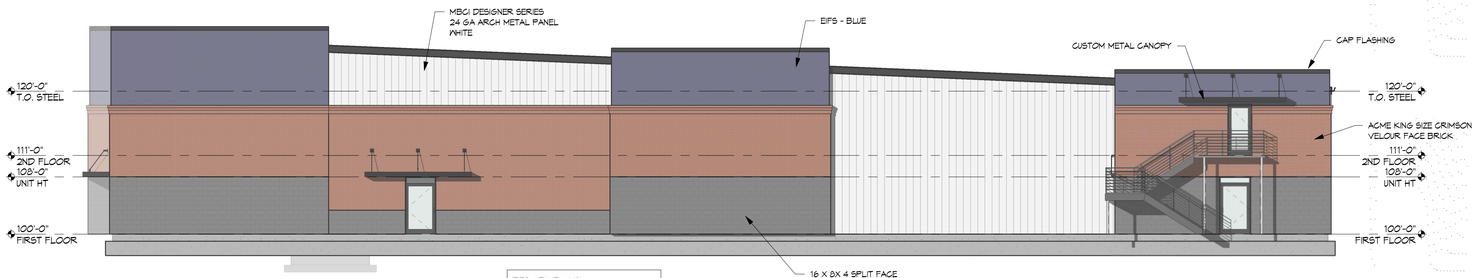
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1559
SIGNATURE
RODNEY L. WOODS

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

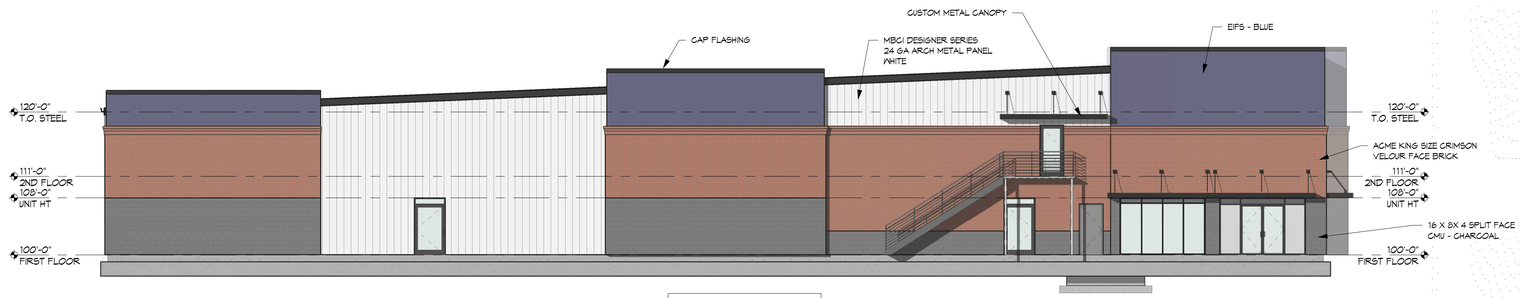


4 *EAST ELEVATION COLOR*
1" = 10'-0"

3 *WEST ELEVATION COLOR*
1" = 10'-0"



2 *SOUTH ELEVATION COLOR*
1" = 10'-0"



1 *NORTH ELEVATION COLOR*
1" = 10'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

Burris Architecture
820 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

BUTTERFIELD STORAGE
BUTTERFIELD COACH ROAD
SPRINGDALE, AR

DATE
1-11-23

JOB NO.
22143

REVISIONS

A1.6
COLOR ELEVATIONS

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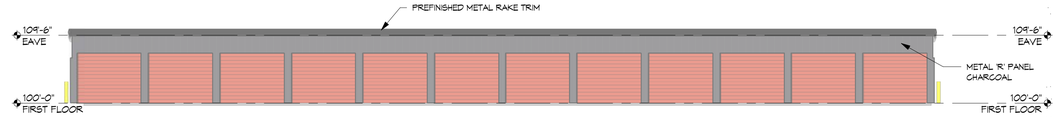
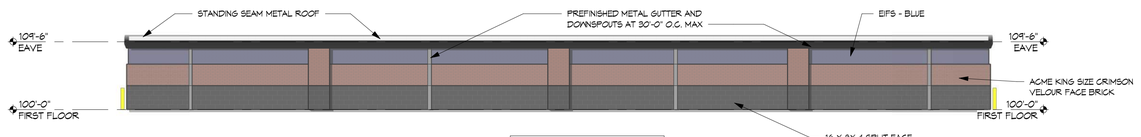


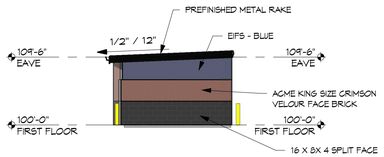
METAL 'R' PANEL - CHARCOAL = 100%

4 *SOUTH ELEVATION COLOR*
1" = 10'-0"



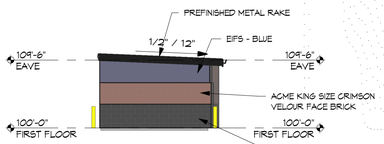
EIFS - BLUE = 25%
ACME BRICK - CRIMSON = 34%
SPLITFACE CMU - CHARCOAL = 41%

3 *NORTH ELEVATION COLOR*
1" = 10'-0"



EIFS - BLUE = 28%
ACME BRICK - CRIMSON = 35%
SPLITFACE CMU - CHARCOAL = 37%

2 *WEST ELEVATION COLOR*
1" = 10'-0"



EIFS - BLUE = 28%
ACME BRICK - CRIMSON = 35%
SPLITFACE CMU - CHARCOAL = 37%

1 *EAST ELEVATION COLOR*
1" = 10'-0"

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BUTTERFIELD COACH ROAD
SPRINGDALE, AR

DATE 1-13-23
JOB NO. 22143
REVISIONS

A2.1
COLOR ELEVATIONS

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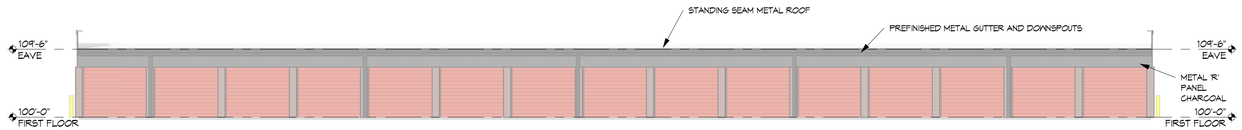
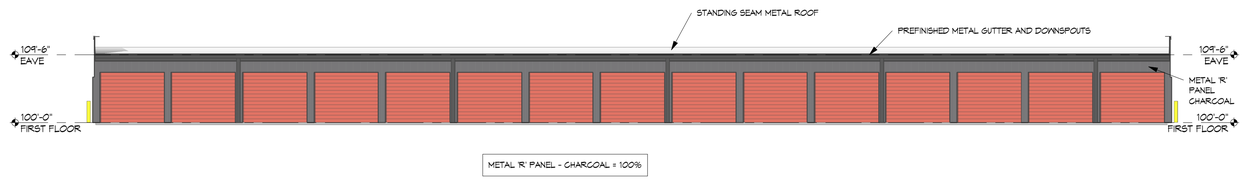
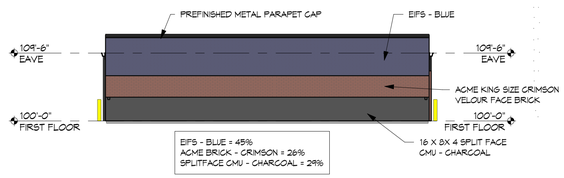


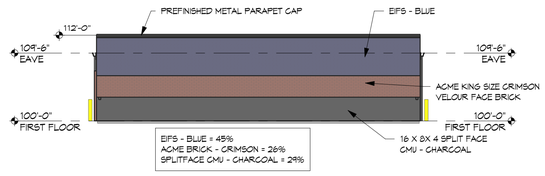
4 *NORTH ELEVATION COLOR*
1" = 10'-0"



3 *SOUTH ELEVATION COLOR*
1" = 10'-0"



2 *EAST ELEVATION COLOR*
1" = 10'-0"



1 *WEST ELEVATION COLOR*
1" = 10'-0"

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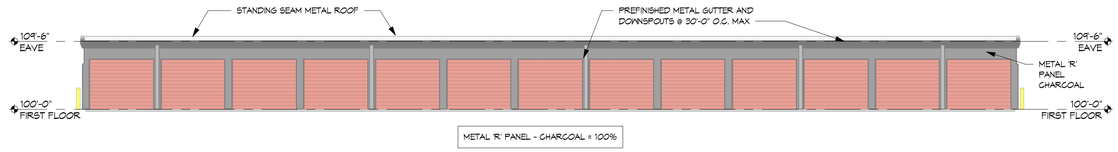
BUTTERFIELD STORAGE
BUTTERFIELD COACH ROAD
SPRINGDALE, AR

DATE
1-10-23

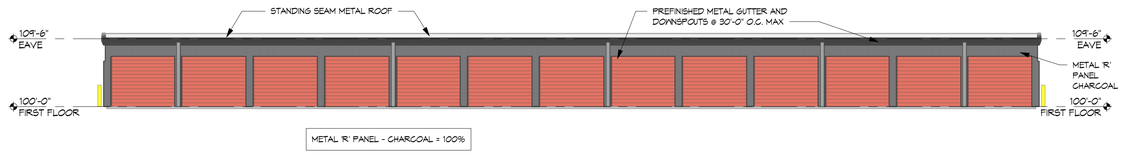
JOB NO.
22143

REVISIONS

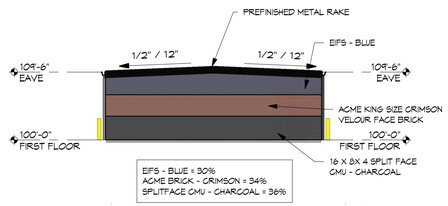
A3.1
COLOR ELEVATIONS



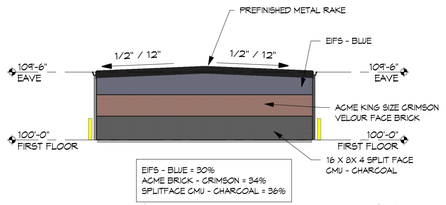
4 *WEST ELEVATION COLOR*
1" = 10'-0"



3 *EAST ELEVATION COLOR*
1" = 10'-0"



2 *NORTH ELEVATION COLOR*
1" = 10'-0"



1 *SOUTH ELEVATION COLOR*
1" = 10'-0"

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SPRINGDALE, AR

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1-10-23

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A4.1
COLOR ELEVATIONS

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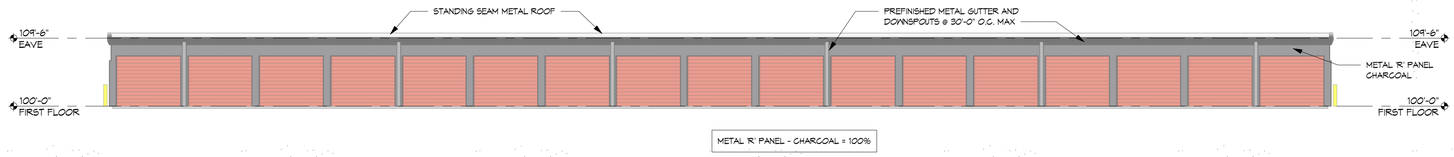
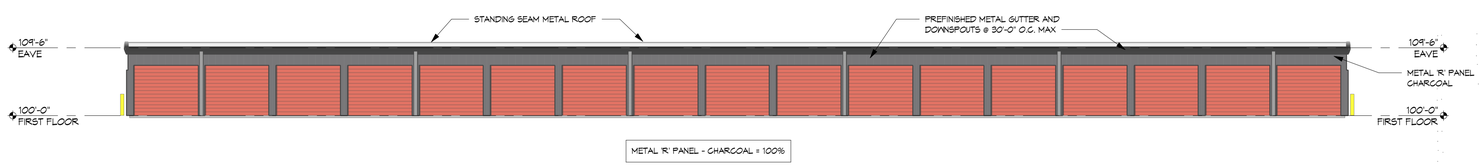
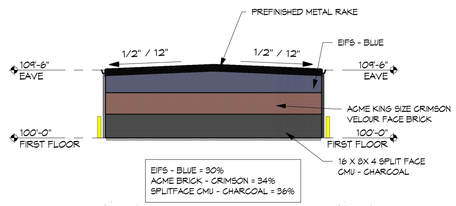


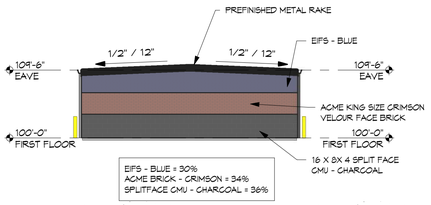
4 *WEST ELEVATION COLOR*
1" = 10'-0"



3 *EAST ELEVATION COLOR*
1" = 10'-0"



2 *NORTH ELEVATION COLOR*
1" = 10'-0"



1 *SOUTH ELEVATION COLOR*
1" = 10'-0"

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BUTTERFIELD COACH ROAD
SPRINGDALE, AR

DATE
1-10-23
JOB NO.
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REVISIONS

A5.1
COLOR ELEVATIONS

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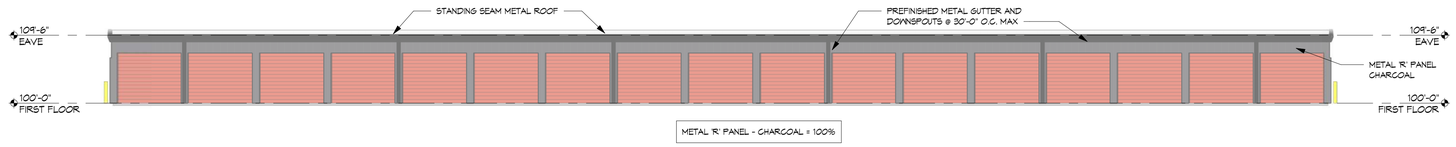
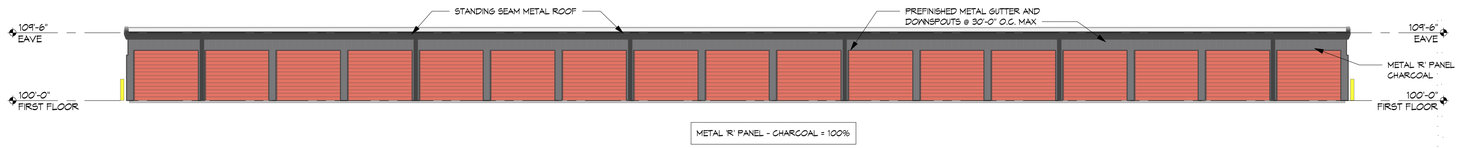
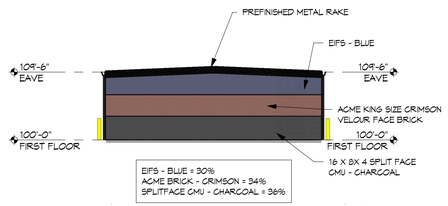


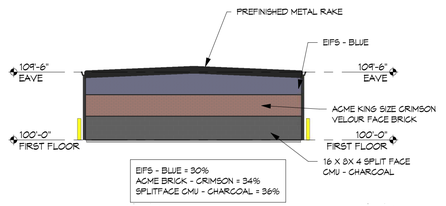
4 *WEST ELEVATION COLOR*
1" = 10'-0"



3 *EAST ELEVATION COLOR*
1" = 10'-0"



2 *NORTH ELEVATION COLOR*
1" = 10'-0"



1 *SOUTH ELEVATION COLOR*
1" = 10'-0"

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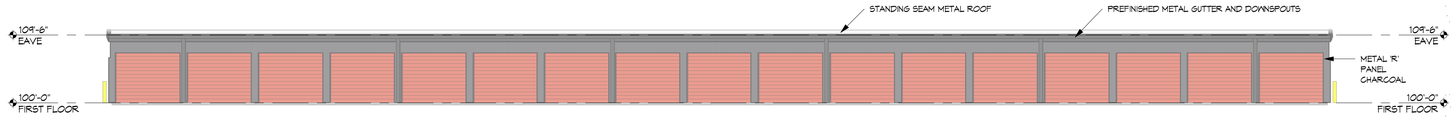
BUTTERFIELD COACH ROAD
SPRINGDALE, AR

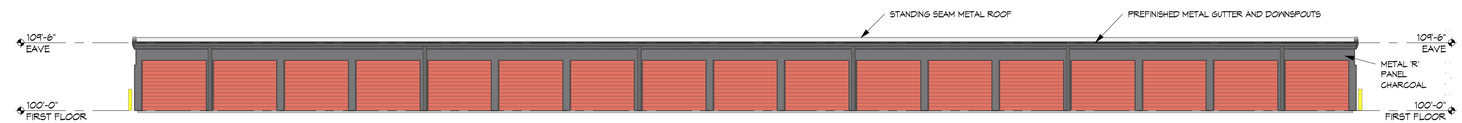
DATE 1-10-23
JOB NO. 22143
REVISIONS

A6.1
COLOR ELEVATIONS



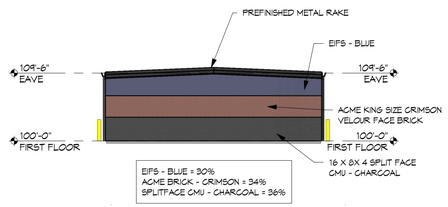
METAL 'R' PANEL - CHARCOAL = 100%

4 *WEST ELEVATION COLOR*
1" = 10'-0"



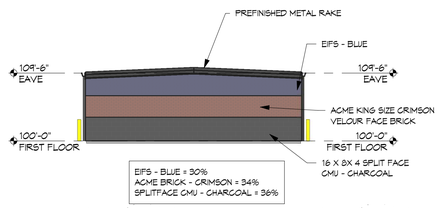
METAL 'R' PANEL - CHARCOAL = 100%

3 *EAST ELEVATION COLOR*
1" = 10'-0"



EIFS - BLUE = 30%
ACME BRICK - CRIMSON = 34%
SPLITFACE CMU - CHARCOAL = 36%

2 *NORTH ELEVATION COLOR*
1" = 10'-0"



EIFS - BLUE = 30%
ACME BRICK - CRIMSON = 34%
SPLITFACE CMU - CHARCOAL = 36%

1 *SOUTH ELEVATION COLOR*
1" = 10'-0"

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A7.1
COLOR ELEVATIONS

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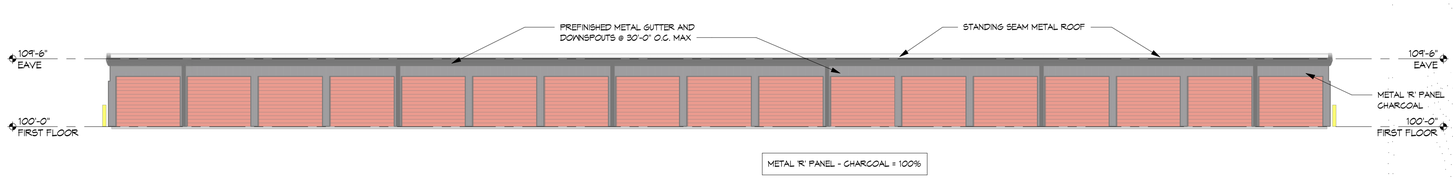
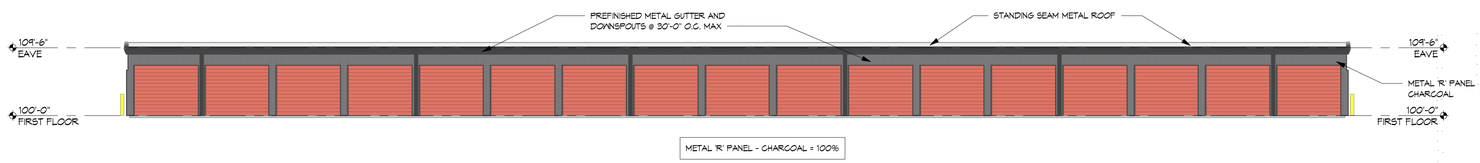
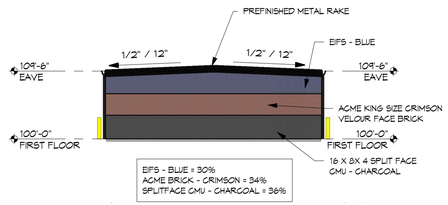


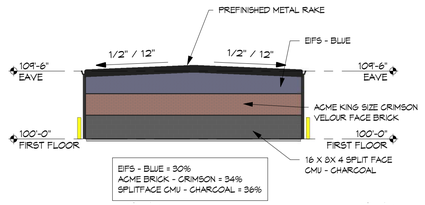
4 *WEST ELEVATION COLOR*
1" = 10'-0"



3 *EAST ELEVATION COLOR*
1" = 10'-0"



2 *NORTH ELEVATION COLOR*
1" = 10'-0"



1 *SOUTH ELEVATION COLOR*
1" = 10'-0"

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SPRINGDALE, AR

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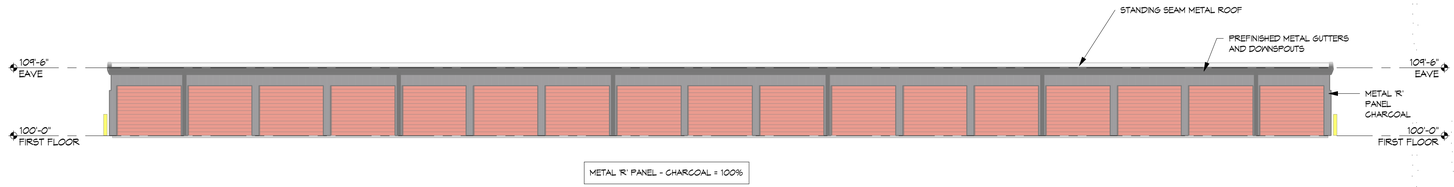
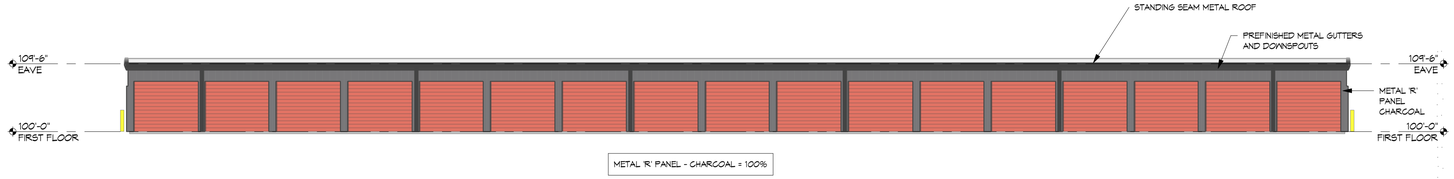
JOB NO.
22143

REVISIONS

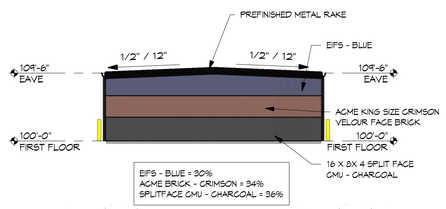
A8.1
COLOR ELEVATIONS



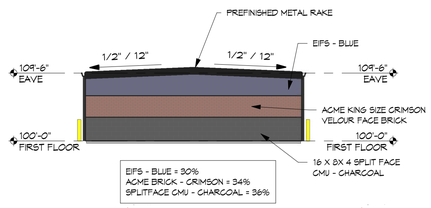
4 *WEST ELEVATION COLOR*
1" = 10'-0"



3 *EAST ELEVATION COLOR*
1" = 10'-0"



2 *NORTH ELEVATION COLOR*
1" = 10'-0"



1 *SOUTH ELEVATION COLOR*
1" = 10'-0"

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SPRINGDALE, AR

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1-10-23

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REVISIONS

A9.1
COLOR ELEVATIONS

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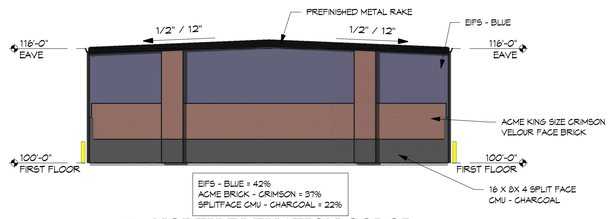
METAL 'R' PANEL - CHARCOAL = 100%

4 WEST ELEVATION COLOR
1" = 10'-0"

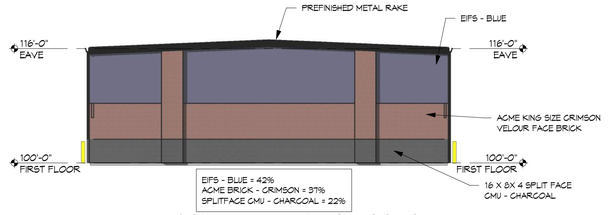
METAL 'R' PANEL - CHARCOAL = 100%

3 EAST ELEVATION COLOR
1" = 10'-0"



EIFS - BLUE = 42%
ACME BRICK - CRIMSON = 37%
SPLITFACE CMU - CHARCOAL = 22%

2 NORTH ELEVATION COLOR
1" = 10'-0"



EIFS - BLUE = 42%
ACME BRICK - CRIMSON = 37%
SPLITFACE CMU - CHARCOAL = 22%

1 SOUTH ELEVATION COLOR
1" = 10'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

Burris Architecture
820 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

BUTTERFIELD STORAGE
BUTTERFIELD COACH ROAD
SPRINGDALE, AR

DATE
1-10-23

JOB NO.
22143

REVISIONS

A10.1
COLOR ELEVATIONS

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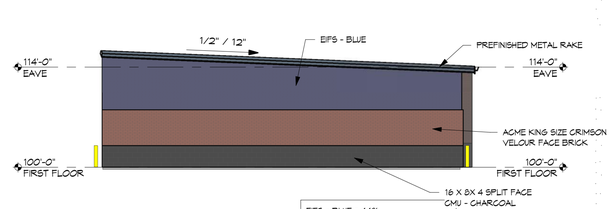
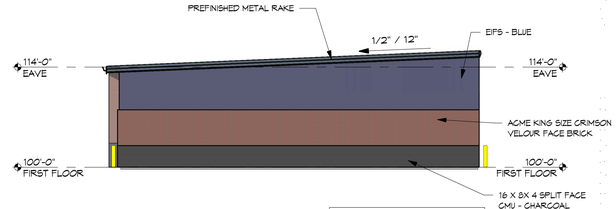


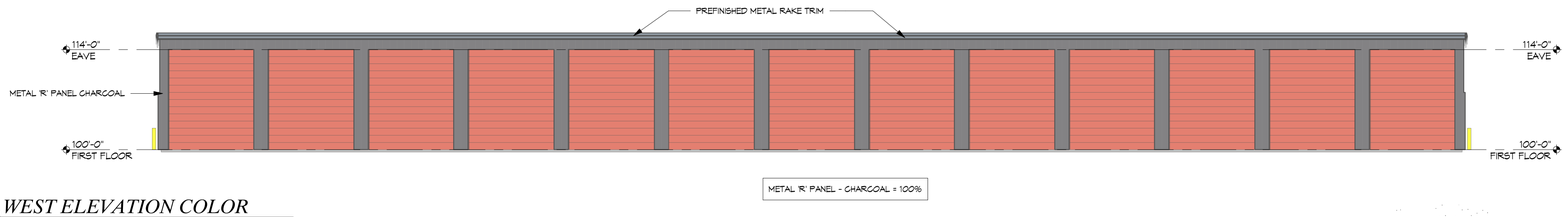
EIFS - BLUE = 44%
ACME BRICK - CRIMSON = 34%
SPLITFACE CMU - CHARCOAL = 22%

4 *SOUTH ELEVATION COLOR*
1" = 10'-0"



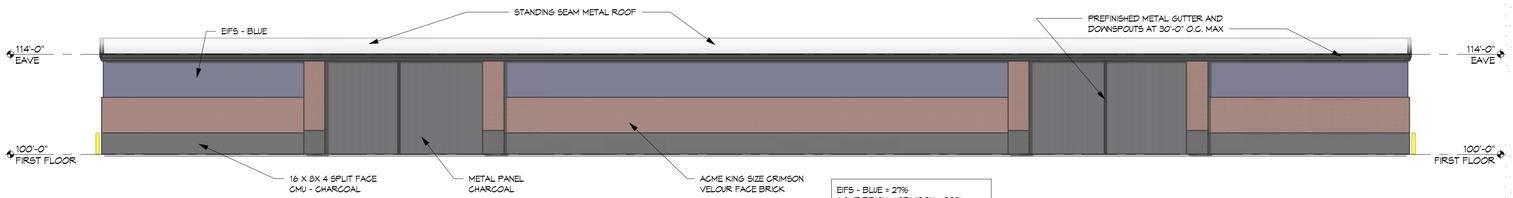
EIFS - BLUE = 44%
ACME BRICK - CRIMSON = 34%
SPLITFACE CMU - CHARCOAL = 22%

3 *NORTH ELEVATION COLOR*
1" = 10'-0"



METAL 'R' PANEL - CHARCOAL = 100%

2 *WEST ELEVATION COLOR*
1" = 10'-0"



EIFS - BLUE = 27%
ACME BRICK - CRIMSON = 30%
SPLITFACE CMU - CHARCOAL = 18%
METAL 'R' PANEL - CHARCOAL = 25%

1 *EAST ELEVATION COLOR*
1" = 10'-0"

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479-319-6045

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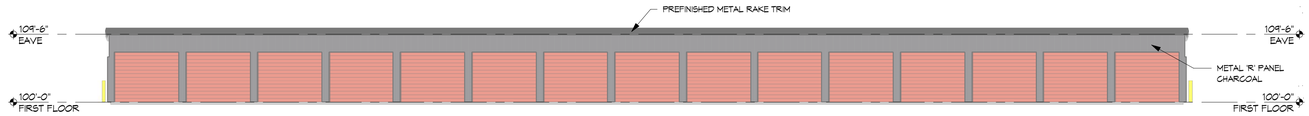
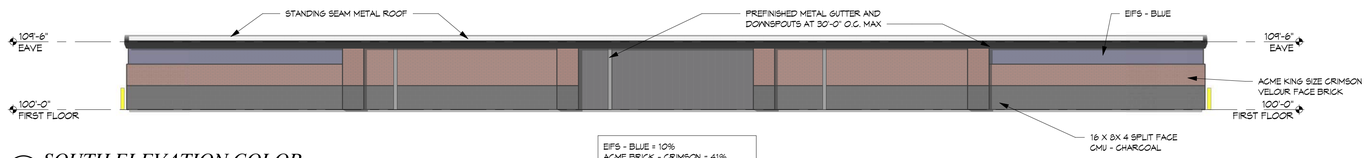
BUTTERFIELD STORAGE
BUTTERFIELD COACH ROAD
SPRINGDALE, AR

DATE 1-10-23
JOB NO. 22143
REVISIONS

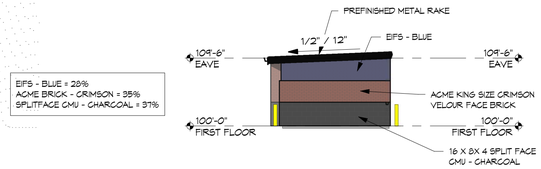
A11.1
COLOR ELEVATIONS



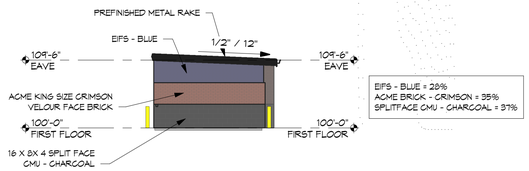
4 NORTH ELEVATION COLOR
1" = 10'-0"



3 SOUTH ELEVATION COLOR
1" = 10'-0"



2 EAST ELEVATION COLOR
1" = 10'-0"



1 WEST ELEVATION COLOR
1" = 10'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

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479-319-6045

BUTTERFIELD STORAGE
BUTTERFIELD COACH ROAD
SPRINGDALE, AR

DATE 1-10-23
JOB NO. 22143
REVISIONS

A12.1
COLOR ELEVATIONS

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ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72764 • (479) 751-8733 • Established 1971

L23-18 (Prev. L22-56)

January 25, 2023

City of Springdale
Planning & Community Development Division
206 S. Blair Street
Springdale, Arkansas 72764

Via email: planningapplications@springdalear.gov

Re: Certified List of Adjacent Property Owners
Lots 102 Holdings Storage (L22-56)
Outlots #5 & #6, Butterfield Coach Retail Park
Springdale, AR

City of Springdale Planning Staff:

I hereby certify, based upon the records of the Circuit Clerk of Washington County, Arkansas, the names and addresses listed below represent all adjacent property owners to the subject property.

815-30599-002
WAL-MART REAL ESTATE BUSINESS TRUST
PO BOX 8050 ATTN MAIL STOP #0555
BENTONVILLE, AR 72716

815-30595-000, 815-30601-100
GAY, EDWARD E JR; GAY, JOHN L &
PAMELA K FAMILY TRUST
2191 BOULDER
SPRINGDALE, AR 72764

815-30622-500
BERRY, CHANIN
2440 BUTTERFIELD COACH RD
SPRINGDALE AR 72764

815-30613-000
SMITH, GARY K & MICHELLE A
2376 BUTTERFIELD COACH RD
SPRINGDALE, AR 72764-8765

815-30614-000
GONZALEZ, EMMANUEL D & BLANCA Y
2342 BUTTERFIELD COACH RD
SPRINGDALE, AR 72764

815-30612-000
ROGERS, KEITH TODD & LINDA LEE
2274 BUTTERFIELD COACH RD
SPRINGDALE, AR 72764-8764

815-38999-000
BUTTERFIELD DEVELOPMENT GROUP LLC
6301 CLIFF DR
FORT SMITH, AR 72917

Very truly yours,

Rodney Woods, P.S.

Z:\Engineers\00 - Engineer Projects\22937-Butterfield Coach LSD\05 Construction Plans\2023-01-31 Revision Submittal #1\CLAPO.docx

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: March 7, 2023

Re: **L23-19 (Prev. L22-55)** **Large-Scale** **Cypress Cold Storage, REVISED**

Planning Comments:

1. This Large-Scale Development Plan has been given the number L23-19. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (Standard comment)
3. A written response to all comments is required with resubmission. (Standard comment)
4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
5. Show the Parcel Number of the property in a prominent font above the legal description.
    a. Response: “Parcel number has been added”
    b. Not found with legal description, page 2 of 18

SURVEY DESCRIPTION - PARENT TRACT "E"

A PART OF THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION THIRTY (30), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH PRINCIPAL MERIDIAN, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SW 1/4 OF SAID SECTION 30, SAID POINT BEING A FOUND STATE MONUMENT; THENCE ALONG THE EAST LINE OF SAID SW 1/4, N03°14'47"E A DISTANCE OF 843.03 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID EAST LINE, N81°26'06"W A DISTANCE OF 165.00 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE S03°14'47"W A DISTANCE OF 403.78 FEET TO A POINT ON THE SOUTH LINE OF SAID SW 1/4, SAID POINT BEING A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE ALONG SAID SOUTH LINE, N87°39'28"W A DISTANCE OF 439.05 FEET; THENCE LEAVING SAID SOUTH LINE, N03°39'47"E A DISTANCE OF 501.06 FEET TO A FOUND CONCRETE MONUMENT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ANSELL DRIVE; THENCE N03°39'47"E A DISTANCE OF 70.00 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156" ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ANSELL DRIVE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N87°05'03"A A DISTANCE OF 336.30 FEET TO A FOUND 5/8 INCH REBAR; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 475.08 FEET, AN ARC LENGTH OF 126.24 FEET AND A CHORD BEARING AND DISTANCE OF S84°13'49"W - 127.65 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, N02°23'54"E A DISTANCE OF 431.36 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE S81°26'06"E A DISTANCE OF 990.24 FEET TO THE **POINT OF BEGINNING**. CONTAINING 11.81 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

SURVEY DESCRIPTION - PARENT TRACT "34"

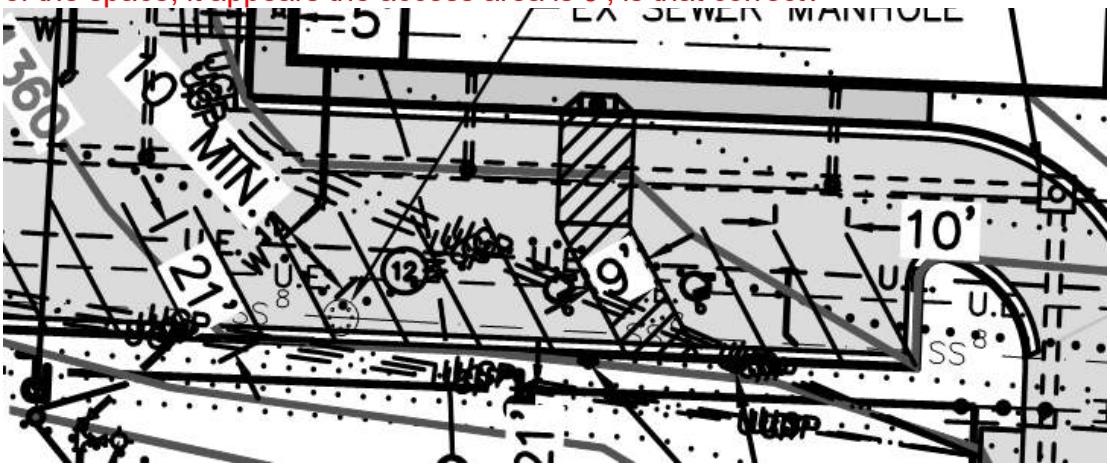
A PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH PRINCIPAL MERIDIAN, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 31, SAID POINT BEING A FOUND STATE MONUMENT; THENCE ALONG THE NORTH LINE OF SAID NE 1/4 OF THE NW 1/4, N87°39'28"W A DISTANCE OF 165.00 FEET TO THE **POINT OF BEGINNING**; SAID POINT BEING A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID NORTH LINE, S02°14'10"W A DISTANCE OF 197.51 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 342.96 FEET, AN ARC LENGTH OF 357.14 FEET AND A CHORD BEARING AND DISTANCE OF S59°34'38"W - 341.31 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 313.30 FEET AND A CHORD BEARING AND DISTANCE OF S88°18'56"W - 301.33 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE N03°59'05"W A DISTANCE OF 24.46 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE N87°31'41"E A DISTANCE OF 55.5 FEET; THENCE N03°31'41"E A DISTANCE OF 314.68 FEET TO A POINT ON THE NORTH LINE OF SAID NE 1/4 OF THE NW 1/4; THENCE ALONG SAID NORTH LINE, S87°39'28"E A DISTANCE OF 486.08 FEET TO THE **POINT OF BEGINNING**. CONTAINING 5.80 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

SURVEY DESCRIPTION - TRACT "C"

A PART OF SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SW 1/4) OF SECTION THIRTY (30) AND PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION THIRTY-ONE (31), ALL IN TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH PRINCIPAL MERIDIAN, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 31, SAID POINT BEING A FOUND STATE MONUMENT; THENCE ALONG THE NORTH LINE OF SAID NE 1/4 OF THE NW 1/4, N87°39'28"W A DISTANCE OF 165.00 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID NORTH LINE, S02°14'10"W A DISTANCE OF 197.51 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 342.96 FEET, AN ARC LENGTH OF 357.14 FEET AND A CHORD BEARING AND DISTANCE OF S59°34'38"W - 341.31 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 313.30 FEET AND A CHORD BEARING AND DISTANCE OF S88°18'56"W - 301.33 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE N03°59'05"W A DISTANCE OF 24.46 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE N87°31'41"E A DISTANCE OF 55.5 FEET; THENCE N03°31'41"E A DISTANCE OF 314.68 FEET TO A POINT ON THE NORTH LINE OF SAID NE 1/4 OF THE NW 1/4; THENCE ALONG SAID NORTH LINE, S87°39'28"E A DISTANCE OF 486.08 FEET TO THE **POINT OF BEGINNING**. CONTAINING 17.17 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

6. Submit the approved authorization of representation form, if the property owner will not be present at Planning Commission meeting.
    a. Need authorization to sign on behalf of a corporate entity
7. Submit the $500.00 review fee.
8. Show the typical dimensions for handicapped parking, (11' x 19').
    a. Not found on page 3
9. Show the width of the handicapped access area, (5' min.).
    a. 1 space needs to be van accessible with an 8’ access area
        i. There are a lot of markings on top of the ADA spaces, I can not see the dimensions of the space, it appears the access area is 9’, is that correct?
        ii. 

10. Handicapped ramps shall be provided wherever a sidewalk crosses a curb at crosswalks, driveways, and street intersections.
    a. Handicapped ramps not found, please show where they are.
11. Truncated domes are required as per ADA requirements. Show detail of truncated domes.
    a. None found on plans
        i. Where are the truncated domes on the site plan?
12. 72 trees were shown on the landscape plan, but only 37 shown in the legend, please update.
13. Show the size and location of all freestanding signs. Show distances from street right-of-way.
    a. Response: “off-site sign plan has been given with the requested dimensions”
    b. Was this given to buildings department?
14. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
15. A lighting plan is required, displaying at least 1 foot candle in all parking and pedestrian areas.
    a. West, North and East side does not have lighting
16. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
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 (standard comment).

18. Please look at and correct or add measurements for angled parking on the site. Also show what angle the parking spaces are.

	Width (ft.)	Depth (ft.)	Maneuvering Area (ft.)
Parallel	9	22	11
30° Angle	18	17.3	12
45° Angle	12.7	19.8	12
60° Angle	10.34	21	12
90° Angle or Right Angle	9	19	24

    a.
19. Previous comments show an informal plat is needed for the two subject parcels. I cannot find where that has been submitted.
    a. LS23-04 submitted on 2-1-23

Please add this to the cover page of L23-19 for future reference

Building & Fire Comments:

No Additional Comments.

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 3/2/2023

1. Chapter 107 – Stormwater Pollution

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

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

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted: February 1, 2023 Payment Method: _____

Date Accepted as Complete: _____ Project Number: L23-19 (Prev. L22-55)

Must meet the below criteria for a Large Scale Submittal:

- ☒ Pre-application meeting held with Springdale Planning Department. Date: 8/29/22
- ☒ Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.

  (Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting.)
- ☒ Submit three (3) hard copies and one pdf of plans as well as SWPPP/Drainage Docs
- ☐ Submit complete architectural elevations. (If Applicable) N/A Industrial
- ☒ Submit a copy of the warranty deed showing ownership of property.
- ☒ Submit a unified lighting plan in pdf format. (If Applicable)
- ☒ Submit the approved authorization of representation form, if property owner will represented by anyone other than themselves.
- ☒ Submit the $500.00 review fee Review fee not submitted for L23-19.

APPLICATION CONTACTS:

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

Applicant (person making request)

Name: Cypress Cold Storage LLC

E-mail: jyoung@cypresscold.com

Address: 2301 Mclain Street
Newport, AR 72112

Phone: 479-957-2545

Site/ Location: End of Angell Dr

Assessor's Parcel Number(s): 815-28697-005
815-28719-014

Development Point of Contact for Question & Staff Reviews

Name: ESI - Brandon Rush, PE

E-mail: brush@engineeringservices.com

Address: 1207 S. Old Missouri Rd
Springdale, AR 72764

Phone: (479) 751-8733

Current Zoning District: I-1

Rezone required: No

Total Acreage: 17.3

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

Name (printed): John Young Date: 8-18-22

Signature:

Staff Notes:

L23-19

SPRINGDALE™
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

pre-application notes reflect L22-55

8/24
Cypress Cold Storage

Pre-Application Meeting Notes

Please include this document with the project's Large Scale Development or Non Large Scale Development application.

Names of all persons present at pre-application meeting:	Patsy Christie, Rich Bang, Katie Hollingshead, Ed Stith, Steve Goss, Jason Appel, Brandon Rush
Name of main point of contact for project:	Brandon Rush
Parcel Number(s):	815-28697-005
Acreage of the proposed development:	11.6
Type of project:	Industrial
When is the intended application date?	9/1
Per the date above, the earliest Planning Commission meeting date would be:	10/4

Is there a street address? If not, please complete the 911 Address Assignment form on the City of Springdale's GIS Department website. No

Is this proposal in a commercial zone? If yes, Commercial Design Standards will need to be met. No

Is this project located in the Downtown Form-Based Code District or S.E.E.D. Districts? If yes, the Form-Based Code rules will apply. No

Does this project involve a multifamily structure? If yes, Multifamily Design Standards will apply. No

All projects must meet the requirements of the Drainage Criteria Manual. Accounted for w/ Imperial Collee

Are you intending to bond for any aspects of this project? (landscaping, sidewalks, etc) No

Is there a prepared photometric plan?
+ Lighting in parking lot - for crime prevention

Is there a prepared landscaping plan featuring perimeter and frontage landscaping? Yes - Not CDS, only Ind.

Based upon this discussion, what variances/waivers will be required?
Sign on Hwy 265
- HC parking
- Wastewater from loading

Please state all of the Fire Code issues mentioned.
Low pressure - lots of flow trailers
Ext reviewed access / hydrants - ok

ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72764 • (479) 751-8733 • Established 1971

L23-19 (Prev. L22-55)

February 1, 2023

City of Springdale
Planning & Community Development Division
206 S. Blair Street
Springdale, Arkansas 72764

Via email: planningapplications@springdalear.gov

Re: Revision to Large Scale Development Transmittal Letter
Cypress Cold Storage of NWA (L22-55)
1440 Angell Drive
Springdale, AR

City of Springdale Planning Staff:

On behalf of our client, we hereby submit revised plans for a proposed cold storage facility in Springdale. To keep the project within the Owner's constraints, a revision to a smaller building is proposed herein. With this letter, please find enclosed:

- Plans, including Photometric plan
- LSD Application,
- Authorization of Representation,
- Copy of warranty deeds,
- Certified List of Adjacent Property Owners.

The revision is not anticipated to change the previously submitted stormwater drainage calculations. We look forward to working with you to make this revision a success.

Very truly yours,

Digitally signed by:
Brandon J. Rush

Brandon Rush, PE

Enclosures

cc Katie Hollingshead, PE, CFM (City of Springdale Engineering Dept, via email)
Jericho Jones, PE (ARCO National Construction)
Jason Appel, PE and Nicholas Bohning (ESI, via email)

Z:\Engineers\00 - Engineer Projects\22959 Cypress Cold Storage\03 Pre-Construction Plan Submittals\2023-02-01 Revision Submittal\Transmittal Letter.docx

REVISION TO

LARGE SCALE DEVELOPMENT

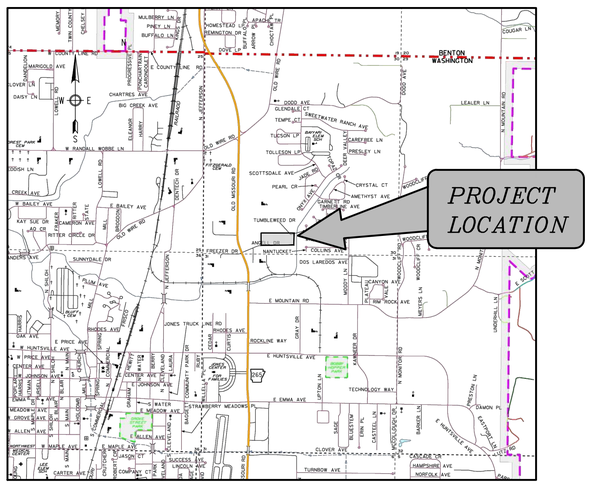
CONTACT LIST
BLACK HILLS ENERGY
SCOTT STOKES – 479-575-1424
AEP/SWEPCO
STEVE SATTERFIELD – WSSATTERFIELD@AEP.COM
SPRINGDALE WATER UTILITIES
LARRY PECKHAM – 479-751-5751
COX COMMUNICATION
CHRIS BYRD – 479-751-2000
AT&T
KENNY HARTSFIELD – 479-442-1977
SPRINGDALE FIRE DEPARTMENT
BLAKE HOLTE – 479-750-8190

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

CYPRESS COLD STORAGE NORTHWEST ARKANSAS

1440 ANGELL DRIVE
SPRINGDALE, ARKANSAS 72764

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
–	COVER
C1	EXISTING CONDITIONS
C2	LARGE SCALE DEVELOPMENT
C3	GRADING PLAN
C4	PAVING PLAN
C5	STORM DRAINAGE PLAN
C6–C7	STORM DRAINAGE PROFILES
C8–C10	TYPICAL DETAILS
C11	UTILITY PLAN
C12–C13	UTILITY DETAILS
C14	STORM WATER POLLUTION PREVENTION PLAN
C15	LANDSCAPE PLAN
C16	LIGHTING PLAN



VICINITY MAP

February 22, 2023

L23–19

BY

ENGINEERING SERVICES INC.

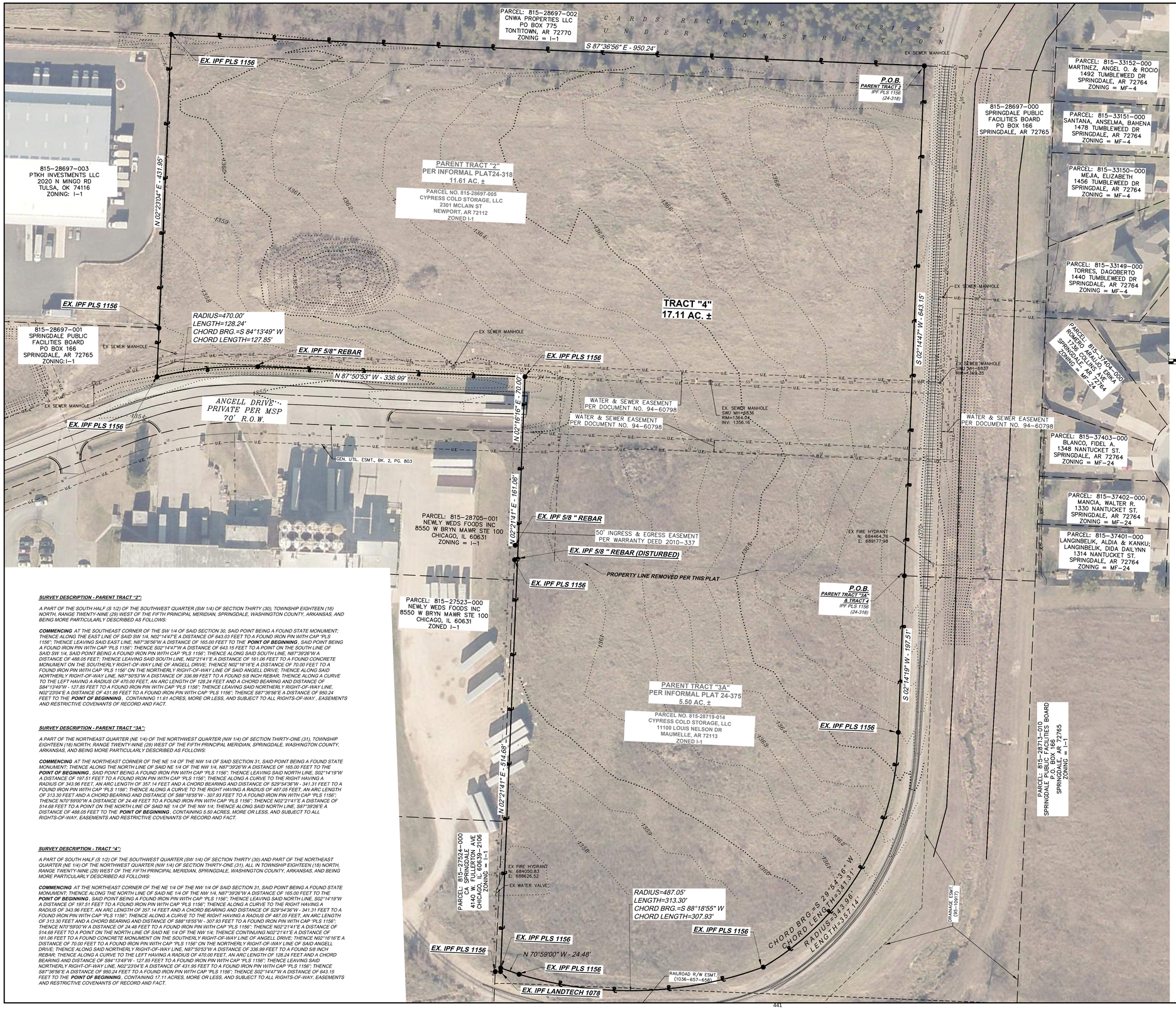
CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733
FAX: 479-751-8746
WWW.ENGINEERINGSERVICES.COM

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

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

NOTES :

1. REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF SPRINGDALE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.
2. ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF SPRINGDALE, ARKANSAS, AS CONTAINED IN CHAPTER 110, PART. III, OF THE CODE OF ORDINANCES, CITY OF SPRINGDALE, ARKANSAS.
3. ALL WATER AND SEWER MAIN EXTENSIONS AND SERVICES SHALL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE CITY OF SPRINGDALE WATER AND SEWER COMMISSION'S SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES (DATED MAY 6, 2021), AS ADOPTED MARCH 10, 1987, AMENDED AUGUST 27, 2014, AND INCLUDING REVISIONS APPROVED JANUARY 20, 2021.
4. CAPITAL COST OF PROPOSED PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE IS ESTIMATED TO EXCEED $25,000.


PARCEL: 815-28697-002
CNWA PROPERTIES LLC
PO BOX 775
TONTITOWN, AR 72770
ZONING = I-1
CARDS RECYCLING
UNDER CONSTRUCTION
(L21-27)
S 87°36'56" E - 950.24'
EX. IPF PLS 1156
EX SEWER MANHOLE
P.O.B.
PARENT TRACT 2
IPF PLS 1156
(24-318)
815-28697-000
SPRINGDALE PUBLIC
FACILITIES BOARD
PO BOX 166
SPRINGDALE, AR 72765
PARCEL: 815-33152-000
MARTINEZ, ANGEL O. & ROCIO
1492 TUMBLEWEED DR
SPRINGDALE, AR 72764
ZONING = MF-4
PARCEL: 815-33151-000
SANTANA, ANSELMA, BAHENA
1478 TUMBLEWEED DR
SPRINGDALE, AR 72764
ZONING = MF-4
PARCEL: 815-33150-000
MEJIA, ELIZABETH
1456 TUMBLEWEED DR
SPRINGDALE, AR 72764
ZONING = MF-4
PARCEL: 815-33149-000
TORRES, DAGOBERTO
1440 TUMBLEWEED DR
SPRINGDALE, AR 72764
ZONING = MF-4
815-28697-003
PTKH INVESTMENTS LLC
2020 N MINGO RD
TULSA, OK 74116
ZONING: I-1
PARENT TRACT "2"
PER INFORMAL PLAT24-318
11.61 AC. ±
PARCEL NO. 815-28697-005
CYPRESS COLD STORAGE, LLC
2301 MCLAIN ST
NEWPORT, AR 72112
ZONED I-1
N 02°23'04" E - 431.95'
TRACT "4"
17.11 AC. ±
EX. IPF PLS 1156
RADIUS=470.00'
LENGTH=128.24'
CHORD BRG.=S 84°13'49" W
CHORD LENGTH=127.85'
815-28697-001
SPRINGDALE PUBLIC
FACILITIES BOARD
PO BOX 166
SPRINGDALE, AR 72765
ZONING: I-1
EX. IPF 5/8" REBAR
N 87°50'53" W - 336.99'
EX. IPF PLS 1156
S 02°14'47" W - 643.15'
ANGELL DRIVE
PRIVATE PER MSP
70' R.O.W.
WATER & SEWER EASEMENT
PER DOCUMENT NO. 94-60798
EX. SEWER MANHOLE
SWJ MH=683.36
RIM=1364.04
INV: 1356.16
WATER & SEWER EASEMENT
PER DOCUMENT NO. 94-60798
PARCEL: 815-37403-000
BLANCO, FIDEL A.
1348 NANTUCKET ST.
SPRINGDALE, AR 72764
ZONING = MF-24
PARCEL: 815-37402-000
MANCIA, WALTER R.
1330 NANTUCKET ST.
SPRINGDALE, AR 72764
ZONING = MF-24
PARCEL: 815-37401-000
LANGINBELIK, ALDIA & KANKU;
LANGINBELIK, DIDA DAILYNN
1314 NANTUCKET ST.
SPRINGDALE, AR 72764
ZONING = MF-24
PARCEL: 815-37400-000
ROMERO ARTURO ERWIN
1254 COLLINS AVE
SPRINGDALE, AR 72764
ZONING = MF-24
GEN. UTIL. ESMT., BK. 2, PG. 803
PARCEL: 815-28705-001
NEWLY WEDS FOODS INC
8550 W BRYN MAWR STE 100
CHICAGO, IL 60631
ZONING = I-1
N 02°16'16" E - 70.00'
EX. IPF 5/8 " REBAR
50' INGRESS & EGRESS EASEMENT
PER WARRANTY DEED 2010-337
EX. IPF 5/8 " REBAR (DISTURBED)
PROPERTY LINE REMOVED PER THIS PLAT
EX. IPF PLS 1156
EX FIRE HYDRANT
N: 684464.76
E: 689177.98
PARCEL: 815-27523-000
NEWLY WEDS FOODS INC
8550 W BRYN MAWR STE 100
CHICAGO, IL 60631
ZONED I-1
P.O.B.
PARENT TRACT "3A"
& TRACT 4
IPF PLS 1156
(24-318)
S 02°14'19" W - 197.51'
PARENT TRACT "3A"
PER INFORMAL PLAT 24-375
5.50 AC. ±
PARCEL NO. 815-28719-014
CYPRESS COLD STORAGE, LLC
11100 LOUIS NELSON DR
MAUMELLE, AR 72113
ZONED I-1
EX. IPF PLS 1156
N 02°21'41" E - 514.68'
PARCEL: 815-28713-010
SPRINGDALE PUBLIC FACILITIES BOARD
P.O. BOX 166
SPRINGDALE, AR 72765
ZONING = I-1
PARCEL: 815-27524-000
CA SPRINGDALE
4140 W. FULLERTON AVE
CHICAGO, IL 60639-2106
ZONING = I-1
EX. FIRE HYDRANT
N: 684050.83
E: 688626.52
EX. WATER VALVE
RADIUS=487.05'
LENGTH=313.30'
CHORD BRG.=S 88°18'55" W
CHORD LENGTH=307.93'
CHORD BRG=S 29°54'16" W
CHORD LENGTH=341.31'
RADIUS=343.96'
LENGTH=357.14'
DRAINAGE ESMT.
(95-10917)
EX. IPF PLS 1156
N 70°59'00" W - 24.48'
EX. IPF LANDTECH 1078
RAILROAD R/W ESMT.
(1036-657-658)
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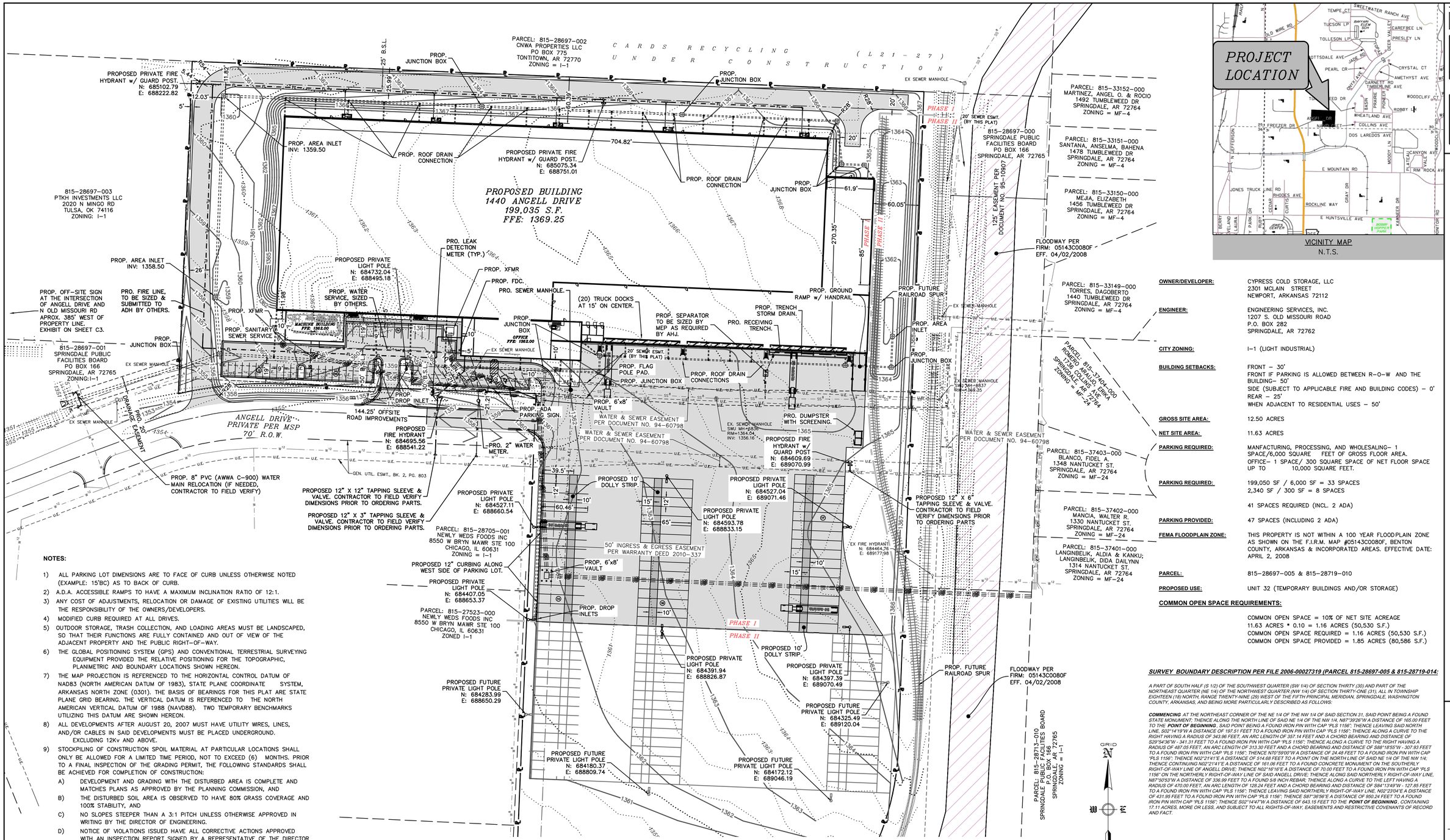

NOTES:

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.

OWNER/DEVELOPER: CYPRESS COLD STORAGE, LLC
2301 MCLAIN STREET
NEWPORT, ARKANSAS 72112

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

CITY ZONING: I-1 (LIGHT INDUSTRIAL)

BUILDING SETBACKS: FRONT – 30'
FRONT IF PARKING IS ALLOWED BETWEEN R-O-W AND THE BUILDING– 50'
SIDE (SUBJECT TO APPLICABLE FIRE AND BUILDING CODES) – 0'
REAR – 25'
WHEN ADJACENT TO RESIDENTIAL USES – 50'

GROSS SITE AREA: 12.50 ACRES

NET SITE AREA: 11.63 ACRES

PARKING REQUIRED: MANFACTURING, PROCESSING, AND WHOLESALING– 1 SPACE/6,000 SQUARE FEET OF GROSS FLOOR AREA.
OFFICE– 1 SPACE/ 300 SQUARE SPACE OF NET FLOOR SPACE UP TO 10,000 SQUARE FEET.

PARKING REQUIRED: 199,050 SF / 6,000 SF = 33 SPACES
2,340 SF / 300 SF = 8 SPACES

41 SPACES REQUIRED (INCL. 2 ADA)

PARKING PROVIDED: 47 SPACES (INCLUDING 2 ADA)

FEMA FLOODPLAIN ZONE: THIS PROPERTY IS NOT WITHIN A 100 YEAR FLOODPLAIN ZONE AS SHOWN ON THE F.I.R.M. MAP #05143C0080F, BENTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: APRIL 2, 2008

PARCEL: 815-28697-005 & 815-28719-010

PROPOSED USE: UNIT 32 (TEMPORARY BUILDINGS AND/OR STORAGE)

COMMON OPEN SPACE REQUIREMENTS:

COMMON OPEN SPACE = 10% OF NET SITE ACREAGE
11.63 ACRES * 0.10 = 1.16 ACRES (50,530 S.F.)
COMMON OPEN SPACE REQUIRED = 1.16 ACRES (50,530 S.F.)
COMMON OPEN SPACE PROVIDED = 1.85 ACRES (80,586 S.F.)

SURVEY BOUNDARY DESCRIPTION PER FILE 2006-00027319 (PARCEL 815-28697-005 & 815-28719-014:

A PART OF SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION THIRTY (30) AND PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION THIRTY-ONE (31), ALL IN TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH PRINCIPAL MERIDIAN, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

***COMMENCING** AT THE NORTHEAST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 31, SAID POINT BEING A FOUND STATE MONUMENT; THENCE ALONG THE NORTH LINE OF SAID NE 1/4 OF THE NW 1/4, N87°39'26"W A DISTANCE OF 165.00 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID NORTH LINE, S02°14'19"W A DISTANCE OF 197.51 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 343.98 FEET, AN ARC LENGTH OF 357.14 FEET AND A CHORD BEARING AND DISTANCE OF S29°54'36"W - 341.31 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 487.05 FEET, AN ARC LENGTH OF 313.30 FEET AND A CHORD BEARING AND DISTANCE OF S88°18'55"W - 307.93 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE N70°59'03"W A DISTANCE OF 24.48 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE N02°21'41"E A DISTANCE OF 514.68 FEET TO A POINT ON THE NORTH LINE OF SAID NE 1/4 OF THE NW 1/4; THENCE CONTINUING N02°21'41"E A DISTANCE OF 161.06 FEET TO A FOUND CONCRETE MONUMENT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ANGELL DRIVE; THENCE N02°16'16"E A DISTANCE OF 70.00 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156" ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ANGELL DRIVE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N87°50'33"W A DISTANCE OF 336.98 FEET TO A FOUND 5/8 INCH REBAR; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 470.00 FEET, AN ARC LENGTH OF 128.24 FEET AND A CHORD BEARING AND DISTANCE OF S84°13'49"W - 127.85 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, N02°23'04"E A DISTANCE OF 431.85 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE S87°36'56"E A DISTANCE OF 950.24 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE S02°14'47"W A DISTANCE OF 643.15 FEET TO THE **POINT OF BEGINNING**, CONTAINING 17.11 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.*

L23-19

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

LARGE SCALE DEVELOPMENT
CYPRESS COLD STORAGE NWA
1440 ANGELL DRIVE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF ENGINEERING SERVICES, INC. AND ARE NOT TO BE USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF ENGINEERING SERVICES, INC.

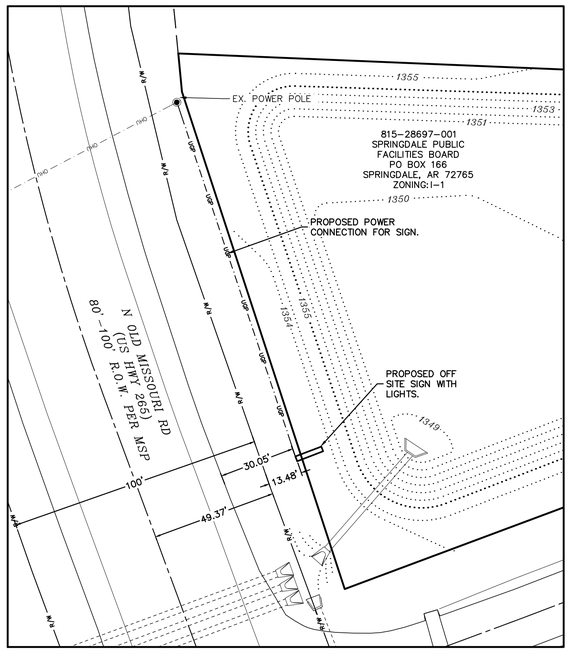
SCALE: 1"=60'
DATE: Feb 22, 2023
ENGINEER: TJA
DRAWN BY: MdB
W.O. #: 22959

C2

NOTES:

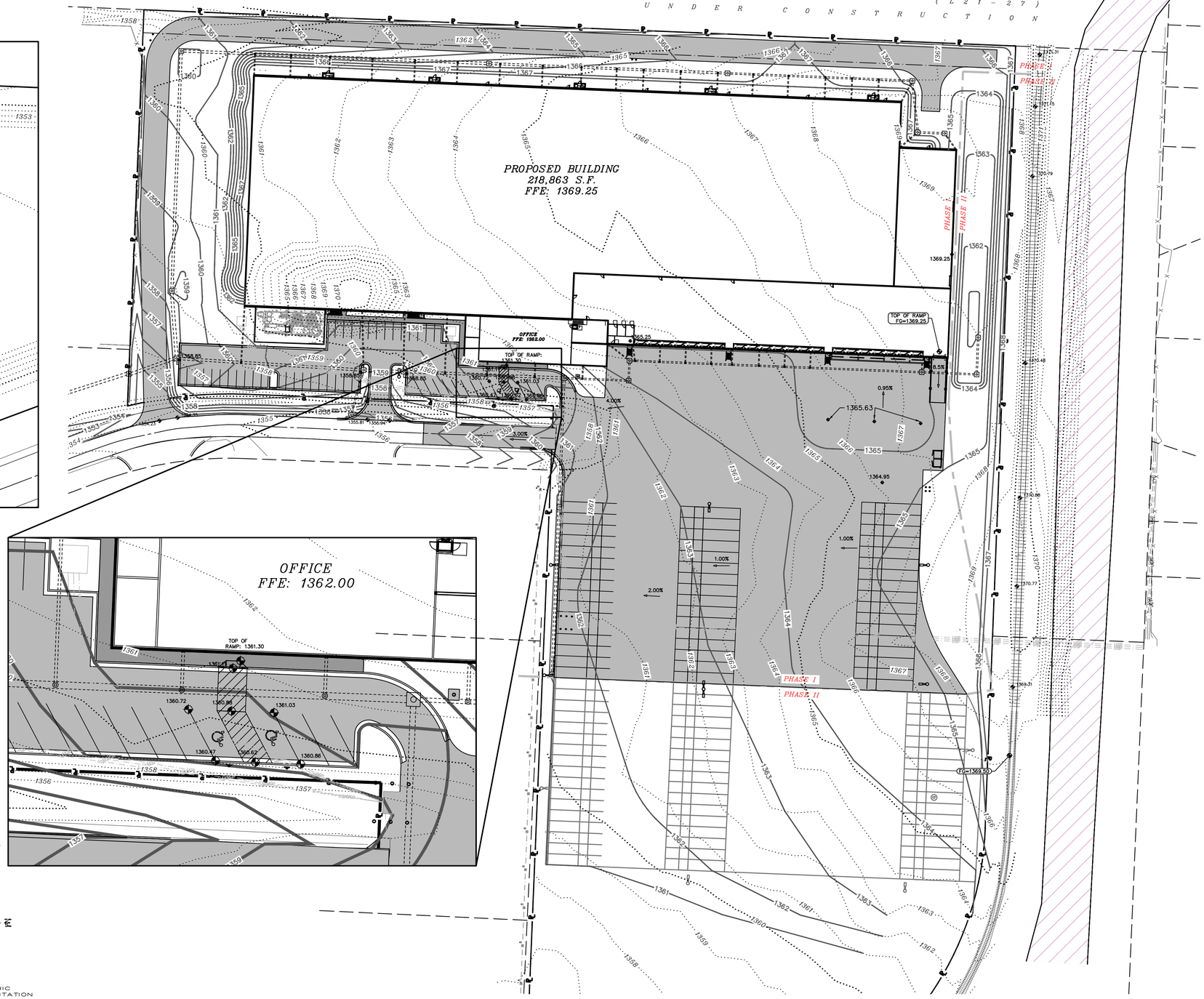
1) ALL SPOT ELEVATIONS ARE THE FLOWLINE OF THE GUTTER UNLESS OTHERWISE NOTED.

OFF-SITE SIGN EXHIBIT



GRID N

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



GRID N

GRAPHIC REPRESENTATION ONLY
SCALE 1" = 60'
0 30' 60' 120'

GRID N

GRAPHIC REPRESENTATION ONLY
SCALE 1" = 20'
0 10' 20' 40'

L23-19

ENGINEERING SERVICES INC.
1255 E. ROBINSON AVE.
SUITE 1
SPRINGDALE, ARKANSAS 72764

GRADING PLAN
CYPRESS COLD STORAGE NWA
1440 ANGELL DRIVE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2023 ENGINEERING SERVICES, INC. 2/21/2023 3:51 PM

SCALE: 1"=50'
DATE: Feb 22, 2023
ENGINEER: TJA
DRAWN BY: NMB
W.O. #: 22959

C3

NOTES:

1) ALL SPOT ELEVATIONS ARE THE FLOWLINE OF THE GUTTER UNLESS OTHERWISE NOTED.

OFFICE
FFE: 1362.00

TOP OF RAMP
FG=1369.25

1365.63

TOP OF RAMP: 1361.30

1360.72 1360.85 1361.03 1360.47 1360.62 1360.88

FG=1369.50

GRID N

GRAPHIC REPRESENTATION ONLY
SCALE 1" = 60'
0 30' 60' 120'

GRID N

GRAPHIC REPRESENTATION ONLY
SCALE 1" = 20'
0 10' 20' 40'

ENGINEERING SERVICES INC.
1705 S. 48th STREET, SUITE 915
SPRINGDALE, ARKANSAS 72764

GRADING PLAN PHASE II
CYPRESS COLD STORAGE NWA
1440 ANGELL DRIVE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=60'
DATE: Feb 22, 2023
ENGINEER: TJA
DRAWN BY: NMB
W.O. #: 22959

C3A

L23-19

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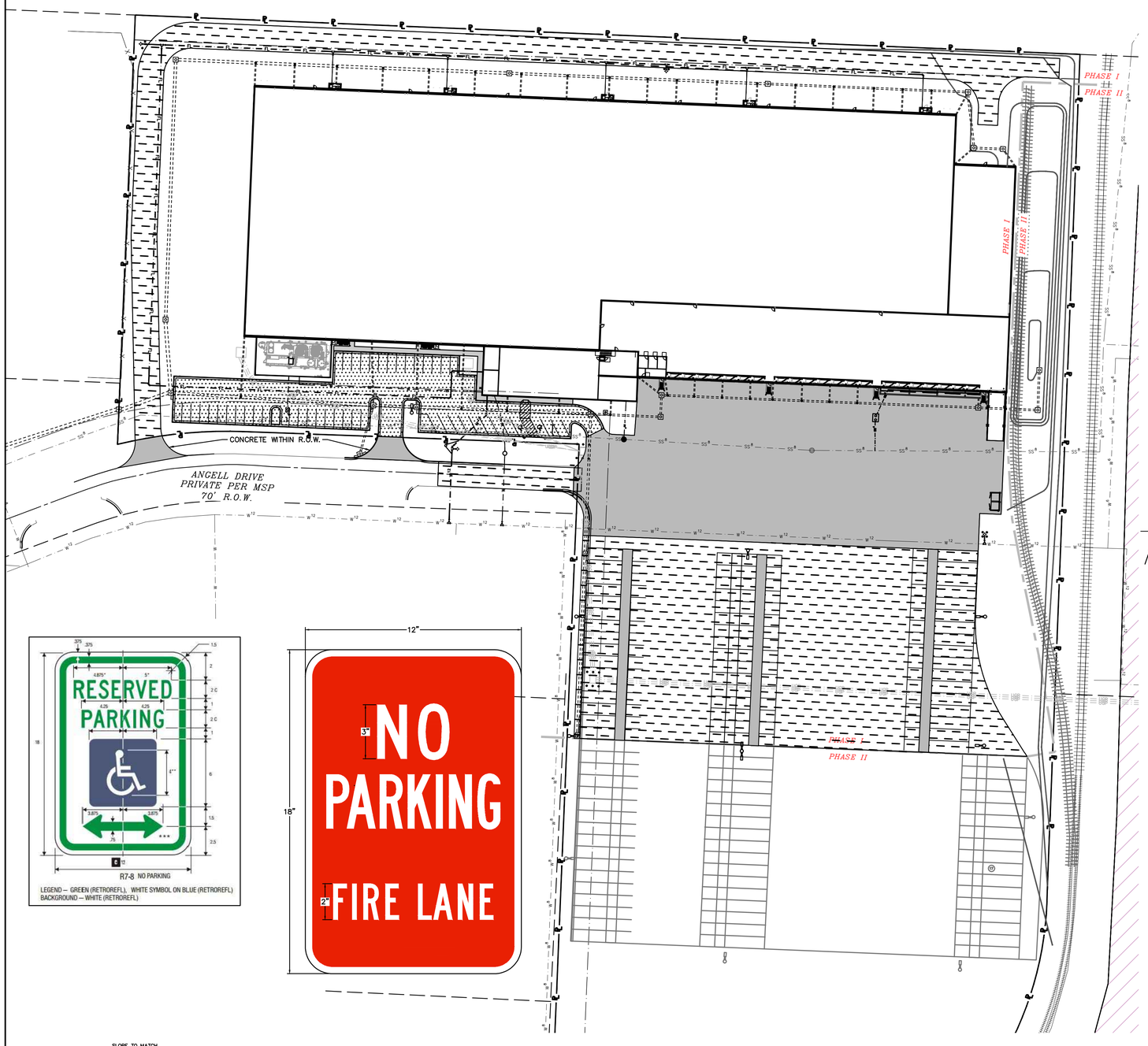


*NOTE:

1) *PAVING SECTIONS ARE TO BE DETERMINED BY A GEOTECHNICAL ENGINEER. SECTIONS SHOWN SHALL BE MODIFIED TO THE GEOTECHNICAL ENGINEER RECOMMENDATION.*

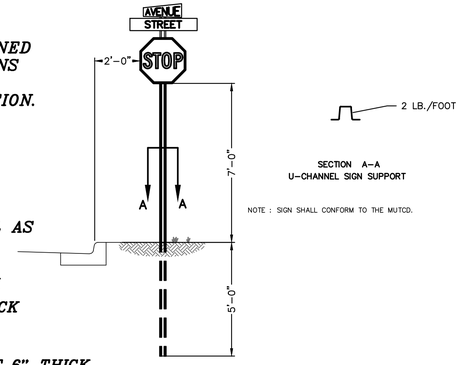
2) *ALL STRIPING AND SYMBOLS SHALL BE COORDINATED WITH OWNER PRIOR TO INSTALLATION.*

3) *CONTRACTOR IS TO SUBMIT A PLAN SHOWING JOINTS FOR OWNER APPROVAL AS PART OF THE PAVING SUBMITTAL.*

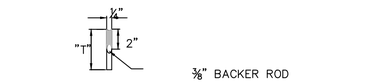
LIGHT DUTY ASPHALT: CLASS 7 BASE 6" THICK
ASPHALT LAYER, 3" THICK

HEAVY DUTY CONCRETE PAVING: CLASS 7 BASE 6" THICK
UNREINFORCED CONCRETE (4,000 PSI), 8" THICK

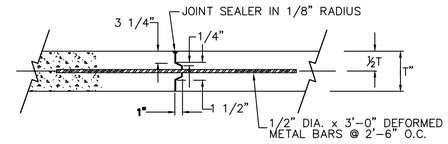
HEAVY DUTY ASPHALT PAVING: CLASS 7 BASE 10" THICK
ASPHALT LAYER, 3" THICK



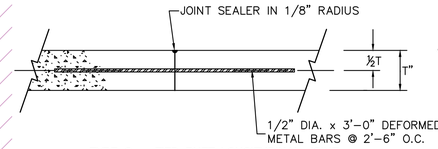
STOP SIGN DETAIL
NOT TO SCALE



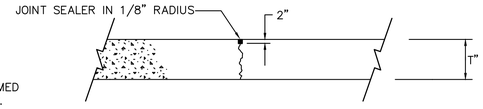
"T" = ¼ SLAB THICKNESS + ½"



TYPE B – TIED TRANSVERSE CONSTRUCTION JOINT
(USED AT MIDDLE THIRD OF NORMAL SPACING)



TYPE C – TIED BUTT LONGITUDINAL JOINT



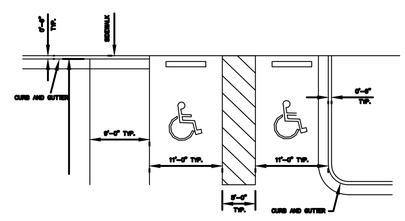
TYPE D – SAWED OR PREMOLDED STRIP CONTRACTION JOINT
LONGITUDINAL OR TRANSVERSE

JOINTS FOR CONCRETE PAVEMENT
NOT TO SCALE

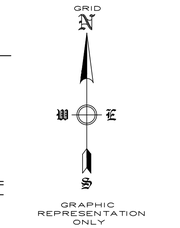
NOTE:

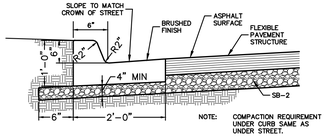
WITHIN 40 DAYS OF PLACEMENT OF CURBS, THEY SHALL BE BACKFILLED, FINE GRADED WITH A MINIMUM OF 4-INCHES OF TOPSOIL, AND HYDROMULCHED OR SODDED WITH PERMANENT GRASSES.

THE BUILDING PAD BE COMPACTED TO 95% OF THE STANDARD PROCTOR DENSITY AND TEST RESULTS SHALL BE PROVIDED TO THE CITY OF SPRINGDALE BUILDING INSPECTOR

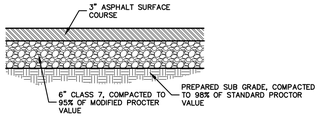


HANDICAPPED RAMP AND PARKING DETAILS

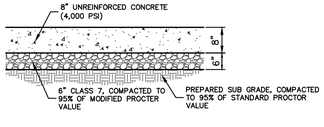




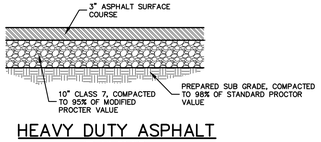
STANDARD 6" CONCRETE CURB & GUTTER
NOT TO SCALE



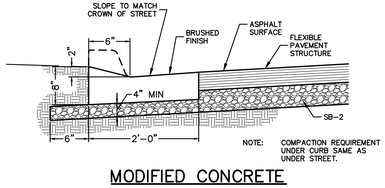
LIGHT DUTY ASPHALT PAVING
NOT TO SCALE



HEAVY DUTY CONCRETE PAVING
NOT TO SCALE



HEAVY DUTY ASPHALT PAVING
NOT TO SCALE



MODIFIED CONCRETE CURB & GUTTER
NOT TO SCALE

L23-19

ENGINEERING SERVICES INC.
1314 S. 48TH STREET
SUITE 1
SPRINGDALE, ARKANSAS 72764

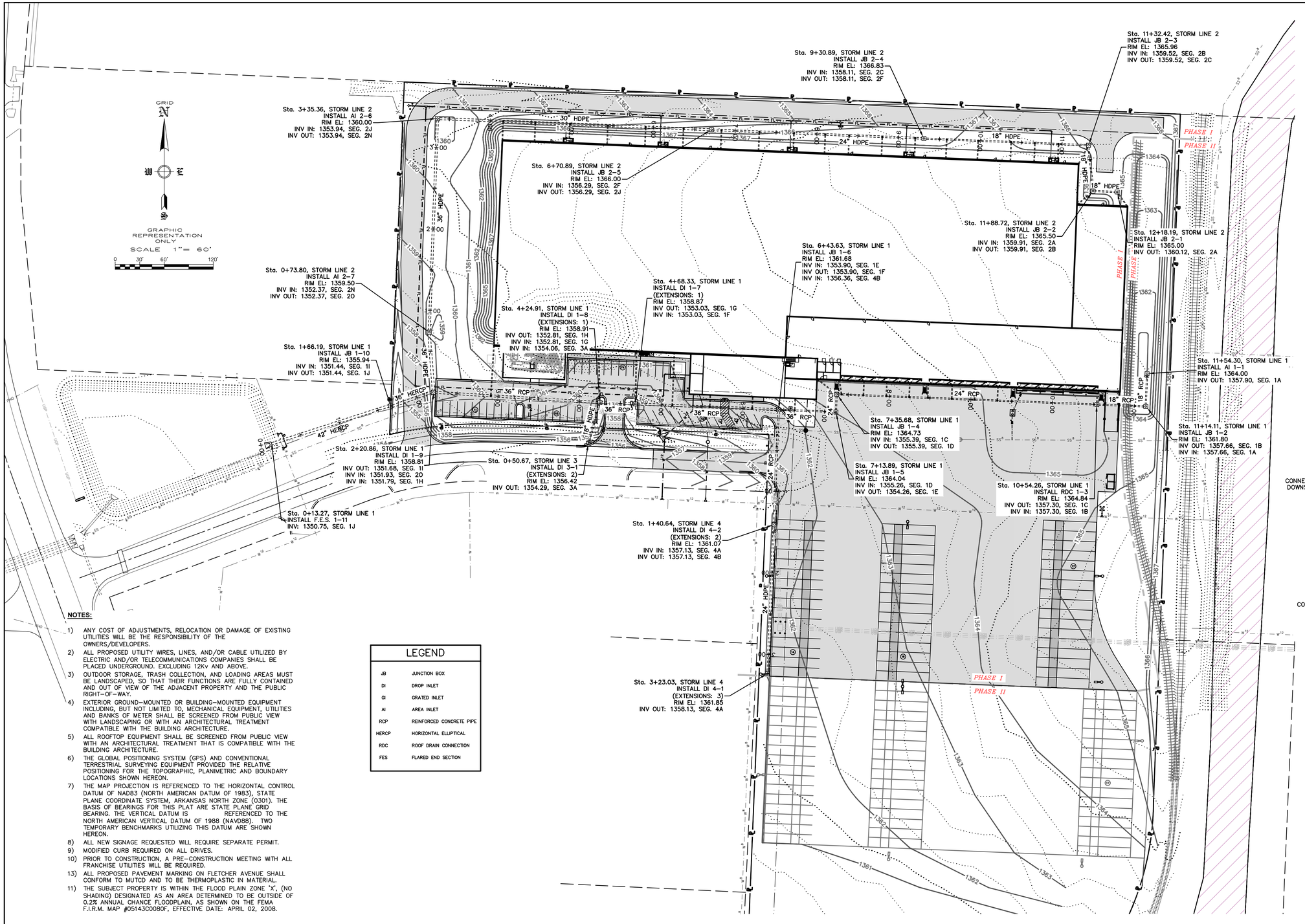
PAVING PLAN
CYPRESS COLD STORAGE NWA
1440 ANGELL DRIVE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2023 ENGINEERING SERVICES, INC. 2/22/2023 2:32:31 PM
C:\2022\22959 CYPRESS COLD STORAGE\C4 PAVING PLAN.DWG

SCALE: 1"=60'
DATE: Feb 22, 2023
ENGINEER: TJA
DRAWN BY: NMB
W.O. #: 22959

C4



NOTES:

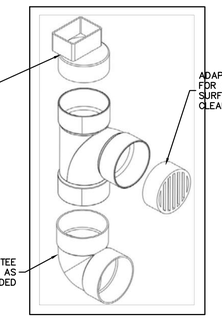
1) ANY COST OF ADJUSTMENTS, RELOCATION OR DAMAGE OF EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS/DEVELOPERS.
2) ALL PROPOSED UTILITY WIRES, LINES, AND/OR CABLE UTILIZED BY ELECTRIC AND/OR TELECOMMUNICATIONS COMPANIES SHALL BE PLACED UNDERGROUND. EXCLUDING 12Kv AND ABOVE.
3) OUTDOOR STORAGE, 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.
4) EXTERIOR GROUND-MOUNTED OR BUILDING-MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES AND BANKS OF METER SHALL BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
5) ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH AN ARCHITECTURAL TREATMENT THAT IS COMPATIBLE WITH THE BUILDING ARCHITECTURE.
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 NEW SIGNAGE REQUESTED WILL REQUIRE SEPARATE PERMIT.
9) MODIFIED CURB REQUIRED ON ALL DRIVES.
10) PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING WITH ALL FRANCHISE UTILITIES WILL BE REQUIRED.
13) ALL PROPOSED PAVEMENT MARKING ON FLETCHER AVENUE SHALL CONFORM TO MUTCD AND TO BE THERMOPLASTIC IN MATERIAL.
11) THE SUBJECT PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'X', (NO SHADING) DESIGNATED AS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FEMA F.I.R.M. MAP #05143C0080F, EFFECTIVE DATE: APRIL 02, 2008.

LEGEND

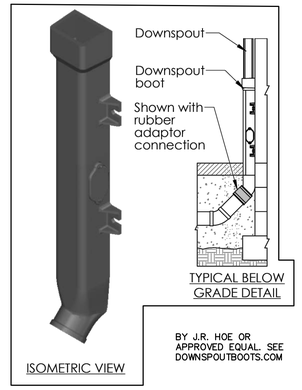
JB	JUNCTION BOX
DI	DROP INLET
GI	GRATED INLET
AI	AREA INLET
RCP	REINFORCED CONCRETE PIPE
HERCP	HORIZONTAL ELLIPTICAL
RDC	ROOF DRAIN CONNECTION
FES	FLARED END SECTION

LEGEND

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



DOWNSPOUT JUNCTION W/ ADAPTER
NOT TO SCALE



DOWNSPOUT BOOT
NOT TO SCALE

NOTES:

1. CONTRACTOR TO BLOCK OUT FOUNDATION AS REQUIRED.
2. CONTRACTOR TO FIELD VERIFY LOCATIONS OF DOWNSPOUTS PRIOR TO ORDERING PARTS. ALL DOWNSPOUTS ALONG FACADE TO BE CONNECTED TO UNDERGROUND SYSTEM UNLESS NOTED ON THE PLAN.
3. MAINTAIN 0.50% MINIMUM SLOPE IN ALL SEGMENTS OF UNDERGROUND STORM DRAINAGE.

ROOF DRAIN CONNECTIONS
NOT TO SCALE

L23-19

ENGINEERING SERVICES INC.
1707 E. ROBINSON
SPRINGDALE, ARKANSAS 72764

STORM DRAINAGE PLAN
CYPRESS COLD STORAGE NWA
1440 ANGELL DRIVE
SPRINGDALE, ARKANSAS

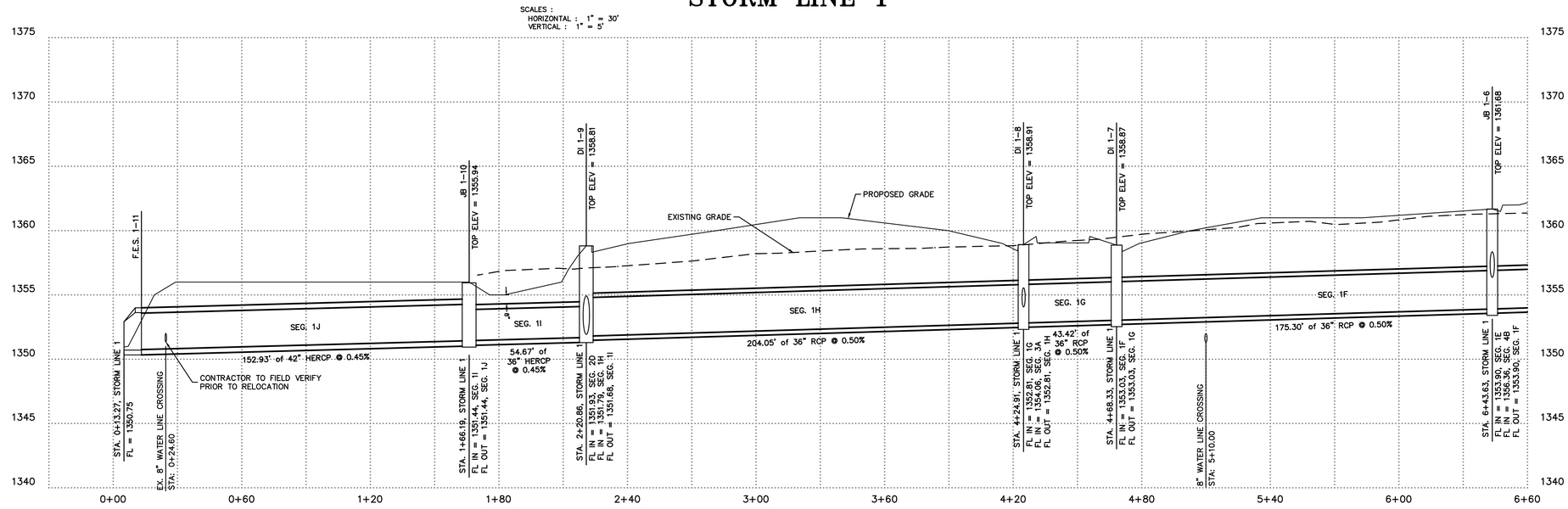
REVISION	DATE	DESCRIPTION

© COPYRIGHT 2023 ENGINEERING SERVICES, INC. 2/22/2023 4:27 PM
C:\2023\WO #'S\22959 CYPRESS COLD STORAGE\CAD\22959 C5.DWG

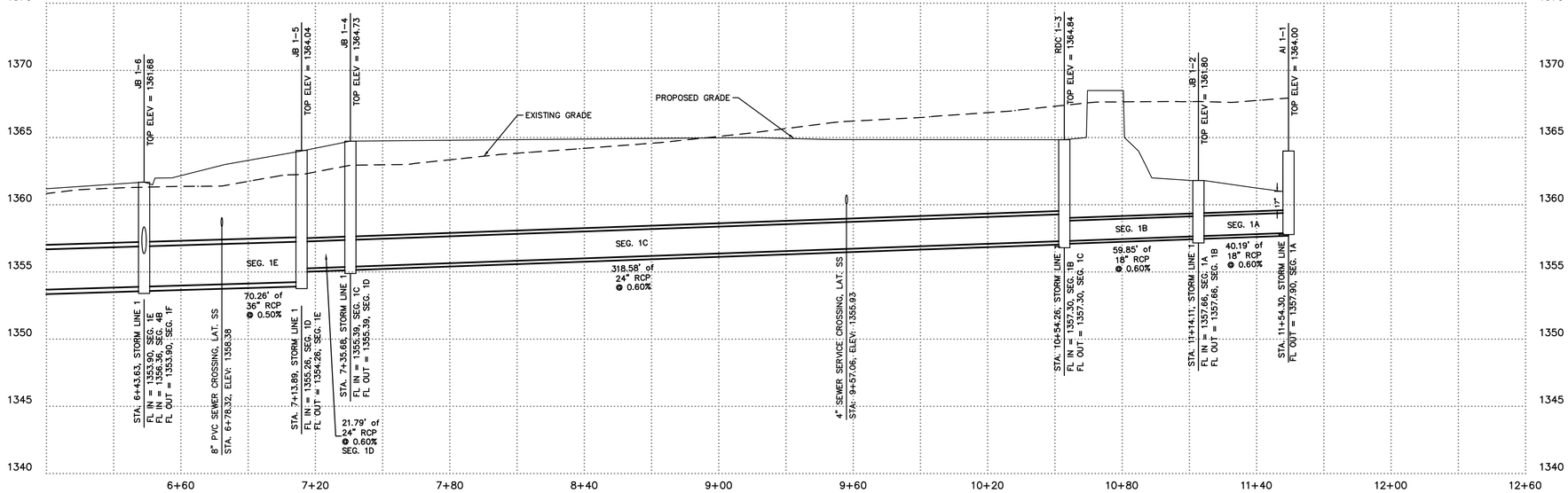
SCALE: 1"=60'
DATE: Feb 22, 2023
ENGINEER: TJA
DRAWN BY: NMB
W.O. #: 22959

C5

STORM LINE 1



STORM LINE 1



ENGINEERING SERVICES INC.
1705 S. WALTON BLVD., SUITE 3
SPRINGDALE, ARKANSAS 72764

STORM DRAINAGE PROFILES
CYPRESS COLD STORAGE NWA
1440 ANGELL DRIVE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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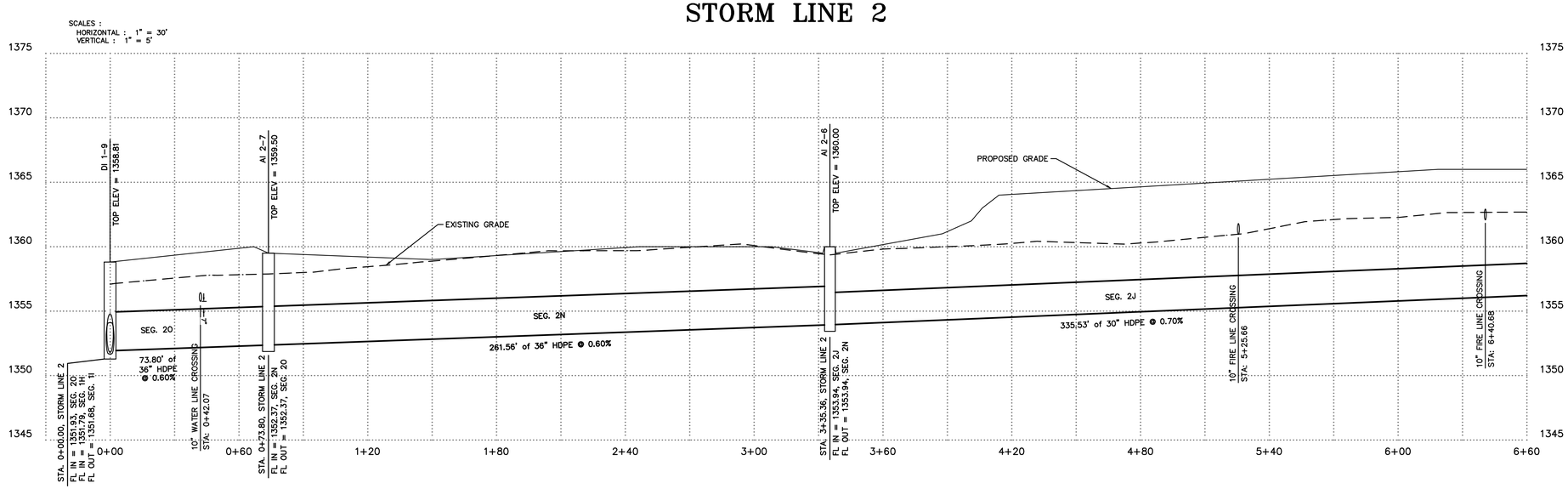
SCALE: 1"=30'
DATE: Feb 22, 2023
ENGINEER: TJA
DRAWN BY: NMB
W.O. #: 22959

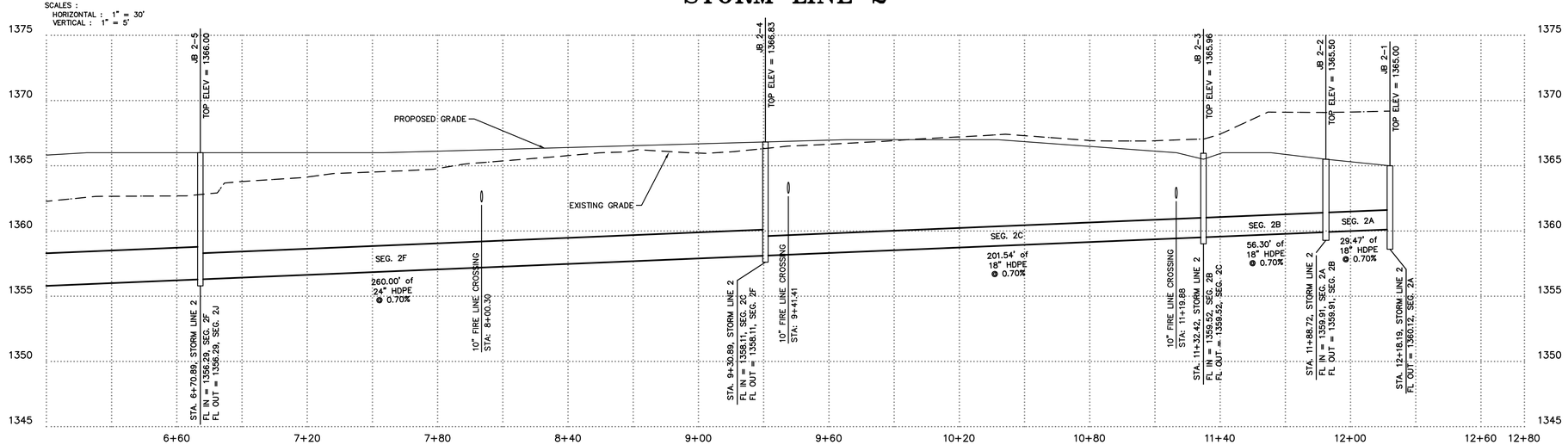
C6

L23-19

STORM LINE 2



STORM LINE 2



L23-19

ENGINEERING SERVICES INC.
1707 SOUTH 48TH STREET, SUITE 205
SPRINGDALE, ARKANSAS 72764

STORM DRAINAGE PROFILES
CYPRESS COLD STORAGE NWA
1440 ANGELL DRIVE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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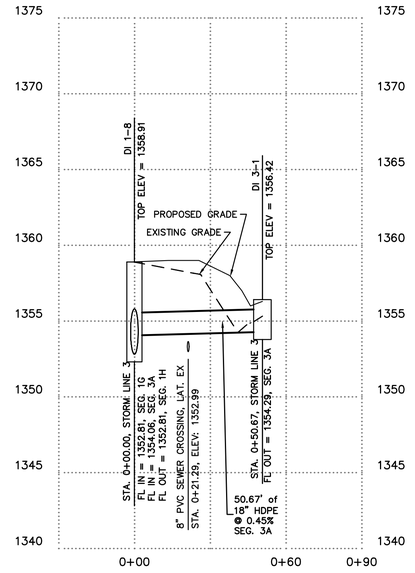
SCALE: 1"=30'
DATE: Feb 22, 2023
ENGINEER: TJA
DRAWN BY: NMB
W.O. #: 22959

C7

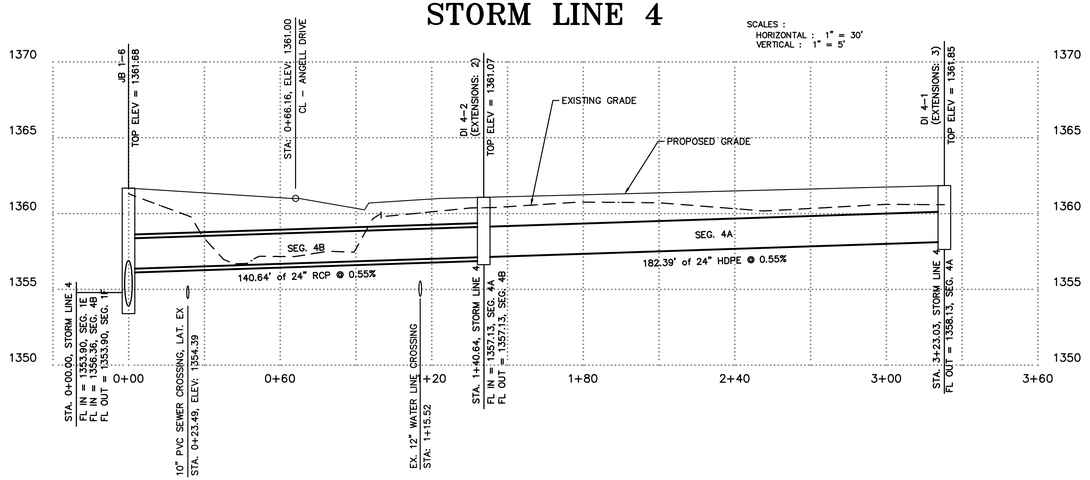
STORM LINE 3

SCALES :
HORIZONTAL : 1" = 30'
VERTICAL : 1" = 5'



STORM LINE 4

SCALES :
HORIZONTAL : 1" = 30'
VERTICAL : 1" = 5'



L23-19

ENGINEERING SERVICES INC.
1705 S. 48TH ST. SUITE 210
SPRINGDALE, ARKANSAS 72764

STORM DRAINAGE PROFILES
CYPRESS COLD STORAGE NWA
1440 ANGELL DRIVE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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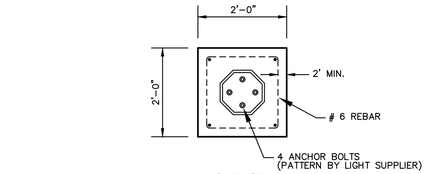
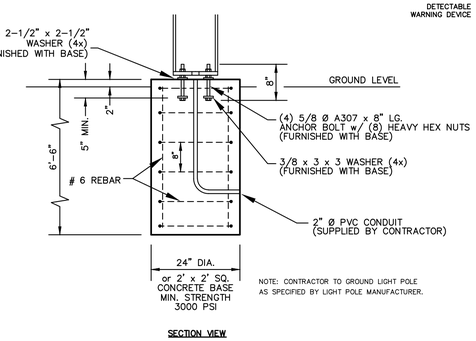
SCALE: 1"=30'
DATE: Feb 22, 2023
ENGINEER: TJA
DRAWN BY: MAB
W.O. #: 22959

C8



PLAN VIEW

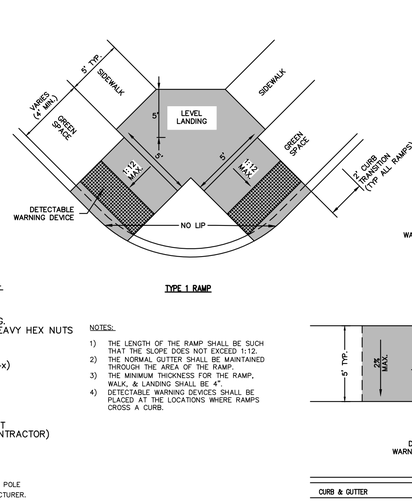


NOTE: CONTRACTOR TO GROUND LIGHT POLE AS SPECIFIED BY LIGHT POLE MANUFACTURER.

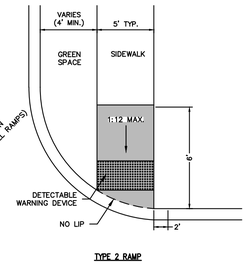
SECTION VIEW

LIGHT POLE FOOTING DETAIL

NOT TO SCALE



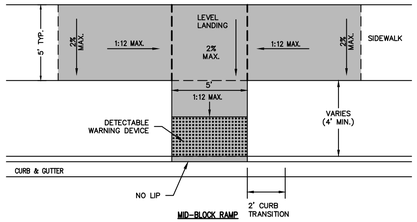
TYPE 1 RAMP



TYPE 2 RAMP

NOTES:

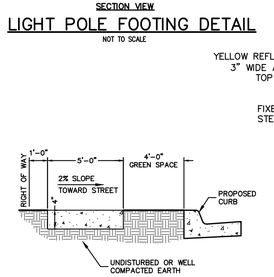
1) THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 1:12.
2) THE NORMAL GUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
3) THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".
4) DETECTABLE WARNING DEVICES SHALL BE PLACED AT THE LOCATIONS WHERE RAMPS CROSS A CURB.



MID-BLOCK RAMP

HANDICAP RAMP DETAILS

NOT TO SCALE

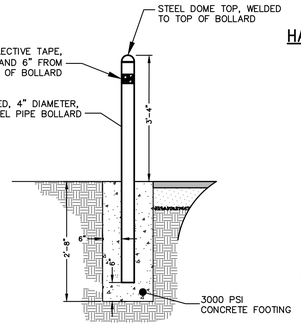


NOTES: PROVIDE EXPANSION JOINTS AT EACH STRUCTURE, CURB, AND A MINIMUM INTERVAL OF 200 FOOT.

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

SIDEWALK DETAIL

NOT TO SCALE



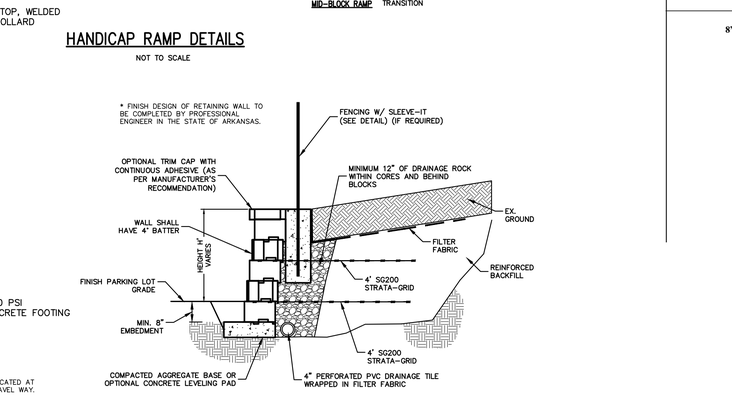
FRONT VIEW

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

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

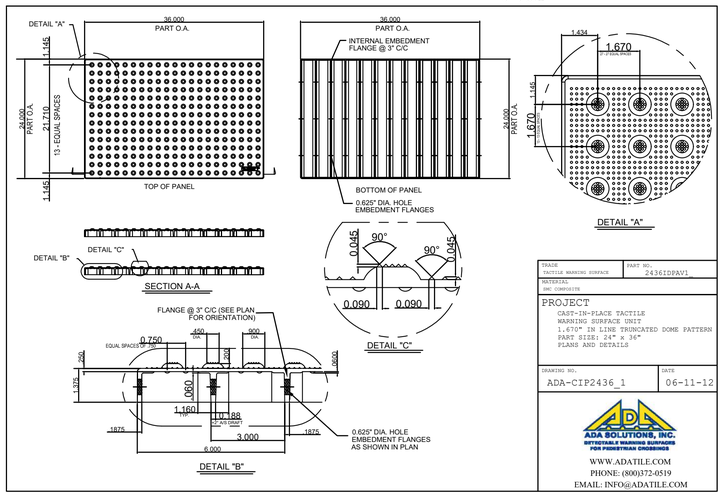
STANDARD BOLLARD

NOT TO SCALE



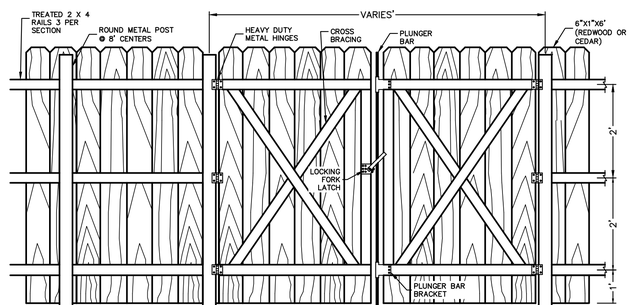
TYPICAL RETAINING WALL CROSS SECTION

NOT TO SCALE



TRADE: TACTILE WARNING SURFACE	PART NO.: 2436IDPAV1
MATERIAL: SMC COMPOSITE	
PROJECT: CAST-IN-PLACE TACTILE WARNING SURFACE UNIT 1.670" IN LINE TRUNCATED DOME PATTERN PART SIZE: 24" x 36" PLANS AND DETAILS	
DRAWING NO.: ADA-CIP2436_1	DATE: 06-11-12

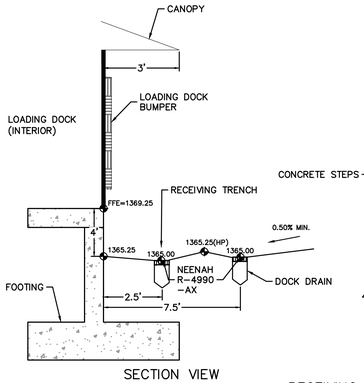
ADA SOLUTIONS, INC.
DETECTABLE WARNING SURFACES FOR PEDESTRIAN CROSSINGS
WWW.ADATILE.COM
PHONE: (800)372-0519
EMAIL: INFO@ADATILE.COM



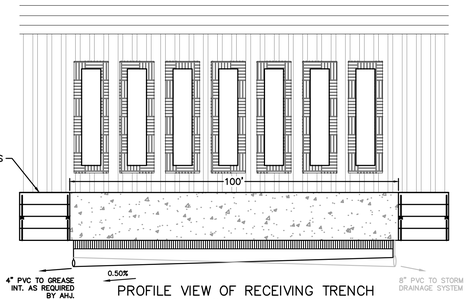
USE 6 GALV. NAILS PER BOARD.
SOLID BOARD SIDE TO FACE STREET.

DUMPSTER SCREENING FENCE DETAIL

NOT TO SCALE



SECTION VIEW



PROFILE VIEW OF RECEIVING TRENCH
(DOCK DRAIN IS MIRROR IMAGE, SHOWN IN BACKGROUND)

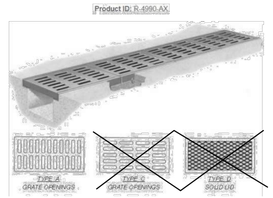
RECEIVING TRENCH

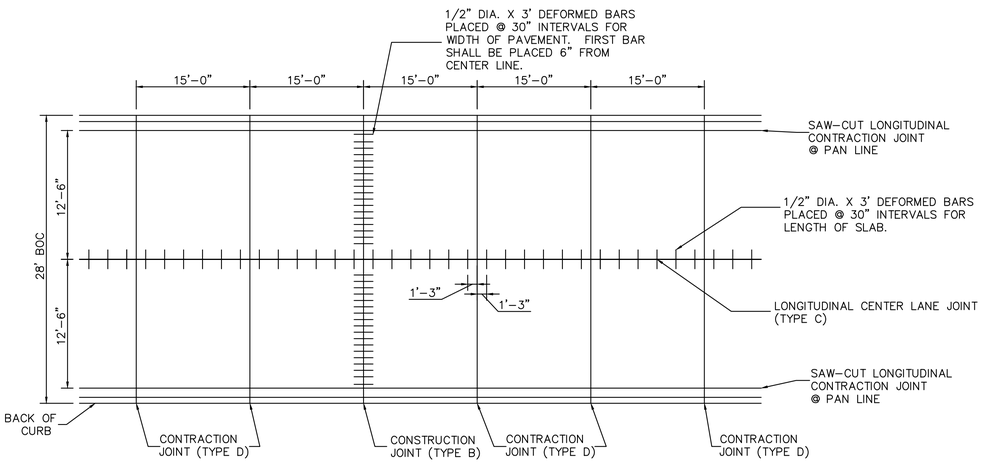
NOT TO SCALE

1-877-903-7246 TRENCHDRAIN SUPPLY www.trenchdrainsupply.com

Neenah R-4990-AX Unbolted	Series: R-4990-AX Cut Sheet 8" Wide Unbolted

8" Wide NEENAH Unbolted Heavy Duty Trench Drain Grates and Frames





CONCRETE PAVEMENT JOINT LAYOUT PLAN

(28' STREET WIDTH)

NOT TO SCALE

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 TINED FINISH, EXCEPT FOR THE OUTSIDE 2' OF THE PAVEMENT WHICH SHALL HAVE A BROOM FINISH.
4. THE CURB SHALL BE PLACED MONOLITHICALLY WITH THE PAVEMENT. ALL 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 JOINT SEALER. SEE JOINT DETAIL FOR JOINT SEALER.
10. CONTRACTION JOINTS SHALL COINCIDE WITH PAVEMENT JOINTS. SEE TYPICAL DETAILS.
11. CONCRETE SHALL HAVE A TINE FINISH ON GRADES ABOVE 8%.

ENGINEERING SERVICES INC.
1314 S. MAIN STREET
SPRINGDALE, ARKANSAS 72764

TYPICAL DETAILS
CYPRESS COLD STORAGE NWA
1440 ANGELL DRIVE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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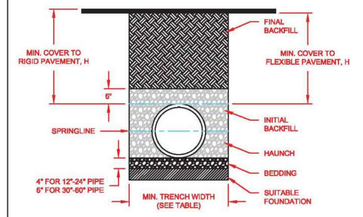
SCALE: N.T.S.
DATE: Feb 22, 2023
ENGINEER: TJA
DRAWN BY: NMB
W.O. #: 22959

C9

L23-19

RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
4" (100mm)	21" (533mm)
6" (150mm)	23" (584mm)
8" (200mm)	26" (660mm)
10" (250mm)	28" (711mm)
12" (300mm)	30" (762mm)
15" (375mm)	34" (864mm)
18" (450mm)	39" (991mm)
24" (600mm)	48" (1219mm)
30" (750mm)	56" (1422mm)
36" (900mm)	64" (1626mm)
42" (1050mm)	72" (1829mm)
48" (1200mm)	80" (2032mm)
60" (1500mm)	96" (2438mm)



NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-1500mm).
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. FOR TRAFFIC APPLICATIONS WITH LESS THAN FOUR FEET OF COVER, EMBEDMENT OF THE PIPE SHALL BE USING ONLY A CLASS I OR CLASS II BACKFILL.

MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS**

PIPE DIAM.	SURFACE LIVE LOADING CONDITION H-25	HEAVY CONSTRUCTION (75T AXLE LAOD) *
12" - 48" (300mm - 1200mm)	12" (305mm)	48" (1219mm)
80" (1500mm)	24" (610mm)	60" (1524mm)

* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER
**SEE BACKFILL REQUIREMENTS IN NOTE 6.

MAXIMUM RECOMMENDED COVER BASED ON VECHICLE LOADING CONDITIONS

PIPE DIAM.	CLASS I COMPACTED	CLASS I DUMPED	CLASS II 95%	CLASS II 90%	CLASS III 95%
4" (100mm)	34 (10.4m)	16 (4.9m)	23 (7.0m)	16 (4.9m)	17 (5.2m)
6" (150mm)	40 (12.2m)	19 (5.8m)	27 (8.2m)	19 (5.8m)	20 (6.1m)
8" (200mm)	30 (9.1m)	14 (4.3m)	21 (6.4m)	14 (4.3m)	15 (4.6m)
10" (250mm)	34 (10.4m)	16 (4.9m)	23 (7.0m)	16 (4.9m)	17 (5.2m)
12" (300mm)	35 (10.7m)	17 (5.2m)	24 (7.3m)	17 (5.2m)	18 (5.5m)
15" (375mm)	37 (11.3m)	18 (5.5m)	25 (7.6m)	18 (5.5m)	19 (5.8m)
18" (450mm)	32 (9.8m)	15 (4.6m)	22 (6.7m)	15 (4.6m)	16 (4.9m)
24" (600mm)	27 (8.2m)	13 (4.0m)	19 (5.8m)	13 (4.0m)	14 (4.3m)
30" (750mm)	22 (6.7m)	11 (3.4m)	16 (4.9m)	11 (3.4m)	11 (3.4m)
36" (900mm)	26 (7.9m)	12 (3.7m)	18 (5.5m)	12 (3.7m)	13 (4.0m)
42" (1050mm)	24 (7.3m)	11 (3.4m)	17 (5.2m)	11 (3.4m)	13 (3.7m)
48" (1200mm)	23 (7.0m)	11 (3.4m)	16 (4.9m)	11 (3.4m)	12 (3.7m)
60" (1500mm)	26 (7.9m)	12 (3.7m)	18 (5.5m)	12 (3.7m)	13 (4.0m)

FILL HEIGHT TABLE GENERATED USING AASHTO SECTION 12, LOAD RESISTANCE FACTOR DESIGN (LRFD) PROCEDURE WITH THE FOLLOWING ASSUMPTIONS:
NO HYDROSTATIC PRESSURE,
UNIT WEIGHT OF SOIL (γs) = 120 PCF

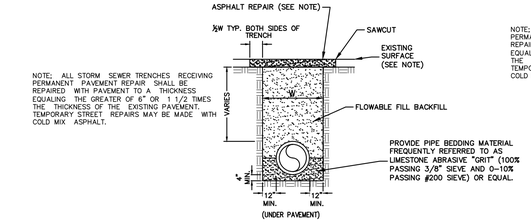
REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D
4	ADDED CLASS 3 MAX COVER COLUMN	RJS	01/27/17	

© 2016 ADS, INC.
ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT. NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

TRENCH INSTALLATION DETAIL (ASTM F2648)
DRAWING NUMBER: STD-101A

ADS — 4640 TRUEMAN BLVD HILLIARD, OHIO 43026 — ADVANCED DRAINAGE SYSTEMS, INC.

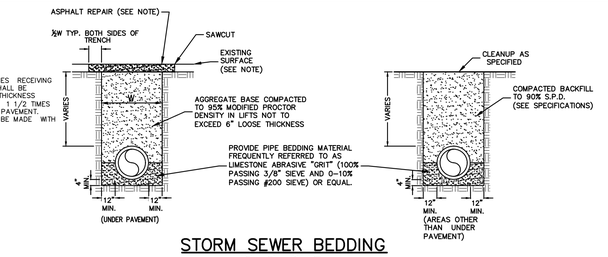
DRAWN: JLS
DATE: 8/15/13
SCALE: NTS
SHEET: 1 OF 1



NOTE; ALL STORM SEWER TRENCHES RECEIVING PERMANENT PAVEMENT REPAIR SHALL BE REPAIRED WITH PAVEMENT TO A THICKNESS EQUALING THE GREATER OF 6" OR 1 1/2 TIMES THE THICKNESS OF THE EXISTING PAVEMENT. TEMPORARY STREET REPAIRS MAY BE MADE WITH COLD MIX ASPHALT.

STORM SEWER BEDDING FOR STREET CROSSINGS

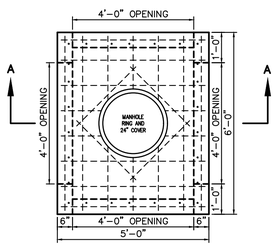
(SEE PLAN & PROFILE FOR LOCATION)
NOT TO SCALE



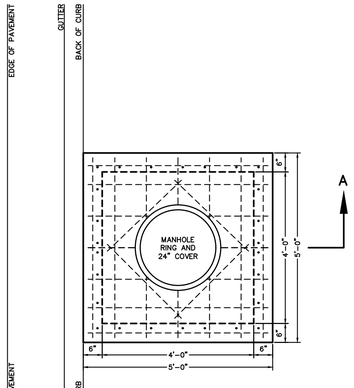
NOTE; ALL STORM SEWER TRENCHES RECEIVING PERMANENT PAVEMENT REPAIR SHALL BE REPAIRED WITH PAVEMENT TO A THICKNESS EQUALING THE GREATER OF 6" OR 1 1/2 TIMES THE THICKNESS OF THE EXISTING PAVEMENT. TEMPORARY STREET REPAIRS MAY BE MADE WITH COLD MIX ASPHALT.

STORM SEWER BEDDING AND BACKFILL

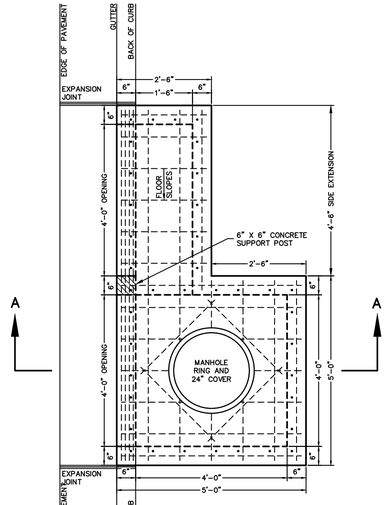
NOT TO SCALE



PLAN



PLAN



PLAN

NOTES:

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

NOTES:

1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2. ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 1-1/2" COVER UNLESS OTHERWISE NOTED.
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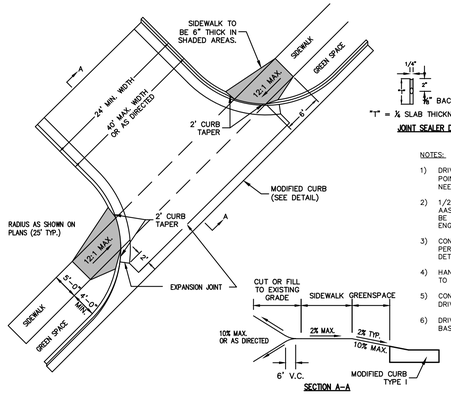
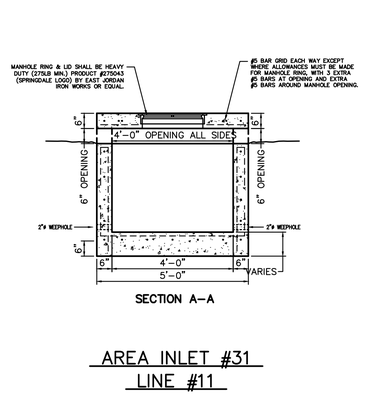
12. BOTTOM OF DRAINAGE BOX TO BE AT 0.5% MINIMUM SLOPE FROM INLET TO OUTLET.





NOTES:

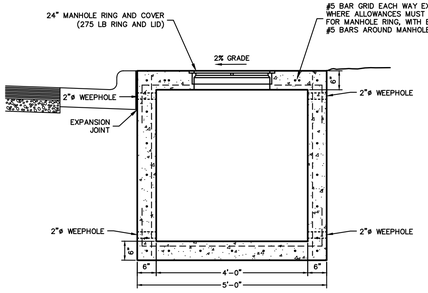
1) DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2) 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3) CONCRETE CURB TO BE SAW-CUT AT 15' INTERVALS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

DRIVEWAY DETAIL

NOT TO SCALE

SECTION A-A

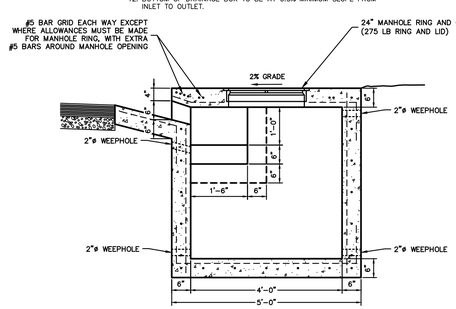
AREA INLET #31 LINE #11



SECTION A-A

TYPICAL JUNCTION BOX

NOT TO SCALE



SECTION A-A

TYPICAL DROP INLET

NOT TO SCALE

TYPICAL DETAILS
CYPRESS COLD STORAGE NWA
1440 ANGELL DRIVE
SPRINGDALE, ARKANSAS

ENGINEERING SERVICES INC.
2705 S. 48th STREET, SUITE 1
SPRINGDALE, ARKANSAS 72764

REVISION	DATE	DESCRIPTION

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C:\CSTORAGE\CAD\DETAILS\DETAILS.DWG

SCALE: N.T.S.
DATE: Feb 22, 2023
ENGINEER: TJA
DRAWN BY: NMB
W.O. #: 22959

C10

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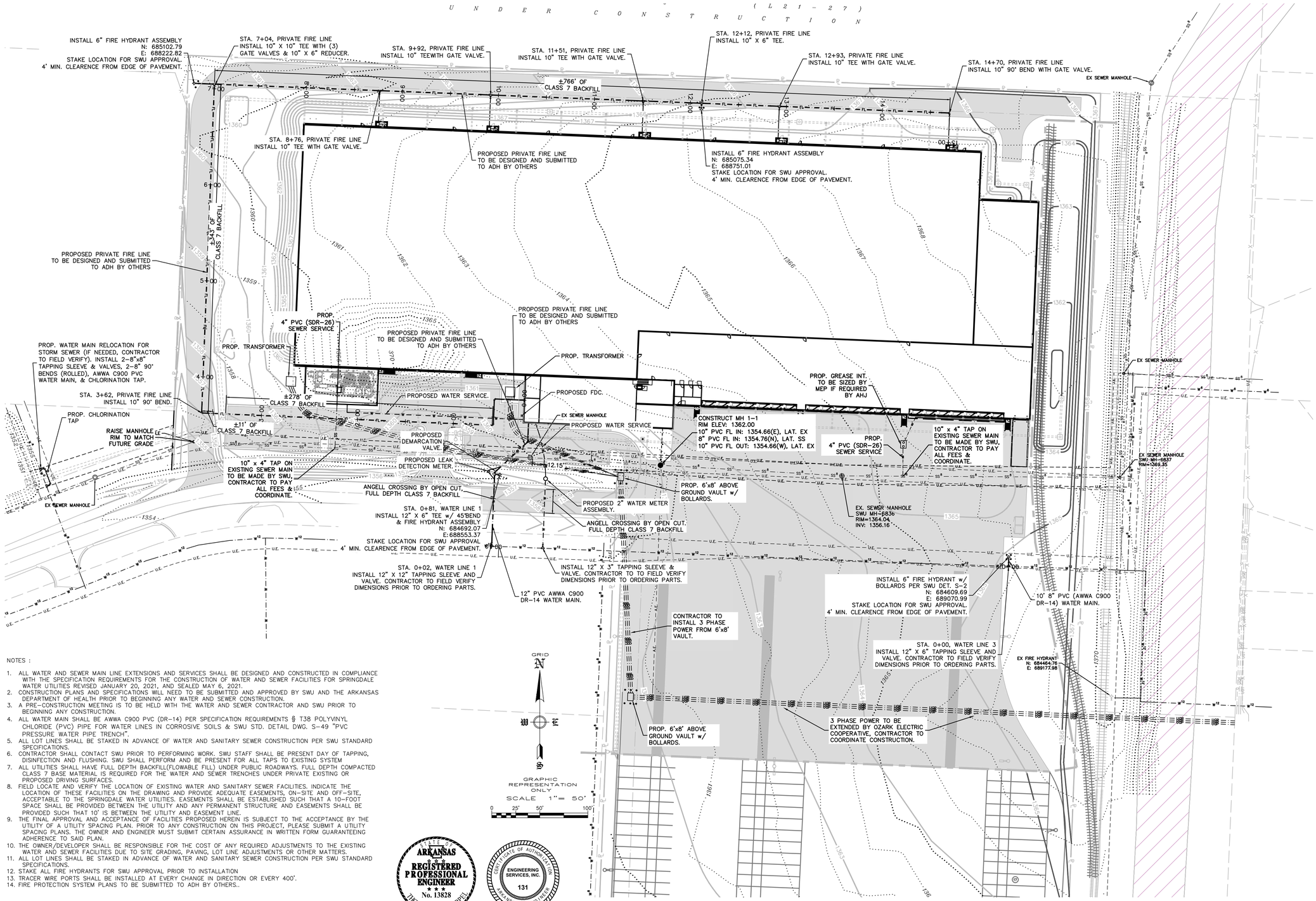

NOTES :

1. ALL WATER AND SEWER MAIN LINE EXTENSIONS AND SERVICES SHALL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES REVISED JANUARY 20, 2021, AND SEALED MAY 6, 2021.
2. CONSTRUCTION PLANS AND SPECIFICATIONS WILL NEED TO BE SUBMITTED AND APPROVED BY SWU AND THE ARKANSAS DEPARTMENT OF HEALTH PRIOR TO BEGINNING ANY WATER AND SEWER CONSTRUCTION.
3. A PRE-CONSTRUCTION MEETING IS TO BE HELD WITH THE WATER AND SEWER CONTRACTOR AND SWU PRIOR TO BEGINNING ANY CONSTRUCTION.
4. ALL WATER MAIN SHALL BE AWWA C900 PVC (DR-14) PER SPECIFICATION REQUIREMENTS § T38 POLYVINYL CHLORIDE (PVC) PIPE FOR WATER LINES IN CORROSIVE SOILS & SWU STD. DETAIL DWG. S-49 "PVC PRESSURE WATER PIPE TRENCH".
5. ALL LOT LINES SHALL BE STAKED IN ADVANCE OF WATER AND SANITARY SEWER CONSTRUCTION PER SWU STANDARD SPECIFICATIONS.
6. CONTRACTOR SHALL CONTACT SWU PRIOR TO PERFORMING WORK. SWU STAFF SHALL BE PRESENT DAY OF TAPPING, DISINFECTION AND FLUSHING. SWU SHALL PERFORM AND BE PRESENT FOR ALL TAPS TO EXISTING SYSTEM
7. ALL UTILITIES SHALL HAVE FULL DEPTH BACKFILL(FLOWABLE FILL) UNDER PUBLIC ROADWAYS. FULL DEPTH COMPACTED CLASS 7 BASE MATERIAL IS REQUIRED FOR THE WATER AND SEWER TRENCHES UNDER PRIVATE EXISTING OR PROPOSED DRIVING SURFACES.
8. FIELD LOCATE AND VERIFY THE LOCATION OF EXISTING WATER AND SANITARY SEWER FACILITIES. INDICATE THE LOCATION OF THESE FACILITIES ON THE DRAWING AND PROVIDE ADEQUATE EASEMENTS, ON-SITE AND OFF-SITE, ACCEPTABLE TO THE SPRINGDALE WATER UTILITIES. EASEMENTS SHALL BE ESTABLISHED SUCH THAT A 10-FOOT SPACE SHALL BE PROVIDED BETWEEN THE UTILITY AND ANY PERMANENT STRUCTURE AND EASEMENTS SHALL BE PROVIDED SUCH THAT 10' IS BETWEEN THE UTILITY AND EASEMENT LINE.
9. THE FINAL APPROVAL AND ACCEPTANCE OF FACILITIES PROPOSED HEREIN IS SUBJECT TO THE ACCEPTANCE BY THE UTILITY OF A UTILITY SPACING PLAN. PRIOR TO ANY CONSTRUCTION ON THIS PROJECT, PLEASE SUBMIT A UTILITY SPACING PLANS. THE OWNER AND ENGINEER MUST SUBMIT CERTAIN ASSURANCE IN WRITTEN FORM GUARANTEEING ADHERENCE TO SAID PLAN.
10. 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.
11. ALL LOT LINES SHALL BE STAKED IN ADVANCE OF WATER AND SANITARY SEWER CONSTRUCTION PER SWU STANDARD SPECIFICATIONS.
12. STAKE ALL FIRE HYDRANTS FOR SWU APPROVAL PRIOR TO INSTALLATION
13. TRACER WIRE PORTS SHALL BE INSTALLED AT EVERY CHANGE IN DIRECTION OR EVERY 400'.
14. FIRE PROTECTION SYSTEM PLANS TO BE SUBMITTED TO ADH BY OTHERS..

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13828
THOMAS JASON APPEL

CERTIFICATE OF AUTHORIZATION
ENGINEERING SERVICES, INC
131
EXPIRES 6/30 • ENGINEER

ENGINEERING SERVICES INC.
1440 ANGELL DRIVE
SPRINGDALE, ARKANSAS 72764

UTILITY PLAN
CYPRESS COLD STORAGE NWA
1440 ANGELL DRIVE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=50'
DATE: Feb 22, 2023
ENGINEER: TJA
DRAWN BY: NMB
W.O. #: 22959

C11

L23-19

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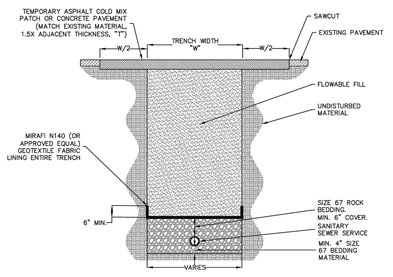


PROFILE VIEW
SECTION A–A

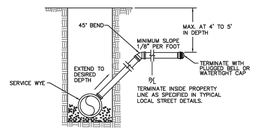
SANITARY SEWER SERVICE TRENCH REPAIR DETAIL

N.T.S.

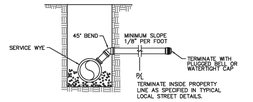
SPRINGDALE WATER UTILITIES
526 OAK AVENUE P.O. BOX 769 SPRINGDALE, ARKANSAS 72765-0769 (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO.	DATE:
TST	S-40	JULY 2016



RISER FROM DEEP MAIN



NORMAL DEPTH

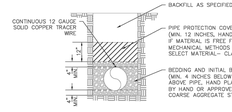
SEWER SERVICE CONNECTIONS

N.T.S.

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

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



PVC PRESSURE WATER PIPE TRENCH
(STANDARD LAYING CONDITION "TYPE 5")
N.T.S.

* CLASS I, II, AND III AS DEFINED IN ASTM D2487 AND THE PIPE BACKFILL SHALL BE FREE OF ANY ORGANIC, BASE COURSE FILL SECTION OF THE SPECIFICATIONS

** STANDARD SIZE NO. 67 AS DEFINED IN ASTM D448, MAXIMUM EMBEDMENT PARTICLE SIZE SHALL NOT EXCEED 3/4 IN. FOR ANGULAR ROCK OR 1-1/2 IN. FOR ROUNDED ROCK

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

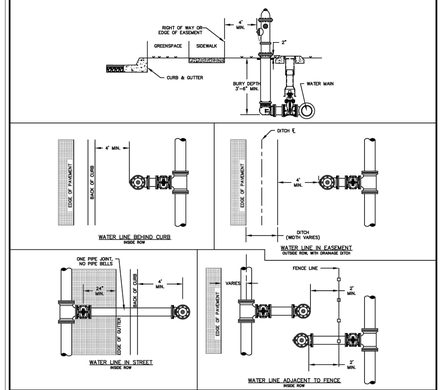
SPRINGDALE WATER UTILITIES
526 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5751

STANDARD DETAILS FOR WATER CONSTRUCTION

DRAWN BY:	DRAWING NO.	DATE:
JSB	S-49	SEPTEMBER, 2020

NOTES:

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



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

SPRINGDALE WATER UTILITIES
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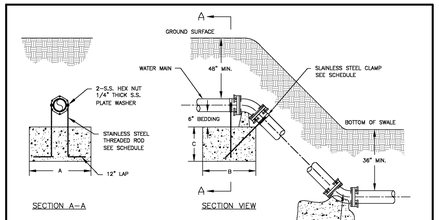
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



SECTION A–A

SECTION VIEW

BLOCKING SCHEDULE

	PIPE SIZE		BENDS 45°	22 1/2°	11 1/4°	ROD DIA.
SIDE OF BLOCKING	6"	VOLUME REQ'D (CU.FT.)	36.47	18.91	9.55	3/4 IN.
		A (FT.)	4.00	4.00	4.00	
		B (FT.)	2.50	1.65	1.30	
		C (FT.)	4.00	3.00	2.00	
		CLAMP (2 EA.)	3/8 IN. X 1–1/2 IN.			
	12"	VOLUME REQ'D (CU.FT.)	86.56	44.13	22.17	7/8 IN.
		A (FT.)	5.00	5.00	5.00	
		B (FT.)	4.40	2.30	1.50	
		C (FT.)	4.00	4.00	3.00	
		CLAMP (2 EA.)	7/8 IN. X 2 IN.			
	20"	VOLUME REQ'D (CU.FT.)	240.43	123.25	65.68	1 IN.
		A (FT.)	6.00	6.00	6.00	
		B (FT.)	5.10	4.20	2.75	
		C (FT.)	8.00	5.00	4.00	
		CLAMP (2 EA.)	7/8 IN. X 2–3/4 IN.			
	24"	VOLUME REQ'D (CU.FT.)	346.25	180.39	94.58	1 IN.
		A (FT.)	6.00	6.00	6.00	
		B (FT.)	7.25	4.50	3.20	
		C (FT.)	8.00	7.00	5.00	
		CLAMP (2 EA.)	1 IN. X 3 IN.			

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

NOTES:

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

VERTICAL TIE–DOWN BLOCKING

N.T.S.

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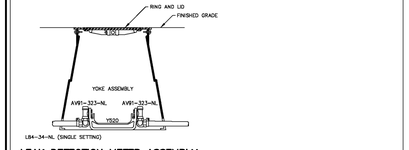
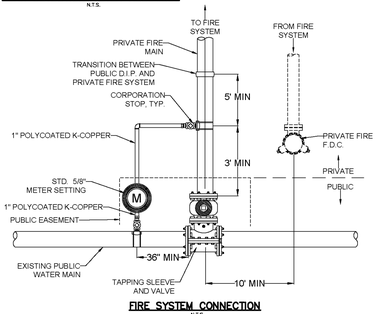
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



LEAK DETECTION METER ASSEMBLY

N.T.S.



FIRE SYSTEM CONNECTION

N.T.S.

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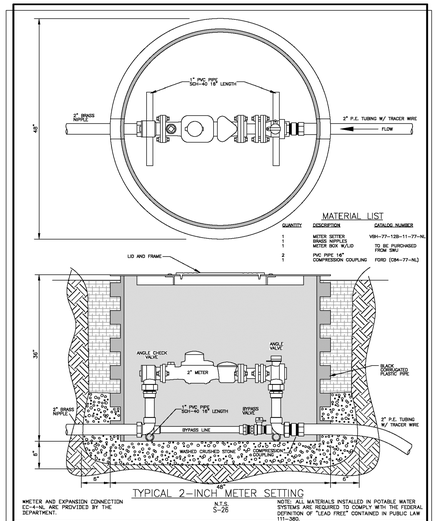
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



TYPICAL 2–INCH METER SETTING
N.T.S.
S–26

METER AND EXPANSION CONNECTION DETAILS ARE PROVIDED BY THE DEPARTMENT.

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

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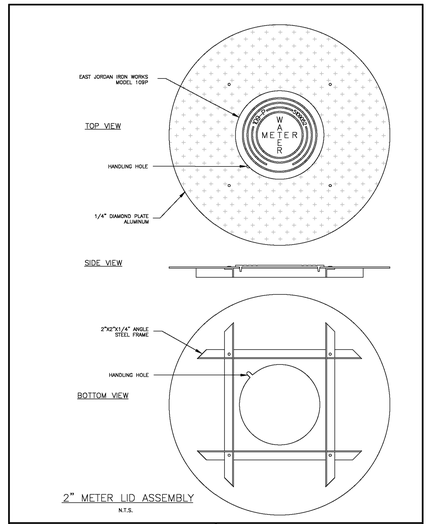
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO.	DATE:
KMI	S-26	OCTOBER 2014



2" METER LID ASSEMBLY

N.T.S.

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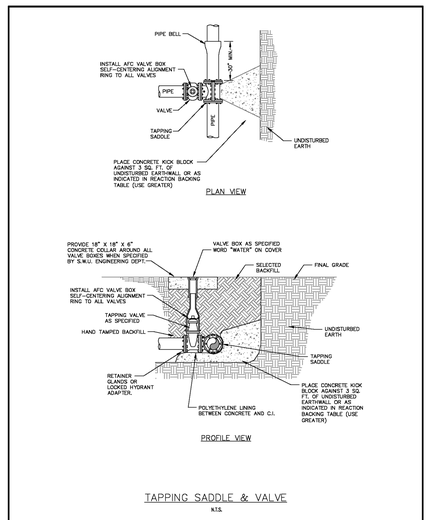
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO.	DATE:
TLS	S-27	MARCH 2008



TAPPING SADDLE & VALVE

N.T.S.

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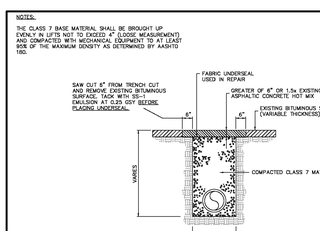
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO.	DATE:
CAC	S-5	AUGUST 2014

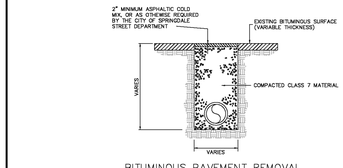
NOTES:

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



BITUMINOUS PAVEMENT REMOVAL WITH PERMANENT REPLACEMENT DETAIL

N.T.S.



BITUMINOUS PAVEMENT REMOVAL WITH TEMPORARY REPLACEMENT

N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

ENGINEERING SERVICES INC.
1311 S. 48TH STREET, SUITE 105
SPRINGDALE, ARKANSAS 72764

UTILITY DETAILS
CYPRESS COLD STORAGE NWA
1440 ANGELL DRIVE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: N.T.S.

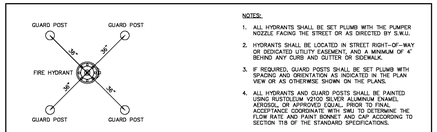
DATE: Feb 22, 2023

ENGINEER: TJA
DRAWN BY: NMR

W.O. #: 22959

C 12

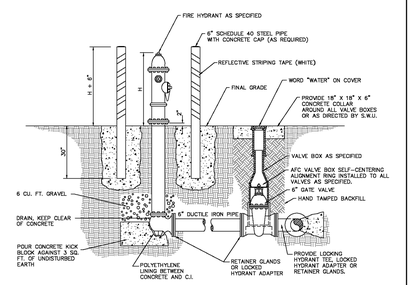
L23–19



PLAN VIEW

NOTES:

1. ALL HYDRANTS SHALL BE SET PLUMB WITH THE PUMPER NOZZLE FACING THE STREET OR AS DIRECTED BY S.W.U.
2. HYDRANTS SHALL BE LOCATED IN STREET RIGHT-OF-WAY OR DEDICATED UTILITY EASEMENT, AND A MINIMUM OF 4' BEHIND ANY CURB AND GUTTER OR SIDEWALK.
3. IF REQUIRED, GUARD POSTS SHALL BE SET PLUMB WITH SPACING AND ORIENTATION AS INDICATED IN THE PLAN VIEW OR AS OTHERWISE SHOWN ON THE PLANS.
4. ALL HYDRANTS AND GUARD POSTS SHALL BE PAINTED USING RUSTOLEUM V2700 SILVER ALUMINUM ENAMEL OR APPROVED EQUAL UNLESS OTHERWISE SPECIFIED. CONTRACTOR COORDINATE WITH FIRE TO DETERMINE THE FLOW RATE AND PAINT BONNET AND CAP ACCORDING TO SECTION 718 OF THE STANDARD SPECIFICATIONS.



FIRE HYDRANT WITH GUARD POSTS

(GUARD POST ONLY AS REQUIRED)

N.T.S.

S-2

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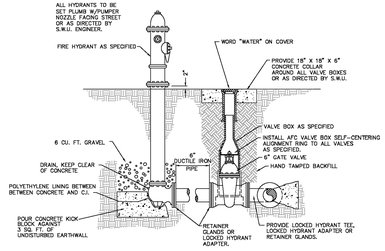
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: KMI/JNK | DRAWING NO: S-2 | DATE: AUGUST 2014

NOTE:
ALL HYDRANTS TO BE SET PLUMB W/PUMPER NOZZLE FACING STREET OR AS DIRECTED BY S.W.U. ENGINEER.



FIRE HYDRANT & GATE VALVE

N.T.S.

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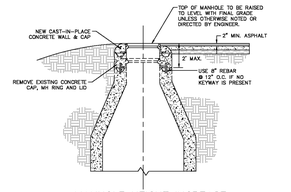
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

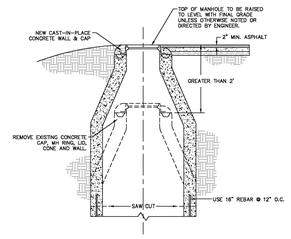
DRAWN BY: KMI | DRAWING NO: S-1 | DATE: MARCH 2008



MANHOLE HEIGHT INCREASE

(2 FEET OR LESS)

N.T.S.



MANHOLE HEIGHT INCREASE

(GREATER THAN 2')

N.T.S.

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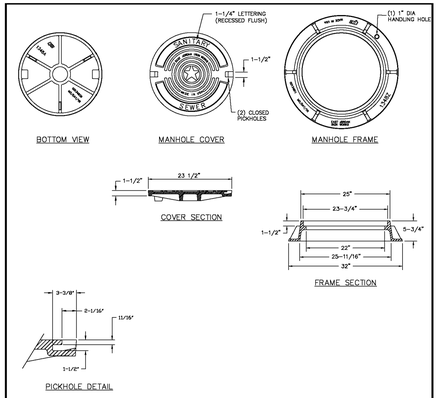
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-14 | DATE: MARCH 2008



MANHOLE 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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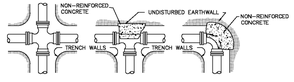
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

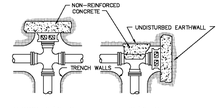
DRAWN BY: JNK | DRAWING NO: S-7 | DATE: MARCH 2008



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"	3	2	2	1
6"	4	4	3	2
8"	7	7	4	2
10"	10	10	5	3
12"	13	13	7	4
14"	17	17	9	5
16"	21	21	12	6
20"	26	26	14	8
24"	38	38	20	10
30"	59	59	32	16
36"	85	85	46	23

REACTION BACKING

N.T.S.

SPRINGDALE WATER UTILITIES

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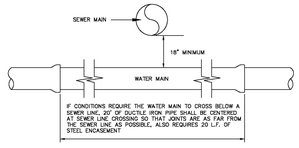
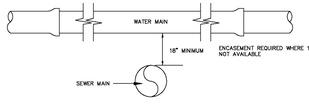
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



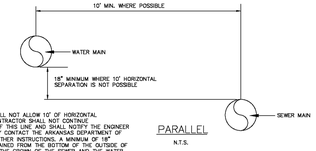
WATER LINE CROSSING UNDER SEWER LINE

N.T.S.



WATER LINE CROSSING ABOVE SEWER LINE

N.T.S.



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

PARALLEL

N.T.S.

SPRINGDALE WATER UTILITIES

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

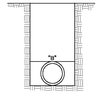
DRAWN BY: CAC | DRAWING NO: S-6 | DATE: MARCH 2008

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'-8"
36"	5'-0"
42"	5'-6"
48"	6'-0"

TRENCH WIDTH SCHEDULE

NOTES:

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



TYPICAL PIPE TRENCH

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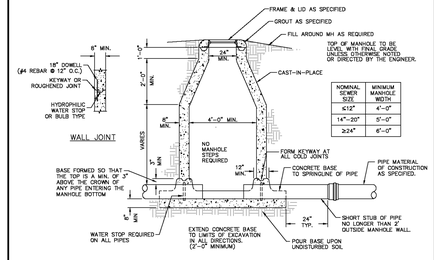
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

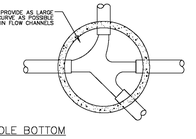
DRAWN BY: JNK | DRAWING NO: S-17 | DATE: MARCH 2008



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

CAST IN PLACE MANHOLE

N.T.S.



NOTES:

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

MANHOLE BOTTOM FOR 6" THROUGH 24" SEWER MAINS

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

N.T.S.

SPRINGDALE WATER UTILITIES

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

ENGINEERING SERVICES INC.
1703 S. 48th STREET, SUITE 105
SPRINGDALE, ARKANSAS 72764

UTILITY DETAILS
CYPRESS COLD STORAGE NWA
1440 ANGELL DRIVE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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C:\USERS\TJA\DESKTOP\CYPRESS COLD STORAGE NWA\C13.DWG

SCALE: N.T.S.

DATE: Feb 22, 2023

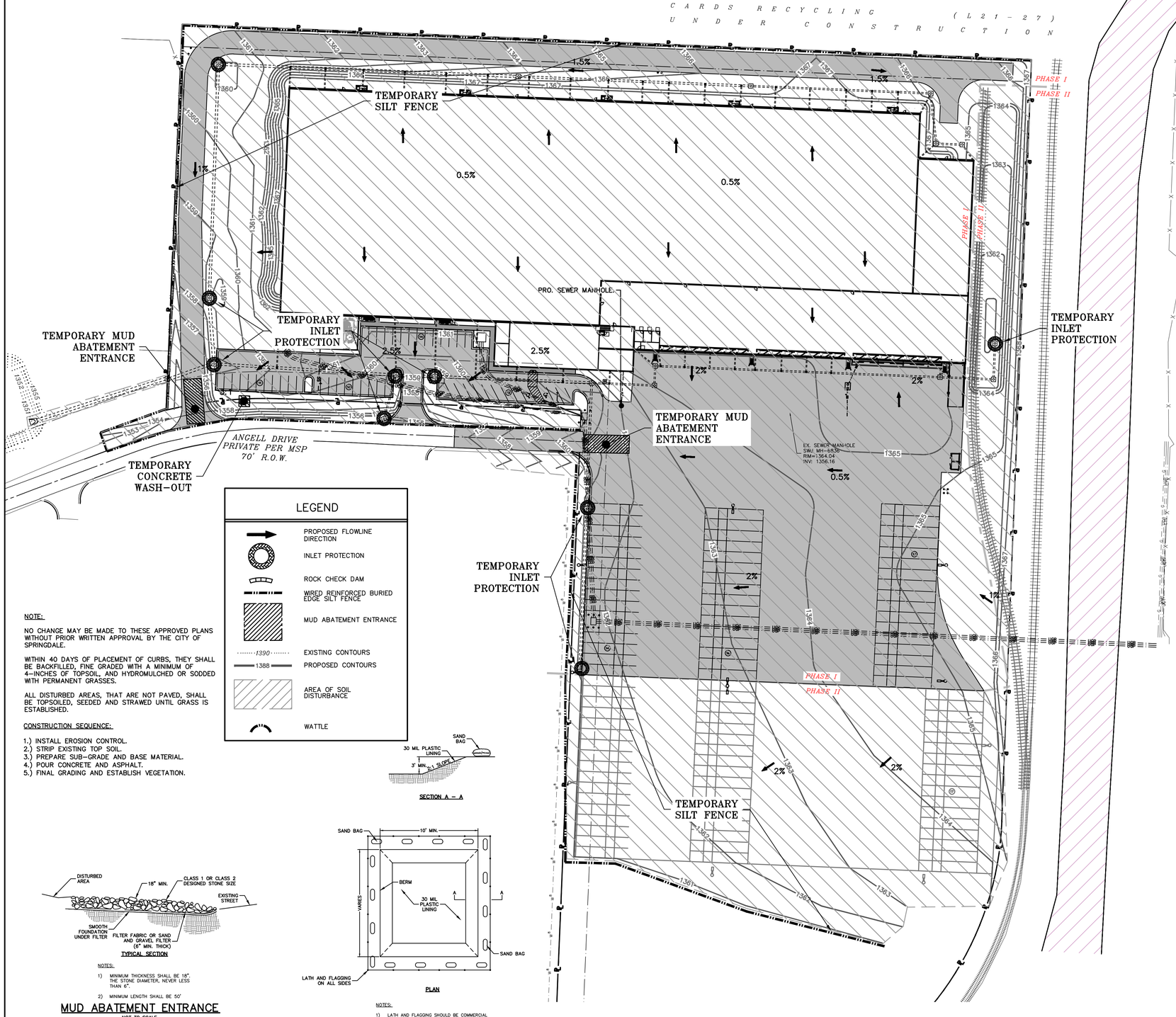
ENGINEER: TJA
DRAWN BY: NMB

W.O. #: 22959

C 13

L23-19

TOTAL DISTURBED AREA: 15.48 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

NOTE:

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

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

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

CONSTRUCTION SEQUENCE:

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

SECTION A - A

TYPICAL SECTION

NOTES:

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

2) MINIMUM LENGTH SHALL BE 50'

MUD ABATEMENT ENTRANCE

NOT TO SCALE

PLAN

NOTES:

1) LATH AND FLAGGING SHOULD BE COMMERCIAL TYPE.

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

CONCRETE WASH-OUT AREA

NOT TO SCALE

NOTES:

1.) ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOP SOIL AND RE-VEGETATED PER SECTION 169.06 OF THE UDC. VEGETATION MUST BE ESTABLISHED TO MINIMIZE EROSION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

2.) WHEN SILT FENCE OR WATTLES ARE NOT PLACED AT A CONSTANT ELEVATION FOLLOWING CONTOURS ON STEEP SLOPES, THE "J" HOOP METHOD SHOULD BE USED (AT 50 FT INTERVALS) TO CREATE PONDING AND PREVENT EROSION OF THE TRENCH BACKFILL OF SILT FENCE INSTALLATION.

3.) ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 15 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.

4.) PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.

5.) TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.

6.) RE-VEGETATION. RE-VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS (SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED) UNLESS OTHERWISE ALLOWED BY THE CITY ENGINEER:
- TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REQUIRED TO BE EITHER EXISTING OR INSTALLED IN AREAS TO BE REVEGETATED AS SET FORTH IN§169.06(F)(6) BELOW. ANY APPLICATION OF TOPSOIL AND SEEDING UNDER THE DRIP LINE OF A TREE SHOULD BE MINIMIZED TO 3 INCHES SO AS NOT TO DAMAGE THE TREES ROOT SYSTEM.
- ZERO TO 10% GRADE: RE-VEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
- 10:1 UP TO 4:1 GRADE: RE-VEGETATION SHALL BE A MINIMUM OF HYDRO-SEEDING WITH MULCH AND FERTILIZER, SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
- 4:1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDED WITH MULCH AND FERTILIZER, OR STAKED SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF
- MORE THAN 3:1 GRADE: ANY FINISH GRADE OVER 3:1 SHALL BE STABILIZED WITH ONE OR MORE OF THE FOLLOWING:
  - RETAINING WALLS; CRIBBING WITH LANDSCAPE FABRIC; TERRACING WITH GROUNDCOVER; RIPRAP; STAKED SOD (UP TO 2:1 SLOPE)
  - IF CRIBBING, TERRACING, OR RIPRAP IS USED, THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.

7.) PERMANENT EROSION CONTROL. THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.

8.) DUST. WHERE EXCESSIVE DUST MAY BECOME A PROBLEM, A PLAN FOR SPRAYING WATER ON HEAVILY TRAVELED DIRT AREAS SHALL BE ADDRESSED.

9.) CONSTRUCTION EXITS. A STABILIZED ROCK EXIT IS REQUIRED ON CONSTRUCTION SITES. ROCK EXITS MUST BE AT LEAST 20' WIDE BY 50' LONG BY 6-THICK STABILIZED ROCK HAVING A MINIMUM AVERAGE DIAMETER OF 3-. IF THERE IS AN EXISTING CURB, LOOSE MATERIAL SUCH AS FILL DIRT OR GRAVEL SHALL NOT BE USED TO RAMP UP TO IT FROM THE STREET. TEMPORARY WOODEN RAMPS IN FRONT OF CURBS ARE ACCEPTABLE.

10.) DEBRIS, MUD, AND SOIL IN PUBLIC STREETS. DEBRIS, MUD AND SOIL SHALL NOT BE ALLOWED ON PUBLIC STREETS BUT IF ANY DEBRIS, MUD, OR SOIL FROM DEVELOPMENT SITES REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED VIA SWEEPING OR OTHER METHODS OF PHYSICAL REMOVAL. DEBRIS, MUD, OR SOIL IN THE STREET MAY NOT BE WASHED OFF THE STREET OR WASHED INTO THE STORM DRAINAGE SYSTEM. STORM DRAINAGE SYSTEMS DOWNSTREAM OF A DEVELOPMENT SITE SHOULD BE PROTECTED FROM DEBRIS, MUD, OR SOIL IN THE EVENT THAT DEBRIS, MUD, OR SOIL REACHES THE DRAINAGE SYSTEM.

11.) FRANCHISE AND PRIVATE UTILITIES. THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.

NOTES:

1) NATURAL VEGETATION SHALL BE RETAINED WHEREVER POSSIBLE.

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

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

4) PLACE FILTER FABRIC ON ALL CURB INLETS.

*WATTLES ARE USED AS ENERGY DISSIPATION DEVICES

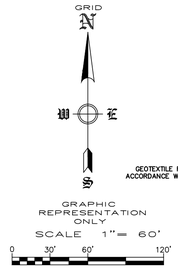
*WATTLES ARE USED TO CONTROL POLLUTANTS DURING STORM WATER DISCHARGE

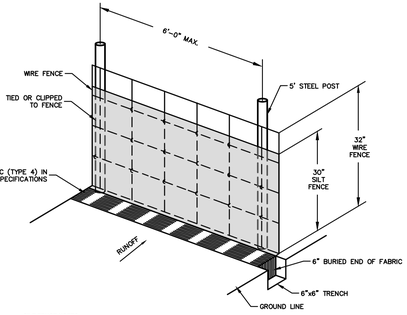
*WATTLES MUST BE MAINTAINED UNTIL SITE IS PERMANENTLY STABILIZED

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), MOUNT 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

L23-19

ESI
ENGINEERING SERVICES INC.
1755 S. 48TH ST. SUITE 1
SPRINGDALE, ARKANSAS 72764

STORM WATER POLLUTION PREVENTION PLAN & DETAILS

CYPRESS COLD STORAGE NWA
1440 ANGELL DRIVE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2023 ENGINEERING SERVICES, INC. 2/22/2023 1:39 PM
C:\2022\22959 CYPRESS COLD STORAGE NWA\DWG\22959 SWPPP.DWG

SCALE: 1"=60'

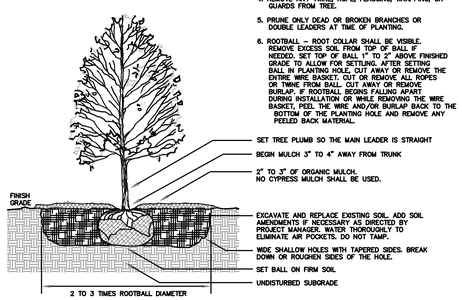
DATE: Feb 22, 2023

ENGINEER: TJA
DRAWN BY: NMB

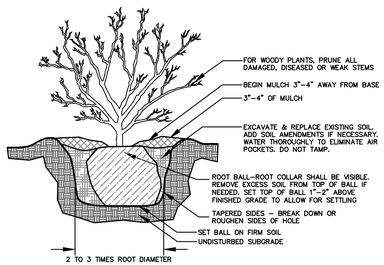
W.O. #: 22959

C14

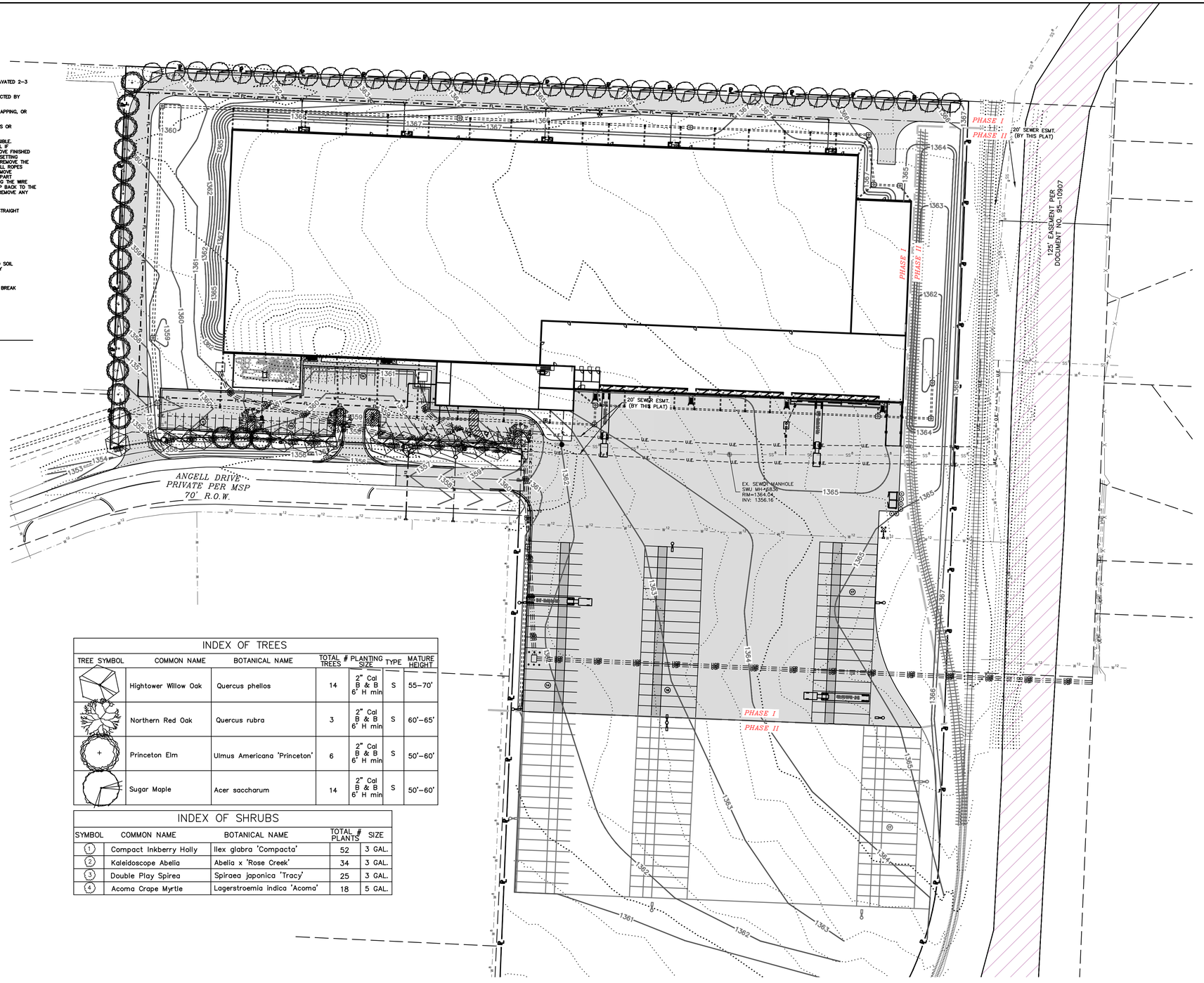
NOTES:
1. TREES SHALL BE 2" CALIPER MINIMUM.
2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2-3 TIMES THE SIZE OF THE ROOT BALL.
3. STAKE ONLY IF NECESSARY AND AS DIRECTED BY THE PROJECT MANAGER.
4. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
5. PRUNE ONLY DEAD OR BROKEN BRANCHES OR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



TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE



INDEX OF TREES

TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	PLANTING SIZE	TYPE	MATURE HEIGHT
	Hightower Willow Oak	Quercus phellos	14	2" Cal B & B 6' H min	S	55–70'
	Northern Red Oak	Quercus rubra	3	2" Cal B & B 6' H min	S	60'–65'
+	Princeton Elm	Ulmus Americana 'Princeton'	6	2" Cal B & B 6' H min	S	50'–60'
	Sugar Maple	Acer saccharum	14	2" Cal B & B 6' H min	S	50'–60'

INDEX OF SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
1	Compact Inkberry Holly	Ilex glabra 'Compacta'	52	3 GAL.
2	Kaleidoscope Abelia	Abelia x 'Rose Creek'	34	3 GAL.
3	Double Play Spirea	Spiraea japonica 'Tracy'	25	3 GAL.
4	Acoma Crape Myrtle	Lagerstroemia indica 'Acoma'	18	5 GAL.

LANDSCAPE NOTES:

1. IRRIGATION SYSTEM OR HOSE BIBS SHALL BE PROVIDED FOR ALL LANDSCAPED AREAS AND WILL CONFORM TO CITY OF SPRINGDALE REQUIREMENTS.
2. SOIL SHALL BE AMENDED AND ALL ROCKS AND FOREIGN MATERIAL SHALL BE REMOVED PRIOR TO ANY LANDSCAPE INSTALLATION, ANY PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS.
3. ALL PLANTING BEDS SHALL RECEIVE 12" OF TOPSOIL FREE OF ROCKS/WEEDS/DEBRIS PRIOR TO INSTALLATION OF PLANT MATERIAL
4. ALL PLANTING BEDS SHALL RECEIVE ORGANIC MULCH AT TIME OF INSTALLATION. MULCH SHALL NOT BE PLACED IMMEDIATELY ADJACENT TO TRUNK, AND SHALL BE KEPT AT LEAST 3" FROM THE ROOT COLLAR AT THE SOIL LINE.
5. ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING OR MATERIAL OTHER THAN VEGETATION/SOD.
6. SHADE TREES SHALL HAVE A MIN. CALIPER OF 2" AND A HEIGHT OF 8'
7. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
8. ALL PLANT MATERIAL IS SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
9. 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 UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
10. ONCE INSTALLED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY LIVING CONDITION, AND IF PLANT MATERIAL DIES IT SHALL BE REPLACED PROMPTLY, OR IF DURING INHOSPITABLE PLANTING CONDITIONS, WITHIN THE NEXT APPROPRIATE GROWING SEASON
11. IF CONFLICTS WITH PROPOSED LIGHTS, FIRE HYDRANTS, OR OTHER SITE FEATURES EXIST, TREES OR SHRUBS SHALL BE MOVED AND SHALL NOT INTERFERE WITH PROPOSED FEATURES.
12. MAINTAIN 5' MINIMUM HORIZONTAL SEPARATION BETWEEN TREE PLANTING AND UTILITY LINES.
13. LANDSCAPING SHALL BE GUARANTEED FOR A PERIOD OF 2 YEARS FROM DATE OF ACCEPTANCE.
14. ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITY TO BE SODDED AND RE-VEGETATED WITH BERMUDA MIX WHICH IS CERTIFIED FREE FROM WEED SEEDS.

ESI
ENGINEERING SERVICES INC.
1440 ANGELL DRIVE
SPRINGDALE, ARKANSAS 72764

LANDSCAPING PLAN
CYPRESS COLD STORAGE NWA
1440 ANGELL DRIVE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: 1"=60'
DATE: Feb 22, 2023
ENGINEER: TJA
DRAWN BY: JLS
W.O. #: 22959

C15

L23-19

HOLOPHANE
LEADER IN LIGHTING SOLUTIONS

Catalog Number	
Notes	Type

HLWPC2
Wallpack™ Full Cutoff LED

Mechanical
- Heavy grade A360 cast aluminum (aluminum with <1% copper)
- Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering
- Mounts to a standard junction box
- Wet location listed
- IP65 rated housing, down light only
- ¾" painted threaded entry (¾" - 14 NPT) on each side and on top, accepts ¾" and ½" conduit
- ¾" threaded plugs are painted on each side
- Vibration tested to 1.5G per ANSI C136.31.

Electrical
- Certified by UL or CSA
- Rated for -40°C (-40°F) minimum ambient
- A programmable electronic driver with 0-10V control leads
- Available in: 120-277V 50/60 Hz and 347-480V 50/60 Hz.
- Standard: 3000K, 4000K and 5000K CCT (>70 CRI)
- Optional >90 CRI (3000K, 4000K and 5000K CCT)
- Internally mounted emergency battery backup for operation in an ambient temperature ranging from -20°C (-4°F) to 30°C (86°F), available with P10 thru P40 performance packages, non CEC compliant
- All surge protection meets ANSI/IEEE C62.41.2 10kV/10kA
- Standard surge protection is 20kV/10kA per ANSI C136.2
- Optional surge protection is 10kV/3kA per ANSI C136.2

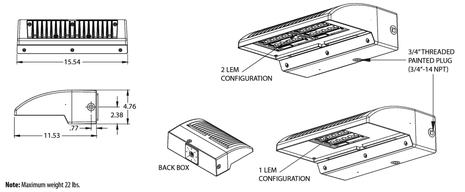
Optical
- Light engine housing is IP66 rated
- Acrylic optical system
  - Type V: E (entry), M (medium), R (rectangle) & W (wide)
  - Asymmetric

Controls
- Field adjustable output (AO)
- Button style photocontrol (PE)
- Motion sensor & ambient photocontrol combination for mounting low (8-15') (MALL) and high (15-30') (MASH) mounting heights

Certification and Standards
- Luminaire is CSA listed, US and Canada
- Suitable for operation in an ambient temperature up to 40°C (104°F) per UL or CSA certification
- Design lights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- LM-79 compliant
- The projected LED Lumen Maintenance shall be based only on IES LM-80-08 and TM-21

Warranty
5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions.

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.



Note: Maximum weight 22 lbs.

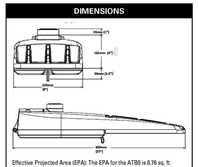
Autobahn Series ATB0
Roadway Lighting

Consistent with LEED® goals & Green Globes™ criteria for light pollution reduction

PRODUCT OVERVIEW

Applications:
Roadways
Off ramps
Residential streets
Parking lots

DIMENSIONS



Effective Projected Area (EPA): The EPA for the ATB0 is 0.76 sq. ft.
Approx. Wt. ~ 14 lbs.

STANDARDS

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Color temperatures of < 3000K must be specified for International Dark-Sky Association certification.

Rated for -40°C to 40°C ambient
CSA Certified to U.S. and Canadian standards
Complies with ANSI: C136.2, C136.10, C136.14, C136.31, C136.15, C136.37

Note: Specifications subject to change without notice. Actual performance may differ as a result of end-user environment and application.

© 2014-2019 Acuity Brands Lighting, Inc. ATB0 02/21/19

AEL American Electric Lighting

Features:

OPTICAL

Same Light: Performance is comparable to 70-250W HPS roadway luminaires.

White Light: Correlated color temperature - 4000K, 70 CRI minimum, 3000K, 70 CRI minimum or optional 5000K, 70 CRI minimum.

Unique IP66 rated LED light engines provided 0% uplight and restrict backlight to within sidewalk depth, providing optimal application coverage and optimal pole spacing. Available in Type II, III, IV, and V roadway distributions.

ELECTRICAL

Expected Life: LED light engines are rated >100,000 hours at 25°C, L70. Electronic driver has an expected life of 100,000 hours at a 25°C ambient.

Lower Energy: Saves an expected of 40-60% over comparable HID luminaires.

Robust Surge Protection: Three different surge protection options provide a minimum of ANSI C136.2 10kV/5kA protection. 20kV/10kA protection is also available.

MECHANICAL

Includes standard AEL lineman-friendly features such as tool-less entry, 3 station terminal block and quick disconnects. Bubble level located inside the electrical compartment for easily leveling at installation.

Rugged die-cast aluminum housing and door are polyester powder-coated for durability and corrosion resistance. Rigorous five-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 7 (per ASTM D1654) after over 5000 hours exposure to salt fog chamber (operated per ASTM B117).

Mast arm mount is adjustable for arms from 1-1/4" to 2" (1-5/8" to 2-3/8" O.D.) diameter. Provides a 3G vibration rating per ANSI C136.31

Wildlife shield is cast into the housing (not a separate piece).

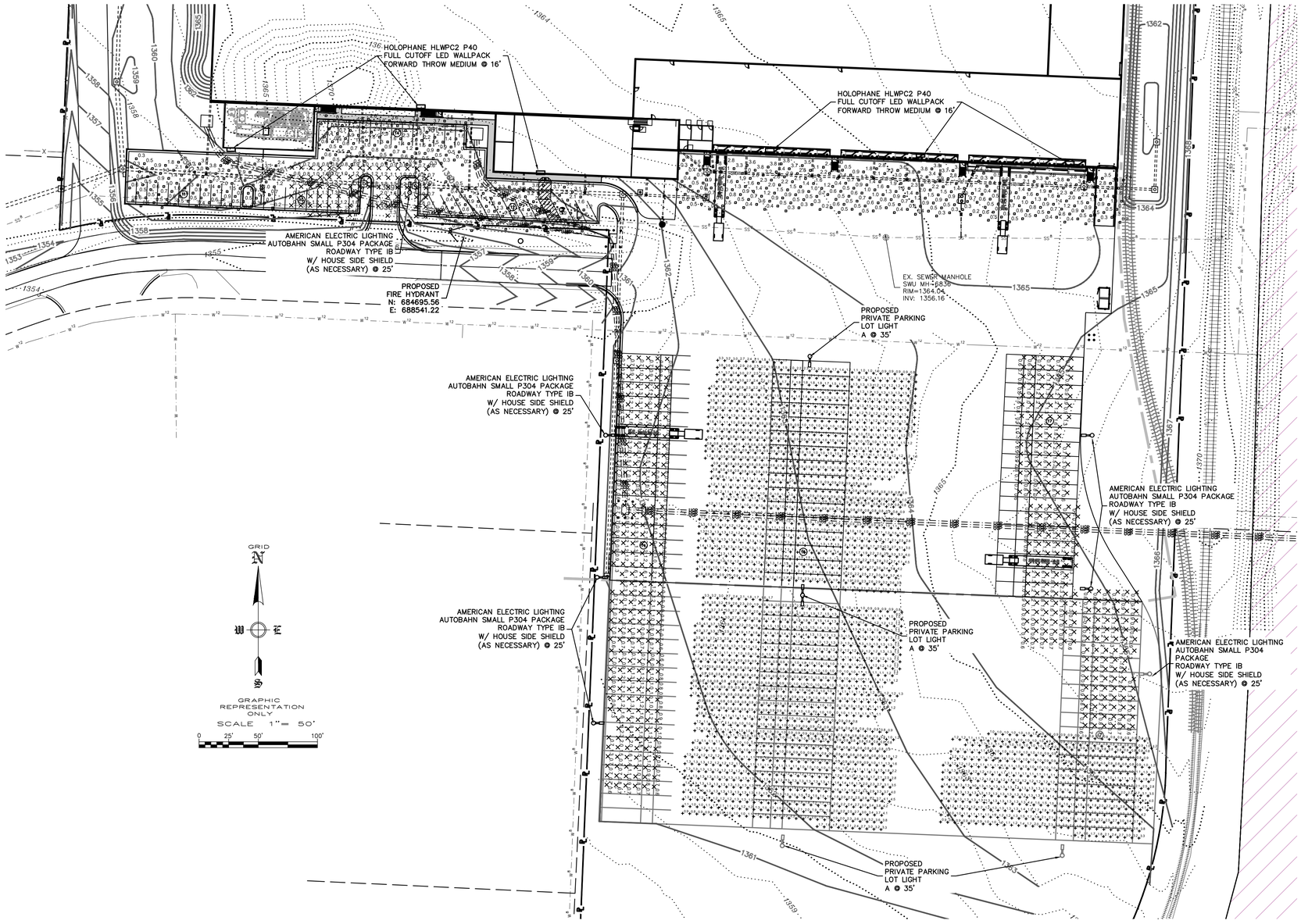
CONTROLS

NEMA 3 pin photocontrol receptacle is standard, with the Acuity designed ANSI standard 7 pin receptacle optionally available.

Premium solid state locking style photocontrol - PCSS (10 year rated life) Extreme long life solid state locking style photocontrol - PCLL (20 year rated life).

Multi-level dimming available to provide scheduled dimming as specified by the customer.

Optional onboard Adjustable Output module allows the light output and input wattage to be modified to meet site specific requirements, and also can allow a single fixture to be flexibly applied in many different applications.



Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Lumen Multiplier	Light Loss Factor	Wattage	Efficiency	Distribution	Plot	Notes
	C		6	Holophane	HLWPC2 P40 40K XX TFTM	Wallpack Full Cutoff LED, LED Performance Package P10, 4000 series CCT, Voltage, Forward Throw Medium	LED	1	HLWPC2_P40_40K_XX_TFTM.ies	10300	1	0.9	95	100%	TYPE IV, SHORT, BUG RATING: B2 - U0 - G2	Max: 7346cd	
	E		12	American Electric Lighting	ATB0 P304 R4 4K/5K HSS	Autobahn Small P304 Package Roadway Type IV 4000K/5000K House side shield		1	ATB0_P304_R4_4K_5K_HSS.ies	14741	1	0.9	124	100%	TYPE IV, MEDIUM, BUG RATING: B2 - U0 - G3	Max: 11245cd	

L23-19

LIGHTING PLAN
CYPRESS COLD STORAGE NWA
1440 ANGELL DRIVE
SPRINGDALE, ARKANSAS

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

REVISION	DATE	DESCRIPTION

COPYRIGHT 2023 ENGINEERING SERVICES, INC. 2/22/2023 3:01 PM
ALL DESIGN AND PLANS ARE PROPERTY OF ENGINEERING SERVICES, INC.

SCALE: 1"=60'
DATE: Feb 22, 2023
ENGINEER: TJA
DRAWN BY: NMB
W.O. #: 22959

C16

ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72764 • (479) 751-8733 • Established 1971

L23-19 (Prev. L22-55)

January 30, 2023

City of Springdale
Planning & Community Development Division
208 S. Blair Street
Springdale, Arkansas 72764

Via email: planningapplications@springdalear.gov

Re: Certified List of Adjacent Property Owners
Cypress Cold Storage of NWA (L22-55)
1440 Angell Drive
Springdale, AR

City of Springdale Planning Staff:

I hereby certify, based upon the records of the Circuit Clerk of Washington County, Arkansas, the names and addresses listed below represent all adjacent property owners to the subject property.

815-28697-004
CNWA PROPERTIES LLC
PO BOX 775
TONTITOWN, AR 72770

815-28697-002
OLD MO EAST LLC
234 E MILLSAP RD SUITE 200
FAYETTEVILLE, AR 72703

815-28697-000, 815-28705-000,
815-28704-000, 815-28719-010
SPRINGDALE PUBLIC FACILITIES BOARD
PO BOX 166
SPRINGDALE, AR 72765

815-27524-000, 815-27523-000,
815-28705-001
NEWLY WEDS FOODS INC
8550 W BRYN MAWR STE 100
CHICAGO IL 60631

815-28697-003
PTKH INVESTMENTS LLC
2020 N MINGO RD
TULSA OK 74116

Very truly yours,

Rodney Woods, P.S.

Z:\Engineers\00 - Engineer Projects\22959 Cypress Cold Storage\03 Pre-Construction Plan Submittals\2023-02-01 Revision Submittal\CLAPO.docx

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: March 7, 2023

Re: **L23-20 (Prev. L22-19)** **Large-Scale** **Elliott Electric Supply Expansion, REVISED**

Planning Comments:

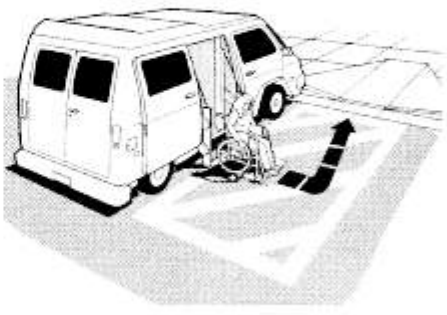
1. This Large-Scale Development Plan has been given the number L23-20. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (Standard comment)
3. A written response 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. Submit the approved authorization of representation form, if the property owner will not be present at Planning Commission meeting.
6. Show the width of the handicapped access area, (5' min.).
    a. 1 will need to be van accessible with an 8’ access area
    b. Response: “2 van accessible spots are provided with an 11’ parking spot and 5’ access area

Van-Accessible Parking Spaces

Van-accessible parking spaces are the same as accessible parking spaces for cars except for three features needed for vans:

- a wider access aisle (96”) to accommodate a wheelchair lift;
- vertical clearance to accommodate van height at the van parking space, the adjacent access aisle, and on the vehicular route to and from the van-accessible space, and
- an additional sign that identifies the parking spaces as “van accessible.”

One of eight accessible parking spaces, but always at least one, must be van-accessible.



    c.
7. Show the size and location of all freestanding signs. Show distances from street right-of-way.
    a. Response: “no proposed signs”

8. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
9. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
10. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

Commercial Design Standards Comments

1. Where a façade faces adjacent residential uses or an area on the Comprehensive Land Use Plan designated for residential use an earthen berm shall be installed, no less than 6' in height containing at a minimum a double row of evergreen or deciduous trees planted at a 15' interval plus all landscaping requirements set forth in Chapter 56 of the Springdale Code of Ordinance.
    a. Variance request B23-24 to install 8' fence with trees rather than berm
2. Foundation landscaping is required.
    a. Response: "foundation landscaping is provided"
    b. Foundation landscaping is only on the north side of the building.
3. Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities and banks of meter shall be screen from public view with landscaping or with an architectural treatment compatible with the building architecture.
4. All rooftop equipment shall be screened from public view with an architectural treatment that is compatible with the building architecture.
5. When a commercial development includes a fence or wall, the following guidelines and standards apply:
    a. Maximum height of a fence or wall shall be 8'
    b. Constructed of high-quality materials such as, decorative blocks, brick, stone, cypress, cedar, redwood, and/or wrought iron.
    c. Maximum length of a continuous, unbroken, and uninterrupted fence or wall shall be 50'. Breaks shall be provided through the use of columns, landscaping pockets, transparent sections, and/or a change to different materials.

Building & Fire Comments:

No Additional Comments.

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 3/2/2023

No comments.

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted: January 31, 2023 Payment Method: _____

Date Accepted as Complete: _____ Project Number: L23-20 (Prev. L22-19)

Must meet the below criteria for a Large Scale Submittal:

- ☒ Pre-application meeting held with Springdale Planning Department. Date: 1/19/2022
- ☒ Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.

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

APPLICATION CONTACTS:

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

Applicant (person making request)	Development Point of Contact for Question & Staff Reviews
Name: Elliott Real Estate, LP	Name: ESI - Brandon Rush
E-mail: joshthomas@elliottelectric.com	E-mail: brush@engineeringservices.com
Address: 2526 N. Stallings Dr Nacogdoches, TX 75965	Address: 1207 S. Old Missouri Rd Springdale, AR 72764
Phone: 936-715-4024	Phone: 479-751-8733
Site/ Location: 537 N. 40th St Springdale, AR	Current Zoning District: C-2
Assessor's Parcel Number(s): 815-29819-161 815-29819-160 815-29819-060	Rezone required: No
	Total Acreage: 3.06

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

Name (printed): Brandon Rush Date: 1/27/2023

Signature: Digitally signed by: Brandon J. Rush

Staff Notes:

ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72764 • (479) 751-8733 • Established 1971

L23-20

January 31, 2023

City of Springdale
Planning & Community Development Division
206 S. Blair Street
Springdale, Arkansas 72764

Via email: planningapplications@springdalear.gov

Re: Large Scale Development Revision – Transmittal Letter
Elliott Electric Supply Facility Expansion (L22-19)
537 N. 40th Street
Springdale, AR

City of Springdale Planning Staff:

On behalf of our client, we hereby submit revised plans for a facility expansion at the referenced address. This project was previously approved by the Planning Commission on April 5, 2022. To keep the project within the Owner's constraints, site revisions are proposed herein. With this letter, please find enclosed:

- Plans, including Photometric plan,
- Drainage report,
- LSD application,
- Variance application,
- Certified List of Adjacent Property Owners.

We look forward to working with you to make this revision a success.

Very truly yours,

Digitally signed by:
Brandon J. Rush

Brandon Rush, PE

Enclosures

cc Katie Hollingshead, PE, CFM (City of Springdale Engineering Dept, via email)
Jason Appel, PE and Noah Geels (ESI, via email)

Z:\Engineers\00 - Engineer Projects\21982 EE Expansion\2023-02-01 Revision Submittal\Transmittal Letter.docx

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

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

FACILITY EXPANSION

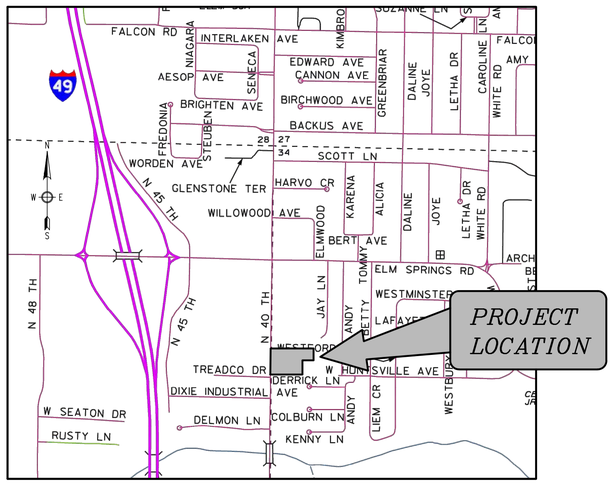
SERVING

ELLIOTT ELECTRIC SUPPLY

A

LARGE SCALE DEVELOPMENT

537 N. 40TH STREET
SPRINGDALE, ARKANSAS



VICINITY MAP

L23–20 (PREV. L22–19)

February 22, 2023

BY

ENGINEERING SERVICES INC.

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

Ronald D. Watkins Jr.
Digitally signed by Ronald D. Watkins Jr.
DN: C=US, E=rwatkins@springdalewater.com, O=Springdale Water Utilities, OU=Staff Engineer, CN=Ronald D. Watkins Jr.
Date: 2022.11.30 14:17:48-06'00'

Springdale Water Utilities
Date 11-30-2022 Plan# SWU 22-070

APPROVED ARKANSAS DEPARTMENT OF HEALTH ENGINEERING DIVISION
125829 - 12/12/2022

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
–	COVER
1	EXISTING CONDITIONS & INFORMAL PLAT
2	LARGE SCALE DEVELOPMENT
3–4	GRADING & STORM DRAINAGE PLAN
5	PAVING & SIGNAGE PLAN
6–7	TYPICAL DETAILS
8–9	UTILITY PLAN
10	WATER & SEWER DETAILS
11	LANDSCAPING PLAN
12	STORM WATER POLLUTION PREVENTION PLAN
13	STORM WATER POLLUTION PREVENTION DETAILS
14	LIGHTING PLAN

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER 13828 THOMAS JASON APPEL

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

2/22/2023

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

NOTES :

1. REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF SPRINGDALE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.
3. 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.
4. CAPITAL COST OF PROPOSED PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE IS ESTIMATED TO EXCEED $25,000.
5. ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF SPRINGDALE, ARKANSAS, AS CONTAINED IN CHAPTER 110, ART. III, OF THE CODE OF ORDINANCES, CITY OF SPRINGDALE, ARKANSAS.
6. VARIANCE REQUESTED B23–24.

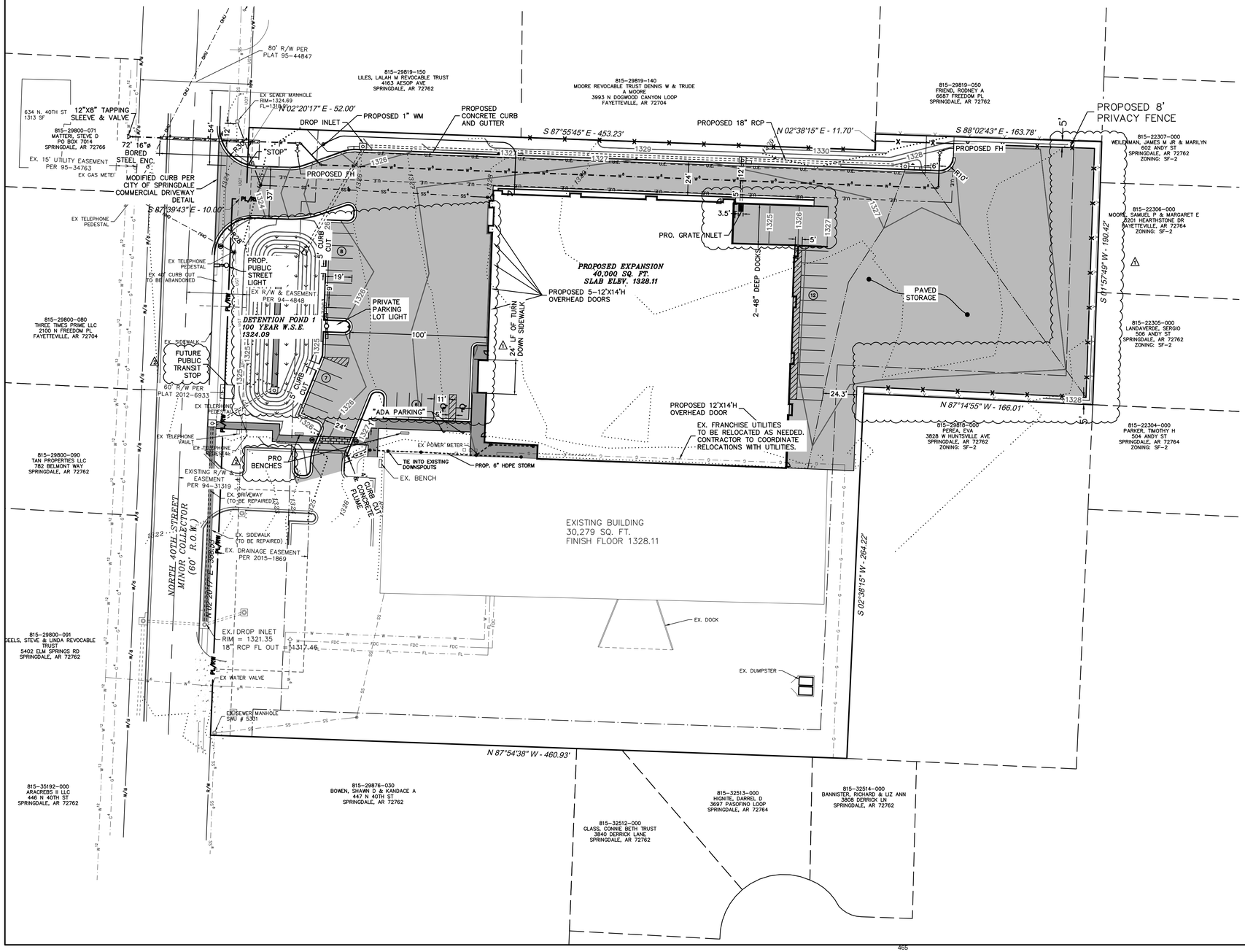
NOTES:

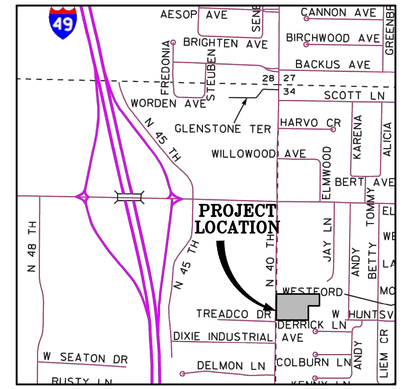
1) ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED (EXAMPLE: 15'BC) AS TO BACK OF CURB.
2) A.D.A. ACCESSIBLE RAMPS TO HAVE A MAXIMUM INCLINATION RATIO OF 12:1.
3) ANY COST OF ADJUSTMENTS, RELOCATION OR DAMAGE OF EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS/DEVELOPERS.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

SURVEY DESCRIPTION, COMBINED TRACT
PARCELS 815-29819-160, 815-29819-161, 815-29819-060

A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST, OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 34, SAID POINT BEING A FOUND RAILROAD SPIKE IN 40TH STREET; THENCE ALONG THE WEST LINE OF SAID SW 1/4 OF THE NW 1/4 OF SECTION 34, S02°23'53"W A DISTANCE OF 879.04 FEET; THENCE S87°55'45"E A DISTANCE OF 40.11 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING A SET IRON PIN WITH CAP "PLS 1156" ON THE EASTERLY RIGHT OF WAY LINE OF 40TH STREET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE AND CONTINUING S87°55'45"E A DISTANCE OF 453.23 FEET TO A FOUND 1/2 INCH REBAR; THENCE N02°38'15"E A DISTANCE OF 11.70 FEET TO A FOUND IRON PIN WITH CAP "ESI C.O.A. 131"; THENCE S88°02'43"E A DISTANCE OF 163.78 FEET TO A FOUND 1/2 INCH REBAR; THENCE S01°57'49"W A DISTANCE OF 190.42 FEET TO A FOUND 1/2 INCH REBAR; THENCE N87°14'55"W A DISTANCE OF 166.01 FEET TO A FOUND IRON PIN WITH CAP "REID"; THENCE S02°38'15"W A DISTANCE OF 264.22 FEET TO A FOUND 5/8 INCH REBAR; THENCE N87°54'38"W A DISTANCE OF 460.93 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 40TH STREET, SAID POINT BEING A SET IRON PIN WITH CAP "PLS 1156"; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, N02°20'17"E A DISTANCE OF 388.53 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S87°39'43"E A DISTANCE OF 10.00 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N02°20'17"E A DISTANCE OF 52.00 FEET TO THE **POINT OF BEGINNING**, CONTAINING 5.38 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.





VICINITY MAP

OWNER/DEVELOPER: ELLIOTT REAL ESTATE LP
2526 N STALLINGS DR
NACOGDOCHES, TX 75965

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

USE : TRADES & SERVICES (UNIT 21)

ZONING : C-2

SETBACKS : FRONT SETBACK = 30'
FRONT SETBACK IF PARKING IS ALLOWED BETWEEN RIGHT OF WAY AND BUILDING = 50'
SIDE SETBACK = 20'
SIDE WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT = 20'
(SUBJECT TO APPLICABLE FIRE AND BUILDING CODES)
REAR SETBACK = 20'

GROSS AREA: 5.64 ACRES
NET AREA: 5.64 ACRES

PARKING SPACES REQUIRED: WAREHOUSE, 1 SPACE/1200 SF
33 SPACES (2 ACCESSIBLE)

PARKING SPACES PROVIDED: 33 SPACES (2 ACCESSIBLE)

FLOOD PLAIN ZONING: THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE A AS SHOWN ON THE F.I.R.M. MAP #05143C0060F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: APRIL 2, 2008.

- IRON PIN FOUND
- MAG NAIL FOUND
- C. PROPERTY LINE
- SAW-CUT LINE
- EX. EASEMENT LINE
- EX. BUILDING SETBACK LINE
- EX. ROAD CENTERLINE
- EX. CURB & GUTTER
- 1369 EX. CONTOUR
- 1368 PROPOSED CONTOUR
- OHP/T EX. OVERHEAD POWER LINE
- G EX. GAS LINE
- UGT EX. UNDERGROUND TELEPHONE LINE
- SS EX. 8" SEWER LINE
- EX. STORM DRAIN LINE
- W EX. WATER LINE
- F.O. EX. FIBER OPTIC LINE
- EX. WATER METER
- EX. FIRE HYDRANT
- EX. SEWER MANHOLE
- EX. POWER POLE
- EX. WATER VALVE
- EX. LIGHT POLE
- EX. SIGN
- EX. HANDICAP PARKING
- EX. WATER METER
- EX. TRAFFIC POLE
- EX. GAS MANHOLE
- EX. ELECTRIC MANHOLE
- EX. TELEPHONE MANHOLE
- EX. TREES
- EX. SEWER VALVE
- EX. WATER MANHOLE
- EX. FIBER OPTIC VAULT
- EX. TELEPHONE BOX
- EX. MAILBOX
- EX. GAS METER
- EX. GAS VALVE
- EX. PARKING STRIPE
- PROPOSED WATER SERVICE
- PROPOSED SEWER SERVICE
- PROPOSED FENCE
- PROPOSED EASEMENT LINE
- PROPOSED SIDEWALK
- G PROPOSED GAS LINE
- UGP PROPOSED ELECTRIC LINE
- W PROPOSED WATERLINE
- HR PROPOSED HANDICAP RAMP
- PROPOSED STORM BOX & PIPE
- PROPOSED SEWER MANHOLE & PIPE

L23-20

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

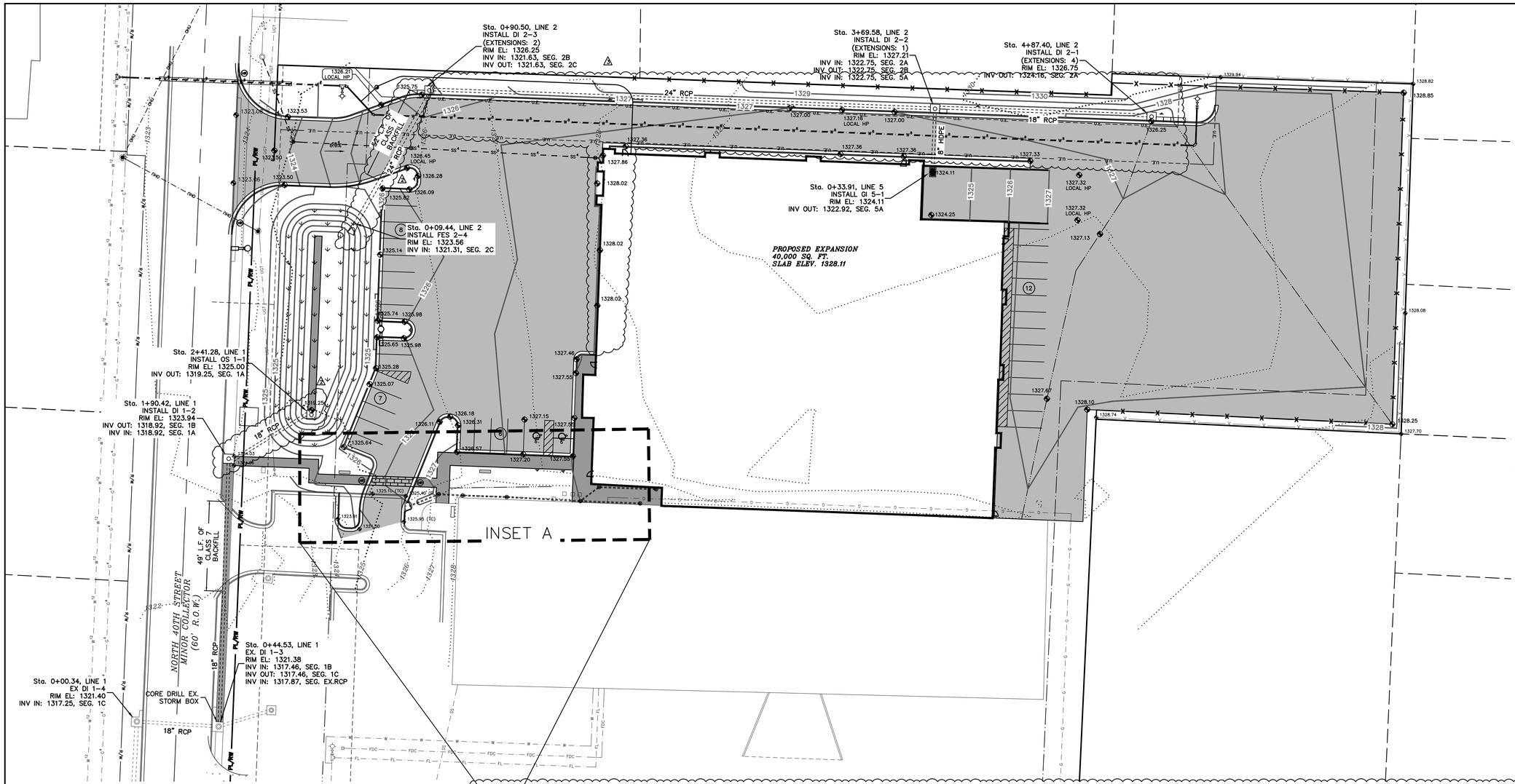
LARGE SCALE DEVELOPMENT
ELLIOTT ELECTRIC SUPPLY FACILITY EXPANSION
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION
1	1/11/23	BERM REMOVED, POND, & PARKING LOT REDESIGN
2	2/20/23	REVISIONS PER CITY COMMENTS

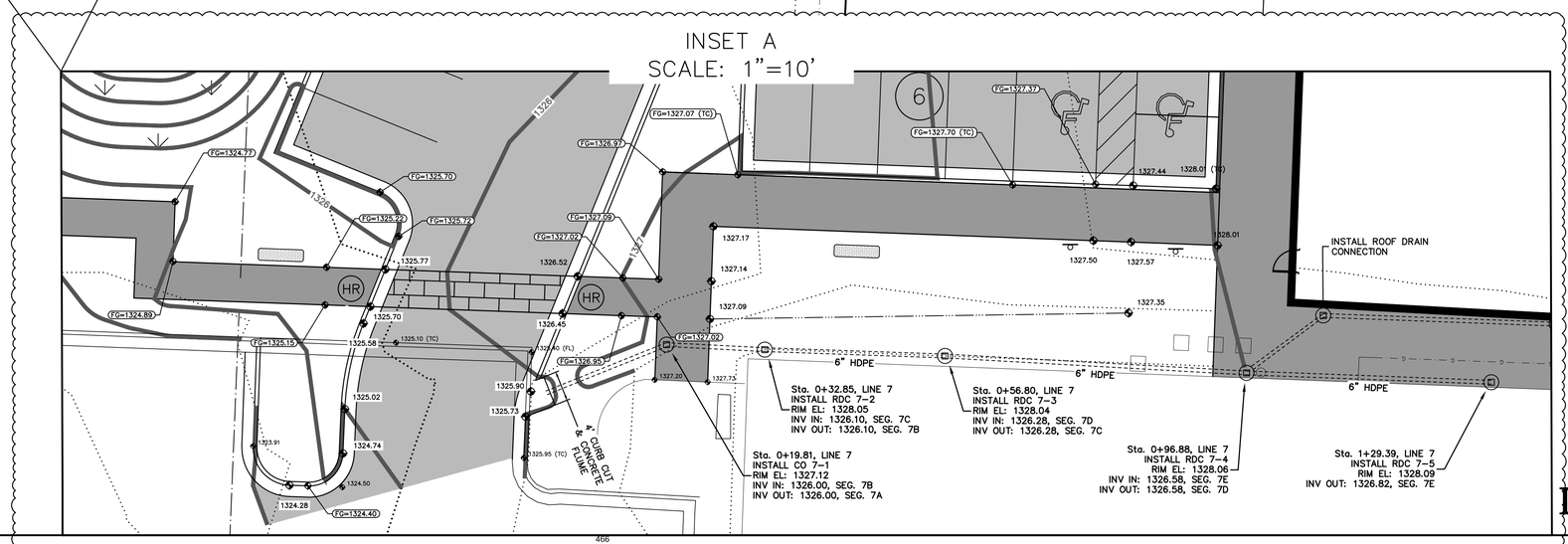
COPYRIGHT 2023 ENGINEERING SERVICES, INC. 2/20/2023 9:41 AM

SCALE: 1"=40'
DATE: Feb 20, 2023
ENGINEER: TJA
DRAWN BY: BJR
W.O. #: 21982

2



NOTE:
SPOT ELEVATIONS ARE AT FLOW LINE UNLESS SPECIFIED OTHERWISE.



ENGINEERING SERVICES INC.
1705 S. 48TH STREET, SUITE 914
SPRINGDALE, ARKANSAS 72764

GRADING & STORM PLAN
ELLIOTT ELECTRIC SUPPLY FACILITY EXPANSION
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION
1	1/11/23	REMOVED STORM LINE 3, 4, & 6
2	1/11/23	SITE REGRADED & STORM LINES ADJUSTED
3	2/13/23	DRIVE AISLES & ADA ACCESS REGRADED

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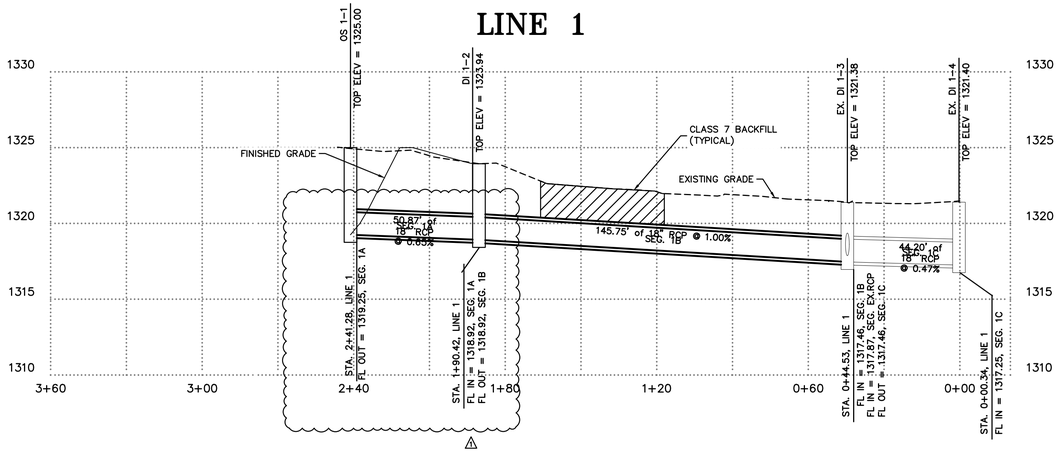
SCALE: 1"=30'
DATE: Feb 17, 2023
ENGINEER: TJA
DRAWN BY: NJG
W.O. #: 21982

L23-20

3

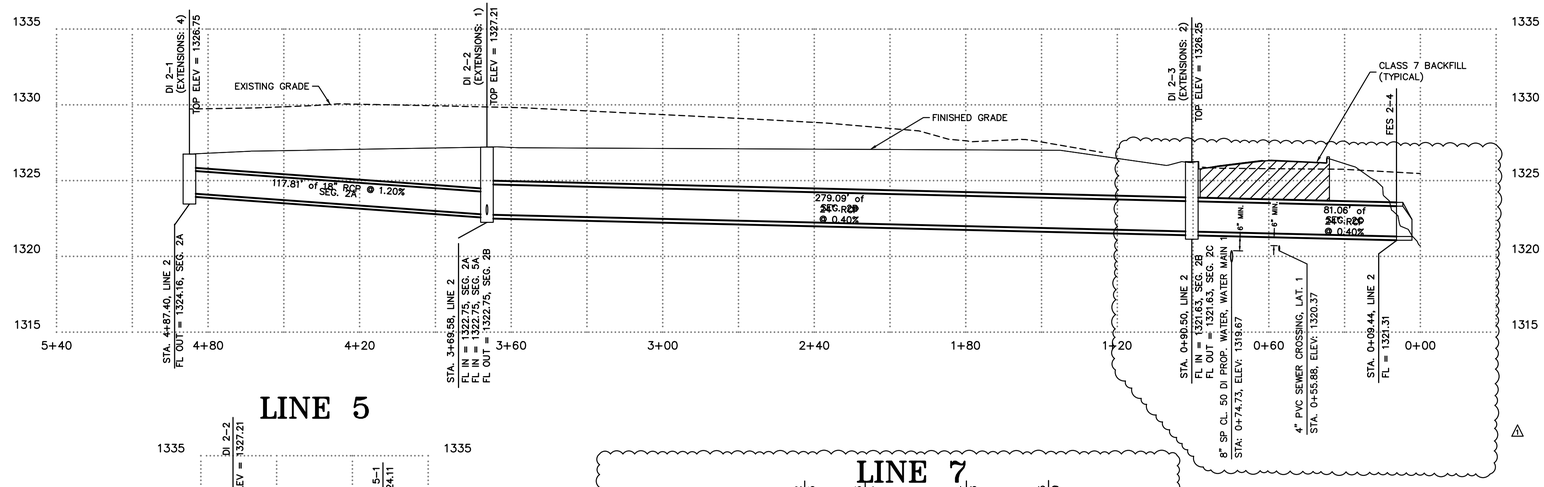
LINE 1

SCALE:
HORIZONTAL: 1"=30'
VERTICAL: 1" = 5'



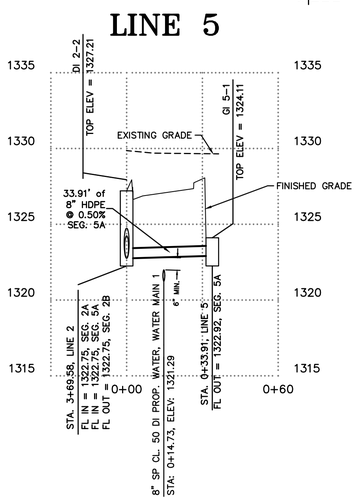
LINE 2

SCALE:
HORIZONTAL: 1"=30'
VERTICAL: 1" = 5'

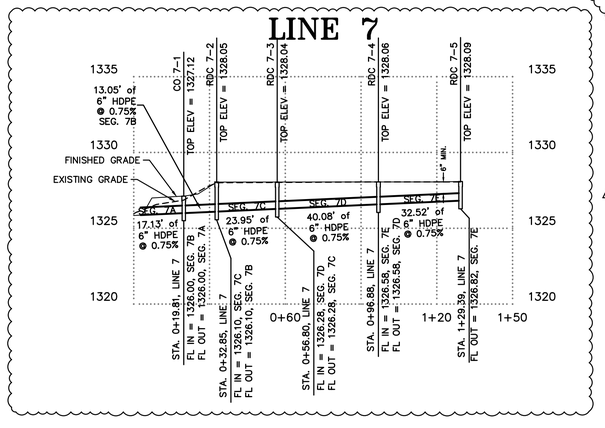


LINE 5

SCALE:
HORIZONTAL: 1"=30'
VERTICAL: 1" = 5'



LINE 7



ENGINEERING SERVICES INC.
1705 S. DIXIELAND ROAD
SPRINGDALE, ARKANSAS 72764

STORM PROFILES
ELLIOTT ELECTRIC SUPPLY FACILITY EXPANSION
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION
1	1/11/23	STORM LINES REDESIGNED
2	2/13/23	STORM LINE 7 SLOPES ADJUSTED

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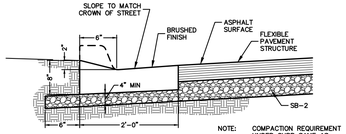
SCALE: AS NOTED
DATE: Feb 17, 2023
ENGINEER: TJA
DRAWN BY: NJC
W.O. #: 21982

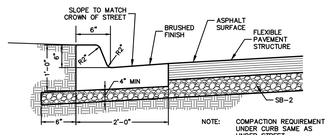
L23-20

4



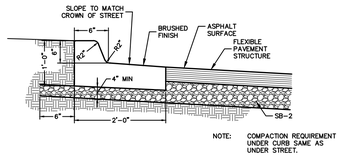
MODIFIED CONCRETE CURB & GUTTER

NOT TO SCALE



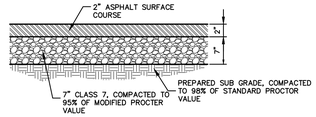
STANDARD 6" CONCRETE CURB & GUTTER

NOT TO SCALE



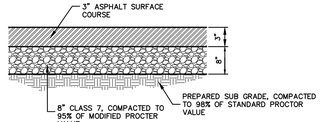
STANDARD 6" CONCRETE SPILL CURB & GUTTER

NOT TO SCALE



LIGHT DUTY PAVING

NOT TO SCALE



HEAVY DUTY PAVING

NOT TO SCALE

*NOTE:

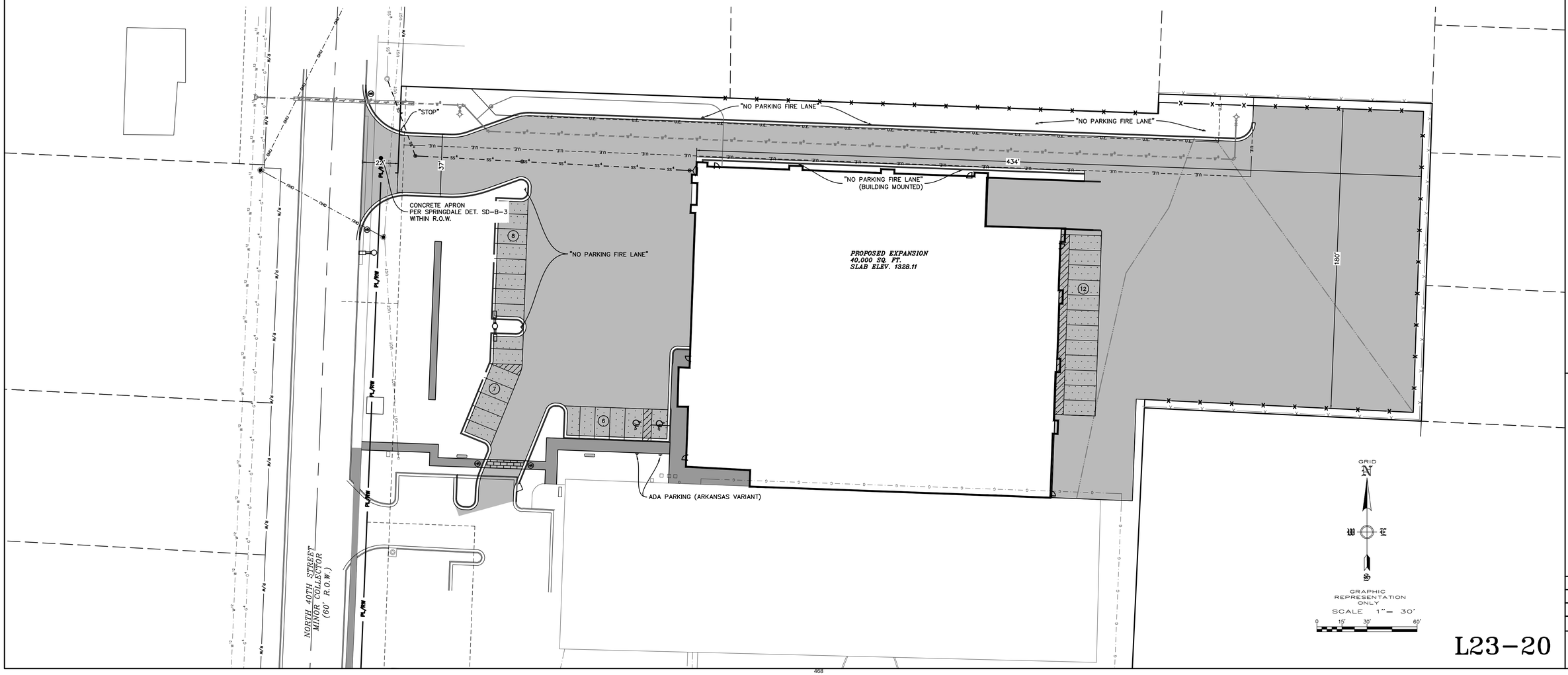
1) PAVING SECTIONS ARE TO BE DETERMINED BY A GEOTECHNICAL ENGINEER. SECTIONS SHOWN SHALL BE MODIFIED TO THE GEOTECHNICAL ENGINEER RECOMMENDATION.

2) ALL STRIPING AND SYMBOLS SHALL BE COORDINATED WITH OWNER PRIOR TO INSTALLATION.

3) CONTRACTOR IS TO SUBMIT A PLAN SHOWING JOINTS FOR OWNER APPROVAL AS PART OF THE PAVING SUBMITTAL.

LIGHT DUTY PAVING: CLASS 7 BASE 7" THICK
SURFACE COURSE, 2" THICK

HEAVY DUTY PAVING: CLASS 7 BASE 8" THICK
SURFACE COURSE, 3" THICK



L23-20

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

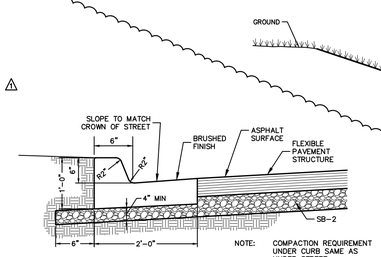
PAVING & SIGNAGE PLAN
ELLIOTT ELECTRIC SUPPLY FACILITY EXPANSION
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© Copyright 2023 ENGINEERING SERVICES, INC. 2/17/2023 4:23 PM
C:\Users\tja\Documents\ESI Documents\ESI Standard.rvt

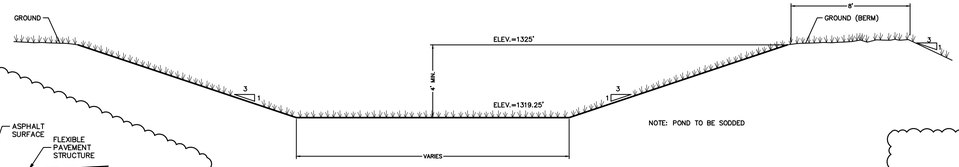
SCALE: 1"=30'
DATE: Feb 17, 2023
ENGINEER: TJA
DRAWN BY: NJC
W.O. #: 21982

5



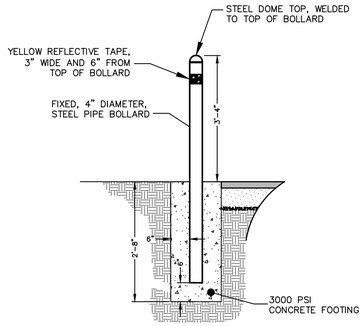
STANDARD 6" CONCRETE CURB & GUTTER

NOT TO SCALE



TYPICAL SECTION DETENTION POND

NOT TO SCALE



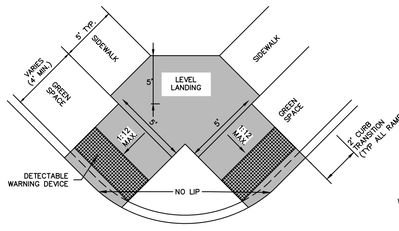
FRONT VIEW

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

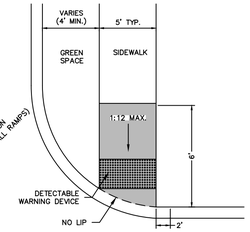
NOTE:
ALL METAL SHALL BE GALVANIZED PAINT, ONE COAT METAL PRIMER AND TWO COATS BENJAMIN MOORE HUNTER GREEN METAL ENAMEL.

STANDARD BOLLARD

NOT TO SCALE



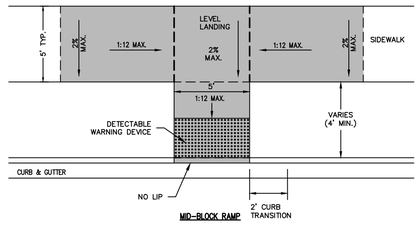
TYPE 1 RAMP



TYPE 2 RAMP

NOTES:

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

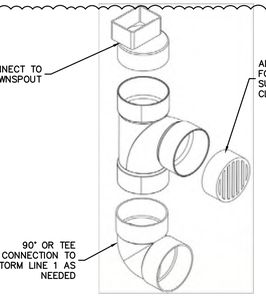


MID-BLOCK RAMP

HANDICAP RAMP DETAILS

NOT TO SCALE

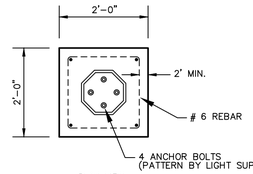
LEGEND – GREEN (RETROREFL), WHITE SYMBOL ON BLUE (RETROREFL)
BACKGROUND – WHITE (RETROREFL)



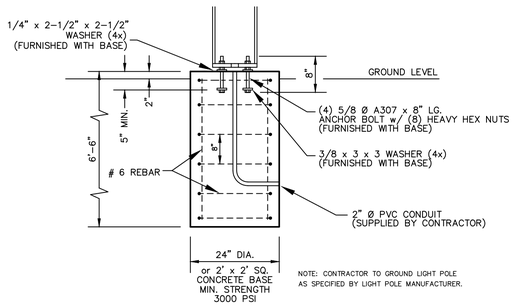
DOWNSPOUT JUNCTION W/ ADAPTER

NOT TO SCALE

NOTE:
1. CONTRACTOR TO FIELD VERIFY LOCATIONS OF EXISTING DOWNSPOUTS PRIOR TO ORDERING PARTS. ALL DOWNSPOUTS ALONG FACADE TO BE CONNECTED TO UNDERGROUND SYSTEM UNLESS NOTED ON THE PLAN.
2. MAINTAIN 0.4% MINIMUM SLOPE IN ALL SEGMENTS OF STORM LINE 7.



PLAN VIEW

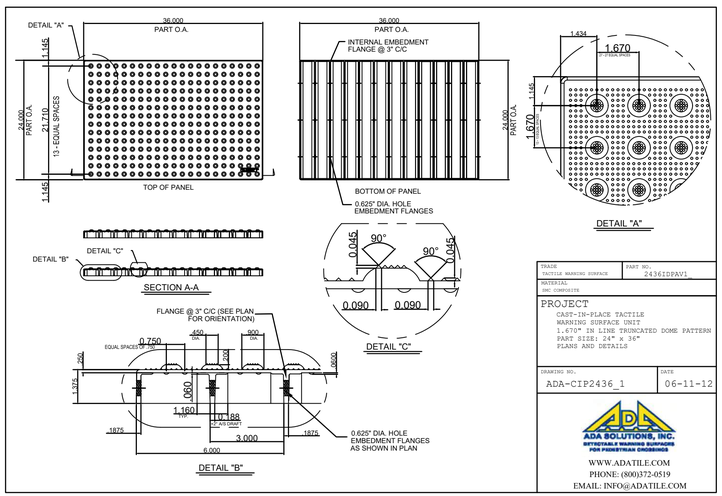


NOTE: CONTRACTOR TO GROUND LIGHT POLE AS SPECIFIED BY LIGHT POLE MANUFACTURER.

SECTION VIEW

LIGHT POLE FOOTING DETAIL

NOT TO SCALE



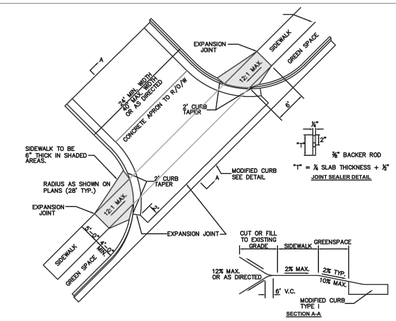
TRADE: TACTILE WARNING SURFACE	PART NO.: 2436IDPAV1_
MATERIAL: DRC COMPOSITE	
PROJECT: CAST-IN-PLACE TACTILE WARNING SURFACE UNIT 1.670" IN LINE TRUNCATED DOME PATTERN PART SIZE: 24" x 36" PLANS AND DETAILS	
DRAWING NO.: ADA-CIP2436_1	DATE: 06-11-12

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

HANDICAP RAMP DETAILS

NOT TO SCALE

N:\Engineering_WEBSITE MATERIALS\Standard Details\DWG\SD-B-3.dwg

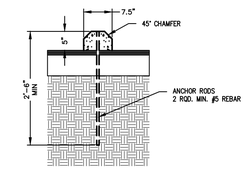


1. DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2. 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3. CONCRETE CURB TO BE SAWCUT AT 15' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.
4. HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.
5. CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.
6. DRIVEWAY SECTION TO BE 6" PORTLAND CEMENT CONCRETE (3,500 P.S.I.) WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.
7. CONCRETE APRONS SHALL HAVE 10' SAWCUTS IN EACH DIRECTION (BOTH HORIZONTAL AND VERTICAL).
8. INDUSTRIAL DRIVES SHOULD INCREASE RADIUS AT DRIVEWAY ENTRANCES TO 50-FT.

COMMERCIAL DRIVEWAY DETAIL

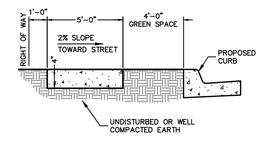
NOT TO SCALE

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



WHEEL STOP DETAIL

NOT TO SCALE



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

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

SIDEWALK DETAIL

NOT TO SCALE

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-3

SPRINGDALE
WE'RE MAKING IT HAPPEN

ENGINEERING SERVICES INC.
1703 E. JOYCE BLVD., SUITE 105
SPRINGDALE, ARKANSAS 72764

ELLIOTT ELECTRIC SUPPLY FACILITY EXPANSION SPRINGDALE, ARKANSAS

TYPICAL DETAILS

REVISION	DATE	DESCRIPTION
1	2/13/23	DETAILS & NOTES ADDED

SCALE: N.T.S.
DATE: Feb 13, 2023
ENGINEER: TJA
DRAWN BY: NJG
W.O. #: 21982

L22-19

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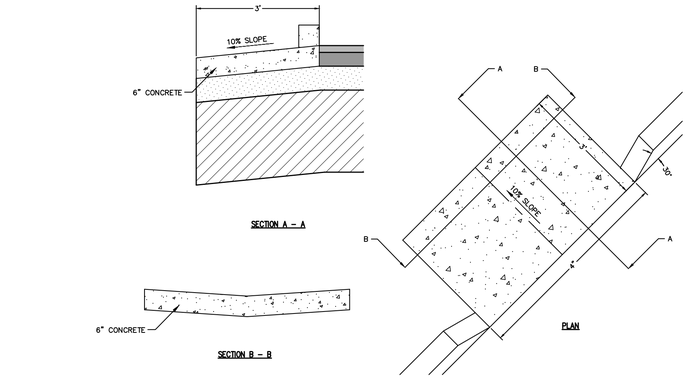
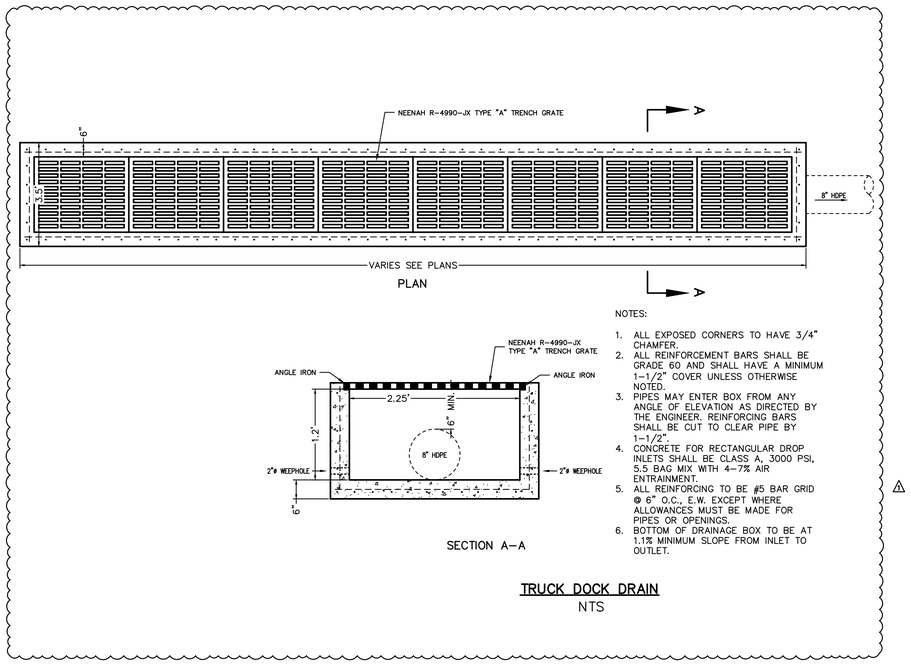


TYPICAL 4' CURB CUT WITH CONCRETE FLUME

NOT TO SCALE

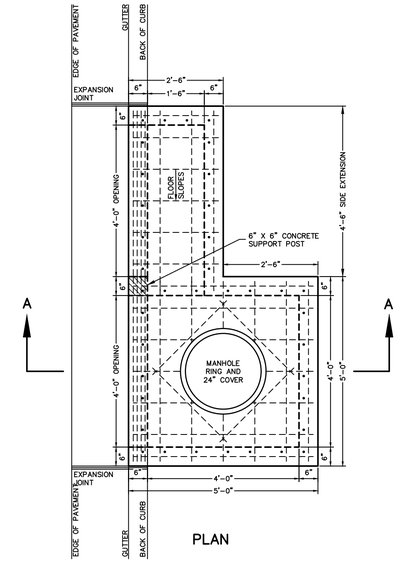


NOTES:

1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2. ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 1-1/2" COVER UNLESS OTHERWISE NOTED.
3. PIPES MAY ENTER BOX FROM ANY ANGLE OF ELEVATION AS DIRECTED BY THE ENGINEER. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 1-1/2".
4. CONCRETE FOR RECTANGULAR DROP INLETS SHALL BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4-7% AIR ENTRAINMENT.
5. ALL REINFORCING TO BE #5 BAR GRID @ 6" O.C., E.W. EXCEPT WHERE ALLOWANCES MUST BE MADE FOR PIPES OR OPENINGS.
6. BOTTOM OF DRAINAGE BOX TO BE AT 1.1% MINIMUM SLOPE FROM INLET TO OUTLET.

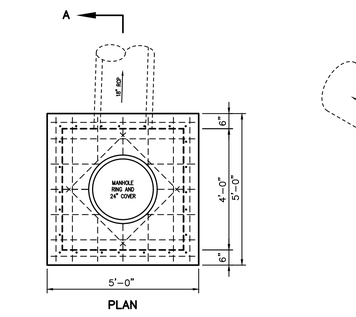
TRUCK DOCK DRAIN

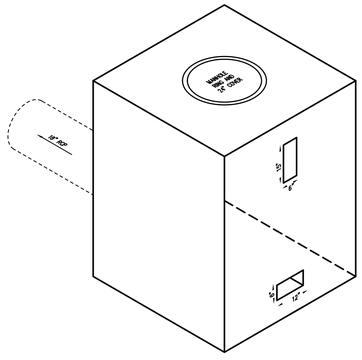
NTS

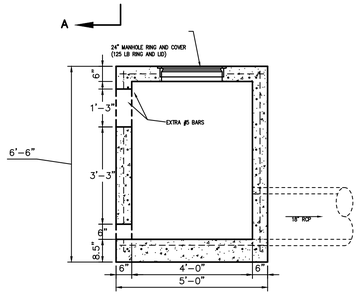


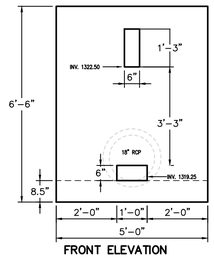
NOTES:

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





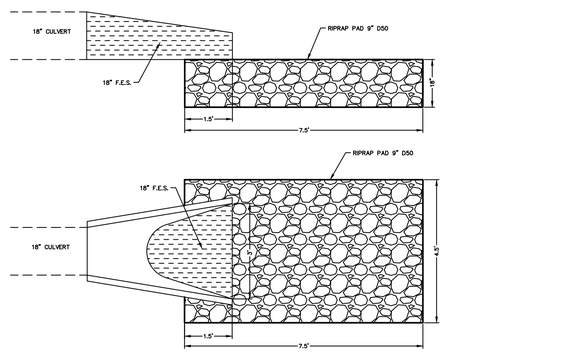




NOTES:
ALL REINFORCING TO BE #5 BAR GRID @ 10" O.C., E.W. EXCEPT WHERE ALLOWANCES MUST BE MADE FOR PIPES, OPENING, OR MANHOLE RING.

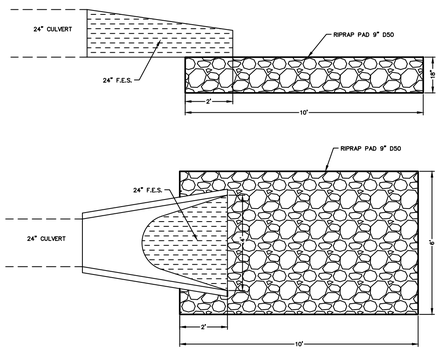
NEOPRENE-COATED STEEL STEPS ARE TO BE INSTALLED IN ALL DROP INLETS AND JUNCTION BOXES WITH A DEPTH OF 4'-0" OR GREATER. STEP SPACING TO BE 12".

OUTLET STRUCTURE # 1
LINE 1

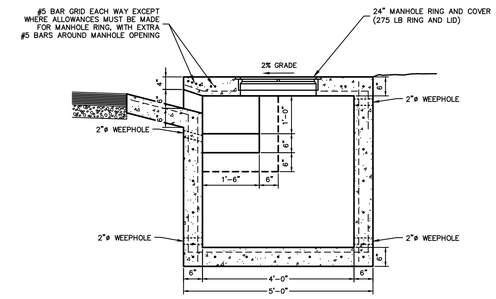


18" CULVERT

NOT TO SCALE



24" CULVERT



TYPICAL DROP INLET

NOT TO SCALE

ENGINEERING SERVICES INC.
1703 E. JOYCE BLVD., SUITE 1
SPRINGDALE, ARKANSAS 72764

TYPICAL DETAILS
ELLIOTT ELECTRIC SUPPLY FACILITY EXPANSION
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION
1	1/11/23	DOCK DRAIN & OS UPDATED

SCALE: N.T.S.
DATE: Feb 13, 2023
ENGINEER: TJA
DRAWN BY: NJG
W.O. #: 21982

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L22-19

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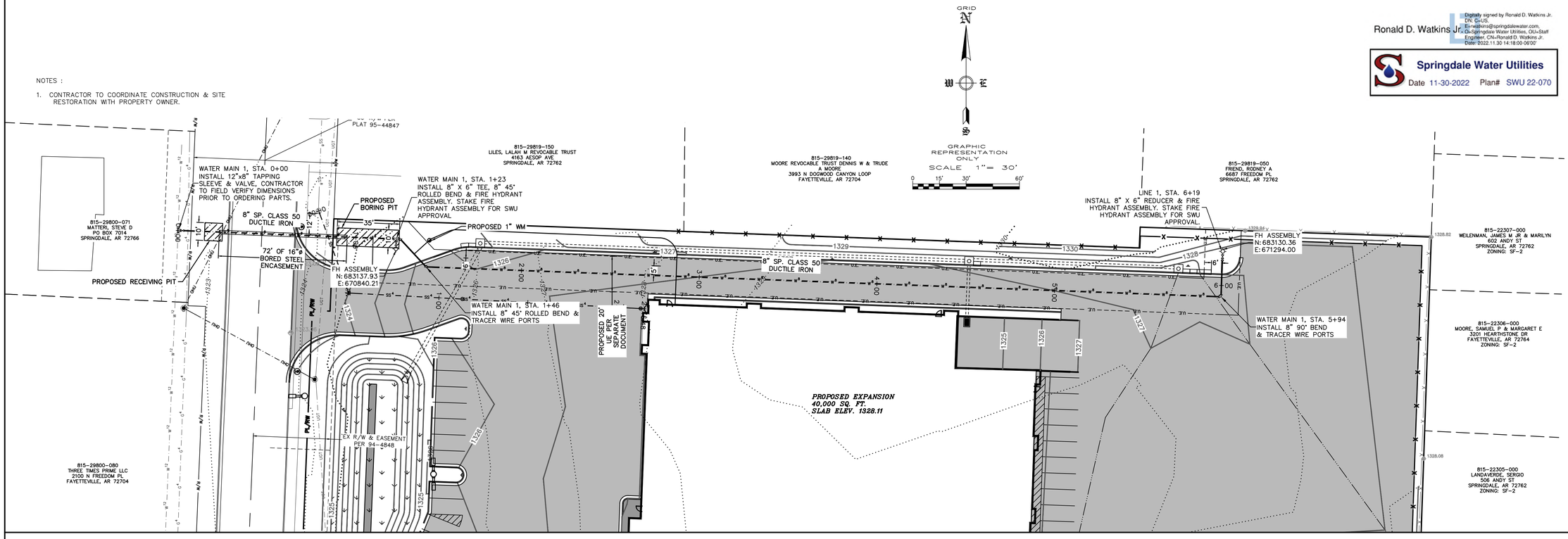
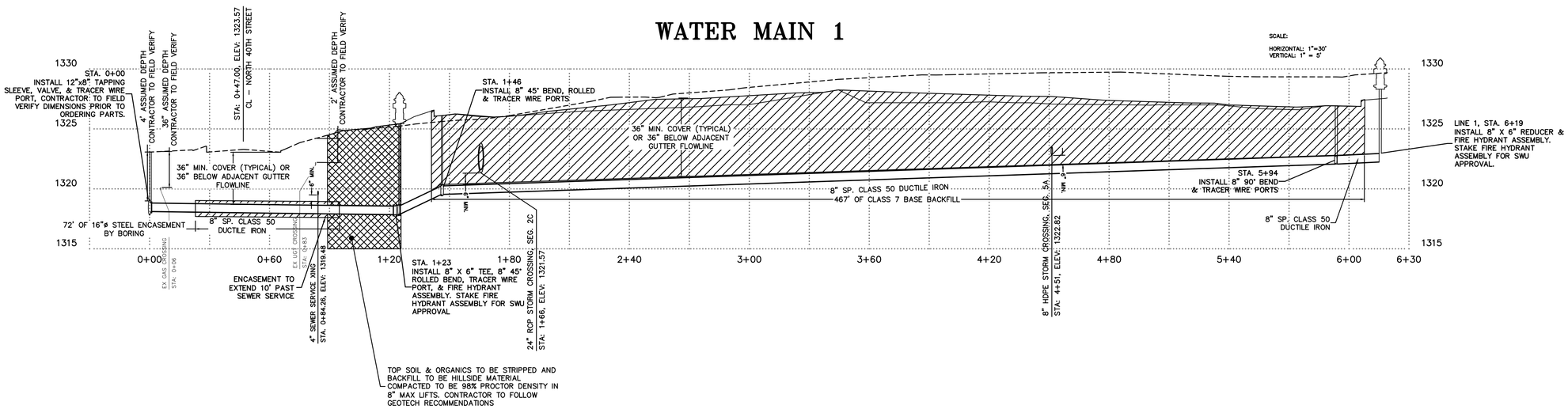
NOTES :

1. CONTRACTOR TO COORDINATE CONSTRUCTION & SITE RESTORATION WITH PROPERTY OWNER.



WATER MAIN 1



NOTES :

3. 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.
4. CONSTRUCTION PLANS AND SPECIFICATIONS WILL NEED TO BE SUBMITTED AND APPROVED BY SWU AND THE ARKANSAS DEPARTMENT OF HEALTH PRIOR TO BEGINNING ANY WATER AND SEWER CONSTRUCTION.
5. A PRE-CONSTRUCTION MEETING IS TO BE HELD WITH THE WATER AND SEWER CONTRACTOR AND SWU PRIOR TO BEGINNING ANY CONSTRUCTION.
6. ALL WATER MAIN SHALL BE SP. CLASS 50 DUCTILE IRON WATER PIPE.
7. CONTRACTOR SHALL CONTACT SWU PRIOR TO PERFORMING WORK.
8. SWU STAFF SHALL BE PRESENT DAY OF TAPPING, DISINFECTION AND FLUSHING. SWU SHALL BE PRESENT FOR ALL TAPS TO EXISTING SYSTEM.
11. ALL UTILITIES SHALL HAVE FULL DEPTH BACKFILL (FLOWABLE FILL) UNDER PUBLIC ROADWAYS.
12. STAKE FIRE HYDRANT LOCATIONS FOR SWU APPROVAL PRIOR TO INSTALLATION.
13. CONTRACTOR TO FIELD VERIFY DEPTH, MATERIAL, AND DIMENSIONS PRIOR TO ORDERING PARTS.
14. INSTALL TRACER WIRE PORT PER SWU STD. DETAIL M-1 (EVERY 400' OR CHANGE IN HORIZONTAL DIRECTION).
15. CONTRACTOR TO INSTALL VERTICAL BENDS AS DIRECTED BY SWU OR THE ENGINEER. VERTICAL BENDS ARE SUBSIDIARY TO WATER MAIN CONSTRUCTION.
16. ALL PUBLIC SANITARY SEWER MAIN SHALL BE PVC SDR-26, UNLESS NOTED. ALL PRIVATE SEWER SHALL BE PVC SDR-26.

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 13828 THOMAS JASON APPEL
10/27/2022

CERTIFICATE OF AUTHORIZATION ENGINEERING SERVICES, INC. 131 ARKANSAS ENGINEER

L22-19

Digitally signed by Ronald D. Watkins Jr.
DN: C=US, E=rwatkins@springdalewater.com, O=Springdale Water Utilities, OU=Staff Engineer, CN=Ronald D. Watkins Jr.
Date: 2022.11.30 14:18:00-06'00'

Ronald D. Watkins Jr.

Springdale Water Utilities
Date 11-30-2022 Plan# SWU 22-070

ENGINEERING SERVICES INC.
1770 E. ROBINSON
SPRINGDALE, ARKANSAS 72764

UTILITY PLAN
ELLIOTT ELECTRIC SUPPLY FACILITY EXPANSION
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

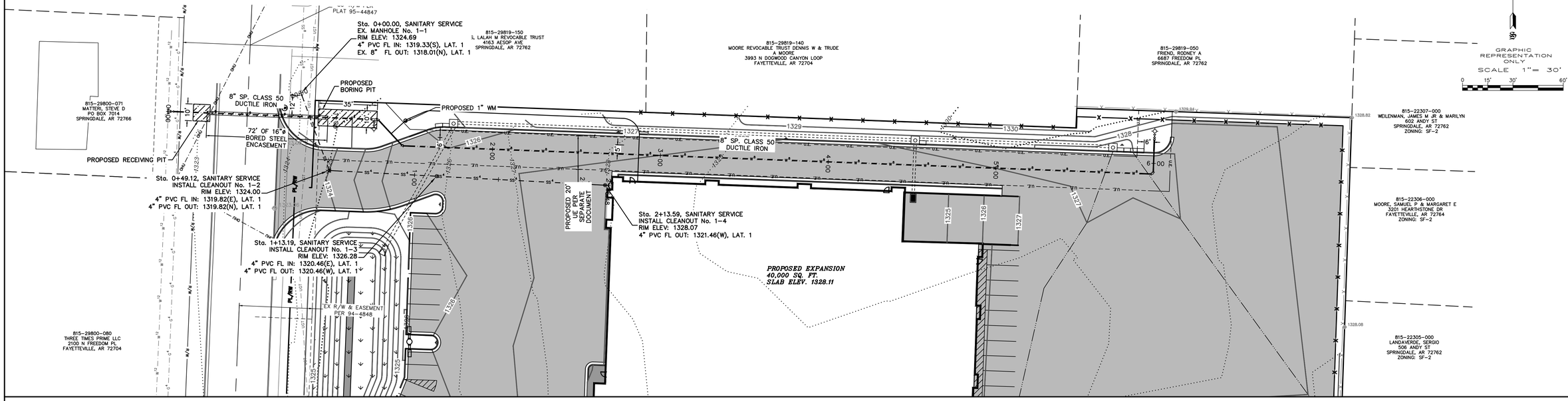
COPYRIGHT 2023 ENGINEERING SERVICES, INC. | 20220221 1:39 AM | G:\ESI\PROJECTS\2022\22-019 ELLIOTT ELECTRIC SUPPLY\CAD\22-019 UTILITY PLAN.DWG

SCALE: 1"=30'
DATE: Jan 20, 2023
ENGINEER: TJA
DRAWN BY: NJC
W.O. #: 21982

8

NOTES :

1. CONTRACTOR TO COORDINATE CONSTRUCTION & SITE RESTORATION WITH PROPERTY OWNER.



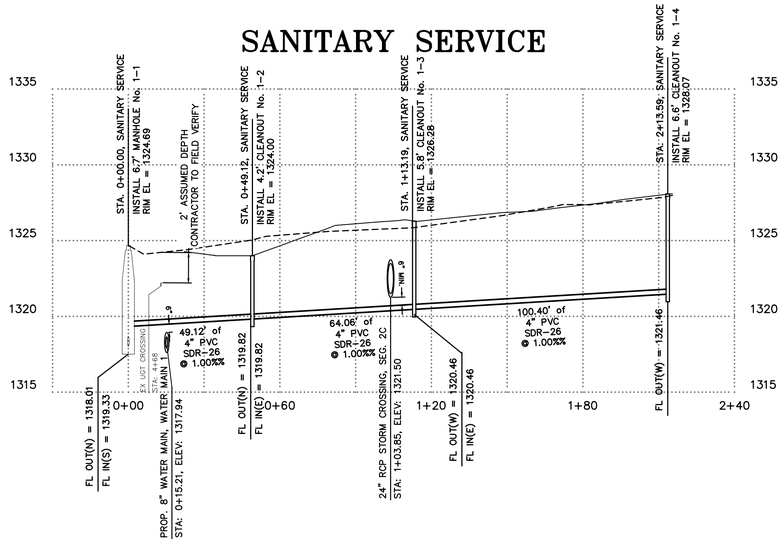
Ronald D. Watkins Jr.

Digitally signed by Ronald D. Watkins Jr.
DN: C=US, E=rwatkins@springdalewater.com, O=Springdale Water Utilities, OU=Staff Engineer, CN=Ronald D. Watkins Jr.
Date: 2022.11.30 14:18:00-06'00'

Springdale Water Utilities
Date 11-30-2022 Plan# SWU 22-070

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

SANITARY SERVICE



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7. CONTRACTOR SHALL CONTACT SWU PRIOR TO PERFORMING WORK.
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11. ALL UTILITIES SHALL HAVE FULL DEPTH BACKFILL (FLOWABLE FILL) UNDER PUBLIC ROADWAYS.
12. STAKE FIRE HYDRANT LOCATIONS FOR SWU APPROVAL PRIOR TO INSTALLATION.
13. CONTRACTOR TO FIELD VERIFY DEPTH, MATERIAL, AND DIMENSIONS PRIOR TO ORDERING PARTS.
14. INSTALL TRACER WIRE PORT PER SWU STD. DETAIL M-1 (EVERY 400' OR CHANGE IN HORIZONTAL DIRECTION).
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16. ALL PUBLIC SANITARY SEWER MAIN SHALL BE PVC SDR-26, UNLESS NOTED. ALL PRIVATE SEWER SHALL BE PVC SDR-26.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13628
THOMAS JASON APPLE
10/27/2022

CERTIFICATE OF AUTHORIZATION
ENGINEERING SERVICES, INC.
131
ARKANSAS ENGINEER

L22-19

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

UTILITY PLAN
ELLIOTT ELECTRIC SUPPLY FACILITY EXPANSION
SPRINGDALE, ARKANSAS

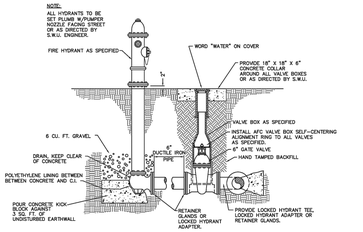
REVISION	DATE	DESCRIPTION

COPYRIGHT 2022 ENGINEERING SERVICES, INC. - 10/5/2022 1:39 PM

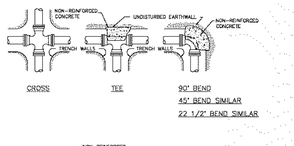
SCALE: 1"=30'
DATE: Jan 20, 2023
ENGINEER: TJA
DRAWN BY: NJC
W.O. #: 21982

9

NOTE:
ALL HYDRANTS TO BE SET PLUMB WITH PUMPER NOZZLE FACING STREET OR AS DIRECTED BY S.W.U. ENGINEER.



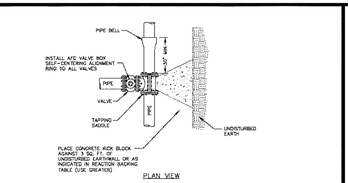
FIRE HYDRANT & GATE VALVE
N.T.S.



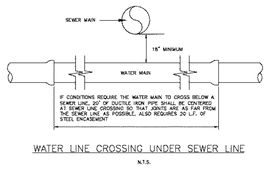
SIZE	REACTION BACKING TABLE REQUIRED SQ. FT. OF UNDISTURBED EARTHWALL FOR REACTION BACKING TYPE OF FITTINGS			
	TEE	90°	45°	22 1/2°
3"	1	1	1	1
4"	1	2	1	1
6"	3	3	2	1
8"	5	6	3	2
10"	10	10	6	3
12"	13	13	7	4
16"	17	17	9	5
20"	23	21	12	6
24"	28	28	15	8
30"	39	39	22	10
36"	51	51	29	15
42"	65	65	37	19
48"	82	82	46	23

NOTES:
1. ALL FITTINGS SHALL BE MECHANICAL JOINTS, UNLESS OTHERWISE SPECIFIED.
2. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
3. WRAP ALL FITTINGS WITH POLYETHYLENE AS SPECIFIED.
4. BACK ALL TEES ACCORDING TO SIZE OF BRANCH.
5. BACKING FOR FUTURE LINE EXTENSIONS SHALL BE SUCH THAT REMOVAL OF BACKING IS POSSIBLE IN THE FUTURE.
6. ALL BENDS WHERE FITTINGS ARE USED, BOTH HORIZONTAL AND VERTICAL, SHALL BE BACKED.
7. THE REACTION BACKING TABLE IS BASED ON 150 PSI AND 1.5 SAFE WORKING PRESSURE OF 2,000 LB/SQ FT. ADDITIONAL BACKING MAY BE REQUIRED IN SOME AREAS AS DIRECTED BY THE ENGINEER.

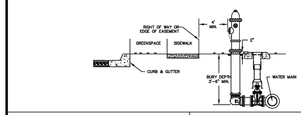
REACTION BACKING
N.T.S.

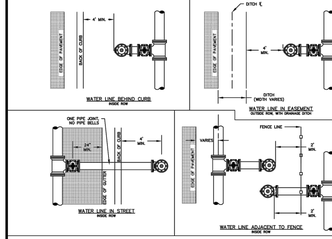


TAPPING SADDLE & VALVE
N.T.S.

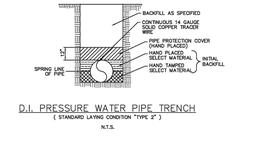


NOTES:
1. THE 6" GATE VALVE SHALL BE POSITIVELY RESTRAINED TO THE MAIN BY THE USE OF EITHER A SWIVEL TEE OR FOSTER ADAPTER.
2. FIRE HYDRANTS SHALL BE DESIGNED FOR A MINIMUM 3'-6" BURY.
3. EXTENSIONS SHALL BE MUELLER A-320 WITH NO MORE THAN ONE EXTENSION PER HYDRANT.
4. IF SIDEWALK IS NOT CONSTRUCTED,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

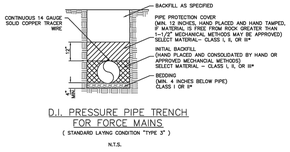




FIRE HYDRANT PLACEMENT
N.T.S.



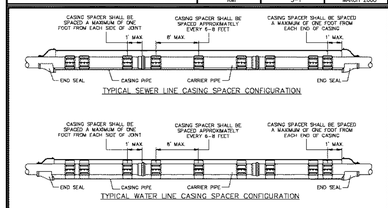
D.I. PRESSURE WATER PIPE TRENCH
(STANDARD LAYING CONDITION "TYPE 2")
N.T.S.



D.I. PRESSURE PIPE TRENCH
FOR FORCE MAINS
(STANDARD LAYING CONDITION "TYPE 3")
N.T.S.

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

* CLASS I, II, AND III AS DEFINED IN ASTM D2321. CLASS I IS CRUSHED ROCK MATERIAL AND AGGREGATE BASE COURSE FILL SECTION OF THE SPECIFICATIONS
** STANDARD SIZE NO. 67 AS DEFINED IN ASTM D448



ENCASEMENT DETAILS
N.T.S.

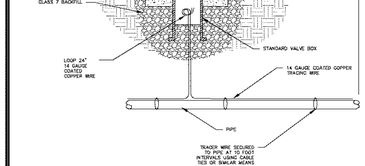
NOTES:
1. SPACERS SHALL BE MODEL 936 OR 936M AS MANUFACTURED BY ADVANCE PRODUCTS & SYSTEMS (APS) AS SPECIFIED.
2. QUANTITY OF RUNNERS SHALL BE IN ACCORDANCE WITH CARRIER PIPE SIZE AS FOLLOWS:
   TO 14" DIAMETER – 4 RUNNERS
   16" TO 36" DIAMETER – 6 RUNNERS
   38" TO 48" DIAMETER – 8 RUNNERS
3. DIMENSIONS BETWEEN SPACERS SHALL BE AS FOLLOW
   STAINLESS STEEL – 6 TO 8 FEET.
4. WIDTH OF SPACERS SHALL BE IN ACCORDANCE WITH CARRIER PIPE SIZE AS FOLLOWS:
   TO 14" DIAMETER – 8" WIDTH
   16" AND LARGER DIAMETER – 12" WIDTH
5. A MINIMUM OF THREE SPACERS PER FULL JOINT OF PIPE.
6. WATER LINES SHALL BE "CENTERED" IN CASING.
7. SEWER LINES SHALL BE HELD TO SPECIFIED SLOPE.
8. ALL D.I. CARRIER PIPE MUST HAVE FIELD LOCK GASKETS INSTALLED WITHIN THE CASING PIPE.

ENCASEMENT/CARRIER PIPE SIZING CHART

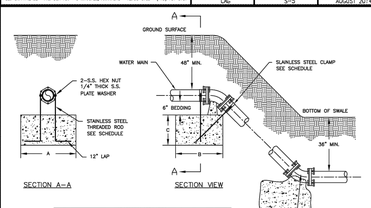
WATER AND SEWER MAINS SHALL BE SPECIAL CLASS 50 DUCTILE IRON PIPE (SEWER MAINS SHALL BE EPOXY LINED)

CARRIER PIPE SIZE	CARRIER PIPE O.D.	CASING PIPE I.D.	CASING SIZE*
3"	3.96	7.98	8"
4"	4.80	11.06	12"
6"	9.05	13.97	14"
8"	13.20	15.82	20"
10"	15.30	17.88	20"
12"	16.40	19.88	24"
16"	17.40	22.00	24"
18"	18.50	24.70	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



TRACING WIRE CONNECTION PORT
N.T.S.



BLOCKING SCHEDULE					
PIPE SIZE		BENDS			
		45°	22 1/2°	11 1/4°	ROD DIA.
6"	VOLUME REQ'D (CU.FT.)	38.42	18.63	9.65	3/4 IN.
	B (FT.)	5.00	5.00	5.00	
	C (FT.)	4.00	3.00	2.00	
	CLAMP (2 EA.)	3/8 IN. X 1-1/2 IN.			
8"	VOLUME REQ'D (CU.FT.)	86.56	44.13	22.17	7/8 IN.
	B (FT.)	5.00	5.00	5.00	
	C (FT.)	4.50	3.50	1.50	
	CLAMP (2 EA.)	5/16 IN. X 2 IN.			
12"	VOLUME REQ'D (CU.FT.)	240.43	125.35	65.68	1 IN.
	B (FT.)	6.00	6.00	6.00	
	C (FT.)	5.10	4.20	2.70	
	CLAMP (2 EA.)	1/2 IN. X 2-1/2 IN.			
24"	VOLUME REQ'D (CU.FT.)	240.43	125.35	65.68	1 IN.
	B (FT.)	8.00	8.00	8.00	
	C (FT.)	7.25	4.50	3.50	
	CLAMP (2 EA.)	5/8 IN. X 3 IN.			

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

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

VERTICAL TIE-DOWN BLOCKING
N.T.S.

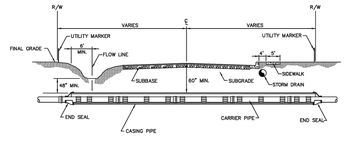
NOMINAL PIPE DIAMETER	"B"
3" AND 4"	2'-4"
6"	2'-6"
8"	2'-8"
10"	2'-10"
12"	3'-0"
14"	3'-2"
16"	3'-4"
18"	3'-6"
20"	3'-8"
24"	4'-0"
27"	4'-4"
30"	4'-6"
36"	5'-0"
42"	5'-6"
48"	6'-0"

TRENCH WIDTH SCHEDULE

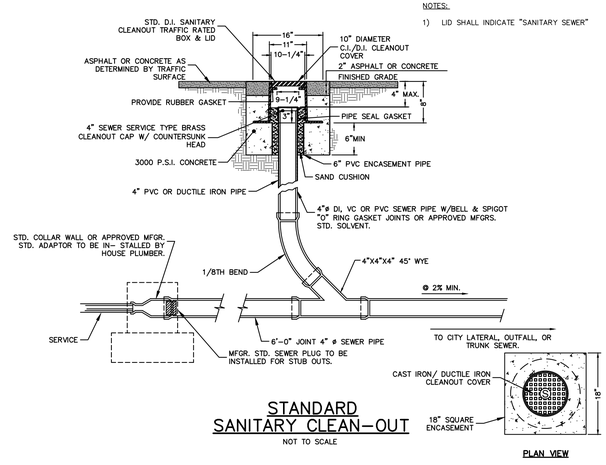
NOTES:
TRENCH WIDTH SHALL BE AS SET FORTH IN ANSI/AWWA 600, INCLUDED AS THE TABLE ABOVE. THE ENGINEER OR CONTRACTOR MAY BE NECESSARY FOR THE PLACEMENT OF A TRENCH SUPPORT SYSTEM OR AS OTHERWISE REQUIRED

TYPICAL PIPE TRENCH
N.T.S.

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



TYPICAL HIGHWAY BORING
(SEWER LINE SHOWN...WATER LINE SIMILAR)
N.T.S.



STANDARD SANITARY CLEAN-OUT
NOT TO SCALE

ENGINEERING SERVICES INC.
P.O. BOX 1564
SPRINGDALE, ARKANSAS 72764

WATER & SEWER TYPICAL DETAILS
ELLIOTT ELECTRIC SUPPLY FACILITY EXPANSION
SPRINGDALE, ARKANSAS

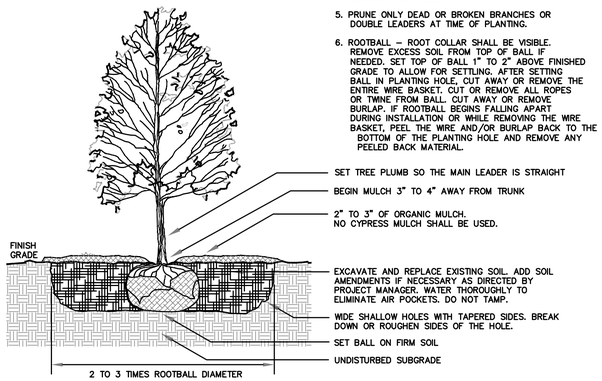
REVISION	DATE	DESCRIPTION

SCALE: N.T.S.
DATE: Nov 2, 2022
ENGINEER: TJA
DRAWN BY: NJC
W.O. #: 21982

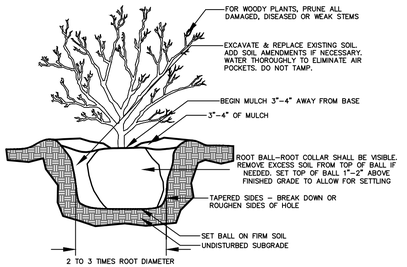
L22-19

10

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



TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

LANDSCAPE NOTES:

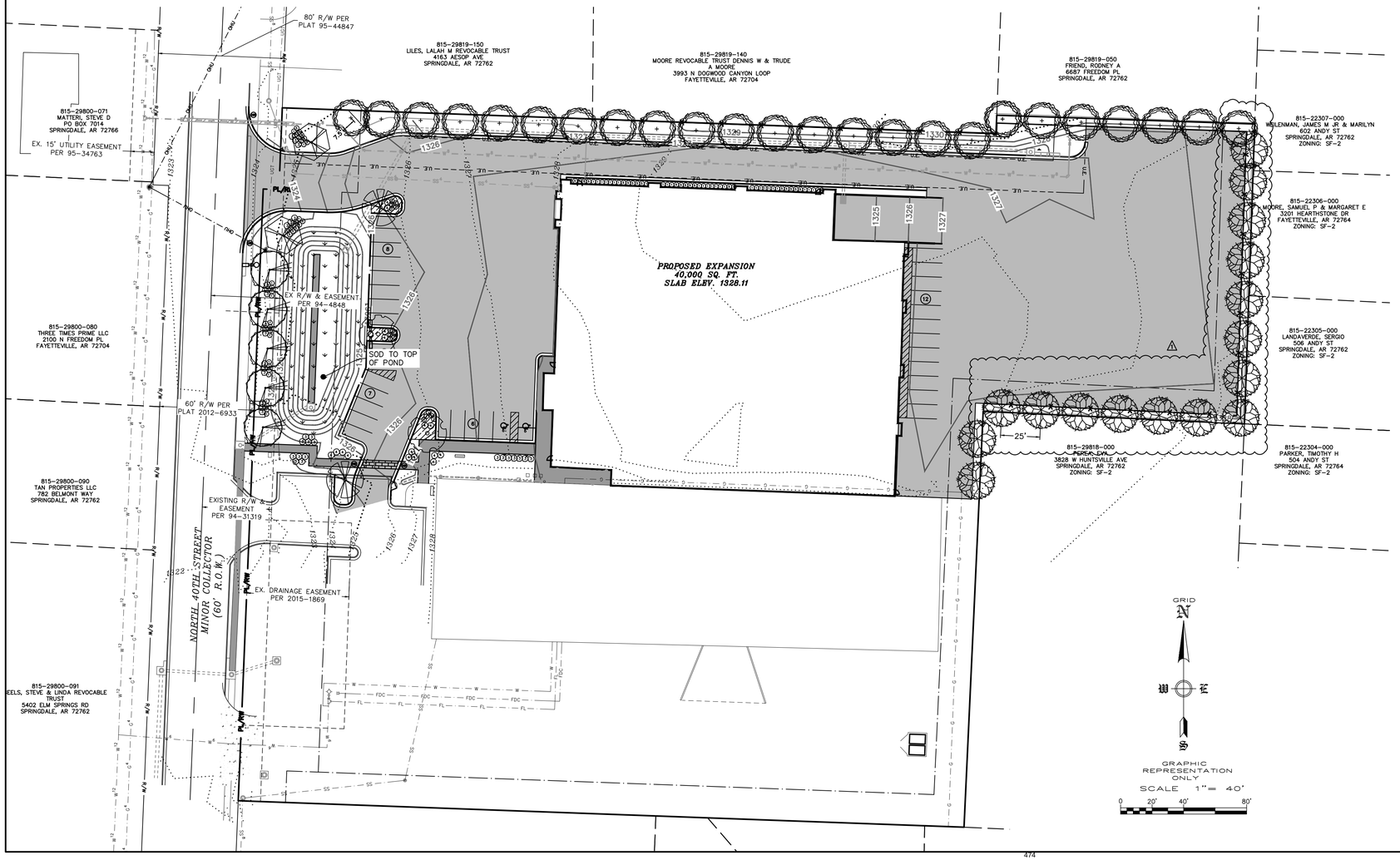
1. AUTOMATIC IRRIGATION SYSTEM OR HOSE BIBS WILL BE PROVIDED FOR ALL LANDSCAPED AREAS
2. SOIL SHALL BE AMENDED AND ALL ROCKS AND FOREIGN MATERIAL SHALL BE REMOVED PRIOR TO ANY LANDSCAPE INSTALLATION
3. NOTE THE SIZE OF LANDSCAPE TREES AND MATERIALS AT TIME OF PLANTING
4. WIRE BASKETS AND BURLAP TO BE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

LANDSCAPE PARKING REQUIREMENTS:

TOTAL PARKING AREA PROVIDED: 5,889 SQ. FT.
TOTAL INTERIOR LANDSCAPE REQUIRED: 471 SQ. FT. (8%)
TOTAL INTERIOR LANDSCAPE PROVIDED: 520 SQ. FT. (8.8%)

LANDSCAPE FRONTAGE REQUIREMENTS:

TOTAL FRONTAGE LF: 175 LINEAR. FT.
TOTAL FRONTAGE LANDSCAPE REQUIRED:
1 TREE AND 7 SHRUBS PER 25' =
7 TREES AND 49 SHRUBS
TOTAL INTERIOR LANDSCAPE PROVIDED:
7 TREES AND 50 SHRUBS



INDEX OF TREES

TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	SIZE
	NORTRHERN RED OAK	Quercus rubra	2	2" Cal B & B
	CHINESE PISTACHE	Pistachia chinensis	2	2" Cal B & B
	RED MAPLE	Acer rubrum	2	2" Cal B & B
	PRINCETON ELM	Ulmus americana	5	2" Cal B & B
+	SHUMARD OAK	Quercus shumardii	24	2" Cal B & B
	SUGAR MAPLE	Acer sacharrum	16	6' H min B & B ⚠

INDEX OF SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
1	WINTERGEM BOXWOOD	Buxus microphylla 'Winter Gem'	56	3 GAL.
2	COMPACT INKBERRY HOLLY	Ilex glabra 'Compacta'	15	3 GAL.
3	JAPANESE SPIREA	Spiraea japonica	35	3 GAL.
4	ROSE CREEK ABELIA	Abelia x 'Rose Creek'	16	3 GAL.
5	VIRGINIA SWEETSPIRE	Itea virginica	31	3 GAL.

ENGINEERING SERVICES INC.
1703 S. 48TH STREET, SUITE 105
SPRINGDALE, ARKANSAS 72764

LANDSCAPING PLAN
ELLIOTT ELECTRIC SUPPLY FACILITY EXPANSION
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION
1	1/11/23	UPDATED LANDSCAPING FOR SITE CHANGES

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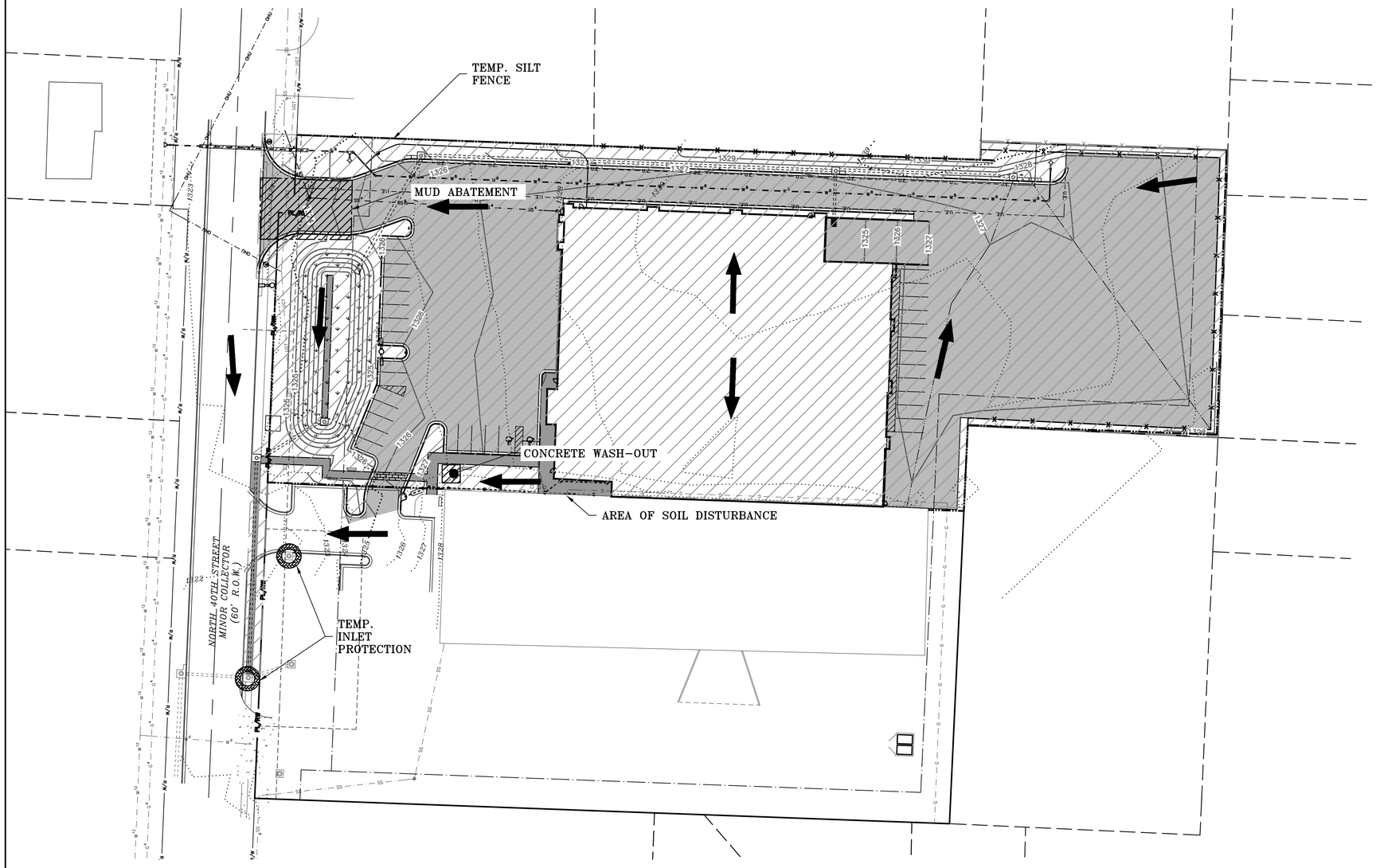
SCALE: 1"=40'
DATE: Feb 21, 2023
ENGINEER: TJA
DRAWN BY: NJG
W.O. #: 21982

L23-20

11



NOTES:

1.) ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOP SOIL AND RE-VEGETATED PER SECTION 169.06 OF THE UDC. VEGETATION MUST BE ESTABLISHED TO MINIMIZE EROSION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

2.) WHEN SILT FENCE OR WATTLES ARE NOT PLACED AT A CONSTANT ELEVATION FOLLOWING CONTOURS ON STEEP SLOPES, THE "J" HOOP METHOD SHOULD BE USED (AT 50 FT INTERVALS) TO CREATE PONDING AND PREVENT EROSION OF THE TRENCH BACKFILL OF SILT FENCE INSTALLATION.

3.) ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 15 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.

4.) PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.

5.) TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS. A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.

6.) RE-VEGETATION. RE-VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS (SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED) UNLESS OTHERWISE ALLOWED BY THE CITY ENGINEER:

- TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REQUIRED TO BE EITHER EXISTING OR INSTALLED IN AREAS TO BE REVEGETATED AS SET FORTH IN§169.06(F)(6) BELOW. ANY APPLICATION OF TOPSOIL AND SEEDING UNDER THE DRIP LINE OF A TREE SHOULD BE MINIMIZED TO 3 INCHES SO AS NOT TO DAMAGE THE TREES ROOT SYSTEM.
- ZERO TO 10% GRADE: RE-VEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
- 10:1 UP TO 4:1 GRADE: RE-VEGETATION SHALL BE A MINIMUM OF HYDRO-SEEDING WITH MULCH AND FERTILIZER, SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
- 4:1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDED WITH MULCH AND FERTILIZER, OR STAKED SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF
- MORE THAN 3:1 GRADE: ANY FINISH GRADE OVER 3:1 SHALL BE STABILIZED WITH ONE OR MORE OF THE FOLLOWING:
  - RETAINING WALLS; CRIBBING WITH LANDSCAPE FABRIC; TERRACING WITH GROUNDCOVER; RIPRAP; STAKED SOD (UP TO 2:1 SLOPE)
  - IF CRIBBING, TERRACING, OR RIPRAP IS USED, THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.

7.) PERMANENT EROSION CONTROL. THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.

8.) DUST. WHERE EXCESSIVE DUST MAY BECOME A PROBLEM, A PLAN FOR SPRAYING WATER ON HEAVILY TRAVELED DIRT AREAS SHALL BE ADDRESSED.

9.) CONSTRUCTION EXITS. A STABILIZED ROCK EXIT IS REQUIRED ON CONSTRUCTION SITES. ROCK EXITS MUST BE AT LEAST 20' WIDE BY 50' LONG BY 6-INCH THICK STABILIZED ROCK HAVING A MINIMUM AVERAGE DIAMETER OF 3-INCH. IF THERE IS AN EXISTING CURB, LOOSE MATERIAL SUCH AS FILL DIRT OR GRAVEL SHALL NOT BE USED TO RAMP UP TO IT FROM THE STREET. TEMPORARY WOODEN RAMPS IN FRONT OF CURBS ARE ACCEPTABLE.

10.) DEBRIS, MUD, AND SOIL IN PUBLIC STREETS. DEBRIS, MUD AND SOIL SHALL NOT BE ALLOWED ON PUBLIC STREETS BUT IF ANY DEBRIS, MUD, OR SOIL FROM DEVELOPMENT SITES REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED VIA SWEEPING OR OTHER METHODS OF PHYSICAL REMOVAL. DEBRIS, MUD, OR SOIL IN THE STREET MAY NOT BE WASHED OFF THE STREET OR WASHED INTO THE STORM DRAINAGE SYSTEM. STORM DRAINAGE SYSTEMS DOWNSTREAM OF A DEVELOPMENT SITE SHOULD BE PROTECTED FROM DEBRIS, MUD, OR SOIL IN THE EVENT THAT DEBRIS, MUD, OR SOIL REACHES THE DRAINAGE SYSTEM.

11.) FRANCHISE AND PRIVATE UTILITIES. THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.

NOTE:

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

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

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

CONSTRUCTION SEQUENCE:

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

NOTES:

1) NATURAL VEGETATION SHALL BE RETAINED WHEREVER POSSIBLE.

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

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

4) PLACE FILTER FABRIC ON ALL CURB INLETS.

*WATTLES ARE USED AS ENERGY DISSIPATION DEVICES

*WATTLES ARE USED TO CONTROL POLLUTANTS DURING STORM WATER DISCHARGE

*WATTLES MUST BE MAINTAINED UNTIL SITE IS PERMANENTLY STABILIZED

DISTURBED AREA: 3.24 ACRES

GRID N

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

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

L22-19

ENGINEERING SERVICES INC.
1302 S. 48TH STREET, SUITE 105
SPRINGDALE, ARKANSAS 72764

STORMWATER POLLUTION PREVENTION PLAN
ELLIOTT ELECTRIC SUPPLY FACILITY EXPANSION
SPRINGDALE, ARKANSAS

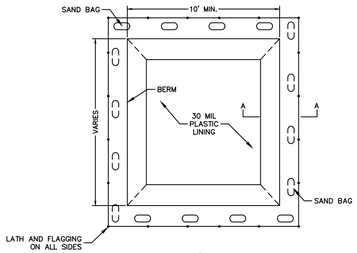
REVISION	DATE	DESCRIPTION

© COPYRIGHT 2023 ENGINEERING SERVICES, INC. - 1/18/2023 1:03 PM
S:\ESI\21982 ELLIOTT ELECTRIC\DWG\21982.DWG

SCALE: 1"=40'
DATE: Jan 18, 2023
ENGINEER: TJA
DRAWN BY: NJC
W.O. #: 21982

12

SECTION A – A



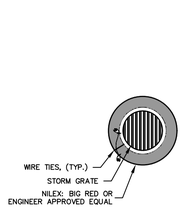
PLAN

NOTES:

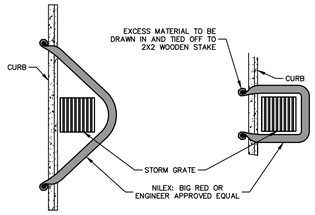
1) LATH AND FLAGGING SHOULD BE COMMERCIAL TYPE.
2) PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 30 MIL POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

CONCRETE WASH–OUT AREA

NOT TO SCALE

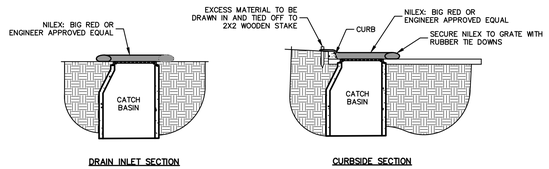


DRAIN INLET PLAN



CURBSIDDE OPTION "A" PLAN

CURBSIDDE OPTION "B" PLAN



DRAIN INLET SECTION

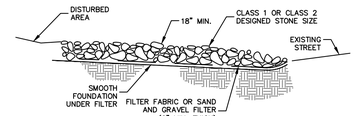
CURBSIDE SECTION

NOTES:

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

INLET PROTECTION

NOT TO SCALE



TYPICAL SECTION

NOTES:

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

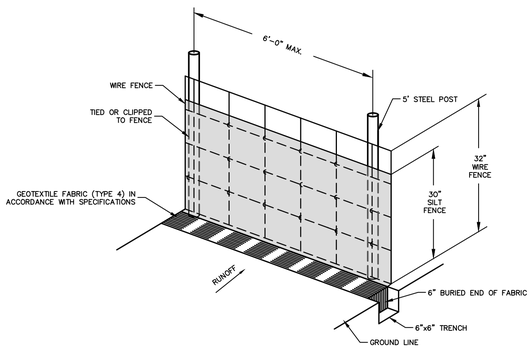
MUD ABATEMENT ENTRANCE

NOT TO SCALE

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

NOTES:

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

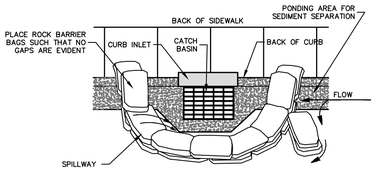


SILT FENCE NOTES

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

WIRED REINFORCED BURIED EDGE SILT FENCE

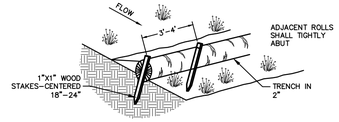
NOT TO SCALE



NOTES:
1) BAGS OF WOVEN GEOTEXTILE FABRIC, FILLED WITH GRAVEL MUST BE LAYERED SUCH THAT NO GAPS ARE EVIDENT.
2) LEAVE ONE SANDBAG GAP IN THE TOP ROW ON THE SIDE AWAY FROM FLOW, TO PROVIDE A SPILLWAY; OR IN THE CENTER IF PONDING IS NEEDED ON BOTH SIDES.
3) INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT, SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY

CURB INLET PROTECTION SETUP

NOT TO SCALE



INSTALLATION NOTES:

1) WATTLES SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.
2) NOT FOR USE IN CONCENTRATED FLOW AREAS.
3) THE WATTLES SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF TWO (2) INCHES.
4) WATTLES SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
5) ON SLOPES, WATTLES SHOULD BE INSTALLED ON CONTOUR WITH A SLIGHT UPWARD CURVE AT THE END OF THE ROW IN ORDER TO CREATE PONDING.
6) RUNNING LENGTHS OF WATTLES SHOULD BE ABUTTED FIRMLY TO ENSURE NO LEAKAGE AT THE ABUTMENTS.
7) WHEN INSTALLING RUNNING LENGTHS OF WATTLES, BUTT THE SECOND WATTLE TIGHTLY AGAINST THE FIRST, DO NOT OVERLAP THE ENDS. STAKE THE WATTLES AT EACH END AND FOUR FOOT ON CENTER.
8) STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE, LEAVING 2–3 INCHES OF THE STAKE PROTRUDING ABOVE THE WATTLE. WHEN INSTALLING WATTLES ON SLOPES, DRIVE THE STAKES PERPENDICULAR TO THE SLOPE.
9) DRIVE THE FIRST END STAKE OF THE SECOND WATTLE AT AN ANGLE TOWARD THE FIRST WATTLE IN ORDER TO HELP ABUT THEM TIGHTLY TOGETHER.
10) STAKING: THE CITY RECOMMENDS USING WOOD STAKES TO SECURE THE WATTLES. 1/2" TO 5/8" REBAR IS ALSO ACCEPTABLE WITH A SAFETY CAP. BE SURE TO USE A STAKE THAT IS LONG ENOUGH TO PROTRUDE SEVERAL INCHES ABOVE THE WATTLE.
11) THE CONTRACTOR SHALL INSPECT WATTLES EVERY TWO WEEKS AND AFTER ANY SIGNIFICANT STORM EVENT AND MAKE SURE REPAIRS OR REMOVE SEDIMENT ACCUMULATED BEHIND WATTLE AS NECESSARY.
12) SEDIMENT ACCUMULATED BEHIND WATTLE SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE HALF THE DIAMETER OF THE WATTLE.
13) WATTLES SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND IS ACCEPTED BY THE CITY.

WATTLE DETAIL

NOT TO SCALE

ENGINEERING SERVICES INC.
1705 S. 48TH STREET, SUITE 105
SPRINGDALE, ARKANSAS 72764

STORM WATER POLLUTION PREVENTION DETAILS
ELLIOTT ELECTRIC SUPPLY FACILITY EXPANSION
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: N.T.S.
DATE: Jan 18, 2023
ENGINEER: TJA
DRAWN BY: NJG
W.O. #: 21982

L22–19

13

PROPOSED STREET LIGHT PER UTILITY COMPANY TO BE PAYED FOR BY DEVELOPER MAINTAINED BY UTILITY MAINTENANCE AND BILLING TO BE PAID FOR BY CITY

DUAL-HEAD AMERICAN ELECTRIC LIGHTING AUTOBAHN SMALL P304 PACKAGE ROADWAY TYPE IB @ 25' OR EQUAL

PROPOSED EXPANSION
40,000 SQ. FT.
SLAB ELEV. 1328.11

HOLOPHANE HLWPC2 P40 FULL CUTOFF LED WALLPACK FORWARD THROW MEDIUM @ 16' OR EQUAL

HOLOPHANE HLWPC2 P40 FULL CUTOFF LED WALLPACK FORWARD THROW MEDIUM @ 16' OR EQUAL

EX. STREET LIGHT

HOLOPHANE HLWPC2 P40 FULL CUTOFF LED WALLPACK FORWARD THROW MEDIUM @ 16' OR EQUAL

NORTH 40TH STREET
MINOR COLLECTOR
(60' R.O.W.)

HOLOPHANE
LEADER IN LIGHTING SOLUTIONS

Catalog Number	
Notes	Type

HLWPC2

Wallpack® Full Cutoff LED

Mechanical
- Heavy grade A360 cast aluminum (aluminum with <1% copper)
- Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering
- Mounts to a standard junction box
- Wet location listed
- IP65 rated housing, down light only
- ¾" painted threaded entry(¾" - 14 NPT) on each side and on top, accepts ½" and ½" conduit
- ¾" threaded plugs are painted on each side
- Vibration tested to 1.5G per ANSI C136.31.

Electrical
- Certified by UL or CSA
- Rated for -40°C (-40°F) minimum ambient
- A programmable electronic driver with 0-10V control leads
- Available in: 120-277V 50/60 Hz and 347-480V 50/60 Hz,
- Standard: 3000K, 4000K and 5000K CCT (>70 CRI)
- Optional >80 CRI (3000K, 4000K and 5000K CCT)
- Internally mounted emergency battery backup for operation in an ambient temperature ranging from -20°C (-4°F) to 30°C (86°F), available with P10 thru P40 performance packages, non CEC compliant
- All surge protection meets ANSI/IEEE C62.41.2 10kV/10kA
- Standard surge protection is 20kV/10kA per ANSI C136.2
- Optional surge protection is 10kV/5kA per ANSI C136.2

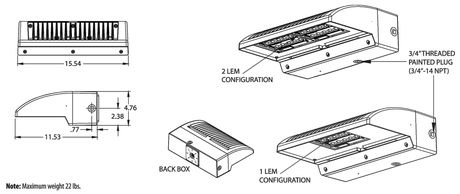
Optical
- Light engine housing is IP66 rated
- Acrylic optical system
  - Type V E (entry), M (medium), R (rectangle) & W (wide)
  - Asymmetric

Controls
- Field adjustable output (AO)
- Button style photocontrol (PE)
- Motion sensor & ambient photocontrol combination for mounting low (8-15') (MASL) and high (15-30') (MASH) mounting heights

Certification and Standards
- Luminaire is CSA listed, US and Canada
- Suitable for operation in an ambient temperature up to 40°C/104°F per UL or CSA certification
- Design lights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- LM-79 compliant
- The projected LED Lumen Maintenance shall be based only on IES LM-80-08 and TM-21

Warranty
5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions.

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.



Note: Maximum weight 22 lbs.

© 2014-2020 Acuity Brands Lighting, Inc. All rights reserved. Rev. 09/30/20 Specifications subject to change without notice.

DLC Premium | NIGHTTIME FRIENDLY | Consistent with LEED® goals & Green Globes™ criteria for light pollution reduction

Autobahn Series ATB0

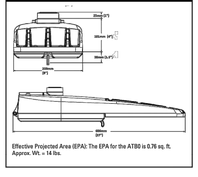
Roadway Lighting

PRODUCT OVERVIEW

Applications:

Roadways
Off ramps
Residential streets
Parking lots

DIMENSIONS



Effective Projected Area (EPA): The EPA for the ATB0 is 0.76 sq. ft. Approx. Wt.: = 14 lbs.

Features:

OPTICAL

Same Light: Performance is comparable to 70-250W HPS roadway luminaires.

White Light: Correlated color temperature - 4000K, 70 CRI minimum, 3000K, 70 CRI minimum or optional 5000K, 70 CRI minimum.

Unique IP66 rated LED light engines provided 0% uplight and restrict backlight to within sidewalk depth, providing optimal application coverage and optimal pole spacing. Available in Type II, III, IV, and V roadway distributions.

ELECTRICAL

Expected Life: LED light engines are rated >100,000 hours at 25°C, L70. Electronic driver has an expected life of 100,000 hours at a 25°C ambient.

Lower Energy: Saves an expected of 40-60% over comparable HID luminaires.

Robust Surge Protection: Three different surge protection options provide a minimum of ANSI C136.2 10kV/5kA protection. 20kV/10kA protection is also available.

MECHANICAL

Includes standard AEL lineman-friendly features such as tool-less entry, 3 station terminal block and quick disconnects. Bubble level located inside the electrical compartment for easily leveling at installation.

Rugged die-cast aluminum housing and door are polyester powder-coated for durability and corrosion resistance. Rigorous five-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 7 (per ASTM D1654) after over 5000 hours exposure to salt fog chamber (operated per ASTM B117).

Mast arm mount is adjustable for arms from 1-1/4" to 2" (1-5/8" to 2-3/8" O.D.) diameter. Provides a 3G vibration rating per ANSI C136.31

Wildlife shield is cast into the housing (not a separate piece).

CONTROLS

NEMA 3 pin photocontrol receptacle is standard, with the Acuity designed ANSI standard 7 pin receptacle optionally available.

Premium solid state locking style photocontrol - PCSS (10 year rated life) Extreme long life solid state locking style photocontrol - PCLL (20 year rated life).

Multi-level dimming available to provide scheduled dimming as specified by the customer.

Optional onboard Adjustable Output module allows the light output and input wattage to be modified to meet site specific requirements, and also can allow a single fixture to be flexibly applied in many different applications.

STANDARDS

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Color temperatures of ≤ 3000K must be specified for International Dark-Sky Association certification.

Rated for -40°C to 40°C ambient
CSA Certified to U.S. and Canadian standards
Complies with ANSI: C136.2, C136.10, C136.14, C136.31, C136.15, C136.37

Note: Specifications subject to change without notice. Actual performance may differ as a result of end-user environment and application.

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AEL American Electric Lighting

L23-20

ENGINEERING SERVICES INC.
1700 E. WALNUT, SUITE 110
SPRINGDALE, ARKANSAS 72764

LIGHTING PLAN
ELLIOTT ELECTRIC SUPPLY FACILITY EXPANSION
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: X"=XX'
DATE: Feb 22, 2023
ENGINEER: TJA
DRAWN BY: XXX
W.O. #: 21982

14

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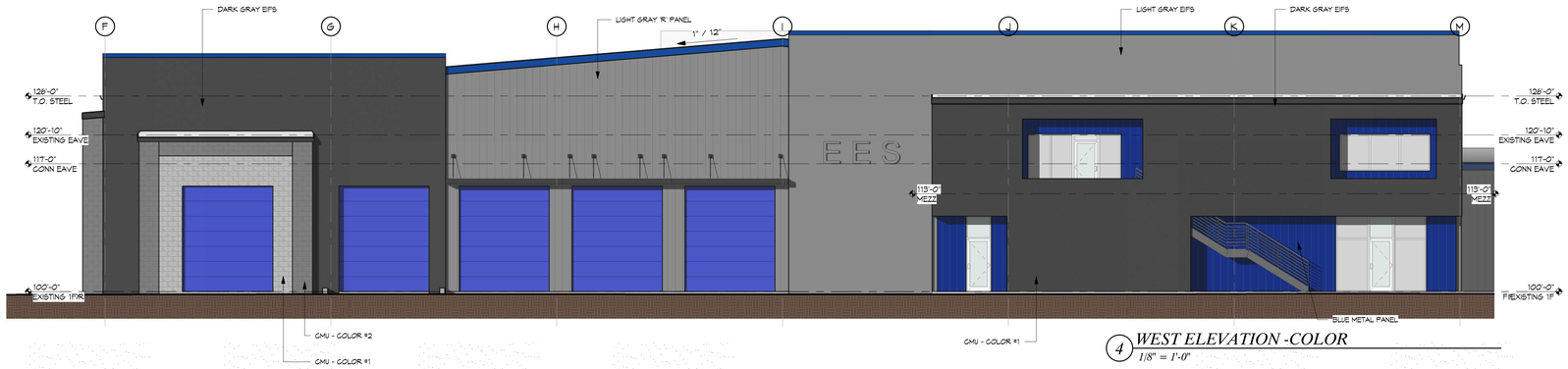
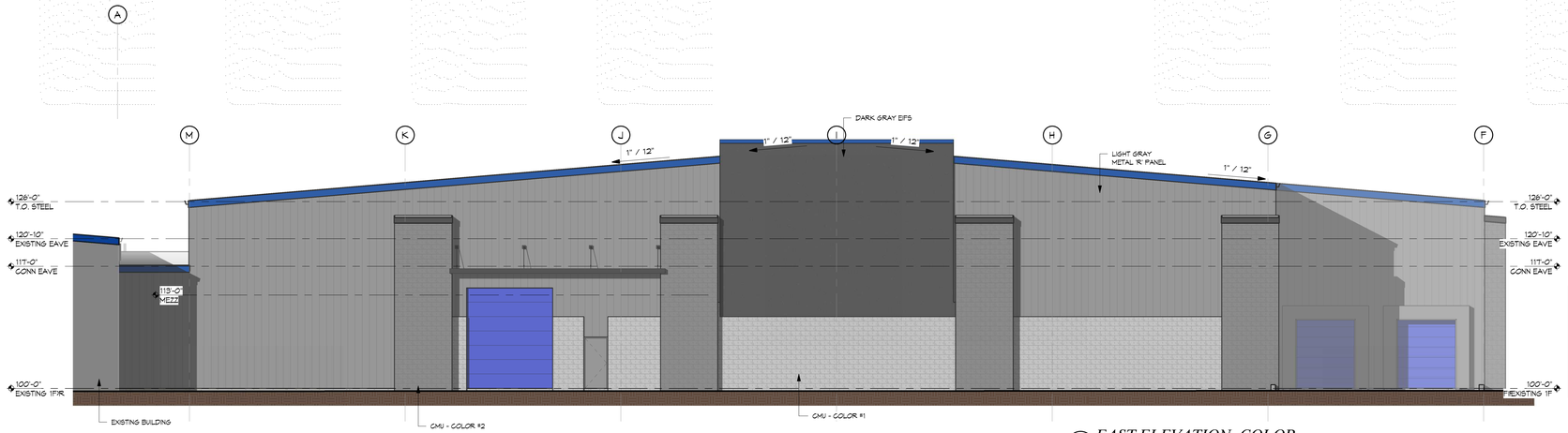


4 *WEST ELEVATION -COLOR*
1/8" = 1'-0"

MATERIAL QUANTITIES:

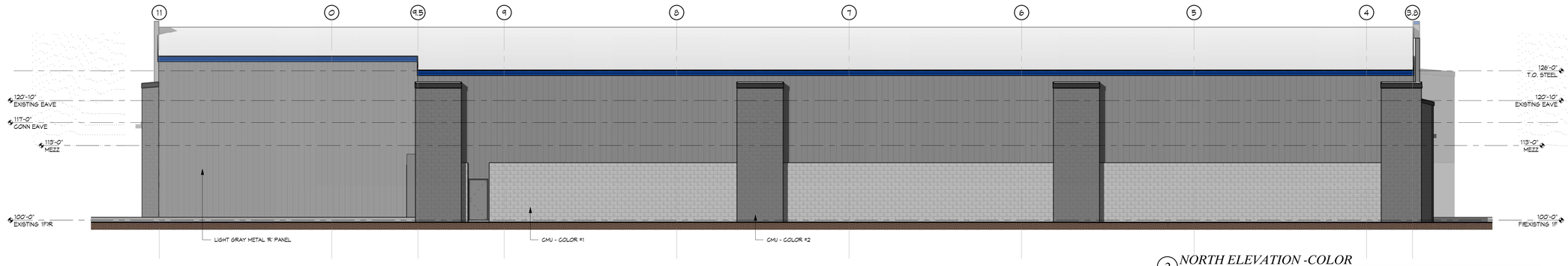
LIGHT GRAY METAL PANEL: 934 SF = 18%
BLUE METAL PANEL: 409 SF = 8 %
DARK GRAY EIFS: 1149 SF = 22%
LIGHT GRAY EIFS: 1285 SF = 25%
DARK GRAY SPLITFACE BLOCK: 218 SF = 4%
LIGHT GRAY SPLITFACE BLOCK: 150 SF = 3%
GLASS: 257 SF = 6%
TOTAL: 5193 SF



1 *EAST ELEVATION -COLOR*
1/8" = 1'-0"

MATERIAL QUANTITIES:

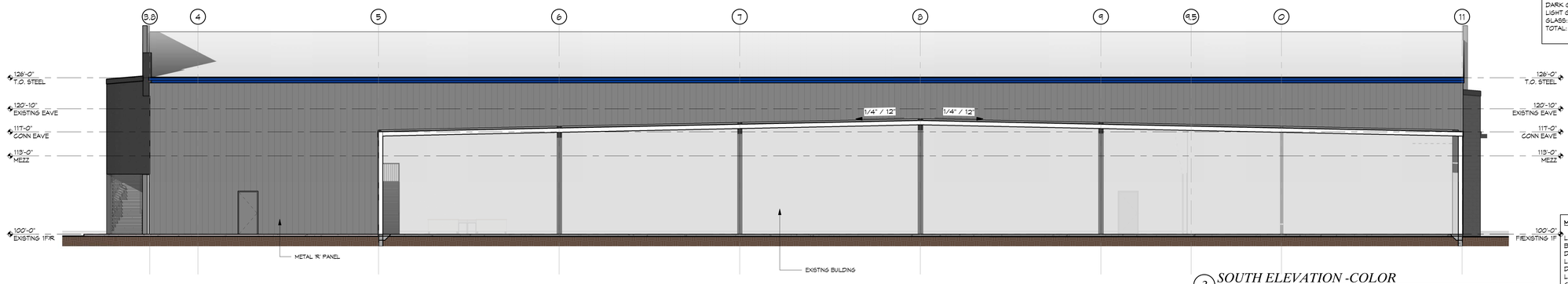
LIGHT GRAY METAL PANEL: 2809 SF = 54%
BLUE METAL PANEL: N/A
DARK GRAY EIFS: 812 SF = 16%
LIGHT GRAY EIFS: N/A
DARK GRAY SPLITFACE BLOCK: 856 SF = 16%
LIGHT GRAY SPLITFACE BLOCK: 781 SF = 15%
GLASS: N/A
TOTAL: 5203 SF



2 *NORTH ELEVATION -COLOR*
1/8" = 1'-0"

MATERIAL QUANTITIES:

LIGHT GRAY METAL PANEL: 3658 SF = 61%
BLUE METAL PANEL: N/A
DARK GRAY EIFS: N/A
LIGHT GRAY EIFS: N/A
DARK GRAY SPLITFACE BLOCK: 885 SF = 15%
LIGHT GRAY SPLITFACE BLOCK: 1471 SF = 25%
GLASS: N/A
TOTAL: 6010 SF



3 *SOUTH ELEVATION -COLOR*
1/8" = 1'-0"

MATERIAL QUANTITIES:

LIGHT GRAY METAL PANEL: 2442 SF = 46%
BLUE METAL PANEL: N/A
DARK GRAY EIFS: N/A
LIGHT GRAY EIFS: N/A
DARK GRAY SPLITFACE BLOCK: 114 SF = 4%
LIGHT GRAY SPLITFACE BLOCK: N/A
GLASS: N/A
TOTAL: 2556 SF

PRELIMINARY
NOT FOR CONSTRUCTION

EE SPRINGDALE
537 N. 40TH ST.
SPRINGDALE, AR

Burris Architecture
820 Tiger Blvd, Bentonville, Ar 72712
479-636-3531

DATE
3-15-22

JOB NO.
20021

REVISIONS

A7.0
COLOR ELEVATIONS

THESE DRAWINGS & PROJECT ARE THE PROPERTY OF BURRIS ARCHITECTURE, AND SHALL NOT BE USED IN ANY MANNER WITHOUT THEIR EXPRESS WRITTEN PERMISSION. ALL GENERAL SPECIFICATIONS, LEGAL DISCLAIMERS AND ARRANGEMENTS OF DRAWINGS, WORK, DESIGNS, DETAILS, IDEAS, AND ARRANGEMENTS SHOWN ON THESE DRAWINGS AND PROJECT SHALL BE IN STRICT COMPLIANCE WITH THE STATE OF THE ARCHITECTURAL PROFESSION ETHICS AND PRACTICE ACT.

ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72764 • (479) 751-8733 • Established 1971

L23-20

January 27, 2023

City of Springdale
c/o Debbie Pounders
Planning & Community Development Division
208 S. Blair Street
Springdale, Arkansas 72764

Via email: planningapplications@springdalear.gov

Re: Certified List of Adjacent Property Owners
Elliott Electric Supply Facility Expansion LSD Revision (L22-19)
537 N. 40th Street
Springdale, AR

City of Springdale Planning Staff:

I hereby certify, based upon the records of the Circuit Clerk of Washington County, Arkansas, the names and addresses listed below represent all adjacent property owners to the subject property.

815-29819-140
MOORE REVOCABLE TRUST
3993 N DOGWOOD CANYON LOOP
FAYETTEVILLE AR 72704

815-29819-050
FRIEND, RODNEY A
6687 FREEDOM PL
SPRINGDALE AR 72762

815-22307-000
WEILENMAN, JAMES M JR & MARILYN
602 Andy St
Springdale AR 72762-3851

815-22306-000
MOORE, SAMUEL P & MARGARET E
3201 HEARTHSTONE DR
FAYETTEVILLE AR 72764

815-22305-000
LANDAVERDE, SERGIO
506 ANDY ST
SPRINGDALE AR 72762-3849

815-22304-000
PARKER, TIMOTHY H
504 ANDY ST
SPRINGDALE AR 72764

815-29818-000
PEREA, EVA
3828 W HUNTSVILLE AVE
SPRINGDALE AR 72762

815-32514-000
BANNISTER, RICHARD & LIZ ANN
3808 Derrick Ln
Springdale AR 72762-2740

815-32513-000
HIGNITE, DARREL D
3697 PASOFINO LOOP
SPRINGDALE AR 72764

815-32512-000
GLASS, CONNIE BETH TRUST
3840 DERRICK LANE
SPRINGDALE AR 72762

815-29876-030
BOWEN, SHAWN D & KANDACE A
447 N 40TH ST
SPRINGDALE AR 72762

815-35192-000
ARACREBS II LLC
446 N 40TH ST
SPRINGDALE AR 72762

815-29800-091
GEELS, STEVE & LINDA REVOCABLE TRUST
5402 ELM SPRINGS RD
SPRINGDALE AR 72762

815-29800-090
TAN PROPERTIES LLC
782 BELMONT WAY
SPRINGDALE AR 72762

815-29800-080
THREE TIMES PRIME LLC
2100 N FREEDOM PL
FAYETTEVILLE AR 72704

815-29800-071
MATTERI, STEVE D
PO BOX 7014
SPRINGDALE AR 72766-7014

815-29819-150
LILES, LALAH M REVOCABLE TRUST
4163 AESOP AVE
SPRINGDALE AR 72762

Very truly yours,

Rodney Woods, P.S.

Z:\Engineers\00 - Engineer Projects\21982 EE Expansion\2023-02-01 LSD Submittal\CLAPO.docx

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Application for Variance – Commercial Design Standards

This document is to be submitted to the Springdale Planning & Community Development Division via planningapplications@springdalear.gov.

STAFF USE ONLY

Date Application Submitted: January 31, 2023

Date Accepted as Complete: February 22, 2023 Project Number: B23-24

APPLICATION CONTACTS:

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

Applicant (person making request)	Development Point of Contact for Question & Staff Reviews
Name: Elliott Real Estate, LP	Name: ESI - Brandon Rush
E-mail: joshthomas@elliottelectric.com	E-mail: brush@engineeringservices.com
Address: 2526 N. Stallings Dr Nacogdoches, TX 75965	Address: 1207 S. Old Missouri Rd Springdale, AR 72764
Phone: 936-715-4024	Phone: 479-751-8733
Site/ Location: 537 N. 40th St Springdale, AR	Current Zoning District: C-2
Assessor's Parcel Number(s): 815-29819-161 815-29819-160 815-29819-060	Rezone required: No
	Total Acreage: 3.06

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

Fee for Variance Application is $75

Check item(s) for which variance is requested:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FOR EACH ITEM CHECKED

Variance requested: (attach visual representation of request)

Requesting allowing installing 8' privacy fence
and trees instead of berm along rear of property.

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

Berm impedes delivery truck traffic to rear of facility

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

Variance allows equivalent or better screening against residential properties while allowing the Owner full use of the property as desired

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

Variance allows equivalent or better screening against residential properties while allowing the Owner full use of the property as desired

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

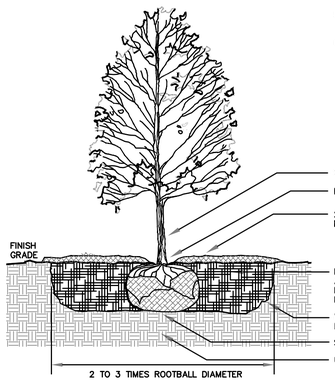
The **Applicant** understands that he/she must be present at the meeting to present the variance request and to answer questions. If the **Applicant** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on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

APPLICANT SIGNATURE(S) Digitally signed by: Brandon J. Rush

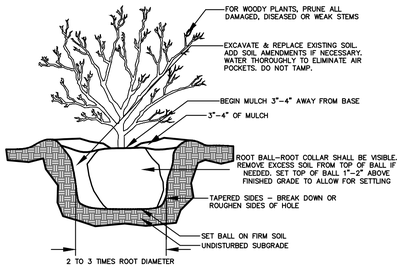
DATE: 1/30/2023

B23-24

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



TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

LANDSCAPE NOTES:

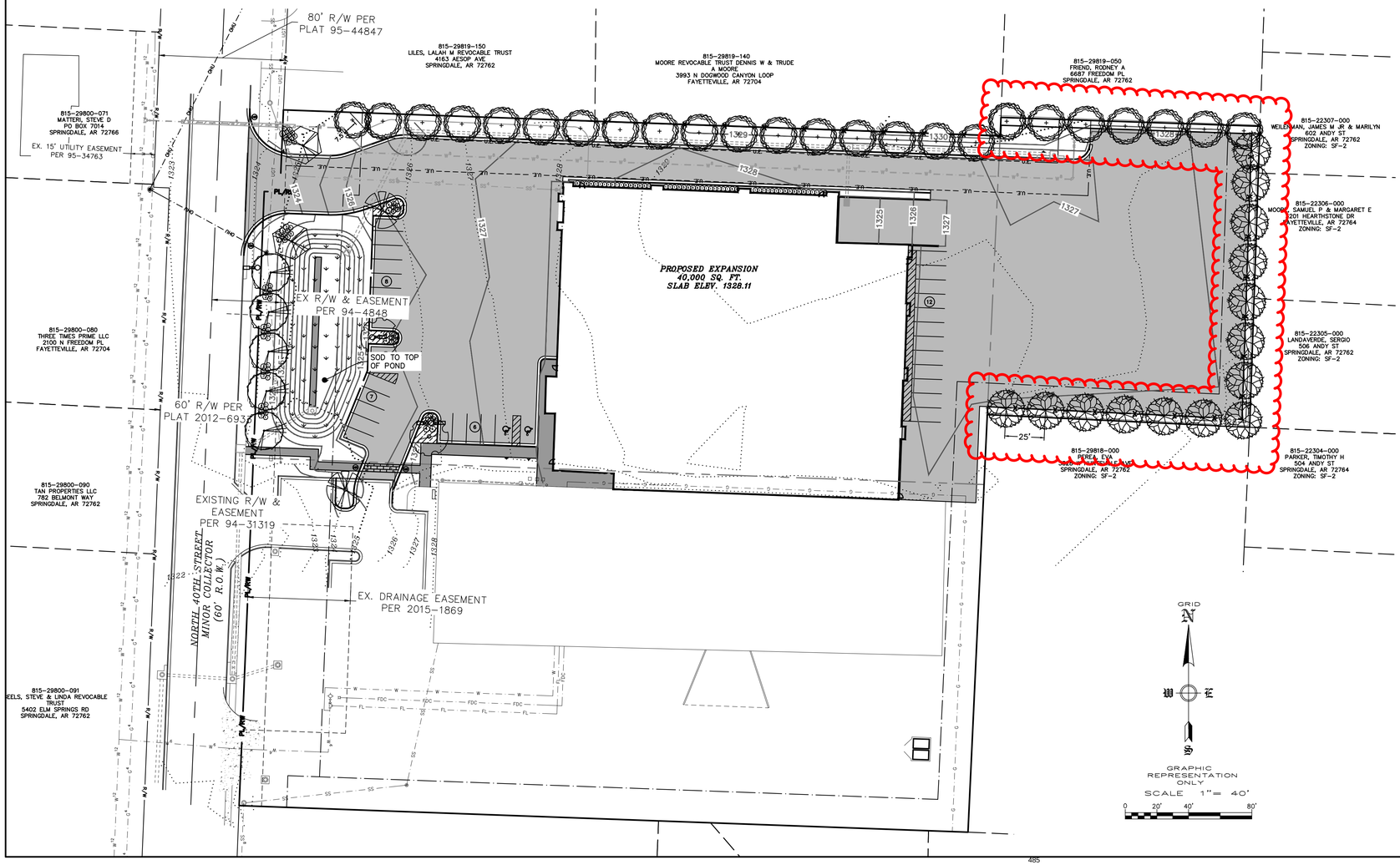
1. AUTOMATIC IRRIGATION SYSTEM OR HOSE BIBS WILL BE PROVIDED FOR ALL LANDSCAPED AREAS
2. SOIL SHALL BE AMENDED AND ALL ROCKS AND FOREIGN MATERIAL SHALL BE REMOVED PRIOR TO ANY LANDSCAPE INSTALLATION
3. NOTE THE SIZE OF LANDSCAPE TREES AND MATERIALS AT TIME OF PLANTING
4. WIRE BASKETS AND BURLAP TO BE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

LANDSCAPE PARKING REQUIREMENTS:

TOTAL PARKING AREA PROVIDED: 5,889 SQ. FT.
TOTAL INTERIOR LANDSCAPE REQUIRED: 471 SQ. FT. (8%)
TOTAL INTERIOR LANDSCAPE PROVIDED: 520 SQ. FT. (8.8%)

LANDSCAPE FRONTAGE REQUIREMENTS:

TOTAL FRONTAGE LF: 175 LINEAR. FT.
TOTAL FRONTAGE LANDSCAPE REQUIRED:
1 TREE AND 7 SHRUBS PER 25' =
7 TREES AND 49 SHRUBS
TOTAL INTERIOR LANDSCAPE PROVIDED:
7 TREES AND 50 SHRUBS



INDEX OF TREES

TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	SIZE
	NORTHERN RED OAK	Quercus rubra	2	2" Cal B & B
	CHINESE PISTACHE	Pistachia chinensis	2	2" Cal B & B
	RED MAPLE	Acer rubrum	2	2" Cal B & B
	LACEBARK ELM	Ulmus parvifolia	5	2" Cal B & B
	SHUMARD OAK	Quercus shumardii	24	2" Cal B & B
	Eastern White Pine	Pinus strobus	14	6' H min B & B

INDEX OF SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
1	WINTERGEM BOXWOOD	Buxus microphylla 'Winter Gem'	56	3 GAL.
2	COMPACT INKBERRY HOLLY	Ilex glabra 'Compacta'	15	3 GAL.
3	JAPANESE SPIREA	Spiraea japonica	18	3 GAL.
4	ROSE CREEK ABELIA	Abelia x 'Rose Creek'	6	3 GAL.
5	VIRGINIA SWEETSPIRE	Itea virginica	27	3 GAL.

L22-19

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

LANDSCAPING PLAN
ELLIOTT ELECTRIC SUPPLY FACILITY EXPANSION
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION
1	1/11/23	UPDATED LANDSCAPING FOR SITE CHANGES

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SCALE: 1"=40'
DATE: Jan 18, 2023
ENGINEER: TJA
DRAWN BY: NJZ
W.O. #: 21982

11

ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72764 • (479) 751-8733 • Established 1971

B23-24

January 27, 2023

City of Springdale
c/o Debbie Pounders
Planning & Community Development Division
208 S. Blair Street
Springdale, Arkansas 72764

Via email: planningapplications@springdalear.gov

Re: Certified List of Adjacent Property Owners
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City of Springdale Planning Staff:

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6687 FREEDOM PL
SPRINGDALE AR 72762

815-22307-000
WEILENMAN, JAMES M JR & MARILYN
602 Andy St
Springdale AR 72762-3851

815-22306-000
MOORE, SAMUEL P & MARGARET E
3201 HEARTHSTONE DR
FAYETTEVILLE AR 72764

815-22305-000
LANDAVERDE, SERGIO
506 ANDY ST
SPRINGDALE AR 72762-3849

815-22304-000
PARKER, TIMOTHY H
504 ANDY ST
SPRINGDALE AR 72764

815-29818-000
PEREA, EVA
3828 W HUNTSVILLE AVE
SPRINGDALE AR 72762

815-32514-000
BANNISTER, RICHARD & LIZ ANN
3808 Derrick Ln
Springdale AR 72762-2740

815-32513-000
HIGNITE, DARREL D
3697 PASOFINO LOOP
SPRINGDALE AR 72764

815-32512-000
GLASS, CONNIE BETH TRUST
3840 DERRICK LANE
SPRINGDALE AR 72762

815-29876-030
BOWEN, SHAWN D & KANDACE A
447 N 40TH ST
SPRINGDALE AR 72762

815-35192-000
ARACREBS II LLC
446 N 40TH ST
SPRINGDALE AR 72762

815-29800-091
GEELS, STEVE & LINDA REVOCABLE TRUST
5402 ELM SPRINGS RD
SPRINGDALE AR 72762

815-29800-090
TAN PROPERTIES LLC
782 BELMONT WAY
SPRINGDALE AR 72762

815-29800-080
THREE TIMES PRIME LLC
2100 N FREEDOM PL
FAYETTEVILLE AR 72704

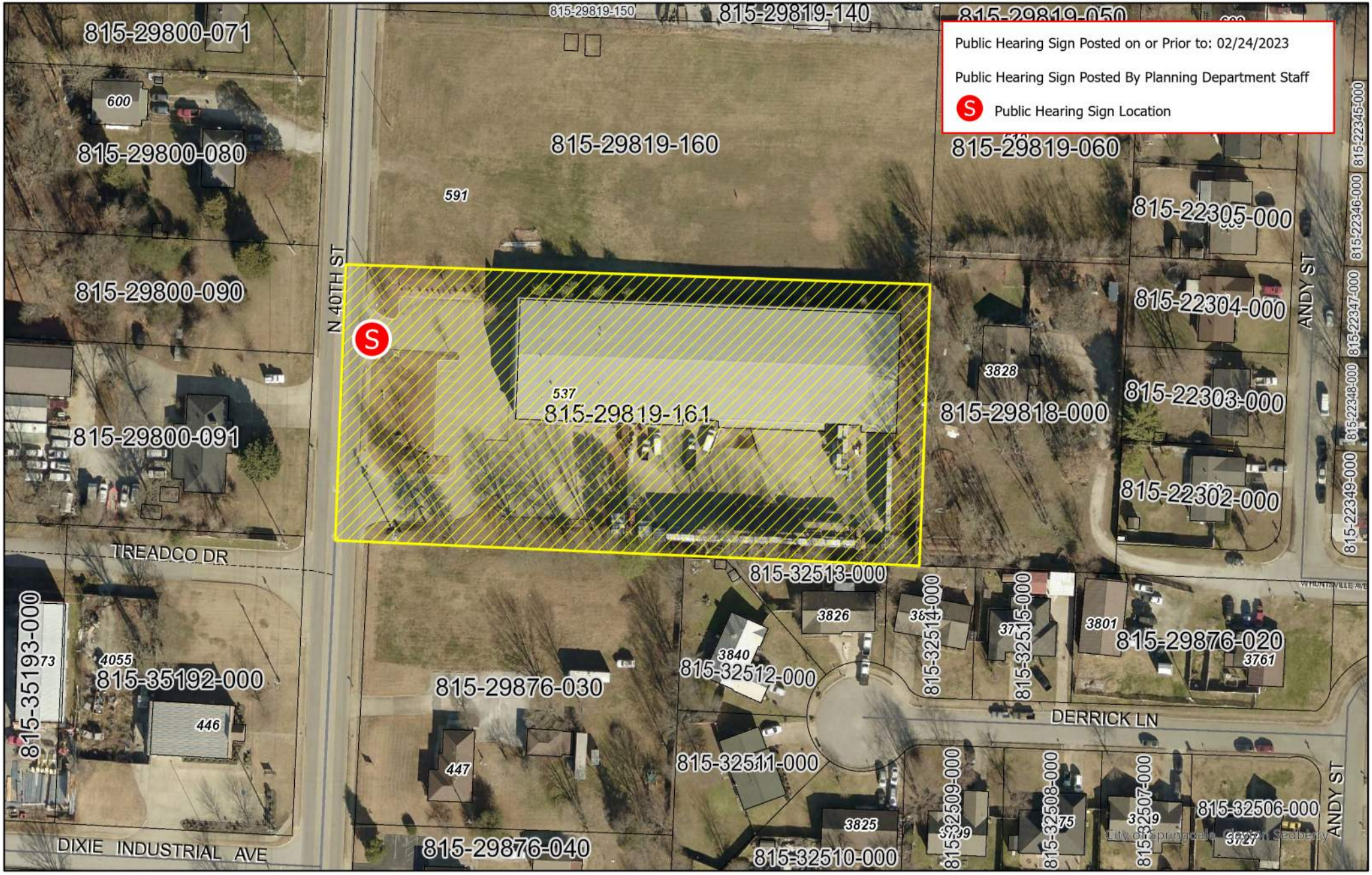
815-29800-071
MATTERI, STEVE D
PO BOX 7014
SPRINGDALE AR 72766-7014

815-29819-150
LILES, LALAH M REVOCABLE TRUST
4163 AESOP AVE
SPRINGDALE AR 72762

Very truly yours,

Rodney Woods, P.S.

Z:\Engineers\00 - Engineer Projects\21982 EE Expansion\2023-02-01 LSD Submittal\CLAPO.docx



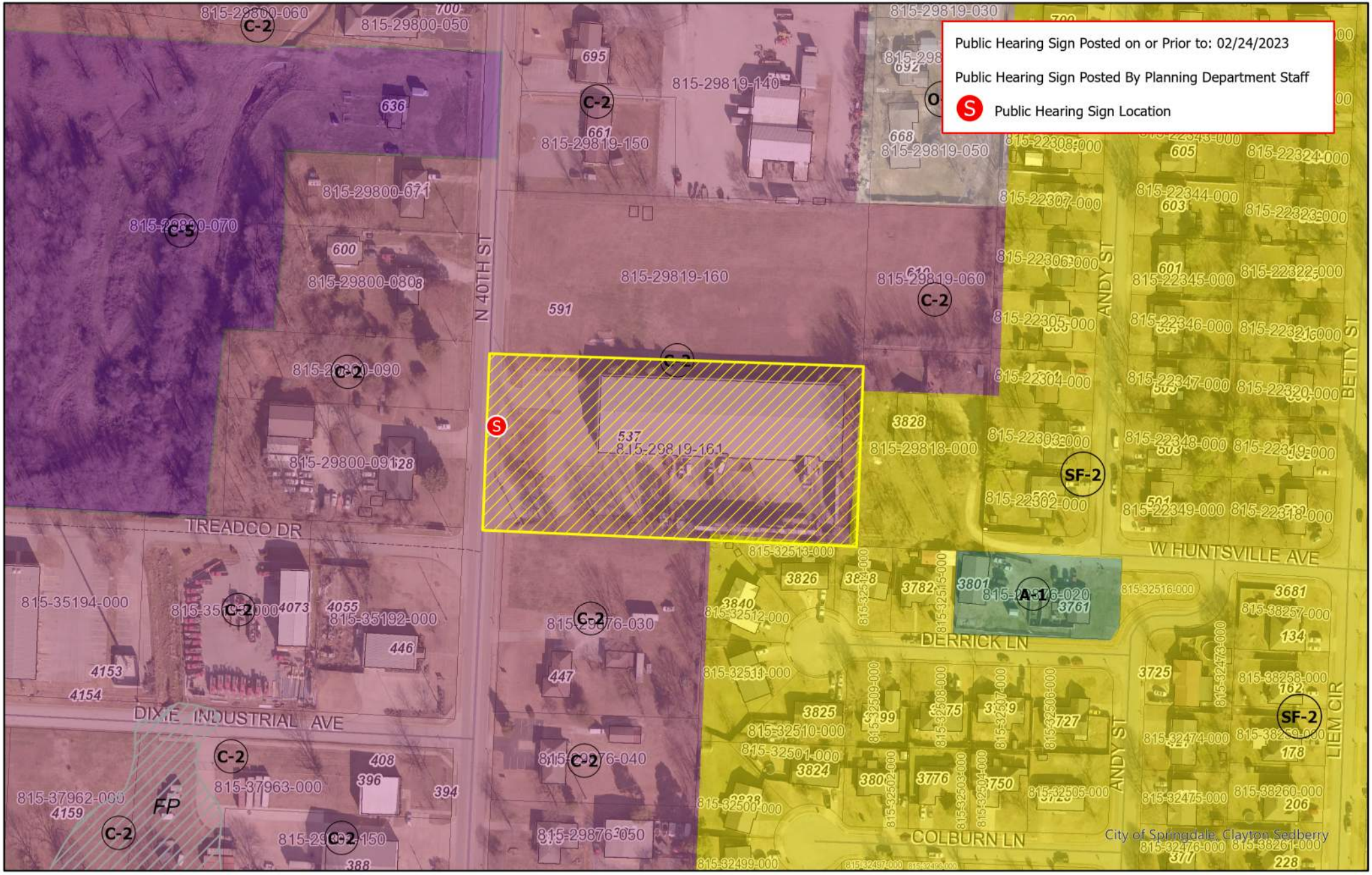
Planning Commission Meeting
March 7, 2023

0 00.01 0.02 0.03 0.03 Miles

N

PROJECT: B23-24
APPLICANT: Elliott Electric Supply
REQUEST: Variance for Commercial Design Standards

SPRINGDALE
WE'RE MAKING IT HAPPEN



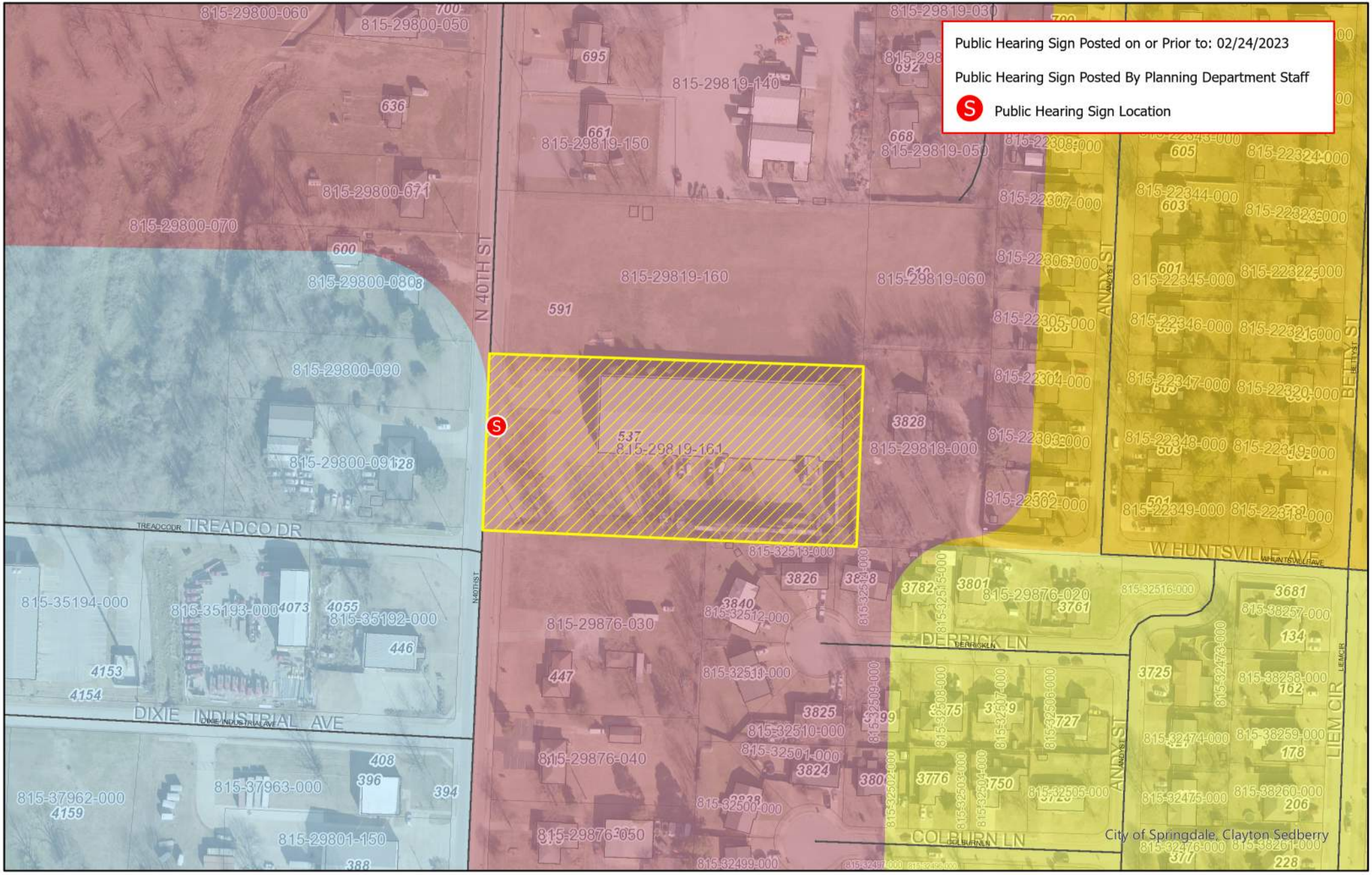
Planning Commission Meeting
March 7, 2023

Miles
0 0.01 0.02 0.03 0.04

N

PROJECT: B23-24
APPLICANT: Elliott Electric Supply
REQUEST: Variance for Commercial Design Standards

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
March 7, 2023

Miles
0 0.01 0.02 0.03 0.04

N

PROJECT: B23-24
APPLICANT: Elliott Electric Supply
REQUEST: Variance for Commercial Design Standards

SPRINGDALE
WE'RE MAKING IT HAPPEN

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: March 7, 2023

Re: **L23-21** **Large-Scale** **SWU Western Corridor Storage Tank**

Planning Comments:

1. This Large-Scale Development Plan has been given the number L23-21. 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. Documentation corresponding to L23-21 should be submitted to planningapplication@springdalear.gov
4. A written response to all comments is required with resubmission (standard comment).
5. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
6. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).
7. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
8. Frontage and perimeter landscaping is required in accordance with Chapter 56.
    a. Variance requested (B23-28)
9. The sidewalk at the cul-de-sac of Clark Ave. is required to be 5'.
    a. Variance to be requested and heard at April PC – existing sidewalk is 4' and applicant wishes to keep the uniformity.
10. A screening fence is required in accordance with Chapter 56. Show trees associated with screen.
    a. Variance to be requested and heard at April PC

Building & Fire Comments:

No Additional Comments.

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 3/2/2023

1. **Chapter 107 – Stormwater Pollution**

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

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

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted: February 1, 2023 Payment Method: _____

Date Accepted as Complete: _____ Project Number: L23-21

Must meet the below criteria for a Large Scale Submittal:

- ☑ Pre-application meeting held with Springdale Planning Department. Date: 12/02/22
- ☑ Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.

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

APPLICATION CONTACTS:

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

Applicant (person making request)	Development Point of Contact for Question & Staff Reviews
Name: Rick Pulvirenti, PE	Name: Caleb LeBow, PE
E-mail: rpulvirenti@springdalewater.com	E-mail: clebow@olsson.com
Address: 526 Oak Ave., Springdale, AR 72764	Address: 302 E. Millsap Rd., Fayetteville, AR 72703
Phone: 479-751-5751	Phone: 479.213.2613
Site/ Location: 2338 S. 40th St., Springdale, AR 72762	Current Zoning District: A-1
Assessor's Parcel Number(s): 815-29105-020	Rezone required: No
	Total Acreage: 1.89

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

Name (printed): Caleb LeBow Date: 02/01/2023

Signature:

Staff Notes:

SPRINGDALE WATER UTILITIES WESTERN CORRIDOR
WATER STORAGE TANK

2338 S. 40TH ST.
SPRINGDALE, AR 72762
LARGE SCALE DEVELOPMENT (L23-21) PLANS

LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- BUILDING SETBACK
- LANDSCAPE BUFFERYARD
- UTILITY EASEMENT
- EXIST. SIGN
- BENCHMARK
- EXIST. SANITARY SEWER MANHOLE
- EXIST. STORM DRAIN MANHOLE
- EXIST. LIGHT POLE
- EXIST. ELECTRIC CABINET
- EXIST. TRANSFORMER
- EXIST. WATER METER
- EXIST. FIBER OPTIC BOX
- EXIST. FIBER OPTIC VAULT
- EXIST. ELECTRIC METER
- EXIST. ELECTRIC RISER
- EXIST. GRATE INLET
- EXIST. GUY WIRE
- EXIST. POWER POLE
- EXIST. POWER POLE W/ LIGHT
- EXIST. STEEL POST
- EXIST. TELEPHONE RISER
- EXIST. TELEPHONE CABINET
- EXIST. WATER MANHOLE
- EXIST. WATER VALVE
- EXIST. IRRIGATION VALVE
- EXIST. WATER PIPE
- EXIST. GAS PIPE
- EXIST. SANITARY PIPE
- EXIST. OVERHEAD POWER
- EXIST. UNDERGROUND POWER
- EXIST. STORM DRAIN PIPE
- EXIST. UNDERGROUND FIBER OPTIC

SITE DATA		
PROPOSED USE		MUNICIPAL WATER TANK
ZONING		A-1 (SURROUNDED SF-2)
PROPOSED LOT SIZE		±1.89 ACRES ±82,271 SF
BUILDING HEIGHT		140'-0"
PROPOSED GROSS FLOOR AREA		2,124 SF
OCCUPANT LOAD		N/A
REQUIRED PARKING	ONE (1) SPACE PER EMPLOYEE BASED ON THE LARGEST SHIFT.	
	TOTAL	N/A
	ADA	N/A
PROPOSED PARKING	STANDARD	N/A
	ADA	N/A
	TOTAL	5 SPACES
BUILDING AREA		2,124 SF
PAVEMENT/PARKING/SIDEWALK AREA		31,238 SF
TOTAL IMPERVIOUS AREA		33,362 SF (40.55%)
TOTAL PERVIOUS AREA		48,909 SF (59.45%)
REQUIRED OPEN SPACE		N/A
OPEN SPACE PROVIDED		80,147 SF (97.42%)

FLOOD NOTE:

THE FLOOD INSURANCE RATE MAP (FIRM) FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY PANEL NO. 05143C0070F, EFFECTIVE DATE APRIL, 2, 2008, SHOWS THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.)

VARIANCES REQUESTED:
1. ENTRYWAY & PERIMETER LANDSCAPING
2. SIDEWALK WIDTH
3. OPAQUE SCREENING

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.

VICINITY MAP

SURVEYOR'S DESCRIPTION

PARCEL NO. 815-29105-020

PART OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION NINE (9), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF SAID 40 ACRE TRACT, THENCE NORTH 420 FEET, THENCE EAST 210 FEET, THENCE SOUTH 420 FEET, THENCE WEST 210 FEET TO THE POINT OF BEGINNING, CONTAINING 2 ACRES MORE OR LESS.

ALSO A UTILITY EASEMENT TWENTY (20) FEET IN WIDTH OFF THE SOUTH SIDE OF THE NE¼ OF THE NE¼ OF SECTION NINE (9), SECTION 17 NORTH, RANGE 30 WEST.

INDEX OF DRAWINGS

Sheet List Table	
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G0.01	TITLE SHEET
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C1.02	SITE, UTILITY, AND PAVING PLAN
C2.01	GRADING PLAN
C2.02	POND PLAN & PROFILE
C3.01	EROSION CONTROL PLAN PHASE 1
C3.02	EROSION CONTROL PLAN PHASE 2
C3.03	EROSION CONTROL DETAILS
C4.01	ELEVATED TANK ELEVATION, SECTION AND DETAILS
C4.02*	ELEVATED TANK DETAILS
C4.03*	ELEVATED TANK DETAILS
C4.04*	ELEVATED TANK DETAILS
C5.01	METER VAULT DETAILS
C6.01	SITE, UTILITY, & PAVING DETAILS 1
C6.02	SITE, UTILITY, & PAVING DETAILS 2
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C7.01	LANDSCAPE PLAN & DETAILS
E1.01*	INSTRUMENTATION WIRING DIAGRAMS
E1.02*	INSTRUMENT & IO SCHEDULE
E1.03*	INSTRUMENT MOUNTING DETAILS

*SHEETS NOT INCLUDED WITH THIS SUBMITTAL

OWNER/DEVELOPER:

SPRINGDALE WATER UTILITIES
526 OAK AVE.
SPRINGDALE, AR 72764
CONTACT: RICK PULVIRENTI
PHONE: 479-751-5751

ENGINEER:

OLSSON, INC.
302 E. MILLSAP RD
FAYETTEVILLE, AR 72703
CONTACT: CHRIS HALL, PE
PHONE: 479-332-3936
EMAIL: CHALL@OLSSON.COM

SURVEYOR:

OLSSON, INC.
302 E. MILLSAP RD
FAYETTEVILLE, AR 72703
PHONE: 479-443-3404

UTILITY COMPANIES:

ENGINEERING
CITY OF SPRINGDALE
296 E RANDALL WOBBE LN
SPRINGDALE, AR 72764
CONTACT: KATIE HOLLINGSHEAD
PHONE: 479-756-7716
EMAIL: KHOLLINGSHEAD@SPRINGDALEAR.GOV

WATER/SANITARY
SPRINGDALE WATER UTILITIES
526 OAK AVE
SPRINGDALE, AR 72764
CONTACT: LARRY PECKHAM
PHONE: (479)-751-5751
EMAIL: LPECKHAM@SPRINGDALEWATER.COM

TELEPHONE
AT&T
1133 E. HAROLD STREET
FAYETTEVILLE, AR 72703
CONTACT: JEFF HAMILTON
PHONE: (479)-442-3107
EMAIL: Jh5430@att.com

GAS
BLACK HILLS ENERGY
655 MILLSAP RD
FAYETTEVILLE, AR
CONTACT: SCOTT STOKES
PHONE: (479)-601-8383
EMAIL:
SCOTT.STOKES@BLACKHILLSCORP.COM

ELECTRIC
OZARKS ELECTRIC COOPERATIVE
406 W EMMA AVE
SPRINGDALE, AR 72764
CONTACT: WES MAHAFFEY
PHONE: (479)-684-4949
EMAIL: WMAHAFFEY@OZARKSECC.COM

NOT TO SCALE

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE BASED ON THE BEST INFORMATION AVAILABLE AND MAY NOT REFLECT ALL EXISTING UTILITIES IN THE PROJECT AREA. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE UTILITY COMPANIES FOR LOCATING EXISTING UTILITIES PRIOR TO CONSTRUCTION AND FOR PROTECTION OF SERVICES DURING CONSTRUCTION.

olsson
302 East Millsap Road
Fayetteville, AR 72703
TEL 479.443.3404
www.olsson.com

NOTE
THIS DOCUMENT HAS BEEN RELEASED BY OLSSON ONLY FOR REVIEW BY REGULATORY AGENCIES AND OTHER PROFESSIONALS, AND IS SUBJECT TO CHANGE. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION.

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19979
MATTHEW K. LOCKE
02/23/2023

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

TITLE SHEET

SPRINGDALE WATER UTILITIES
WESTERN CORRIDOR WATER STORAGE TANK
SPRINGDALE, ARKANSAS
2023

drawn by: CW, CL
checked by: RG, ML
approved by: CH
QA/QC by: BH
project no.: 021-01443
drawing no.: P_PTTL02_02101443
date: 2/23/2023

SHEET
G0.01

DWG: F:\2021\01001-01500\021-01443\40-Design\AutoCAD\Final Plans\Sheets\P_PTTL02_02101443.dwg USER: clebow
DATE: Feb 22, 2023 12:25pm XREFS: P_PTBLK02_02101443

ABBREVIATIONS

AB	ANCHOR BOLT	DET	DETAIL	HUH	HYDRONIC UNIT HEATER,	PNT	PAINT	V	VALVE, VOLT, VENT
AC	AIR CONDITIONING	DH	DOOR HEIGHT		HOT WATER UNIT HEATER	POLY	POLYMER	VAC	VACUUM
ACST	ACOUSTICAL	DI	DUCTILE IRON	HV	HOSE VALVE	POS	POSITION	VANE	VANEAXIAL
AD	ACCESS DOOR, AREA DRAIN, AIR DAMPER, ANODE, AUTOMATIC DAMPER	DIA	DIAMETER	HVAC	HEATING, VENTILATING AND AIR CONDITIONING	POT	POINT ON TANGENT	VAT	VINYL ASBESTOS TILE
		DIFF	DIFFUSER			PP	POLYPHOSPHATE, POWER POLE	VB	VACUUM BREAKER
ADJ	ADJUSTABLE, ADJACENT	DIM	DIMENSION	HVU	HEATING VENTILATION UNIT	PRLV	PRESSURE RELIEF VALVE	VC	VERTICAL CURVE, VICTAULIC
ADMIN	ADMINISTRATION	DIP	DUCTILE IRON PIPE	HW	HOT WATER	PROP	PROPELLER		COUPLING
AFD	ADJUSTABLE FREQUENCY DRIVE	DISCH	DISCHARGE	HWET	HEATING WATER EXPANSION TANK	PRS	PRESSURE REDUCING STATION	VCD	VOLUME CONTROL DAMPER
AFF	ABOVE FINISH FLOOR	DISP	DISPENSER	HWL	HIGH WATER LEVEL	PRV	POWER ROOF VENTILATOR,	VCP	VITRIFIED CLAY PIPE
AH	AHEAD, ACCESS HATCH	DIST	DISTRIBUTION	HWP	HEATING WATER PUMP		PRESSURE REDUCING VALVE	VCU	VOLUME CONTROL UNIT
AHU	AIR HANDLING UNIT	DIV	DIVISION	HWR	POTABLE HOT WATER CIRCULATING	PS	PIPE SUPPORT, PRESSURE SWITCH	VERT	VERTICAL
AL	ACTIVE LEAF	DL	DEAD LOAD	HYDRO	HYDROPNEUMATIC	PSI	POUNDS PER SQUARE INCH	VF	VACUUM FILTER
ALT	ALTERNATE, ALTERNATIVE	DM	DAMPER MOTOR			PSIG	POUNDS PER SQUARE INCH GAUGE	VFC	VARIABLE FREQUENCY CONTROLLER
ALUM	ALUMINUM	DN	DOWN	I	INDICATOR, INTAKE	PT	POINT OF TANGENCY	VFD	VARIABLE FREQUENCY DRIVE
AP	ACCESS PANEL	DO	DOOR OPENING	ID	INSIDE DIAMETER, INLET DAMPER	PV	PLUG VALVE	VFI	VACUUM FAULT INTERRUPTER
APPR	APPROACH	DPDT	DOUBLE POLE DOUBLE THROW	IF	INSIDE FACE	PVC	POLYVINYL CHLORIDE	VIB	VIBRATION
APPROX	APPROXIMATE	DPR	DAMPER	IH	INTAKE HOOD	PVPS	PINE VALLEY PUMPING STATION	VPI	VERTICAL POINT OF INTERSECTION
ARCH	ARCHITECTURAL	DPST	DOUBLE POLE SINGLE THROW	IN	INCHES	PW	POTABLE WATER		
AS	AMMETER SWITCH	DPT	DEW POINT TRANSMITTER	INC	INCORPORATED	PWR	POTABLE WATER RETURN		
ASSY	ASSEMBLY	DR	DRAIN	INCR	INCREASE	PWS	POTABLE WATER SUPPLY	W	WEST, WIDTH, WINDOW, WATT
AUTO	AUTOMATIC	DWG(S)	DRAWING(S)	INST	INSTRUMENT			W/	WITH
AUX	AUXILIARY	DWL(S)	DOWEL(S)	INSUL	INSULATE (ATION), (ING)	QT	QUARRYTILE	WB	WALLBOARD
AWG	AMERICAN WIRE GAGE	DV	DRAIN VALVE, DISCHARGE VALVE	INT	INTERIOR, INTERNAL			WC	WATER COLUMN
				INV	INVERT	R	RADIUS, RISER	WD	WOOD, WIDTH
B	BEAM, BELT DRIVE	E	EAST, ELECTRIC	IPS	IRON PIPE SIZE	RA	REACTIVATION AIR, RETURN AIR	WF	WALL FITTING
B TO B	BACK TO BACK	EA	EACH, EXHAUST AIR			RCP	REINFORCED CONCRETE PIPE	WH	WALL HYDRANT,
BA	BEARING AREA	EC	END CURVE	JAN	JANITOR	RCCP	REINFORCED CONCRETE CULVERT PIPE		WALL HEATER
BAL	BALANCE	ECC	ECCENTRIC	JC	JUNCTION CABINET	RD	ROOF DRAIN, ROAD, RETURN DIFFUSER	WL	WATER LEVEL
BC	BEGIN CURVE	ECC RED	ECCENTRIC REDUCER	JT	JOINT	RDL	ROOF DRAIN LEADER	WM	WATER METER
BCV	BEGINNING OF VERTICAL CURVE	EDE	EXHAUST DIFFUSER			RECIRC	RECIRCULATING	WO	WINDOW OPENING
BD	BOARD	EW	EMERGENCY EYEWASH	K	KIPS	RED	REDUCE (R), (ING)	W/O	WITHOUT
BD	BACKDRAFT DAMPER	EF	EACH FACE, EXHAUST FAN	KCM	THOUSAND CIRCULAR MILS	REG	REGULATOR, REGULATING	WP	WATERPROOF,
BF	BLIND FLANGE	EG	EXHAUST GRILLE	KV	KILOVOLT	REF	REFERENCE	∠	WORKING POINT
BFV	BUTTERFLY VALVE	EJ	EXPANSION JOINT	KS	KITCHEN SINK	REFRIG	REFRIGERATION, REFRIGERATOR		WEATHERPROOF
BH	BASEBOARD HEATER	EL	ELEVATION			REINF	REINFORCING	WR	WASTE RECEPTACLE
BHP	BRAKE HORSEPOWER	ELEV	ELEVATION	L	LOUVER, LENGTH, LENGTH OF CURVE	REM	REMOVABLE	WS	WATER SUPPLY, WATER SURFACE,
BITUM	BITUMINOUS	EM	EMERGENCY	LAB	LABORATORY	REQD	REQUIRED		WATER STOP
BK	BACK	ENCL	ENCLOSURE	LAM	LAMINATE(D)	RG	RETAINER GLAND, RETURN GRILLE	WW	WETWELL, WASHWATER
BL	BOTTOM LEVEL	ENT	ENTRANCE	LAV	LAVATORY	RH	ROOF HOOD, RIGHT HAND,	WWF	WELDED WIRE FABRIC
BLDG	BUILDING	EOL	END OF LINE	LB(S)	POUNDS		ROUND HEAD	WWR	WASH WATER RECOVERY
BLK	BLOCK	EPV	ECCENTRIC PLUG VALVE	LH	LEFT HAND	RHMS	ROUND HEAD MACHINE SCREW	WV	WATER VALVE,
BM	BENCHMARK	EQ	EQUAL, EQUATION	LIN	LINEAL, LINEAR	RHWS	ROUND HEAD WOOD SCREW		WATER CONTROL VALVE
BOD	BOTTOM OF DUCT ELEVATION	EQUIP	EQUIPMENT	LJ	LONGITUDINAL JOINT	RM	ROOM		
BOL	BEGINNING OF LINE	ER	EXHAUST REGISTER	LO	LOUVER OPENING	RO	ROUGH OPENING	x	BY
BOT	BOTTOM	ES	EMERGENCY SHOWER OR EXPOSED STRUCTURE	LP	LOW PRESSURE, LIGHT POLE, LOW POINT, LIGHTING PANEL	ROW	RIGHT OF WAY	XFMR	TRANSFORMER
BPMK	BASEPLATE MARK NUMBER					RPM	REVOLUTIONS PER MINUTE		
BR	BOILER	EVC	END OF VERTICAL CURVE	LPS	LOW PRESSURE SWITCH	RR	RETURN REGISTER	YH	YARD HYDRANT
BRG	BEARING	EW	EACH WAY	LR	LONG RADIUS	RT	RIGHT		
BRK	BRICK	EWEF	EACH WAY EACH FACE	LS	LABORATORY SINK, LEVEL SWITCH	RSC	RIGID STEEL CONDUIT	&	AND
BS	BOTH SIDES	EXIST	EXISTING	LT	LEFT	RTU	ROOF TOP UNIT	@	AT
BSMT	BASEMENT	EXP	EXPANSION, EXPOSED	LVL	LEVEL	RV	REGULATING VALVE	CL	CENTERLINE
B&S	BELL AND SPIGOT	EXP JT	EXPANSION JOINT	LWL	LOW WATER LEVEL	RWP	RAW WASTE PUMP		DEFLECTION ANGLE
BTU	BRITISH THERMAL UNIT	EXS	EXISTING					ø	DIAMETER
BTUH	BRITISH THERMAL UNIT–HOUR	EXT	EXTENSION, EXTERIOR, EXTERNAL	MACH	MACHINE	S	SOUTH, SEWER	#	NUMBER
BU	BELL–UP			MAINT	MAINTENANCE	SA	SUPPLY AIR	%	PERCENT
BUR	BUILT UP ROOFING	F	DEGREES FAHRENHEIT, FLUORIDE	MAN	MANUAL	SCD	SMOKE CONTROL DAMPER		
BV	BALL VALVE	F TO F	FACE TO FACE	MAS	MASONRY	SCHED	SCHEDULE		
BVC	BEGIN VERTICAL CURVE	FB	FACE BRICK	MATL	MATERIAL	SCV	SPRINKLER CONTROL VALVE		
		FBD	FACE AND BYPASS DAMPER	MAX	MAXIMUM	SD	SUPPLY DIFFUSER, SMOKE DAMPER		
C	COUNTER, COOLING (MAKE ON RISE), CONDUIT	FC	FLEXIBLE CONNECTION, FLOW CONTROL, FAN COIL, FIRE CODE	MB	MACHINE BOLT	SEC	SECOND		
				MC	MECHANICAL COUPLING	SECT	SECTION		
CB	CATCH BASIN	FCA	FLANGED COUPLING ADAPTER	MCC	MOTOR CONTROL CENTER	SG	SUPPLY GRILLE, SLUICE GATE		
CBD	COUNTERBALANCE BACKDRAFT	FCO	FLOOR CLEAN OUT	MECH	MECHANICAL	SH	SHEET, SHOWER		
CC	DAMPER	FD	FLOOR DRAIN, FIRE DAMPER	MED	MEDIUM	SIM	SIMILAR		
CD	COOLING COIL	FFE	FINISHED FLOOR ELEVATION	MET	METAL	SM	SHEET METAL		
CENTR	CEILING DIFFUSER, CONTROL DAMPER	FH	FLAT HEAD, FIRE HYDRANT	MFR	MANUFACTURE(R)	SMD	SMOKE DETECTOR		
CF	CENTRIFUGAL	FHMS	FLAT HEAD MACHINE SCREW	MG	MILLION GALLONS	SQ	SQUARE		
CFM	CABINET FAN	FIN	FINISH	MGD	MILLION GALLONS PER DAY	SP	EXTERNAL STATIC PRESSURE (INCHES WATER), STEEL PIPE		
C&G	CUBIC FEET PER MINUTE	FG	FINISH GRADE	MH	MANHOLE, MOUNTING HEIGHT				
CHKD	CURB AND GUTTER	FL	FLOOR, FLOW LINE, FLANGE	MIN	MINIMUM	SR	SUPPLY REGISTER		
CHKD	CHECKERED	FLEX	FLEXIBLE	MISC	MISCELLANEOUS	SS	STAINLESS STEEL, SAMPLE SINK		
PL	CHECKERED PLATE	FLG	FLANGE, FLASHING	MJ	MECHANICAL JOINT	SSK	SERVICE SINK		
CHWR	CHILLED WATER RETURN	FP	FLUOROPOLYMER PAINT	MLS	MANUAL LOADING STATION	SST	SYSTEM STATIC TRANSMITTER		
CHWS	CHILLED WATER SUPPLY	FNDN	FOUNDATION	MO	MASONRY OPENING, MOTOR OPERATED,	ST	SELF TAPPING		
CI	CAST IRON	FRP	FIBERGLASS REINFORCED PLASTIC PIPE	MS	MIDDLE ORDINATE MACHINE SCREW	STA	STATION		
CIMH	CAST IRON MANHOLE	FS	FLOOR SLEEVE, FLOAT SWITCH,	MSB	MAIN SWITCH BOARD	STD	STANDARD		
CIP	CAST IRON PIPE		FLOW SWITCH	MSL	MEAN SEA LEVEL	STL	STEEL		
CISP	CAST IRON SOIL PIPE	FT	FOOT, FINNED TUBE	MTD	MOUNTED	STR	STRUCTURAL		
CJ	CONTRACTION JOINT	FTG	FOOTING	MTL	MATERIAL	SUSP	SUSPENDED		
CJT	CONTROL JOINT	FURN	FURNISH, FURNISHED	MTR	MOTOR	SV	SHUTOFF VALVE		
CL^2	CHLORINE	FV	FLAP VALVE	MXR	MIXER	SW	SERVICE WATER		
CL^2	CHLORINE SOLUTION	FWD	FORWARD			SWGR	SWITCHGEAR		
(S) CLG	CEILING	FXC	FIRE EXTINGUISHER CABINET	N	NORTH	SYM	SYMMETRICAL		
CLO	CLOSET			NA	NOT APPLICABLE	ST	STAIN		
CLR	CLEAR (ANCE)	G	GAS	NC	NORMALLY CLOSED	STRM	STORM SEWER		
CMP	CORRUGATED METAL PIPE	GA	GAUGE	NEC	NATIONAL ELECTRIC CODE	SSWR	SANITARY SEWER		
CMU	CONCRETE MASONRY UNIT	GAL	GALLON	NEUT	NEUTRAL				
CO	CLEAN OUT	GALV	GALVANIZED	NH^3	AMMONIA	T	THERMOSTAT, TREAD, TRANSFORMER		
COL	COLUMN	GEN	GENERAL, GENERATOR	NO	NORMALLY OPEN	TAN	TANGENT		
COMB	COMBINATION	GFI	GROUND FAULT INTERRUPTER	NO.(S)	NUMBER(S)	T&B	TOP AND BOTTOM		
COMP	COMPRESSOR, COMPRESSED	GLV	GLOBE VALVE	NOM	NOMINAL	TBBO	TO BE BY OTHERS		
CON	CONVECTOR	GND	GROUND	NPT	NATIONAL PIPE THREAD	TBM	TEMPORARY BENCHMARK		
CONC	CONCRETE	GPM	GALLONS PER MINUTE	NPW	NONPOTABLE WATER	TC	TOWEL CABINET		
CONN	CONNECTION	GR	GRADE, GROOVE	NTS	NOT TO SCALE	TCP	TEMPERATURE CONTROL PANEL		
CONST	CONSTRUCTION	GUH	GAS UNIT HEATER			TCV	TEMPERATURE CONTROL VALVE		
CONT	CONTINUE (OUS), (ATION)	GT	GLAZED TILE	OA	OUTSIDE AIR	TE	TEMPERATURE ELEMENT		
COR	CORNER	GV	GATE VALVE	OC	ON CENTER	TEMP	TEMPERATURE, TEMPORARY		
CORR	CORRIDOR, CORRUGATED	GWB	GYPSUM WALL BOARD	OD	OUTSIDE DIAMETER	TERM	TERMINAL		
CPLG	COUPLING	GYP	GYPSUM	OF	OUTSIDE FACE, OVERFLOW	TEX	TEXURED		
CRS	COURSES			OH	OVERHEAD	T&G	TONGUE & GROOVE		
CS	CONTROL SWITCH, CONTROL STATION, CUP SINK	H	HEATING (MAKE ON FALL), HUMIDISTAT	OPER	OPERATING	TH	TEST HOLE		
		HB	HOSE BIBB	OPNG	OPENING	THK	THICK, THICKNESS		
CSK	COUNTERSUNK	HC	HEATING COIL	OPP	OPPOSITE	THR	THRESHOLD		
CT	CERAMIC TILE, CYCLE TIMER	HCG	HARDWARE CLOTH GRILLE	OZ	OUNCE	TL	TOP LEVEL		
C TO C	CENTER TO CENTER	HD	HEAD	OZG	OZONE FEED GAS	TOC	TOP OF CONCRETE, TOP OF CURB		
CTR(S)	CENTER(S)	HE	HEAT EXCHANGER	OZO	OZONE OFF–GAS	TOS	TOP OF STEEL		
CU	CUBIC	HEX	HEXAGONAL			TRANS	TRANSFORMER, TRANSMITTER, TRANSFER		
CV	CHECK VALVE	HF	HOSE FAUCET	P	POLYMER				
CW	COLD WATER	HM	HOLLOW METAL	PAV	PURGE AIR VENT	TS	TEMPERATURE SWITCH		
CWD	COOLING WATER DISCHARGE	HMC	HARNESSED MECHANICAL COUPLING	PEV	POWERED EXHAUST VENTILATOR	TT	TEMPERATURE TRANSMITTER		
CU	CHEMICAL SYMBOL FOR COPPER	HMJ	HARNESSED MECHANICAL JOINT	PC	POINT OF CURVE	TYP	TYPICAL		
CU YD	CUBIC YARD	HORIZ	HORIZONTAL	PCCP	PRESTRESSED CONCRETE CYLINDER				
		HP	HORSEPOWER	PD	PIPE DIAMETER	UH	UNIT HEATER		
D	DOOR	HR	HOUR, HANDRAIL	PE	PLAIN END	UR	URINAL		
DBL	DOUBLE	HS	HIGH STRENGTH	PG	PRESSURE GAUGE	URD	UNDERGROUND RESIDENTIAL DISTRIBUTION		
DDC	DIRECT DIGITAL CONTROL	HSW	HOT SERVICE WATER	PH	PIPE HANGER				
DEG	DEGREE	HSWR	HEATING SYSTEM WATER RETURN	PI	POINT OF INTERSECTION	USC & GS	UNITED STATES COAST & GEODETIC SURVEY		
DEHUM	DEHUMIDIFIER	HSWS	HEATING SYSTEM WATER SUPPLY	PL	PLATE				
DEPT	DEPARTMENT			PLCS	PLACES	USGS	UNITED STATES GEOLOGICAL SURVEY		

GENERAL NOTES:

1. THESE LEGENDS ARE COMPOSED OF STANDARD SYMBOLS AND ARE PERTINENT TO THE CONDITIONS OF THIS SET OF DRAWINGS TO THE EXTENT APPLICABLE.
2. ADDITIONAL AND/OR SUPPLEMENTARY LEGENDS MAY APPEAR IN THIS SET OF DRAWINGS AND ARE TO PREVAIL (IN LIEU OF SYMBOLS SHOWN ON THIS SHEET) IN THE EVENT OF ANY DIFFERENCES.

LEGEND

EXISTING	FEATURE	PROPOSED
5670	MAJOR CONTOUR	5670
5671	MINOR CONTOUR	5671
	BENCHMARK	
	FOUND MONUMENT	
	BORE LOCATION	
	ELECTRIC SERVICE POLE (PP)	
	WATER VALVE (WV)	
	FIRE HYDRANT (FH)	
WM	WATER METER (WM)	
	WATER BEND	
S	SANITARY SEWER MANHOLE (MH)	
D	STORM DRAIN MANHOLE (SDMH)	
F	FIBER OPTIC BOX (FO)	
E	ELECTRIC BOX (EB)	
	ELECTRIC CABINET (EC)	
GM	GAS METER (GM)	
	POWER POLE LIGHT POLE (PPLP)	
TP	TELEPHONE PEDESTAL (TP)	
	SIGN	
	GUY WIRE (DG)	
	BILLBOARD POST	
	MAILBOX	
	APPARENT PROPERTY LINE	
R/W	APPARENT RIGHT OF WAY	
X	FENCE	
	WOOD FENCE	
	EASEMENT	
SS	UNDERGROUND SEWER SEWER LINE	
SD	UNDERGROUND STORM DRAIN LINE	
W	UNDERGROUND WATER LINE	W
G	UNDERGROUND GAS LINE	
FO	UNDERGROUND FIBER OPTIC	
P–OH	OVERHEAD ELECTRIC LINE	
TEL	UNDERGROUND COMMUNICATIONS	
CATV	UNDERGROUND CATV	
UGC	UNDERGROUND CABLE (UGC)	

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STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19979
MATTHEW K. LOCKE
02/23/2023

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION
	9/29/2022	

LEGEND AND ABBREVIATIONS

SPRINGDALE WATER UTILITIES
WESTERN CORRIDOR WATER STORAGE TANK

SPRINGDALE, ARKANSAS

2023

drawn by: CW, CL
checked by: BG, ML
approved by: CH
QA/QC by: BH
project no.: 021-01443
drawing no.P_PGEN02_02101443
date: 2/23/2023

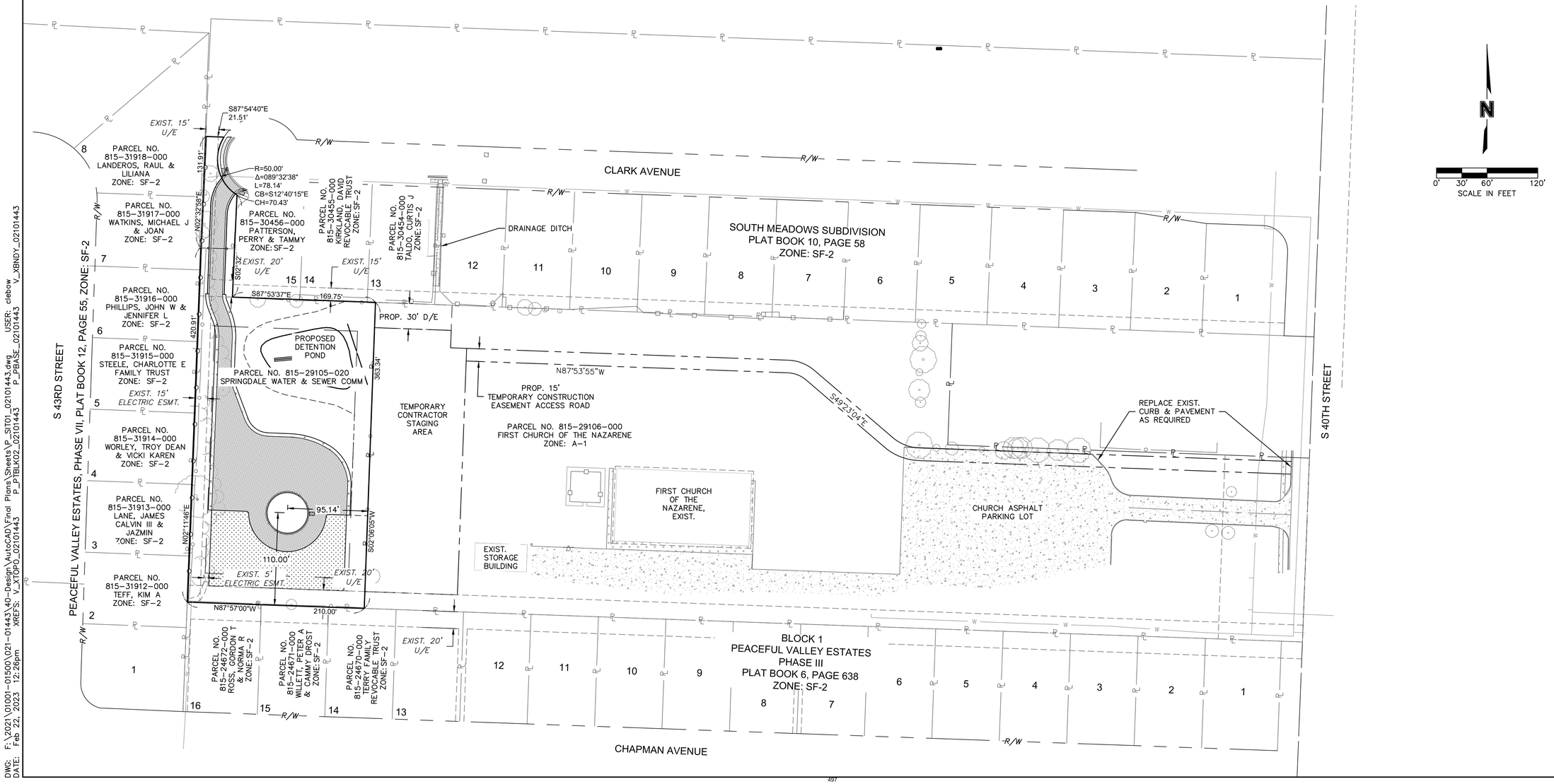
SHEET
G0.02

DWG: F:\2021\01001-01500\021-01443\40-Design\AutoCAD\Final Plans\Sheets\P_PGEN02_02101443.dwg USER: clebow
DATE: Feb 22, 2023 12:26pm XREFS: P_PTBLK02_02101443

SITE DATA		
PROPOSED USE		MUNICIPAL WATER TANK
ZONING		A–1 (SURROUNDED SF–2)
PROPOSED LOT SIZE		±1.89 ACRES ±82,271 SF
BUILDING HEIGHT		140'–0"
PROPOSED GROSS FLOOR AREA		2,124 SF
OCCUPANT LOAD		N/A
REQUIRED PARKING	ONE (1) SPACE PER EMPLOYEE BASED ON THE LARGEST SHIFT.	
PROPOSED PARKING	TOTAL	N/A
	ADA	N/A
	STANDARD	N/A
	ADA	N/A
	TOTAL	5 SPACES
BUILDING AREA		2,124 SF
PAVEMENT/PARKING/SIDEWALK AREA		31,238 SF
TOTAL IMPERVIOUS AREA		33,362 SF (40.55%)
TOTAL PERVIOUS AREA		48,909 SF (59.45%)
REQUIRED OPEN SPACE		N/A
OPEN SPACE PROVIDED		80,147 SF (97.42%)
LOT SETBACKS	FRONT	35'
	SIDE	20'
	REAR	35'

GENERAL NOTES:

1. CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS (APPROVED BY CITY OF SPRINGDALE, AR) AND ONE (1) COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS & SPECIFICATIONS AT THE SITE AT ALL TIMES.
2. CITY OF SPRINGDALE ENGINEERING IS TEMPORARILY LOCATED AT 128 SPRING STREET.
3. ALL REFERENCES CONTAINED WITHIN THESE PLANS TO THE OWNER'S ENGINEER ARE HEREBY REFERENCED OLSSON, INC.
4. THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL LINES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL 811 OR 1–800–482–8998, AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING GRADING ACTIVITIES. !!STOP!! CALL BEFORE YOU DIG!!
5. UTILITIES AS SHOWN WERE OBTAINED FROM INFORMATION INDICATED ON THE SURVEY OR BY FIELD OBSERVATION. CONTRACTOR SHALL FIELD VERIFY ALL HORIZONTAL AND VERTICAL LINES AND GRADES OF EXISTING UTILITIES PRIOR TO THE CONSTRUCTION OF IMPROVEMENTS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF A DISCREPANCY BETWEEN THE CONTRACT DRAWINGS AND ACTUAL FIELD CONDITIONS.
6. CONTRACTOR SHALL NOT CHANGE OR DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER AND ENGINEER.
7. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL PERMITS AND PAY ALL FEES AS REQUIRED BY THE CONSTRUCTION COVERED IN THESE PLANS.
8. ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
9. ANY ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS TO COMPLETE CONSTRUCTION AS SHOWN ON PLANS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF THE RIGHT–OF–WAY AND FOR DAMAGED IMPROVEMENTS SUCH AS CURBS, SIDEWALKS, STREET LIGHT AND TRAFFIC SIGNAL JUNCTION BOXES, TRAFFIC SIGNAL LOOP LEAD INS, SIGNAL POLES, ETC. DAMAGED IMPROVEMENTS SHALL BE REPAIRED IN CONFORMANCE WITH THE LATEST CITY STANDARDS AND TO THE CITY'S SATISFACTION.
11. CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE ANY EXISTING STREET, CURB AND GUTTER, SIDEWALK, DRIVEWAYS OR STRUCTURE UNLESS SHOWN TO BE REMOVED.
12. ALL WORK WITHIN ROAD RIGHT–OF–WAY SHALL CONFORM TO THE CITY OF SPRINGDALE, AR REQUIREMENTS, UNLESS OTHERWISE NOTED.
13. ALL TRAFFIC CONTROL SHALL BE IN CONFORMANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
14. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS. ANY PROPERTY CORNER DISTURBED OR DAMAGED BY GRADING ACTIVITIES SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF ARKANSAS, AT THE CONTRACTORS EXPENSE.
15. CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL EARTHWORK QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS AS SHOWN TO COMPLETE CONSTRUCTION SHOWN ON PLANS.
16. THE CONTOUR LINES, SPOT ELEVATIONS AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE FOR TOP OF PAVEMENT, SIDEWALKS, CURBS AND FLOOR SLABS, ETC. REFER TO TYPICAL SECTIONS FOR PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT FOR GRADING LINE ELEVATIONS.
17. CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN 1 FOOT VERTICAL IN 4 FEET HORIZONTAL.
18. THE CONTRACTOR SHALL GRADE LANDSCAPED AREAS AT A MIN. OF 1% TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS WHEN FINISH LANDSCAPE MATERIALS ARE IN PLACE, UNLESS SPECIFIED OTHERWISE.
19. ALL BACKFILL SHALL BE TAMPED. BACKFILL WITHIN THE RIGHT–OF–WAY SHALL BE COMPACTED TO 95% MAX. DENSITY AS PER ASTM–D698 (STANDARD PROCTOR COMPACTION)
20. THE CONTRACTOR IS RESPONSIBLE FOR ATTENDING TO AND CORRECTING UNSUITABLE SOIL CONDITIONS RELATED TO PLOW ZONES, WET SOILS AND OTHER CONDITIONS. THE UNSUITABLE CONDITIONS MUST BE CORRECTED PER THE GEOTECHNICAL ENGINEER'S REPORT, WHERE REQUIRED, TO MEET PROJECT NEEDS.
21. ALL EXTERIOR CONCRETE SHALL HAVE A MINIMUM 28–DAY COMPRESSIVE STRENGTH OF 4000 PSI AND BE AIR ENTRAINED. FLY ASH IS NOT A SUITABLE REPLACEMENT FOR PORTLAND CEMENT.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PUBLIC STREETS IN THE VICINITY OF THE JOB SITE CLEAN AND FREE OF ROCKS, SOIL/MUD AND DEBRIS DURING ALL PHASES OF CONSTRUCTION.
23. CONTRACTOR SHALL CLEAN OUT ALL EXISTING AND PROPOSED INLETS, PIPES AND MANHOLES OF DEBRIS AND SEDIMENTATION AT COMPLETION OF SITEWORK. THIS WORK SHALL BE DONE TO THE SATISFACTION OF THE OWNER AND THE CITY OF SPRINGDALE, AR.
24. CONTRACTOR SHALL RETAIN FLOATABLE WIND BLOWN MATERIALS ON SITE BY STORING ALL TRASH AND BUILDING MATERIAL WASTE IN ENCLOSURES UNTIL PROPER DISPOSAL AT AN OFF–SITE FACILITY. CONTRACTOR TO CHECK ADJACENT AREAS DAILY AND PICK UP CONSTRUCTION WASTE MATERIALS AND DEBRIS THAT HAVE BLOWN OR WASHED OFF–SITE.
25. CONTRACTOR IS RESPONSIBLE FOR PROVIDING BERMS, SILT FENCES, OR OTHER MEANS TO PREVENT ERODED MATERIALS FROM REACHING THE PUBLIC RIGHT–OF–WAY AND ADJACENT PROPERTIES. IN THE EVENT THE PREVENTION MEASURES ARE NOT EFFECTIVE, THE CONTRACTOR SHALL REMOVE ANY DEBRIS, SILT, OR MUD AND RESTORE THE RIGHT–OF–WAY TO ORIGINAL OR BETTER CONDITION.
26. CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DOWNSTREAM EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION. EROSION CONTROL PROCEDURES SHALL BE IN PLACE PRIOR TO BEGINNING GRADING ACTIVITIES.
27. CONSTRUCTION ACCESS TO THE SITE SHALL BE LIMITED TO THE APPROVED TEMPORARY CONSTRUCTION ENTRANCE(S) AS SHOWN ON SHEET 7.
28. TEMPORARY CONSTRUCTION ENTRANCE SHALL HAVE SHOT ROCK FOR ITS SURFACE.
29. EROSION CONTROL DEVICES SHALL BE MAINTAINED DURING THE WHOLE CONSTRUCTION PERIOD BY THE CONTRACTOR.
30. CONTRACTOR SHALL PROTECT ANY STORM INLETS FROM SEDIMENT THAT TAKE STORM WATER FROM THE AREA OF CONSTRUCTION.
31. ALL DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN.
32. 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.
33. REFER TO SHEET C7.01 FOR TREE PROTECTION / DEMOLITION.



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STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19979
MATTHEW K. LOCKE
02/23/2023

REV. NO.	DATE	REVISIONS DESCRIPTION	REVISIONS

OVERALL SITE PLAN

SPRINGDALE WATER UTILITIES
WESTERN CORRIDOR WATER STORAGE TANK

2023

SPRINGDALE, ARKANSAS

drawn by:	CW, CL
checked by:	BG, ML
approved by:	CH
QA/QC by:	BH
project no.:	021-01443
drawing no.:	P_SIT01_02101443
date:	2/23/2023

SHEET
C1.01

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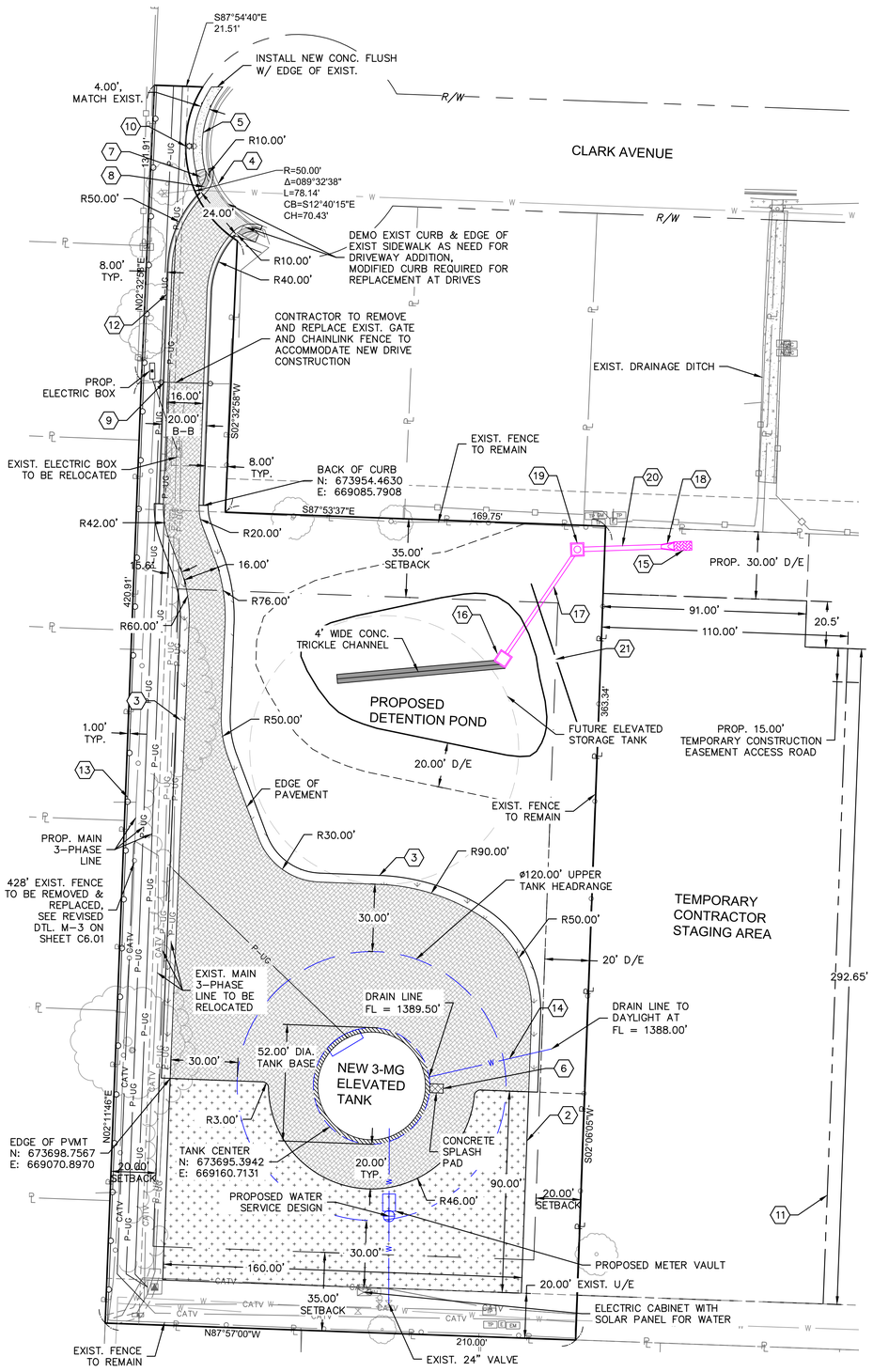

KEY NOTES:

1. INSTALL HEAVY DUTY ASPHALT PAVEMENT 3" ACHM SURFACE COURSE WITH 8" CRUSHED STONE BASE (ARDOT CLASS 7) OVER PREPARED SUBGRADE
2. INSTALL REINFORCED TURF, MIN. 4" TOPSOIL OVER GEOGRID & 8" ARDOT CLASS 7 BASE OVER PREPARED SUBGRADE
3. INSTALL 4' STRENGTHENED GRASS SHOULDER ALONG PVMT. EDGE, TYP., MIN. 4" TOPSOIL OVER 8" ARDOT CLASS 7 BASE AND PREPARED SUBGRADE
4. INSTALL CONCRETE PAVEMENT DRIVE ENTRANCE W/ INTEGRAL CURB PER CITY OF SPRINGDALE STD. DETAIL
5. INSTALL 4" CONCRETE SIDEWALK
6. INSTALL REINFORCED HEAVY DUTY CONCRETE PAVEMENT 7" PCC W/ WWF 6X6-W1.4XW1.4 WIRE MESH OVER 6" ARDOT CLASS 7 BASE
7. INSTALL CONCRETE SIDEWALK RAMP
8. INSTALL TRUNCATED DOMES
9. REPLACE EXIST GATE
10. RELOCATE EXISTING LIGHT POLE
11. APPROX. LOCATION AND EXTENTS OF STOCKPILE & STORAGE AREA
12. CONSTRUCT STANDARD CURB & GUTTER
13. PROP. CHAIN LINK FENCE PER DTL. ON C6.01
14. DRAIN LINE, 56 LF OF 4" DIP
15. 4'X8' SCOUR STOP PAD
16. 5'X5' STORM OUTFALL STRUCTURE, W/ WEIR PL & TRASH RACK, REFER TO DETAIL ON SHEET C2.02
17. 65' LF OF 18" RCP, 0.5% SLOPE
18. 24" FES
19. 5'X5' AREA INLET
20. 28' LF OF 24" RCP, 0.5% SLOPE
21. 3' EARTHEN WEIR WALL, 4' OPENING, TOP OF POND

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING UNDERGROUND POWER
- PROPOSED UNDERGROUND POWER
- EXISTING WATER LINE
- EXISTING CABLE LINE
- PROP CABLE LINE
- EXISTING FIBER OPTIC
- EXISTING GAS LINE
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT LINE
- PROPOSED CURB AND GUTTER
- PROPOSED WATER TOWER BASE OUTLINE
- EXISTING STORM MANHOLE
- EXISTING STORM CURB INLET
- EXISTING GRATE INLET
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- GUY WIRE
- POWER POLE

GENERAL NOTES:

1. CONTRACTOR TO COORDINATE WITH ENGINEER AND CITY OF SPRINGDALE PRIOR TO CLEARING TEMPORARY CONSTRUCTION AREAS.
2. ROCK EXCAVATION SHALL BE INCLUDED IN PIPE INSTALLATION BID ITEMS. CONTRACTOR SHALL NOT BE PAID SEPARATELY FOR ANY ROCK EXCAVATION.
3. CONTRACTOR TO REMOVE AND DISPOSE OF ALL STUMPS AND DEBRIS FROM NEW TANK SITE
4. IF ADDITIONAL EXCAVATION IS REQUIRED DUE TO UNSUITABLE SUB-GRADE MATERIAL AS IDENTIFIED BY THE ENGINEER OF RECORD OR BY OLSSON'S CERTIFIED GEOTECH ENGINEER, REMOVE MATERIAL AND REPLACE WITH COMPACTED CLASS 7 BASE (95% MPD) AT NO ADDITIONAL COST.
5. CONTRACTOR SHALL PROVIDE TOPSOIL AS NEEDED. GRADE SITE AS SPECIFIED AND SEED AND MULCH ALL NON-PAVED AREAS WITHIN SIX INCHES OUTSIDE OF NEW TANK FENCING. WORK TO BE COMPLETED IN ACCORDANCE WITH SPECIFICATION SECTIONS 01 04 27 "ENVIRONMENTAL COMPLIANCE" AND 32 92 00 "CLEANUP, SEEDING AND SOD."
6. INSTALL BMP WHERE NEEDED TO PREVENT EROSION AND SEDIMENTATION IN COMPLIANCE WITH ADEQ REGULATIONS.
7. CONCRETE SUPPORT STRUCTURE DIAMETER AND DIMENSIONS OF FOUNDATION SHALL BE DETERMINED BY THE TANK CONTRACTOR BASED UPON THE SOIL BEARING SPECIFIED AND THE RECOMMENDATIONS IN THE SOIL REPORT.
8. AREAS WITHIN AND 6 INCHES OUTSIDE OF FENCE SHALL BE COMPACTED AND ROLLED TO A SMOOTH GRADE. THEN CONTRACTOR SHALL FURNISH AND INSTALL TENCATE MIRAFI HP270 SERIES WOVEN POLYPROPYLENE GEOTEXTILE FABRIC (EXCEPT AREA SHOWN TO HAVE ASPHALT) WITH A MINIMUM OF 6 INCHES OF CLASS 7 CRUSHED LIMESTONE OVER THE FABRIC COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
9. FLUTED COLUMN DIAMETER AND DIMENSIONS OF FOUNDATION SHALL BE DETERMINED BY THE TANK CONTRACTOR BASED UPON THE INFORMATION IN THE GEOTECHNICAL REPORT.
10. 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.
11. ALL EXISTING FENCE REMAINING SHALL BE UPDATED TO MEET REVISED MIN. HEIGHT REQUIREMENTS FOR SCREEENING PER DTL. M-3 ON SHEET C6.01.

N

0' 15' 30' 60'
SCALE IN FEET

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STATE OF ARKANSAS
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No. 19979
MATTHEW K. LOCKE
02/23/2023

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

SITE, UTILITIY, AND PAVING PLAN

SPRINGDALE WATER UTILITIES
WESTERN CORRIDOR WATER STORAGE TANK

2023

SPRINGDALE, ARKANSAS

drawn by: CW, CL
checked by: BG, ML
approved by: CH
QA/QC by: BH
project no.: 021-01443
drawing no.: P_SIT01_02101443
date: 2/23/2023

SHEET
C1.02

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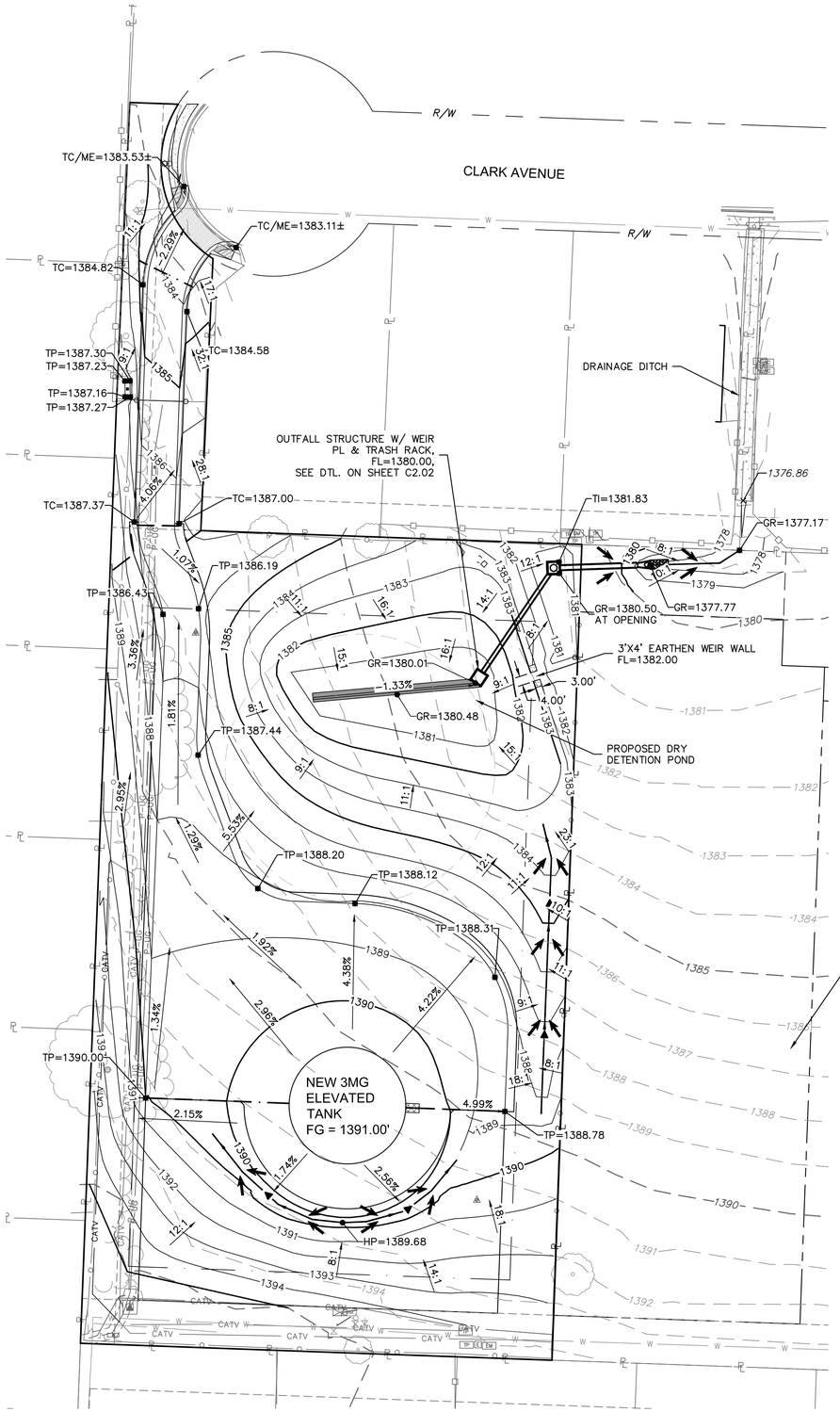

GRADING NOTES:

1. ALL ELEVATIONS ARE TO NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
2. STRIPPINGS ARE TO BE STOCKPILED ON-SITE AS DIRECTED BY THE ENGINEER. FOLLOWING THE COMPLETION OF THE GRADING, THIS TOPSOIL SHALL BE USED AS FILL MATERIAL ON ALL LANDSCAPED AREAS. IF STOCKPILE IS INACTIVE FOR MORE THAN 14 DAYS, STABILIZE OR PROTECT THE PERIMETER.
3. ALL HERBACEOUS VEGETATION SHALL BE REMOVED FROM WITHIN THE LIMITS OF THE GRADING AND REDISTRIBUTED WITH THE TOPSOIL AS OUTLINED IN NOTE #2.
4. CONTRACTOR SHALL USE CAUTION AROUND ANY EXISTING UTILITIES LOCATED ONSITE. THEY SHALL BE RESPONSIBLE FOR THE REPAIRS OF SUCH STRUCTURES WHEN BROKEN OR OTHERWISE DAMAGED BY THE NEW CONSTRUCTION.
5. THE PROPOSED CONTOURS REPRESENT TOP OF SLAB IN PAVEMENT AREAS AND FINISHED GRADE IN ALL OTHER AREAS. QUANTITIES DO NOT TAKE INTO ACCOUNT CORE-OUT OR ANY OVER-EXCAVATION.
6. CONTRACTOR SHALL ADDRESS ANY GRADING RECOMMENDATIONS IDENTIFIED IN THE GEOTECHNICAL INVESTIGATION. PRIOR TO MOVING OFF THE JOB THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO DO A FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.
7. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES, PIPES AND STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS AND TO THE BEST OF OUR KNOWLEDGE CONSTITUTES ALL KNOWN FACILITIES. HOWEVER, THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT AN UNDERGROUND LOCATE SERVICE IN ADVANCE OF ANY EXCAVATION FOR THE MARK-OUT OF THE LOCATION OF UTILITIES AND NOTIFICATION OF COMMENCEMENT OF WORK.
8. BEFORE EXCAVATING FOR THIS CONTRACT, THE CONTRACTOR SHALL FIELD VERIFY LOCATION OF UNDERGROUND UTILITIES. CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SEDIMENT CONTROL BARRIERS FOR A PERIOD OF 1 YEAR OR UNTIL THEY ARE RELEASED FROM THIS RESPONSIBILITY BY THE ENGINEER, WHICHEVER PERIOD IS SHORTER.
10. ALL ITEMS REMOVED SHALL BE DISPOSED OFF SITE BY THE CONTRACTOR AS PER CITY OF SPRINGDALE REQUIREMENTS.
11. IN ALL LOCATIONS WHERE NEW PAVEMENT ABUTS EXISTING, SAW CUT EXISTING PAVEMENT AS NECESSARY TO PROVIDE A SMOOTH TRANSITION AT THE JOINT. MATCH EXISTING GRADES AT THE JOINT IN ALL LOCATIONS.
12. CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN 1 FOOT VERTICAL IN 3 FEET HORIZONTAL.
13. IN ALL LOCATIONS WHERE NEW PAVEMENT ABUTS EXISTING, SAW CUT EXISTING PAVEMENT AS NECESSARY TO PROVIDE A SMOOTH TRANSITION AT THE JOINT. MATCH EXISTING GRADES AT THE JOINT IN ALL LOCATIONS.

STOCKPILE 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 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.

LEGEND

- PROPERTY BOUNDARY
- 145 EXISTING MAJOR CONTOUR
- 146 EXISTING MINOR CONTOUR
- EXISTING EASEMENT LINE
- 145 PROPOSED MAJOR CONTOUR
- 146 PROPOSED MINOR CONTOUR
- SLOPE ARROW
- SWALE FLOWLINE

- TP=1380.00 TOP OF PAVEMENT
- TC=1380.00 TOP OF CURB
- GR=1380.00 FINISH GRADE

N

0' 15' 30' 60'
SCALE IN FEET

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STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19979
MATTHEW K. LOCKE
02/23/2023

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

GRADING PLAN

SPRINGDALE WATER UTILITIES
WESTERN CORRIDOR WATER STORAGE TANK

2023

SPRINGDALE, ARKANSAS

drawn by: CW, CL
checked by: BG, ML
approved by: CH
QA/QC by: BH
project no.: 021-01443
drawing no.: P_GRD01_02101443
date: 2/23/2023

SHEET
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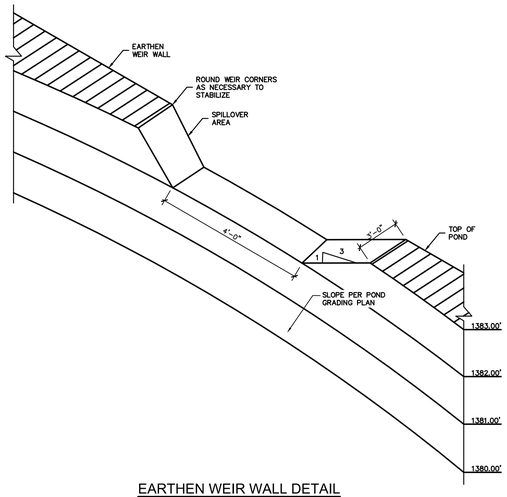
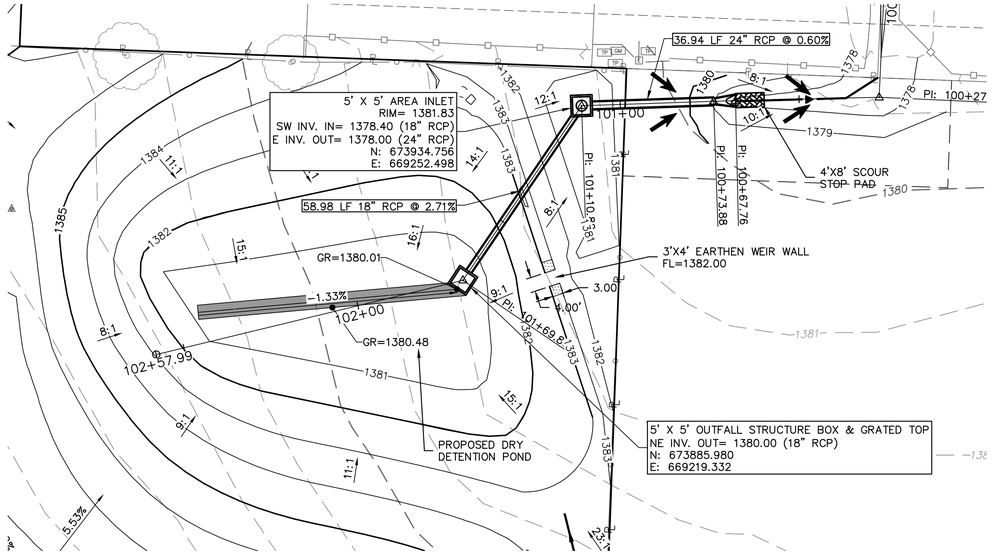
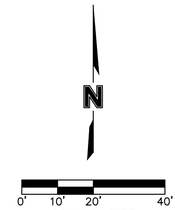


EARTHEN WEIR WALL DETAIL
NOT TO SCALE





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- EXISTING EASEMENT LINE
- 145 PROPOSED MAJOR CONTOUR
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- SLOPE ARROW
- BREAK IN GRADE/DRAINAGE PATH

- TP=1380.00 TOP OF PAVEMENT
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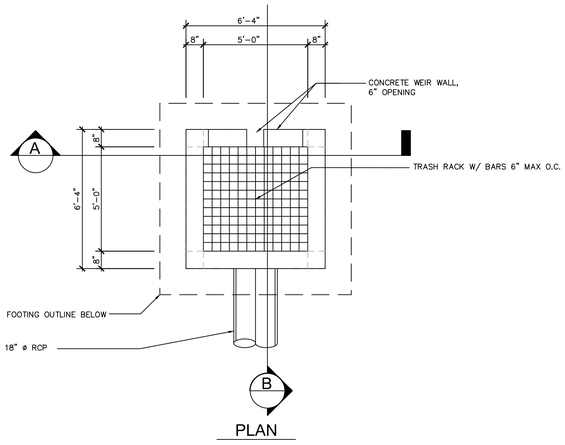
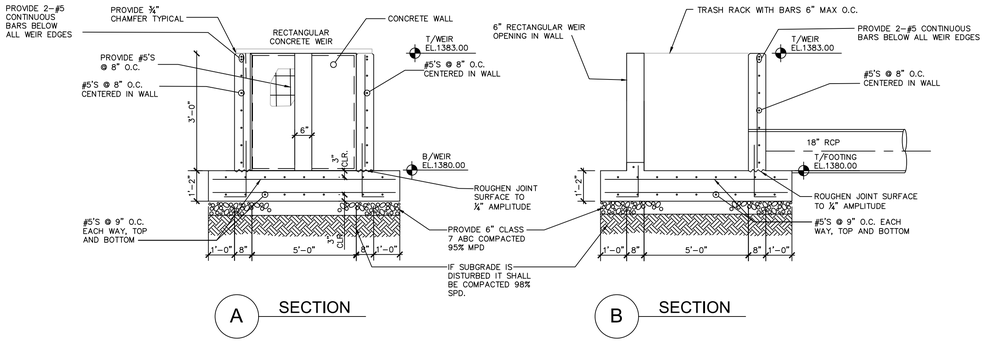


PLAN



WEIR OUTFALL STRUCTURE DETAIL
NOT TO SCALE

DETENTION POND
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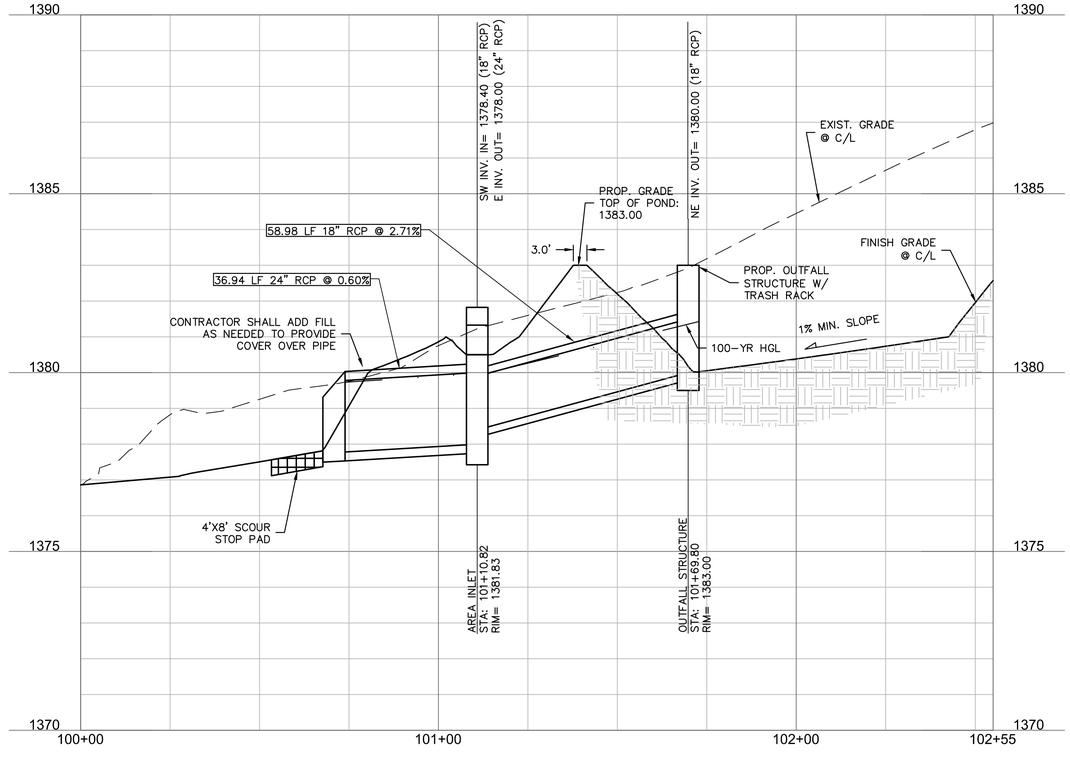

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REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

POND PLAN & PROFILE

SPRINGDALE WATER UTILITIES
WESTERN CORRIDOR WATER STORAGE TANK
SPRINGDALE, ARKANSAS
2023

drawn by: CW, CL
checked by: BG, ML
approved by: CH
QA/QC by: BH
project no.: 021-01443
drawing no.: P_GRD01_02101443
date: 2/23/2023

SHEET
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LIME REQUIREMENTS:

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LIME SHOULD BE APPLIED ACCORDING TO SOIL TEST RECOMMENDATIONS. IF THE PH OF THE SOIL IS UNKNOWN, LIME SHALL BE INCORPORATED INTO THE TOP 4 INCHES OF SOIL AT THE RATE OF 1500 POUNDS EFFECTIVE NEUTRALIZING MATERIAL (ENM) PER ACRE. SOILS WITH A PH OF SIX OR HIGHER NEED NOT BE LIMED.

FERTILIZER REQUIREMENTS:

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DORMANT SEASON SEEDING – DECEMBER 15 TO FEBRUARY 29

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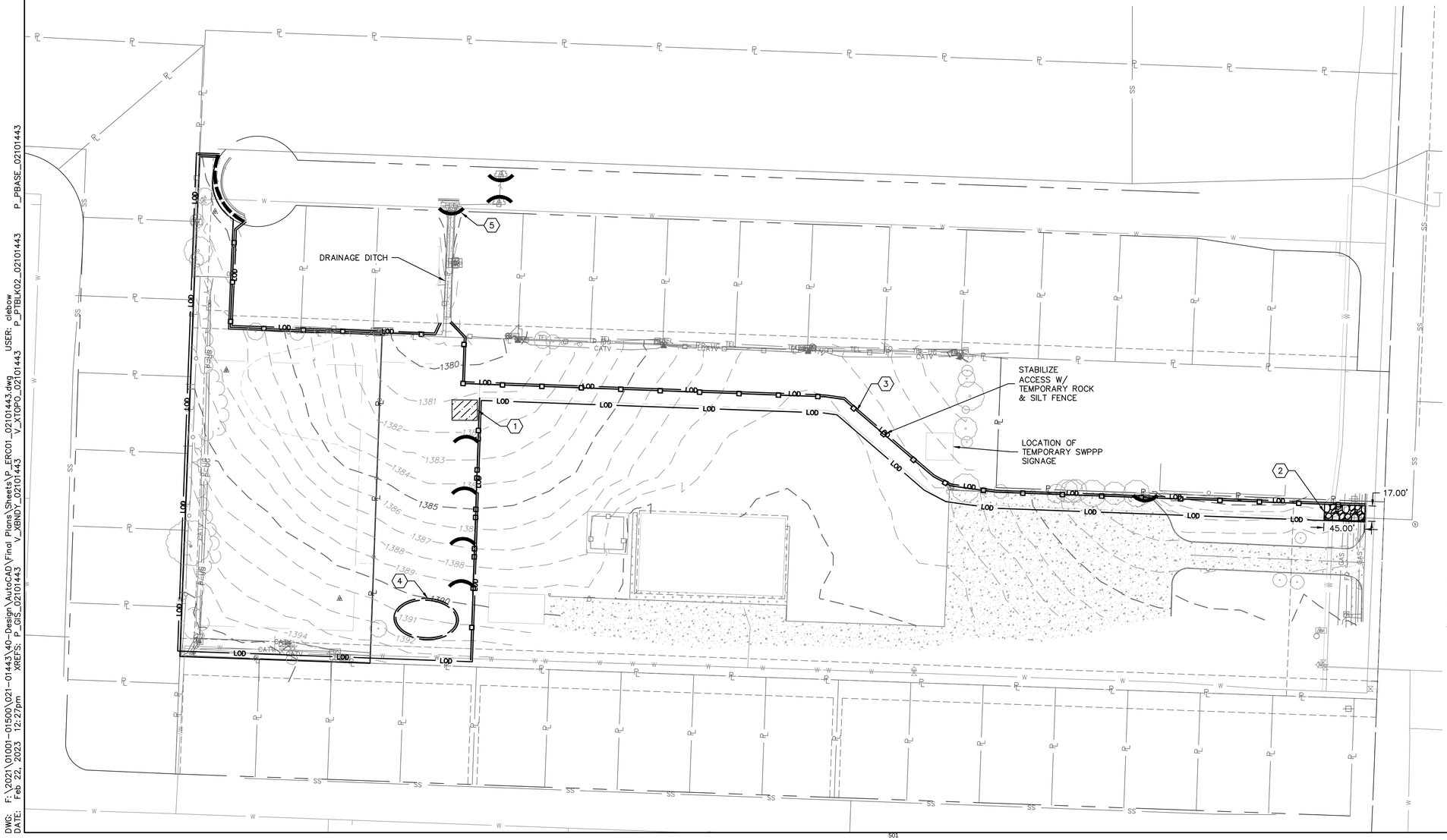

KEY NOTES:

1. APPROX. LOCATION OF TEMPORARY CONC. WASHOUT
2. INSTALL TEMPORARY CONSTRUCTION ENTRANCE/EXIT
3. INSTALL TEMPORARY SILT FENCE OR APPROVED EQUAL
4. APPROX. TEMPORARY STOCK PILE LOCATION
5. INSTALL TEMPORARY INLET PROTECTION

LAND DISTURBANCE:

TOTAL SITE AREA: ±1.89 ACRES (82,271) SF
TOTAL AREA DISTURBED: ±1.13 AC (49,151 SF)

LEGEND

- RIGHT–OF–WAY LINE
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- EXIST. CONTOUR
- FINISH GRADE CONTOUR
- LIMITS OF DISTURBANCE
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N

0' 30' 60' 120'
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STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19979
MATTHEW K. LOCKE
02/23/2023

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

EROSION CONTROL PLAN PHASE 1

SPRINGDALE WATER UTILITIES
WESTERN CORRIDOR WATER STORAGE TANK

SPRINGDALE, ARKANSAS

2023

drawn by:	TAB
checked by:	AS & SC
approved by:	WCH
QA/QC by:	BBH
project no.:	021-01443
drawing no.:	P_ERC01 02101443
date:	2/23/2023

SHEET
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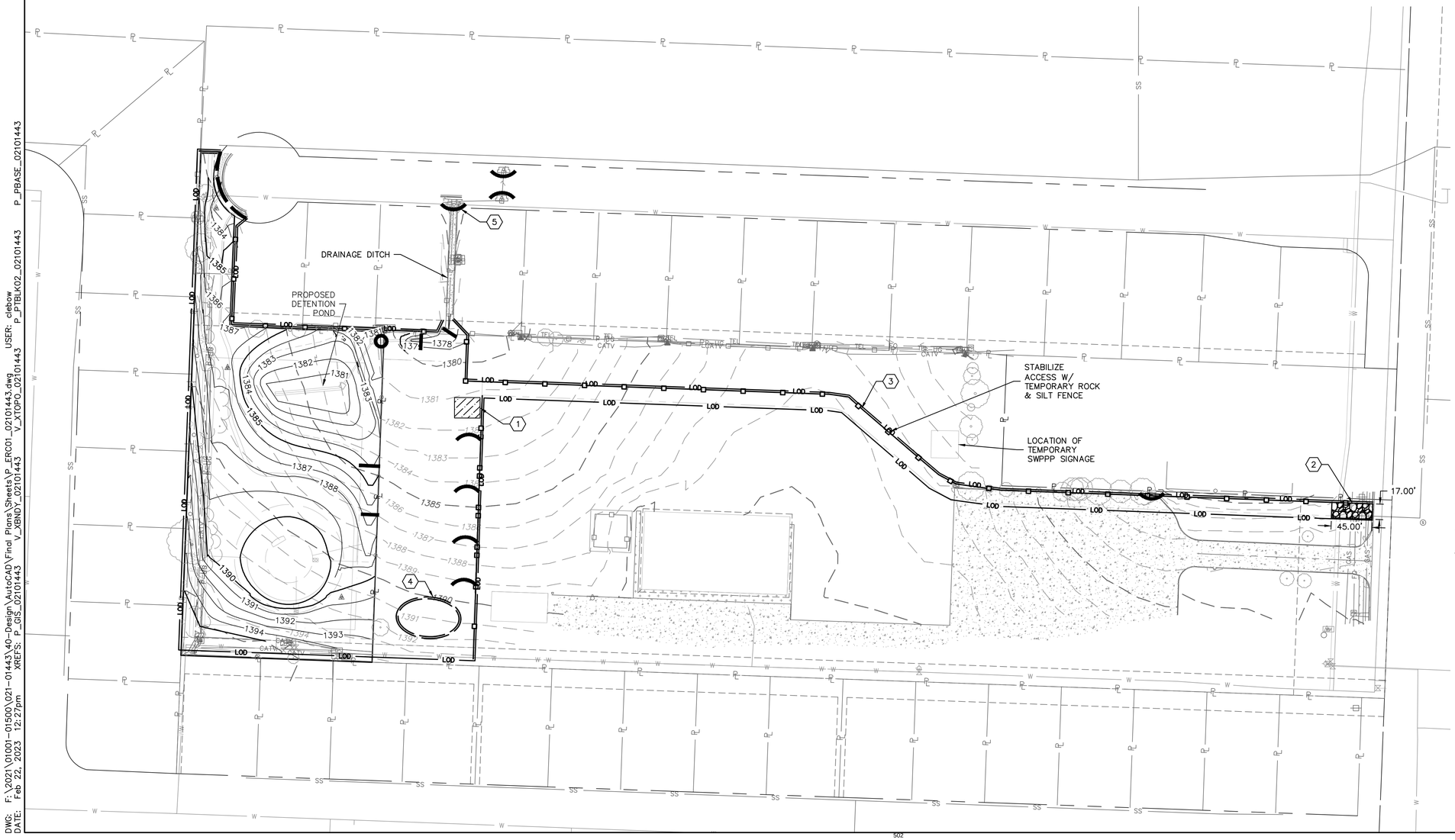

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- INSTALL TEMPORARY INLET PROTECTION
- APPROX. TEMPORARY STOCKPILE LOCATION
- INSTALL TEMPORARY CHECK DAMS
- INSTALL TEMPORARY AREA INLET PROTECTION

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MATTHEW K. LOCKE
02/23/2023

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

EROSION CONTROL PLAN PHASE 2

SPRINGDALE WATER UTILITIES
WESTERN CORRIDOR WATER STORAGE TANK

SPRINGDALE, ARKANSAS

2023

drawn by: TAB
checked by: AS & SC
approved by: WCH
QA/QC by: BBH
project no.: 021-01443
drawing no.: P_ERC01_02101443
date: 2/23/2023

SHEET
C3.02

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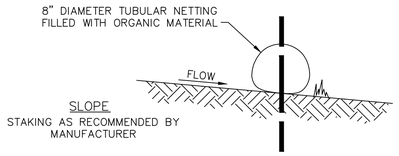
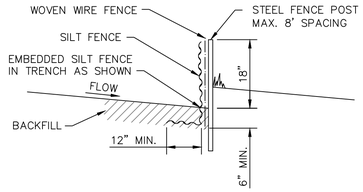


SEDIMENT BARRIER

NOT TO SCALE

SEDIMENT BARRIER NOTES:

1. PLACE SEDIMENT BARRIER AT DOWNSLOPE LIMIT OF AREA TO BE GRADED AS NECESSARY.
2. FASTEN SEDIMENT BARRIER AS RECOMMENDED BY MANUFACTURER.
3. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
4. SEDIMENT BARRIER SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS, SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
5. SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE DISPOSED OF IN AN APPROVED SITE IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
6. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH RECOMMENDED BY MANUFACTURER AND DISPOSED OF IN AN APPROVED SPOIL SITE OR AS IN NO. 5 ABOVE.
7. AT EACH END OF SEDIMENT BARRIER, TURN SOCK UPSLOPE AND EXTEND UNTIL GROUND SURFACE RISES 18".

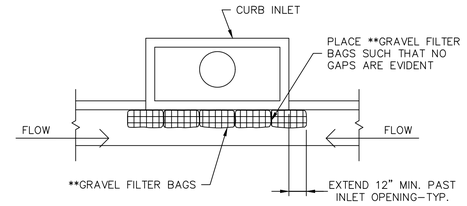


NOTES:

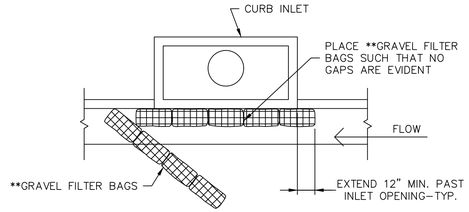
1. PLACE SILT FENCE AT DOWNSLOPE LIMIT OF AREA TO BE GRADED. CONTINUOUS STRAW BALE DIKE MAY BE SUBSTITUTED FOR SILT FENCING.
2. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POSTS.
3. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED. INSPECT WITHIN 72 HOURS FOLLOWING RAINFALL.
4. SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS, SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
5. SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE DISPOSED OF IN AN APPROVED SITE IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
6. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES AND DISPOSED OF IN AN APPROVED SPOIL SITE OR AS IN NO. 5 ABOVE.
7. AT EACH END OF SILT FENCE, TURN FENCE UPSLOPE AND EXTEND UNTIL GROUND SURFACE RISES 18".

SILT FENCING DETAIL

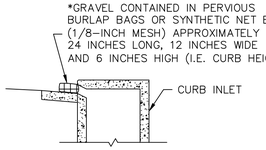
NOT TO SCALE



PLAN VIEW ON GRADE OR @ SUMP



PLAN VIEW @ END OF DRIVE



SECTION VIEW

NOTE:

GRAVEL BAGS (**FILTER SOCKS) SHALL BE INSPECTED AND REPLACED AS NEEDED

* 5/8 – 1 1/2" CRUSHED LIMESTONE

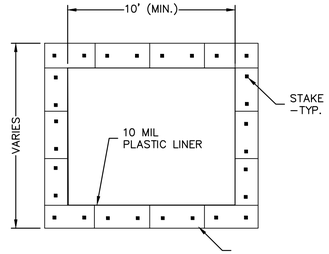
** COMPOST FILTER SOCKS MAY BE USED IN LIEU OF GRAVEL BAGS

CURB INLET SEDIMENT TRAP DETAILS

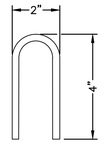
NOT TO SCALE

NOTES:

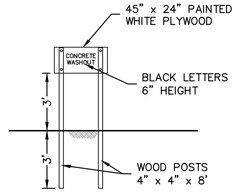
1. ACTUAL LAYOUT LOCATIONS & NUMBER OF WASH–OUTS TO BE DETERMINED BY CONTRACTOR IN FIELD.
2. THE CONCRETE WASH–OUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. WASH–OUTS SHALL BE LOCATED A MINIMUM OF 50 FT. FROM STORM DRAINS, OPEN DRAINAGE FACILITIES AND WATER COURSES. AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE.
4. INSTALL BEFORE THE START OF ANY CONCRETE ACTIVITIES OR DELIVERIES.
5. INSPECT EVERY WEEK AND AFTER ½" STORM EVENT. REMOVE AND DISPOSE OF HARDENED CONCRETE AND RETURN THE FACILITY TO A FUNCTIONAL CONDITION. WASH–OUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASH–OUT IS 75% FULL.
6. WHEN TEMPORARY CONCRETE WASH–OUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHOULD BE REMOVED AND DISPOSED. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASH–OUT FACILITIES SHALL BE REMOVED FROM THE SITE AND DISPOSED. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE WASH–OUT SHALL BE BACKFILLED AND REPAIRED.



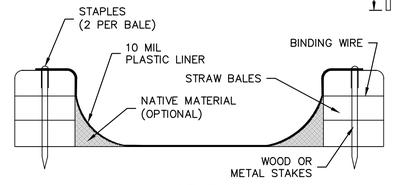
PLAN



STAPLE



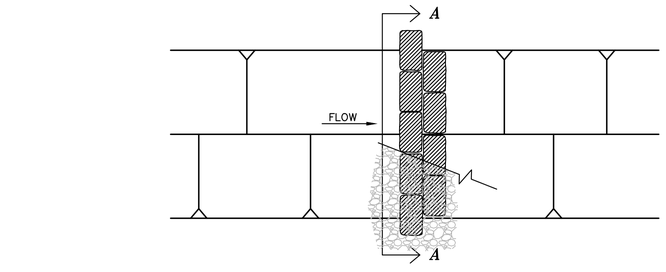
WASHOUT SIGN



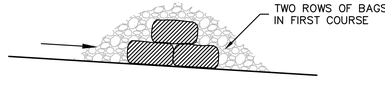
SECTION

CONCRETE WASH-OUT DETAIL

NOT TO SCALE

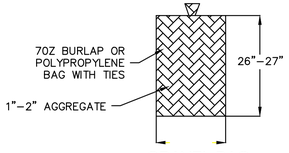


PLAN



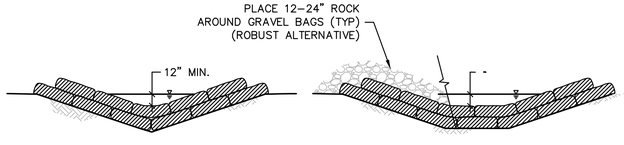
PROFILE

NOTE:
FILL BAGS WITH 1" TO 2" CRUSHED LIMESTONE. BAGS MAY BE BURLAP OR WOVEN PLASTIC. SPACE CHECK DAMS ACCORDINGLY.



GRAVEL BAG

NOTE: FILL BAGS 2/3 FULL. 60LBS MAX WEIGHT



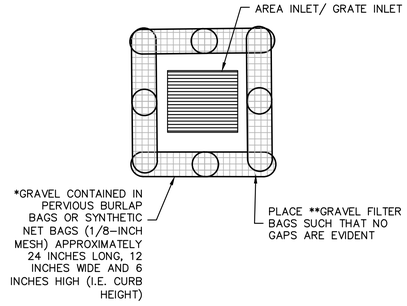
A - TYPICAL CROSS-SECTIONS

CHECK DAM DETAIL

NOT TO SCALE

NOTE:

GRAVEL BAGS (**FILTER SOCKS) SHALL BE INSPECTED AND REPLACED AS NEEDED

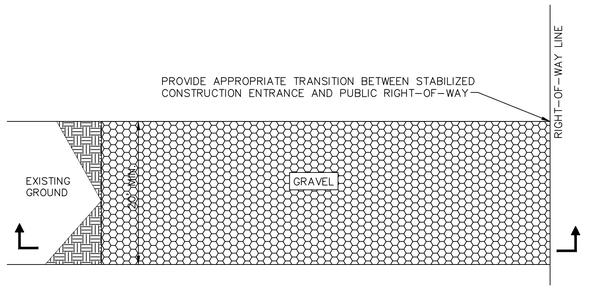


* 5/8 – 1 1/2" CRUSHED LIMESTONE

** COMPOST FILTER SOCKS MAY BE USED IN LIEU OF GRAVEL BAGS

AREA INLET / GRATE INLET PROTECTION DETAIL

NOT TO SCALE



SECTION A–A

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

STABILIZED CONSTRUCTION ENTRANCE NOTES:

1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AT ANY LOCATION WHERE ENTRANCE TO THE CONSTRUCTION SITE IS PERMITTED.
2. THE STONE SIZE SHALL CONSIST OF COARSE AGGREGATE IN ACCORDANCE WITH AASHTO M43 GRADATION 357. THE MATERIAL PLACED SHALL NOT BE LESS THAN THE WIDTH OF THE INGRESS OR EGRESS.
3. MAINTAIN THE ENTRANCE IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. REMOVE ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY.
4. WHEN NECESSARY, CLEAN WHEELS TO REMOVE SEDIMENT PRIOR TO ENTRANCE INTO PUBLIC RIGHT–OF–WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. PREVENT SEDIMENT FROM ENTERING ANY STORM DRAIN, DITCH, OR WATER COURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
5. NO SEPARATE PAYMENT WILL BE MADE FOR STABILIZED CONSTRUCTION ENTRANCE. THIS WORK SHALL BE CONSIDERED SUBSIDIARY TO OTHER ITEMS IN THE CONTRACT.

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302 East Millsap Road
Fayetteville, AR 72703
TEL 479.443.3404
www.olsson.com

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REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

EROSION CONTROL DETAILS

SPRINGDALE WATER UTILITIES
WESTERN CORRIDOR WATER STORAGE TANK
SPRINGDALE, ARKANSAS

2023

drawn by:	TAB
checked by:	AS & SC
approved by:	WCH
QA/QC by:	BBH
project no.:	021-01443
drawing no.:	P_ERC01_02101443
date:	2/23/2023

SHEET
C3.03

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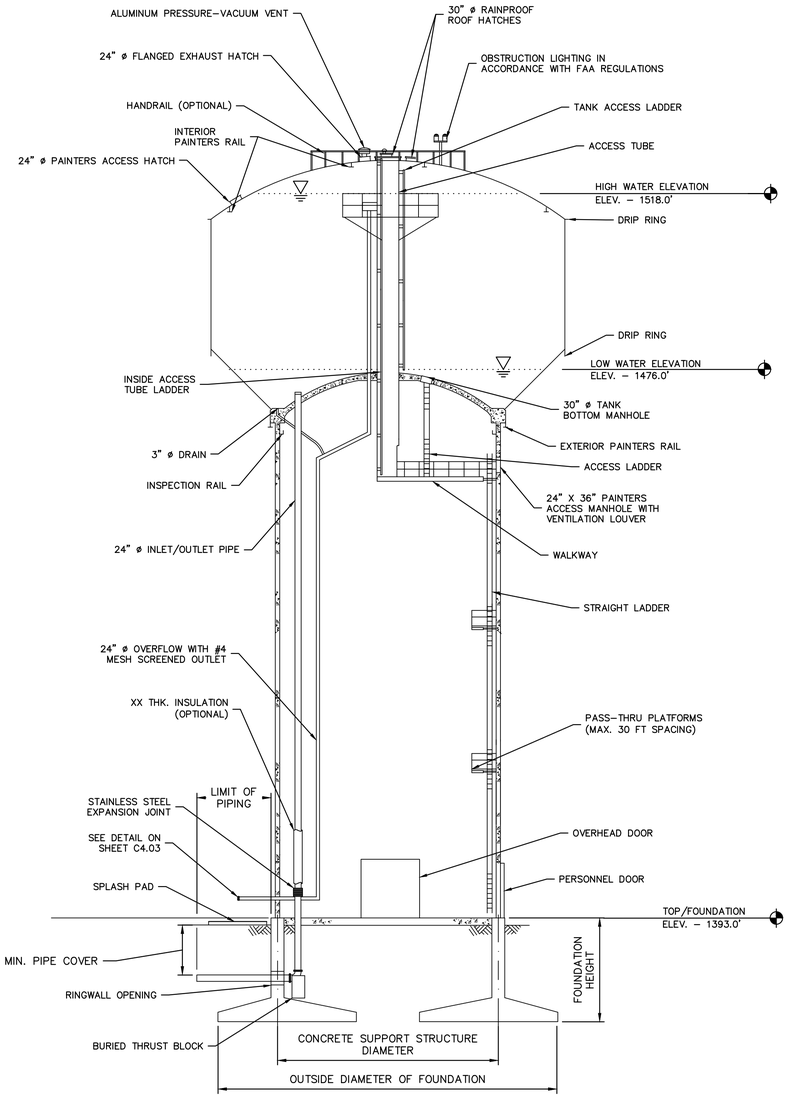
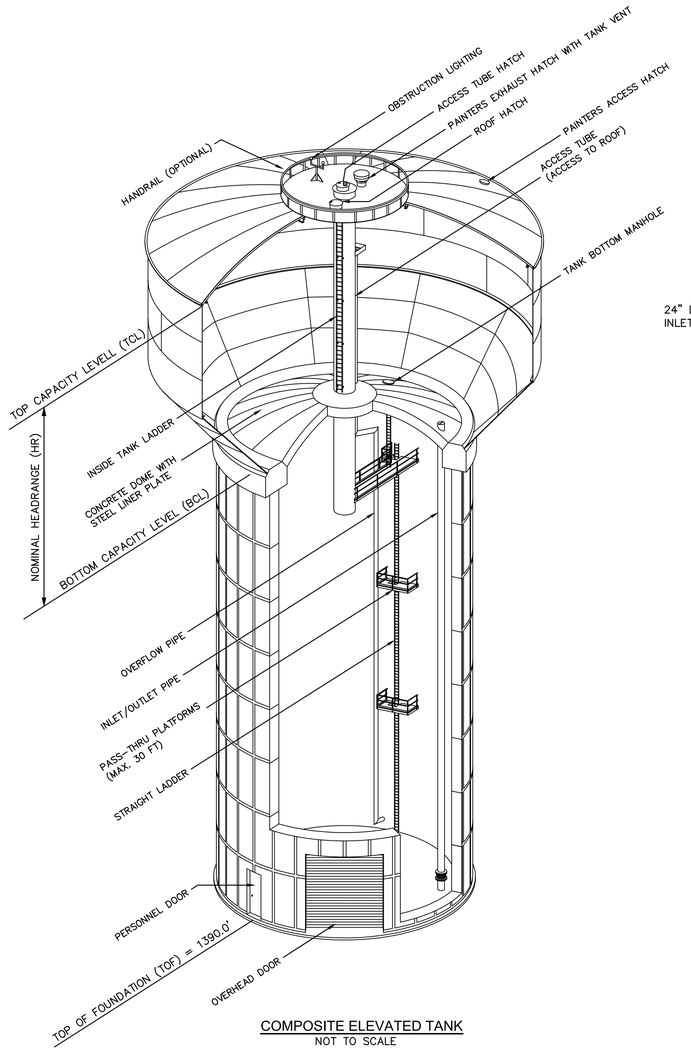


ELEVATION - ELEVATED WATER STORAGE TANK
NOT TO SCALE



COMPOSITE ELEVATED TANK
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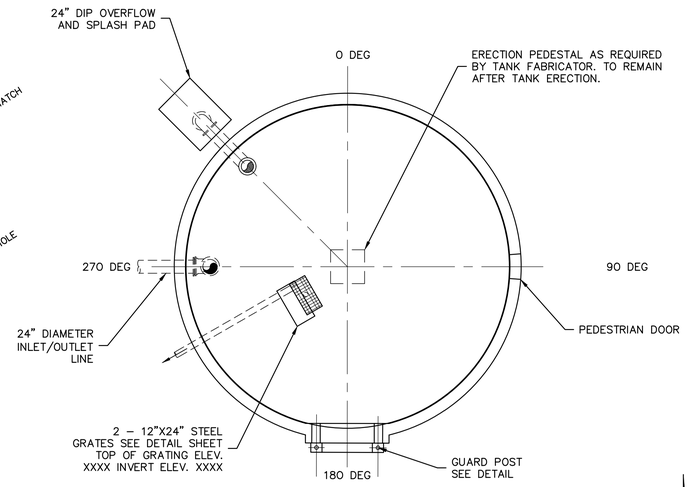
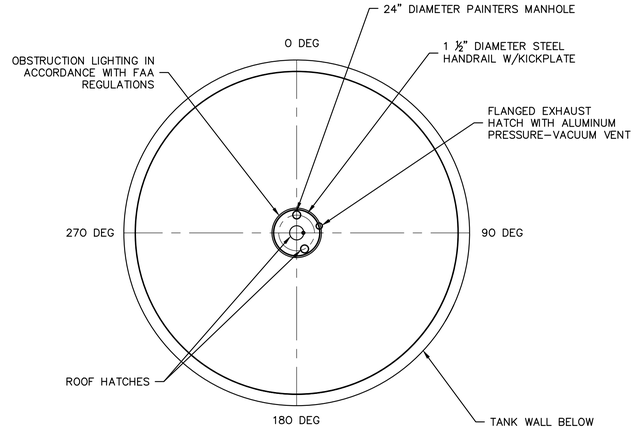


PLAN - 3 MG ELEVATED STORAGE TANK
NOT TO SCALE



ROOF PLAN - 3 MG ELEVATED STORAGE TANK
NOT TO SCALE

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REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

ELEVATED TANK ELEVATION, SECTION AND DETAILS

SPRINGDALE WATER UTILITIES
WESTERN CORRIDOR WATER STORAGE TANK

2023

SPRINGDALE, ARKANSAS

drawn by: TAB
checked by: AS & SC
approved by: WCH
QA/QC by: BBH
project no.: 021-01443
drawing no.: P_TANK_02101443
date: 2/23/2023

SHEET
C4.01

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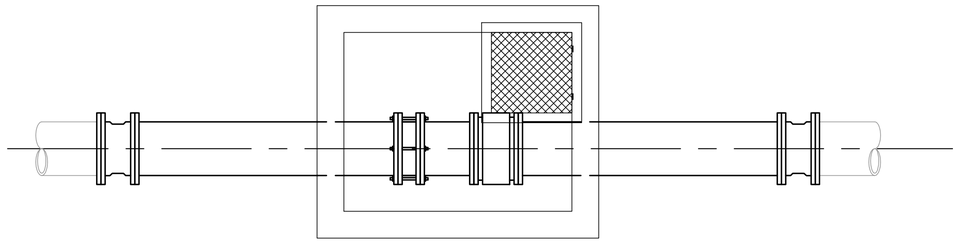

METER VAULT PLAN VIEW
SCALE: 3/8"= 1'-0"

WHEN THIS DRAWING IS PRINTED TO THE SCALE SHOWN, THE BAR SHOWN BELOW WILL BE 1" LONG.

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REVISIONS

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METER VAULT DETAILS

SPRINGDALE WATER UTILITIES
WESTERN CORRIDOR WATER STORAGE TANK

SPRINGDALE, ARKANSAS

2023

drawn by: TAB
checked by: AS & SC
approved by: WCH
QA/QC by: BBH
project no.: 021-01443
drawing no.: P_DET03_02101443
date: 2/23/2023

SHEET
C5.01

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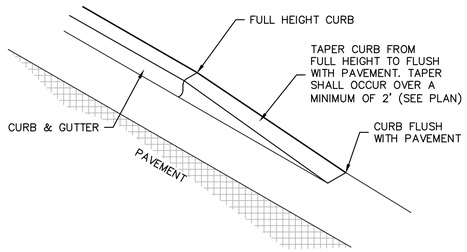
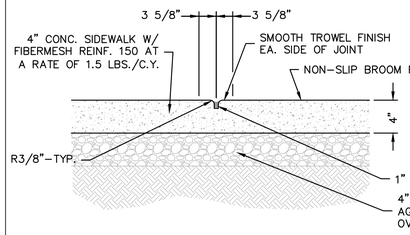


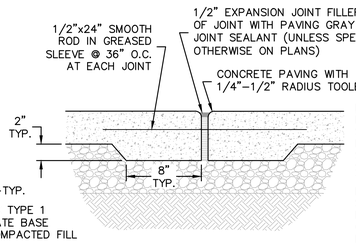
CURB TRANSITION DETAIL
NOT TO SCALE

NOTES:

1. EVENLY SPACE TOOLED JOINTS EQUAL TO WIDTH OF SIDEWALKS UP TO 12'-0".
2. SEE ARCH. PLANS FOR JOINTING TYPES & PATTERNS



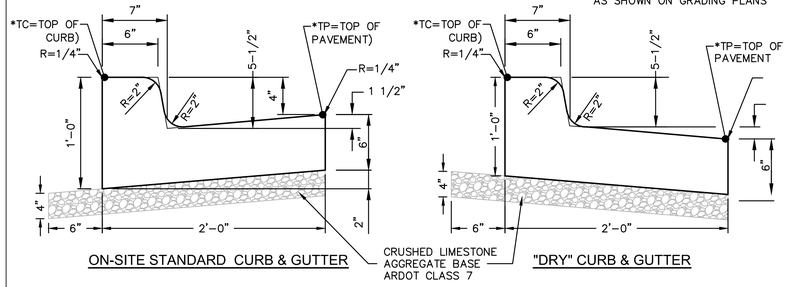
SIDEWALK & TOOLED CONTROL JOINT DETAIL



EXPANSION & CONSTRUCTION JOINT DETAIL

SIDEWALK DETAILS
NOT TO SCALE

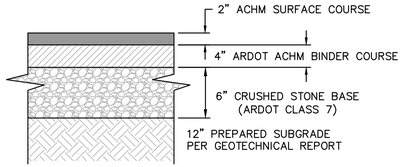
* LOCATION OF SPOT ELEVATIONS AS SHOWN ON GRADING PLANS



ON-SITE STANDARD CURB & GUTTER

"DRY" CURB & GUTTER

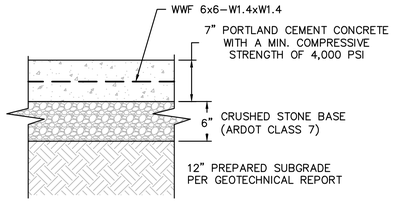
CONCRETE CURB & GUTTER DETAILS
NOT TO SCALE



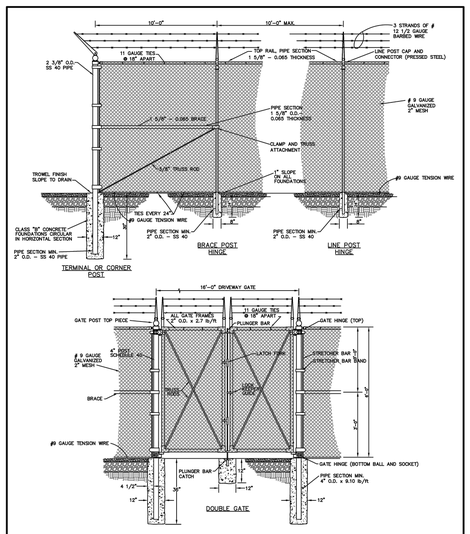
HEAVY DUTY ASPHALT PAVING DETAIL WITH GRANULAR BASE
NOT TO SCALE

NOTE:

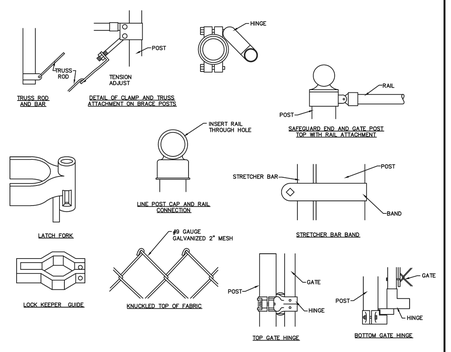
1. CONTRACTOR SHALL SUBMIT A PAVEMENT JOINTING PLAN AND JOINT DETAILS FOR ALL CONCRETE PAVEMENT FOR APPROVAL BY THE ENGINEER.
2. REFER TO THE GEOTECHNICAL REPORT PREPARED BY OLSSON DATED DECEMBER 13, 2022.



HEAVY DUTY REINFORCED CONCRETE PAVING DETAIL
NOT TO SCALE



CHAIN LINK FENCING
N.T.S.



CHAIN LINK FENCE HARDWARE
N.T.S.

SPRINGDALE WATER UTILITIES
326 OAK AVENUE - P.O. BOX 769 - SPRINGDALE, ARKANSAS - 72765-0769 - (479) 751-5759

MISCELLANEOUS DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: CAG | DRAWING NO: M-3 | DATE: MARCH 2008

SPRINGDALE WATER UTILITIES
326 OAK AVENUE - P.O. BOX 769 - SPRINGDALE, ARKANSAS - 72765-0769 - (479) 751-5759

MISCELLANEOUS DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: CAG | DRAWING NO: M-4 | DATE: MARCH 2008

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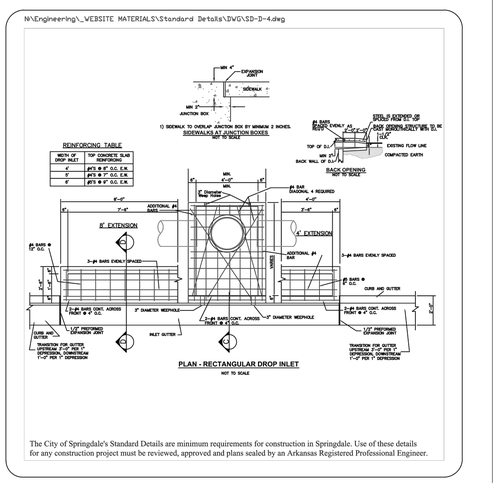

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION D
DROP INLET DETAILS

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

FILE NO. SD-D-4

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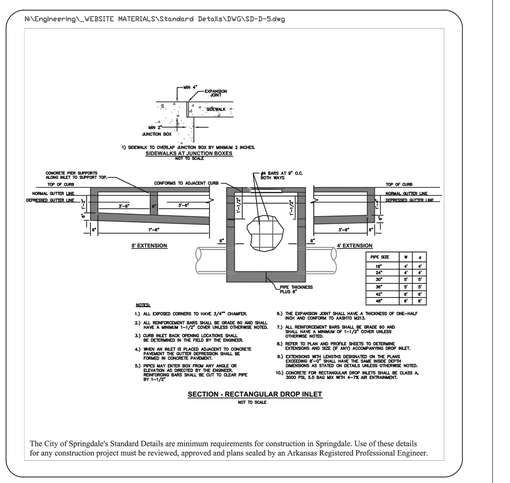

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION D
DROP INLET DETAILS

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

FILE NO. SD-D-5

SPRINGDALE
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STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19979
TIMOTHY K. LOCK
02/23/2023

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

SITE, UTILITY, & PAVING DETAILS 1

SPRINGDALE WATER UTILITIES
WESTERN CORRIDOR WATER STORAGE TANK

2023

SPRINGDALE, ARKANSAS

drawn by: TAB
checked by: AS & SC
approved by: WCH
QA/QC by: BBH
project no.: 021-01443
drawing no.: DET_GNCV_02101443
date: 2/23/2023

SHEET
C6.01

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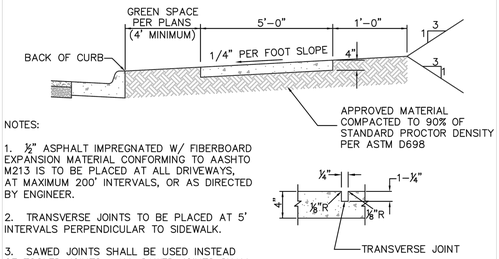

NOTES:

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	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-1

SPRINGDALE
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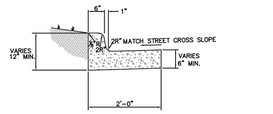
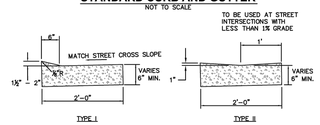


STANDARD CURB AND GUTTER

NOT TO SCALE



MODIFIED CURB AND GUTTER

NOT TO SCALE

NOTES:

1. CONCRETE FOR CURB AND GUTTER TO BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4–7 % AIR ENTRAINMENT.
2. ALL CURB AND GUTTER SHALL HAVE A BROOMED FINISH UNLESS OTHERWISE SPECIFIED.
3. MODIFIED CURB (TYPE I) SHALL BE PLACE ACROSS ALL DRIVEWAY ENTRANCES.
4. MODIFIED CURB (TYPE II) SHALL BE PLACED ACROSS ALL SIDE STREETS WHERE THE LONGITUDINAL GRADE IS LESS THAN 1%.
5. 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	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-12

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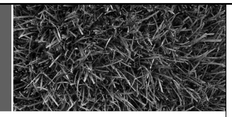
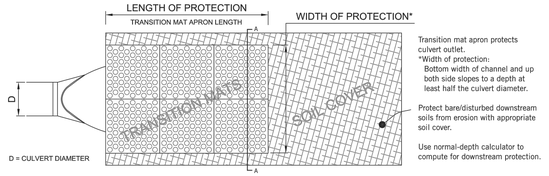
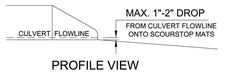


ScourStop®
Installation Recommendations

1. ScourStop mats must be installed over a soil cover: sod, seeded turf reinforcement mat (TRM), geotextile, or a combination thereof.
2. For steep slopes (>10%) or higher velocities (>10 ft/sec), sod is the recommended soil cover.
3. Follow manufacturer's **ScourStop Installation Guidelines** to ensure proper installation.
4. Install ScourStop mats at maximum 1-2" below flowline of culvert or culvert apron. (No waterfall impacts onto ScourStop mats.)
5. Performance of protected area assumes stable downstream conditions.

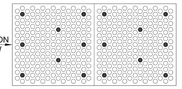


CULVERT OUTLET PROTECTION – PLAN VIEW



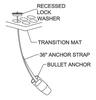
PROFILE VIEW

SECTION VIEW AA



ANCHOR PATTERN

Abut transition mats to end of culvert or culvert apron.
Adjacent mats abut together laterally and longitudinally.
Minimum 8 anchors per mat.
Extra anchors as needed for loose or wet soils.
Extra anchors as needed for uneven soil surface.



ANCHOR ILLUSTRATION

Install anchors per **ScourStop Installation Guidelines.**
Minimum depth 24" in compacted, cohesive soil.
Minimum depth 30" in loose, sandy, or wet soil.
Extra anchors as needed to secure mat tightly over soil cover.

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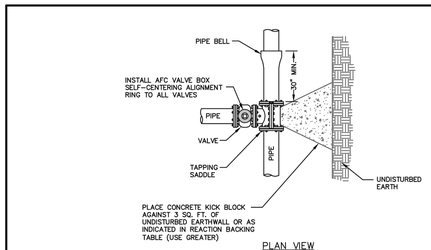
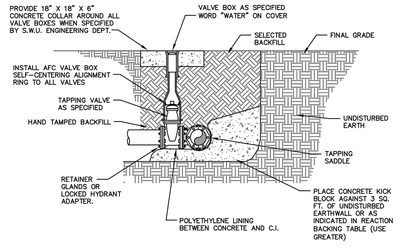


PLAN VIEW



PROFILE VIEW

TAPPING SADDLE & VALVE

N.T.S.
S–5

SPRINGDALE WATER UTILITIES 526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765–0769 · (479) 751–5751	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION	
DRAWN BY: CAG	DRAWING NO: S–5	DATE: AUGUST 2014

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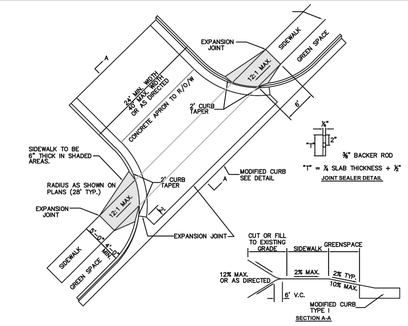

1. DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2. 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3. CONCRETE CURB TO BE SAWCUT AT 15' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.
4. HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.
5. CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.
6. DRIVEWAY SECTION TO BE 6" PORTLAND CEMENT CONCRETE (3,500 P.S.I.) WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.
7. CONCRETE APRONS SHALL HAVE 10' SAWCUTS IN EACH DIRECTION (BOTH HORIZONTAL AND VERTICAL).
8. INDUSTRIAL DRIVES SHOULD INCREASE RADIUS AT DRIVEWAY ENTRANCES TO 50-FT.

COMMERCIAL DRIVEWAY DETAIL

NOT TO SCALE

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STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-3

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02/23/2023

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

SITE, UTILITY, & PAVING DETAILS 2

SPRINGDALE WATER UTILITIES
WESTERN CORRIDOR WATER STORAGE TANK

SPRINGDALE, ARKANSAS

2023

drawn by:	TAB
checked by:	AS & SC
approved by:	WCH
QA/QC by:	BBH
project no.:	021-01443
drawing no.:	DET_GNCV_02101443
date:	2/23/2023

SHEET
C6.02

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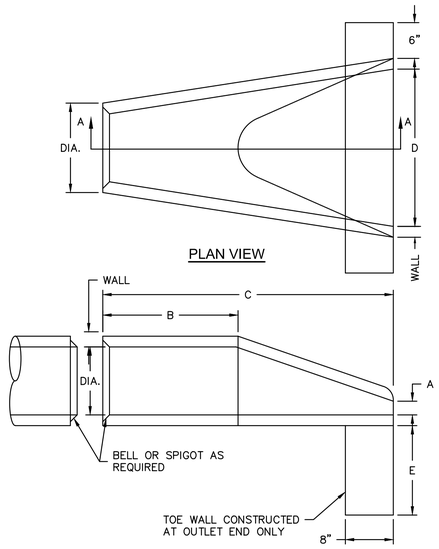
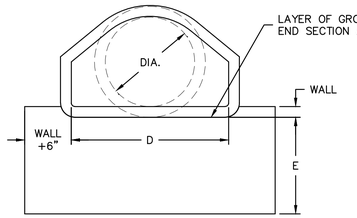


PLAN VIEW



END VIEW

SECTION A-A

DIMENSIONS						
DIA.	WALL	A	B MIN.	C MIN.	D	E
12"	2"	4"	4'-0"	6'	2'-0"	18"
15"	2 1/4"	6"	3'-10"	6'	2'-6"	18"
18"	2 1/2"	9"	3'-10"	6'	3'-0"	18"
21"	2 3/4"	9"	3'-2"	6'	3'-6"	18"
24"	3"	9 1/2"	2'-6"	6'	4'-0"	24"
30"	3 1/2"	1'-0"	1'-7"	6'	5'-0"	24"
36"	4"	1'-3"	2'-10"	8'	6'-0"	24"
42"	4 1/2"	1'-9"	2'-11"	8'	6'-6"	24"
48"	5"	2'-0"	2'-2"	8'	7'-0"	24"
54"	5 1/2"	2'-3"	2'-11"	8'	7'-6"	36"

REINFORCEMENT					
ADJOINING PIPE DIA.	BARREL SECTION REINFORCEMENT			FLARE SECTION REINFORCEMENT (ONE LAYER ONLY IN CENTER OF WALL)	
	CIRCULAR		ELLIPTICAL		
	INNER CAGE SQ. IN./ LIN. FT.	OUTER CAGE SQ. IN./ LIN. FT.	SQ. IN./ LIN. FT.	AREA OF LONGITUDINAL SQ. IN./ LIN. FT.	AREA OF TRANSVERSE SQ. IN./ LIN. FT.
12"	0.07			0.048	0.048
15"	0.07			0.054	0.054
18"	0.07		0.07	0.060	0.060
21"	0.07		0.07	0.066	0.066
24"	0.07		0.07	0.072	0.072
30"	0.14		0.12	0.084	0.084
36"	0.12	0.09	0.13	0.096	0.096
42"	0.15	0.12	0.17	0.108	0.108
48"	0.18	0.14	0.20	0.120	0.120
54"	0.22	0.16	0.24	0.132	0.132

CONCRETE FLARED END SECTION (F.E.S.) DETAILS

NOT TO SCALE

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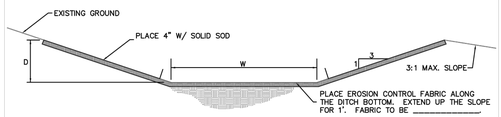

GRASS LINED DITCH DETAIL

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 E DITCHES	FILE NO. SD-E-2	

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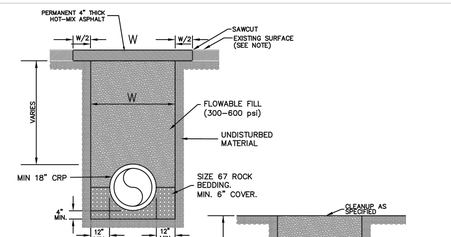
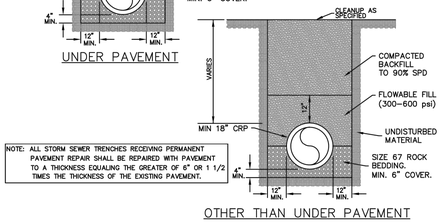


UNDER PAVEMENT



NOTE: ALL STORM SEWER TRENCHES RECEIVING PERMANENT PAVEMENT REPAIR SHALL BE REPAIRED WITH PAVEMENT TO A THICKNESS EQUALING THE GREATER OF 6" OR 1 1/2 TIMES THE THICKNESS OF THE EXISTING PAVEMENT.

OTHER THAN UNDER PAVEMENT

STORM SEWER BEDDING AND BACKFILL

NOT TO SCALE

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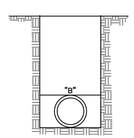
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION D DROP INLET DETAILS	FILE NO. SD-D-8	

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

TRENCH WIDTH SCHEDULE

NOTES:

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



TYPICAL PIPE TRENCH

N.T.S.

SPRINGDALE WATER UTILITIES 526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION		
	DRAWN BY: JNK	DRAWING NO: S-17	DATE: MARCH 2008

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STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19979
MATTHEW K. LOCK
02/23/2023

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

SITE, UTILITY, & PAVING DETAILS 3

SPRINGDALE WATER UTILITIES
WESTERN CORRIDOR WATER STORAGE TANK

SPRINGDALE, ARKANSAS

2023

drawn by: TAB
checked by: AS & SC
approved by: WCH
QA/QC by: BBH
project no.: 021-01443
drawing no: DET_GNCV_02101443
date: 2/23/2023

SHEET
C6.03

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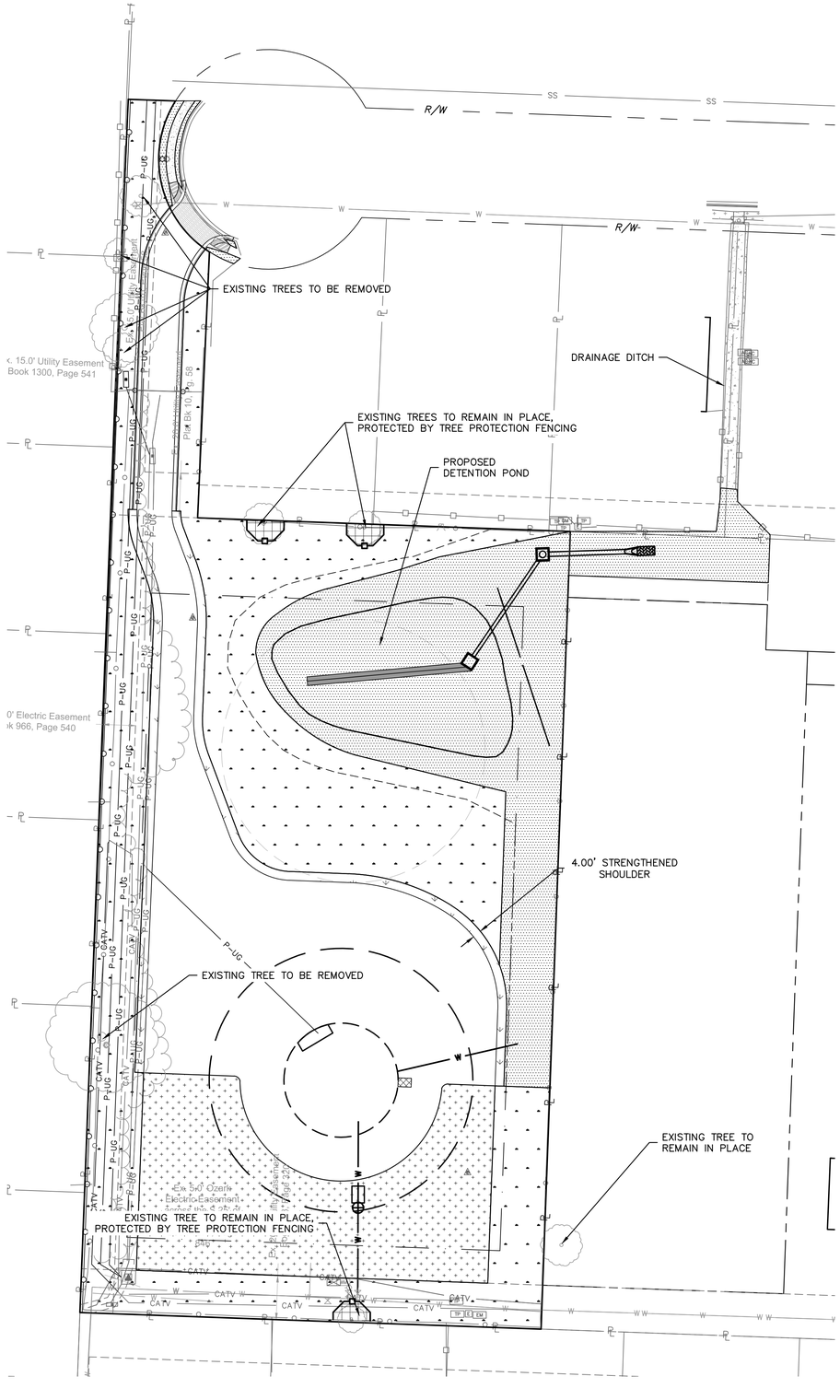


PLANTING NOTES:

1. ALL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES.
2. LOCATE AND FLAG ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL PROTECT EXISTING OVERHEAD AND UNDERGROUND UTILITIES. ANY DAMAGE TO SUCH SHALL BE REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
3. PLANTING SODDED AND SEEDED TURFGRASS SHALL BE COMMENCED DURING EITHER THE SPRING (MARCH 15–JUNE 15) OR FALL (SEPTEMBER 1 – OCTOBER 15) PLANTING SEASON.
4. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING ALL PLANT MATERIAL UNTIL FINAL ACCEPTANCE OF THE PROJECT. ANY MATERIAL WHICH DIES, (PRIOR TO FINAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED AND REPLACED.
5. LANDSCAPE CONTRACTOR SHALL MOW THE SITE A MINIMUM OF TWO TIMES (ONCE GRASS HAS ACHIEVED THE SPECIFIED HEIGHT) PRIOR TO FINAL ACCEPTANCE.

SEEDING/SODDING NOTES:

1. ALL DISTURBED AREAS SHALL BE SODDED WITH TURF–TYPE TALL FESCUE SOD (WITH A MINIMUM OF 3 CULTIVARS) UNLESS SPECIFICALLY NOTED TO BE SEEDED.
2. ALL AREAS DESIGNATED TO RECEIVE TEMPORARY SEED SHALL REFER TO EROSION CONTROL PLAN.
3. ALL LAWN AREAS SHALL RECEIVE A MINIMUM 6–INCH DEPTH OF TOPSOIL COMPACTED TO 85% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
4. THE ENTIRE SURFACE TO BE SODDED SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.
5. SOD SHALL BE MACHINE STRIPPED AT A UNIFORM SOIL THICKNESS OF APPROXIMATELY ONE INCH (PLUS OR MINUS 1/4–INCH). THE MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH, AND SHALL BE DETERMINED AT THE TIME OF CUTTING IN THE FIELD. PRECAUTIONS SHALL BE TAKEN TO PREVENT DRYING AND HEATING. SOD DAMAGED BY HEAT AND DRY CONDITIONS, AND SOD CUT MORE THAN 18 HOURS BEFORE BEING INCORPORATED INTO THE WORK SHALL NOT BE USED.
6. HANDLING OF SOD SHALL BE DONE IN A MANNER THAT WILL PREVENT TEARING, BREAKING, DRYING AND OTHER DAMAGE. PROTECT EXPOSED ROOTS FROM DEHYDRATION. DO NOT DELIVER MORE SOD THAN CAN BE LAID WITHIN 24 HOURS.
7. MOISTEN PREPARED SURFACE IMMEDIATELY PRIOR TO LAYING SOD. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE INSTALLING SOD. FERTILIZE, HARROW OR RAKE FERTILIZER IN THE TOP 1–1/2–INCHES OF TOPSOIL, AT A UNIFORM RATE OF ONE POUND OF NITROGEN PER 1000 S.F.
8. SOD SHALL BE CAREFULLY PLACED IN THE DIRECTION PARALLEL WITH THE SLOPE OF THE AREA TO BE SODDED. SOD STRIPS SHALL BE BUTTED TOGETHER BUT NOT OVERLAPPED WITH THE SEAMS STAGGERED ON EACH ROW.
9. FERTILIZER SHALL BE 20–10–5 COMMERCIAL FERTILIZER OF THE GRADE, TYPE, AND FORM SPECIFIED AND SHALL COMPLY WITH THE RULES OF THE STATE OF ARKANSAS DEPT. OF AGRICULTURE. FERTILIZER SHALL BE IDENTIFIED ACCORDING TO THE PERCENT N, P, K, IN THAT ORDER.
10. ALL SOD ON SLOPES GREATER THAN 5:1 AND WITHIN DETENTION AREAS SHALL BE STAKED.
11. SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF FOUR INCHES BELOW SOD.
12. CONTRACTOR SHALL PROVIDE FULL MAINTENANCE FOR SODDED TURF GRASS FOR A PERIOD OF 30 DAYS AFTER THE DATE OF FINAL ACCEPTANCE. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, WELL–ROOTED, EVEN–COLORED, VIABLE TURF MUST BE ESTABLISHED. THE TURF GRASS SHALL BE FREE OF WEEDS, OPEN JOINTS, BARE AREAS, AND SURFACE IRREGULARITIES.

N

0' 15' 30' 60'

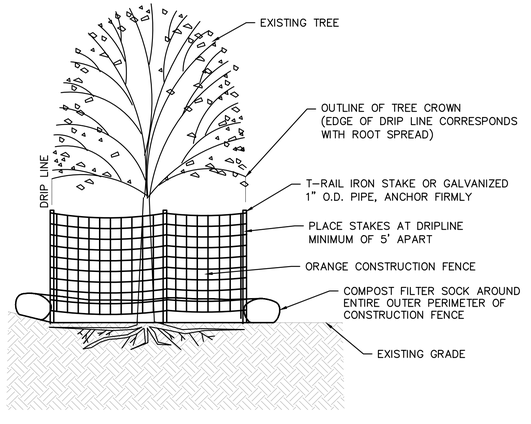
SCALE IN FEET

HATCH LEGEND

- GRASS – SOD – WINNING COLORS TURF TYPE TALL FESCUE, OR APPROVED EQUAL
- EXTENTS OF FESCUE SEEDING
- INSTALL REINFORCED TURF, MIN. 4" TOPSOIL OVER GEOGRID & 8" ARDOT CLASS 7 BASE OVER PREPARED SUBGRADE
- INSTALL 4' STRENGTHENED GRASS SHOULDER ALONG PVMT. EDGE, TYP., MIN. 4" TOPSOIL OVER 8" ARDOT CLASS 7 BASE AND PREPARED SUBGRADE
- TREES TO BE PRESERVED

LANDSCAPE REQUIREMENTS

	REQUIRED	PROPOSED
STREET FRONTAGE BUFFER	MIN. BUFFER OF 10', MIN. (1) SHADE TREE & (7) SHRUBS PER 25' OF STREET FRONTAGE	VARIANCE REQUESTED
INTERIOR	N/A	N/A
PERIMETER	5' LANDSCAPE STRIP ALONG SIDE AND REAR LOT LINES, (1) TREE PER 25'	VARIANCE REQUESTED
SCREENING	NORTH: SINGLE FAMILY RESIDENTIAL – OPAQUE SCREEN EAST: CHURCH / INSTITUTIONAL – BROKEN SCREEN SOUTH: SINGLE FAMILY RESIDENTIAL – OPAQUE SCREEN WEST: SINGLE FAMILY RESIDENTIAL – OPAQUE SCREEN	NORTH: EXISTING FENCE EAST: EXISTING FENCE SOUTH: EXISTING FENCE WEST: PROPOSED FENCE



TREE PROTECTION DETAIL

NOT TO SCALE

TREE PRESERVATION NOTES

1. GRADING AROUND TREES TO BE LIMITED TO OUTSIDE THE DRIPLINE UNLESS OTHERWISE NOTED ON THESE PLANS.
2. THERE SHALL BE NO GRADING OR FILLING WITHIN THE PROTECTED CRITICAL ROOT ZONES OF PROTECTED TREES UNLESS OTHERWISE NOTED ON THESE PLANS.
3. NO VEHICLES OR EQUIPMENT SHALL BE DRIVEN OR PARKED UNDER THE DRIPLINE OF PROTECTED TREES. NO MATERIALS SHALL BE STORED UNDER THE DRIPLINE OF PROTECTED TREES.
4. TREE FENCE AND SILT FENCE FOR ALL PROTECTED TREES MUST BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION.
5. ALL REQUIRED TREE, SILT FENCING AND COMPOST FILTER SOCK SHALL REMAIN IN PLACE UNTIL ALL GRADING AND LANDSCAPING ACTIVITIES HAVE CEASED AND SHALL ONLY BE REMOVED UPON THE REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.
6. ATTACHMENTS (WIRES, FENCES, ETC.) OTHER THAN THOSE APPROVED FOR GUYING, BRACING OR WRAPPING MUST NOT BE ATTACHED TO PROTECTED TREES.

olsson
302 East Millsap Road
Fayetteville, AR 72703
TEL 479.443.3404
www.olsson.com

NOTE
THIS DOCUMENT HAS BEEN RELEASED BY OLSSON ONLY FOR REVIEW BY REGULATORY AGENCIES AND OTHER PROFESSIONALS, AND IS SUBJECT TO CHANGE. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION.

LICENSED LANDSCAPE ARCHITECT
JANE EARNHART
License No. 9507
02.23.2023
STATE OF ARKANSAS
JANE EARNHART
LANDSCAPE ARCHITECT
ARK. 9507

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

LANDSCAPE PLAN & DETAILS

SPRINGDALE WATER UTILITIES
WESTERN CORRIDOR WATER STORAGE TANK

SPRINGDALE, ARKANSAS

2023

drawn by: TAB
checked by: AS & SC
approved by: WCH
QA/QC by: BBH
project no.: 021-01443
drawing no.: P_LSC01_02101443
date: 2/23/2023

SHEET
C7.01

DWG: F:\2021\01001-01500\021-01443\40-Design\AutoCAD\Final Plans\Sheets\P_LSC01_02101443.dwg USER: clebow
DATE: Feb 22, 2023 12:29pm XREFS: P_PWATR_02101443 P_GIS_02101443 V_XBNDY_02101443 V_XTOPO_02101443 P_PTBLK02_02101443 P_PBASE_02101443

L23-21

SPECIAL CERTIFICATE

Project No. 021-01443

For the use and benefit of: City of Springdale, Arkansas.

I, Wayman B. White, being Licensed Professional Surveyor No. 1785 in the State of Arkansas, do hereby certify that I have made a due and diligent search of the Records of the Assessor's Office within and for Washington County, Arkansas, and find the adjacent owners and addresses as shown on Exhibit A.

IN-SO-FAR as the same affects the Large-Scale Development Plan of Springdale, Washington County, Arkansas Parcel Number 815-29105-020, and as shown on the attached photo sheet, to-wit:

The Large-Scale Development Plan of Parcel No. 815-29105-020 for the development of a new water Tower for City of Springdale Water Department of Washington County.

DATED: January 31, 2023

Wayman B. White, AR PS 1785

302 E. Millsap Road / Fayetteville, AR 72703
O 479.443.3404 / olsson.com

L23-21

List of Property Owners

Parcel:	*815-31960-000*
Name:	*REYNOLDS, VADA G*
Street:	*4303 CODY AVE*
City, State, Zip:	*SPRINGDALE AR 72762*
Parcel:	*815-31949-000*
Name:	*PIANALTO, RICHARD T LIVING TRUST*
Street:	*4302 BONNIE AVE*
City, State, Zip:	*SPRINGDALE AR 72762-0300*
Parcel:	*815-31920-000*
Name:	*POWERS, STEPHEN S & ELIZABETH J*
Street:	*4302 CODY AVE SPRINGDALE AR 72762*
City, State, Zip:	*SPRINGDALE AR 72762*
Parcel:	*815-31961-000*
Name:	*BULLINGTON, WHITNEY ANNE & JONATHAN SCOTT*
Street:	*2202 S 43RD ST*
City, State, Zip:	*SPRINGDALE AR 72762*
Parcel:	*815-31948-000*
Name:	*PHILLIPS, PATRICIA J TRUST*
Street:	*2204 S 43RD ST*
City, State, Zip:	*SPRINGDALE AR 72762-6698*
Parcel:	*815-31947-000*
Name:	*TUFTS, AARON JOSHUA & PATRICIA LEIGH*
Street:	*4301 BONNIE AVE*
City, State, Zip:	*SPRINGDALE AR 72762*
Parcel:	*815-31919-000*
Name:	*ANGEL, TREVOR & KACI*
Street:	*4300 CODY AVE*
City, State, Zip:	*SPRINGDALE AR 72762*
Parcel:	*815-31918-000*
Name:	*LANDEROS, RAUL & LILIANA*
Street:	*2201 S 43RD ST*
City, State, Zip:	*SPRINGDALE AR 72762-6699*

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Parcel:	815-31917-000
Name:	WATKINS, MICHAEL J & JOAN
Street:	2203 S 43RD ST
City, State, Zip:	SPRINGDALE AR 72762

Parcel:	815-31916-000
Name:	PHILLIPS, JOHN W & JENNIFER L
Street:	2205 S 43RD ST
City, State, Zip:	SPRINGDALE AR 72762

Parcel:	815-31915-000
Name:	STEELE, CHARLOTTE E FAMILY TRUST
Street:	PO BOX 9778
City, State, Zip:	FAYETTEVILLE AR 72703

Parcel:	815-31914-000
Name:	WORLEY, TROY DEAN & VICKI KAREN
Street:	2303 S 43RD ST
City, State, Zip:	SPRINGDALE AR 72762-0307

Parcel:	815-31913-000
Name:	LANE, JAMES CALVIN III & JAZMIN
Street:	2305 S 43RD ST
City, State, Zip:	SPRINGDALE AR 72762

Parcel:	815-30441-000
Name:	FISHER, JOHN DEE & SANDRA LYNN
Street:	4304 CLARK AVE
City, State, Zip:	SPRINGDALE AR 72762

Parcel:	815-30456-000
Name:	PATTERSON, PERRY & TAMMY
Street:	4305 CLARK AVE
City, State, Zip:	SPRINGDALE AR 72762

Parcel:	815-29105-020
Name:	SPRINGDALE WATER & SEWER COMM
Street:	PO BOX 769
City, State, Zip:	SPRINGDALE AR 72765-0769

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L23-21

Parcel:	815-30440-000
Name:	HALL, JAMES A & NORA D
Street:	4302 CLARK AVE
City, State, Zip:	SPRINGDALE AR 72762
Parcel:	815-30455-000
Name:	KIRKLAND, DAVID REVOCABLE TRUST
Street:	4303 CLARK AVE
City, State, Zip:	SPRINGDALE AR 72762
Parcel:	815-30439-000
Name:	REMAGEN, LAWRENCE W & E JANICE;
Street:	4300 CLARK AVE
City, State, Zip:	SPRINGDALE AR 72762
Parcel:	815-30454-000
Name:	TALDO, CURTIS J
Street:	4301 CLARK AVE
City, State, Zip:	SPRINGDALE AR 72762
Parcel:	815-29106-000
Name:	FIRST CHURCH OF THE NAZARENE
Street:	2300 SOUTH 40TH ST
City, State, Zip:	SPRINGDALE AR 72764
Parcel:	815-30453-000
Name:	NAIL, ELIZABETH E
Street:	4207 CLARK AVE
City, State, Zip:	SPRINGDALE AR 72762
Parcel:	815-30438-000
Name:	CLARK, JAMES & FRANCES FAMILY TRUST, THE
Street:	4206 CLARK AVE
City, State, Zip:	SPRINGDALE AR 72762-5866
Parcel:	815-30437-000
Name:	SCOGGINS, WESLEY D & TAMI A
Street:	3401 S 40TH ST
City, State, Zip:	SPRINGDALE AR 72762

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L23-21

Parcel:	815-30452-000
Name:	LAHAY, ELAINE R & BRUCE P
Street:	4205 CLARK AVE
City, State, Zip:	SPRINGDALE AR 72762

Parcel:	815-30436-000
Name:	BURTRUM, STEVEN RAY & DIANE ADELLE
Street:	4202 CLARK AVE
City, State, Zip:	SPRINGDALE AR 72762-5866

Parcel:	815-30451-000
Name:	FOREMAN, HAROLD N & JEAN
Street:	4203 CLARK AVE
City, State, Zip:	SPRINGDALE AR 72762-5867

Parcel:	815-31946-000
Name:	STRANGE, MARGARET ALLISON TRUST
Street:	4303 BONNIE AVE
City, State, Zip:	SPRINGDALE AR 72762

Parcel:	815-31909-000
Name:	KINNEY, DAVID J; VOGT, ROSIE
Street:	4302 CHAPMAN AVE
City, State, Zip:	SPRINGDALE AR 72762

Parcel:	815-31910-000
Name:	BOWEN, JEFFREY P & MELISSA
Street:	4300 Chapman Ave
City, State, Zip:	Springdale AR 72762-6652

Parcel:	815-31819-000
Name:	SIMMONS, DANA L
Street:	4301 CHAPMAN AVE
City, State, Zip:	SPRINGDALE AR 72762

Parcel:	815-31912-000
Name:	TEFF, KIM A
Street:	2401 S 43RD ST
City, State, Zip:	SPRINGDALE AR 72762

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L23-21

Parcel:	*815-31911-000*
Name:	*O'BRIEN, DAVID J & NANCY R*
Street:	*2592 WILDCAT CREEK BLVD*
City, State, Zip:	*SPRINGDALE AR 72762-9460*
Parcel:	*815-31818-000*
Name:	*SCIRTO, MATTHEW & LAURA*
Street:	*2501 S 43RD ST*
City, State, Zip:	*SPRINGDALE AR 72762*
Parcel:	*815-31817-000*
Name:	*JORDAN, SHERRY M & JONATHAN G*
Street:	*2503 S 43RD ST*
City, State, Zip:	*SPRINGDALE AR 72762*
Parcel:	*815-24672-000*
Name:	*ROSS, GORDON T & NORMA R*
Street:	*4210 CHAPMAN AVE*
City, State, Zip:	*SPRINGDALE AR 72762-6609*
Parcel:	*815-24763-000*
Name:	*MARTIN, RODNEY W & BILLYE F*
Street:	*2500 EIDSON ST*
City, State, Zip:	*SPRINGDALE AR 72762-6611*
Parcel:	*815-24764-000*
Name:	*BURBAGE, DOROTHY ANNE*
Street:	*2502 EIDSON ST*
City, State, Zip:	*SPRINGDALE AR 72762*
Parcel:	*815-24671-000*
Name:	*WILLETT, PETER A & CAMMY DROST*
Street:	*1322 E HAROLD ST*
City, State, Zip:	*FAYETTEVILLE AR 72703*
Parcel:	*815-24670-000*
Name:	*TERRY FAMILY REVOCABLE TRUST*
Street:	*4206 CHAPMAN AVE*
City, State, Zip:	*SPRINGDALE AR 72762-6609*

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L23-21

Parcel:	*815-24736-000*
Name:	*BOOTH, DONALD A & ANGELA R*
Street:	*2501 EIDSON ST*
City, State, Zip:	*SPRINGDALE AR 72762-6610*
Parcel:	*815-24669-000*
Name:	*DALLA ROSA, PATRICK LOUIS; DALLA ROSA, ARTHUR JAMES*
Street:	*4204 CHAPMAN AVE*
City, State, Zip:	*SPRINGDALE AR 72762*
Parcel:	*815-24735-000*
Name:	*DEES, ROBBIE SUE*
Street:	*2503 EIDSON ST*
City, State, Zip:	*SPRINGDALE AR 72762*
Parcel:	*815-24668-000*
Name:	*GEARITY, COLIN F & ANN*
Street:	*3075 E SUMMERSHADE DR*
City, State, Zip:	*FAYETTEVILLE AR 72703*
Parcel:	*815-24710-000*
Name:	*CLINE, NORVEL L & ELIZABETH D*
Street:	*4208 MILLER DR*
City, State, Zip:	*SPRINGDALE AR 72762-6626*
Parcel:	*815-24667-000*
Name:	*BRICKELL, DAVID CHARLES & DIANA RUTH*
Street:	*4200 CHAPMAN AVE*
City, State, Zip:	*SPRINGDALE AR 72762*
Parcel:	*815-24666-000*
Name:	*RAMIREZ, MARTHA & CORTEZ, RICARDO RAMIREZ*
Street:	*4108 CHAPMAN AVE*
City, State, Zip:	*SPRINGDALE AR 72762*

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CLARK AVE
SPRINGDALE WATER & SEWER COMM
2302
815-29106-001 FIRST CHURCH OF THE NAZARENE
2300
SIMS VICKEY & DONAGHEY CHARLES ETUX
2202
4100
4200
4001
2400
2401
2403
SAUNDERS
MERINO ALBERT

CLARK AVE
SPRINGDALE WATER & SEWER COMM
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815-29106-001 FIRST CHURCH OF THE NAZARENE
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2500
2504
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4208
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4007
SAUNDERS
MERINO ALBERT

L23-21

SPRINGDALE WATER & SEWER COMM
2302
875-29105-001 FIRST CHURCH OF THE NAZARENE
2300
SIMS, VICKIE & DONAGHEY CHARLES OLEN
2202
4001
2401
2405
4210
4100
CHAPMAN AVE
SCIRTO MATTHEW & AMY
2500
4208
4107
4007
4206
MILLER DR
CLARK, JAMES LANCE
PETRELLI
COSTON SCOTT & STACIE
WILSON THOMAS ARLEN & AMY
2488
2504
OWEN, JOE R

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Application for Variance – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via planningapplications@springdalear.gov.

STAFF USE ONLY

Date Application Submitted: February 15, 2023

Date Accepted as Complete: _____ Project Number: B23-28

APPLICATION CONTACTS:

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Rick Pulvirenti, PE - Springdale Water & Sewer Comm.	Name:
E-mail: rpulvirenti@springdalewater.com	E-mail:
Address: 526 Oak Ave., Springdale, AR 72762	Address:
Phone: 479-751-5751	Phone:
Site/ Location: 2338 S. 40th St., Springdale, AR 72762	Current Zoning District: A-1
Assessor's Parcel Number(s): 815-29105-020	Rezone required: No
	Total Acreage: 1.89

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)

Request to not meet typical perimeter or entryway landscaping requirements per recommendation of City Staff.

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

Typical perimeter and entryway landscaping is not appropriate or necessary for the proposed use / location and creates potential for contflict with utilities.

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

Application of typical perimeter and entryway landscaping at this location poses risk of impacting existing utilities serving the adjacent properties and creates potential maintenance issues for Springdale Water Utilities and adjacent property owners.

Landscape buffers at street frontage are not necessary due to the setback distance utilized by the proposed development and how the majority of pavement is hidden from street view.
Perimeter landscaping is unnecessary as the development is effectively centered within the site and strengthened greenspace surrounds the pavement. Additionally, there is no risk of pavement being extended to site edges due to the existing residences surrounding the property.

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

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

APPLICANT SIGNATURE(S) _____

_____

_____

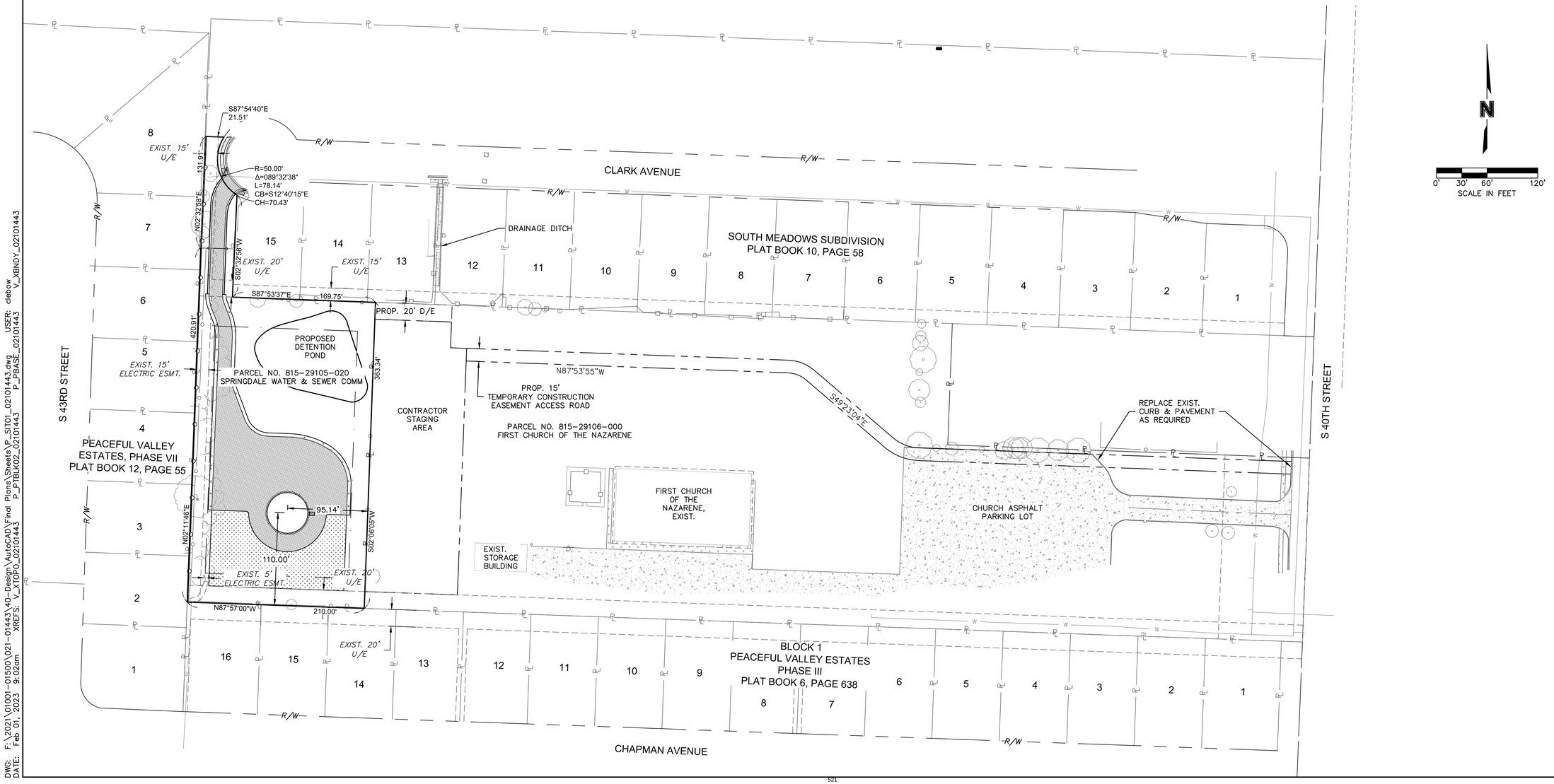
DATE: 02/15/2023

B23-28

SITE DATA		
PROPOSED USE		MUNICIPAL WATER TANK
ZONING		A–1 (SURROUNDED SF–2)
PROPOSED LOT SIZE		±1.89 ACRES ±82,271 SF
BUILDING HEIGHT		140'–0"
PROPOSED GROSS FLOOR AREA		2,124 SF
OCCUPANT LOAD		N/A
REQUIRED PARKING	ONE (1) SPACE PER EMPLOYEE BASED ON THE LARGEST SHIFT.	
	TOTAL	N/A
	ADA	N/A
PROPOSED PARKING	STANDARD	N/A
	ADA	N/A
	TOTAL	5 SPACES
BUILDING AREA		2,124 SF
PAVEMENT/PARKING/SIDEWALK AREA		31,238 SF
TOTAL IMPERVIOUS AREA		33,362 SF (40.55%)
TOTAL PERVIOUS AREA		48,909 SF (59.45%)
REQUIRED OPEN SPACE		N/A
OPEN SPACE PROVIDED		80,147 SF (97.42%)
LOT SETBACKS	FRONT	35'
	SIDE	20'
	REAR	35'

GENERAL NOTES:

1. CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS (APPROVED BY CITY OF SPRINGDALE, AR) AND ONE (1) COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS & SPECIFICATIONS AT THE SITE AT ALL TIMES.
2. CITY OF SPRINGDALE ENGINEERING IS NOW LOCATED AT 128 SPRING STREET.
3. ALL REFERENCES CONTAINED WITHIN THESE PLANS TO THE OWNER'S ENGINEER ARE HEREBY REFERENCED OLSSON, INC.
4. THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL LINES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL 811 OR 1–800–482–8998, AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING GRADING ACTIVITIES. !!STOP!! CALL BEFORE YOU DIG!!
5. UTILITIES AS SHOWN WERE OBTAINED FROM INFORMATION INDICATED ON THE SURVEY OR BY FIELD OBSERVATION. CONTRACTOR SHALL FIELD VERIFY ALL HORIZONTAL AND VERTICAL LINES AND GRADES OF EXISTING UTILITIES PRIOR TO THE CONSTRUCTION OF IMPROVEMENTS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF A DISCREPANCY BETWEEN THE CONTRACT DRAWINGS AND ACTUAL FIELD CONDITIONS.
6. CONTRACTOR SHALL NOT CHANGE OR DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER AND ENGINEER.
7. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL PERMITS AND PAY ALL FEES AS REQUIRED BY THE CONSTRUCTION COVERED IN THESE PLANS.
8. ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
9. ANY ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS TO COMPLETE CONSTRUCTION AS SHOWN ON PLANS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF THE RIGHT–OF–WAY AND FOR DAMAGED IMPROVEMENTS SUCH AS CURBS, SIDEWALKS, STREET LIGHT AND TRAFFIC SIGNAL JUNCTION BOXES, TRAFFIC SIGNAL LOOP LEAD INS, SIGNAL POLES, ETC. DAMAGED IMPROVEMENTS SHALL BE REPAIRED IN CONFORMANCE WITH THE LATEST CITY STANDARDS AND TO THE CITY'S SATISFACTION.
11. CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE ANY EXISTING STREET, CURB AND GUTTER, SIDEWALK, DRIVEWAYS OR STRUCTURE UNLESS SHOWN TO BE REMOVED.
12. ALL WORK WITHIN ROAD RIGHT–OF–WAY SHALL CONFORM TO THE CITY OF SPRINGDALE, AR REQUIREMENTS, UNLESS OTHERWISE NOTED.
13. ALL TRAFFIC CONTROL SHALL BE IN CONFORMANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
14. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS. ANY PROPERTY CORNER DISTURBED OR DAMAGED BY GRADING ACTIVITIES SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF ARKANSAS, AT THE CONTRACTORS EXPENSE.
15. CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL EARTHWORK QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS AS SHOWN TO COMPLETE CONSTRUCTION SHOWN ON PLANS.
16. THE CONTOUR LINES, SPOT ELEVATIONS AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE FOR TOP OF PAVEMENT, SIDEWALKS, CURBS AND FLOOR SLABS, ETC. REFER TO TYPICAL SECTIONS FOR PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT FOR GRADING LINE ELEVATIONS.
17. CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN 1 FOOT VERTICAL IN 4 FEET HORIZONTAL.
18. THE CONTRACTOR SHALL GRADE LANDSCAPED AREAS AT A MIN. OF 1% TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS WHEN FINISH LANDSCAPE MATERIALS ARE IN PLACE, UNLESS SPECIFIED OTHERWISE.
19. ALL BACKFILL SHALL BE TAMPED. BACKFILL WITHIN THE RIGHT–OF–WAY SHALL BE COMPACTED TO 95% MAX. DENSITY AS PER ASTM–D698 (STANDARD PROCTOR COMPACTION)
20. THE CONTRACTOR IS RESPONSIBLE FOR ATTENDING TO AND CORRECTING UNSUITABLE SOIL CONDITIONS RELATED TO PLOW ZONES, WET SOILS AND OTHER CONDITIONS. THE UNSUITABLE CONDITIONS MUST BE CORRECTED PER THE GEOTECHNICAL ENGINEER'S REPORT, WHERE REQUIRED, TO MEET PROJECT NEEDS.
21. ALL EXTERIOR CONCRETE SHALL HAVE A MINIMUM 28–DAY COMPRESSIVE STRENGTH OF 4000 PSI AND BE AIR ENTRAINED. FLY ASH IS NOT A SUITABLE REPLACEMENT FOR PORTLAND CEMENT.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PUBLIC STREETS IN THE VICINITY OF THE JOB SITE CLEAN AND FREE OF ROCKS, SOIL/MUD AND DEBRIS DURING ALL PHASES OF CONSTRUCTION.
23. CONTRACTOR SHALL CLEAN OUT ALL EXISTING AND PROPOSED INLETS, PIPES AND MANHOLES OF DEBRIS AND SEDIMENTATION AT COMPLETION OF SITEWORK. THIS WORK SHALL BE DONE TO THE SATISFACTION OF THE OWNER AND THE CITY OF SPRINGDALE, AR.
24. CONTRACTOR SHALL RETAIN FLOATABLE WIND BLOWN MATERIALS ON SITE BY STORING ALL TRASH AND BUILDING MATERIAL WASTE IN ENCLOSURES UNTIL PROPER DISPOSAL AT AN OFF–SITE FACILITY. CONTRACTOR TO CHECK ADJACENT AREAS DAILY AND PICK UP CONSTRUCTION WASTE MATERIALS AND DEBRIS THAT HAVE BLOWN OR WASHED OFF–SITE.
25. CONTRACTOR IS RESPONSIBLE FOR PROVIDING BERMS, SILT FENCES, OR OTHER MEANS TO PREVENT ERODED MATERIALS FROM REACHING THE PUBLIC RIGHT–OF–WAY AND ADJACENT PROPERTIES. IN THE EVENT THE PREVENTION MEASURES ARE NOT EFFECTIVE, THE CONTRACTOR SHALL REMOVE ANY DEBRIS, SILT, OR MUD AND RESTORE THE RIGHT–OF–WAY TO ORIGINAL OR BETTER CONDITION.
26. CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DOWNSTREAM EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION. EROSION CONTROL PROCEDURES SHALL BE IN PLACE PRIOR TO BEGINNING GRADING ACTIVITIES.
27. CONSTRUCTION ACCESS TO THE SITE SHALL BE LIMITED TO THE APPROVED TEMPORARY CONSTRUCTION ENTRANCE(S) AS SHOWN ON SHEET 7.
28. TEMPORARY CONSTRUCTION ENTRANCE SHALL HAVE SHOT ROCK FOR ITS SURFACE.
29. EROSION CONTROL DEVICES SHALL BE MAINTAINED DURING THE WHOLE CONSTRUCTION PERIOD BY THE CONTRACTOR.
30. CONTRACTOR SHALL PROTECT ANY STORM INLETS FROM SEDIMENT THAT TAKE STORM WATER FROM THE AREA OF CONSTRUCTION.
31. ALL DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN.
32. 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.



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STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19979
MATTHEW K. LOGUE
02/01/2023

REVISIONS		
REV. NO.	DATE	REVISIONS DESCRIPTION

OVERALL SITE PLAN

SPRINGDALE WATER UTILITIES
WESTERN CORRIDOR WATER STORAGE TANK

SPRINGDALE, ARKANSAS

2023

drawn by:	CW, CL
checked by:	BG, ML
approved by:	CH
QA/QC by:	BH
project no.:	021-01443
drawing no.:	P_SIT01_02101443
date:	2/1/2023

SHEET
C1.01

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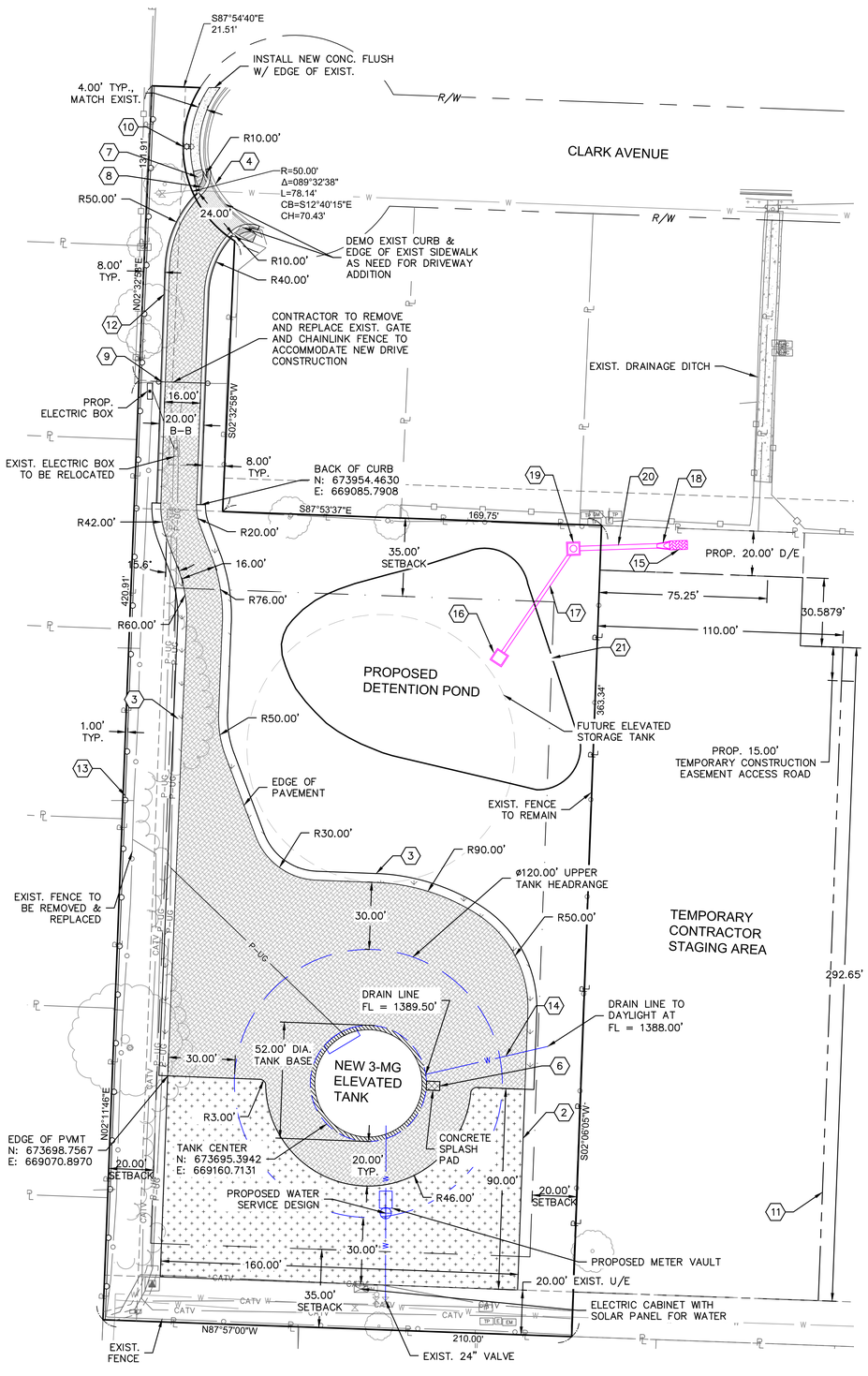

KEY NOTES:

1. INSTALL HEAVY DUTY ASPHALT PAVEMENT 3" ACHM SURFACE COURSE WITH 8" CRUSHED STONE BASE (ARDOT CLASS 7) OVER PREPARED SUBGRADE
2. INSTALL REINFORCED TURF, MIN. 4" TOPSOIL OVER GEOGRID & 8" ARDOT CLASS 7 BASE OVER PREPARED SUBGRADE
3. INSTALL 4' STRENGTHENED GRASS SHOULDER ALONG PVMT. EDGE, TYP., MIN. 4" TOPSOIL OVER 8" ARDOT CLASS 7 BASE AND PREPARED SUBGRADE
4. INSTALL CONCRETE PAVEMENT DRIVE ENTRANCE W/ INTEGRAL CURB PER CITY OF SPRINGDALE STD. DETAIL
5. INSTALL 4" CONCRETE SIDEWALK
6. INSTALL REINFORCED HEAVY DUTY CONCRETE PAVEMENT 7" PCC W/ WWF 6X6-W1.4XW1.4 WIRE MESH OVER 6" ARDOT CLASS 7 BASE
7. INSTALL CONCRETE SIDEWALK RAMP
8. INSTALL TRUNCATED DOMES
9. REPLACE EXIST GATE
10. RELOCATE EXISTING LIGHT POLE
11. APPROX. LOCATION AND EXTENTS OF STOCKPILE & STORAGE AREA
12. CONSTRUCT STANDARD CURB & GUTTER
13. PROP. CHAIN LINK FENCE PER DTL. ON C6.01
14. DRAIN LINE, 56 LF OF 4" DIP
15. 4'X8' SCOUR STOP PAD
16. 5'X5' STORM OUTFALL STRUCTURE, W/ WEIR PL & TRASH RACK, REFER TO DETAIL ON SHEET C2.02
17. 65' LF OF 18" HDPE, 0.5% SLOPE
18. 24" FES
19. 5'X5' AREA INLET
20. 28' LF OF 24" HDPE, 0.5% SLOPE
21. 3' EARTHEN WEIR WALL, 4' OPENING, TOP OF POND

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING UNDERGROUND POWER
- PROPOSED UNDERGROUND POWER
- EXISTING WATER LINE
- EXISTING CABLE LINE
- EXISTING FIBER OPTIC
- EXISTING GAS LINE
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT LINE
- PROPOSED CURB AND GUTTER
- PROPOSED WATER TOWER BASE OUTLINE
- EXISTING STORM MANHOLE
- EXISTING STORM CURB INLET
- EXISTING GRATE INLET
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- GUY WIRE
- POWER POLE

GENERAL NOTES:

1. CONTRACTOR TO COORDINATE WITH ENGINEER AND CITY OF SPRINGDALE PRIOR TO CLEARING TEMPORARY CONSTRUCTION AREAS.
2. ROCK EXCAVATION SHALL BE INCLUDED IN PIPE INSTALLATION BID ITEMS. CONTRACTOR SHALL NOT BE PAID SEPARATELY FOR ANY ROCK EXCAVATION.
3. CONTRACTOR TO REMOVE AND DISPOSE OF ALL STUMPS AND DEBRIS FROM NEW TANK SITE
4. IF ADDITIONAL EXCAVATION IS REQUIRED DUE TO UNSUITABLE SUB-GRADE MATERIAL AS IDENTIFIED BY THE ENGINEER OF RECORD OR BY OLSSON'S CERTIFIED GEOTECH ENGINEER, REMOVE MATERIAL AND REPLACE WITH COMPACTED CLASS 7 BASE (95% MPD) AT NO ADDITIONAL COST.
5. CONTRACTOR SHALL PROVIDE TOPSOIL AS NEEDED. GRADE SITE AS SPECIFIED AND SEED AND MULCH ALL NON-PAVED AREAS WITHIN SIX INCHES OUTSIDE OF NEW TANK FENCING. WORK TO BE COMPLETED IN ACCORDANCE WITH SPECIFICATION SECTIONS 01 04 27 "ENVIRONMENTAL COMPLIANCE" AND 32 92 00 "CLEANUP, SEEDING AND SOD."
6. INSTALL BMP WHERE NEEDED TO PREVENT EROSION AND SEDIMENTATION IN COMPLIANCE WITH ADEQ REGULATIONS.
7. CONCRETE SUPPORT STRUCTURE DIAMETER AND DIMENSIONS OF FOUNDATION SHALL BE DETERMINED BY THE TANK CONTRACTOR BASED UPON THE SOIL BEARING SPECIFIED AND THE RECOMMENDATIONS IN THE SOIL REPORT.
8. AREAS WITHIN AND 6 INCHES OUTSIDE OF FENCE SHALL BE COMPACTED AND ROLLED TO A SMOOTH GRADE. THEN CONTRACTOR SHALL FURNISH AND INSTALL TENCATE MIRAFI HP270 SERIES WOVEN POLYPROPYLENE GEOTEXTILE FABRIC (EXCEPT AREA SHOWN TO HAVE ASPHALT) WITH A MINIMUM OF 6 INCHES OF CLASS 7 CRUSHED LIMESTONE OVER THE FABRIC COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
9. FLUTED COLUMN DIAMETER AND DIMENSIONS OF FOUNDATION SHALL BE DETERMINED BY THE TANK CONTRACTOR BASED UPON THE INFORMATION IN THE GEOTECHNICAL REPORT.

B23-28

N

0' 15' 30' 60'
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STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19979
MATTHEW K. LOGE
02/01/2023

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

SITE, UTILITY, AND PAVING PLAN

SPRINGDALE WATER UTILITIES
WESTERN CORRIDOR WATER STORAGE TANK

SPRINGDALE, ARKANSAS

2023

drawn by:	CW, CL
checked by:	BG, ML
approved by:	CH
QA/QC by:	BH
project no.:	021-01443
drawing no.:	P_SIT01_02101443
date:	2/1/2023

SHEET
C1.02

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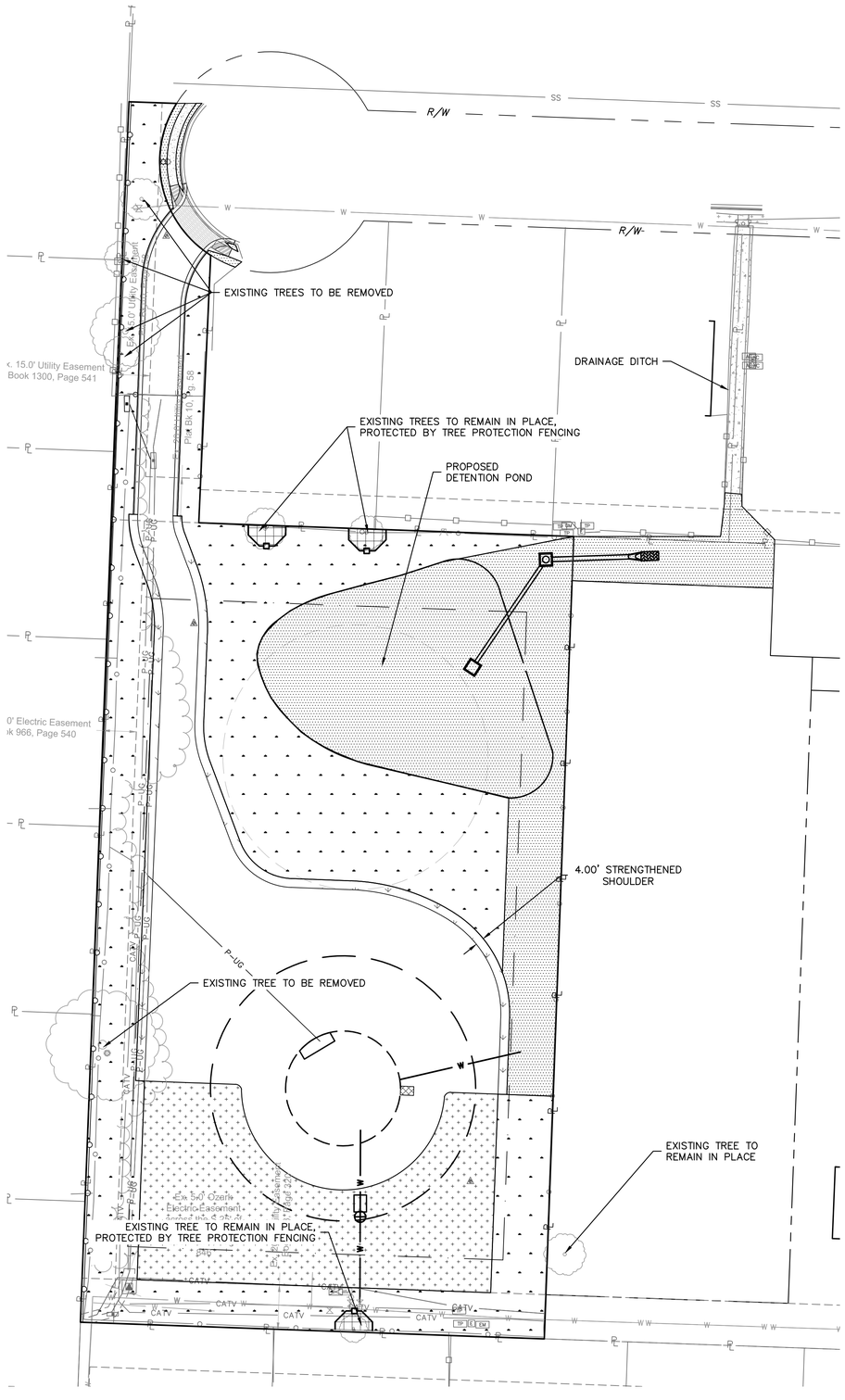


PLANTING NOTES:

1. ALL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES.
2. LOCATE AND FLAG ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL PROTECT EXISTING OVERHEAD AND UNDERGROUND UTILITIES. ANY DAMAGE TO SUCH SHALL BE REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
3. PLANTING SODDED AND SEEDED TURFGRASS SHALL BE COMMENCED DURING EITHER THE SPRING (MARCH 15–JUNE 15) OR FALL (SEPTEMBER 1 – OCTOBER 15) PLANTING SEASON.
4. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING ALL PLANT MATERIAL UNTIL FINAL ACCEPTANCE OF THE PROJECT. ANY MATERIAL WHICH DIES, (PRIOR TO FINAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED AND REPLACED.
5. LANDSCAPE CONTRACTOR SHALL MOW THE SITE A MINIMUM OF TWO TIMES (ONCE GRASS HAS ACHIEVED THE SPECIFIED HEIGHT) PRIOR TO FINAL ACCEPTANCE.

SEEDING/SODDING NOTES:

1. ALL DISTURBED AREAS SHALL BE SODDED WITH TURF–TYPE TALL FESCUE SOD (WITH A MINIMUM OF 3 CULTIVARS) UNLESS SPECIFICALLY NOTED TO BE SEEDED.
2. ALL AREAS DESIGNATED TO RECEIVE TEMPORARY SEED SHALL REFER TO EROSION CONTROL PLAN.
3. ALL LAWN AREAS SHALL RECEIVE A MINIMUM 6–INCH DEPTH OF TOPSOIL COMPACTED TO 85% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
4. THE ENTIRE SURFACE TO BE SODDED SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.
5. SOD SHALL BE MACHINE STRIPPED AT A UNIFORM SOIL THICKNESS OF APPROXIMATELY ONE INCH (PLUS OR MINUS 1/4–INCH). THE MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH, AND SHALL BE DETERMINED AT THE TIME OF CUTTING IN THE FIELD. PRECAUTIONS SHALL BE TAKEN TO PREVENT DRYING AND HEATING. SOD DAMAGED BY HEAT AND DRY CONDITIONS, AND SOD CUT MORE THAN 18 HOURS BEFORE BEING INCORPORATED INTO THE WORK SHALL NOT BE USED.
6. HANDLING OF SOD SHALL BE DONE IN A MANNER THAT WILL PREVENT TEARING, BREAKING, DRYING AND OTHER DAMAGE. PROTECT EXPOSED ROOTS FROM DEHYDRATION. DO NOT DELIVER MORE SOD THAN CAN BE LAID WITHIN 24 HOURS.
7. MOISTEN PREPARED SURFACE IMMEDIATELY PRIOR TO LAYING SOD. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE INSTALLING SOD. FERTILIZE, HARROW OR RAKE FERTILIZER IN THE TOP 1–1/2–INCHES OF TOPSOIL, AT A UNIFORM RATE OF ONE POUND OF NITROGEN PER 1000 S.F.
8. SOD SHALL BE CAREFULLY PLACED IN THE DIRECTION PARALLEL WITH THE SLOPE OF THE AREA TO BE SODDED. SOD STRIPS SHALL BE BUTTED TOGETHER BUT NOT OVERLAPPED WITH THE SEAMS STAGGERED ON EACH ROW.
9. FERTILIZER SHALL BE 20–10–5 COMMERCIAL FERTILIZER OF THE GRADE, TYPE, AND FORM SPECIFIED AND SHALL COMPLY WITH THE RULES OF THE STATE OF ARKANSAS DEPT. OF AGRICULTURE. FERTILIZER SHALL BE IDENTIFIED ACCORDING TO THE PERCENT N, P, K, IN THAT ORDER.
10. ALL SOD ON SLOPES GREATER THAN 5:1 AND WITHIN DETENTION AREAS SHALL BE STAKED.
11. SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF FOUR INCHES BELOW SOD.
12. CONTRACTOR SHALL PROVIDE FULL MAINTENANCE FOR SODDED TURF GRASS FOR A PERIOD OF 30 DAYS AFTER THE DATE OF FINAL ACCEPTANCE. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, WELL–ROOTED, EVEN–COLORED, VIABLE TURF MUST BE ESTABLISHED. THE TURF GRASS SHALL BE FREE OF WEEDS, OPEN JOINTS, BARE AREAS, AND SURFACE IRREGULARITIES.

B23-28

N

0' 15' 30' 60'

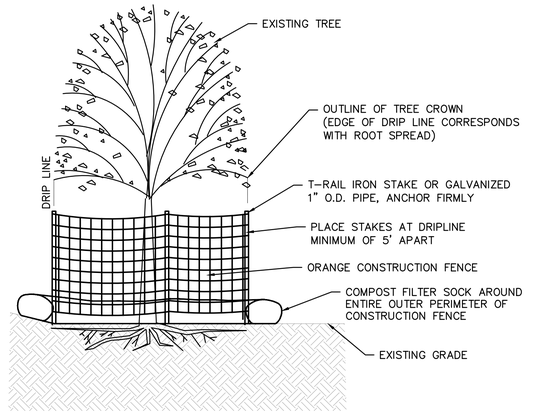
SCALE IN FEET

HATCH LEGEND

- GRASS – SOD – WINNING COLORS TURF TYPE TALL FESCUE, OR APPROVED EQUAL
- EXTENTS OF FESCUE SEEDING
- INSTALL REINFORCED TURF, MIN. 4" TOPSOIL OVER GEOGRID & 8" ARDOT CLASS 7 BASE OVER PREPARED SUBGRADE
- INSTALL 4' STRENGTHENED GRASS SHOULDER ALONG PVMT. EDGE, TYP., MIN. 4" TOPSOIL OVER 8" ARDOT CLASS 7 BASE AND PREPARED SUBGRADE
- TREES TO BE PRESERVED

LANDSCAPE REQUIREMENTS

	REQUIRED	PROPOSED
STREET FRONTAGE BUFFER	N/A	N/A
INTERIOR	N/A	N/A
PERIMETER	N/A	N/A
SCREENING	NORTH: SINGLE FAMILY RESIDENTIAL – OPAQUE SCREEN EAST: CHURCH / INSTITUTIONAL – BROKEN SCREEN SOUTH: SINGLE FAMILY RESIDENTIAL – OPAQUE SCREEN WEST: SINGLE FAMILY RESIDENTIAL – OPAQUE SCREEN	NORTH: EXISTING FENCE EAST: EXISTING FENCE SOUTH: EXISTING FENCE WEST: PROPOSED FENCE



TREE PRESERVATION NOTES

1. GRADING AROUND TREES TO BE LIMITED TO OUTSIDE THE DRIPLINE UNLESS OTHERWISE NOTED ON THESE PLANS.
2. THERE SHALL BE NO GRADING OR FILLING WITHIN THE PROTECTED CRITICAL ROOT ZONES OF PROTECTED TREES UNLESS OTHERWISE NOTED ON THESE PLANS.
3. NO VEHICLES OR EQUIPMENT SHALL BE DRIVEN OR PARKED UNDER THE DRIPLINE OF PROTECTED TREES. NO MATERIALS SHALL BE STORED UNDER THE DRIPLINE OF PROTECTED TREES.
4. TREE FENCE AND SILT FENCE FOR ALL PROTECTED TREES MUST BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION.
5. ALL REQUIRED TREE, SILT FENCING AND COMPOST FILTER SOCK SHALL REMAIN IN PLACE UNTIL ALL GRADING AND LANDSCAPING ACTIVITIES HAVE CEASED AND SHALL ONLY BE REMOVED UPON THE REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.
6. ATTACHMENTS (WIRES, FENCES, ETC.) OTHER THAN THOSE APPROVED FOR GUYING, BRACING OR WRAPPING MUST NOT BE ATTACHED TO PROTECTED TREES.

TREE PROTECTION DETAIL

NOT TO SCALE

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LICENSED LANDSCAPE ARCHITECT
JANE EARNHART
License No. 9507
2.1.2023
STATE OF ARKANSAS
JANE EARNHART
LANDSCAPE ARCHITECT
ASLA 9507

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

LANDSCAPE PLAN & DETAILS

SPRINGDALE WATER UTILITIES
WESTERN CORRIDOR WATER STORAGE TANK

SPRINGDALE, ARKANSAS

2023

drawn by: TAB
checked by: AS & SC
approved by: WCH
QA/QC by: BBH
project no.: 021-01443
drawing no.: P_LSC01 02101443
date: 2/1/2023

SHEET
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L23-21
B23-28

SPECIAL CERTIFICATE

Project No. 021-01443

For the use and benefit of: City of Springdale, Arkansas.

I, Wayman B. White, being Licensed Professional Surveyor No. 1785 in the State of Arkansas, do hereby certify that I have made a due and diligent search of the Records of the Assessor's Office within and for Washington County, Arkansas, and find the adjacent owners and addresses as shown on Exhibit A.

IN-SO-FAR as the same affects the Large-Scale Development Plan of Springdale, Washington County, Arkansas Parcel Number 815-29105-020, and as shown on the attached photo sheet, to-wit:

The Large-Scale Development Plan of Parcel No. 815-29105-020 for the development of a new water Tower for City of Springdale Water Department of Washington County.

DATED: January 31, 2023

Wayman B. White, AR PS 1785

302 E. Millsap Road / Fayetteville, AR 72703
O 479.443.3404 / olsson.com

L23-21
B23-28

List of Property Owners

Parcel:	*815-31960-000*
Name:	*REYNOLDS, VADA G*
Street:	*4303 CODY AVE*
City, State, Zip:	*SPRINGDALE AR 72762*
Parcel:	*815-31949-000*
Name:	*PIANALTO, RICHARD T LIVING TRUST*
Street:	*4302 BONNIE AVE*
City, State, Zip:	*SPRINGDALE AR 72762-0300*
Parcel:	*815-31920-000*
Name:	*POWERS, STEPHEN S & ELIZABETH J*
Street:	*4302 CODY AVE SPRINGDALE AR 72762*
City, State, Zip:	*SPRINGDALE AR 72762*
Parcel:	*815-31961-000*
Name:	*BULLINGTON, WHITNEY ANNE & JONATHAN SCOTT*
Street:	*2202 S 43RD ST*
City, State, Zip:	*SPRINGDALE AR 72762*
Parcel:	*815-31948-000*
Name:	*PHILLIPS, PATRICIA J TRUST*
Street:	*2204 S 43RD ST*
City, State, Zip:	*SPRINGDALE AR 72762-6698*
Parcel:	*815-31947-000*
Name:	*TUFTS, AARON JOSHUA & PATRICIA LEIGH*
Street:	*4301 BONNIE AVE*
City, State, Zip:	*SPRINGDALE AR 72762*
Parcel:	*815-31919-000*
Name:	*ANGEL, TREVOR & KACI*
Street:	*4300 CODY AVE*
City, State, Zip:	*SPRINGDALE AR 72762*
Parcel:	*815-31918-000*
Name:	*LANDEROS, RAUL & LILIANA*
Street:	*2201 S 43RD ST*
City, State, Zip:	*SPRINGDALE AR 72762-6699*

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L23-21
B23-28

Parcel:	*815-31917-000*
Name:	*WATKINS, MICHAEL J & JOAN*
Street:	*2203 S 43RD ST*
City, State, Zip:	*SPRINGDALE AR 72762*
Parcel:	*815-31916-000*
Name:	*PHILLIPS, JOHN W & JENNIFER L*
Street:	*2205 S 43RD ST*
City, State, Zip:	*SPRINGDALE AR 72762*
Parcel:	*815-31915-000*
Name:	*STEELE, CHARLOTTE E FAMILY TRUST*
Street:	*PO BOX 9778*
City, State, Zip:	*FAYETTEVILLE AR 72703*
Parcel:	*815-31914-000*
Name:	*WORLEY, TROY DEAN & VICKI KAREN*
Street:	*2303 S 43RD ST*
City, State, Zip:	*SPRINGDALE AR 72762-0307*
Parcel:	*815-31913-000*
Name:	*LANE, JAMES CALVIN III & JAZMIN*
Street:	*2305 S 43RD ST*
City, State, Zip:	*SPRINGDALE AR 72762*
Parcel:	*815-30441-000*
Name:	*FISHER, JOHN DEE & SANDRA LYNN*
Street:	*4304 CLARK AVE*
City, State, Zip:	*SPRINGDALE AR 72762*
Parcel:	*815-30456-000*
Name:	*PATTERSON, PERRY & TAMMY*
Street:	*4305 CLARK AVE*
City, State, Zip:	*SPRINGDALE AR 72762*
Parcel:	*815-29105-020*
Name:	*SPRINGDALE WATER & SEWER COMM*
Street:	*PO BOX 769*
City, State, Zip:	*SPRINGDALE AR 72765-0769*

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L23-21
B23-28

Parcel:	815-30440-000
Name:	HALL, JAMES A & NORA D
Street:	4302 CLARK AVE
City, State, Zip:	SPRINGDALE AR 72762
Parcel:	815-30455-000
Name:	KIRKLAND, DAVID REVOCABLE TRUST
Street:	4303 CLARK AVE
City, State, Zip:	SPRINGDALE AR 72762
Parcel:	815-30439-000
Name:	REMAGEN, LAWRENCE W & E JANICE;
Street:	4300 CLARK AVE
City, State, Zip:	SPRINGDALE AR 72762
Parcel:	815-30454-000
Name:	TALDO, CURTIS J
Street:	4301 CLARK AVE
City, State, Zip:	SPRINGDALE AR 72762
Parcel:	815-29106-000
Name:	FIRST CHURCH OF THE NAZARENE
Street:	2300 SOUTH 40TH ST
City, State, Zip:	SPRINGDALE AR 72764
Parcel:	815-30453-000
Name:	NAIL, ELIZABETH E
Street:	4207 CLARK AVE
City, State, Zip:	SPRINGDALE AR 72762
Parcel:	815-30438-000
Name:	CLARK, JAMES & FRANCES FAMILY TRUST, THE
Street:	4206 CLARK AVE
City, State, Zip:	SPRINGDALE AR 72762-5866
Parcel:	815-30437-000
Name:	SCOGGINS, WESLEY D & TAMI A
Street:	3401 S 40TH ST
City, State, Zip:	SPRINGDALE AR 72762

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L23-21
B23-28

Parcel:	*815-30452-000*
Name:	*LAHAY, ELAINE R & BRUCE P*
Street:	*4205 CLARK AVE*
City, State, Zip:	*SPRINGDALE AR 72762*
Parcel:	*815-30436-000*
Name:	*BURTRUM, STEVEN RAY & DIANE ADELLE*
Street:	*4202 CLARK AVE*
City, State, Zip:	*SPRINGDALE AR 72762-5866*
Parcel:	*815-30451-000*
Name:	*FOREMAN, HAROLD N & JEAN*
Street:	*4203 CLARK AVE*
City, State, Zip:	*SPRINGDALE AR 72762-5867*
Parcel:	*815-31946-000*
Name:	*STRANGE, MARGARET ALLISON TRUST*
Street:	*4303 BONNIE AVE*
City, State, Zip:	*SPRINGDALE AR 72762*
Parcel:	*815-31909-000*
Name:	*KINNEY, DAVID J; VOGT, ROSIE*
Street:	*4302 CHAPMAN AVE*
City, State, Zip:	*SPRINGDALE AR 72762*
Parcel:	*815-31910-000*
Name:	*BOWEN, JEFFREY P & MELISSA*
Street:	*4300 Chapman Ave*
City, State, Zip:	*Springdale AR 72762-6652*
Parcel:	*815-31819-000*
Name:	*SIMMONS, DANA L*
Street:	*4301 CHAPMAN AVE*
City, State, Zip:	*SPRINGDALE AR 72762*
Parcel:	*815-31912-000*
Name:	*TEFF, KIM A*
Street:	*2401 S 43RD ST*
City, State, Zip:	*SPRINGDALE AR 72762*

302 E. Millsap Road / Fayetteville, AR 72703
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L23-21
B23-28

Parcel:	*815-31911-000*
Name:	*O'BRIEN, DAVID J & NANCY R*
Street:	*2592 WILDCAT CREEK BLVD*
City, State, Zip:	*SPRINGDALE AR 72762-9460*
Parcel:	*815-31818-000*
Name:	*SCIRTO, MATTHEW & LAURA*
Street:	*2501 S 43RD ST*
City, State, Zip:	*SPRINGDALE AR 72762*
Parcel:	*815-31817-000*
Name:	*JORDAN, SHERRY M & JONATHAN G*
Street:	*2503 S 43RD ST*
City, State, Zip:	*SPRINGDALE AR 72762*
Parcel:	*815-24672-000*
Name:	*ROSS, GORDON T & NORMA R*
Street:	*4210 CHAPMAN AVE*
City, State, Zip:	*SPRINGDALE AR 72762-6609*
Parcel:	*815-24763-000*
Name:	*MARTIN, RODNEY W & BILLYE F*
Street:	*2500 EIDSON ST*
City, State, Zip:	*SPRINGDALE AR 72762-6611*
Parcel:	*815-24764-000*
Name:	*BURBAGE, DOROTHY ANNE*
Street:	*2502 EIDSON ST*
City, State, Zip:	*SPRINGDALE AR 72762*
Parcel:	*815-24671-000*
Name:	*WILLETT, PETER A & CAMMY DROST*
Street:	*1322 E HAROLD ST*
City, State, Zip:	*FAYETTEVILLE AR 72703*
Parcel:	*815-24670-000*
Name:	*TERRY FAMILY REVOCABLE TRUST*
Street:	*4206 CHAPMAN AVE*
City, State, Zip:	*SPRINGDALE AR 72762-6609*

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L23-21
B23-28

Parcel:	*815-24736-000*
Name:	*BOOTH, DONALD A & ANGELA R*
Street:	*2501 EIDSON ST*
City, State, Zip:	*SPRINGDALE AR 72762-6610*
Parcel:	*815-24669-000*
Name:	*DALLA ROSA, PATRICK LOUIS; DALLA ROSA, ARTHUR JAMES*
Street:	*4204 CHAPMAN AVE*
City, State, Zip:	*SPRINGDALE AR 72762*
Parcel:	*815-24735-000*
Name:	*DEES, ROBBIE SUE*
Street:	*2503 EIDSON ST*
City, State, Zip:	*SPRINGDALE AR 72762*
Parcel:	*815-24668-000*
Name:	*GEARITY, COLIN F & ANN*
Street:	*3075 E SUMMERSHADE DR*
City, State, Zip:	*FAYETTEVILLE AR 72703*
Parcel:	*815-24710-000*
Name:	*CLINE, NORVEL L & ELIZABETH D*
Street:	*4208 MILLER DR*
City, State, Zip:	*SPRINGDALE AR 72762-6626*
Parcel:	*815-24667-000*
Name:	*BRICKELL, DAVID CHARLES & DIANA RUTH*
Street:	*4200 CHAPMAN AVE*
City, State, Zip:	*SPRINGDALE AR 72762*
Parcel:	*815-24666-000*
Name:	*RAMIREZ, MARTHA & CORTEZ, RICARDO RAMIREZ*
Street:	*4108 CHAPMAN AVE*
City, State, Zip:	*SPRINGDALE AR 72762*

302 E. Millsap Road / Fayetteville, AR 72703
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L23-21
B23-28

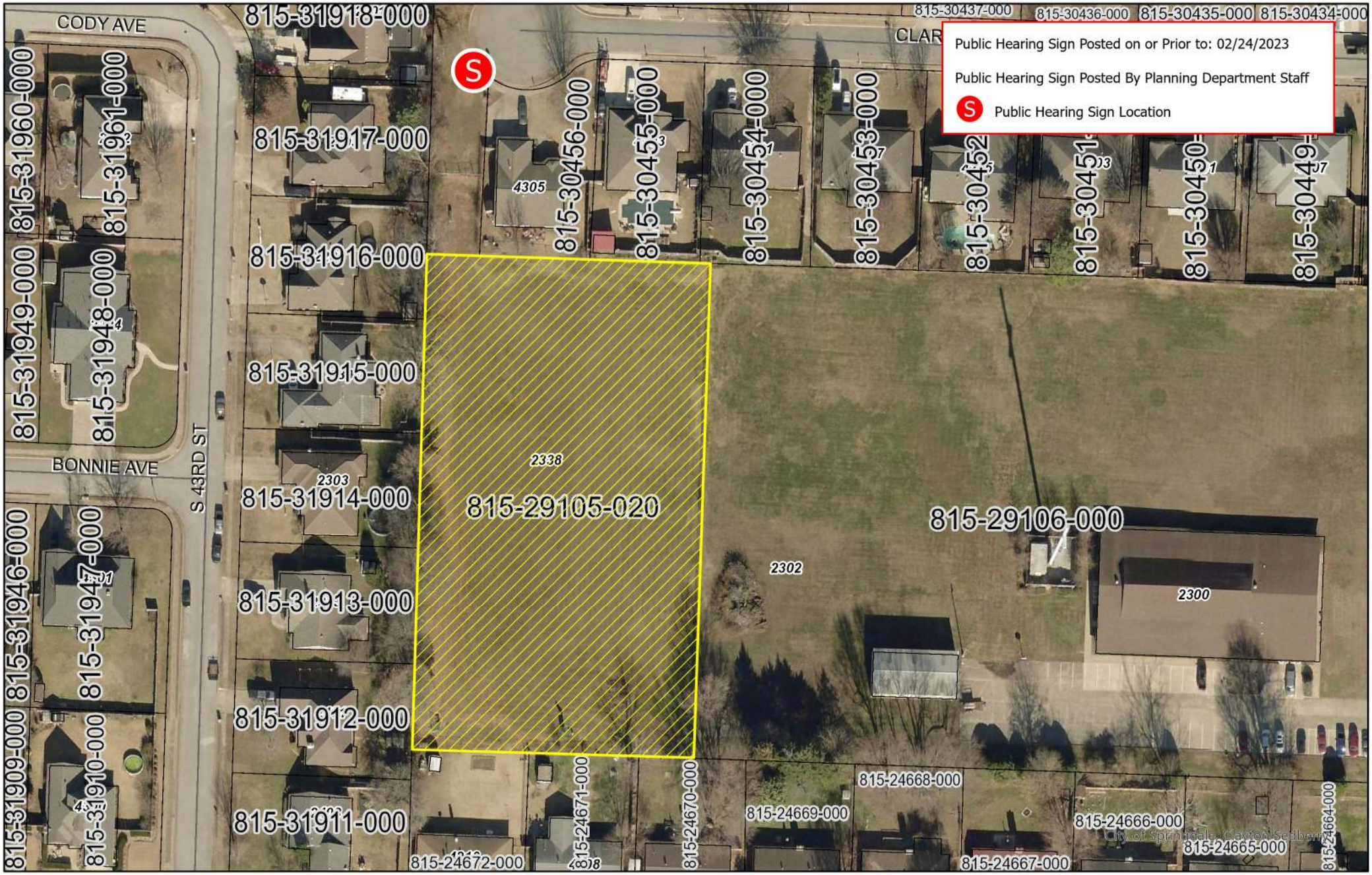
CLARK AVE
SPRINGDALE WATER & SEWER COMM
2302
815-29106-001 FIRST CHURCH OF THE NAZARENE
2300
SIMS VICKLE & DONAGHEY CHARLES ELLIS
2202
4100
4200
4001
2401
JEFF KING

CLARK AVE
SPRINGDALE WATER & SEWER COMM
2302
815-29106-001 FIRST CHURCH OF THE NAZARENE
2300
SIMS VICKLE & DONAGHEY CHARLES ELLIS
2202
4100
4200
4001
2401
JEFF KING
SOUTH ST

CHAPMAN AVE
SPRINGDALE WATER & SEWER COMM
2302
815-29106-001 FIRST CHURCH OF THE NAZARENE
2300
SIMS VICKLE & DONAGHEY CHARLES ELLIS
2202
4100
4200
4001
2401
JEFF KING
SOUTH ST
MILLER DR
CLARK JAMES LANCE

L23-21
B23-28

SPRINGDALE WATER & SEWER COMM
2302
875-29105-001 FIRST CHURCH OF THE NAZARENE
2300
SIMS, VICKIE & DONAGHEY CHARLES OLEN
2202
4001
2401
2405
4210
4100
CHAPMAN AVE
2500
4208
4107
4007
4206
MILLER DR
CLARK, JAMES LANCE
COSTON SCOTT & STACIE
2504
OWEN, LOLA R
2488



Planning Commission Meeting
March 7, 2023

Miles
0 00.01 0.01 0.02 0.03

N

PROJECT: B23-28
APPLICANT: SWU Western Corridor Storage Tank
REQUEST: Variance for Landscaping Requirement

SPRINGDALE
WE'RE MAKING IT HAPPEN

Planning Commission Meeting
March 7, 2023

Miles
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N

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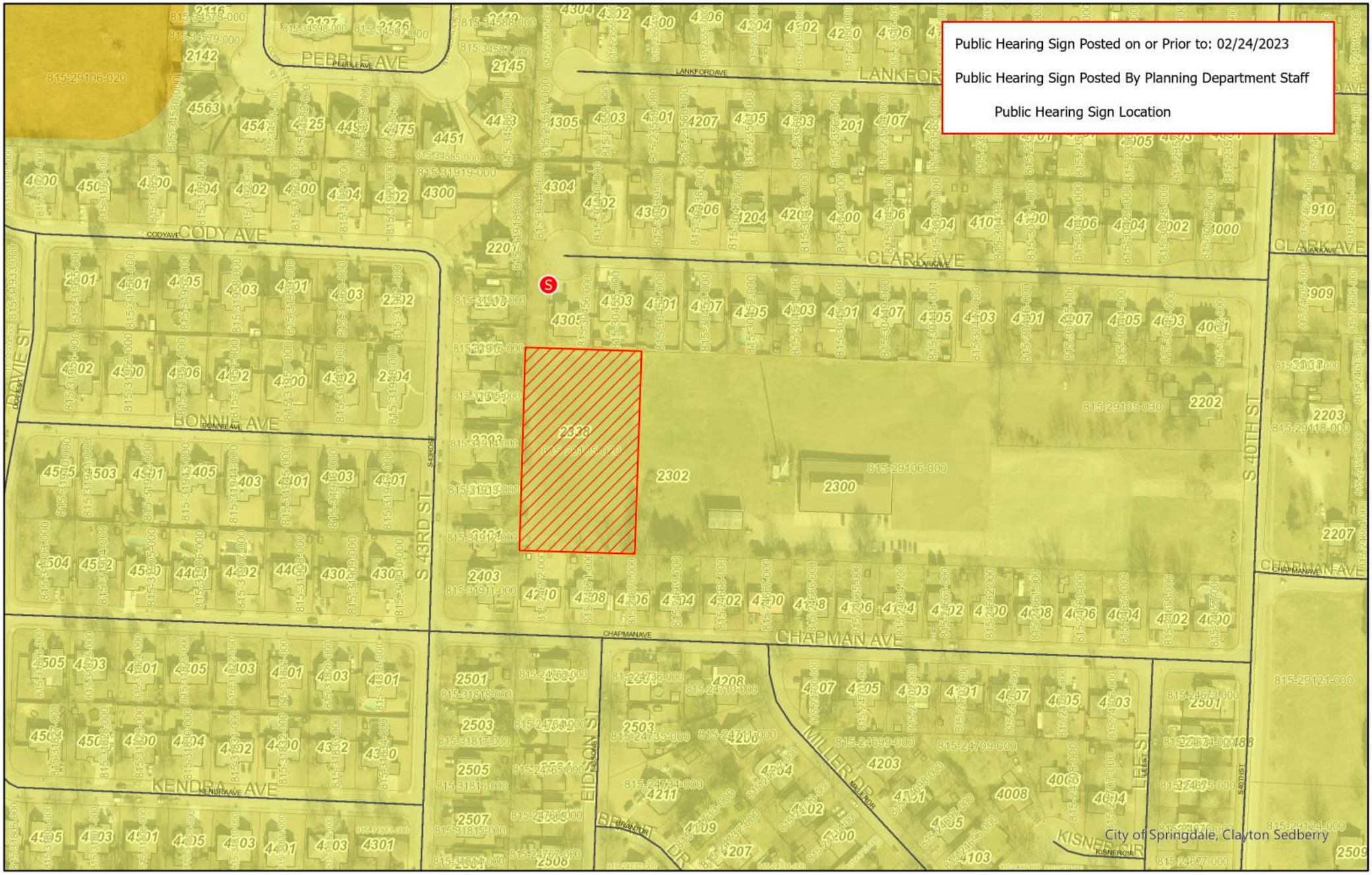
SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
March 7, 2023

Miles
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N

PROJECT: B23-28
APPLICANT: SWU Western Corridor Storage Tank
REQUEST: Variance for Landscaping Requirement

SPRINGDALE
WE'RE MAKING IT HAPPEN

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: March 7, 2023

Re: **L23-22 (Prev. L22-61)** **Large-Scale** **Dr. Roller Hangar, REVISED**

Planning Comments:

1. This Large-Scale Development Plan has been given the number L23-22. 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 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).

Building & Fire Comments:

No Additional Comments.

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 3/2/2023

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

(Ord. No. 3258, § 1, 11-12-02)

- **Need a determination as to by whom and when will the trail be built.**

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted: January 24, 2023 Payment Method: _____

Date Accepted as Complete: February 21, 2023 Project Number: L23-22 (Prev. L22-61)

Must meet the below criteria for a Large Scale Submittal:

- ☒ Pre-application meeting held with Springdale Planning Department. Date: 9/28
- ☒ Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.

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

APPLICATION CONTACTS:

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

Applicant (person making request)

Name: Joshua E. Roller, M.D.

E-mail: jroller@rollerweightloss.com

Address: 1695 E. Rainforest Road Suite 2 Fayetteville, AR 72703

Phone: 479-445-6460

Site/ Location: 714 S. Old Missouri Rd

Assessor's Parcel Number(s): 815-27469-000

Development Point of Contact for Question & Staff Reviews

Name: ESI - Brandon Rush, PE

E-mail: brush@engineeringservices.com

Address: 1207 S. Old Missouri Rd Springdale, AR 72764

Phone: (479) 751-8733

Current Zoning District: P-1

Rezone required: No

Total Acreage: 0.52

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

Name (printed): Joshua E. Roller, M.D. Date: 9/29/22

Signature: _____

Staff Notes:

9/28
Robert Hussey

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www.SpringdaleAR.gov

pre-application notes reflect 2022 submission L23-22

Pre-Application Meeting Notes

Please include this document with the project's Large Scale Development or Non Large Scale Development application.

Names of all persons present at pre-application meeting: Patsy Christie, Ritchie Bang, Jason Appel, Gail Smith, Steve Goss, Brandon Rush
Name of main point of contact for project: Brandon Rush
Parcel Number(s): 815-27469-000
Acreage of the proposed development: 0.52
Type of project: Commercial
When is the intended application date? 9/29
Per the date above, the earliest Planning Commission meeting date would be: 11/1

Is there a street address? If not, please complete the 911 Address Assignment form on the City of Springdale's GIS Department website. Not yet

Is this proposal in a commercial zone? If yes, Commercial Design Standards will need to be met. No

Is this project located in the Downtown Form-Based Code District or S.E.E.D. Districts? If yes, the Form-Based Code rules will apply. No

Does this project involve a multifamily structure? If yes, Multifamily Design Standards will apply. No

All projects must meet the requirements of the Drainage Criteria Manual. Letter

Are you intending to bond for any aspects of this project? (landscaping, sidewalks, etc) No

Is there a prepared photometric plan? Yes

Is there a prepared landscaping plan featuring perimeter and frontage landscaping? Yes - add variance for front. LS.

Based upon this discussion, what variances/waivers will be required?

Please state all of the Fire Code issues mentioned.

May need to separate uses 16' gate in fence

ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72764 • (479) 751-8733 • Established 1971

L23-22

January 24, 2023

City of Springdale
Planning & Community Development Division
206 S. Blair Street
Springdale, Arkansas 72764

Via email: planningapplications@springdalear.gov

Re: Large Scale Development Revision – Transmittal Letter
Dr. Roller Hangar (L22-61)
714 S. Old Missouri Road
Springdale, AR

City of Springdale Planning Staff:

On behalf of our client, we hereby submit revised plans for a proposed airplane hangar at Springdale Municipal Airport. This project was previously approved by the Planning Commission on November 1, 2022. To keep the project within the Owner's constraints, a revision to a smaller building is proposed herein. There is also a different (but associated) developer entity associated with this lease upon resubmittal. With this letter, please find enclosed:

- Plans, including Photometric plan
- LSD Application,
- Authorization of Representation with Certificate of Organization for Domestic LLC, and
- Certified List of Adjacent Property Owners.

The revision is not anticipated to have an impact from the drainage analysis previously submitted. We look forward to working with you to make this project a success.

Very truly yours,

Digitally signed by:
Brandon J. Rush

Brandon Rush, PE

Enclosures

cc Katie Hollingshead, PE, CFM (City of Springdale Engineering Dept, via email)
Heath Rheay, LEEDAP BD+C (Kinco Constructors, via email)
Jason Appel, PE (ESI, via email)

Z:\Engineers\00 - Engineer Projects\22968 Roller Hangar ASG\03 Pre-Construction Plan Submittals\2023-01-24 Revision Submittal #1\Transmittal Letter.docx

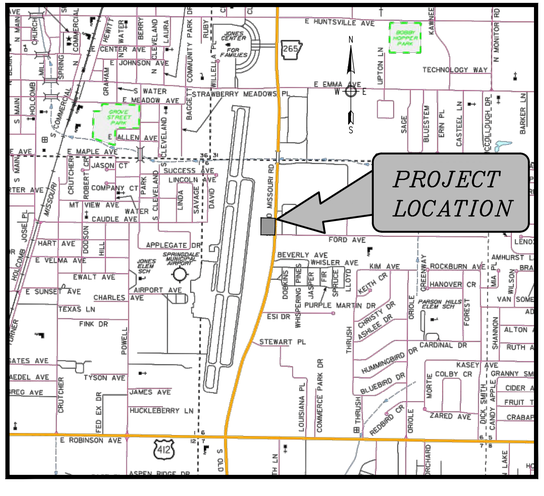
LARGE SCALE DEVELOPMENT
PROPOSED HANGAR

SERVING

JOSHUA E. ROLLER, M.D.

714 S. OLD MISSOURI ROAD
SPRINGDALE, ARKANSAS

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
–	COVER
1	LARGE SCALE DEVELOPMENT
2	TYPICAL DETAILS
3	LIGHTING PLAN
4	STORMWATER POLLUTION PREVENTION PLAN



VICINITY MAP

February 17, 2023

L23-22, PREV. L22-61

BY

ENGINEERING SERVICES INC.

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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13828
THOMAS JASON APPEL

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

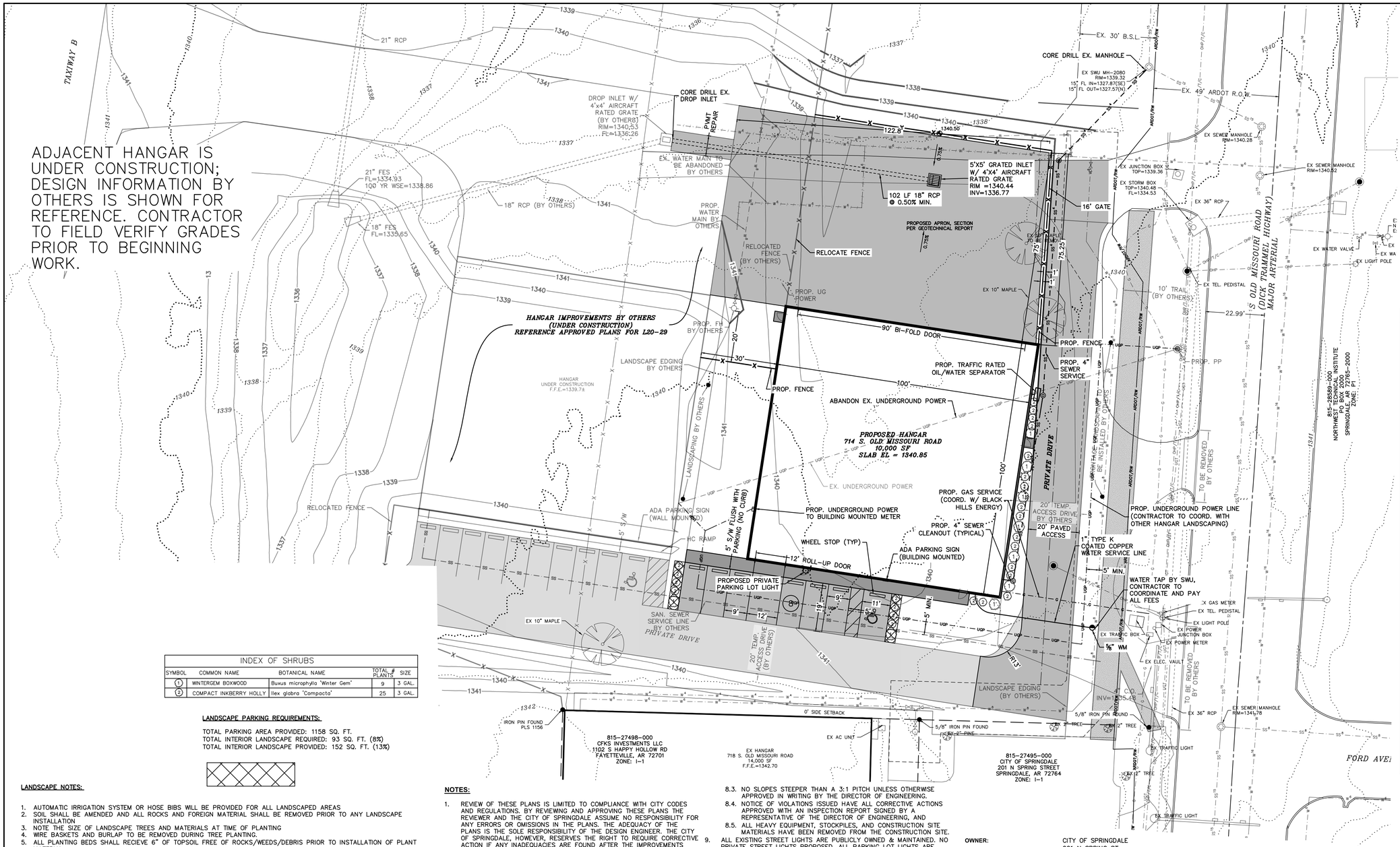
2/17/2023

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

NOTES:

1. REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF SPRINGDALE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.
2. ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF SPRINGDALE, ARKANSAS, AS CONTAINED IN CHAPTER 110, ART. III, OF THE CODE OF ORDINANCES, CITY OF SPRINGDALE, ARKANSAS.
3. VARIANCE B22-98 FOR FROM COMMERCIAL DESIGN STANDARDS – COMMUNITY SPACES & FOUNDATION LANDSCAPING APPROVED AT NOVEMBER 1, 2022 PLANNING COMMISSION MEETING.

ADJACENT HANGAR IS UNDER CONSTRUCTION; DESIGN INFORMATION BY OTHERS IS SHOWN FOR REFERENCE. CONTRACTOR TO FIELD VERIFY GRADES PRIOR TO BEGINNING WORK.



INDEX OF SHRUBS				
SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
①	WINTERGEM BOXWOOD	Buxus microphylla 'Winter Gem'	9	3 GAL.
②	COMPACT INKBERRY HOLLY	Ilex glabra 'Compacta'	25	3 GAL.

LANDSCAPE PARKING REQUIREMENTS:

TOTAL PARKING AREA PROVIDED: 1158 SQ. FT.
TOTAL INTERIOR LANDSCAPE REQUIRED: 93 SQ. FT. (8%)
TOTAL INTERIOR LANDSCAPE PROVIDED: 152 SQ. FT. (13%)

LANDSCAPE NOTES:

1. AUTOMATIC IRRIGATION SYSTEM OR HOSE BIBS WILL BE PROVIDED FOR ALL LANDSCAPED AREAS
2. SOIL SHALL BE AMENDED AND ALL ROCKS AND FOREIGN MATERIAL SHALL BE REMOVED PRIOR TO ANY LANDSCAPE INSTALLATION
3. NOTE THE SIZE OF LANDSCAPE TREES AND MATERIALS AT TIME OF PLANTING
4. WIRE BASKETS AND BURLAP TO BE REMOVED DURING TREE PLANTING.
5. ALL PLANTING BEDS SHALL RECIEVE 6" OF TOPSOIL FREE OF ROCKS/WEEDS/DEBRIS PRIOR TO INSTALLATION OF PLANT MATERIAL
6. ALL PLANTING BEDS SHALL RECEIVE RIVER ROCK OR ORGANIC MULCH AT TIME OF INSTALLATION
7. ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING OR MATERIAL OTHER THAN VEGETATION/SOD.
8. SHADE TREES SHALL HAVE A MIN. CALIPER OF 3" AND A HEIGHT OF 8'
9. ORNAMENTAL TREES SHALL HAVE A MIN. CALIPER OF 1.5" AND A HEIGHT OF 4'
10. ONCE INSTALLED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY LIVING CONDITION, AND IF PLANT MATERIAL DIES IT SHALL BE REPLACED WITHIN THE NEXT APPROPRIATE GROWNG SEASON
11. IF CONFLICTS WITH PROPOSED LIGHTS, FIRE HYDRANTS, OR OTHER SITE FEATURES EXIST, TREES OR SHRUBS SHALL BE MOVED AND SHALL NOT INTERFERE WITH PROPOSED FEATURES.
12. TREES SHALL BE STAKED AS NECESSARY TO PREVENT LEANING OR FALLING OVER.
13. TREES SHALL BE AT LEAST 7.5 FEET FROM ANY UTILITY MAIN LINES.
14. PLANT MATERIAL TO BE GUARANTEED FOR A MINIMUM PERIOD OF THREE (3) YEARS FROM DATE OF INSTALLATION.
15. TREES FRONTING LOCAL STREETS WILL REQUIRE LOWER BRANCHES TO BE TRIMMED.

NOTES:

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2. ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED (EXAMPLE: 15'BC) AS TO BACK OF CURB.
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. THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
6. 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.
7. 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.
8. STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
   - 8.1. DEVELOPMENT AND GRADING WITH THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
   - 8.2. THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
   - 8.3. NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING.
   - 8.4. NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
   - 8.5. ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
9. ALL EXISTING STREET LIGHTS ARE PUBLICLY OWNED & MAINTAINED. NO PRIVATE STREET LIGHTS PROPOSED. ALL PARKING LOT LIGHTS ARE PRIVATELY OWNED & MAINTAINED.
10. THIS PROPERTY IS NOT WITHIN A FLOODPLAIN ZONE AS SHOWN ON THE F.I.R.M. MAP #05143C0090F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: MAY 16, 2008

OWNER: CITY OF SPRINGDALE
201 N SPRING ST
SPRINGDALE, AR 72764

DEVELOPER: JK AERO LLC
ATTN: JOSHUA E. ROLLER, M.D.
1695 E. RAINFOREST ROAD
SUITE 2
FAYETTEVILLE, AR 72703

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

CITY ZONING: P-1 INSTITUTIONAL DISTRICT

BUILDING SETBACKS: FRONT: 30' (50 IF PARKING BTWN R.O.W. & BLDG)
SIDE-0' (25' WHEN CONTIGUOUS TO RESIDENTIAL)
REAR-25'

NET/GROSS AREA: 93.0 ACRES

PARKING REQUIRED: 1 SPACE PER 1,200 SF OF GROSS FLOOR AREA (INCL. 1 ADA SPACE) 10,000/1200=8

PARKING PROVIDED: 8, INCL. 1 ADA VAN ACCESSIBLE SPACE

LEGEND

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

PARCEL 815-27469-000

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE FRACTIONAL NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION SIX (6), TOWNSHIP SEVENTEEN (17), NORTH RANGE TWENTY NINE (29) WEST, EXCEPT THAT PART OF THE LAST NAMED FORTY ACRE TRACT WHICH LIES EAST OF THE "OLD MISSOURI ROAD". ALSO THE EAST SEVEN ACRES OF THE NORTHWEST QUARTER OF SECTION SIX (6), IN TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY NINE (29) WEST, ALSO THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION ONE (1) IN TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST.

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.

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

LARGE SCALE DEVELOPMENT
DR. ROLLER HANGAR
714 S. OLD MISSOURI ROAD
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: N.T.S.
DATE: Feb 17, 2023
ENGINEER: TJA
DRAWN BY: BJR
W.O. #: 22968

L23-22

1

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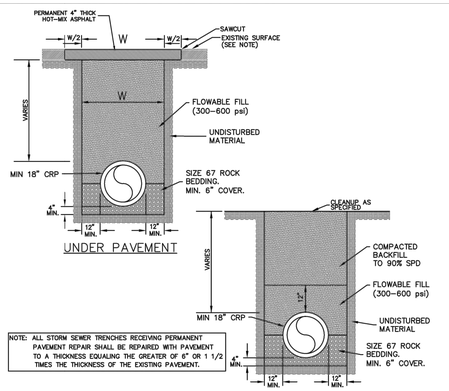
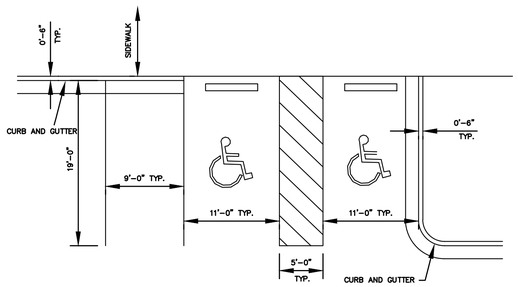


STORM SEWER BEDDING AND BACKFILL

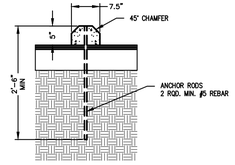
NOT TO SCALE

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

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



HANDICAPPED RAMP AND PARKING DETAILS

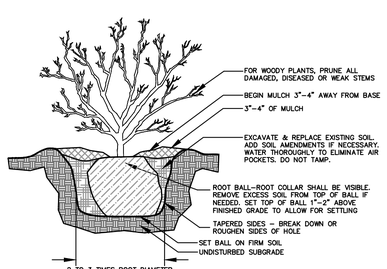


WHEEL STOP DETAIL

NOT TO SCALE

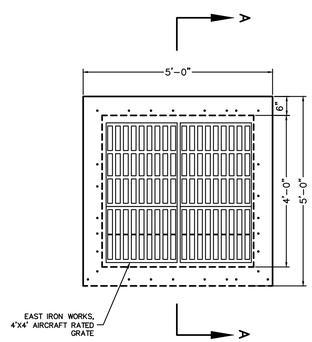
NOTES:

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

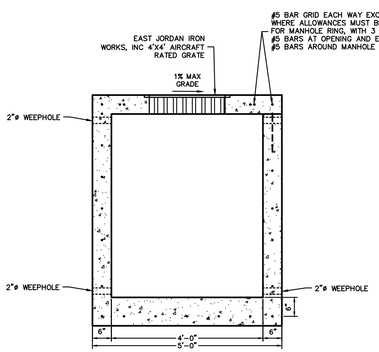


SHRUB PLANTING DETAIL

NOT TO SCALE



PLAN



SECTION A–A

TYPICAL GRATED INLET

NOT TO SCALE

ENGINEERING SERVICES INC.
1703 S. OLD MISSOURI ROAD
SPRINGDALE, ARKANSAS 72764

TYPICAL DETAILS
PROPOSED HANGAR
714 S. OLD MISSOURI ROAD
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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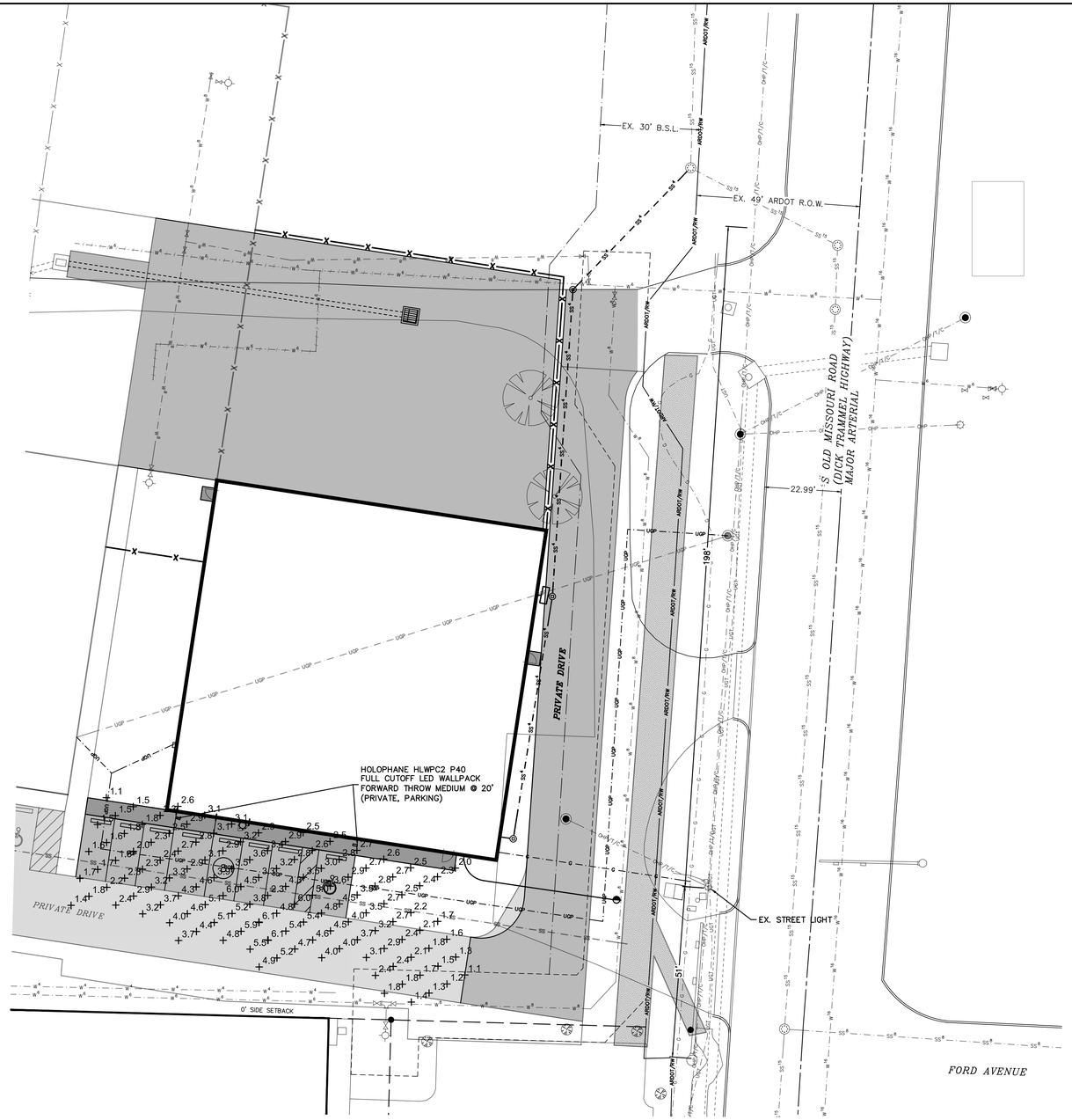
SCALE: N.T.S.
DATE: Jan 24, 2023
ENGINEER: TJA
DRAWN BY: BJR
W.O. #: 22968

L23-22

2



GRID N

GRAPHIC REPRESENTATION ONLY

SCALE 1" = 20'

0 10' 20' 40'

LEGEND

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

ENGINEERING SERVICES INC.
1703 SOUTH DIXIELAND DRIVE
SPRINGDALE, ARKANSAS 72764

LIGHTING PLAN
ROLLER HANGAR
714 S. OLD MISSOURI ROAD
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: N.T.S.

DATE: Jan 24, 2023

ENGINEER: TJA
DRAWN BY: BJR

W.O. #: 22968

3

L23-22

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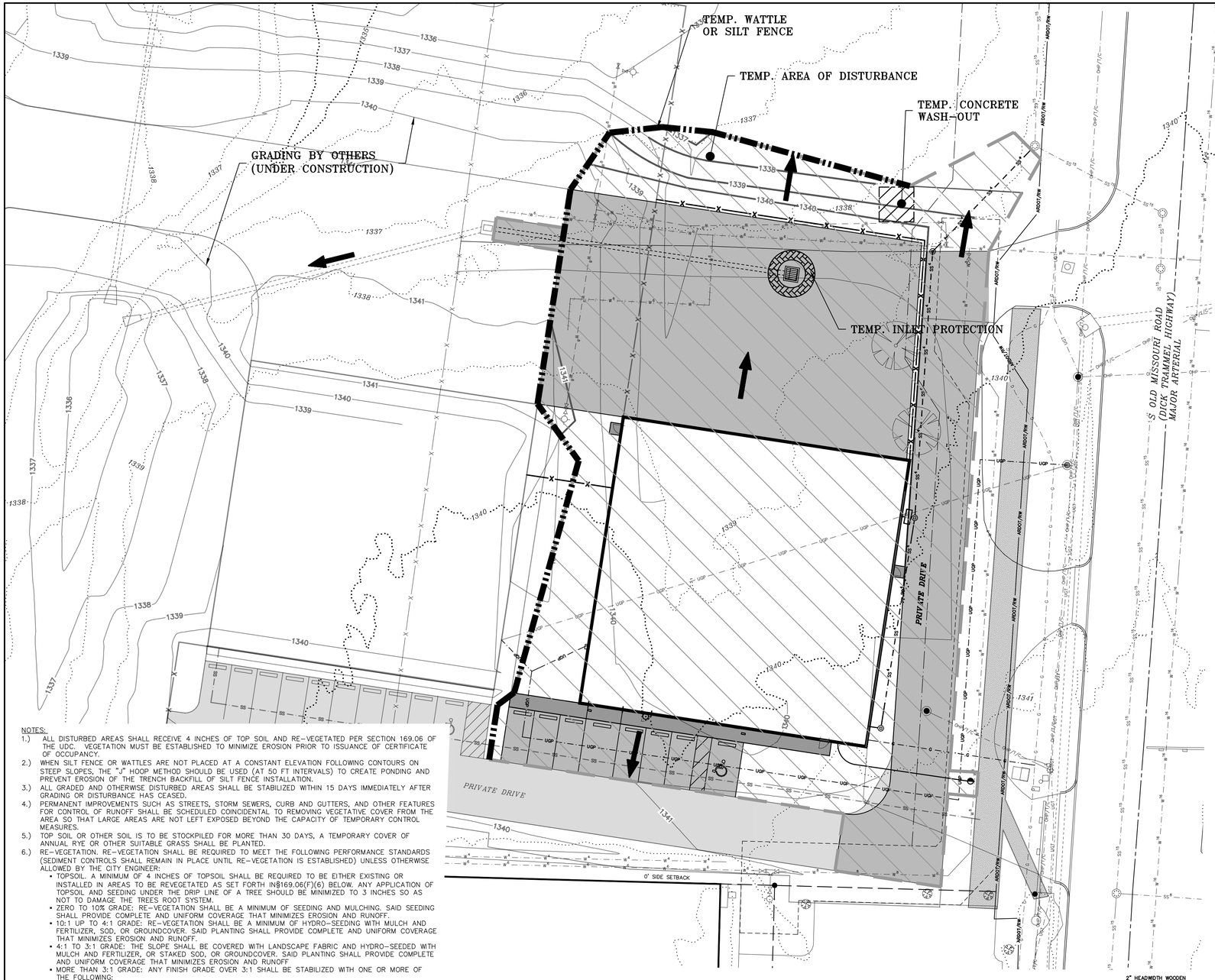


NOTES:

1.) ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOP SOIL AND RE-VEGETATED PER SECTION 169.06 OF THE UDC. VEGETATION MUST BE ESTABLISHED TO MINIMIZE EROSION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

2.) WHEN SILT FENCE OR WATTLES ARE NOT PLACED AT A CONSTANT ELEVATION FOLLOWING CONTOURS ON STEEP SLOPES, THE "J" HOOP METHOD SHOULD BE USED (AT 50 FT INTERVALS) TO CREATE PONDING AND PREVENT EROSION OF THE TRENCH BACKFILL OF SILT FENCE INSTALLATION.

3.) ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 15 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.

4.) PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.

5.) TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.

6.) RE-VEGETATION. RE-VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS (SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED) UNLESS OTHERWISE ALLOWED BY THE CITY ENGINEER:
- TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REQUIRED TO BE EITHER EXISTING OR INSTALLED IN AREAS TO BE REVEGETATED AS SET FORTH IN§169.06(F)(6) BELOW. ANY APPLICATION OF TOPSOIL AND SEEDING UNDER THE DRIP LINE OF A TREE SHOULD BE MINIMIZED TO 3 INCHES SO AS NOT TO DAMAGE THE TREES ROOT SYSTEM.
- ZERO TO 10% GRADE: RE-VEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
- 10:1 UP TO 4:1 GRADE: RE-VEGETATION SHALL BE A MINIMUM OF HYDRO-SEEDING WITH MULCH AND FERTILIZER, SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
- 4:1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDED WITH MULCH AND FERTILIZER, OR STAKED SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF
- MORE THAN 3:1 GRADE: ANY FINISH GRADE OVER 3:1 SHALL BE STABILIZED WITH ONE OR MORE OF THE FOLLOWING:
  - RETAINING WALLS; CRIBBING WITH LANDSCAPE FABRIC; TERRACING WITH GROUNDCOVER; RIPRAP; STAKED SOD (UP TO 2:1 SLOPE)
  - IF CRIBBING, TERRACING, OR RIPRAP IS USED, THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.

7.) PERMANENT EROSION CONTROL. THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.

8.) DUST. WHERE EXCESSIVE DUST MAY BECOME A PROBLEM, A PLAN FOR SPRAYING WATER ON HEAVILY TRAVELED DIRT AREAS SHALL BE ADDRESSED.

9.) CONSTRUCTION EXITS. A STABILIZED ROCK EXIT IS REQUIRED ON CONSTRUCTION SITES. ROCK EXITS MUST BE AT LEAST 20' WIDE BY 50' LONG BY 6□ THICK STABILIZED ROCK HAVING A MINIMUM AVERAGE DIAMETER OF 3□. IF THERE IS AN EXISTING CURB, LOOSE MATERIAL SUCH AS FILL DIRT OR GRAVEL SHALL NOT BE USED TO RAMP UP TO IT FROM THE STREET. TEMPORARY WOODEN RAMPS IN FRONT OF CURBS ARE ACCEPTABLE.

10.) DEBRIS, MUD, AND SOIL IN PUBLIC STREETS. DEBRIS, MUD AND SOIL SHALL NOT BE ALLOWED ON PUBLIC STREETS BUT IF ANY DEBRIS, MUD, OR SOIL FROM DEVELOPMENT SITES REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED VIA SWEEPING OR OTHER METHODS OF PHYSICAL REMOVAL. DEBRIS, MUD, OR SOIL IN THE STREET MAY NOT BE WASHED OFF THE STREET OR WASHED INTO THE STORM DRAINAGE SYSTEM. STORM DRAINAGE SYSTEMS DOWNSTREAM OF A DEVELOPMENT SITE SHOULD BE PROTECTED FROM DEBRIS, MUD, OR SOIL IN THE EVENT THAT DEBRIS, MUD, OR SOIL REACHES THE DRAINAGE SYSTEM.

11.) FRANCHISE AND PRIVATE UTILITIES. THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.

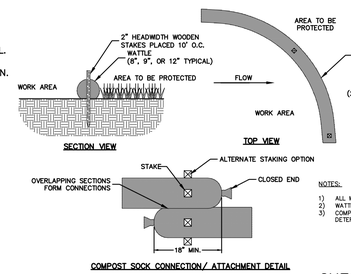
NOTES:

1. **NATURAL VEGETATION SHALL BE RETAINED WHEREVER POSSIBLE.**
2. **SEED AND MULCH SHALL BE PLACED (BY OWNER) IN ALL AREAS WHERE VEGETATION IS DISTURBED.**
3. **STRAW AND WOOD CHIPS SHALL BE PLACED TO PROVIDE TEMPORARY PROTECTION WHILE FINAL GRADING IS BEING COMPLETED.**
4. **PLACE FILTER FABRIC ON ALL CURB INLETS.**
5. **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.**
6. **ALL DISTURBED AREAS, THAT ARE NOT PAVED, SHALL BE TOPSOILED, SEEDED AND STRAWED UNTIL GRASS IS ESTABLISHED.**
7. **WATTLES ARE USED AS ENERGY DISSIPATION DEVICES**
8. **WATTLES ARE USED TO CONTROL POLLUTANTS DURING STORM WATER DISCHARGE**
9. **WATTLES MUST BE MAINTAINED UNTIL SITE IS PERMANENTLY STABILIZED**

TOTAL DISTURBED AREA: 0.78 ACRES

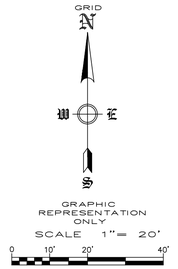
CONSTRUCTION SEQUENCE:

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.



COMPOST SOCK CONNECTION/ ATTACHMENT DETAIL

CHECK DAM DETAIL
NOT TO SCALE



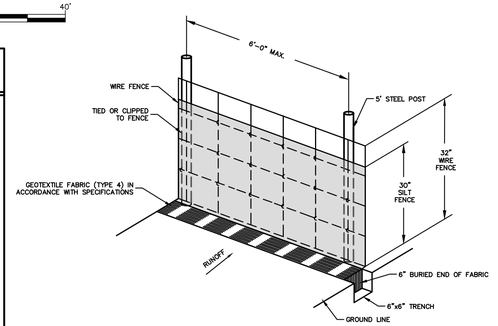
LEGEND

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

SECTION A - A

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

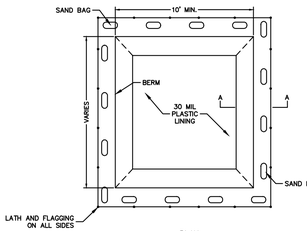
NOTES:
1. THE SLOPE LENGTH SHOWN IS THE DISTANCE FROM THE FENCE TO THE DRAINAGE DIVIDE OR THE NEAREST UPSLOPE CHANNEL.
2. SLOPE LENGTH CANNOT BE ADDRESSED BY USE OF MULTIPLE ROWS OF SILT FENCE.



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.

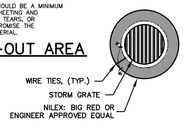
WIRED REINFORCED BURIED EDGE SILT FENCE
NOT TO SCALE



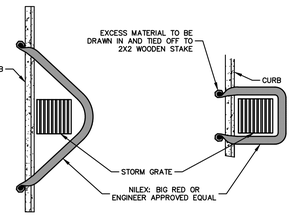
PLAN

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

CONCRETE WASH-OUT AREA
NOT TO SCALE

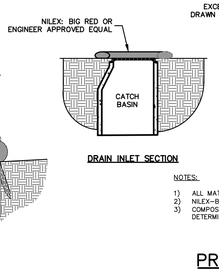


DRAIN INLET PLAN

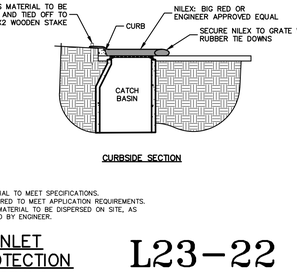


CURBSIDE OPTION "A" PLAN

CURBSIDE OPTION "B" PLAN

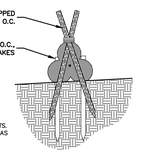


DRAIN INLET SECTION



CURBSIDE SECTION

PYRAMID STAKING DETAIL



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

INLET PROTECTION
NOT TO SCALE

L23-22

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

STORMWATER POLLUTION PREVENTION PLAN
ROLLER HANGAR
714 S. OLD MISSOURI ROAD
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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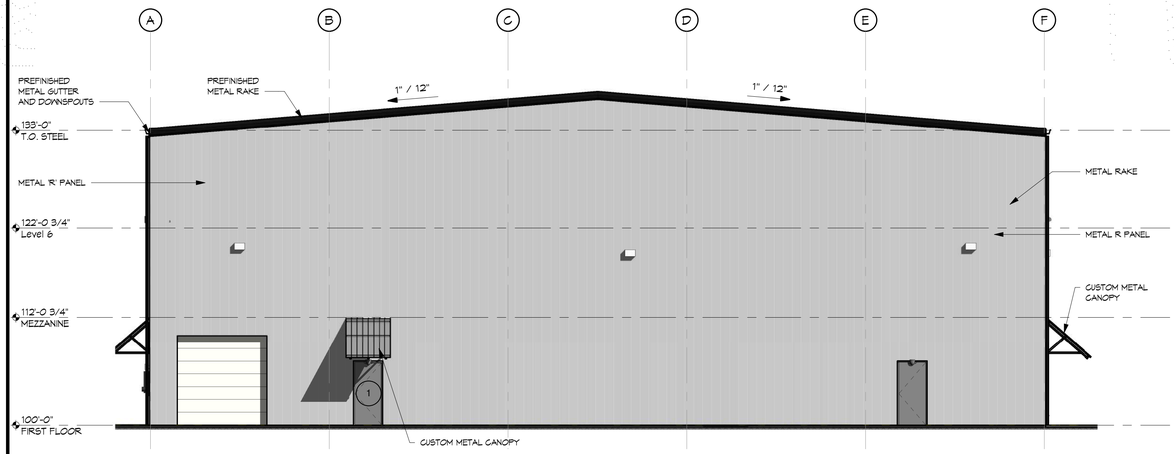
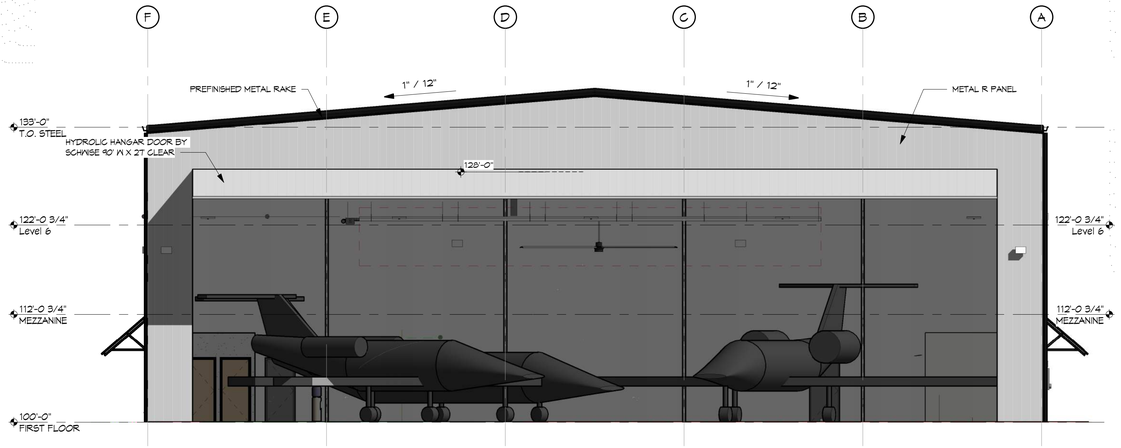
SCALE: N.T.S.
DATE: Feb 17, 2023
ENGINEER: TJA
DRAWN BY: BJR
W.O. #: 22968

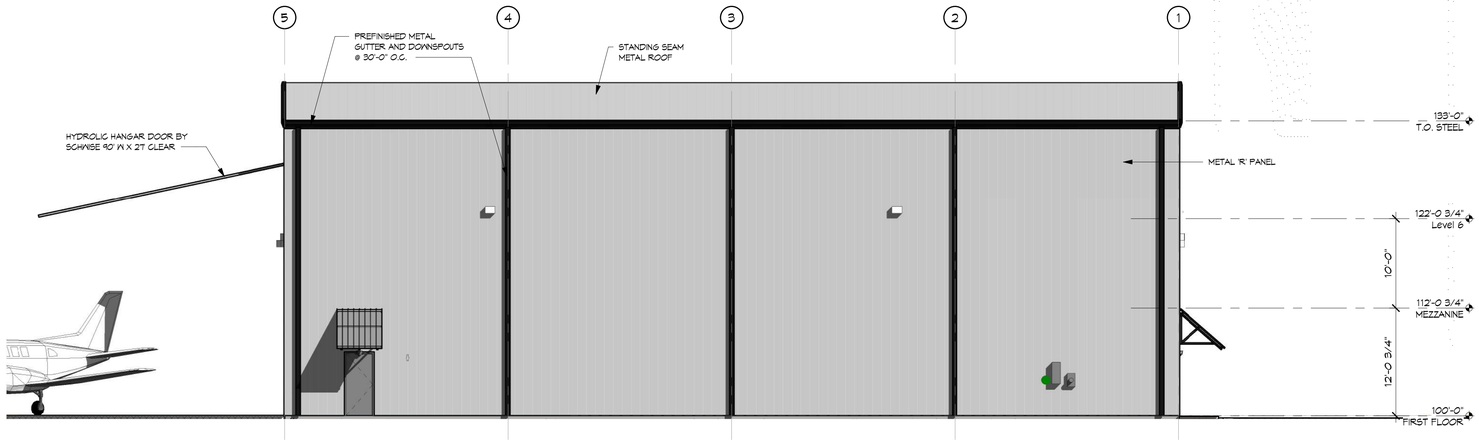
4



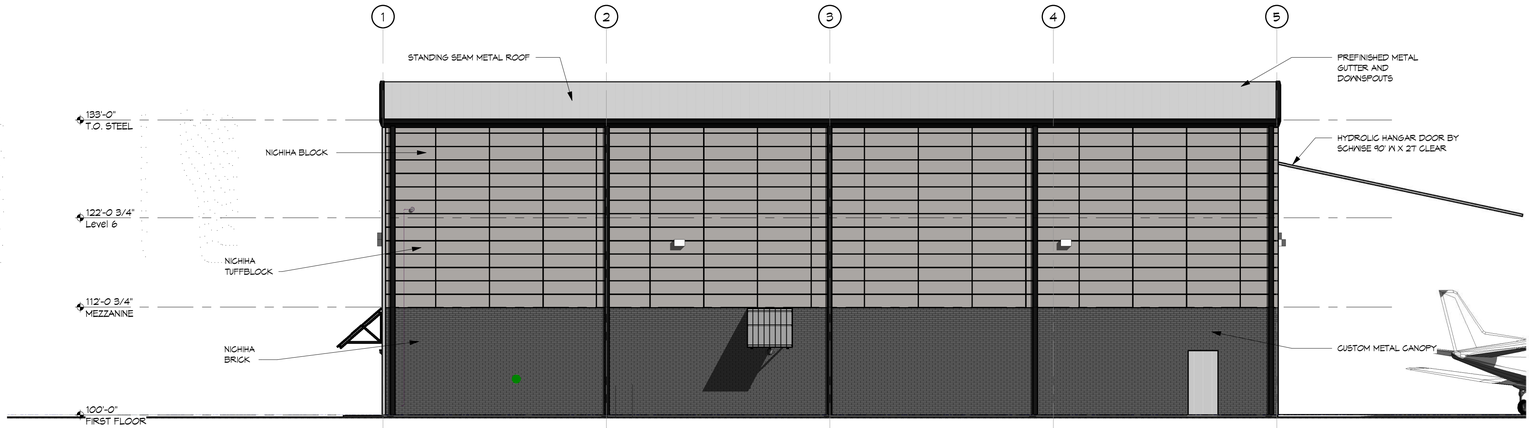
2 *S ELEVATION COLOR*
1/8" = 1'-0"



1 *N ELEVATION COLOR*
1/8" = 1'-0"



3 *W ELEVATION COLOR*
1/8" = 1'-0"



4 *E ELEVATION COLOR*
1/8" = 1'-0"

TUFFBLOCK
Pewter

MODERNBRICK
Midnight

Burris Architecture
820 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

ROLLER HANGAR
714 S. OLD MISSOURI RD.
SPRINGDALE, AR

DATE 1-23-23
JOB NO. 22176
REVISIONS

A7.0
COLOR ELEVATIONS

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ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72764 • (479) 751-8733 • Established 1971

L23-22

January 24, 2023

City of Springdale
c/o Debbie Pounders
Planning & Community Development Division
208 S. Blair Street
Springdale, Arkansas 72764

Via email: planningapplications@springdalear.gov

Re: Certified List of Adjacent Property Owners
Dr. Roller Hangar LSD Revision (L22-61)
714 S. Old Missouri Road
Springdale, AR

City of Springdale Planning Staff:

I hereby certify, based upon the records of the Circuit Clerk of Washington County, Arkansas, the names and addresses listed below represent all adjacent property owners to the subject property.

815-27591-000, 815-27468-000,
815-28766-000, 815-28754-000,
815-23068-000, 815-27619-000
815-28465-000
CITY OF SPRINGDALE
201 N SPRING ST
SPRINGDALE AR 72764

815-27460-000, 815-27461-000,
815-27466-000, 815-27463-000,
815-27462-000, 815-27464-000,
815-27465-000
TALDO RENTALS LLC
5100 S THOMPSON ST SPRINGDALE AR 72764

815-28589-000
NORTHWEST TECHNICAL INSTITUTE
PO BOX 2000
SPRINGDALE AR 72765-2000

815-23185-000
HARRIS, DAVID W
22499 DERIK RD
SPRINGDALE AR 72764

815-27492-000, 815-27502-000
SLONE, MICHAEL DAVID LIFETIME ASSET TRUST
4476 WATERSIDE CT
FAYETTEVILLE, AR 72703

815-27498-000
CFKS INVESTMENTS LLC
1102 S HAPPY HOLLOW RD
FAYETTEVILLE AR 72701

815-27515-000
CEM AVIATION LLC
PO Box 749
SPRINGDALE AR 72765

815-27509-000
PHOENIX ENTERPRISES INC
15735 HICLORY LN
LOWELL AR 72745

815-28594-000
MATHIAS SHOPPING CENTERS INC
PO BOX 6485
SPRINGDALE AR 72766-6485

815-28594-010
LLOYD, BEVERLY M; LLOYD, BRAD C
19717 BENNINGTON RD
SPRINGDALE AR

815-27510-000
MAX'S AVIATION
1327 Elm Springs St
Springdale AR 72762-9119

815-27499-000
KEE LLC
1200 E JOYCE BLVD
FAYETTEVILLE AR 72703

815-27500-000
GOSHEN AVIATION LLC
2600 S THOMPSON
SPRINGDLAE AR 72764

815-28622-000
BNB LLC
PO BOX 1190
SPRINGDALE AR 72765

815-28613-000, 815-28614-001
FLYING THE COOP LLC
PO DRAWER G
SPRINGDALE AR 72765-2030

815-28614-002
J E LINDSEY FAMILY LIMITED PARTNERSHIP
PO BOX 13000
FAYETTEVILLE AR 72703-1000

815-28614-003
BRAD BARNETT INSURANCE AGENCY INC
524 BROADWAY ST
LITTLE ROCK AR 72201

815-28614-000
JRG HOLDINGS LLC
PO BOX 185
FAYETTEVILLE AR 72702

815-28616-000
SQUIRES FARMS INC
20213 VANZANT RD
SPRINGDALE AR 72764

815-28637-000
WIKI LYNX LLC
1138 N GERMANTOWN PKWY
STE 101-371
CORDOVA TN 38016

815-28637-001
P2CM LLC
PO BOX 707
SPRINGDALE AR 72765-0707

815-28635-000
J & J FARMS LLC
PO BOX 345
SPRINGDALE AR 72765

815-28632-000
PSC HOLDCO LLC
3487 CHATSWORTH RD
FAYETTEVILLE AR 72703

815-28633-000
CG KG STORE SPRINGDALE AR LLC
145 SW 3RD ST
HURON SD 57350

815-28649-060
NORTHWEST ARKANSAS INVESTORS
19844 GROTH RD
SPRINGDALE AR 72764

815-28650-000, 815-28651-002, 815-29232-020
FORT WORTH PARTNER LLC
1662 E AMBER DR
FAYETTEVILLE AR 72703

815-27487-000
THOMPSON FAMILY VENTURES LLC
3618 N BRODIE STATION
FAYETTEVILLE AR 72703-3104

815-27487-001
THOMPSON, PHILIP ALAN
1669 E CAROLYN DR
FAYETTEVILLE AR 72701

815-27488-000, 815-27486-000
RPC REALTY LLC
2755 WILLOW BEND CIR
SPRINGDALE AR 72762

815-27473-000
ALLNUT, JAMES CARL TRUST; JAUREQUI,
CARMEN A 2002 TRUST
503 DAVID ST
SPRINGDALE, AR 72764

815-27477-000
RIGGS, NICOLE; RIGGS, JULIE
803 SUCCESS AVE
SPRINGDALE AR 72764

815-25997-000, 815-25996-000,
815-25995-000, 815-25994-000,
815-25993-000, 815-28750-010
HOUSING AUTHORITY OF THE CITY OF
SPRINGDALE AR
5 APPLEGATE DR
SPRINGDALE, AR 72764

Very truly yours,

Rodney Woods, P.S.

Z:\Engineers\00 - Engineer Projects\22968 Roller Hangar ASG\03 Pre-Construction Plan Submittals\2023-02-01 Revision Submittal #1\CLAPO.docx

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Application for Variance – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via planningapplications@springdalear.gov.

STAFF USE ONLY

Date Application Submitted: _____

Date Accepted as Complete: _____ Project Number: B23-25

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Karen Fruhlinger	Name:
E-mail: larkar@cox.net	E-mail:
Address: 5254 Stockton Ave. Springdale AR 72762	Address:
Phone: 479-644-0728	Phone:
Site/ Location: see above	Current Zoning District:
	Rezone required:
Assessor's Parcel Number(s): 815-39256-000 815-39257-000	Total Acreage:

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)
New fence: 8 ft. tall on North & East sides adjacent to commercial properties. Remainder of fence to be 6 ft. tall.

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)
Changing area. Commercial property views of parking lots from all living areas, master & patio/yard. Reduced value & salability. Harsh glaring commercial lights (current & future) no dining, BBQs/firepit, or relaxing evening on patio or yard.

Planning and Community Development Division
(479) 750.8550 phone | (479) 750.8539 fax | 201 Spring Street | Springdale, Arkansas 72764

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

Reduce impact of changing area & commercial developments currently underway on property value, salability & livability. Partial building views at a distance, preferable to close up parking lot & traffic views from all living areas, master bedroom & patio/yard. If current unshielded commercial lighting are to code (per code enforcement) harsh light/glare issues will greatly increase when developments are compleated. As a retired real estate broker of 25 years in NWA, I am aware of the impact these issues will have on potential buyers, value and salability.

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

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

APPLICANT SIGNATURE(S) Karen Fruhlinger

DATE: 2/13/2023

STATE OF Arkansas
COUNTY OF Washington

Sworn to (or affirmed) and subscribed before me this 13th day of Feb, 2023, by Karen Fruhlinger

Kim Jones
Notary Public's Signature

Kim Jones
Notary Name

My Commission Expires April 20, 2027

KIM JONES
Notary Public – Arkansas
Washington County
Commission # 12700833
My Commission Expires Apr 20, 2027

Karen Fruhlinger – 5254 Stockton Ave. Springdale AR 72762 – larkar@cox.net

Properties currently under development on the north and east sides are at a higher elevation. Views from all living areas, master bedroom and the backyard will be of parking lots. I hope to minimize parking lot views.

Also, as a retired real estate broker I am aware that the changing area will have a negative affect on property values and salability. I hope to reduce this effect somewhat with the increased fence height.

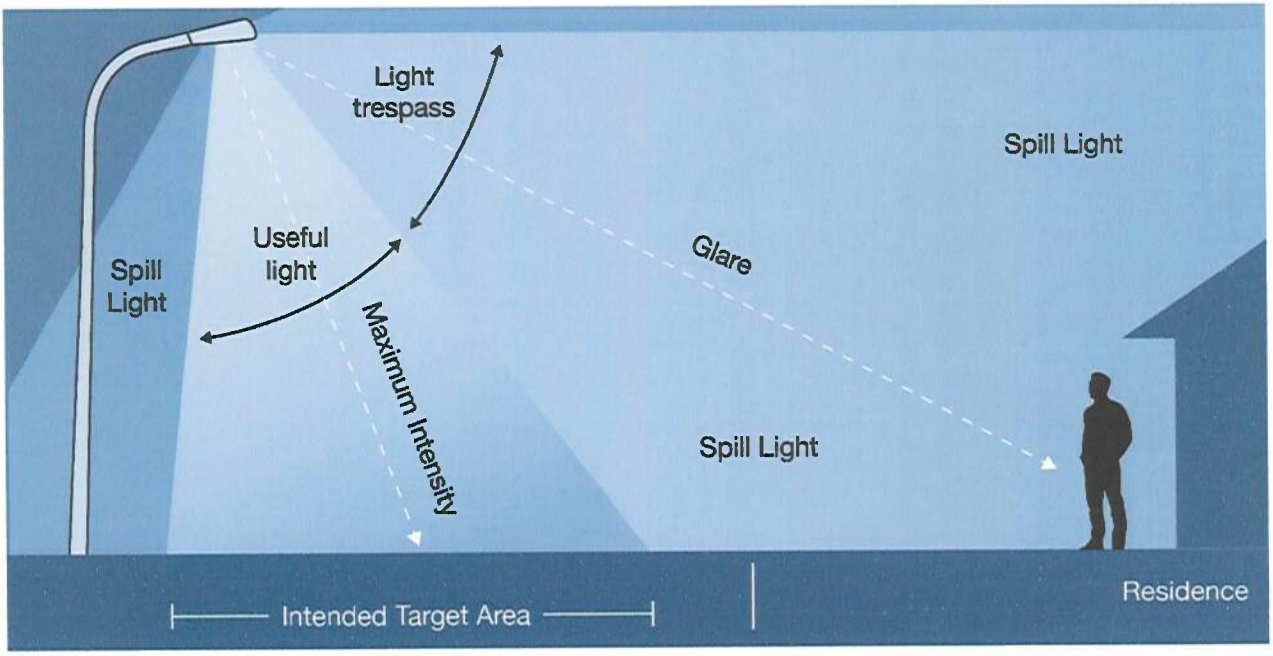
B23-25

Karen Fruhlinger – 5254 Stockton Ave. Springdale AR 72762 – larkar@cox.net

Red lines indicate desired location of 8 foot fence on the north and east side of property.
A lighting issue is highlighted in red as well.
See attached for details.

B23-25

Karen Fruhlinger – 5254 Stockton Ave. Springdale AR 72762 – larkar@cox.net

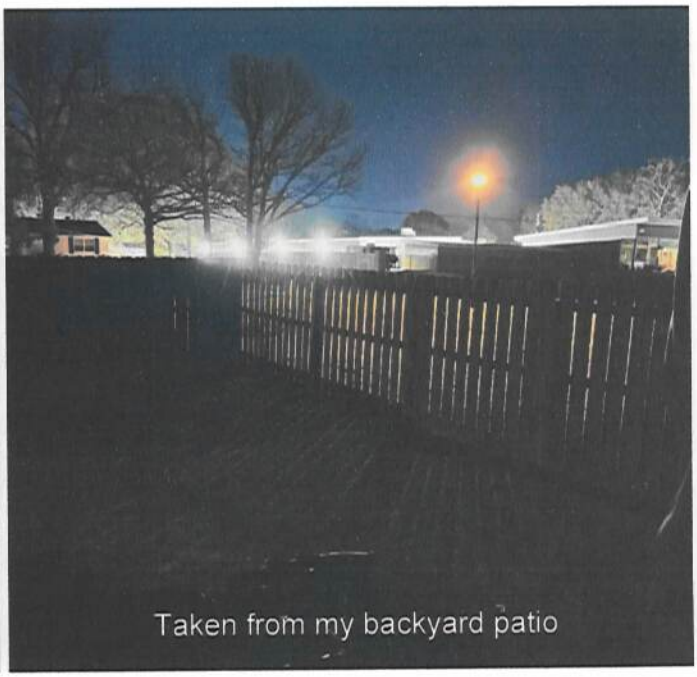


An 8 ft. fence on the north and east sides would aid in blocking current lighting issues. There are commercial developments currently underway that will further compound the light and glare in the future.

I have been told by Ron Findley with Code Enforcement, and others, that these unshielded lights are not a code violation.

I have uncommon vision issues (double vision, botched eye surgery) that make these light more bothersome for me then the average person.

Patio door in dining area


Taken from my backyard patio

B23-25

Sharon Tromburg

From: Sharon Tromburg <stromburg@springdalear.gov>
Sent: Thursday, November 17, 2022 7:51 AM
To: 'larkar@cox.net'
Cc: Ron Hritz; Sarah Curry
Subject: Oak Grove Road

Good morning Karen,

I spoke with you yesterday afternoon regarding your concerns on Oak Grove Road, just south of Elm Springs Road. Mr. Hritz (who is cc'd on this email) has been looking into it as the city staff you emailed had asked for follow up. I understand your frustration. Our first step will be visiting these sites and checking to see what permits they have, assessing their compliance. The holidays are approaching so I am unsure when the visits will be, most likely next week. We will circle back to you with an update.

Chandler Village Development – dirt work, machinery/debris storage
769 and 735 Oak Grove – trash/debris storage
Safe Keeper's Storage – lighting

Thanks,

Sharon Tromburg
Senior Planner
Planning and Community Development
City of Springdale
206 S. Blair Street, Springdale, AR 72764
o: (479) 750-8550
m: (479) 352-0382

Sharon Tromburg

From: Sarah Curry <scurry@springdalear.gov>
Sent: Thursday, December 01, 2022 9:19 AM
To: Colby Fulfer
Cc: Ron Hritz; Ron Findley; Sharon Tromburg
Subject: FW: Safekeepers storage lighting
Attachments: 1 Inside from my patio doors.jpg; 2 from patio.jpg; Basic Lights & Shielded Cutoff lights.JPG

From: Karen Fruhlinger <larkar@cox.net>
Sent: Wednesday, November 30, 2022 10:37 PM
To: scurry@springdalear.gov
Subject: FW: Safekeepers storage lighting

This is my last communication with Mr. Hritz.
More photos to follow in a separate email.

Karen

From: Karen Fruhlinger <larkar@cox.net>
Sent: Monday, November 28, 2022 7:51 PM
To: 'mhritz@springdaleAR.gov' <mhritz@springdaleAR.gov>
Subject: Safekeepers storage lighting

Mr. Hritz,

Mr. Findley forwarded your email to me and below is a quote I received from him. It is in response to your email below and his take on it is the light issue.
"...made a decision the lights are in compliance with code. The light bleed in your yard is from the street light and not coming from the mini storage in which the lights are pointed due north and not in the direction of your house. I think the most recent email from Ron Hritz explains the light issue very clear."

"One street light" and not the glare from the four brighter flood lights. Is that what you were trying to convey? However, if there is no issue why do you suggest I use blinds or curtains to block the light?
I do not think I am being unreasonable in thinking I should be able to use the firepit, BBQ, patio, etc. and enjoy the use of my yard in the evening without being blinded by the glare of the lights.

None of the lights are utilizing "cutoff shields" or any measure what so ever to reduce glare. I've also attached a photo from a commercial lighting website of basic lights verses cutoff shielded lights. I find it surprising and puzzling that you are concerned about a couple hundred dollars expense for them then correcting the violation. Instead, you think I should just block out the lights and forget limit the use of my yard. I would like to sell my home but with the lighting issues and the construction debris and storage behind me I think I would be hurt a lot more than just a couple hundred dollars.

Your email doesn't make sense to me. Why are you focusing on the east side of Safekeepers and lights within the complex when that is not the issue? I have not seen any of the shots that were sent to Mr. Findley. Is there something I'm missing? Can you email the shots to me?

Karen

Chapter 130 – Zoning Ordinance – Article 7

Sec. 3. - Commercial districts in general.

3.15 Light and GLARE

A. ...The requirements of this section shall be imposed for all new construction of commercial developments.

B. **All exterior lighting fixtures... shall utilize cutoff shields or other measures** to conceal the light source from adjoining uses... **(1) ANY lighting visible from outside the site shall be designed to reflect away from adjacent residential districts.**

From: Ron Hritz <rhritz@springdalear.gov>
Sent: Thursday, November 17, 2022 9:18 AM

I just wanted to let everyone know what I found out about the lighting at safekeepers storage related to a previous complaint from a citizen on Stockton Ave.

I went out to safekeepers on the 20th of October and spoke to Mark Gerth the owner of safekeepers about the complaint. We looked at his wall packs which are the lights in question. They do have cut off shields on them, and they are doing their job, of providing light to the area around the buildings and minimizing bleed over to other properties. The first two pictures that are attached to this email are screen shots taken from his video cameras showing the light within his complex. You can see that the light is really well maintained on his property. The building A that you see in the second picture actually faces east so the complainant's house would be behind building A, to the west. In the pictures you can also barely see his iron fence that would be on the west side of his complex, and her house is visible from that fence in daylight, but not after dark from his location.

I also went to the house in question to speak to the homeowner, who did not come to the door when I knocked, but I did speak to her by phone after I was done at safekeepers. Her house sits on the corner of Oak Grove and Stockton on the north side of Stockton. Her house is in an L shape, and the problem with lights are due to her having a glass sliding door that faces safekeepers. It should be noted that there is also a street light in her yard that is in line with the lights at safekeepers. I would estimate her window that is getting the light to be between 75 and 100 yards from the lights at safekeepers. As I left the properties, I called the complainant and spoke to her by phone as to what I was doing with her complaint. I explained to her that safekeepers did have cut off shields on their lights, and that I had seen night time pictures that showed most of the light was contained on their property. She then told me that due to a previous medical condition that she has double vision that compounds the problems with the lights in question. I went on to explain to her that I would be reaching out to the police department to have them come out that night and take some pictures of the area to help with making a determination of the problem.

I spoke to a patrol supervisor later in the day, and they agreed to send an officer out to the area that night to get additional pictures for us to look at. These pictures are the 3rd and 4th pictures attached.

I have done some research on the lights that are installed at safekeepers, and the lights have the cutoff shields that are on his lights are the shields that are prescribed. I could not find where there is a larger cutoff shield available for the lights he has installed without an additional cost to get new shields from another manufacturer or fabricated to ensure a proper fit. I also do not know if the complainant has curtains or blinds that could be used after dark to block the light that she is seeing in the background. Overall, the light is not bleeding over to her property, it is just the light that is visible from the property just like the street light that is at the corner of her property.

I am sending this email with my findings to you, because I feel that final determination as to what needs to be done needs to come from someone other than myself.

Ron

Sharon Tromburg

From: Colby Fulfer <cfulfer@springdalear.gov>
Sent: Thursday, December 01, 2022 9:28 AM
To: Sarah Curry; larkar@cox.net
Cc: Ron Hritz; Ron Findley; Sharon Tromburg; amckinney@springdalear.gov; Mike Chamlee
Subject: RE: Lighting, Work Equipment & Debris

Ms. Fruhlinger,

During the building phase, our building department checked to see if they were building within the code. They confirmed that they were. After the building was finished, we had Neighborhood Services ensure that they weren't in violation. Neighborhood Services corresponded with you that they were not in violation. After Ron Hritz looked at the property, he determined the same. All of the departments that enforce code came to the same conclusion.

If you would like to visit with Mayor Sprouse we can set up a meeting. Another avenue might be to speak with the owner of the business and share your concerns with them. They might be willing to make some alterations but if they are within the code (determined by our code enforcement) then we can't require them to do things that aren't in the code.

Please let us know if you would like to visit with Mayor Sprouse. Thank you.

Colby Fulfer

To: scurry@springdalear.gov
Subject: Lighting, Work Equipment & Debris

1. Neighbors house with street light – Street lights are designed not to shine on homes – Below is a copy of Finley's email saying the issue is only the street light.
2. Taken 5:30 am with the blinds closed
3. Taken on patio
4. Same distance as on patio, just on the other side of fence

Karen,

Below is 2 different emails from 2 different departments that's been out to look at the lights in question. They've both made a decision the lights are in compliance with code. The light bleed in your yard is from the street light and not coming from the mini storage in which the lights are pointed due north and not in the direction of your house. I think the most recent email from Ron Hritz explains the light issue very clear.

Thanks,

Ron Findley
Neighborhood Service Director
City of Springdale
479-756-7712

Chapter 130 – Zoning Ordinance – Article 7

Sec. 3. - Commercial districts in general.

3.15 Light and GLARE

A. ...The requirements of this section shall be imposed for all new construction of commercial developments.

B. **All exterior lighting fixtures... shall utilize cutoff shields or other measures** to conceal the light source from adjoining uses... **(1) ANY lighting visible from outside the site shall be designed to reflect away from adjacent residential districts.**

B23-25

Application for Variance

Karen Fruhlinger

Certified, Return Receipt notices sent to the following parties:

5276 Stockton Ave	Spurlock, Charlotte A; Ward, Sarah Ann	Parker's Place lot 84
5255 Stockton Ave	Hotchkiss, Richard & Rhonda Family	Parker's Place Lot 80
5233 Stockton Ave	James, Gerald Conrad & Marsha Berry	Parker's Place Lot 81

657 Oak Grove Rd Hm Business Ventures LLC 231 Angel Falls Springdale, AR 72762

732 Oak Grove Rd Chandler Village LLC Po Box 773 Springdale, AR 72765

Google Search: Marcus Van Pelt 6081 Nancy's Vista Springdale 72762

Planning Commission Meeting
March 7, 2023

Miles
0 0 0 0.01 0.01 0.02

N

PROJECT: B23-25
APPLICANT: Karen Fruhlinger
REQUEST: Variance for Increased Rear/Side Fence Height from 6' to 8'

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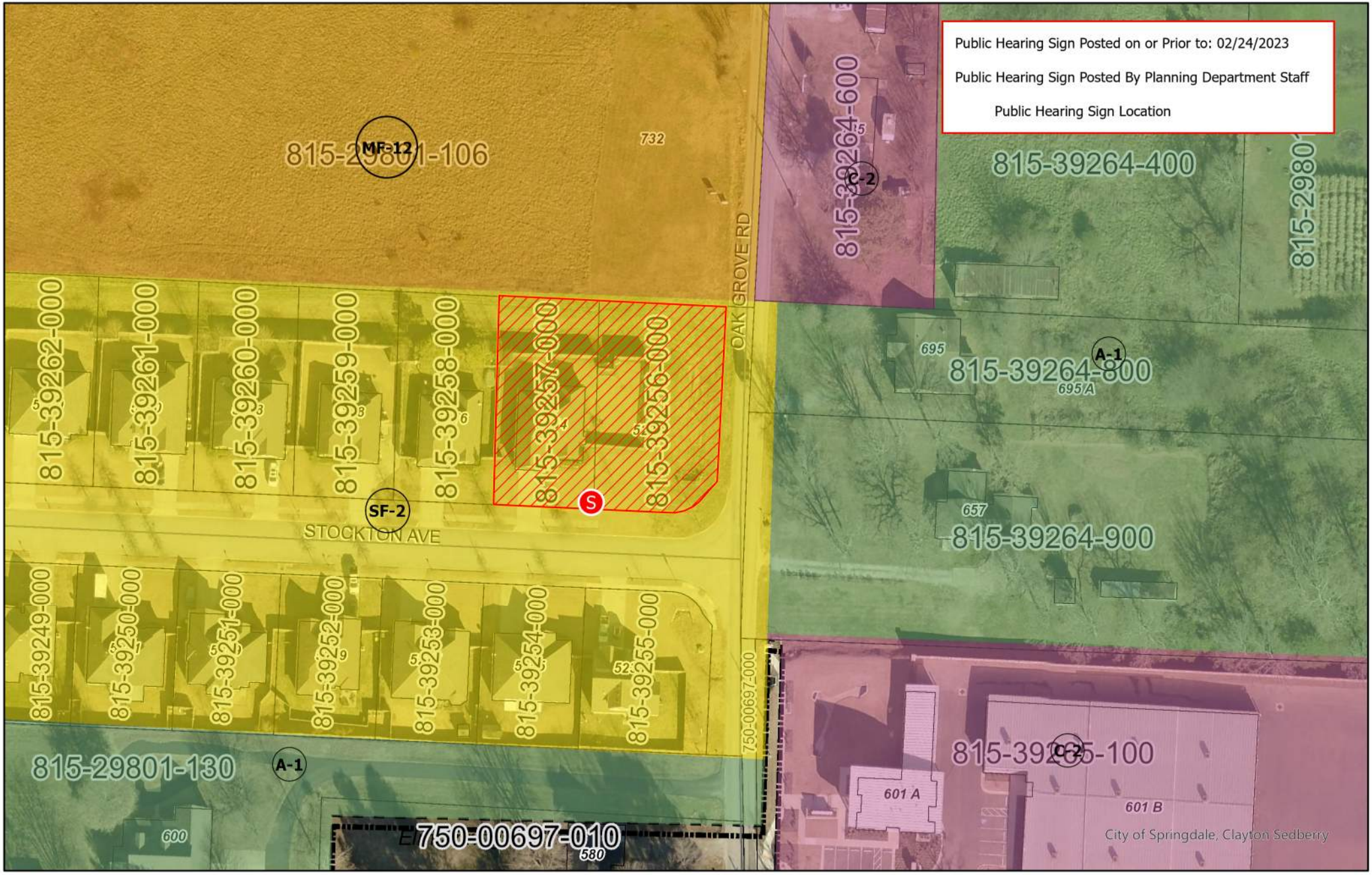

Planning Commission Meeting
March 7, 2023

Miles
0 00.01 0.01 0.02 0.03
N

PROJECT: B23-25
APPLICANT: Karen Fruhlinger
REQUEST: Variance for Increased Rear/Side Fence Height from 6' to 8'

SPRINGDALE
WE'RE MAKING IT HAPPEN

Planning Commission Meeting
March 7, 2023

Miles
0 00.01 0.01 0.02 0.03

N

PROJECT: B23-25
APPLICANT: Karen Fruhlinger
REQUEST: Variance for Increased Rear/Side Fence Height from 6' to 8'

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SPRINGDALE™
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Application for Variance – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via planningapplications@springdalear.gov.

STAFF USE ONLY

Date Application Submitted: February 15 2023

Date Accepted as Complete: February 16 2023

Project Number: B23.26

APPLICATION CONTACTS:

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Christian Olvera	Name:
E-mail: OlveraWoodWorks2022@gmail.com	E-mail:
Address: 2880 Old Wire rd, Springdale AR 72764	Address:
Phone: 4792317504	Phone:
Site/ Location: 2880 Old Wire rd, Springdale, AR 72764	Current Zoning District:
Assessor's Parcel Number(s): 815-28683-000	Rezone required:
	Total Acreage:

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)

See attached Letter.

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

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

NO effect anticipated.

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

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

APPLICANT SIGNATURE(S) _____

_____

_____

DATE: 02-13-23

B23-26

The purpose of this request is to: Build a 5 foot fence in front of our home with 2 remote entrances. We have spoke to multiple companies who build fences and have been informed that all remote entrances come with a red box made specially for emergency services and a manual release box if power goes out. We have also spoke with the post office about the mailboxes in front of our house and our intention of building a fence and we were informed that as long as we don't interfere with placement of mailboxes then there is no problem. The sole purpose of this fence is to have a secure and safe home for our family.

X _____

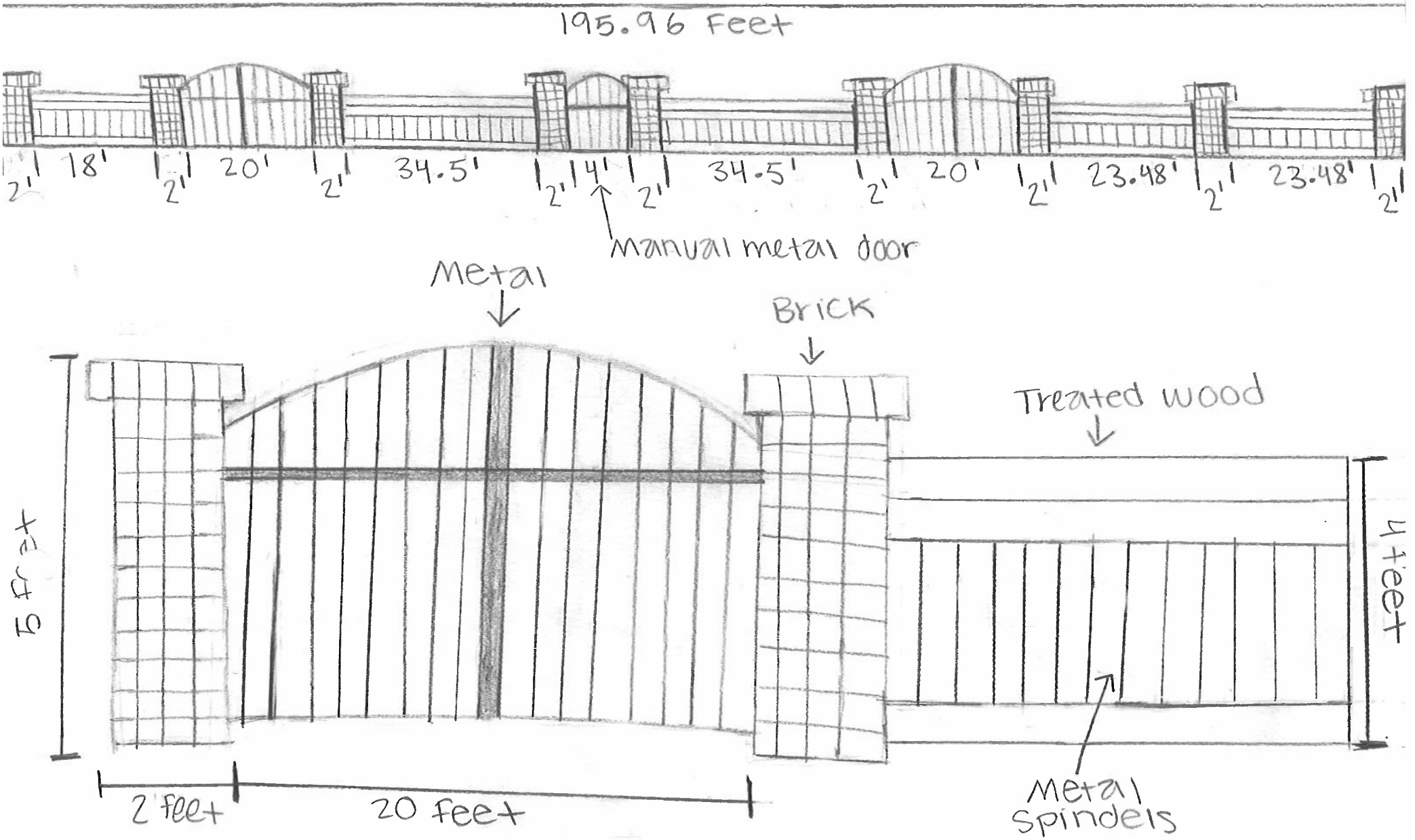
B23-26

Difficulty or hardship:
As a growing family with a 7 year old and a baby on the way we want our family to be protected. We have a busy road directly in front of our house which makes us feel unsafe withhaving our children play outside. We also have mailboxes in front of our house which has strangers driving into our property even though there is space for vehicles to safely pull over in front of mailboxes. We have also unfortunately experienced multiple breakins even after setting up cameras, calling police and putting up a temporary 3' fence.

Effect of variance:
NO effect anticipated.

X _____

Front of House
(Fence will start 20 feet away from road)



0 30 60

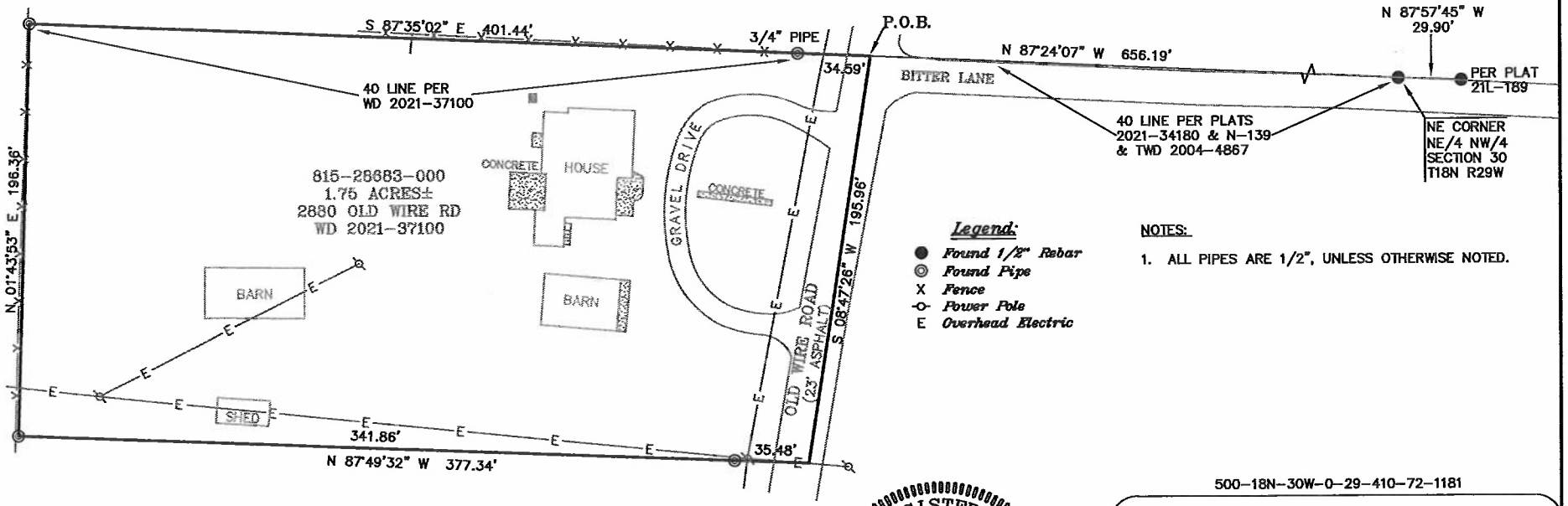
1 Inch = 60 ft.

BASIS OF BEARINGS: ARKANSAS–NORTH STATE PLANE GRID

NORTH

SURVEY DESCRIPTION

PART OF THE NE/4 OF THE NW/4 OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NE CORNER OF THE NE/4 OF THE NW/4 OF SAID SECTION 30, THENCE N 87°24'07" W 656.19 FEET TO THE POINT OF BEGINNING AND THE APPROXIMATE CENTERLINE OF OLD WIRE ROAD, THENCE ALONG SAID ROAD S 08°47'26" W 195.96 FEET, THENCE LEAVING SAID ROAD N 87°49'32" W 377.34 FEET, THENCE N 01°43'53" E 196.36 FEET, THENCE S 87°35'02" E 401.44 FEET TO THE POINT OF BEGINNING, CONTAINING 1.75 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT–OF–WAY OF OLD WIRE ROAD AND SUBJECT TO ANY AND ALL OTHER RIGHTS–OF–WAY AND EASEMENTS OF RECORD OR FACT.



Legend:

- ● *Found 1/2" Rebar*
- ◎ *Found Pipe*
- X *Fence*
- –o– *Power Pole*
- E *Overhead Electric*

NOTES:

1. ALL PIPES ARE 1/2", UNLESS OTHERWISE NOTED.

THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE ACCORDING TO F.E.M.A. MAP 05143C0080F, DATED MAY 16, 2008.

THIS SURVEY WAS COMPLETED JANUARY 9, 2023, AND IS FOR THE SOLE USE OF THE PARTY STATED HEREON.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1181
Signature
G.E. BUESCHER

500–18N–30W–0–29–410–72–1181

SURVEY FOR:

CHRISTIAN & ALONDRA OLVERA

SURVEY 1, INC.
2620 Melody Lane, Springdale, Arkansas 72762
TEL 479–750–1608 EMAIL gene.survey1@att.net
Gene E. Buescher R.L.S. #1181

W.O. 23008	DRAWN BY: MBB	DATE: JANUARY 10, 2023

ADJACENT PROPERTY OWNERS FOR 2880 OLD WIRE ROAD

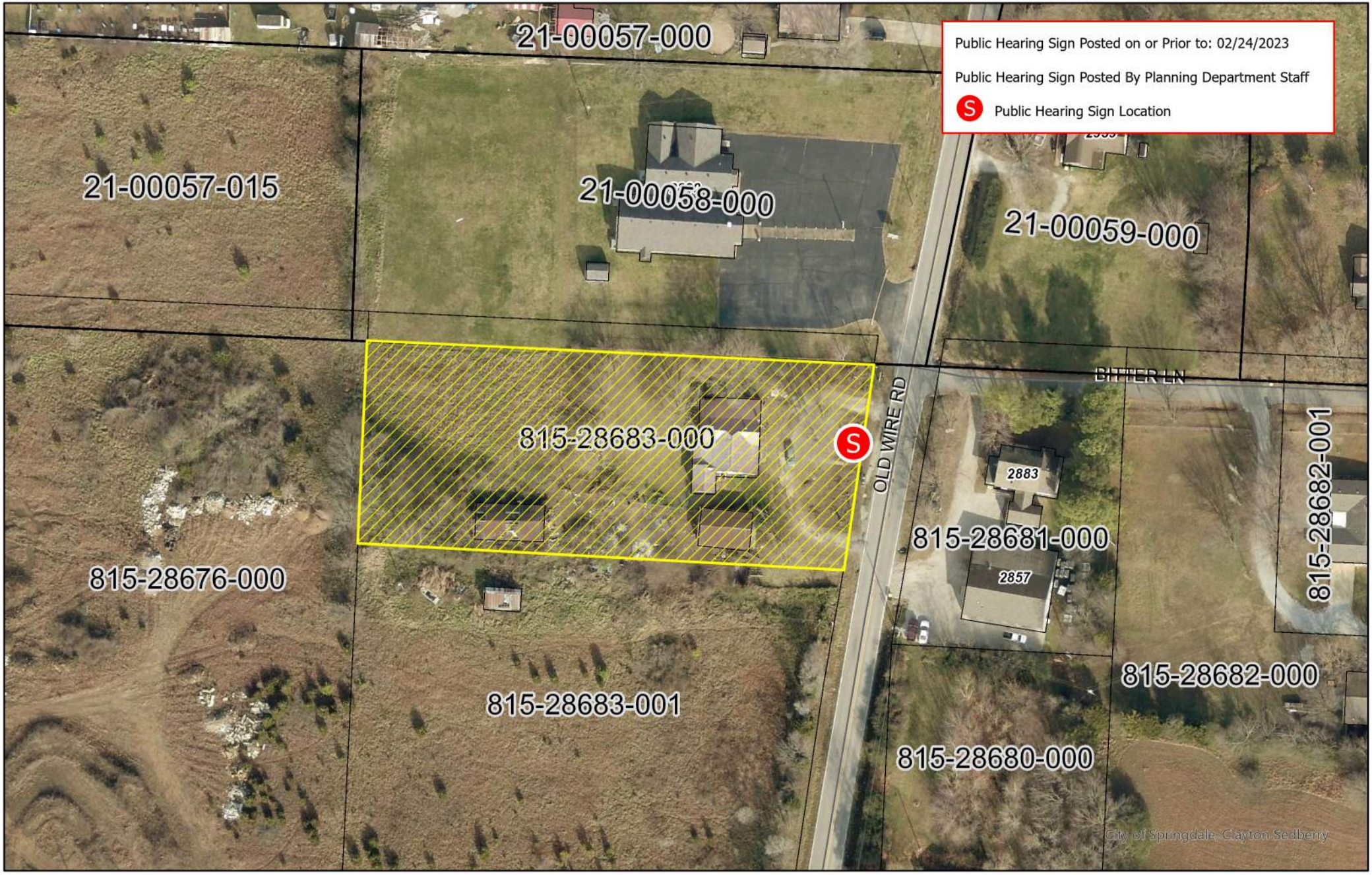
815-28676-000 **Northwest Development Group, LLC**
4034 N. Old Wire Road
Fayetteville, AR 72703

815-28683-001 **MB Holdings, Inc.**
4034 N. Old Wire Road
Fayetteville, AR 72703

815-28681-000 **Tonya R. Presley**
2883 Old Wire Road
Springdale, AR 72764

21-00058-000 **Gospel Lighthouse Pentacostal Church of God-Hathorn**
James & Hathorn, Cecil & Hancock, Kenneth
655 Hathorn Drive
Springdale, AR 72764

21-00059-000 **Christian Beserril**
857 Amis Road
Rogers, AR 72756



Planning Commission Meeting
March 7, 2023

Miles
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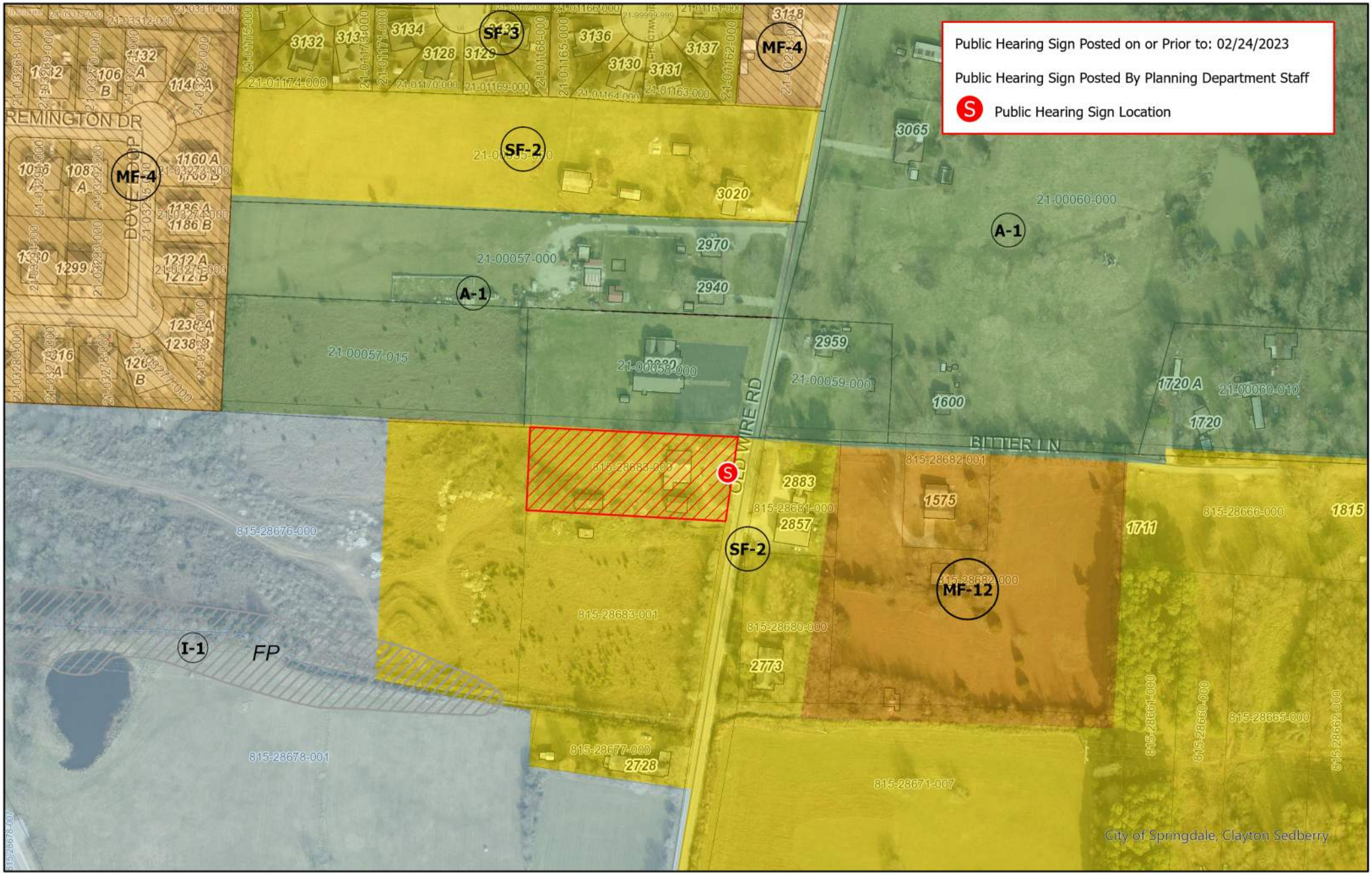
N

PROJECT: B23-26
APPLICANT: Christian Olvera
REQUEST: Variance for Increased Fence Height from 3' to 5'

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
March 7, 2023

Miles
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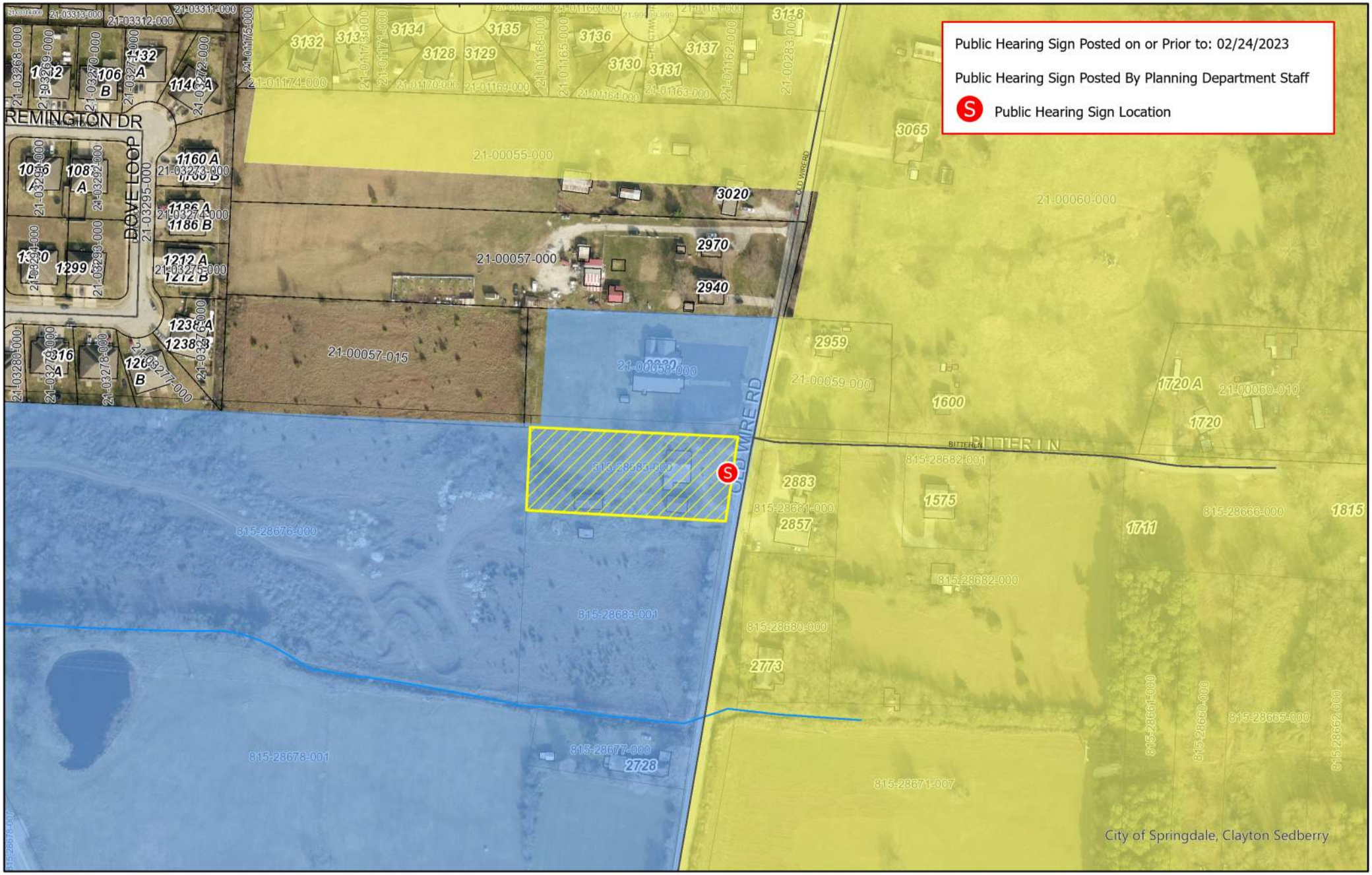

Planning Commission Meeting
March 7, 2023

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N

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SPRINGDALE
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www.SpringdaleAR.gov

Application for Variance – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via planningapplications@springdalear.gov.

STAFF USE ONLY

Date Application Submitted: February 14, 2023

Date Accepted as Complete: _____ Project Number: B23-07

APPLICATION CONTACTS:

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Nina & Rick Chase	Name:
E-mail: Caneenn@gmail.com	E-mail:
Address: 1716 Westwood Ave. Springdale, AR 72762	Address:
Phone: (512) 541-6055	Phone:
Site/ Location: at address	Current Zoning District:
	Rezone required:
Assessor's Parcel Number(s):	Total Acreage:

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)

Deletion of concrete paved driveway

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

financial Reasons and projects been done. ~~Area~~ gravel's already laid out.

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

already paid for ~~gravel~~ ~~Cement mixture~~. Let gravel Remain

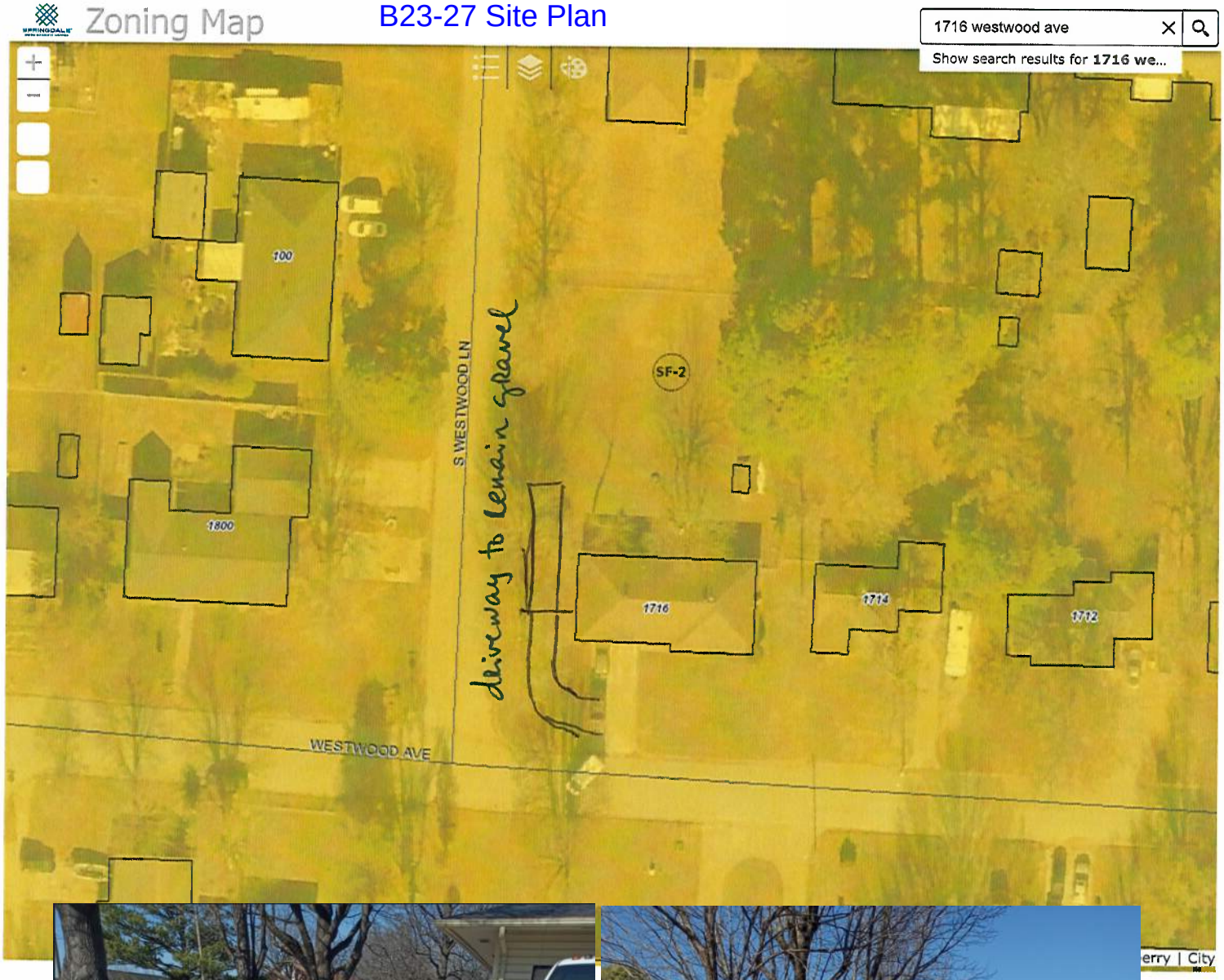
The **Applicant** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than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

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

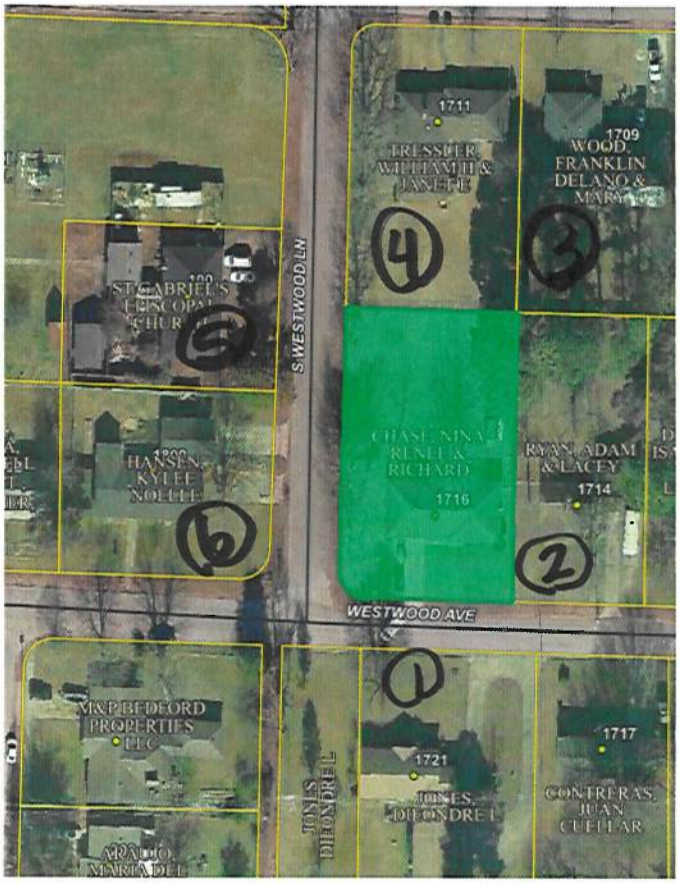
APPLICANT SIGNATURE(S)

DATE: 2/14/23

B23-27 Site Plan



ADJACENT PROPERTY OWNERS FOR 1716 WESTWOOD AVENUE



Kylee Noelle Hansen (6)
1800 Westwood Ave

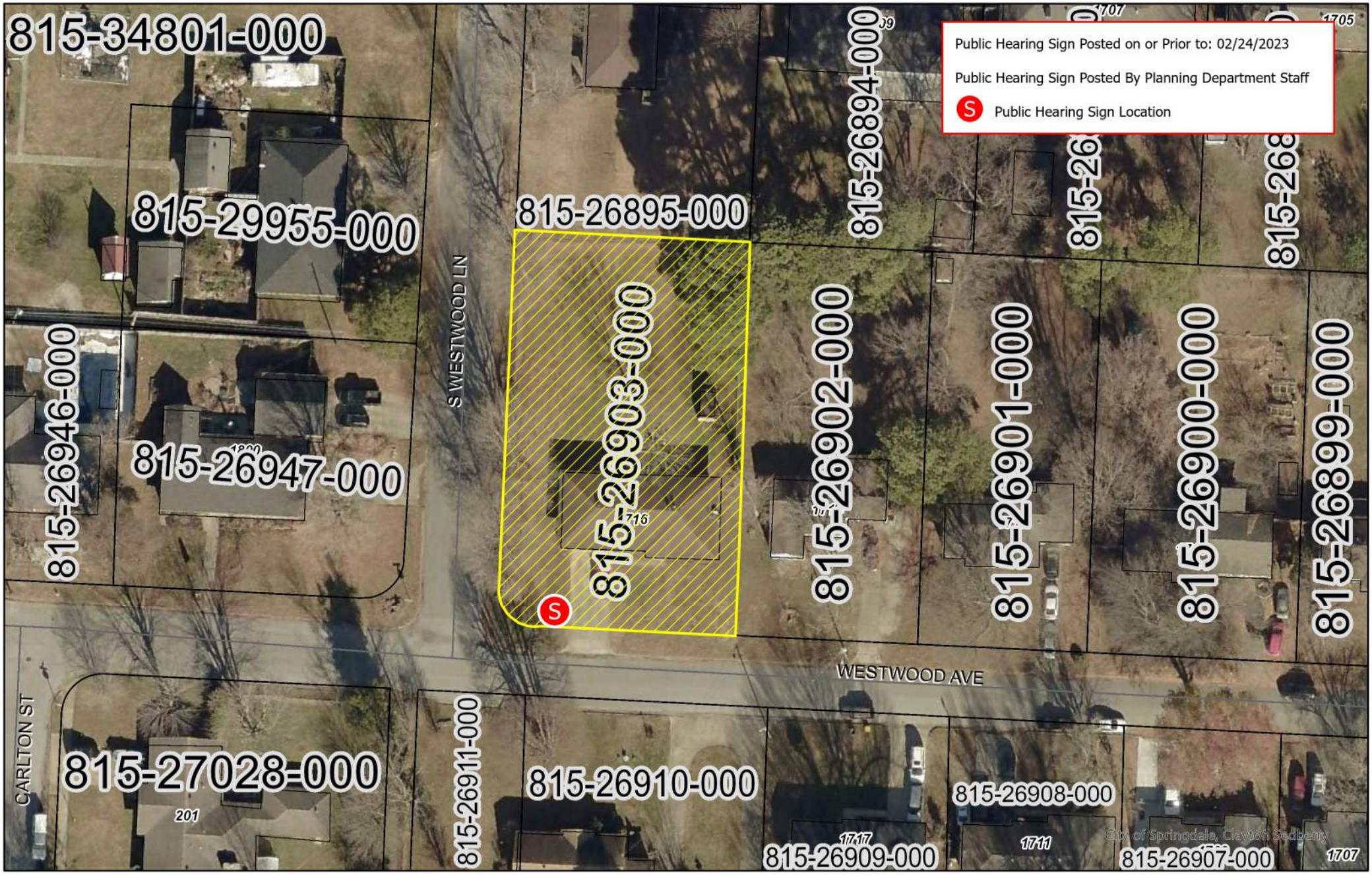
Franklin Delano & Mary Wood
1709 W. Emma Ave (3)

Dieondee L. Jones (1)
1721 Westwood Ave

Adam and Lacey Ryan (2)
1714 Westwood Ave

St. Gabriel's Episcopal Church (5)
102 N. Westwood Ln.

William H and Janet E. Tressler (4)
1711 W. Emma St. Ave.



Planning Commission Meeting
March 7, 2023

Miles
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PROJECT: B23-27
APPLICANT: Rick and Nina Chase
REQUEST: Variance for Paving Requirement

SPRINGDALE
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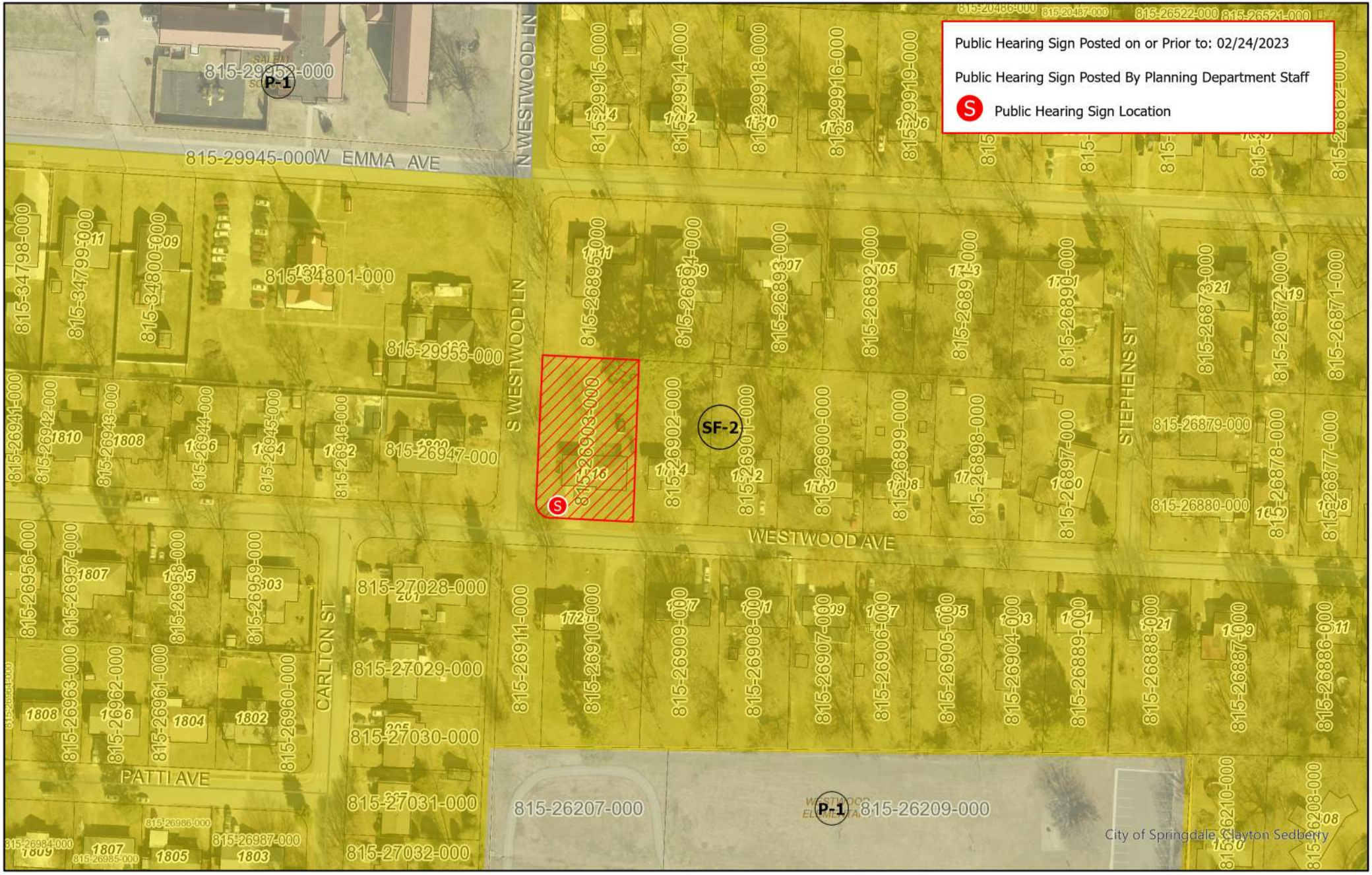

Planning Commission Meeting
March 7, 2023

Miles
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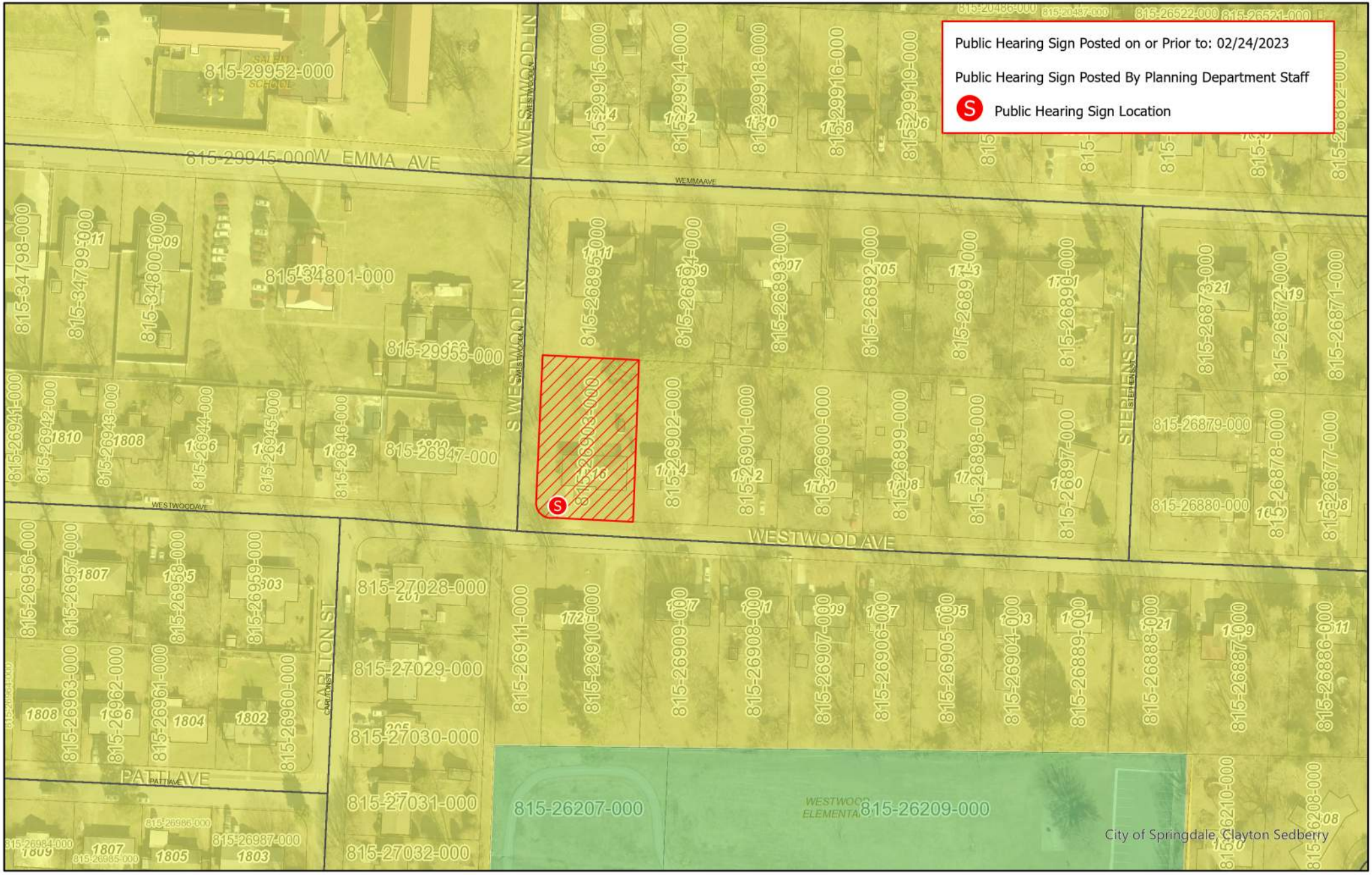
N

PROJECT: B23-27
APPLICANT: Rick and Nina Chase
REQUEST: Variance for Paving Requirement

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
March 7, 2023

Miles
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N

PROJECT: B23-27
APPLICANT: Rick and Nina Chase
REQUEST: Variance for Paving Requirement

SPRINGDALE
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DocuSign Envelope ID: 403FCA09-19E3-476E-96DD-51F69848AB59

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Application for Variance – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via planningapplications@springdalear.gov.

STAFF USE ONLY

Date Application Submitted: February 15, 2023

Date Accepted as Complete: _____ Project Number: B23-29

APPLICATION CONTACTS:

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Andy Lee - DN Leasing Company	Name: Arlis D. Willliamson Rev. Trust & Cornelia P. Williamson Rev. Trust
E-mail: andy@dnleasingcompany.com	E-mail:
Address: 100 West Easy Street, Rogers, AR 72756	Address: 4140 Old Wire Road, Springdale, AR 72764
Phone: 479-636-1436	Phone:
Site/ Location: Along east side of Hwy 265, south side of June Self Dr, & west side of Old Wire Rd	Current Zoning District: A-1
Assessor's Parcel Number(s): 21-00020-074, 21-00020-064	Rezone required: C-6
	Total Acreage: 9.3 Acres

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)

A variance deleting the paving requirement to allow use of a permeable gravel pave system instead of asphalt/concrete for large parking/storage area behind the future building.

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

Paving the storage area with concrete or asphalt would create a large impervious area with potential adverse stormwater characteristics on and off site. Code restricts paving products, prohibiting use of alternative system (Truegrid or equal) which is a superior product for this application.

DocuSign Envelope ID: 403FCA09-19E3-476E-96DD-51F69848AB59

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

Use of standard concrete or asphalt as required by code would create a large impervious surface. Variance would allow the developer to use a more environmentally friendly surface course product (Truegrid or equal) which is 100% permeable for the proposed parking/storage area located behind the building while still achieving the aesthetic and functional goals of city code. Approval will reduce potential for off-site stormwater impacts and reduce amount of drainage infrastructure design and installation required for proposed project.

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

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

APPLICANT SIGNATURE(S) DocuSigned by: Andy Lee A593E56DB027494...

DATE: 2/15/2023

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

B23-29

February 15, 2023

Planning Commission
City of Sprigndale, Arkansas
201 Spring Street
Springdale, AR 72764

RE: Revised Variance Application Narrative
DN Leasing Commercial Project

Sir or Ma'am,

We are working with DN Leasing to design a commercial development located on two adjacent properties in northeast Springdale. The project will be located between Highway 265 and Old Wire Road, just south of June Self Drive on 9.3 acres we have requested to rezone from A-1 to C-6.

The development will include vehicle entrance from Highway 265, a parking area, and a building. Behind the building to the east will be a large parking/storage area for semi trailers, which is a key component of the business.

By code, this large parking area is required to be paved with either concrete or asphalt. As neither of these materials is permeable, paving the storage area will significantly increase storm drainage runoff.

We are requesting a variance deleting paving requirements to allow the developer to install an alternative, permeable paving system for the storage area behind the building. Developer intends to install TrueGrid Pro Plus, Gravel Pave, or equal. The system shall be rated for heavy loads/commercial use and shall be 100% permeable, allowing stormwater to enter the soil below rather than running off the parking area. This reduces potential for adverse impacts to downstream properties and also reduces the amount of drainage improvements that are required. In addition, the product meets the aesthetic and functionality goals of the products required by city code. I have attached manufacturer information for the developer's preferred system, True Grid Pro Plus.

A concept plan for the project is included in the application packet. The drawing shows the general layout for the project to illustrate generally where the storage area will be located relative to the streets and adjacent properties.

If you have questions, or need any additional information, please do not hesitate to contact me directly at (479) 751-8733 or dlazenby@engineeringservices.com.

Sincerely,

Daniel Lazenby

TRUEGRID was developed in the U.S.A, and TRUEGRID is manufactured and will always be manufactured in the U.S.A.
It is produced from 100% post-consumer recycled material.
We take plastic products with a short life cycle that end up in our land-fills, and we turn them into TRUEGRID…a product with a very long life cycle…which can then be recycled again.

Introduction to the TRUEGRID System

In urban watersheds, almost all of the impervious surface area is represented by building rooftops and paved surfaces. In residential areas most of the paved area is represented by the roadway system and residential driveways. Parking lots and paved industrial storage areas represent an even larger portion of the impervious surface in commercial and industrial areas. Impervious pavements can produce two-thirds of the excess runoff in an urban catchment. Runoff from impervious pavements contributes a substantial loading of hydrocarbons and heavy metal pollutants, and contributes greatly to the increased temperature of surface runoff. In most urban jurisdictions, a paved roadway system with a traditional curb and gutter configuration provides a key component of the overall urban drainage system. Surface flow from adjoining tributary watersheds is conveyed directly into catch basin inlets and connected piping systems. In these traditional impervious paved systems, the runoff coefficient (runoff volume) is increased and the time of concentration is decreased resulting in increased peak rates of runoff.

TRUEGRID provides a highly permeable stabilized surfaces that can be used for the movement and parking of vehicles (automobiles, trucks, construction equipment, aircraft, etc.) and storage of materials and equipment. Compared to conventional pavement, the TRUEGRID system is designed to infiltrate storm water runoff instead of shedding it off the surface. TRUEGRID will reduce the amount of runoff by allowing water to pass through surfaces that would otherwise be impervious. The storm water passes through the load bearing surface and aggregate sub base that are selected based upon the intended application and required infiltration rate. Runoff is stored in the stone aggregate sub base course / storage layer, and allowed to infiltrate into the surrounding soil (functioning like an infiltration basin).

A **TRUEGRID** surface has very high initial surface infiltration rates and can immediately infiltrate and store rainfall and runoff from high intensity rainstorms. In many cases, direct runoff is completely eliminated. The surface infiltration rates for TRUEGRID will in most cases exceed 800 inches/hour. This is several orders of magnitude higher than all the rainfall intensities encountered in the Southwest and Midwest USA. These high infiltration rates are also 4 orders of magnitude higher than most soil infiltration rates. The TRUEGRID system relies on the ability of the void space within the surface material and the sub base to receive, store, and infiltrate water into the underlying sub soils. The aggregate sub base provides a temporary “reservoir”, receiving the inflow from the surface pavement layer and providing temporary storage while the water is discharged to the sub grade through infiltration or released to surface discharge through a sub drain system.

TRUEGRID Permeable Pavers are designed to provide design professionals with an eco-friendly alternative to concrete and asphalt and other impervious surfaces.
Similar systems have been used in Europe for over 40 years and have been highly effective and accepted as a better alternative to impervious surfaces. TRUEGRID improved upon this concept and developed a stronger, more durable, USA made version that can handle any load and rigors concrete can handle….while being 100% permeable.

TRUEGRID has been honored as one of two winners, from hundreds of green technology products considered, to receive grants support for education from entities including the U.S. Department of the Interior and the U.S. Department of Energy. These grants were awarded to TRUEGRID to promote and educate others on the benefits of TRUEGRID as an eco-friendly alternative to concrete and asphalt. TRUEGRID was chosen due to its low impact development properties, its stormwater maintenance /high permeability qualities, high load capacities, long life expectancy-no maintenance performance and 100% post-consumer recycled material composition.

The value of the TRUEGRID systems includes:

Runoff volume reduction/elimination is achieved when TRUEGRID is placed over *in situ* soils and a defined volume of the water passing through the pavement is infiltrated into the soil subgrade below.

Peak runoff rate reduction is achieved when the volume of water passing through the TRUEGRID surface is “detained” for a defined period of time within the pavement cross-section and the open graded aggregate sub base beneath the pavement. The effective infiltration rate for the watershed is increased by trapping the water in the permeable surfaces and effectively increasing the time of concentration in the catchment area.

***Pollutant removal*.**Specific field data on the reductions of pollutant concentrations by various permeable pavements are limited. However, reductions in the concentrations of total suspended solids and associated constituents, such as metals, oils, and greases appear to be relatively high. The fact that all permeable pavements significantly reduce the average annual runoff volume makes them very effective in reducing pollutant loads reaching the receiving waters. Infiltration of storm water runoff through the pavement surface will provide a degree of suspended solids removal followed by additional removal of colloidal solids and soluble pollutants in the aggregate sub base and sub soils. Sorption of metals to colloidal solids and within the pavement void matrix is another removal function. Soluble organic pollutants adsorbed within the pavement void matrix and the open graded aggregate sub base will be exposed to biodegradation over time. Adsorption and ion exchange occur as storm water travels through the unsaturated (vadose) zone below the aggregate base and reduce the particulate and dissolved pollutant loading to the groundwater (saturated zone).Permeable pavement can be used to provide ground water recharge. Some data suggest that asmuch as 70% to 80% of annual rainfall will go toward ground water recharge (Gburek and Urban,1980). A third study by Brattebo and Booth (2003) indicates that many trademarked permeable paver systems effectively reduced concentrations of motor oil, copper, and zinc. Furthermore, the study found that almost all precipitation that fell on the permeable pavers infiltrated even after 6 years of daily use as a parking area.

Reduces Heat Island Effect. Heat Island Effect occurs in areas such as a city and industrial sites that have consistently higher temperatures than surrounding areas because of greater retention of heat. This retention of heat is due to buildings, concrete, and asphalt.
Using TRUEGRID in these "hot spot" areas for pathways, parking lots, driveways, roofs…etc., reduces the absorbability of solar rays and thus helps steady and cool the natural environment.

High load bearing capacity. TRUEGRID is designed with the highest load capacities of any grid system and can withstand significant structural loads. TRUEGRID provides a stable and continuous load-bearing surface throughout parking areas.

TRUEGRID will add to **LEED** Credits in the following categories.

- Water Efficiency
- Innovation & Design
- Sustainable Sites
- Indoor Environmental Quality
- Materials & Resources
- Energy & Atmosphere

Sub-base considerations for storm water detention
Crushed aggregate meeting ASTM No. 57 is commonly used for open-graded sub bases along with ASTM No. 2 to No. 4. These materials are widely available and they are recommended for most TRUEGRID Permeable Paver applications. These materials will have a nominal porosity (volume of voids/total volume of base) over 0.32 and a storage capacity in the void space (volume of voids/volume of aggregate) approaching 40%. A 40% void space provides 0.4 cubic feet of storage capacity for each cubic foot of aggregate (the volume of the base will need to be 2.5 times the volume of water to be stored).

Chart A: Permeable Base
AASHTO #57 permeable sub base material defined as:

Sieve Size		Percent Passing	
mm	In.	#57	Typical
37.5	1-1/2	100	100
25	1	95-100	97
19	3/4		75
12.5	1/2	26-60	45
9.5	3/8		25
4.75	#4	0-10	5
2.36	#8	0-5	2

TRUEGRID® PRO Plus

Manufacturer's Product Specification Sheet

Dimensions:	24" x 24" x 1.8" (4 sq/ft)
Pre-Assembled:	16 sq/ft per layer (4' x 4' sheet) (4 grids per layer)
Cell Width:	3-3/16"
Weight:	5.22 lbs
Permeability:	100% w/clean, uniform stone
Product Porosity:	90% open
Compressive strength:	17,729 psi filled
Material:	Recycled High Density Polyethylene (100% post-consumer)
Color:	Black with UV Stabilizer
Temperature Range:	Dimensionally Stable for -58F to 194F
Moisture Absorption:	.01%
Environmental Compatibility:	Nontoxic, harmless to plants, animals, and microorganisms. Inert material, groundwater neutral
Installation Speed:	1000 sq/ft per man hour

Other features of TRUEGRID

- Highly resistant to oils, gasoline, acids, salt, ammonia, and alcohol
- May be saw cut
- Patented design yields ultimate hoop strength
- Circular elements provide multi-directional crush and shear strength
- Flexible links allow expansion and contraction depending on environmental conditions
- Built in X-Anchors allows weight of filler to hold grid down without any extra staking
- Interlocking connectors

TRUEGRID Pavers: 6110 Abbott Dr, Omaha, NE 68110

Ground Preparation: **Depends upon site condition and local conditions.**

Suggested Sub-base: 3/4" – 1" diameter clean/washed, angular gravel.
Depth of this layer should be a minimum of 6"- 8". Deeper for heavier loads.
For additional drainage, increase depth of sub-base.
Class 2 road base (crushed concrete) is also a typical sub-base material.
Gravel/sandy soil mix (60/40) is also common for grass fill applications.
Level sub-base before laying TrueGrid.

Installation: Layout and snap together pre-assembled sheets. (4 pcs per layer = 16 sq/ft)
If body weight does not level the grids, use plate vibrator or heavy cylinder to level.

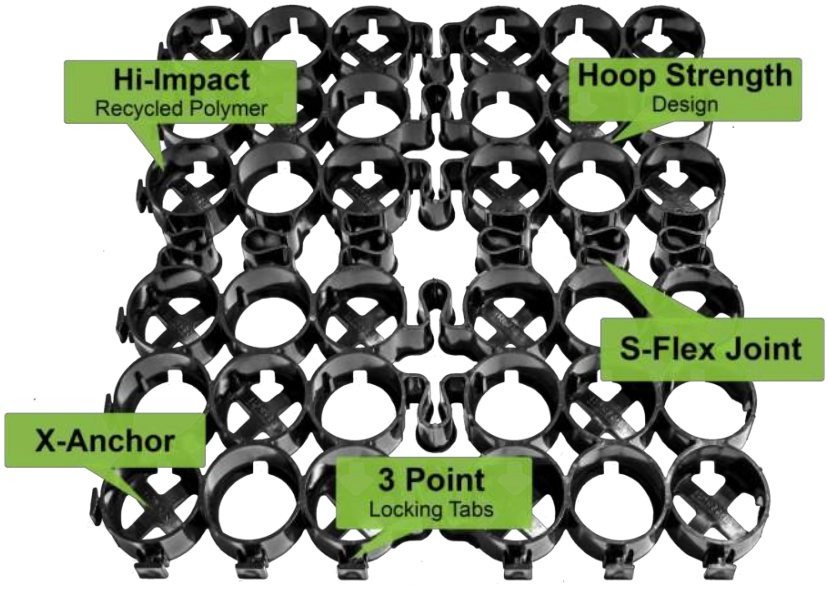
Backfill: Any angular or round medium may be used. Fill cells with filler of choice.
5/8" or 3/4" diameter typical.

- **TRUEGRID may be cut on site**
- **Pre-cutting is not required**

Angle grinder, circular saw, compass saw, or handsaw are all options for cutting TRUEGRID.

Delivery:

- **Pallet content:** 800 sq/ft = 50 layers per pallet = 200 pcs
- **Pallet dimensions:** 48" x 48" x 95"
- **Approximate pallet weight:** 1,050 lbs
- **Truckload:** 24 pallets or 19,200 sq/ft



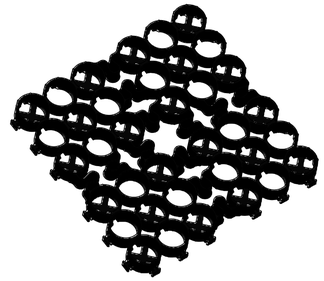
For more info on TRUEGRID
Please visit our website:

www.truegridpaver.com

B23-29

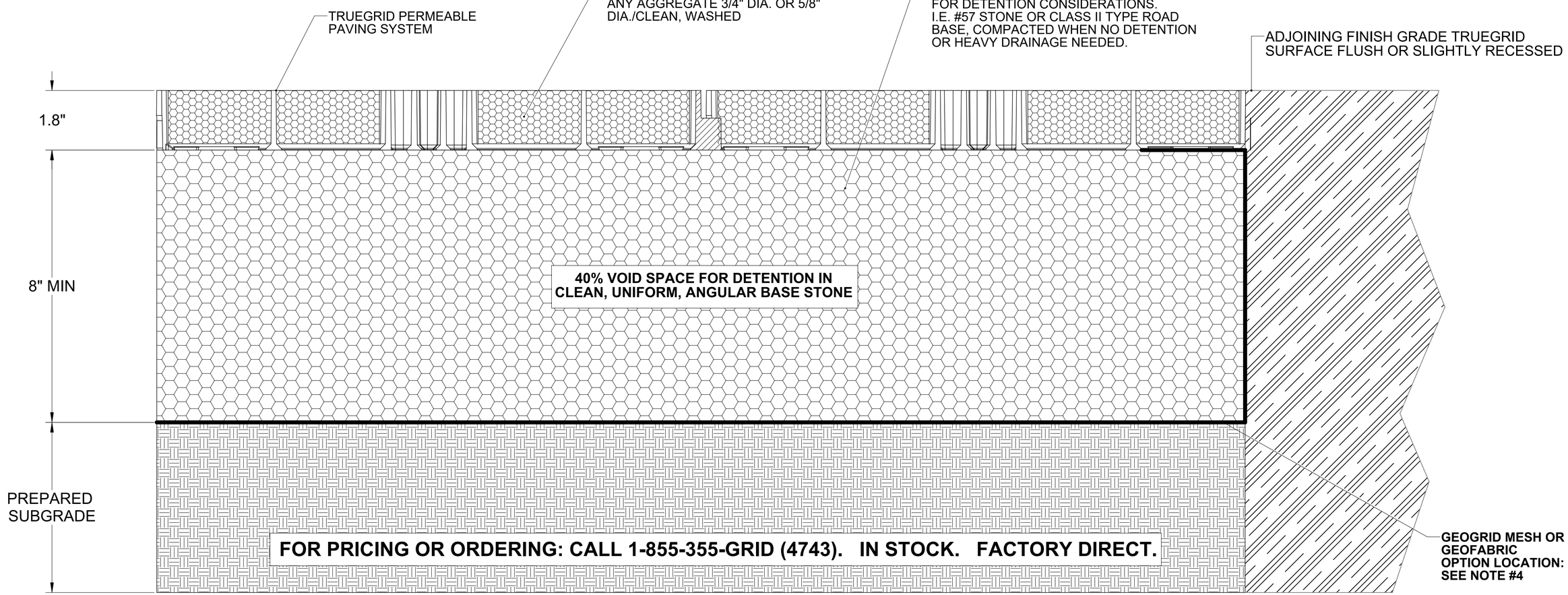
NOTES:

1. SUB-BASE DEPTH AND PREPARATION IS DEPENDENT ON SITE CONDITIONS PLUS LOADING REQUIREMENTS.
2. TRUEGRID PRO PLUS PRODUCTS DESIGNED FOR LOAD CAPACITIES OF 120,000 LBS PER SQ. FT. TRUEGRID PRODUCTS STRENGTHEN WITH FILL MATERIAL.
3. TRUEGRID PRO PLUS PRODUCTS ARE SUFFICIENTLY RATED FOR H-20 /HS-20 LOADING AND GREATER.
4. GEOGRID MESH OR GEOFABRIC MAY BE REQUIRED BETWEEN SUB-GRADE & SUB-BASE FOR CERTAIN SOILS AND SITE SPECIFIC REQUIREMENTS.
5. INCREASE SUB-BASE DEPTH FOR INCREASED STORM WATER DETENTION.
6. NO STAKING NECESSARY WITH TRUEGRID PRO PLUS WHEN SLOPE IS BELOW 10 DEGREES. ASSESS PROJECT, AS NEEDED.
7. FINAL ENGINEERED CROSS SECTION AGGREGATES AND DEPTH SHOULD ALLOW FOR EXPECTED INFILTRATION RATES, STORAGE CAPACITIES, OUTLET FLOW RATES, AND OTHER SITE SPECIFIC CONDITIONS AND LOAD REQUIREMENTS.
8. THIS CROSS SECTION IS FOR INFORMATION ONLY.



TRUEGRID BLOCK REFERENCE VIEW

PREASSEMBLED & DELIVERED IN 4' X 4' SHEET. RECONFIGURED AS NEEDED.NO EXTRA TOOLING OR ACCESSORIES REQUIRED



APPLICATION:

HEAVY LOAD PARKING LOT, FIRE LANES, EQUIPMENT YARD, SERVICE ROADS.

GRAVEL FILL HEAVY LOAD TRUEGRID PRO PLUS

REV	REVISION	DRAWN	CHECKED	APPROVED	DATE
03	UPDATED TRUEGRID STANDARDS	JT	JT	CW	

1-855-355-GRID (4743)

MADE IN U. S. A.

TRUEGRIDPAVER.com

CLIENT / PROJECT

UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN INCHES

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DO NOT SCALE DRAWING

APPROVAL INFORMATION

DRAWN BY:	J. Thethy	DATE:	6/1/2015
CHECKED BY:	J. Thethy	DATE:	6/2/2015
APPROVED BY:	C. White	DATE:	6/2/2015
WEIGHT:			

TRUEGRID®
True to your project. True to the environment.

TRUEGRID GRAVEL FILL INSTALLATION HEAVY LOAD

SIZE D | DRAWING NUMBER: TG-GRV-HL | REV 03

SCALE 1:1.5 | SHEET 1 OF 1

PARCEL NO. 21-00020-034
NORTHWEST ARKANSAS FOOD BANK
1378 JUNE SELF DR.
SPRINGDALE, AR 72764
ZONING = C-2

PARCEL NO. 21-00020-092
ARKANSAS STATE HIGHWAY COMMISSION
P.O. BOX 2261
LITTLE ROCK, AR 72203
ZONING = C-2

PARCEL NO. 21-00020-091
HUARK PROPERTIES LLC
P.O. BOX 10199
FAYETTEVILLE, AR 72703
ZONING = C-2

PARCEL NO. 21-00020-000
HUARK PROPERTIES LLC
P.O. BOX 10199
FAYETTEVILLE, AR 72703
ZONING = C-2

PARCEL NO. 21-00021-000
INDIAN HILLS MHP LLC
c/o JIM WARD
PO BOX 10497
FAYETTEVILLE, AR 72703
ZONING = A-1/MHP

PARCEL NO. 21-00020-059
CLARK REVOCABLE TRUST, DALE DANIEL &
CLARK FARMS FAMILY LIMITED PARTNERSHIP
1015 E AR 264 HWY
SPRINGDALE, AR 72764
ZONING = A-2

PARCEL NO. 21-00020-058
ARKANSAS STATE HIGHWAY COMMISSION
P.O. BOX 2261
LITTLE ROCK, AR 72203
ZONING = A-2

ARKANSAS HIGHWAY 265
80' - 100' R/W PER SPRINGDALE M.S.P.
PRINCIPAL ARTERIAL

FUTURE BUILDING
OFFICE AND WAREHOUSE
(TO BE DEFINED WITH FUTURE
DEVELOPMENT PLANS)

PROPOSED GRAVEL STORAGE AREA. TO
BE BUILT WITH TRUEGRID OR EQUAL
(FINAL AREA AND SIZE TO BE DEFINED
WITH FUTURE DEVELOPMENT PLANS)

STATE HWY. 265 (OLD WIRE ROAD)
80' R-O-W PER I20238796

PARCEL NO. 21-00023-000
BATY, DANIEL
4285 OLD WIRE RD.
SPRINGDALE, AR 72764
ZONING = A-2

PARCEL NO. 21-00024-004
ORTIZ, HUMBERTO & FLORES, MARIA
4285 OLD WIRE RD, UNIT A
SPRINGDALE, AR 72764
ZONING = A-2

PARCEL NO. 21-00024-005
HALL, DANNY
2361 SANSING HOLLOW RD.
HARRISON AR, 72601
ZONING = A-2

PARCEL NO. 21-00024-000
LOPEZ, ANTONIO
4165 OLD WIRE RD.
SPRINGDALE, AR 72764
ZONING = A-2

PARCEL NO. 21-00020-084
WILLIAMSON REVOCABLE TRUST,
ARLIS D
4140 OLD WIRE RD.
SPRINGDALE, AR 72764
ZONING = A-1

PARCEL NO. 21-00020-056
ARKANSAS STATE HIGHWAY COMMISSION
P.O. BOX 2261
LITTLE ROCK, AR 72203
ZONING = I-2

PARCEL NO. 21-00020-057
SPRINGDALE PUBLIC FACILITIES BOARD
P.O. BOX 166
SPRINGDALE, AR 72765
ZONING = A-1

PARCEL NO. 21-00039-000
SPRINGDALE PUBLIC FACILITIES BOARD
P.O. BOX 166
SPRINGDALE, AR 72765
ZONING = I-2

GRID
N
W E
S

GRAPHIC
REPRESENTATION
ONLY

SCALE 1"= 60'

0 30' 60' 120'

REVISION	DATE	DESCRIPTION

VARIANCE EXHIBIT

WILLIAMSON REV TRUST

SPRINGDALE, ARKANSAS

SCALE: 1"=60'	DATE: February 16, 2023	DRAWN BY: JLS

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

© COPYRIGHT 2023, ENGINEERING SERVICES, INC. 2/16/2023 1:27 PM
Z:\Engineers\00 - Engineer Projects\23902-DN Lessing\Rezoning\Rezoning Exhibit-Actual Boundary.dwg

W.O.# 23902 | SHEET 01

CONCEPTUAL PLAN
AREA TO BE DEFINED WITH FUTURE DEVELOPMENT PLANS

WILLIAMSON REVOCABLE TRUST - REZONING AND VARIANCE B23-29
CERTIFIED LIST OF ADJACENT PROPERTY OWNERS

I , Rodney Woods, PS, hereby certify that, based upon the records of the Circuit Clerk of Benton County, Arkansas, the names and addresses listed below represent all of the owners of properties adjacent to the property to be rezoned.

Signature: Rody Woods

Date: 02/15/2023

PARCEL NO. 21-00020-064
WILLIAMSON, ARLIS D &
CORNELIA P CO TRUSTEES
4140 OLD WIRE RD
SPRINGDALE, AR 72764

PARCEL NO. 21-00020-074
WILLIAMSON, ARLIS D &
CORNELIA P TRUSTEES
4140 OLD WIRE RD
SPRINGDALE, AR 72764

PARCEL NO. 21-00020-084
WILLIAMSON, ARLIS D &
CORNELIA P TRUSTEES
4140 OLD WIRE RD
SPRINGDALE, AR 72764

PARCEL NO. 21-00020-000
HUARK PROPERTIES LLC
PO BOX 10199
FAYETTEVILLE, AR 72703

PARCEL NO. 21-00020-091
HUARK PROPERTIES LLC
PO BOX 10199
FAYETTEVILLE, AR 72703

PARCEL NO. 21-00021-000
INDIAN HILL MHP LLC
c/o WARD, JIM
PO BOX 10497
FAYETTEVILLE, AR 72703-0042

PARCEL NO. 21-00023-000
BATY DANIEL
4285 OLD WIRE RD.
SPRINGDALE, AR 72764

PARCEL NO. 21-00024-004
ORTIZ HUMBERTO & FLORES,
MARIA
4285 OLD WIRE RD UNIT A
SPRINGDALE, AR 72764

PARCEL NO. 21-00024-005
HALL, DANNY
2361 SANSING HOLLOW RD.
HARRISON, AR 72601

PARCEL NO. 21-00024-000
LOPEZ, ANTONIO
4165 OLD WIRE RD.
SPRINGDALE, AR 72764-8026

PARCEL NO. 21-00039-000
SPRINGDALE PUBLIC FACILITIES
BOARD
PO BOX 166
SPRINGDALE, AR 72765-0166

PARCEL NO. 21-00020-057
SPRINGDALE PUBLIC FACILITIES
BOARD
PO BOX 166
SPRINGDALE, AR 72765-0166

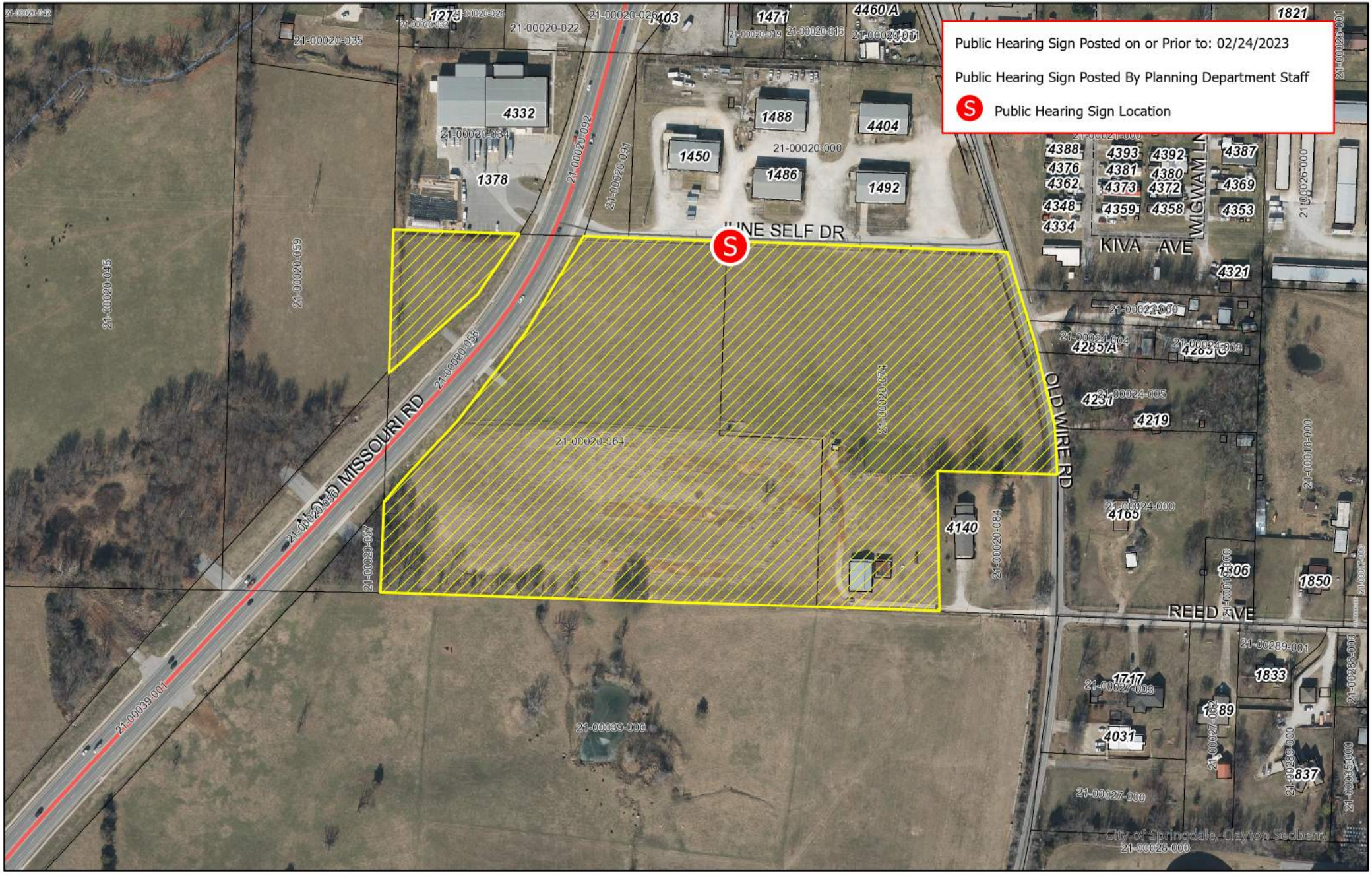
PARCEL NO. 21-00020-056
ARKANSAS STATE HIGHWAY
COMMISSION
PO BOX 2261
LITTLE ROCK, AR 72203-2261

PARCEL NO. 21-00020-058
ARKANSAS STATE HIGHWAY
COMMISSION
PO BOX 2261
LITTLE ROCK, AR 72203-2261

PARCEL NO. 21-00020-092
ARKANSAS STATE HIGHWAY
COMMISSION
PO BOX 2261
LITTLE ROCK, AR 72203-2261

PARCEL NO. 21-00020-034
NORTHWEST ARKANSAS FOOD
BANK
1378 JUNE SELF DR.
SPRINGDALE, AR 72764

PARCEL NO. 21-00020-059
CLARK, KEVIN DALE & CLARK,
SHAWN DANIEL TRUSTEES
1015 E AR 264 HWY
SPRINGDALE, AR 72764-8128



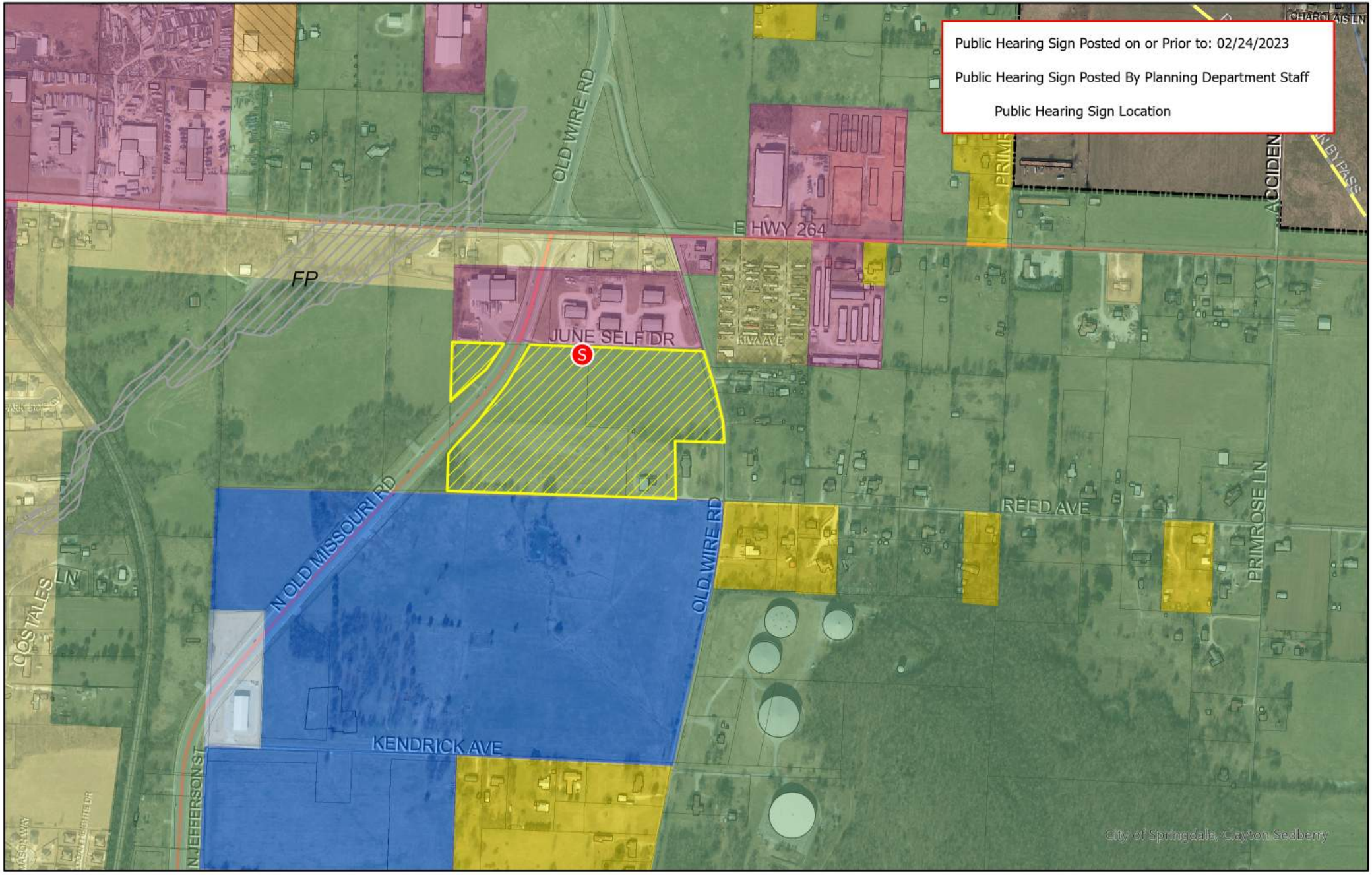
Planning Commission Meeting
March 7, 2023

Miles
00.01 0.02 0.04 0.06 0.08

N

PROJECT: B23-29
APPLICANT: Cornelia & Arlis Williamson
REQUEST: Variance for Paving Requirement

SPRINGDALE
WE'RE MAKING IT HAPPEN



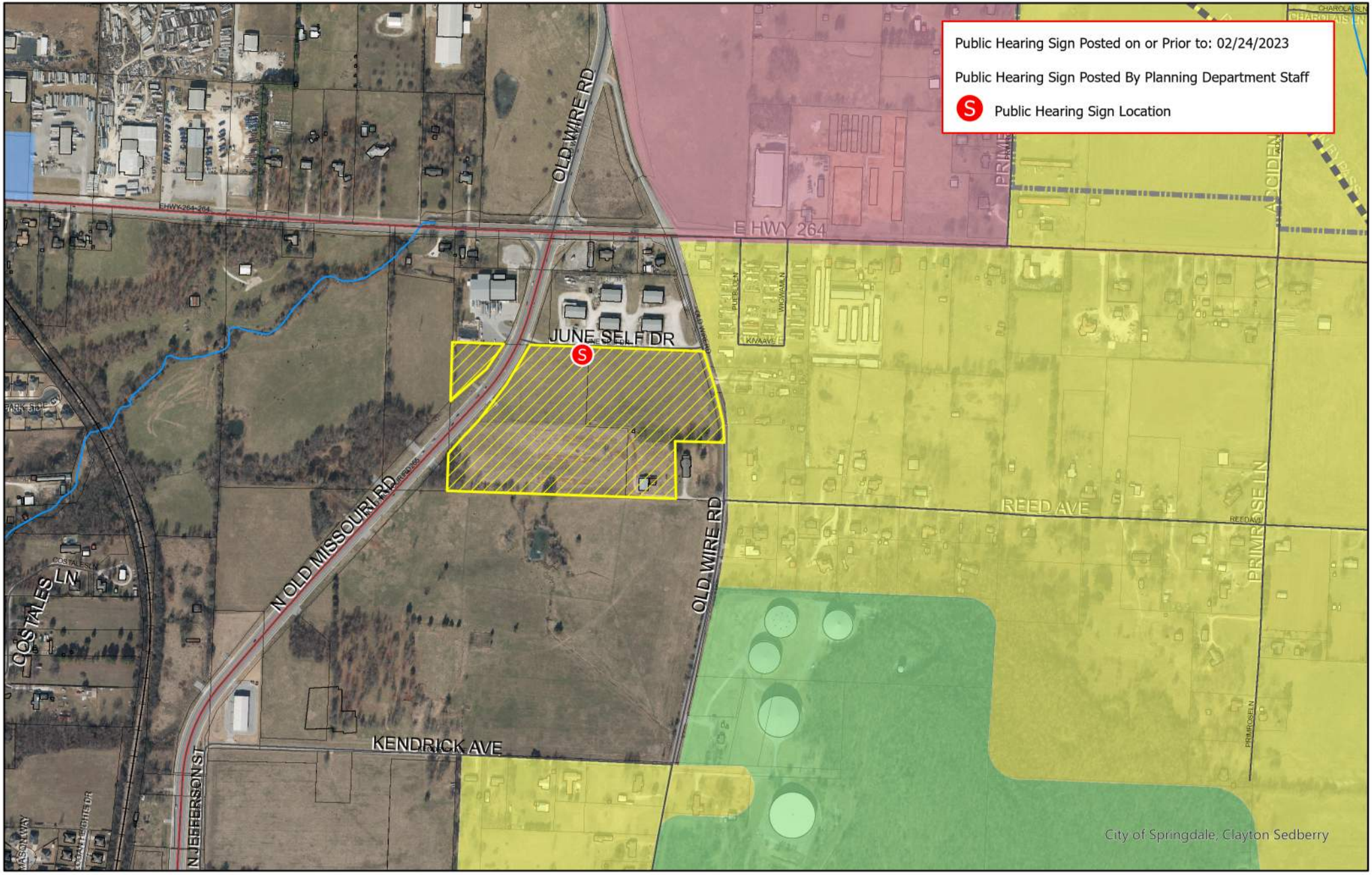
Planning Commission Meeting
March 7, 2023

Miles
0 0.03 0.05 0.1 0.15 0.2

N

PROJECT: B23-29
APPLICANT: Cornelia & Arlis Williamson
REQUEST: Variance for Paving Requirement

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
March 7, 2023

Miles
0 0.03 0.05 0.1 0.15 0.2

N

PROJECT: B23-29
APPLICANT: Cornelia & Arlis Williamson
REQUEST: Variance for Paving Requirement

SPRINGDALE
WE'RE MAKING IT HAPPEN

ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72764 • (479) 751-8733 • Established 1971

"Other" Item

February 21, 2023

City of Springdale Planning Commission
Chair Shannon Mueller
201 Spring Street
Springdale, Arkansas 72764

Via email: planningapplications@springdalear.gov

Re: Request for Reapproval of Large Scale Development
The After School Program Gymnasium Expansion (L22-18)
862 S. 48th Street
Springdale, AR

Chair Mueller and Planning Commission:

The Springdale Planning Commission approved plans for The After School Program Gymnasium Expansion development (L22-18) at the meeting on April 5, 2022. Since approval, construction plans were completed, a preconstruction conference was held, funding was secured, and a grading permit was issued for the project. However, extended delays from the metal building manufacturer have delayed construction from satisfying the conditions of §112-8(e)(1)f. Therefore, the Owner/Developer requests reapproval of the submitted LSD plans to allow construction to continue as previously approved. No changes from the issued for construction plans are requested herein.

Very truly yours,

Digitally signed by:
Brandon J. Rush

Brandon Rush, PE

cc Katie Hollingshead, PE, CFM (City of Springdale Engineering Dept, via email)
Jason Coates (The After School Program, via email)
Dustin Pianalto (TradePro Construction, via email)
Philip E. Hadfield, AIA (peh ARCITECT, via email)

Z:\Engineers\00 - Engineer Projects\21998 - ASP\01 Correspondence\City\Mueller 2023-02-21 Extension Request.docx

SPRINGDALE™

WE'RE MAKING IT HAPPEN

MARCH 7, 2023
PLANNING COMMISSION MEETING