SPRINGDALE™

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DECEMBER 5, 2023
PLANNING COMMISSION MEETING

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

I. Pre-Meeting Activities
Pledge of Allegiance
Invocation

II. Call to Order

III. Roll Call

IV. Approval of Minutes (November 7, 2023)

V. Public Hearing

A. Master Street Plan Update
Presented by Ben Peters

VI. Tabled Items

A. R23-49 **3724 Sunset Avenue, Springdale, LLC**
3724 W. Sunset Avenue
From C-2 to C-5
Presented by Steve Lisle

B. R23-50 **The Trails at The Crossings Apartments, LP**
6200 Watkins Avenue
From A-1 to PUD
L23-62 Trails at The Crossings, Ph. II
Presented by Crafton Tull & Associates

C. R23-52 **Old Mo East, LLC**
1609 N. Old Missouri Road
From I-2 to I-1
C23-17 United Rentals
Use Unit 48 (Automotive, Machinery, & Equipment Open Display Retail Sales) in an I-1
B23-130 Variance for Reduction of Required Parking Spaces from 175 to 85
Presented by Nathan Crouch, Blew & Associates

D. C23-16 **John Reddish Auction Service**
TABLED 5728 Apple Road
PER STAFF Use Unit 37 (Auction House) in an A-1
Presented by John Reddish

E. B23-123 **Ricardo Martinez Almaraz**
810 N. Pleasant Street
Variance for Increased Fence Height on N. Side from 6' to 7',
Increased Fence Height in Front from 3' to 6', & Paving Requirement
Presented by Ricardo Martinez Almaraz

F. B23-124 **Anderson Electric & Plumbing Supply**
Bulldog Avenue, Lot S. of 1010 Bulldog Avenue
Variance for Commercial Design Standards
(A) Screening
(B) Lighting
B23-127 Variance for Paving Requirement
Presented by Andrew Marks

VII. Public Hearing – Rezoning

A. R23-54 **City of Springdale**
606 Mill Street
From SF-2 to P-1
Presented by Patsy Christie

B. R23-55 **LD Gibson Properties, LLC**
1216, 1216 ½ Crutcher Street, & 314 Gates Avenue
From I-2 to MF-12
Presented by Larry Gibson

C. R23-56 **Richard & Janet Harris**
5876 Elm Springs Road
From A-1 to C-2
Presented by Richard & Janet Harris

D. R23-57 **CL George & Sons, LP**
5671 Apple Road
From A-1 to C-5
PP23-01 GAP at The Crossings, Revised Phasing Plan
L23-65 Teslar
Presented by Crafton Tull & Associates

E. R23-58 **Justina Mejia**
501 N. West End Street
From SF-2 to MF-2
Presented by Justina Mejia

F. R23-59 **Berean Properties, LLC**
NE Corner of McRay Avenue & S. 40th Street,
Lots 8, 9, 10, 11 KC Subdivision
From O-1 to C-2
Presented by Kathy Howerton & T. Wayne Vanhook

G. R23-60 **JP Specialty, LLC**
TABLED 772 S. 48th Street
PER From C-2 to C-5
L23-68 S. 48TH Street Storage, REVISED
APPLICANT Presented by Will Kellstrom & Bates & Associates, Inc.

H. R23-61 **Gary & Wendy Stith**
3162 N. Thompson Street
From MF-12 to C-2
Presented by Will Kellstrom

I. R23-62 **RMB Investments, LLC**
4785 Don Tyson Parkway
From A-1 to C-2
Presented by Engineering Services, Inc.

J. R23-63 **Taldo Properties, LLC**
2202 S. 40th Street
From A-1 to MF-12
Presented by Blew & Associates

VIII. Public Hearing – Conditional Use

A. C23-20 **Jean, Jaylena, & Wesley Price**
4711 Reed Avenue
Tandem Lot Split in Springdale Planning Area
B23-137 Variance for Paving Requirement
Presented by Engineering Services, Inc., Rodney Woods PS

IX. Preliminary Plats, Replats, & Final Plats

A. PP23-01 **GAP at The Crossings, Revised Phasing Plan**
6115 Apple Road
Presented by Crafton Tull & Associates

X. Large Scale Developments

A. L23-61 **Legacy Ventures Storage**
TABLED 4003 S. Thompson Street
B23-125 Variance for Commercial Design Standards
PER STAFF (A) Entrances
(C) Structure Back & Sides
(D) Pedestrian Flow
(E) Central Features & Community Spaces
(F) Facades & Exterior Walls
(G) Detail Features
(H) Roofs
(I) Entryways
(J) Landscaping
B23-126 Variance for Maximum Driveway Width from 40' to 80'
Presented by Expedient Civil Engineering, PLLC

B. L23-63 **Ford Avenue Warehouse**
Lot W. of 2370 Ford Avenue
B23-129 Variance for Commercial Design Standards
(A) Landscaping
Presented by Engineering Services, Inc.

C. L23-64 **Wienerschnitzel**
2019 E. Robinson Avenue
B23-128 Variance for Commercial Design Standards
(A) Landscaping
Presented by Bates & Associates, Inc.

D. L23-65 **Teslar**
5671 Apple Road
Presented by Crafton Tull & Associates

E. L23-66 **AR Children's Northwest Expansion**
2601 Gene George Blvd
Presented by Chris Bakunas, McClelland Engineering

F. L23-67 **Spring Creek Village**
TABLED McCollough Drive
PER STAFF Presented by McCollough OZB LLC

G. L23-68 **S. 48th Street Storage, REVISED (Prev. L23-05, L20-19)**
TABLED PER 772 S. 48th Street
APPLICANT Presented by Bates & Associates, Inc.

XI. Board of Adjustment

A. B23-125 Legacy Ventures Storage
TABLED 4003 S. Thompson Street
PER STAFF Variance for Commercial Design Standards
(A) Entrances
(B) Structure Back & Sides
(C) Pedestrian Flow
(D) Central Features & Community Spaces
(E) Facades & Exterior Walls
(F) Detail Features
(G) Roofs
(H) Entryways
(I) Landscaping
Presented by Expedient Civil Engineering, PLLC

B. B23-126 Legacy Ventures Storage
TABLED 4003 S. Thompson Street
PER STAFF Variance for Maximum Driveway Width from 40' to 80'
Presented by Expedient Civil Engineering, PLLC

C. B23-128 Wienerschnitzel
2019 E. Robinson Avenue
Variance for Commercial Design Standards
(A) Landscaping
Presented by Bates & Associates, Inc.

D. B23-129 Ford Avenue Warehouse
Lot W. of 2370 Ford Avenue
Variance for Commercial Design Standards
(A) Landscaping
Presented by Engineering Services, Inc.

E. B23-130 United Rentals
1609 Old Missouri Road
Variance for Reduction of Required Parking Spaces from 175 to 85
Presented by Blew & Associates, Inc.

F. B23-131 OLDWIRE, LLC, Whitley Dunn
444 Old Wire Road, Building 'I'
Variance for Paving Requirement
Presented by Joseph Coon

G. B23-132 Mario Araujo Laguna & Glenda Guevara-Araujo
3632 Logan Heights Drive
Variance for Reduction of Rear Setback from 25' to 10'
Presented by Mario Araujo Laguna

H. B23-133 Jose Villanueva
613 Cedar Street
Variance to Expand Driveway Towards Primary Entrance
& Reduction of Front Setback from 30' to 25'
Presented by Jose Villanueva

I. B23-134 Springdale's Best Storage
E. Emma Avenue & Casteel Lane
Variance for Commercial Design Standards
(A) Materials & Colors
Presented by Will Kellstrom

J. B23-136 Robert & Sherry Squires
2019 E. Robinson Avenue
Variance for Reduction of Front Setback from 30' to 10' for
Non-Conforming Structures to Remain
Presented by Bates & Associates, Inc.

K. B23-137 Jean, Jaylena, & Wesley Price
4711 Reed Avenue
Variance for Paving Requirement
Presented by Engineering Services, Inc., Rodney Woods PS

XII. Waivers

A. W23-27 Charles & Linda Harwell Family Trust
1515 S. Maestri Road
Waiver of Subdivision Requirements
Presented by Charles Harwell

XIII. Planning Director's Report

XIV. Adjourn

The Springdale Planning Commission met in regular session on Tuesday, November 7, 2023 at 5:00 p.m. in Council Chambers.

Prior to the meeting being called to order, Chairwoman Shannon Mueller led the Pledge of Allegiance and Commissioner Dale Tyler gave the invocation.

The meeting was called to order by Ms. Mueller at 5:00 p.m.

Roll call was answered by:

Howard Austin
Mark Cloud
Gary Compton – Vice Chairman
Chris Hussein
Shannon Mueller – Chairman
Dale Tyler

Also in attendance were Patsy Christie, Director, Planning and Community Development Division, Ron Hritz, Senior Planner, Sarah Curry -Planning Technician, Jaqueline Perez, Planner II, Katie Hollingshead with Engineering and David Phillips, Assistant City Attorney.

Those commissioners not present were Ray Cardiel and Brent Couch. Mr. Payton Parker arrived later in the meeting.

Mr. Hussein moved to approve the October 3, 2023 minutes. Mr. Compton seconded the motion. By a voice vote of all ayes and no nays the October minutes were approved.

Mayor Sprouse spoke to thank Laurenda Joenks with the Northwest Arkansas Democrat/Gazette state newspaper, for her service to the community and by covering City government so thoroughly. Her last day with the paper will be Wednesday, November 8, 2023.

Tabled Items

A. B23-108 Community Blood Center
3503 S. Thompson
Variance for reduction of front setback from 50’ to 19’
Presented by Michael Rahn, Sr.

Mr. Michael Rahn was present on behalf of Community Blood Center to answer any questions or comments. He said that they would like to install an awning on the west facing of the property.

Ms. Christie said that the existing building encroaches on the setback as well.

Mr. Rhan said that that was correct and Ms. Christie said she thought it happened when the road was widened.

Ms. Mueller asked if there were those in the audience with questions or comments.

There were none.

Mr. Cloud asked how far the awning would extend from the building.

Mr. Rahn said that it will extend 9' 6".

Mr. Compton called for the vote.

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

The variance was approved by a unanimous vote.

B. B23-116 Steve King & Mary Upshaw
2145 & 2205 N. 48th Street
Variance to increase fence height from 6'to 8'
W23-26 Waiver of street improvements at 2205 N. 48th Street
Presented by Steve King

Mr. King was present to answer any questions or comments. He said that he wants to put an 8' fence between the interstate and his house for a little more privacy.

Ms. Mueller asked for Staff comments.

Ms. Christie said that Staff doesn't have any comments regarding this request. She also clarified that they are asking for a waiver of the sidewalk.

Mr. Cloud called for the vote on the variance.

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

The variance was approved by a unanimous vote.

Mr. Compton moved to recommend to the Council for approval of the sidewalk requirement. Mr. Austin seconded the motion.

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

The recommendation to forward the waiver to Council for approval was approved by a unanimous vote.

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

Public Hearing – Rezoning

A. R23-47 Robert & Sherry Squire
2019 E. Robinson Avenue
From A-1 to C-5
Presented by Will Kellstrom or Brian Shinall

Mr. Brian Shinall was present on behalf of his client to answer any questions or comments. He said that he is the developer for the Weinerschnitzel Restaurants in Arkansas.

Ms. Mueller asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates Regional Commercial use.

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

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

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

Ms. Mueller asked if there were those in the audience with questions or comments.

There were none.

Mr. Hussein called for the vote.

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

The rezoning was approved by a unanimous vote.

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

B. R23-48 Winford & Linda Phillips
W. Emma Avenue between N. 40th Street & S. Gutensohn Road
From A-1 to C-1
Presented by Swope Engineering

Mr. Phil Swope with Swope Engineering was present on behalf of his client to answer any questions or comments.

Ms. Mueller asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates Low Density Residential use. However, she pointed out that there has been a major change in that area with the opening of Emma Avenue from 40th Street to Gutensohn, which has changed the area as to how it looks and how it will operate in the future.

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

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

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

Encourage the development of small-scale neighborhood retail and service uses at intersections of collector and arterial streets and at the edge of logical neighborhood areas or within neighborhoods where suitable sites exist and conditions are appropriate to balance compatibility with convenience.

Ms. Mueller asked if there were those in the audience with questions or comments.

There were none.

Mr. Cloud called for the vote.

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

The rezone was approved by a unanimous vote.

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

E. R23-51 RMB Investments, LLC
4785 Don Tyson Parkway
From A-1 to MF-16 & C-5
Presented by Engineering Services, Inc.

Mr. Jonathan Schmitz with Engineering Services, Inc. was present on behalf of his client to answer any questions or comments.

Ms. Mueller asked for Staff comments.

Ms. Christie read the Staff comments.

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

The MF-16 rezoning recommended for approval as a buffer to the residential to the south. It is recommended that the C-5 zoning request be downgraded to C-2 to be compatible with the rezoning recently approved on the northeast corner of the intersection.

Ms. Christie asked Mr. Schmitz if it would be possible to downgrade the C-5 request to a C-2.

Mr. Schmitz said that it is possible but that his clients were more interested in having the C-5 so that they could have a drive through.

Ms. Christie again asked if he wants the Planning Commission to review your C-5 and MF-16 or would he downgrade to C-2 and MF-16.

Mr. Schmitz said he wanted the Planning Commission to vote on it as submitted.

Mr. Cloud asked if they could take them separately.

Ms. Christie replied that they could.

Ms. Mueller asked if there were those in the audience with questions or comments.

There were none.

Mr. Cloud asked, just to be sure, that Staff is recommending a downgrade from C-5 to C-2.

Ms. Christie said that that was correct. She said that it is in keeping on what was rezoned on the other side of the intersection.

Ms. Mueller said that it would be a call for the vote for the MF-16.

Mr. Tyler called for the vote.

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

That portion of the rezoning for MF-16 was approved by a unanimous vote.

Mr. Cloud called for the vote for the C-5 rezoning.

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

The rezoning for the C-5 portion of the request was denied by a unanimous vote.

Ms. Christie stated for the record that Mr. Schmitz could appeal the Planning Commission's decision regarding the C-5. It must be appealed within fifteen (15) days of the Planning Commission in writing to the City Clerk's office. He must state why he thinks the Planning Commission erred in its decision and he must re-notify the adjacent property owners.

G. R23-53 Marshal & Nancy Mitchell
3830 & 3884 S. Old Missouri Road
From A-1 to C-2
Presented by Andy Hague

Mr. Hague was present on behalf of his clients to answer any questions or comments.

Ms. Mueller asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates Commercial and Regional Commercial.

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

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

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

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

Ms. Mueller asked if there were those in the audience with questions or comments.

There were none.

Mr. Cloud called for the vote.

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

The rezone was approved by a unanimous vote.

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

Preliminary Plats, Replats and Final Plats

A. FP23-05 Deere Creek, Ph. II
S. of W. County Line Road, W. of N. 48th Street
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.

Ms. Mueller asked for Staff comments.

Ms. Perez read the Staff comments.

1. This Final Plat has been given the number FP23-05. This number should be placed on the plat and all future correspondence and plats pertaining to this Final Plat. (standard comment)
2. Submit a PDF file of the Plat with resubmission. (standard comment)
3. Please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
4. Note all variances that were granted for the subdivision.
5. All comments from the utility companies and other city departments must be addressed prior to approval (standard comment).
6. All items on the attached list must be satisfied prior to obtaining the Planning Director's signature on the final plat (standard comment).

Ms. Hollingshead stated that Engineering just had standard comments.

Ms. Mueller asked if there were those in the audience that had any questions or comments.

Ms. Andrea Wright at 2350 N. 48th Street and Randy Brown asked about the fence situation.

Ms. Christie asked if this property backed up to this phase of the subdivision.

Mr. Brown said that it did.

Ms. Christie said that minimum requirements do not require fencing and if discussions were had between them and the developer that is between them. Again she stated that there are no minimum requirements for fencing to be done. She further stated that she reviewed the video and looked at the minutes and the discussion at the time where they were changing this portion of the subdivision to be cul-de-sacs and the request was to put screening at the end of the cul-de-sacs that are now hammerheads. Mr. Rush made the comment that there would be nor further fencing. She said that the drawings do not show any fences in any other location.

Mr. Brown said that Ms. Hollingshead and Mr. Peters said that there would be fence before the final plat was phased in. He said that Ms. Hollingshead stated that in October.

Ms. Christie asked Ms. Hollingshead to address this. Ms. Hollingshead said that any required fencing has to be done before the final plat goes to Planning Commission. The fence is not a requirement in the Ordinance and it would not apply in this case.

Ms. Christie said that Ms. Hollingshead comments can't require something that is not in the Ordinance.

Mr. Hussein moved to approve the final plat subject to Staff comments. Mr. Cloud seconded the motion.

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

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

Ms. Christie stated for the record that if Mr. Rush wanted this to go to Council on Tuesday, November 14, he will need to have the Ordinance to Staff by noon on Wednesday, November 8, 2023.

B. PP23-19 <u>Whispering Springs, Ph. I-IV</u>
End of Hylton Road, E. of Howard Anderson Road
B23-121 Variance for intersection design standards
Presented by Crafton Tull & Associates

Mr. Blake Murray with Crafton Tull Associates was present on behalf of his client to answer any questions or comments. He said that this project is located at the Southern end of Hylton Road and they are proposing 262 lots of which 254 are buildable. There will be six (6) ponds and five (5) current phases. He said that there is plenty of water and

sewer capacity for the site and primary access points off of Hylton Road and the new collector road that is being built.

Ms. Mueller asked for Staff comments.

Ms. Hollingshead read the Engineering comments.

STANDARD COMMENTS

- Projects with disturbed areas greater than 0.5 acres must apply for a Grading Permit. Submit the following via iWorq Portal: https://springdalear.portal.iworq.net/portalhome/springdalear
    - Application
    - Stormwater Pollution Prevention Plan (SWPPP)
    - ~~o~~ Notice of Coverage (1 acre or larger) ~~or Automatic Site Coverage (under 1 acre)~~

- Submit Grading Permit fee to the City Clerk's office
    - ~~o $250 for sites under 1 acre~~
    - $500 for sites 1 acre and larger

- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.

- *Add this disclaimer statement to the title page*
  "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."

- 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.

- 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.

PROJECT SPECIFIC COMMENTS

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

   - *Lots 105, 106, 90, 88 have FFEs too low (need to be 1 ft above the pond)*

   - *Lots 249 and 251 do not have minimum FFEs*

   - *106.1.2*** - Submit a PDF of the signed and sealed Drainage Report to Engineering.

   - *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 lot 250 pond*

2. **Chapter 110 – Streets, Sidewalks and Other Public Places**
   (Ord. No. 3258, § 1, 11-12-02)
   - *Provide Geotech report*
   - *Provide connectivity to Howard Anderson*

3. **Chapter 112 – Subdivisions**
   (Code 1973, § 30-1)
   - *112.7 - Street Design Standards.*
     - Max grades w/in 100-ft of intersection: 4%
       - *Variance requested*

Ms. Christie asked if adding the connection to Howard Anderson would be a problem.

Mr. Murray said that they will work with engineering to show it how they want it to be. He said that the variance being requested is for the southern intersection of Hylton Road and street B. He said that the code states 4% within a hundred feet of the intersection. He said that they are little bit steeper and that is the reason for the variance.

Ms. Christie asked Ms. Hollingshead if she was ok with the grade. Ms. Hollingshead said that Engineering was good with it.

Mr. Peters, Director of Engineering, said that the reason for the 4% intersection is for ice and snow and rainy conditions so that you can stop before you slide into an opposing street. This circumstance the grades just kind of dictate that the 4% can't be met and may have to end up stopping Hylton Road in the future, when the subdivision develops.

Ms. Mueller asked if there were those in the audience with questions or comments.

There were none.

Mr. Cloud called for the vote on the variance.

VOTE:

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

The variance was approved by a unanimous vote.

Mr. Cloud moved to approve the preliminary plat subject to Staff comments. Mr. Hussein seconded the motion.

VOTE:

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

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

Public Hearing – Form Based Code

A. FB23-03 Spring Street MXU
128, 130 & 132 Spring Street
Deviation of build-to-line on a primary street from 35' to 15.3' & off site parking
Presented by Spring Street Springdale, LLC & Roy Decker

Mr. Decker was present to answer any questions or comments. He said that they were asking for two deviations of the form code; 35' site setback limitation and off street parking. He said that this is a very special project in Springdale. It is between Spring Street and Turnbow Park. He stated that the form code is a terrific code but it is a limitation and a hardship on this site. He said that the top floor will be at 35 feet but the roof is above that. Some of the important things about this project is that they are trying to encourage pedestrian connection between Spring Street and Turnbow Park floor will be all restaurants and retail sales.

He said that above the retail and restaurants will be 20 housing units all with balconies overlooking the park. He said that it is also in the center of the Razorback Greenway.

Ms. Christie asked Mr. Decker to address the parking issue.

He said that the owner does own the building across the street and is dedicating the required ten (10) spaces just for housing and two (2) spaces for retail.

Ms. Christie said to do that they will have to take the awning off in the back and will be accessed for the crosswalk across Spring and will be lined up the access end of the parking lot.

Ms. Christie stated for the record the bathrooms will be substantially the same.

Ms. Mueller asked if there were those in the audience with questions or comments.

There were none.

Mr. Tyler called for the vote.

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

The variances were approved by a unanimous vote.

Board of Adjustment

B. B23-120 Niles Graham
5503 W. County Line Road
Variance for reduction of rear set back from 20' to 8'
Presented by Niles Graham

Mr. Graham was present to answer any questions or comments regarding his variance request. He said that he is having a shed built and just off of the house, he will be putting in a pool.

Ms. Mueller asked for Staff comments.

Ms. Christie asked if Building Inspection/Fire Marshal had any comments.

Mr. Steve Goss with the fire department asked if the building was for a pool house.

Mr. Graham said that two permits were pulled; one for the pool and the other for the garage.

Mr. Goss said that the initial concern was they didn't know where the building was going to be placed and they thought it might be used for a commercial business. He further stated that the fire department would prefer a 10' setback.

Ms. Christie asked if Mr. Graham wanted to amend his request for a reduction of 10' instead of the 8' originally requested.

Mr. Graham said that he did want to amend his request to read from 20' to 10'.

Mr. Parker asked if it is going to be a garage or a shed.

Mr. Graham said that to him it will be a garage; there will be no electrical and he is going to use it to park his cars inside.

Ms. Mueller said that this will be a call for the vote for reduction of the rear setback from 20' to 10'.

Ms. Christie interjected that for the pool the variance would be from 20' to 8' and for the garage from 20' to 10'.

Mr. Parker called for the vote.

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

The variance was approved by a unanimous vote.

C. B23-121 Whispering Springs Phase I-IV
End of Hylton Rd, E. of Howard Anderson Road
Variance for intersection design standards.
Presented by Crafton Tull & Associates.

This was approved by a unanimous vote in conjunction with PP23-19 a preliminary plat.

D. B23-122 Roy Humphries
4042 Saulsbury Street
Variance for reduction if front setback from 30' to 13'
Presented by Roy Humphries

Mr. Humphries was present to answer any questions or comments regarding his variance request.

Ms. Mueller asked for Staff comments.

Ms. Christie asked if building inspection had any comments.

Mr. Ed Stith with the building department said that it is an aesthetic issue and they do not have a problem with it.

Ms. Christie asked what he was adding to the front.

Mr. Humphries said that he is adding a two car garage to an existing two car garage.

Ms. Christie asked if engineering had any comments.

Ms. Hollingshead said that the only discussion they had was concerning a utility easement. She said that Mr. Humphries got with the Springdale Water Department.

Mr. Humphries said that the water department gave them 13' but he only needs 12'.

It was noted that the utilities granted a utility easement.

Mr. Cloud called for the vote.

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

The variance was passed by a unanimous vote.

F. B23-124 Anderson electric & Plumbing Supply
Bulldog Avenue, Lot S. of 1010 Bulldog Ave
Variance of Commercial Design Standards
A. Screening
B. Lighting
Presented by Andrew Marks

G. B23-127 Anderson Electric & Plumbing Supply
Bulldog Avenue, Lot S. of 1010 Bulldog Avenue
Variance of paving requirement
Presented by Andrew Marks

Mr. Kevin Anderson, who is the owner was present on his own behalf to answer any questions or comments.

He said that when they purchased the lot it already had gravel on it. He said regarding the variance for lighting that his neighbor's light lights up the area and because it is a low traffic, he feels that that lighting is adequate. And he said regarding the screening, he asked that they keep in mind that there is no adjoining residential property to any of his lots. He said that the fence line to the south already has a tree line which provides natural screening and the neighbor to the west has planted trees which will ultimately provide screening.

Ms. Mueller asked for Staff comments.

Ms. Christie started by saying that this would be a lot easier had he come to talk to Staff before he did all of this. She said that this is like asking for forgiveness situation instead of permission.

She further stated that the gravel that was on there previously, he has expanded it quite a bit beyond what was originally there. She further stated that the neighbor that already had trees is because they were required to do landscaping and that is a problem when a property owner to the west has done everything that is supposed to be done and now Mr. Anderson is asking to not have to do anything which presents a problem for everybody.

She said that when they talked in her office they talked about if he could present Staff some kind of long range development plan showing what he was going to do with those three lots and some kind of time frame when he thought Staff might see some kind of development. She said that having that storage on that lot by itself doesn't work well in this area.

Mr. Anderson said that their options are they aren't going to have a choice in the next two to three years. He said that if he could predict exactly how the economy would be, it is very residentially oriented so the forecast for that means it is down a little. He said that their two options are develop those two pieces of property or open another location either north or south. He said that their preference is to stay in Springdale.

Ms. Christie said that the initial building that he is in was there before the subdivision went in and before the Design Standards went into place. She said that if they were to provide an option to allow it to stay that way with a Bill of Assurance that in a year it can reviewed to see where he is with his development.

Mr. Anderson said that he didn't think they can develop the property within a year, two years would certainly be a possibility or they could go out four years as what they will do depends on the economy.

Ms. Christie said that development all over town is like that.

She asked engineering if there are some concerns with drainage that hasn't been addressed.

Ms. Hollingshead said that they have not seen a drainage report. She said that there was gravel on this site previously and they are not sure how much has been added. She said that they have not had any complaints about drainage at this point.

Ms. Christie said that at the other end of the subdivision there has been quite a bit of drainage work done. She asked that at the very least will they need a drainage analysis at this site and will be able to determine if there needs to be some detention on site.

Ms. Hollingshead said that she would have to look at it a little more but that she doesn't think that it will need detention.

Mr. Parker asked if Staff always ask for a drainage report for anything regardless of the size.

Ms. Hollingshead said that they have in the past.

Ms. Christie said that the adjacent property had to do a lighting plan to show that the lighting didn't spill over and they did a drainage analysis.

She asked if they could at least get a drainage analysis so they can make a determination on how long Staff wants to let this stay.

Mr. Cloud stated that he would call this a lay down yard for materials that are too big to store in a building. He said he felt that Patsy was correct in that they had the neighbor do everything that was asked of him and Mr. Anderson was asking for variances. He suggested to give it a year and then see how everything is going.

Ms. Christie asked if Mr. Anderson could table this for a month and come back and show Staff some analysis of the drainage, landscaping plan and some kind of screening plan.

She further stated that the Planning Commission wants to see some sort of a plan regarding the design standards. She said her recommendation is to table it for a month and come back and tell the Planning Commission what he can do to make it in a better position to at least meet some of the design standards.

Ms. Christie read a letter from a citizen regarding this variance. She said that it was from a Shawn Roller.

"I want to thank you for talking to me this morning. My name is Shawn Roller and I am the owner of Roller's Commerce Custom Woodwork, LLC; the property that is on the west side of Anderson's Electric. I feel that this is not a good look to let this continue. I am someone that just built a commercial building with the design standards in place. As much as I had to spend to be able to complete this project by keeping the standards in place. I agree with a lot of the standards; they are put in place to keep Springdale's Commercial properties in the City looking great. Not sure what else to say except maybe they need to invest in industrial property that is not on 71 Business next to me or the other businesses that are building on the same street."

Thank you.

It was decided to table this project until the December meeting.

Waivers

A. W23-26 Steve King & Mary Upshaw
2205 N. 48th Street
Waiver of street improvements
Presented by Steve King

This was approved in conjunction with the Conditional Use.

Other

A. Springdale Planning Commission Schedule 2024
Presented by Patsy Christie

Ms. Christie said that Staff worked really hard to get the date right. She said that we need a motion and a second to approve this schedule for 2024.

Mr. Hussein moved to approve the 2024 submission schedule. Mr. Parker seconded the motion.

VOTE:

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

The 2024 Planning Commission Schedule for 2024 was approved by a unanimous vote.

Ms. Christie said that Staff would get the new schedule on the website.

Planning Director's Report

Ms. Christie said that traditionally we have not had work sessions in November and December. The November one is the week of Thanksgiving and December is too close to Christmas.

Mr. Parker complimented to those who worked on the Master Street Plan

There being no further business the meeting was adjourned at 6:04.

_____
Shannon Mueller, Chairman

_____
Peyton Parker, Secretary

_____
Patsy Christie, Director
Planning and Community Development Division

_____
Debbie Pounders, Recording Secretary

CITY OF SPRINGDALE

2023 MASTER STREET PLAN

Highway/Freeway Arterial Collector Industrial/Heavy Commercial Commercial Downtown Commercial Local Alley

Guiding Principles and Policies

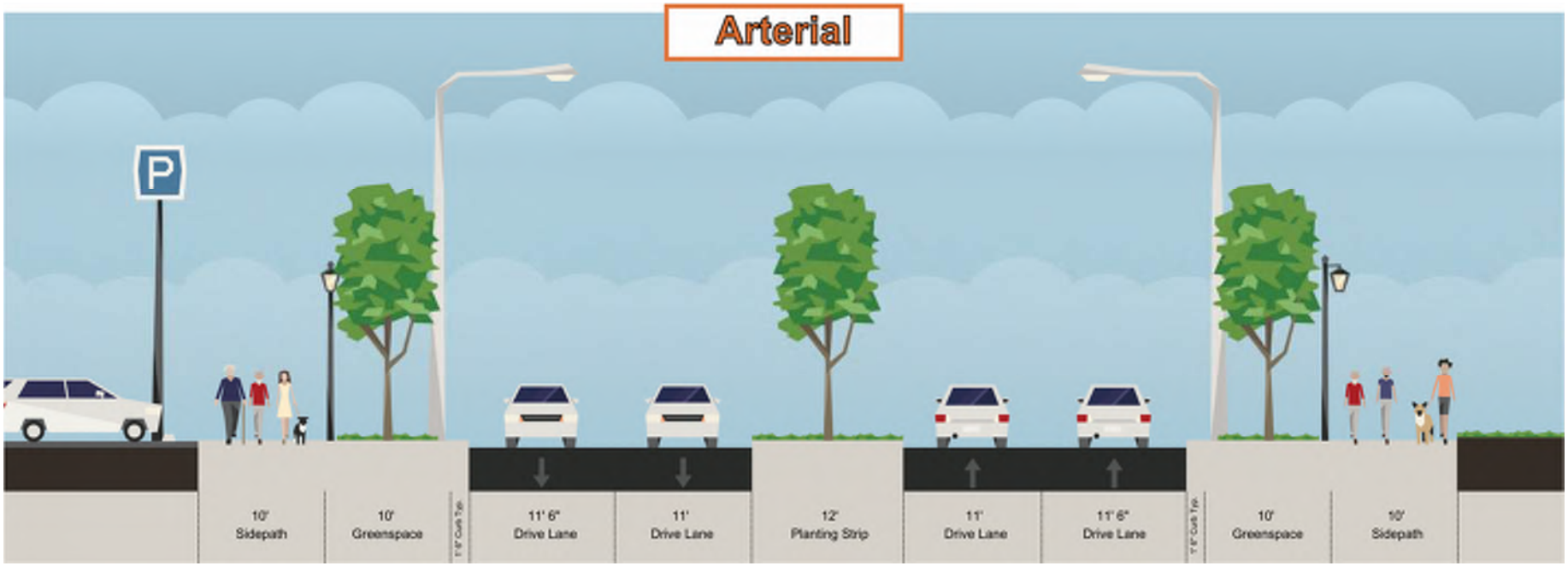
The Master Street Plan identifies and classifies the streets designed to carry traffic throughout the city. The plan is the City's Official Statement of meeting transportation goals, determining improvements of existing streets and indicating the location of future streets. The city uses the plan to establish priorities for street improvements and to coordinate the development of new streets. It in no way establishes the centerline of future streets but merely indicates the need for traffic flow in the area. Centerlines for new street construction will be determined through development and engineering practices as development occurs and capital improvement projects are undertaken.

Classifications: Freeway/Highway, Arterial, Collector, Industrial/Heavy Commercial, Commercial, Downtown Commercial, Local, Alley

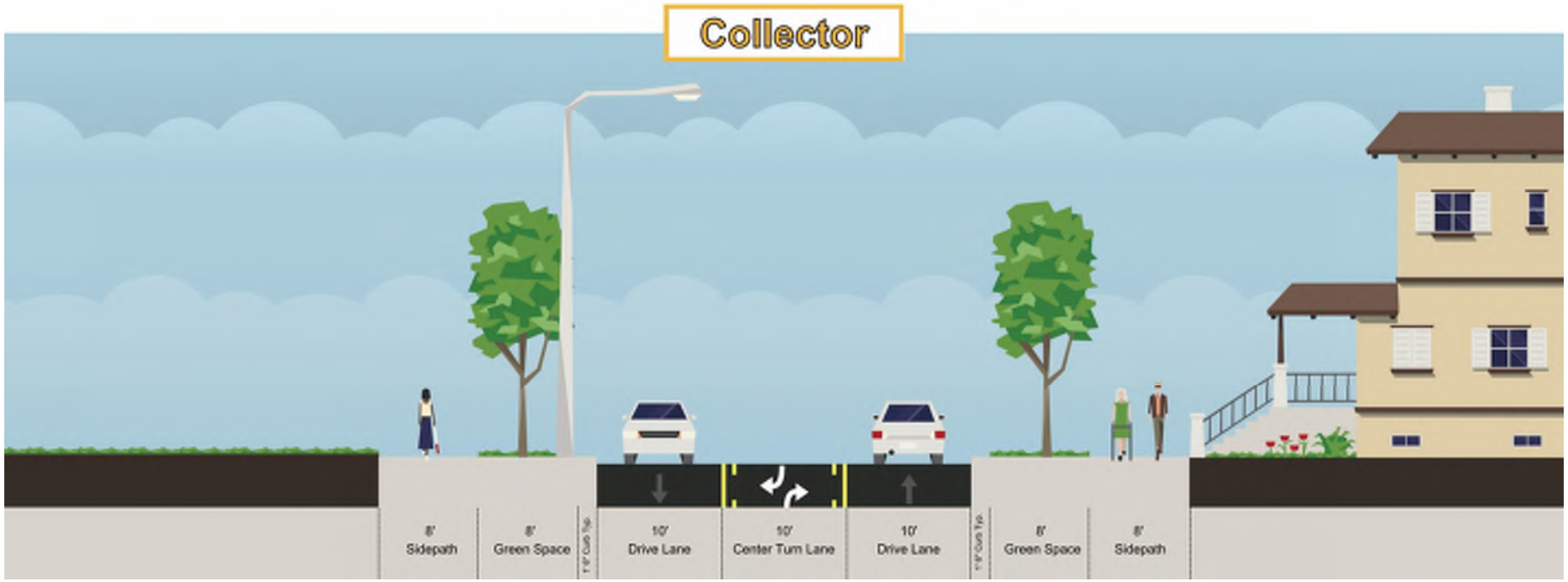
Federal Freeways and State Highways

Federal Freeways and State Highways - State and Federal highways and freeways serve as intercity and interstate connections. Roadway sections and design speeds are variable. ARDOT creates and maintains these corridors. These facilities also serve as truck routes to convey heavy vehicles through the city.

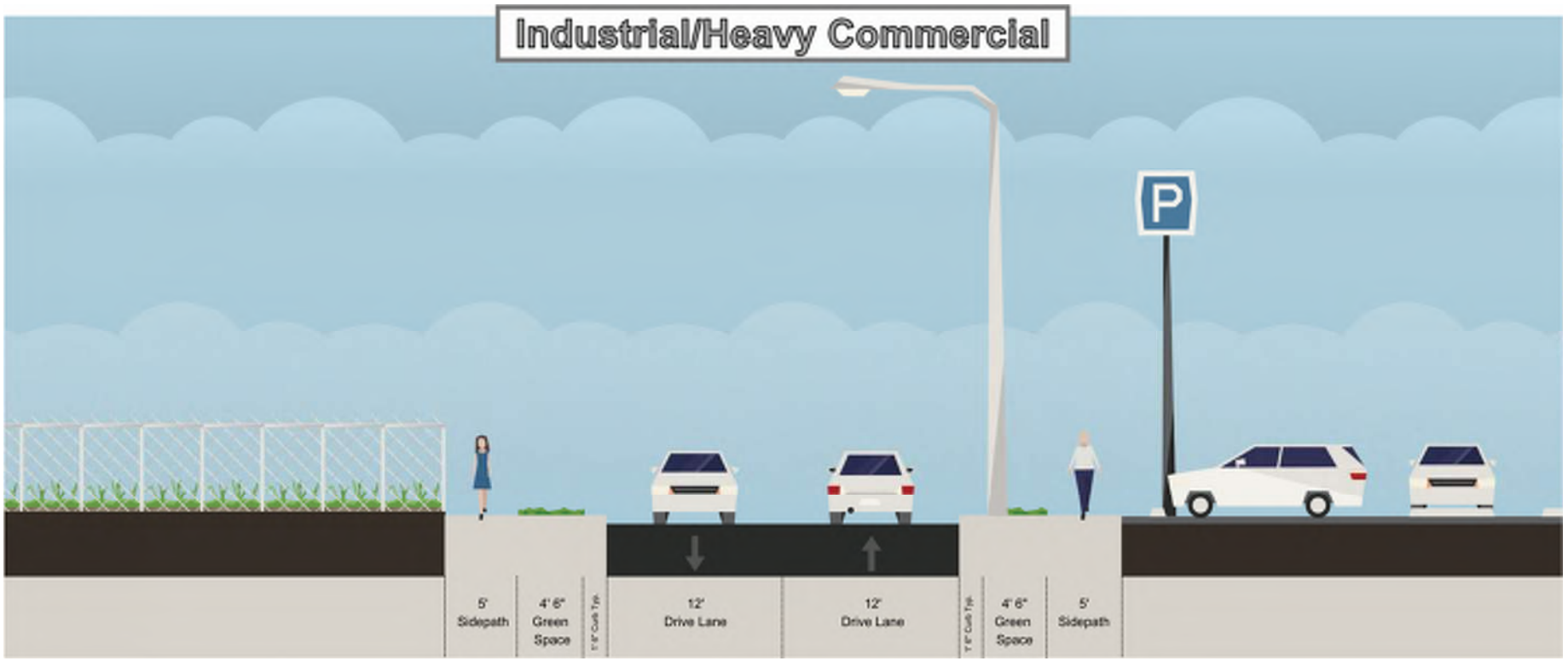
The Arkansas Department of Transportation maintains freeways and highways within the city limits including Highway 112, Highway 71B, Highway 264, Highway 265, and Highway 412 East and West, and Interstate 49.



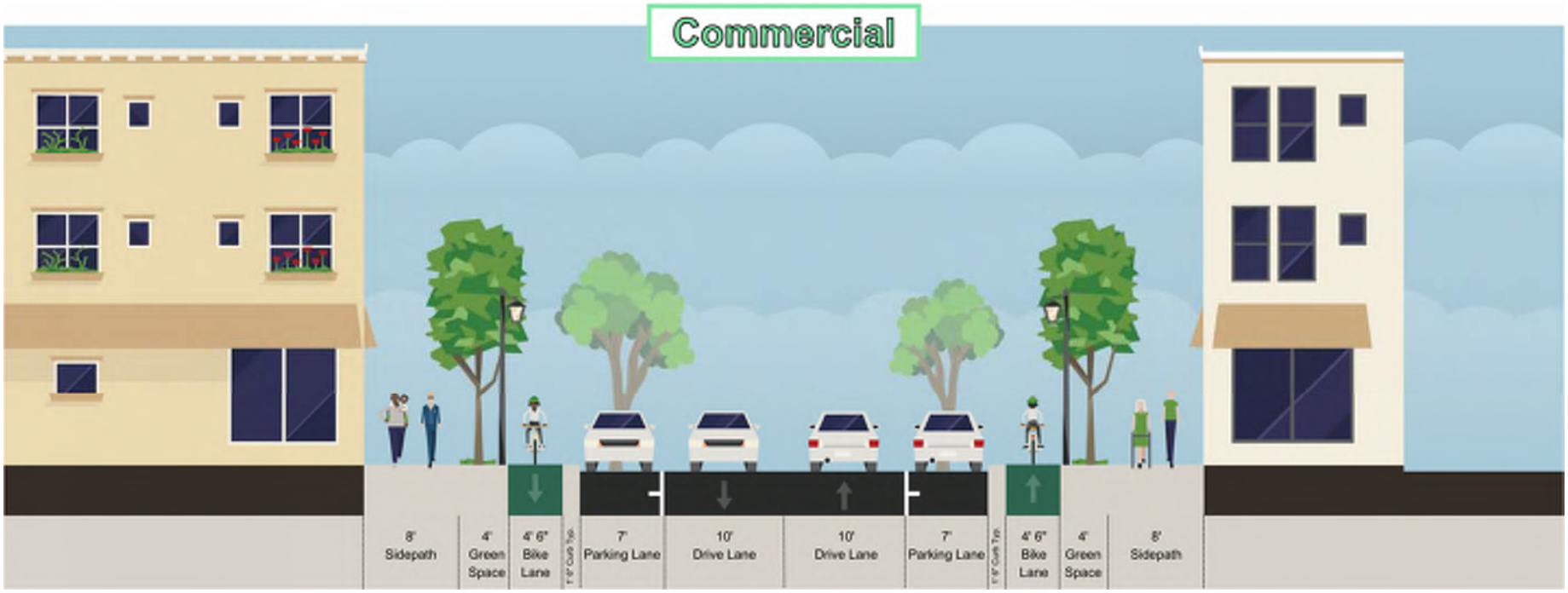
Arterial – Arterial streets provide connections from collector streets to intercity connectors such as state and federal highways through many different types of land uses. They allow movement for vehicles of all modes with direct access limited to city streets and shared property accesses at planned intervals. Cyclists are intended to be outside the roadway with multi-use paths provided on both sides of the street due to vehicular speeds and volumes. Bicycle and pedestrians are restricted to side paths except at designated crossings. Trees are expected in green spaces and medians. Streetlights and trail lights shall be provided. Design volumes are <35000 VPD with design speeds of 45 mph, typically posted at 40 mph. Right of way width is 100’



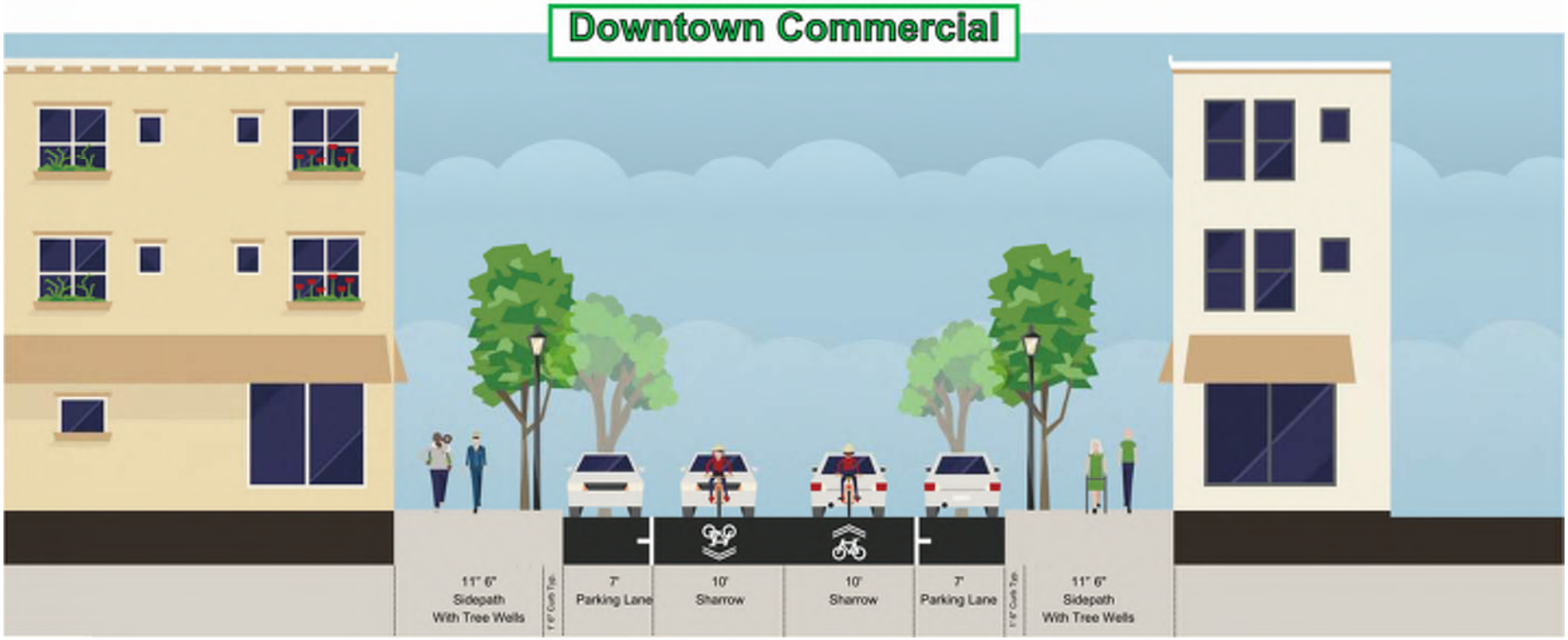
Collector - Collector streets provide direct access to shared commercial driveways at planned intervals and connect local streets to arterial streets. Cyclists are intended to be outside the roadway on multiuse paths provided on both sides of the street due to vehicular speeds and volumes. Residential driveways are expressly discouraged. On street parking is not permitted. Trees and streetlights are expected to be in the greenspace between the curb and paths. Medians will be provided for pedestrian refuge and limit driveway access at recommended intervals. Design speeds are 35 mph with desired operating speeds of 30 mph, with design volumes <15000 VPD. Right of way width is 65'.



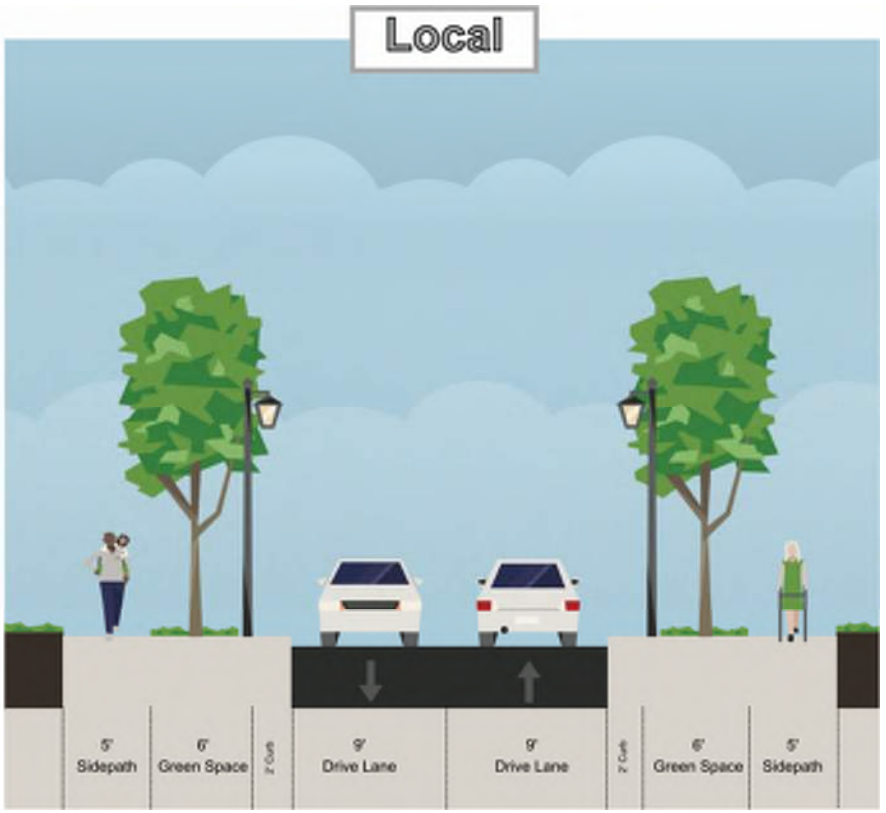
Industrial/Heavy Commercial – These streets serve industrial and heavy commercial areas. They primarily convey large vehicle movements from designated truck routes and provide direct property access. On street parking is discouraged. They should provide pedestrian facilities for employees to commute to work. Landscaping is excluded inside the public right of way. Design speeds are 25 mph with design volumes <5000 VPD. Right of way width is 46'.



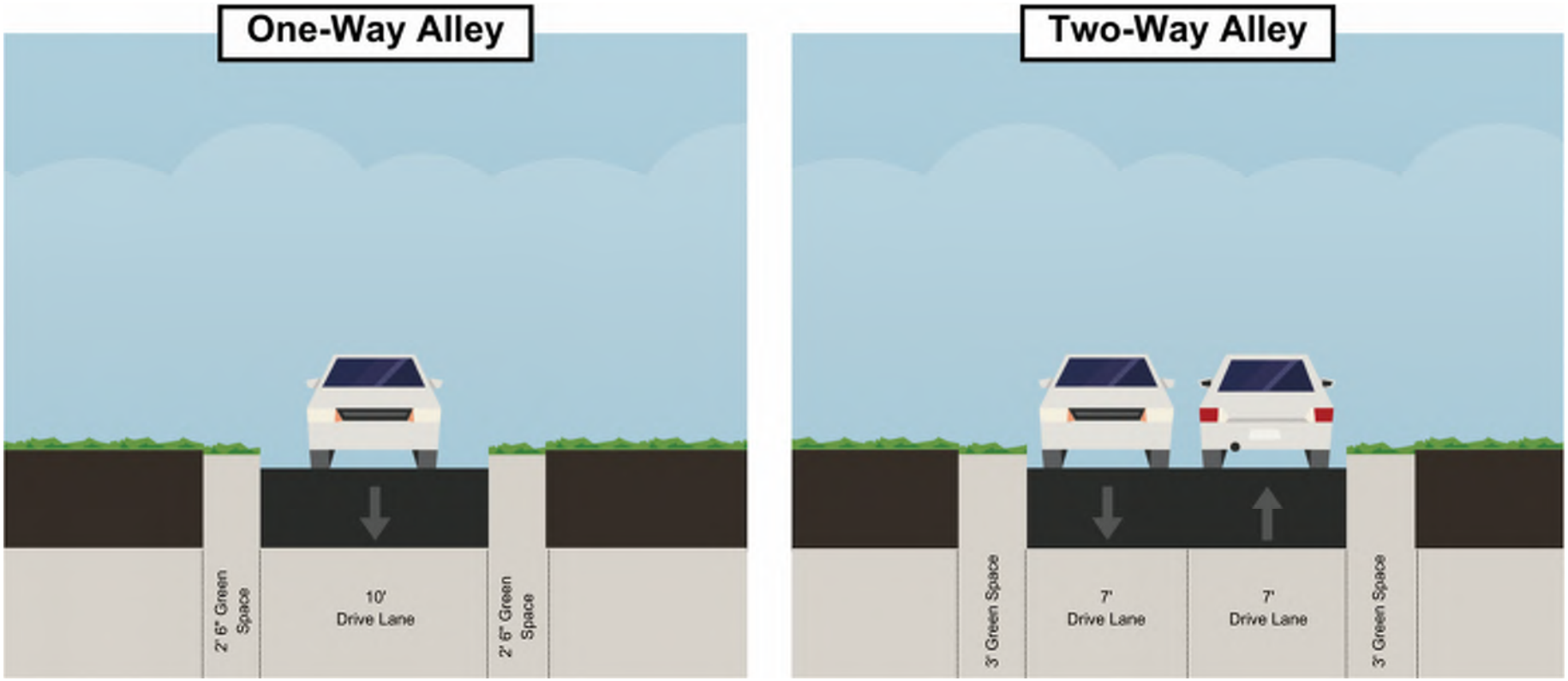
Commercial – Commercial streets serve commercial areas. They have slower vehicular speeds in order to increase pedestrian comfort and utilization of dedicated paths for pedestrians and bicyclists. On street parking is encouraged with loading zones provided for business use. Trees and landscaping are expected in the greenspace and parking islands with irrigation. Public transit stops should be provided as needed. Curb bump outs will be provided at street intersections. Landscape islands will be provided between every 5 parking spaces. Design speeds are 25 mph with a desired operating speed of 20 mph, and volumes are <8000 VPD. Right of way width is 70'.



Downtown Commercial – Downtown commercial streets serve commercial areas within the downtown district. They have slower vehicular speeds to increase pedestrian comfort and utilization. Bicyclists are expected to intermix with traffic or walk their bicycles on the sidewalk. On street parking is encouraged in both parallel and angled form with loading zones provided for business use. Trees and landscaping are expected in tree wells and parking islands with irrigation. Curb bump outs will be provided at street intersections. Landscape islands will be provided between every 5 parking spaces. Public transit stops should be provided as needed. Design speeds are 25 mph with a desired operating speed of 20 mph, and volumes are <6000 VPD. Right of way width is 60'.



Local – Local streets are intended to provide access to adjacent residential properties. These streets also connect to collector streets and above. Two sections are available, one with on street parking and one for parking restricted within the ROW. Trees are required to be planted between the sidewalk and curb. In the section with parking, tree islands shall be provided every 200'-250' to match lot lines. If parking is provided on one side only, the parking should swap sides occasionally to calm traffic. Design volume >250 VPD and <5000VPD. Right of way width is 44' without parking, 46' with parking on one side and 48' with parking on both sides. Parking shall be required unless adequate off street parking is provided.



Alley – Alleys are used in conjunction with local streets to provide rear access to properties, garages and off-street parking. Driveways connected to Alleys should have sufficient depth to allow vehicles to park without encroaching into Alley ROW. A two-way alley consists of 14' driving surface centered in 20' ROW. A one-way alley consists of a 10' driving surface centered in 15' ROW. Intersections with streets shall utilize Commercial driveway standards. Alleys should be paved in commercial areas and paved or gravel with concrete ribbon curbs on each side in residential areas. Design speed is 10 mph and design volume is <200 VPD. If Alleys are to be utilized as fire access, they will need to comply with the adopted Fire Code.

Other Design Criteria

- Designs shall comply with the current edition of AASHTO “A Policy on Geometric Design of Highways and Streets.”
- Minimum distance from street intersections to Driveways shall be 40’ for local, 60’ for collector and 120’ for Arterial streets.
- Centerline of streets across from one another shall align or be offest a minimum of 200’.
- Streets shall intersect at 75-90 degree angles.
- Street curb radii shall be 20’ for local, 30’ for collector and 40’ for Industrial and Arterial streets.
- Cul-de-sac radius shall be 40’ for local and 50’ for commercial and industrial streets.
- Subdivisions shall provide connections or street stubs in all four cardinal directions.
- Cut and Fill slopes should be 4:1 or flatter when possible.
- Pavement Sections shall be by formal design based on existing soil conditions.
- Streetlights shall be provided for all sections except alleys, in accordance with section 112-4 of Springdale’s City Ordinances.
- Truck routes shall be limited to State and Federal Highways and designated routes per the truck route map.
- Refer to Springdale Ordinance Chapter 110; Streets, Sidewalks and Other Public Places, Chapter 112; Subdivisions, and Chapter 114; Traffic and Vehicles, for more detailed information.

Photo Credits:
Cover page: McClelland Consulting Engineers
Pages 4-10: Streetmix
Page 11: Garver – Don Tyson Parkway I-49 interchange
Aerial Photos: Springdale Engineering Department

2023 Master Street Plan

Interchanges

- Existing
- Proposed

MSP Classifications

- FREEWAY
- HIGHWAY
- ARTERIAL
- COLLECTOR
- COMMERCIAL
- DOWNTOWN COMMERCIAL
- LOCAL
- Railroads
- Planning Area
- Springdale City Limits
- Other City Limits
- Roundabout

N

0 0.5 1 2 Miles

Highfill
Cave Springs
Lowell
Elm Springs
Johnson
Fayetteville

WAGON WHEEL RD
E WAGON WHEEL RD
W APPLE BLOSSOM AVE
E APPLE BLOSSOM AVE
S OLD WIRE RD
OLD WIRE RD
SILENT GROVE RD
ELM SPRINGS RD
S ELM SPRINGS RD
N 40TH ST
N 48TH ST
BACKUS AVE
WHITE RD
N GUTENSOHN RD
W HUNTSVILLE AVE
E HUNTSVILLE AVE
E MOUNTAIN RD
N MOUNTAIN RD
E MONITOR RD
N MONITOR RD
E SCOTT HOLLOW RD
HAR BER AVE
JONES RD
S GENE GEORGE BLVD
S 48TH ST
S 40TH ST
S GUTENSOHN RD
W EMMA AVE
E EMMA AVE
PARSONS RD
W DON TYSON PKY
E DON TYSON PKY
CARLEY RD
S 56TH ST
JOHNSON RD
POWELL ST
ELECTRIC AVE
BUTTERFIELD COACH RD
HYLTON RD
JOHNSON MILL BLVD
W LAKEVIEW DR
E LAKEVIEW DR
E MAIN DR

112 49 71B 264 265 412

R23-49 was tabled from the November 7th PC

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PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: 10/31/2023

Re: **R23-49** **Rezone**

A request by 3724 Sunset Avenue, Springdale, LLC for Planning Commission approval of a zone change from a General Commercial District (C-2) to a Thoroughfare Commercial District (C-5) for a tract of land containing .92 acres.

LOT LOCATION AND SIZE

The .92 acre tract is located 3724 W. Sunset Avenue.

A vicinity map is attached.

EXISTING ZONING

The existing zoning on the tract is 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.

REQUESTED ZONING

The zoning application requests 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:

Automobile, truck, tractor, mobile home, boat, or motorcycle sales areas are not required to screen fully assembled merchandise that is ready for sale.

a. 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 services 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-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 tract contains a commercial use. The tract is surrounded by commercial uses in C-2 zoning.

LAND USE PLAN AND MASTER STREE PLAN

The adopted Comprehensive Land Use Plan indicates Commercial.

The Master Street Plan indicates Sunset Avenue 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:

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

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

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Petition for Rezoning

STAFF USE ONLY	
Date Application Submitted: October 11, 2023	Payment Method: Receipt#8456
Date Accepted as Complete: October 12, 2023	Project Number: R23-49

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

Applicant (person making request)	Review Point of Contact for Question & Staff Reviews
Name: Hermin Thind	Name: Steve Lisle
E-mail: herminthind@gmail.com	E-mail: slisle@lislerutledge.com
Address: 1394 W. Sunset Ave. Springdale, AR 72764	Address: 1458 Plaza Place, Ste. 101 Springdale, AR 72764
Phone: 479-409-2293	Phone: 479-750-4444
Site/ Location: 3724 W. Sunset Ave. Springdale, AR 72762	Current Zoning District: C2
	Desired New Zoning: C5
Assessor's Parcel Number(s): 815-29060-000	Total Acreage: .92

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. R23-49

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 3724 Sunset Avenue, Springdale, LLC
The record property owner(s), petitioning to rezone the following described area:

Legal Description:

A part of the W 1/2 of the E 1/2 of the SW 1/4 of the NW 1/4 of Section 3, Township 17 North, Range 30 West, Washington County, Arkansas, and being more particularly described as beginning at the Southeast corner of said 10 acre tract, and running thence N 89°48' W 200 feet; thence N 00°24' E 200 feet; thence S 89°49' E 200 feet; thence S 00°24' W 200 feet to the point of beginning, containing 0.92 acres, more or less. Less and Except that part in State Highway No. 412 (formerly Hwy. No. 68) right of way along the South side thereof.

Subject to easements, right-of-ways, and protective covenants of record, if any.
Subject to all prior mineral reservations and oil and gas leases, if any.

Layman's Description: 3724 W. Sunset ,Springdale, AR 72762

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) C2

TO (proposed zoning) C5

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

   Applicant intends to maintain the current retail use and add a drive through window to the existing building.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: There is no anticipated effect to the adjacent property and neighborhood by the proposed zoning. The properties area are commercially owned.

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: Steve Lisle

Address: 1458 Plaza Place, Ste. 101, Springdale, AR 72764

PETITIONER/OWNER: Hermin Thind SIGNATURE:

MAILING ADDRESS: 1394 W. Sunset Ave., Springdale, AR 72764

TELEPHONE: 479-409-2293

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 2nd day of August, 2023.

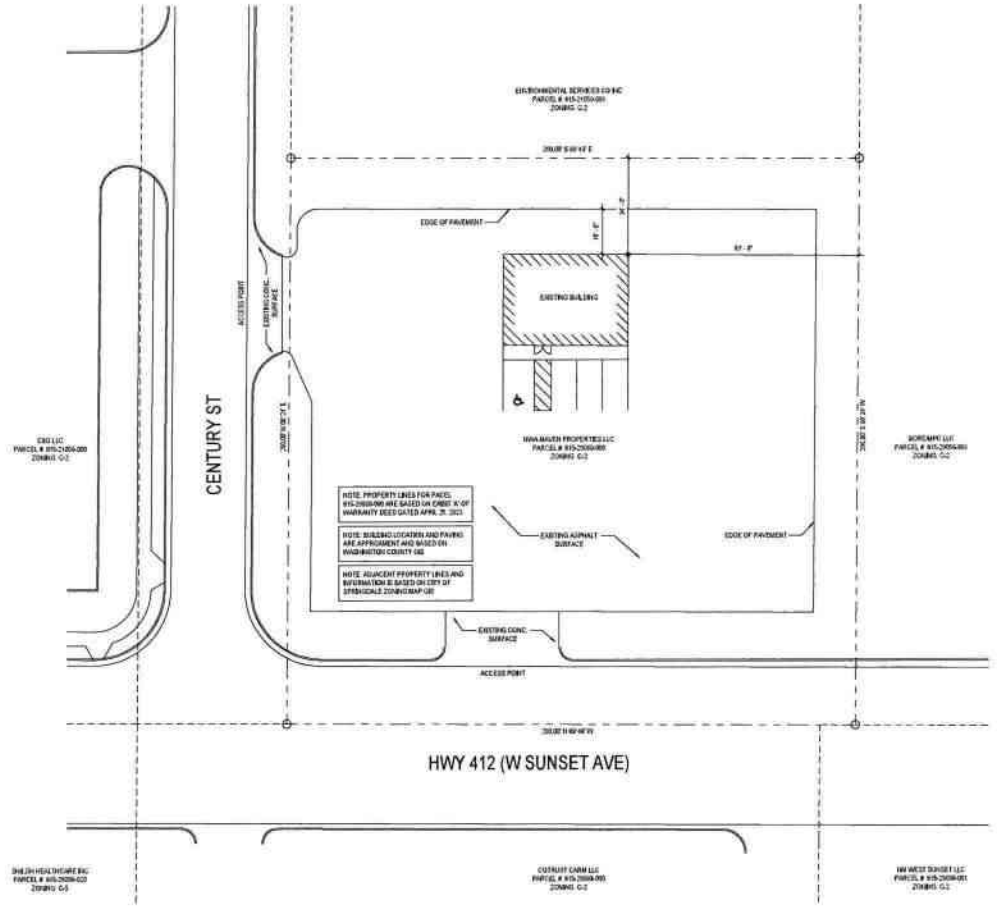
Notary Public

LINDSEY BICKEL
MY COMMISSION # 12710336
EXPIRES: March 10, 2030
Washington County

R23-49

EXHIBIT B

tabbies



1 ARCHITECTURAL SITE PLAN
1" = 20'-0"

3724 W SUNSET AVE

DATE: 6.26.2023

SIDES ARCHITECTURAL DESIGN

citytitle llc & closing

File No.: **23-4230**

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

R23-49

OWNERSHIP REPORT

For the use and benefit of: **Lisle Rutledge P.A.**

The undersigned, having made a diligent search of the records of Washington County, Arkansas, through October 12, 2023 at 7:00 a.m. of the following described property:

A part of the W 1/2 of the E 1/2 of the SW 1/4 of the NW 1/4 of Section 3, Township 17 North, Range 30 West, Washington County, Arkansas, and being more particularly described as beginning at the Southeast corner of said 10 acre tract, and running thence N 89°48' W 200 feet; thence N 00°24' E 200 feet; thence S 89°49' E 200 feet; thence S 00°24' W 200 feet to the point of beginning, containing 0.92 acres, more or less. Less and Except that part in State Highway No. 412 (formerly Hwy No. 68) right of way along the South side thereof.

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.

815-21056-000
CBG LLC
PO BOX 790
Tontitown, AR 72770-0790

815-21059-001
Environmental Services Co, Inc.
PO BOX 55416
Little Rock, AR 72215-5146

815-29056-001
BORE/MPC LLC
PO BOX 519
Columbia, MO 65205

815-29098-000
Cotrust Carm LLC
200 S. Biscayne Blvd
7th Floor
Miami, FL 33131

815-29098-001
NM West Sunset LLC
1968 Shawnee Mission Pkwy Ste 200
Misson Woods, KS 66205

****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.

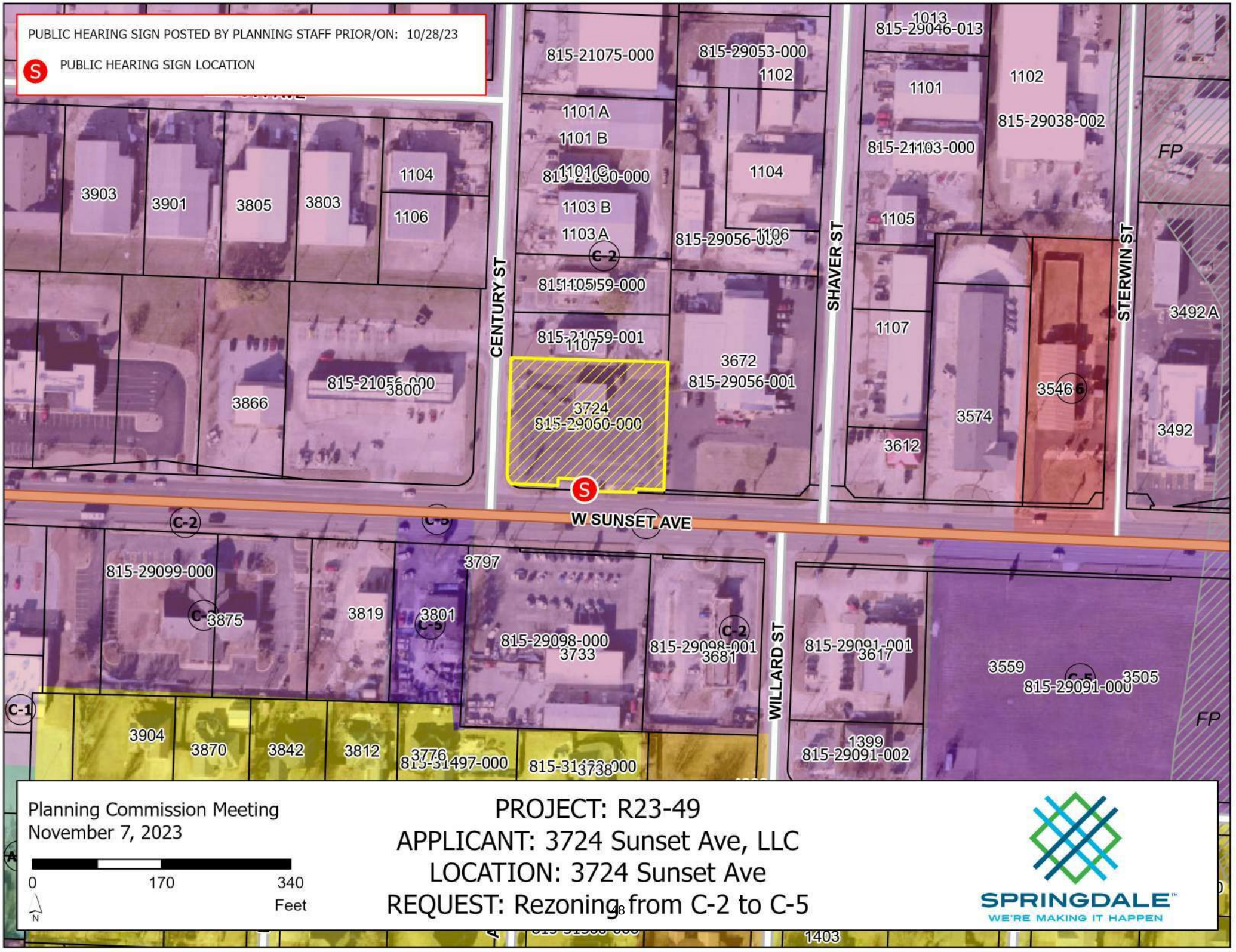
Planning Commission Meeting
November 7, 2023

0 170 340 Feet

N

PROJECT: R23-49
APPLICANT: 3724 Sunset Ave, LLC
LOCATION: 3724 Sunset Ave
REQUEST: Rezoning from C-2 to C-5

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
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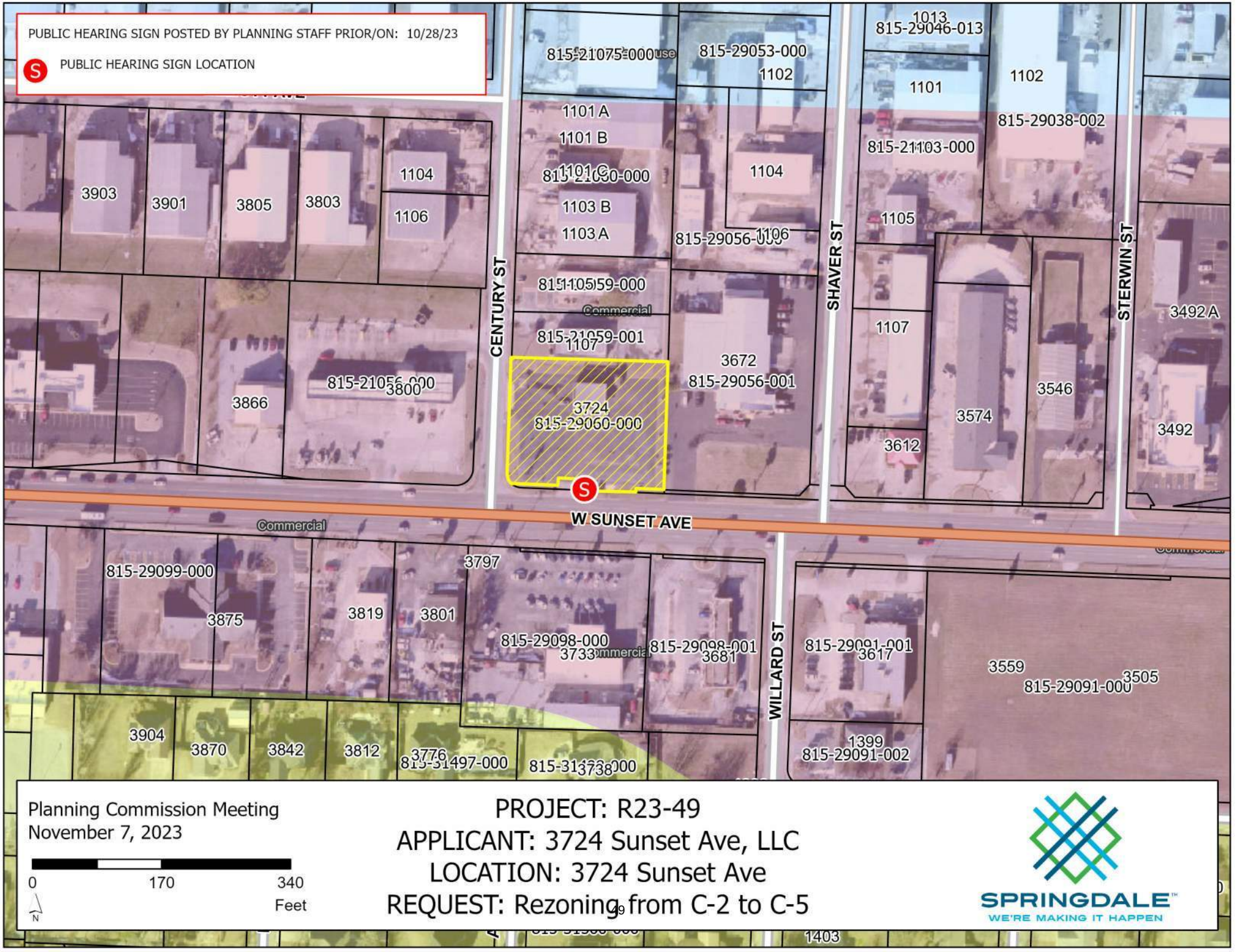

PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 10/28/23
PUBLIC HEARING SIGN LOCATION
W SUNSET AVE
CENTURY ST
SHAVER ST
STERWIN ST
WILLARD ST
3724
815-29060-000
3672
815-29056-001
3800
3866
3903
3901
3805
3803
1104
1106
1101 A
1101 B
1101 C
1103 B
1103 A
1107
1105
1102
1101
1013
815-29046-013
815-29038-002
815-21103-000
3492 A
3492
3546
3574
3612
3797
815-29099-000
3875
3819
3801
815-29098-000
3733
815-29098-001
3681
815-29091-001
3617
3559
815-29091-000
3505
1399
815-29091-002
3904
3870
3842
3812
3776
3738
1403
Commercial
Planning Commission Meeting
November 7, 2023
0
170
340
Feet
N
PROJECT: R23-49
APPLICANT: 3724 Sunset Ave, LLC
LOCATION: 3724 Sunset Ave
REQUEST: Rezoning from C-2 to C-5
SPRINGDALE
WE'RE MAKING IT HAPPEN

R23-49 was tabled from the November 7th PC

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: November 28, 2023

Re: **R23-50 Revision to PUD for The Trails at the Crossing Apartments, LLC** Rezone

A request by The Trails at the Crossings Apartment, LP for Planning Commission approval for the revision of the previously approved Planned Unit Development (PUD) located at 6200 Watkins Avenue. The proposed revision will increase the total Planned Unit Development (PUD for a tract of land containing acres 39.99 acres.

The PUD Development Plan that was adopted in 2018 has been revised to include the additional 17.25 acres with the same restrictions and expanded common space and amenities and the revised PUD Development Plan and Phasing Plan is recommended for approval.

File No. R23-50

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 Trails at the Crossings Apartments, LP
The record property owner(s), petitioning to rezone the following described area:

Legal Description:

REZONING DESCRIPTION FOR AMENDING PLANNED UNIT DEVELOPMENT

TRACT ONE OF AN INFORMAL PLAT RECORDED IN THE PLAT RECORDS OF WASHINGTON COUNTY, ARKANSAS AS FILE NUMBER 0024-00000244. CONTAINING 22.04 ACRES MORE OR LESS LOCATED WITHIN THE SOUTHWEST QUARTER (SW/4) OF THE NORTHEAST QUARTER (NE/4) OF SECTION 08, TOWNSHIP 17 NORTH, RANGE 30 WEST, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS.

AND

ALL THAT PART OF REVISED TRACT THREE OF AN INFORMAL PLAT RECORDED IN THE PLAT RECORDS OF WASHINGTON COUNTY, ARKANSAS AS FILE NUMBER 0024-00000393 THAT IS CONTAINED WITHIN THE SW/4 OF THE NE/4 OF SECTION 08, TOWNSHIP 17 NORTH, RANGE 30 WEST, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS.

BOTH OF THE ABOVE-DESCRIBED

TRACTS BEING JOINTLY KNOWN AS ALL OF THE SW/4 OF THE NE/4 OF SECTION 08, TOWNSHIP 17 NORTH, RANGE 30 WEST, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SW/4 OF THE NE/4 NOW OR FORMERLY MARKED BY A CHISELED X IN CONCRETE CURB; THENCE NORTH 87°33'24" WEST ALONG THE SOUTH LINE OF SAID SW/4 OF THE NE/4, A DISTANCE OF 1319.85 FEET TO THE SOUTHWEST CORNER THEREOF NOW OR FORMERLY MARKED BY A 1/2" REBAR NEAR THE INTERSECTION OF SOUTH 64TH STREET AND WATKINS AVE; THENCE NORTH 02°27'35" EAST ALONG THE WEST LINE OF SAID SW/4 OF THE NE/4, A DISTANCE OF 1319.44 FEET TO THE NORTHWEST CORNER THEREOF NOW OR FORMERLY MARKED BY A MAGNAIL WITH WASHER EMBOSSED "PS 1304"; THENCE SOUTH 87°36'09" EAST ALONG THE NORTH LINE OF SAID SW/4 OF THE NE/4, A DISTANCE OF 1319.66 FEET TO THE NORTHEAST CORNER THEREOF NOW OR FORMERLY MARKED BY A 5/8" REBAR WITH PLASTIC CAP EMBOSSED " PS 1304"; THENCE SOUTH 02°27'06" WEST ALONG THE EAST LINE OF SAID SW/4 OF THE NE/4, A DISTANCE OF 1320.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 39.99 ACRES MORE OR LESS.

BASIS OF BEARING FOR THE HERE-IN-ABOVE DESCRIPTION IS ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 DETERMINED BY GPS OBSERVATION ON THE CITY OF SPRINGDALE CONTROL MONUMENTS USING THE PUBLISHED VALUES.

Layman's Description:

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

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

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

FROM (current zoning)_ A-1

TO (proposed zoning)_ PUD

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

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

2. **Develop** the property YES (Yes or No), and if so, the proposed use is Residential Multi-family.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: The First phase of the property is Zoned PUD. The other surrounding properties are A-1, C-5, C-6, and C-2. This fits with the future growth in the area.

The **Petitioner** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this 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: Ali Karr

Address: 901 N 47th St., Suite 400, Rogers, AR 72756

PETITIONER/OWNER The Trails at the Crossings Apartments, a Limited Partnership
By: The Trails at the Crossings Apartments Management Company, Inc.,
Its General Partner

By: _____
James Earl "Lyndy" Lindsey, President

MAILING ADDRESS: _____

TELEPHONE: _____ DATE: 10/10/2023

R23-50

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)
The Trails at the Crossings Apartments, a Limited PartnershipBy:The Trails at the Crossings Apartments Management Company, Inc., Its General Partner
By:_____
James Earl "Lyndy" Lindsey, President
(Property Owner)

State of Arkansas)
) ss.
County of Washington)

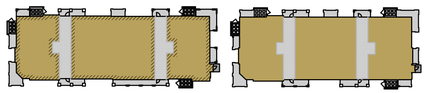
SUBSCRIBED AND SWORN TO before me, a Notary Public, this 10th day of October, 2023.

JOY L. HOOPS
Notary Public
Washington County - Arkansas
Commission # 12400437
Expires: September 1, 2024

Notary Public

SITE INFORMATION:

SITE ADDRESS:
TBD
ZONING:
A-1/PUD
BUILDING USE:
MULTI-FAMILY RESIDENTIAL
BUILDING SETBACKS:
PUD
FRONT: 30'
SIDE: 8'
REAR: 20'



LEGACY 27 UNIT BUILDING A
45 BEDROOMS
3 STORY

HYBRID LEGACY 24 UNIT BUILDING B
36 BEDROOMS
3 STORY

SITE CALCULATIONS:

PHASE 1:
SITE AREA 22.0± ACRES (958,320± SQ FT)
22.0± ACRES / 468 UNITS = 21.3 UNITS PER ACRE

TOTAL:
SITE AREA 36.74± ACRES (1,600,211± SQ FT)
855 UNITS \ 36.81± ACRES = 23 UNITS PER ACRE

PHASE 2:
GROSS SITE AREA 14.74± ACRES (641,891± SQ FT)
NET SITE AREA 13.76± ACRES (599,258± SQ FT)
387 UNITS \ 14.74± ACRES = 26 UNITS PER ACRE

UNIT CALCULATIONS:

PHASE 1:

BUILDING 1 30 UNITS:	5 BUILDINGS	150 UNITS
BUILDING 2 30 UNITS:	5 BUILDINGS	150 UNITS
BUILDING 3 24 UNITS:	7 BUILDINGS	168 UNITS
TOTAL:	17 BUILDINGS	468 UNITS

PHASE 2:

BUILDING A 27 UNITS:	9 BUILDINGS	243 UNITS
BUILDING B 24 UNITS:	6 BUILDINGS	144 UNITS
TOTAL:	15 BUILDINGS	387 UNITS

TOTAL UNITS:
468 + 387 = 855 UNITS

BEDROOM (BEDS) CALCULATIONS:

PHASE 1:

BUILDING 1 42 BEDS:	5 BUILDINGS	210 BEDS
BUILDING 2 42 BEDS:	5 BUILDINGS	210 BEDS
BUILDING 3 48 BEDS:	7 BUILDINGS	336 BEDS
TOTAL:	15 BUILDINGS	756 BEDS

PHASE 2:

BUILDING A 45 BEDS:	9 BUILDINGS	405 BEDS
BUILDING B 36 BEDS:	6 BUILDINGS	216 BEDS
TOTAL:	15 BUILDINGS	621 BEDS

TOTAL BEDROOMS:
756 + 621 = 855 BEDS

BUILDING SQUARE FOOTAGE (FOOTPRINT):

PHASE 1:

BUILDING 1 8,588± SQ FT	5 BUILDINGS	49,940± SQ FT
BUILDING 2 8,588± SQ FT	5 BUILDINGS	49,940 SQ FT
BUILDING 3 8,541± SQ FT	7 BUILDINGS	59,787± SQ FT
TOTAL: 159,667± SQ FT (FOOTPRINTS)		

PHASE 2:

BUILDING A 8,667± SQ FT	9 BUILDINGS	78,003± SQ FT
BUILDING B 7,674± SQ FT	6 BUILDINGS	46,044± SQ FT
TOTAL: 124,047± SQ FT (FOOTPRINTS)		

TOTAL BUILDING SQUARE FOOTAGE (FOOTPRINT):
159,667± + 124,047± = 283,714± SQ FT

MAXIMUM BUILDING AREA PHASE 2 IS 40%
124,047± SQ FT (FOOTPRINT) / 641,891± SQ FT (SITE AREA) = 19%

PLAY AREA PHASE 1:
NEW BEDROOM COUNT: 125 SQ FT PER BEDROOM
BEDROOMS
576 BEDROOMS X 125 SQ FT=
72,000 SQ FT REQUIRED
131,004 SQ FT PROVIDED

PLAY AREA PHASE 2:
NEW BEDROOM COUNT: 125 SQ FT PER BEDROOM
BEDROOMS
621 BEDROOMS X 125 SQ FT=
77,625 SQ FT REQUIRED
77,800 SQ FT PROVIDED

PLAY SREA TOTAL:
131,004± SQ FT (PHASE 1) + 77,800± SQ FT (PHASE 2) = 208,804 SQ FT

SITE AMENITIES PHASE 1:
SITE AMENITY 1: CLUB HOUSE
SITE AMENITY 2: POOL

RECREATIONAL FACILITIES (COMMUNITY AMENITY) PHASE 1:
COMMUNITY AMENITIES FOR COMMON AREA 1: WALKING TRAIL, DOG PARK, BENCHES, HAMMOCK POLES
COMMUNITY AMENITIES FOR COMMON AREA 2: PLANTING AREAS, BBQ PATIO, LARGE TREES
COMMUNITY AMENITIES FOR COMMON AREA 3: PLANTING AREAS, LARGE TREES, BENCHES
COMMUNITY AMENITIES FOR COMMON AREA 4: CLUBHOUSE, SWIMMING POOL, GRILLS
COMMUNITY AMENITIES FOR COMMON AREA 5: VOLLEYBALL COURT, HORSESHOE PITS, PLAYGROUND
COMMUNITY AMENITIES FOR COMMON AREA 6: LIGHTING, LARGE TREES, BENCHES
COMMUNITY AMENITIES FOR COMMON AREA 7: LIGHTING, LARGE TREES, BENCHES

RECREATIONAL FACILITIES (COMMUNITY AMENITY) PHASE 2:
COMMUNITY AMENITIES FOR COMMON AREA 8: LIGHTING, LARGE TREES, BENCHES
COMMUNITY AMENITIES FOR COMMON AREA 9: LIGHTING, LARGE TREES, BENCHES
COMMUNITY AMENITIES FOR COMMON AREA 10: PLANTING AREAS, BENCHES
COMMUNITY AMENITIES FOR COMMON AREA 11: xxx
COMMUNITY AMENITIES FOR COMMON AREA 12: xxx
COMMUNITY AMENITIES FOR COMMON AREA 13: LIGHTING, LARGE TREES, BENCHES

COMMON OPEN SPACE PHASE 1: 20% OF NET SITE AREA
REQUIRED: 958,320 SQ FT X 0.20 = 191,664 SQ FT
PROVIDED: 315,985 SQ FT (33%)

COMMON OPEN SPACE PHASE 2: 20% OF NET SITE AREA
REQUIRED: 641,891± SQ FT X 0.20 = 128,378 SQ FT
PROVIDED: 200,999 SQ FT (36%)

ALLOWED DENSITY ZONING PHASE 1: MULTIFAMILY 24 (16 UNITS PER ACRE)
PROVIDED DENSITY IS (468 UNITS/22.0 AC) 21.3 UNITS PER ACRE.

ADDITIONAL COMMON SPACE OF 124,321 SQ FT (13%), PROVIDED GARAGES FOR 12.6% OF UNITS ALLOWS (2% BONUS), 20% BONUS FOR BUILDING MATERIALS EQUALS A DENSITY INCREASE OF 35%

WITH ADDITIONAL ALLOWANCES OUR INCREASED MAX DENSITY IS 21.60 UNITS PER ACRE.

ALLOWED DENSITY ZONING PHASE 2: MULTIFAMILY 24 (16 UNITS PER ACRE)
PROVIDED DENSITY IS (387 UNITS/14.81 AC) 26.1 UNITS PER ACRE.

ADDITIONAL COMMON SPACE OF 72,621 SQ FT (16%), 20% BONUS FOR BUILDING MATERIALS EQUALS A DENSITY INCREASE OF 36%.

WITH ADDITIONAL ALLOWANCES OUR INCREASED MAX DENSITY IS 22 UNITS PER ACRE.

PARKING CALCULATIONS:

PER MULTI-FAMILY DESIGN STANDARDS PHASE 1:
3 PARKING SPACES PER DWELLING UNIT FOR THE FIRST 20 DWELLING UNITS; = 60 SPACES
2.25 SPACES PER DWELLING UNIT FOR THE NEXT 50 DWELLING UNITS, = 113 SPACES
1.75 SPACES PER DWELLING UNIT FOR EACH DWELLING UNIT
OVER 70 DWELLING UNITS. = 555 SPACES
TOTAL REQUIRED: 728 SPACES

PUD REQUIRED PARKING PHASE 1:
MULTI-FAMILY PER PUD: 1 PER BEDROOM
756 BEDROOMS X 1 = 756 STALLS
ADA: 756 X 2% = 15
TOTAL REQUIRED: 756 PARKING STALLS

PROVIDED PARKING PHASE 1:

STANDARD PARKING:	687 PARKING STALLS
ADA STALL:	20 ADA STALLS
GARAGE STALLS:	60 PARKING STALLS
TOTAL STALLS:	767 PARKING STALLS

PUD REQUIRED PARKING PHASE 2:
MULTI-FAMILY PER PUD: 1 PER BEDROOM
513 BEDROOMS X 1 = 513 STALLS
ADA: 513 X 2% = 10
TOTAL REQUIRED: 513 PARKING STALLS

PROVIDED PARKING PHASE 2:

STANDARD PARKING:	439 PARKING STALLS
ADA STALL:	15 ADA STALLS
TOTAL STALLS:	454 PARKING STALLS

PROVIDED PARKING TOTAL:

STANDARD PARKING:	1,126 PARKING STALLS
ADA STALL:	35 ADA STALLS
GARAGE STALLS:	60 PARKING STALLS
REMOVED STALLS:	11 PARKING STALLS
TOTAL STALLS:	1,210 PARKING STALLS

INTERIOR PARKING GREENSPACE CALCULATIONS:

TOTAL PARKING LOT AREA	170,829± SQ FT
INTERIOR GREENSPACE REQUIRED:	17,083± SQ FT
INTERIOR GREENSPACE PROVIDED:	17,281± SQ FT

CRIME PREVENTION DESIGN:

NATURAL ACCESS CONTROL:
1 HALLWAYS WELL LIT
2 STAIRWELLS CENTRALLY LOCATED
3 ACCESS TO THE BUILDING LIMITED TO NO MORE THAN TWO (2) POINTS
4 CYLINDER DEAD BOLTS INSTALLED ON ALL EXTERIOR DOORS

NATURAL SURVEILLANCE:
1 ALL DOORS THAT OPEN TO THE OUTSIDE WELL LIT
2 VISITOR PARKING DESIGNATED
3 PARKING AREAS VISIBLE FROM WINDOWS AND DOORS
4 PARKING AREAS AND PEDESTRIAN WALKWAY WELL LIT
5 STAIRWELLS WELL LIT AND OPEN TO VIEW, NOT BEHIND SOLID WALLS AND ROOFING

TERRITORIAL REINFORCEMENT:
1 DOOR KNOBS BE FORTY INCHES (40") FROM WINDOW PANES ALL BUILDINGS AND RESIDENTIAL UNITS CLEARLY IDENTIFIED BY STREET ADDRESS NUMBERS THAT ARE A MINIMUM OF FIVE INCHES (5") HIGH, AND WELL LIT AT NIGHT
2 COMMON DOORWAYS HAVE WINDOWS AND KEY CONTROLLED BY RESIDENTS

ACTIVITY SUPPORT:
ACTIVITY SUPPORT. CREATE ACTIVITY SUPPORT BY PLACING NEW OR EXISTING ACTIVITIES IN AN AREA SO THAT INDIVIDUALS ENGAGED IN A PARTICULAR ACTIVITY BECOME PART OF THE NATURAL SURVEILLANCE OF OTHER AREAS. FOR EXAMPLE, PICNIC AREAS MAY BE LOCATED NEXT TO TOT LOTS, NOT AWAY FROM SUCH AREAS, TO ASSIST IN OBSERVATION OF CHILDREN AT PLAY.

PLANT MATERIAL

PARKING LOT TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	TYPE
	20	GINKGO BILOBA 'THE PRESIDENT' TM / PRESIDENTIAL GOLD MAIDENHAIR TREE	B & B	2"CAL	8' HT. MIN.	SHADE
	25	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE SAWLEAF ZELKOVA	B & B	2"CAL	8' HT. MIN.	SHADE
SITE TREES	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**HEIGHT**	**TYPE**
	13	NYSSA SYLVATICA / BLACK GUM	B & B	2"CAL	8' HT. MIN.	SHADE
	23	PINUS TAEDA / LOBLOLLY PINE	B & B	2"CAL	8' HT. MIN.	EVERGREEN
	22	PISTACIA CHINENSIS / CHINESE PISTACHE	B & B	2"CAL	8' HT. MIN.	ORNAMENTAL
	8	PLATANUS X ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANE TREE	B & B	2"CAL	8' HT. MIN.	SHADE
	4	QUERCUS PHELLOS / WILLOW OAK	B & B	2"CAL	8' HT. MIN.	SHADE
STREET TREES	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**HEIGHT**	**TYPE**
	3	CERCIS CANADENSIS TEXENSIS 'OKLAHOMA' / OKLAHOMA TEXAS REDBUD	B & B	2"CAL	8' HT. MIN.	ORNAMENTAL
	19	GLEDITSIA TRIACANTHOS F. INERMIS / THORNLESS HONEY LOCUST	B & B	2"CAL	8'-10' HT.	SHADE
	17	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2.5" CAL	10' HT MIN	SHADE
	12	QUERCUS RUBRA / NORTHERN RED OAK	B & B	2"CAL	8' HT. MIN.	SHADE
	19	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	2"CAL	8' HT. MIN.	EVERGREEN

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

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

GRAPHIC SCALE IN FEET
100' 0 100'

R23-50

TRAILS AT THE CROSSINGS
PHASE 2
SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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

PROJECT NO: 23106000
ISSUE DATE: 09/28/23
CONTACT: D. ELLIS
QC by:
QC Date:

PRELIMINARY PLANS

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

NOT FOR CONSTRUCTION ... REVIEW SET ... NOT FOR CONSTRUCTION ... REVIEW SET ...

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L23-62

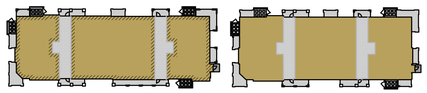
MULTI-FAMILY DESIGN STANDARDS (C)

C-101

DRAWING: C:\JOBS\TRAILS\PHASE II\PLOT\C-101.DWG | PLOTTED BY: CRAFTON, TULL & ASSOCIATES

SITE INFORMATION:

SITE ADDRESS:
TBD
ZONING:
A-1/PUD
BUILDING USE:
MULTI-FAMILY RESIDENTIAL
BUILDING SETBACKS:
PUD
FRONT: 30'
SIDE: 8'
REAR: 20'



LEGACY 27 UNIT BUILDING A
45 BEDROOMS
3 STORY

HYBRID LEGACY 24 UNIT BUILDING B
36 BEDROOMS
3 STORY

SITE CALCULATIONS:

PHASE 1:
SITE AREA 22.0± ACRES (958,320± SQ FT)
22.0± ACRES / 468 UNITS = 21.3 UNITS PER ACRE

PHASE 2:
SITE AREA 14.74± ACRES (641,891± SQ FT)
387 UNITS \ 14.74± ACRES = 26 UNITS PER ACRE

TOTAL:
SITE AREA 36.74± ACRES (1,600,211± SQ FT)
855 UNITS \ 36.81± ACRES = 23 UNITS PER ACRE

UNIT CALCULATIONS:

PHASE 1:

BUILDING 1 30 UNITS:	5 BUILDINGS	150 UNITS
BUILDING 2 30 UNITS:	5 BUILDINGS	150 UNITS
BUILDING 3 24 UNITS:	7 BUILDINGS	168 UNITS
TOTAL:	17 BUILDINGS	468 UNITS

PHASE 2:

BUILDING A 27 UNITS:	9 BUILDINGS	243 UNITS
BUILDING B 24 UNITS:	6 BUILDINGS	144 UNITS
TOTAL:	15 BUILDINGS	387 UNITS

TOTAL UNITS:
468 + 387 = 855 UNITS

BEDROOM (BEDS) CALCULATIONS:

PHASE 1:

BUILDING 1 42 BEDS:	5 BUILDINGS	210 BEDS
BUILDING 2 42 BEDS:	5 BUILDINGS	210 BEDS
BUILDING 3 48 BEDS:	7 BUILDINGS	336 BEDS
TOTAL:	15 BUILDINGS	756 BEDS

PHASE 2:

BUILDING A 45 BEDS:	9 BUILDINGS	405 BEDS
BUILDING B 36 BEDS:	6 BUILDINGS	216 BEDS
TOTAL:	15 BUILDINGS	621 BEDS

TOTAL BEDROOMS:
756 + 621 = 855 BEDS

BUILDING SQUARE FOOTAGE (FOOTPRINT):

PHASE 1:

BUILDING 1 8,588± SQ FT	5 BUILDINGS	49,940± SQ FT
BUILDING 2 8,588± SQ FT	5 BUILDINGS	49,940 SQ FT
BUILDING 3 8,541± SQ FT	7 BUILDINGS	59,787± SQ FT
TOTAL: 159,667± SQ FT (FOOTPRINTS)		

PHASE 2:

BUILDING A 8,667± SQ FT	9 BUILDINGS	78,003± SQ FT
BUILDING B 7,674± SQ FT	6 BUILDINGS	46,044± SQ FT
TOTAL: 124,047± SQ FT (FOOTPRINTS)		

TOTAL BUILDING SQUARE FOOTAGE (FOOTPRINT):
159,667± + 124,047± = 283,714± SQ FT

MAXIMUM BUILDING AREA PHASE 2 IS 40%
124,047± SQ FT (FOOTPRINT) / 641,891± SQ FT (SITE AREA) = 19%

PLAY AREA PHASE 1:
NEW BEDROOM COUNT:
125 SQ FT PER BEDROOM
BEDROOMS
576 BEDROOMS X 125 SQ FT=
72,000 SQ FT REQUIRED
131,004 SQ FT PROVIDED

PLAY AREA PHASE 2:
NEW BEDROOM COUNT:
125 SQ FT PER BEDROOM
BEDROOMS
621 BEDROOMS X 125 SQ FT=
77,625 SQ FT REQUIRED
77,800 SQ FT PROVIDED

PLAY SREA TOTAL:
131,004± SQ FT (PHASE 1) + 77,800± SQ FT (PHASE 2) = 208,804 SQ FT

SITE AMENITIES PHASE 1:
SITE AMENITY 1: CLUB HOUSE
SITE AMENITY 2: POOL

RECREATIONAL FACILITIES (COMMUNITY AMENITY) PHASE 1:
COMMUNITY AMENITIES FOR COMMON AREA 1: WALKING TRAIL, DOG PARK, BENCHES, HAMMOCK POLES
COMMUNITY AMENITIES FOR COMMON AREA 2: PLANTING AREAS, BBQ PATIO, LARGE TREES
COMMUNITY AMENITIES FOR COMMON AREA 3: PLANTING AREAS, LARGE TREES, BENCHES
COMMUNITY AMENITIES FOR COMMON AREA 4: CLUBHOUSE, SWIMMING POOL, GRILLS
COMMUNITY AMENITIES FOR COMMON AREA 5: VOLLEYBALL COURT, HORSESHOE PITS, PLAYGROUND
COMMUNITY AMENITIES FOR COMMON AREA 6: LIGHTING, LARGE TREES, BENCHES
COMMUNITY AMENITIES FOR COMMON AREA 7: LIGHTING, LARGE TREES, BENCHES

RECREATIONAL FACILITIES (COMMUNITY AMENITY) PHASE 2:
COMMUNITY AMENITIES FOR COMMON AREA 8: LIGHTING, LARGE TREES, BENCHES
COMMUNITY AMENITIES FOR COMMON AREA 9: LIGHTING, LARGE TREES, BENCHES
COMMUNITY AMENITIES FOR COMMON AREA 10: PLANTING AREAS, BENCHES
COMMUNITY AMENITIES FOR COMMON AREA 11: xxx
COMMUNITY AMENITIES FOR COMMON AREA 12: xxx
COMMUNITY AMENITIES FOR COMMON AREA 13: LIGHTING, LARGE TREES, BENCHES

COMMON OPEN SPACE PHASE 1:
REQUIRED:
PROVIDED:
20% OF NET SITE AREA
958,320 SQ FT X 0.20 = 191,664 SQ FT
315,985 SQ FT (33%)

COMMON OPEN SPACE PHASE 2:
REQUIRED:
PROVIDED:
20% OF NET SITE AREA
641,891± SQ FT X 0.20 = 128,378 SQ FT
200,999 SQ FT (36%)

ALLOWED DENSITY ZONING PHASE 1: MULTIFAMILY 24 (16 UNITS PER ACRE)
PROVIDED DENSITY IS (468 UNITS/22.0 AC) 21.3 UNITS PER ACRE.

ADDITIONAL COMMON SPACE OF 124,321 SQ FT (13%), PROVIDED GARAGES FOR 12.6% OF UNITS ALLOWS (2% BONUS), 20% BONUS FOR BUILDING MATERIALS EQUALS A DENSITY INCREASE OF 35%

WITH ADDITIONAL ALLOWANCES OUR INCREASED MAX DENSITY IS 21.60 UNITS PER ACRE.

ALLOWED DENSITY ZONING PHASE 2: MULTIFAMILY 24 (16 UNITS PER ACRE)
PROVIDED DENSITY IS (387 UNITS/14.81 AC) 26.1 UNITS PER ACRE.

ADDITIONAL COMMON SPACE OF 72,621 SQ FT (16%), 20% BONUS FOR BUILDING MATERIALS EQUALS A DENSITY INCREASE OF 36%.

WITH ADDITIONAL ALLOWANCES OUR INCREASED MAX DENSITY IS 22 UNITS PER ACRE.

PARKING CALCULATIONS:

PROVIDED PARKING PHASE 1:

STANDARD PARKING:	687 PARKING STALLS
ADA STALL:	20 ADA STALLS
GARAGE STALLS:	60 PARKING STALLS
TOTAL STALLS:	767 PARKING STALLS

PROVIDED PARKING PHASE 2:

STANDARD PARKING:	439 PARKING STALLS
ADA STALL:	15 ADA STALLS
TOTAL STALLS:	454 PARKING STALLS

PROVIDED PARKING TOTAL:

STANDARD PARKING:	1,126 PARKING STALLS
ADA STALL:	35 ADA STALLS
GARAGE STALLS:	60 PARKING STALLS
REMOVED STALLS:	11 PARKING STALLS
TOTAL STALLS:	1,210 PARKING STALLS

INTERIOR PARKING GREENSPACE CALCULATIONS:

TOTAL PARKING LOT AREA	170,829± SQ FT
INTERIOR GREENSPACE REQUIRED:	17,083± SQ FT
INTERIOR GREENSPACE PROVIDED:	17,281± SQ FT

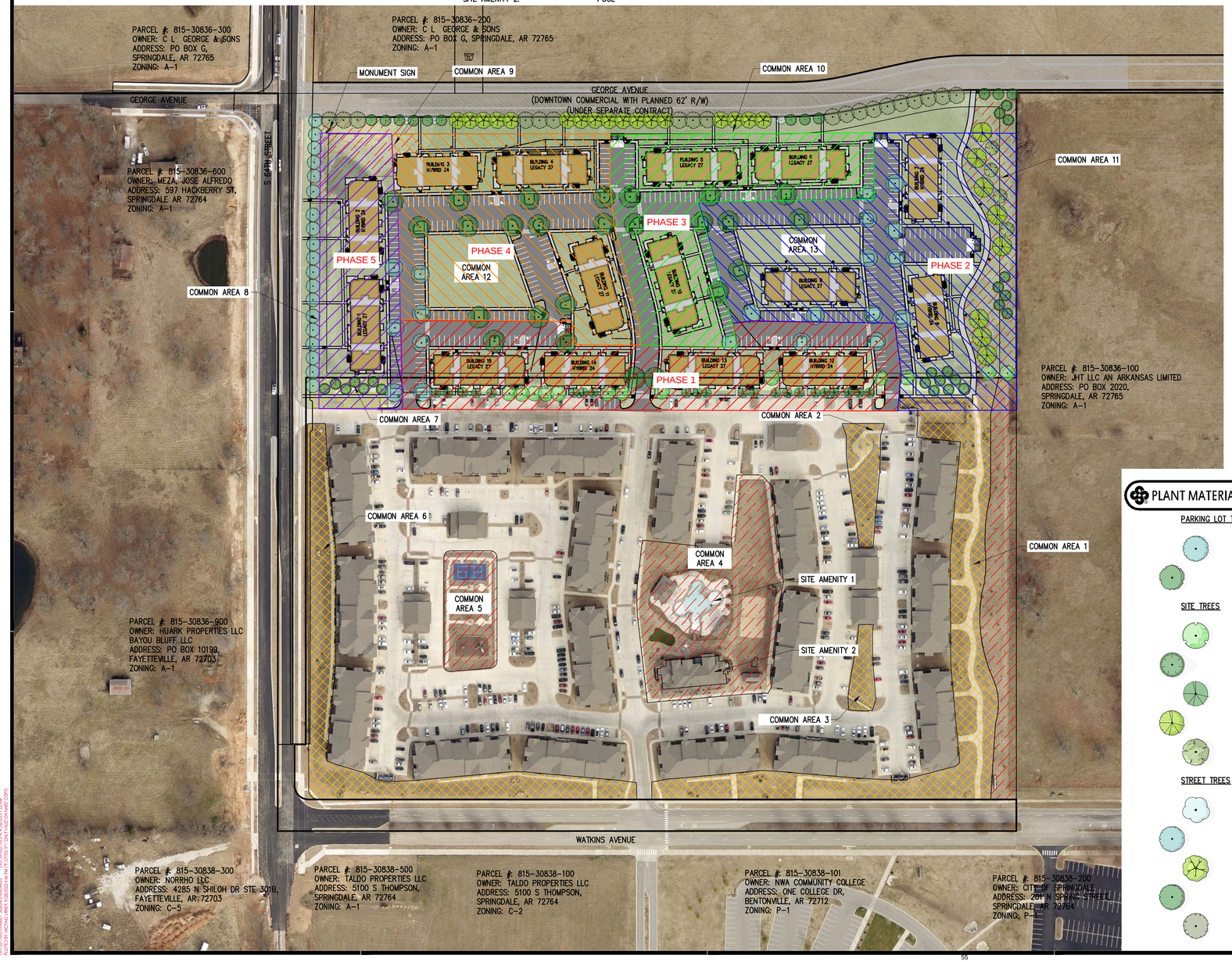
CRIME PREVENTION DESIGN:

NATURAL ACCESS CONTROL:
1 HALLWAYS WELL LIT
2 STAIRWELLS CENTRALLY LOCATED
3 ACCESS TO THE BUILDING LIMITED TO NO MORE THAN TWO (2) POINTS
4 CYLINDER DEAD BOLTS INSTALLED ON ALL EXTERIOR DOORS

NATURAL SURVEILLANCE:
1 ALL DOORS THAT OPEN TO THE OUTSIDE WELL LIT
2 VISITOR PARKING DESIGNATED
3 PARKING AREAS VISIBLE FROM WINDOWS AND DOORS
4 PARKING AREAS AND PEDESTRIAN WALKWAY WELL LIT
5 STAIRWELLS WELL LIT AND OPEN TO VIEW, NOT BEHIND SOLID WALLS AND ROOFING

TERRITORIAL REINFORCEMENT:
1 DOOR KNOBS BE FORTY INCHES (40") FROM WINDOW PANES ALL BUILDINGS AND RESIDENTIAL UNITS CLEARLY IDENTIFIED BY STREET ADDRESS NUMBERS THAT ARE A MINIMUM OF FIVE INCHES (5") HIGH, AND WELL LIT AT NIGHT
2 COMMON DOORWAYS HAVE WINDOWS AND KEY CONTROLLED BY RESIDENTS

ACTIVITY SUPPORT:
ACTIVITY SUPPORT. CREATE ACTIVITY SUPPORT BY PLACING NEW OR EXISTING ACTIVITIES IN AN AREA SO THAT INDIVIDUALS ENGAGED IN A PARTICULAR ACTIVITY BECOME PART OF THE NATURAL SURVEILLANCE OF OTHER AREAS. FOR EXAMPLE, PICNIC AREAS MAY BE LOCATED NEXT TO TOT LOTS, NOT AWAY FROM SUCH AREAS, TO ASSIST IN OBSERVATION OF CHILDREN AT PLAY.



LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	CURB
LIGHT POLE	RIGHT OF WAY
	ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	CURB
LIGHT POLE	BUILDING SET BACK
DUMPSTER SCREENED WITH MATERIALS SIMILAR TO BUILDING (DESIGNED BY ARCH)	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE
	SIDEWALK

PLANT MATERIAL

PARKING LOT TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	TYPE
	20	GINKGO BILOBA 'THE PRESIDENT' TM / PRESIDENTIAL GOLD MAIDENHAIR TREE	B & B	2"CAL	8' HT. MIN.	SHADE
	25	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE SAWLEAF ZELKOVA	B & B	2"CAL	8' HT. MIN.	SHADE
SITE TREES	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**HEIGHT**	**TYPE**
	13	NYSSA SYLVATICA / BLACK GUM	B & B	2"CAL	8' HT. MIN.	SHADE
	23	PINUS TAEDA / LOBLOLLY PINE	B & B	2"CAL	8' HT. MIN.	EVERGREEN
	22	PISTACIA CHINENSIS / CHINESE PISTACHE	B & B	2"CAL	8' HT. MIN.	ORNAMENTAL
	8	PLATANUS X ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANE TREE	B & B	2"CAL	8' HT. MIN.	SHADE
	4	QUERCUS PHELLOS / WILLOW OAK	B & B	2"CAL	8' HT. MIN.	SHADE
STREET TREES	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**HEIGHT**	**TYPE**
	3	CERCIS CANADENSIS TEXENSIS 'OKLAHOMA' / OKLAHOMA TEXAS REDBUD	B & B	2"CAL	8' HT. MIN.	ORNAMENTAL
	19	GLEDITSIA TRIACANTHOS F. INERMIS / THORNLESS HONEY LOCUST	B & B	2"CAL	8'-10' HT.	SHADE
	17	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2.5" CAL	10' HT MIN	SHADE
	12	QUERCUS RUBRA / NORTHERN RED OAK	B & B	2"CAL	8' HT. MIN.	SHADE
	19	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	2"CAL	8' HT. MIN.	EVERGREEN

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

GRAPHIC SCALE IN FEET
100' 0 100'

R23-50

TRAILS AT THE CROSSINGS PHASE 2

SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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

PROJECT NO: 23106000
ISSUE DATE: 09/28/23
CONTACT: D. ELLIS
QC by:
QC Date:

PRELIMINARY PLANS

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

NOT FOR CONSTRUCTION · REVIEW SET

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L23-XX

MULTI-FAMILY DESIGN STANDARDS (C)

C-101

TRAILS AT THE CROSSINGS AMMENDMENT FOR PHASE 2

PLANNED UNIT DEVELOPMENT
DEVELOPMENT PLAN

NOTE: The approved final development plan shall be binding on all subsequent owners of the land until revised or repealed as authorized in Chapter 130 of the Springdale Code of Ordinances.

1. General Project Information

   A. Project Name: _Trails at The Crossing Phase 2

   B. Location: (The intent is to apply the PUD district to areas designated as agricultural, residential or commercial on the land use plan)
   At the intersection of Watkins Ave and 64th Street

   C. Ownership: (Eligible applicants for preliminary plan review must be the landowners of record, holders of a lease for not less than fifty (50) years, or their authorized agent and beneficiaries of all properties in question. The approved final development plan shall be binding on all subsequent owners of the land until revised or repealed as authorized in this article.)
   _C.L. George and Sons Limited Partnership

   D. Developer: _Trails at Legacy, LLC

   E. Civil Engineer & Land Surveyor: _Site Engineer: Crafton Tull; Land Surveyor: Crafton Tull

   F. Size: _36.81_ acres (Eligible properties must be ten (10) acres in size) :

   G. Staging: (Submissions of proposals of entire ownerships is encouraged, however, applicants may submit a phased development plan for incorporating incremental final development plans and plats for subareas of the entire ownership.)
   - The development will be split into 13 phases to acquire Certificates of Occupancy in 13 groups.

2. Development Strategy:

This apartment complex will serve the community in enhancing social connectivity between the residents of the Trials at the Crossing Phase 1 & 2 and the surrounding amenities. Being constructed near Arvest Ballpark, the apartment complex will integrate sidewalks from all outer buildings and a perimeter walking trail to maximize social and community interactions. The property has multiple central open space locations with amenities for all residents that promote relaxation, recreation, and social activity.

3. Permitted Use (List all use units to be included in the project)

This project will be a multi-family high density residential site.

4. Site Development Requirements

A. Density, Bulk, Area and Yard Requirements

Density –26.13 units/ac

Type of Units by number of bedrooms –
387 units total: 627 bedrooms

Total Developed Area 36.81 acres

Total Common Area 15.40 acres

Impervious Area 932,231 (sq. ft.) 21.4 acres
Open Space 396,221 + (sq. ft.) 15.40 acres
Total Space 1,603,380 (sq. ft.) 36.81 acres
Setbacks – Front- 30'
Interior Side
Exterior Side- 8'
Rear- 20'

B. Building Types – Elevations as attached:

Setbacks – As shown on attached site plan

C. Parking

Total Parking Spaces Required – 1510 stalls
Total Parking Spaces Provided – 1210 stalls

D. Amenities Provided (locations shown on site plan):
Walking trail, dog park, benches, hammock poles, planting areas, BBQ patios, large trees, clubhouse, swimming pool, frills, volleyball court, horseshoe pits, playground, lighting.

E. Exterior Building Materials: Painted fiber-cement products, brick, and stone.

5. Property Management:

A. Property to remain in single ownership with all common areas to be maintained by the owner or through an agreement with a management company.
B. Garages to be used for the parking of the vehicles and shall not be used as storage units or living space. Parking on the grass is prohibited.

C. The development will be accessed from the extension of George Ave, Watkins Ave or 64th Street. Drives shall be labeled as private drives. Sidewalks shall be constructed on all common areas as shown on the site plan.

D. Privacy fences are not being proposed. No chain link type fence will be allowed.

E. Service lines for all public or quasi-public utilities shall be located underground.

F. Common areas will be landscaped as constructed with 2" caliper shade trees, established grass areas and an automatic irrigation system.

G. Amenities installation will follow the plan associated with this PUD on sheet L-100 and subsequent sheets.

6. Miscellaneous Requirements
A. Parking stalls along the fire access road will be 9'X17' with adjacent 7' sidewalks. The 17' deep parking stall with the adjacent 7' sidewalk will allow the ability for oversized vehicles to hang over for a total length of 19' leaving a standard 5' sidewalk. This will allow maximum green space between the building and the parking lot for aesthetics and additional landscaping.
B. The number of parking stalls required are to supply the need of one parking stall per building. Lindsey Management is one of the largest multi-family real estate developers in the state of Arkansas. Using their historical data, for a development of more than 200 units, 1 parking space per bedroom is sufficient. With the lower parking count, the development can provide additional common space, greenspace, amenities, and increased safety by eliminating empty parking lot areas.
C. The 30' front setback helps to generate a street scape along the extension of George Ave. Sidewalks leading from each perimeter building will promote connectivity between the residents and the nearby communities. The planned landscaping will add to the aesthetic pleasure of the street.
D. Absence of privacy fence promotes connectivity to surrounding communities. Apartment building entrances will be accessible through residential key fobs increasing the security. Lighting and landscaping will promote security and surveillance.

Crafton Tull

901 N 47th Street, Suite 400
Rogers, AR 72756

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479.631.6224 (fax)

R23-50 & L23-62

September 27, 2023

City of Springdale
Attn: Planning Department
201 Spring St
Springdale, AR 72764

Re: Adjacent Property Owners
The Trails Phase II
Apple Road & South 64th Street, Springdale, Arkansas
CTA Project #: 23106000

To whom it may concern,

I hereby certify that on this date I have made a due and diligent search of the Records in the Assessor's Office for Washington County, and found the property owners and their addresses, which are adjacent to the property designated as the C L George & Sons site, to be as shown on the attached page's consisting of 10 individual parcel numbers. This certification does not apply to the accuracy of said county Assessor's Records, only to their listing of the current owner's names and addresses.

Signed: Mark A. Meador Date: September 27, 2023

Mark A. Meador, P.S.
Professional Land Surveyor #1304
Crafton, Tull & Associates, Inc.

Crafton Tull

901 N 47th Street, Suite 400
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

R23-50 & L23-62

Parcels adjacent to 815-30836-200 (The Trails Phase II)

Parcels 815-30827-700, 815-30835-000, 815-30836-300, and 815-30827-600
C L George & Sons
P.O. Box G
Springdale, AR 72765

Parcel 815-30827-100
McAllister, Robert Leroy
5960 Apple Rd
Springdale, AR 72762-0780

Parcel 815-30827-200
Hathorn, Linda M Revocable Trust
1958 Gene George Blvd
Springdale, AR 72764

Parcels 815-30836-000 and 815-30836-100
JHT LLC an Arkansas Limited
P.O. Box 2020 Tax Dept
Springdale, AR 72765-2020

Parcel 815-30836-201
The Trails at the Crossings Apartments LP
P.O. Box 13000
Fayetteville, AR 72703

Parcel 815-30836-600
Meza, Jose Alfredo
597 Hackberry St
Springdale, AR 72764

Planning and Community Development Division
City of Springdale

Memo

To: **Planning Commission**

From: **Staff**

Date: **November 7, 2023**

RE: **L23-62** **Large Scale Development** **Trails at The Crossings, Ph. II**

Planning Comments:

1. This Large-Scale Development Plan has been given the number L23-61. 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. Need to identify the zoning of the property.
    a. A-1 to PUD

6. This property must be rezoned.
    a. To be heard at the November 7th Planning Commission meeting.

7. The developer is required to dedicate right-of-way of an abutting street in conformance with the City of Springdale Master Street Plan. A separate dedication document shall be submitted to the City for filing.
    a. States ROW will be dedicated. Sidewalk will be built with this Large Scale.

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. Please provide a photometric plan within the plan set.
    b. States Lighting Plan has been requested and will be provided as soon as received.

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).

Commercial Design Standards Comments

1. Predominate exterior building materials shall be high quality materials including, without limitation, the following: brick, native/natural stone, synthetic stone, concrete masonry units (smooth face units with integral color), synthetic stucco/EFS, architectural precast concrete, decorative face concrete tilt-up panels, glass, wood (natural or composite).

    a. Staff believes that the materials should be acceptable on the exterior, but the Planning Commissioners will need to see percentages of brick, rock, and other materials on the exteriors

2. Façade colors shall be low reflectance, subtle, neutral, or earth tone colors.

    a. Staff assumes the buildings will be the same colors as phase 1, are color elevations available?

3. Need a detailed drawings of enclosures and screening methods.

    a. Did not find this in the elevations or plan set.

4. Submit a unified lighting plan per Springdale Commercial Design Standards.

5. Sign design, materials, and placement should complement the overall architectural design of the building.

    a. Reviewed Elevations provided on 10.19.2023 and was unable to locate monument sign design. Landscaping surrounding the monument sign has been noted.

TRAILS AT THE CROSSING, PH. II (L23-62)
MULTI FAMILY DESIGN STANDARDS REVIEW
OCTOBER 9, 2023

1. Minimum Requirements:

MF-4	4 units/acre
MF-12	8 units/acre
MF-16	12 units/acre
MF-24	16 units/acre

1. Need lighting plan.
    a. Pedestrian walkway lighting
    b. Light poles and structures shall be no more than 20’ high.
    c. Building mounted lighting shall not be permitted to illuminate parking lots/areas.
    d. Bollard type lighting shall be no more than 4’ high.
    e. Cut-off shields shall be used to prevent glare and light spill off the project site into adjacent properties, buildings and roadways.
    f. Please compare with SW overlay requirements and the more restrictive or footcandle coverage limits will be required.

Incentives:

2. 1% increase in permitted density for each 5% of units with attached garages.
3. 1% increase in permitted density for each 1% of additional usable common open space.
4. 5% increase in permitted density for each 5% increase in brick or masonry above the minimum required. Up to 20% increase.

This was left for our reference as to what incentives were included in the civil set.

Stated: “Usable common space and an increase in brick/masonry have been provided.”

As of 10.20.2024, unable to verify.

TRAILS AT THE CROSSING, PH. II (L23-62)
SOUTHWEST OVERLAY PLANNING COMMENTS
OCTOBER 9, 2023

1. **Landscaping.**

- Ornamental trees. At time of planting, ornamental trees shall have a minimum caliper size of two (2) inches. Caliper is defined as the measurement of the diameter of the trunk six (6) inches above ground level for trees up to four (4) inches in caliper size.

  (a) Pinus Taeda does not meet minimum caliper size. (Shade = 2.5”)

  (b) Quercus Shumardii does not meet the minimum caliper size. (Shade = 2.5”)

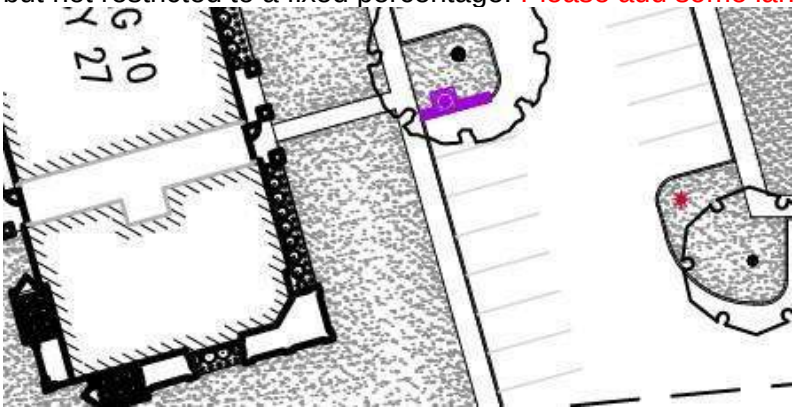
  (c) Quercus Phellos does not meet minimum caliper size. (Shade = 2.5”)

  (d) Quercus Bicolor is not an approved shade tree, must have special consideration requested.

  (e) Please reference the Approved Tree List in Chapter 130.

(2) *Shrubs.* At the time of planting, shrubs shall be a minimum of three (3) gallons in size and eighteen (18) inches.
Ilex Vomitoria/Yaupon Holly does not meet SW Overlay minimum size.

2. *Sidewalk landscaping.* Landscaping and site amenities along pedestrian walkways are encouraged, but not restricted to a fixed percentage. Please add some landscaping to sidewalks where possible.



3. **Lighting.**

a. *Photometric plans.* Applicants shall submit a lighting plan subject to these lighting standards. A point-by-point calculation to show compliance with the lighting standards is required. The calculations shall be measured at grade for lighting levels within the development site. A cut sheet of proposed fixtures, including a candlepower distribution curve, shall also be submitted. A vertical plan footcandle calculation shall be submitted, based upon "maintained" values.

A photometric plan was not provided. Please provide at time of resubmission.

b. *General lighting standards.*

(1) *Pedestrian walkway lighting.* Pedestrian-level, bollard light, ground-mounted lighting, or other low, glare-controlled fixtures mounted on building or landscape walls shall be used to light pedestrian walkways.

(2) *Lighting height.* Bollard type lighting shall be no more than four (4) feet high. See subsection below for lighting standards specific to parking areas.

(3) *Lighting for security.* Accent lighting on buildings is encouraged as a security feature and interior and exterior lighting shall be uniform to allow for surveillance and avoid isolated areas.

(4) *Illumination levels.* Pedestrian areas shall be illuminated to a minimum of one (1) footcandle.

(5) *Design of fixtures/prevention of spillover glare.* Light fixtures shall use cutoff lenses or hoods to prevent glare and light spill off the project site onto adjacent properties, buildings, and roadways.

(6) *Color of light source.* Lighting fixtures should be white, color-correct types such as metal halide or LED to ensure true-color at night and ensure visual comfort for pedestrians.

Building Sconce Lighting

Pedestrian Level / Accent Lighting

Parking Lot Lighting

(7) *Public and private street light standards.*

(8) *Luminaire fixture height.*

- The mounting height for roadway luminaire fixtures shall be forty (40) feet as measured to the top of the fixture from grade.
- Mounting height for accent fixtures at entry to be fourteen (14) feet high.

(9) *Average maintained footcandles.*

- (a) *Maximum footcandle adjoining residential property.* The maximum maintained vertical footcandle at any adjoining residential property line shall be 0.3 footcandles, measured at five (5) feet above grade.
- (b) *Tall pole fixtures.* tall pole fixtures are to be Lithonia, D Series, Size 2, or Phillips RX1 Series with Pole 195 round tapered, graphite finish. Accent fixture at entry to be "Luminous Lighting Eclipse" or Lithonia "Omero" on round pole, graphite finish. Lamps to be color corrected LEDº, 5000.
- (c) *Street light banners.* Pole banners may be used on street lights with a pole banners may not have dimensions larger than twenty-four (24) inches by forty-eight (48) inches and may be approved by the planning commission only for community or development events. The streetlight pole banner attachment brackets may only be mounted at fifteen (15) feet above grade to the lowest bracket, and are to be included on every second pole. Such brackets should be of a size and material approved by the city.

c. *Parking lot lights.*

(1) *Average maintained foot candles—All uses.* The maximum average maintained footcandles for all parking lot lighting shall be five (5) footcandles; the minimum average maintained footcandles shall be two (2) footcandles. For the purpose of this standard, the average maintained footcandle shall be calculated at 0.8 of initial footcandles (maintained). All areas within ten (10) feet of the building must have 0.5 footcandle minimum illumination.

(2) *Uniformity ratios.* Luminaire fixtures shall be arranged in order to provide uniform illumination throughout the parking lot of not more than a 6:1 ratio of average to minimum illumination, and not more than 20:1 ratio of maximum to minimum illumination.

d. *Canopy lights.*

(1) *Average maintained footcandles.* The maximum average maintained footcandles under a canopy shall be twenty-five (25) footcandles. Areas outside the canopy shall be regulated by the standards above.

(2) *Fixtures.* Acceptable fixtures and methods of illumination include:

- *Recessed fixtures.* Recessed fixtures incorporating a lens cover that is either recessed or flush with the bottom surface (ceiling) of the canopy.
- *Indirect lighting.* Indirect lighting where light is beamed upward and then reflected down from the underside of the canopy. Such fixtures shall be shielded such that direct illumination is focused exclusively on the underside of the canopy.

e. *Strobe lights.* Strobe lighting is prohibited in all areas with the exception of lighting required in connection with automatic sprinkler system and building fire alarm water-flow alarms activated by water flow required by the Springdale Fire Department.

f. *On-site access and parking lot lighting.* On-site and parking lot lighting shall be high quality design throughout the development. Lighting to be Metal Halide or LED, color corrected to three thousand six hundred (3,600) degrees to five thousand (5,000) degrees Kelvin, and

must include permanently affixed concrete or metal poles prefinished. Other lighting types may be considered on a specific case-by-case basis.

g. *Building lighting.* Wall mounted lighting and ground mounted lighting may shine upward provided it is designed to keep light overspill to a minimum. Lighting shall be provided at special building design features and at all public entrances.

i. *Security lighting.* Security lighting must be provided around all sides of the building at the minimum lighting levels as noted above.

Building and Fire Comments:

No Comments.

Engineering Comments:

PROJECT NUMBER: L23-62
PROJECT NAME: TRAILS AT THE CROSSINGS
REVIEW DATE: 10/24/2023
REVIEWED BY: KATIE HOLLINGSHEAD, PE, CFM

Flood Zone: X
Address: E of S 64th St
Disturbed Area: 14.7 acres

STANDARD COMMENTS

- Projects with disturbed areas greater than 0.5 acres must apply for a Grading Permit. Submit the following via iWorq Portal: https://springdalear.portal.iworq.net/portalhome/springdalear
    - Application
    - Stormwater Pollution Prevention Plan (SWPPP)
    - ~~o~~ Notice of Coverage (1 acre or larger) ~~or Automatic Site Coverage (under 1 acre)~~

- Submit Grading Permit fee to the City Clerk's office
    - ~~o $250 for sites under 1 acre~~
    - $500 for sites 1 acre and larger

- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.

- 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.

- 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.

PROJECT SPECIFIC COMMENTS

1. **Chapter 106 – Stormwater Drainage**

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

   - *106.5.4.10*** - Easements.
       - Offsite easements shall be filed before acceptance and approval of plans

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted: September 28, 2023 Payment Method: _____

Date Accepted as Complete: _____ Project Number: L23-62

Must meet the below criteria for a Large Scale Submittal:

- ☐ Pre-application meeting held with Springdale Planning Department. Date: August 24th, 2023
- ☒ Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.

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

APPLICATION CONTACTS:

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

Applicant (person making request)	Development Point of Contact for Question & Staff Reviews
Name: C.L. George and Sons Limited Partnership	Name: Ali Karr
E-mail:	E-mail: Ali.Karr@craftontull.com
Address: PO Drawer G, Springdale, AR 72765-2030	Address: 901 N 47th St. #400 Rogers, AR 72756
Phone: 479-927-7287	Phone: 479-636-4838
Site/ Location: East of the intersection of George Ave and S 64th Street	Current Zoning District: A-1
Assessor's Parcel Number(s): 815-30836-200	Rezone required: PUD
	Total Acreage: 14.71 ac

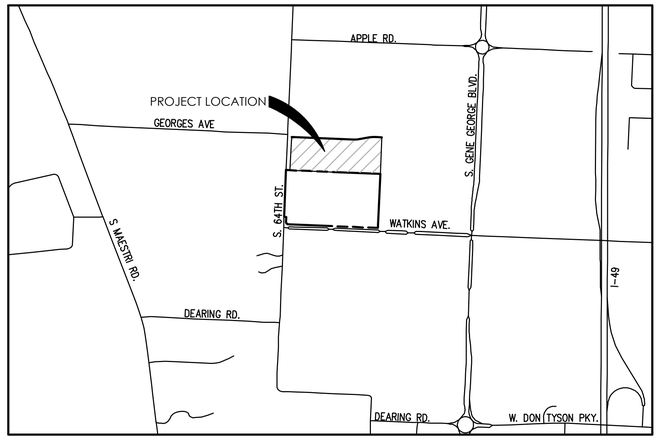
APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information 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): Ali Karr Date: 09.22.2023

Signature:

Staff Notes:

TRAILS AT THE CROSSINGS
PHASE 2
SPRINGDALE, ARKANSAS
LSDP - #L23-62
REZONE - #R23-50



VICINITY MAP (NTS)

LEGEND (EXISTING SYMBOLS)

SYMBOLS	
	BENCHMARK
	FOUND IRON PIPE/REBAR
	PRIMARY CONTROL/SET MONUMENT
	FOUND MONUMENT/ROW
ARV	AIR RELEASE VALVE
	ELECTRIC BOX/PEDESTAL
EB	ELECTRIC JUNCTION BOX
	ELECTRIC TRANSFORMER
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
GM	GAS METER
GV	GAS VALVE
LP	LIGHT POLE
PP	POWER POLE
	SANITARY MANHOLE
CO	SANITARY SEWER CLEANOUT
	SPRINKLER HEAD
	TELEPHONE PEDESTAL
	TV PEDESTAL
WM	WATER METER
WV	WATER VALVE
	DOWN GUY
	STORM SEWER PIPE

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

DROP/CURB INLET
GRATED INLET
TREE
TREE TO BE REMOVED

LEGEND (CONSTRUCT)

SYMBOLS	
	SET IRON PIN
	LIGHT POLE
	POWER POLE
	TELEPHONE PEDESTAL
	TV PEDESTAL
	MANHOLE
	SANITARY SEWER CLEANOUT
	GAS METER
	GAS VALVE
	STORM SEWER PIPE
X-X	STRUCTURE NUMBER
	WATER VALVE
	FIRE HYDRANT ASSEMBLY (INCLUDES 8"X6" TEE)
	AIR RELEASE VALVE
	FIRE DEPARTMENT CONNECTION
	WATER METER
	BACK FLOW PREVENTER
	REDUCER
	RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)
	CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)

LINEWORK
EASEMENT
CURB
1206 INTERMEDIATE CONTOUR
1205 INDEX CONTOUR
SS SANITARY SEWER LINE
G GAS LINE
W WATER LINE
UGT UNDERGROUND TELEPHONE
UGE UNDERGROUND ELECTRIC
OHE OVERHEAD ELECTRIC
FO FIBER OPTIC
UGTV UNDERGROUND TELEVISION
CHAIN LINK FENCE
WOOD FENCE
BARBED WIRE FENCE
BUILDING SET BACK
RIGHT OF WAY
PROPERTY LINE
ROAD CENTERLINE

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

SITE STABILIZATION AND CERTIFICATION

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

GENERAL NOTES

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

"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 INFORMATION:

SITE ADDRESS:
REFER TO OVERALL SITE PLAN
ZONING:
A-1 TO PUD
BUILDING USE:
MULTI-FAMILY RESIDENTIAL

BUILDING SETBACKS:
PUD
FRONT: 30'
SIDE: 8'
REAR: 20'

SITE CALCULATIONS:
PHASE 1:
SITE AREA 22.0± ACRES (958,320± SQ FT)
22.0± ACRES / 468 UNITS = 21.3 UNITS PER ACRE

PHASE 2:
GROSS SITE AREA 14.74± ACRES (641,891± SQ FT)
NET SITE AREA 13.76± ACRES (599,258± SQ FT)
387 UNITS \ 14.74± ACRES = 26 UNITS PER ACRE

TOTAL:
SITE AREA 36.74± ACRES (1,600,211± SQ FT)
855 UNITS \ 36.81± ACRES = 23 UNITS PER ACRE

UNIT CALCULATIONS:
PHASE 2:

BUILDING A 27 UNITS:	9 BUILDINGS	243 UNITS
BUILDING B 24 UNITS:	6 BUILDINGS	144 UNITS
TOTAL:	15 BUILDINGS	387 UNITS

BEDROOM (BEDS) CALCULATIONS:
PHASE 2:

BUILDING A 45 BEDS:	9 BUILDINGS	405 BEDS
BUILDING B 36 BEDS:	6 BUILDINGS	216 BEDS
TOTAL:	15 BUILDINGS	621 BEDS

BUILDING SQUARE FOOTAGE (FOOTPRINT):
PHASE 2:

BUILDING A 8,667± SQ FT	9 BUILDINGS	78,003± SQ FT
BUILDING B 7,674± SQ FT	6 BUILDINGS	46,044± SQ FT
TOTAL: 124,047± SQ FT (FOOTPRINTS)		

MAXIMUM BUILDING AREA PHASE 2 IS 40%:
124,047± SQ FT (FOOTPRINT) / 641,891± SQ FT (SITE AREA) = 19%

PLAY AREA PHASE 2: 125 SQ FT PER BEDROOM
NEW BEDROOM COUNT: BEDROOMS
621 BEDROOMS X 125 SQ FT=
77,625 SQ FT REQUIRED
77,800 SQ FT PROVIDED

FINISHED FLOOR ELEVATIONS: REFER TO GRADING PLANS

BUILDING HEIGHT: 42'-0"

CONTACT INFORMATION

OWNER: 2188 LLC
1200 E JOYCE BLVD, FLOOR 6
FAYETTEVILLE, AR 72703
(479) 521-6686

SITE ENGINEER: CRAFTON TULL
ALI KARR, P.E.
901 N. 47TH ST., SUITE 400
ROGERS, AR 72756
(479) 636-4838
ALI.KARR@CRAFTONTULL.COM

WATER & SEWER: SPRINGDALE WATER UTILITIES
525 OAK ST.
SPRINGDALE, AR
(479) 751-5751

PROPERTY DESCRIPTION

PARCEL # 815-30836-200

TRACT ONE OF AN INFORMAL PLAT RECORDED IN THE PLAT RECORDS OF WASHINGTON COUNTY, ARKANSAS AS FILE NUMBER 0024-00000244. CONTAINING 22.04 ACRES MORE OR LESS LOCATED WITHIN THE SOUTHWEST QUARTER (SW/4) OF THE NORTHEAST QUARTER (NE/4) OF SECTION 08, TOWNSHIP 17 NORTH, RANGE 30 WEST, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS.

AND

ALL THAT PART OF REVISED TRACT THREE OF AN INFORMAL PLAT RECORDED IN THE PLAT RECORDS OF WASHINGTON COUNTY, ARKANSAS AS FILE NUMBER 0024-00000393 THAT IS CONTAINED WITHIN THE SW/4 OF THE NE/4 OF SECTION 08, TOWNSHIP 17 NORTH, RANGE 30 WEST, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS.

BOTH OF THE ABOVE-DESCRIBED

TRACTS BEING JOINTLY KNOWN AS ALL OF THE SW/4 OF THE NE/4 OF SECTION 08, TOWNSHIP 17 NORTH, RANGE 30 WEST, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SW/4 OF THE NE/4 NOW OR FORMERLY MARKED BY A CHISELED X IN CONCRETE CURB; THENCE NORTH 87°33'24" WEST ALONG THE SOUTH LINE OF SAID SW/4 OF THE NE/4, A DISTANCE OF 1319.85 FEET TO THE SOUTHWEST CORNER THEREOF NOW OR FORMERLY MARKED BY A 1/2" REBAR NEAR THE INTERSECTION OF SOUTH 64TH STREET AND WATKINS AVE; THENCE NORTH 02°27'35" EAST ALONG THE WEST LINE OF SAID SW/4 OF THE NE/4, A DISTANCE OF 1319.44 FEET TO THE NORTHWEST CORNER THEREOF NOW OR FORMERLY MARKED BY A MAGNAIL WITH WASHER EMBOSSED "PS 1304"; THENCE SOUTH 87°36'09" EAST ALONG THE NORTH LINE OF SAID SW/4 OF THE NE/4, A DISTANCE OF 1319.66 FEET TO THE NORTHEAST CORNER THEREOF NOW OR FORMERLY MARKED BY A 5/8" REBAR WITH PLASTIC CAP EMBOSSED "PS 1304"; THENCE SOUTH 02°27'06" WEST ALONG THE EAST LINE OF SAID SW/4 OF THE NE/4, A DISTANCE OF 1320.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 39.99 ACRES MORE OR LESS.

BASIS OF BEARING FOR THE HERE-IN-ABOVE DESCRIPTION IS ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 DETERMINED BY GPS OBSERVATION ON THE CITY OF SPRINGDALE CONTROL MONUMENTS USING THE PUBLISHED VALUES.

FLOOD NOTE:

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05143C0065 F, EFFECTIVE DATE MAY 16, 2008.

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

Sheet List Table

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	TOPOGRAPHIC DESIGN SURVEY
C-003	DEMOLITION PLAN
C-004	PHASING PLAN (C)
C-101	MULTI-FAMILY DESIGN STANDARDS (C)
C-102	SITE PLAN A
C-103	SITE PLAN B
C-104	OVERALL GRADING PLAN
C-105	GRADING PLAN A
C-106	GRADING PLAN B
C-107	GRADING PLAN C
C-108	GRADING PLAN D
C-109	GRADING PLAN E
C-110	GRADING PLAN F
C-111	OVERALL UTILITY PLAN (C)
C-112	UTILITY PLAN A (C)
C-113	UTILITY PLAN B (C)
C-114	EROSION CONTROL PHASE 1
C-115	EROSION CONTROL PHASE 2
C-116	PAVING PLAN
C-201	SANITARY SEWER LINE 1 P&P (C)
C-202	SANITARY SEWER LINE 1 P&P (C)
C-203	SANITARY SEWER LINE 2 P&P (C)
C-204	SANITARY SEWER LINE 2 P&P (C)
C-205	WATERLINE 1 & 2 P&P (C)
C-206	WATERLINE 3 P&P (C)
C-207	WATERLINE 3 P&P (C)
C-208	WATERLINE 3 P&P (C)
C-209	FIRE LINE 1, 2 & 3 P&P (C)
C-210	FIRE LINE 4, 5 & 6 P&P (C)
C-211	FIRE LINE 7, 8 & 9 P&P (C)
C-212	FIRE LINE 10, 11 & 12 P&P (C)
C-213	FIRE LINE 13, 14 & 15 P&P (C)
C-214	STORM SEWER LINE 1 P&P (C)
C-215	STORM SEWER LINE 2 P&P (C)
C-501	SWU DETAILS 1
C-502	SWU DETAILS 2
C-503	SWU DETAILS 3
C-504	SPRINGDALE STANDARD DETAILS
C-505	EROSION DETAILS 1
C-506	EROSION DETAILS 2
C-507	STANDARD DETAILS 1
C-508	STANDARD DETAILS 2
C-509	STANDARD DETAILS 3
C-510	STANDARD DETAILS 4
C-511	STANDARD DETAILS 5
C-512	STANDARD DETAILS 6
L-101	OVERALL PLANTING PLAN
L-102	PLANTING PLAN A
L-103	PLANTING PLAN B
L-501	PLANTING DETAILS
LI-501	IRRIGATION DETAILS 1 OF 2
LI-502	IRRIGATION DETAILS 2 OF 2
A-5.1	24 UNIT BUILDING ELEVATIONS
A-5.2	24 UNIT BUILDING ELEVATIONS
A-5.1	27 UNIT BUILDING ELEVATIONS
A-5.2	27 UNIT BUILDING ELEVATIONS

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

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

TABLED PER STAFF UNTIL DECEMBER PC

TRAILS AT THE CROSSINGS
PHASE 2
SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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

PROJECT NO: 23106000
ISSUE DATE: 09/28/23
CONTACT: D. ELLIS
QC by:
QC Date:

PRELIMINARY PLANS

REVIEW SET - NOT FOR CONSTRUCTION

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

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L23-62
COVER SHEET

C-001

DRAWING: G:\23106000_TRAILS\DRAWINGS\PLOTS\23106000_COVER SHEET.DWG
LAST SAVED: MICHAEL.KARR 10/2/2023 8:16 AM PLOTTED BY: MICHAEL.KARR 10/2/2023 8:16 AM PLOTTED BY: MICHAEL.KARR (COPY)

CONTROL POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
28	673326.08	663728.32	1336.19	CTL 5/8 RBR CTA CAP
29	673338.95	663125.34	1318.32	CTL MAG W/WASHER IN SW
30	673365.06	662469.14	1316.58	CTL MAG W/WASHER IN INLET
31	673959.68	662499.51	1304.51	CTL 5/8 RBR CTA CAP
32	673923.95	663783.93	1323.31	CTL 5/8 RBR CTA CAP

PROJECT CONTROL NOTE

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

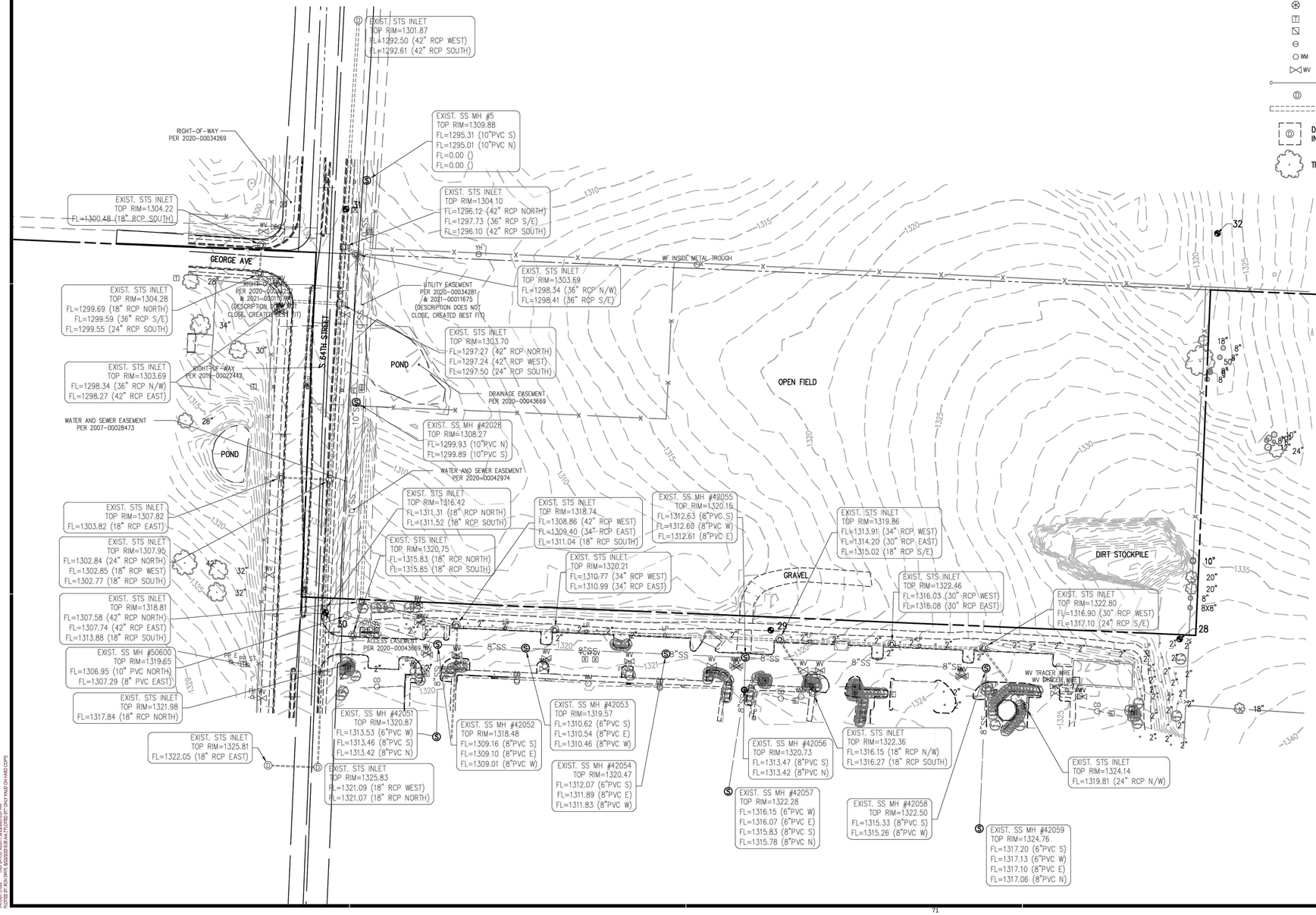
FLOOD ZONE NOTE:

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM MAP NUMBER 05143C0065 F, REVISED DATE MAY 16, 2008.

LEGEND (EXISTING SYMBOLS)

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

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



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CERTIFICATE OF AUTHORIZATION:

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

GRAPHIC SCALE IN FEET
80' 0 80'

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

TRAILS AT THE CROSSING PH-2

6200 CO ROAD 889
SPRINGDALE, AR.

Key Plan

No.	Description	Date

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PROJECT NO: 23106000
ISSUE DATE: 08/17/2023
CONTACT: R SWIFT
QC by:
QC Date:

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TOPOGRAPHIC DESIGN SURVEY

C-002

DRAWING G:\23106000_TRAILS\CAD\PLOTS\CIVIL\SURVEY\DWG\23106000_SURVEY.DWG
LAST MODIFIED ON 8/17/2023 8:58 AM BY TYLER SWIFT
PLOTTED BY TYLER SWIFT ON 8/17/2023 8:58 AM (PLOTTED BY TYLER SWIFT ON HARD COPY)

LEGEND

SYMBOLS TO BE DEMOLISHED

- LIGHT POLE
- POWER POLE
- TELEPHONE PEDESTAL
- MANHOLE
- SANITARY SEWER CLEANOUT
- GAS METER
- STORM SEWER PIPE
- DOWN GUY
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- AIR RELEASE VALVE
- WATER METER
- ELECTRIC PEDESTAL
- DROP INLET
- EXISTING TREE

LINEWORK TO BE DEMOLISHED

- CURB
- SANITARY SEWER LINE (SS)
- GAS LINE (G)
- WATER LINE (SPECIFY SIZE & TYPE) (W)
- UNDERGROUND TELEPHONE (UGT)
- UNDERGROUND ELECTRIC (UGE)
- OVERHEAD ELECTRIC (OHE)
- UNDERGROUND TELEVISION (UGTV)
- OVERHEAD TELEVISION (OHTV)
- DEMOLISHED AREA

SYMBOLS TO REMAIN

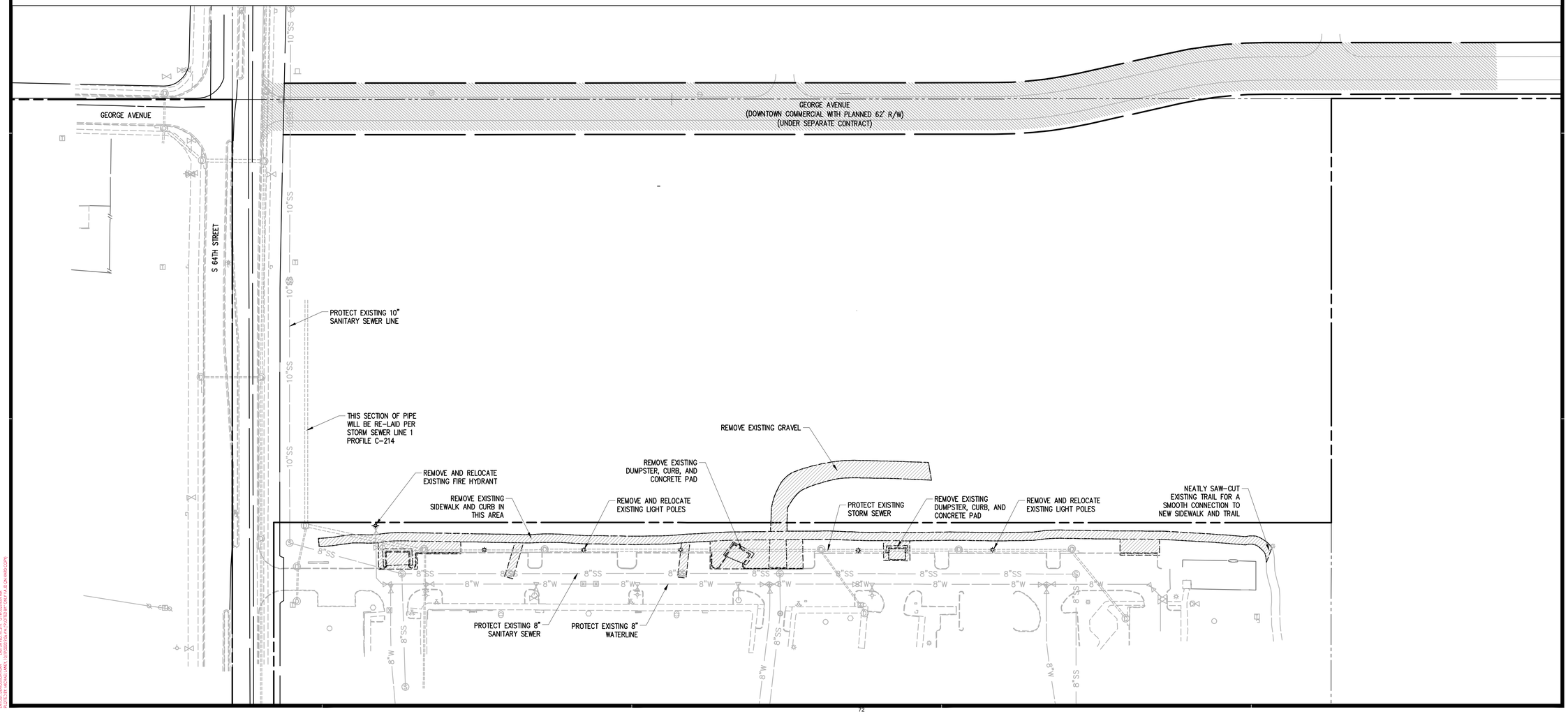
- LIGHT POLE
- POWER POLE
- TELEPHONE PEDESTAL
- TV PEDESTAL
- MANHOLE
- SANITARY SEWER CLEANOUT
- GAS METER
- GAS VALVE
- STORM SEWER PIPE
- DOWN GUY
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- AIR RELEASE VALVE
- FIRE DEPARTMENT CONNECTION
- WATER METER
- SPRINKLER HEAD
- ELECTRIC PEDESTAL
- DROP INLET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

LINEWORK TO REMAIN

- CURB
- SANITARY SEWER LINE (SS)
- GAS LINE (G)
- WATER LINE (SPECIFY SIZE & TYPE) (W)
- UNDERGROUND TELEPHONE (UGT)
- UNDERGROUND ELECTRIC (UGE)
- OVERHEAD ELECTRIC (OHE)
- UNDERGROUND TELEVISION (UGTV)
- OVERHEAD TELEVISION (OHTV)
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- FIBER OPTIC (FO)

DEMOLITION NOTES

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



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GRAPHIC SCALE IN FEET
60' 0 60'

TRAILS AT THE CROSSINGS PHASE 2

SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 23106000
ISSUE DATE: 09/28/23
CONTACT: D. ELLIS
QC By:
QC Date:

PRELIMINARY PLANS

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L23-62

DEMOLITION PLAN

C-003

DRAWING: G:\23\23000_TRAILS\PHASE2\STRUCTURE\CIVIL\DWG\SHEETS\PHASE2 - DEMOLITION PLAN.DWG
LAYOUT: LAYOUT1 DATE: 9/28/2023 8:54:11 AM PLOTTED BY: DAVID ELLIS

LEGEND (EXISTING SYMBOLS)

LINEWORK

CURB

RIGHT OF WAY

LEGEND (CONSTRUCT)

LINEWORK

CURB

RIGHT OF WAY

PROPERTY LINE

ROAD CENTERLINE

PHASE LINE

SIDEWALK

PHASE 1

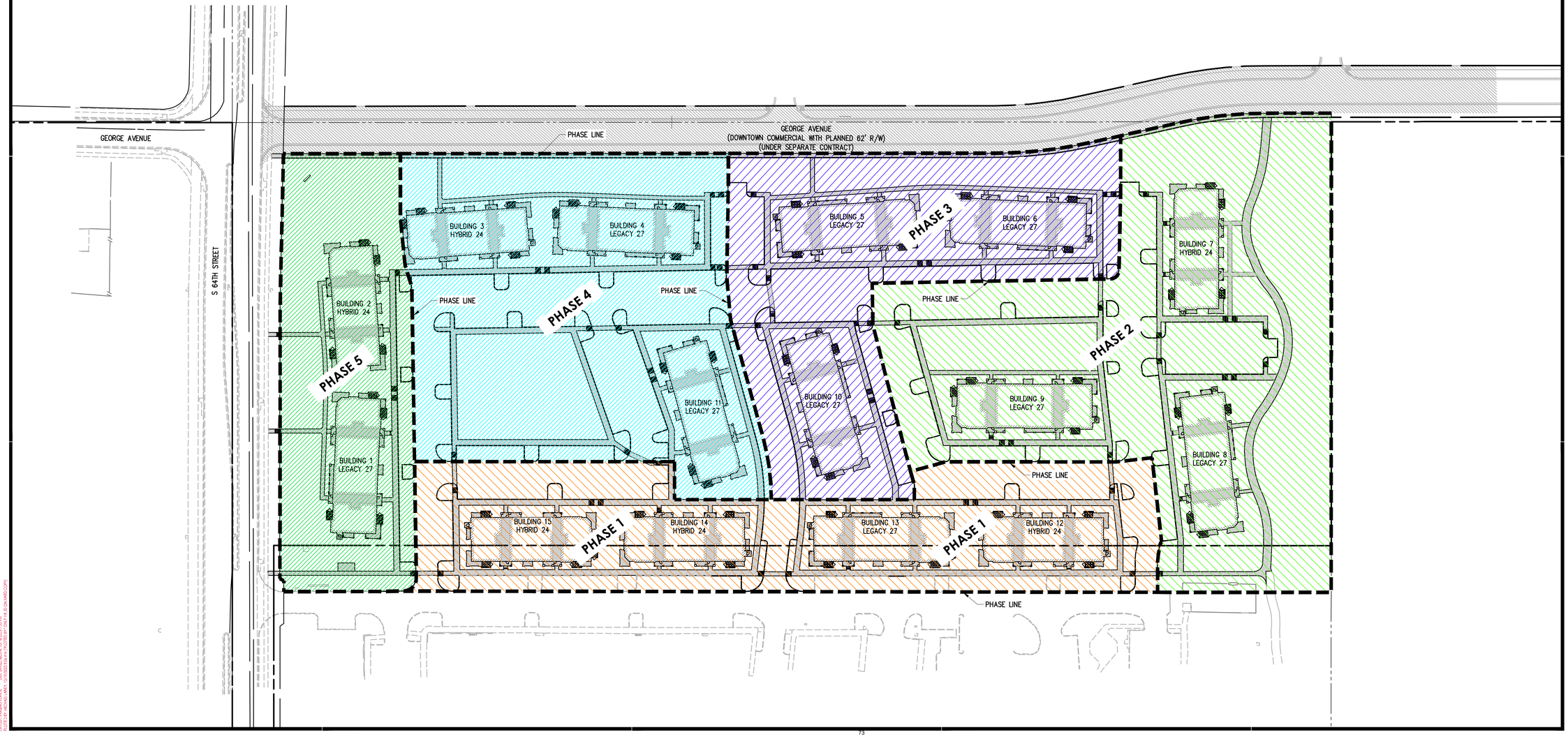
PHASE 2

PHASE 3

PHASE 4

PHASE 5

NOTE:
ALL WATER AND SEWER TO BE COMPLETED IN PHASE 1



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GRAPHIC SCALE IN FEET
60' 0 60'

TRAILS AT THE CROSSINGS PHASE 2

SPRINGDALE, ARKANSAS

Key Plan

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L23-62

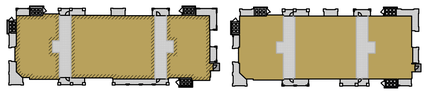
PHASING PLAN (C)

C-004

DRAWING: G:\23\23106000_TRAILS\2-PHASE\STRUCTURE\CIVIL\TIMED PHASING PLAN.DWG
LAYOUT: PHASING PLAN (C) | XREFS: | PLOTTED: 09/28/2023 4:14 PM BY: ELLIS, DAVID

SITE INFORMATION:

SITE ADDRESS:
TBD
ZONING:
A-1/PUD
BUILDING USE:
MULTI-FAMILY RESIDENTIAL
BUILDING SETBACKS:
PUD
FRONT: 30'
SIDE: 8'
REAR: 20'



LEGACY 27 UNIT BUILDING A
45 BEDROOMS
3 STORY

HYBRID LEGACY 24 UNIT BUILDING B
36 BEDROOMS
3 STORY

SITE CALCULATIONS:

PHASE 1:
SITE AREA 22.0± ACRES (958,320± SQ FT)
22.0± ACRES / 468 UNITS = 21.3 UNITS PER ACRE

TOTAL:
SITE AREA 36.74± ACRES (1,600,211± SQ FT)
855 UNITS \ 36.81± ACRES = 23 UNITS PER ACRE

PHASE 2:
GROSS SITE AREA 14.74± ACRES (641,891± SQ FT)
NET SITE AREA 13.76± ACRES (599,258± SQ FT)
387 UNITS \ 14.74± ACRES = 26 UNITS PER ACRE

UNIT CALCULATIONS:

PHASE 1:

BUILDING 1 30 UNITS:	5 BUILDINGS	150 UNITS
BUILDING 2 30 UNITS:	5 BUILDINGS	150 UNITS
BUILDING 3 24 UNITS:	7 BUILDINGS	168 UNITS
TOTAL:	17 BUILDINGS	468 UNITS

PHASE 2:

BUILDING A 27 UNITS:	9 BUILDINGS	243 UNITS
BUILDING B 24 UNITS:	6 BUILDINGS	144 UNITS
TOTAL:	15 BUILDINGS	387 UNITS

TOTAL UNITS:
468 + 387 = 855 UNITS

BEDROOM (BEDS) CALCULATIONS:

PHASE 1:

BUILDING 1 42 BEDS:	5 BUILDINGS	210 BEDS
BUILDING 2 42 BEDS:	5 BUILDINGS	210 BEDS
BUILDING 3 48 BEDS:	7 BUILDINGS	336 BEDS
TOTAL:	15 BUILDINGS	756 BEDS

PHASE 2:

BUILDING A 45 BEDS:	9 BUILDINGS	405 BEDS
BUILDING B 36 BEDS:	6 BUILDINGS	216 BEDS
TOTAL:	15 BUILDINGS	621 BEDS

TOTAL BEDROOMS:
756 + 621 = 1,377 BEDS

BUILDING SQUARE FOOTAGE (FOOTPRINT):

PHASE 1:

BUILDING 1 8,588± SQ FT	5 BUILDINGS	49,940± SQ FT
BUILDING 2 8,588± SQ FT	5 BUILDINGS	49,940 SQ FT
BUILDING 3 8,541± SQ FT	7 BUILDINGS	59,787± SQ FT
TOTAL: 159,667± SQ FT (FOOTPRINTS)		

PHASE 2:

BUILDING A 8,667± SQ FT	9 BUILDINGS	78,003± SQ FT
BUILDING B 7,674± SQ FT	6 BUILDINGS	46,044± SQ FT
TOTAL: 124,047± SQ FT (FOOTPRINTS)		

TOTAL BUILDING SQUARE FOOTAGE (FOOTPRINT):
159,667± + 124,047± = 283,714± SQ FT

MAXIMUM BUILDING AREA PHASE 2 IS 40%
124,047± SQ FT (FOOTPRINT) / 641,891± SQ FT (SITE AREA) = 19%

PLAY AREA PHASE 1:
NEW BEDROOM COUNT: 125 SQ FT PER BEDROOM
BEDROOMS
576 BEDROOMS X 125 SQ FT=
72,000 SQ FT REQUIRED
131,004 SQ FT PROVIDED

PLAY AREA PHASE 2:
NEW BEDROOM COUNT: 125 SQ FT PER BEDROOM
BEDROOMS
621 BEDROOMS X 125 SQ FT=
77,625 SQ FT REQUIRED
77,800 SQ FT PROVIDED

PLAY AREA TOTAL:
131,004± SQ FT (PHASE 1) + 77,800± SQ FT (PHASE 2) = 208,804 SQ FT

SITE AMENITIES PHASE 1:
SITE AMENITY 1: CLUB HOUSE
SITE AMENITY 2: POOL

RECREATIONAL FACILITIES (COMMUNITY AMENITY) PHASE 1:
COMMUNITY AMENITIES FOR COMMON AREA 1: WALKING TRAIL, DOG PARK, BENCHES, HAMMOCK POLES
COMMUNITY AMENITIES FOR COMMON AREA 2: PLANTING AREAS, BBQ PATIO, LARGE TREES
COMMUNITY AMENITIES FOR COMMON AREA 3: PLANTING AREAS, LARGE TREES, BENCHES
COMMUNITY AMENITIES FOR COMMON AREA 4: CLUBHOUSE, SWIMMING POOL, GRILLS
COMMUNITY AMENITIES FOR COMMON AREA 5: VOLLEYBALL COURT, HORSESHOE PITS, PLAYGROUND
COMMUNITY AMENITIES FOR COMMON AREA 6: LIGHTING, LARGE TREES, BENCHES
COMMUNITY AMENITIES FOR COMMON AREA 7: LIGHTING, LARGE TREES, BENCHES

RECREATIONAL FACILITIES (COMMUNITY AMENITY) PHASE 2:
COMMUNITY AMENITIES FOR COMMON AREA 8: LIGHTING, LARGE TREES, BENCHES
COMMUNITY AMENITIES FOR COMMON AREA 9: LIGHTING, LARGE TREES, BENCHES
COMMUNITY AMENITIES FOR COMMON AREA 10: PLANTING AREAS, BENCHES
COMMUNITY AMENITIES FOR COMMON AREA 11: GARDEN LAWN WITH SEATING AREAS
COMMUNITY AMENITIES FOR COMMON AREA 12: GREAT LAWN GATHERING AND PICNIC PARK
COMMUNITY AMENITIES FOR COMMON AREA 13: LIGHTING, LARGE TREES, BENCHES

COMMON OPEN SPACE PHASE 1: 20% OF NET SITE AREA
REQUIRED: 958,320 SQ FT X 0.20 = 191,664 SQ FT
PROVIDED: 315,985 SQ FT (33%)

COMMON OPEN SPACE PHASE 2: 20% OF NET SITE AREA
REQUIRED: 641,891± SQ FT X 0.20 = 128,378 SQ FT
PROVIDED: 200,999 SQ FT (36%)

ALLOWED DENSITY ZONING PHASE 1: MULTIFAMILY 24 (16 UNITS PER ACRE)
PROVIDED DENSITY IS (468 UNITS/22.0 AC) 21.3 UNITS PER ACRE.

ADDITIONAL COMMON SPACE OF 124,321 SQ FT (13%), PROVIDED GARAGES FOR 12.6% OF UNITS ALLOWS (2% BONUS), 20% BONUS FOR BUILDING MATERIALS EQUALS A DENSITY INCREASE OF 35%

WITH ADDITIONAL ALLOWANCES OUR INCREASED MAX DENSITY IS 21.60 UNITS PER ACRE.

ALLOWED DENSITY ZONING PHASE 2: MULTIFAMILY 24 (16 UNITS PER ACRE)
PROVIDED DENSITY IS (387 UNITS/14.81 AC) 26.1 UNITS PER ACRE.

ADDITIONAL COMMON SPACE OF 72,621 SQ FT (16%), 20% BONUS FOR BUILDING MATERIALS EQUALS A DENSITY INCREASE OF 36%.

WITH ADDITIONAL ALLOWANCES OUR INCREASED MAX DENSITY IS 22 UNITS PER ACRE.

PARKING CALCULATIONS:

PER MULTI-FAMILY DESIGN STANDARDS PHASE 1:
3 PARKING SPACES PER DWELLING UNIT FOR THE FIRST 20 DWELLING UNITS; = 60 SPACES
2.25 SPACES PER DWELLING UNIT FOR THE NEXT 50 DWELLING UNITS, = 113 SPACES
1.75 SPACES PER DWELLING UNIT FOR EACH DWELLING UNIT
OVER 70 DWELLING UNITS. = 555 SPACES
TOTAL REQUIRED: 728 SPACES

PUD REQUIRED PARKING PHASE 1:
MULTI-FAMILY PER PUD: 1 PER BEDROOM
756 BEDROOMS X 1 = 756 STALLS
ADA: 756 X 2% = 15
TOTAL REQUIRED: 756 PARKING STALLS

PROVIDED PARKING PHASE 1:

STANDARD PARKING:	687 PARKING STALLS
ADA STALL:	20 ADA STALLS
GARAGE STALLS:	60 PARKING STALLS
DEMOD STALLS:	5 PARKING STALLS
TOTAL STALLS:	762 PARKING STALLS

PUD REQUIRED PARKING PHASE 2:
MULTI-FAMILY PER PUD: 1 PER BEDROOM
513 BEDROOMS X 1 = 513 STALLS
ADA: 513 X 2% = 10
TOTAL REQUIRED: 513 PARKING STALLS

PROVIDED PARKING PHASE 2:

STANDARD PARKING:	444 PARKING STALLS
ADA STALL:	15 ADA STALLS
TOTAL STALLS:	459 PARKING STALLS

PROVIDED PARKING TOTAL:

STANDARD PARKING:	1,131 PARKING STALLS
ADA STALL:	35 ADA STALLS
GARAGE STALLS:	60 PARKING STALLS
TOTAL STALLS:	1,221 PARKING STALLS

CRIME PREVENTION DESIGN:

NATURAL ACCESS CONTROL:
1 HALLWAYS WELL LIT
2 STAIRWELLS CENTRALLY LOCATED
3 ACCESS TO THE BUILDING LIMITED TO NO MORE THAN TWO (2) POINTS
4 CYLINDER DEAD BOLTS INSTALLED ON ALL EXTERIOR DOORS

NATURAL SURVEILLANCE:
1 ALL DOORS THAT OPEN TO THE OUTSIDE WELL LIT
2 VISITOR PARKING DESIGNATED
3 PARKING AREAS VISIBLE FROM WINDOWS AND DOORS
4 PARKING AREAS AND PEDESTRIAN WALKWAY WELL LIT
5 STAIRWELLS WELL LIT AND OPEN TO VIEW, NOT BEHIND SOLID WALLS AND ROOFING

TERRITORIAL REINFORCEMENT:
1 DOOR KNOBS BE FORTY INCHES (40") FROM WINDOW PANES ALL BUILDINGS AND RESIDENTIAL UNITS CLEARLY IDENTIFIED BY STREET ADDRESS NUMBERS THAT ARE A MINIMUM OF FIVE INCHES (5") HIGH, AND WELL LIT AT NIGHT
2 COMMON DOORWAYS HAVE WINDOWS AND KEY CONTROLLED BY RESIDENTS

ACTIVITY SUPPORT:
ACTIVITY SUPPORT. CREATE ACTIVITY SUPPORT BY PLACING NEW OR EXISTING ACTIVITIES IN AN AREA SO THAT INDIVIDUALS ENGAGED IN A PARTICULAR ACTIVITY BECOME PART OF THE NATURAL SURVEILLANCE OF OTHER AREAS. FOR EXAMPLE, PICNIC AREAS MAY BE LOCATED NEXT TO TOT LOTS, NOT AWAY FROM SUCH AREAS, TO ASSIST IN OBSERVATION OF CHILDREN AT PLAY.

PLANT MATERIAL

PARKING LOT TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	TYPE
	20	GINKGO BILOBA 'THE PRESIDENT' TM / PRESIDENTIAL GOLD MAIDENHAIR TREE	B & B	2"CAL	8' HT. MIN.	SHADE
	25	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE SAWLEAF ZELKOVA	B & B	2"CAL	8' HT. MIN.	SHADE
SITE TREES	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**HEIGHT**	**TYPE**
	13	NYSSA SYLVATICA / BLACK GUM	B & B	2"CAL	8' HT. MIN.	SHADE
	23	PINUS TAEDA / LOBLOLLY PINE	B & B	2"CAL	8' HT. MIN.	EVERGREEN
	22	PISTACIA CHINENSIS / CHINESE PISTACHE	B & B	2"CAL	8' HT. MIN.	ORNAMENTAL
	8	PLATANUS X ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANE TREE	B & B	2"CAL	8' HT. MIN.	SHADE
	4	QUERCUS PHELLOS / WILLOW OAK	B & B	2"CAL	8' HT. MIN.	SHADE
STREET TREES	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**HEIGHT**	**TYPE**
	3	CERCIS CANADENSIS TEXENSIS 'OKLAHOMA' / OKLAHOMA TEXAS REDBUD	B & B	2"CAL	8' HT. MIN.	ORNAMENTAL
	19	GLEDITSIA TRIACANTHOS F. INERMIS / THORNLESS HONEY LOCUST	B & B	2"CAL	8'-10' HT.	SHADE
	17	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2.5" CAL	10' HT MIN	SHADE
	12	QUERCUS RUBRA / NORTHERN RED OAK	B & B	2"CAL	8' HT. MIN.	SHADE
	19	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	2"CAL	8' HT. MIN.	EVERGREEN

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Rogers, Arkansas 72756
Crafton Tull
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CERTIFICATE OF AUTHORIZATION:
CRAFTON, TULL & ASSOCIATES, INC. No. 109
CERTIFICATE OF AUTHORIZATION ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
100' 0 100'

TRAILS AT THE CROSSINGS PHASE 2

SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 23106000
ISSUE DATE: 09/28/23
CONTACT: D. ELLIS
QC by:
QC Date:

PRELIMINARY PLANS

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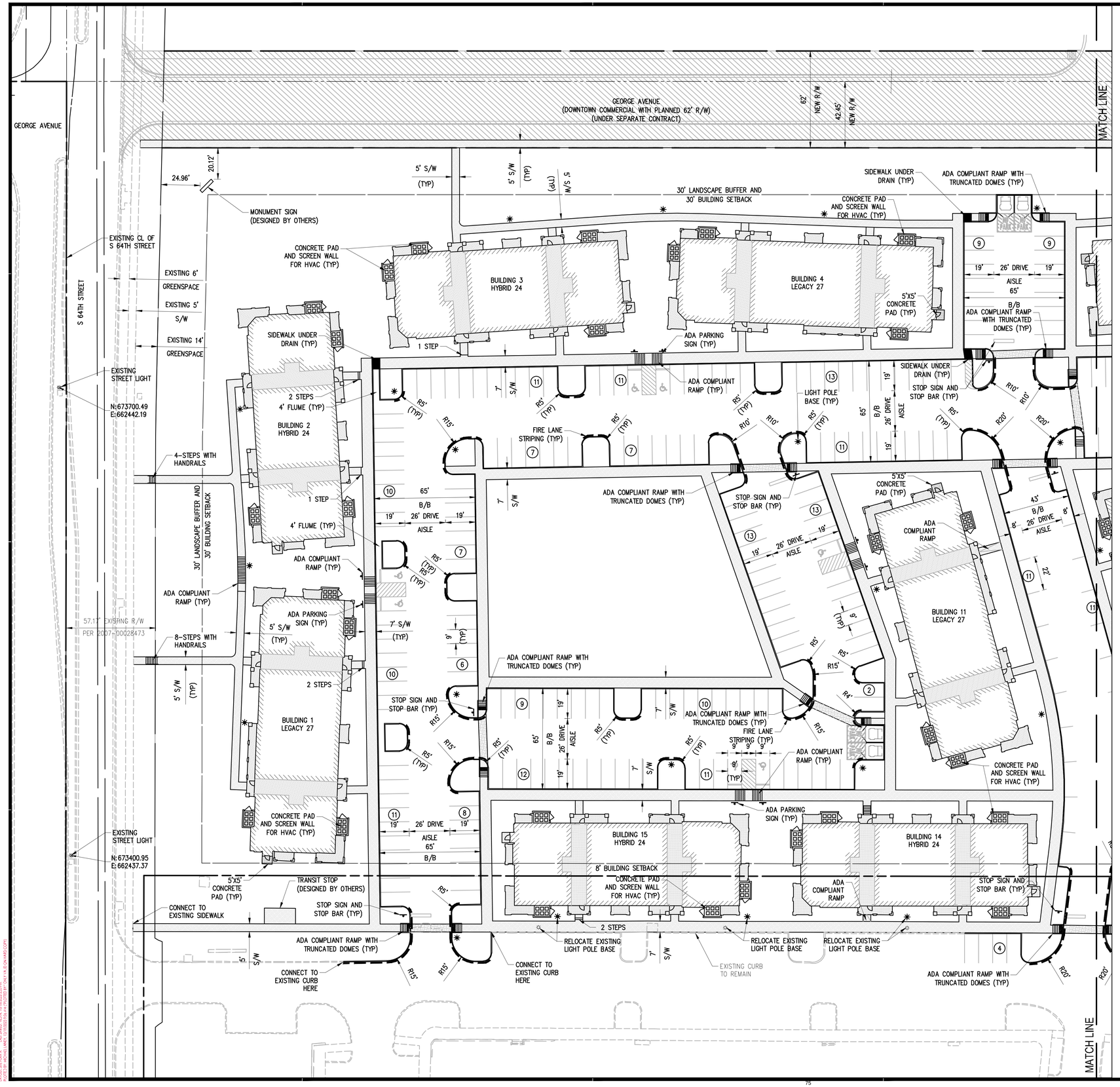
L23-62

MULTI-FAMILY DESIGN STANDARDS (C)

C-101

DRAWING: C:\23 SIMS TRAILS\PHASE 2\PLOT\DWG\SHEETS\C101_SHEET.DWG, 9/28/2023 9:56:29 AM, MICHAEL LANE, C:\23 SIMS TRAILS\PHASE 2\PLOT\DWG\PLOT STYLES\CRAFTON.CTB, PLOTTED BY: MICHAEL LANE, 9/28/2023 9:56:29 AM, PLOTTED BY: DWG TO PDF.PC3, FULL SIZE PLOT, 1:1 SCALE, DO NOT SCALE COPY



LEGEND (EXISTING SYMBOLS)

SYMBOLS		LINEWORK
○	FOUND IRON PIN	
☼	LIGHT POLE	CURB
		RIGHT OF WAY
		ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS		LINEWORK
●	SET IRON PIN	
✱	LIGHT POLE	CURB
FARE-PARE	DUMPSTER SCREENED WITH MATERIALS SIMILAR TO BUILDING (DESIGNED BY ARCH)	BUILDING SET BACK
		RIGHT OF WAY
		PROPERTY LINE
		ROAD CENTERLINE
		FIRE LANE STRIPING
		SIDEWALK

SITE NOTES

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

CITY OF SPRINGDALE NOTES:

"STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
a) DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
b) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
c) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
d) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
e) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE."

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GRAPHIC SCALE IN FEET
30' 0 30'

TRAILS AT THE CROSSINGS PHASE 2

SPRINGDALE, ARKANSAS

Key Plan

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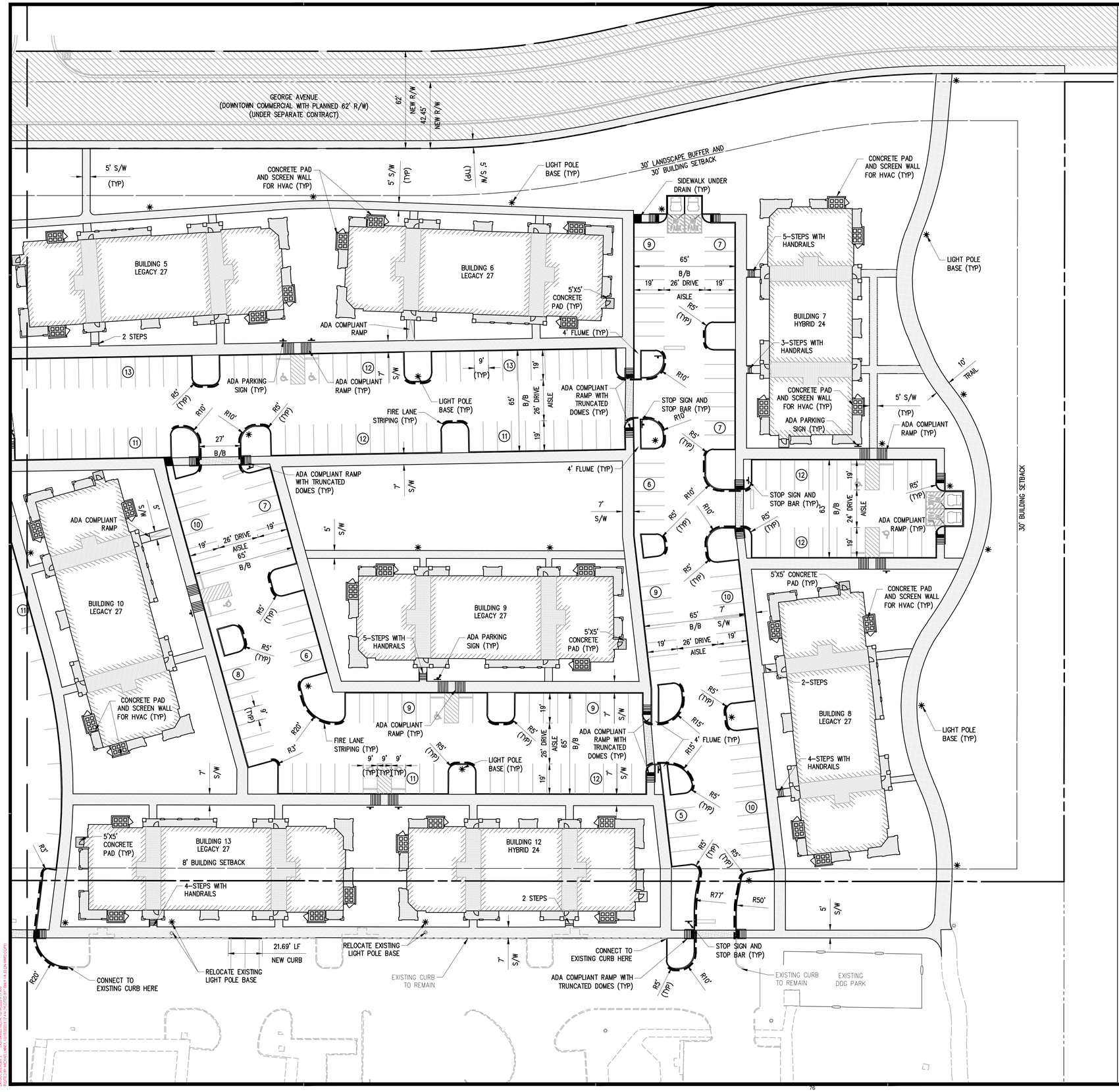
SITE PLAN A

C-102

DRAWING C:\23 JOBS_TRAILS\DRAWINGS\CIVIL\CSHEETS\PLAT.DWG
PLOTTED BY: RICHARD LAIRD - 10/10/2023 8:56 AM CHANGED BY: TIM A. ECKLAND (CORP)



LEGEND (EXISTING SYMBOLS)

SYMBOLS		LINEWORK
o	FOUND IRON PIN	
☼	LIGHT POLE	CURB
		RIGHT OF WAY
		ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS		LINEWORK
•	SET IRON PIN	
✱	LIGHT POLE	CURB
FIRE LANE FIRE LANE	DUMPSTER SCREENED WITH MATERIALS SIMILAR TO BUILDING (DESIGNED BY ARCH)	BUILDING SET BACK
		RIGHT OF WAY
		PROPERTY LINE
		ROAD CENTERLINE
		FIRE LANE STRIPING
		SIDEWALK

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GRAPHIC SCALE IN FEET
30' 0 30'

TRAILS AT THE CROSSINGS PHASE 2

SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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SITE PLAN B

C-103

DRAWING C:\23\23000\TRAILS\DWG\ARCH\ACTIVE\C103\C103PRTSHT.DWG
LAST SAVED BY: MICHELLE.HENRY 10/5/2023 7:14:16 AM
PLOTTED BY: MICHELLE.HENRY 10/5/2023 7:14:17 AM PLOTTED AT: 100% = FULL SIZE ARCH D SHEET

LEGEND (EXISTING)

SYMBOLS	LINEWORK
STORM SEWER PIPE	CURB
GRATED INLET	INTERMEDIATE CONTOUR 1206
DROP INLET	INDEX CONTOUR 1205
TREE	

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
STORM SEWER PIPE	CURB
(X-X) STRUCTURE NUMBER	INTERMEDIATE CONTOUR 1206
DROP INLET	INDEX CONTOUR 1205
TC XX.XX TOP OF CURB	PROPERTY LINE
TP XX.XX TOP OF PAVEMENT	GRADE BREAK LINE
HP XX.XX HIGH POINT	
LP XX.XX LOW POINT	
FG XX.XX FINISH GRADE	
SW XX.XX SIDEWALK	
TW XX.XX TOP OF WALL	
BW XX.XX BOTTOM OF WALL	
TC/TP XX.XX TOP OF CURB/TOP OF PAVEMENT	
TG XX.XX TOP OF GRATE	

SITE STABILIZATION AND CERTIFICATION

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

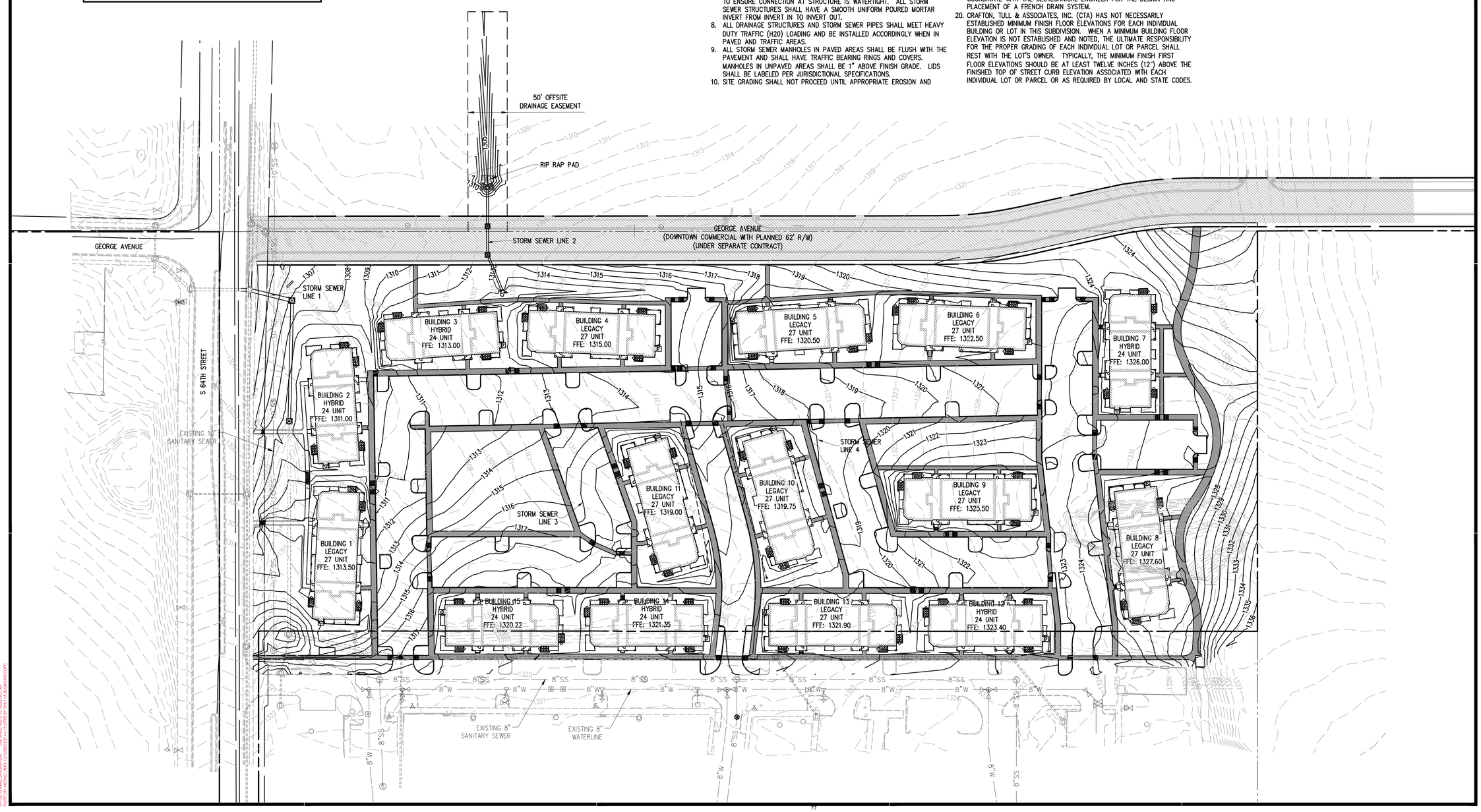
GRADING AND DRAINAGE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. THE OWNER/CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING AND PROVIDING SEPARATE AND INDEPENDENT RETAINING WALL DESIGNS, INSPECTIONS, AND CERTIFICATIONS BY A REGISTERED PROFESSIONAL ENGINEER OTHER THAN CRAFTON TULL. THIS SHALL ALSO APPLY TO ANY ASSOCIATED AND NECESSARY PUBLIC SAFETY DEVICES INCLUDING, BUT NOT LIMITED TO, PEDESTRIAN SAFETY RAILS.
3. 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 EXISTING UTILITIES ON SITE OR IN RIGHT-OF-WAY. ALL UTILITIES MUST BE LOCATED PRIOR TO GRADING START.
4. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
5. ALL CUT OR FILL SLOPES SHALL BE A MAX 4:1 SLOPE EXCEPT FOR THE INTERIOR SLOPES OF PONDS/SWALES.
6. 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 CONDITION OR BETTER.
7. ALL STORM SEWER PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUTED TO ENSURE CONNECTION AT STRUCTURE IS WATERTIGHT. ALL STORM SEWER STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
8. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY WHEN IN PAVED AND TRAFFIC AREAS.
9. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING RINGS AND COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 1" ABOVE FINISH GRADE. LIDS SHALL BE LABELED PER JURISDICTIONAL SPECIFICATIONS.
10. SITE GRADING SHALL NOT PROCEED UNTIL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL NPDES PERMIT AND THE SWPPP FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
11. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL TO FINAL GRADE. REFER TO THE LANDSCAPE PLAN.
12. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON PLANS, CONTACT ENGINEER IMMEDIATELY.
13. THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS THROUGHOUT ALL PHASES OF CONSTRUCTION.
14. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
15. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
16. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
17. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ENSURE A SMOOTH FIT AND CONTINUOUS GRADE.
18. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
19. IF WET AREAS ARE ENCOUNTERED ON-SITE THE CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER FOR THE DESIGN AND PLACEMENT OF A FRENCH DRAIN SYSTEM.
20. CRAFTON, TULL & ASSOCIATES, INC. (CTA) HAS NOT NECESSARILY ESTABLISHED MINIMUM FINISH FLOOR ELEVATIONS FOR EACH INDIVIDUAL BUILDING OR LOT IN THIS SUBDIVISION. WHEN A MINIMUM BUILDING FLOOR ELEVATION IS NOT ESTABLISHED AND NOTED, THE ULTIMATE RESPONSIBILITY FOR THE PROPER GRADING OF EACH INDIVIDUAL LOT OR PARCEL SHALL REST WITH THE LOT'S OWNER. TYPICALLY, THE MINIMUM FINISH FIRST FLOOR ELEVATIONS SHOULD BE AT LEAST TWELVE INCHES (12") ABOVE THE FINISHED TOP OF STREET CURB ELEVATION ASSOCIATED WITH EACH INDIVIDUAL LOT OR PARCEL OR AS REQUIRED BY LOCAL AND STATE CODES.

ACCESSIBILITY NOTES

INDICATES ACCESSIBLE ROUTE.

1. THE AREAS ON THIS SHEET INDICATED BY THIS HATCH PATTERN ARE CONSIDERED AN ACCESSIBLE ROUTE AND SHALL MEET THE LATEST EDITIONS AND GUIDELINES PROVIDED BY THE FAIR HOUSING ACT (FHA) AND/OR THE AMERICANS WITH DISABILITIES ACT (ADA).
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE ACCESSIBLE ROUTES PER THESE PLANS AND THE FHA/ADA GUIDELINES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY IN THE DETAILS AND GRADES PROVIDED ON THE GRADING PLAN PRIOR TO PLACING ANY CONCRETE.
3. THE MAXIMUM CROSS SLOPE SHALL NOT EXCEED 2% FOR ANY ACCESSIBLE ROUTE.
4. THE MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% FOR AN ACCESSIBLE ROUTE UNLESS A RAMP IS PROVIDED THAT MEETS THE REQUIREMENTS OF AN ACCESSIBLE ROUTE (SEE DETAILS).
5. THE MAXIMUM SLOPE OF AN ACCESSIBLE PARKING STALL NOT EXCEED 2% IN ANY DIRECTION.
6. ACCESSIBLE ROUTE DETAILS FOR SIDEWALKS, CROSSWALKS, RAMPS, HANDRAILS, AND HANDICAP PARKING STALLS ARE PROVIDED ON SHEETS C-507 AND C-508.
7. NEITHER THE OWNER NOR THE ENGINEER WILL MAKE EXHAUSTIVE CHECKS OF THE CONTRACTOR'S WORK ON THE ACCESSIBLE ROUTES. RATHER, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE ACCESSIBLE ROUTES PER THE PLANS AND DETAILS TO ENSURE COMPLIANCE WITH THE FHA/ADA.
8. AT HIS OWN EXPENSE, THE CONTRACTOR SHALL REMOVE AND REPLACE ANY SECTIONS OF AN ACCESSIBLE ROUTE THAT EXCEED THE MAXIMUM GRADES. THIS SHALL BE STRICTLY ENFORCED.



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GRAPHIC SCALE IN FEET
60' 0 60'

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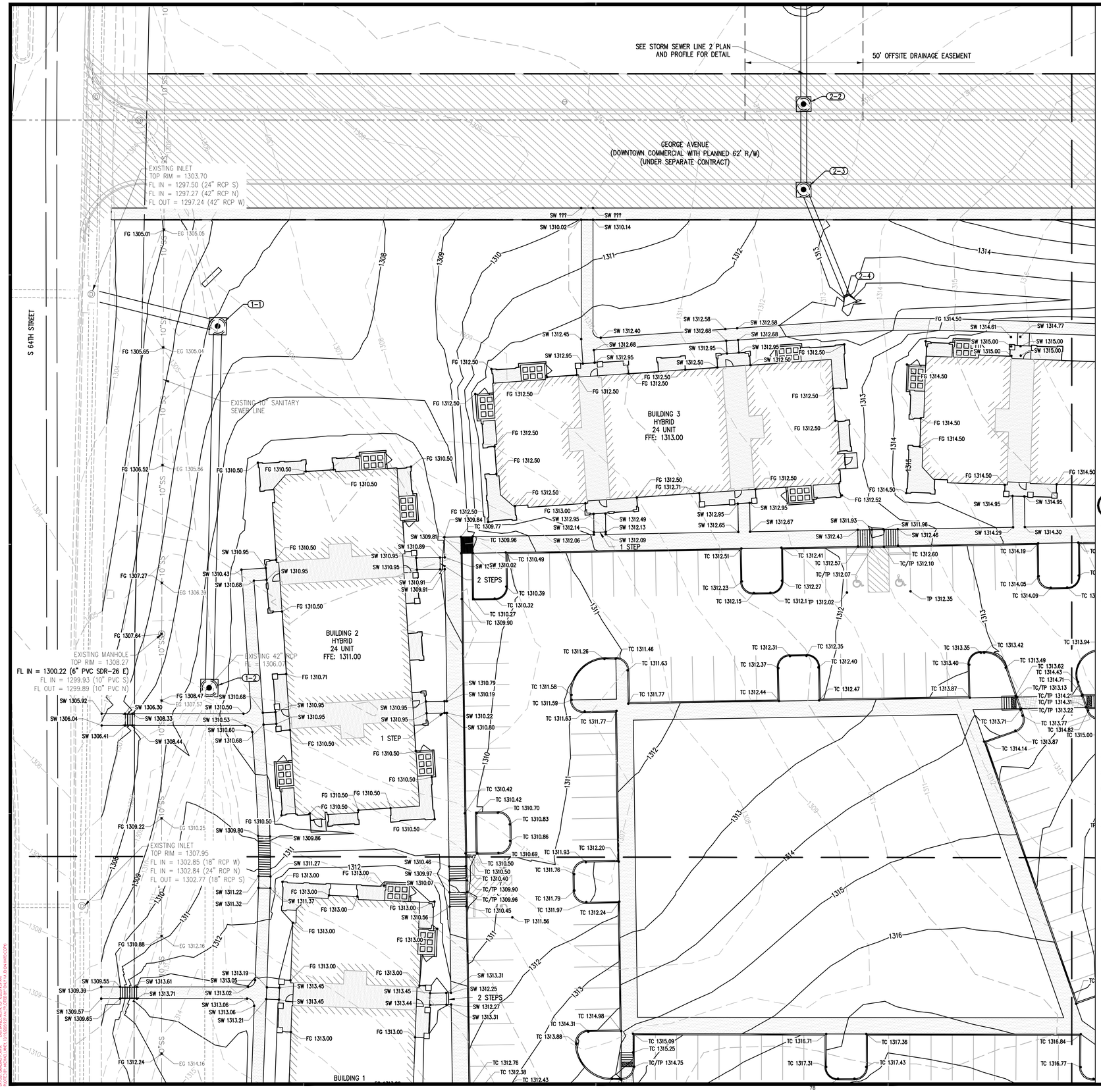
L23-62

OVERALL GRADING PLAN

C-104

DRAWING: G:\23\23000\TRAILS\PHASE2\STRUCTURE\CIVIL\DWG\OVERALL GRADING PLAN.DWG
LAST SAVED: 9/28/2023 2:46:47 PM BY: DELLIS
PLOTTED: 9/28/2023 2:47:01 PM BY: DELLIS (PLOTTED BY CTA IS FOR REVIEW ONLY)



LEGEND (EXISTING)

SYMBOLS		LINEWORK
	STORM SEWER PIPE	CURB
	GRATED INLET	INTERMEDIATE CONTOUR 1206
	DROP INLET	INDEX CONTOUR 1205
	TREE	WATER LINE (SPECIFY SIZE & TYPE) W
		SANITARY SEWER LINE (SPECIFY SIZE & TYPE) SS
WM	WATER METER	
WV	WATER VALVE	
FH	FIRE HYDRANT	
	SANITARY MANHOLE	

LEGEND (CONSTRUCT)

SYMBOLS		LINEWORK
	STORM SEWER PIPE	
X-X	STRUCTURE NUMBER	CURB
	DROP INLET	INTERMEDIATE CONTOUR 1206
		INDEX CONTOUR 1205
TC XX.XX	TOP OF CURB	PROPERTY LINE
TP XX.XX	TOP OF PAVEMENT	GRADE BREAK LINE
HP XX.XX	HIGH POINT	
LP XX.XX	LOW POINT	
FG XX.XX	FINISH GRADE	
SW XX.XX	SIDEWALK	
TW XX.XX	TOP OF WALL	
BW XX.XX	BOTTOM OF WALL	
TC/TP XX.XX	TOP OF CURB/ TOP OF PAVEMENT	
TG XX.XX	TOP OF GRATE	

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

GRAPHIC SCALE IN FEET
20' 0 20'

TRAILS AT THE CROSSINGS PHASE 2

SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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ISSUE DATE: 09/28/23
CONTACT: D. ELLIS
QC by:
QC Date:

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L23-62

GRADING PLAN A

C-105

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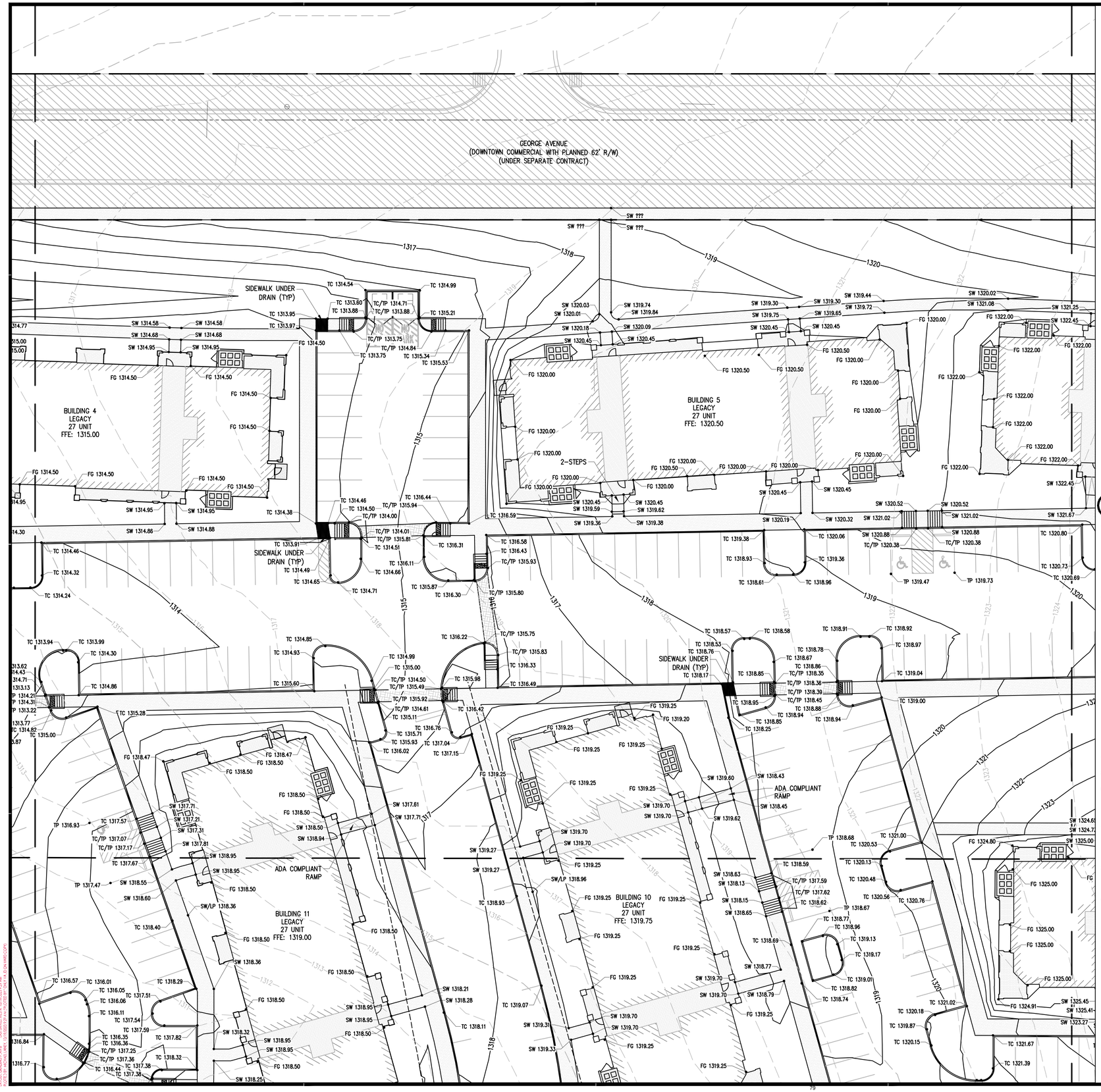
PLOTTED BY: MICHAEL LEWIS - 09/28/2023 2:51 PM | PLOTTED TO PDF TO JOB NO.PDF.CTPS



LEGEND (EXISTING)

SYMBOLS		LINEWORK
	STORM SEWER PIPE	CURB
	GRATED INLET	INTERMEDIATE CONTOUR
	DROP INLET	INDEX CONTOUR
	TREE	WATER LINE (SPECIFY SIZE & TYPE)
WM	WATER METER	SANITARY SEWER LINE (SPECIFY SIZE & TYPE)
WV	WATER VALVE	
FH	FIRE HYDRANT	
	SANITARY MANHOLE	

LEGEND (CONSTRUCT)

SYMBOLS		LINEWORK
	STORM SEWER PIPE	
X-X	STRUCTURE NUMBER	CURB
	DROP INLET	INTERMEDIATE CONTOUR
		INDEX CONTOUR
		PROPERTY LINE
		GRADE BREAK LINE
TC XX.XX	TOP OF CURB	
TP XX.XX	TOP OF PAVEMENT	
HP XX.XX	HIGH POINT	
LP XX.XX	LOW POINT	
FG XX.XX	FINISH GRADE	
SW XX.XX	SIDEWALK	
TW XX.XX	TOP OF WALL	
BW XX.XX	BOTTOM OF WALL	
TC/TP XX.XX	TOP OF CURB/ TOP OF PAVEMENT	
TG XX.XX	TOP OF GRATE	

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GRAPHIC SCALE IN FEET
20' 0 20'

TRAILS AT THE CROSSINGS PHASE 2

SPRINGDALE, ARKANSAS

Key Plan

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GRADING PLAN B

C-106

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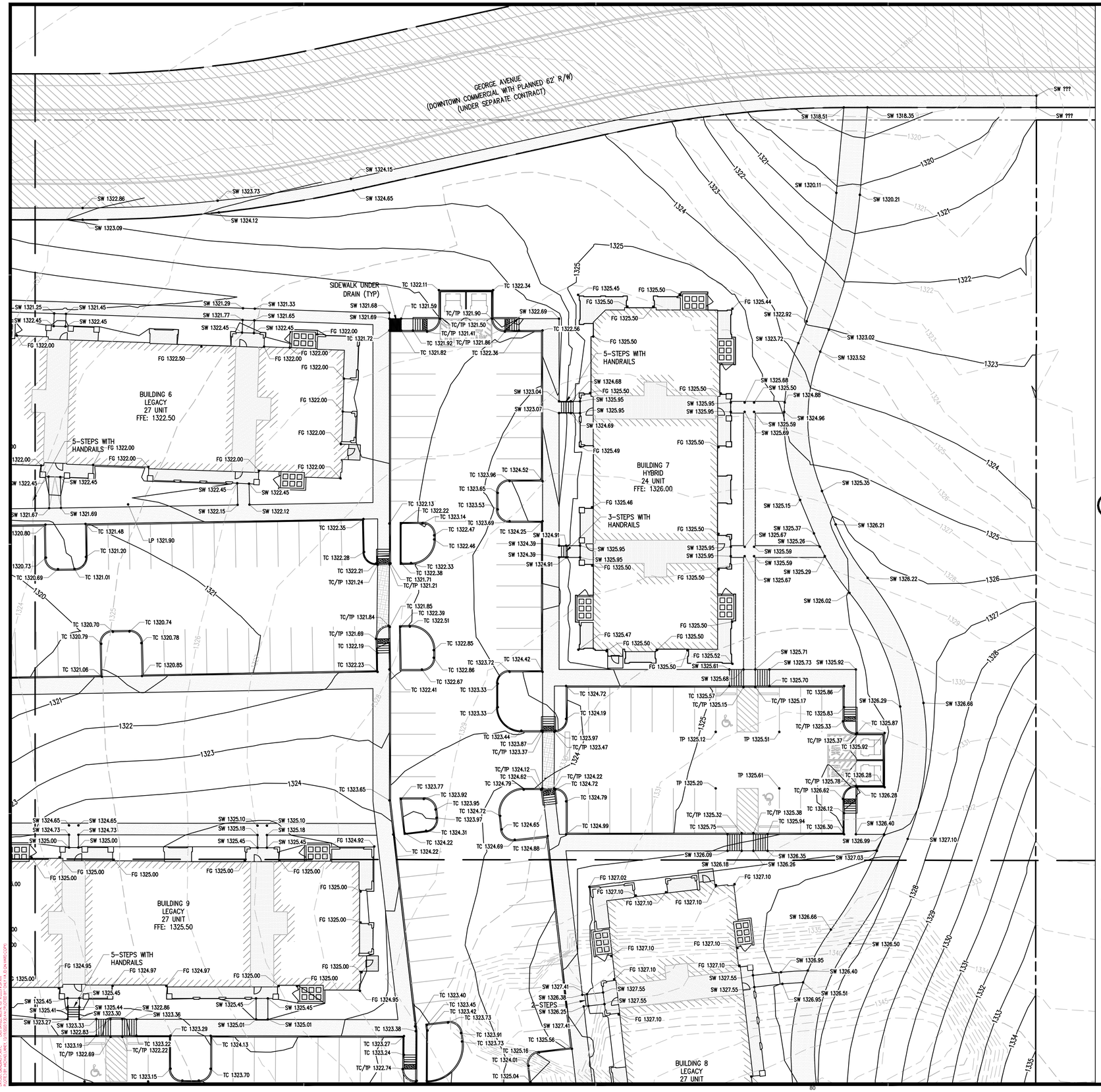

LEGEND (EXISTING)

SYMBOLS		LINEWORK
	STORM SEWER PIPE	CURB
	GRATED INLET	INTERMEDIATE CONTOUR
	DROP INLET	INDEX CONTOUR
	TREE	WATER LINE (SPECIFY SIZE & TYPE)
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	SANITARY MANHOLE	

LEGEND (CONSTRUCT)

SYMBOLS		LINEWORK
	STORM SEWER PIPE	
X-X	STRUCTURE NUMBER	CURB
	DROP INLET	INTERMEDIATE CONTOUR
		INDEX CONTOUR
TC XX.XX	TOP OF CURB	PROPERTY LINE
TP XX.XX	TOP OF PAVEMENT	GRADE BREAK LINE
HP XX.XX	HIGH POINT	
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GRADING PLAN C

C-107

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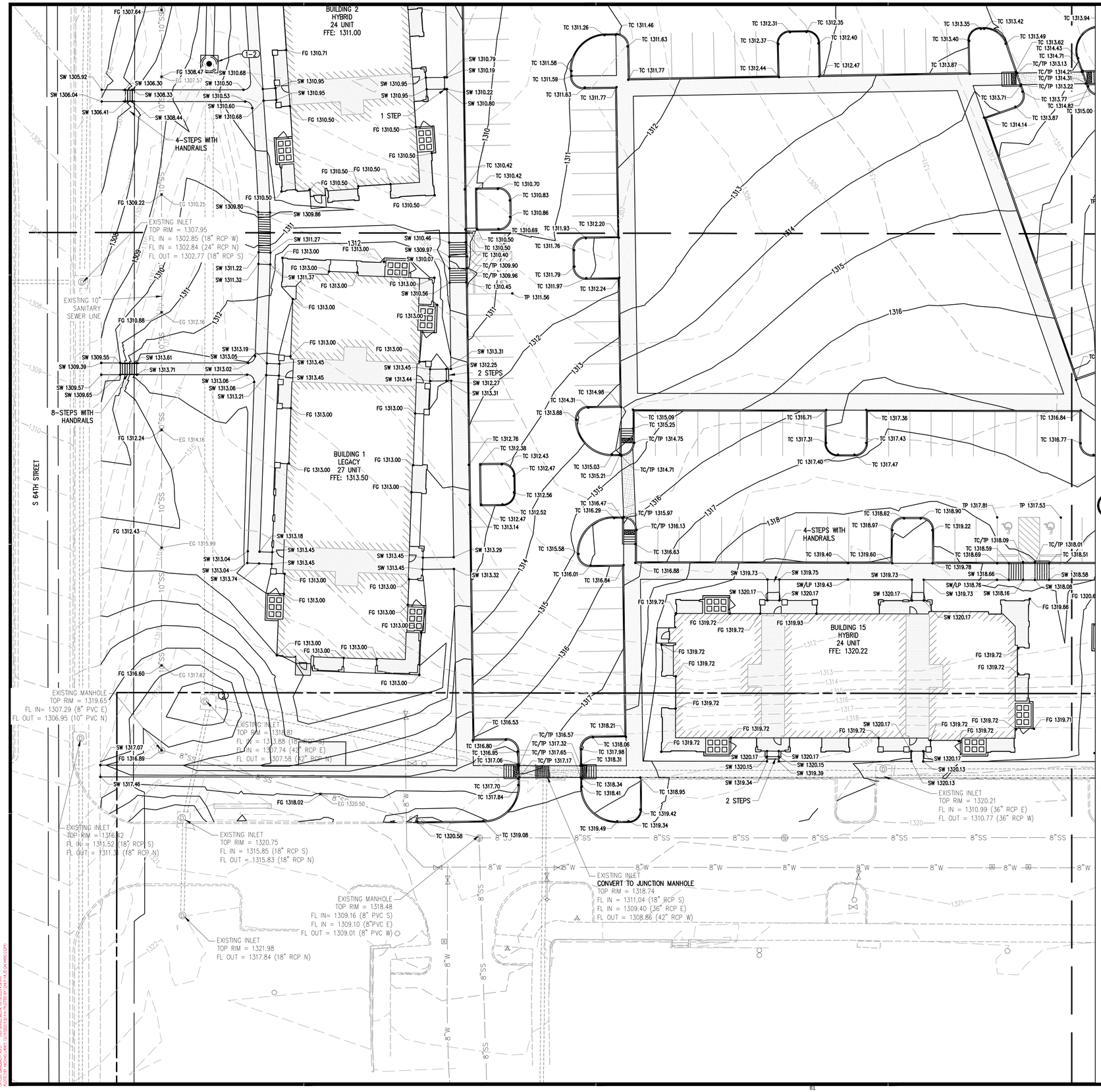

LEGEND (EXISTING)

SYMBOLS		LINEWORK
	STORM SEWER PIPE	CURB
	GRATED INLET	INTERMEDIATE CONTOUR
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SYMBOLS		LINEWORK
	STORM SEWER PIPE	
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No. 109
ARKANSAS

GRAPHIC SCALE IN FEET
20' 0 20'

TRAILS AT THE CROSSINGS PHASE 2

SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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CONTACT: D. ELLIS
QC by:
QC Date:

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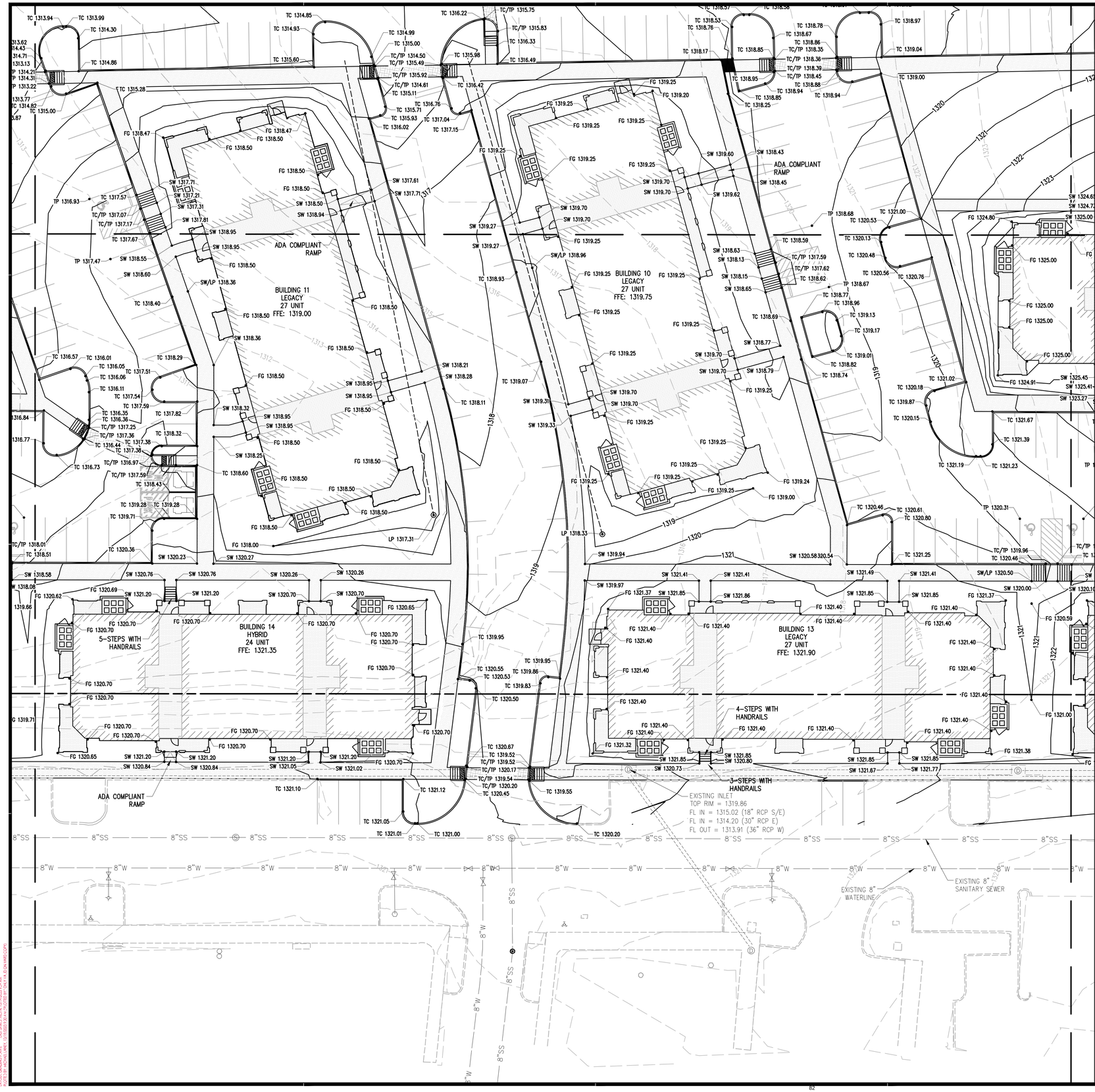
L23-62

GRADING PLAN D

C-108

DRAWING G:\23\23065.TRAILS\2-PERMIT\STRUCTURE\CIVIL\PHASE\GRADING\GRADING PLAN.DWG
PLOTTED BY: MICHAEL CRAIG - 10/5/2023 8:30:24 AM [PLOTTED BY CTA TO BLUEPRINTS COPY]



LEGEND (EXISTING)

SYMBOLS	LINEWORK
STORM SEWER PIPE	CURB
GRATED INLET	INTERMEDIATE CONTOUR
DROP INLET	INDEX CONTOUR
TREE	WATER LINE (SPECIFY SIZE & TYPE)
	SANITARY SEWER LINE (SPECIFY SIZE & TYPE)
WM WATER METER	
WV WATER VALVE	
FH FIRE HYDRANT	
SANITARY MANHOLE	

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
STORM SEWER PIPE	
(X-X) STRUCTURE NUMBER	CURB
DROP INLET	INTERMEDIATE CONTOUR
	INDEX CONTOUR
TC XX.XX TOP OF CURB	PROPERTY LINE
TP XX.XX TOP OF PAVEMENT	GRADE BREAK LINE
HP XX.XX HIGH POINT	
LP XX.XX LOW POINT	
FG XX.XX FINISH GRADE	
SW XX.XX SIDEWALK	
TW XX.XX TOP OF WALL	
BW XX.XX BOTTOM OF WALL	
TC/TP XX.XX TOP OF CURB/ TOP OF PAVEMENT	
TG XX.XX TOP OF GRADE	

SITE STABILIZATION AND CERTIFICATION

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GRADING AND DRAINAGE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. THE OWNER/CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING AND PROVIDING SEPARATE AND INDEPENDENT RETAINING WALL DESIGNS, INSPECTIONS, AND CERTIFICATIONS BY A REGISTERED PROFESSIONAL ENGINEER OTHER THAN CRAFTON TULL. THIS SHALL ALSO APPLY TO ANY ASSOCIATED AND NECESSARY PUBLIC SAFETY DEVICES INCLUDING, BUT NOT LIMITED TO, PEDESTRIAN SAFETY RAILS.
3. 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 EXISTING UTILITIES ON SITE OR IN RIGHT-OF-WAY. ALL UTILITIES MUST BE LOCATED PRIOR TO GRADING START.
4. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
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6. 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 CONDITION OR BETTER.
7. ALL STORM SEWER PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUTED TO ENSURE CONNECTION AT STRUCTURE IS WATERTIGHT. ALL STORM SEWER STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
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TRAILS AT THE CROSSINGS PHASE 2

SPRINGDALE, ARKANSAS

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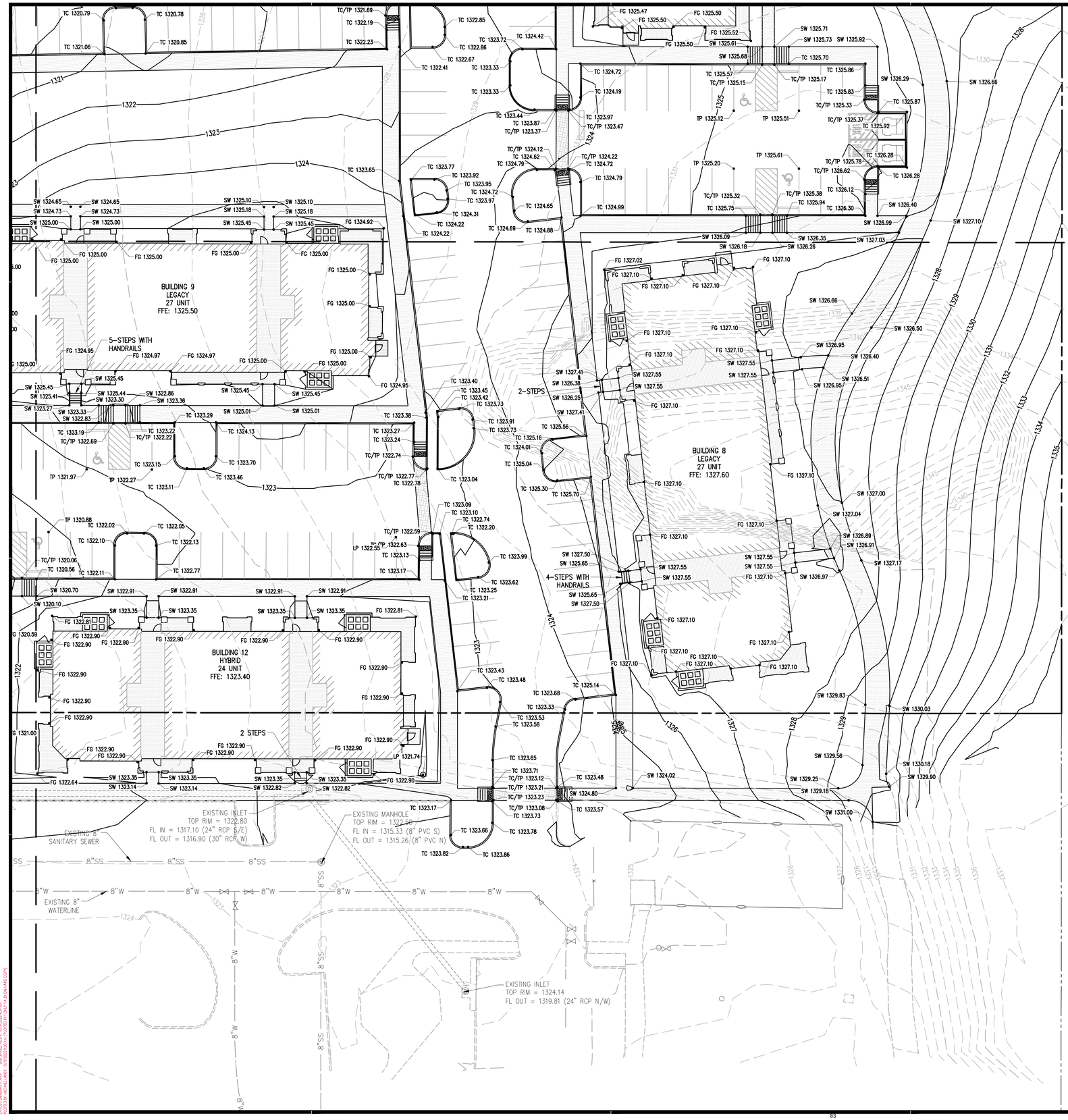
GRADING PLAN E

C-109

DRAWING C:\23106000_TRAILS\SHEETS\GRADING\C109_GRADING PLAN E.DWG
PLOTTED BY: MICHAEL HARD - 10/10/2023 8:54 AM - PLOTTED BY: DALTA DUNCAN (CSP)



LEGEND (EXISTING)

SYMBOLS		LINEWORK
	STORM SEWER PIPE	CURB
	GRATED INLET	INTERMEDIATE CONTOUR
	DROP INLET	INDEX CONTOUR
	TREE	WATER LINE (SPECIFY SIZE & TYPE)
WM	WATER METER	SANITARY SEWER LINE (SPECIFY SIZE & TYPE)
WV	WATER VALVE	
FH	FIRE HYDRANT	
	SANITARY MANHOLE	

LEGEND (CONSTRUCT)

SYMBOLS		LINEWORK
	STORM SEWER PIPE	
X-X	STRUCTURE NUMBER	CURB
	DROP INLET	INTERMEDIATE CONTOUR
		INDEX CONTOUR
TC XX.XX	TOP OF CURB	PROPERTY LINE
TP XX.XX	TOP OF PAVEMENT	GRADE BREAK LINE
HP XX.XX	HIGH POINT	
LP XX.XX	LOW POINT	
FG XX.XX	FINISH GRADE	
SW XX.XX	SIDEWALK	
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TG XX.XX	TOP OF GRATE	

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TRAILS AT THE CROSSINGS PHASE 2

SPRINGDALE, ARKANSAS

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L23-62

GRADING PLAN F

C-110

LEGEND (EXISTING SYMBOLS)

SYMBOLS	
	BENCHMARK
	FOUND IRON PIPE/REBAR
	PRIMARY CONTROL/SET MONUMENT
	FOUND MONUMENT/ROW
ARV	AIR RELEASE VALVE
	ELECTRIC BOX/PEDESTAL
EB	ELECTRIC JUNCTION BOX
	ELECTRIC TRANSFORMER
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
GM	GAS METER
GV	GAS VALVE
LP	LIGHT POLE
PP	POWER POLE
	SANITARY MANHOLE
CO	SANITARY SEWER CLEANOUT
	SPRINKLER HEAD
	TELEPHONE PEDESTAL
	TV PEDESTAL
WM	WATER METER
WV	WATER VALVE
	DOWN GUY
	STORM SEWER PIPE

LINEWORK	
	EASEMENT
	CURB
SS	SANITARY SEWER LINE (SPECIFY SIZE & TYPE)
G	GAS LINE
W	WATER LINE (SPECIFY SIZE & TYPE)
UGT	UNDERGROUND TELEPHONE
UGE	UNDERGROUND ELECTRIC
OHE	OVERHEAD ELECTRIC
UGTV	UNDERGROUND TELEVISION
OHTV	OVERHEAD TELEVISION
X	BARBED WIRE FENCE
FO	FIBER OPTIC
	RIGHT OF WAY

DROP/CURB INLET
GRATED INLET
TREE
TREE TO BE REMOVED

LEGEND (CONSTRUCT)

SYMBOLS	
	SET IRON PIN
	LIGHT POLE
	MANHOLE
	SANITARY SEWER CLEANOUT
	STORM SEWER PIPE
X-X	STRUCTURE NUMBER
	WATER VALVE
	FIRE HYDRANT ASSEMBLY (INCLUDES 8"X6" TEE)
	AIR RELEASE VALVE
	FIRE DEPARTMENT CONNECTION
	WATER METER
	BACK FLOW PREVENTER
	REDUCER
	RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)
	CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)

LINEWORK	
	EASEMENT
	CURB
SS	SANITARY SEWER LINE
G	GAS LINE
W	WATER LINE
	RIGHT OF WAY
	PROPERTY LINE
	HDPE DRAIN LINE

NOTE:
ALL WATER AND SEWER TO BE COMPLETED IN PHASE 1

UTILITY NOTES

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

NOTE:
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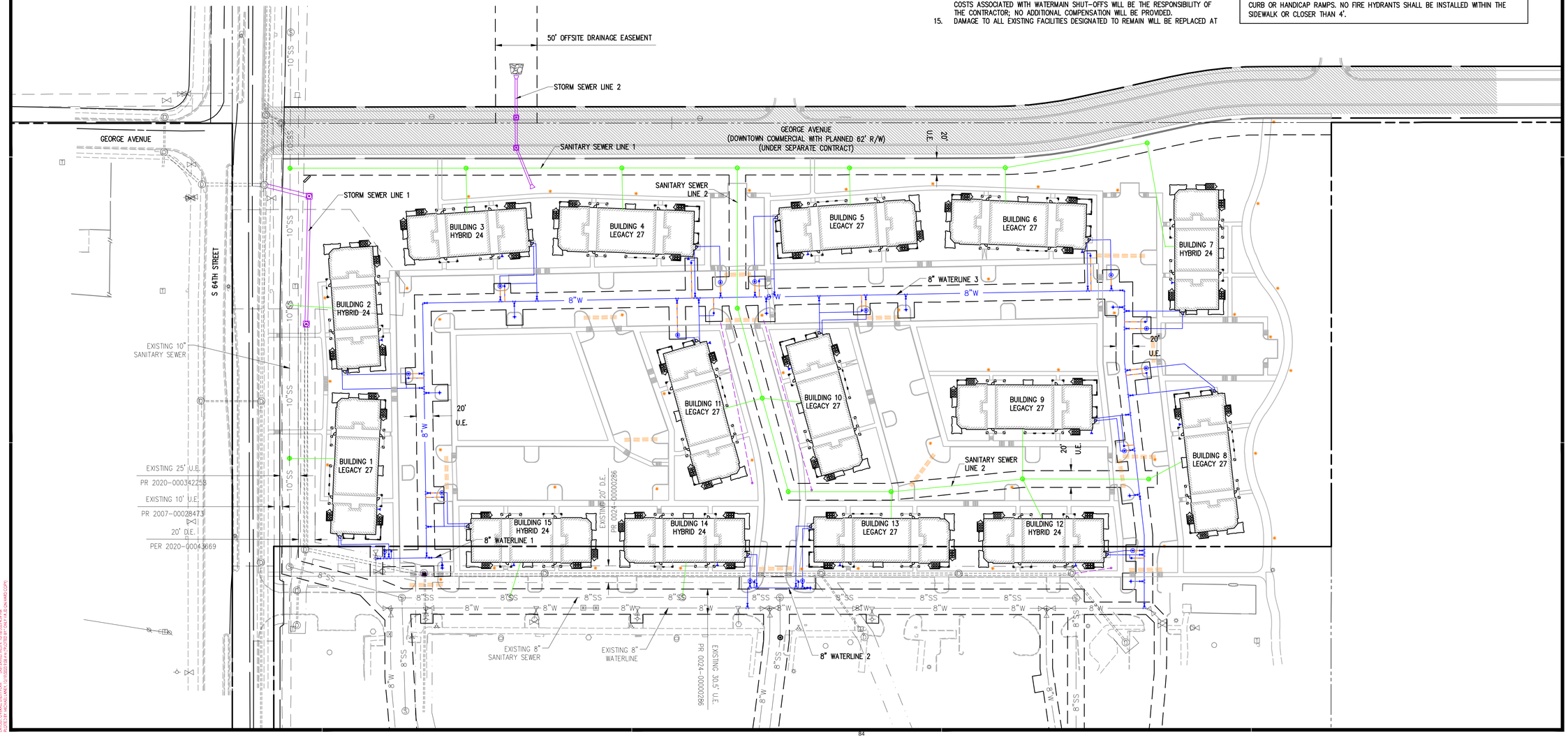

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GRAPHIC SCALE IN FEET
60' 0 60'

TRAILS AT THE CROSSINGS PHASE 2

SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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CONTACT: D. ELLIS
QC by:
QC Date:

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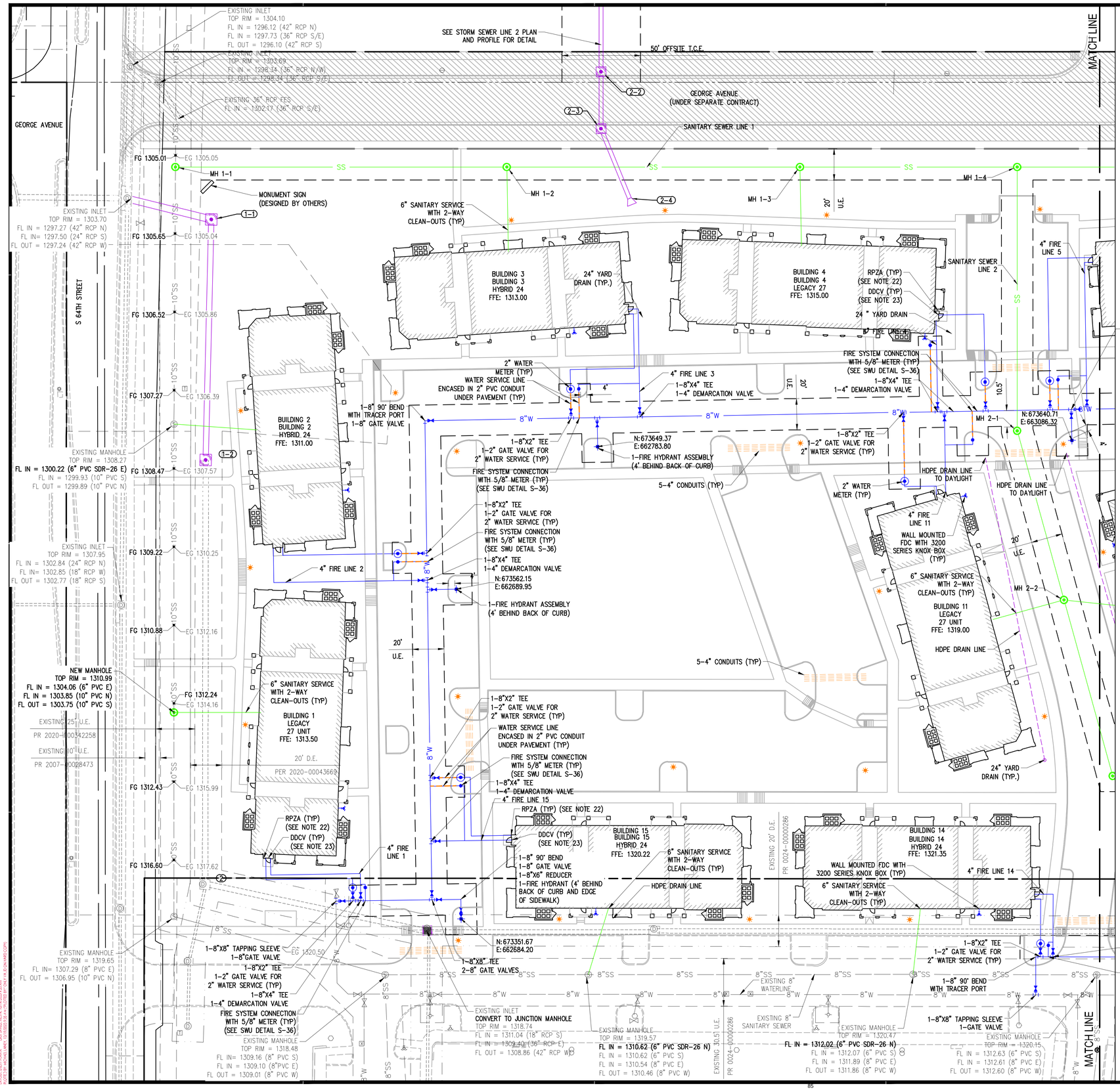
L23-62

OVERALL UTILITY PLAN (C)

C-111

DRAWING: O:\23\23000-TRAILS\PHASE2\BUILDING\PLOTS\PHASE2 OVERALL UTILITY PLAN.DWG
PLOTTED BY: MICHAEL LANCE - 09/28/2023 8:58 AM - PLOTTED FROM A FILE BY DONNA FOX



LEGEND (EXISTING SYMBOLS)

SYMBOLS		LINEWORK	
ARV	AIR RELEASE VALVE		EASEMENT
EB	ELECTRIC BOX/PEDESTAL		CURB
EJB	ELECTRIC JUNCTION BOX	SS	SANITARY SEWER LINE (SPECIFY SIZE & TYPE)
ET	ELECTRIC TRANSFORMER	G	GAS LINE
FDC	FIRE DEPARTMENT CONNECTION	W	WATER LINE (SPECIFY SIZE & TYPE)
FH	FIRE HYDRANT	UGT	UNDERGROUND TELEPHONE
GM	GAS METER	UGE	UNDERGROUND ELECTRIC
GV	GAS VALVE	OHE	OVERHEAD ELECTRIC
LP	LIGHT POLE	UGTV	UNDERGROUND TELEVISION
PP	POWER POLE	OHTV	OVERHEAD TELEVISION
	SANITARY MANHOLE	X	BARBED WIRE FENCE
CO	SANITARY SEWER CLEANOUT	FO	FIBER OPTIC
	SPRINKLER HEAD		RIGHT OF WAY
T	TELEPHONE PEDESTAL		
	TV PEDESTAL		
WM	WATER METER		
WV	WATER VALVE		
	DOWN GUY		
	STORM SEWER PIPE		
	DROP/CURB INLET		
	GRATED INLET		

1-FIRE HYDRANT ASSEMBLY (4' BEHIND BACK OF CURB) 1-8" GATE VALVE

LEGEND (CONSTRUCT)

SYMBOLS		LINEWORK	
	SET IRON PIN		EASEMENT
	LIGHT POLE		CURB
	POWER POLE	SS	SANITARY SEWER LINE
	MANHOLE	G	GAS LINE
	SANITARY SEWER CLEANOUT	W	WATER LINE
	STORM SEWER PIPE	UGE	UNDERGROUND ELECTRIC
X-X	STRUCTURE NUMBER		RIGHT OF WAY
	WATER VALVE		PROPERTY LINE
	FIRE HYDRANT ASSEMBLY (INCLUDES 8"X6" TEE)		ROOF DRAIN
	AIR RELEASE VALVE		RIGHT OF WAY
	FIRE DEPARTMENT CONNECTION		PROPERTY LINE
	WATER METER		
	BACK FLOW PREVENTER		
	REDUCER		
	RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)		
	CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)		

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NOTE:
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GRAPHIC SCALE IN FEET
30' 0 30'

TRAILS AT THE CROSSINGS PHASE 2

SPRINGDALE, ARKANSAS

Key Plan

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QC by:
QC Date:

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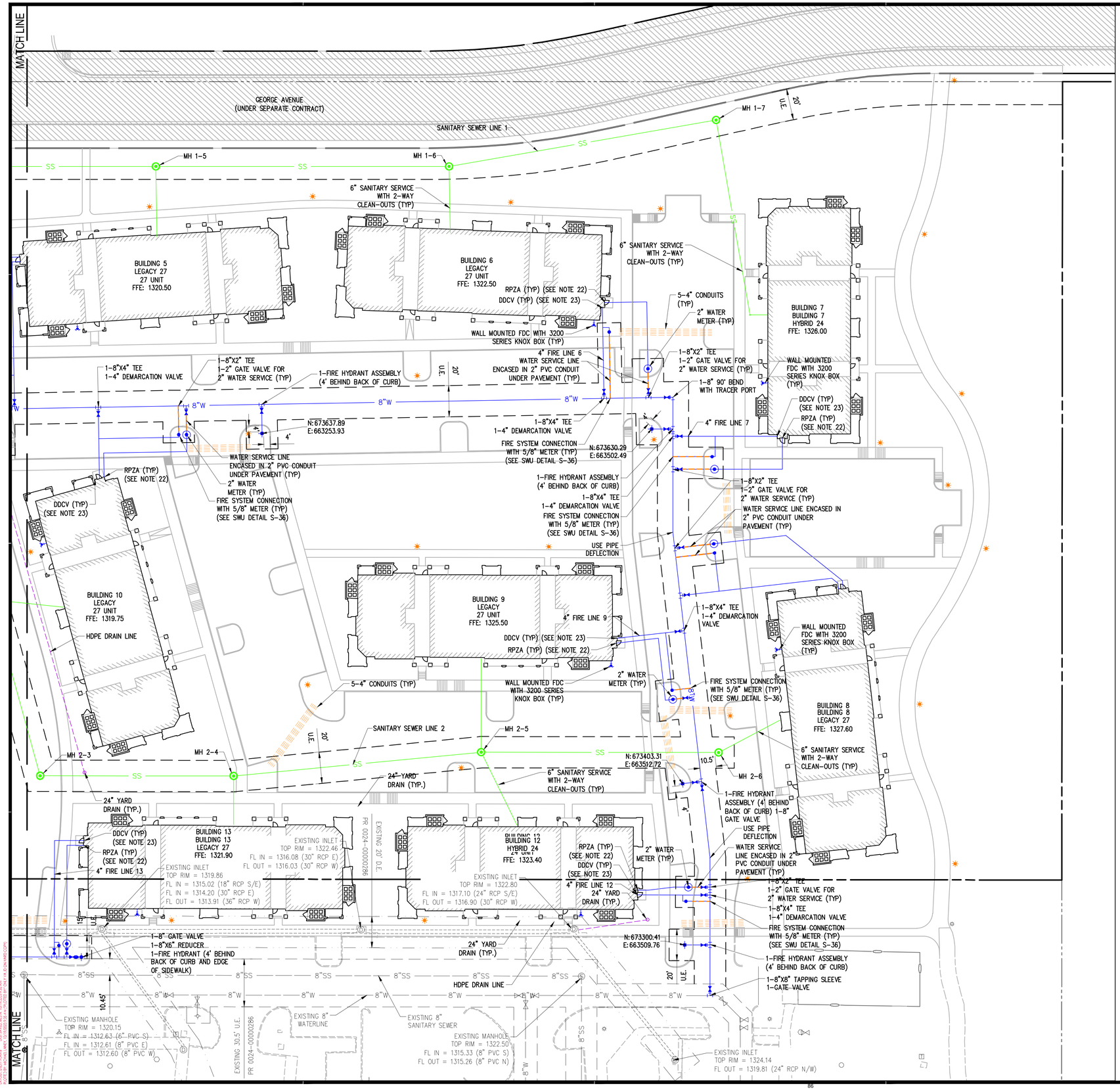
UTILITY PLAN A (C)

C-112

DRAWING G:\23 JOBS\TRAILS\SPRINGDALE\CONSTRUCTION\CIVIL\UTILITY PLAN.DWG
PLOTTED BY: MICHELLE MAY 09/28/2023 8:54:16 AM PLOTTED BY: MAY, M (L:\BLOCK\MAY.CTB)



LEGEND (EXISTING SYMBOLS)

SYMBOLS		LINEWORK	
ARV	AIR RELEASE VALVE		EASEMENT
	ELECTRIC BOX/PEDESTAL		CURB
EJB	ELECTRIC JUNCTION BOX	SS	SANITARY SEWER LINE (SPECIFY SIZE & TYPE)
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	SPRINKLER HEAD		RIGHT OF WAY
T	TELEPHONE PEDESTAL		
	TV PEDESTAL		
WM	WATER METER		
WV	WATER VALVE		
	DOWN GUY		
	STORM SEWER PIPE		
	DROP/CURB INLET		
	GRATED INLET		

LEGEND (CONSTRUCT)

SYMBOLS		LINEWORK	
	SET IRON PIN		EASEMENT
	LIGHT POLE		CURB
	POWER POLE	SS	SANITARY SEWER LINE
	MANHOLE	G	GAS LINE
	SANITARY SEWER CLEANOUT	W	WATER LINE
	STORM SEWER PIPE	UGE	UNDERGROUND ELECTRIC
X-X	STRUCTURE NUMBER		RIGHT OF WAY
	WATER VALVE		PROPERTY LINE
	FIRE HYDRANT ASSEMBLY (INCLUDES 8"X6" TEE)		ROOF DRAIN
	AIR RELEASE VALVE		RIGHT OF WAY
	FIRE DEPARTMENT CONNECTION		PROPERTY LINE
	WATER METER		
	BACK FLOW PREVENTER		
	REDUCER		
	RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)		
	CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)		

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NOTE:
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ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
30' 0 30'

TRAILS AT THE CROSSINGS PHASE 2

SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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CONTACT: D. ELLIS
QC by:
QC Date:

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UTILITY PLAN B (C)

C-113

DRAWINGS (C:\DT WORK FILES\23106000\CIVIL\SHEETS\UTILITY PLAN.DWG)
PLOTTED BY: MICHAEL LAIRD, 10/19/2023 8:36 A.M. PLOTTED BY: 24.1 (A BALTIMORE COMPANY)

LEGEND (EXISTING)

SYMBOLS	LINEWORK
STORM SEWER PIPE	CURB
GRATED INLET	INTERMEDIATE CONTOUR (1206)
DROP INLET	INDEX CONTOUR (1205)
TREE	

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
STORM SEWER PIPE	CURB
STRUCTURE NUMBER (X-X)	INTERMEDIATE CONTOUR (1206)
DROP INLET	INDEX CONTOUR (1205)
	PROPERTY LINE

SITE STABILIZATION AND CERTIFICATION

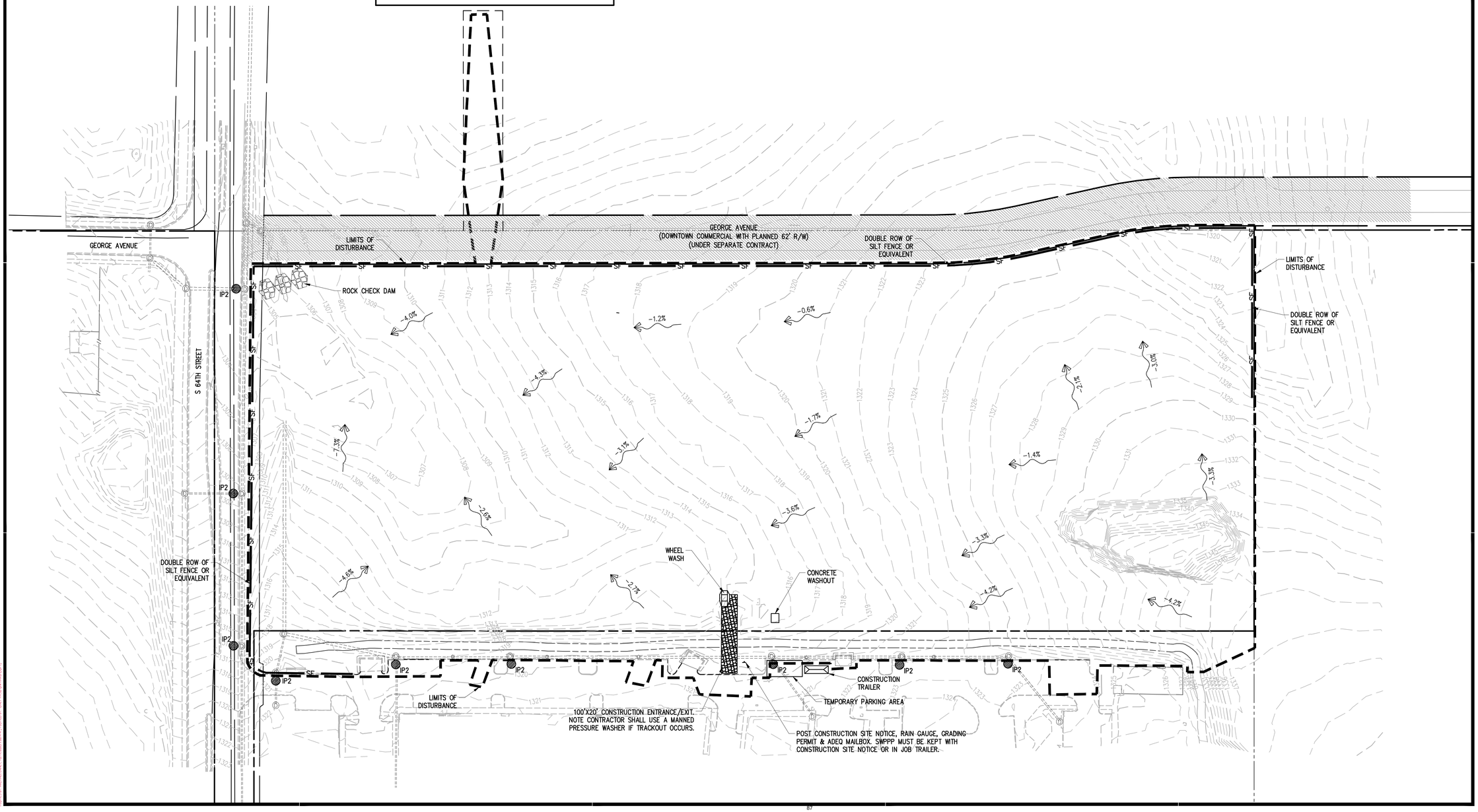
CRAFTON TULL CANNOT CERTIFY THE SITE AS COMPLETE IN ORDER TO OBTAIN THE CERTIFICATE OF OCCUPANCY UNTIL ALL DISTURBED AREAS RELATED TO THE CONSTRUCTION OF THE PROJECT, BOTH ONSITE AND OFFSITE, HAVE BEEN STABILIZED PER THE PLANS AND SPECIFICATIONS AND ALL REQUIREMENTS SPELLED OUT IN PERMITS ISSUED BY THE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

EROSION CONTROL LEGEND

PS	PERMANENT SEEDING	CD	ROCK CHECK DAM
TPS	TEMPORARY PARKING AND STORAGE	CE	STABILIZED CONSTRUCTION EXIT (ENTRANCE)
	BOUNDARY LINE	DD	CHANNELED DIVERSIONS
	RIGHT OF WAY LINE	DS	DEWATERING SYSTEM / STRUCTURE
	LIMITS OF DISTURBANCE	SF	SILT FENCE
	GRADE BREAK	ST	SEDIMENT BASIN WITH STONE OUTLET
xxx	CONTOUR ELEVATIONS	IP1	BLOCK AND AGGREGATE INLET SEDIMENT DEVICE
	STORM DRAIN	IP2	CURB INLET FILTER SOCK
XX.X%	DIRECTION OF OVERLAND FLOW W/ GRADE	IP3	GRATED INLET GRAVEL SEDIMENT FILTER
	LIMITS OF DRAINAGE SUB-BASIN	IP4	SILT FENCE INLET PROTECTION

OP1	RIP RAP SLOPE PROTECTION (SEE SIZE THIS SHEET)	
ECL	PERMANENT EROSION CONTROL LINING	
SB	TEMPORARY SEDIMENT BASIN	
FFT	FIBER FLOCCULENT TUBE	

NOTE: SEE SITE PLAN FOR EXISTING LEGEND SYMBOLS



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GRAPHIC SCALE IN FEET
60' 0 60'

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SPRINGDALE, ARKANSAS

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EROSION CONTROL PHASE 1

C-114

DRAWING G:\23_JOBS_TRAILS\PHASE1\PRELIM\ER_CONTROL\EROSION CONTROL PLAN.DWG
LAST SAVED BY: MICHAEL LANE 9/28/2023 8:49:41 PM
PLOTTED BY: CRAFTON TULL & ASSOCIATES, INC.

LEGEND (EXISTING)

SYMBOLS	LINEWORK
STORM SEWER PIPE	CURB
GRATED INLET	INTERMEDIATE CONTOUR (1206)
DROP INLET	INDEX CONTOUR (1205)
TREE	

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
STORM SEWER PIPE	CURB
STRUCTURE NUMBER (X-X)	INTERMEDIATE CONTOUR (1206)
DROP INLET	INDEX CONTOUR (1205)
	PROPERTY LINE

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PS	PERMANENT SEEDING
TPS	TEMPORARY PARKING AND STORAGE
	BOUNDARY LINE
	RIGHT OF WAY LINE
	LIMITS OF DISTURBANCE
	GRADE BREAK
xxx	CONTOUR ELEVATIONS
	STORM DRAIN
XX.X%	DIRECTION OF OVERLAND FLOW W/ GRADE
	LIMITS OF DRAINAGE SUB-BASIN
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DD	CHANNELED DIVERSIONS
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ST	SEDIMENT BASIN WITH STONE OUTLET
IP1	BLOCK AND AGGREGATE INLET SEDIMENT DEVICE
IP2	CURB INLET FILTER SOCK
IP3	GRATED INLET GRAVEL SEDIMENT FILTER
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ECL	PERMANENT EROSION CONTROL LINING
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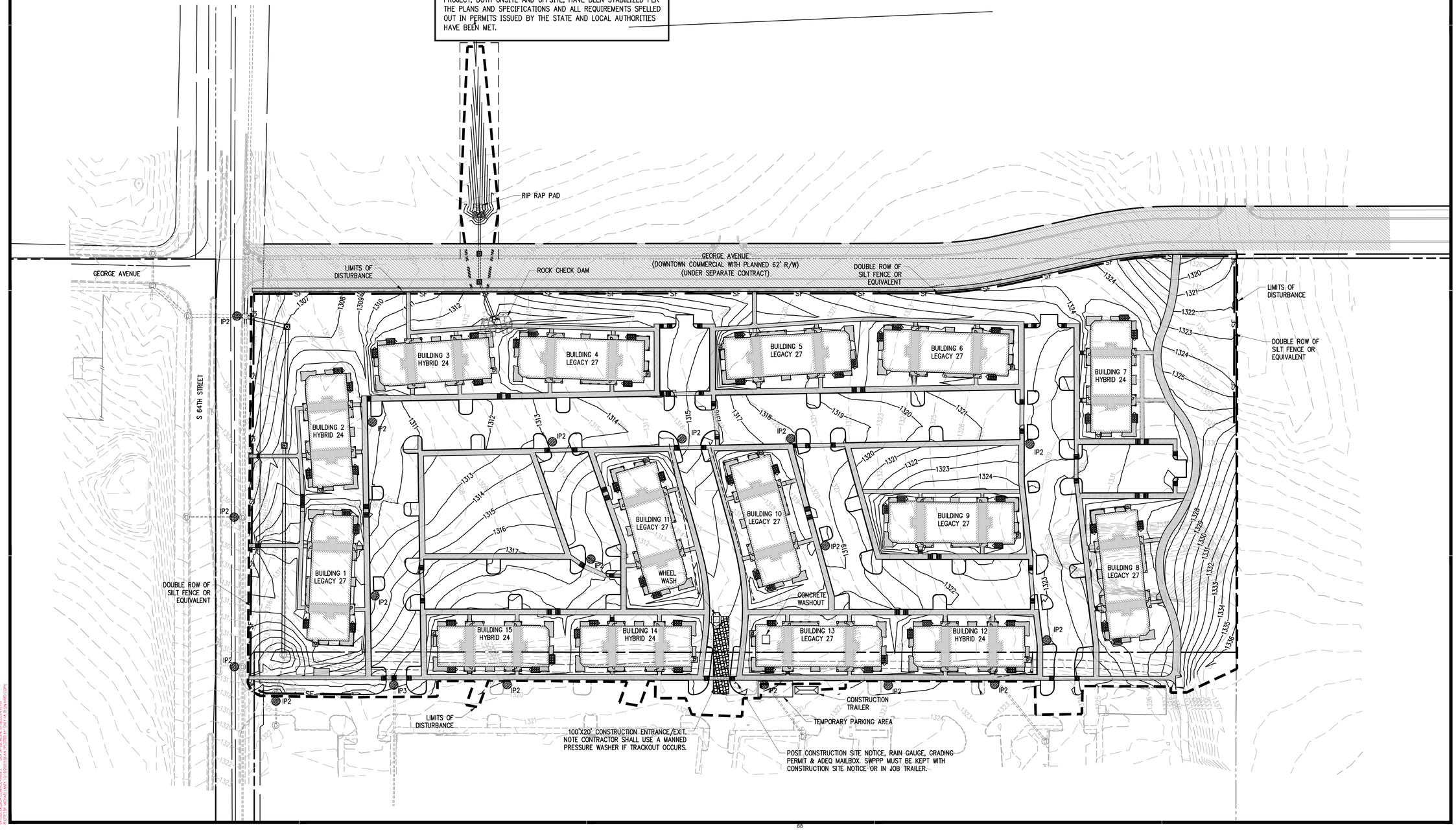
FFT	FIBER FLOCCULENT TUBE

NOTE: SEE SITE PLAN FOR EXISTING LEGEND SYMBOLS



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60' 0 60'

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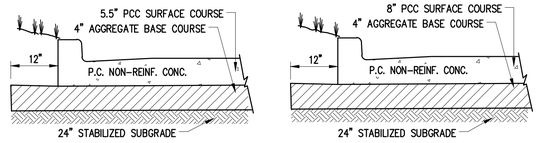
EROSION CONTROL PHASE 2

C-115

DRAWING: C:\23\23000\TRAILS\PHASE2\STRUCTURE\CIVIL\SHEETS\EROSION CONTROL PLAN.DWG
PLOTTED: 09/28/2023 3:58 PM BY: DELLIS
LAST SAVED: 09/28/2023 3:58 PM BY: DELLIS (THIS DRAWING IS PROTECTED BY COPYRIGHT LAW AND IS NOT TO BE DUPLICATED OR COPIED)



REGULAR DUTY CONCRETE PAVING

HEAVY DUTY CONCRETE PAVING

PC CONCRETE

REVISED 05/10/11

PARKING LOT PAVING

NTS

NOTES:

1. THE SUBGRADE UNDER PAVEMENTS SHALL BE PREPARED IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS.
2. AFTER PROOF ROLLING WITH A LOADED TANDEM AXLE DUMP TRUCK AND PREPARING DEEP SUBGRADE DEFICIENCIES, THE ENTIRE SUBGRADE SHOULD BE SCARIFIED TO A DEPTH OF 8" AND UNIFORMLY COMPACTED TO AT LEAST 95% OF MODIFIED PROCTOR.
3. AGGREGATE BASE COURSE MIXTURES SHALL CONFORM WITH THE GRADATION, COMPACTION AND OTHER REQUIREMENTS SHOWN IN THE CONTRACT SPECIFICATIONS OR WITH THE LOCAL STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
4. ASPHALTIC SURFACE AND BINDER COURSES SHALL CONFORM WITH THE GRADATION, COMPACTION AND OTHER REQUIREMENTS SHOWN IN THE CONTRACT SPECIFICATIONS OR WITH THE LOCAL STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
5. PORTLAND CEMENT CONCRETE PAVEMENT SHALL CONFORM WITH THE REQUIREMENTS SHOWN IN THE CONTRACT SPECIFICATIONS OR WITH THE LOCAL STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
6. THE CONTRACTOR SHALL APPLY A TACK COAT TO THE FACE OF THE CONCRETE GUTTER WHERE THE GUTTER CONTACTS ASPHALT.

LEGEND (EXISTING)

LINEWORK

CURB

RIGHT OF WAY

LEGEND (CONSTRUCT)

LINEWORK

CURB

RIGHT OF WAY

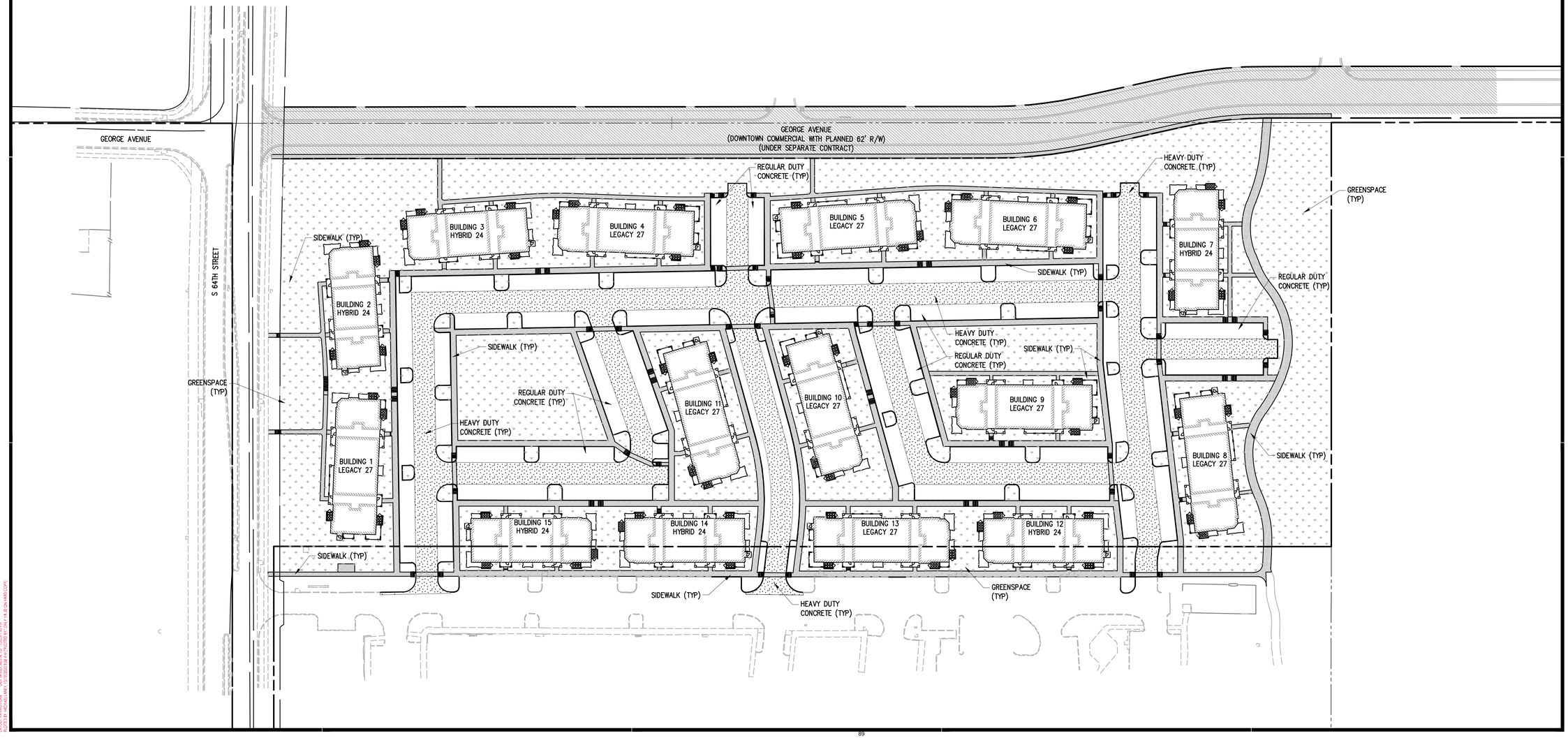
PROPERTY LINE

INSTALL LIGHT DUTY CONCRETE

CONSTRUCT SIDEWALK

INSTALL HEAVY DUTY CONCRETE

GREENSPACE



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L23-62

PAVING PLAN

C-116

DRAWING C:\23\23000_TRAILS\PHASE\STRUCTURE\CIVIL\CAD\PAVING PLAN.DWG
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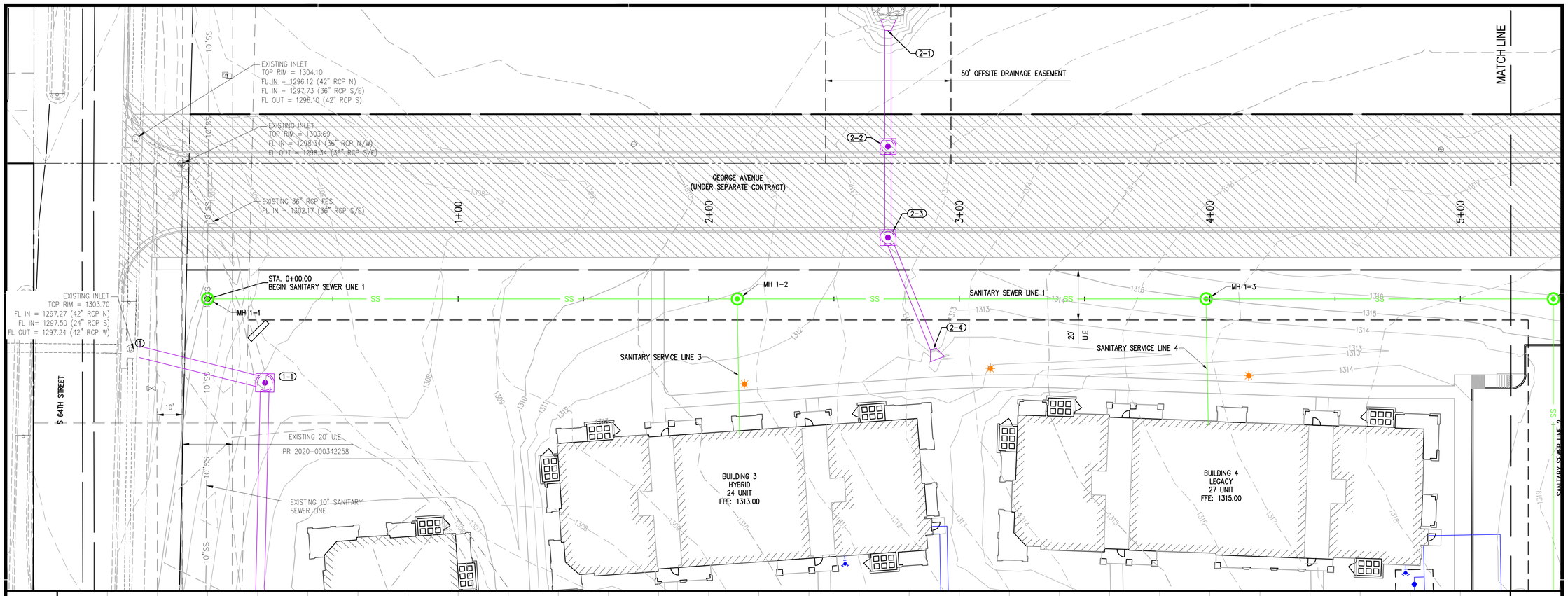

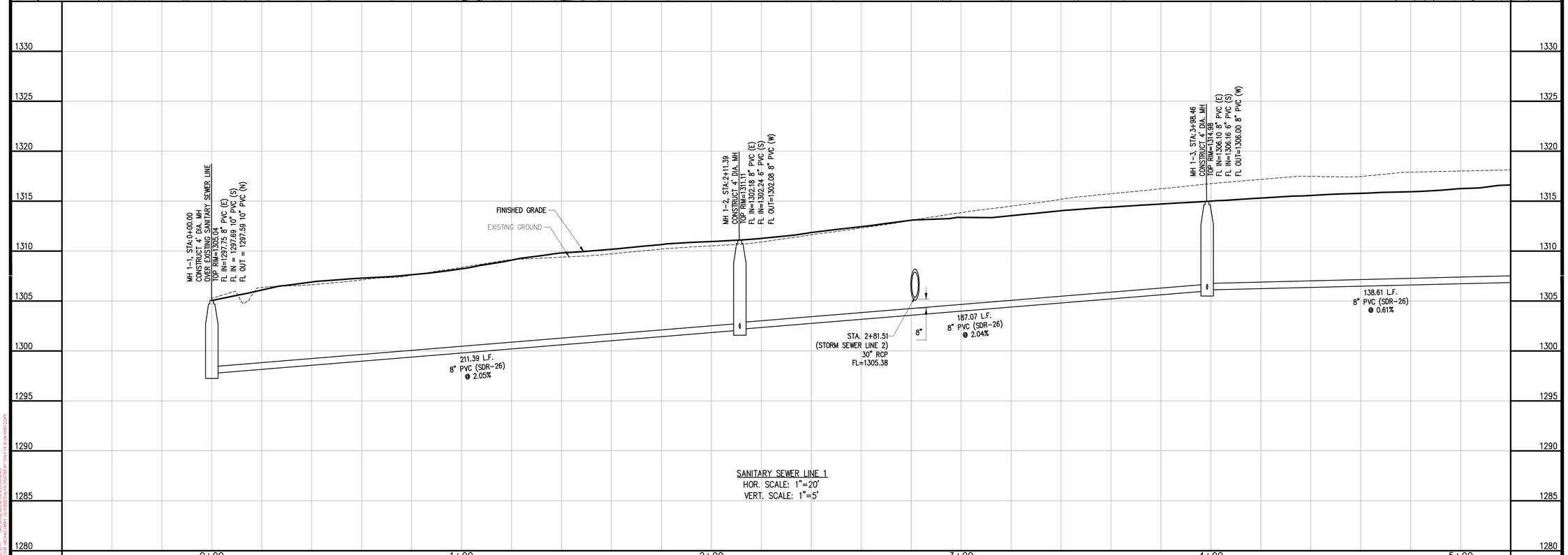

SANITARY SEWER LINE 1
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

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Rogers, Arkansas 72756
Crafton Tull
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CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
20' 0 20'

TRAILS AT THE CROSSINGS PHASE 2

SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 23106000
ISSUE DATE: 09/28/23
CONTACT: D. ELLIS
QC By:
QC Date:

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SANITARY SEWER LINE 1 P&P (C)

C-201

DRAWING: C:\23\23000\TRAILS\PHASE\PRELIM PLAT\SHEETS\SANITARY SEWER\SANITARY SEWER.DWG
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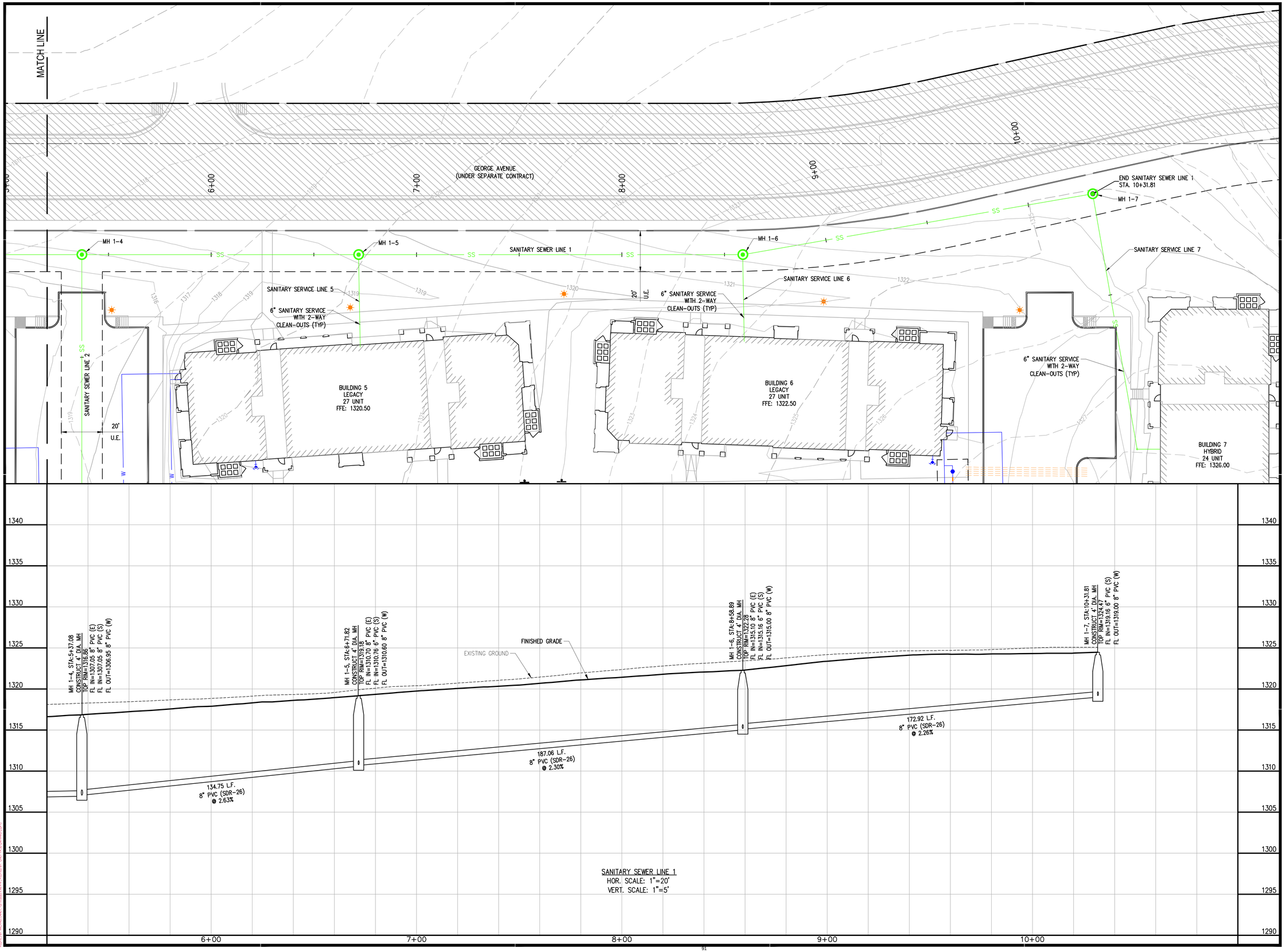

SANITARY SEWER LINE 1
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

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SANITARY SEWER LINE 1 P&P (C)

C-202

DRAWING: C:\23\23000\TRAILS\PHASE\PLOTS\L23-62\SANITARY SEWER\PNG
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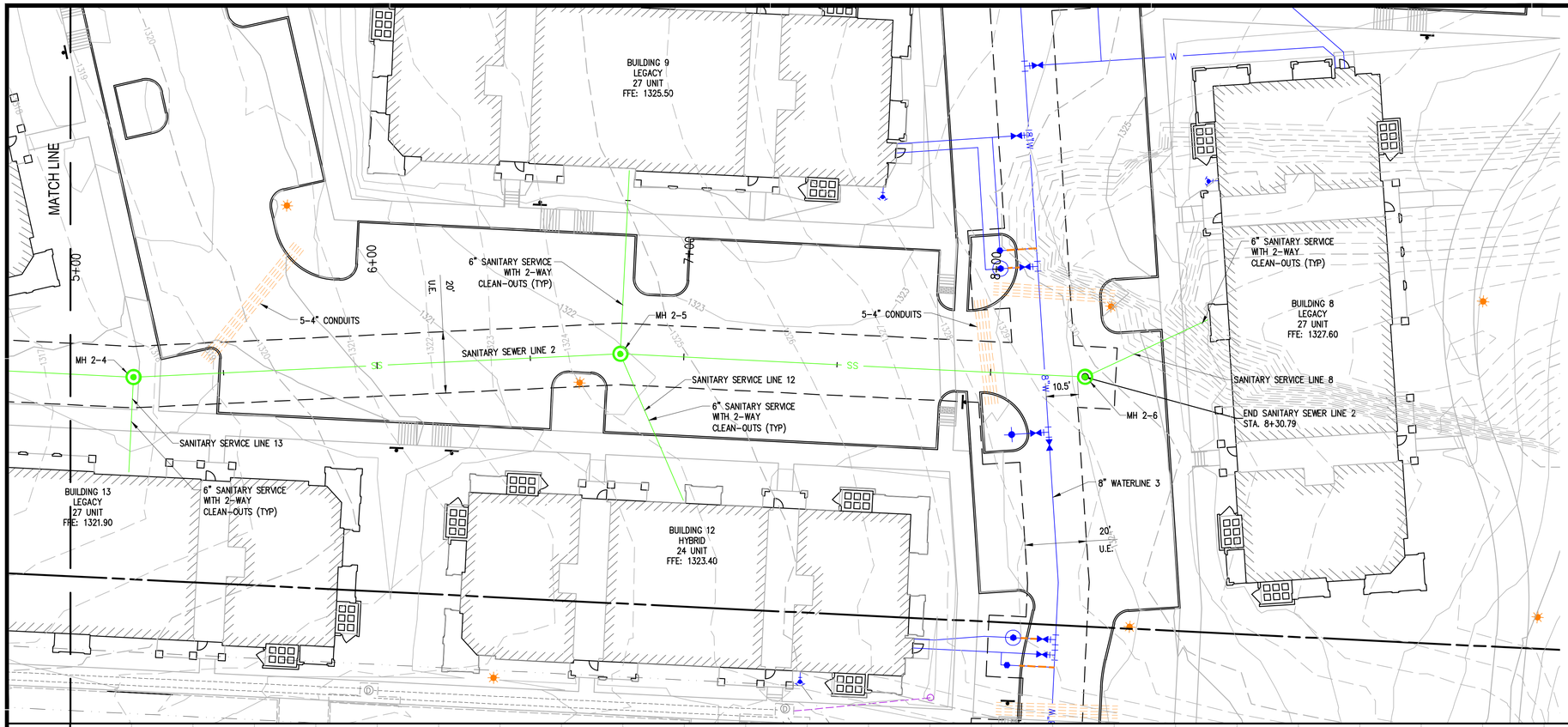

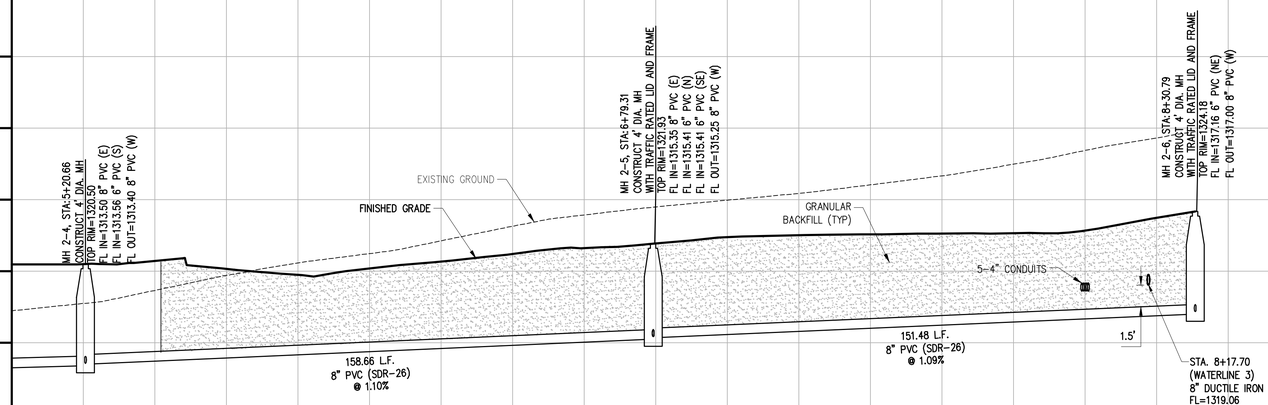

SANITARY SEWER LINE 2
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

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PHASE 2
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L23-62

SANITARY SEWER LINE 2 P&P (C)

C-204

DRAWING: C:\23-106000_TRAILS AT MAPLE STREET\CIVIL\DWG\SANITARY SEWER\SHEETS\SANITARY SEWER LINE 2 P&P (C).DWG
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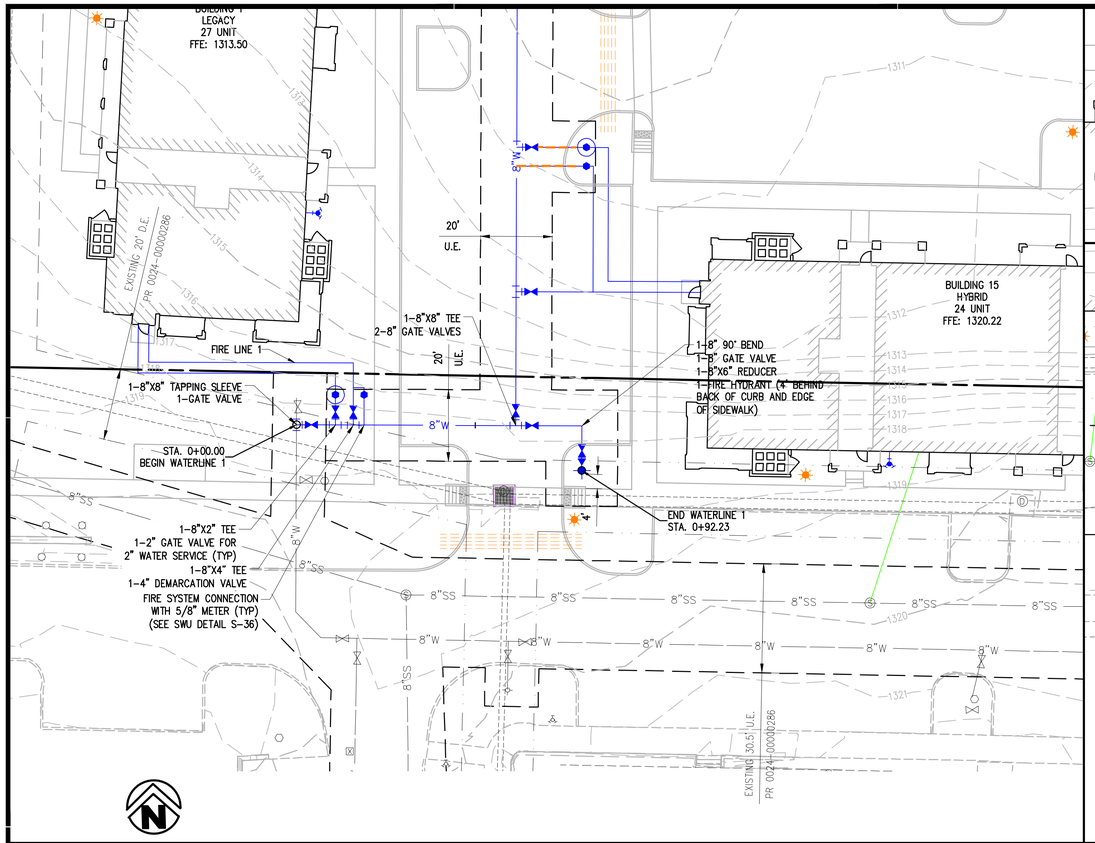
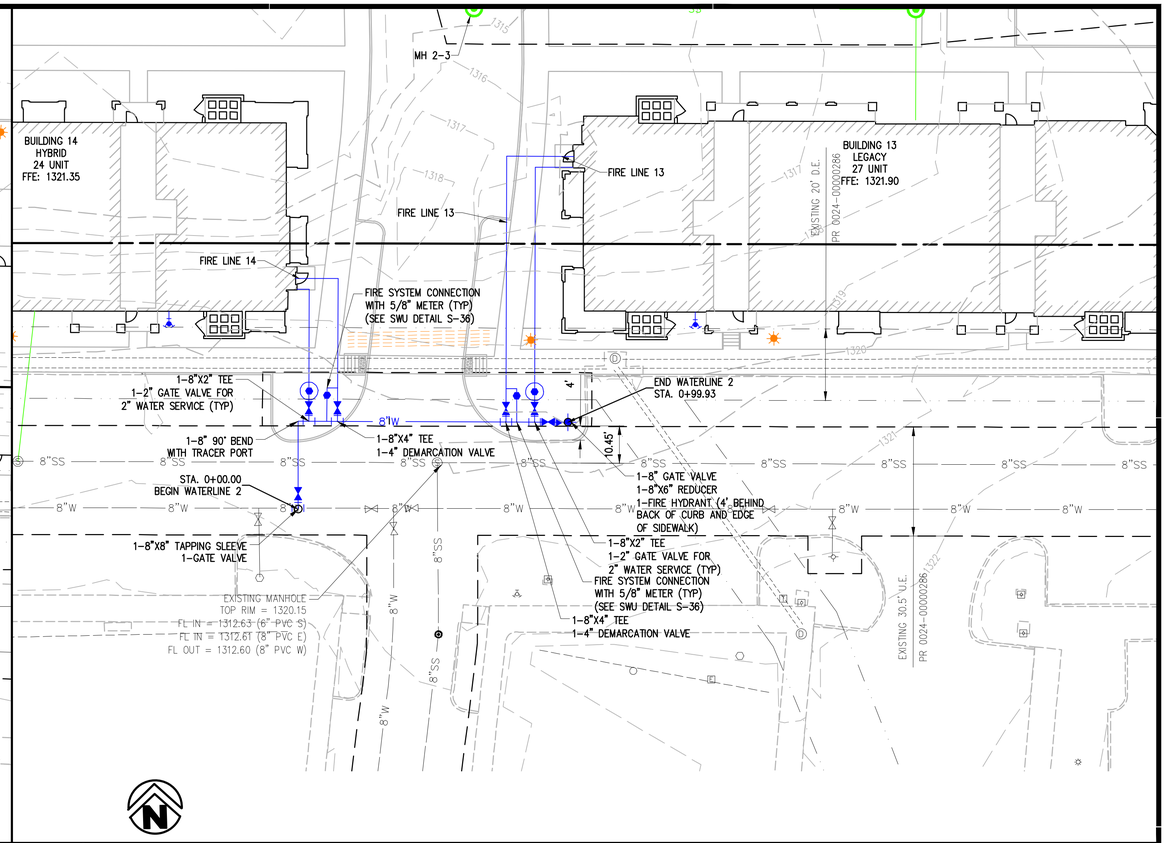
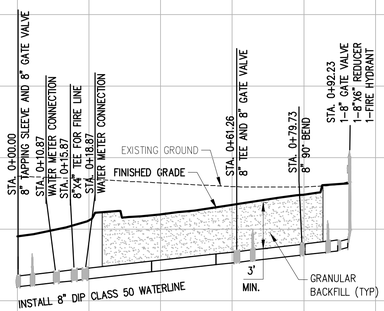
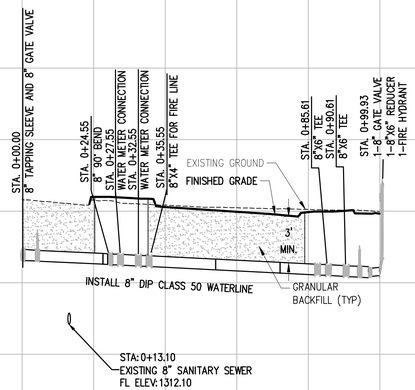






WATERLINE 1
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'



WATERLINE 2
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

NOTE:
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NOTE:
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WATERLINE DEPTH:

WATERLINE SHALL BE 36" MINIMUM DEPTH FOR 8" WATERLINE AND 48" MINIMUM DEPTH FOR 12" WATERLINE FROM FLOWLINE OF ADJACENT STREET GUTTER

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20' 0 20'

TRAILS AT THE CROSSINGS PHASE 2

SPRINGDALE, ARKANSAS

Key Plan

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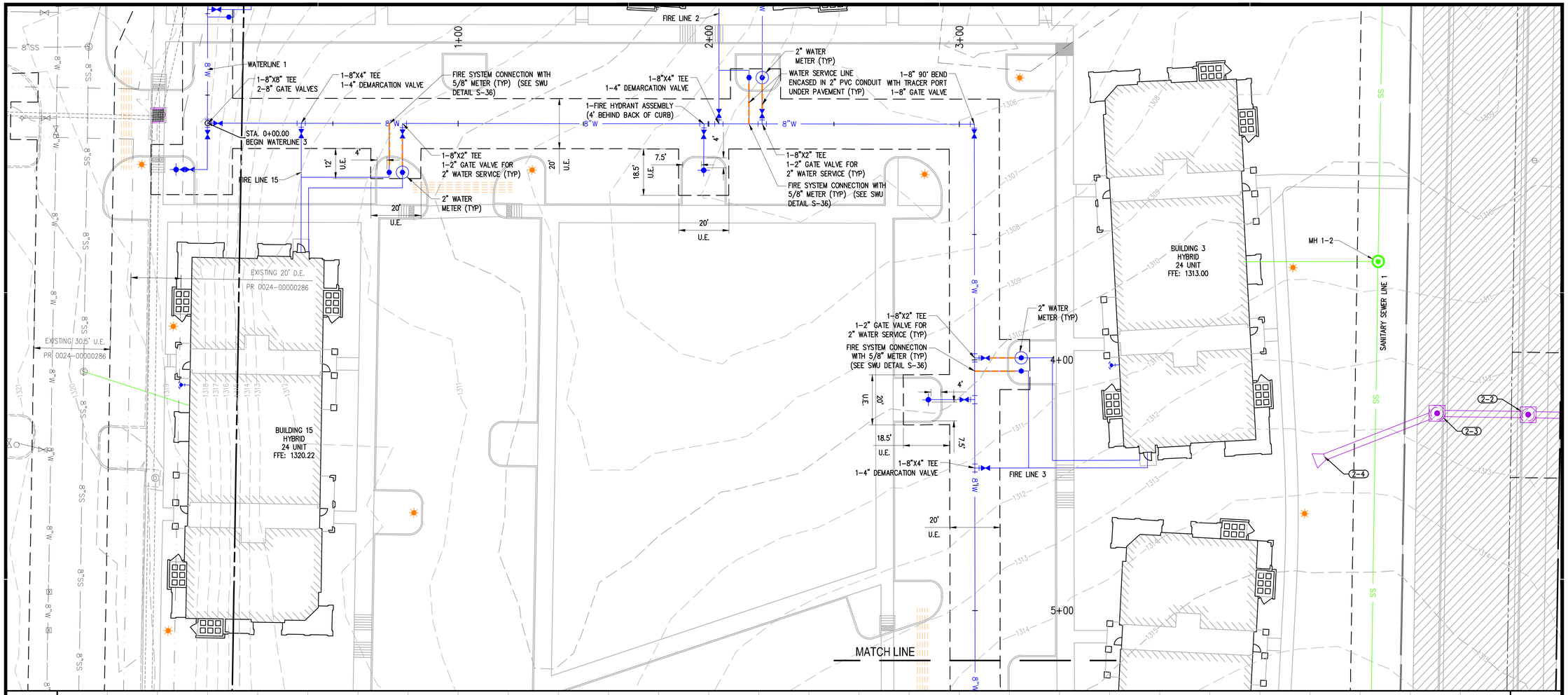
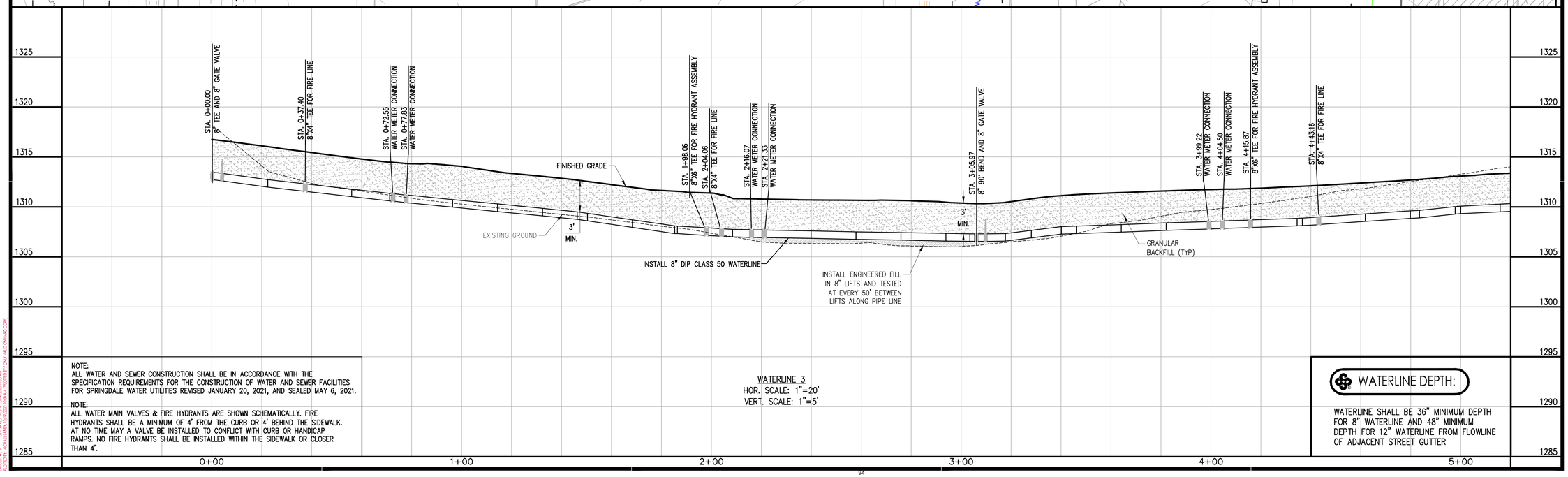
WATERLINE 1 & 2 P&P (C)

C-205

DRAWING G:\23\23106000_TRAILS\SPRINGDALE\PLOTS\PREP\C205_CRAFTON TULL.DWG 11/8/2023 8:48:40 AM
ACCEPTS THE LIABILITY, CERTIFICATES, SEALS AND PROPERTY RIGHTS. PLEASE DO NOT ALTER OR REMOVE COPY





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WATERLINE 3
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

WATERLINE DEPTH:

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TRAILS AT THE CROSSINGS PHASE 2
SPRINGDALE, ARKANSAS

Key Plan

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QC Date:

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WATERLINE 3 P&P (C)

C-206

DRAWING G:\23\23000\TRAILS\SPRINGFIELD\CIVIL\DWG\WATERLINE\WL3 P&P.DWG
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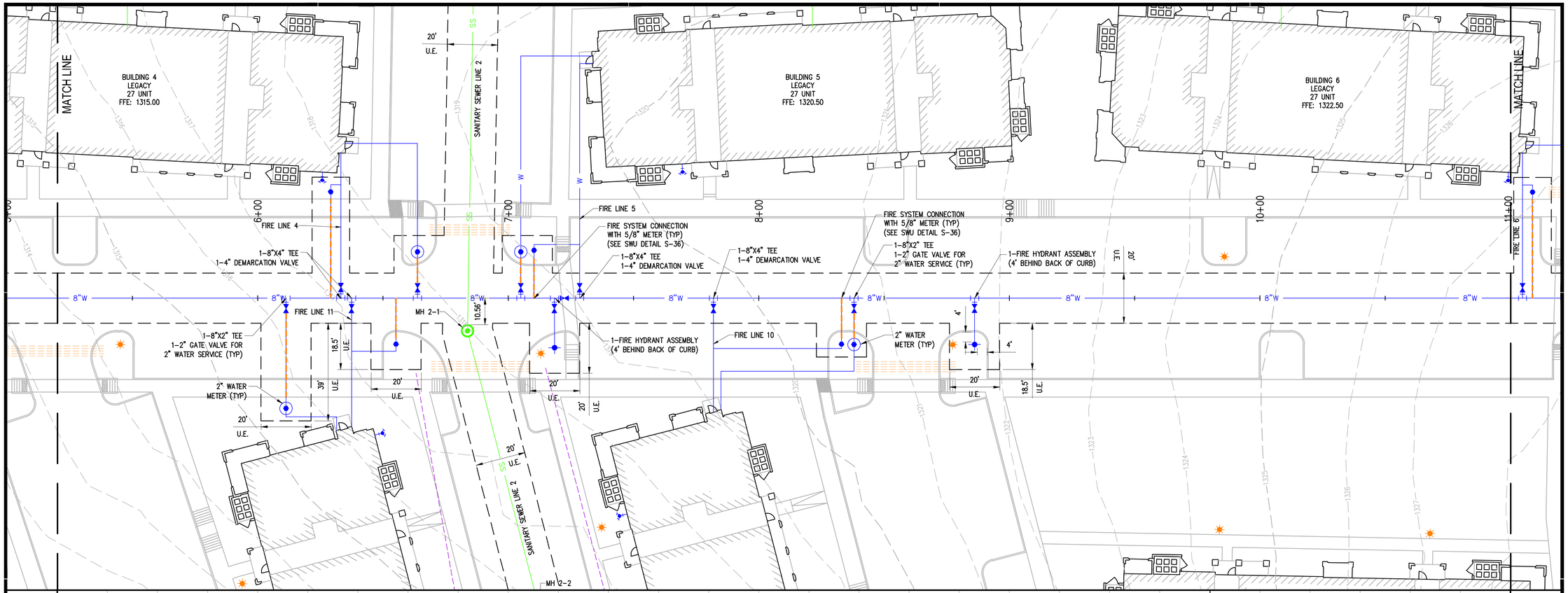

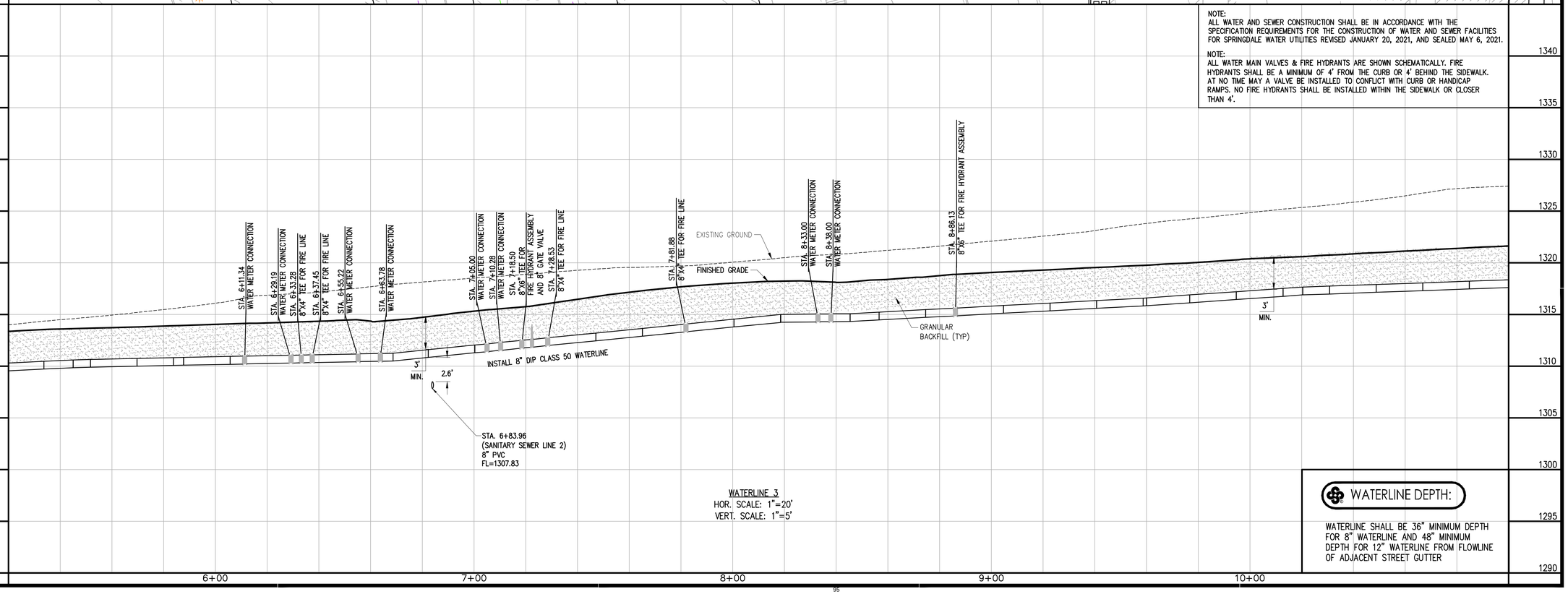

NOTE:
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VERT. SCALE: 1"=5'

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No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
20' 0 20'

TRAILS AT THE CROSSINGS PHASE 2

SPRINGDALE, ARKANSAS

Key Plan

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WATERLINE 3 P&P (C)

C-207

DRAWING C:\23 JOBS\TRAILS\PHASE\STRUCTURE\CIVIL\PROFILE\PROFILE.DWG
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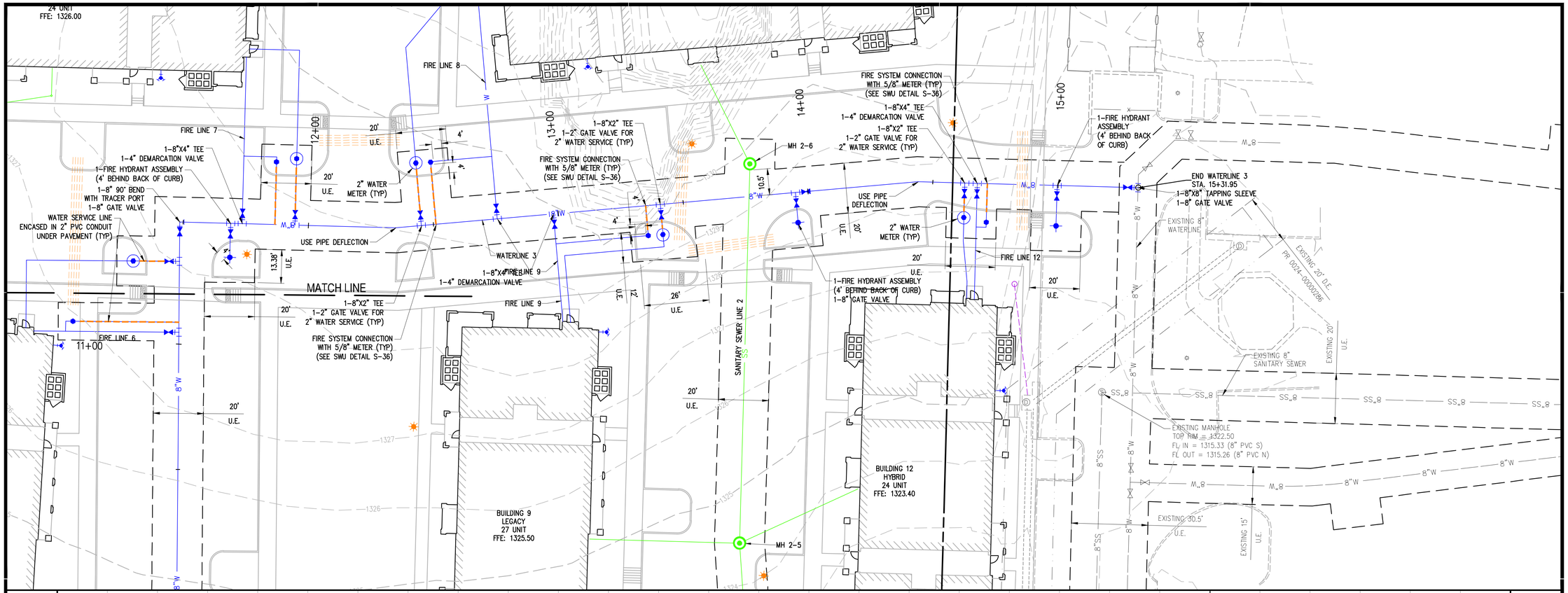

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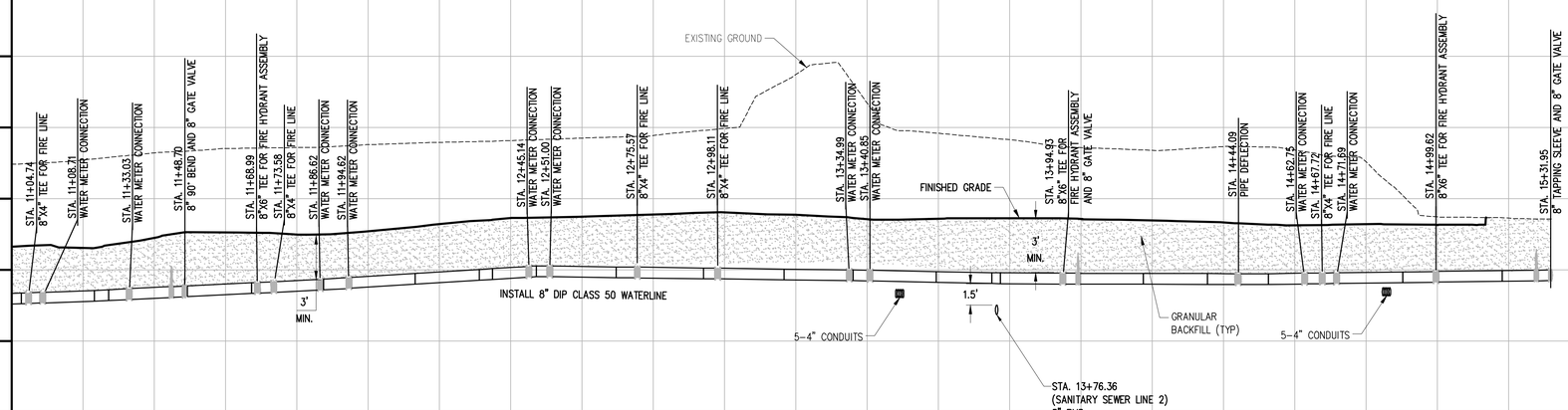

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WATERLINE 3 P&P (C)

C-208

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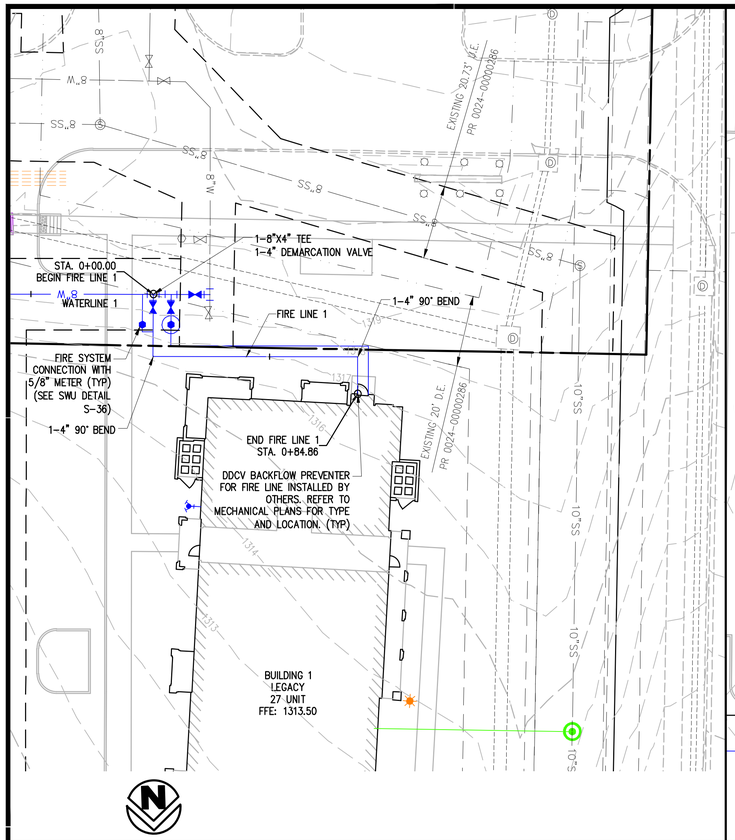
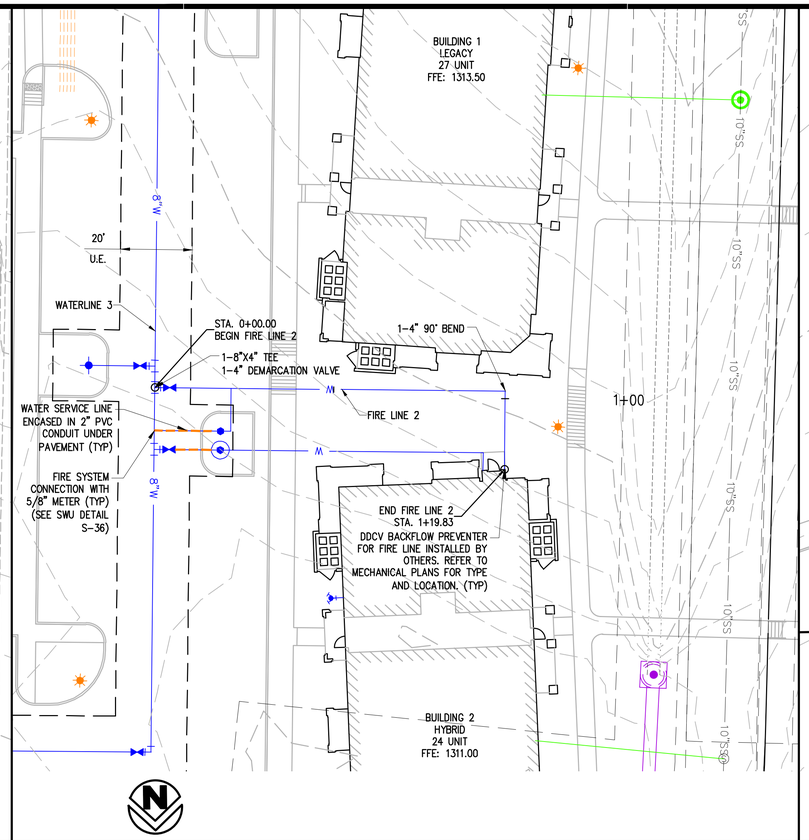
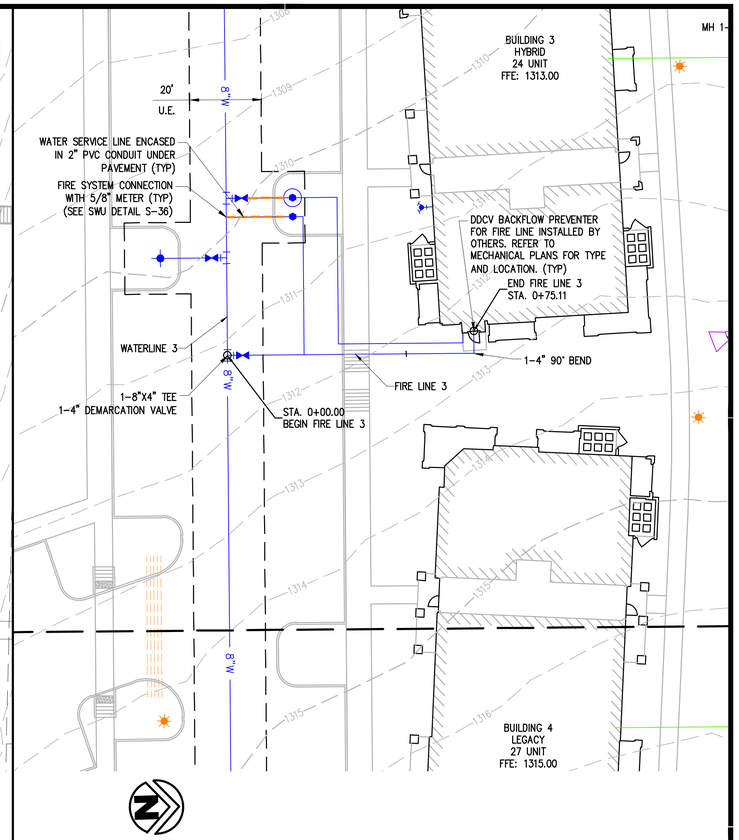
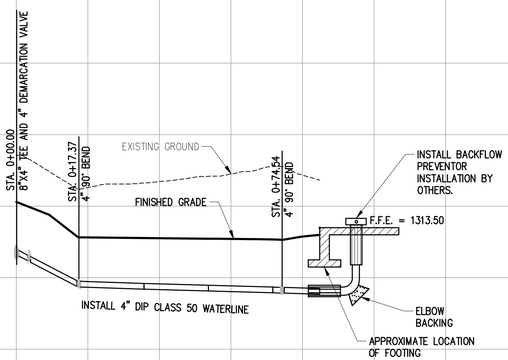
LAYOUT: WATERLINE 3 P&P (C) XREFS: ... PLOTTED: 10/3/2023 7:07 AM BY: CHAD TULL (CRAFTONHQ.COM)

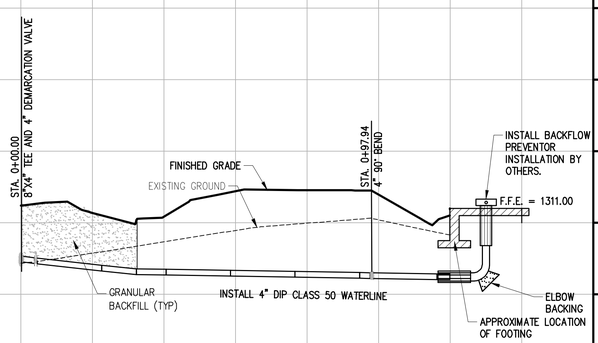




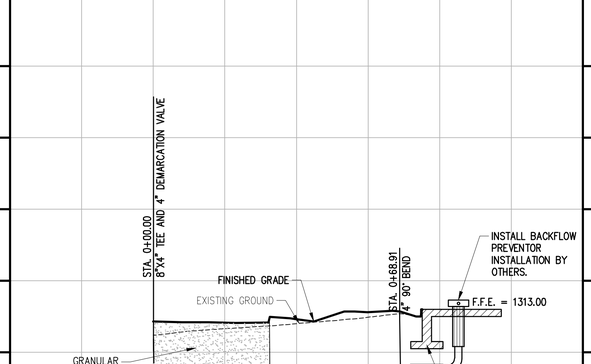




FIRE LINE 1
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'



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



FIRE LINE 3
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L23-62

FIRE LINE 1, 2 & 3 P&P (C)

C-209

DRAWING G:\23\23000_TRAILS\2-WORK\TECH\FIELD\C-209 FIRE LINE 1, 2 & 3 P&P (C).DWG
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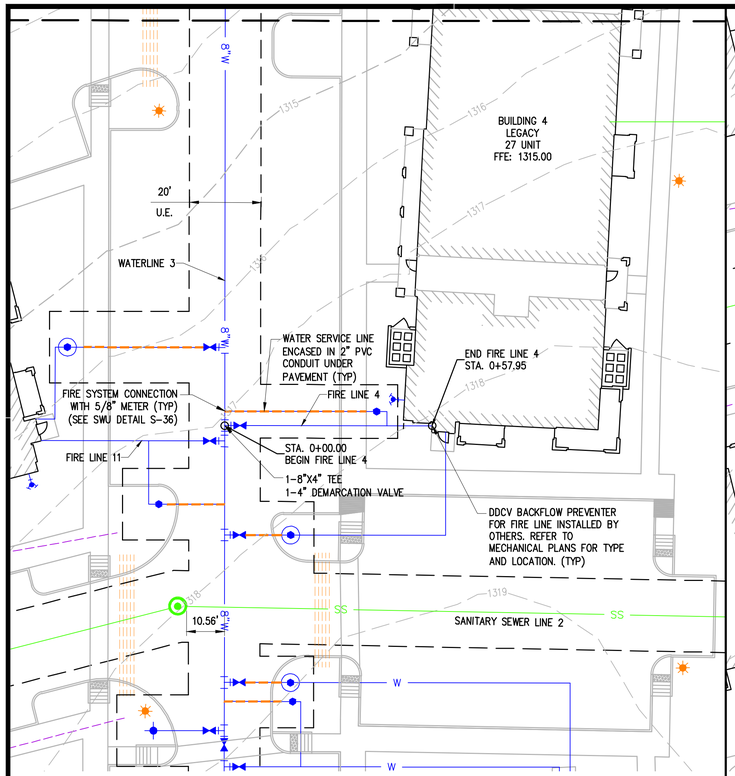
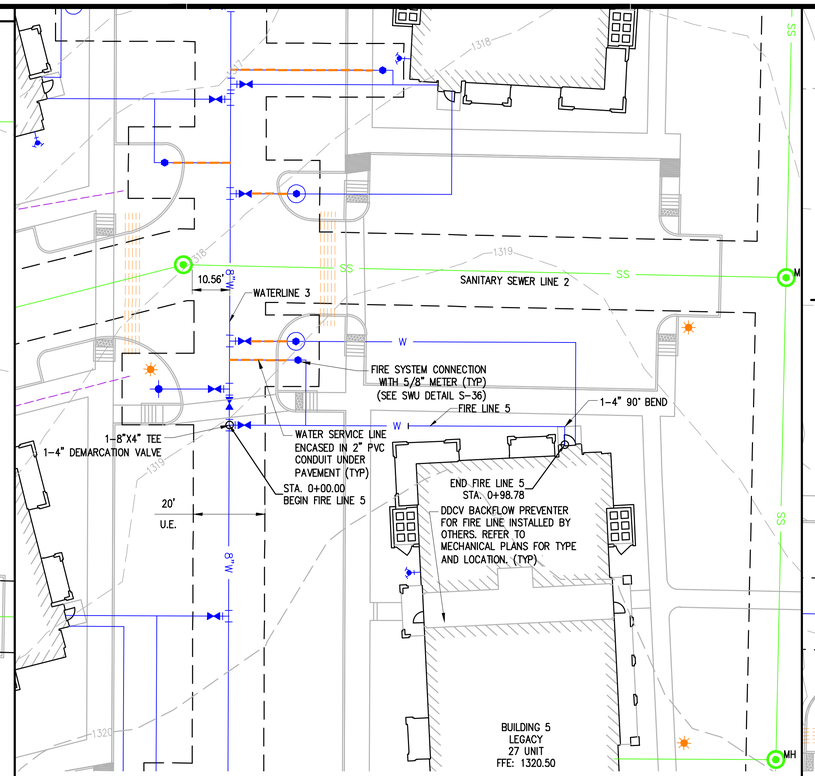
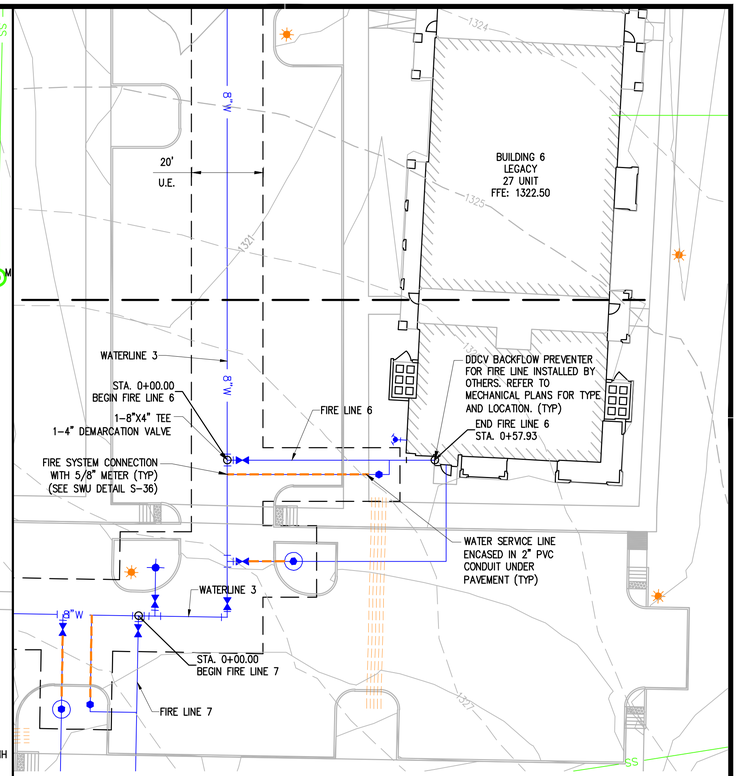
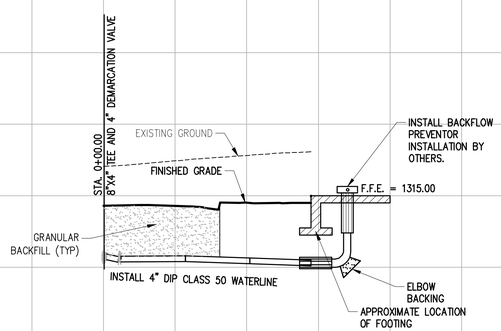
ACCESS TO THIS DRAWING IS NOT PROTECTED BY CRAFTON, TULL & ASSOCIATES, INC.









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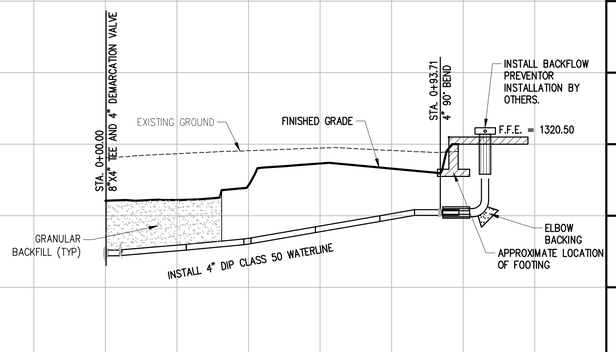

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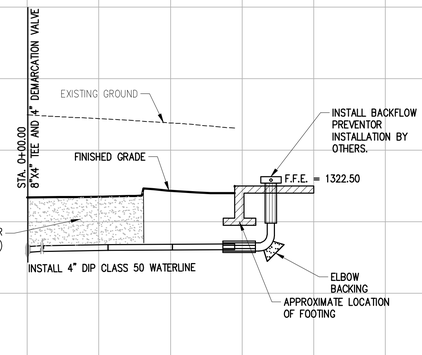

FIRE LINE 6
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VERT. SCALE: 1"=5'

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20' 0 20'

TRAILS AT THE CROSSINGS PHASE 2

SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 23106000
ISSUE DATE: 09/28/23
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FIRE LINE 4, 5 & 6 P&P (C)

C-210

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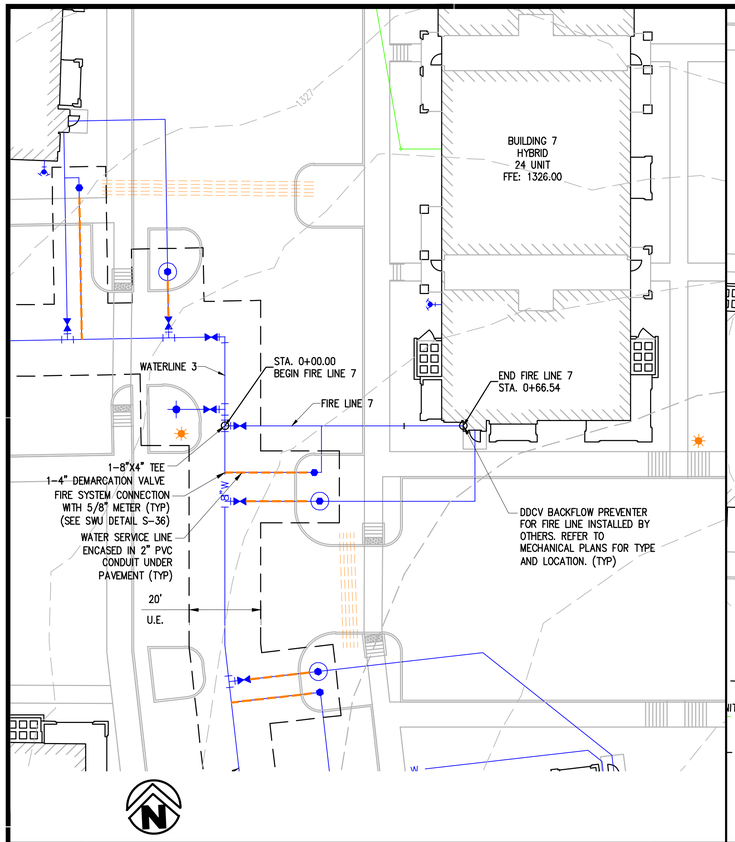

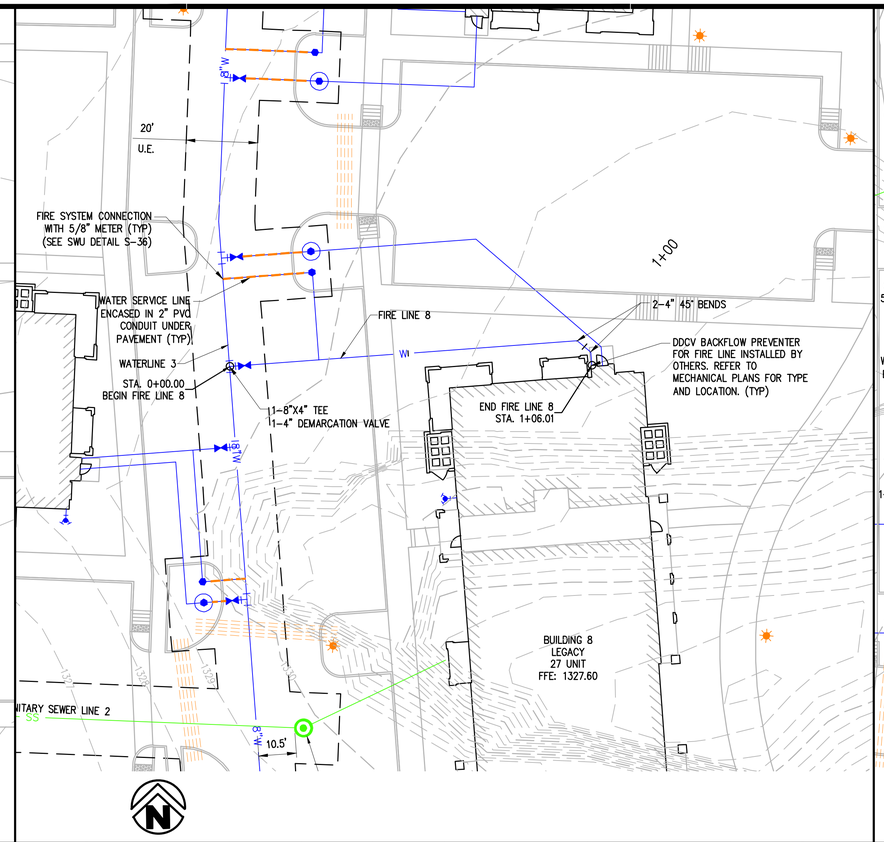

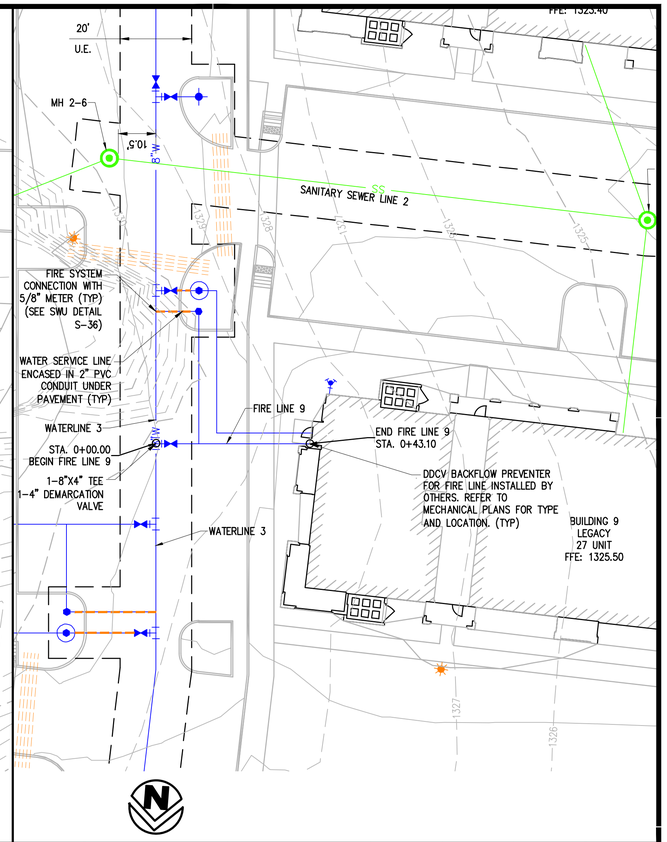

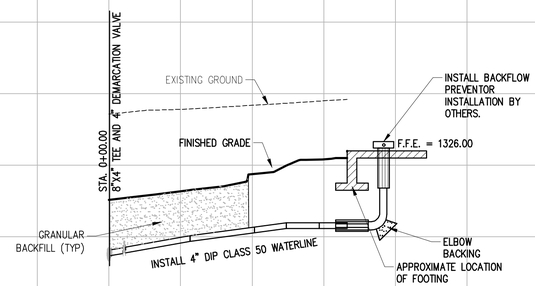

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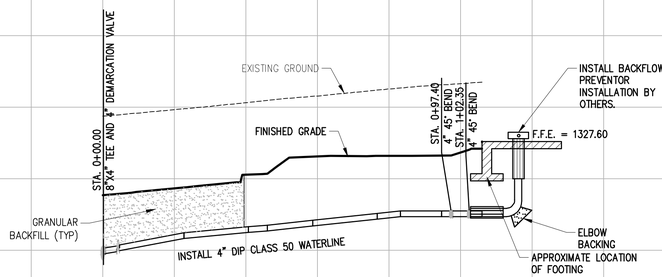

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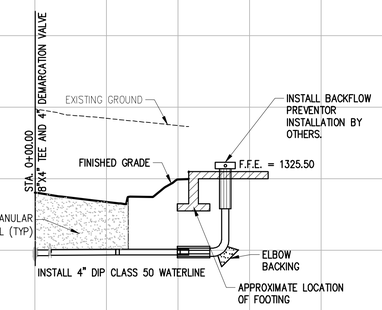

FIRE LINE 9
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VERT. SCALE: 1"=5'

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FIRE LINE 7, 8 & 9 P&P (C)

C-211

DRAWING G:\23_JOBS_TRAILS\SPRINGFIELD\PLOT\PRELIMINARY\FIRE LINE 7, 8 & 9 P&P (C).DWG
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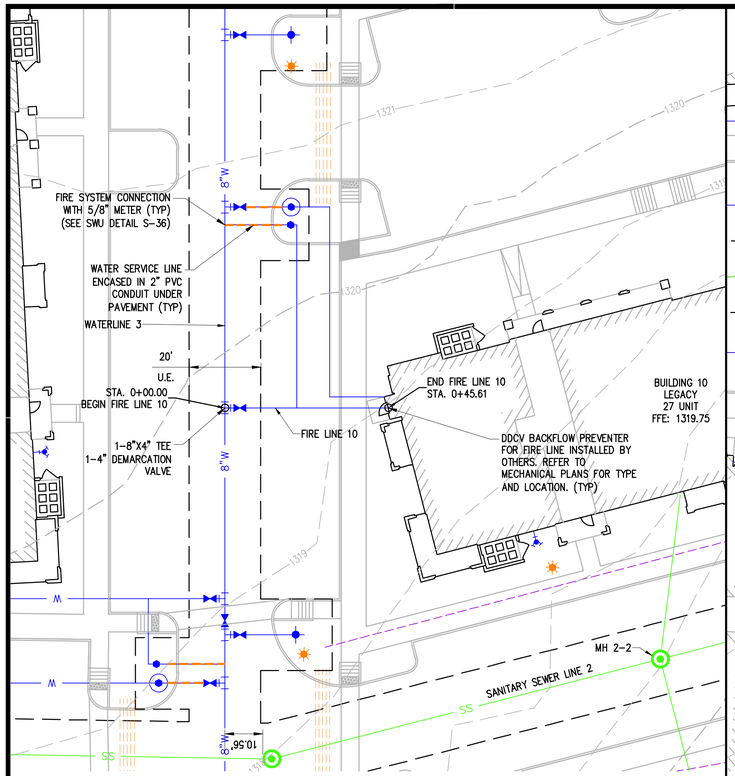

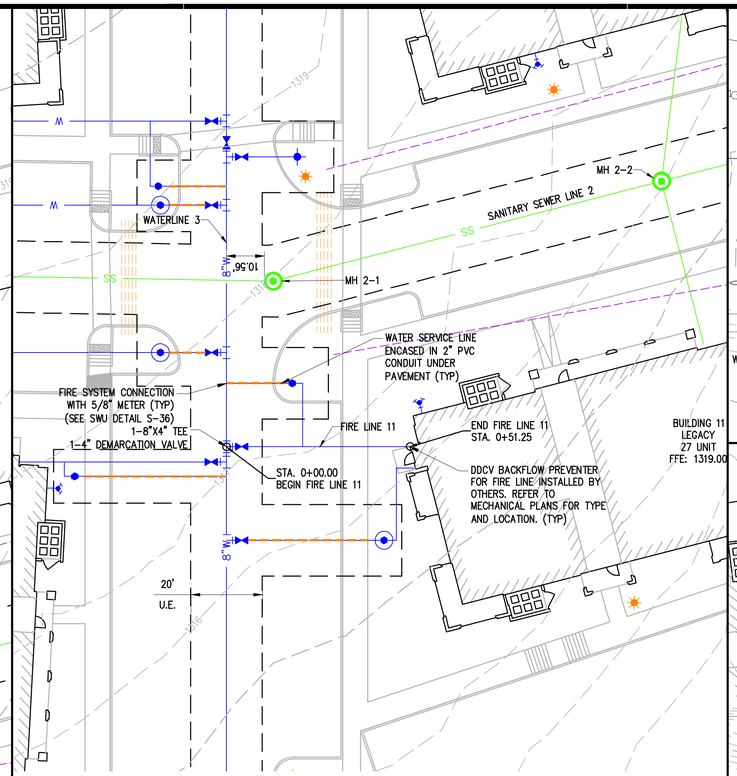

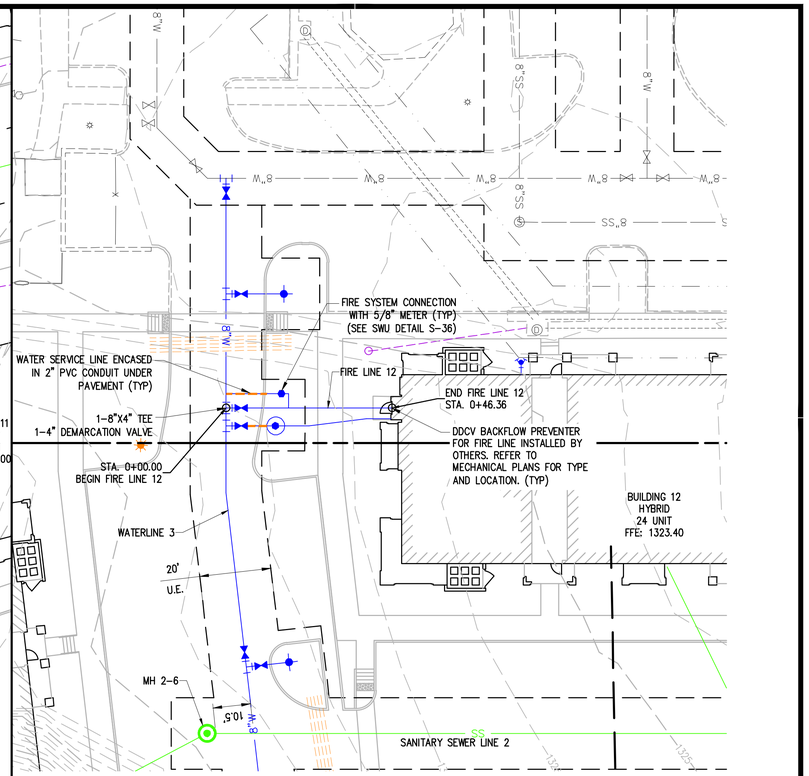

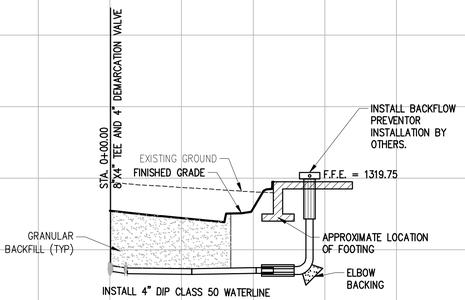

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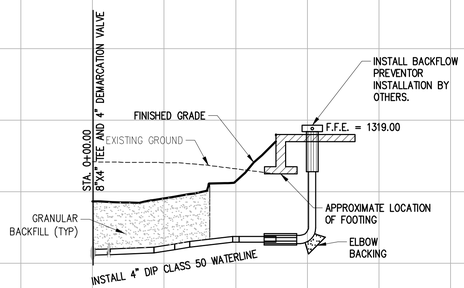
VERT. SCALE: 1"=5'



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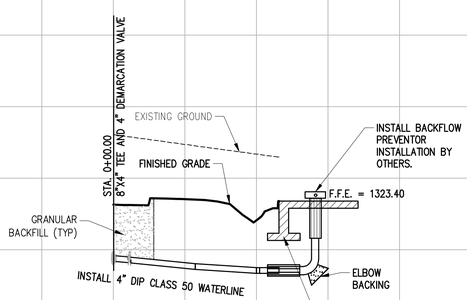

FIRE LINE 12
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

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TRAILS AT THE CROSSINGS PHASE 2

SPRINGDALE, ARKANSAS

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FIRE LINE 10, 11 & 12 P&P (C)

C-212

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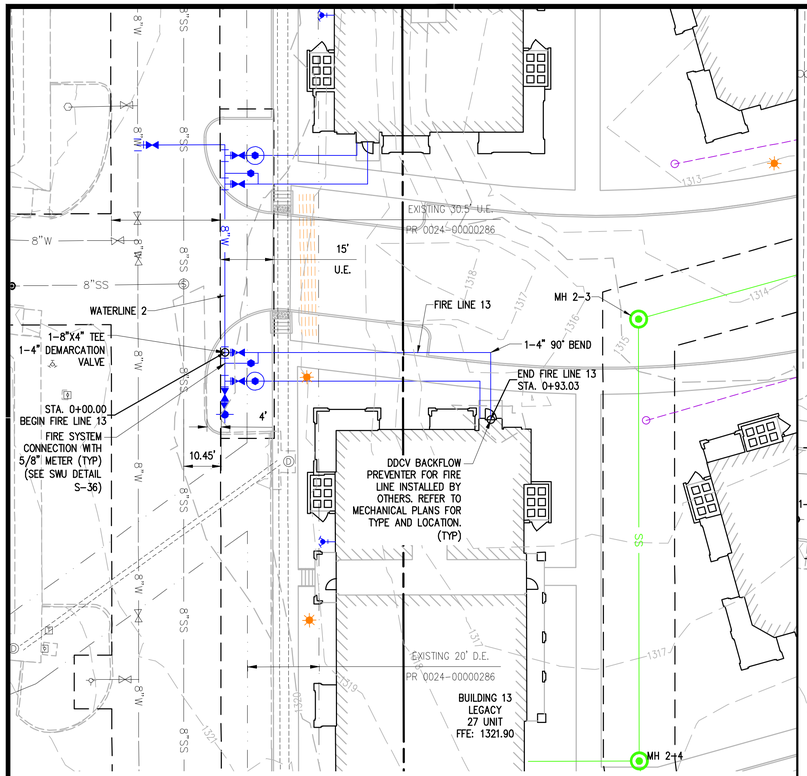

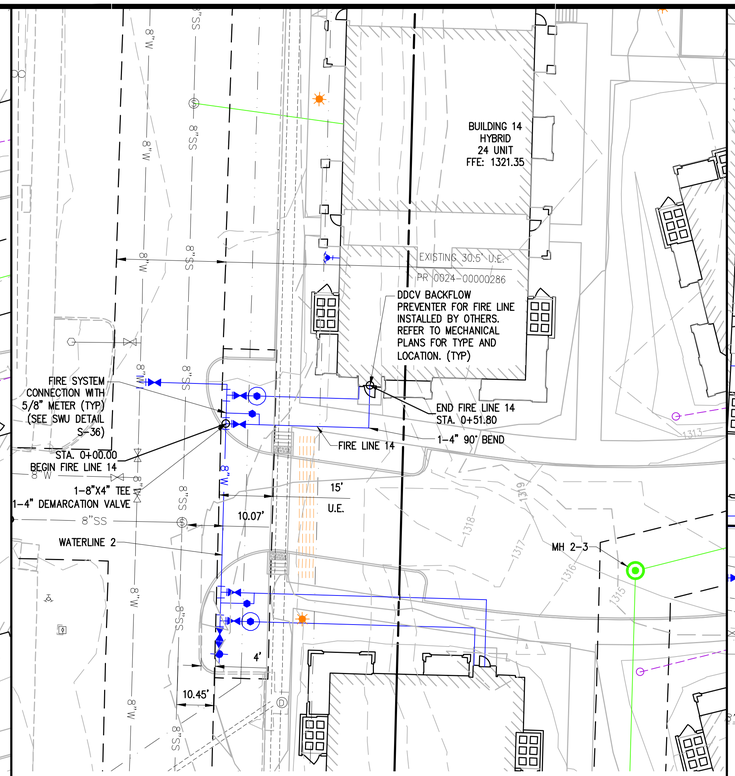

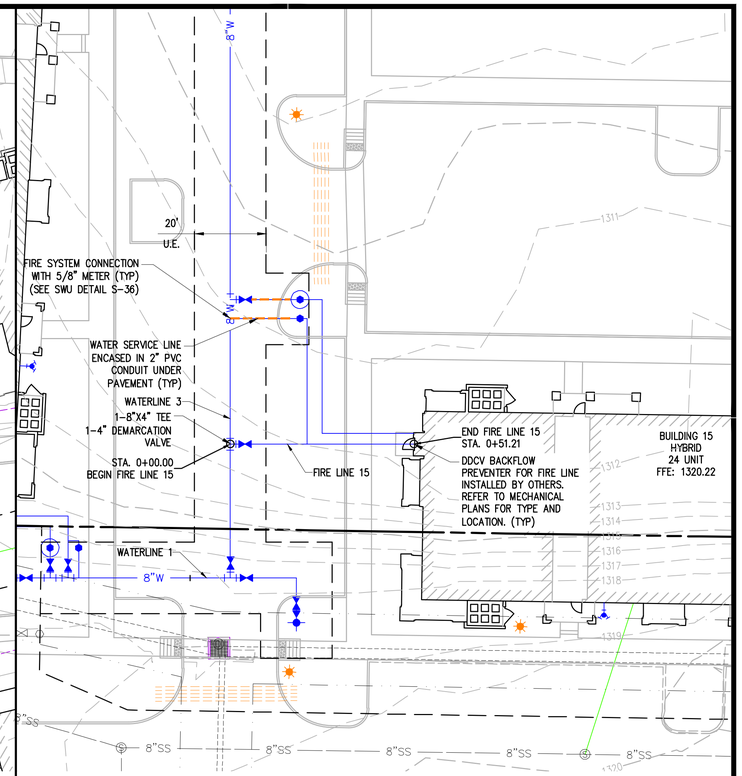

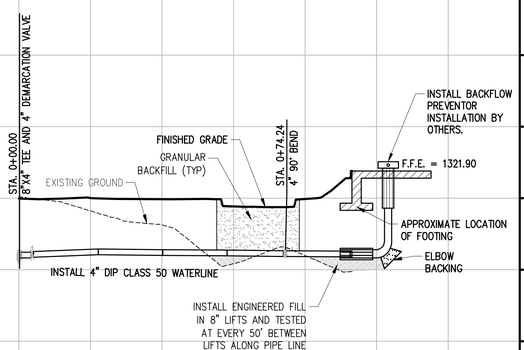

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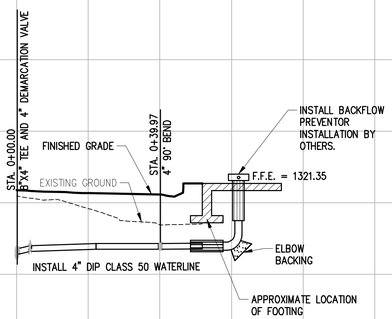

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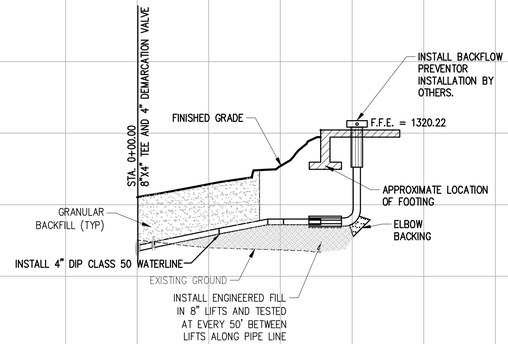

FIRE LINE 15
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

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TRAILS AT THE CROSSINGS PHASE 2

SPRINGDALE, ARKANSAS

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FIRE LINE 13, 14 & 15 P&P (C)

C-213

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PLOTTED BY: ELLIS, DAVID - 9/28/2023 7:46:47 AM
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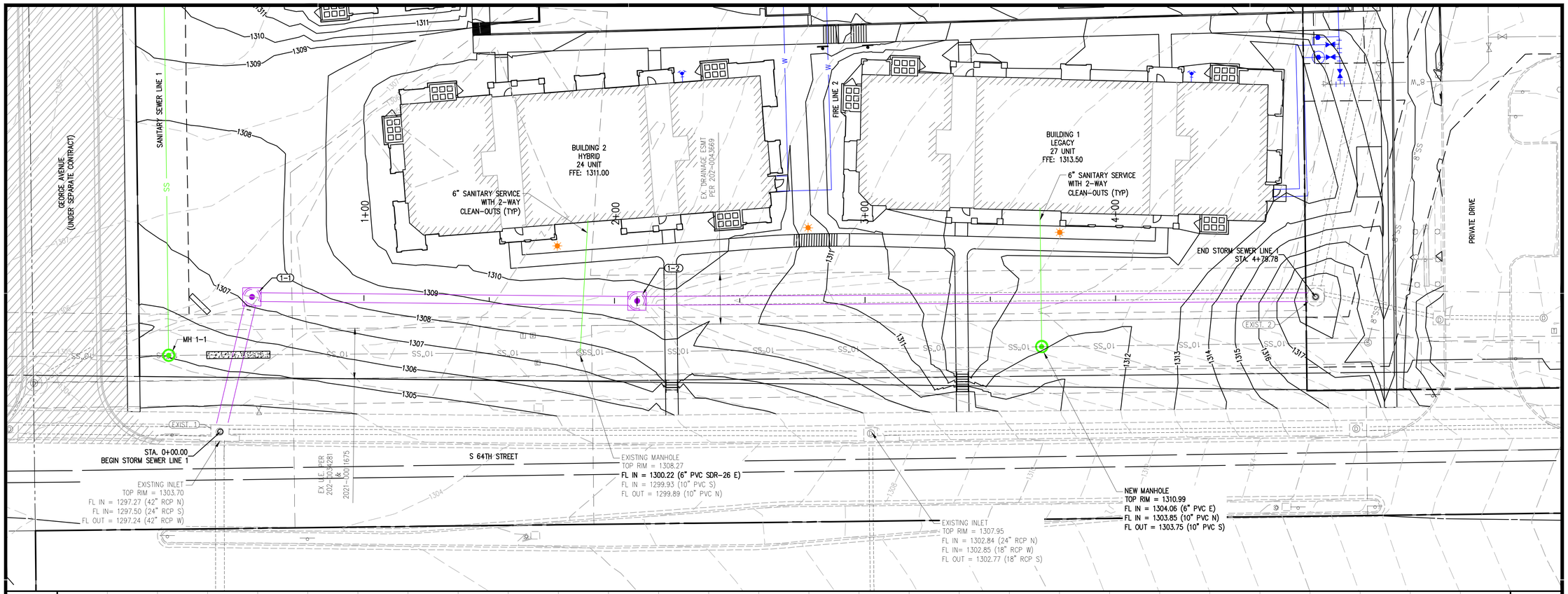

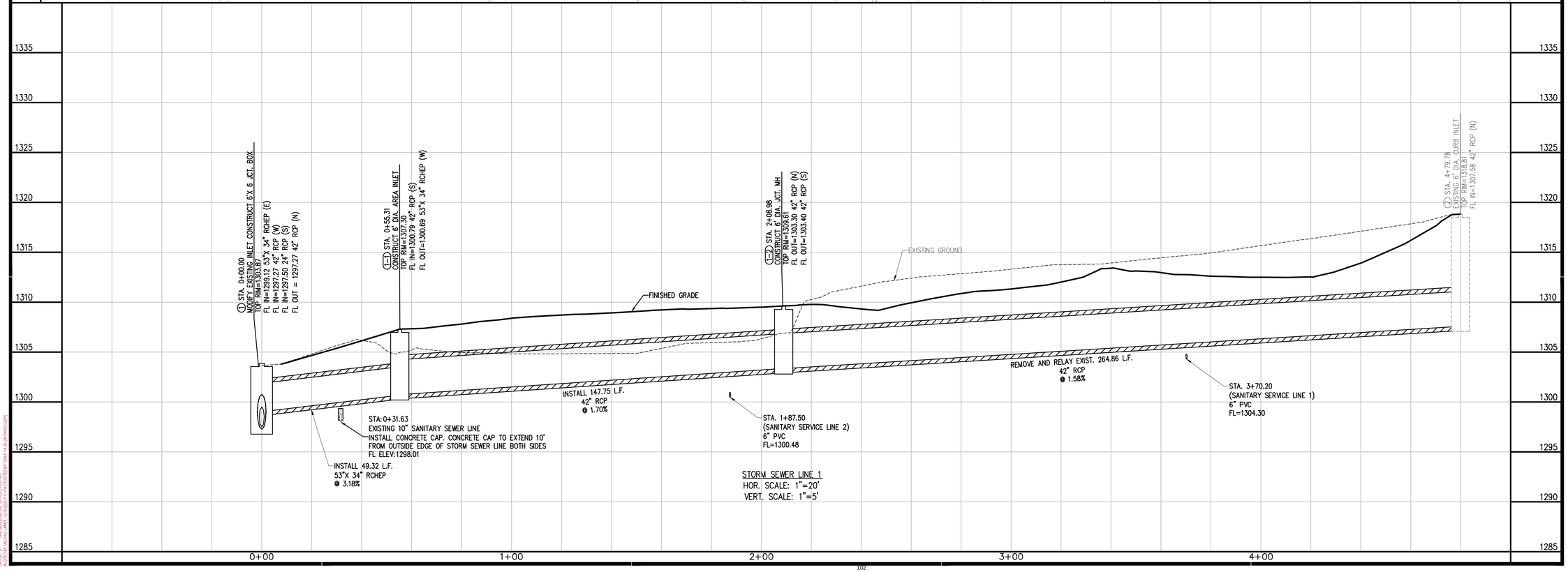

STORM SEWER LINE 1
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

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STORM SEWER LINE 1 P&P (C)

C-214

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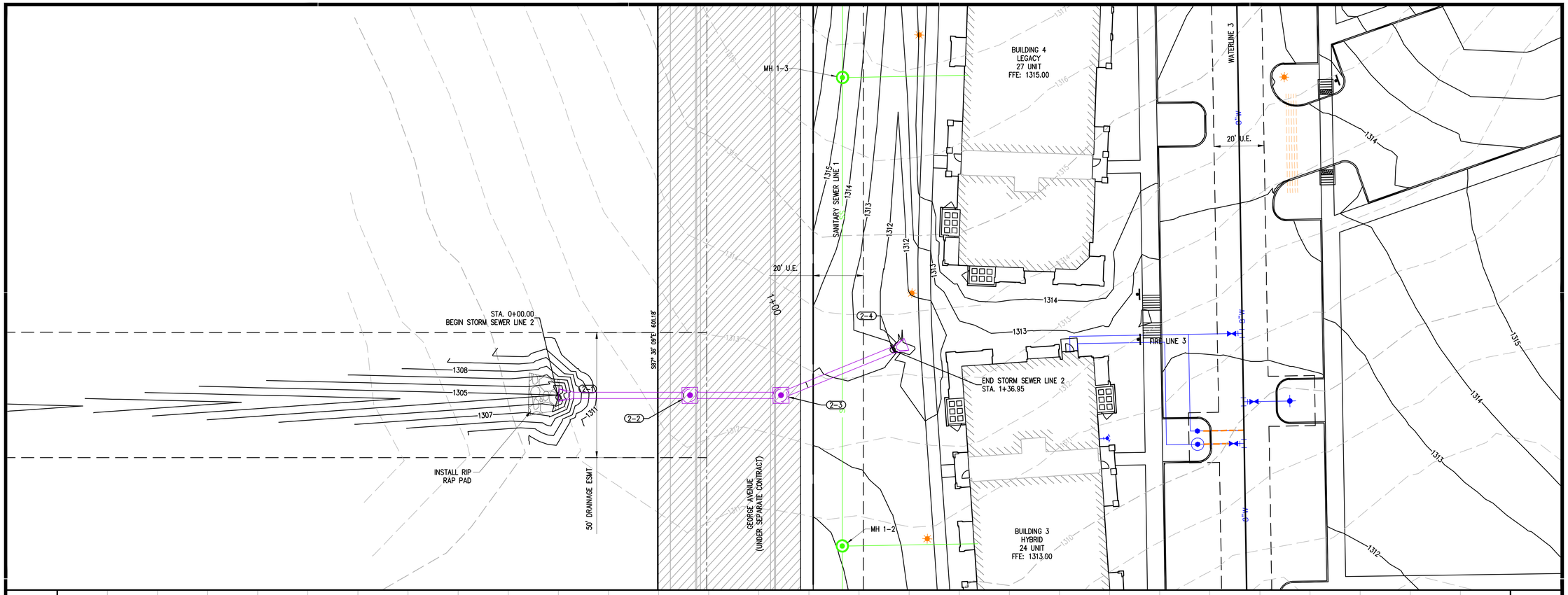

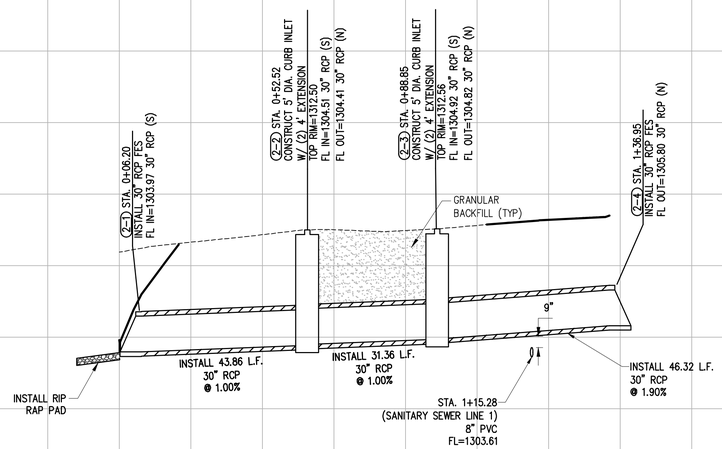

STORM SEWER LINE 2
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

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STORM SEWER LINE 2 P&P (C)

C-215

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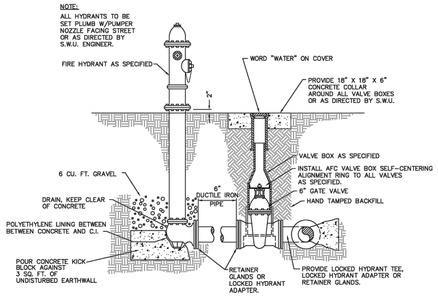
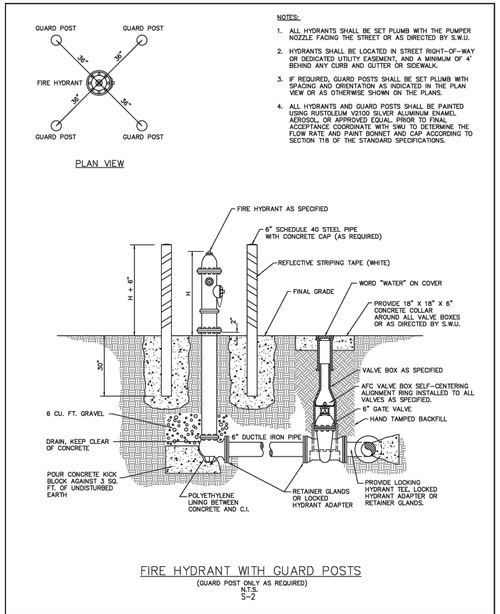


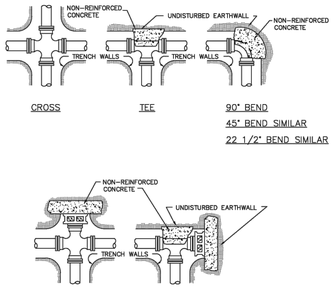
FIRE HYDRANT & GATE VALVE

N.T.S.



FIRE HYDRANT WITH GUARD POSTS

(GUARD POST ONLY AS REQUIRED)
N.T.S.
S-2



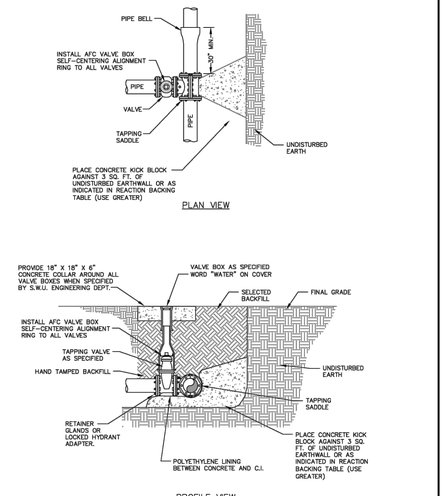
NOTES:
1. ALL FITTINGS SHALL BE MECHANICAL JOINTS, UNLESS OTHERWISE SPECIFIED.
2. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
3. WRAP ALL FITTINGS WITH POLYETHYLENE AS SPECIFIED.
4. BACK ALL TEES ACCORDING TO SIZE OF BRANCH.
5. BACKING FOR FUTURE LINE EXTENSIONS SHALL BE SUCH THAT REMOVAL OF BACKING 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

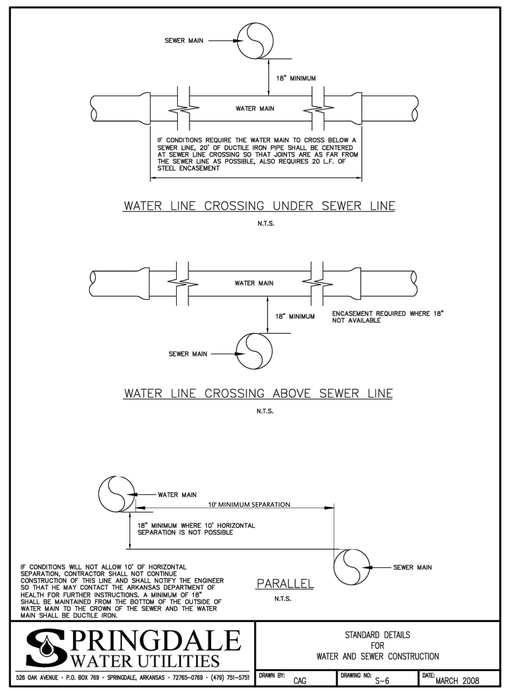
REACTION BACKING

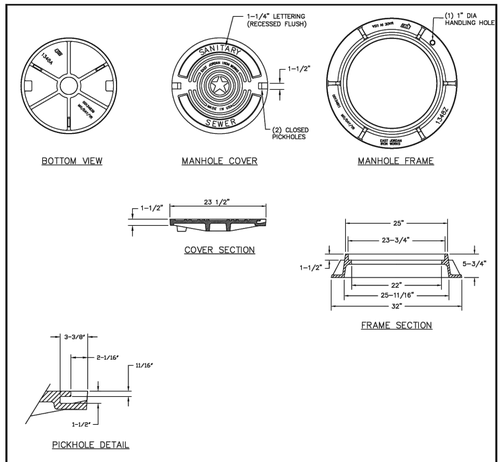
N.T.S.



TAPPING SADDLE & VALVE

N.T.S.



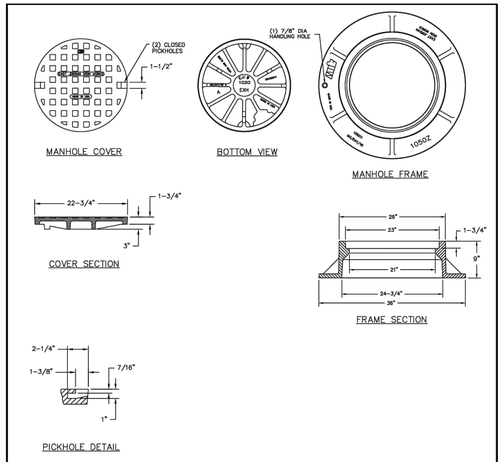


MANHOLE FRAME & COVER

(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)

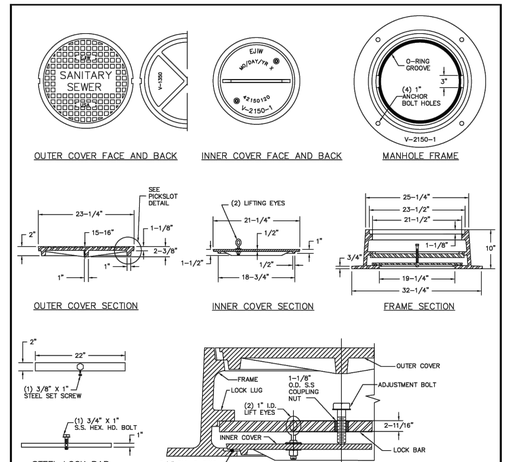


MANHOLE FRAME & COVER

(WITHIN STREETS AND OTHER DRIVING SURFACES)
N.T.S.

VULCAN FOUNDRY 1050Z FRAME WITH 1020 COVER

NOTE
MINIMUM WEIGHTS:
COVER: 150 LBS
FRAME: 350 LBS
MINIMUM COMBINED WEIGHT: 540 LBS
(SEE SPECS FOR ADDITIONAL REQUIREMENTS)



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)

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	
DRAWN BY: KMI/JNK	DRAWING NO: S-2	DATE: AUGUST 2014	
DRAWN BY: KMI/JNK	DRAWING NO: S-3	DATE: MARCH 2008	
DRAWN BY: CAC	DRAWING NO: S-5	DATE: AUGUST 2014	
DRAWN BY: CAG	DRAWING NO: S-6	DATE: MARCH 2008	
DRAWN BY: JNK	DRAWING NO: S-7	DATE: MARCH 2008	
DRAWN BY: JNK	DRAWING NO: S-8	DATE: MARCH 2008	
DRAWN BY: JNK	DRAWING NO: S-9	DATE: MARCH 2008	

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TRAILS AT THE CROSSINGS PHASE 2

SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 23106000
ISSUE DATE: 09/28/23
CONTACT: D. ELLIS
QC by:
QC Date:

PRELIMINARY PLANS

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REVIEW SET · NOT FOR CONSTRUCTION

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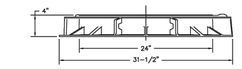
L23-62

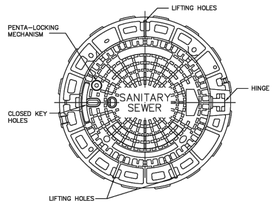
SWU DETAILS 1

C-501

DRAWING: G:\23\23062.TRAILS\PARK\TRUCTURE\CIVIL\DWG\SWU\DP\S1.DWG
PLOTTED BY: MICHAEL HALL TUESDAY, SEPTEMBER 26, 2023 11:44:15 AM



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

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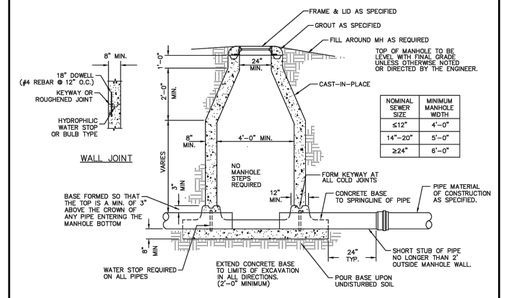
JNK	S-10	MARCH 2008

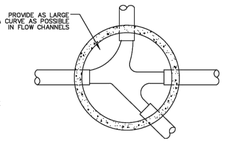


NOMINAL SEWER SIZE	MINIMUM MANHOLE WIDTH
≤12"	4'-0"
14"-20"	5'-0"
≥24"	6'-0"

WALL JOINT

CAST IN PLACE MANHOLE

N.T.S.



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

MANHOLE BOTTOM FOR 6" THROUGH 24" SEWER MAINS

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

N.T.S.

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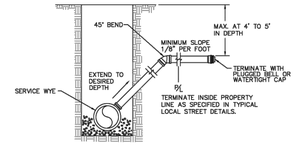
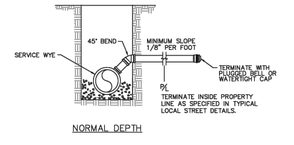
TLS	S-11	MARCH 2008



RISER FROM DEEP MAIN



NORMAL DEPTH

SEWER SERVICE CONNECTIONS

N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

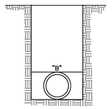
DRAWN BY:	DRAWING NO:	DATE:
TLS	S-16	MARCH 2008

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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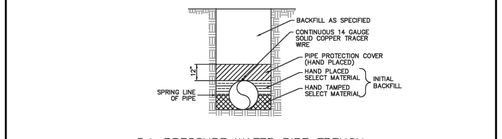
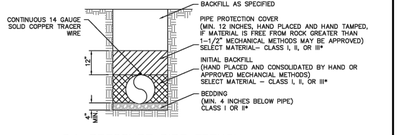


D.I. PRESSURE WATER PIPE TRENCH

(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

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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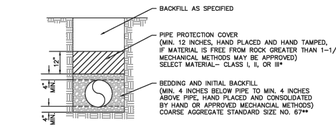
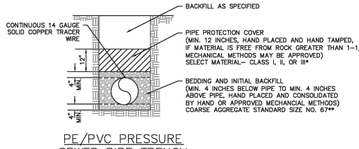
TLS	S-18	AUGUST 2014



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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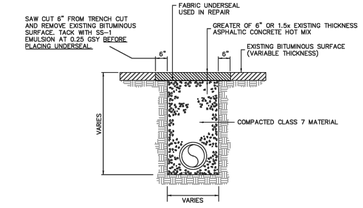
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
TLS	S-19	AUGUST 2014

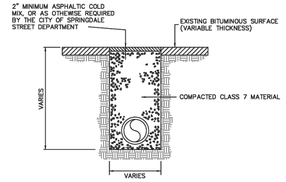
NOTES:

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

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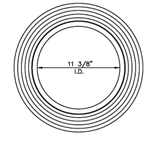
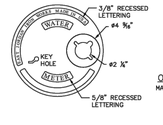
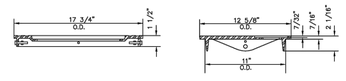
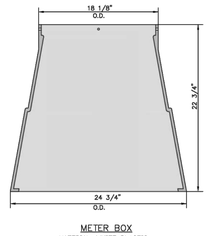
JNK	S-21	AUGUST 2014

METER BOX RING
MATERIAL: CAST IRON

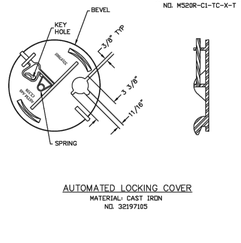








METER BOX
MATERIAL: WHITE PLASTIC
BOX WITH RING
EAST JORDAN IRON WORKS
34P24 A-TYPE
18X24X24D
OR APPROVED EQUAL



AUTOMATED LOCKING COVER
MATERIAL: CAST IRON
NO. 32197105

STANDARD METER BOX

N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
TLS	S-22	AUGUST 2014

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Rogers, Arkansas 72756
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www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

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

TRAILS AT THE CROSSINGS PHASE 2
SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 23106000
ISSUE DATE: 09/28/23
CONTACT: D. ELLIS
QC by:
QC Date:

PRELIMINARY PLANS

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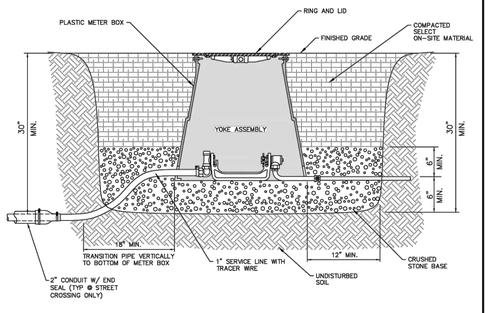
SWU DETAILS 2

C-502

DRAWING: G:\23106000_TRAILS\PLANS\TRUCTURE\CIVIL\DWG\SWU\SWU_DP1A1.DWG
PLOTTED BY: ARCHIBALD, LANCE - 10/19/2023 11:14 AM PLOTTED BY: ARCHIBALD, LANCE - 10/19/2023 11:14 AM PLOTSTYLE



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

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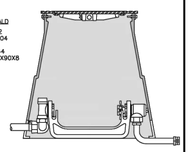
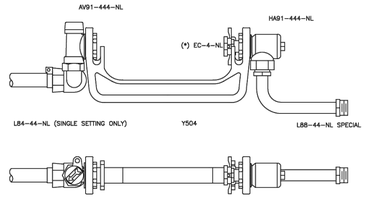
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

MATERIAL LIST

QTY	DESCRIPTION	CATALOG NUMBER FORD	MUELLER	AY McDONALD
1	INLET CONNECTION	L84-44-NL	P-15531N	74779M-22
1	YOKE ANGLE KEY VALVE	AV91-444-NL	H-14278N	74804Y 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.

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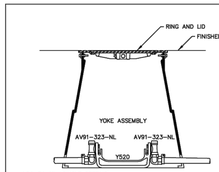
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



LEAK DETECTION METER ASSEMBLY

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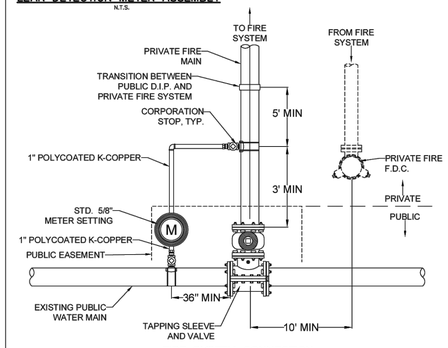


FIRE SYSTEM CONNECTION

N.T.S.

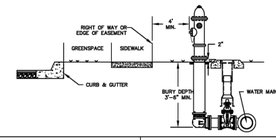
SPRINGDALE WATER UTILITIES
526 OAK AVENUE P.O. BOX 769 SPRINGDALE, ARKANSAS 72765-0769 (479) 751-5751

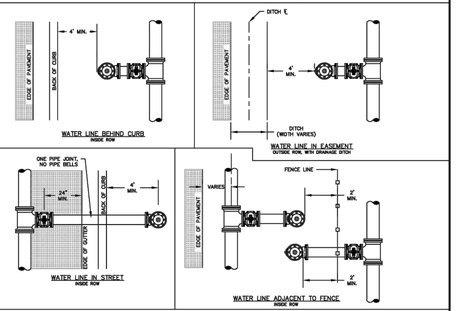
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

NOTES:

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





FIRE HYDRANT PLACEMENT

N.T.S.
S-45

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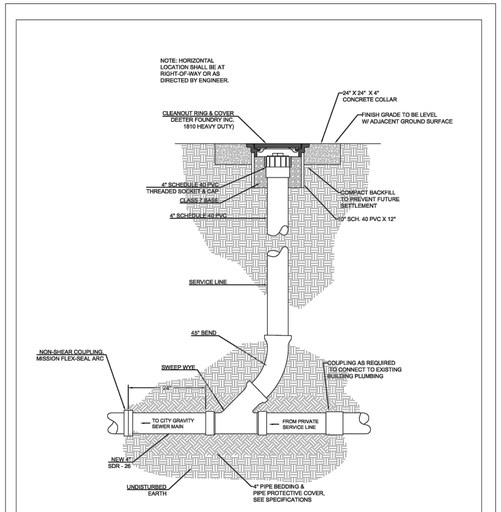
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



CLEANOUT ASSEMBLY DETAIL

N.T.S.
S-47

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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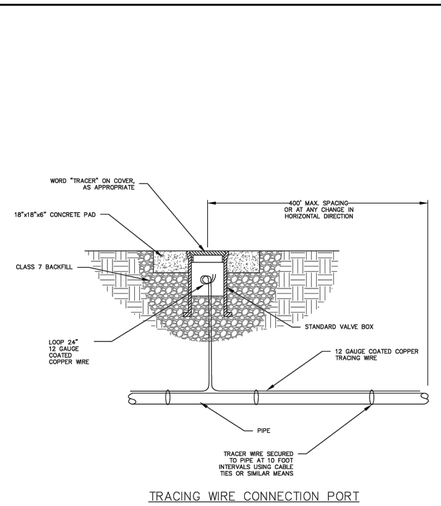

TRACING WIRE CONNECTION PORT

N.T.S.
M-1

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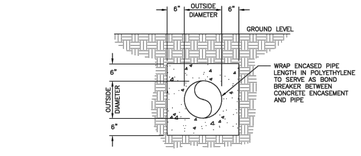
MISCELLANEOUS DETAILS FOR WATER AND SEWER CONSTRUCTION

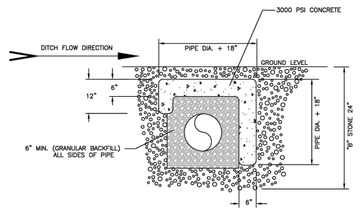
DRAWN BY:	DRAWING NO:	DATE:
ZRA	M-1	AUG 2020



CONCRETE ENCASEMENT

(WHERE SHOWN ON PLANS)

N.T.S.



CONCRETE CAP

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
JNK	S-20	OCTOBER 2014

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CERTIFICATE OF AUTHORIZATION:

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

TRAILS AT THE CROSSINGS PHASE 2

SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 23106000
ISSUE DATE: 09/28/23
CONTACT: D. ELLIS
QC by:
QC Date:

PRELIMINARY PLANS

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SWU DETAILS 3

C-503

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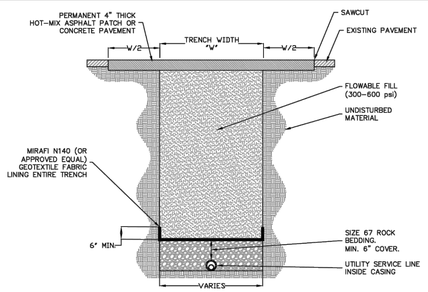

PROFILE VIEW
SECTION A–A

ASPHALT STREET CUT (TRENCH) REPAIR

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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-5A	

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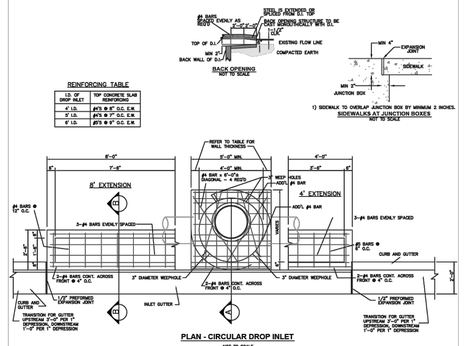

PLAN - CIRCULAR DROP INLET
NOT TO SCALE

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SECTION D DROP INLET DETAILS	FILE NO. SD-D-1	

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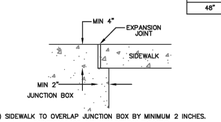
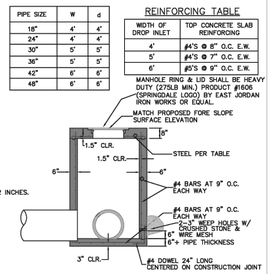
PIPE SIZE	W	d
18"	4'	4'
24"	4'	4'
30"	5'	5'
36"	5'	5'
42"	6'	6'
48"	6'	6'

REINFORCING TABLE

WIDTH OF DROP INLET	TOP CONCRETE SLAB REINFORCING
4'	#4'S @ 8" O.C. E.W.
5'	#4'S @ 7" O.C. E.W.
6'	#5'S @ 9" O.C. E.W.



1) SIDEWALK TO OVERLAP JUNCTION BOX BY MINIMUM 2 INCHES.
SIDEWALKS AT JUNCTION BOXES
NOT TO SCALE



NOTES:
1. PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION AS APPROVED BY ENGINEER.
2. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 1–1/2".
3. PROVIDE 3/4" CHAMFER ON ALL EXPOSED CORNERS.
4. ALL REINFORCING BARS SHALL HAVE 1–1/2" MINIMUM COVER.
5. PLASTIC COATED STEPS SHALL BE INSTALLED IN ALL JUNCTION BOXES 4'– 0" IN DEPTH OR GREATER.
6. EXTENSION LENGTHS SHOWN ON THE PLANS SHALL BE TAKEN TO MEAN CLEAR OPENING LENGTH, NOT INCLUDING WIDTHS OF SUPPORTS.
7. CONCRETE FOR JUNCTION BOXES TO BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4–7% AIR ENTRAINMENT.

TYPICAL JUNCTION BOX
NOT TO SCALE

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SECTION D DROP INLET DETAILS	FILE NO. SD-D-7	

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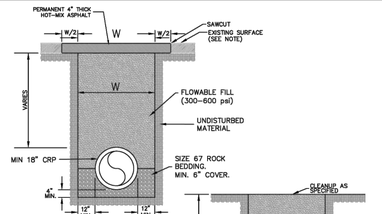
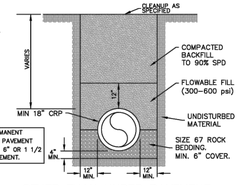


UNDER PAVEMENT



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

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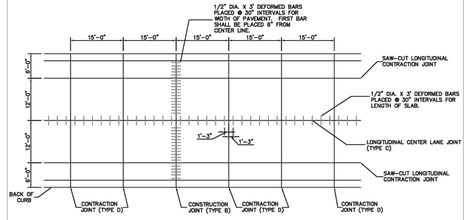

CONCRETE PAVEMENT JOINT LAYOUT PLAN
(36' STREET WIDTH)
NOT TO SCALE

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

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

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-10	

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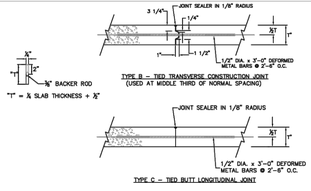

NOTES:
1. ALL CONCRETE JOINTING AND CONSTRUCTION METHODS SHALL MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE PORTLAND CEMENT ASSOCIATION FOR CONCRETE STREET PAVEMENTS.
2. CONCRETE FOR PAVEMENTS SHALL BE CLASS B , 4000 P.S.I., 6 BAG MIX WITH 4–7% AIR ENTRAINMENT.
3. ALL CONCRETE PAVEMENT 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.

JOINTS FOR CONCRETE PAVEMENT
NOT TO SCALE

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

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TRAILS AT THE CROSSINGS PHASE 2
SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 23106000
ISSUE DATE: 09/28/23
CONTACT: D. ELLIS
QC by:
QC Date:

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SPRINGDALE STANDARD DETAILS

C-504

DRAWING G:\23\23000\TRAILS\PHASE2\PLOTS\CIVIL\DWG\SPRINGDALE DETAILS.DWG PLOTTED BY: MICHAEL LANEY ON 9/28/2023 11:44:19 AM EDITED BY: PAUL A. ELLIS

PHASE I

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES/EXITS.
2. PREPARE TEMPORARY PARKING AND STORAGE AREAS. UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASH-OUT, MASON'S AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
3. CONSTRUCT THE SILT FENCES ON THE SITE.
4. CONSTRUCT THE SEDIMENTATION AND SEDIMENT TRAP BASINS.
5. HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEER CONSULTANT TO PERFORM INSPECTION OF BMPs. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
6. CLEAR AND GRUB THE SITE.
7. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
8. BEGIN GRADING THE SITE.

PHASE II

1. TEMPORARILY SEED DENUDED AREAS.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. INSTALL RIP-RAP AROUND OUT STRUCTURES.
4. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE.
7. INSTALL INLET PROTECTION DEVICES.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IF SITE IS STABILIZED.

GENERAL EROSION NOTES:

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

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

C. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

D. BEST MANAGEMENT PRACTICES (BMP) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AND APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.

E. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON THE SITE AT ALL TIMES.

F. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.

G. GENERAL CONTRACTOR SHALL DENOTE THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, AND AREA FOR PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES.

H. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE AND EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

I. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN UP FUEL OR CHEMICAL SPILLS AND LEAKS.

J. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

K. RUBBISH, TRASH, GARBAGE, LITTER OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM BEING BLOWN OR WASHED OFF-SITE.

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

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

N. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.

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

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

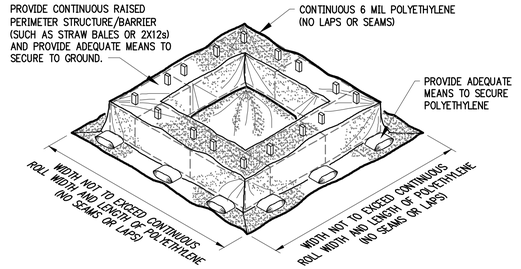
Q. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

R. ON-SITE AND OFF-SITE STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH THE GENERAL PERMIT.

S. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

T. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) TO PREVENT EROSION.

U. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.



CONCRETE WASH-OUT BASIN
NTS

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

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

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

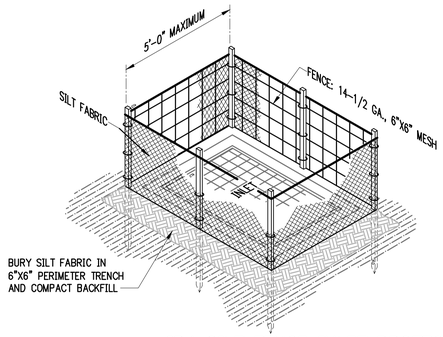
ACREAGE SUMMARY

IMPERVIOUS AREA	7.96± ACRES
SEEDED AREA	7.44± ACRES
TOTAL DISTURBED	15.4± ACRES

DEVELOPER/OWNER:
ENTER DEVELOPER INFORMATION

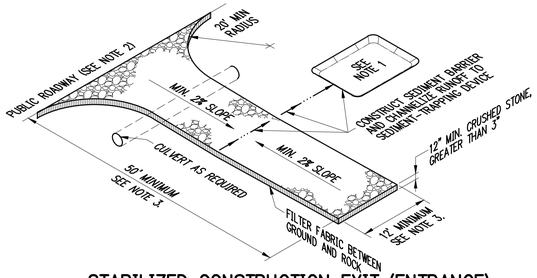
SITE OPERATOR/GENERAL CONTRACTOR:

SUPERINTENDENT:



SILT FABRIC SHALL BE SECURITY FASTENED TO WIRE FENCING.

IP4 SILT FENCE INLET PROTECTION
NTS

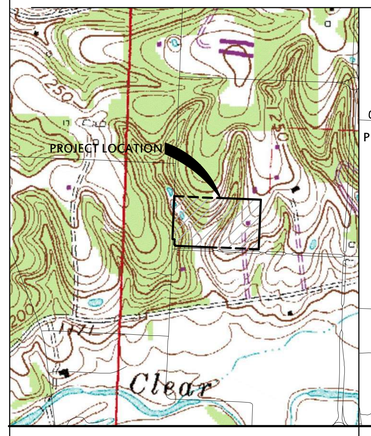


1. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCE/EXIT IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES EXIT ONTO THE PUBLIC ROADS. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE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

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

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

STABILIZED CONSTRUCTION EXIT (ENTRANCE)
NTS



USGS QUADRANGLE MAP
NTS

VICINITY MAP
NTS

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

TRAILS AT THE CROSSINGS PHASE 2
SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 23104000
ISSUE DATE: 09/28/23
CONTACT: D. ELLIS
QC by:
QC Date:

PRELIMINARY PLANS

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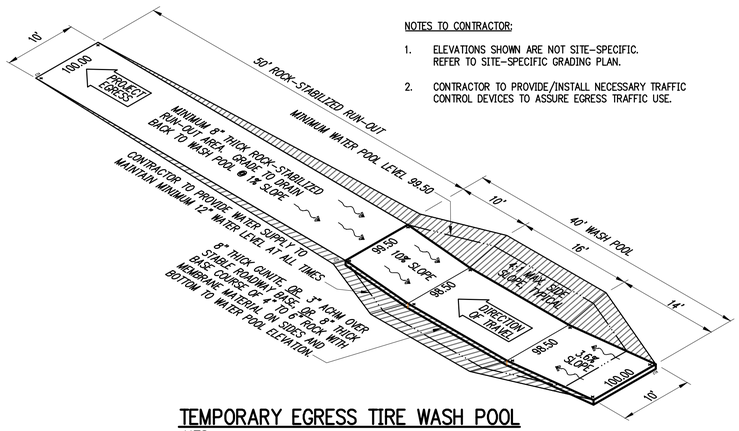
L23-62

EROSION DETAILS 1

C-505

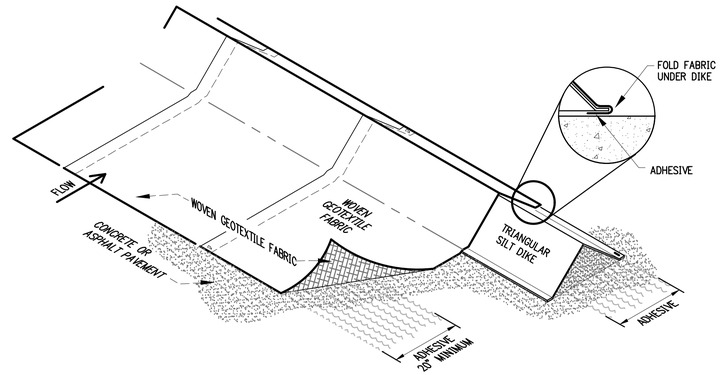
DRAWING C:\23\23000_TRAILS@THECROSSINGS\CRAFTON,TULL&ASSOCIATES,INC\CIVIL\DWG\TRAILS@THECROSSINGS PHASE 2 - EROSION DETAILS 1.DWG - LAYOUT: C-505 - 9/28/2023 11:14:17 AM - CTATE



NOTES TO CONTRACTOR:

1. ELEVATIONS SHOWN ARE NOT SITE-SPECIFIC. REFER TO SITE-SPECIFIC GRADING PLAN.
2. CONTRACTOR TO PROVIDE/INSTALL NECESSARY TRAFFIC CONTROL DEVICES TO ASSURE EGRESS TRAFFIC USE.

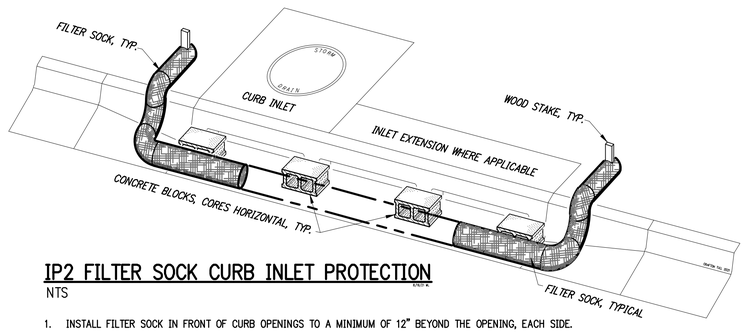
TEMPORARY EGRESS TIRE WASH POOL
NTS



ADHESIVES: CONCRETE PAVEMENT – USE LIQUID NAIL OR APPROVED EQUAL.
ASPHALT PAVEMENT – USE EMULSIFIED ASPHALT.

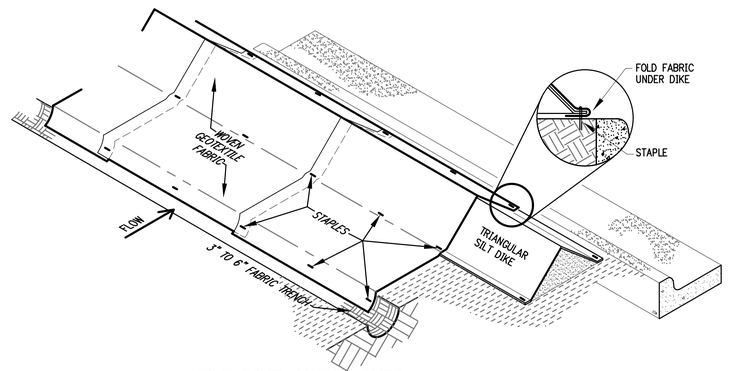
ADHESIVE SHALL BE PLACED AT FABRIC LAPS AND 20" MINIMUM ALONG EDGES.

SILT DIKE (FOR CONTINUOUS BARRIER)
NTS

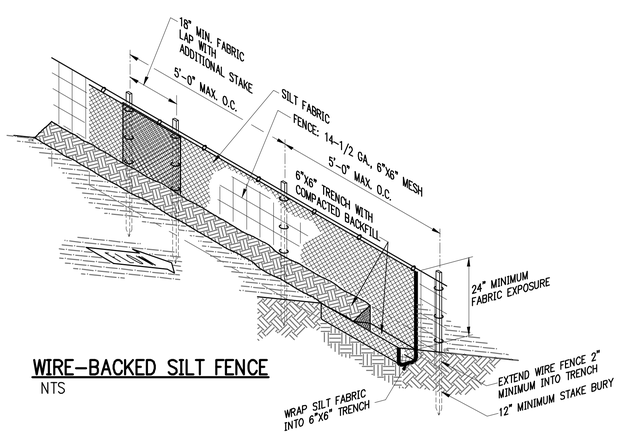


IP2 FILTER SOCK CURB INLET PROTECTION
NTS

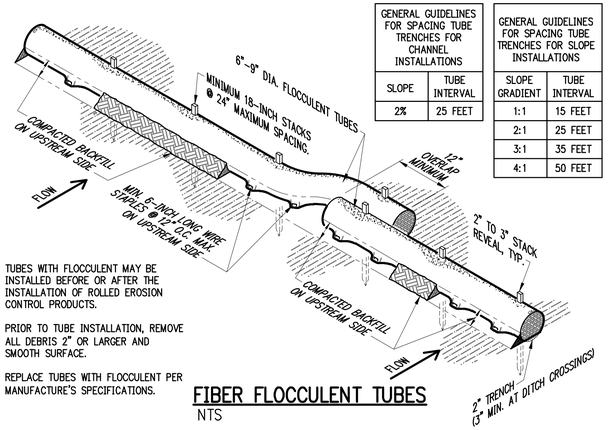
1. INSTALL FILTER SOCK IN FRONT OF CURB OPENINGS TO A MINIMUM OF 12" BEYOND THE OPENING, EACH SIDE.
2. ANCHOR THE FILTER SOCK BEHIND THE CURB WITH WOODEN STACKS 12" MINIMUM INTO SOIL.
3. USE 8" DIAMETER FILTER SOCK FOR STANDARD CURB INLET. SLIGHTLY COMPACT TO CURB HEIGHT DURING CURB INSTALLATION.
4.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



SILT DIKE ALONG CURB
NTS



WIRE-BACKED SILT FENCE
NTS



GENERAL GUIDELINES FOR SPACING TUBE TRENCHES FOR CHANNEL INSTALLATIONS	
SLOPE	TUBE INTERVAL
2%	25 FEET

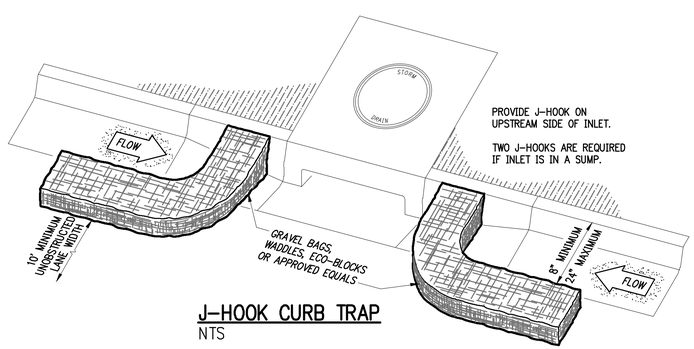
GENERAL GUIDELINES FOR SPACING TUBE TRENCHES FOR SLOPE INSTALLATIONS	
SLOPE GRADIENT	TUBE INTERVAL
1:1	15 FEET
2:1	25 FEET
3:1	35 FEET
4:1	50 FEET

TUBES WITH FLOCCULENT MAY BE INSTALLED BEFORE OR AFTER THE INSTALLATION OF ROLLED EROSION CONTROL PRODUCTS.

PRIOR TO TUBE INSTALLATION, REMOVE ALL DEBRIS 2" OR LARGER AND SMOOTH SURFACE.

REPLACE TUBES WITH FLOCCULENT PER MANUFACTURE'S SPECIFICATIONS.

FIBER FLOCCULENT TUBES
NTS



J-HOOK CURB TRAP
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TRAILS AT THE CROSSINGS PHASE 2
SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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QC by:
QC Date:

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L23-62
EROSION DETAILS 2

C-506

DRAWING: G:\23\23000_TRAILS\PHASE2\PRELIM\CIVIL\DWG\EROSION\EROSION DETAILS.DWG
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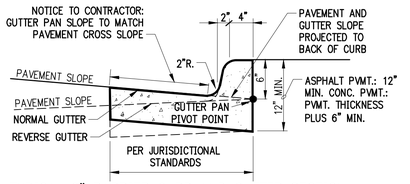
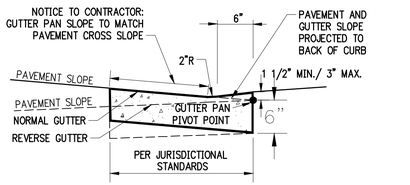
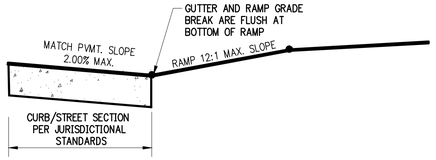
PLOTTED: 09/28/2023 11:49 AM BY: DELLIS



TYPICAL 6" BARRIER CURB AND GUTTER SECTION



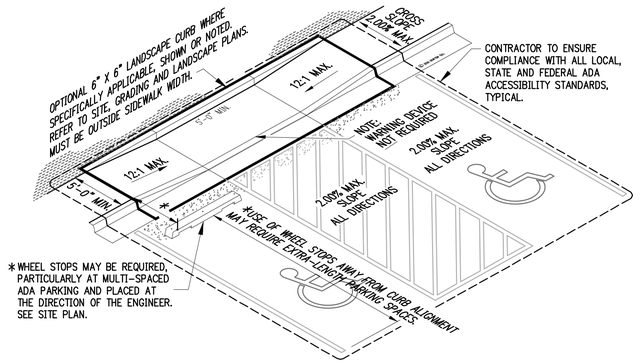
TYPICAL MOUNTABLE CURB SECTION AT DRIVEWAYS



STREET GUTTER AT RAMP TYP. SECTION

TYPICAL CURB AND GUTTER SECTIONS

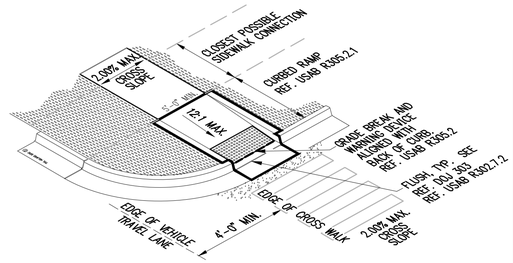
NTS AUG. 13, 2020



*WHEEL STOPS MAY BE REQUIRED, PARTICULARLY AT MULTI-SPACED ADA PARKING AND PLACED AT THE DIRECTION OF THE ENGINEER. SEE SITE PLAN.

DEPRESSED SIDEWALK AND CURB ACCESSIBLE RAMP WITH ADA PARKING

NTS AUG. 25, 2020



CURBED SINGLE ACCESSIBLE RAMP

NTS SMALLER RADIUS / NARROW SIDEWALKS AUG. 25, 2020

MINIMUM ACCESSIBLE PARKING SPACE REQUIREMENTS

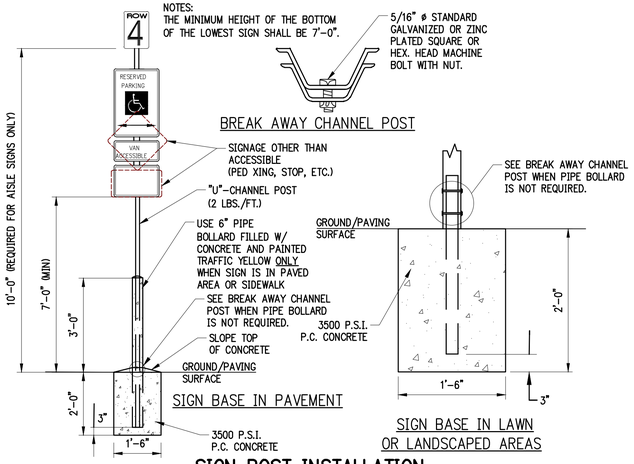
ON-SITE (PRIVATE) ACCESSIBLE PARKING SCHEDULE		
TOTAL NUMBER OF PARKING SPACES REQUIRED PROVIDED (PER LOT)	TOTAL MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES (60" & 96" AISLES) COLUMN "A"	VAN-ACCESSIBLE PARKING SPACES WITH MIN. 96" WIDE ACCESS AISLE
1 TO 25	1	1
26 TO 50	2	1
51 TO 75	3	1
76 TO 100	4	1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

AUG. 25, 2020

ON-STREET (PUBLIC) ACCESSIBLE PARKING SCHEDULE	
TOTAL NUMBER OF MARKED OR METERED PARKING SPACES ON THE BLOCK PERIMETER	TOTAL REQUIRED NUMBER OF ACCESSIBLE PARKING SPACES
1 TO 25	1
26 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 AND OVER	4 PERCENT OF TOTAL

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

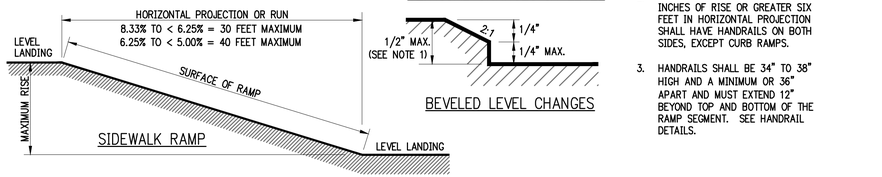
208.2.4 VAN PARKING SPACES:
FOR EVERY SIX OR FRACTIONAL OF SIX PARKING SPACES REQUIRED BY 208.2 TO COMPLY WITH 502, AT LEAST ONE SHALL BE A VAN PARKING SPACE COMPLYING WITH 502.



SIGN POST INSTALLATION

NTS

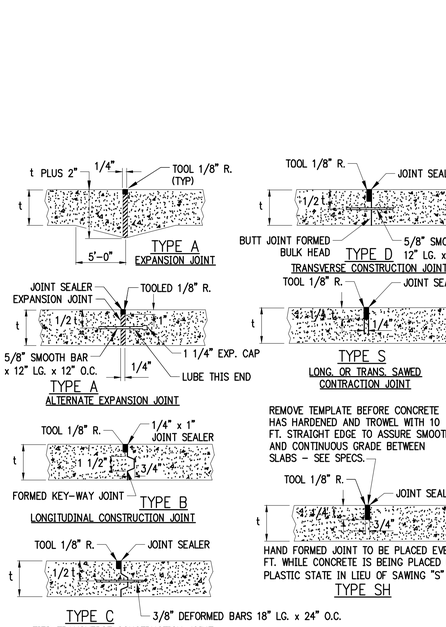
SLOPE	MAXIMUM RISE	MAXIMUM HORIZONTAL PROJECTION OR RUN
1:12 TO < 1:16 (8.33% TO < 6.25%)	30 INCHES	30 FEET
1:16 TO < 1:20 (6.25% TO < 5.00%)	30 INCHES	40 FEET



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

IN-LINE ACCESSIBLE ROUTE / SIDEWALK RAMP - CHANGES IN LEVEL

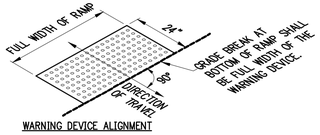
NTS AUG. 25, 2020



NOTES:
1. ALL JOINTS SPACING NOT TO EXCEED 15'-0" INTERVALS.
2. SAWED JOINTS SHALL BE CUT AS SOON AS POSSIBLE AFTER FINISH WORK IS COMPLETE & CONCRETE HAS CURED TO ACCEPT TYPE OF SAW EQUIPMENT.
3. ASSURE SAW JOINTS ARE CLEAN AND DRY PRIOR TO THE APPLICATION OF THE JOINT SEALANT.
4. SPECIFIED JOINT SEALANT APPLIED IN ACCORDANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS SEALANT TOOLED 1/8" BELOW PAVEMENT SURFACE.
5. DRILLING BY HAND OR PUSHING DOWEL BARS INTO GREEN CONCRETE IS NOT ACCEPTABLE.
6. COMPLETELY FILL HOLE WITH EPOXY GROUT AND INSERT DOWEL WITH EXPANSION CAPS.
7. DOWELS SHALL BE ALIGNED PERPENDICULAR TO AND TO JOINT.

CONCRETE PAVEMENT JOINTING DETAIL

NTS AUG. 25, 2020

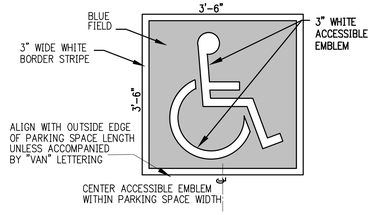


WARNING DEVICE ALIGNMENT

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

DETECTABLE WARNING DEVICE

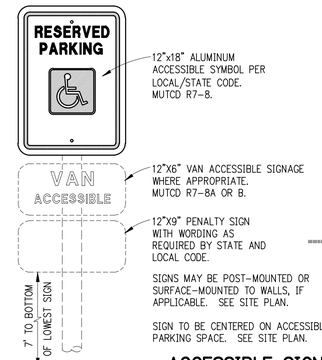
NTS AUG. 25, 2020



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

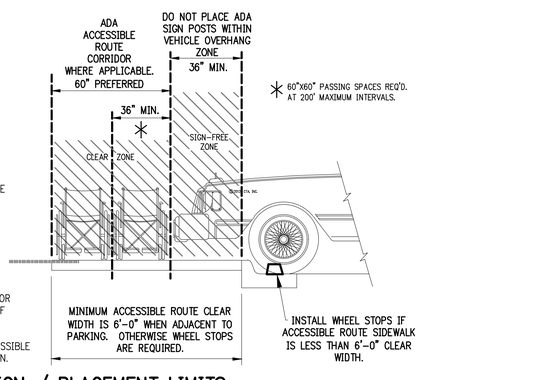
ACCESSIBLE PAVEMENT EMBLEM

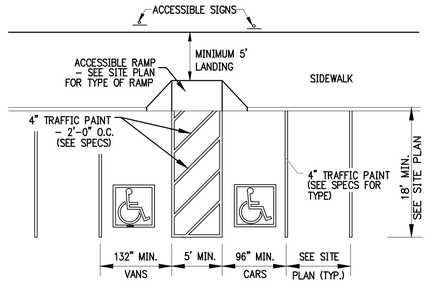
NTS AUG. 25, 2020



ACCESSIBLE SIGN / PLACEMENT LIMITS

NTS AUG. 25, 2020

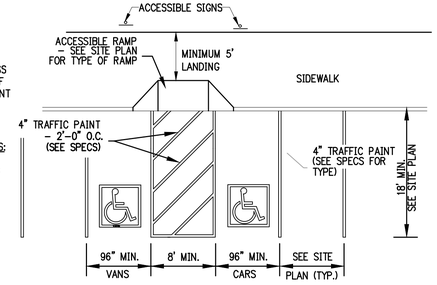




ALTERNATE "A"

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

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



ALTERNATE "B"

VAN ACCESSIBLE PARKING STRIPING

NTS AUG. 25, 2020

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

TRAILS AT THE CROSSINGS PHASE 2
SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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CONTACT: D. ELLIS
QC by:
QC Date:

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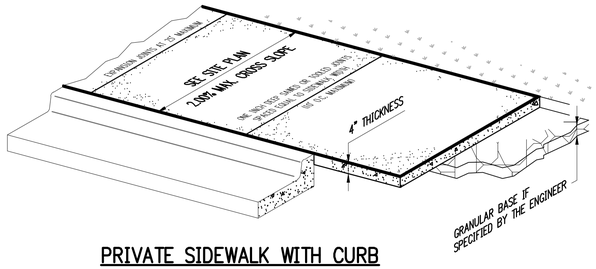
L23-62

STANDARD DETAILS 1

C-507

DRAWING G:\23 DWG\TRAILS\ARK\TRLCTMP\LAYOUTS\C507.DWG 9/28/2023 2:57:51 PM CDT BY: DELLIS
XREFS: C:\USERS\DELLIS\APPDATA\LOCAL\TEMP\ACPUBLISH_1000\C507.DWG
PLOTTED BY: MICHAEL HALL - 10/05/2023 11:14:47 AM CDT FOR: TRAILS AT THE CROSSINGS PHASE 2

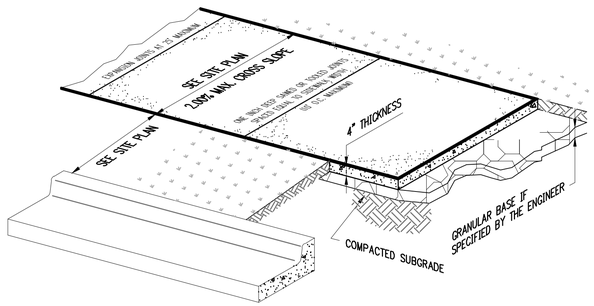
NOTES:
1. PROVIDE 1/2" EXPANSION JOINT BETWEEN SIDEWALK AND ALL FIXED OBJECTS.
2. PROVIDE 1/2" TOOLED RADIUS ON ALL EDGES.
3. CONCRETE TO BE MINIMUM 3500#, AE.



PRIVATE SIDEWALK WITH CURB

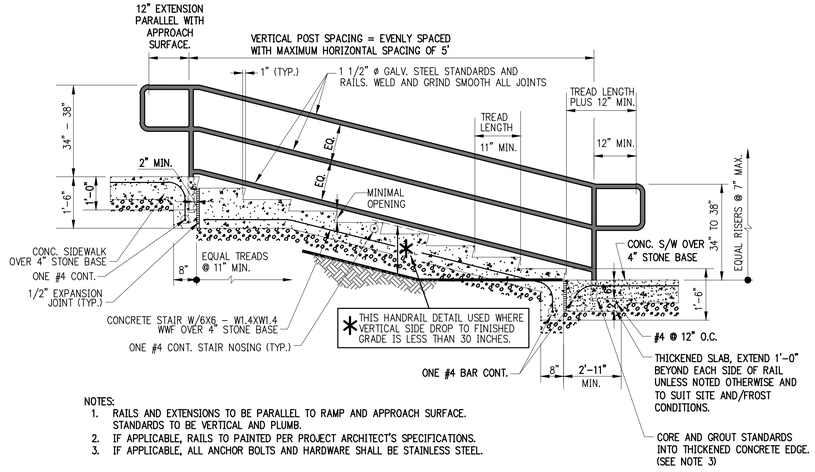
NTS REVISED 05/10/11

NOTES:
1. PROVIDE 1/2" EXPANSION JOINT BETWEEN SIDEWALK AND ALL FIXED OBJECTS.
2. PROVIDE 1/2" TOOLED RADIUS ON ALL EDGES.
3. CONCRETE TO BE MINIMUM 3500#, AE.



PRIVATE SIDEWALK WITH GREEN SPACE

NTS REVISED 05/10/11



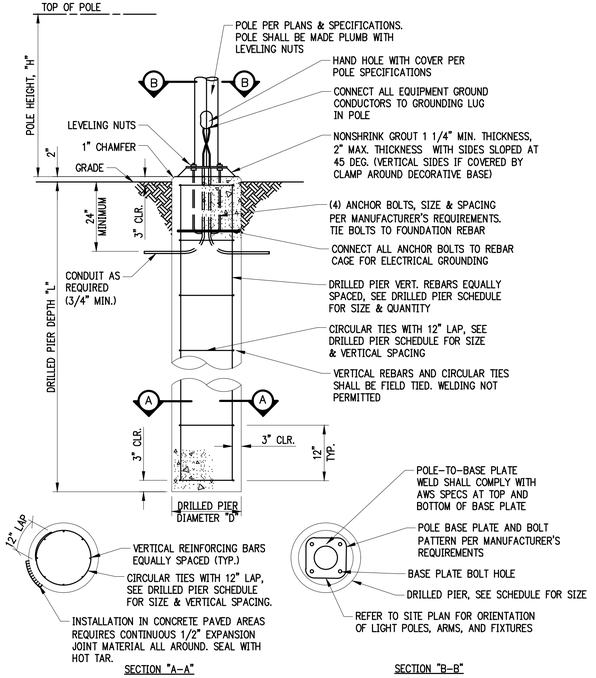
NOTES:
1. RAILS AND EXTENSIONS TO BE PARALLEL TO RAMP AND APPROACH SURFACE. STANDARDS TO BE VERTICAL AND PLUMB.
2. IF APPLICABLE, RAILS TO PAINTED PER PROJECT ARCHITECT'S SPECIFICATIONS.
3. IF APPLICABLE, ALL ANCHOR BOLTS AND HARDWARE SHALL BE STAINLESS STEEL.

CONCRETE STAIR AND RAIL WITH NO GRADE DROP AT EITHER SIDE OF STAIR *

NTS NOTE: REFER TO SITE AND GRADING PLANS FOR STAIR LENGTH, RISE AND LOCATION REVISED 08/25/14

DRILLED PIER SCHEDULE

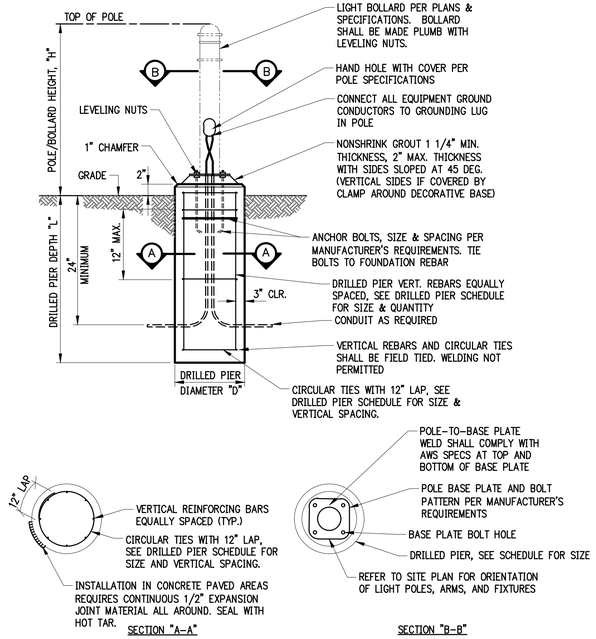
POLE HEIGHT "H"	DRILLED PIER DIAMETER "D"	DRILLED PIER DEPTH "L"	DRILLED PIER VERT. REBAR	CIRCULAR TIES
UP TO 9'-0"	18"	2'-8"	(6)-#5	#3 @ 12" OC VERT
12'-0"	18"	3'-0"	(6)-#5	#3 @ 12" OC VERT
20'-0"	24"	8'-0"	(8)-#5	#3 @ 12" OC VERT
30'-0"	24"	8'-3"	(8)-#5	#3 @ 12" OC VERT
40'-0"	30"	9'-0"	(8)-#7	#3 @ 12" OC VERT



NOTES:
1. 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONC. WITH GRADE 60 RE-BARS.
2. FOUNDATION EXCAVATION SHALL BE BY AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS. SIZE OF AUGER SHALL MATCH DIAMETER OF PIER.
3. IF GROUNDWATER IS PRESENT IN AUGER HOLE, REMOVE BEFORE POURING CONCRETE.
4. DESIGN CRITERIA:
   - -IN PLACE SOIL IS ASSUMED TO BE CLASS 5 OF IBC 2006, TABLE 1804.2 WITH INCREASED ALLOWABLE LATERAL BEARING OF 200 PSF/FT PER SECTION 1804.3.1.
   - -BASIC WIND SPEED (3 SECOND GUST) = 90 MPH
   - -EXPOSURE CATEGORY C
   - -IMPORTANCE FACTOR = 1.0

ROUND LIGHT FOUNDATION - AT GRADE

NTS



NOTES:
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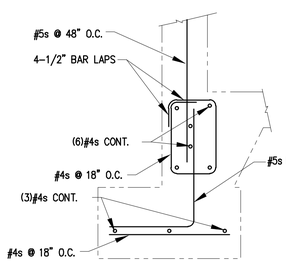
   - -BASIC WIND SPEED (3 SECOND GUST) = 90 MPH
   - -EXPOSURE CATEGORY C
   - -IMPORTANCE FACTOR = 1.0

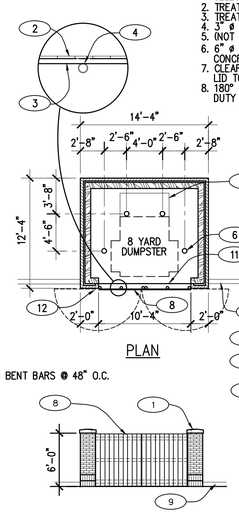
ROUND LIGHT FOUNDATION - BOLLARD

NTS

NOTES:
1. PRE-FINISHED METAL COPING - COLOR SELECTED BY ARCH.
2. TREATED 1X6 PICKETS OR SIMILAR
3. TREATED 2X4 RAILS (3) W/DIAG. BRACING.
4. 3" ø STEEL GALVANIZED POSTS W/ CAP
5. (NOT USED)
6. 6" ø CONCRETE FILLED BOLLARD WITH CONCRETE DOMED TOP
7. CLEARANCE REQUIRED FOR DUMPSTER LID TO OPEN AND CLEAR WALL
8. 180° GATE SWING WITH HEAVY DUTY HINGES AND DIAGONAL BRACING.
9. 6" CONCRETE CURB
10. 8" X 8" X 16" CMU BOND BEAM W/ 1 #5 CONTINUOUS REBAR
11. 6" HEAVY DUTY 4000 LB. CONCRETE 6" ABOVE HEAVY DUTY PAVING
12. SET STATIONARY 3"ø GALVANIZED STEEL POSTS IN 12"ø X 36" DEEP CONCRETE FOOTING.
13. 4 x 8 x 16 CMU
14. DOUBLE SOLDIER COURSE AT BASE OF WALL
15. CONTINUOUS FLASHING WITH WEEP HOLES @ 24" O.C. -GROUT FILL BELOW FLASHING
16. REINFORCE WALL WITH #5 REBAR @ 48" O.C. TO FIRST 2 CMU CELLS - GROUT FILL CELLS
17. 8 X 8 X 16 CMU
18. 1/2" EXPANSION JOINT MATERIAL
19. POURED CONCRETE ANCHOR
20. SEE REBAR DETAIL.
21. 2 X 6 TREATED, J-BOLT TO BOND BEAM
22. 2 X 4 EXPANSION BOLTED TO BOND BEAM
23. 2 X RIPPED TO FIT
24. 1/2" TREATED PLYWOOD
25. COUNTERFLASHING AND CLIPS

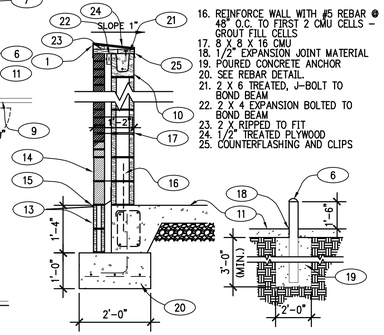


REBAR DETAIL



PLAN

ELEVATION



SECTION

BOLLARD DETAIL

MASONRY SCREENED DUMPSTER

NTS CTA 10/14/16

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

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

TRAILS AT THE CROSSINGS PHASE 2

SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 23106000
ISSUE DATE: 09/28/23
CONTACT: D. ELLIS
QC By:
QC Date:

PRELIMINARY PLANS

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL SIGNED AND SEALED DOCUMENT

NOT FOR CONSTRUCTION - REVIEW SET

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L23-62

STANDARD DETAILS 2

C-508

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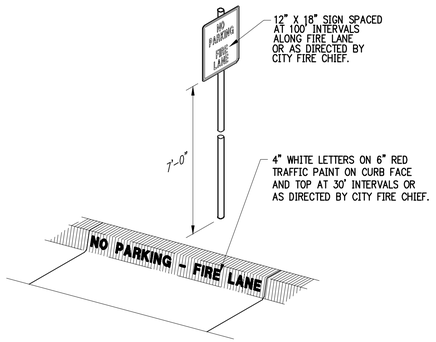
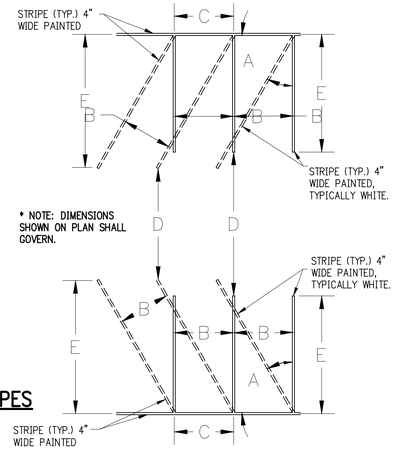


FIRE LANE STRIPING
NTS

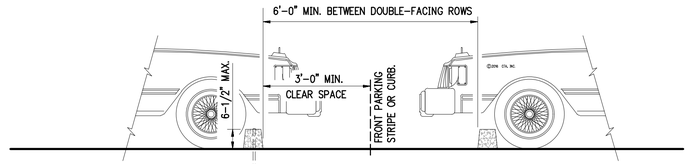
STRIPING DIMENSIONS						
ANGLE (A)	TYPE	WIDTH (IN FT.) (B)	CURB LENGTH (IN FT.) (C)	ONE-WAY AISLE WIDTH (IN FT.) (D)	TWO-WAY AISLE WIDTH (IN FT.) (D)	STALL DEPTH (IN FT.) (E)
0°	STANDARD	8	22.5	12	24	8
PARALLEL	COMPACT	7.5	19.5	12	24	7.5
30°	STANDARD	9	18	12	24	17
	COMPACT	7.5	15	12	24	14
45°	STANDARD	9	12.5	12	24	19
	COMPACT	7.5	10.5	12	24	16
60°	STANDARD	9	10.5	18	24	20
	COMPACT	7.5	8.5	15	24	16.5
90°	STANDARD	9	9	24	24	19
	COMPACT	7.5	7.5	22	24	15

NOTES:

1. LETTERS, NUMBERS AND ARROWS FOR DRIVEWAYS, PARKING LOTS AND STREETS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. PAVEMENT MARKINGS ARE TO BE PAINTED REFLECTIVE WHITE. MARKINGS SHALL BE THERMOPLASTIC IF CALLED FOR IN THE PLANS OR SPECIFICATIONS.

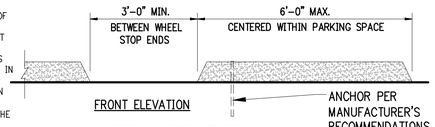


PARKING STRIPES
NTS



ASTM 1637-95 8 WHEEL STOPS

8.1 PARKING LOTS SHOULD BE DESIGNED TO AVOID THE USE OF WHEEL STOPS.
8.2 WHEEL STOPS SHALL NOT BE PLACED IN PEDESTRIAN WALKWAYS OR FORESEEABLE PEDESTRIAN PATHS.
8.3 WHEEL STOPS SHALL BE IN CONTRAST WITH THEIR SURROUNDINGS.
8.4 WHEEL STOPS SHALL BE NO LONGER THAN 6 FEET AND SHALL BE PLACED IN THE CENTER OF THE PARKING STALLS. THE MINIMUM WIDTH OF PEDESTRIAN PASSAGE BETWEEN WHEEL STOPS SHALL BE 3 FEET.
8.5 THE TOP OF WHEEL STOPS SHALL NOT EXCEED 6.5 INCHES IN HEIGHT ABOVE THE PARKING LOT SURFACE.
8.6 ADEQUATE ILLUMINATION SHALL BE MAINTAINED AT WHEEL STOPS AS GOVERNED BY THE REQUIREMENTS OF LOCAL CODES AND ORDINANCES OR, IN THEIR ABSENCE, BY THE RECOMMENDATIONS SET FORTH BY THE ILLUMINATING ENGINEER SOCIETY OF NORTH AMERICA (IES – APPLICATION AND REFERENCE VOLUMES).
8.7 BOLLARDS, NOT LESS THAN 3'-6" IN HEIGHT, MAY BE PLACED IN THE CENTER OF PARKING STALLS AS AN ALTERNATIVE TO WHEEL STOPS. BOLLARDS SHOULD BE APPROPRIATELY MARKED TO ENHANCE VISIBILITY IN ACCORDANCE WITH ANSI-Z535.1.



WHEEL STOP DETAIL
NTS

NOTES:

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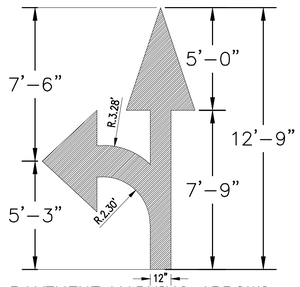
2. PAVEMENT MARKINGS TO BE REFLECTIVE WHITE PAINT OR THERMOPLASTIC AS INDICATED IN THE PLANS.



PAVEMENT MARKING ARROWS TURN & THROUGH LANE-USE
NTS

NOTES:

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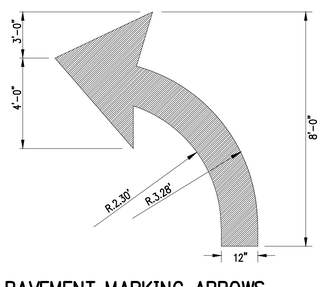

PAVEMENT MARKING ARROWS RIGHT OR LEFT TURN
NTS

NOTES:

1. LETTERS, NUMBERS AND ARROWS FOR DRIVEWAYS, PARKING LOTS AND STREETS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
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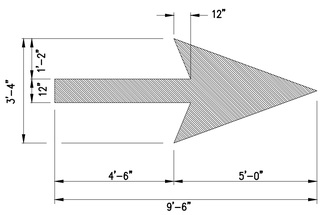

PAVEMENT MARKING ARROW
NTS

NOTES:

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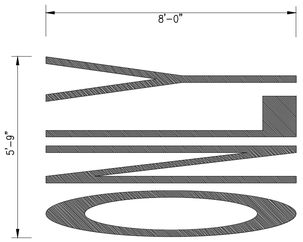

"ONLY" PAVEMENT MARKING
NTS

NOTES:

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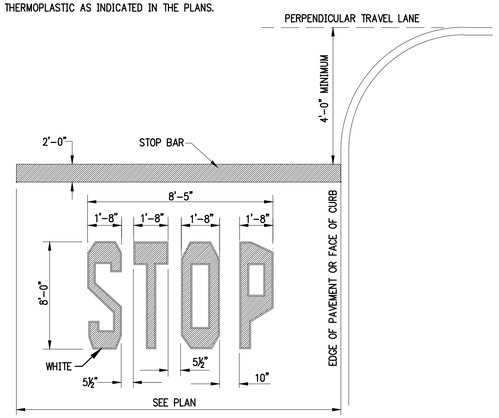
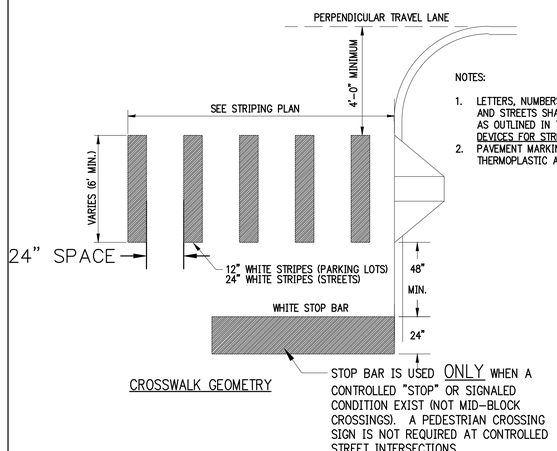


STOP BAR
NTS



CROSSWALK GEOMETRY

NOTES:

1. LETTERS, NUMBERS AND ARROWS FOR DRIVEWAYS, PARKING LOTS AND STREETS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
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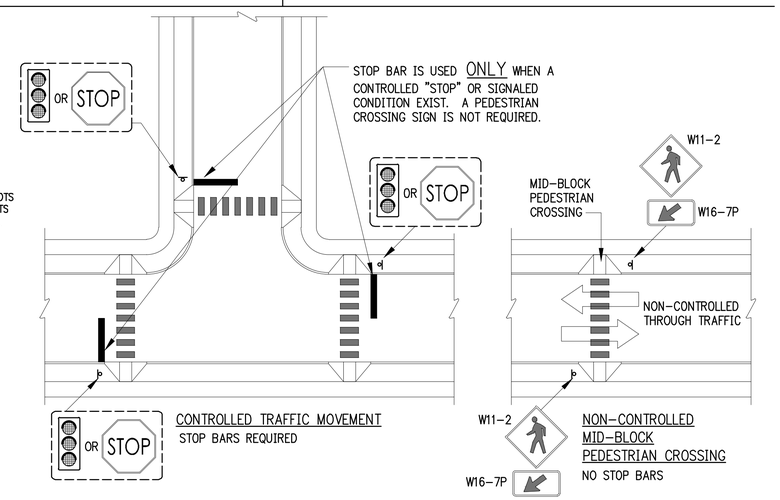

CROSSWALK MARKINGS
NTS

REVISED 03/03/16

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

TRAILS AT THE CROSSINGS PHASE 2
SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 23106000
ISSUE DATE: 09/28/23
CONTACT: D. ELLIS
QC by:
QC Date:

PRELIMINARY PLANS

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NOT FOR CONSTRUCTION ... REVIEW SET ... NOT FOR CONSTRUCTION ... REVIEW SET ...

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L23-62

STANDARD DETAILS 3

C-509

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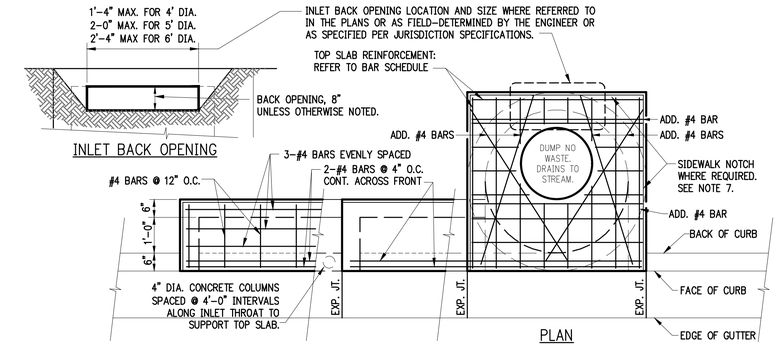
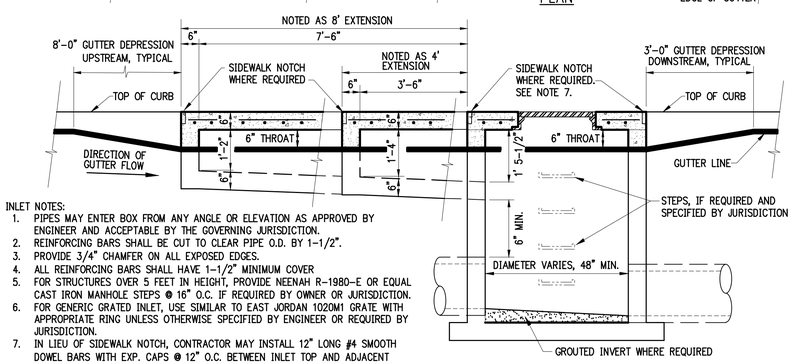


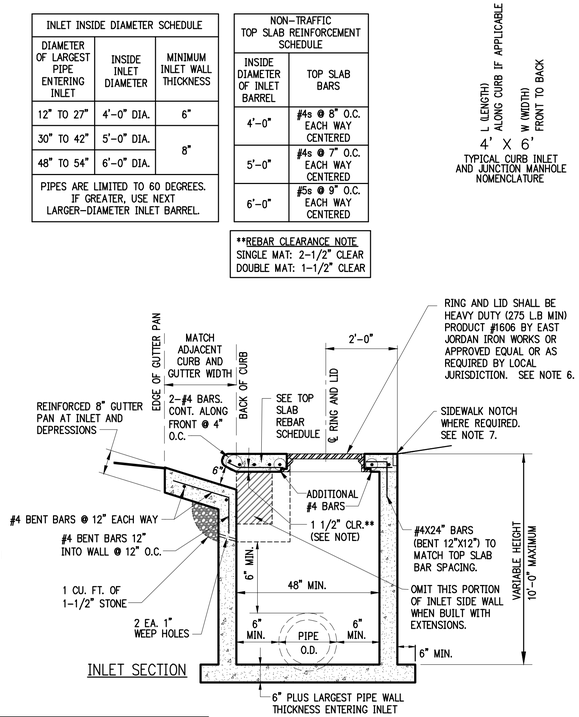


INLET NOTES:
1. PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION AS APPROVED BY ENGINEER AND ACCEPTABLE BY THE GOVERNING JURISDICTION.
2. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE O.D. BY 1-1/2".
3. PROVIDE 3/4" CHAMFER ON ALL EXPOSED EDGES.
4. ALL REINFORCING BARS SHALL HAVE 1-1/2" MINIMUM COVER
5.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

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

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

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



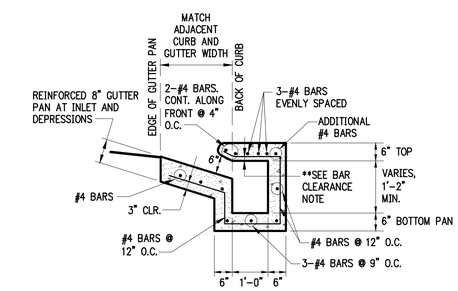
NON-TRAFFIC ONLY

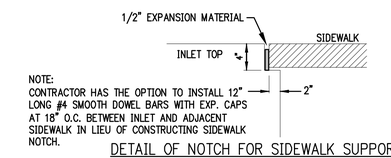
TYPICAL CIRCULAR NON-TRAFFIC CURB INLET (TYPICAL CIRCULAR NON-TRAFFIC JUNCTION BOX & GRATED INLET SIMILAR)

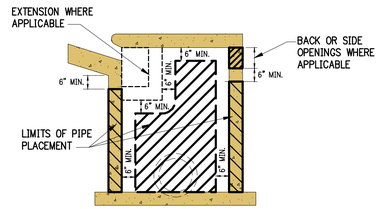
NTS

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

REVISED 8/07/2020







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

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

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

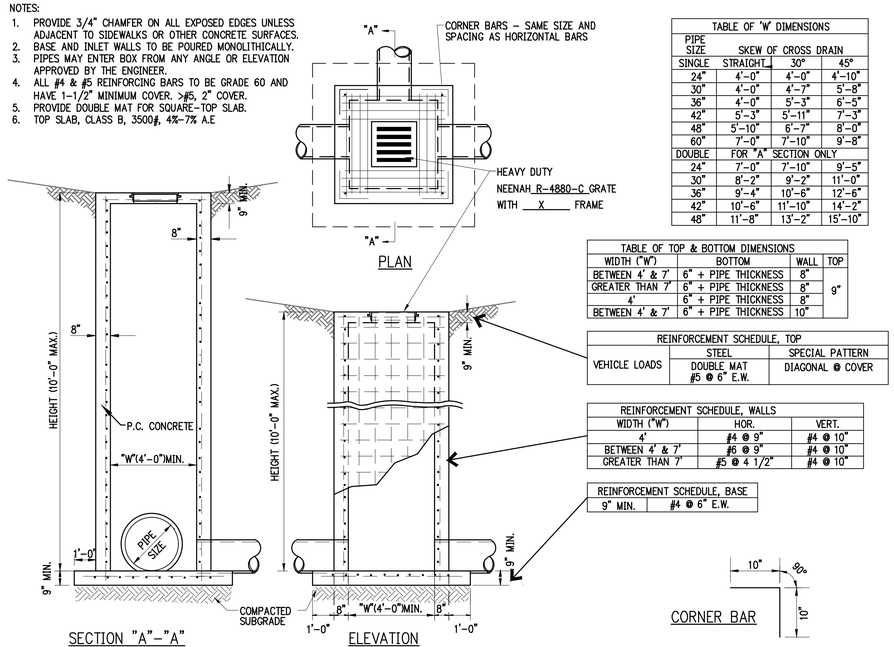


TABLE OF 'W' DIMENSIONS			
PIPE SIZE	SKEW OF CROSS DRAIN		
SINGLE	STRAIGHT	30°	45°
24"	4'-0"	4'-0"	4'-10"
30"	4'-0"	4'-7"	5'-8"
36"	4'-0"	5'-3"	6'-5"
42"	5'-3"	5'-11"	7'-3"
48"	5'-10"	6'-7"	8'-0"
60"	7'-0"	7'-10"	9'-8"
DOUBLE	FOR "A" SECTION ONLY		
24"	7'-0"	7'-10"	9'-5"
30"	8'-2"	9'-2"	11'-0"
36"	9'-4"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

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

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

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

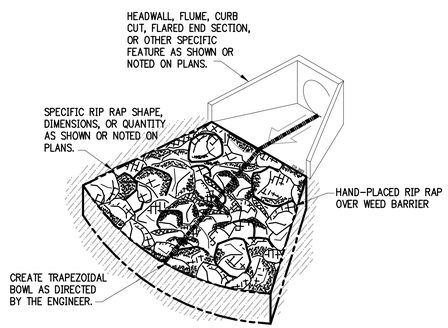
REINFORCEMENT SCHEDULE, BASE	
9" MIN.	#4 @ 6" E.W.

TYPICAL TRAFFIC-RATED RECTANGULAR BARREL GRATED INLET

NTS

REVISED 04/16/15

TRAFFIC-RATED



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

RIP-RAP SLOPE PROTECTION

NTS

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CRAFTON, TULL & ASSOCIATES, INC. No. 109

TRAILS AT THE CROSSINGS PHASE 2

SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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ISSUE DATE: 09/28/23
CONTACT: D. ELLIS
QC by:
QC Date:

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L23-62

STANDARD DETAILS 4

C-510

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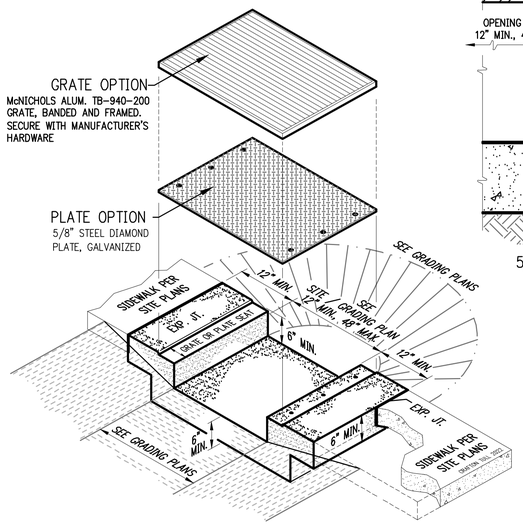
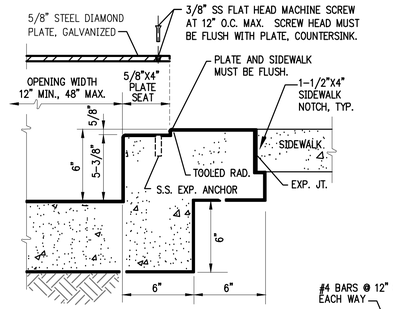


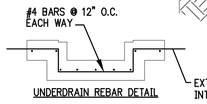
SIDEWALK UNDERDRAIN IN OPEN GREENSPACE AREA

NTS

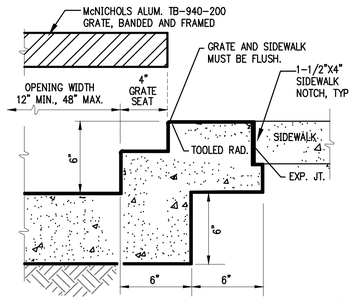
REVISED 8/08/23



5/8" PLATE OPTION DETAIL



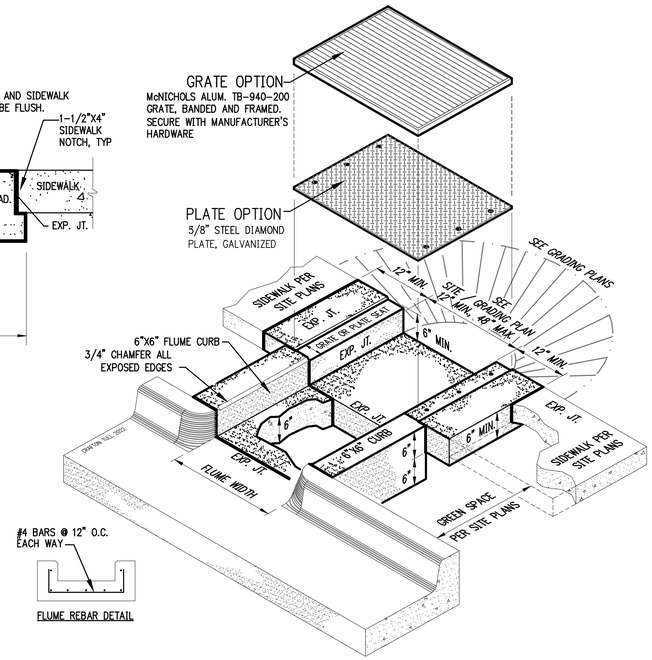
UNDERDRAIN REBAR DETAIL



GRATE OPTION DETAIL

NOTES:

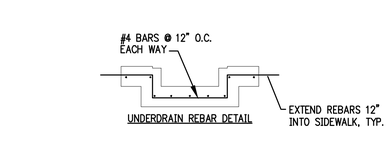
1. PLATE/GRATE OPTION TO BE DETERMINED BY THE ENGINEER.
2. PLATE/GRATE MUST BE FLUSH ADJOINING SIDEWALK.
3. EXTEND #4 REBAR 12" INTO ADJACENT SIDEWALKS, TYP.



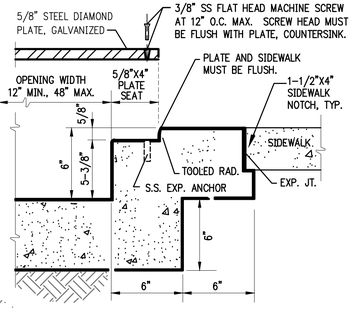
SIDEWALK UNDERDRAIN WITH GREENSPACE BEHIND CURB

NTS

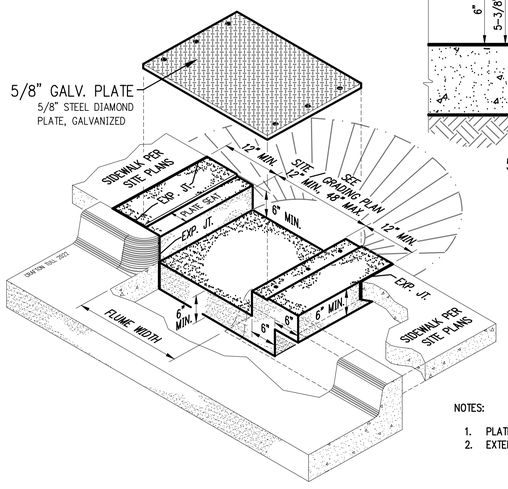
REVISED 8/08/23



UNDERDRAIN REBAR DETAIL



5/8" PLATE DETAIL



NOTES:

1. PLATE MUST BE FLUSH ADJOINING SIDEWALK.
2. EXTEND #4 REBAR 12" INTO ADJACENT SIDEWALKS, TYP.

SIDEWALK UNDERDRAIN ADJACENT TO CURB

NTS

REVISED 8/08/23

DRAWING: C:\23\23000_TRAILS\PHASE2\PRELIM\SHEET\DETAILS\SHEET\23000_DETAILS.DWG
LAYOUT: 5 | XREF: 23000_DETAILS.DWG | 23000_DETAILS_1.DWG | 23000_DETAILS_2.DWG
PLOTTED BY: MICHAEL LANE - 10/19/2023 1:11 PM | PLOTTED BY: CIVIL 3-D (CIVIL IMPACT)

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TRAILS AT THE CROSSINGS PHASE 2

SPRINGDALE, ARKANSAS

Key Plan

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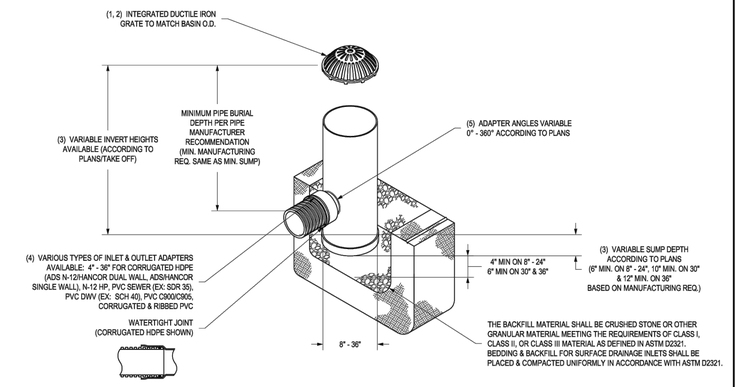
L23-62

STANDARD DETAILS 5

C-511

NYLOPLAST DRAIN BASIN WITH DOME GRATE



1 - 8" - 30" DOME GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 8" & 10" DOME GRATES FIT ONTO THE DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-045.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 36").
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6 - 8" - 30" DOME GRATES HAVE NO LOAD RATING.

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DRAWN BY	EBC	MATERIAL	
DATE	03-25-10		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	06-12-18		
DWG SIZE	A	SCALE 1:40	SHEET 1 OF 1

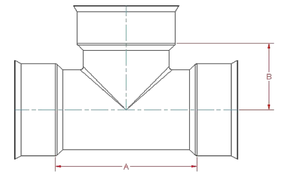
Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 933-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: DRAIN BASIN WITH DOME GRATE QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-397 REV E

INJECTION MOLDED TEE
4" - 12" DIAMETER

PART #	PIPE SIZE	A	B	JOINT
0460ST	4 in (100 mm)	7.4 in (187 mm)	3.7 in (93 mm)	ST
0460WT	4 in (100 mm)	7.4 in (187 mm)	3.7 in (93 mm)	WT
0661ST	6 in (150 mm)	10.5 in (266 mm)	5.2 in (133 mm)	ST
0661WT	6 in (150 mm)	10.5 in (266 mm)	5.2 in (133 mm)	WT
0862ST	8 in (200 mm)	13.8 in (350 mm)	6.9 in (175 mm)	ST
0862WT	8 in (200 mm)	13.8 in (350 mm)	6.9 in (175 mm)	WT
1063ST	10 in (250 mm)	17.9 in (454 mm)	8.9 in (227 mm)	ST
1063WT	10 in (250 mm)	17.9 in (454 mm)	8.9 in (227 mm)	WT
1264ST	12 in (300 mm)	22.5 in (572 mm)	11.3 in (286 mm)	ST
1264WT	12 in (300 mm)	22.5 in (572 mm)	11.3 in (286 mm)	WT



NOTE:
FITTINGS WHOSE PART NUMBERS END WITH "WT" HAVE WATER TIGHT BELL CONNECTIONS. WATER TIGHT BELLS ARE SHOWN HERE IN THIS DRAWING AND REQUIRE GASKETS TO BE FITTED TO DUAL WALL PIPE TO FORM A WATER TIGHT JOINT. (GASKETS INCLUDED)

FITTINGS WHOSE PART NUMBERS END WITH "ST" HAVE SOIL TIGHT BELL CONNECTIONS. SOIL TIGHT BELLS HAVE MOLDED CLEATS AND REQUIRE NO GASKET TO MAKE CONNECTION TO DUAL WALL PIPE.

NOTE: ALL FITTINGS DIMENSIONS ARE FOR REFERENCE ONLY

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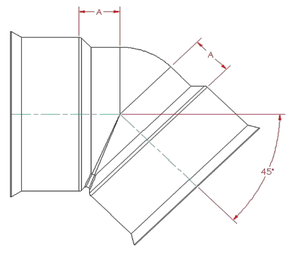
DRAWING #:	3000	
DRAWN BY:	JCB	07.28.06
APPROVED BY:	JCB	08.26.07
REVISIONS:	NJP	06.15.07

INJECTION MOLDED 45° BEND
4" - 12" DIAMETER

PART #	PIPE SIZE	A	JOINT
0494ST	4 in (100 mm)	1.3 in (33 mm)	ST
0494WT	4 in (100 mm)	1.3 in (33 mm)	WT
0694ST	6 in (150 mm)	1.8 in (46 mm)	ST
0694WT	6 in (150 mm)	1.8 in (46 mm)	WT
0894ST	8 in (200 mm)	2.4 in (60 mm)	ST
0894WT	8 in (200 mm)	2.4 in (60 mm)	WT
1094ST	10 in (250 mm)	3.4 in (87 mm)	ST
1094WT	10 in (250 mm)	3.4 in (87 mm)	WT
1294ST	12 in (300 mm)	4.4 in (112 mm)	ST
1294WT	12 in (300 mm)	4.4 in (112 mm)	WT



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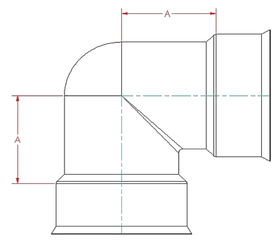
DRAWING #:	3200	
DRAWN BY:	JCB	07.31.06
APPROVED BY:		
REVISIONS:	NJP	06.15.07

INJECTION MOLDED 90° BEND
4" - 12" DIAMETER

PART #	PIPE SIZE	A	JOINT
0499ST	4 in (100 mm)	3.7 in (93 mm)	ST
0499WT	4 in (100 mm)	3.7 in (93 mm)	WT
0699ST	6 in (150 mm)	5.2 in (133 mm)	ST
0699WT	6 in (150 mm)	5.2 in (133 mm)	WT
0899ST	8 in (200 mm)	6.9 in (175 mm)	ST
0899WT	8 in (200 mm)	6.9 in (175 mm)	WT
1099ST	10 in (250 mm)	8.9 in (227 mm)	ST
1099WT	10 in (250 mm)	8.9 in (227 mm)	WT
1299ST	12 in (300 mm)	11.3 in (286 mm)	ST
1299WT	12 in (300 mm)	11.3 in (286 mm)	WT



NOTE:
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DRAWING #:	3300	
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CRAFTON, TULL & ASSOCIATES, INC. No. 109
CERTIFICATE OF AUTHORIZATION ARKANSAS ENGINEER

TRAILS AT THE CROSSINGS PHASE 2
SPRINGDALE, ARKANSAS

Key Plan

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STANDARD DETAILS 6

C-512

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LANDSCAPE NOTES

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK BY CONTACTING THE ONE-CALL SYSTEM. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC.
2. CONTRACTOR SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. ANY DAMAGES TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF LANDSCAPE CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AT NO COST TO OWNER.
3. ALL PLANT MATERIALS SHALL BE NURSERY GROWN (CONTAINER OR BALLED & BURLAPPED) AND SHALL MEET OR EXCEED THE SIZE AND GRADING REQUIREMENTS ESTABLISHED BY THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
4. ALL PLANT MATERIALS MUST BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND/OR DISEASE.
5. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS PRIOR TO PRICING THE WORK.
7. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT OR QUANTITY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
8. NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT, AND CITY. APPROVED ALTERNATE MATERIALS SHALL MEET THE SAME CRITERIA FOR TYPE, SIZE, AND FUNCTION AS THOSE SHOWN ON LANDSCAPE PLAN.
9. PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY THE PLANNING COMMISSION.
10. ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
11. ALL LAWN AREAS SHALL RECEIVE 4" OF TOPSOIL TO MEET FINAL GRADE IN ACCORDANCE WITH GRADING PLAN.
12. ALL PLANTING BED AREAS SHALL BE PREPARED BY REMOVING EXISTING SOD AND WEEDS. PLANTING BED AREAS SHALL RECEIVE 6" OF TOPSOIL AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. SOIL MIX SHALL BE TILLED INTO BED AREA TO A MINIMUM DEPTH OF 12"
13. PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" SHREDDED HARDWOOD MULCH. ALL TREES NOT LOCATED IN PLANTING BEDS SHALL RECEIVE A MULCH SAUCER PER DETAIL.
14. CONTRACTOR TO FIELD VERIFY THE LIMITS OF DISTURBANCE. ALL DISTURBED AREAS MUST BE STABILIZED PER CITY CODE PRIOR TO PROJECT CLOSE-OUT.
15. TURF AREAS SHALL BE SEEDED OR SODDED PER PLANTING PLAN. REFER TO PLANT SCHEDULE, LANDSCAPE NOTES, AND HYDROSEEDING NOTES FOR SPECIES AND INSTALLATION REQUIREMENTS.
16. ALL SLOPES 3:1 AND GREATER SHALL RECEIVE SOD. ON SLOPES OF 4:1 OR GREATER, SOD SHALL BE STAPLED IN PLACE.
17. ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREETS AND ALL SITE ENTRANCES/EXITS PER CITY CODE.
18. IF A LANDSCAPE IRRIGATION SYSTEM IS TO BE CONSTRUCTED, LANDSCAPE CONTRACTOR SHALL CONFIRM LOCATION OF PLANNED IRRIGATION LINE WITH THE IRRIGATION CONTRACTOR PRIOR TO PLANTING BED CONSTRUCTION AND PLANT INSTALLATION.
19. CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL. (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS APPROVED AND ACCEPTED IN TOTAL BY OWNER.

LANDSCAPE REQUIREMENTS

STREET FRONTAGE: 1 TREE & 7 SHRUBS PER 25LF
GEORGE AVE 1,262 LF/ 25 = 51 TREES
S 64TH ST 466 LF/ 25 = 19 TREES

PERIMETER: 5' LANDSCAPE STRIP & 1 TREE PER 25LF (75% OF TREES REQUIRED TO BE SHADE TREES)
E PERIMETER = 510 LF/ 25 = 20 TREES REQUIRED

PARKING LOT: 15% GREENSPACE REQUIRED
PARKING AREAS = 167,629.22 SF * .15 = 25,144.45 SF REQUIRED, 37,642.22 SF (22.5%) GREENSPACE PROVIDED

MAINTENANCE NOTES

1. CONTRACTOR SHALL PROVIDE A WARRANTY ON ALL PLANT MATERIALS FOR A MINIMUM OF TWO YEARS FROM PROJECT COMPLETION AND ACCEPTANCE BY OWNER. ANY PLANT MATERIAL THAT DIES, TURNS BROWN, OR DEFOLIATES PRIOR TO WARRANTY EXPIRATION SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
2. AFTER THE REQUIRED WARRANTY PERIOD, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION BY THE OWNER OF THE PROPERTY. ALL PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER OF THE PROPERTY.
3. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME.
4. TREES SHALL NOT BE TOPPED AT ANY TIME.
5. WHEN PRUNING IS NECESSARY TO MAINTAIN THE HEALTH OF THE TREE OR FOR PUBLIC SAFETY, PROPER PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE OPERATIONS" SHALL BE UTILIZED.

UTILITIES AND PLANT MATERIALS

1. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF UTILITIES PRIOR TO LANDSCAPE INSTALLATION AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.
2. TREES AND LANDSCAPING SHALL NOT BE PLACED WHERE THEY INTERFERE WITH SITE DRAINAGE CHANNELS, LINES, OR STRUCTURES, NOR WHERE THEY IMPEDE DETENTION/RETENION FUNCTIONS.
3. TREES WITH A MATURE HEIGHT GREATER THAN 20' SHALL NOT BE PLANTED WITHIN 20' OF OVERHEAD UTILITIES.
4. TREES SHALL NOT BE PLACED WITHIN 10' OF UNDERGROUND UTILITIES.
5. TREES SHALL NOT BE PLACED WITHIN 3' OF ANY ABOVEGROUND ELECTRICAL EQUIPMENT, NOR WITHIN 10' FROM DOORS OF ABOVEGROUND ELECTRIC EQUIPMENT.
6. TREES AND LANDSCAPING THAT OBSCURE VISIBILITY SHALL NOT BE PLACED WITHIN 10' OF A FIRE HYDRANT. ALL OTHER LANDSCAPING MUST BE MAINTAINED TO ENSURE VISIBILITY OF FIRE HYDRANT.
7. CITY RESERVES THE RIGHT TO REMOVE LANDSCAPING THAT BLOCKS ACCESS TO UTILITIES OR FAILS TO MEET THE REQUIREMENTS SET FORTH HEREIN.

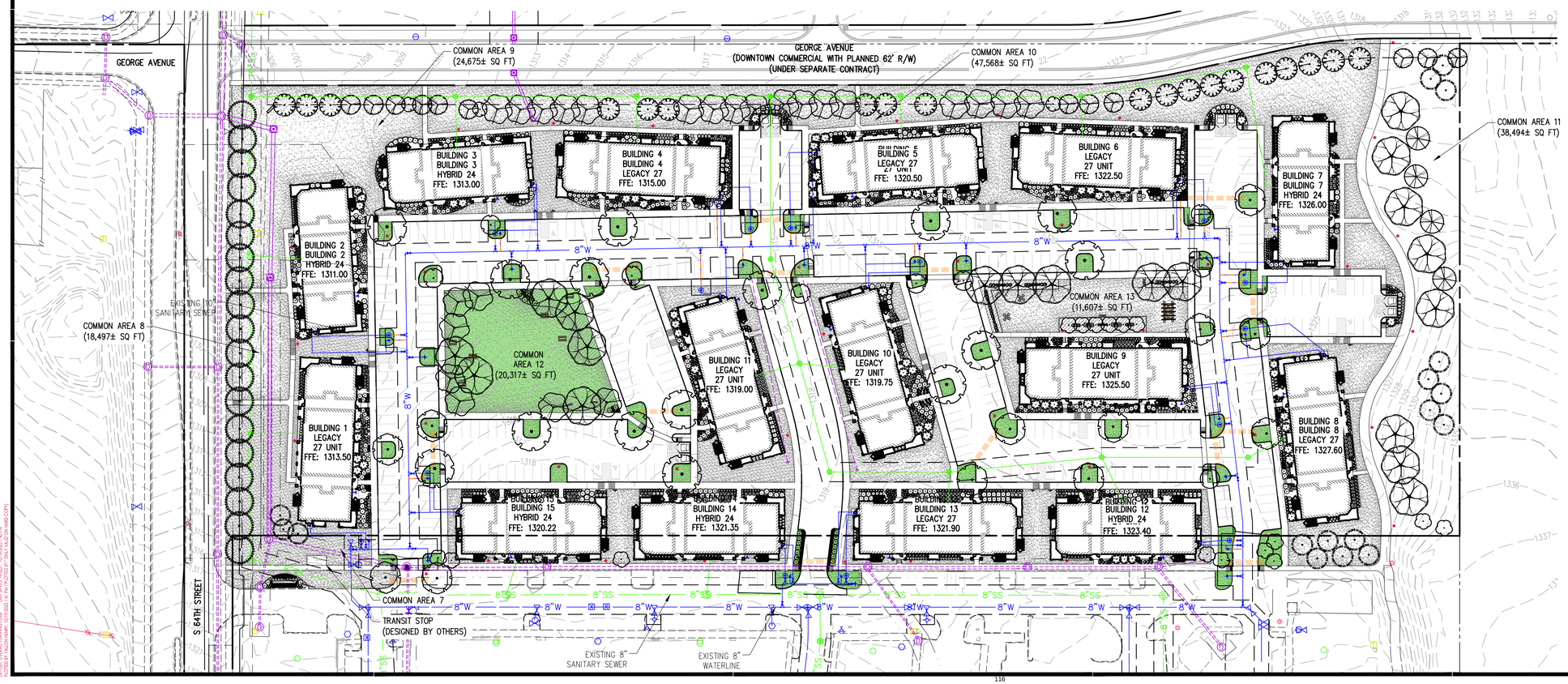
LEGEND

INTERIOR GREENSPACE AREAS CALCULATED TO MEET CODE

PARKING LOT AREAS FOR CALCULATIONS

PLANTING SCHEDULE

PARKING LOT TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	TYPE
	9	CERCIS CANADENSIS / EASTERN REDBUD	B & B	2"CAL	8' HT. MIN.	SHADE
	15	QUERCUS RUBRA / NORTHERN RED OAK	B & B	2.5" CAL	8' HT. MIN.	SHADE
	12	QUERCUS SHUMARDII / SHUMARD OAK	B & B	2"CAL	8' HT. MIN.	SHADE
SITE TREES	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**HEIGHT**	**TYPE**
	16	CERCIS CANADENSIS / REDBUD	B & B	2"CAL	8' HT. MIN.	ORNAMENTAL
	17	PINUS TAEDA / LOBLOLLY PINE	B & B	2"CAL	8' HT. MIN.	EVERGREEN
	7	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2.5" CAL	10' HT MIN	SHADE
	4	QUERCUS PHELLOS / WILLOW OAK	B & B	2"CAL	8' HT. MIN.	SHADE
	19	QUERCUS RUBRA / NORTHERN RED OAK	B & B	2.5"CAL	8' HT. MIN.	SHADE
STREET TREES	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**HEIGHT**	**TYPE**
	3	CERCIS CANADENSIS 'TEXENSIS "OKLAHOMA" / OKLAHOMA TEXAS REDBUD	B & B	2"CAL	8' HT. MIN.	ORNAMENTAL
	19	PINUS TAEDA / LOBLOLLY PINE	B & B	2"CAL	8' HT. MIN.	EVERGREEN
	17	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2.5" CAL	10' HT MIN	SHADE
	12	QUERCUS RUBRA / NORTHERN RED OAK	B & B	2"CAL	8' HT. MIN.	SHADE
	19	QUERCUS SHUMARDII / SHUMARD OAK	B & B	2.5" CAL	8'-10' HT.	SHADE
SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**HEIGHT**	**SPREAD**	
	49	ABELIA X GRANDIFLORA 'KALEIDOSCOPE' / KALEIDOSCOPE GLOSSY ABELIA	5 GAL	6" HT.MIN.	6" SPREAD MIN.	
	130	AUCUBA JAPONICA 'MR. GOLDSTRIKE' / MR. GOLDSTRIKE JAPANESE LAUREL	5 GAL	30" HT. MIN.	24" SPREAD MIN.	
	227	BERBERIS THUNBERGII 'CRIMSON PYGMY / CRIMSON PYGMY JAPANESE BARBERRY	5 GAL	6" HT.MIN.	6" SPREAD MIN	
	810	BUXUS X 'GREEN VELVET / GV BOXWOOD	5 GAL	24" MIN. HT.	24" SPREAD MIN.	
	248	HEMEROCALLIS STELLA D'ORO / STELLA D'ORO DAYLILY	1 GAL	6" HT.MIN.	6" SPREAD MIN	
	182	HYDRANGEA QUERCIFOLIA 'ALICE' / ALICE OAKLEAF HYDRANGEA	5 GAL	36" HT. MIN.	24" SPREAD MIN.	
	118	ILEX CORNUTA 'NEEDLEPOINT' / NEEDLEPOINT HOLLY	3 GAL	18" HT. MIN.	15" SPREAD MIN.	
	118	ILEX CRENATA 'SOFT TOUCH' / SOFT TOUCH JAPANESE HOLLY	5 GAL	12" HT. MIN.	12" SPREAD MIN.	
	52	ILEX VOMITORIA 'STOKES'S DWARF' / YAUPON HOLLY	5 GAL	18" HT. MIN.	15" SPREAD MIN.	
	51	ITEA VIRGINICA 'HENRY'S GARNET' / HENRY'S GARNET SWEETSPIRE	5 GAL	24" HT. MIN.	18" SPREAD MIN.	
	248	JUNIPERUS VIRGINIANA 'GREY OWL' / GREY OWL JUNIPER	5 GAL	18" HT. MIN.	30" SPREAD MIN.	
	250	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	1 GAL	6" HT. MIN.	6" SPREAD MIN	
	421	MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO MAIDEN GRASS	3 GAL	6" HT.MIN.	18" SPREAD MIN.	
	85	RHODODENDRON X 'LOOKING GLASS' / LOOKING GLASS RHODODENDRON	5 GAL	24" HT. MIN.	18" SPREAD MIN.	
	353	ROSA X 'MEIMPHOTE' / APRICOT DRIFT® ROSE	3 GAL	6" HT. MIN.	6" SPREAD MIN	
	94	SPIRAEA JAPONICA 'LITTLE PRINCESS' / LITTLE PRINCESS JAPANESE SPIREA	5 GAL	12" HT. MIN.	12" SPREAD MIN.	
	61	VIBURNUM OPULUS 'ROSEUM' / PINK EUROPEAN CRANBERRYBUSH	5 GAL	36" HT. MIN.	24" SPREAD MIN.	
GROUND COVERS	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**			
	1,338	EUONYMUS FORTUNEI 'GOLD TIP' / GOLD TIP WINTERCREEPER	1 GAL.			24" o.c.
	188,670 SF	ZOYSIA JAPONICA 'EL TORO' / EL TORO ZOYSIA GRASS	SOLID SOD			



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No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
60' 0 60'

TRAILS AT THE CROSSINGS
PHASE 2
SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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OVERALL PLANTING PLAN

L-101

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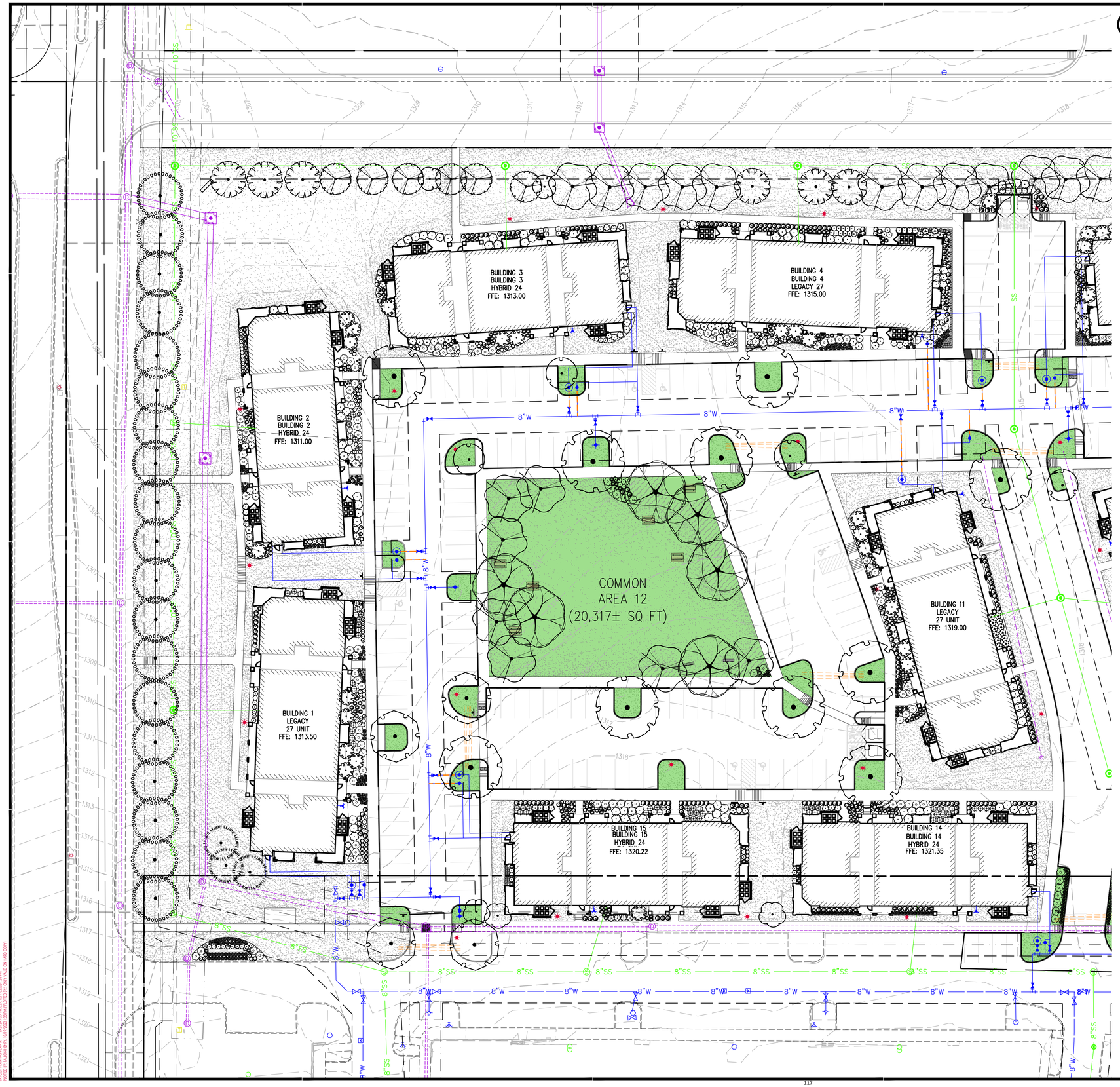

PLANTING SCHEDULE

	QTY	BOTANICAL / COMMON NAME
STREET TREES		
	7	QUERCUS BICOLOR / SWAMP WHITE OAK
	4	QUERCUS PHELLOS / WILLOW OAK
	19	QUERCUS RUBRA / NORTHERN RED OAK
	3	CERCIS CANADENSIS TEXENSIS 'OKLAHOMA' / OKLAHOMA TE
	19	PINUS TAEDA / LOBLOLLY PINE
	17	QUERCUS BICOLOR / SWAMP WHITE OAK
	12	QUERCUS RUBRA / NORTHERN RED OAK
	19	QUERCUS SHUMARDII / SHUMARD OAK
SHRUBS	QTY	BOTANICAL / COMMON NAME
	49	ABELIA X GRANDIFLORA 'KALEIDOSCOPE' / KALEIDOSCOPE GL
	130	AUCUBA JAPONICA 'MR. GOLDSTRIKE' / MR. GOLDSTRIKE JAP
	227	BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY
	610	BUXUS X 'GREEN VELVET' / GV BOXWOOD
	248	HEMEROCALLIS STELLA D'ORO / STELLA D'ORO DAYLILY
	182	HYDRANGEA QUERCIFOLIA 'ALICE' / ALICE OAKLEAF HYDRAN
	118	ILEX CORNUTA 'NEEDLEPOINT' / NEEDLEPOINT HOLLY
	116	ILEX CRENATA 'SOFT TOUCH' / SOFT TOUCH JAPANESE HOL
	52	ILEX VOMITORIA 'STOKE'S DWARF' / YAUPON HOLLY
	51	ITEA VIRGINICA 'HENRY'S GARNET' / HENRY'S GARNET SWEET
	246	JUNIPERUS VIRGINIANA 'GREY OWL' / GREY OWL JUNIPER
	250	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF
	421	MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO MAIDEN GRASS
	85	RHODODENDRON X 'LOOKING GLASS' / LOOKING GLASS RHOD
	353	ROSA X 'MEIMRROTE' / APRICOT DRIFT® ROSE
	94	SPIRAEA JAPONICA 'LITTLE PRINCESS' / LITTLE PRINCESS JA
	61	VIBURNUM OPULUS 'ROSEUM' / PINK EUROPEAN CRANBERRYB
GROUND COVERS	QTY	BOTANICAL / COMMON NAME
	1,338	EUONYMUS FORTUNEI 'GOLD TIP' / GOLD TIP WINTERCREEPER
	188,470 SF	ZOYSIA JAPONICA 'EL TORO' / EL TORO ZOYSIA GRASS

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ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
30' 0 30'

TRAILS AT THE CROSSINGS PHASE 2
SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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L23-62

PLANTING PLAN A

L-102

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PLANTING SCHEDULE

	QTY	BOTANICAL / COMMON NAME
	7	QUERCUS BICOLOR / SWAMP WHITE OAK
	4	QUERCUS PHELLOS / WILLOW OAK
	19	QUERCUS RUBRA / NORTHERN RED OAK
STREET TREES	**QTY**	**BOTANICAL / COMMON NAME**
	3	CERCIS CANADENSIS TEXENSIS 'OKLAHOMA' / OKLAHOMA TE
	19	PINUS TAEDA / LOBLOLLY PINE
	17	QUERCUS BICOLOR / SWAMP WHITE OAK
	12	QUERCUS RUBRA / NORTHERN RED OAK
	19	QUERCUS SHUMARDII / SHUMARD OAK
SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**
	49	ABELIA X GRANDIFLORA 'KALEIDOSCOPE' / KALEIDOSCOPE GL
	130	AUCUBA JAPONICA 'MR. GOLDSTRIKE' / MR. GOLDSTRIKE JAP
	227	BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY
	610	BUXUS X 'GREEN VELVET' / GV BOXWOOD
	248	HEMEROCALLIS STELLA D'ORO / STELLA D'ORO DAYLILY
	182	HYDRANGEA QUERCIFOLIA 'ALICE' / ALICE OAKLEAF HYDRAN
	118	ILEX CORNUTA 'NEEDLEPOINT' / NEEDLEPOINT HOLLY
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	52	ILEX VOMITORIA 'STOKE'S DWARF' / YAUPON HOLLY
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	421	MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO MAIDEN GRASS
	85	RHODODENDRON X 'LOOKING GLASS' / LOOKING GLASS RHOD
	353	ROSA X 'MEIMRROTI' / APRICOT DRIFT® ROSE
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PLANTING PLAN B

L-103

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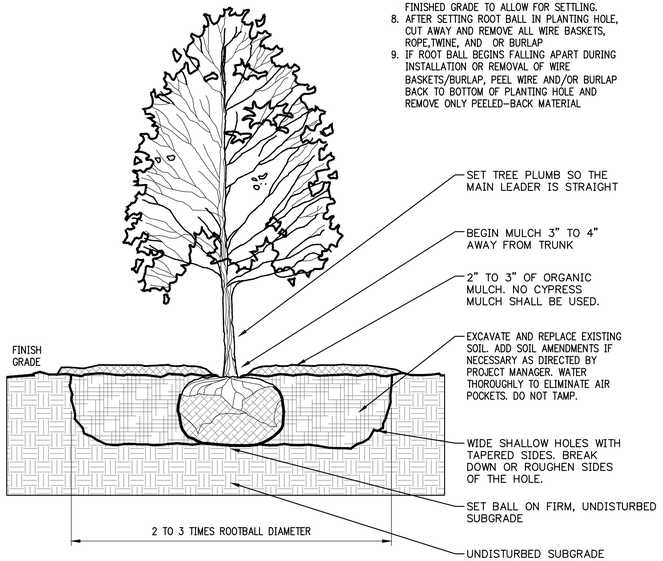
NOTES TO CONTRACTOR:

1. TREES SHALL MATCH CALIPER & MIN. HEIGHT SPECIFIED IN PLANT SCHEDULE
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/BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
6. ROOTBALL COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED.
7. SET TOP OF ROOT BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING.
8. AFTER SETTING ROOT BALL IN PLANTING HOLE, CUT AWAY AND REMOVE ALL WIRE BASKETS, ROPE,TWINE, AND OR BURLAP
9. IF ROOT BALL BEGINS FALLING APART DURING INSTALLATION OR REMOVAL OF WIRE BASKETS/BURLAP, PEEL WIRE AND/OR BURLAP BACK TO BOTTOM OF PLANTING HOLE AND REMOVE ONLY PEELED–BACK MATERIAL

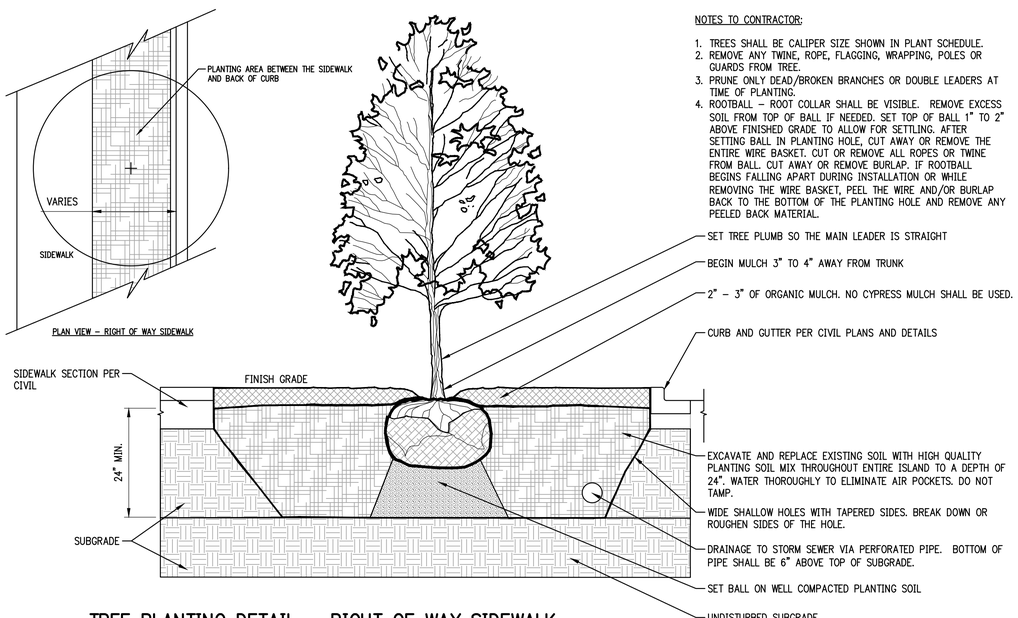


TREE PLANTING DETAIL
NTS

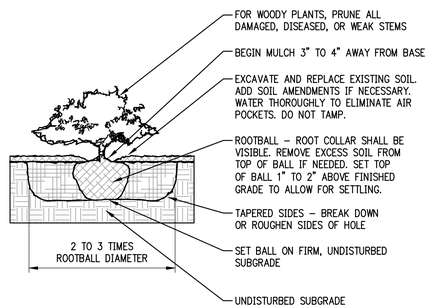
PLAN VIEW – RIGHT OF WAY SIDEWALK

NOTES TO CONTRACTOR:

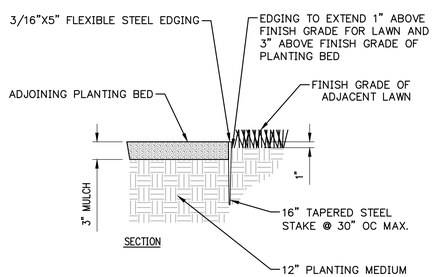
1. TREES SHALL BE CALIPER SIZE SHOWN IN PLANT SCHEDULE.
2. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, POLES OR GUARDS FROM TREE.
3. PRUNE ONLY DEAD/BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
4. ROOTBALL – ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. SET TOP 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 – RIGHT OF WAY SIDEWALK
NTS



SHRUB PLANTING DETAIL
NTS

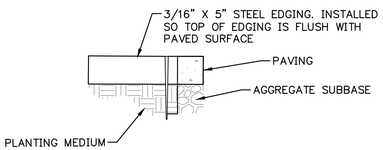


SECTION

STEEL EDGING DETAIL
NTS

NOTES TO CONTRACTOR:

1. AREAS WHERE GROUNDCOVER OR SHRUB MASS PLANTINGS BORDER CURB WILL NOT HAVE EDGING.
2. CHAMFER EDGING TO BE FLUSH WITH FINISHED GRADE OF ADJACENT PAVING OR CURBS.
3. STAKE AS PER MANUFACTURER'S RECOMMENDATIONS.
4. IF EDGING EXTENDS ABOVE PAVING DUE TO SITE CONDITIONS, CHAMFER EDGE ABUTTING PAVEMENT.



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L23-62

PLANTING DETAILS

L-501

DRAWING: D:\23\23000\23A0139\REVIT\REVIT\23A0139_CENTRAL_R24_WW.RVT
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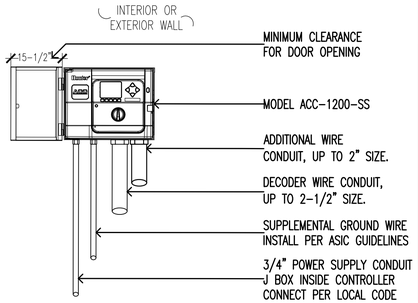
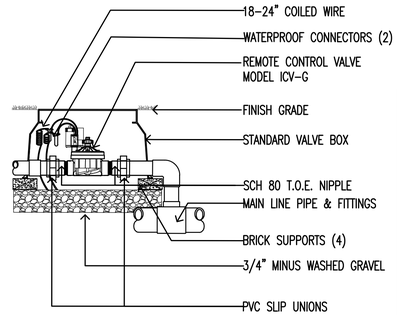
ACCURATE PLOTTING: 100%

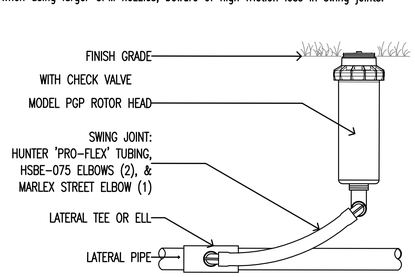


ACC-1200 CONTROLLER
01 WALL MOUNT
SCALE: 1" = 1'-0" Hunter® IRRIGATION DETAIL

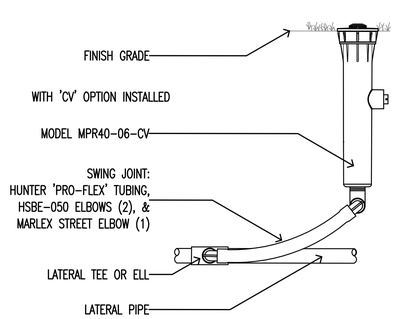


02 ICV GLOBE VALVE
SCALE: 1" = 1'-0" Hunter® IRRIGATION DETAIL

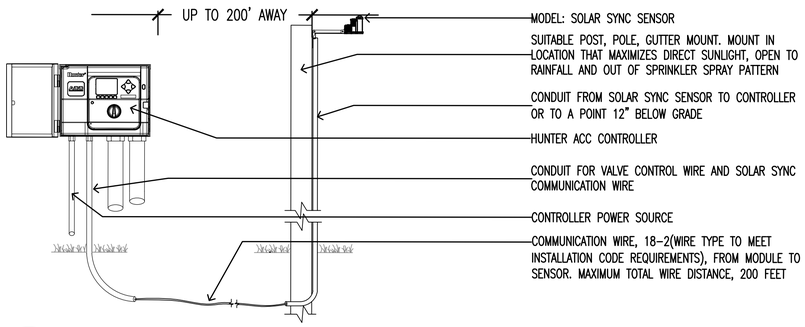
*When using larger GPM nozzles, beware of high friction loss in swing joints.



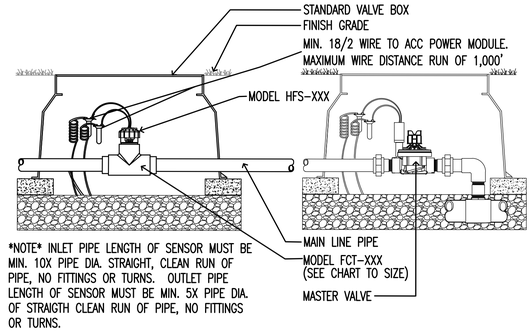
03 PGP ROTOR HEAD
SCALE: 3" = 1'-0" Hunter® IRRIGATION DETAIL



MPR40-06-CV
04 MP ROTATOR SPRINKLER
SCALE: 3" = 1'-0" Hunter® IRRIGATION DETAIL



07 SOLAR SYNC SYSTEM
SCALE: 1" = 1'-0" Hunter® IRRIGATION DETAIL

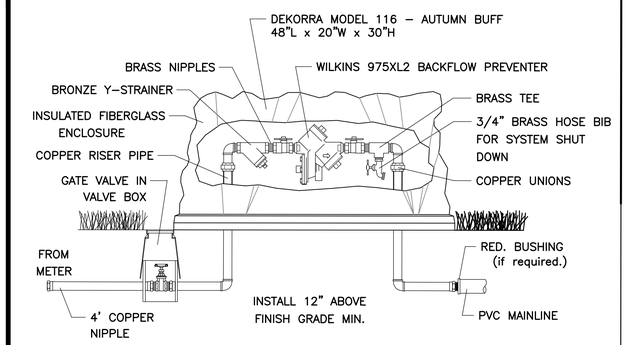


NOTE INLET PIPE LENGTH OF SENSOR MUST BE MIN. 10X PIPE DIA. STRAIGHT, CLEAN RUN OF PIPE, NO FITTINGS OR TURNS. OUTLET PIPE LENGTH OF SENSOR MUST BE MIN. 5X PIPE DIA. OF STRAIGTH CLEAN RUN OF PIPE, NO FITTINGS OR TURNS.

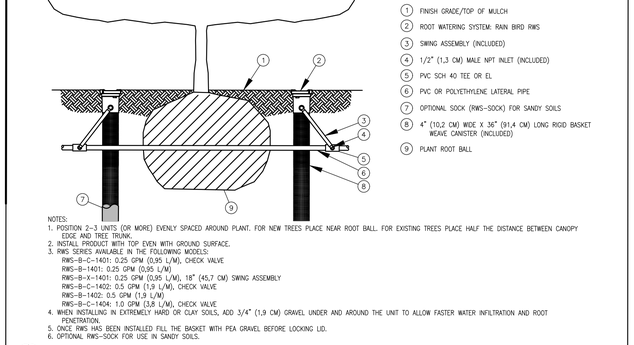
FCT FITTING SELECTION

FCT100	1 INCH	SCH. 40
FCT150	1.5 INCH	SCH. 40
FCT158	1.5 INCH	SCH. 80
FCT200	2 INCH	SCH. 40
FCT208	2 INCH	SCH. 80
FCT300	3 INCH	SCH. 40
FCT308	3 INCH	SCH. 80
FCT400	4 INCH	SCH. 40

08 HFS FLOW SENSOR
SCALE: 1.5" = 1'-0" Hunter® IRRIGATION DETAIL



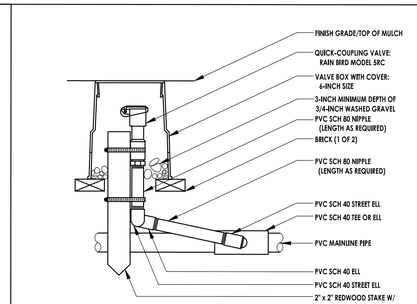
9 WILKINS 975XL2 BACKFLOW PREVENTER
NOT TO SCALE REDUCED PRESSURE PRINCIPLE ASSEMBLY WITH DEKORRA COVER



NOTES:
1. POSITION 2-3 UNITS (OR MORE) EVENLY SPACED AROUND PLANT. FOR NEW TREES PLACE NEAR ROOT BALL. FOR EXISTING TREES PLACE HALF THE DISTANCE BETWEEN CANOPY EDGE AND TREE TRUNK.
2. INSTALL PRODUCT WITH TOP EVEN WITH GROUND SURFACE.
3. RWS SERIES AVAILABLE IN THE FOLLOWING MODELS:
   RWS-B-C-1401: 0.25 GPM (0,95 L/M), CHECK VALVE
   RWS-B-1401: 0.25 GPM (0,95 L/M)
   RWS-B-X-1401: 0.25 GPM (0,95 L/M), 18" (45,7 CM) SWING ASSEMBLY
   RWS-B-C-1402: 0.5 GPM (1,9 L/M), CHECK VALVE
   RWS-B-1402: 0.5 GPM (1,9 L/M)
   RWS-B-C-1404: 1.0 GPM (3,8 L/M), CHECK VALVE
4. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" (1,9 CM) GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
5. ONCE RWS HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.
6. OPTIONAL RWS-SOCK FOR USE IN SANDY SOILS.

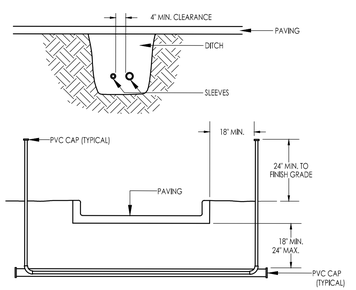
10 ROOT WATERING SYSTEM RWS
N.T.S. 07-19-2013
INSTALLATION FOR TREES

IRRIGATION DETAILS



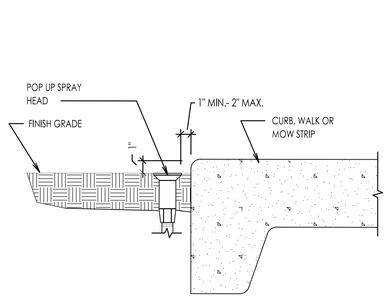
NOTE:
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.
2. PROVIDE (2) 55-K-1 KEYS AND (1) 5H-1 SWIVEL PER QUICK COUPLING VALVE

11 QUICK-COUPLING VALVE

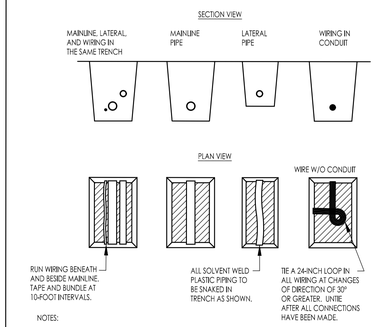


NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE SCHEDULE 40 PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.

12 SLEEVING

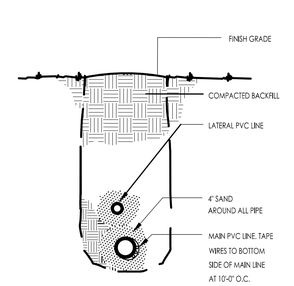


13 SPRAY HEAD NEXT TO CURB OR WALL



NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH CLASS 200 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.

14 PIPE & WIRE TRENCHING



15 TRENCH SECTION

IRRIGATION NOTES

1. CONTRACTOR SHALL CAREFULLY VERIFY A MINIMUM DYNAMIC WATER PRESSURE OF 85psi WITH A FLOW RATE OF 75gpm AT THE WATER METER LOCATION PRIOR TO INSTALLATION. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF WATER PRESSURE IS LESS THAN OR SIGNIFICANTLY HIGHER THAN NOTED.
2. PLEASE NOTE: IF PRESSURE IS NOT SATISFACTORY THERE MAY BE A NEED FOR A BOOSTER PUMP TO ENHANCE PERFORMANCE OF THE SYSTEM. THE LANDSCAPE CONTRACTOR SHALL REPORT PRESSURE FINDINGS TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE SYSTEM FOR DETERMINATION OF ANY BOOSTER NEEDS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ALL UTILITIES DURING THE INSTALLATION. CONTRACTOR SHALL SEEK ASSISTANCE FROM THE LOCAL UTILITIES IN THE LOCATION OF THE UTILITIES PRIOR TO EXCAVATION.
4. CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS, ADHERE TO ALL MUNICIPAL CODES AND FOLLOW STANDARD AND ACCEPTED LOCAL PRACTICES.
5. A DRAIN VALVE SHALL BE INSTALLED AT THE LOWEST PORTION OF EACH ZONE AND AT 100' INTERVALS ON THE MAINLINE FOR WINTERIZATION.
6. VALVE WIRING SHALL BE 12 GAUGE SINGLE STRAND COPPER DIRECT BURIAL DECODER SYSTEM IRRIGATION WIRE. PROVIDE ALL SPLICES SHALL BE WATERPROOF AND PLACED AT VALVE LOCATIONS ONLY.
7. ALL LATERAL LINE PIPING SHALL BE CLASS 200 SDR 21 PVC. ALL MAINLINE PIPING SHALL BE SCHEDULE 40 PVC. ALL FITTINGS SHALL BE SCH. 40 TYPE 1. USE A PVC SOLVENT AND PRIMER AS RECOMMENDED/APPROVED BY THE PIPE MANUFACTURER. ALL MATERIAL AND EQUIPMENT SHALL BE OF DOMESTIC MANUFACTURER PROCEEDING WITH RELATED WORK.
8. PLACE ALL PIPING ON THE PERIMETER OF LANDSCAPE AREAS WHERE POSSIBLE. PLACE VALVES IN PLANTING AREAS WHERE POSSIBLE. LIMIT TRENCHING AROUND EXISTING TREES AS MUCH AS POSSIBLE. BE AWARE OF THE LOCATION OF NEW TREES AND SHRUBS AND PLACE PIPING AWAY FROM THE ROOT BALLS.
9. THERE SHALL BE A CLOSED LOOP MAINLINE AROUND THE PERIMETER OF THE PROPERTY TO AID IN BALANCE OF FLOWS AND PRESSURE, AND ALLOW FOR FUTURE EXPANSION OF THE SYSTEM..
10. PROVIDE FOR WINTERIZATION BY THE BLOW OUT METHOD.
11. COORDINATE LOCATION OF THE CONTROL BOX AND RAIN SENSOR WITH THE OWNER.
12. PROVIDE 100% COVERAGE FOR ALL LANDSCAPE AREAS AND MAKE FINAL ADJUSTMENTS TO OBTAIN OPTIMAL PERFORMANCE. ALL PLANT BEDS SHALL BE DRIP IRRIGATION PLACED ON SEPARATE ZONES FROM THE TURF AREAS.
13. CONTRACTOR TO PROVIDE SERVICE TAPS, LINES AND METER FOR IRRIGATION SYSTEM SERVICE
14. COMPACT BACK FILL IN ALL TRENCHES TO STANDARD SUB GRADE COMPACTION REQUIREMENTS GIVEN IN SITE GRADING SPECIFICATIONS.
15. CONTRACTOR IS RESPONSIBLE FOR SIZING ALL WIRING TO CONTROL VALVES. DIRECT BURIAL QUALITY WIRE WITH SEALED WATERPROOF CONNECTORS REQUIRED.
16. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURERS DETAILS AND SPECIFICATIONS.
17. WHEN TRENCHING UNDER THE DRIPLINE OF EXISTING TREES EXTREME CARE MUST BE GIVEN TO AVOID ROOT DAMAGE. IF AT ALL POSSIBLE AVOID TRENCHING INSIDE THE DRIPLINE BY GOING AROUND THE TREE RATHER THAN UNDER IT. IF TRENCHING MUST OCCUR UNDER THE DRIPLINE, USE EITHER TUNNELING OR HAND-DIGGING METHODS RATHER THAN A MECHANICAL TRENCHER. MINIMIZE THE IMPACTS OF ROOT SEVERING BY AVOIDING CONSTRUCTION DURING HOT, DRY WEATHER, KEEPING TREES WELL WATERED BEFORE AND AFTER DIGGING AND COVERING ROOTS WITH SOIL OR MULCH AS SOON AS POSSIBLE.

USE EQUIPMENT SPECIFIED AND STANDARDS SHOWN IN THE IRRIGATION DETAILS OF THIS SET

*** TREE WATERING NOTE ***:

1. CONTRACTOR SHALL PLUMB THE RAIN BIRD-RWS-B-C-SOCK 1401 INTO ZONES ACCORDING TO THE FLOWS AND PRESSURES ALLOWED. THESE ZONES SHALL BE ON SEPARATE CONTROL CIRCUITS TO PROVIDE AN ALTERNATE WATERING SOURCE FOR THE TREES DURING ESTABLISHMENT.

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

TRAILS AT THE CROSSINGS
PHASE 2
SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 23106000
ISSUE DATE: 09/28/23
CONTACT: D. ELLIS
QC by:
QC Date:

PRELIMINARY PLANS

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

REVIEW SET - NOT FOR CONSTRUCTION

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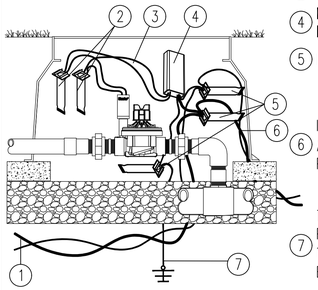
L23-62

IRRIGATION DETAILS 1 OF 2

LI-501

DRAWING G:\2310600_TRAILS\PHASE2\ARCH\CIVIL\DWG\IRRIGATION\IRRIGATION DETAILS.DWG
PLOTTED BY: PAULDA HENRY 10/17/2023 - 3:37PM PLOTTED BY: PAULDA HENRY (MAC COMP)

NOTE: All ICD 100 DECODERS SHALL HAVE THE FOLLOWING ADDRESS AND CORRESPONDING COLOR
ADDRESS 1 = Black

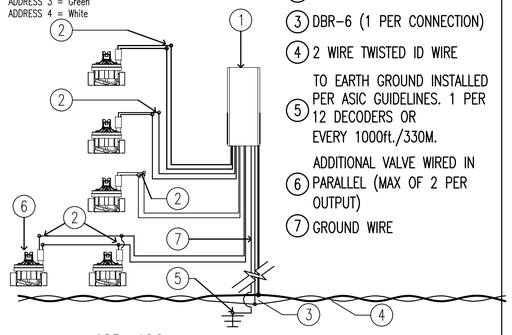


1. ID WIRE PATH TWISTED TO NEXT DECODER
2. DBY (2)
3. TWO BLACK WIRES TO VALVE SOLENOID
4. MODEL ICD-100 DECODER
5. DBR-6 (3)
6. ID WIRE PATH FROM CONTROLLER ALLOW 5 ft/1.5M SLACK PER DECODER
7. TO EARTH GROUND INSTALLED PER ASIC GUIDELINES. 1 PER 12 DECODERS OR EVERY 1000ft./330M.

01 ICD 100 DECODER

SCALE: 1.5" = 1'-0" Hunter IRRIGATION DETAIL

NOTE: All ICD 400 DECODERS SHALL HAVE THE FOLLOWING ADDRESS AND CORRESPONDING COLOR
ADDRESS 1 = Black
ADDRESS 2 = Yellow
ADDRESS 3 = Green
ADDRESS 4 = White

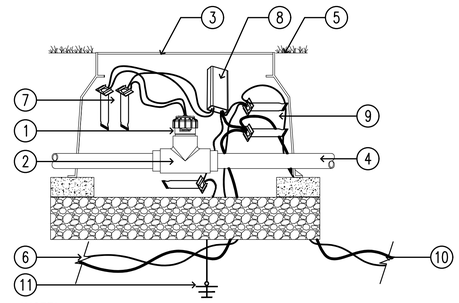


1. ICD-400 DECODER
2. DBY (2 PER VALVE)
3. DBR-6 (1 PER CONNECTION)
4. 2 WIRE TWISTED ID WIRE
5. TO EARTH GROUND INSTALLED PER ASIC GUIDELINES. 1 PER 12 DECODERS OR EVERY 1000ft./330M.
6. ADDITIONAL VALVE WIRED IN PARALLEL (MAX OF 2 PER OUTPUT)
7. GROUND WIRE

ICD 400

02 DECODER SCHEMATIC

SCALE: 3" = 1'-0" Hunter IRRIGATION DETAIL



NOTE
1.) REFER TO THE FLOW SENSOR DETAIL FOR CORRECT INSTALLATION.
2.) ALL WIRE SHALL BE 12 OR 14 AWG TWISTED ID-WIRE FROM HUNTER INDUSTRIES..

1. MODEL HFS-XXX. SEE FLOW SENSOR DETAIL.
2. MODEL FCT-XXX. SEE FLOW SENSOR DETAIL.
3. STANDARD VALVE BOX
4. MAIN LINE PIPE
5. FINISHED GRADE
6. ID WIRE PATH TO NEXT DECODER AS NEEDED
7. DBY (2)
8. MODEL ICD-SEN - SENSOR DECODER
9. DBR-6 (3)
10. ID WIRE PATH FROM CONTROLLER ALLOW 5 ft/1.5M SLACK PER DECODER
11. TO EARTH GROUND INSTALLED PER ASIC GUIDELINES. 1 PER 12 DECODERS OR EVERY 1000ft./330M.

03 SENSOR DECODER DETAIL

SCALE: 1.5" = 1'-0" Hunter IRRIGATION DETAIL

LIMITATIONS:
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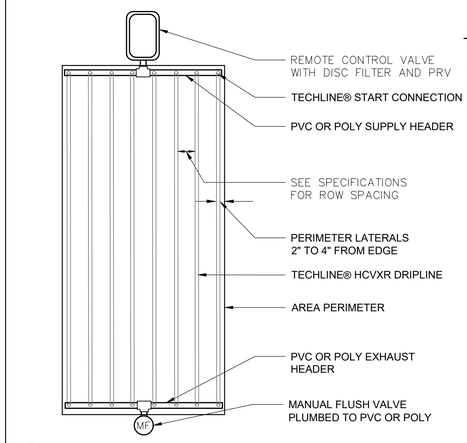


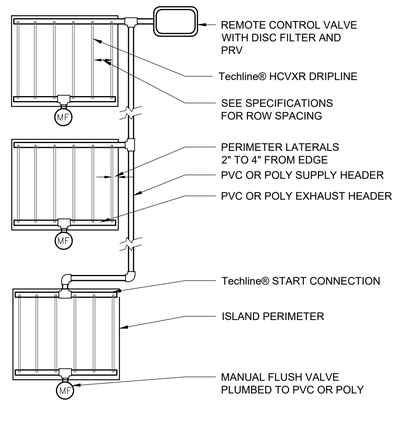
NOTE:
1. RECOMMENDED MINIMUM FILTRATION: 120 MESH
2. PRESSURE AT FLUSH VALVE SHALL BE MIN 21.8 PSI
3. HIGH CHECK VALVE (MAX 8.5' OF WATER (ELEVATION CHANGE))
4. REFER TO MAXIMUM LENGTH OF A SINGLE LATERAL CHART

REMOTE CONTROL VALVE WITH DISC FILTER AND PRV
TECHLINE® START CONNECTION
PVC OR POLY SUPPLY HEADER
SEE SPECIFICATIONS FOR ROW SPACING
PERIMETER LATERALS 2" TO 4" FROM EDGE
TECHLINE® HCVXR DRIPLINE
AREA PERIMETER
PVC OR POLY EXHAUST HEADER
MANUAL FLUSH VALVE PLUMBED TO PVC OR POLY

04 Techline® HCVXR END FEED LAYOUT

NETAFIM

NOT TO SCALE — DETAIL – H101



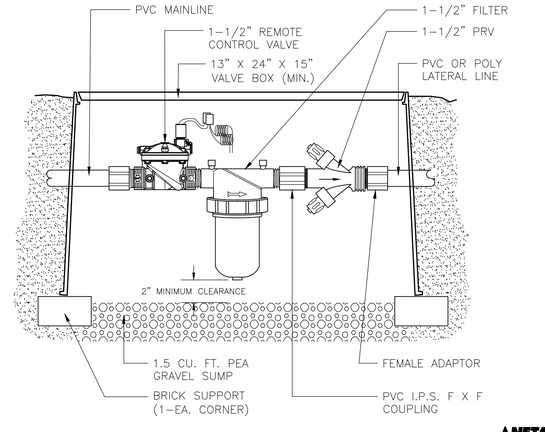
NOTE:
1. RECOMMENDED MINIMUM FILTRATION: 120 MESH
2. PRESSURE AT FLUSH VALVE SHALL BE MIN 21.8 PSI
3. HIGH CHECK VALVE (MAX 8.5' OF WATER (ELEVATION CHANGE))
4. REFER TO MAXIMUM LENGTH OF A SINGLE LATERAL CHART

REMOTE CONTROL VALVE WITH DISC FILTER AND PRV
Techline® HCVXR DRIPLINE
SEE SPECIFICATIONS FOR ROW SPACING
PERIMETER LATERALS 2" TO 4" FROM EDGE
PVC OR POLY SUPPLY HEADER
PVC OR POLY EXHAUST HEADER
Techline® START CONNECTION
ISLAND PERIMETER
MANUAL FLUSH VALVE PLUMBED TO PVC OR POLY

05 Techline® HCVXR ISLAND LAYOUT

NETAFIM

NOT TO SCALE — DETAIL – H103

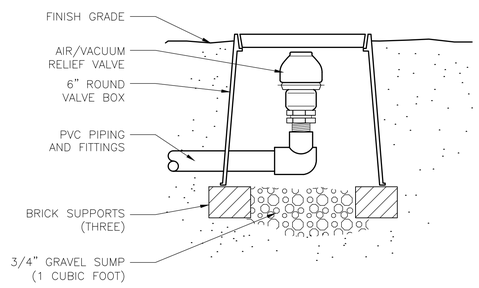


PVC MAINLINE
1-1/2" REMOTE CONTROL VALVE
13" X 24" X 15" VALVE BOX (MIN.)
1-1/2" FILTER
1-1/2" PRV
PVC OR POLY LATERAL LINE
2" MINIMUM CLEARANCE
1.5 CU. FT. PEA GRAVEL SUMP
BRICK SUPPORT (1-EA. CORNER)
FEMALE ADAPTOR
PVC I.P.S. F X F COUPLING

06 COMMERCIAL CONTROL ZONE ASSEMBLY: P/N LVCZ-150 11 - 35 GPM

NETAFIM

NOT TO SCALE — DETAIL – L223

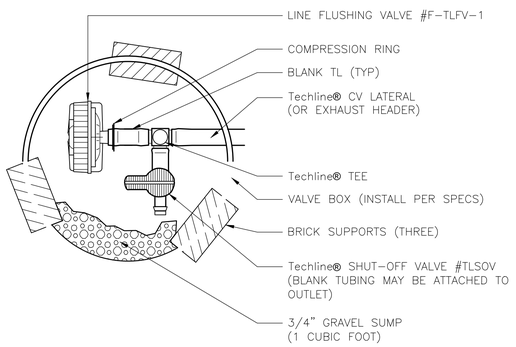


FINISH GRADE
AIR/VACUUM RELIEF VALVE
6" ROUND VALVE BOX
PVC PIPING AND FITTINGS
BRICK SUPPORTS (THREE)
3/4" GRAVEL SUMP (1 CUBIC FOOT)

NETAFIM

07 GUARDIAN 1" AIR/VACUUM RELIEF VALVE (PLUMBED TO PVC)

NOT TO SCALE — DETAIL – D281

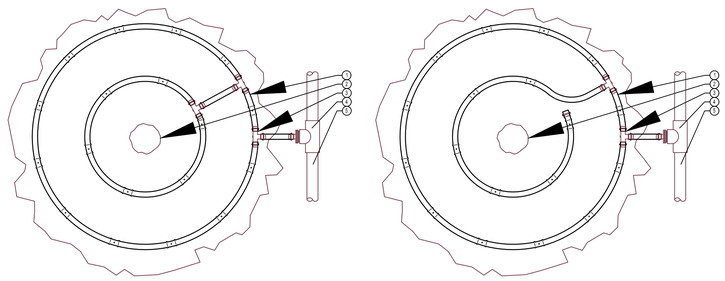


LINE FLUSHING VALVE #F-TLFV-1
COMPRESSION RING
BLANK TL (TYP)
Techline® CV LATERAL (OR EXHAUST HEADER)
Techline® TEE
VALVE BOX (INSTALL PER SPECS)
BRICK SUPPORTS (THREE)
Techline® SHUT-OFF VALVE #TLSOV (BLANK TUBING MAY BE ATTACHED TO OUTLET)
3/4" GRAVEL SUMP (1 CUBIC FOOT)

08 Techline® LINE FLUSHING VALVE WITH SHUT-OFF VALVE

NETAFIM

NOT TO SCALE — DETAIL – D121



LEGEND:
1. PROFESSIONAL LANDSCAPE DRIPLINE PER PLAN
2. TREE (SEE PLANTING PLAN)
3. PLD OR PLD-LOC FITTING TYP.
4. PVC TO DRIP LINE TUBING CONNECTION (TYP.)
5. PVC LATERAL LINE

NOTES
AIR RELIEF VALVE INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.

ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.

FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.

09 LANDSCAPE DRIPLINE – TREE RING LARGE SPECIMEN

SCALE: NOT TO SCALE

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

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

TRAILS AT THE CROSSINGS PHASE 2
SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 23106000
ISSUE DATE: 09/28/23
CONTACT: D. ELLIS
QC by:
QC Date:

PRELIMINARY PLANS

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

NOT FOR CONSTRUCTION · REVIEW SET

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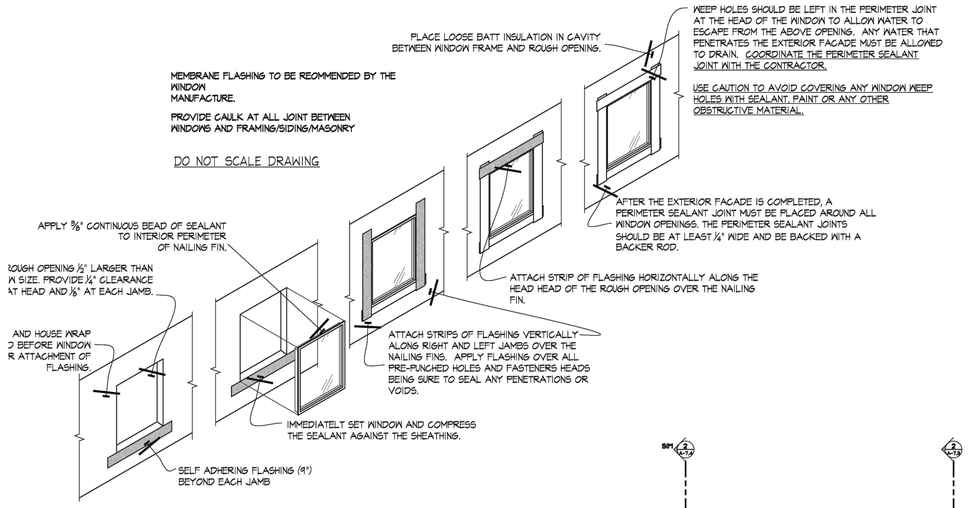
L23-62

IRRIGATION DETAILS 2 OF 2

LI-502

DRAWING C:\2023\023_TRAILS\PHASE2\CIVIL\CIVIL\IRRIGATION\DETAILS\LI-502 IRRIGATION DETAILS 2 OF 2.DWG
PLOTTED BY PAUL CHENEY - 9/27/2023 1:34 PM | PLOTTED BY: CHAZ FAULCON (HMA COPY)



TABLED PER STAFF UNTIL DECEMBER PC

GENERAL FLASHING NOTE:

G.C. TO PROVIDE FLASHING REQUIRED TO MAKE BUILDING WATER TIGHT. USE APPROPRIATE MEANS, METHODS, AND MATERIALS TO FLASH AND COUNTER FLASH ANY AND ALL AREAS WHERE DISSIMILAR MATERIALS MEET OR EXTERIOR SURFACES CHANGE DIRECTION OR PLANE. FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING THE WALL AND ROOF OR TO REDIRECT IT TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT: JOINTS IN COPINGS, PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS, INTERSECTIONS WITH PARAPET WALLS, TERMINATIONS OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES, SIMILAR PROJECTIONS, BUILT-IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER THE BUILDING. FLASHING WITH PROJECTING FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF COPINGS, UNDER SILLS AND CONTINUOUSLY ABOVE PROJECTING TRIM. IF A FLASHING DETAIL IS NOT APPARENT IT IS THE CONTRACTOR'S RESPONSIBILITY TO REQUEST INFORMATION FROM THE ARCHITECT IN WRITTEN FORM (RFI) REGARDING THE PROCEDURE IN QUESTION. IF THE CONTRACTOR PROCEEDS WITH THE WORK WITHOUT RECEIVING A WRITTEN RESPONSE FROM THE ARCHITECT IT IS IMPLIED IN DOING SO THAT THE CONTRACTOR HAS TAKEN FULL RESPONSIBILITY FOR THE MEANS AND METHODS OF THE WORK, IT'S FUNCTION AND AESTHETIC QUALITY. IF THE WORK SHOULD FAIL TO MEET THE OWNER'S APPROVAL IT IS THE CONTRACTOR'S RESPONSIBILITY TO REAPAIR/RECONSTRUCT TO THE OWNER'S SATISFACTION.

1 / A-5.1 EXTERIOR ELEVATION at REVERSE
Scale : 1/8"=1'-0"

2 / A-5.1 EXTERIOR ELEVATION at FRONT
Scale : 1/8"=1'-0"

REV	DATE	DESCRIPTION	DRAWN	ISSUED
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4				
5				
6				

Arch D (landscape)

WILLIAM KIM FUGITT REGISTERED 8622 ARCHITECT ARKANSAS

FUGITT AND ASSOCIATES ARCHITECT
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1200 E. JOYCE BLVD.
FAYETTEVILLE AR 72703
479.521.6686
KIM.FUGITT@FUGITTARC.COM

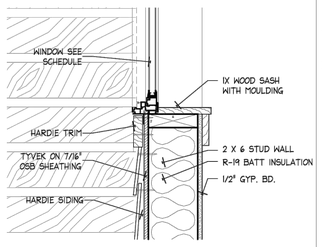
24 UNIT CUSTOM BUILDING
TRAILS AT LEGACY
SPRINGDALE, AR

SUBMITTAL Date: -- / -- / -----

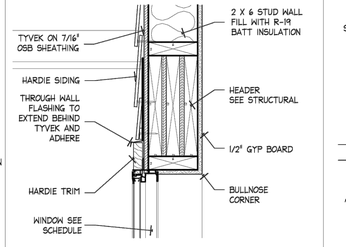
Description:
24 UNIT CUSTOM BUILDING
Location:
SPRINGDALE, AR
Sheet Content:
Sheet:
A-5.1
Document Date:
January 17, 2019

Last Edited By: KEITH
F:_PROJECTS_MICHAEL\AR_SPRINGDALE_GEORGE APARTMENTS\LEGACY_APT_24_UNIT_BLDG_2018_1_REDOVER.DWG

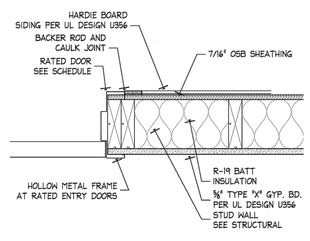
WINDOW SILL DETAIL @ HARDIE



WINDOW HEAD DETAIL @ HARDIE



ENTRY DOOR JAMB DETAIL



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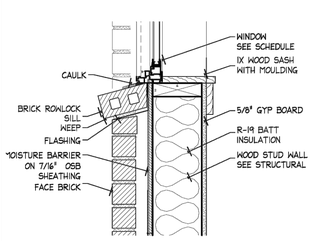

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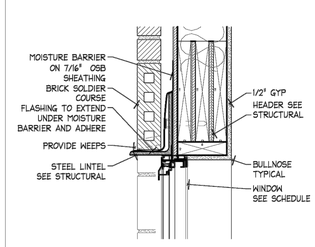

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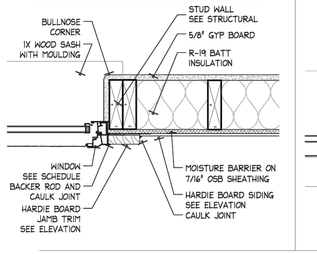

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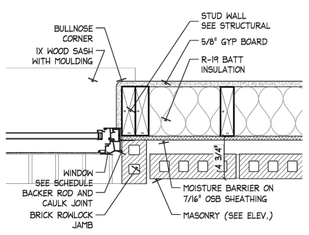
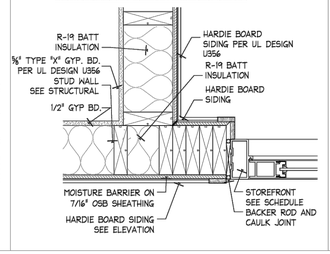
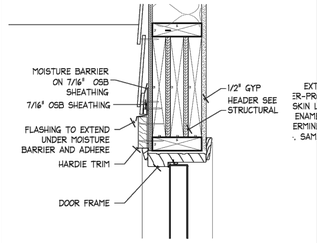


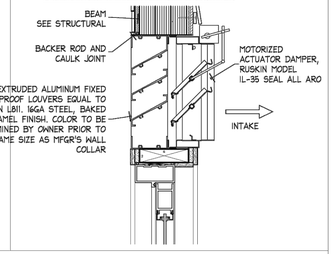
STOREFRONT JAMB DETAIL



EXTERIOR DOOR HEAD DETAIL



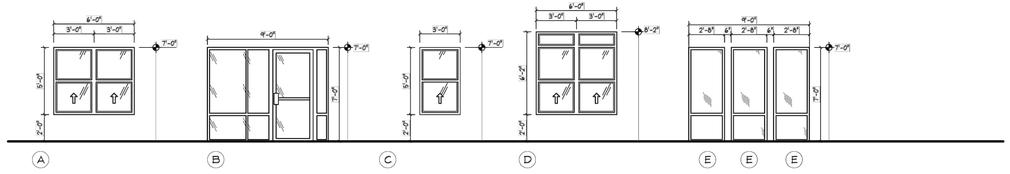
STOREFRONT HEAD DETAIL



WINDOW SCHEDULE

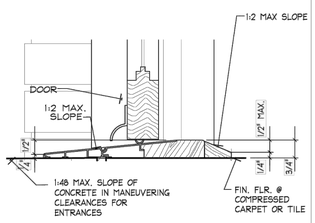
SIZES SHOWN ARE NOMINAL OPENING SIZE, VERIFY FRAMING OPENING WITH CUT SHEET & TRIM CARPENTER OF RECORD

#	Width	Height	Description	Mull	Temper	Tint	Qty
A	6'-0"	5'-2"	SINGLE HUNG TWIN (W/HALF SCREEN / FULL LIGHT)			X	42
B	9'-0"	7'-0"	STOREFRONT ASSEMBLY (W/TEMPERED GLASS)		X	X	2
C	3'-0"	5'-2"	SINGLE HUNG (W/HALF SCREEN / FULL LIGHT)			X	13
D	6'-0"	6'-2"	SINGLE HUNG TWIN (W/HALF SCREEN / FULL LIGHT / TRANSOM)			X	8
E	2'-8"	7'-0"	FIXED GLASS (TEMPERED / FULL LIGHT)		X	X	12

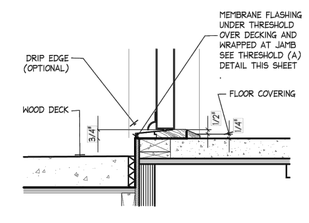


* CONTRACTOR TO ENSURE THAT ALL BEDROOM UNITS MEET EGRESS CODE REQUIREMENTS
* CONTRACTOR TO PROVIDE TEMPERED GLASS IN ALL LOCATIONS REQUIRED BY CODE

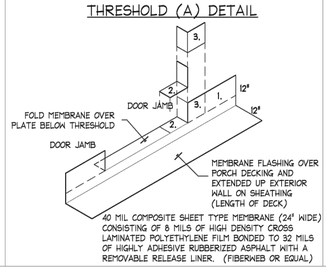
A.D.A THRESHOLD DETAIL



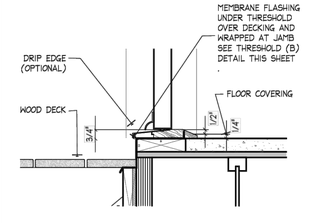
RESIDENTIAL THRESHOLD DETAIL @ CONCRETE DECK



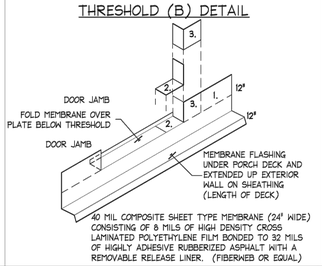
THRESHOLD (A) DETAIL



RESIDENTIAL THRESHOLD DETAIL @ WOOD DECK



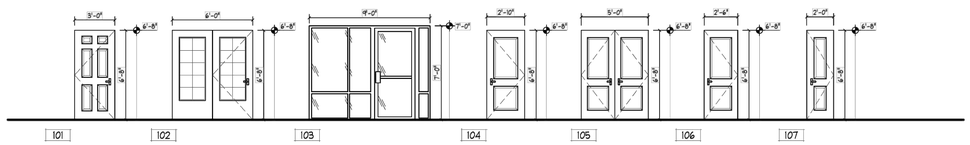
THRESHOLD (B) DETAIL



DOOR SCHEDULE

SIZES SHOWN ARE NOMINAL OPENING SIZE, VERIFY FRAMING OPENING WITH CUT SHEET & TRIM CARPENTER OF RECORD

#	Width	Height	DESCRIPTION	PreFin	MTL.	Qty
101	3'-0"	6'-8"	"6 - PANEL" w/ METAL EDGE / INSULATED / A.D.A THRESHOLD GROUND FLOOR UNIT ENTRANCES		X	25
102	PR 3'-0"	6'-8"	"TWIN" FULL GLASS (SAFETY/TEMP.) MTL. W/ MTL. EDGE PATIO DOOR W/ STANDARD RES. THRESHOLD		X	30
103	3'-0"	7'-0"	STOREFRONT DOOR IN STOREFRONT FRAME / TEMPERED FULL LITE / A.D.A THRESHOLD		X	4
104	2'-10"	6'-8"	"STANDARD" FLUSH / BLUSH OAK	X		132
105	PR 2'-6"	6'-8"	"TWIN" FLUSH / JAMB UNIT W/BALL CATCH/ BLUSH OAK	X		24
106	2'-6"	6'-8"	"STANDARD" FLUSH / BLUSH OAK	X		24
107	2'-0"	6'-8"	"STANDARD" FLUSH / BLUSH OAK WITH 180 HINGE	X		24



NOTE: EXTERIOR ENTRY DOORS AT GROUND FLOOR WILL REQUIRE THRESHOLDS THAT MEET FAIR HOUSING REQUIREMENTS ANYWHERE ELSE REQUIRING A THRESHOLD MAY USE STANDARD RESIDENTIAL THRESHOLD

GENERAL FLASHING NOTE:

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REV	DATE	DESCRIPTION	DRAWN
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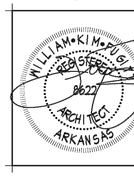
ISSUED

Arch D (landscape)

A-5.2 EXTERIOR ELEVATION at SIDE

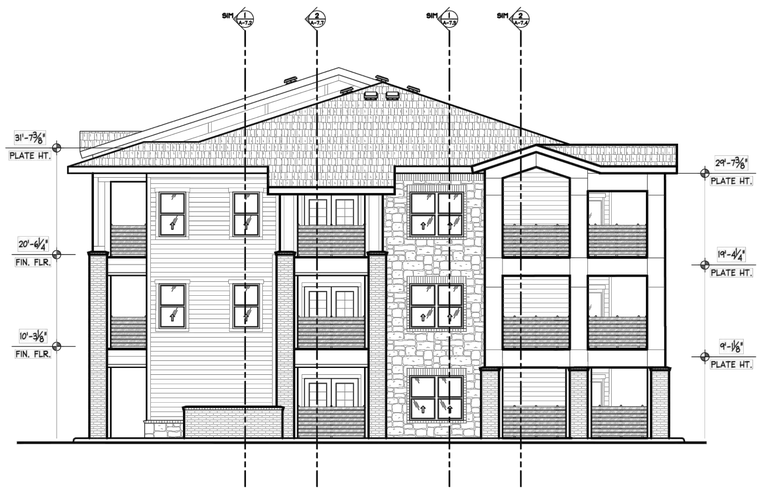
Scale : 1/8"=1'-0"

UGITT AND ASSOCIATES ARCHITECT
WILLIAM KIM FUGITT AIA
1200 E. JOYCE BLVD.
FAYETTEVILLE AR 72703
479.521.6686
KIM.FUGITT@FUGITTARC.COM



24 UNIT CUSTOM BUILDING
TRAILS AT LEGACY
SPRINGDALE, AR

SUBMITTAL Date: __ / __ / ____



A-5.2 EXTERIOR ELEVATION at SIDE

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

Description: 24 UNIT CUSTOM BUILDING
Location: SPRINGDALE, AR
Sheet Content:
Sheet: A-5.2
Document Date: January 17, 2019

Last Edited By: KEITH
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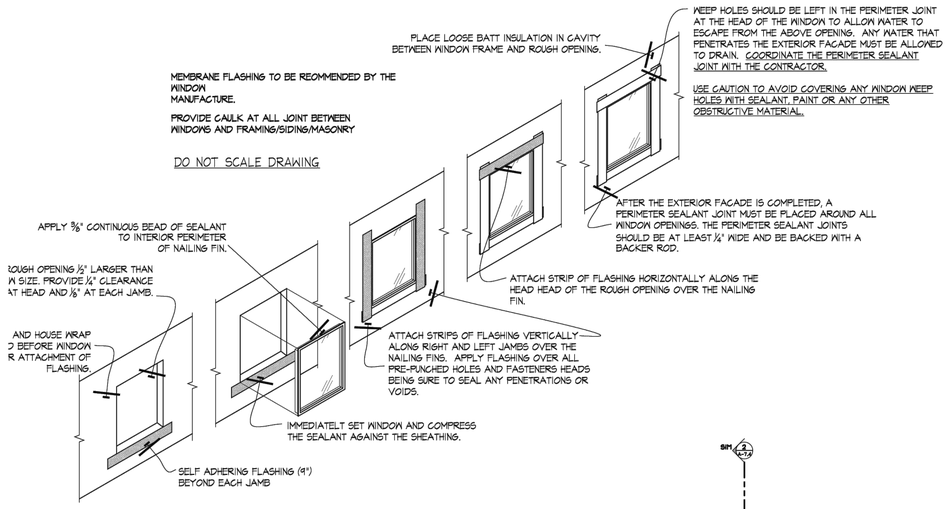

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1 / A-5.1 EXTERIOR ELEVATION at EAST
Scale : 1/8"=1'-0"

2 / A-5.1 EXTERIOR ELEVATION at WEST
Scale : 1/8"=1'-0"

REV	DATE	DESCRIPTION	DRAWN
6			
5			
4			
3			
2			
1			
ISSUED			

Arch D (landscape)

WILLIAM KIM FUGITT
REGISTERED
8622
ARCHITECT
ARKANSAS

FUGITT AND ASSOCIATES ARCHITECT
WILLIAM KIM FUGITT AIA
1200 E. JOYCE BLVD.
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479.521.6686
KIM.FUGITT@FUGITTARC.COM

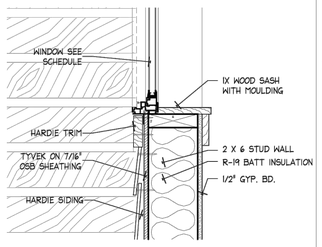
30 UNIT CUSTOM BUILDING A
TRAILS AT LEGACY
SPRINGDALE, AR

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

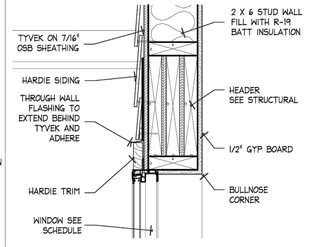
Description:
30 UNIT CUSTOM BUILDING A
Location:
SPRINGDALE, AR
Sheet Content:
Sheet:
A-5.1
Document Date:
January 18, 2019

Last Edited By: KEITH
F:_PROJECTS_MICHAEL\AR_SPRINGDALE_GEORGE APARTMENTS\LEGACY_APT_30_UNIT_BLDG_A_2018_NEW_RECOVER.DWG

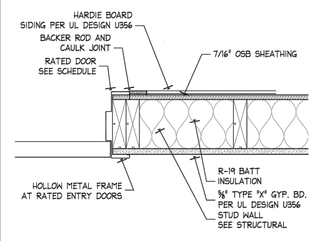
WINDOW SILL DETAIL @ HARDIE



WINDOW HEAD DETAIL @ HARDIE



ENTRY DOOR JAMB DETAIL



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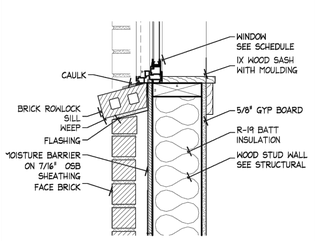
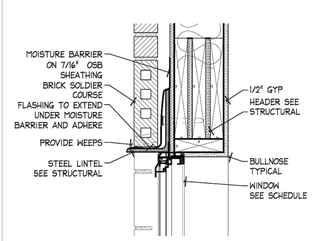
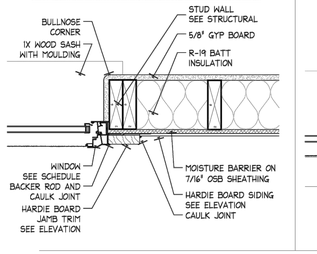


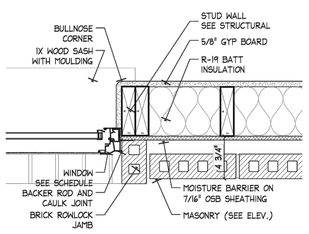
WINDOW HEAD DETAIL @ BRICK



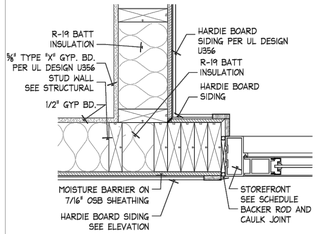
WINDOW JAMB DETAIL @ HARDIE



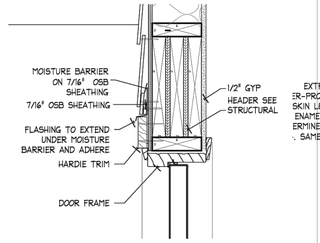
WINDOW JAMB DETAIL @ BRICK



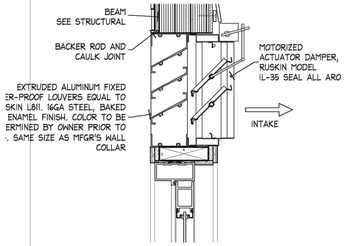
STOREFRONT JAMB DETAIL



EXTERIOR DOOR HEAD DETAIL



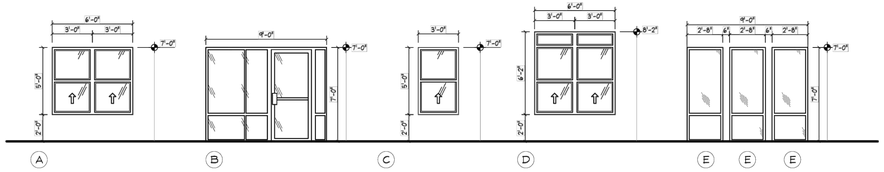
STOREFRONT HEAD DETAIL



WINDOWS SCHEDULE

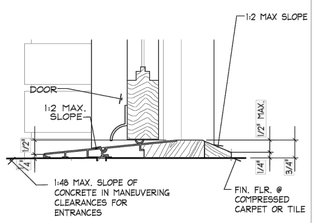
SIZES SHOWN ARE NOMINAL OPENING SIZE, VERIFY FRAMING OPENING WITH CUT SHEET & TRIM CARPENTER OF RECORD

#	Width	Height	Description	Mull	Temper	Tint	Qty
A	6'-0"	5'-2"	SINGLE HUNG TWIN (W/HALF SCREEN / FULL LIGHT)			X	47
B	9'-0"	7'-0"	STOREFRONT ASSEMBLY (W/TEMPERED GLASS)		X	X	2
C	3'-0"	5'-2"	SINGLE HUNG (W/HALF SCREEN / FULL LIGHT)			X	8
D	6'-0"	6'-2"	SINGLE HUNG TWIN (W/HALF SCREEN / FULL LIGHT / TRANSOM)			X	6
E	2'-8"	7'-0"	FIXED GLASS (TEMPERED / FULL LIGHT)		X	X	6

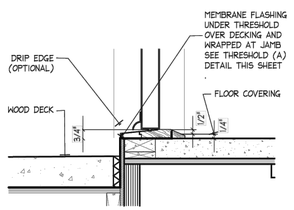


* CONTRACTOR TO ENSURE THAT ALL BEDROOM UNITS MEET EGRESS CODE REQUIREMENTS
* CONTRACTOR TO PROVIDE TEMPERED GLASS IN ALL LOCATIONS REQUIRED BY CODE

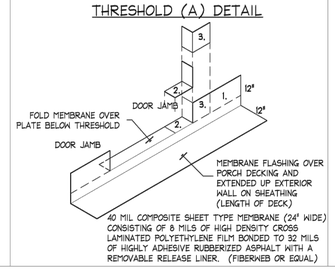
A.D.A THRESHOLD DETAIL



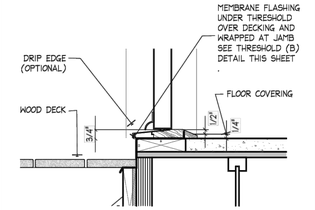
RESIDENTIAL THRESHOLD DETAIL @ CONCRETE DECK



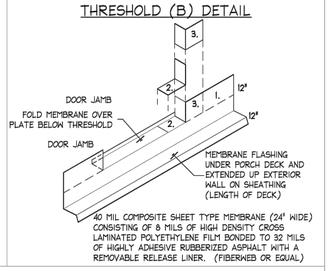
THRESHOLD (A) DETAIL



RESIDENTIAL THRESHOLD DETAIL @ WOOD DECK



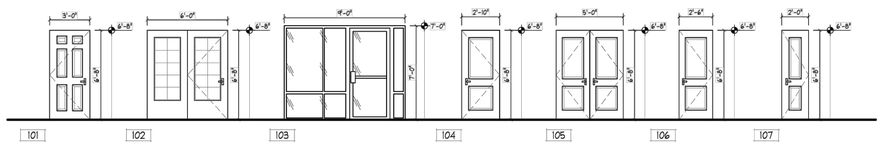
THRESHOLD (B) DETAIL



DOOR SCHEDULE

SIZES SHOWN ARE NOMINAL OPENING SIZE, VERIFY FRAMING OPENING WITH CUT SHEET & TRIM CARPENTER OF RECORD

#	Width	Height	DESCRIPTION	PreFin	MTL.	Qty
101	3'-0"	6'-8"	'6 - PANEL' w/ METAL EDGE / INSULATED / A.D.A THRESHOLD GROUND FLOOR UNIT ENTRANCES		X	31
102	PR 3'-0"	6'-8"	'TWIN' FULL GLASS (SAFETY/TEMP.) MTL. W/ MTL. EDGE PATIO DOOR W/ STANDARD RES. THRESHOLD		X	35
103	3'-0"	7'-0"	STOREFRONT DOOR IN STOREFRONT FRAME / TEMPERED FULL LITE / A.D.A THRESHOLD		X	2
104	2'-10"	6'-8"	'STANDARD' FLUSH / BLUSH OAK	X		114
105	PR 2'-6"	6'-8"	'TWIN' FLUSH / JAMB UNIT W/BALL CATCH/ BLUSH OAK	X		30
106	2'-6"	6'-8"	'STANDARD' FLUSH / BLUSH OAK	X		24
107	2'-0"	6'-8"	'STANDARD' FLUSH / BLUSH OAK WITH 180 HINGE	X		30



NOTE: EXTERIOR ENTRY DOORS AT GROUND FLOOR WILL REQUIRE THRESHOLDS THAT MEET FAIR HOUSING REQUIREMENTS ANYWHERE ELSE REQUIRING A THRESHOLD MAY USE STANDARD RESIDENTIAL THRESHOLD

GENERAL FLASHING NOTE:

G.C. TO PROVIDE FLASHING REQUIRED TO MAKE BUILDING WATER TIGHT. USE APPROPRIATE MEANS, METHODS, AND MATERIALS TO FLASH AND COUNTER FLASH ANY AND ALL AREAS WHERE DISSIMILAR MATERIALS MEET OR EXTERIOR SURFACES CHANGE DIRECTION OR PLANE. FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING THE WALL AND ROOF OR TO REDIRECT IT TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT: JOINTS IN COPINGS, PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS, INTERSECTIONS WITH PARAPET WALLS, TERMINATIONS OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES, SIMILAR PROJECTIONS, BUILT-IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER THE BUILDING. FLASHING WITH PROJECTING FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF COPINGS, UNDER SILLS AND CONTINUOUSLY ABOVE PROJECTING TRIM. IF A FLASHING DETAIL IS NOT APPARENT IT IS THE CONTRACTOR'S RESPONSIBILITY TO REQUEST INFORMATION FROM THE ARCHITECT IN WRITTEN FORM (RFI) REGARDING THE PROCEDURE IN QUESTION. IF THE CONTRACTOR PROCEEDS WITH THE WORK WITHOUT RECEIVING A WRITTEN RESPONSE FROM THE ARCHITECT IT IS IMPLIED IN DOING SO THAT THE CONTRACTOR HAS TAKEN FULL RESPONSIBILITY FOR THE MEANS AND METHODS OF THE WORK, IT'S FUNCTION AND AESTHETIC QUALITY. IF THE WORK SHOULD FAIL TO MEET THE OWNER'S APPROVAL IT IS THE CONTRACTOR'S RESPONSIBILITY TO REAPAIR/RECONSTRUCT TO THE OWNER'S SATISFACTION.

A-5.2 EXTERIOR ELEVATION at NORTH
Scale : 1/8"=1'-0"

REV	DATE	DESCRIPTION	DRAWN
0	07.12.19	SUBMITTAL	
1	08.12.19	PERMIT SET	
2	09.12.19	PERMIT SET	
3	10.12.19	PERMIT SET	
4	11.12.19	PERMIT SET	

Arch D (landscape)

WILLIAM KIM FUGITT REGISTERED 8622 ARCHITECT ARKANSAS

FUGITT AND ASSOCIATES ARCHITECT
WILLIAM KIM FUGITT AIA
1200 E. JOYCE BLVD.
FAYETTEVILLE AR 72703
479.521.6686
KIM.FUGITT@FUGITTARC.COM

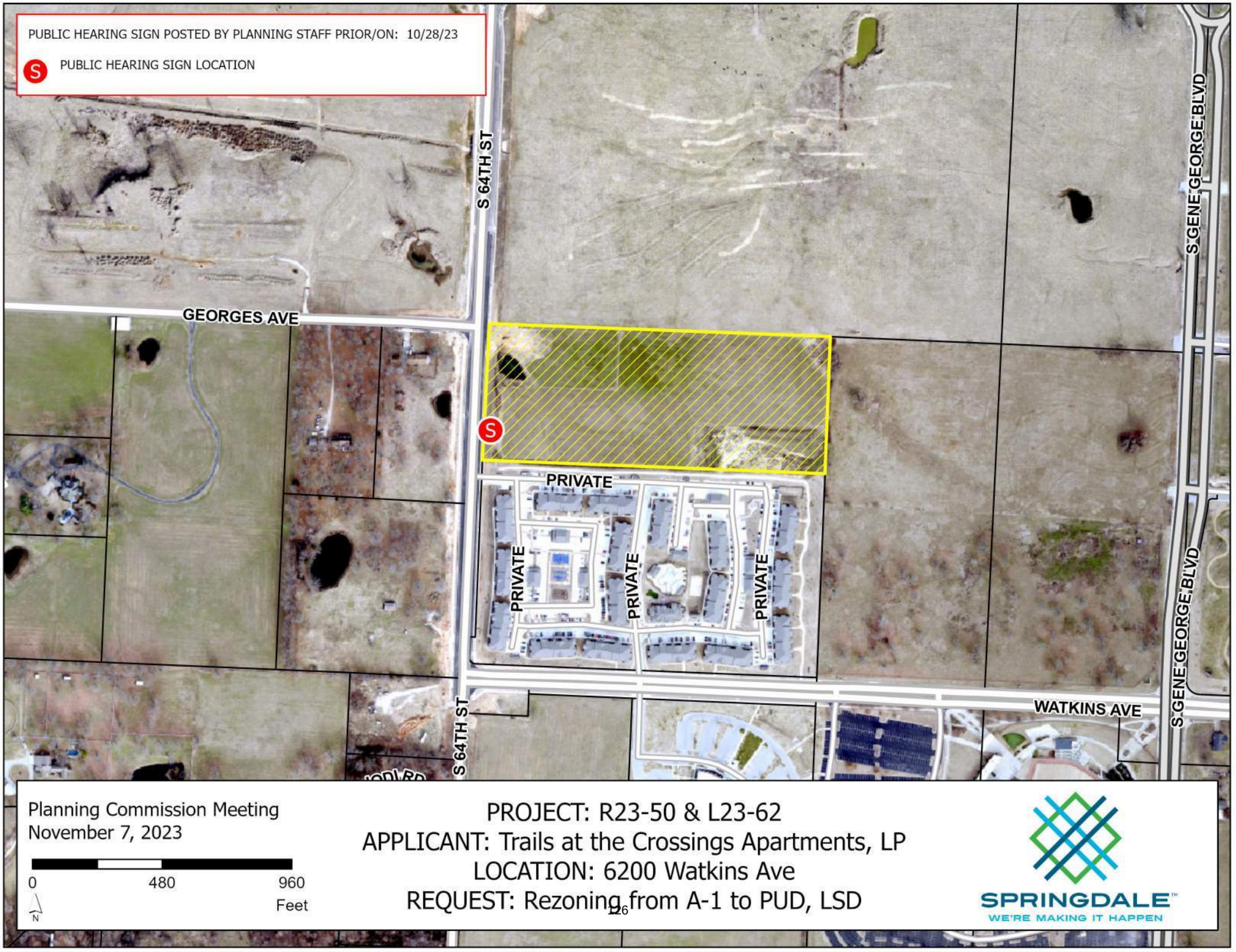
A-5.2 EXTERIOR ELEVATION at SOUTH
Scale : 1/8"=1'-0"

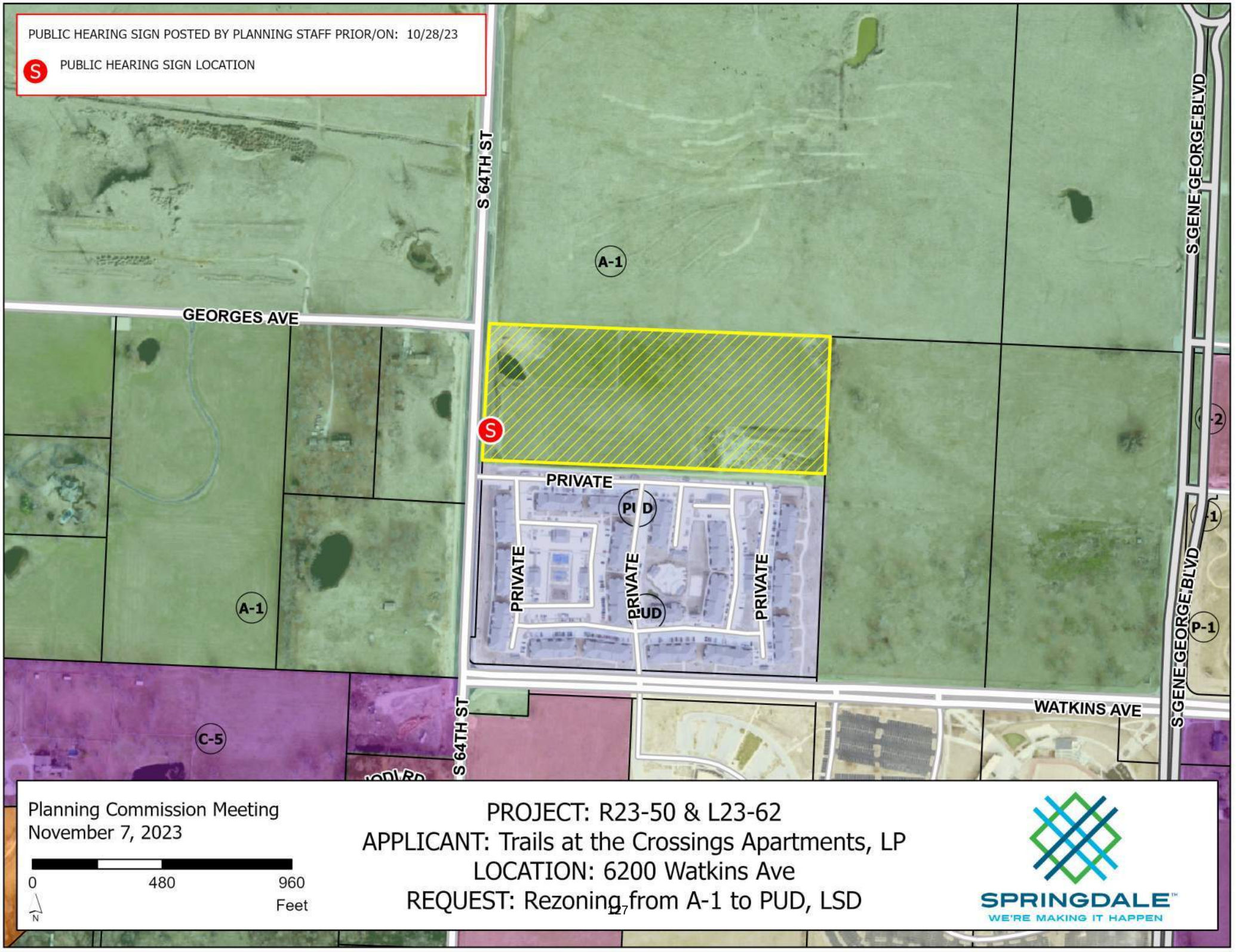
30 UNIT CUSTOM BUILDING A
TRAILS AT LEGACY
SPRINGDALE, AR

SUBMITTAL Date: --- / --- / -----

Description: 30 UNIT CUSTOM BUILDING A
Location: SPRINGDALE, AR
Sheet Content:
Sheet: A-5.2
Document Date: January 18, 2019

Last Edited By: KEITH
F:_PROJECTS_MICHAEL\AR_SPRINGDALE_GEORGE APARTMENTS\LEGACY_APT_30_UNIT_BLDG_A_2018_NEW_RECOVER.DWG


PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 10/28/23
PUBLIC HEARING SIGN LOCATION
S 64TH ST
S GENE GEORGE BLVD
GEORGES AVE
PRIVATE
PRIVATE
PRIVATE
PRIVATE
WATKINS AVE
S 64TH ST
S GENE GEORGE BLVD
Planning Commission Meeting
November 7, 2023
0
480
960
Feet
N
PROJECT: R23-50 & L23-62
APPLICANT: Trails at the Crossings Apartments, LP
LOCATION: 6200 Watkins Ave
REQUEST: Rezoning from A-1 to PUD, LSD
SPRINGDALE
WE'RE MAKING IT HAPPEN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PUBLIC HEARING SIGN LOCATION
S 64TH ST
S GENE GEORGE BLVD
A-1
GEORGES AVE
PRIVATE
PUD
PRIVATE
PRIVATE
PRIVATE
PUD
WATKINS AVE
C-5
P-1
Planning Commission Meeting
November 7, 2023
0
480
960
Feet
N
PROJECT: R23-50 & L23-62
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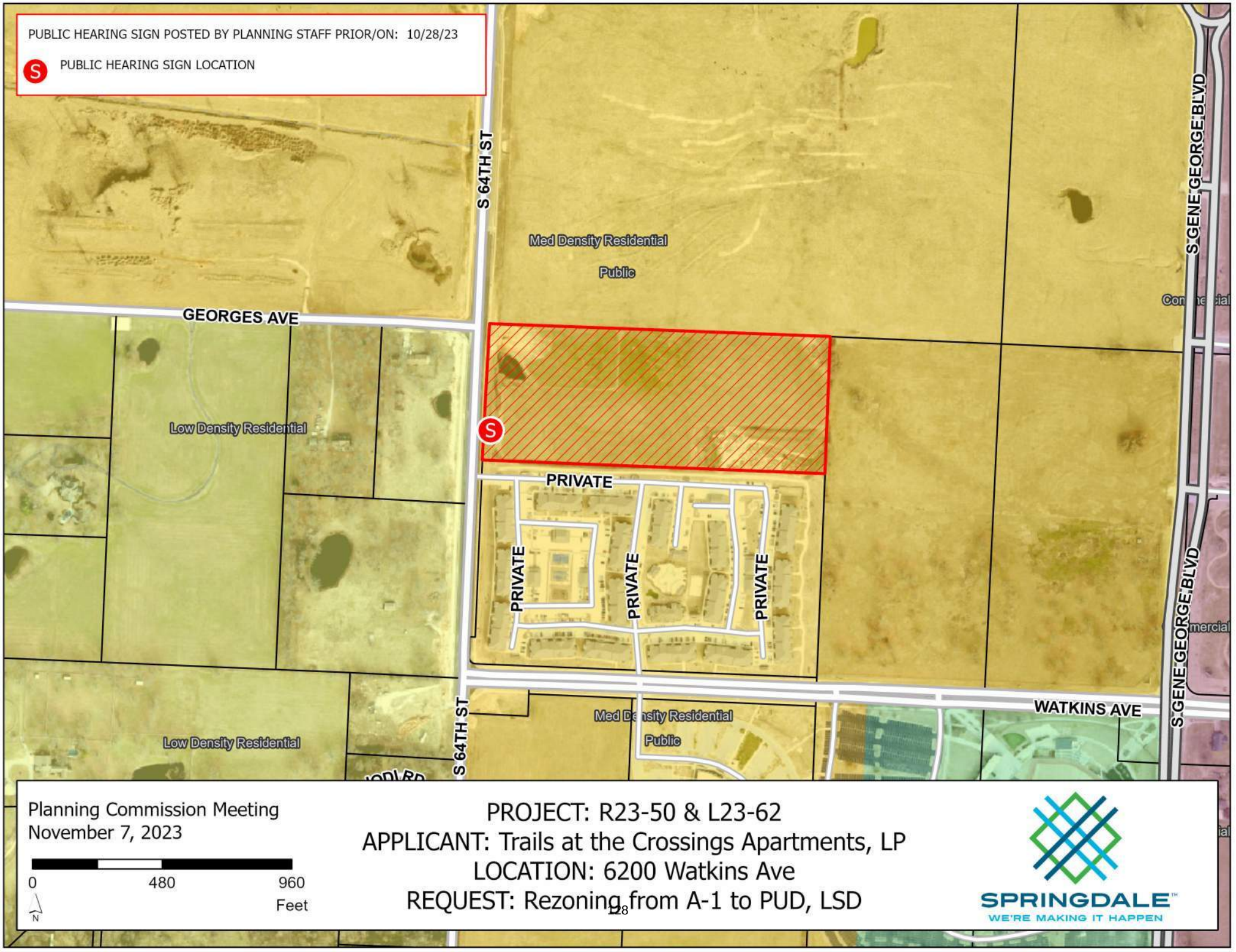
PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 10/28/23
PUBLIC HEARING SIGN LOCATION
S 64TH ST
S GENE GEORGE BLVD
GEORGES AVE
Med Density Residential
Public
Low Density Residential
PRIVATE
PRIVATE
PRIVATE
PRIVATE
WATKINS AVE
Med Density Residential
Public
Low Density Residential
S 64TH ST
S GENE GEORGE BLVD
Planning Commission Meeting
November 7, 2023
0
480
960
Feet
N
PROJECT: R23-50 & L23-62
APPLICANT: Trails at the Crossings Apartments, LP
LOCATION: 6200 Watkins Ave
REQUEST: Rezoning from A-1 to PUD, LSD
SPRINGDALE
WE'RE MAKING IT HAPPEN

R23-52 was tabled at the November 7th PC

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: **10/31/2023**

Re: **R23-52** **Rezone**

A request by Old Mo East, LLC for Planning Commission approval of a zone change from General Industrial District (I-2) to Light Industrial District(I-1) for a tract of land containing 9.723 acres.

LOT LOCATION AND SIZE

The 9.723 acre tract is located at 1609 N. Old Missouri Road, east side of N. Old Missouri Road south of Randall Wobbe Lane.

A vicinity map is attached.

EXISTING ZONING

The existing zoning on the tract is an I-2 General Industrial District. The district is designed to accommodate 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 zoning application requests I-1, Light Industrial District. The district is designed to accommodate a wide range of industrial and related uses which conform to high development standards. Industrial establishments of this type may either be located in extensive areas devoted solely to these uses or may provide a buffer between commercial districts and other industrial uses which involve more objectionable influences. Residential development is excluded from this district, both to protect residents from an undesirable environment and to facilitate maximum efficiency of industrial activity.

Uses permitted: - 1, 21, 24, 25, 27, 32, 33, 35
Conditional Uses Permitted on Appeal: - 2, 3

HEIGHT REGULATIONS

There shall be no maximum height limits in I-1 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’

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

OFF-STREET PARKING

See Article 7 of this chapter.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The tract contains a mixture of industrial uses. The area to the north, south and west contain industrial uses in I-2 zoning. The area to the east contains single family dwellings in SF-2 zoning.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates Heavy Industrial.

The Master Street Plan indicates Old Missouri Road 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 industries that further diversify and stabilize the City's economic base that are compatible to the labor force, raw materials and industrial climate and provide space for new and expanding high technology industries with low environmental impact.

Assure adequate land allocation for industrial growth protected from encroachment by non-industrial use.

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Petition for Rezoning

STAFF USE ONLY

Date Application Submitted: October 18, 2023 Payment Method: _____

Date Accepted as Complete: _____ Project Number: R23-52

APPLICATION CONTACTS:

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

Applicant (person making request)	Review Point of Contact for Question & Staff Reviews
Name: Scott Senyard	Name: Nathan Crouch, Blew & Assoc.
E-mail: scott@cashbradley.com	E-mail: nathan@blewinc.com
Address: PO Box 8054 Fayetteville, AR 72703	Address: 3825 N Shiloh Dr, Fayetteville
Phone: 479-790-5514	Phone: 479-443-4506
Site/ Location: 1609 N. Old Missouri Rd	Current Zoning District: I-2
Assessor's Parcel Number(s): 815-28697-002 815-28698-000	Desired New Zoning: I-1
	Total Acreage: 16.361 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.

File No. R23-52

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

Legal Description:

Attached separately.

Layman's Description: 1609 N. Old Missouri 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) I-2

TO (proposed zoning) I-1

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

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

2. **Develop** the property Yes (Yes or No), and if so, the proposed use is Use Unit 48 (with rezoning and CUP approval)- Open display retail sales (automotive, machinery, and equipment).

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: As this is already an I-2 zoned parcel, applying I-1, with CUP approval for Use Unit 48 will allow the use of the existing parking lot for open display retail sales, and should not affect the adjacent properties and neighborhood beyond the uses already permitted in the area.

The **Petitioner** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this 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: Nathan Crouch, Blew & Associates

Address: 3825 N Shiloh St, Fayetteville

PETITIONER/OWNER **SIGNATURE**

MAILING ADDRESS: Po Box 8054, Fayetteville, AR 72703

TELEPHONE: 479-790-5514 DATE: 10/18/23

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.

SIGNATURE
(Property Owner)

(Property Owner)

State of Arkansas)
) ss.
County of ~~Washington~~ Madison)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 18th day of October, 2023.

NIKKI LITTRELL
COMM. #12715364
Notary Public - Arkansas
Madison County
My Comm. Expires July 23, 2031

Notary Public

BLEW
Surveying | Engineering | Environmental

October 26, 2023

Scott Senyard Rezoning and CUP Narrative

Springdale Planning Dept.

Springdale Planning,
Our client, Scott Senyard, is requesting to Rezone the northern end of the property at 1609 N. Old Missouri Rd from I-2 (General Industrial) to I-1 (Light Industrial). Survey descriptions for the Rezoning and CUP areas are provided with the submittal.

Along with the Rezoning request, we're also requesting CUP approval for Use Unit 48- "automotive, machinery, and equipment open display retail sales". The Client wishes to operate a United Rentals business at this location, and will store rental storage containers there.
There will be a dispatch office on-site. But the customer interaction will all be done online and over the phone. Customers will contract with United Rentals to rent a storage container, and United Rentals will deliver it to them. Hours of Operation will be Mon-Fri, 7am to 5pm.

Please let me know if you have any questions.

Nathan Crouch
NWA Planning Manager
Blew & Associates

479-4434506 blewinc.com 3825 N Shiloh Dr. Fayetteville, AR 72703

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: **10/31/2023**

Re: **C23-17 Conditional Use**

A request by United Rentals for a Conditional Use Permitted on Appeal as a Use Unit 48 (Automotive, Machinery, and Equipment Open Display Retail Sales) in a Light Industrial District (I-1).

LOCATION

1609 N. Old Missouri Road

EXISTING CONDITIONS

Multiple uses on industrial site.

SITE PLAN REVIEW REQUIRED: __**x**__Yes _____No

DEVELOPMENT STANDARDS AND REVIEW GUIDELINES

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

Acceptable **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.

_____

_____

Unknown **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.

Site plan does not identify various uses on site and allocation of parking to meet ordinance requirements.

Acceptable **3.** Refuse and service areas, with particular reference to the item in 1 and 2 above

_____
_____

Unknown **4.** Utilities, with reference to locations, availability and compatibility

_____
_____

N/A **5.** Screening and buffering with reference to type, dimension and character.

_____
_____

Unknown **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

_____
_____

Unknown **7.** Yard requirements and other open space requirements.

_____
_____

Unknown **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.

Unknown **10.** General compatibility with adjacent properties and other property in the general district.

Need overall plan of existing and proposed uses before a determination of this conditional use is acceptable.

File No. C23-17

APPLICATION FOR CONDITIONAL USE

CITY OF SPRINGDALE, ARKANSAS

1. APPLICANT: United Rentals
   Address: _____

   Phone: _____ Profit: X Non-Profit _____

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

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

4. Use Unit requested 48 in I-1 Zoning District.

5. Description of the conditional use sought and the reasons why it should be approved:
   Request for CUP approval for the allowance of Use Unit 48, in the paved parking area within the rezoning area.
   We feel it should be approved due to owner's request to store United Rental equipment for rent in the existing paved parking lot in this Industrial zone. There is no need or desire for construction of additional infrastructure such as utilities and/or additional paving.
   This strategy was recommended by Springdale Planning.

6. What effects would the proposed conditional use have on the character of the neighborhood and residents?
   No impact is expected

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

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

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

C23-17

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

Signature of Record Property Owner(s)	Signature of Applicant
Managing Member	Michael Sala
Old Mo East, LLC	VP, Tax & Real Estate
Date: 10/25/23	Date: 10/25/2023

VERIFICATION

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

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 25th day of October 2023.

Melinda Louise Peck
Notary Public

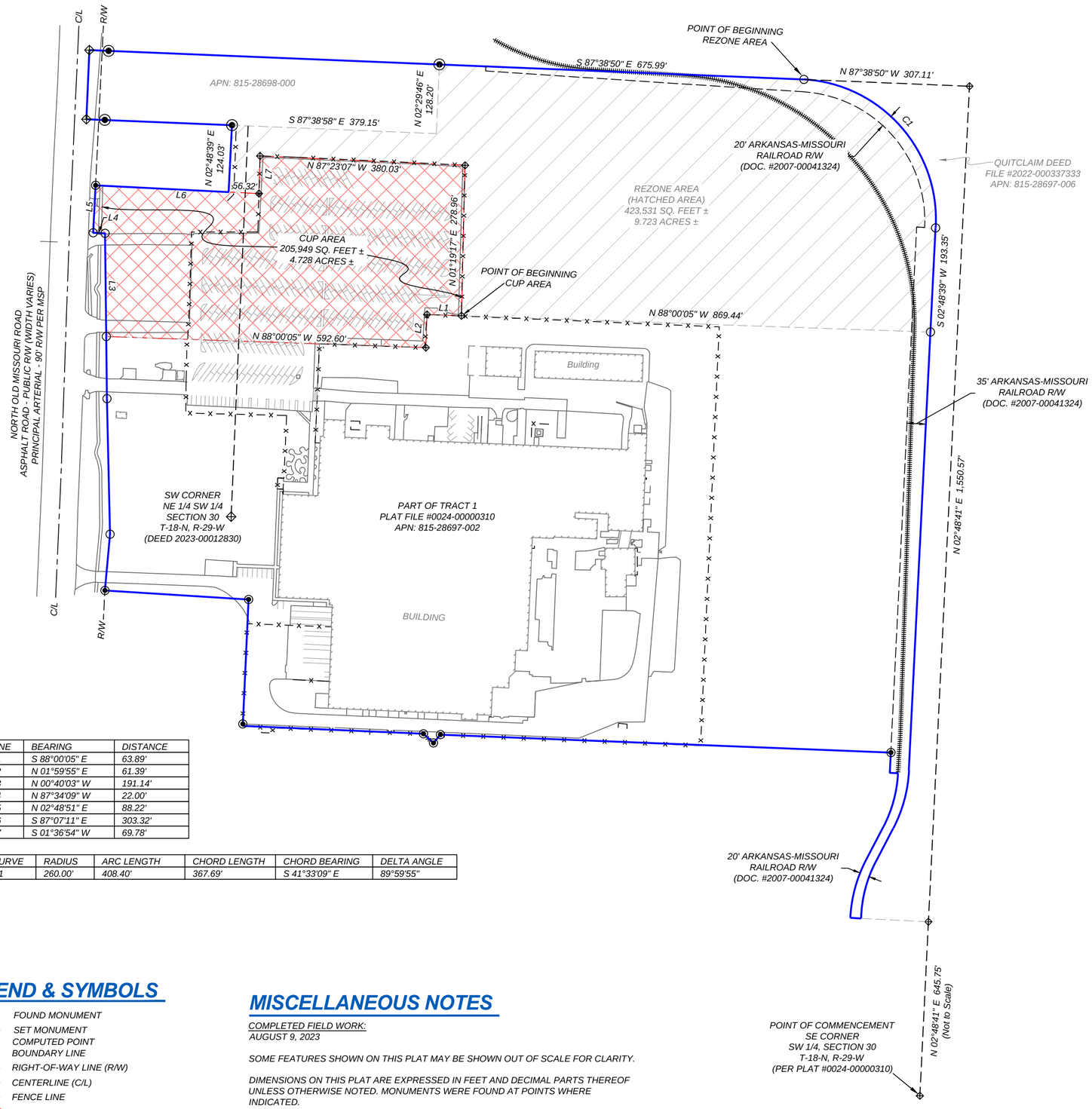
My commission expires: 7/31/2033

MELINDA LOUISE PECK
NOTARY PUBLIC
ARKANSAS
BENTON COUNTY
12394973 EXPIRES 7-31-2033

EXHIBIT

1609 NORTH OLD MISSOURI ROAD

WASHINGTON COUNTY, SPRINGDALE, ARKANSAS 72764



LINE	BEARING	DISTANCE
L1	S 88°00'05" E	63.89'
L2	N 01°59'55" E	61.39'
L3	N 00°40'03" W	191.14'
L4	N 87°34'09" W	22.00'
L5	N 02°48'51" E	88.22'
L6	S 87°07'11" E	303.32'
L7	S 01°36'54" W	69.78'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	260.00'	408.40'	367.69'	S 41°33'09" E	89°59'55"

LEGEND & SYMBOLS

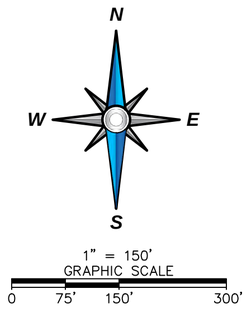
- FOUND MONUMENT
- SET MONUMENT
- COMPUTED POINT
- BOUNDARY LINE
- RIGHT-OF-WAY LINE (R/W)
- CENTERLINE (C/L)
- FENCE LINE
- CUP AREA
- REZONE AREA

MISCELLANEOUS NOTES

COMPLETED FIELD WORK:
AUGUST 9, 2023

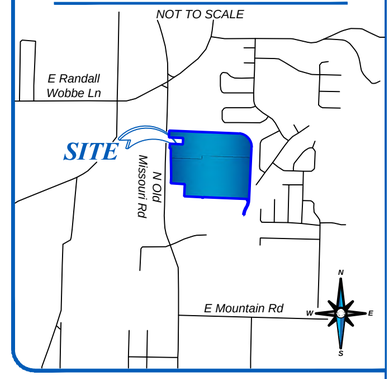
SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

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



VICINITY MAP

NOT TO SCALE



RECORD DESCRIPTION

WARRANTY DEED 2019-00003055:
A PART OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 29 WEST, OF THE 5TH P.M., COUNTY OF WASHINGTON, STATE OF ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE CENTER OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 30, AND RUNNING THENCE NORTH 88 DEGREES 24 MINUTES 30 SECONDS WEST, 284.80 FEET, TO THE EAST RIGHT-OF-WAY OF THE OLD MISSOURI ROAD; THENCE WITH SAID R.O.W. NORTH 1 DEGREES 32 MINUTES 20 SECONDS EAST 604.11 FEET; THENCE SOUTH 88 DEGREES 24 MINUTES 30 SECONDS EAST 254.63 FEET; THENCE NORTH 1 DEGREE 31 MINUTES 20 SECONDS EAST 121.00 FEET; THENCE SOUTH 88 DEGREES 24 MINUTES 30 SECONDS EAST 379.14 FEET; THENCE NORTH 1 DEGREE 31 MINUTES 20 SECONDS EAST 132.90 FEET; THENCE SOUTH 88 DEGREES 24 MINUTES 30 SECONDS EAST 970.86 FEET, TO THE EAST LINE OF THE NE 1/4 OF THE SW 1/4; THENCE SOUTH 1 DEGREE 31 MINUTES 20 SECONDS WEST 858.00 FEET TO THE SE CORNER OF SAID NE 1/4 OF THE SW 1/4; THENCE NORTH 88 DEGREES 24 MINUTES 30 SECONDS WEST 1320.00 FEET TO THE POINT OF BEGINNING.

REZONE AREA DESCRIPTION

A PART OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 29 WEST, OF THE 5TH P.M., COUNTY OF WASHINGTON, STATE OF ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT; THENCE, ALONG THE EAST LINE OF SAID FORTY ACRE TRACT, NORTH 02°48'41" EAST 2,196.32 FEET; THENCE, LEAVING SAID EAST LINE, NORTH 87°38'50" WEST 307.11 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE ARKANSAS-MISSOURI RAILROAD, BEING THE TRUE POINT OF BEGINNING; THENCE, ALONG SAID EAST RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 260.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 41°33'09" EAST 367.69 FEET; THENCE, SOUTH 02°48'39" WEST 193.35 FEET; THENCE, LEAVING SAID EAST RIGHT-OF-WAY LINE, NORTH 88°00'05" WEST 933.33 FEET; THENCE, SOUTH 01°59'55" WEST 61.39 FEET; THENCE, NORTH 88°00'05" WEST 592.60 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH OLD MISSOURI ROAD; THENCE, ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°40'03" WEST 191.14 FEET; THENCE, NORTH 87°34'09" WEST 22.00 FEET; THENCE, NORTH 02°48'51" EAST 88.22 FEET TO A FOUND 1" PIPE; THENCE, LEAVING SAID EAST RIGHT-OF-WAY LINE, SOUTH 87°07'11" EAST 247.00 FEET; THENCE, NORTH 02°48'39" EAST 124.03 FEET TO A FOUND 1/2" REBAR CAPPED "1005"; THENCE, SOUTH 87°38'58"E 379.15 FEET; THENCE NORTH 02°29'46"E 128.20 FEET TO A FOUND 1/2" REBAR; THENCE SOUTH 87°38'50" EAST 675.99 FEET TO THE POINT OF BEGINNING. CONTAINING 9.723 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

CUP AREA DESCRIPTION

A PART OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 29 WEST, OF THE 5TH P.M., COUNTY OF WASHINGTON, STATE OF ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT; THENCE, ALONG THE EAST LINE OF SAID FORTY ACRE TRACT, NORTH 02°48'41" EAST 2,196.32 FEET; THENCE, LEAVING SAID EAST LINE, NORTH 87°38'50" WEST 307.11 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE ARKANSAS-MISSOURI RAILROAD; THENCE, ALONG SAID EAST RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 260.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 41°33'09" EAST 367.69 FEET; THENCE, SOUTH 02°48'39" WEST 193.35 FEET; THENCE, LEAVING SAID EAST RIGHT-OF-WAY LINE, NORTH 88°00'05" WEST 869.44 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 88°00'05" WEST 63.89 FEET; THENCE SOUTH 01°59'55" WEST 61.39 FEET; THENCE NORTH 88°00'05" WEST 592.60 FEET; THENCE NORTH 00°40'03" WEST 191.14 FEET; THENCE NORTH 87°34'09" WEST 22.00 FEET; THENCE NORTH 02°48'51" EAST 88.22 FEET; THENCE SOUTH 87°07'11" EAST 303.32 FEET; THENCE NORTH 01°36'54" EAST 69.78 FEET; THENCE SOUTH 87°23'07" EAST 380.03 FEET; THENCE SOUTH 01°19'17" WEST 278.96 FEET TO THE POINT OF BEGINNING, CONTAINING 4.728 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

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

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

SURVEYOR JOB NUMBER: 23-5040.01	**SURVEY DRAWN BY:** TPN - 08/11/2023
SURVEY REVIEWED BY: HM	**SCALE:** 1" = 150'
FOR THE USE AND BENEFIT OF: SCOTT SENYARD	R23-52 & C23-17

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: 11.02.23

Date Accepted as Complete: November 21, 2023 Project Number: B23-130

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: Scott Senyard	Name: Old Mo East, LLC
E-mail: scott@cashbradley.com	E-mail: scott@cashbradley.com
Address: 1609 Old Missouri Rd, Springdale, AR 72764	Address: 1609 Old Missouri Rd, Springdale, AR 72764
Phone: 479-790-5514	Phone: 479-790-5514
Site/ Location: 1609 Old Missouri Rd	Current Zoning District: I-2
	Rezone required: I-1 (within the northern section of the parcel
Assessor's Parcel Number(s): 815-28697-002	Total Acreage: 39.262 acres

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)

Variance from parking count requirement, from approx. 175 down to approx. 85. (Ron Hritz will get the numbers).
Variance is requested for the entirety of parcel 815-28697-002, "Record Description" in attached exhibit.

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

Parking area exists and property owner has no plans to expand parking.
Parking area was constructed based on a previous land-use, and the required number of parking spaces has decreased.

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

Variance approval will allow the CUP for Use Unit 45 to move forward for United Rentals to occupy a portion of the larger, northern parking lot.

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: _____

BLEW
Surveying | Engineering | Environmental

November 17, 2023

Scott Senyard Variance Narrative

Springdale Planning Dept.

Springdale Planning,
Our client, Scott Senyard, is requesting to Rezone the northern end of the property at 1609 N. Old Missouri Rd from I-2 (General Industrial) to I-1 (Light Industrial). Along with the Rezoning request, we're also requesting Conditional Use Permit approval for Use Unit 48- "automotive, machinery, and equipment open display retail sales". The Client wishes to operate a United Rentals business at this location, and will store rental storage containers there.
There will be a dispatch office on-site. But the customer interaction will all be done online and over the phone. Customers will contract with United Rentals to rent a storage container, and United Rentals will deliver it to them. Hours of Operation will be Mon-Fri, 7am to 5pm.

In addition to the Rezone and Conditional Use Permit approval requests, we are requesting Variance approval to allow fewer parking spaces for the existing business. This will allow the large parking area at the north end of the parking lot to be used for storing the (rental) storage containers, instead of designating it for parking cars only.

Please let me know if you have any questions.

Nathan Crouch
NWA Planning Manager
Blew & Associates

479-4434506 blewinc.com 3825 N Shiloh Dr. Fayetteville, AR 72703

October 24, 2023
23-5040.01 Scott Senyard Neighbor Notification Address List
R23-52—Rezoning for Old Mo East, LLC
C23-17—Conditional Use for Old Mo East, LLC

PIN	ow_name	ow_add
815-28686-000	265 BUSINESS PARK LLC	4100 CORPORATE CENTER DR STE 310, SPRINGDALE 72762
815-36349-000	ALMANZA, ADALBERTO	1642 ONYX AVE, SPRINGDALE 72764
815-28684-000	BEAVER LAKE CONCRETE INC	PO BOX 1000, HUMBOLDT 66748-0900
815-36341-000	BENTRY, BENTER; LANGRUS, DEBBIE	1834 JADE RD, SPRINGDALE 72762
815-36337-000	BRAVO, JESUS L & MICHELLE A	1908 JADE RD, SPRINGDALE 72764-8655
815-27521-000	BRUNNER & LAY INC	PO BOX 1190, SPRINGDALE 72765
815-27518-000	C L GEORGE & SONS	PO BOX G, SPRINGDALE 72765
815-36709-000	CALDERON, FERNANDO	1352 TOLLESON LOOP APT B, SPRINGDALE 72764
815-28701-000	CALDERON, SAUL B & DERIS E	3961 N BRIDLEWOOD DR, SPRINGDALE 72764
815-28697-004	CARDS RP HOLDINGS LLC	4208 JOHNSON RD, SPRINGDALE 72762-7363
815-36342-000	CASTRO, EMMA E; ALEMAN, JOSE A	1816 JADE RD, SPRINGDALE 72764
815-36715-000	CCO INVESTMENTS LLC	130 UPTON LN, SPRINGDALE 72764

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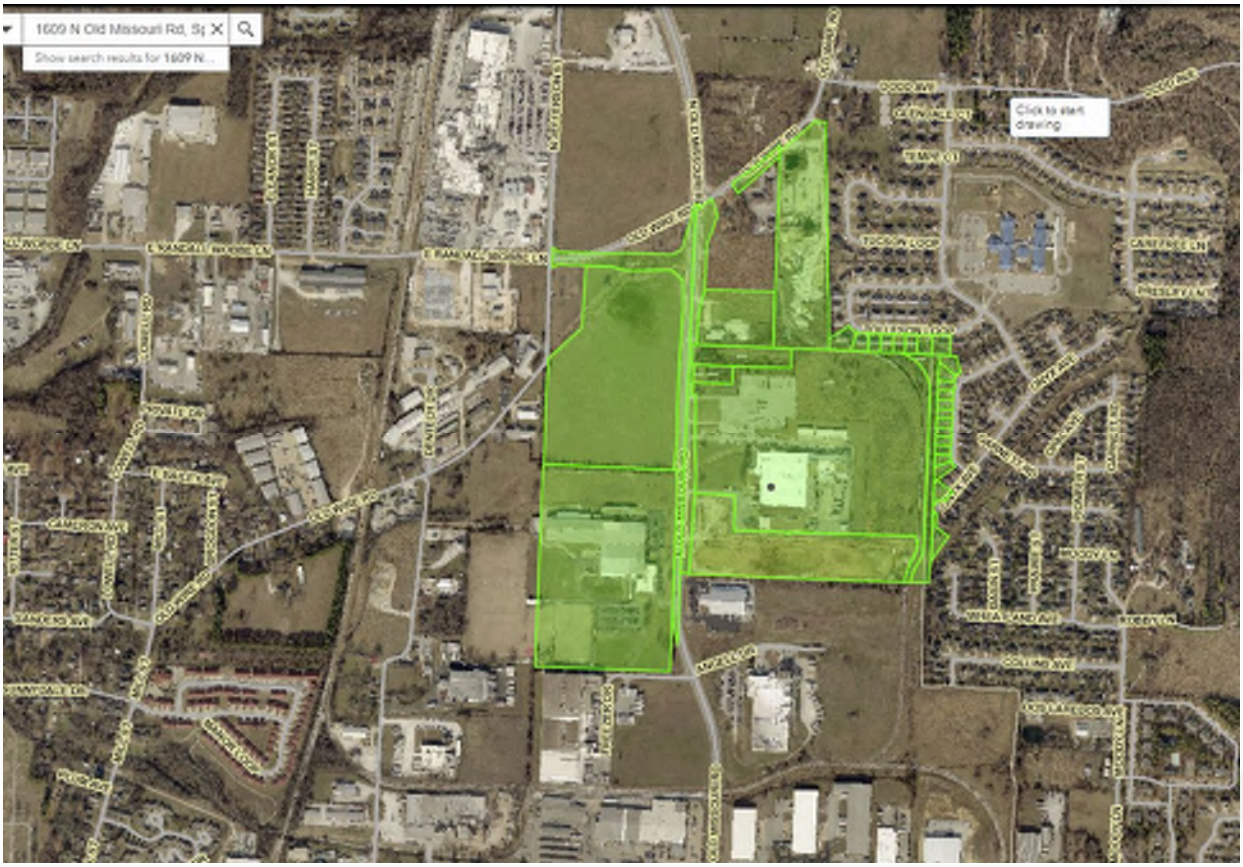
815-36714-000, 815-28687-000, 815-28702-000, 815-28703-000, 815-28691-000, 815-27520-000, 815-28697-006	CITY OF SPRINGDALE	201 N SPRING ST, SPRINGDALE 72764
815-36343-000	DE LOS SANTOS, LORENZO & YOLANDA	1772 JADE RD, SPRINGDALE 72764
815-36339-000	FLORES, ROSA CORVERA & GUILLERMO	1870 JADE RD, SPRINGDALE 72764-8653
815-36338-000	GOMEZ, ROSA	1892 JADE RD, SPRINGDALE 72764
815-36712-000	GONZALEZ FAMILY REVOCABLE TRUST	299 FREDONIA ST, SPRINGDALE 72762
815-36708-000	GONZALEZ, ARMANDO ; GONZALEZ,	1378 TOLLESON LOOP, SPRINGDALE 72764-8928
815-36340-000	GONZALEZ, JAIME O	2204 MONTICELLO AVE, SPRINGDALE 72762
815-36336-000	GUADARRAMA, LUCINO	1922 JADE RD, SPRINGDALE 72764-8655
815-36335-000	INTERIANO, RAFAEL & MARYLEE	1930 JADE RD, SPRINGDALE 72764
815-36346-000	MANCIA, JESICA J	5690 E MONITOR RD, SPRINGDALE 72764

479-4434506 blewinc.com 3825 N Shiloh Dr. Fayetteville, AR 72703

815-16713-000	MEAD, RONALD H & CHERYL P	323 CENTER DR, LOWELL 72745
815-28698-000, 815-28697-002	OLD MO EAST LLC	PO BOX 8054, FAYETTEVILLE 72703-0001
815-16711-000	RUIZ, OSCAR; GALARZA, MARIA	1290 A TOLLESON LOOP, SPRINGDALE 72764
815-16284-000	TERRY, JAMES 2017 REVOCABLE	1601 ONYX AVE, SPRINGDALE 72764
815-16710-000	VILLEGAS-ROSAS, MARCO A & ROSALVA PADILLA-BOIZO	2790 FRUIT TREE AVE, SPRINGDALE 72764-7359
815-16345-000	ZAMORA, ALFREDO CASTANEDA	1742 JADE RD, SPRINGDALE 72764
815-16344-000	ZAVALA, JOSE A	1748 JADE RD, SPRINGDALE 72764

479-4434506 blewinc.com 3825 N Shiloh Dr. Fayetteville, AR 72703



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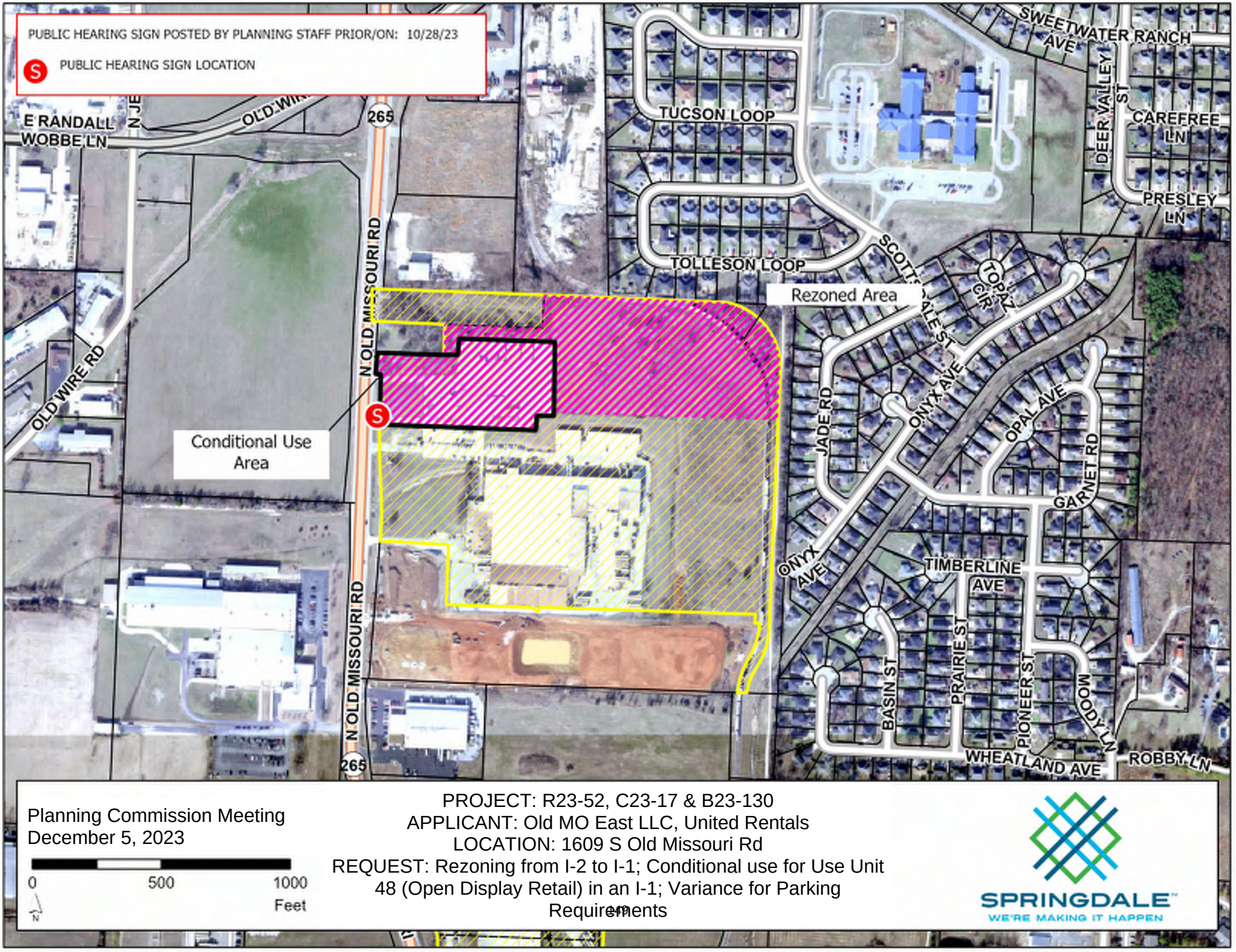
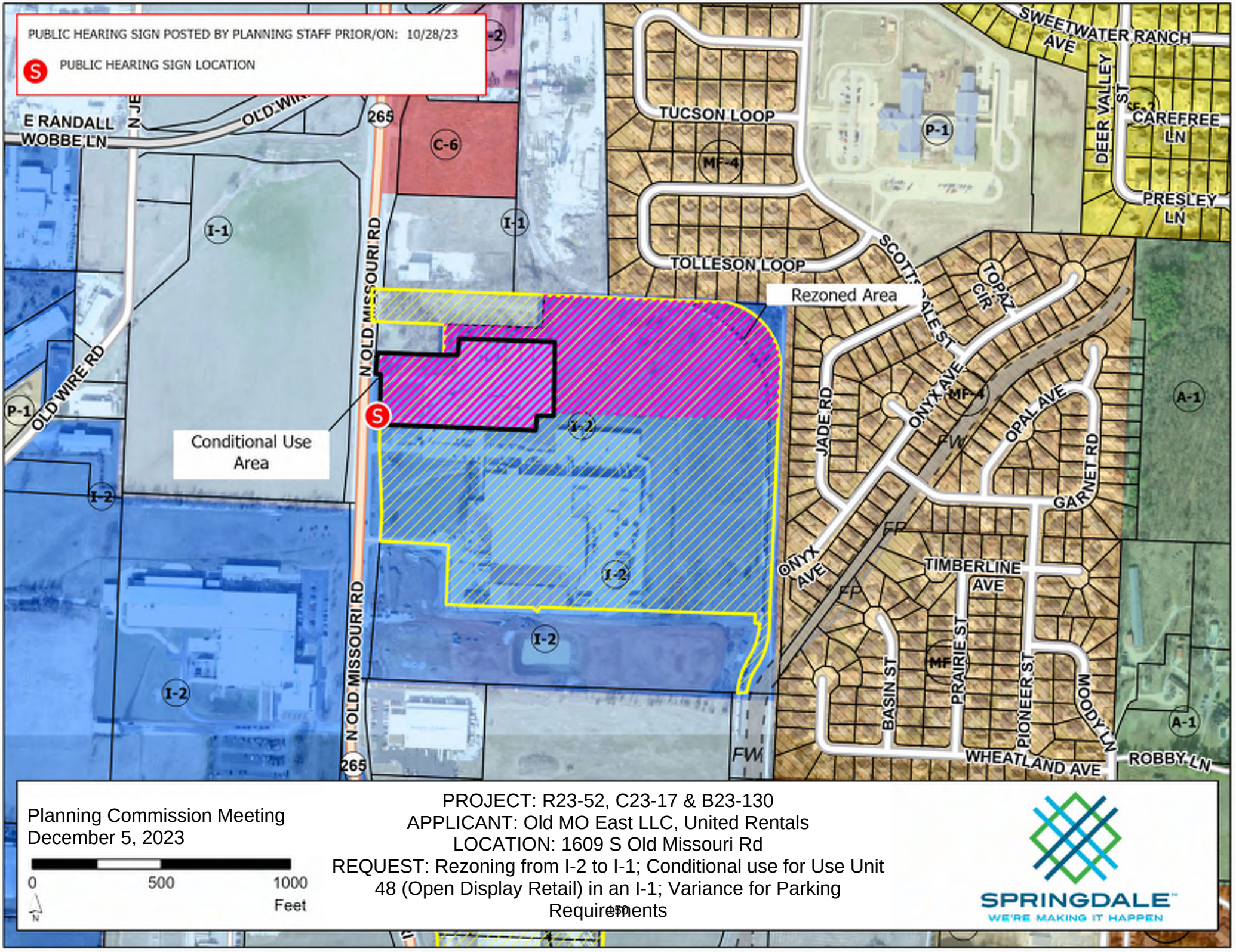
Fayetteville, AR 72703


PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 10/28/23
PUBLIC HEARING SIGN LOCATION
E RANDALL
WOBBE LN
OLD WIRE RD
OLD WIRE RD
265
N OLD MISSOURI RD
N OLD MISSOURI RD
265
TUCSON LOOP
TOLLESON LOOP
SWEETWATER RANCH AVE
DEER VALLEY ST
CAREFREE LN
PRESLEY LN
Rezoned Area
TOPAZ CIR
JADE RD
ONYX AVE
OPAL AVE
GARNET RD
ONYX AVE
TIMBERLINE AVE
BASIN ST
PRAIRIE ST
PIONEER ST
WOODY LN
WHEATLAND AVE
ROBBY LN
Conditional Use Area
Planning Commission Meeting
December 5, 2023
0
500
1000
Feet
N
PROJECT: R23-52, C23-17 & B23-130
APPLICANT: Old MO East LLC, United Rentals
LOCATION: 1609 S Old Missouri Rd
REQUEST: Rezoning from I-2 to I-1; Conditional use for Use Unit 48 (Open Display Retail) in an I-1; Variance for Parking Requirements
SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
December 5, 2023

0 500 1000 Feet

PROJECT: R23-52, C23-17 & B23-130
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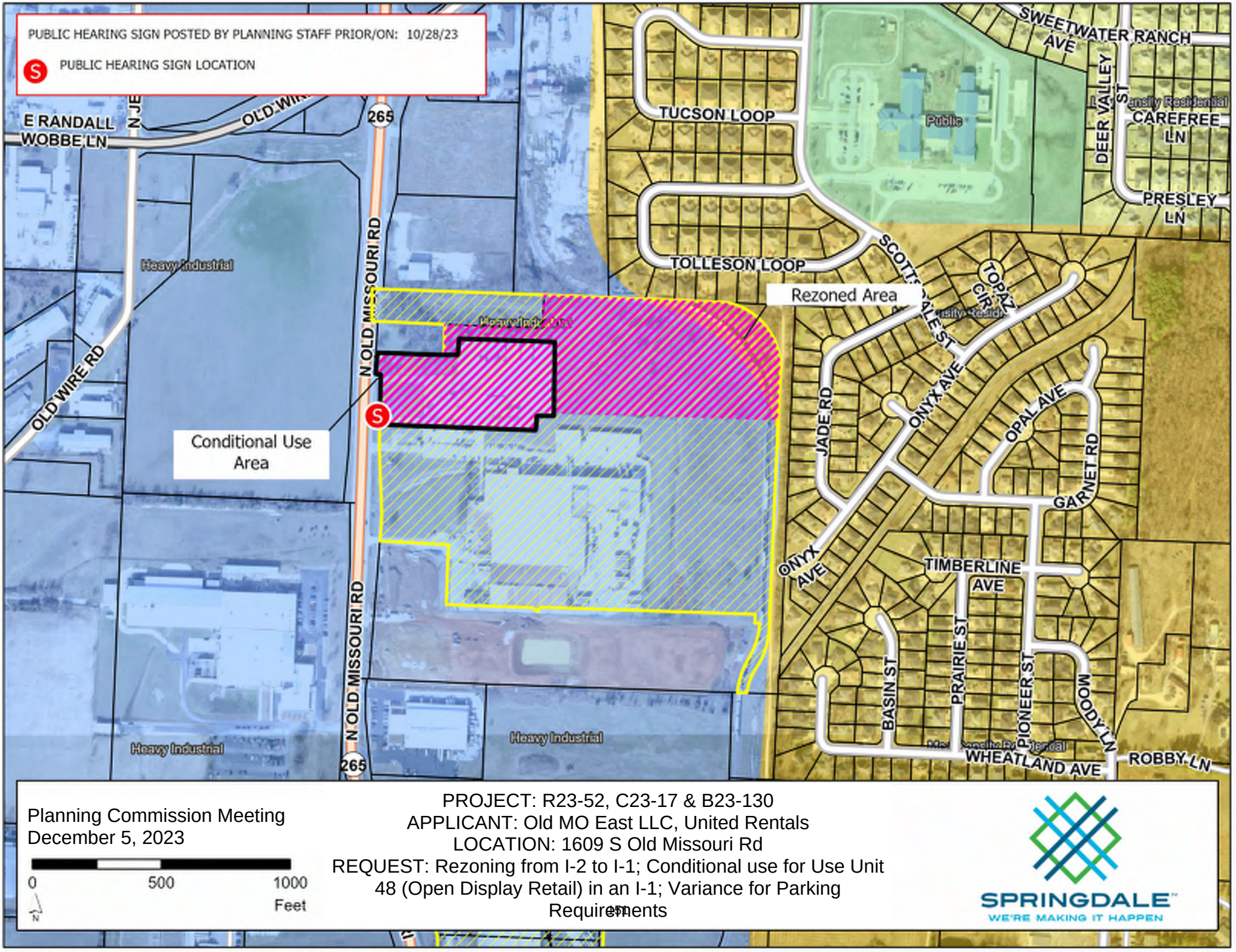
SPRINGDALE
WE'RE MAKING IT HAPPEN


PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 10/28/23
PUBLIC HEARING SIGN LOCATION
E RANDALL WOBBE LN
OLD WIRE RD
N OLD MISSOURI RD
265
Heavy Industrial
Conditional Use Area
Rezoned Area
TUCSON LOOP
TOLLESON LOOP
SWEETWATER RANCH AVE
DEER VALLEY ST
CAREFREE LN
PRESLEY LN
Public
TOPAZ CIR
JADE RD
ONYX AVE
OPAL AVE
GARNET RD
TIMBERLINE AVE
BASIN ST
PRAIRIE ST
PIONEER ST
WHEATLAND AVE
ROBBY LN
Planning Commission Meeting
December 5, 2023
0
500
1000
Feet
N
PROJECT: R23-52, C23-17 & B23-130
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SPRINGDALE
WE'RE MAKING IT HAPPEN

TABLED PER STAFF
SOUTHWEST OVERLAY DISTRICT
STANDARDS WERE NOT MET

C23-16

www.SpringdaleAR.gov

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Conditional Use Application

This document is to be submitted to the Springdale Planning & Community Development Division via planningapplications@springdalear.gov.

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

Applicant (person making request)	Site Information
Name: JOHN REDDISH	Location/Address: 5428 Apple Rd. Springdale, Ark. 72762
E-mail: REDDISHAUCTIONS@GMAIL.COM	
Address: 5428 Apple Rd Springdale 72762	Assessor's Parcel Number(s): 815-30075-160
Phone: 479-957-0989	Current Zoning District: A-1 Agricultural
Representative Contact Information (if applicable)	Use Unit Requested?: 37, Auction house
Name:	Total Acreage: 5.99 ACRES
E-mail:	
Address:	
Phone:	

Description of conditional use sought and the reasons why it should be approved:
TO HAVE OPPORTUNITY TO OCCASIONALLY HAVE LEGAL AUCTIONS ON SITE. I'M NOT INTERESTED IN HAVING A SCHEDULED, EVERY WEEK FOR EXAMPLE, AUCTION AND TO BE ABLE TO MOVE MY MERCHANDISE IN AND OFF OF MY PROPERTY

What effects would the proposed conditional use have on the character of the neighborhood and residents?
THERE WOULD BE NO DIFFERENT EFFECTS ON THE CHARACTER OF MY PROPERTY. IF APPROVED I INTEND TO, AS I DO NOW KEEP A VERY NEAT APPEARANCE OF PROPERTY. GRASS ON PROPERTY IS CONTINUOUSLY MOWED AND FENCES & BUILDINGS KEPT UP. I HAVE NOT PERSONALLY HEARD ANY COMPLAINTS FROM ANY OF MY NEIGHBORS

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

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

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

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

Signature of Record Property Owner(s)

Signature of Applicant

Date: 10/17/23

Date: 10/17/23

Verification

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

State of Arkansas)

County of Washington **) ss.**

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 17 **day of** October**, 20**23**.**

Notary Public

My commission expires: 12-10-2024

DEBBIE A. POUNDERS
OFFICIAL SEAL · NOTARY PUBLIC
WASHINGTON COUNTY ARKANSAS
COMMISSION #12402006
MY COMMISSION EXPIRES 12-10-2024

REDDISH AUCTION SERVICE

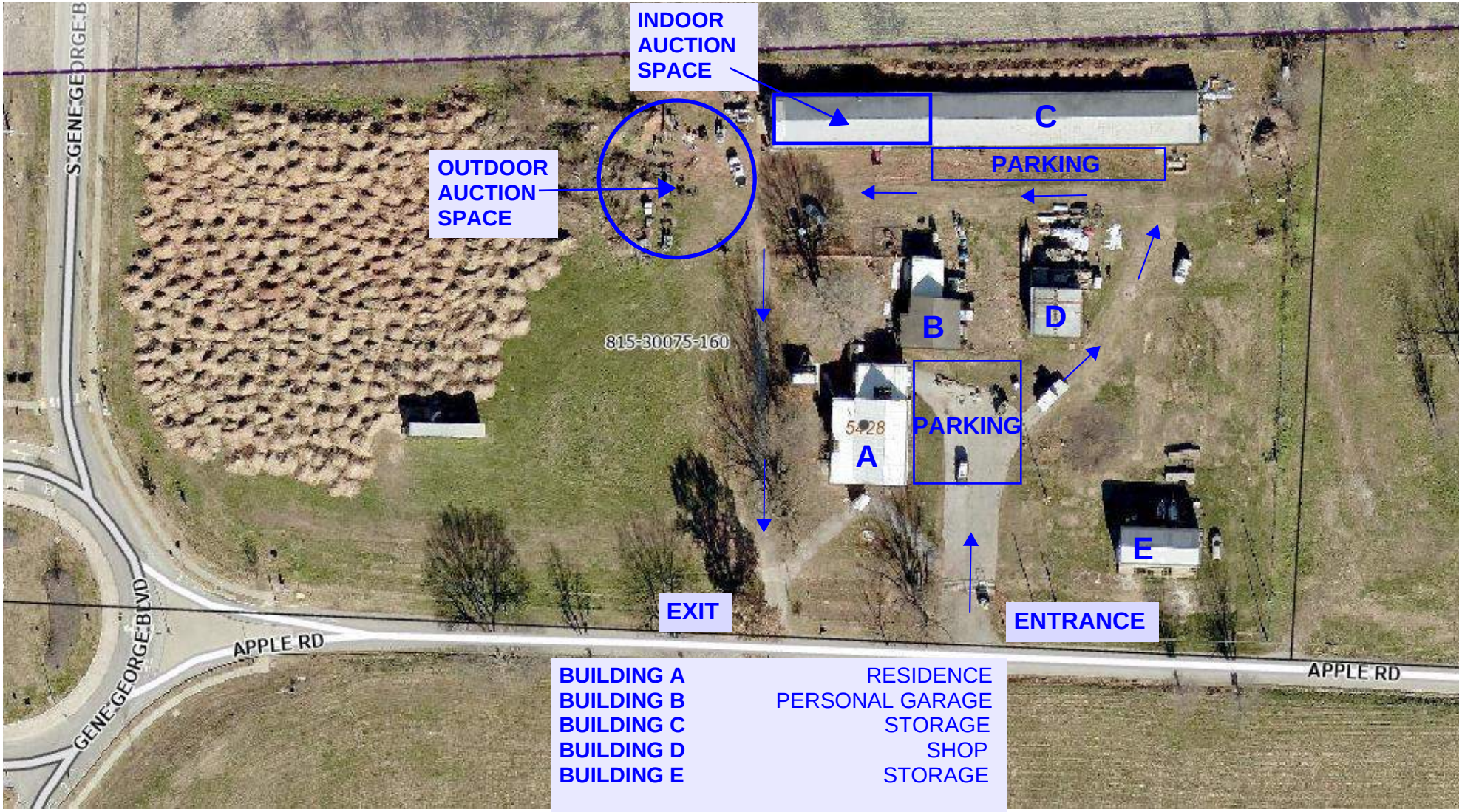
C23-16

5428 APPLE ROAD
ZONED A-1
JOHN REDDISH

TABLED PER STAFF
SOUTHWEST OVERLAY DISTRICT
STANDARDS WERE NOT MET

HOURS OF OPERATION:

SUNDAY	*CLOSED*
MONDAY-SATURDAY	*EARLIEST START: 10am*
	LATEST END: 9pm



BUILDING A	RESIDENCE
BUILDING B	PERSONAL GARAGE
BUILDING C	STORAGE
BUILDING D	SHOP
BUILDING E	STORAGE

AUCTION ITEMS TO BE STORED ANYWHERE INDOOR, LARGE PRODUCTS MAY BE STORED OUTDOOR

TABLED PER STAFF
SOUTHWEST OVERLAY DISTRICT
STANDARDS WERE NOT MET

C23-16

Realty Title & Closing Services LLC

3866 W. Sunset
Springdale, AR 72762
479-582-9383
www.realtytitleinc.com

File No.: 23-81421W

Adjacent Property Owner's Search

Subject Property:

Current Owner: John Reddish
Parcel Number: 815-30075-160
Property Address: 5428 Apple Rd, Springdale, AR 72762
Mailing Address: 5428 Apple Rd, Springdale, AR 72762

Adjoining Property Owners:

Current Owner: Sam's Real Estate Business Trust
Parcel Number: 815-39752-000
Property Address: N/A
Mailing Address: Wal-Mart Property Tax Dept 8013, PO Box 8050, Bentonville, AR 72712

Current Owner: C.L. George & Sons, a partnership
Parcel Number: 815-30835-000
Property Address: 5671 Apple Rd, Springdale, AR 72762
Mailing Address: PO Box G, Springdale, AR 72765

Current Owner: Linda Hathorn, Trustee of The Linda M. Hathorn Revocable Trust dated the 5th date of May 2009
Parcel Number: 815-30832-000
Property Address: 1958 Gene George Blvd, Springdale, AR 72764
Mailing Address: 1958 Gene George Blvd, Springdale, AR 72764

Current Owner: Rooney Real Estate Company, L.P., a Texas limited partnership
Parcel Number: 815-30075-170
Property Address: 5300 Apple Rd, Springdale, AR
Mailing Address: 5601 S 122nd East Ave, Tulsa, OK 74146

Current Owner: C. L. George & Sons, a partnership
Parcel Number: 815-29107-190
Property Address: Gene George Blvd, Springdale, AR
Mailing Address: PO Box G, Springdale, AR 72765

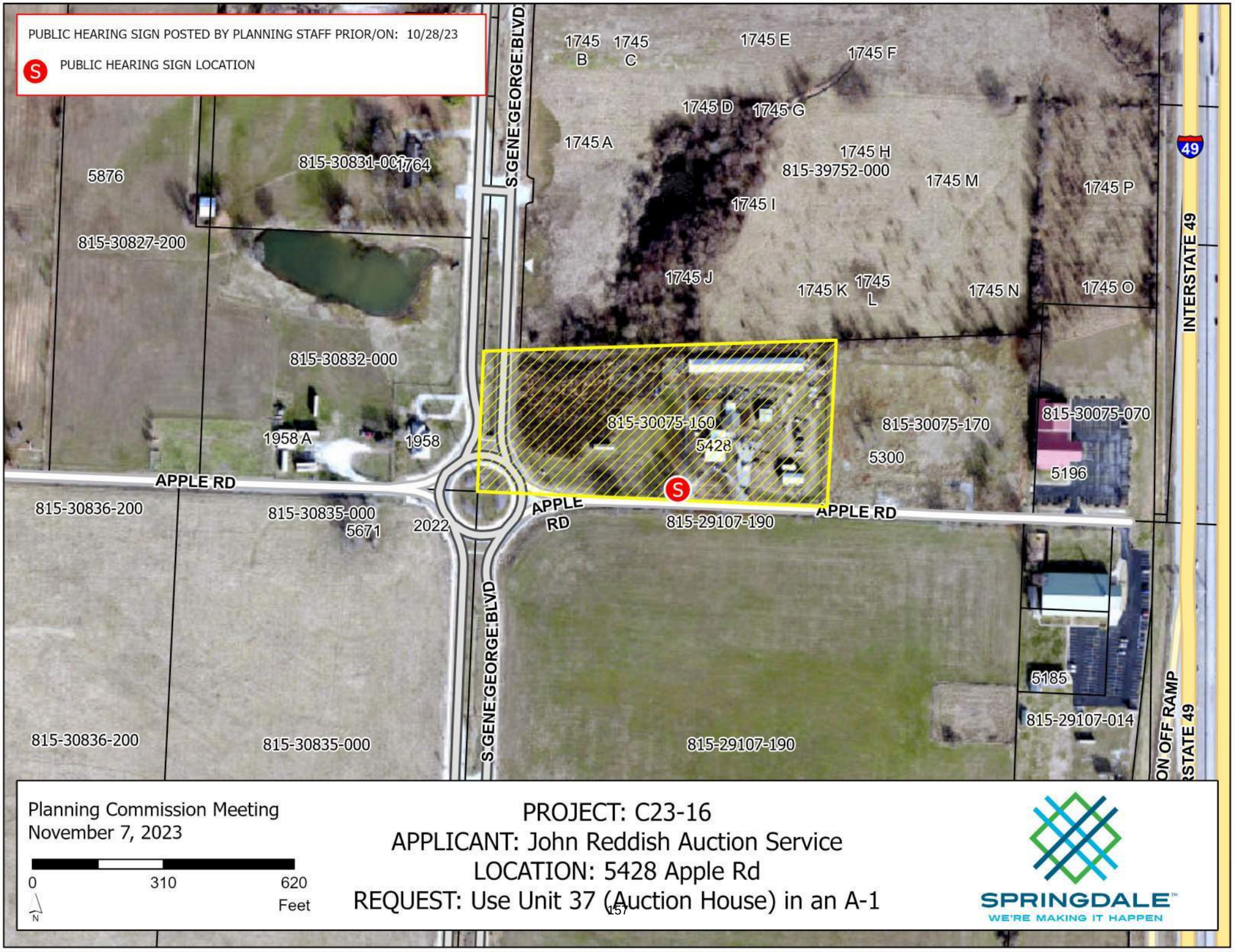
This list is compiled mainly from the Washington County Assessor's Office and is further certified through October 17, 2023.

C23-16

Issued Through the Office of
Realty Title & Closing Services, LLC
Arkansas Title Agency License No.: 100102353
3866 W. Sunset
Springdale, AR 72762
479-582-9383 fax 479-582-2925

By: Brittney Pullen
Authorized Signatory

Brittney Pullen



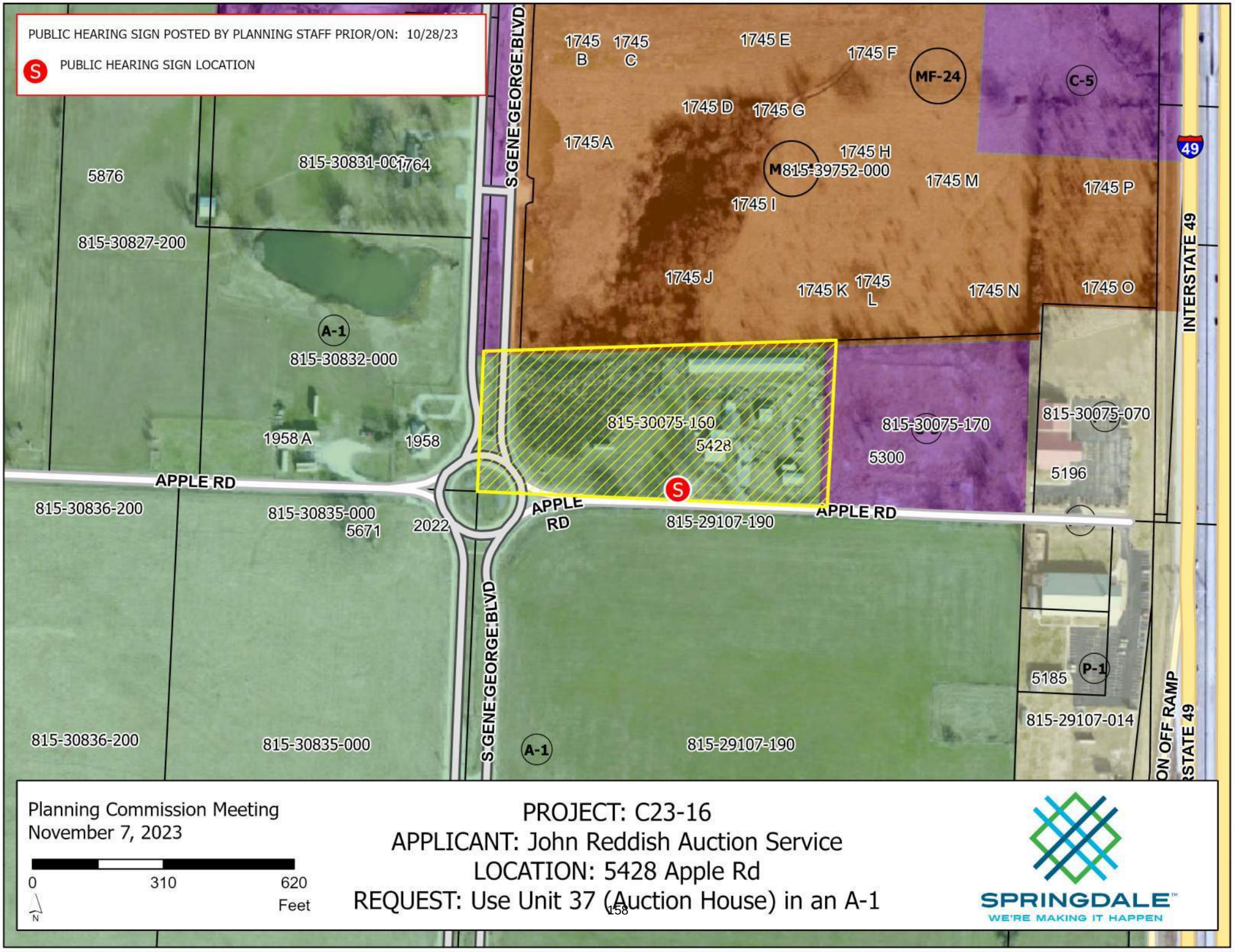
Planning Commission Meeting
November 7, 2023

0 310 620 Feet

N

PROJECT: C23-16
APPLICANT: John Reddish Auction Service
LOCATION: 5428 Apple Rd
REQUEST: Use Unit 37 (Auction House) in an A-1

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
November 7, 2023

0 310 620 Feet

N

PROJECT: C23-16
APPLICANT: John Reddish Auction Service
LOCATION: 5428 Apple Rd
REQUEST: Use Unit 37 (Auction House) in an A-1

SPRINGDALE
WE'RE MAKING IT HAPPEN

SPRINGDALE™
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

B23-123 was tabled from the November 7th PC

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: October 17 2023

Date Accepted as Complete: _____ Project Number: B23-123

APPLICATION CONTACTS:

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Ricardo Martinez Almaraz	Name:
E-mail: Rickky1997@gmail.com	E-mail:
Address: 810 N Pleasant St	Address:
Phone: (479) 684-9762	Phone:
Site/ Location: 810 N. Pleasant	Current Zoning District: SF-2
Assessor's Parcel Number(s): 815-28082-000	Rezone required: NO
	Total Acreage:

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)

Front Fence height from 3' to 6' for gate entrance to driveway
North side fence height from 6 to 7'
Paving requirement for gravel area to the south of the driveway

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

Increased privacy from neighbor

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

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

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

APPLICANT SIGNATURE(S) _____

_____

_____

DATE: 10/17/23

B23-123

From: DEBBIE SAULS-LEAHY <dleahy@sdale.org>
Sent: Monday, October 30, 2023 3:29 PM
To: scurry@springdalear.gov
Subject: Public Hearing-810 North Pleasant, Springdale, AR

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Ms. Curry,
This email is a follow up to our phone conversation earlier today. The above mentioned address has been used as a business by both the previous owners and the current owners who are asking for the hearing on November 7, 2023.

There seems to be an effort by individuals who move to this neighborhood, to run full blown construction businesses from this residential area. 810 North Pleasant is running an insulation business. 808 North Pleasant has been running a concrete business from that home. There are apparently "ordinances", laws and/or rules-zoning...that prohibit these actions in areas zoned residential. These homes and their lawns have been ruined due to these activities.

Have contacted Ron Findley, Doug Sprouse and/or Mike Lawson in reference to these activities and more for almost 10 years. The response has been to harass, discriminate against and cite my property as "unsightly and unsanitary" 3 different times and then issue a search warrant to search my property.

Please end illegal and unpermitted activity in this neighborhood once and for all.

B23-123

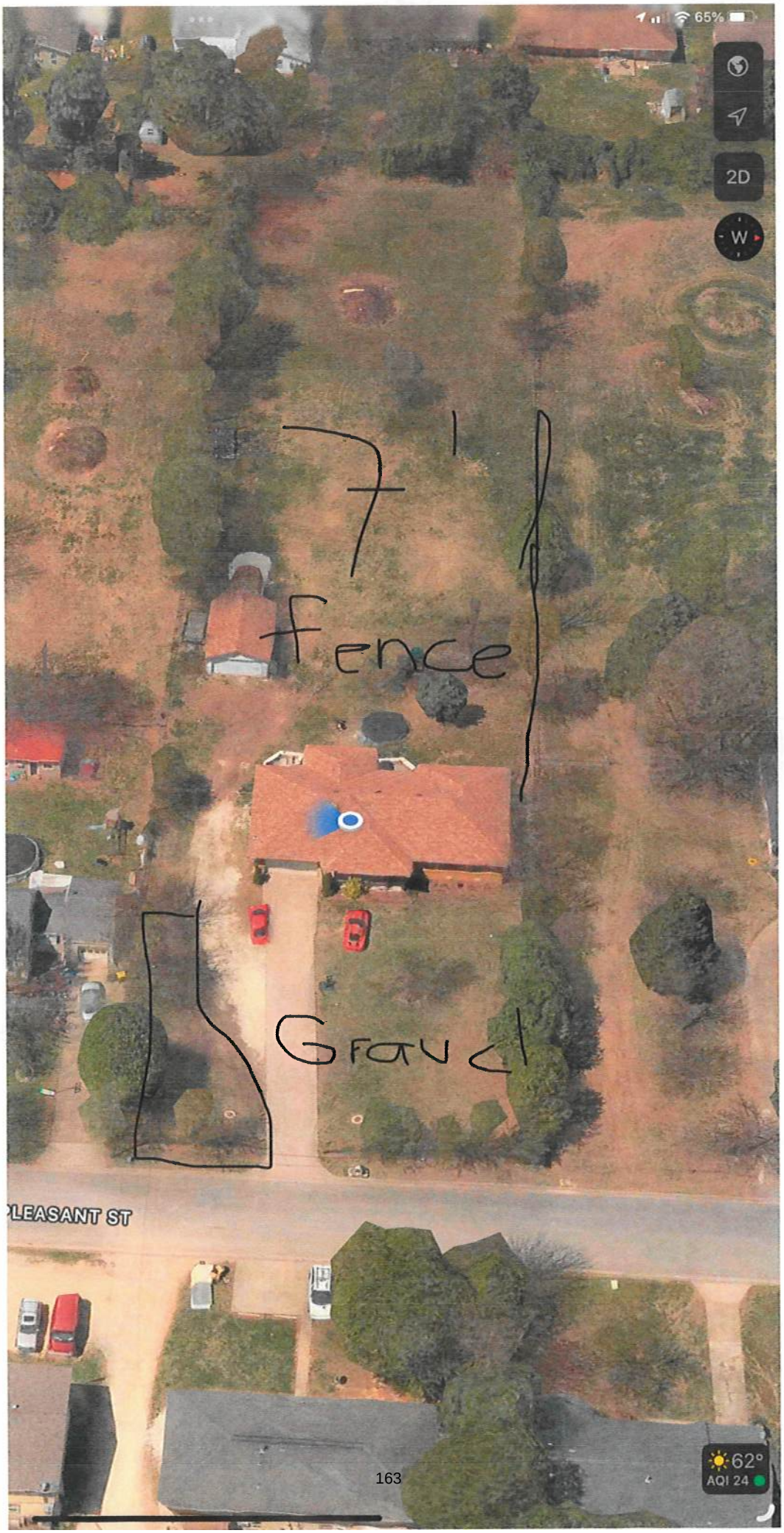
From: DEBBIE SAULS-LEAHY <dleahy@sdale.org>
Sent: Tuesday, November 14, 2023 10:51 AM
To: Sarah Curry
Subject: Inquiry

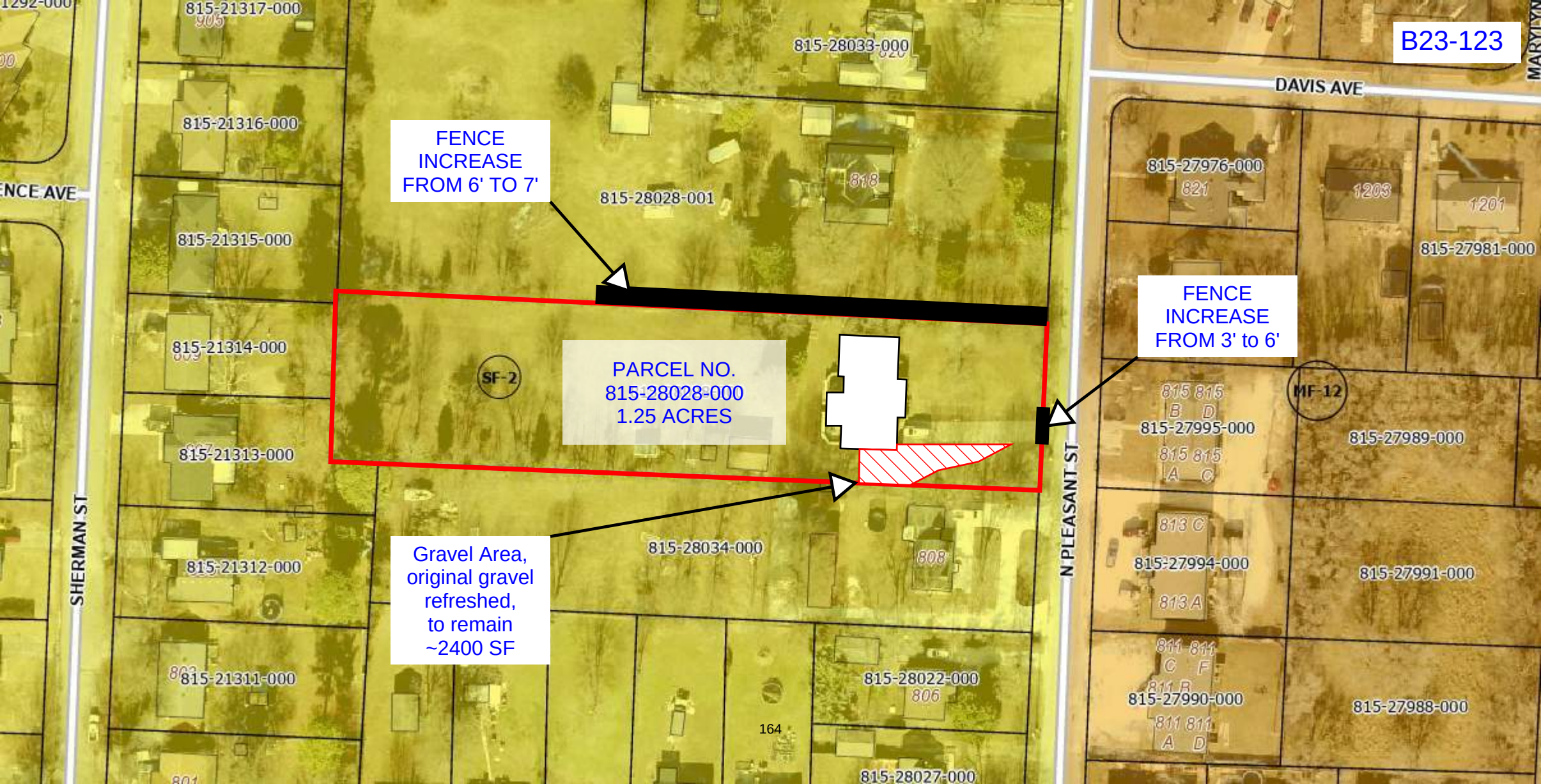
Ms. Curry,
I was unable to attend the November meeting that decided the 810 North Pleasant matter about fence height. Is there a website that posts decisions on matters that are addressed at these meetings?

Frankly, it does not matter about the fence height. The matter of most concern is that these residential addresses DO NOT continue to operate businesses. Mixing blown insulation materials, concrete or any other construction chemicals should NOT happen in a residential area. Not to mention the storage of these type materials/chemicals in large barrels.

Respectfully,
Debbie Sauls-Leahy

B23-123


65%
2D
W
7'
fence
Gravel
wooden privacy fence
LEASANT ST
62°
AQI 24


B23-123
FENCE INCREASE FROM 6' TO 7'
FENCE INCREASE FROM 3' to 6'
PARCEL NO. 815-28028-000 1.25 ACRES
Gravel Area, original gravel refreshed, to remain ~2400 SF
DAVIS AVE
SHERMAN ST
N PLEASANT ST
SF-2
MF-12
815-21317-000
815-21316-000
815-21315-000
815-21314-000
815-21313-000
815-21312-000
815-21311-000
815-28033-000
815-28028-001
815-28034-000
815-28022-000
815-28027-000
815-27976-000
815-27981-000
815-27995-000
815-27989-000
815-27994-000
815-27991-000
815-27990-000
815-27988-000
164

Photos taken by Staff October 2023

Photo taken by Code Enforcement 10.02.2023

Photo taken by Code Enforcement 10.10.2023

ADJACENT PROPERTY OWNERS FOR 810 N. PLEASANT

815-28034-000 **JULIO NOLASCO GONZALEZ**
808 N. PLESANT STREET
SPRINGDALE, AR 72764

815-27995-000 **KENNETH & SHERRY KING**
19442 HWY 12 W
GENTRY, AR 72734

815-27986-000 **MOHUMA, LLC**
P.O. BOX 282
SPRINGDALE, AR 72765

815-28028-001 **DANNY A. JOHNSON**
818 N. PLEASANT STREET
SPRINGDALE, AR 72764

815-21315-000 **CARLOS LEMUS**
811 SHERMAN STREET
SPRINGDALE, AR 72764

815-21314-000 **JESUS GILBERTO MARTINEZ & ISMAEL HERNANDEZ**
654 WALNUT RIDGE STREET
CENTERTON, AR 72719

815-21313-000 **SERGIO & HUGO MACIAS**
807 SHERMAN STREET
SPRINGDALE, AR 72764

PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 10/28/23
PUBLIC HEARING SIGN LOCATION
SHERMAN ST
LAWRENCE AVE
FAYE ST
CHRISTIAN AVE
N PLEASANT ST
DAVIS AVE
MARYLYN ST
815-28028-000
810
815-28028-001
818
815-28034-000
808
815-21317-000
905
815-21316-000
815-21315-000
815-21314-000
809
815-21313-000
815-21312-000
815-21311-000
803
815-21310-000
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815-21303-000
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815-21306-000
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815-21302-000
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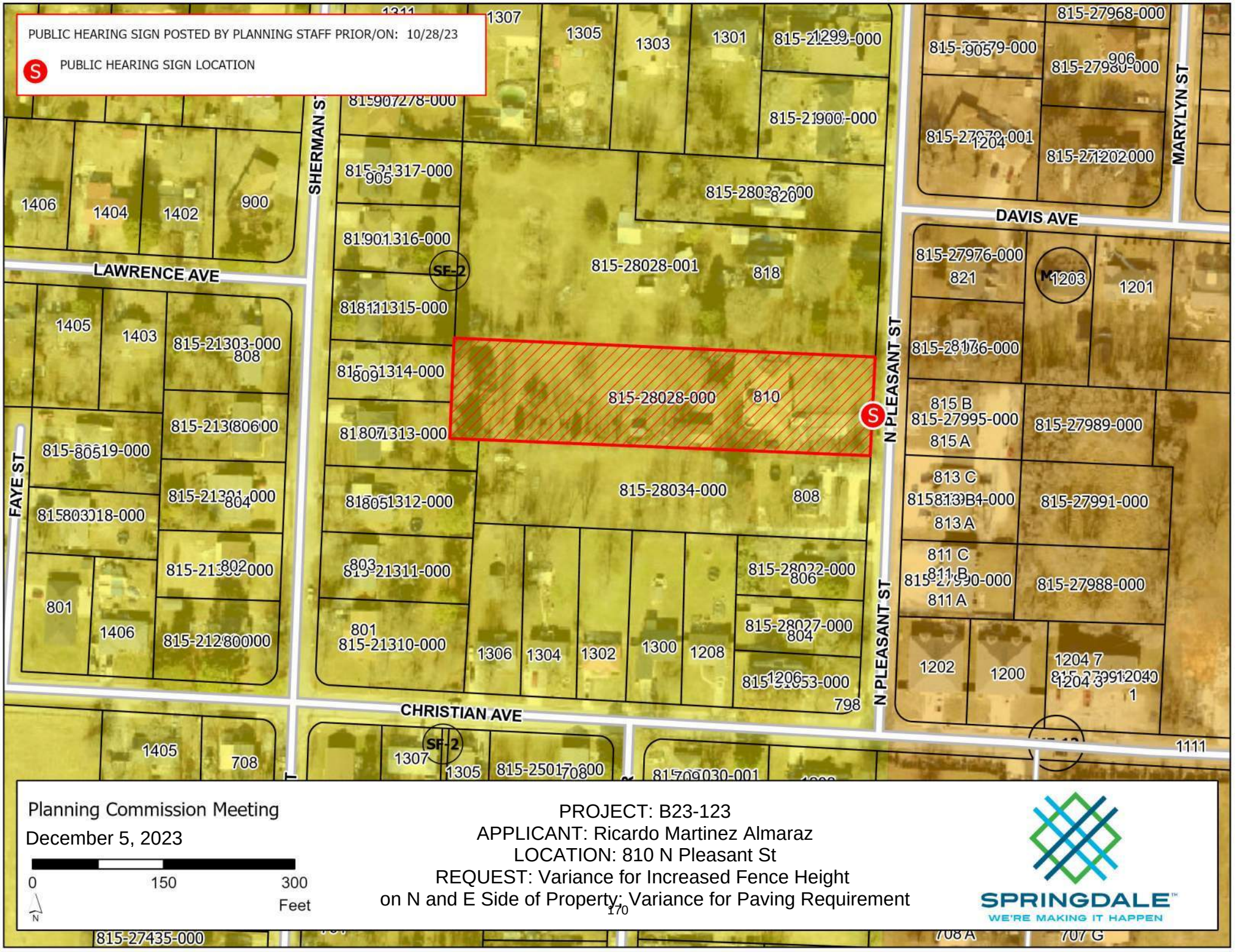
815-21280-000
815-28022-000
806
815-28027-000
804
815-21299-000
815-21900-000
820
815-27976-000
821
815-27995-000
815 A
815 B
815-27989-000
813 C
813 B
813 A
815-27991-000
811 C
811 B
811 A
815-27990-000
815-27988-000
1202
1200
1204
1206
798
1307
1305
1303
1301
1406
1404
1402
900
1405
1403
1204
1203
1201
1111
708
815-27435-000
Planning Commission Meeting
December 5, 2023
0
150
300
Feet
N
PROJECT: B23-123
APPLICANT: Ricardo Martinez Almaraz
LOCATION: 810 N Pleasant St
REQUEST: Variance for Increased Fence Height
on N and E Side of Property; Variance for Paving Requirement
SPRINGDALE
WE'RE MAKING IT HAPPEN


PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 10/28/23
PUBLIC HEARING SIGN LOCATION
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LAWRENCE AVE
FAYE ST
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1201
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815-27995-000
815 A
815-27989-000
813 C
815-27994-000
813 A
815-27991-000
811 C
811 B
815-27990-000
811 A
815-27988-000
815-28022-000
806
815-28027-000
804
815-27991-000
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1200
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1302
1300
1208
1206
798
1405
1403
1406
1404
1402
900
1307
1305
1303
1301
708
815-25017-000
815-27435-000
815-27435-000
1111
Planning Commission Meeting
December 5, 2023
0
150
300
Feet
N
PROJECT: B23-123
APPLICANT: Ricardo Martinez Almaraz
LOCATION: 810 N Pleasant St
REQUEST: Variance for Increased Fence Height
on N and E Side of Property; Variance for Paving Requirement
SPRINGDALE
WE'RE MAKING IT HAPPEN

B23-124 TABLED AT THE NOVEMBER 7th PC

B23-124

SPRINGDALE
WE'RE MAKING IT HAPPEN

Variance Application

Date: 10/17/2023 Permit No.: 230368

Applicant / Owner

Applicant Name:	Keven Anderson	Owner Name:	Anderson Family Holdings of Ark, LLC
Address:	1116 Bulldog Ave, Suite 3		
City, State, Zip:	Springdale, AR 72764	Address:	1116 Bulldog Ave, Suite 3
Phone:	4796331999	City, State, Zip:	Springdale, AR 72764
Email:	kanderson@andersonep.com	Phone:	4797565057
Contact:	Applicant	Email:	kanderson@andersonep.com

Project

Project Location:	Bulldog Ave, Springdale, AR	Multiple Buildings:	☐
Parcel Numbers:	21-02293-002	Outdoor Storage:	☑
Current Zone:	C2	Facades/Exterior:	☐
Rezone Required:	C5	Detail Features:	☐
Total Acreage:	1.12	Roofs:	☐
Entrances:	☐	Materials/Colors:	☐
Parking Lot:	☐	Entryways:	☐
Structure Back:	☐	Landscaping:	☐
Pedestrian Flow:	☐	Screening:	☒
Central Features:	☐	Lighting:	☒

B23-124 Variance for Commercial Design Standards

Variance Request: (1) Allow Gravel Lot, (2) Chain link fence, (3) Lighting

Difficulty/Hardship: Added chain link fence to established gravel lot for increased storage capacity, located across street to South of existing pipe yard/lot. Plan is to expand operations of Anderson Electric & Plumbing Supply within the next two to four years on three lots across the street. Requesting flexibility for screening, lighting and paving as the location and size of storage lot will likely change with development of entire three acre tract.

Variance Effect: Allowing flexibility before next stage of development as location and size of storage lot will likely change. Lot borders no residential property If any screening is required, suggest appropriate landscaping and/or winged slat material at this time. Lighting appears adequate, but if additional needed would suggest solar fixture(s)

Harmony:

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

Keven Anderson	10/17/2023
Name	Date

B23-127 TABLED AT THE NOVEMBER PC MEETING

B23-127

Variance Application

Date: 10/17/2023 Permit No.: 230368

Applicant / Owner

Applicant Name:	Keven Anderson	Owner Name:	Anderson Family Holdings of Ark, LLC
Address:	1116 Bulldog Ave, Suite 3		
City, State, Zip:	Springdale, AR 72764	Address:	1116 Bulldog Ave, Suite 3
Phone:	4796331999	City, State, Zip:	Springdale, AR 72764
Email:	kanderson@andersonep.com	Phone:	4797565057
Contact:	Applicant	Email:	kanderson@andersonep.com

Project

Project Location:	Bulldog Ave, Springdale, AR	Multiple Buildings:	☐
Parcel Numbers:	21-02293-002	Outdoor Storage:	☑
Current Zone:	C2	Facades/Exterior:	☐
Rezone Required:	C5	Detail Features:	☐
Total Acreage:	1.12	Roofs:	☐
Entrances:	☐	Materials/Colors:	☐
Parking Lot:	☐	Entryways:	☐
Structure Back:	☐	Landscaping:	☐
Pedestrian Flow:	☐	Screening:	☐
Central Features:	☐	Lighting:	☐

B23-127 Variance for Paving Requirement

Variance Request: (1) Allow Gravel Lot, (2) Chain link fence, (3) Lighting

Difficulty/Hardship: Added chain link fence to established gravel lot for increased storage capacity, located across street to South of existing pipe yard/lot. Plan is to expand operations of Anderson Electric & Plumbing Supply within the next two to four years on three lots across the street. Requesting flexibility for screening, lighting and paving as the location and size of storage lot will likely change with development of entire three acre tract.

Variance Effect: Allowing flexibility before next stage of development as location and size of storage lot will likely change. Lot borders no residential property If any screening is required, suggest appropriate landscaping and/or winged slat material at this time. Lighting appears adequate, but if additional needed would suggest solar fixture(s)

Harmony:

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

Keven Anderson	10/17/2023
Name	Date

B23-124 & B23-127
Exhibit
Gravel Area
6' Chain Link
Fence
Parcel No.
21-02293-002
1.12 ACRES
BULLDOG AVE
N THOMPSON ST
21-02292-000
1116
21-00211-000
21-00211-002
21-02293-025
C-2
21-02293-005
21-02293-004
21-02293-003
1101
21-02293-002
21-02293-001
21-02293-000
21-00376-000
1130
21-00375-000
1100
21-00374-000
21-00373-000
992
3480 A
21-00372-000
3480
SF-2

Proposed Landscaping Plan

SKIP CHERRY LAUREL

B23-124

DISTANCE BETWEEN SHRUBS: 1 EVERY 6' - 8'
TYPE: EVERGREEN SHRUB
AVERAGE HEIGHT: 8'+
QUANTITY: 80 SHRUBS

LUCE SOLARE®

BLS-2A

The **LUCE SOLARE® BLS-2A** is a solar street and area lighting solution that integrates the solar panel, battery and LED module into a single low-profile fixture. **BLS-2A** utilizes battery technology that will not drain below 10% capacity to ensure reliable re-charge for maximum performance.

The **BLS-2A** design eliminates bulky external battery boxes, while maximizing light output by using high efficiency mono-crystalline silicon solar cells and LEDs.

The **BLS-2A** incorporates a night sensor that detects ambient light to automatically turn the fixture on/off. An indicator light will blink 3x every 15 minutes during operation.

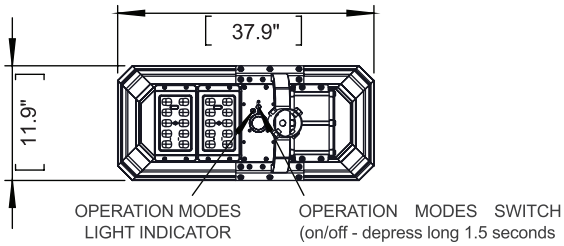
APPLICATION: The **BLS-2A** is ideal for temporary lighting, pathways, parking areas, public walkways, parks and roads.

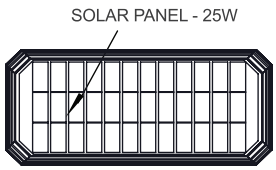
SPECIFICATIONS

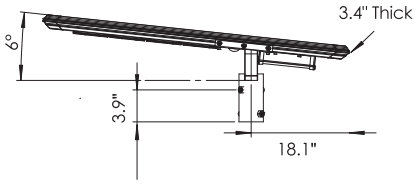
System Power Delivery	11.3W
Solar Panel	25W, 16.2V
LI-ION Battery	153.9 Wh / 10.2 Ah / 14.8V
Lumen Output	1630 lm @ 5700˚K[1] (5 SCDM)
3030 LEDs	180-190lpw@150mA, 5-8.6.0V
Operation Time	36 hrs (after full charge)
Discharge Time	10-12 hrs (@ 100%)
Discharge Operating Temp.	-20° to 60°C (-4° to 140°F)
Charge Time	10-12 hrs minimum
Charge Operating Temperature	0° to 60° C (32° to 140°F)
Min. Solar Direct Normal Irradiance	0.2 KWh/m²
Operation Mode (Green Light)	5 hrs @ 100% + 7 hrs @ 30% (+ PIR 100%)
Operation Mode (Orange Light)	5 hrs @ 70% + 7 hrs @ 30% (+ PIR 100%)
Operation Mode (Red Light)	12 hrs @ 30% (+ PIR 100%)
Mounting Height[2]	7-10 ft
Effective Projected Area (EPA)	2.3 ft²
Distribution / BUG Rating	Type II / B1-U2-G1
Certifications	IP65 / ROHS / FCC
Weight	19.8 lbs (9.0 kgs)
Warranty	3 years

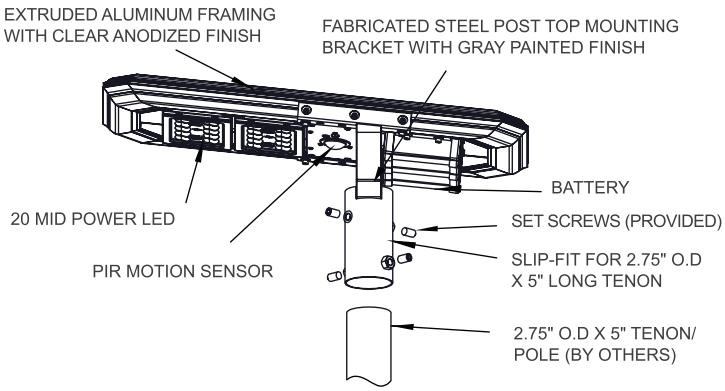
ADVANTAGES

- Integrated Solution
- Environmentally Friendly
- Easy Installation
- $0 Energy Costs
- PIR Motion Sensor
- 3 Lighting Modes









ORDERING INFORMATION

BLS-2A-5700K[1] Solar area/ street light, 11.3W, 5700K, 1630lm, aluminum finish

NOTE 1: 6500K. 3500K, 3000K also available, consult factory for other color temperatures
NOTE 2: The mounting height is an estimate and depends on the application

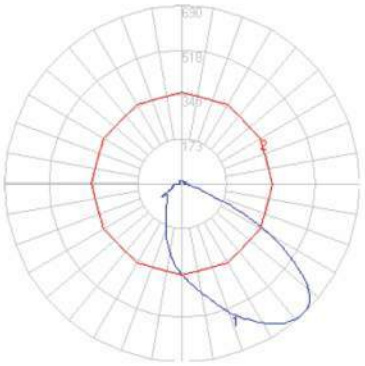
Upon proper installation and start-up, Beghelli does not guarantee product performance meets specified performance levels. Unexpected/unknown environmental conditions (i.e., temperature, amount and direction of sunlight) affect performance, therefore solar is not recommended as a primary light source. In no event shall Beghelli be liable for special, incidental or consequential damages related directly or indirectly to the lack of product functionality and / or performance.

LUCE SOLARE®

BLS-2A

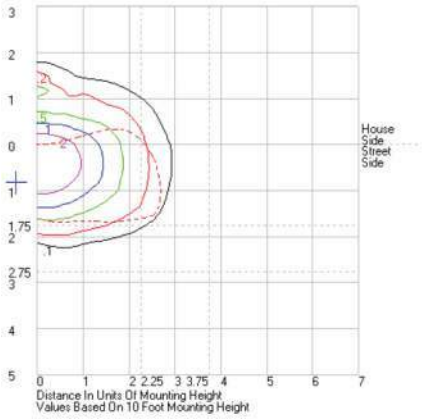
PHOTOMETRICS

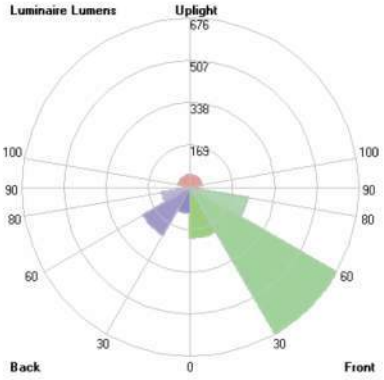
POLAR CURVES



Characteristics	
IES Classification	Type II
Longitudinal Classification	Very Short
Luminaire Lumens	1630
Downward Total Efficiency	77 %
Total Luminaire Efficiency	80 %
Luminaire Efficacy Rating (LER)	144
Total Luminaire Watts	N/A (Power delivery: 11.3W)
Solar Panel Watts	25W
Upward Waste Light Ratio	0.04
Max. Cd.	690.048 (330H, 43V)
Max. Cd. (<90 Vert.)	690.048 (330H, 43V)
Max. Cd. (At 90 Deg. Vert.)	11.128 (0.5%Lamp)
Max. Cd. (80 to <90 Deg. Vert.)	84.376 (4.1%Lamp)
Cutoff Classification (deprecated)	Cutoff

ISOLINES





LUM CLASSIFICATION SYSTEM (LCS)

LCS Zone	Lumens	%Lamp	%Lum	
FL (0-30)	202.2	9.9	12.4	
FM (30-60)	675.6	33.2	41.5	
FH (60-80)	232.9	11.4	14.3	
FVH (80-90)	11.4	0.6	0.7	
BL (0-30)	104.3	5.1	6.4	
BM (30-60)	219.5	10.8	13.5	
BH (60-80)	115.5	5.7	7.1	
BVH (80-90)	10.3	0.5	0.6	
UL (90-100)	9.5	0.5	0.6	
UH (100-180)	48.6	2.4	3.0	
Total		1629.8	80.1	100.0
BUG Rating	**B1-U2-G1**			

SPACING

Lumen Output	Mounting Height = 10 ft (3 m)	
	Spacing to reach 0.5 fc	Spacing to reach 1 fc
1630	18 ft / 54 m	15 ft / 45 m

Note: 5700K CCT lumen output

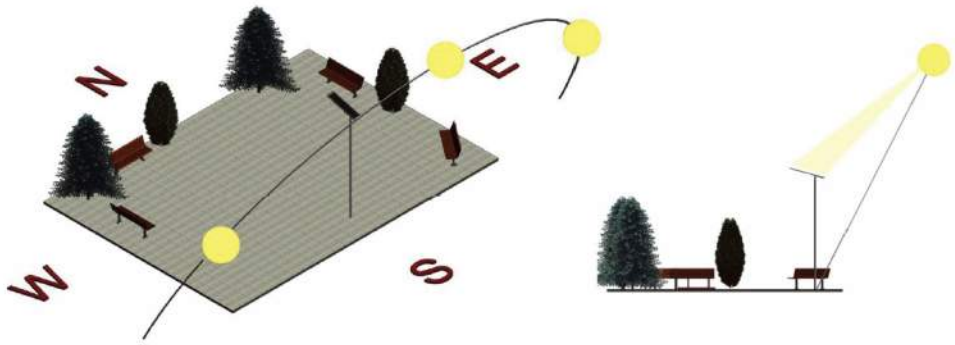
Upon proper installation and start-up, Beghelli does not guarantee product performance meets specified performance levels. Unexpected/unknown environmental conditions (i.e., temperature, amount and direction of sunlight) affect performance, therefore solare is not recommended as a primary light source. In no event shall Beghelli be liable for special, incidental or consequential damages related directly or indirectly to the lack of product functionality and / or performance.

ORIENTATION

CHARGING PERFORMANCE ORIENTATION FOR NORTHERN HEMISPHERE
South 100%, East 75%, West 70%, North 46%

NORTHERN HEMISPHERE

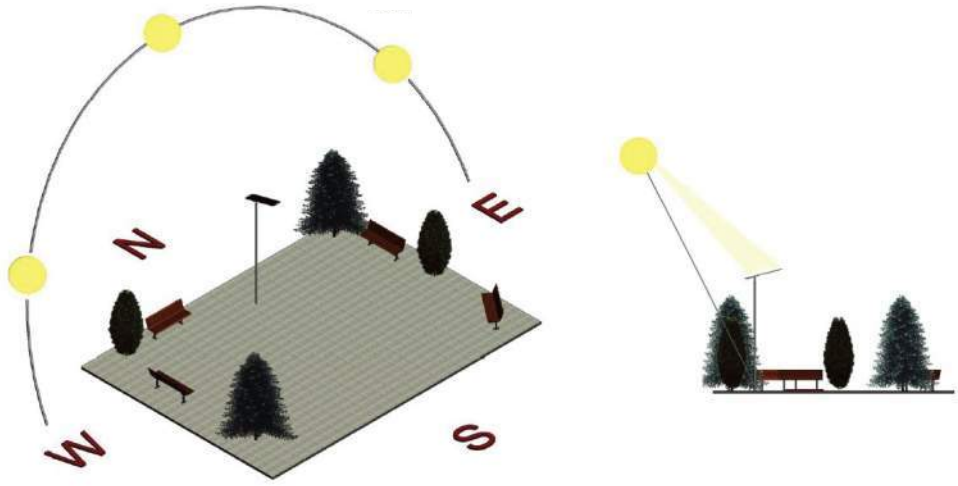
Sun's Path in the Sky



These graphics illustrate Luce Solare orientation, in which the fixture can absorb the maximum solar energy from the sun (south 100%).

SOUTHERN HEMISPHERE

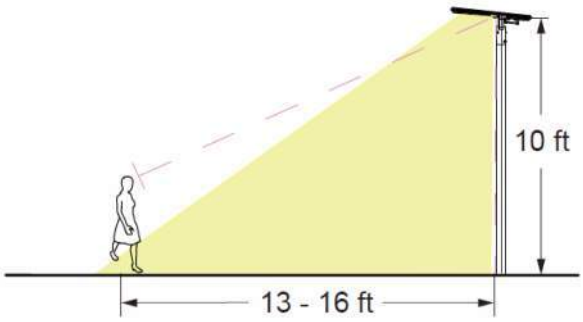
Sun's Path in the Sky

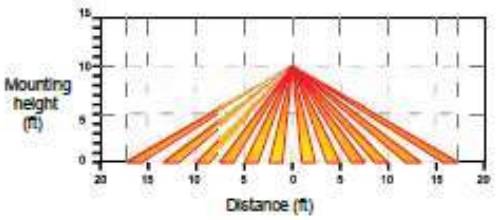


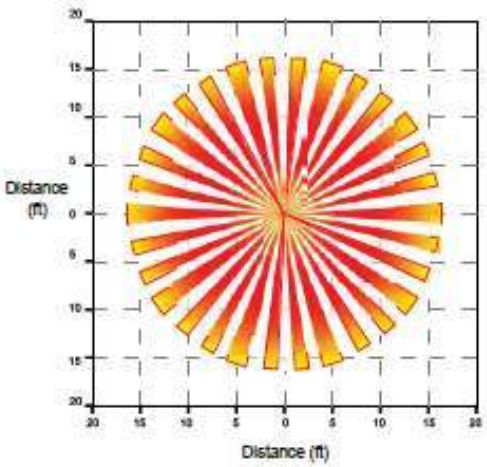
These graphics illustrate Luce Solare orientation, in which the fixture can absorb th maximum solar energy from the sun (north 100%).

Upon proper installation and start-up, Beghelli does not guarantee product performance meets specified performance levels. Unexpected/unknown environmental conditions (i.e., temperature, amount and direction of sunlight) affect performance, therefore solar is not recommended as a primary light source. In no event shall Beghelli be liable for special, incidental or consequential damages related directly or indirectly to the lack of product functionality and / or performance.

PIR SENSOR COVERAGE







COVERAGE PATTERN		
Product	Recommended Installation Height	PIR Sensor Coverage
BLS-2A	10 ft	16 ft max

LUCE SOLARE TURN ON/ OFF LIGHT LEVELS

Light Level in lux (fc)	Mode
10 - 30 (0.93 - 2.78)	Turn On
50 - 100 (4.6 - 9.3)	Turn Off

Upon proper installation and start-up, Beghelli does not guarantee product performance meets specified performance levels. Unexpected/unknown environmental conditions (i.e., temperature, amount and direction of sunlight) affect performance, therefore solar is not recommended as a primary light source. In no event shall Beghelli be liable for special, incidental or consequential damages related directly or indirectly to the lack of product functionality and / or performance.

B23-124

WINGED SLAT®
(Extra-Privacy)

When you need increased privacy, our Winged Slat® is the answer.

With the proven quality and durability of our standard slats plus unique "wings" for extra screening and security, these slats are self-locking – no channels are needed!

Design
Our innovative Winged Slat has a rigid, flat tubular body, with "legs" inside for extra support and durability. Flexible and resilient wing portions are positioned on each side of the slat body. Serrations are added to the wings for easier installation and locking power.

Standard Heights
4, 5, 6, 7 and 8 feet.

Slat Length
2" shorter than the overall height of fence.

Wind Load & Privacy Factor
Approximately 90%. (Based on wire/mesh used – stretch tension).

SLAT PROFILE:

Colors*

White | Green | Brown | Black | Beige | Gray | Redwood | Royal Blue | Light Blue

* Exact representation of slat colors in printing is difficult. Please refer to actual color samples for final matching. Covered by one or more of the following patents: US Patent 6,068,243 / 5,165,664 / 5,234,199

PDS® FENCE PRODUCTS

PDS ® is a registered trademark of Pexco.

Made in the USA

PRODUCT SPECIFICATIONS

Slat Type	Slat Width	Mesh Size	Wire Gauge	Slats Per Bag	Approx. Coverage Per Box
Winged Slat®	1⅜"	2"	9 only	82	10 linear feet

Materials

The Winged Slat product is extruded from High Density Polyethylene (HDPE), color pigments and ultra violet (UV) inhibitors, specifically designed to retard the harmful effects of the sun and lengthen the life of the product.

- Winged Slats include Ethyl Vinyl Acetate (EVA), a softer plastic to keep the wings flexible and resilient.

Durability

Pexco PDS® HDPE Fence Products are resistant to: severe weather conditions, salt water, sand, road dirt, most acids, alcohol, alkaline, ammonia, petroleum distillates, and common environmental pollutants.

Maintenance

Pressure cleaning of surface contaminants is quickly accomplished with plain water.

Wind Load Disclaimer

Pexco will not be responsible for damage due to wind load conditions resulting from insufficient structural support.

Limited Warranty

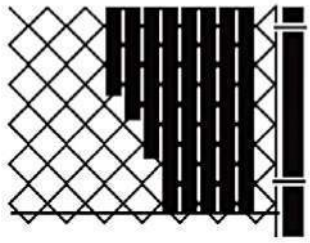
Winged Slat carries a 25-year, pro-rata warranty against breakage under normal conditions. Write Pexco for full warranty information.

Note

These are friction-fitting Fence Slats.
Additional time should be allowed for installation.

Installation Instructions

Insert vertical slats with angle cut end downward. Winged portion interlocks with chain link knuckles.



Important: For Fence heights higher than 8 feet, we strongly advise **NOT** to double-stack Winged Slats®. If you double-stack, you will be at risk of the Winged Slats® not all giving the same visual appearance or giving the same privacy effect on the top and bottom portions of the Fence.

PDS® FENCE PRODUCTS

HDPE Technical Properties

Property	Value
Melt Idex	(.35) Optimum extrusion processing conditions for Fence Slats
Density	(.945) Polyethylene ranges anywhere from .914 to .960 in density
Minimum Temp.	(-70°) Under no stress, HDPE remains flexible at this temperature
Maximum Temp.	(180°) Under no stress, HDPE will not distort at this temperature
Tensile Strength	(4,000 psi) HDPE will not distort at lesser loads or impacts

PEXCO LLC

Tacoma, WA 98424 | Athol, MA 01331
800.822.SLAT (7528) | 800.755.SLAT (7528)

VISIT US AT:
www.pexco.com/fence

EMAIL US AT:
fence.sales@pexco.com

Contact your local fence professional for more information about our complete line of enhancement products.

SITE ENTRANCE

B23-124 &
B23-127

Adjacent Property Owners for Parcel # 21-02293-002

Parcel #21-02293-001

ANDERSON FAMILY HOLDINGS OF ARKANSAS LLC
1712 S 28TH PL
ROGERS, AR 72758

Parcel #21-00373-000

BAYYARI, FADIL TRUSTEE
PO BOX 6250
SPRINGDALE, AR 72762-6250

Parcel #21-02293-003

HICKORY CREEK INVESTMENTS LLC
13236 SCHOOLHOUSE DR
LOWELL, AR 72745

Parcel #21-00211-002

MARKS, KAREN HAMMACK TRUSTEE
PO BOX 533
FAYETTEVILLE, AR 72702-0533

Parcel #21-02293-025

CITY OF SPRINGDALE
201 SPRING ST
SPRINGDALE, AR 72764

Parcel #21-00211-000

MARKS, ANDREW GLEN TRUSTEE
PO BOX 533
FAYETTEVILLE, AR 72702-0533

PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 10/28/23
PUBLIC HEARING SIGN LOCATION
21-01308-000
21-00203-010
3716
1118
21-02293-008
21-02292-000
21-00211-000
1010
900
21-00211-002
21-00252-000
N THOMPSON ST
1116
1186
21-02293-007
1198
BULLDOG AVE
21-00251-000
21-02293-006
21-02293-005
21-02293-004
21-02293-003
21-02293-002
21-02293-001
21-02293-000
1101
901
21-02293-006
21-02293-005
21-02293-004
21-02293-003
21-02293-002
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21-00253-000
Planning Commission Meeting
November 7, 2023
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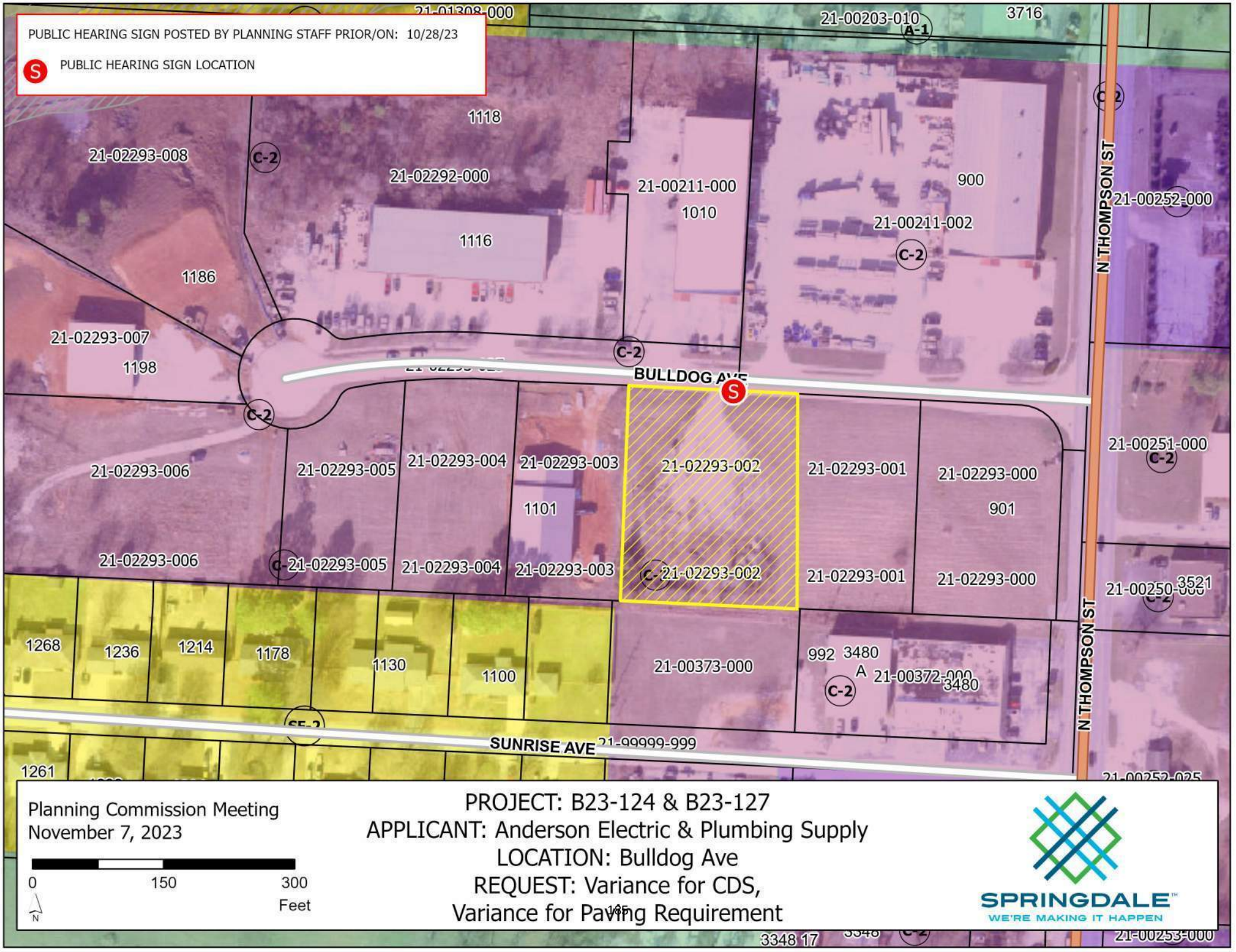
Feet
N
PROJECT: B23-124 & B23-127
APPLICANT: Anderson Electric & Plumbing Supply
LOCATION: Bulldog Ave
REQUEST: Variance for CDS,
Variance for Paving Requirement
SPRINGDALE
WE'RE MAKING IT HAPPEN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21-00251-000
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SPRINGDALE
WE'RE MAKING IT HAPPEN

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PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: **December 5, 2023**

Re: **R23-54 Rezone**

A request by City of Springdale for Planning Commission approval of a zone change from Low/Medium Density Single Family Residential District to Institutional District (P-1) for a tract of land containing 6.6 acres.

LOT LOCATION AND SIZE

The 6.6 acre tract is located at 606 Mill Street, west side of Mill Street north of Rhodes Avenue.

A vicinity map is attached.

EXISTING ZONING

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

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

ACCESSORY USES

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

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

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

SITE PLAN REVIEW

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

HEIGHT REGULATIONS

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

AREA REGULATIONS

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

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

BUILDING AREA

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

REQUESTED ZONING

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

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

HEIGHT REGULATIONS

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

AREA REGULATIONS

(1) SETBACKS:

Front setback	30’
Front setback if parking is allowed between R-O-W and the building	50’
Side setback (subject to applicable fire and building codes)	0
Side setback when contiguous to a residential district	25’
Rear setback	25’

GREENSPACE

Each developed lot shall provide and maintain:

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

OFF-STREET PARKING

See Article 7 of this chapter.

SURROUNDING ZONING AND LAND USE

The tract contains a single family dwelling fronting Mill Street and an undeveloped area to the west. Bluff Cemetery borders the undeveloped area to the north in P-1 zoning. Single family dwellings are adjacent to the north, east and south in SF-2 zoning. The Razorback Greenway borders the property to the west and the area west of the trail is zoned PUD.

LAND USE PLAN AND MASTER STREE PLAN

The adopted Comprehensive Land Use Plan indicates low density residential use.

The Master Street Plan indicates Mill Street 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:

Acquisition of desirable sites well in advance of need.

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Rezoning Petition

STAFF USE ONLY

Date Application Submitted: November 7, 2023 Payment Method: NA

Date Accepted as Complete: November 17, 2023 Project Number: R23-54

APPLICATION CONTACTS:

Applicant (property owner)	Site/ Location:
Name: City of Springdale	606 Mill Street
E-mail: planningapplications@springdalear.gov	Assessor's Parcel Number(s): 815-28318-000
Address: 201 N. Spring Street, 72764	Current Zoning: SF-2
	Proposed Zoning: P-1
Phone: 479.750.8550	Total Acreage: 6.56

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.

☐ FILING DEADLINE

An application must be filed at the Planning Office, City Administration Building, by the deadlines established and approved by the Planning Commission (please refer to Springdale Planning Commission Schedule of Meeting Dates and Submission Deadlines).
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 N. Spring Street, unless otherwise advertised.

☐ PROPERTY OWNER'S RESPONSIBILITY

It is the responsibility of the owner to ensure that all necessary procedures are followed in a satisfactory and timely manner and to verify the accuracy and completeness of all 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. R23-54

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

Legal Description:

Layman's Description: 606 Mill Street

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

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

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

FROM (current zoning) SF-2

TO (proposed zoning) P-1

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

1. **Sell** the property _____(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 or No).

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

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

_____.

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.

Authorized Representative: Patsy Christie, Director of Planning & Community Development

Mailing Address: 201 N. Spring Street

Phone Number: 479.750.8550

Email: planningapplications@springdalear.gov

VERIFICATION

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

(Property Owner) PRINTED NAME	(Property Owner) SIGNATURE
_____	_____
(Property Owner)	(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 7 day of November, 2023.

Notary Public

DEBBIE A. POUNDERS
OFFICIAL SEAL · NOTARY PUBLIC
WASHINGTON COUNTY ARKANSAS
COMMISSION #12402006
MY COMMISSION EXPIRES 12-10-2024

0 30' 45' 60'
SCALE IN FEET

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

EXISTING LEGEND

e	EAST OR ELECTRIC	OHT	OVERHEAD TELEPHONE
n	NORTH	OHTV	OVERHEAD TV
oh	OVERHEAD	X"SS	SANITARY SEWER
s	SOUTH OR SEWER	UGE	UNDERGROUND ELECTRIC
t	TELEPHONE	UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE
ug	UNDERGROUND	UGT	UNDERGROUND TELEPHONE
w	WEST OR WATER	UGTV	UNDERGROUND TV
	PROPERTY LINE	X"W	WATER
	RIGHT OF WAY LINE	.5-10-11 50.5	TREE INFO .5 = DIAMETER OF TRUNK IN FEET 10 = HEIGHT OF TREE IN FEET 11 = CANOPY DIAMETER IN FEET 50.5 = ELEVATION AT BASE OF TREE
	STORM DRAIN		
X"G	GAS		
OHE	OVERHEAD ELECTRIC		
OHE&T	OVERHEAD ELECTRIC AND TELEPHONE		

PROPOSED LEGEND

	PROPERTY LINE/RIGHT OF WAY LINE	x XX.XX	SPOT ELEVATIONS:
XXX	CONTOUR ELEVATIONS		TC = TOP OF CURB
	GRADE BREAK		G = GUTTER
	FLOWLINE		FFE = FINISH FLOOR ELEVATION
	STORM DRAIN		FG = FINISH GRADE
			BR = BOTTOM OF RAMP
			TR = TOP OF RAMP
			OS = OUTFALL STRUCTURE

GENERAL GRADING NOTES

A. PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.

B. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND 4" OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS (SEE LANDSCAPE PLAN FOR SEED MIX AND PROPER APPLICATION RATE). ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

C. 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 AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.

D. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL STORM DRAIN PIPE BEDDING SHALL BE INSTALLED PER DETAIL 28A. ALL STORM DRAIN PIPES ARE MEASURED FROM CENTER OF STRUCTURES AND ENDS OF FLARED END SECTIONS.

SITE DETAILS

08A STANDARD DUTY ASPHALT PAVING
73A CRUSHED STONE PATH

PROPOSED PLOTS = 1,482

CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

R23-54

BLUFF CEMETERY EXPANSION
CITY OF SPRINGDALE
N SHILOH ST
SPRINGDALE, ARKANSAS

PRELIMINARY
NOT FOR
CONSTRUCTION

PROFESSIONAL OF RECORD	AED
PROJECT MANAGER	RCS
DESIGNER	RCW
CEI PROJECT NUMBER	33532
DATE	9/19/2023
REVISION	REV-0

SITE & GRADING
SHEET TITLE

SHEET NUMBER
C1

DRAWING LOCATION - P:\93000\1-01-03_PROPOSALS\SPRINGDALE - BLUFF CEMETERY\EXHIBIT\WORKING\BLUFF CEMETERY EXPANSION.DWG -- SAVED BY - PWAGNER

© 2023 CEI ENGINEERING ASSOCIATES, INC.

Informal Plat of

Tract 4 of Survey File #2016-00038554 & Deed File #2023-00020837

Bluff Cemetery

N. Shiloh Street

Springdale, Washington County, Arkansas

R23-54

REVISION

NO.	DESCRIPTION	DATE
1	REV. CITY COMM.	10/10/2023

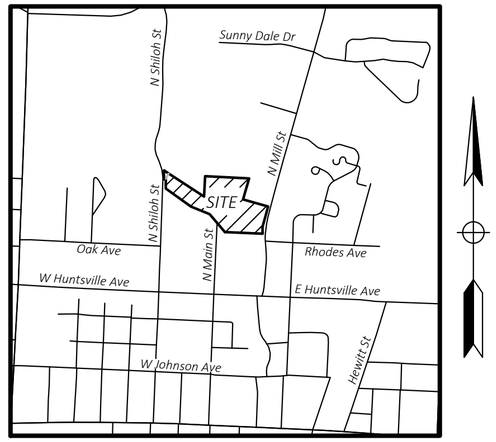
GENERAL NOTES:

1. *Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate: Easements, other that possible easements which were visible at the time of making of this survey; building setback lines, restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.*
2. *This plat represents an Informal Plat of Tract 4 of Survey File #2016-00038554 & Parcel #815-28318-001 as recorded in File# 2023-00020837 in the public records of Washington County, Arkansas.*
3. *Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.*
4. *This survey if based on a title search provided by City Title & Closing, File No.: 23-4413, Effective Date: January 1, 1973 through August 1, 2023.*
5. *Declaration is made to the original purchaser of the survey and those listed in the certification for the use of this transaction only and is not transferable to any additional or subsequent owners.*
6. *Basis of Bearings: All bearing shown hereon are Grid NAD83 State Plane Coordinates, Arkansas North, derived from the ARDot GPS base solution and compared to Trimble CenterPoint RTX solution for accuracy.*
7. *This survey is valid only if the drawing includes the seal and signature of the surveyor.*
8. *This survey meets the current Arkansas Standards of Practice for Property Boundary Surveys and Plats.*
9. *Subsurface and environmental conditions were not examined nor considered a part of this survey.*
10. *No attempt has been made as a part of this boundary survey to obtain or shown data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.*
11. *The locations of underground utilities as shown hereon are based on above ground structures as were visible at the time of survey, and/or from record drawings provided to the surveyor. The location of underground utilities/structures may vary from locations shown hereon. No excavations were made during the progress of this survey to locate underground utilities/structures.*
12. *The contractor is advised to contract the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contract all non-members as well as the One-Call System.*
13. *The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.*
14. *By scaled map location and graphical plotting only. This property is located unshaded Zone "X" which are areas determined to be outside the 0.2% annual chance floodplain determined by the National Flood Insurance Program, Flood Insurance Rate Map for Washington County, Arkansas.*

    By scale map location and graphical plotting only. This property is located n shaded Zone "X" which are areas of 0.2% annual flood chance; areas of 1% annual flood with average depths of less that 1 foot or with drainage areas less that 1 square mile; and area protected by levees from 1% annual chance flood as determined by the National Flood Insurance, Flood Insurance Rate Map forWashington County,Arkansas.

    By scaled map location and graphical plotting only. A portion of this property is located within Flood Zone "AE" as determined by the National Flood Insurance Program which is subject to inundation by the 1% annual chance flood (100-year flood) shown on the Flood Insurance Rate Map for Washington County, Arkansas.
    Map Number: 05143C0060F
    Map Revised: May 16, 2008
15. *No attempt was made to show the zoned building setback lines graphically on the survey. The assignment, vacation, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdictional agency. Setback dimensions will be based on the orientation of the building(s) to be constructed as approved.*
16. *No current zoning report or letter regarding zoning classification was provided to the Surveyor, the following information was obtained from the Springdale GIS map. This property is zoned SF-2 (Low/Medium Density Single Family Residential District).*
    Building setbacks for zone SF-2 are as follows:

Front:	*30 Feet*
Side (Interior):	*8/8 Feet*
Side (Corner):	
Interior:	*8 Feet*
Exterior:	*30 Feet*
Rear:	*20 Feet*



VICINITY MAP

NOT TO SCALE

Latitude: 36°11'27"N
Longitude: 94° 7'56"W

Owner / Developer

Parcel Number #815-28318-000
Parcel Number #815-28318-001
City of Springdale, Arkansas
606 Mills Street
Springdale, AR 72764
File #2023-00020837

Engineers/Surveyors:

CEI Engineering Associates, Inc.
3108 SW Regency Parkway
Bentonville, AR 72712
Phone: (479) 273-9472
Fax:(479) 271-0536
Engineering Contact: Chris Randall, AR P.E. #18334
Surveyor: James Barnett, AR PLS #1666

CERTIFICATE OF OWNERSHIP:

We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted, and subdivided and do hereby lay off, plat, subdivide said real estate in accordance with this plat and do hereby dedicate to the use of the public the streets, alleys, drives, easements, etc. as shown on said plat.

Date of Execution: _____ *Signed:* _____

Name & Address: _____

_____

Print Name: _____

Source of Title: *D.R.* _____, *Page* _____ *or Inst. No.* _____

Subscribed and sworn before me, this _____ *day of* _____, *20*_____.

_____ _____
Notary Public *My Commission Expires*

CITY OF SPRINGDALE APPROVAL:

City of Springdale *Date* *Signature*

Approval for Recording _____ _____
Director, Planning and Community Development Division

CERTIFICATE OF AUTHORIZATION
CEI Engineering Associates, Inc. No. 118
ARKANSAS ENGINEER

CERTIFICATE OF SURVEYING ACCURACY:

I James Barnett, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers and lot corners shown hereon actually exist and their location, type and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Land Surveyors have been met. The field work was completed on October 24, 2023.

Signed: _____ *Date of Execution:* _____
Registered Land Surveyor
No. 1666
State of Arkansas

State Survey Code: 500-18N-30W-0-36-420-72-1666

CEI Solutions for Land and Life

CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 920
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732

Informal Plat of Bluff Cemetery
N. Shiloh Street
Springdale, Washington County, Arkansas

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1666
SIGNATURE
JAMES BARNETT
10/26/2023

PROFESSIONAL OF RECORD	JKB
DESIGNER	TLP
FIELD WORK	KDC
CEI PROJECT NUMBER	33532
DATE	10/26/2023
REVISION	REV-1

Cover Sheet

SHEET TITLE

SHEET NUMBER

1 OF 4

CIVIL ENGINEERING ▪ LANDSCAPE ARCHITECTURE ▪ LAND SURVEYING ▪ PLANNING

BENTONVILLE | DALLAS | FRESNO | HOUSTON | JACKSONVILLE | MINNEAPOLIS | PHILADELPHIA | PHOENIX

DRAWING LOCATION - S:\33000\33532\DRAWINGS\SURVEY\WORKING\33532LC.DWG -- SAVED BY - TPRIVETT

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R23-54

DETAIL "A" (See Sheet 4)

SURVEYOR BELIEVES FENCE FOLLOWS PLATTED FENCE LINE. PLAT BOOK 4, PAGE 81

SURVEYOR BELIEVES THIS IS A NEWER FENCE AND NOT BUILT IN 1914

AT THE TIME OF THE FIELD WORK IT WAS OBSERVED AS THE EASTERLY MAINTAINED RIGHT-OF-WAY BOUNDARY

MAIN ST. (ASPHALT) PER PLAT BOOK 4, PAGE 81

40.0' R/W

BLUFF CEMETERY PER PLAT BOOK 4, PAGE 81

NOT A PART OF SURVEY

N21°11'10"W 79.10' [N23°44'11"W] [79.08']

N14°17'50"W [N16°50'51"W] 142.64' [142.60']

PARCEL #815-28318-001
CITY OF SPRINGDALE
DEED FILE #2023-00020837
ZONE: SF-2

L6 L5 L4 L8 (L8) L7 (L7)

(S58°52'13"E) S56°55'44"E (392.28') 392.28'

N04°43'47"W [N06°40'59"W] 93.47' [93.09']

(N01°54'25"E) N00°00'37"E 89.84' (90.02')

36.0'

5/8" REBAR OFFSET CAP

PART OF LOT 61
BLUFF CEMETERY
PARCEL #815-28319-000
SPRINGDALE CEMETERY ASSN
ZONE: SF-2

5/8" REBAR

(189.74') 189.67'

(N01°01'44"E) N02°58'13"E

5/8" REBAR

PART OF LOT 50
BLUFF CEMETERY
SURVEY 94056767
PARCEL #815-28306-000
CITY OF SPRINGDALE
DEED BK. 835, PG. 545
ZONE: SF-2

(S89°07'23"E) 587°09'08"E (409.89') 409.89'

5/8" REBAR CAP 1118 (A) N:683140.41 E:683492.98

LOT 3, BLOCK 1
PARCEL #815-28313-000
BENJI TRUST DEANNA WERTZ AS TTEE
DEED FILE #2023-00001792
ZONE: SF-2

203.84' (203.90')

5/8" REBAR CAP 1181

S16°03'11"W (S14°02'36"W)

PARCEL #815-28314-000
PETTERSON, KAREN LYNN
DEED FILE #2009-00012938
ZONE: SF-2

ALLEY (18' R/W PLAT BK. 5, PG. 33)

N1/2 LOT 2, BLOCK 1
RUGEL ADDITION
DEED FILE #2009-00012938
PLAT BK. 5, PG. 33

S1/2 LOT 2, BLOCK 1
RUGEL ADDITION
DEED FILE #2009-00012938
(242.87')

(S76°06'53"E) S74°11'55"E

75.99'

148.94'

5/8" REBAR CAP 1118 (A)

SURVEY FILE #2016-00038554
PARCEL #815-28315-000
CITY OF SPRINGDALE
DEED FILE #2023-00020837
ZONE: SF-2

L9 L10 L11

ALLEY (NO ALLEY VACATION DOC.)

PLAT BK. 5, PG. 33
LOT 1, BLOCK 1
RUGEL ADDITION
PLAT 93-54038
PARCEL #815-25549-000
CITY OF SPRINGDALE
DEED FILE #2023-00020837
ZONE: SF-2

SURVEY FILE #2016-00038554
PARCEL #815-28317-000
CITY OF SPRINGDALE
DEED FILE #2023-00020837
ZONE: SF-2

SURVEY FILE #2016-00038554
PARCEL #815-28316-000
CITY OF SPRINGDALE
DEED FILE #2023-00020837
ZONE: SF-2

5/8" REBAR

S15°28'25"W 98.69' (513°34'46"W) (98.65')

P.O.B.
5/8" REBAR
6.55 ACRE TRACT
&
P.O.C.
0.05 ACRE TRACT
FILE
#2023-00020837

1" PIPE

L1 (L1) L2 (L2) L3 (L3)

MILL ST.
44' R/W
PLAT BK. 5, PG. 33
(ASPHALT)

5/8" REBAR (A)

5/8" REBAR N:682625.08 E:683619.28

PLAT #93-52879
PARCEL #815-28321-000
SMITH, TERESA RHENE
DEED FILE #2023-00002886
DEED FILE #2022-00016127
ZONE: SF-2

TRACT 4
SURVEY FILE #2016-00038554
PARCEL #815-28318-000
CITY OF SPRINGDALE
DEED FILE #2023-00020837
ZONE: SF-2

285,549 SQ. FT.±
OR 6.56 AC.±

N54°24'49"W (N56°22'46"W) 289.21' (289.28')

5' RIGHT-OF-WAY ESMT
CITY OF SPRINGDALE, AR
FILE #2015-00001870

N32°18'28"E 39.0'

5/8" REBAR OFFSET CAP

N67°54'44"W (N69°52'15"W) 188.12' (188.12')

CHXF

N40°16'45"W (N42°14'16"W) 219.41' (219.36')

N87°34'18"W (N89°31'49"W) 351.78' (351.71')

N. SHILOH ST.

15' RIGHT-OF-WAY
TRACT SPLIT
PLAT BK. 98, PG. 72648

25' RIGHT-OF-WAY
DEED BK. 1145, PG. 390

PART OF LOT 64 &
PART OF VACATED BLAIR ST.
SURVEY FILE #2016-00037940
PARCEL #815-28323-000
KENDRICK, WILLIAM C. & CAROL A
REVOCABLE LIVING TRUST
DEED FILE #2021-00007371
ZONE: PUD

PART OF LOT 64 &
PART OF LOT 66 & ALL OF BLOCK A
HOLCOMBS ADDITION, NO. 1
PART OF VACATED BLAIR ST. & PART OF
VACATED MAIN ST.
SURVEY FILE #2016-00037940
PARCEL #815-28323-001
SPRINGDALE DOWNTOWN, LLC
DEED FILE #2017-00000356
ZONE: PUD

[539.00'] 539.20'

[NORTH] N02°39'12"E

S02°32'22"W 515.33'

RRSF

[NORTH] N02°39'12"E 445.07' [445.00']

N87°26'41"W 224.55'

5/8" REBAR CAP 1118 (A)

MNF
SW Corner
SE1/4, NW1/4
SECTION 36
T18N, R30N

Property Line Table		
Line #	Direction	Length
L1	S15°18'54"W	49.87'
L2	S15°49'31"W	50.19'
L3	S01°57'45"E	61.81'
L4	S76°32'28"W	18.63'
L5	N01°38'00"E	83.58'
L6	S55°50'46"E	53.52'
L7	N25°38'12"E	47.05'
L8	N50°33'54"E	10.62'
L9	S16°03'11"W	98.69'
L10	S74°11'55"E	18.00'
L11	N16°03'11"E	98.69'

Measure Property Line Table		
Line #	Direction	Length
(L1)	(S13°21'03"W)	(49.83')
(L2)	(S13°44'17"W)	(50.23')
(L3)	(S03°45'46"E)	(61.78')
(L7)	(N23°47'39"E)	(46.88')
(L8)	(N47°51'36"E)	(46.74')

Legend

- Boundary Line
- Adjoining Boundary Line
- Subdivision Line
- Right-of-Way Line
- Platted Right-of-Way Line
- Easement Line
- Edge of Water
- Flood Hazard Line
- Guardrail
- Barb Wire Fence Line
- Chainlink Fence Line
- Metal Fence Line
- Found Monument (As Noted)
- Found Pipe (As noted)
- Found Nail (As Noted)
- Set 5/8" Rebar w/cap #1666 (Unless Noted)
- Set MagNail w/washer #1666
- Gas Meter
- Water Meter
- Sewer Clean Out
- Hose Bib / Spigot
- Guy Wire / Anchor
- Utility Pole
- Air Conditioner Unit
- Electric Riser
- Telephone Riser
- Tree (Deciduous) (Size)
- Tree (Evergreen) (Size)
- (XXXX) Record Bearing & Distance per File #2016-00038554 & File #2023-00020837
- [XXXX] Record Bearing & Distance per File #0DR1-00000311

REVISION		
NO.	DESCRIPTION	DATE
1	REV. CITY COMM.	10/10/2023

CERTIFICATE OF AUTHORIZATION
CEI Engineering Associates, Inc. No. 118
ARKANSAS ENGINEER

State Survey Code: 500-18N-30W-0-36-420-72-1666

0 60' 90' 120'
SCALE IN FEET
Scale: 1" = 60'

CEI
Solutions for Land and Life

CEI ENGINEERING ASSOCIATES, INC.
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BENTONVILLE, AR 72712
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CORPORATE TBPLS FIRM #10031500

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DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732

Informal Plat of Bluff Cemetery

N. Shiloh Street
Springdale, Washington County, Arkansas

PROFESSIONAL LICENSED SURVEYOR
STATE OF ARKANSAS
No. 1666
SIGNATURE
JAMES BARNETT
10/26/2023

PROFESSIONAL OF RECORD	JKB
DESIGNER	TLP
FIELD WORK	KDC
CEI PROJECT NUMBER	33532
DATE	10/26/2023
REVISION	REV-1

Overall Property

SHEET TITLE

SHEET NUMBER

2 OF 4

DRAWING LOCATION - S:\33000\33532\DRAWINGS\SURVEY\WORKING\33532LC.DWG -- SAVED BY - TPRIVETT

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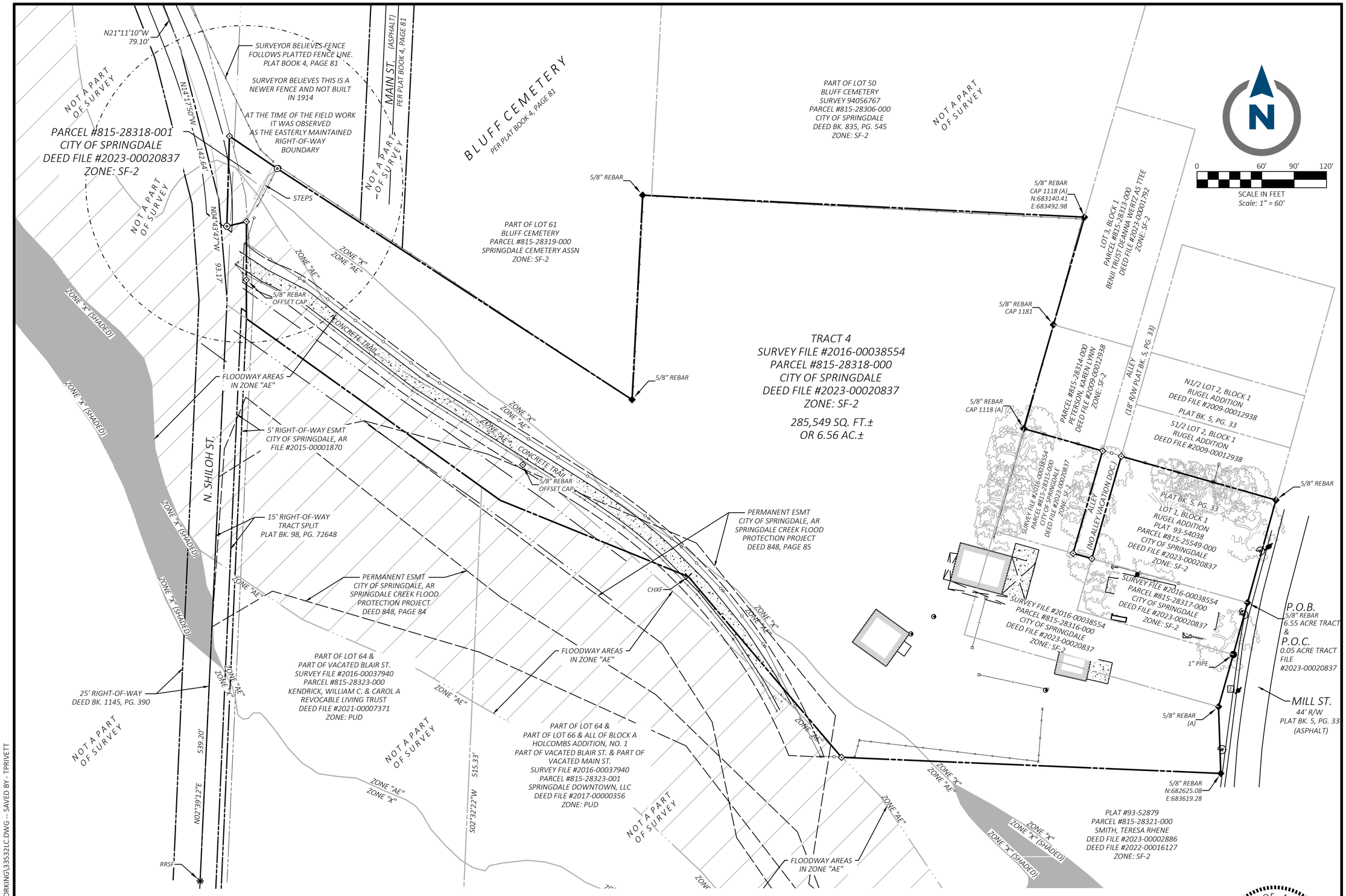
R23-54



Legend

Boundary Line	Found Monument (As Noted)	E	Electric Riser
Adjoining Boundary Line	Found Pipe (As noted)	T	Telephone Riser
Subdivision Line	Found Nail (As Noted)	(Size)	Tree (Deciduous)
Right-of-Way Line	Set 5/8" Rebar w/cap #1666 (Unless Noted)	(Size)	Tree (Evergreen)
Platted Right-of-Way Line	Set MagNail w/washer #1666	(XXXX)	Record Bearing & Distance per File #2016-00038554 & File #2023-00020837
Easement Line	Gas Meter	[XXXX]	Record Bearing & Distance per File #0DR1-00000311
Edge of Water	Water Meter		
Flood Hazard Line	Sewer Clean Out		
Guardrail	Hose Bib / Spigot		
Barb Wire Fence Line	Guy Wire / Anchor		
Chainlink Fence Line	Utility Pole		
Metal Fence Line	Air Conditioner Unit		

REVISION

NO.	DESCRIPTION	DATE
1	REV. CITY COMM.	10/10/2023

CERTIFICATE OF AUTHORIZATION
CEI Engineering Associates, Inc. No. 118
ARKANSAS ENGINEER

State Survey Code: 500-18N-30W-0-36-420-72-1666

CEI Solutions for Land and Life

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Informal Plat of Bluff Cemetery

N. Shiloh Street
Springdale, Washington County, Arkansas

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1666
SIGNATURE
JAMES BARNETT
10/26/2023

PROFESSIONAL OF RECORD	JKB
DESIGNER	TLP
FIELD WORK	KDC
CEI PROJECT NUMBER	33532
DATE	10/26/2023
REVISION	REV-1

Overall - Esmt
SHEET TITLE

SHEET NUMBER
3 OF 4

DRAWING LOCATION - S:\33000\33532\DRAWINGS\SURVEY\WORKING\33532LC.DWG -- SAVED BY - TPRIVETT

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SPECIAL WARRANTY DEED (FILE# 2023-00020837)

PARCEL #815-28318-000

A part of the SE 1/4 of the NW 1/4 of Section 36, Township 18 North, Range 30 West, Washington County, Arkansas, and being described as follows: Beginning at the SE corner of Lot 1, Block 1 of Rugel Addition to the City of Springdale, thence S 13°21'03" W 49.83 feet; thence S 13°44'17" W 50.23 feet; thence S 03°45'46" E 61.78 feet; thence N 89°31'49"W 351.71 feet; thence N 42°14'16" W 219.36 feet; thence N 69°52'15" W 188.12 feet; thence N 56°22'46" W 289.28 feet; thence N 01°54'26" W 90.02 feet; thence N 23°47'39" E 46.88 feet; thence N 47°51'36" E 10.74 feet; thence S 58°52'13" E 392.28 feet; thence N 01°01'44" E 189.74 feet; thence S 89°07'23" E 409.89 feet; thence S 14°02'36" W 203.90 feet; thence S76°06'53" E 242.87 feet; thence S 13°34'46" W 98.65 feet to the point of beginning, containing 6.55 acres, more or less.

And

PARCEL #815-28318-001

A part of the SE 1/4 of the NW 1/4 of Section 36, Township 18 North, Range 30 West, Washington County, Arkansas, and being described as follows: Commencing at the SE corner of Lot 1, Block 1 of Rugel Addition to the City of Springdale, Arkansas, on the West line of Mill Street, said point being a found iron pin; thence S 12°34'07" W 49.77 feet to a found iron pipe; thence S 12°54'47" W 50.23 feet; thence S 04°35'18" E 61.78 feet to a found iron pin; thence S 89°38'39" W 351.71 feet; thence N 42°04'19" W 207.96 feet; thence N 70°04'19" W 210.00 feet; thence N 78°04'19" W 200.00 feet; thence S 54°55'41" W 65.20 feet; thence N 01°35'46" W 234.30 feet to the Point of Beginning; thence N 01°35'46" W 83.58 feet; thence S 59°37'19" E 53.53 feet; thence S 47°02'04" W 10.74 feet; thence S 22°30'22" W 47.42 feet; thence S 73°18'09" W 18.63 feet to the Point of Beginning, containing 0.05 acres, more or less.

SURVEY DESCRIPTION

A 6.56-acre tract of land situated in the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section 36, Township 18 North, Range 30 West, being more particularly known as, Tract 4 of an ALTA Survey for William and Carol Kendrick as recorded in Survey File #2016-00038554 and being two (2) tracts of land conveyed to the City of Springdale, Washington County, Arkansas in Special Warranty Deed File #2023-00020837, said 2 tracts being comprised of a called for 0.05-acre tract and a called for 6.55-acre tract, being the same as said Tract 4, less and except an 18-foot alley dedicated in the Plat of Rugel Addition to Springdale, Arkansas recorded in Plat Book 5, Page 33, all record documents being recorded in the Public Records of Washington County, Arkansas and being described by metes and bounds from an on-the-ground survey based on bearings established using the NAD83, Arkansas North State Plane Coordinate System performed on October 24, 2023 by CEI Engineering Associates, Inc. under the supervision of James Barnett PS 1666 as follows:

BEGINNING at a found 5/8-inch rebar at the southeast corner of Lot 1, Block 1 of said Rugel Addition, also being a point on the west right-of-way of Mill Street;
THENCE with said west right-of-way of said Mill Street the following three (3) courses:
1. *South 15°18'54" West, 49.87 feet to a found 1-inch pipe;*
2. *South 15°49'31" West, 50.19 feet to a found 5/8-inch rebar;*
3. *South 01°57'45" East, 61.81 feet to a 5/8-inch rebar found at the southeast corner of said 6.55-acre tract;*

THENCE with the south and southwestern boundary of said 6.55-acre tract the following five (5) courses:
1. *North 87°34'18" West, 351.78 feet to a set 5/8-inch rebar stamped "J BARNETT PLS 1666" at the most southerly southwest corner of said 6.55-acre tract;*
2. *North 40°16'45" West, 219.41 feet to a found chiseled "X" in concrete sidewalk;*
3. *North 67°54'44" West, 188.12 feet to a point in Spring Creek from which a set 5/8" rebar stamped "OFFSET" bears North 32°18'28" East, 39.0 feet;*
4. *North 54°24'49" West 289.21 feet to a point in Spring Creek;*
5. *North 00°00'37" East, passing through a set 5/8" rebar stamped "OFFSET" for a distance of 36.0 feet and continuing for a total of distance of 89.84 feet to a set 5/8" rebar stamped "J BARNETT PLS 1666" at the southeast corner of aforementioned 0.05-acre tract, being a common corner of said 6.55-acre tract;*

THENCE along the boundary of said 0.05-acre tract the following three (3) courses:
1. *South 76°32'28" West, 18.63 feet to set MagNail with washer stamped "J BARNETT PLS 1666" at the northeast corner of said 0.05-acre tract in the asphalt of North Shiloh Street,*
2. *North 01°38'00" East, 83.58 feet to a set 5/8" rebar stamped "J BARNETT PLS 1666" at the northwest corner of said 0.05-acre tract;*
3. *South 55°50'46" East, 53.52 feet to a set MagNail with washer stamped "J BARNETT PLS 1666" at the northeast corner of said 0.05-acre tract, being a common corner of aforementioned 6.55-acre tract*

THENCE along the northern boundary of said 6.55-acre tract the following five (5) courses:
1. *South 56°55'44" East, 392.28 feet to a found 5/8-inch rebar;*
2. *North 02°58'13" East, 189.67 feet to a found 5/8-inch rebar;*
3. *South 87°09'08" East, 409.89 feet to a found 5/8-inch rebar cap stamped with yellow cap stamped "D.JORGENSEN PLS 1118" at the most northerly northeast corner of said 6.55-acre tract;*
4. *South 16°03'11" West, 203.84 feet to a found 5/8-inch rebar with yellow cap stamped "D.JORGENSEN PLS 1118";*
5. *South 74°11'55" East, 75.99 feet to a set 5/8" rebar stamped "J BARNETT PLS 1666" on the west right-of-way of aforementioned 18-foot alley;*

THENCE along the right-of-way of said 18-foot alley the following three (3) courses:
1. *South 16°03'11" West, 98.69 feet to a set 5/8" rebar stamped "J BARNETT PLS 1666" at the southwest corner of said alley;*
2. *South 74°11'55" East, 18.00 feet to a set 5/8" rebar stamped "J BARNETT PLS 1666" at the southeast corner of said alley;*
3. *North 16°03'11" East, 98.69 feet to a set 5/8" rebar stamped "J BARNETT PLS 1666" at the northwest corner of Lot 1, Block 1 of aforementioned Rugel Addition;*

THENCE South 74°11'55" East, 148.94 feet to a found 5/8-inch rebar at a point on the west right-of-way of Mill Street, being the northeast corner of said Lot 1;
THENCE with said west right-of-way, South 15°28'25" West, 98.69 feet to the POINT OF BEGINNING and containing 285,549 square feet or 6.56 acres, more or less.

SURVEYOR'S NOTES

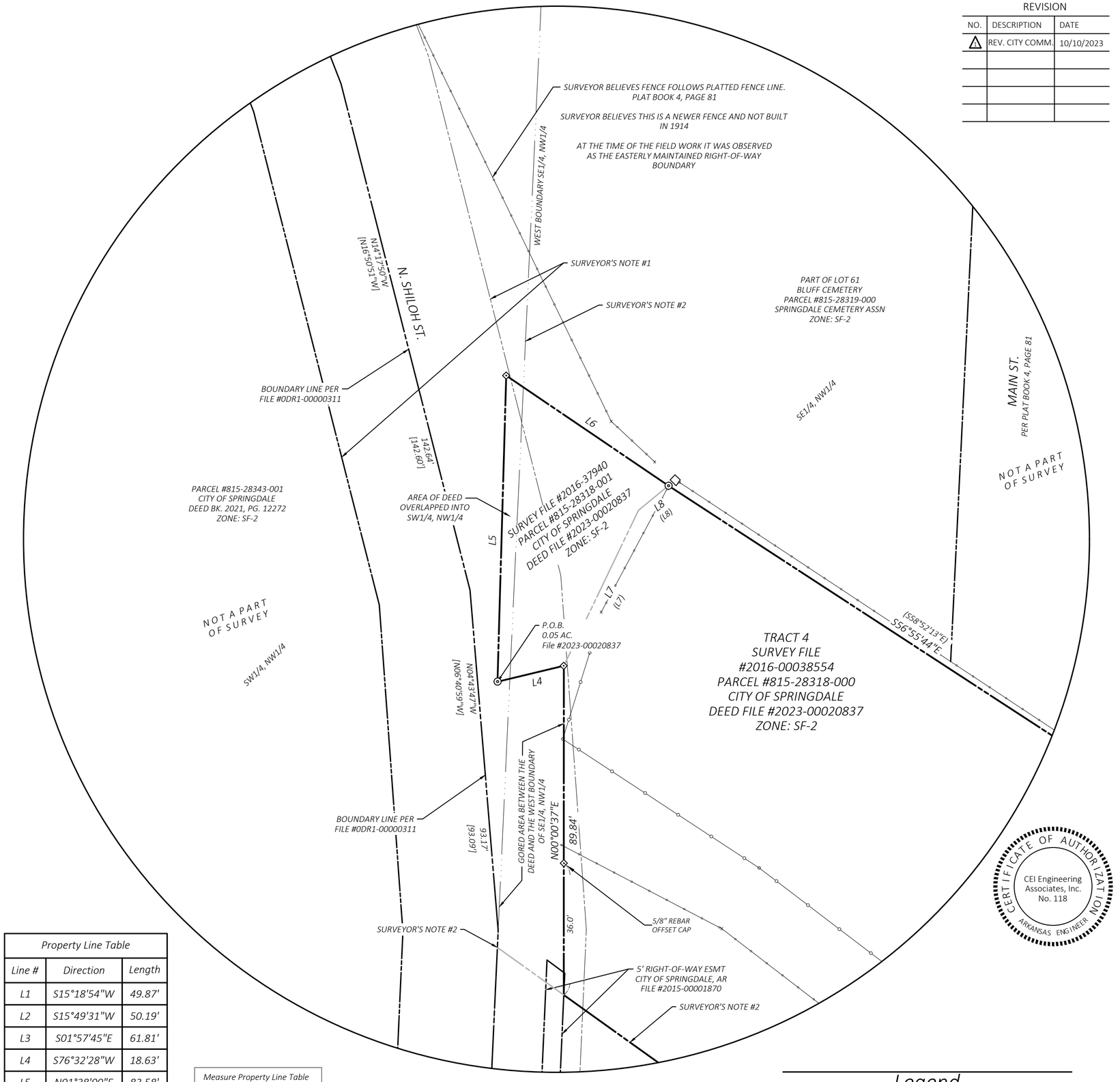
1. *File #2016-00038554 calls for a 50' R/W with 25' being to the east. File #0DR1-00000311, recorded in 05/09/1978, binds the tract west of Shiloh St. to the centerline of the street and monumented the boundary at the time of the survey. Offsetting this monumented boundary east 25' overlaps the R/W with the subject tract and the south adjoining tract.*

2. *The subject tract's parent tract's southern boundary was originally bound to the centerline of the creek and the west boundary of the SE¼ NW¼ Section 36, T18N, R30W. Last known record of said binding calls was found in a warranty deed granted to Tommy J. Jones, recorded on April 15, 1988 in Deed Book 1266, Page 064 of the public records of Washington County, Arkansas.*

3. *Possible overlaps and gores were found.*

Property Line Table		
Line #	*Direction*	*Length*
L1	*S15°18'54"W*	*49.87'*
L2	*S15°49'31"W*	*50.19'*
L3	*S01°57'45"E*	*61.81'*
L4	*S76°32'28"W*	*18.63'*
L5	*N01°38'00"E*	*83.58'*
L6	*S55°50'46"E*	*53.52'*
L7	*N25°38'12"E*	*47.05'*
L8	*N50°33'54"E*	*10.62'*
L9	*S16°03'11"W*	*98.69'*
L10	*S74°11'55"E*	*18.00'*
L11	*N16°03'11"E*	*98.69'*

Measure Property Line Table		
Line #	*Direction*	*Length*
(L1)	*(S13°21'03"W)*	*(49.83')*
(L2)	*(S13°44'17"W)*	*(50.23')*
(L3)	*(S03°45'46"E)*	*(61.78')*
(L7)	*(N23°47'39"E)*	*(46.88')*
(L8)	*(N47°51'36"E)*	*(10.74')*



DETAIL "A"
Scale: 1" = 20'

Legend

- *Found Monument (As Noted)*
- *Found Pipe (As noted)*
- *Found Nail (As Noted)*
- *Set 5/8" Rebar w/cap #1666 (Unless Noted)*
- *Set MagNail w/washer #1666*

State Survey Code: 500-18N-30W-0-36-420-72-1666

CERTIFICATE OF AUTHORIZATION
CEI Engineering Associates, Inc. No. 118

REVISION

NO.	DESCRIPTION	DATE
1	REV. CITY COMM.	10/10/2023

R23-54

CEI Solutions for Land and Life

CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 920
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732

Informal Plat of Bluff Cemetery
N. Shiloh Street
Springdale, Washington County, Arkansas

STATE OF ARKANSAS
PROFESSIONAL SURVEYOR
No. 1666
SIGNATURE
JAMES BARNETT
LICENSED
ARKANSAS ENGINEER
10/26/2023

PROFESSIONAL OF RECORD	JKB
DESIGNER	TLP
FIELD WORK	KDC
CEI PROJECT NUMBER	33532
DATE	10/26/2023
REVISION	REV-1

Detail & Descriptions

SHEET TITLE

SHEET NUMBER

4 OF 4

DRAWING LOCATION - S:\33000\33532\DRAWINGS\SURVEY\WORKING\33532LC.DWG -- SAVED BY - TPRIVETT

© 2023 CEI ENGINEERING ASSOCIATES, INC.

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

3108 SW Regency Parkway
Bentonville, AR 72712
Office: 479.273.9472
Toll-free: 1.800.433.4173
ceieng.com

R23-54

11-03-2023

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

RE: Rezone

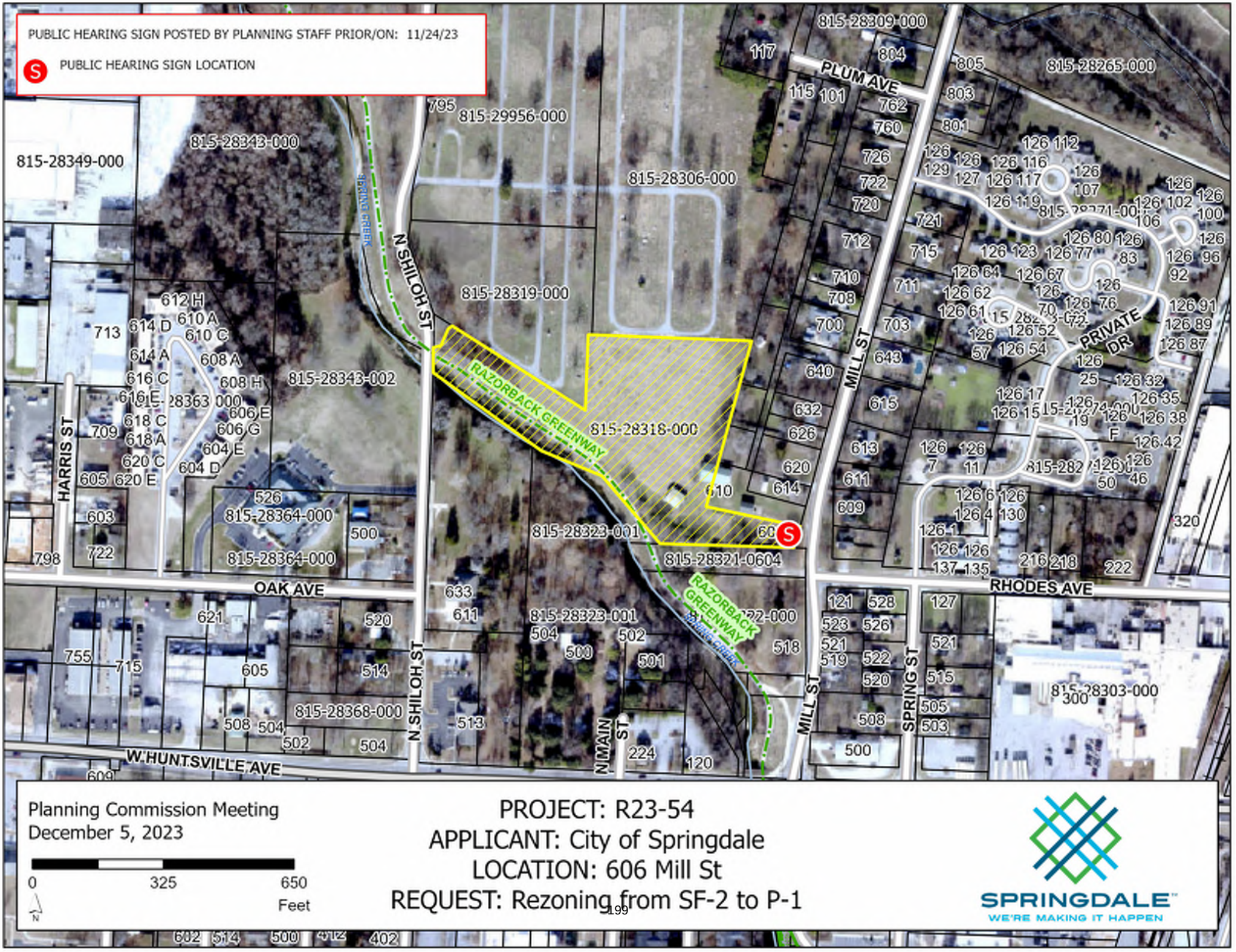
Dear Planning Department

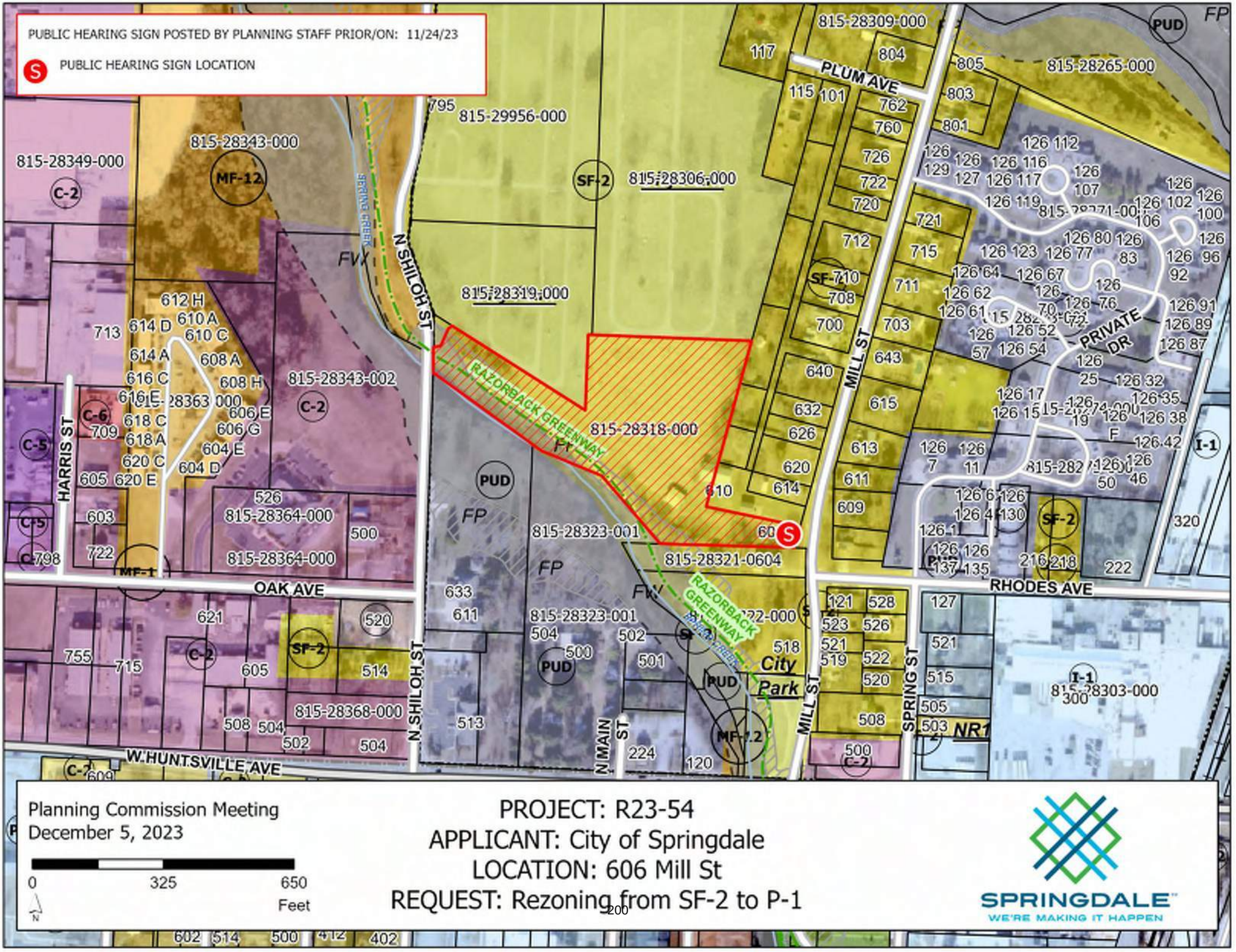
I, the undersigned, being an employee of CEI Engineering Associates, Inc., do hereby certify that I have made a due and diligent search of the Assessor's Records for Washington County, Arkansas, and find the list of adjacent owners of the project boundary and addresses.

Respectfully submitted,
CEI Engineering Associates, Inc.

Dustin Riley, PS
Project Manager

Parcel ID	Owner	Mailing Address	Physical Address
815-28319-000	Springdale Cemetery Association	None	None
815-28306-000	City of Springdale	201 N Spring Street, Springdale, AR 72764	None
815-28313-000	Benji Trust	640 Mill Street, Springdale, AR 72764	None
815-28314-000	Peterson Karen Lynn	626 N Mill Street, Springdale, AR 72764	None
815-25551-000	Peterson Karen Lynn	626 N Mill Street, Springdale, AR 72764	626 Mill Street
815-23631-000	Allianna LLC	613 Mill Street, Springdale, AR 72764	613 Mill Street
815-23632-000	Koontz Elizabeth	611 Mill Street, Springdale, AR 72764	611 Mill Street
815-28283-000	Ward Heath & Natalya Revocable Trust	PO Box 103, Springdale, AR 72765	609 Mill Street
815-28282-000	Cook's Creekside LLC	20475 Sonora Road, Springdale, AR 72764	100 Rhodes Avenue
815-28321-000	Smith Teresa Rhene	604 N Mill Street, Springdale, AR 72764	604 Mill Street
815-28323-001	Springdale Downtown LLC	PO Box 668, Bentonville, AR 72712	500 N Main Street
815-28323-000	Kendrick William C & Carol A Revocable Trust	633 N Shiloh Street, Springdale, AR 72764	633 N Shiloh Street
815-28343-002	Springdale Water & Sewer Commission	PO Box 769, Springdale, AR 72765	N Shiloh Street
815-28343-001	City of Springdale	201 N Spring Street, Springdale, AR 72764	None


PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 11/24/23
PUBLIC HEARING SIGN LOCATION
PLUM AVE
N SHILOH ST
MILL ST
HARRIS ST
OAK AVE
RHODES AVE
W HUNTSVILLE AVE
N MAIN ST
SPRING ST
PRIVATE DR
RAZORBACK GREENWAY
SPRING CREEK
815-28309-000
815-28265-000
815-29956-000
815-28343-000
815-28349-000
815-28306-000
815-28319-000
815-28343-002
815-28318-000
815-28323-001
815-28321-0604
815-28364-000
815-28368-000
815-28303-000
Planning Commission Meeting
December 5, 2023
0
325
650
Feet
PROJECT: R23-54
APPLICANT: City of Springdale
LOCATION: 606 Mill St
REQUEST: Rezoning from SF-2 to P-1
SPRINGDALE
WE'RE MAKING IT HAPPEN


PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 11/24/23
PUBLIC HEARING SIGN LOCATION
Planning Commission Meeting
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0
325
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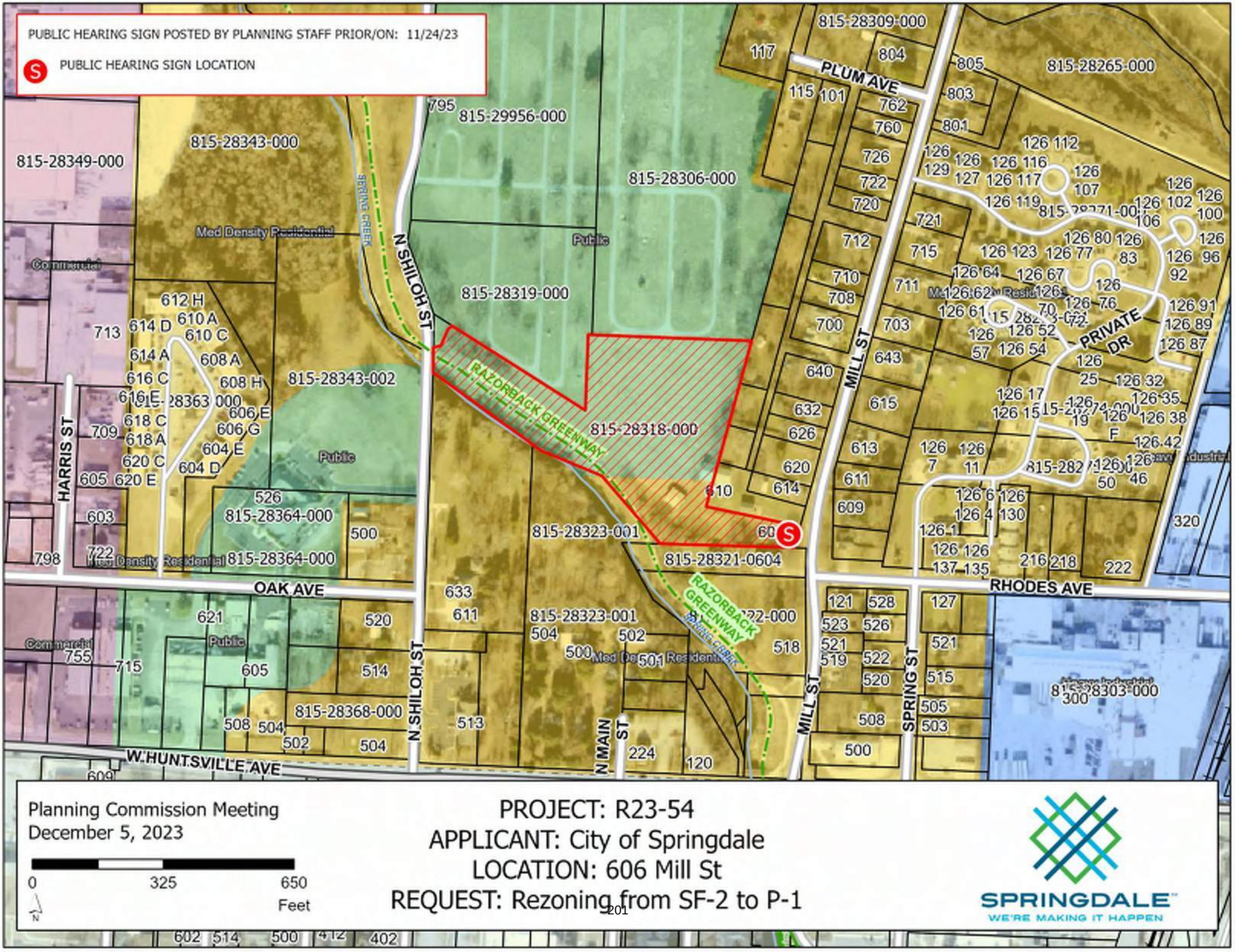
SPRINGDALE
WE'RE MAKING IT HAPPEN
N SHILOH ST
MILL ST
PLUM AVE
OAK AVE
RHODES AVE
W HUNTSVILLE AVE
HARRIS ST
N MAIN ST
SPRING ST
PRIVATE DR
RAZORBACK GREENWAY
City Park
815-28349-000
815-28343-000
815-29956-000
815-28306-000
815-28319-000
815-28318-000
815-28309-000
815-28265-000
815-28343-002
815-28363-000
815-28364-000
815-28323-001
815-28321-0604
815-28368-000
815-28303-000
MF-12
SF-2
SF-710
C-2
C-5
C-6
MF-1
MF-2
PUD
FP
I-1
NR1


PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 11/24/23
PUBLIC HEARING SIGN LOCATION
815-28309-000
815-28265-000
815-28349-000
815-28343-000
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815-28343-002
815-28318-000
815-28323-001
815-28321-0604
815-28364-000
815-28368-000
815-28303-000
PLUM AVE
MILL ST
N SHILOH ST
HARRIS ST
OAK AVE
RHODES AVE
W HUNTSVILLE AVE
N MAIN ST
SPRING ST
PRIVATE DR
RAZORBACK GREENWAY
SPRING CREEK
Med Density Residential
Public
Commercial
Planning Commission Meeting
December 5, 2023
0
325
650
Feet
PROJECT: R23-54
APPLICANT: City of Springdale
LOCATION: 606 Mill St
REQUEST: Rezoning from SF-2 to P-1
SPRINGDALE
WE'RE MAKING IT HAPPEN

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: **December 5, 2023**

Re: **R23-55 Rezone**

A request by LD Gibson Properties, LLC for Planning Commission approval of a zone change from General Industrial District (I-2) to Medium Density Multi-family Residential District (MF-12) for a tract of land containing .5 acres.

LOT LOCATION AND SIZE

The .5 acre tract is located at 1216, 1216 ½ Crutcher Street and 314 Gates Avenue, northwest corner of the intersection of Crutcher Street and Gates 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 rezoning application requests a MF-12 Medium Density Multi-family Residential District. The district is established to provide areas for development allowing more units per structure and a higher density. Provides more compact residential development, and promotes more efficient use of land and utilities, and the development of less expensive housing on smaller lots.

Uses permitted: - 1, 8, 10, 11, 13, 29
Conditional Uses Permitted on Appeal: - 2, 3, 4, 9, 12, 28
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 MF-12 district, except for Use Unit 28 home occupation a site plan review shall be required. See Article 6, 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 six thousand (6,000) square feet for a single family dwelling; ten thousand five hundred (10,500) square feet for a duplex; fourteen thousand (14,000) for a triplex; twenty thousand (20,000) for a four-plex and twenty thousand (20,000) plus two thousand five hundred (2,500) for each unit over five. In addition, there shall be a minimum lot width of not less than sixty (60) feet for a one family; seventy (70) feet for a two family; eighty (80) feet for a three family or larger on a public street.

(2) DENSITY - 12 units per acres

(3) FRONT SETBACK. There shall be a front setback having a depth of not less than thirty (30) feet. In keeping with the definition of a corner lot, all sides adjacent to streets shall be required to have front setbacks of thirty (30) feet.

(4) SIDE SETBACK. There shall be a side setback on each side of the lot having a width of not less than eight (8) feet.

(5) REAR SETBACK. There shall be a rear setback having a depth of not less than twenty (20) feet.

	LOT MINIMUMS			SETBACKS				
	Widths		Area	Front	Back	Side		
						Interior	Corner	
							Interior	Exterior
One Family	60		6,000	30	20	8/8	8	30
Two Family	70		10,500	30	20	8/8	8	30
Three Family	80		14,000	30	20	8/8	8	30
Four Family	80		20,000	30	20	8/8	8	30
Four or more families	80		+20,000 2,500/unit					
Zero Lot Line	60		as above	30	20	16/0	16/0	30
Townhouse	Interior	Corner/end						
	20	50/28		30	20	8/0	8	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.

OFF-STREET PARKING

See Article 7 of this chapter.

LANDSCAPED OPEN SPACE

On any lot, there shall be a minimum of ten (10) percent of landscaped open space in accordance with Article 6 Section 2.16 of this chapter.

MULTIFAMILY PLAY AREAS

See Article 6 Section 2.17 of this chapter.

SURROUNDING ZONING AND LAND USE

The tract contains single family dwellings. The area to the north and west contains industrial uses in an I-2 zoning. The area to the east and south contains residential dwellings in MF-12 zoning.

LAND USE PLAN AND MASTER STREE PLAN

The adopted Comprehensive Land Use Plan indicates Light Industrial/Warehouse use

The Master Street Plan indicates Gates Avenue as a local street and Crutcher as a major 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:

Allow an increase to medium or high density residential use when land value prevents economical development of low density residential.

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Rezoning Petition

STAFF USE ONLY	
Date Application Submitted: November 8 2023	Payment Method: receipt# 9089
Date Accepted as Complete: November 9, 2023	Project Number: RZ3-55

APPLICATION CONTACTS:

Applicant (property owner)	
Name: LD Gibson Properties, LLC	Site/ Location: 1216 Crutcher, 1216 1/2 Crutcher & 314 Gates Ave
E-mail: ljgibson1712@gmail.com	Assessor's Parcel Number(s): 815-27759-000
Address: 2600 Truitt Lane	Current Zoning: I-2
Springdale, AR 72762	Proposed Zoning: MF-12
Phone: 479-409-3991	Total Acreage: .46 +/-

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.

☐ **FILING DEADLINE**

An application must be filed at the Planning Office, City Administration Building, by the deadlines established and approved by the Planning Commission (please refer to Springdale Planning Commission Schedule of Meeting Dates and Submission Deadlines).
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 N. Spring Street, unless otherwise advertised.

☐ **PROPERTY OWNER'S RESPONSIBILITY**

It is the responsibility of the owner to ensure that all necessary procedures are followed in a satisfactory and timely manner and to verify the accuracy and completeness of all 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. R23-55

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 Larry Gibson,Member of LD Gibson Properties, LLC
The record property owner(s), petitioning to rezone the following described area:

Legal Description:

Pt. of NE1/4 of the SW1/4 Section One (1), Township 17 North of Range 30 W being 100 x 200 x 100 x200, approximately .46 acres +/-, City of Srpingdale, Washington County, Arkansas.

Layman's Description:

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

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

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

FROM (current zoning) I-2

TO (proposed zoning) MF - 12

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,property will remain in its current state _____.

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.

Authorized Representative: _____

Mailing Address: 2600 Truitt Lane, Springdale, AR 72762

Phone Number: 479 409 3991

Email: ljgibson1712@gmail.com

VERIFICATION

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

(Property Owner)
PRINTED NAME

Larry J. Gibson, Member of
LD Gibson Properties, LLC

(Property Owner)

(Property Owner)
SIGNATURE

(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 7th day of November, 2023.

DONNA STEWART
NOTARY PUBLIC
REG # 12388408
MY COMMISSION EXPIRES
06/07/2032
WASHINGTON COUNTY, ARKANSAS

Notary Public

R23-55

0 30 60 90

1 INCH = 30 FEET

BASIS OF BEARINGS: ARKANSAS–NORTH STATE PLANE GRID

PARENT TRACT DESCRIPTION – PARCEL 815–28813–000 – W.D. 2015–13919

PART OF THE NE/4 OF THE SW/4 OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 30 WEST, DESCRIBED AS BEGINNING AT THE SE CORNER OF SAID 40 ACRE TRACT, AND RUNNING THENCE NORTH 100 FEET, THENCE WEST 200 FEET, THENCE SOUTH 100 FEET, THENCE EAST 200 FEET TO THE PLACE OF BEGINNING.

SURVEY DESCRIPTION – TRACT 1

PART OF THE NE/4 OF THE SW/4 OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, SPRINGDALE, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SE CORNER OF SAID NE/4 OF THE SW/4, THENCE N 87°39'08" W 149.42 FEET TO A SET IRON PIN AT THE POINT OF BEGINNING, THENCE N 1°44'16" E 99.96 FEET TO A SET IRON PIN, THENCE N 87°31'43" W 68.74 FEET TO A FOUND RAILROAD SPIKE, THENCE S 2°48'37" W 100.10 FEET TO A FOUND IRON PIN, THENCE S 87°39'08" E 70.61 FEET TO THE POINT OF BEGINNING, CONTAINING 6969 SQUARE FEET, AND SUBJECT TO THE RIGHT–OF–WAY OF GATES AVE. AND SUBJECT TO ANY OTHER EASEMENTS OF RECORD OR FACT.

SURVEY DESCRIPTION – TRACT 2

PART OF THE NE/4 OF THE SW/4 OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, SPRINGDALE, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SE CORNER OF SAID NE/4 OF THE SW/4, THENCE N 87°39'08" W 149.42 FEET TO A SET IRON PIN, THENCE N 1°44'16" E 99.96 FEET TO A SET IRON PIN, THENCE S 87°31'43" E 150.36 FEET TO A POINT IN CRUTCHER STREET, THENCE S 2°16'40" W 99.63 FEET TO THE POINT OF BEGINNING, CONTAINING 14958 SQUARE FEET, AND SUBJECT TO THE RIGHT–OF–WAY OF GATES AVE. AND SUBJECT TO ANY OTHER EASEMENTS OF RECORD OR FACT.

Legend:

- ● *Found Iron Pin*
- ○ *Set Iron Pin*
- ▲ *Found Railroad Spike*
- × *Fence*
- -O- *Power Pole*
- E *Overhead Electric*
- G *Gas Line*
- *Gas Meter*
- SS *Sanitary Sewer*
- *Water Meter*
- B.S. *Building Setback*
- R/W *Right of Way*
- *Building Setback*
- *Right-of-Way*
- *Boundary*

I–2 SETBACKS:
FRONT – 30 FEET
FRONT – 50 FEET (IF PARKING BETWEEN R/W AND SETBACK)
REAR – 25 FEET
SIDES – 0 FEET

815–27783–000
BS CRUTCHER WAREHOUSE LLC
PO BOX 664
VAN BUREN, AR 72957
I–2 ZONING

815–28759–000
WILFRIDO HERNANDEZ
1211 CRUTCHER ST
SPRINGDALE, AR 72764
MF–12 ZONING

815–28759–002
ELVIN CRUZ
887 PALISADES AVE
SPRINGDALE, AR 72764
MF–12 ZONING

CRUTCHER STREET
22' ASPHALT – 40' R/W

TRACT 1
6969 SQ. FT.

TRACT 2
14958 SQ. FT.

N 87°31'43" W 68.74'
S 87°31'43" E 150.36'
N 01°44'16" E 99.96'
S 02°48'37" W 100.10'
S 87°39'08" E 70.61'
N 87°39'08" W 149.42'
S 02°16'40" W 99.63'
25' REAR B.S.
50' FRONT B.S.
1 STORY HOUSE
1 STORY BLOCK HOUSE
PARKING
DRIVEWAY & PARKING
NO DOCUMENTED EASEMENTS FOR UTILITIES
P.O.B. TRACT 1
P.O.B. TRACT 2
SE CORNER NE/4 SW/4 SECTION 1 T17N R30W

815–27759–000
LD GIBSON PROPERTIES LLC
2600 TRUITT LANE
SPRINGDALE, AR 72762
I–2 ZONING

815–28760–000
C&W CRUTCHER APARTMENTS LLC
1309 LAWSON
MIDLAND, TX 79701
MF–12 ZONING

815–28813–000
C&W CRUTCHER APARTMENTS LLC
1309 LAWSON
MIDLAND, TX 79701
MF–12 ZONING

GATES AVENUE
22' ASPHALT – 40' R/W

815–22068–000
JOSH WILSON
223 GATES AVE
SPRINGDALE, AR 72764
MF–12 ZONING
GATES ADDITION
BLK 1 LOT 15

815–22069–000
CAROL ANN GILLEAN
402 CRUTCHER ST
SPRINGDALE, AR 72764
MF–12 ZONING
GATES ADDITION
BLK 1 LOT 16

815–22070–000
HAROLD MAYES
3756 S. CARLEY RD
SPRINGDALE, AR 72764
MF–12 ZONING
GATES ADDITION
BLK 1 LOT 17

815–22021–000
IGNACIO MARTINEZ
3903 SOUTHLAND DR
SPRINGDALE, AR 72764
MF–12 ZONING
GATES ADDITION
BLK 1 LOT 8

THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE ACCORDING TO F.E.M.A. MAP 05143C0070F, DATED APRIL 2, 2008.

THIS SURVEY WAS COMPLETED JUNE 6, 2020 AND IS FOR THE SOLE USE OF THE PARTY STATED HEREON.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1181
Signature
G.E. BUESCHER

OWNER'S CERTIFICATION & DEDICATION

I AM THE OWNER OF THE HEREON DESCRIBED PROPERTY AND HEREBY AGREE TO THIS LAND DIVISION AS SHOWN AND ALSO DEDICATE ALL RIGHTS OF WAY AND EASEMENTS AND SETBACKS SHOWN TO AFFECT THIS PROPERTY, AND ALSO HEREBY AGREE THAT APPROVAL OF THIS PLAT DOES NOT GUARANTEE SEPTIC SYSTEM APPROVAL FROM THE STATE HEALTH DEPARTMENT.

SIGNATURE _____
LARRY J GIBSON

SIG NATURE_____
DEBBIE L GIBSON

STATE OF ARKANSAS
COUNTY OF WASHINGTON

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2023.

_____
NOTARY PUBLIC

CITY APPROVAL

SIGNATURE _____ DATE _____
DIRECTOR, PLANNING & COMMUNITY DEVELOPMENT DIVISION

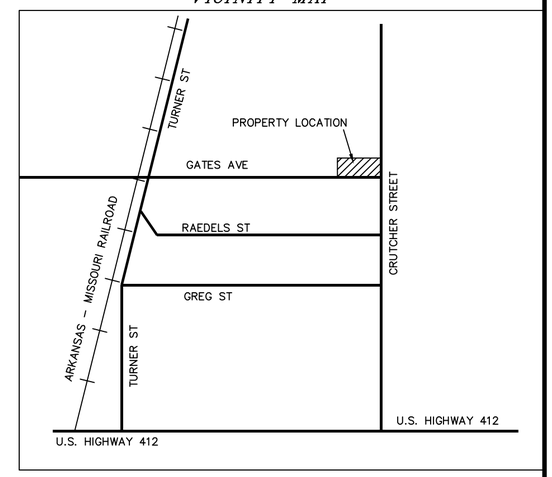
ACCEPTANCE OF DEDICATIONS

_____ _____
CITY CLERK

_____ _____
MAYOR

NORTH

VICINITY MAP



500–17N–30W–0–01–310–72–1181

TRACT SPLIT SURVEY LS23–30

LD GIBSON PROPERTIES LLC

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. 23123	DRAWN BY: GEB	DATE: AUG. 22, 2023

R23-55

Realty Title & Closing Services LLC

1204 E. Joyce, Suite 101
Fayetteville, AR 72703
479-527-8888
www.realtytitleinc.com

File No.: 14-26286T

Adjacent Property Owners

Subject Property:

Current Owner: LD Gibson Properties LLC
Parcel Number: 815-27759-000
Property Address: 314 Gates Ave, 1216 Crutcher St, 1216.5 Crutcher St, Springdale, AR 72764

Adjoining Property Owners:

Parcel Number: 815-22021-000
Current Owner: Ignacio Martinez and Maria Cristina Martinez
Mailing Address: 3903 Southland Dr, Springdale, AR 72764

Parcel Number: 815-22070-000
Current Owner: Harold K. Mayes, Trustee of the Harold K. Mayes Living Trust dated March 7, 2001 and Deborah L. Mayes, Trustee of the Deborah L. Mayes Living Trust dated March 7, 2001
Mailing Address: 3730 S Carley Rd, Springdale, AR 72764

Parcel Number: 815-27753-000
Current Owner: BS Crutcher Warehouse, LLC
Mailing Address: PO Box 664, Van Buren, AR 72957

Parcel Number: 815-28759-002
Current Owner: Elvin Enrique Cortes Cruz
Mailing Address: 1213 Crutcher St, Springdale, AR 72764

Parcel Number: 815-28760-000
Current Owner: C&W Crutcher Apartments, LLC
Mailing Address: 1309 Lawson Ave, Midland, TX 79701

Parcel Number: 815-28813-000
Current Owner: C&W Crutcher Apartments, LLC
Mailing Address: 1309 Lawson Ave, Midland, TX 79701

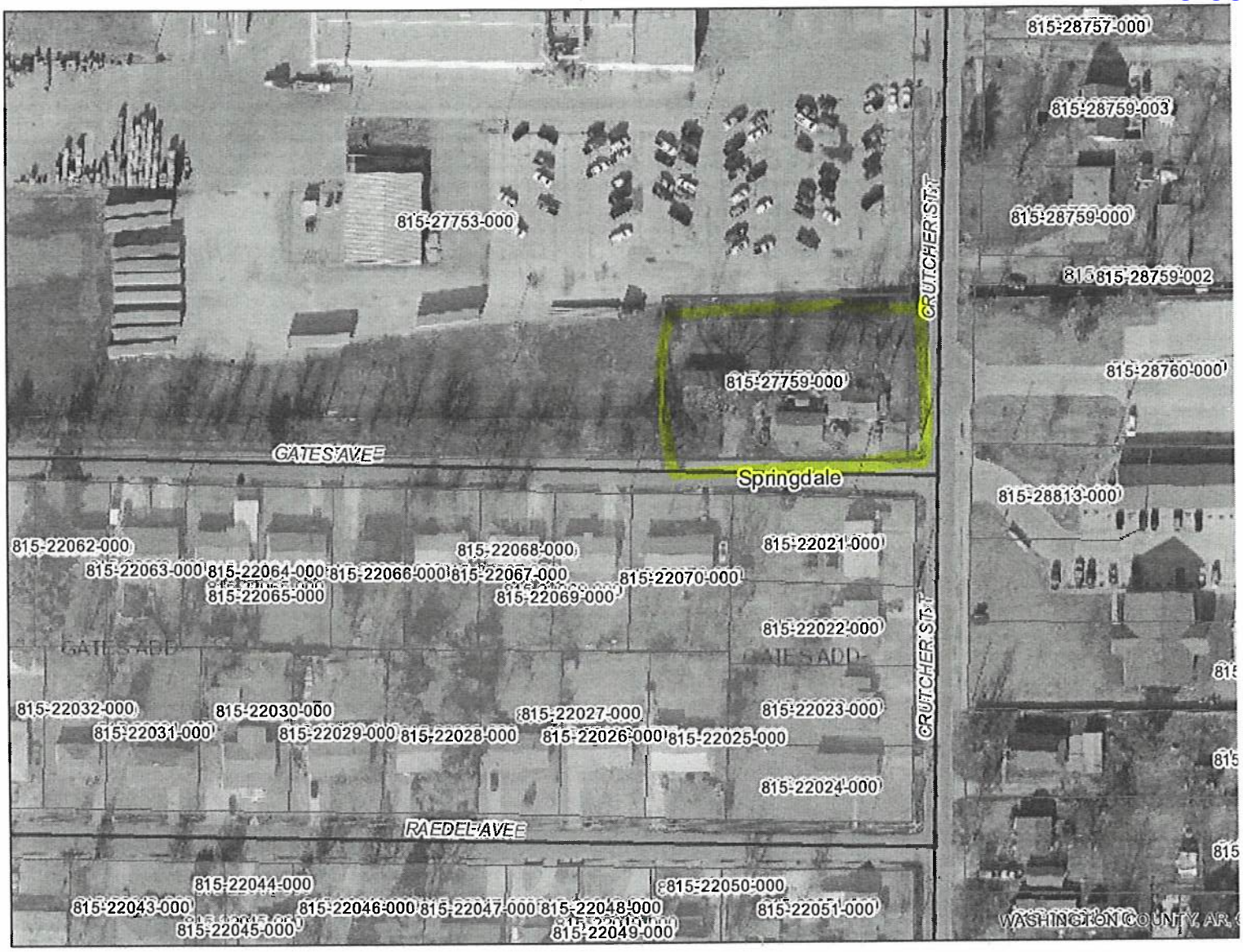
This list is compiled mainly from the Washington County Assessor's Office and is further certified through November 6, 2023.

Issued Through the Office of
Realty Title & Closing Services, LLC
Arkansas Title Agency License No.: 100102353
1204 E. Joyce, Suite 101
Fayetteville, AR 72703
479-527-8888 fax 479-527-8889

By _____
Authorized Signatory
Brittney Pullen

Washington County Public Map System

R23-55



Print Date: 2/6/2014

County Disclaimer: These maps were created by Washington County using data created or acquired by its Assessor's office, Dept. of En Department and in accordance with Arkansas Code 15-21-502 (2) (B), which states "The digital cadastre manages and provides access cadastre does not represent legal property boundary descriptions, nor is it suitable for boundary determination of the individual parcels in Arkansas Code 15-21-502 (6) which indicates that "Digital cadastre' means the storage and manipulation of computerized representation databases." These maps have been developed from the best available sources. No guarantee of accuracy is granted, nor is any respon In no event shall said Washington County be liable for direct, indirect, incidental, consequential or special damages of any kind, including anticipated profits or benefits arising out of use of or reliance on the maps. The parcel lines shown are considered a graphical represent Washington County is in no way responsible for or liable for any misrepresentation or re-use of these maps. Distribution of these maps a and should not be considered authoritative for engineering, legal and other site-specific uses.

PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 11/24/23
PUBLIC HEARING SIGN LOCATION
1201
815-28756-000
815-28758-000
1203
811205757-000
815-27753-000
CRUTCHER ST
815-28759-003
1209
1211 B
815-28759-001
815-28759-004
1211A
1213
815-28759-002
314
815-27759-000
1216 A
1216 B
1305 G201
1305 G102
815-28760-000
815-28760-001
1305 G103
PRIVATE DR
GATES AVE
815-28813-000
815-28813-001
1305 H101
1305 H103
1305 H206
1305 H107
1305 C101
1305 C106
1305 C202
1305 C103
1305 A103-A106
1305 A105
1305 B202
1305 A104
1305 B104
1305 B106
PRIVATE DR
1311 B
1311
815-28816-000
211
213
215
217
219
221
223
225
227
1302
1304
815-22021-000
815-22021306
815-22021310
1312
815-22024-000
206
208
208 1/2
210
212
214
216
218
Planning Commission Meeting
December 5, 2023
0
130
260
Feet
N
PROJECT: R23-55
APPLICANT: LD Gibson Properties
LOCATION: 1216 A/B, 314 Crutcher
REQUEST: Rezoning from I-2 to MF-16
SPRINGDALE
WE'RE MAKING IT HAPPEN

Planning Commission Meeting
December 5, 2023

0 130 260
Feet

PROJECT: R23-55
APPLICANT: LD Gibson Properties
LOCATION: 1216 A/B, 314 Crutcher
REQUEST: Rezoning from I-2 to MF-16

SPRINGDALE
WE'RE MAKING IT HAPPEN

PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 11/24/23
PUBLIC HEARING SIGN LOCATION
815-27753-000
I-2
815-27759-000
314
1216 A
1216 B
GATES AVE
CRUTCHER ST
CRUTCHER ST
1201
815-28756-000
815-28758-000
1203
811205757-000
815-28759-003
1209
815-28759-001
1211 B
815-28759-004
1211 A
MF-12
815-28759-002
1213
815-28760-000
1305 G201
1305 G102
815-28760-001
1305 G103
PRIVATE DR
815-28813-000
815-28813-001
1305 H101
1305 H103
1305 H206
1305 H107
1305 C101
1305 C106
1305 C202
1305 C103
1305 A103-A106
1305 A105
1305 B202
1305 A104
1305 B104
1305 B106
PRIVATE DR
1311 B
1311
815-28816-000
211
213
215
217
219
221
223
225
227
1302
815-22021-000
1304
815-22021306
815-22021310
206
208
208 1/2
210
212
214
216
218
MF-12
1312
815-22024-000
Planning Commission Meeting
December 5, 2023
0
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PROJECT: R23-55
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LOCATION: 1216 A/B, 314 Crutcher
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SPRINGDALE
WE'RE MAKING IT HAPPEN

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: **December 5, 2023**

Re: **R23-56 Rezone**

A request by Richard and Janet Harris 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 .68 acres.

LOT LOCATION AND SIZE

The .68 acre tract is located at 5876 Elm Springs 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 (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

The tract contains a single family dwelling. The area to the north and east contains a residential dwelling unit in A-1 zoning. The area to the south and east is outside the city limits containing residential uses.

LAND USE PLAN AND MASTER STREE PLAN

The adopted Comprehensive Land Use Plan indicates low density residential use.

The Master Street Plan indicates Elm Springs Road as a major 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:

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

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Rezoning Petition

STAFF USE ONLY

Date Application Submitted: November 9, 2023 Payment Method: Receipt #9145

Date Accepted as Complete: November 9, 2023 Project Number: R23-56

APPLICATION CONTACTS:

Applicant (property owner)	Site/ Location:
Name: Richard + Janet Harris	5876 S Elm Springs Rd Springdale, AR 72762
E-mail: janetkharris@gmail.com	Assessor's Parcel Number(s): 815-30933-000
Address: 6476 Apple Shed Ave Springdale, AR 72762	Current Zoning: A-1
Phone: 479-530-1043	Proposed Zoning: C-2
	Total Acreage: .70

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.

☐ **FILING DEADLINE**

An application must be filed at the Planning Office, City Administration Building, by the deadlines established and approved by the Planning Commission (please refer to Springdale Planning Commission Schedule of Meeting Dates and Submission Deadlines).
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 N. Spring Street, unless otherwise advertised.

☐ **PROPERTY OWNER'S RESPONSIBILITY**

It is the responsibility of the owner to ensure that all necessary procedures are followed in a satisfactory and timely manner and to verify the accuracy and completeness of all 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. R23-56

PETITION FOR REZONING

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

Legal Description:

Layman's Description: 5876 Elm Springs Road

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

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

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

FROM (current zoning) A-1

TO (proposed zoning) C-2

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 _____(Yes or No).

2. **Develop** the property yes (Yes or No), and if so, the proposed use is Physical Therapy office, Service Master office

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: Structure will remain the same on exterior. Interior will be built out for office space. Parking lot will be added.

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.

Authorized Representative: Janet Harris

Mailing Address: 6476 Apple Shed Ave Springdale, AR 72762

Phone Number: 479-530-1043

Email: janetkharris@gmail.com

VERIFICATION

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

(Property Owner)
PRINTED NAME
RICHARD L HARRIS

(Property Owner)

(Property Owner)
SIGNATURE
Janet Harris

(Property Owner)

State of Arkansas)
) ss.
County of Washington)

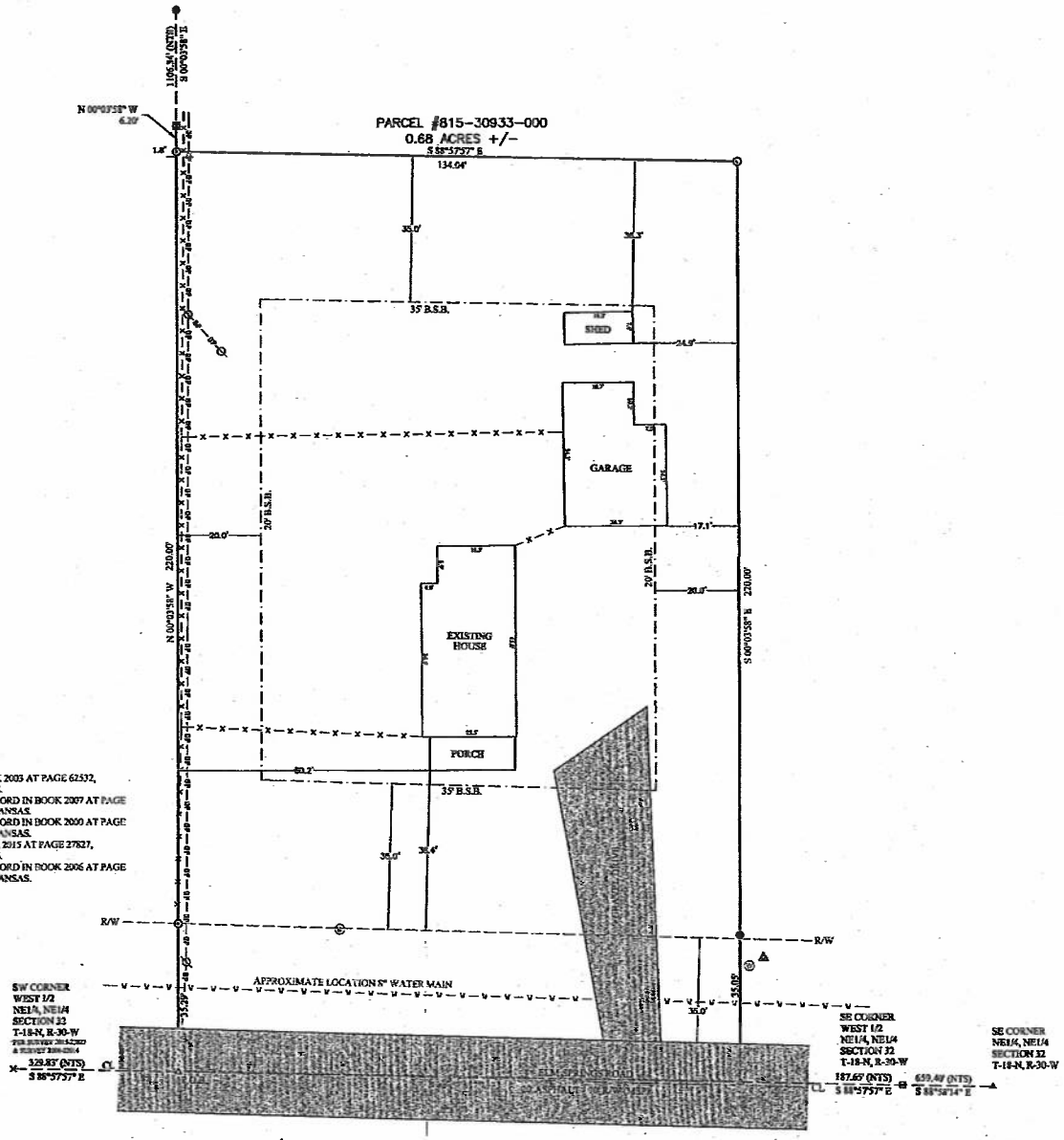
SUBSCRIBED AND SWORN TO before me, a Notary Public, this 9th day of September, 2023.

NATALIE M PRIDMORE
Notary Public - Arkansas
Washington County
Commission # 12711057
My Commission Expires Jul 2, 2030

Notary Public

R23-56

PLAT OF SURVEY



FIELD WORK:
OCTOBER 26 & 27, 2015

BASIS OF BEARING:
ASSUMED

REFERENCE DOCUMENTS:
1) WARRANTY DEED FILED FOR RECORD IN BOOK 2003 AT PAGE 62532, RECORDS OF WASHINGTON COUNTY, ARKANSAS.
2) LOT SPLIT DATED 12/21/07 AND FILED FOR RECORD IN BOOK 2007 AT PAGE 46573, RECORDS OF WASHINGTON COUNTY, ARKANSAS.
3) LOT SPLIT DATED 08/03/00 AND FILED FOR RECORD IN BOOK 2000 AT PAGE 67344, RECORDS OF WASHINGTON COUNTY, ARKANSAS.
4) PLAT OF SURVEY FILED FOR RECORD IN BOOK 2015 AT PAGE 27827, RECORDS OF WASHINGTON COUNTY, ARKANSAS.
5) LOT SPLIT DATED 03/21/05 AND FILED FOR RECORD IN BOOK 2006 AT PAGE 23014, RECORDS OF WASHINGTON COUNTY, ARKANSAS.

PROPERTY ZONED:
A-1

BUILDING SETBACKS:

FRONT	35ft
SIDE (INTERIOR)	20ft
SIDE (EXTERIOR)	35ft
REAR	35ft

SURVEY DESCRIPTION:

A PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT IN ELM SPRINGS ROAD WHICH IS S88°57'57"E 329.83' FROM THE SOUTHWEST CORNER OF SAID WEST HALF AND RUNNING THENCE N00°03'58"W 220.00', THENCE S88°57'57"E 134.04', THENCE S00°03'58"E 220.00', THENCE N88°57'57"W 134.04' TO THE POINT OF BEGINNING, CONTAINING 0.68 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN THE RIGHT-OF-WAY FOR ELM SPRINGS ROAD AND ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NOTE:
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. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.

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 #05143C0055F. DATED 05/ 16/ 2008)

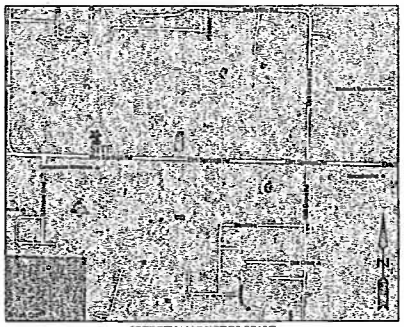
0' 20' 40' 60'
GRAPHIC SCALE (IN FEET)
1 inch = 20ft.

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 27th DAY OF OCTOBER, 2015.

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS — No. 1868 — DERRICK L. THOMAS

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 16-400

FOR USE AND BENEFIT OF:
DAVID MARBURY
ADDRESS: 6978 ELM SPRINGS ROAD SPRINGDALE, ARKANSAS
DATE: 10/28/15 | SCALE: 1" = 20'
LOCATION: SECTION: 32 TOWNSHIP: 18 NORTH RANGE: 30 WEST
SURVEYED: JR | DRAFTED: BH | REVIEWED: DT

Bates & Associates, Inc.
Civil Engineering Land Surveying Landscape Architecture
2708 S. Memorial Ridge Dr. - Fayetteville, Arkansas 72704 - 479.443.5100 - Fax 479.521.9555

BATES & ASSOCIATES, INC. Copyright 2015
This survey was conducted for the purpose of project, whose intended owner is listed. This plat is protected by copyright. Its use including the intended initial user signature on the plat without the express written consent of Bates & Associates, Inc. Surveyor has made an independent investigation for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts which a complete and accurate title search may disclose. Any flood statement qualifies use only, and is the federal flood map and Bates & Associates, Inc. assumes no liability for the accuracy of the hazard identification. Unauthorized alteration or addition to this survey document is a violation of applicable laws. Bates & Associates, Inc. will be prosecuted to the fullest extent of the law.

Location Map:
R-30-W
32
T-18-N

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

- FOUND 5/8" REBAR/CAP
- RAILROAD SPIKE
- FOUND 1/2" REBAR
- NAIL
- "X" IN ASPHALT
- SET 5/8" REBAR/CAP
- WATER METER
- POWER POLE
- GAS MARKER
- BOUNDARY LINE (MEASURED)
- FORTY LINE/TIE LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- OVERHEAD POWER LINE
- FENCE
- BUILDING SETBACK
- WATER LINE

RECORDING NUMBER/DATE
Doc ID: 016540570001 Type: REL
Kind: Survey
Recorded: 11/03/2015 At 12:10:25 PM
Fee Amt: $15.00 Page 1 of 1
Washington County, AR
Kyle Sylvester Circuit Clerk
File 2015-00031414

R23-56

1204 E. Joyce, Suite 101
Fayetteville, AR 72703
479-527-8888
www.realtytitleinc.com

File No.: 23-81196T

Adjacent Property Owners

Subject Property:

Current Owner: Richard L. Harris and Janet K. Harris
Parcel Number: 815-30933-000
Property Address: 5876 Elm Springs Rd, Springdale, AR 72762
Mailing Address: 5876 Elm Springs Rd, Springdale, AR 72762

Adjoining Property Owners:

Current Owner: Stephen V. Ball
Parcel Number: 815-30932-000
Property Address: 5838 Elm Springs Rd, Springdale, AR 72762
Mailing Address: 5838 Elm Springs Rd, Springdale, AR 72762

Current Owner: Stephen V. Ball
Parcel Number: 750-00637-010
Property Address: N/A
Mailing Address: 5838 Elm Springs Rd, Springdale, AR 72762

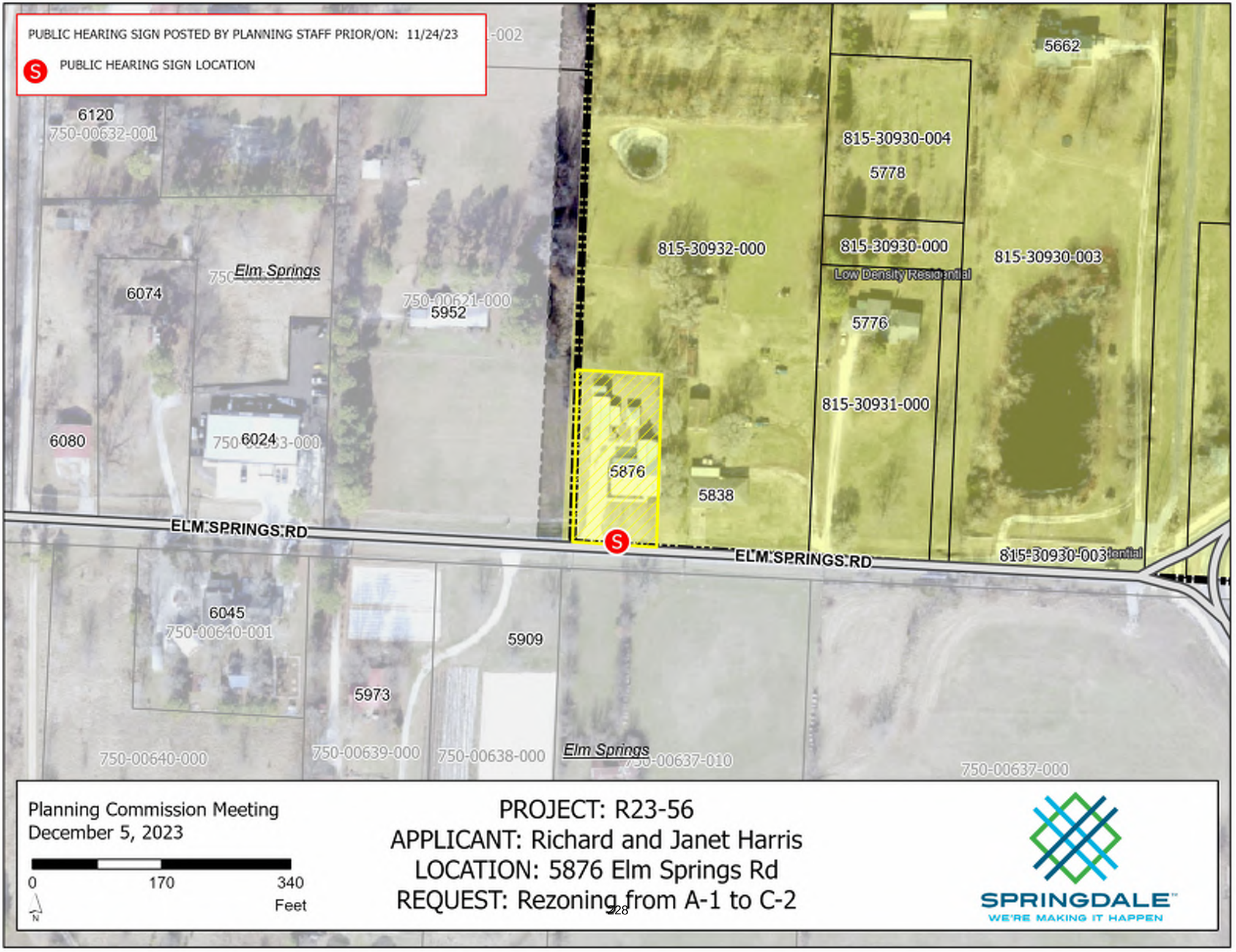
Current Owner: Kevin E. Blythe, Trustee of The Kevin E. Blythe Revocable Trust, U/T/D 9/30/19; and Dorothy L. Blythe (life estate)
Parcel Number: 750-00621-000
Property Address: 5952 Elm Springs Rd, Springdale, AR 72762
Mailing Address: 5952 Elm Springs Rd, Springdale, AR 72762

This list is compiled mainly from the Washington County Assessor's Office and is further certified through October 27, 2023.

Issued Through the Office of
Realty Title & Closing Services, LLC
Arkansas Title Agency License No.: 100102353
1204 E. Joyce, Suite 101
Fayetteville, AR 72703
479-527-8888 fax 479-527-8889

By: Brittney Pullen
Authorized Signatory
Brittney Pullen

PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 11/24/23
PUBLIC HEARING SIGN LOCATION
6120
750-00632-001
6074
Elm Springs
750-00621-000
5952
6080
6024
5876
5838
5662
815-30930-004
5778
815-30932-000
815-30930-000
815-30930-003
5776
815-30931-000
ELM SPRINGS RD
ELM SPRINGS RD
815-30930-003
6045
750-00640-001
5909
5973
750-00640-000
750-00639-000
750-00638-000
Elm Springs
750-00637-010
750-00637-000
Planning Commission Meeting
December 5, 2023
0
170
340
Feet
N
PROJECT: R23-56
APPLICANT: Richard and Janet Harris
LOCATION: 5876 Elm Springs Rd
REQUEST: Rezoning from A-1 to C-2
SPRINGDALE
WE'RE MAKING IT HAPPEN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5778
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815-30930-000
Low Density Residential
815-30930-003
5776
815-30931-000
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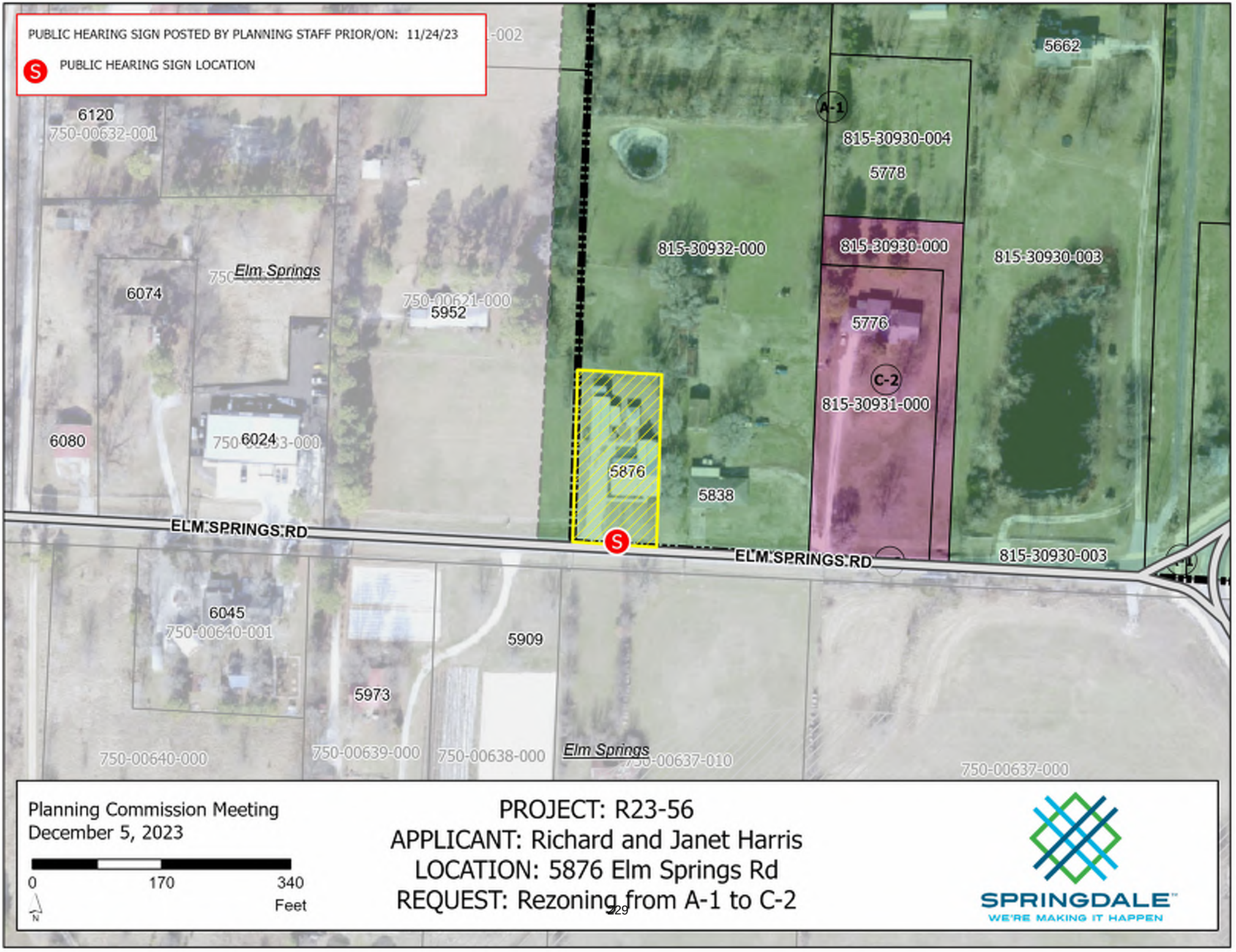
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WE'RE MAKING IT HAPPEN

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PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: **December 5, 2023**

Re: **R23-57 Rezone**

A request by C. L. George and Sons 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 16.52 acres.

LOT LOCATION AND SIZE

The 16.52 acre tract is located at 561 Apple Road, South side of Apple Road and west side of Gene George Blvd.

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 (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

The tract is undeveloped. The area to the north contains a mixture of residential and commercial uses in A-1 zoning. The area to the east is undeveloped in A-1 zoning. The area to the south is undeveloped in A-1 zoning and an expansion of a PUD that contains multi-family dwellings. The area to the west is undeveloped.

LAND USE PLAN AND MASTER STREE PLAN

The adopted Comprehensive Land Use Plan indicates Regional Commercial use.

The Master Street Plan indicates Apple Road as a local street and Gene George Boulevard as a major 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:

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

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

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

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Petition for Rezoning

STAFF USE ONLY

Date Application Submitted: November 13, 2023 Payment Method: Receipt #9202

Date Accepted as Complete: November 14, 2023 Project Number: R23-57

APPLICATION CONTACTS:

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

Applicant (person making request)	Review Point of Contact for Question & Staff Reviews
Name: CL George and Sons LP	Name: Crafton Tull - Libby Topping
E-mail: matt.brown@georgesinc.com	E-mail: libby.topping@craftontull.com
Address: PO Box G Springdale, AR 72764	Address: 901 N. 47th Street, Suite 400 Rogers, AR 72756
Phone: 479-530-7876	Phone: 479-636-4838
Site/ Location: SW the intersection of Gene George Blvd and Apple Road	Current Zoning District: A-1
Assessor's Parcel Number(s): 815-30835-000 & 815-30836-200	Desired New Zoning: C-5
	Total Acreage: 16.52 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.

File No. R23-57

PETITION FOR REZONING

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

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

Legal Description:

REZONE DESCRIPTION PART OF 815-30835-000 & 815-30836-200
BEING A PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 30 WEST OF THE 5TH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8; THENCE SOUTH 02° 26' 55" WEST ALONG THE EAST LINE THEREOF, A DISTANCE OF 173.55 FEET; THENCE DEPARTING SAID EAST LINE NORTH 87° 33' 05" WEST A DISTANCE OF 41.06 FEET TO THE EXISTING WEST RIGHT-OF-WAY OF SOUTH GENE GEORGE BOULEVARD AND THE POINT OF BEGINNING; THENCE SOUTH 02° 18' 59" WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 495.35 FEET TO THE HEREIN DESCRIBED SOUTH BOUNDARY OF THE REZONE; THENCE ALONG SAID SOUTH BOUNDARY FOR THE FOLLOWING FOUR (5) CALLS:
1)DEPARTING SAID RIGHT-OF-WAY NORTH 87° 33' 05" WEST A DISTANCE OF 529.51 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
2)254.22 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 464.50 FEET BEING SUBTENDED BY A CHORD BEARING NORTH 71° 52' 20" WEST A DISTANCE OF 251.06 FEET;
3)NORTH 56° 11' 34" WEST A DISTANCE OF 151.73 FEET TO A NON-TANGENT CURVE TO THE LEFT;
4)402.54 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 735.50 FEET SUBTENDED BY A CHORD BEARING NORTH 71° 52' 20" WEST A DISTANCE OF 397.54 FEET;
5)NORTH 87° 33' 05" WEST A DISTANCE OF 1.76 FEET TO THE HEREIN DESCRIBED WEST LINE OF THE REZONE.
THENCE DEPARTING SAID SOUTH BOUNDARY NORTH 02° 05' 28" EAST ALONG SAID WEST LINE, A DISTANCE OF 387.50 FEET TO THE SOUTH RIGHT-OF-WAY OF APPLE ROAD; THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING SIX (6) CALLS:
1)THENCE DEPARTING SAID WEST LINE SOUTH 87° 49' 42" EAST A DISTANCE OF 1018.43 FEET;
2)SOUTH 02° 55' 42" WEST A DISTANCE OF 3.03 FEET;
3)SOUTH 86° 42' 55" EAST A DISTANCE OF 157.42 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
4)81.34 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 80.50 FEET SUBTENDED BY A CHORD BEARING SOUTH 57° 46' 11" EAST A DISTANCE OF 77.92 FEET;
5)SOUTH 28° 49' 28" EAST A DISTANCE OF 46.60 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
6)70.93 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 130.50 FEET SUBTENDED BY A CHORD BEARING SOUTH 13° 15' 14" EAST A DISTANCE OF 70.06 FEET
TO THE POINT OF BEGINNING CONTAINING 16.52 ACRES MORE OR LESS BEING SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.

Layman's Description: SW the intersection of Gene George Blvd and Apple Road

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

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

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

FROM (current zoning) A-1

TO (proposed zoning) C-5

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

1. **Sell** the property _____(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 or No).

2. **Develop** the property YES (Yes or No), and if so, the proposed use is Commercial/Office.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: The proposed zoning is compatible with the surrounding zoning and Springdale's Future Growth Map.

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: Crafton Tull

Address: 901 N. 47th Street, Rogers, AR 72756

PETITIONER/OWNER **SIGNATURE** Gary C. Hogan

MAILING ADDRESS: P.O. Drawer G, Springdale AR 72765-2030

TELEPHONE: 479-927-7000 DATE: 10/31/23

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.

SIGNATURE
(Property Owner)

(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 31 day of October, 2023.

KRISTINA COURTNEY
Notary Public-Arkansas
Washington County
My Commission Expires 07-21-2028
Commission # 12708082

Notary Public

R23-57

Rezoning Application

Date: 11/13/2023 Permit No.: 230410

Applicant / Owner

Applicant Name:	CL George and Sons LP	Owner Name:	CL George and Sons LP
Address:	PO Box G	Address:	PO Box G
City, State, Zip:	[Applicant City, State, ZIP]	City, State, Zip:	Springdale, AR 72764
Phone:	[Applicant Phone Number]	Phone:	4795307876
Email:	matt.brown@georgesinc.com	Email:	matt.brown@georgesinc.com
Application Contact:	Representative		

Property

Job Address:	SW the intersection of Gene George Blvd and Apple Road	Desired Zoning:	C-5
		Total Acreage:	16.52
Parcel No(s).:	815-30835-000 & 815-30836-200		
Current Zoning:	A-1		

Legal Description: See attached

Layman's Description: SW the intersection of Gene George Blvd and Apple Road

Review Contact / Intentions

Review Contact:	Libby Topping	Address:	901 N 47th Street
E-mail:	libby.topping@craftontull.com	Phone:	4796364838

The Petitioner's immediate intentions are to:

1. **Sell** the property **No**, and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title
2. **Develop** the property **Yes**, and if so, the proposed use is Commercial/Office
3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: The proposed zoning is compatible with the surrounding zoning and Springdale's Future Growth Map

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.

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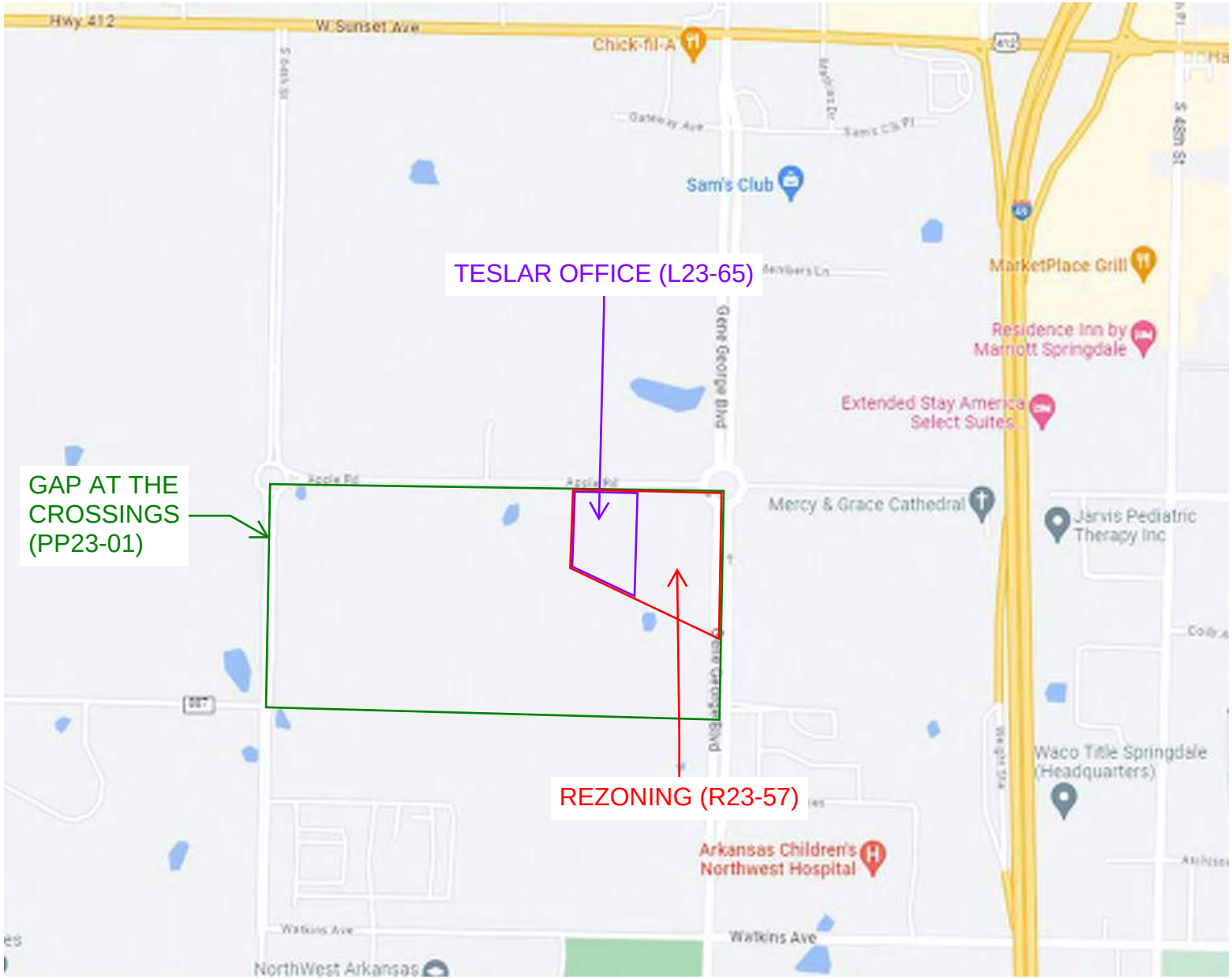
Libby Topping	11/13/2023
Name	Date

VICINITY MAP

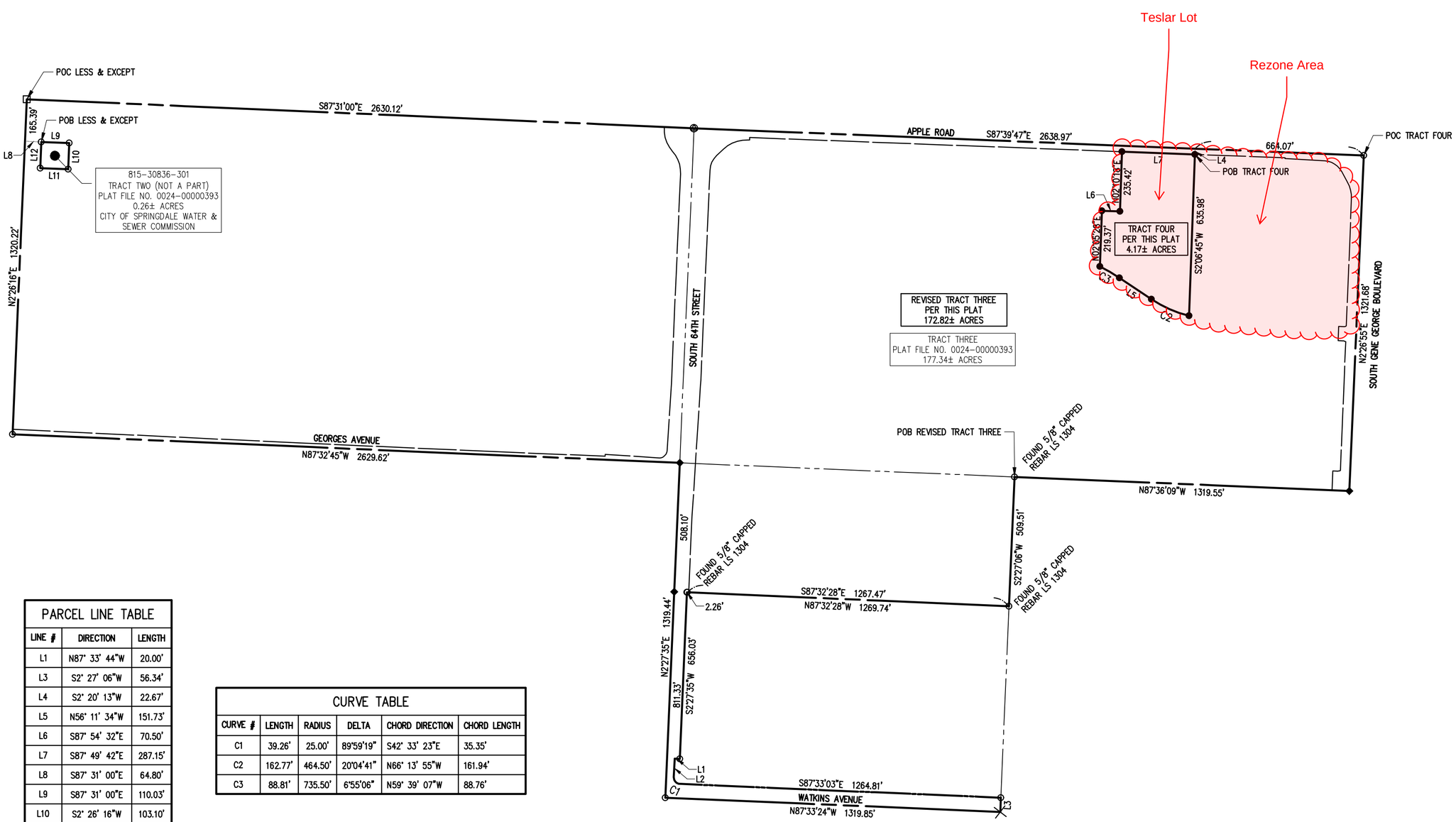


BOUNDARY SHEET

R23-57, PP23-01, L23-65
Exhibit

GRAPHIC SCALE IN FEET
300' 0 300'

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



PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N87° 33' 44"W	20.00'
L3	S2° 27' 06"W	56.34'
L4	S2° 20' 13"W	22.67'
L5	N56° 11' 34"W	151.73'
L6	S87° 54' 32"E	70.50'
L7	S87° 49' 42"E	287.15'
L8	S87° 31' 00"E	64.80'
L9	S87° 31' 00"E	110.03'
L10	S2° 26' 16"W	103.10'
L11	N87° 31' 00"W	110.03'
L12	N2° 26' 16"E	103.10'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	39.26'	25.00'	89°59'19"	S42° 33' 23"E	35.35'
C2	162.77'	464.50'	20°04'41"	N66° 13' 55"W	161.94'
C3	88.81'	735.50'	6°55'06"	N59° 39' 07"W	88.76'

- FOUND FENCE CORNER POST
- FOUND CHISELED "X"
- FOUND MAGNAIL
- SET MAGNAIL W/WASHER EMBOSSED LS1304
- FOUND IRON PIN AS NOTED
- SET 5/8" REBAR W/CAP EMBOSSED LS1304
- FOUND STATE MONUMENT
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- SECTION SUBDIVISION LINE

RECORD INFORMATION

STATE PLAT CODE:
500-17N-30W-0-08-412-72-1304

SEAL

REGISTERED
STATE OF ARKANSAS
No. 1304
MARK A. MEADOR
PROFESSIONAL LAND SURVEYOR

INFORMAL PLAT OF TRACT 3 OF PLAT 24-393
CREATING TRACT 4
OF THE N/2 NE/4, N/2 NW/4, & SW/4 NE/4 OF
SECTION 08, TOWNSHIP 17 NORTH, RANGE 30 WEST
WASHINGTON COUNTY, ARKANSAS

PREPARED FOR:
C.L. GEORGE AND SONS, LP

SPRINGDALE ARKANSAS

DATE: 10/31/2023
PROJECT NO: 22104900
CONTACT: M. MEADOR

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

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

© 2023 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE

SHEET NO.:
3 OF 4

DRAWING: G:\22104900_THEGAP\INFRASTRUCTURE\SURVEY\DWG\22104900_INFORMAL PLAT (LOT SPLIT) PAGE 3.DWG
LAYOUT: SHEET 3 , LAST SAVED: JBS241, 11/1/2023 12:26:01 PM
LAST PLOTTED BY: JOSHUA BEMBENEK, 11/1/2023 12:26:07 PM [PLOTTED BY:* VALID ON HARD COPY ONLY]

Order No: 23-44703-143 -Rezone- Job# 22104900
Prepared For: Crafton Tull

October 31, 2023

We hereby certify that we have searched the records of Washington County, Arkansas, for the property owners located within 300 feet of a tract of land as described on the attached Exhibit "A", being a portion of a larger tract of land designated in the records of Washington County Arkansas as parcel number(s) 815-30836-200 & 815-30835-000, and the following information was found:

1. Parcel Number 815-30827-700
   C L GEORGE & SONS
   PO BOX G
   SPRINGDALE, AR 72765

2. Parcel Number 815-30827-100
   ROBERT LEROY MCALLISTER TRUST ; MARY JONES MCALLISTER TRUST
   5960 APPLE RD
   SPRINGDALE, AR 72762-0780

3. Parcel Number 815-30827-200
   LINDA M HATHORN REVOCABLE TRUST
   1958 GENE GEORGE BLVD
   SPRINGDALE, AR 72764

4. Parcel Number 815-30832-000
   LINDA M HATHORN REVOCABLE TRUST
   1958 GENE GEORGE BLVD
   SPRINGDALE, AR 72764

5. Parcel Number 815-30075-160
   JOHN M REDDISH
   5428 APPLE RD
   SPRINGDALE, AR72762-0700

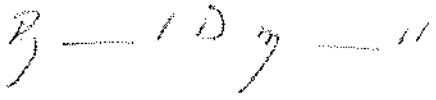
6. Parcel Number 815-29107-190
   C L GEORGE & SONS
   PO BOX G
   SPRINGDALE, AR 72765

7. Parcel Number 815-30835-000
   C L GEORGE & SONS
   PO BOX G
   SPRINGDALE, AR 72765

8. Parcel Number 815-30836-200
   C L GEORGE & SONS
   PO BOX G
   SPRINGDALE, AR 72765

This report is an adjacent property owners search of the records and is not to be construed as a title insurance binder, legal opinion or commitment to insure. Elite Title Company Inc. is neither expressing or attempting to express any opinion as to the validity of the title to property described above nor expressing or attempting to express the validity of any encumbrances, either recorded or unrecorded, that might pertain to the property described above. Although Elite Title Company Inc. considers the information stated above to be accurate, no assurances are made nor does Elite Title Company Inc. assume any liability for either the inaccuracy of any information stated herein or omissions of information hereto. Liability herein is limited to the amount paid for this certificate. The adjacent property owner search is intended for the exclusive use of the addressee for informational purposes only. For assurances as to the title to the property described above, addressee should obtain a title insurance commitment/policy.

Elite Title Company, Inc.

By: 

Raymond D Mansell

LEGEND (EXISTING SYMBOLS)

SYMBOLS		LINEWORK	
⊙	FOUND IRON PIN		CURB
☼	LIGHT POLE		RIGHT OF WAY
			ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS		LINEWORK	
●	SET IRON PIN		CURB
✷	LIGHT POLE		BUILDING SET BACK
	DUMPSTER SCREENED WITH MATERIALS SIMILAR TO BUILDING (DESIGNED BY ARCH)		RIGHT OF WAY
			PROPERTY LINE
			ROAD CENTERLINE
			PHASE LINE
			SIDEWALK
			PHASE 1
			PHASE 2
			PHASE 3

11
226454.88 SQ FT
5.20 ACRES

PHASE 2

10
256791.80 SQ FT
5.90 ACRES

9
[illegible].54 SQ FT
7.17 ACRES

PHASE 1

8
388015.82 SQ FT
8.91 ACRES

PHASE 2

14
469049.18 SQ FT
10.77 ACRES

15
508788.26 SQ FT
11.68 ACRES

12
441218.13 SQ FT
10.13 ACRES

PHASE 3

13
318480.58 SQ FT
7.31 ACRES

VARIABLE WIDTH PUBLIC STREET & UTILITY EASEMENT REAL PROPERTY RECORD FILE #2007-00012154 (RATIFIED)

GRAPHIC SCALE IN FEET
100' 0 100'

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

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

PP23-01

GAP AT THE CROSSINGS

SPRINGDALE, ARKANSAS

Key Plan

APPLE ROAD

S. 64TH ST

A B C D

No.	Description	Date

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PROJECT NO: 22104900
ISSUE DATE: 01/19/2023
CONTACT: D. ELLIS
QC by:
QC Date:

PRELIMINARY PLANS

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

NOT FOR CONSTRUCTION ··· REVIEW SET ···

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PHASING PLAN

C-005

DRAWING C:\22104900_CREATAPP\WIP\STRUCTURE\CIVIL\DWG\OVERALL SITE PLAN.DWG
LAYOUT: PHASING PLAN
PLOTTED: 1/19/2023 2:57 PM BY: CHRIS BEATTY

Planning and Community Development Division City of Springdale

Memo

To: Planning Commission

From: Staff

Date: **December 5, 2023**

RE: **L23-65** **Large Scale Development** **Teslar**

Planning Comments:

1. This Large-Scale Development Plan has been given the number L23-65. 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:

All Building and Fire Comments Addressed

Engineering Comments:

PROJECT NUMBER: L23-65
PROJECT NAME: TESLAR
REVIEW DATE: 11/8/2023
REVIEWED BY: KATIE HOLLINGSHEAD, PE, CFM

Flood Zone: X
Location: SW corner of Gene George and Apple Rd intersection
Disturbed Area: approx. 4 acres

STANDARD COMMENTS

- Projects with disturbed areas greater than 0.5 acres must apply for a Grading Permit. Submit the following via iWorq Portal: https://springdalear.portal.iworq.net/portalhome/springdalear
    - Application
    - Stormwater Pollution Prevention Plan (SWPPP)
    - ~~Notice of Coverage (5 acres or larger) or~~ Automatic Site Coverage (under 5 acres)

- Submit Grading Permit fee to the City Clerk's office
    - ~~$250 for sites under 1 acre~~
    - $500 for sites 1 acre and larger

- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.

- 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.

- 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.

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted: November 2, 2023 Payment Method: Receipt # 9201

Date Accepted as Complete: _____ Project Number: L23-65

Must meet the below criteria for a Large Scale Submittal:

- ☒ Pre-application meeting held with Springdale Planning Department. Date: 10.2.2023
- ☒ Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.
  This has been included for rezoning area. Will this be acceptable?
  (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) (Included in plan set)
- ☒ Submit a copy of the warranty deed showing ownership of property.
- ☒ Submit a unified lighting plan in pdf format. (If Applicable) (Included in plan set)
- ☒ 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: THE SPRINGDALE TECH PARK LIMITED PARTNERSHIP

E-mail: omcadoo@teslarsoftware.com

Address: 4700 South Thompson, Suite A-102 Springdale, AR 72764

Phone: 479-927-022

Site/ Location: SW the intersection of Gene George Blvd and Apple Road

Assessor's Parcel Number(s): 815-30835-000 & 815-30836-200

Development Point of Contact for Question & Staff Reviews

Name: Crafton Tull - Libby Topping

E-mail: libby.topping@craftontull.com

Address: 901 N. 47th Street, Suite 400 Rogers, AR 72756

Phone: 479-636-4838

Current Zoning District: A-1

Rezone required: Rezone Request to C-5 also submitted

Total Acreage: 4.17 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): Joseph Ehrhardt Date: 10-30-23

Signature:

Staff Notes:

Crafton Tull

Teslar / Grap Meeting w/ Springdale Planning + Engineering

Job No. _____ Sheet No. _____ of _____

Client: _____

Project: _____

Subject: Christie Patsy, Katie Hollingshead, Ali + Libby present

Calculated By: _____ Date: _____

Scale: _____ Today's Date: 10/2/23

Checked By: _____ Date: _____

L23-65

Pre-Application Notes

Lot Split for Lot 9
→ phasing plan on Grap Prelim Plat drawings
Large Scale based on legal desc for Lot 9
^ For Teslar

Rezone lots 8+9 to Commercial

~~look~~ or at C-2 + eliminate uses they would never ~~want~~ to use

(C-5) allows hotel + restaurant w/ drive thru

application for prelim plat ammendment

* overlay district lighting required

Screening options against access easement + Apple Rd

off street loading

look in overlay district section for ammenities not commercial design standards

arch. needs to provide common signage plan. approved by Patsy

TESLAR OFFICE BUILDING

SPRINGDALE, ARKANSAS

LARGE SCALE DEVELOPMENT - #L23-65
REZONING - #R23-57

LEGEND (EXISTING SYMBOLS)

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

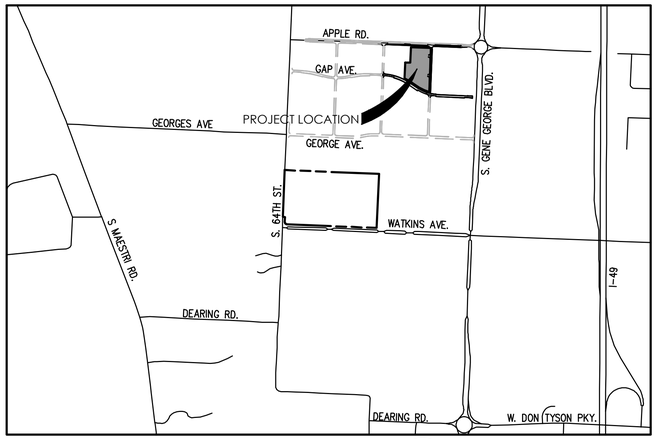
DROP/CURB INLET
GRATED INLET
TREE
TREE TO BE REMOVED

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	INTERMEDIATE CONTOUR
TELEPHONE PEDESTAL	INDEX CONTOUR
TV PEDESTAL	SANITARY SEWER LINE
MANHOLE	GAS LINE
SANITARY SEWER CLEANOUT	WATER LINE
GAS METER	UNDERGROUND TELEPHONE
GAS VALVE	UNDERGROUND ELECTRIC
STORM SEWER PIPE	OVERHEAD ELECTRIC
STRUCTURE NUMBER	FIBER OPTIC
WATER VALVE	UNDERGROUND TELEVISION
FIRE HYDRANT ASSEMBLY (INCLUDES 8"X6" TEE)	CHAIN LINK FENCE
AIR RELEASE VALVE	WOOD FENCE
FIRE DEPARTMENT CONNECTION	BARBED WIRE FENCE
WATER METER	BUILDING SET BACK
BACK FLOW PREVENTER	RIGHT OF WAY
REDUCER	PROPERTY LINE
RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	ROAD CENTERLINE
CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	

SITE STABILIZATION AND CERTIFICATION

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



VICINITY MAP (NTS)

GENERAL NOTES

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

"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."

PROJECT INFORMATION:

SITE ADDRESS:
TBD
ZONING:
A-1 TO C-5
BUILDING USE:
OFFICE

BUILDING SETBACKS:

FRONT	30'
FRONT	50' WITH PARKING BETWEEN ROW
SIDE	0' (SUBJECT TO APPLICABLE FIRE AND BUILDING CODES)
SIDE	20' (WHEN CONTIGUOUS TO A RESIDENTIAL ZONING)
REAR	20'

SITE CALCULATIONS:
SITE AREA 4.06± ACRES (176,917± SQ FT)
LANDSCAPE BUFFER:

FRONT	10'
SIDE	5'
REAR	5'

FINISHED FLOOR ELEVATIONS:
REFER TO GRADING PLANS
BUILDING HEIGHT:
42'-0"
BUILDING SIZE:
22,175± SQ. FT. (1ST FLOOR)
16,056± SQ. FT. (2ND FLOOR)
9,741± SQ. FT. TOTAL (3RD FLOOR)
47,972± SQ. FT. TOTAL (3-STORIES)
REQUIRED PARKING:
1 SPACE PER 300 SQUARE FEET OF NET FLOOR AREA
10,001-20,000 SQUARE FEET: 95% OF REQUIREMENT
20,001-30,000 SQUARE FEET: 90% OF REQUIREMENT
30,001-40,000 SQUARE FEET: 85% OF REQUIREMENT
40,001 SQUARE FEET AND UP: 80% OF REQUIREMENT
33 STALLS FOR FIRST 10,000 SQUARE FEET
FOR REMAINING SQUARE FEET: 37,972 SQ. FT. / 300 = 127 X .85 = 108 STALLS
TOTAL REQUIRED = 108 STALLS + 33 STALLS = 141 TOTAL STALLS
101 - 150 PARKING STALLS = 5 ADA STALLS
PROVIDED PARKING:
161 STANDARD STALLS
6 ADA PARKING STALLS
167 TOTAL STALLS
LOADING SPACES REQUIRED: 40,000-100,000 FLOOR AREA SQ FT = 3
LOADING SPACES PROVIDED: 3

CONTACT INFORMATION

OWNER/DEVELOPER: THE SPRINGDALE TECH PARK, A LIMITED PARTNERSHIP
4700 S THOMPSON, SUITE A-102
SPRINGDALE, AR 72764
(479) 927-0200
OMCADOO@TESLARSOFTWARE.COM

SITE ENGINEER: CRAFTON TULL
ALI KARR, P.E.
901 N. 47TH ST., SUITE 400
ROGERS, AR 72756
(479) 636-4838
ALI.KARR@CRAFTONTULL.COM

WATER & SEWER: SPRINGDALE WATER UTILITIES
525 OAK ST.
SPRINGDALE, AR
(479) 751-5751

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

PROPERTY DESCRIPTION

PARCEL # 815-30836-XXX

TRACT FOUR DESCRIPTION

BEING A PART OF THE NORTHEAST QUARTER (NE/4) OF THE NORTHEAST QUARTER (NE/4) OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 30 WEST. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8; THENCE NORTH 87° 39' 47Δ WEST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 664.07 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 02° 20' 13Δ WEST A DISTANCE OF 22.67 FEET TO A SET 5/8Δ REBAR CAPPED LS 1304 MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT FOUR BEING THE POINT OF BEGINNING; THENCE SOUTH 02° 06' 45Δ WEST ALONG THE HEREIN DESCRIBED EAST LINE OF TRACT FOUR, A DISTANCE OF 635.98 FEET TO A SET 5/8Δ CAPPED REBAR LS 1304 MARKING THE SOUTH EAST CORNER OF SAID TRACT 4 BEING ON A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG THE HEREIN DESCRIBED SOUTH BOUNDARY OF TRACT 4 FOR THE FOLLOWING THREE (3) CALLS:

1) DEPARTING SAID EAST LINE 162.77 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 20° 04' 41Δ AND A RADIUS OF 464.50 FEET SUBTENDED BY A CHORD BEARING NORTH 66° 13' 55Δ WEST – 161.94 FEET TO THE POINT OF TANGENCY BEING A SET 5/8Δ CAPPED REBAR LS 1304;
2) NORTH 56° 11' 34Δ WEST A DISTANCE OF 151.73 FEET TO A SET 5/8Δ CAPPED REBAR LS 1304 AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
3) 88.81 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 06° 55' 06Δ AND A RADIUS OF 735.50 FEET SUBTENDED BY A CHORD BEARING NORTH 59° 39' 07Δ WEST – 88.76 FEET TO A SET 5/8Δ CAPPED REBAR LS 1304 MARKING THE SOUTHWEST CORNER OF SAID TRACT FOUR;

THENCE ALONG THE HEREIN DESCRIBED WEST BOUNDARY OF TRACT FOUR FOR THE FOLLOWING THREE (3) CALLS:

1) DEPARTING SAID SOUTH BOUNDARY NORTH 02° 05' 28Δ EAST A DISTANCE OF 219.37 FEET TO A SET 5/8Δ CAPPED REBAR LS 1304;
2) SOUTH 87° 54' 32Δ EAST A DISTANCE OF 70.50 FEET TO A SET 5/8Δ CAPPED REBAR LS 1304;
3) NORTH 02° 10' 18Δ EAST A DISTANCE OF 235.42 FEET TO A SET 5/8Δ CAPPED REBAR LS 1304 MARKING THE MOST NORTHERN NORTHWEST CORNER OF SAID TRACT FOUR BEING ON THE SOUTH RIGHT-OF-WAY OF APPLE ROAD ACCORDING TO EASEMENT REAL ESTATE FILE NO. 2019-00022444;

THENCE SOUTH 87° 49' 42Δ EAST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 287.15 FEET TO THE POINT OF BEGINNING CONTAINING 4.17 ACRES MORE OR LESS.

FLOOD NOTE:

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05143C0065 F, EFFECTIVE DATE MAY 16, 2008.

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

Sheet List Table

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	PROJECT CONTROL SHEET
C-101	OVERALL SITE PLAN (C)
C-102	SITE PLAN
C-103	OVERALL GRADING PLAN
C-104	ENLARGED GRADING PLAN A
C-105	ENLARGED GRADING PLAN B
C-106	UTILITY PLAN (C)
C-107	EROSION CONTROL PHASE 1
C-108	EROSION CONTROL PHASE 2
C-109	PAVING PLAN
C-201	SANITARY SEWER LINE 1 P&P (C)
C-202	FIRE LINE 1 P&P (C)
C-501	SWU DETAILS 1
C-502	SWU DETAILS 2
C-503	EROSION CONTROL DETAILS 1
C-504	EROSION CONTROL DETAILS 2
C-505	STANDARD DETAILS 1
C-506	STANDARD DETAILS 2
C-507	STANDARD DETAILS 3
L-101	OVERALL PLANTING PLAN
L-102	PLANTING PLAN A
L-103	PLANTING PLAN B
L-501	PLANTING DETAILS
LI-501	IRRIGATION DETAILS 1 OF 2
LI-502	IRRIGATION DETAILS 2 OF 2
A4.3	BUILDING ELEVATIONS
A4.4	BUILDING ELEVATIONS
A4.5	DUMPSTER SCREENING ELEVATION
E0.4	SITE LIGHTING PHOTOMETRIC
E0.5	SITE LIGHTING PHOTOMETRIC

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architecture | engineering | surveying
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www.craftontull.com

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

TESLAR OFFICE BUILDING
SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 23104800
ISSUE DATE: 11/21/2023
CONTACT: A. KARR
QC by:
QC Date:
PRELIMINARY PLANS

NOT FOR CONSTRUCTION - REVIEW SET - NOT FOR CONSTRUCTION - REVIEW SET

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L23-65
COVER SHEET

C-001

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LAST SAVED BY ALI KARR - 11/21/2023 4:54 PM
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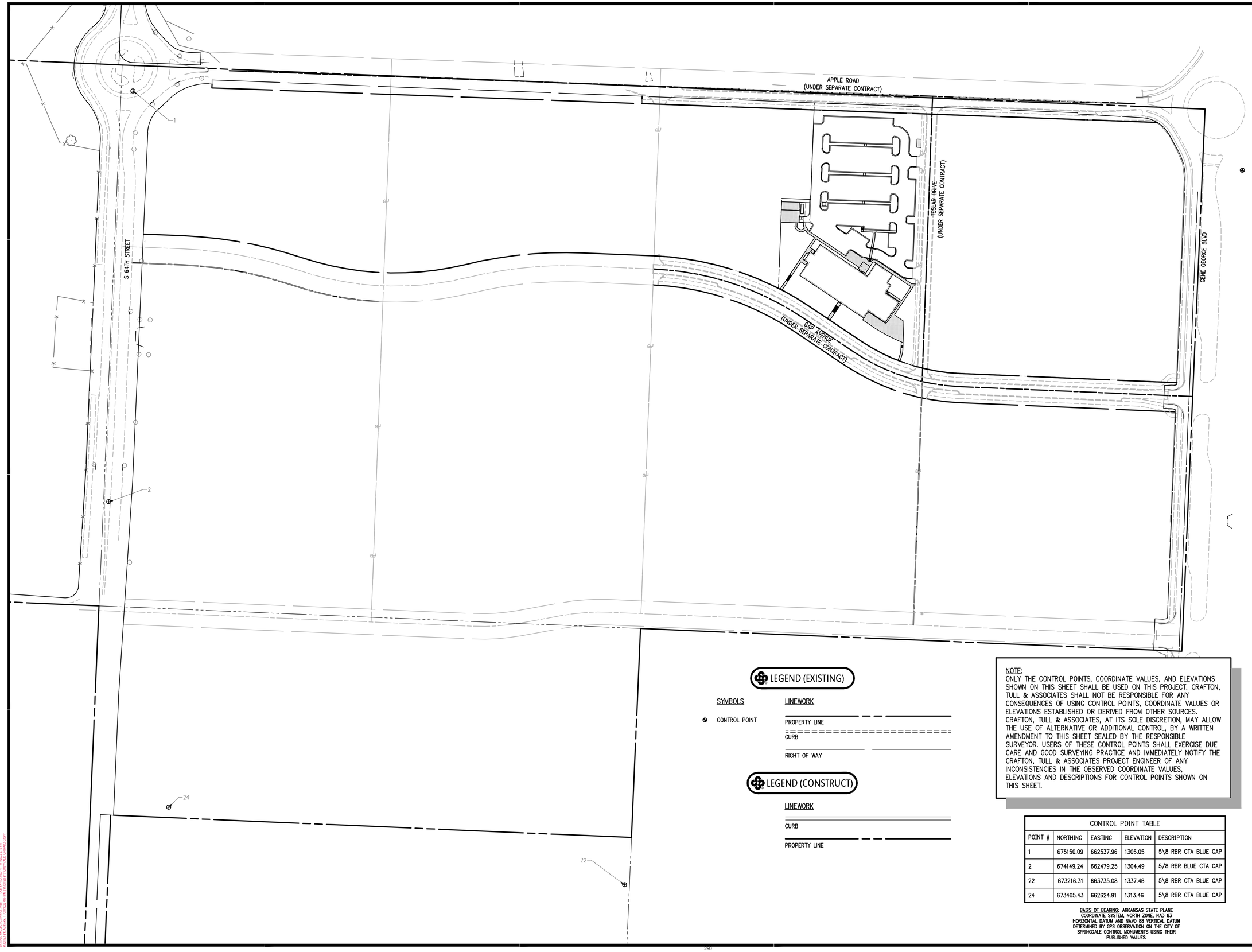

LEGEND (EXISTING)

SYMBOLS

CONTROL POINT

LINEWORK

PROPERTY LINE

CURB

RIGHT OF WAY

LEGEND (CONSTRUCT)

LINEWORK

CURB

PROPERTY LINE

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

CONTROL POINT TABLE

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	675150.09	662537.96	1305.05	5\8 RBR CTA BLUE CAP
2	674149.24	662479.25	1304.49	5/8 RBR BLUE CTA CAP
22	673216.31	663735.08	1337.46	5\8 RBR CTA BLUE CAP
24	673405.43	662624.91	1313.46	5\8 RBR CTA BLUE CAP

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

GRAPHIC SCALE IN FEET
100' 0 100'

250

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

TESLAR OFFICE BUILDING

SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 23104800
ISSUE DATE: 11/21/2023
CONTACT: A. KARR
QC by:
QC Date:

PRELIMINARY PLANS

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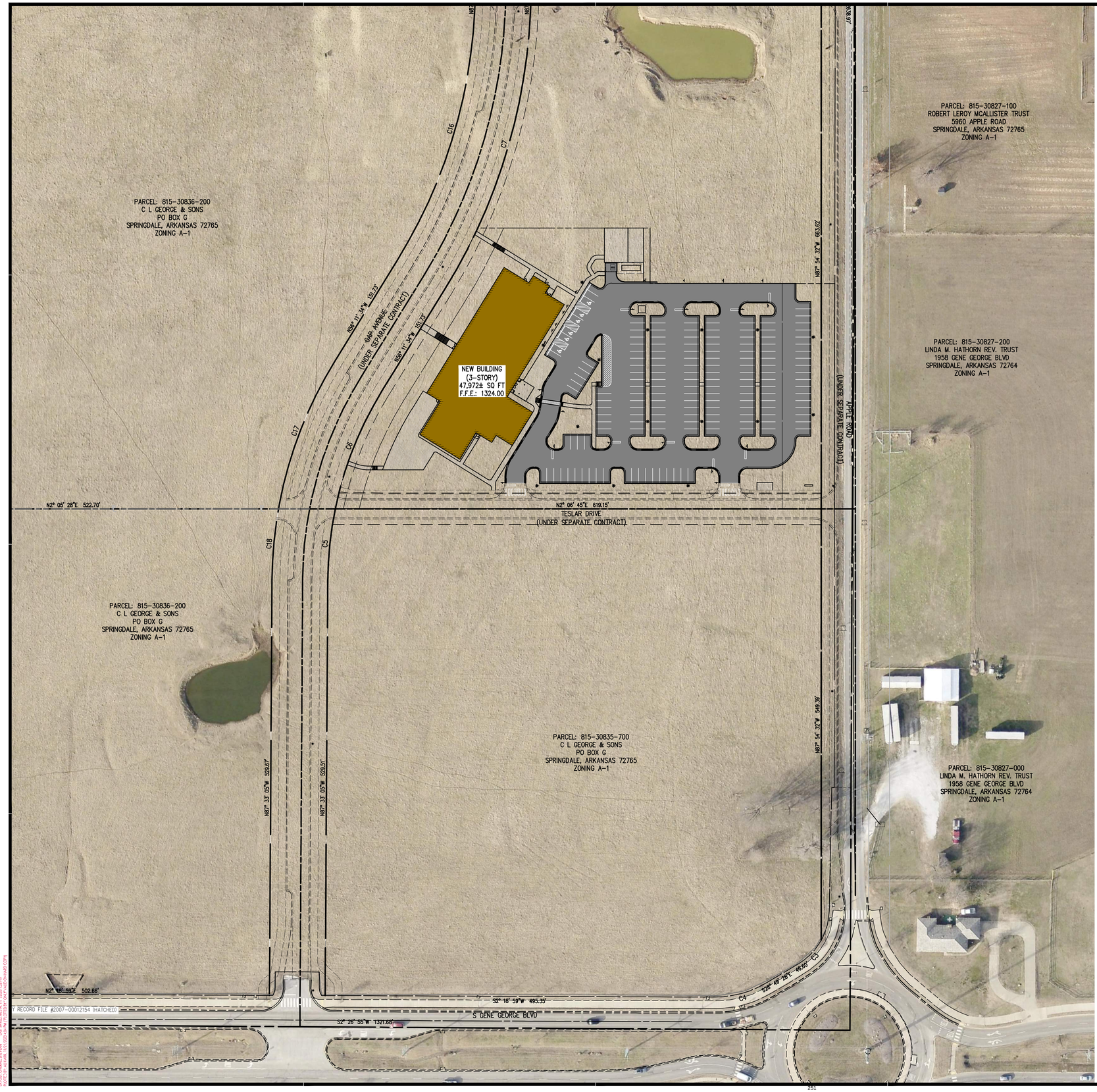
L23-65

PROJECT CONTROL SHEET

C-002

DRAWING: G:\23 JOBS_TESLAR\PLANS\ARCHITECTURE_CIVIL\SHEETS\PROJECT CONTROL SHEET.DWG
PLOTTED BY: KARR, TYLER [2023-11-21 14:08:27 PM] PLOTTED BY: KARR, TYLER [2023-11-21 14:08:27 PM]



LEGEND (EXISTING SYMBOLS)

SYMBOLS		LINEWORK
○	FOUND IRON PIN	CURB
✸	LIGHT POLE	RIGHT OF WAY
		ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS		LINEWORK
●	SET IRON PIN	
✸	LIGHT POLE	CURB
DUMPSTER SCREENED WITH MATERIALS SIMILAR TO BUILDING (DESIGNED BY ARCH)		BUILDING SET BACK
		RIGHT OF WAY
		PROPERTY LINE
		ROAD CENTERLINE
		FIRE LANE STRIPING
		SIDEWALK

SITE NOTES

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

PROJECT INFORMATION

SITE ADDRESS:
TBD
ZONING:
A-1 TO C-5
BUILDING USE:
OFFICE
BUILDING SETBACKS:

FRONT	30'
FRONT	50' WITH PARKING BETWEEN ROW
SIDE	0' (SUBJECT TO APPLICABLE FIRE AND BUILDING CODES)
SIDE	20' (WHEN CONTIGUOUS TO A RESIDENTIAL ZONING)
REAR	20'

SITE CALCULATIONS:
SITE AREA 4.06± ACRES (176,917± SQ FT)
LANDSCAPE BUFFER:

FRONT	10'
SIDE	5'
REAR	5'

FINISHED FLOOR ELEVATIONS:
REFER TO GRADING PLANS
BUILDING HEIGHT:
42'-0"
BUILDING SIZE:
22,175± SQ. FT. (1ST FLOOR)
16,056± SQ. FT. (2ND FLOOR)
9,741± SQ. FT. TOTAL (3RD FLOOR)
47,972± SQ. FT. TOTAL (3-STORIES)
REQUIRED PARKING:
1 SPACE PER 300 SQUARE FEET OF NET FLOOR AREA
10,001-20,000 SQUARE FEET: 95% OF REQUIREMENT
20,001-30,000 SQUARE FEET: 90% OF REQUIREMENT
30,001-40,000 SQUARE FEET: 85% OF REQUIREMENT
40,001 SQUARE FEET AND UP: 80% OF REQUIREMENT
33 STALLS FOR FIRST 10,000 SQUARE FEET
FOR REMAINING SQUARE FEET: 37,972 SQ. FT. / 300 = 127 X .85 = 108 STALLS
TOTAL REQUIRED = 108 STALLS + 33 STALLS = 141 TOTAL STALLS
101 – 150 PARKING STALLS = 5 ADA STALLS
PROVIDED PARKING:
161 STANDARD STALLS
6 ADA PARKING STALLS
167 TOTAL STALLS
LOADING SPACES REQUIRED: 40,000-100,000 FLOOR AREA SQ FT = 3
LOADING SPACES PROVIDED: 3

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GRAPHIC SCALE IN FEET
60' 0 60'

TESLAR OFFICE BUILDING
SPRINGDALE, ARKANSAS

Key Plan

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L23-65

OVERALL SITE PLAN (C)

C-101

DRAWING: G:\22 SHARED_FILES\PLANS\ARCHITECTURE\23104700 FINAL SITE PLANS.DWG
PLOTTED BY: ANDREW KARR 11/21/2023 4:54 PM PLOTTED BY: ANDREW KARR (Plotted on 24x36)

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	CURB
LIGHT POLE	RIGHT OF WAY
	ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	CURB
LIGHT POLE	BUILDING SET BACK
DUMPSTER SCREENED WITH MATERIALS SIMILAR TO BUILDING (DESIGNED BY ARCH)	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE
	FIRE LANE STRIPING
	SIDEWALK

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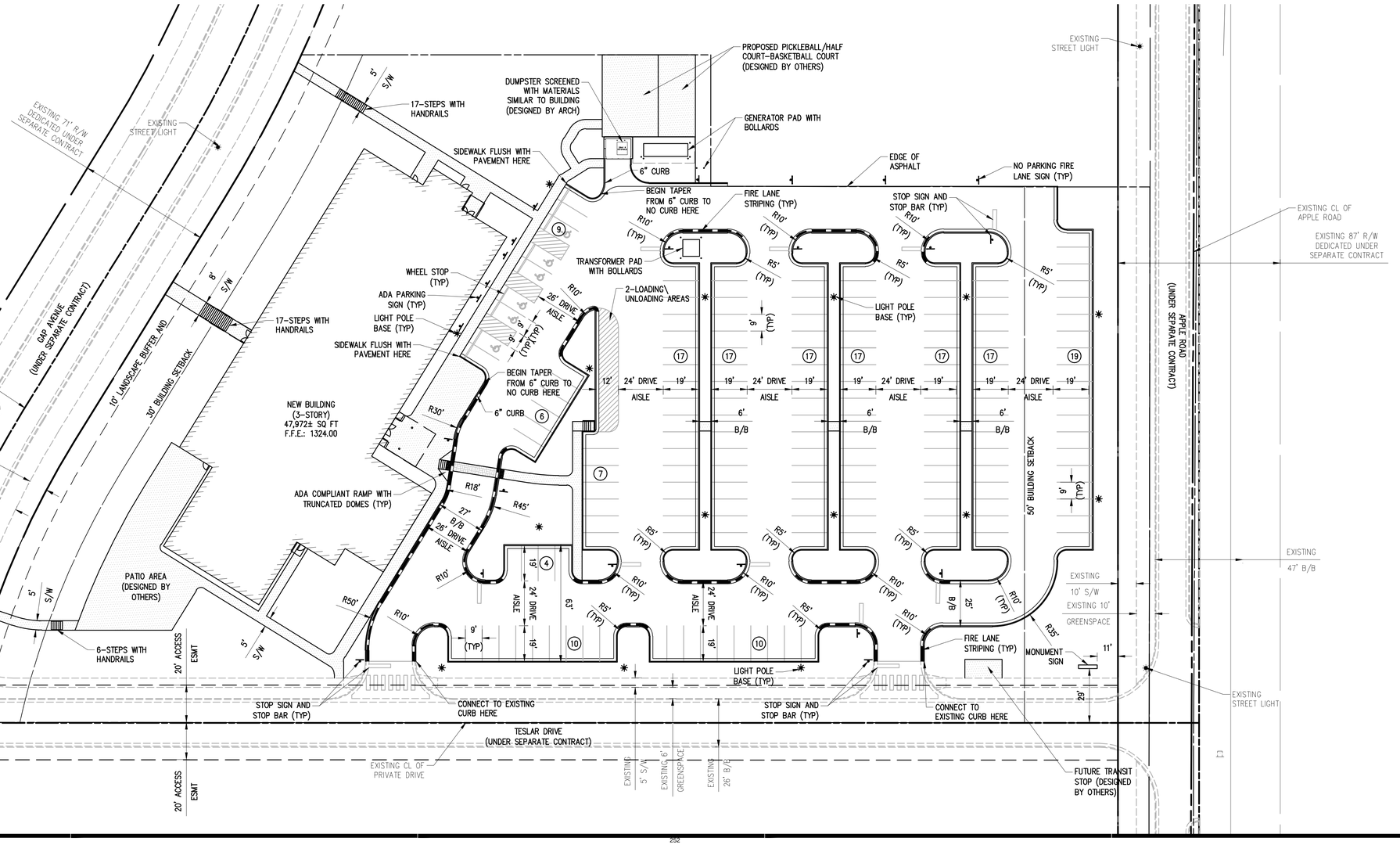

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GRAPHIC SCALE IN FEET
30' 0 30'

TESLAR OFFICE BUILDING

SPRINGDALE, ARKANSAS

Key Plan

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SITE PLAN

C-102

DRAWING C:\23 JOBS_TESLAR\SPRINGFIELD\PLOTS\C102-SITE PLAN.DWG
LAST MODIFIED BY: AKARR - 11/21/2023 3:54:49 PM - PLOTTED BY: AKARR

GRADING AND DRAINAGE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. THE OWNER/CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING AND PROVIDING SEPARATE AND INDEPENDENT RETAINING WALL DESIGNS, INSPECTIONS, AND CERTIFICATIONS BY A REGISTERED PROFESSIONAL ENGINEER OTHER THAN CRAFTON TULL. THIS SHALL ALSO APPLY TO ANY ASSOCIATED AND NECESSARY PUBLIC SAFETY DEVICES INCLUDING, BUT NOT LIMITED TO, PEDESTRIAN SAFETY RAILS.
3. 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 EXISTING UTILITIES ON SITE OR IN RIGHT-OF-WAY. ALL UTILITIES MUST BE LOCATED PRIOR TO GRADING START.
4. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
5. ALL CUT OR FILL SLOPES SHALL BE A MAX 4:1 SLOPE EXCEPT FOR THE INTERIOR SLOPES OF PONDS/SWALES.
6. 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 CONDITION OR BETTER.
7. ALL STORM SEWER PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUTED TO ENSURE CONNECTION AT STRUCTURE IS WATERTIGHT. ALL STORM SEWER STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
8. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY WHEN IN PAVED AND TRAFFIC AREAS.
9. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING RINGS AND COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 1" ABOVE FINISH GRADE. LIDS SHALL BE LABELED PER JURISDICTIONAL SPECIFICATIONS.
10. SITE GRADING SHALL NOT PROCEED UNTIL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL NPDES PERMIT AND THE SWPPP FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
11. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL TO FINAL GRADE. REFER TO THE LANDSCAPE PLAN.
12. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON PLANS, CONTACT ENGINEER IMMEDIATELY.
13. THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS THROUGHOUT ALL PHASES OF CONSTRUCTION.
14. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
15. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
16. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
17. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ENSURE A SMOOTH FIT AND CONTINUOUS GRADE.
18. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
19. IF WET AREAS ARE ENCOUNTERED ON-SITE THE CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER FOR THE DESIGN AND PLACEMENT OF A FRENCH DRAIN SYSTEM.
20. CRAFTON, TULL & ASSOCIATES, INC. (CTA) HAS NOT NECESSARILY ESTABLISHED MINIMUM FINISH FLOOR ELEVATIONS FOR EACH INDIVIDUAL BUILDING OR LOT IN THIS SUBDIVISION. WHEN A MINIMUM BUILDING FLOOR ELEVATION IS NOT ESTABLISHED AND NOTED, THE ULTIMATE RESPONSIBILITY FOR THE PROPER GRADING OF EACH INDIVIDUAL LOT OR PARCEL SHALL REST WITH THE LOT'S OWNER. TYPICALLY, THE MINIMUM FINISH FIRST FLOOR ELEVATIONS SHOULD BE AT LEAST TWELVE INCHES (12') ABOVE THE FINISHED TOP OF STREET CURB ELEVATION ASSOCIATED WITH EACH INDIVIDUAL LOT OR PARCEL OR AS REQUIRED BY LOCAL AND STATE CODES.

ACCESSIBILITY NOTES

INDICATES ACCESSIBLE ROUTE.

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

LEGEND (EXISTING)

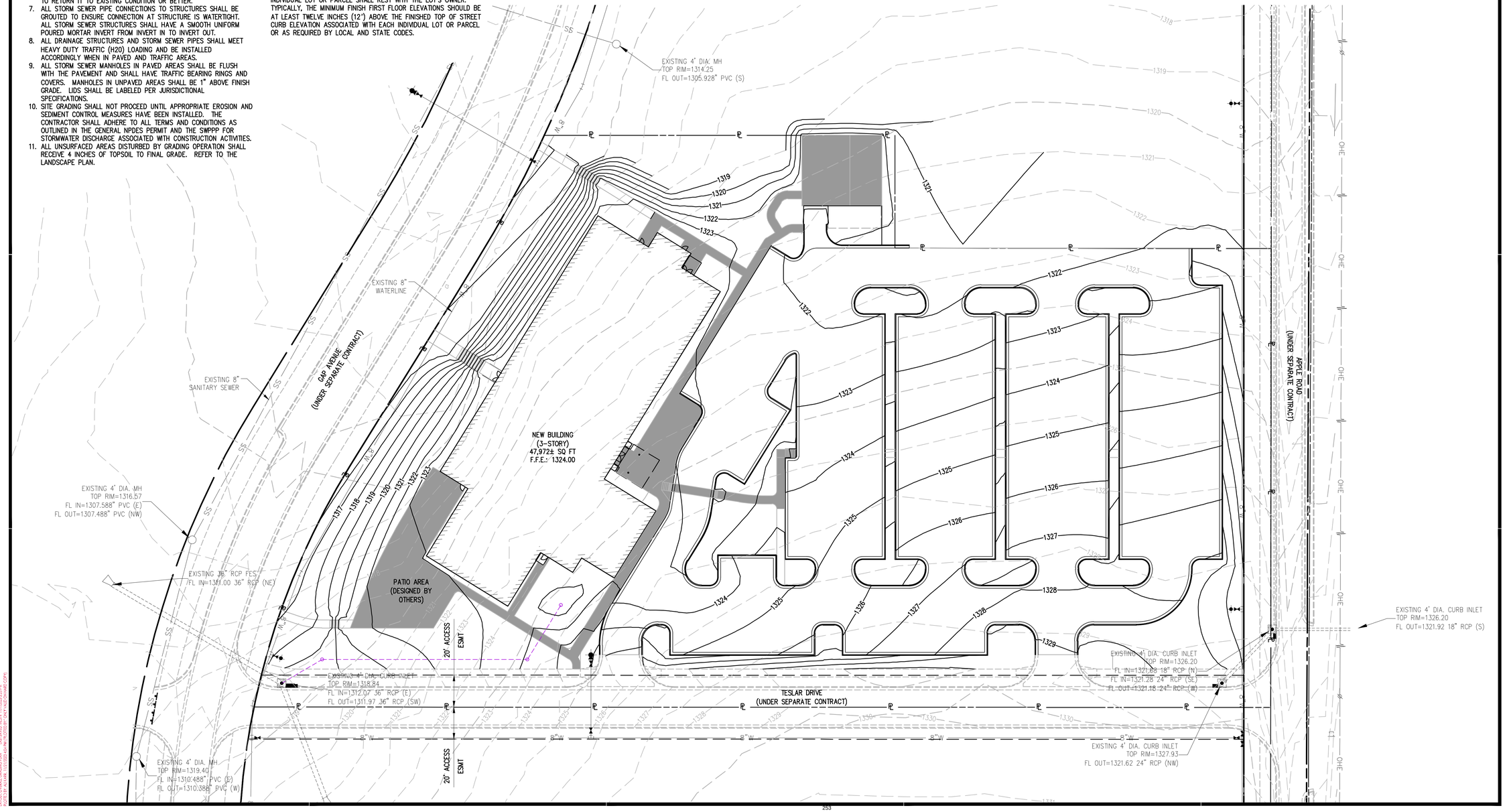
SYMBOLS		LINEWORK	
	STORM SEWER PIPE		CURB
	GRATED INLET	1206	INTERMEDIATE CONTOUR
	DROP INLET	1205	INDEX CONTOUR
	TREE	W	WATER LINE (SPECIFY SIZE & TYPE)
WM	WATER METER	SS	SANITARY SEWER LINE (SPECIFY SIZE & TYPE)
WV	WATER VALVE		
FH	FIRE HYDRANT		
	SANITARY MANHOLE		

LEGEND (CONSTRUCT)

SYMBOLS		LINEWORK	
	STORM SEWER PIPE		CURB
X-X	STRUCTURE NUMBER	1206	INTERMEDIATE CONTOUR
	DROP INLET	1205	INDEX CONTOUR
TC XX.XX	TOP OF CURB		PROPERTY LINE
TP XX.XX	TOP OF PAVEMENT		GRADE BREAK LINE
HP XX.XX	HIGH POINT		
LP XX.XX	LOW POINT		
FG XX.XX	FINISH GRADE		
SW XX.XX	SIDEWALK		
TW XX.XX	TOP OF WALL		
BW XX.XX	BOTTOM OF WALL		
TC/TP XX.XX	TOP OF CURB/ TOP OF PAVEMENT		
TG XX.XX	TOP OF GRATE		

SITE STABILIZATION AND CERTIFICATION

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



GRAPHIC SCALE IN FEET
30' 0 30'

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SPRINGDALE, ARKANSAS

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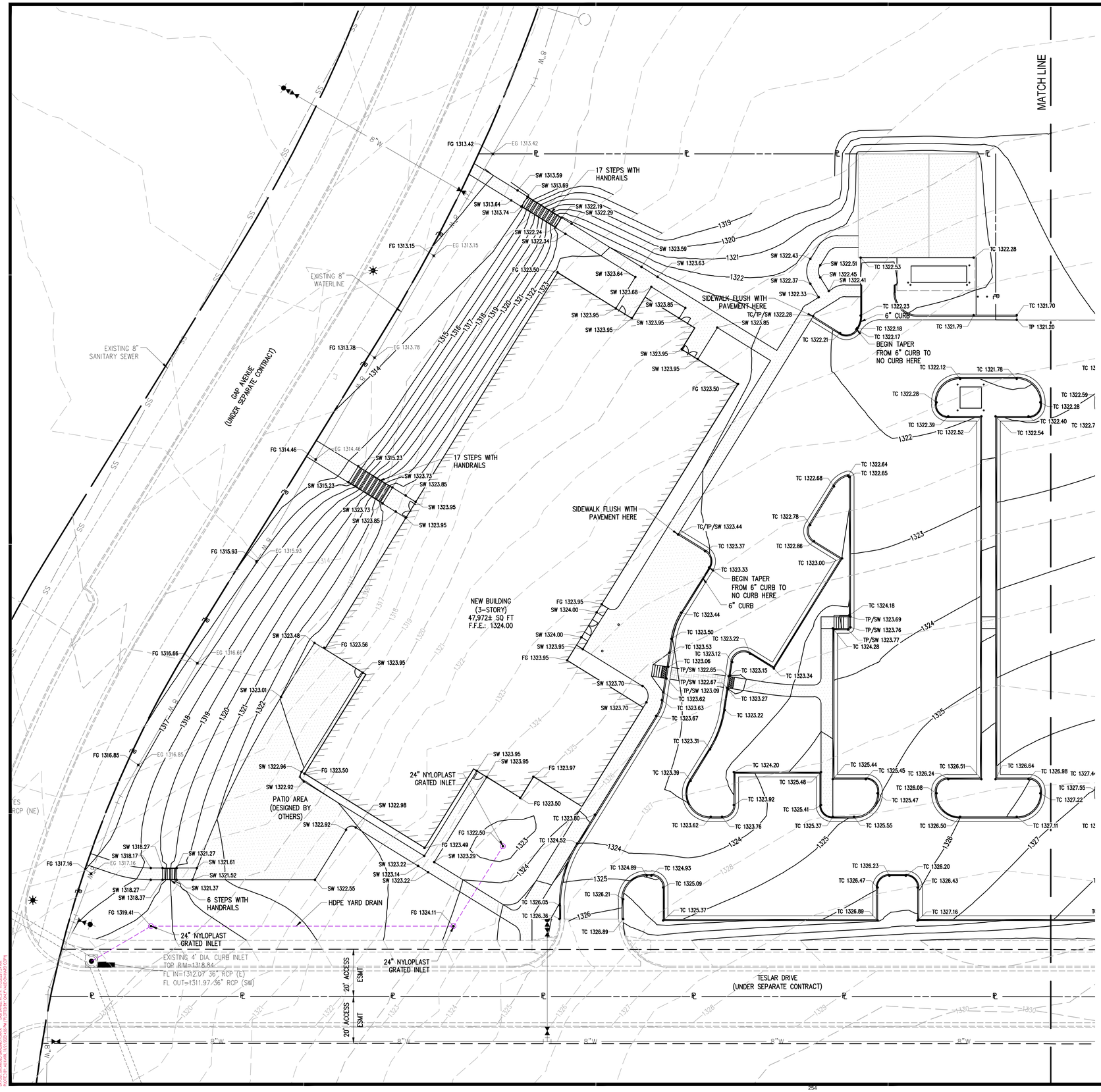
L23-65

OVERALL GRADING PLAN

C-103

DRAWING G:\23 JOBS_TESLAR\SPRINGFIELD\STRUCTURE\CIVIL\DWG\GRADING PLAN.DWG
LAST MODIFIED BY: A.KARR, 11/21/2023 8:49 AM, PLOTTED BY: CRAFTON TULL (FOR PLOT STAMP COPY)



LEGEND (EXISTING)

SYMBOLS	
	STORM SEWER PIPE
	GRATED INLET
	DROP INLET
	TREE
WM	WATER METER
WV	WATER VALVE
FH	FIRE HYDRANT
	SANITARY MANHOLE

LINEWORK	
	CURB
1206	INTERMEDIATE CONTOUR
1205	INDEX CONTOUR
W W	WATER LINE (SPECIFY SIZE & TYPE)
SS SS	SANITARY SEWER LINE (SPECIFY SIZE & TYPE)

LEGEND (CONSTRUCT)

SYMBOLS	
	STORM SEWER PIPE
X–X	STRUCTURE NUMBER
	DROP INLET
TC XX.XX	TOP OF CURB
TP XX.XX	TOP OF PAVEMENT
HP XX.XX	HIGH POINT
LP XX.XX	LOW POINT
FG XX.XX	FINISH GRADE
SW XX.XX	SIDEWALK
TW XX.XX	TOP OF WALL
BW XX.XX	BOTTOM OF WALL
TC/TP XX.XX	TOP OF CURB/ TOP OF PAVEMENT
TG XX.XX	TOP OF GRATE

LINEWORK	
	CURB
1206	INTERMEDIATE CONTOUR
1205	INDEX CONTOUR
	PROPERTY LINE
	GRADE BREAK LINE

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TESLAR OFFICE BUILDING

SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 23104800
ISSUE DATE: 11/21/2023
CONTACT: A. KARR
QC by:
QC Date:

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L23-65

ENLARGED GRADING PLAN A

C-104

MATCH LINE

EXISTING 8" WATERLINE

EXISTING 4" DIA. CURB INLET
TOP RIM=1326.20
FL IN=1321.68 18" RCP (N)
FL IN=1321.28 24" RCP (SE)
FL OUT=1321.18 24" RCP (W)

EXISTING 4" DIA. CURB INLET
TOP RIM=1327.93
FL OUT=1321.62 24" RCP (NW)

TESLAR DRIVE
(UNDER SEPARATE CONTRACT)

APPLE ROAD
(UNDER SEPARATE CONTRACT)

20' ACCESS ESMT

20' ACCESS ESMT

8"W

LEGEND (EXISTING)

SYMBOLS		LINEWORK	
	STORM SEWER PIPE		CURB
	GRATED INLET	1206	INTERMEDIATE CONTOUR
	DROP INLET	1205	INDEX CONTOUR
	TREE	W W	WATER LINE (SPECIFY SIZE & TYPE)
WM	WATER METER	SS SS	SANITARY SEWER LINE (SPECIFY SIZE & TYPE)
WV	WATER VALVE		
FH	FIRE HYDRANT		
	SANITARY MANHOLE		

LEGEND (CONSTRUCT)

SYMBOLS		LINEWORK	
	STORM SEWER PIPE		CURB
X-X	STRUCTURE NUMBER	1206	INTERMEDIATE CONTOUR
	DROP INLET	1205	INDEX CONTOUR
TC XX.XX	TOP OF CURB		PROPERTY LINE
TP XX.XX	TOP OF PAVEMENT		GRADE BREAK LINE
HP XX.XX	HIGH POINT		
LP XX.XX	LOW POINT		
FG XX.XX	FINISH GRADE		
SW XX.XX	SIDEWALK		
TW XX.XX	TOP OF WALL		
BW XX.XX	BOTTOM OF WALL		
TC/TP XX.XX	TOP OF CURB/ TOP OF PAVEMENT		
TG XX.XX	TOP OF GRADE		

SITE STABILIZATION AND CERTIFICATION

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GRAPHIC SCALE IN FEET
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ENLARGED GRADING PLAN B

C-105

DRAWING: C:\23 SAVED FILES\ARKANSAS\PROJECTS\SPRINGDALE\TESLAR\CIVIL\GRADING & DRAINAGE\PLAN\L23-65 ENLARGED GRADING PLAN B.DWG
LAST SAVED BY: A. KARR, 11/21/2023 2:43 PM | PLOTTED BY: JOHN HUDSON (CRAFTON TULL)

UTILITY NOTES

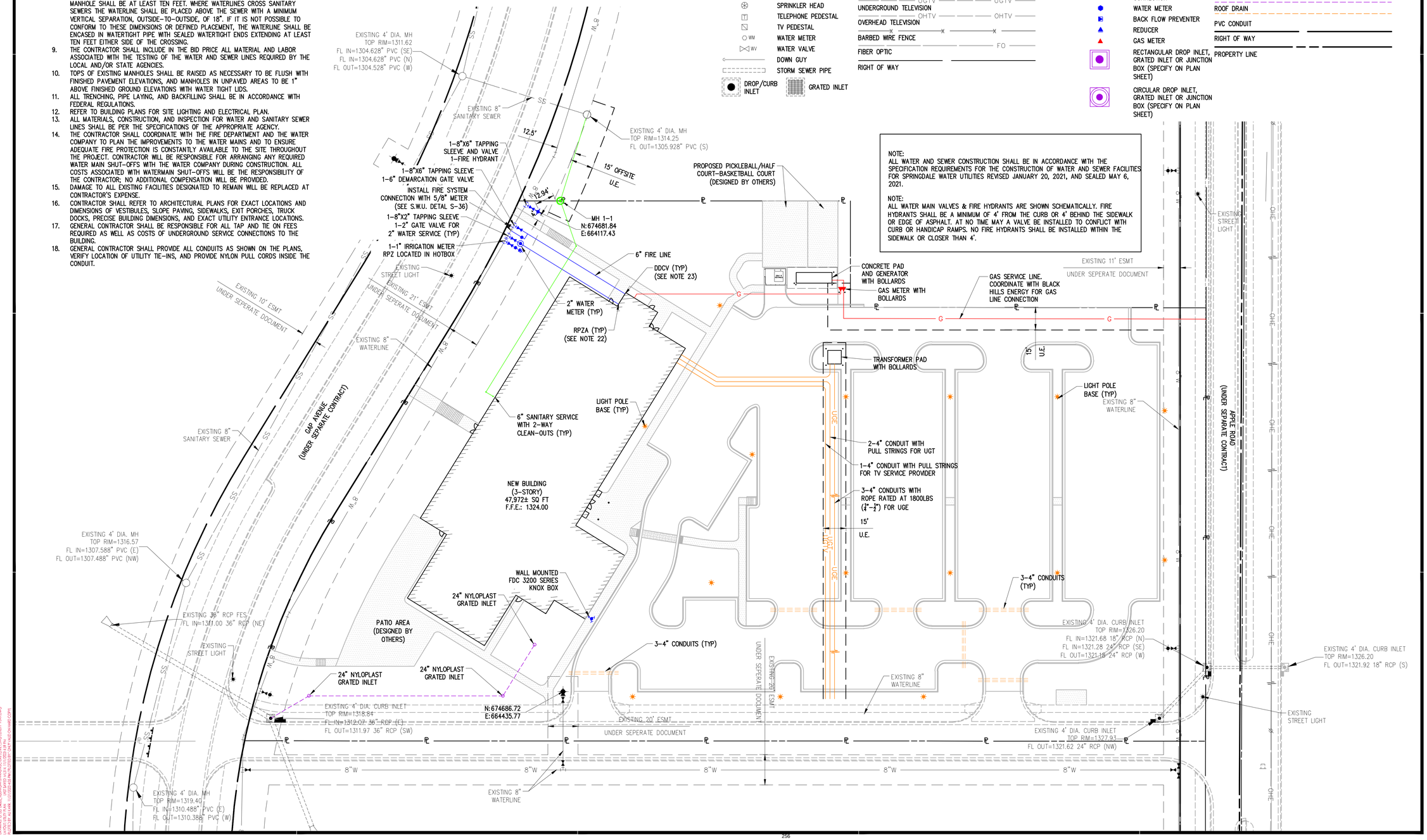
1. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY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

LEGEND (EXISTING SYMBOLS)

SYMBOLS		LINEWORK	
ARV	AIR RELEASE VALVE		EASEMENT
	ELECTRIC BOX/PEDESTAL		CURB
EJB	ELECTRIC JUNCTION BOX	SS	SANITARY SEWER LINE (SPECIFY SIZE & TYPE)
	ELECTRIC TRANSFORMER	G	GAS LINE
FDC	FIRE DEPARTMENT CONNECTION	W	WATER LINE (SPECIFY SIZE & TYPE)
FH	FIRE HYDRANT	UGT	UNDERGROUND TELEPHONE
GM	GAS METER	UGE	UNDERGROUND ELECTRIC
GV	GAS VALVE	OHE	OVERHEAD ELECTRIC
LP	LIGHT POLE	UGTV	UNDERGROUND TELEVISION
PP	POWER POLE	OHTV	OVERHEAD TELEVISION
	SANITARY MANHOLE	X	BARBED WIRE FENCE
CO	SANITARY SEWER CLEANOUT	FO	FIBER OPTIC
	SPRINKLER HEAD		RIGHT OF WAY
	TELEPHONE PEDESTAL		
	TV PEDESTAL		
WM	WATER METER		
WV	WATER VALVE		
	DOWN GUY		
	STORM SEWER PIPE		
	DROP/CURB INLET		GRATED INLET

LEGEND (CONSTRUCT)

SYMBOLS		LINEWORK	
	SET IRON PIN		EASEMENT
	LIGHT POLE		CURB
	POWER POLE	SS	SANITARY SEWER LINE
	MANHOLE	G	GAS LINE
	SANITARY SEWER CLEANOUT	W	WATER LINE
	STORM SEWER PIPE	UGE	UNDERGROUND ELECTRIC
X-X	STRUCTURE NUMBER	UGT	UNDERGROUND TELEPHONE
	WATER VALVE	UGTV	UNDERGROUND TELEVISION
	FIRE HYDRANT ASSEMBLY (INCLUDES 8"X6" TEE)		ROOF DRAIN
	AIR RELEASE VALVE		PVC CONDUIT
	FIRE DEPARTMENT CONNECTION		RIGHT OF WAY
	WATER METER		PROPERTY LINE
	BACK FLOW PREVENTER		
	REDUCER		
	GAS METER		
	RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)		
	CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)		



NOTE:
ALL WATER AND SEWER CONSTRUCTION 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.

NOTE:
ALL WATER MAIN VALVES & FIRE HYDRANTS ARE SHOWN SCHEMATICALLY. FIRE HYDRANTS SHALL BE A MINIMUM OF 4' FROM THE CURB OR 4' BEHIND THE SIDEWALK OR EDGE OF ASPHALT. AT NO TIME MAY A VALVE BE INSTALLED TO CONFLICT WITH CURB OR HANDICAP RAMPS. NO FIRE HYDRANTS SHALL BE INSTALLED WITHIN THE SIDEWALK OR CLOSER THAN 4'.

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GRAPHIC SCALE IN FEET
30' 0 30'

TESLAR OFFICE BUILDING

SPRINGDALE, ARKANSAS

Key Plan

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UTILITY PLAN (C)

C-106

DRAWING: C:\23 CAD\LTBU\ARP\ARP\ARCTDATA\TWO\UTILITY PLAN.DWG
PLOTTED BY: A. KARR - 11/21/2023 2:58 PM (TWO\UTILITY PLAN.DWG)
LAST SAVED BY: A. KARR - 11/21/2023 2:58 PM (TWO\UTILITY PLAN.DWG)

EROSION CONTROL LEGEND

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

NOTE: SEE SITE PLAN FOR EXISTING LEGEND SYMBOLS

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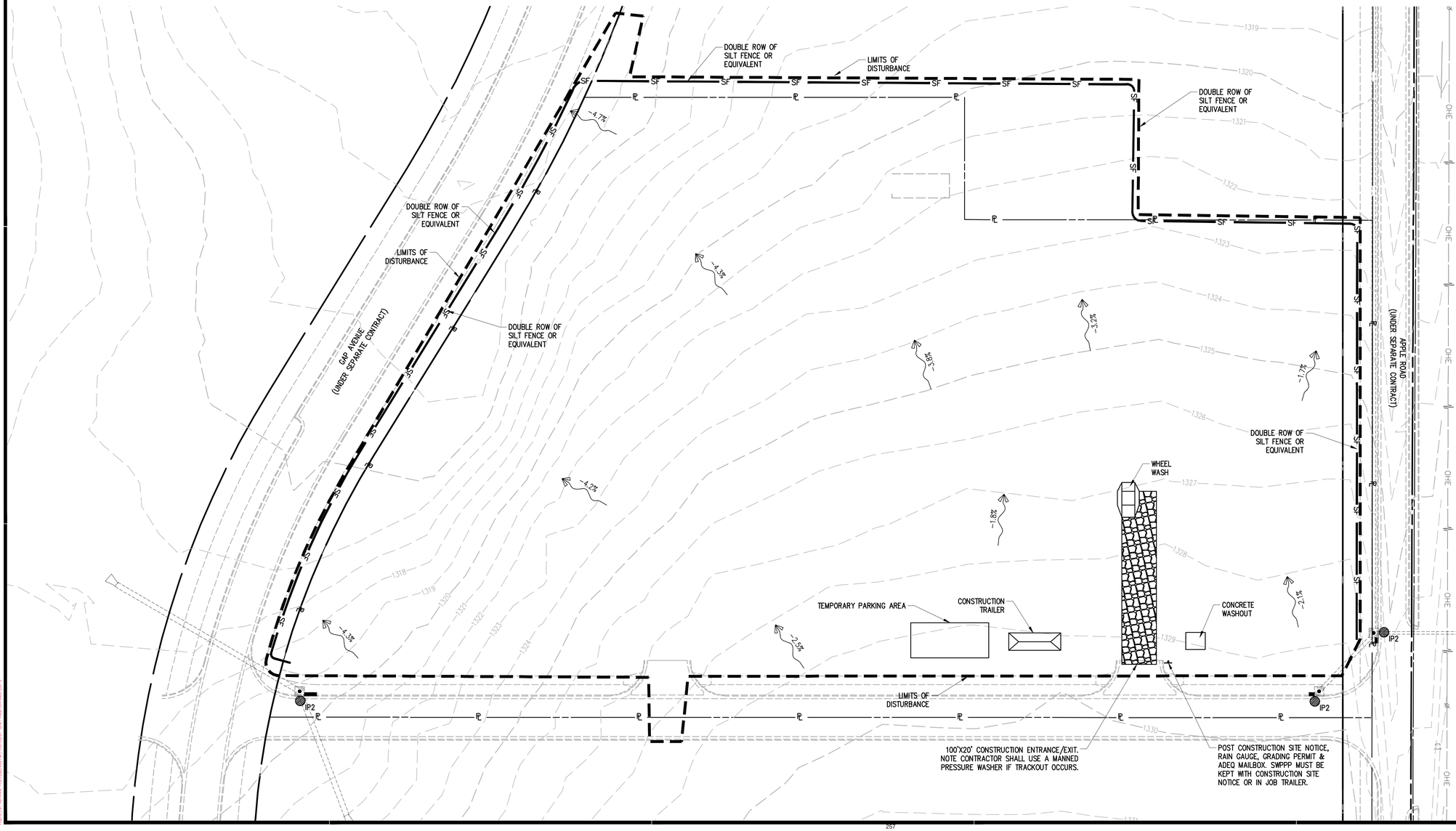

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EROSION CONTROL PHASE 1

C-107

DRAWING: C:\23 DATA\23 PROJECTS\23104800 TESLAR OFFICE BUILDING\CAD\CIVIL\SHEETS\C107 EROSION CONTROL PHASE 1.DWG
LAYOUT: C107 EROSION CONTROL PHASE 1 PLOTTED: 11/21/2023 2:46 PM BY: KYLE STANLEY

EROSION CONTROL LEGEND

PS — PS	PERMANENT SEEDING	CD	ROCK CHECK DAM
TPS — TPS	TEMPORARY PARKING AND STORAGE	CE	STABILIZED CONSTRUCTION EXIT (ENTRANCE)
	BOUNDARY LINE	DD	CHANNELED DIVERSIONS
	RIGHT OF WAY LINE	DS	DEWATERING SYSTEM / STRUCTURE
	LIMITS OF DISTURBANCE	SF	SILT FENCE
	GRADE BREAK	ST	SEDIMENT BASIN WITH STONE OUTLET
xxx	CONTOUR ELEVATIONS	IP1	BLOCK AND AGGREGATE INLET SEDIMENT DEVICE
	STORM DRAIN	IP2	CURB INLET FILTER SOCK
XX.X%	DIRECTION OF OVERLAND FLOW W/ GRADE	IP3	GRATED INLET GRAVEL SEDIMENT FILTER
	LIMITS OF DRAINAGE SUB-BASIN	IP4	SILT FENCE INLET PROTECTION

OP1	RIP RAP SLOPE PROTECTION (SEE SIZE THIS SHEET)	
ECL	PERMANENT EROSION CONTROL LINING	
SB — SB	TEMPORARY SEDIMENT BASIN	
FFT — FFT	FIBER FLOCCULENT TUBE	

NOTE: SEE SITE PLAN FOR EXISTING LEGEND SYMBOLS

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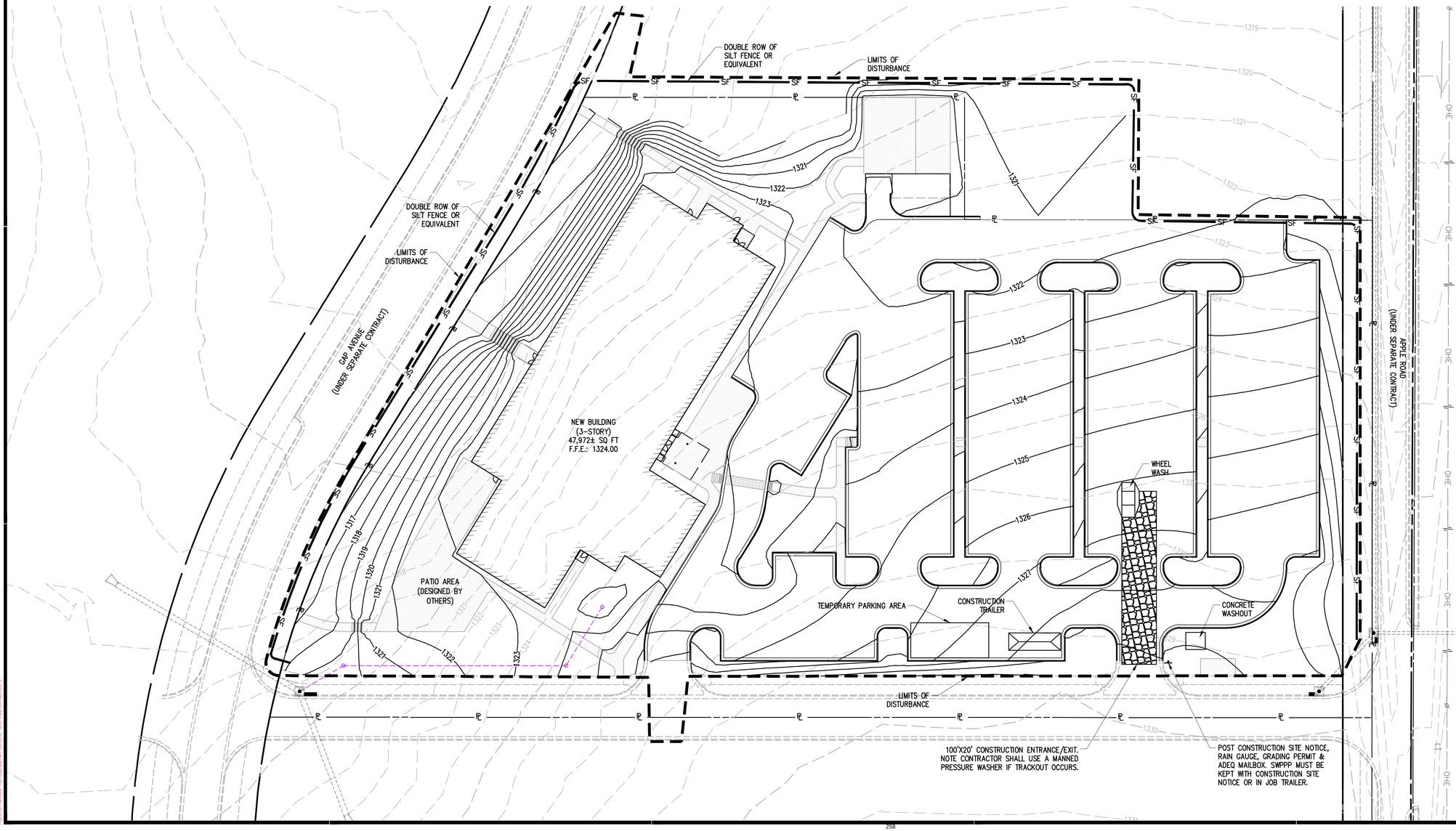

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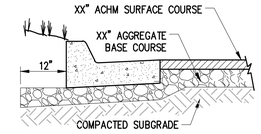
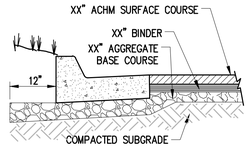
EROSION CONTROL PHASE 2

C-108

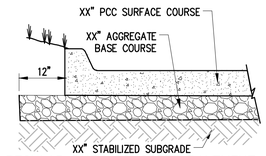
DRAWING: C:\23 CAD\1 TBD\ARCH\ARCHITECTURE\1 CIVIL\2 CIVIL GRADING\1 EROSION CONTROL PLAN.DWG
LAST EDITED BY: AKARR 11/21/2023 8:43 PM PLOTTED BY: AKARR 11/21/2023 8:43 PM



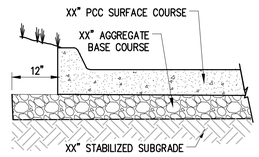
REGULAR DUTY ASPHALT PAVEMENT



HEAVY DUTY ASPHALT PAVEMENT



REGULAR DUTY CONCRETE PAVEMENT



HEAVY DUTY CONCRETE PAVEMENT

PAVEMENT SECTIONS

NTS

AUG. 25, 2020

NOTES:

1. THE SUBGRADE UNDER PAVEMENTS SHALL BE PREPARED IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS.
2. AFTER PROOF ROLLING WITH A LOADED TANDEM AXLE DUMP TRUCK AND PREPARING DEEP SUBGRADE DEFICIENCIES, THE ENTIRE SUBGRADE SHOULD BE SCARIFIED TO A DEPTH OF 8" AND UNIFORMLY COMPACTED TO AT LEAST 95% OF MODIFIED PROCTOR.
3. AGGREGATE BASE COURSE MIXTURES SHALL CONFORM WITH THE GRADATION, COMPACTION AND OTHER REQUIREMENTS SHOWN IN THE CONTRACT SPECIFICATIONS OR WITH THE LOCAL STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
4. ASPHALTIC SURFACE AND BINDER COURSES SHALL CONFORM WITH THE GRADATION, COMPACTION AND OTHER REQUIREMENTS SHOWN IN THE CONTRACT SPECIFICATIONS OR WITH THE LOCAL STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
5. PORTLAND CEMENT CONCRETE PAVEMENT SHALL CONFORM WITH THE REQUIREMENTS SHOWN IN THE CONTRACT SPECIFICATIONS OR WITH THE LOCAL STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
6. THE CONTRACTOR SHALL APPLY A TACK COAT TO THE FACE OF THE CONCRETE GUTTER WHERE THE GUTTER CONTACTS ASPHALT.

LEGEND (EXISTING)

LINEWORK

CURB

RIGHT OF WAY

LEGEND (CONSTRUCT)

LINEWORK

CURB

RIGHT OF WAY

PROPERTY LINE

LIGHT DUTY ASPHALT

REGULAR DUTY ASPHALT

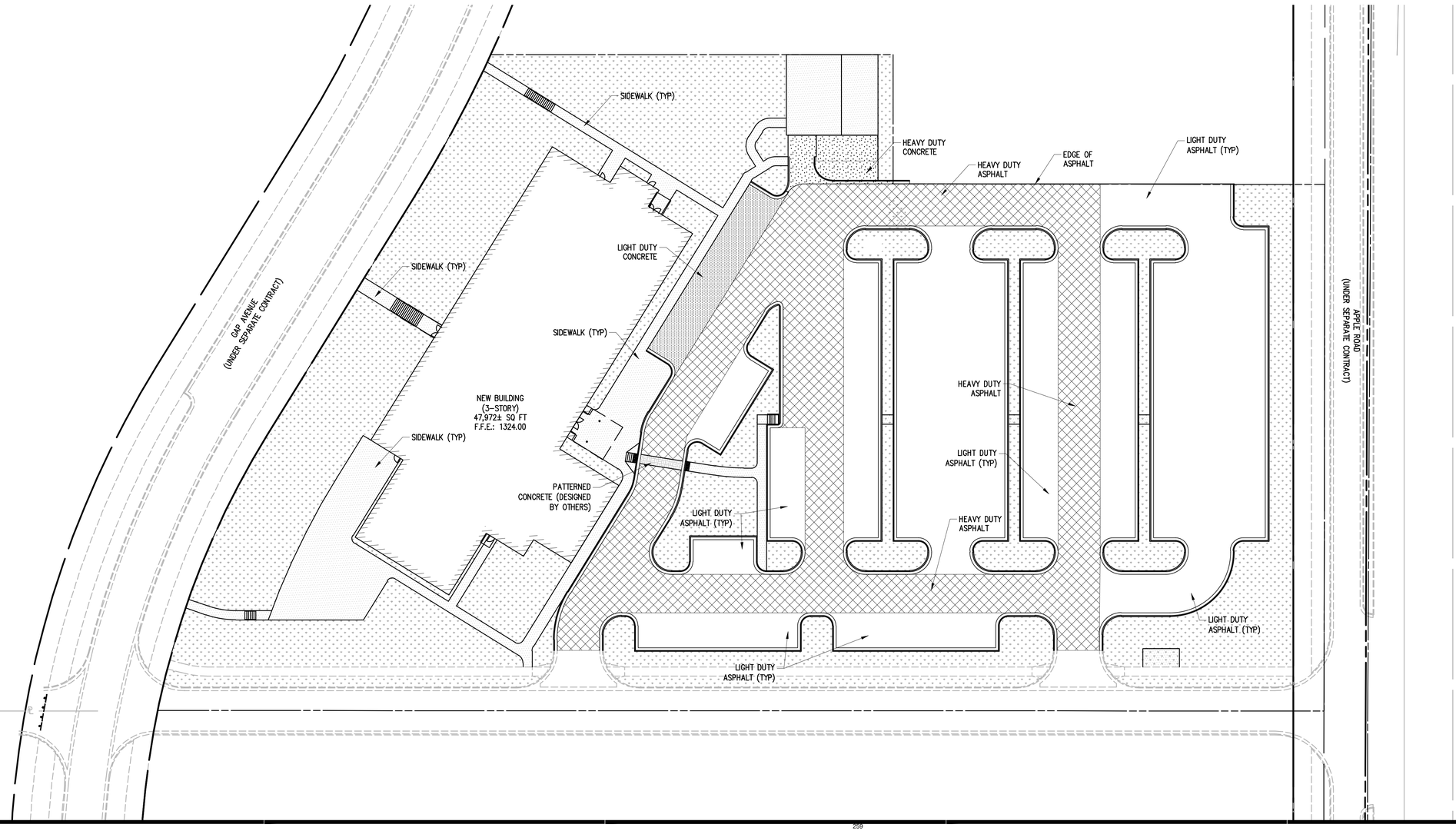
LIGHT DUTY CONCRETE

HEAVY DUTY CONCRETE

CONSTRUCT SIDEWALK

PATTERNED CONCRETE (DESIGNED BY OTHERS)

GREENSPACE



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PRELIMINARY PLANS

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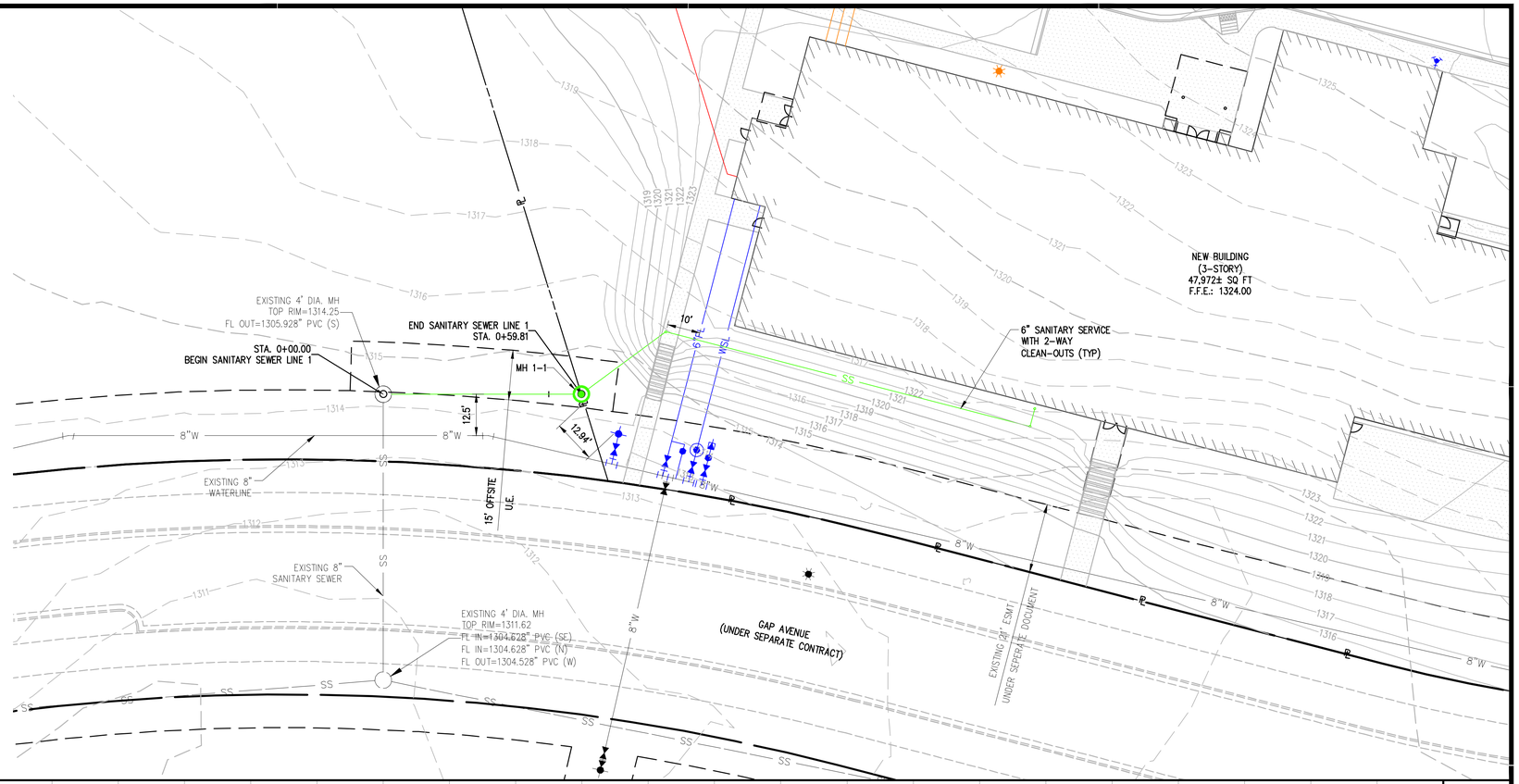
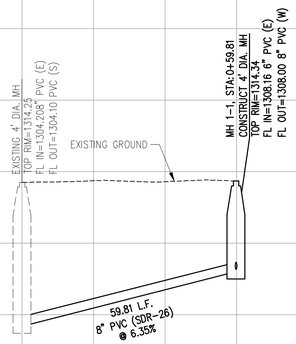
L23-65

PAVING PLAN

C-109

DRAWING G:\23 JOBS_REVIT\PROJECTS\PLOTS\CIVIL\PAVING PLAN.DWG
LAST SAVED BY: KARR, ANDREW (11/20/2023 4:56 PM)
PLOTTED BY: KARR, ANDREW (11/20/2023 4:56 PM) PLOTTED ON 24"x36" (1:1) ARCH FULL BLEED (PC-CTB-FY19.CTB)





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

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

CERTIFICATE OF AUTHORIZATION:

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

GRAPHIC SCALE IN FEET
20' 0 20'

TESLAR OFFICE BUILDING

SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 23104800
ISSUE DATE: 11/21/2023
CONTACT: A. KARR
QC By:
QC Date:

PRELIMINARY PLANS

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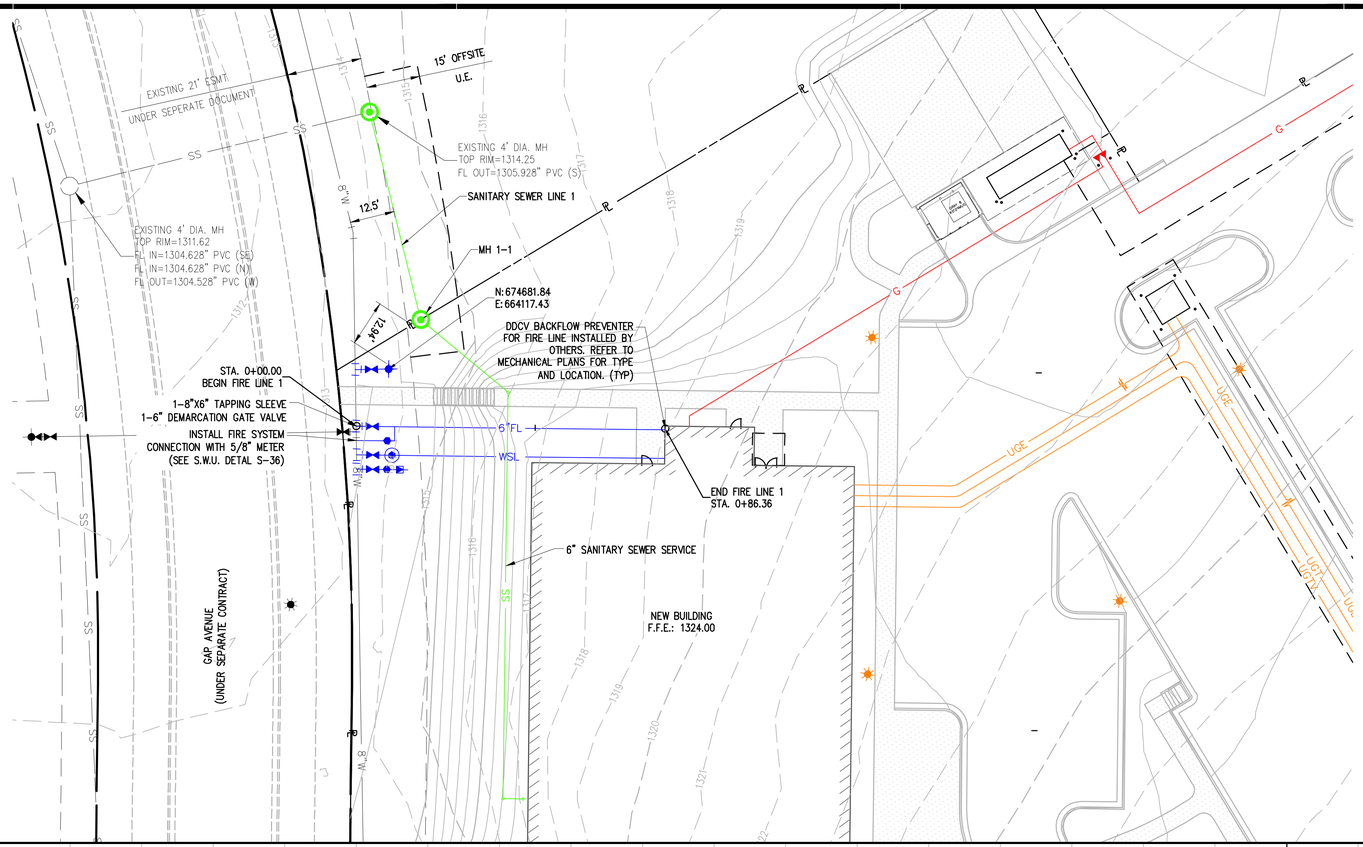
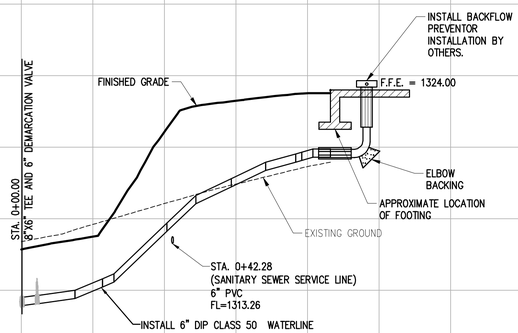
L23-65

SANITARY SEWER LINE 1 P&P (C)

C-201

DRAWING: C:\23_JOBS_TBUS_RUSH_SHARE\PLOTTER STATS\CMYK\ARCH24 (EXPORT).CTB
LAYOUT: C-201 | USER: ANDREW KARR | DATE: 11/21/2023 4:06 PM | PLOTTED BY: CRAFTON TULL (CRAFTONTULL.COM)





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

NOTE:
ALL WATER AND SEWER CONSTRUCTION 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.

NOTE:
ALL WATER MAIN VALVES & FIRE HYDRANTS ARE SHOWN SCHEMATICALLY. FIRE HYDRANTS SHALL BE A MINIMUM OF 4' FROM THE CURB OR 4' BEHIND THE SIDEWALK. AT NO TIME MAY A VALVE BE INSTALLED TO CONFLICT WITH CURB OR HANDICAP RAMPS. NO FIRE HYDRANTS SHALL BE INSTALLED WITHIN THE SIDEWALK OR CLOSER THAN 4'.

WATERLINE DEPTH:

WATERLINE SHALL BE 36" MINIMUM DEPTH FOR 8" WATERLINE AND 48" MINIMUM DEPTH FOR 12" WATERLINE FROM FLOWLINE OF ADJACENT STREET GUTTER

1345 1340 1335 1330 1325 1320 1315 1310 1305 1300 1295

−1+00 0+00 1+00 2+00 3+00

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ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
20' 0 20'

TESLAR OFFICE BUILDING

SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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CONTACT: A. KARR
QC By:
QC Date:

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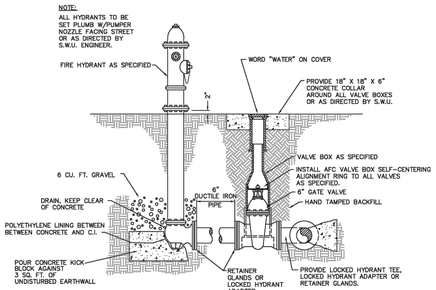
L23-65

FIRE LINE 1 P&P (C)

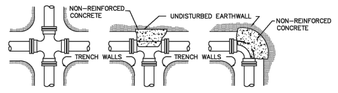
C-202

DRAWING: G:\23 JOBS\TESLAR\PLANS\PLOTS\FIRE LINE\TWO\W-FIRE1.DWG
PLOTTED: 11/21/2023 4:06 PM BY: KARR, ANDREW (CRAFTONTULL.COM)
NOTE TO PLOTTER: ALL DWG TO COLOR PLOT PDF AT FULL SCALE (24x36)



FIRE HYDRANT & GATE VALVE

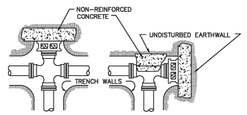
N.T.S.



CROSS TEE 90° BEND

45° BEND SIMILAR

22 1/2° BEND SIMILAR



CROSS W/PLUG TEE W/PLUG

NOTES:

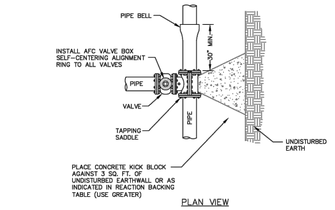
1. ALL FITTINGS SHALL BE MECHANICAL JOINTS, UNLESS OTHERWISE SPECIFIED.
2. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
3. WRAP ALL FITTINGS WITH POLYETHYLENE AS SPECIFIED.
4. BACK ALL TEES ACCORDING TO SIZE OF BRANCH.
5. BACKING FOR FUTURE LINE EXTENSIONS SHALL BE SUCH THAT REMOVAL OF BACKING IS POSSIBLE 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

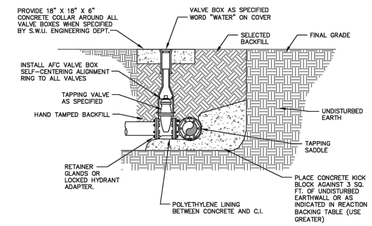
SIZE	REQUIRED SQ. FT. OF UNDISTURBED EARTHWALL FOR REACTION BACKING			
	TYPE OF FITTINGS			
	TEE	90°	45°	22 1/2°
2"	1	1	1	1
3"	1	1	1	1
4"	1	2	1	1
6"	3	3	2	1
8"	4	4	3	2
10"	7	7	4	2
12"	10	10	5	3
14"	13	13	7	4
16"	17	17	9	5
18"	21	21	12	6
20"	26	26	14	7
24"	38	38	20	10
30"	59	59	32	16
36"	85	85	46	23

REACTION BACKING

N.T.S.



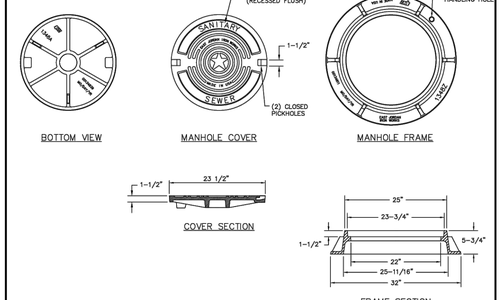
PLAN VIEW



PROFILE VIEW

TAPPING SADDLE & VALVE

N.T.S.



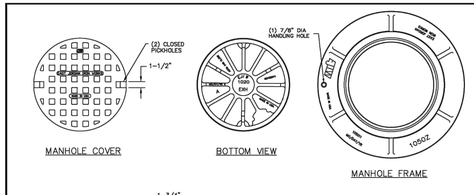
MANHOLE FRAME & COVER

(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)



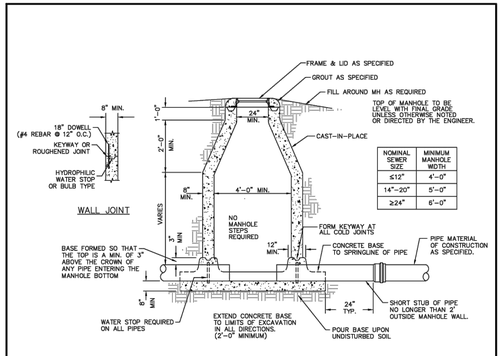
MANHOLE FRAME & COVER

(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)

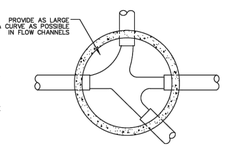


NOMINAL SEWER SIZE	MINIMUM MANHOLE WIDTH
≤12"	4'-0"
14"–20"	5'-0"
≥24"	6'-0"

WALL JOINT

CAST IN PLACE MANHOLE

N.T.S.



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

MANHOLE BOTTOM

FOR 6" THROUGH 24" SEWER MAINS

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

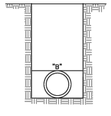
N.T.S.

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

TRENCH WIDTH SCHEDULE

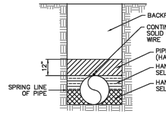
NOTES:

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



TYPICAL PIPE TRENCH

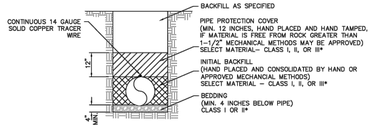
N.T.S.



D.I. 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 W-1, "TRACER WIRE CONNECTION PORT" FOR TRACER WIRE PORT SPACING

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

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

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
KMI/JNK	S-3	MARCH 2008
CAG	S-5	AUGUST 2014
JNK	S-7	MARCH 2008
JNK	S-8	MARCH 2008
TLS	S-11	MARCH 2008
JNK	S-17	MARCH 2008
TLS	S-18	AUGUST 2014

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Key Plan

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L23-65

SWU DETAILS 1

C-501

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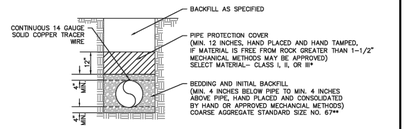
D.I./PVC GRAVITY SEWER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 5")

N.T.S.



PE/PVC PRESSURE SEWER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 5")

N.T.S.

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

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

SPRINGDALE WATER UTILITIES

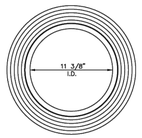
526 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5751

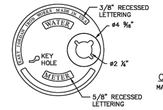
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

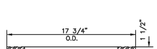
DRAWN BY: TLS | DRAWING NO: S-19 | DATE: AUGUST 2014

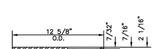
METER BOX RING

MATERIAL: CAST IRON









OFFSET PLUG W/PIN

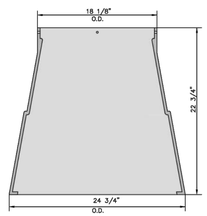
MATERIAL: ASTM A48 CL35B

NO. 32196998

MXU ANTENNAE

MATERIAL: BLACK PLASTIC

NO. M520R-C1-TC-X-T



METER BOX

MATERIAL: WHITE PLASTIC

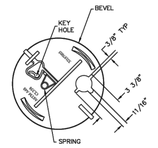
BOX WITH RING

EAST JORDAN IRON WORKS

34924 A-TYPE

18X24X24D

OR APPROVED EQUAL



AUTOMATED LOCKING COVER

MATERIAL: CAST IRON

NO. 32197105

STANDARD METER BOX

N.T.S.

SPRINGDALE WATER UTILITIES

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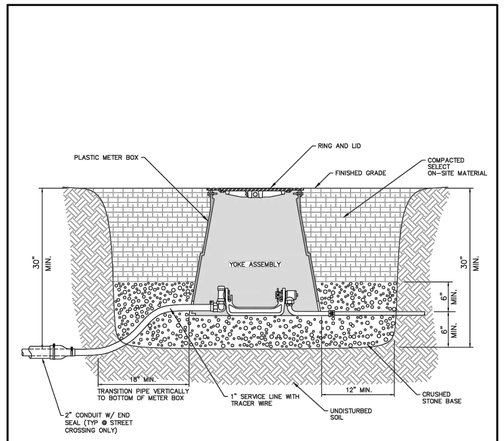
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-22 | DATE: AUGUST 2014



STANDARD METER BOX INSTALLATION

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

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

N.T.S.

NOTES:

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

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

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

SPRINGDALE WATER UTILITIES

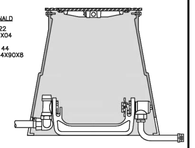
526 OAK AVENUE P.O. BOX 769 SPRINGDALE, ARKANSAS 72765-0769 (479) 751-5751

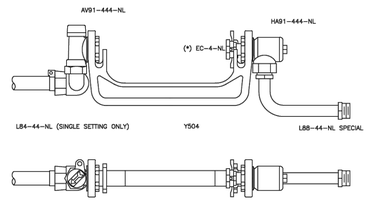
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

MATERIAL LIST

QTY	DESCRIPTION	CATALOG NUMBER FORD	MUELLER	AY McDONALD
1	INLET CONNECTION	L84-44-NL	P-15531N	74779M-22
1	YOKE ANGLE KEY VALVE	AV91-444-NL	H-14278N	74604Y 1K04
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 44K90X8
1	METER BOX ASSEMBLY	34P-1BX24X24D W/LID		





TYPICAL 1" METER SETTING

YOKE ASSEMBLY, 1" METER

1" COPPER OR PE P.J. TO 1" CTS PLASTIC OR MIP

N.T.S.

NOTES:

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

*METER AND EXPANSION CONNECTION EC-4-NL ARE PROVIDED BY THE DEPARTMENT.

SPRINGDALE WATER UTILITIES

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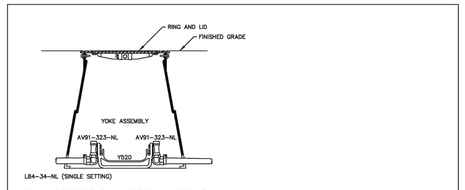
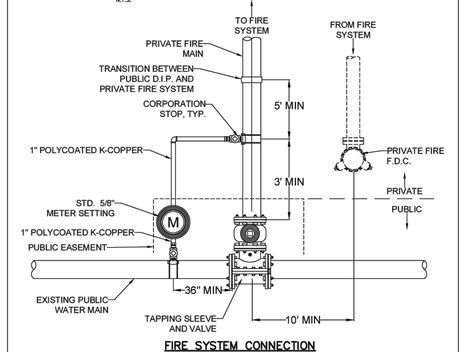
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



LEAK DETECTION METER ASSEMBLY

N.T.S.



FIRE SYSTEM CONNECTION

N.T.S.

SPRINGDALE WATER UTILITIES

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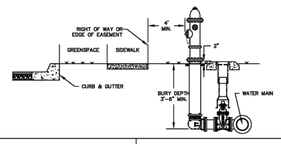
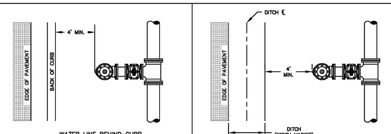
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

NOTES:

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





FIRE HYDRANT PLACEMENT

N.T.S.

S-42

SPRINGDALE WATER UTILITIES

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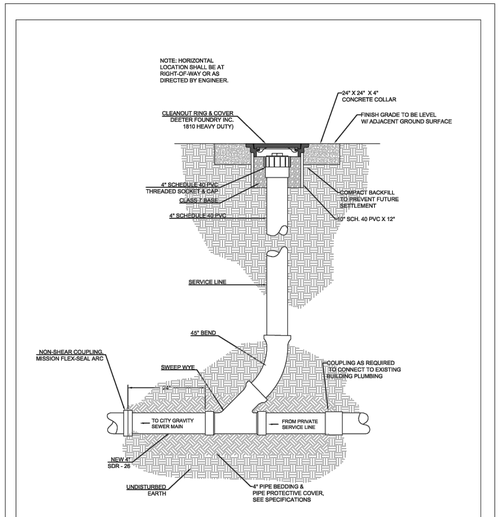
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



CLEANOUT ASSEMBLY DETAIL

N.T.S.

S-47

SPRINGDALE WATER UTILITIES

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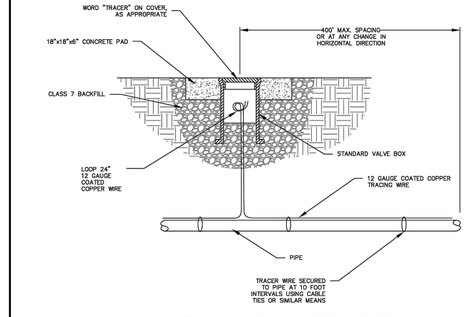
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



TRACING WIRE CONNECTION PORT

N.T.S.

M-1

SPRINGDALE WATER UTILITIES

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MISCELLANEOUS DETAILS FOR WATER AND SEWER CONSTRUCTION

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

901 N. 47th St., Suite 400
Rogers, Arkansas 72756

Crafton Tull
architecture | engineering | surveying

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CERTIFICATE OF AUTHORIZATION:

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

TESLAR OFFICE BUILDING

SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 23104800
ISSUE DATE: 11/21/2023
CONTACT: A. KARR
QC by:
QC Date:

PRELIMINARY PLANS

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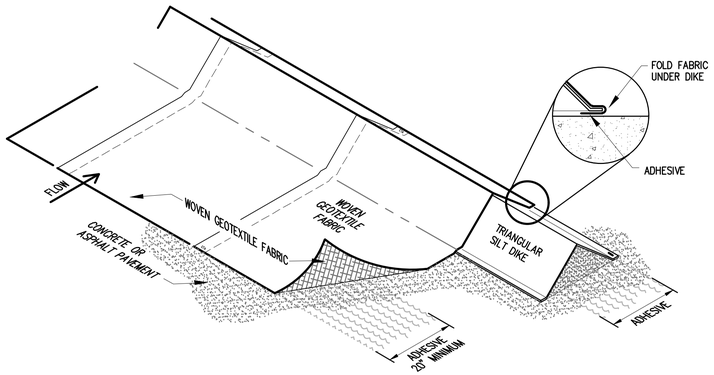
L23-65

SWU DETAILS 2

C-502

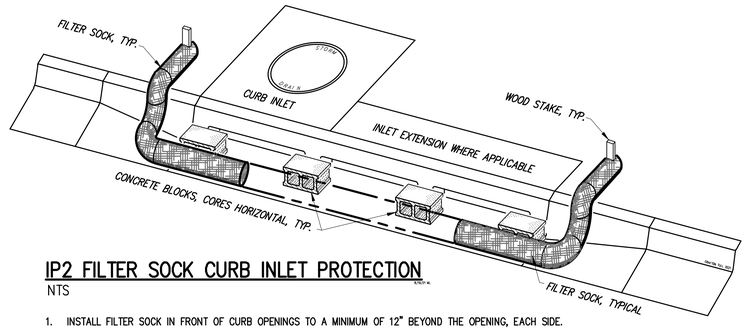
DRAWING: G:\23 SWRS\TBLS\SUBMITS\REVISIONS\CONSTRUCTION\SPRINGDALE WATER UTILITIES DETAILS 2.DWG
PLOTTED BY: ZACH RAMSEY | PLOTTED: 11/21/2023 4:42 PM | PLOTTED STYLE TABLE: Standard.ctb



ADHESIVES: CONCRETE PAVEMENT – USE LIQUID NAIL OR APPROVED EQUAL.
ASPHALT PAVEMENT – USE EMULSIFIED ASPHALT.

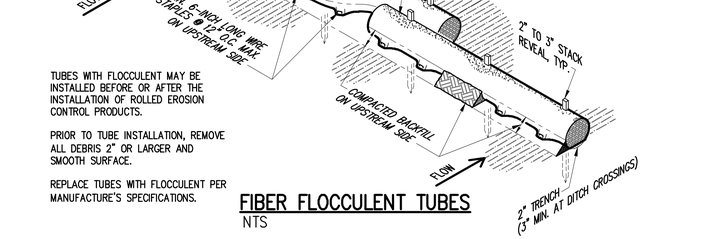
ADHESIVE SHALL BE PLACED AT FABRIC LAPS AND 20" MINIMUM ALONG EDGES.

SILT DIKE (FOR CONTINUOUS BARRIER)
NTS



IP2 FILTER SOCK CURB INLET PROTECTION
NTS

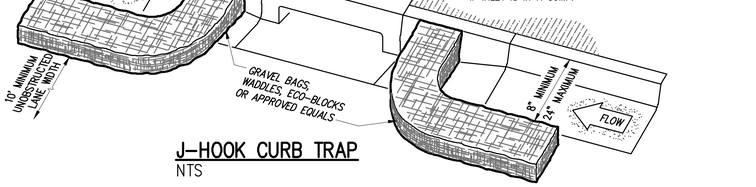
1. INSTALL FILTER SOCK IN FRONT OF CURB OPENINGS TO A MINIMUM OF 12" BEYOND THE OPENING, EACH SIDE.
2. ANCHOR THE FILTER SOCK BEHIND THE CURB WITH WOODEN STACKS 12" MINIMUM INTO SOIL.
3. USE 8" DIAMETER FILTER SOCK FOR STANDARD CURB INLET. SLIGHTLY COMPACT TO CURB HEIGHT DURING CURB INSTALLATION.
4.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



ADHESIVES: CONCRETE PAVEMENT – USE LIQUID NAIL OR APPROVED EQUAL.
ASPHALT PAVEMENT – USE EMULSIFIED ASPHALT.

ADHESIVE SHALL BE PLACED AT FABRIC LAPS AND 20" MINIMUM ALONG EDGES.

SILT DIKE (FOR CONTINUOUS BARRIER)
NTS



IP2 FILTER SOCK CURB INLET PROTECTION
NTS

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

GENERAL GUIDELINES FOR SPACING TUBE TRENCHES FOR CHANNEL INSTALLATIONS	
SLOPE	TUBE INTERVAL
2%	25 FEET

GENERAL GUIDELINES FOR SPACING TUBE TRENCHES FOR SLOPE INSTALLATIONS	
SLOPE GRADIENT	TUBE INTERVAL
1:1	15 FEET
2:1	25 FEET
3:1	35 FEET
4:1	50 FEET

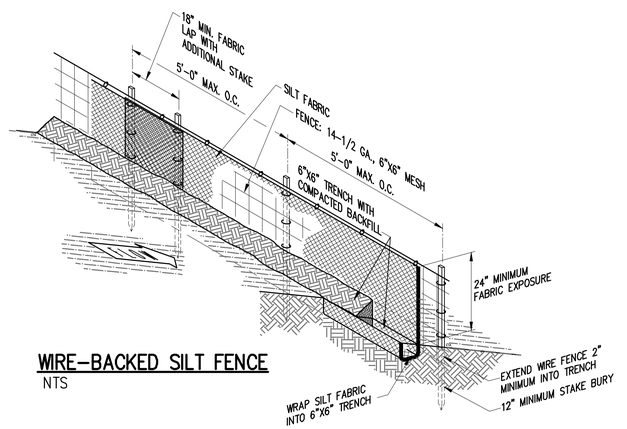
TUBES WITH FLOCCULENT MAY BE INSTALLED BEFORE OR AFTER THE INSTALLATION OF ROLLED EROSION CONTROL PRODUCTS.

PRIOR TO TUBE INSTALLATION, REMOVE ALL DEBRIS 2" OR LARGER AND SMOOTH SURFACE.

REPLACE TUBES WITH FLOCCULENT PER MANUFACTURE'S SPECIFICATIONS.

FIBER FLOCCULENT TUBES
NTS

J-HOOK CURB TRAP
NTS



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

TESLAR OFFICE BUILDING
SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 23104800
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QC Date:

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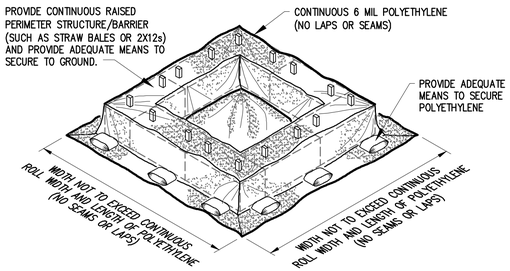
L23-65

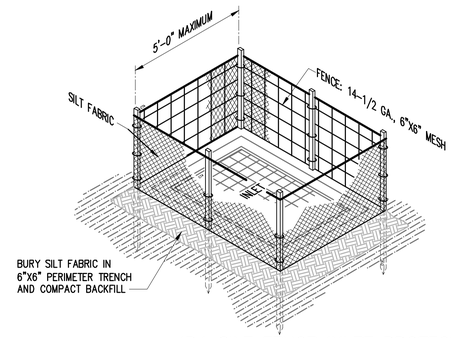
EROSION CONTROL DETAILS 1

C-503

DRAWING: C:\23 Land\L23-TESLAR\BIM\ARCHITECTURE\CAD\C503_EROSION CONTROL DETAILS 1.DWG
LAYOUT: C503 | XREF: | USER: | PLOTTED BY: | PLOT DATE: 11/21/2023 4:54 PM | PROPERTY OF CRAFTON TULL

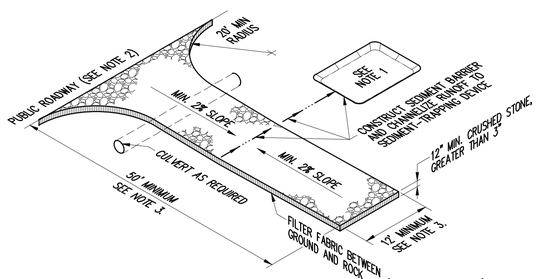


CONCRETE WASH-OUT BASIN
NTS



SILT FABRIC SHALL BE SECURITY FASTENED TO WIRE FENCING.

IP4 SILT FENCE INLET PROTECTION
NTS



STABILIZED CONSTRUCTION EXIT (ENTRANCE)
NTS

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

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

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

PHASE I
1. INSTALL STABILIZED CONSTRUCTION ENTRANCES/EXITS.
2. PREPARE TEMPORARY PARKING AND STORAGE AREAS. UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASH-OUT, MASON'S AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
3. CONSTRUCT THE SILT FENCES ON THE SITE.
4. CONSTRUCT THE SEDIMENTATION AND SEDIMENT TRAP BASINS.
5. HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEER CONSULTANT TO PERFORM INSPECTION OF BMPs. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
6. CLEAR AND GRUB THE SITE.
7. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
8. BEGIN GRADING THE SITE.

PHASE II
1. TEMPORARILY SEED DENUDED AREAS.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. INSTALL RIP-RAP AROUND OUT STRUCTURES.
4. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE.
7. INSTALL INLET PROTECTION DEVICES.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IF SITE IS STABILIZED.

GENERAL EROSION NOTES:

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

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

C. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

D. BEST MANAGEMENT PRACTICES (BMP) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AND APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.

E. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON THE SITE AT ALL TIMES.

F. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.

G. GENERAL CONTRACTOR SHALL DENOTE THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, AND AREA FOR PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES.

H. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE AND EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

I. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN UP FUEL OR CHEMICAL SPILLS AND LEAKS.

J. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

K. RUBBISH, TRASH, GARBAGE, LITTER OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM BEING BLOWN OR WASHED OFF-SITE.

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

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

N. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.

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

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

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

R. ON-SITE AND OFF-SITE STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH THE GENERAL PERMIT.

S. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

T. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) TO PREVENT EROSION.

U. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

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

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

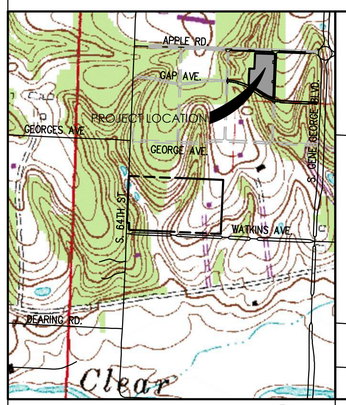
ACREAGE SUMMARY

IMPERVIOUS AREA	2.85± ACRES
SEEDED AREA	1.31± ACRES
TOTAL DISTURBED	4.16± ACRES

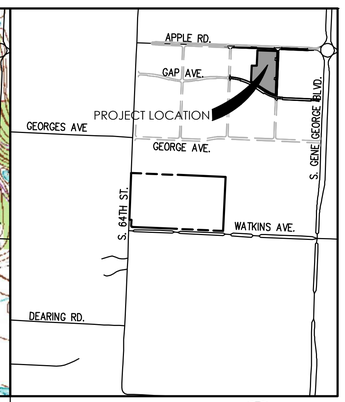
DEVELOPER/OWNER:
ENTER DEVELOPER INFORMATION

SITE OPERATOR/GENERAL CONTRACTOR:

SUPERINTENDENT:



USGS QUADRANGLE MAP
NTS



VICINITY MAP
NTS

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architecture | engineering | surveying
479.636.4838 t
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CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109 — ARKANSAS ENGINEER

TESLAR OFFICE BUILDING
SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 23104800
ISSUE DATE: 11/21/2023
CONTACT: A. KARR
QC by:
QC Date:

PRELIMINARY PLANS

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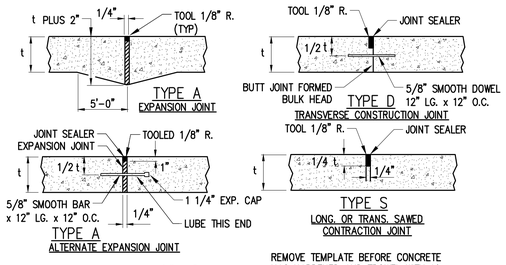
L23-65

EROSION CONTROL DETAILS 2

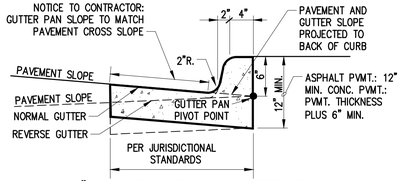
C-504

DRAWING C:\23 CARDS\TBD\ARCHIVE\CONSTRUCTION\23104800 TESLAR OFFICE BUILDING.DWG
LAYOUT: C-504 EROSION CONTROL DETAILS 2 PLOTTED: 11/21/2023 8:46 PM BY: KYLE KARR

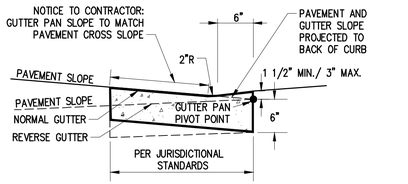


NOTES:
1. ALL JOINTS SPACING NOT TO EXCEED 15'–0" INTERVALS.
2. SAWED JOINTS SHALL BE CUT AS SOON AS POSSIBLE AFTER FINISH WORK IS COMPLETE & CONCRETE HAS CURED TO ACCEPT TYPE OF SAW EQUIPMENT.
3. ASSURE SAW JOINTS ARE CLEAN AND DRY PRIOR TO THE APPLICATION OF THE JOINT SEALANT.
4. SPECIFIED JOINT SEALANT APPLIED IN ACCORDANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS SEALANT TOOLED 1/8" BELOW PAVEMENT SURFACE.
5. DRILLING BY HAND OR PUSHING DOWEL BARS INTO GREEN CONCRETE IS NOT ACCEPTABLE.
6. COMPLETELY FILL HOLE WITH EPOXY GROUT AND INSERT DOWEL WITH EXPANSION CAPS.
7. DOWELS SHALL BE ALIGNED PERPENDICULAR TO THE JOINT.

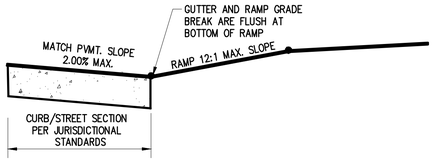
CONCRETE PAVEMENT JOINTING DETAIL
NTS AUG. 25, 2020



TYPICAL 6" BARRIER CURB AND GUTTER SECTION

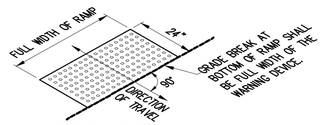


TYPICAL MOUNTABLE CURB SECTION AT DRIVEWAYS



STREET GUTTER AT RAMP TYP. SECTION

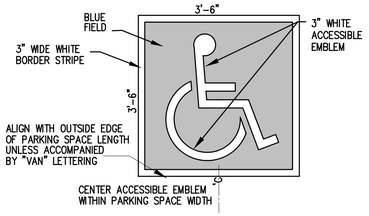
TYPICAL CURB AND GUTTER SECTIONS
NTS AUG. 13, 2020



WARNING DEVICE ALIGNMENT

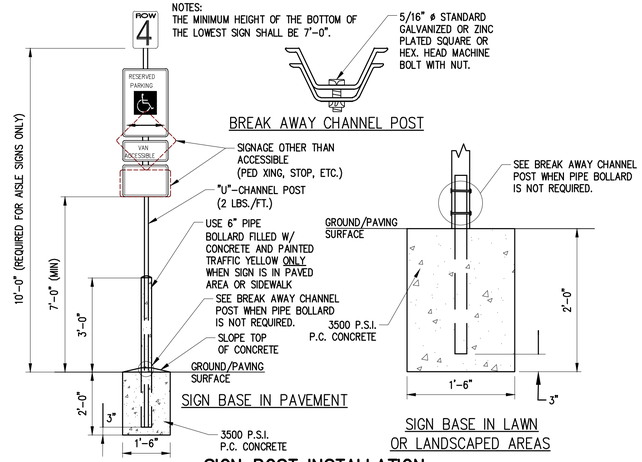
1. DETECTABLE WARNING SURFACES SHALL CONSIST OF TRUNCATED DOMES ALIGNED IN A SQUARE OR RADIAL GRID PATTERN AND SHALL COMPLY WITH ADA 705 GUIDELINES.
2. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT GUTTER, STREET OR HIGHWAY, OR PEDESTRIAN ACCESS ROUTE SURFACE, EITHER LIGHT–ON–DARK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

DETECTABLE WARNING DEVICE
NTS AUG. 25, 2020



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

ACCESSIBLE PAVEMENT EMBLEM
NTS AUG. 25, 2020



SIGN POST INSTALLATION
NTS

MINIMUM ACCESSIBLE PARKING SPACE REQUIREMENTS

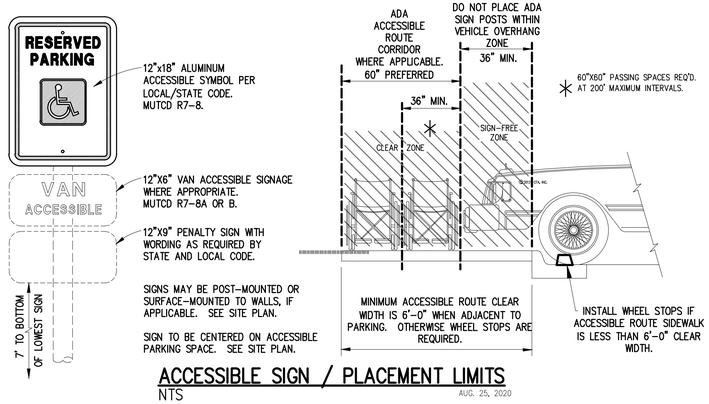
ON–SITE (PRIVATE) ACCESSIBLE PARKING SCHEDULE		
TOTAL NUMBER OF PARKING SPACES REQUIRED PROVIDED (PER LOT)	TOTAL MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES (60" & 96" AISLES) COLUMN "A"	VAN–ACCESSIBLE PARKING SPACES WITH MIN. 96" WIDE ACCESS AISLE
1 TO 25	1	1
26 TO 50	2	1
51 TO 75	3	1
76 TO 100	4	1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

ON–STREET (PUBLIC) ACCESSIBLE PARKING SCHEDULE	
TOTAL NUMBER OF MARKED OR METERED PARKING SPACES ON THE BLOCK PERIMETER	TOTAL REQUIRED NUMBER OF ACCESSIBLE PARKING SPACES
1 TO 25	1
26 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 AND OVER	4 PERCENT OF TOTAL

AUG. 25, 2020

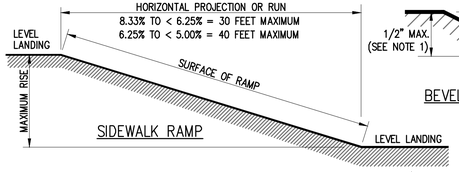
CARPORT AND GARAGE PARKING SPACES:
AT LEAST ONE CARPORT OR GARAGE SPACE SHALL BE ADA ACCESSIBLE IF EITHER ARE FEATURED AS SITE AMENITIES.

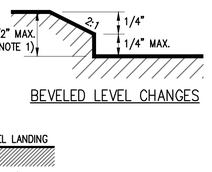
208.2.4 VAN PARKING SPACES:
FOR EVERY SIX OR FRACTIONAL OF SIX PARKING SPACES REQUIRED BY 208.2 TO COMPLY WITH 502, AT LEAST ONE SHALL BE A VAN PARKING SPACE COMPLYING WITH 502.



ACCESSIBLE SIGN / PLACEMENT LIMITS
NTS AUG. 25, 2020

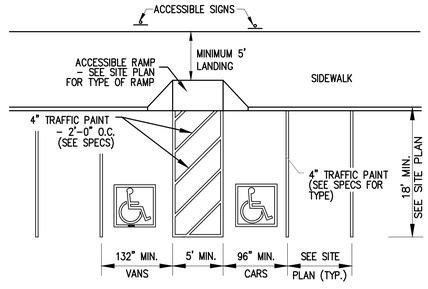
SLOPE	MAXIMUM RISE	MAXIMUM HORIZONTAL PROJECTION OR RUN
1:12 TO < 1:16 (8.33% TO < 6.25%)	30 INCHES	30 FEET
1:16 TO < 1:20 (6.25% TO < 5.00%)	30 INCHES	40 FEET





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

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



ALTERNATE "A"

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

208.2.4 VAN PARKING SPACES:
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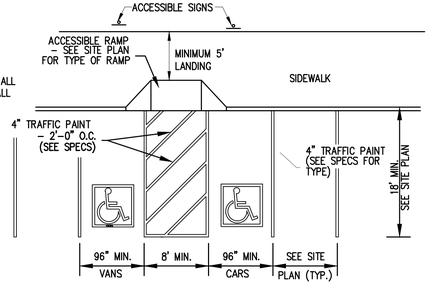

ALTERNATE "B"

VAN ACCESSIBLE PARKING STRIPING
NTS AUG. 25, 2020

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Key Plan

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L23-65
STANDARD DETAILS 1

C-505

DRAWING G:\23 PROJECTS\23104800 TESLAR OFFICE BUILDING\CONSTRUCTION DOCUMENTS\ARCHITECTURAL\DWG\C-505 STANDARD DETAILS 1.DWG
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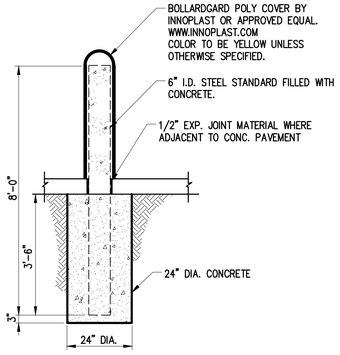
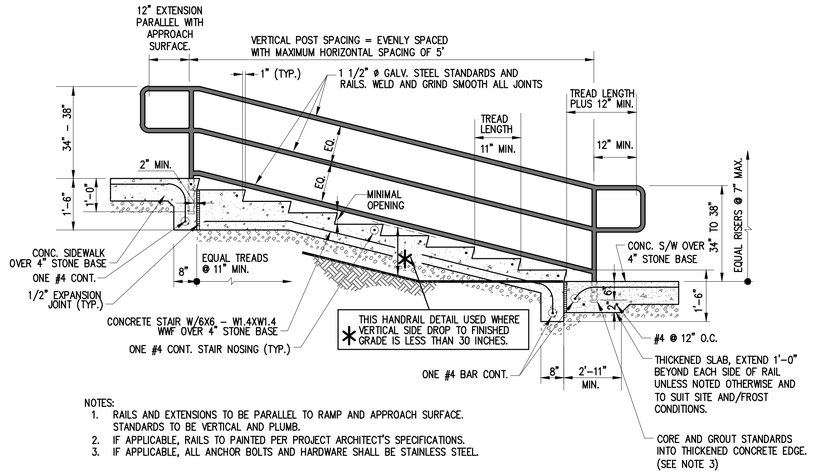


SECTION

STATIONARY–BOLLARD

NTS



NOTES:
1. RAILS AND EXTENSIONS TO BE PARALLEL TO RAMP AND APPROACH SURFACE. STANDARDS TO BE VERTICAL AND PLUMB.
2. IF APPLICABLE, RAILS TO PAINTED PER PROJECT ARCHITECT'S SPECIFICATIONS.
3. IF APPLICABLE, ALL ANCHOR BOLTS AND HARDWARE SHALL BE STAINLESS STEEL.

CONCRETE STAIR AND RAIL WITH NO GRADE DROP AT EITHER SIDE OF STAIR *

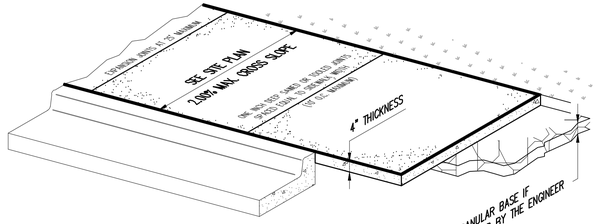
NTS NOTE: REFER TO SITE AND GRADING PLANS FOR STAIR LENGTH, RISE AND LOCATION

REVISED 08/25/14

DRILLED PIER SCHEDULE

POLE HEIGHT "H"	DRILLED PIER DIAMETER "D"	DRILLED PIER DEPTH "L"	DRILLED PIER VERT. REBAR	CIRCULAR TIES
UP TO 9'–0"	18"	2'–8"	(6)–#5	#3 @ 12" OC VERT
12'–0"	18"	3'–0"	(6)–#5	#3 @ 12" OC VERT
20'–0"	24"	8'–0"	(8)–#5	#3 @ 12" OC VERT
30'–0"	24"	8'–3"	(8)–#5	#3 @ 12" OC VERT
40'–0"	30"	9'–0"	(8)–#7	#3 @ 12" OC VERT

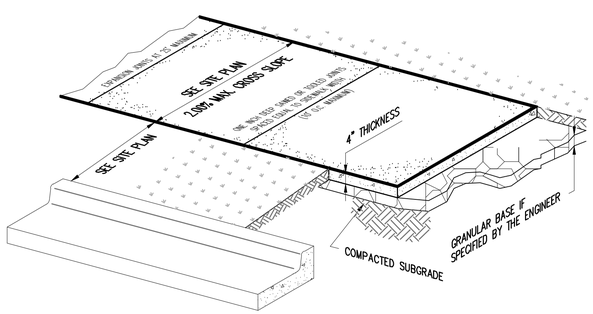
NOTES:
1. PROVIDE 1/2" EXPANSION JOINT BETWEEN SIDEWALK AND ALL FIXED OBJECTS.
2. PROVIDE 1/2" TOOLED RADIUS ON ALL EDGES.
3. CONCRETE TO BE MINIMUM 3500#, AE.



PRIVATE SIDEWALK WITH CURB

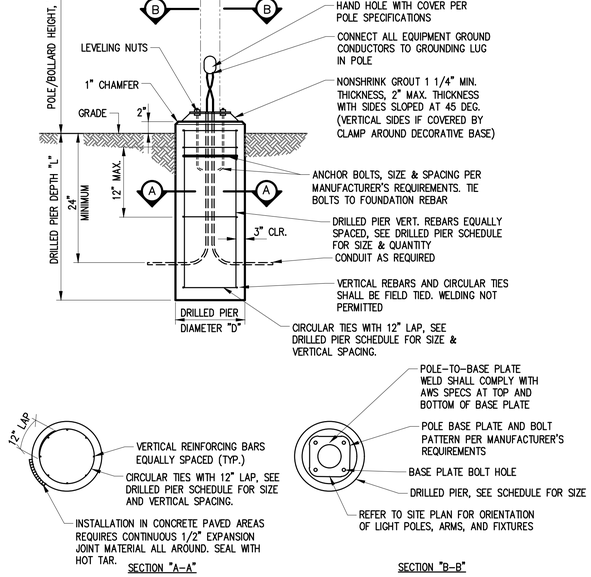
NTS REVISED 05/10/11

NOTES:
1. PROVIDE 1/2" EXPANSION JOINT BETWEEN SIDEWALK AND ALL FIXED OBJECTS.
2. PROVIDE 1/2" TOOLED RADIUS ON ALL EDGES.
3. CONCRETE TO BE MINIMUM 3500#, AE.



PRIVATE SIDEWALK WITH GREEN SPACE

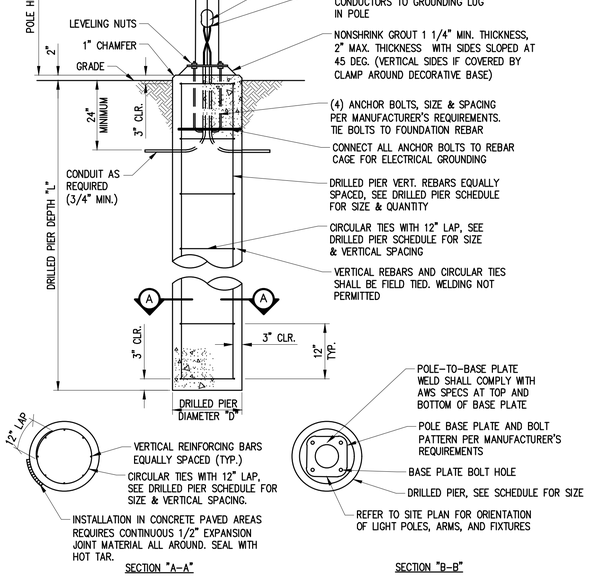
NTS REVISED 05/10/11



ROUND LIGHT FOUNDATION – BOLLARD

NTS

NOTES:
1. 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONC. WITH GRADE 60 RE–BARS.
2. FOUNDATION EXCAVATION SHALL BE BY AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS. SIZE OF AUGER SHALL MATCH DIAMETER OF PIER.
3. IF GROUNDWATER IS PRESENT IN AUGER HOLE, REMOVE BEFORE POURING CONCRETE.
4. DESIGN CRITERIA:
   –IN PLACE SOIL IS ASSUMED TO BE CLASS 5 OF IBC 2006, TABLE 1804.2 WITH INCREASED ALLOWABLE LATERAL BEARING OF 200 PSF/FT PER SECTION 1804.3.1.
   –BASIC WIND SPEED (3 SECOND GUST) = 90 MPH
   –EXPOSURE CATEGORY C
   –IMPORTANCE FACTOR = 1.0



ROUND LIGHT FOUNDATION – AT GRADE

NTS

NOTES:
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L23-65

STANDARD DETAILS 2

C-506

DRAWING: C:\23104800_TESLAR\BIM\ARCHITECTURE\CRAFTON\23104800-ARCHITECTURE.RVT
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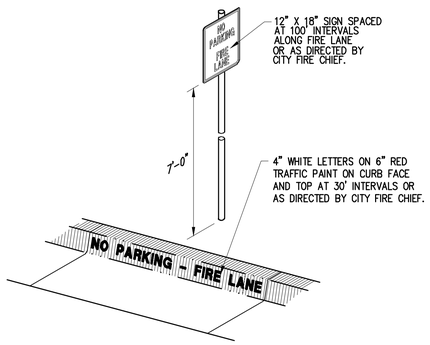
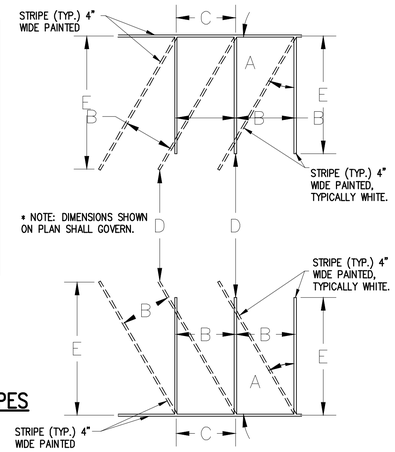


FIRE LANE STRIPING
NTS

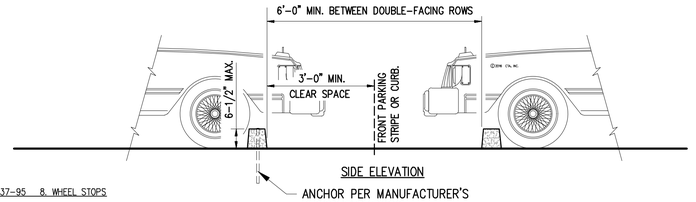
STRIPING DIMENSIONS						
ANGLE (A)	TYPE	WIDTH (IN FT.) (B)	CURB LENGTH (IN FT.) (C)	ONE-WAY AISLE WIDTH (IN FT.) (D)	TWO-WAY AISLE WIDTH (IN FT.) (D)	STALL DEPTH (IN FT.) (E)
0°	STANDARD	8	22.5	12	24	8
PARALLEL	COMPACT	7.5	19.5	12	24	7.5
30°	STANDARD	9	18	12	24	17
	COMPACT	7.5	15	12	24	14
45°	STANDARD	9	12.5	12	24	19
	COMPACT	7.5	10.5	12	24	16
60°	STANDARD	9	10.5	18	24	20
	COMPACT	7.5	8.5	15	24	16.5
90°	STANDARD	9	9	24	24	19
	COMPACT	7.5	7.5	22	24	15

NOTES:

1. LETTERS, NUMBERS AND ARROWS FOR DRIVEWAYS, PARKING LOTS AND STREETS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. PAVEMENT MARKINGS ARE TO BE PAINTED REFLECTIVE WHITE. MARKINGS SHALL BE THERMOPLASTIC IF CALLED FOR IN THE PLANS OR SPECIFICATIONS.

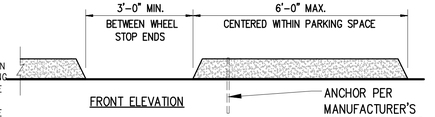


PARKING STRIPES
NTS



ASTM 1637-95 8. WHEEL STOPS

8.1 PARKING LOTS SHOULD BE DESIGNED TO AVOID THE USE OF WHEEL STOPS.
8.2 WHEEL STOPS SHALL NOT BE PLACED IN PEDESTRIAN WALKWAYS OR FORESEEABLE PEDESTRIAN PATHS.
8.3 WHEEL STOPS SHALL BE IN CONTRAST WITH THEIR SURROUNDINGS.
8.4 WHEEL STOPS SHALL BE NO LONGER THAN 6 FEET AND SHALL BE PLACED IN THE CENTER OF THE PARKING STALLS. THE MINIMUM WIDTH OF PEDESTRIAN PASSAGE BETWEEN WHEEL STOPS SHALL BE 3 FEET.
8.5 THE TOP OF WHEEL STOPS SHALL NOT EXCEED 6.5 INCHES IN HEIGHT ABOVE THE PARKING LOT SURFACE.
8.6 ADEQUATE ILLUMINATION SHALL BE MAINTAINED AT WHEEL STOPS AS GOVERNED BY THE REQUIREMENTS OF LOCAL CODES AND ORDINANCES OR, IN THEIR ABSENCE, BY THE RECOMMENDATIONS SET FORTH BY THE ILLUMINATING ENGINEER SOCIETY OF NORTH AMERICA (IES – APPLICATION AND REFERENCE VOLUMES).
8.7 BOLLARDS, NOT LESS THAN 3'-6" IN HEIGHT, MAY BE PLACED IN THE CENTER OF PARKING STALLS AS AN ALTERNATIVE TO WHEEL STOPS. BOLLARDS SHOULD BE APPROPRIATELY MARKED TO ENHANCE VISIBILITY IN ACCORDANCE WITH ANSI-Z535.1.



WHEEL STOP DETAIL
NTS

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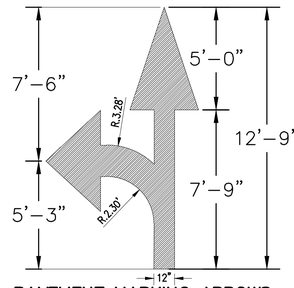
1. LETTERS, NUMBERS AND ARROWS FOR DRIVEWAYS, PARKING LOTS AND STREETS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. PAVEMENT MARKINGS TO BE REFLECTIVE WHITE PAINT OR THERMOPLASTIC AS INDICATED IN THE PLANS.



PAVEMENT MARKING ARROWS TURN & THROUGH LANE-USE
NTS

NOTES:

1. LETTERS, NUMBERS AND ARROWS FOR DRIVEWAYS, PARKING LOTS AND STREETS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
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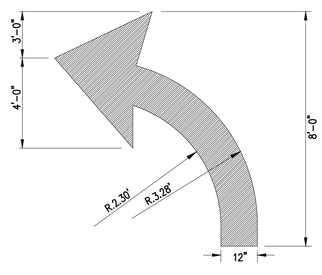

PAVEMENT MARKING ARROWS RIGHT OR LEFT TURN
NTS

NOTES:

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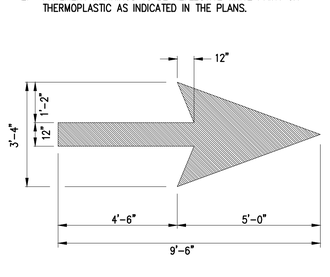

PAVEMENT MARKING ARROW
NTS

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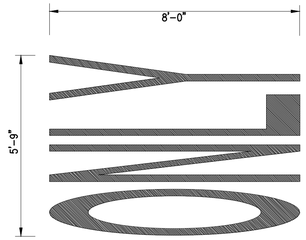
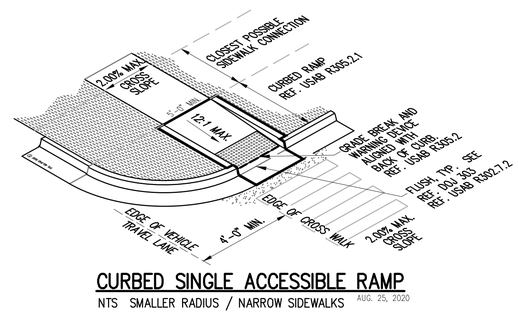


"ONLY" PAVEMENT MARKING
NTS



CURBED SINGLE ACCESSIBLE RAMP
NTS SMALLER RADIUS / NARROW SIDEWALKS AUG. 25, 2020

NOTES:

1. LETTERS, NUMBERS AND ARROWS FOR DRIVEWAYS, PARKING LOTS AND STREETS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
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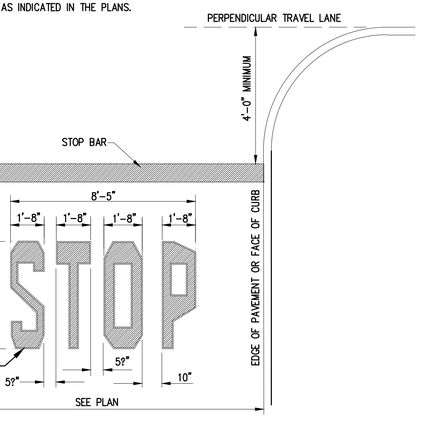

STOP BAR
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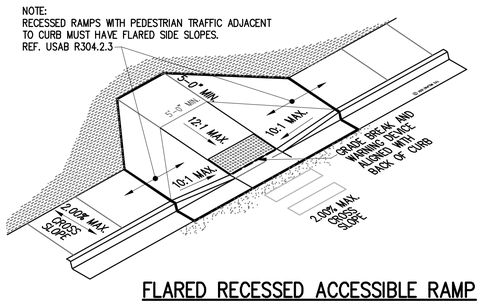
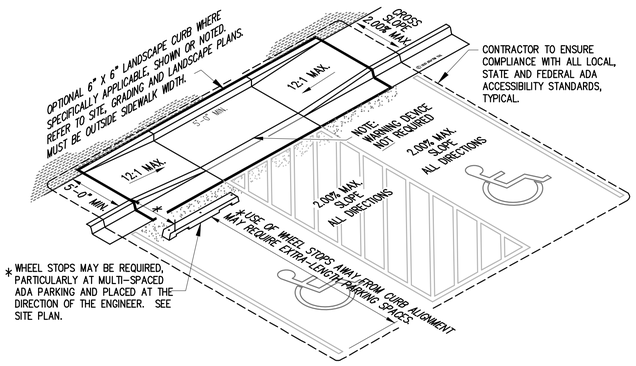


FLARED RECESSED ACCESSIBLE RAMP
NTS WITH SIDEWALK ADJACENT TO CURB AUG. 25, 2020



DEPRESSED SIDEWALK AND CURB ACCESSIBLE RAMP
NTS WITH ADA PARKING AUG. 25, 2020

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

TESLAR OFFICE BUILDING
SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 23104800
ISSUE DATE: 11/21/2023
CONTACT: A. KARR
QC by:
QC Date:

PRELIMINARY PLANS

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L23-65

STANDARD DETAILS 3

C-507

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LAST SAVED: 11/21/2023 10:55:03 AM BY: AKARR
ACCESS DATE: 11/21/2023 10:55:03 AM BY: AKARR (CRAFTON TULL & ASSOCIATES, INC.)

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	TYPE
PARKING LOT TREES						
	13	QUERCUS SHUMARDII / SHUMARD OAK	B & B	2.5"CAL	8' HT. MIN.	SHADE
	13	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE SAWLEAF ZELKOVA	B & B	2.5" CAL	8'-10' HT. MIN	SHADE
PERIMETER TREES						
	10	CERCIS CANADENSIS / EASTERN REDBUD	B & B	2"CAL	8' HT. MIN.	SHADE
	4	GLEDITSIA TRIACANTHOS F. INERMIS / THORNLESS HONEY LOCUST	B & B	2.5"CAL	8' HT. MIN.	SHADE
	4	NYSSA SYLVATICA / BLACK GUM	B & B	2.5"CAL	8' HT. MIN.	SHADE
	8	QUERCUS PHELLOS / WILLOW OAK	B & B	2.5"CAL	8' HT. MIN.	SHADE
	5	QUERCUS RUBRA / RED OAK	B & B	2.5"CAL	8' HT. MIN.	SHADE
STREET TREES						
	3	GLEDITSIA TRIACANTHOS F. INERMIS / THORNLESS HONEY LOCUST	B & B	2.5"CAL	8' HT. MIN.	SHADE
	8	QUERCUS RUBRA / RED OAK	B & B	2.5"CAL	10'-12' HT.	SHADE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD
SHRUBS					
	211	FORSYTHIA X INTERMEDIA 'NIMBUS' / SHOW OFF® SUGAR BABY® DWARF FORSYTHIA	5 GAL	18" HT. MIN.	18" SPREAD MIN.
	16	HYDRANGEA QUERCIFOLIA 'ALICE' / ALICE OAKLEAF HYDRANGEA	5 GAL	24" HT. MIN.	24" SPREAD MIN.
	85	HYPERICUM FRONDOSUM 'SUNBURST' / SUNBURST ST. JOHN'S WORT	5 GAL	24" HT. MIN.	24" SPREAD MIN.
	46	ILEX GLABRA 'COMPACTA' / COMPACT INKBERRY	5 GAL	18" HT. MIN.	18" SPREAD MIN.
	27	JUNIPERUS CHINENSIS 'PFITZERIANA' / SEA GREEN PFITZER JUNIPER	5 GAL	30" HT. MIN.	24" SPREAD MIN.
	78	JUNIPERUS VIRGINIANA 'GREY OWL' / GREY OWL JUNIPER	5 GAL	24" HT. MIN.	30" SPREAD MIN.
	131	MISCANTHUS SINENSIS 'MORNING LIGHT' / MORNING LIGHT EULALIA GRASS	5 GAL	18" HT. MIN.	18" SPREAD MIN.
	128	PANICUM VIRGATUM 'NORTHWIND' / NORTHWIND SWITCH GRASS	5 GAL	18" HT. MIN.	18" SPREAD MIN.
	35	PHYSOCARPUS OPULIFOLIUS 'SMPOTW' / TINY WINE® NINEBARK	5 GAL	24" HT. MIN.	24" SPREAD MIN.
	49	ROSA X 'RADRAL' / CORAL KNOCKOUT® ROSE	5 GAL	24" HT. MIN.	24" SPREAD MIN.
	3	TAXUS CUSPIDATA 'WONLOO' / EMERALD SPREADER® JAPANESE YEW	5 GAL	18" HT. MIN.	18" SPREAD MIN.

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
SOD/SEED			
	37,954 SF	ZOYSIA JAPONICA 'EL TORO' / EL TORO ZOYSIA	S.F.

LANDSCAPE REQUIREMENTS

STREET FRONTAGE: 1 TREE PER 40LF (50LF ALONG PARKING AREAS) & 7 SHRUBS PER 25LF
APPLE RD 287 LF/ 50 = 6 TREES & 80 SHRUBS REQUIRED; 6 TREES & 80 SHRUBS PROVIDED
TESLAR DR 619 LF/ 50 = 12 TREES & 173 SHRUBS REQUIRED; 12 TREES & 173 SHRUBS PROVIDED
GAP AVE 403 LF/ 40 = 10 TREES & 112 SHRUBS REQUIRED; 10 TREES & 112 SHRUBS PROVIDED

PERIMETER: 5' LANDSCAPE STRIP & 1 TREE PER 40 LF (75% OF TREES REQUIRED TO BE SHADE TREES)
WESTERN = 508 LF/ 40 = 13 TREES REQUIRED; 13 TREES PROVIDED

PARKING LOT: 8% GREENSPACE REQUIRED & 1 TREE PER 15 STALLS
PARKING AREAS = 77,222 SF * .08 = 7,722.2 SF REQUIRED
16,597 SF (21.4%) GREENSPACE PROVIDED

LEGEND

LIMITS OF PARKING LOT AREAS USED FOR CALCULATIONS

LIMITS OF PARKING LOT GREENSPACE USED FOR CALCULATIONS

UTILITIES AND PLANT MATERIALS

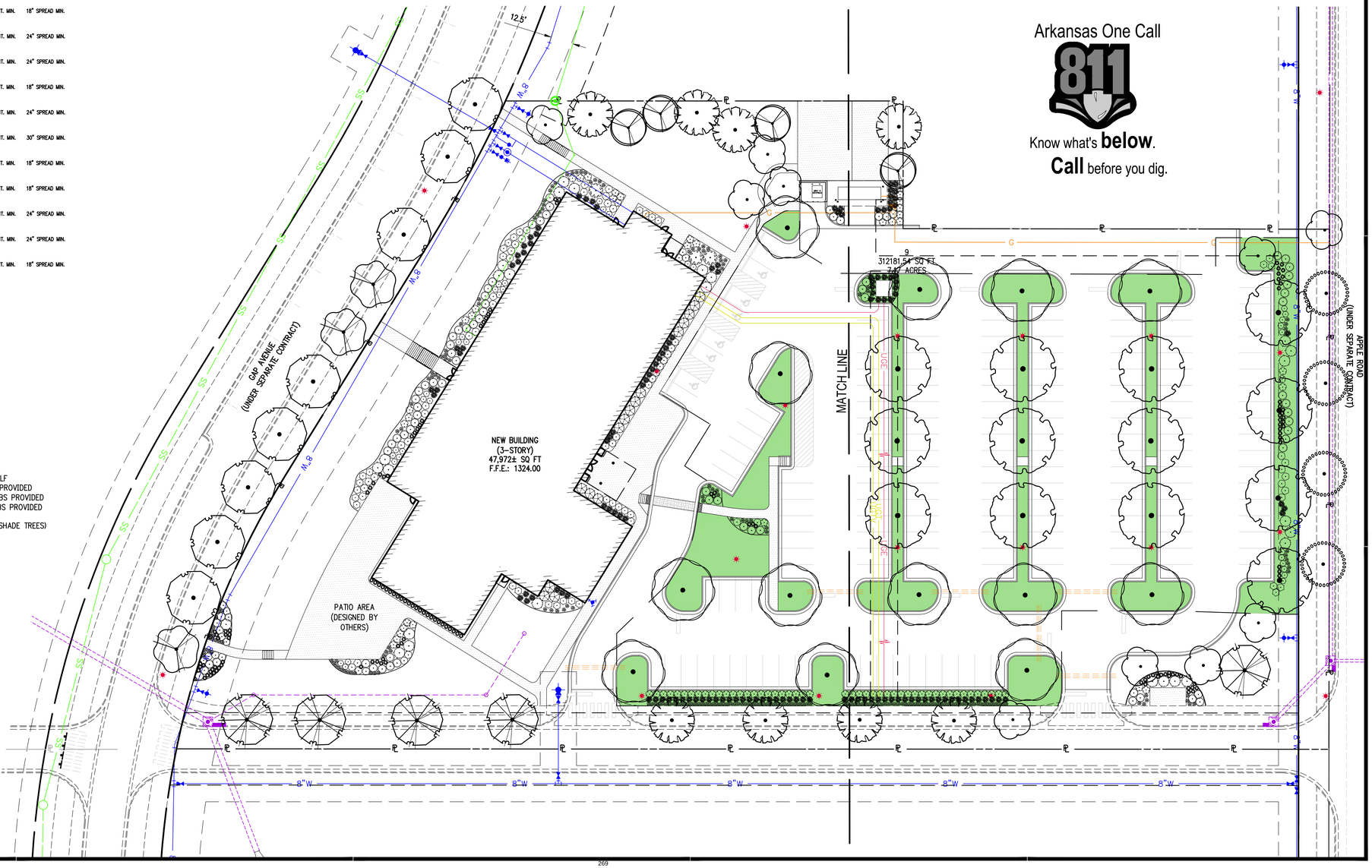
1. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF UTILITIES PRIOR TO LANDSCAPE INSTALLATION AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.
2. TREES AND LANDSCAPING SHALL NOT BE PLACED WHERE THEY INTERFERE WITH SITE DRAINAGE CHANNELS, LINES, OR STRUCTURES, NOR WHERE THEY IMPEDE DETENTION/RETENION FUNCTIONS.
3. TREES WITH A MATURE HEIGHT GREATER THAN 20' SHALL NOT BE PLANTED WITHIN 20' OF OVERHEAD UTILITIES.
4. TREES SHALL NOT BE PLACED WITHIN 10' OF UNDERGROUND UTILITIES.
5. TREES SHALL NOT BE PLACED WITHIN 3' OF ANY ABOVEGROUND ELECTRICAL EQUIPMENT, NOR WITHIN 10' FROM DOORS OF ABOVEGROUND ELECTRIC EQUIPMENT.
6. TREES AND LANDSCAPING THAT OBSCURE VISIBILITY SHALL NOT BE PLACED WITHIN 10' OF A FIRE HYDRANT. ALL OTHER LANDSCAPING MUST BE MAINTAINED TO ENSURE VISIBILITY OF FIRE HYDRANT.
7. CITY RESERVES THE RIGHT TO REMOVE LANDSCAPING THAT BLOCKS ACCESS TO UTILITIES OR FAILS TO MEET THE REQUIREMENTS SET FORTH HEREIN.

MAINTENANCE NOTES

1. CONTRACTOR SHALL PROVIDE A WARRANTY ON ALL PLANT MATERIALS FOR A MINIMUM OF TWO YEARS FROM PROJECT COMPLETION AND ACCEPTANCE BY OWNER. ANY PLANT MATERIAL THAT DIES, TURNS BROWN, OR DEFOLIATES PRIOR TO WARRANTY EXPIRATION SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED BY CONTRACTOR WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
2. AFTER THE REQUIRED WARRANTY PERIOD, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION BY THE OWNER OF THE PROPERTY. ALL PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER OF THE PROPERTY.
3. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME.
4. TREES SHALL NOT BE TOPPED AT ANY TIME.
5. WHEN PRUNING IS NECESSARY TO MAINTAIN THE HEALTH OF THE TREE OR FOR PUBLIC SAFETY, PROPER PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE OPERATIONS" SHALL BE UTILIZED.

LANDSCAPE NOTES

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK BY CONTACTING THE ONE-CALL SYSTEM. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC.
2. CONTRACTOR SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. ANY DAMAGES TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF LANDSCAPE CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AT NO COST TO OWNER.
3. ALL PLANT MATERIALS SHALL BE NURSERY GROWN (CONTAINER OR BALLED & BURLAPPED) AND SHALL MEET OR EXCEED THE SIZE AND GRADING REQUIREMENTS ESTABLISHED BY THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
4. ALL PLANT MATERIALS MUST BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND/OR DISEASE.
5. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS PRIOR TO PRICING THE WORK.
7. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT OR QUANTITY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
8. NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT, AND CITY. APPROVED ALTERNATE MATERIALS SHALL MEET THE SAME CRITERIA FOR TYPE, SIZE, AND FUNCTION AS THOSE SHOWN ON LANDSCAPE PLAN.
9. PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY THE PLANNING COMMISSION.
10. ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
11. ALL LAWN AREAS SHALL RECEIVE 4" OF TOPSOIL TO MEET FINAL GRADE IN ACCORDANCE WITH GRADING PLAN.
12. ALL PLANTING BED AREAS SHALL BE PREPARED BY REMOVING EXISTING SOD AND WEEDS. PLANTING BED AREAS SHALL RECEIVE 6" OF TOPSOIL AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. SOIL MIX SHALL BE TILLED INTO BED AREA TO A MINIMUM DEPTH OF 12"
13. PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" SHREDDED HARDWOOD MULCH. ALL TREES NOT LOCATED IN PLANTING BEDS SHALL RECEIVE A MULCH SAUCER PER DETAIL.
14. CONTRACTOR TO FIELD VERIFY THE LIMITS OF DISTURBANCE. ALL DISTURBED AREAS MUST BE STABILIZED PER CITY CODE PRIOR TO PROJECT CLOSE-OUT.
15. TURF AREAS SHALL BE SEEDED OR SODDED PER PLANTING PLAN. REFER TO PLANT SCHEDULE, LANDSCAPE NOTES, AND HYDROSEEDING NOTES FOR SPECIES AND INSTALLATION REQUIREMENTS.
16. ALL SLOPES 3:1 AND GREATER SHALL RECEIVE SOD. ON SLOPES OF 4:1 OR GREATER, SOD SHALL BE STAPLED IN PLACE.
17. ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREETS AND ALL SITE ENTRANCES/EXITS PER CITY CODE.
18. IF A LANDSCAPE IRRIGATION SYSTEM IS TO BE CONSTRUCTED, LANDSCAPE CONTRACTOR SHALL CONFIRM LOCATION OF PLANNED IRRIGATION LINE WITH THE IRRIGATION CONTRACTOR PRIOR TO PLANTING BED CONSTRUCTION AND PLANT INSTALLATION.
19. CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS APPROVED AND ACCEPTED IN TOTAL BY OWNER.



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TESLAR OFFICE BUILDING
SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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CONTACT: A. KARR
QC by:
QC Date:

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L23-65

OVERALL PLANTING PLAN

L-101

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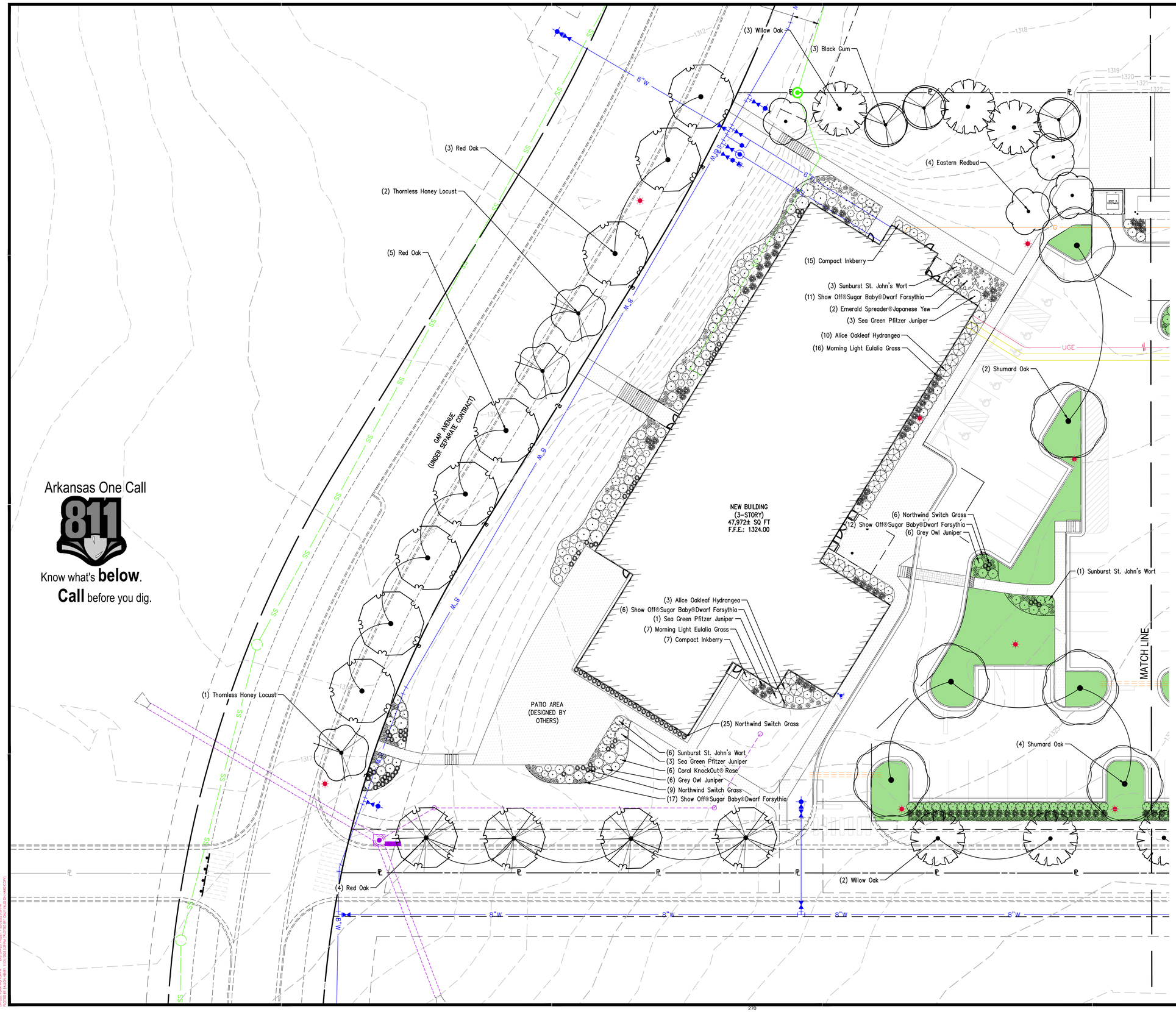

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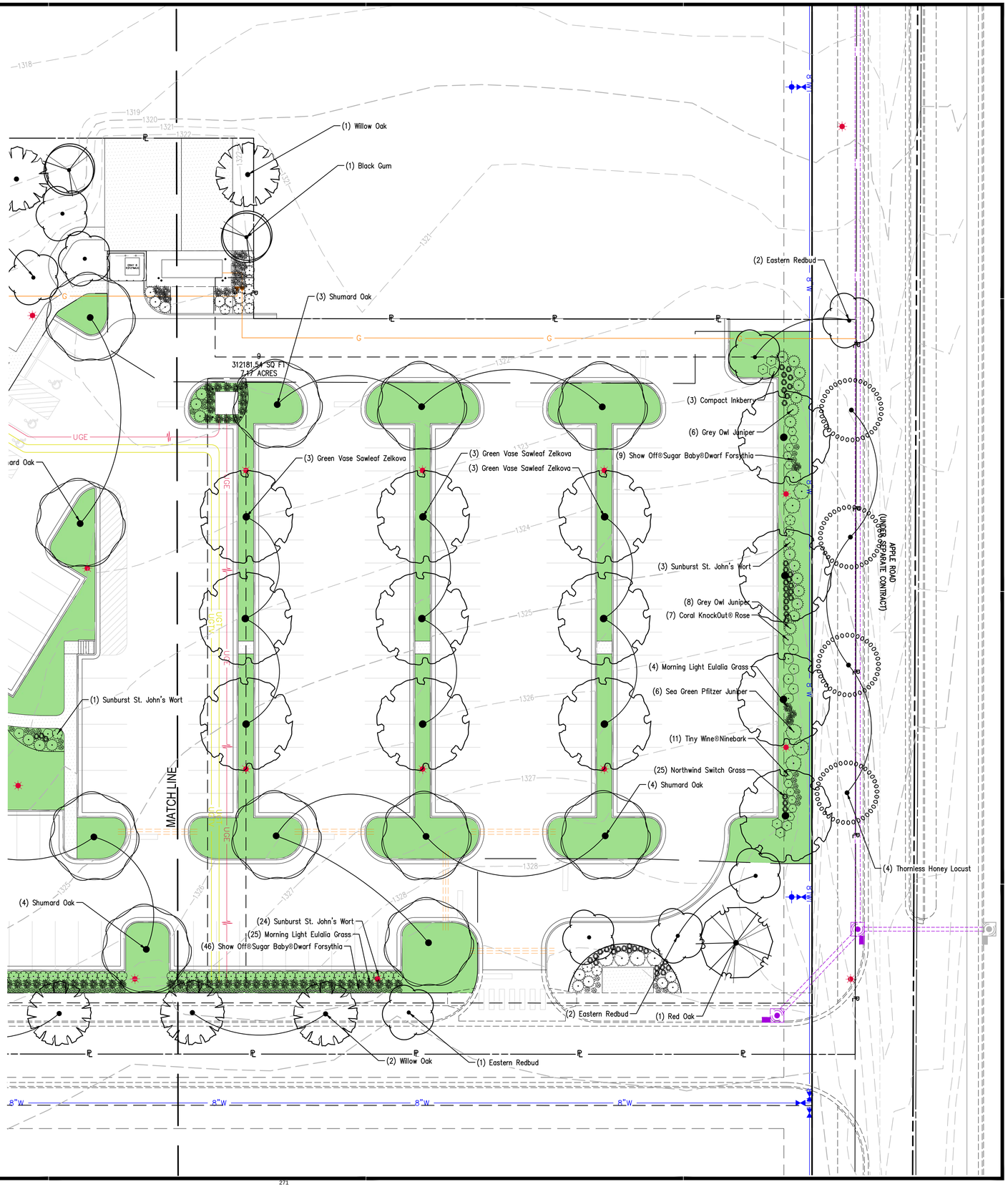
PLANTING PLAN A

L-102



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PLANTING PLAN B

L-103

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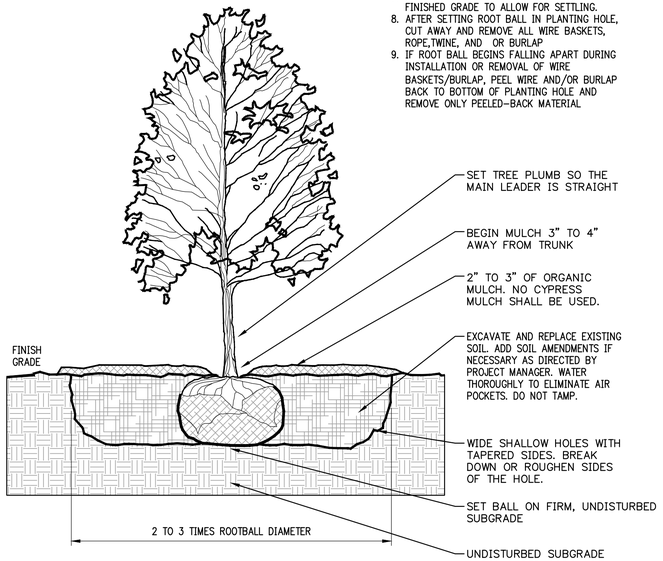
LAYOUT: PLANTING PLAN B | USER: AKARR | XREF: | PLOTTED: 11/21/2023 2:32 PM | PLOTTED BY: AKARR | PAGE SETUP: ANSI B (11.00 X 17.00)

NOTES TO CONTRACTOR:

1. TREES SHALL MATCH CALIPER & MIN. HEIGHT SPECIFIED IN PLANT SCHEDULE
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/BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
6. ROOTBALL COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED.
7. SET TOP OF ROOT BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING.
8. AFTER SETTING ROOT BALL IN PLANTING HOLE, CUT AWAY AND REMOVE ALL WIRE BASKETS, ROPE,TWINE, AND OR BURLAP
9. IF ROOT BALL BEGINS FALLING APART DURING INSTALLATION OR REMOVAL OF WIRE BASKETS/BURLAP, PEEL WIRE AND/OR BURLAP BACK TO BOTTOM OF PLANTING HOLE AND REMOVE ONLY PEELED–BACK MATERIAL

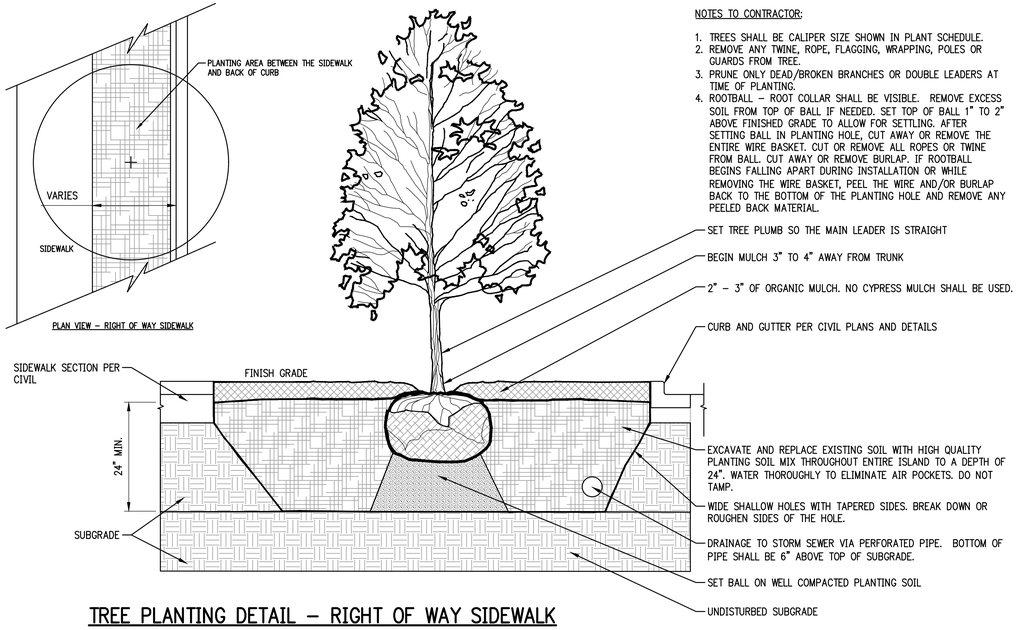


TREE PLANTING DETAIL
NTS

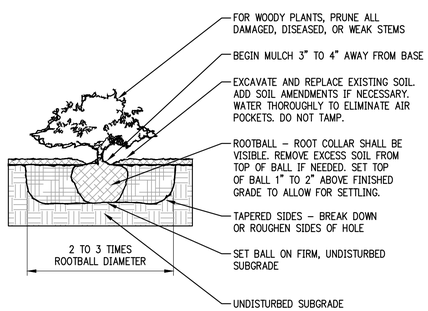
PLAN VIEW – RIGHT OF WAY SIDEWALK

NOTES TO CONTRACTOR:

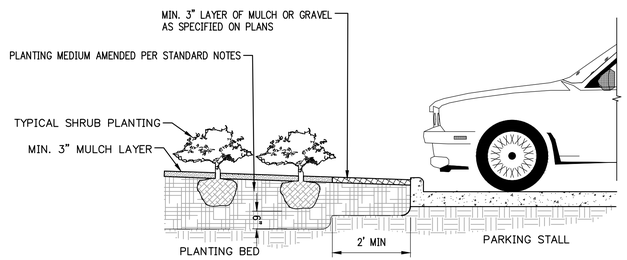
1. TREES SHALL BE CALIPER SIZE SHOWN IN PLANT SCHEDULE.
2. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, POLES OR GUARDS FROM TREE.
3. PRUNE ONLY DEAD/BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
4. ROOTBALL – ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. SET TOP 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.



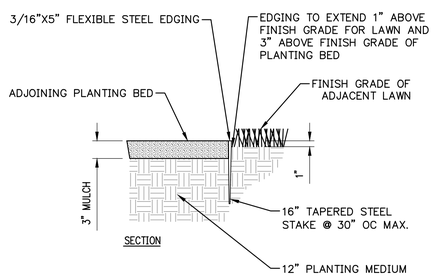
TREE PLANTING DETAIL – RIGHT OF WAY SIDEWALK
NTS



SHRUB PLANTING DETAIL
NTS

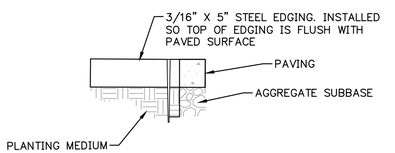


PARKING LOT PLANTING – SECTION
NTS



NOTES TO CONTRACTOR:

1. AREAS WHERE GROUNDCOVER OR SHRUB MASS PLANTINGS BORDER CURB WILL NOT HAVE EDGING.
2. CHAMFER EDGING TO BE FLUSH WITH FINISHED GRADE OF ADJACENT PAVING OR CURBS.
3. STAKE AS PER MANUFACTURER'S RECOMMENDATIONS.
4. IF EDGING EXTENDS ABOVE PAVING DUE TO SITE CONDITIONS, CHAMFER EDGE ABUTTING PAVEMENT.



STEEL EDGING DETAIL
NTS

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Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

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

TESLAR OFFICE BUILDING
SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 23104800
ISSUE DATE: 11/21/2023
CONTACT: A. KARR
QC By:
QC Date:

PRELIMINARY PLANS

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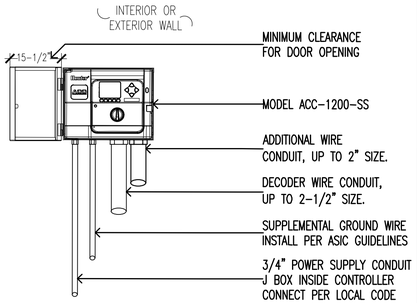
L23-65

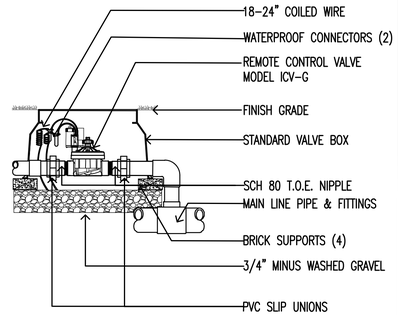
PLANTING DETAILS

L-501

DRAWING: D:\23104800_TESLAR OFFICE\ARCHITECTURE\CAD\PLANTING SETS\L23-65 PLANTING DETAILS.DWG
LAYOUT: L-501 PLANTING DETAILS
LAST SAVED BY: HALEY HENRY (10/17/2023 3:47:54 PM) PLOTTED BY: TAYLOR ISHMAEL (10/17/2023 3:47:57 PM)

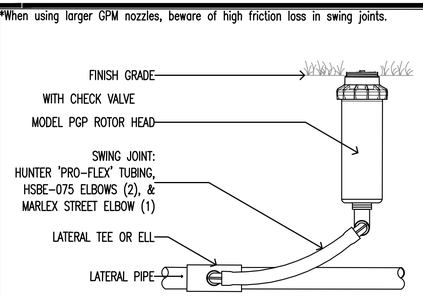


ACC-1200 CONTROLLER
01 WALL MOUNT
SCALE: 1" = 1'-0" Hunter IRRIGATION DETAIL

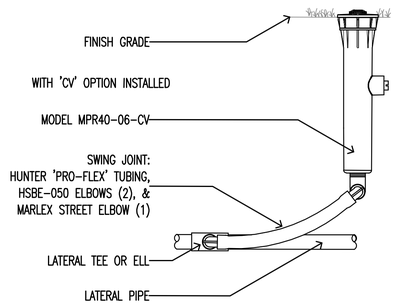


02 ICV GLOBE VALVE
SCALE: 1" = 1'-0" Hunter IRRIGATION DETAIL

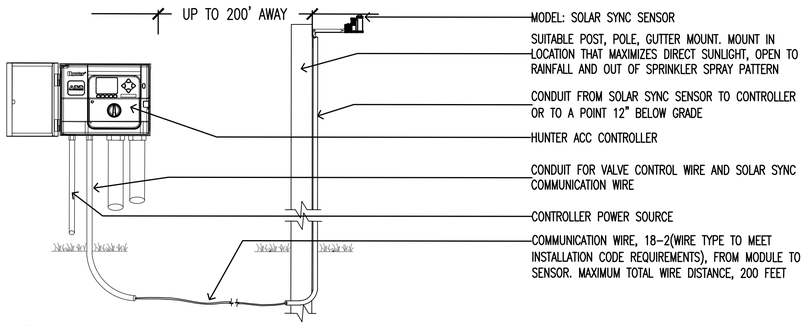
*When using larger GPM nozzles, beware of high friction loss in swing joints.



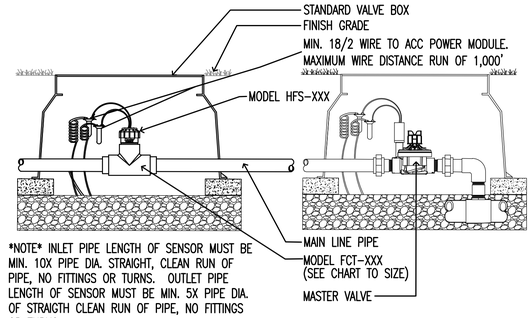
03 PGP ROTOR HEAD
SCALE: 3" = 1'-0" Hunter IRRIGATION DETAIL



MPR40-06-CV
04 MP ROTATOR SPRINKLER
SCALE: 3" = 1'-0" Hunter IRRIGATION DETAIL



07 SOLAR SYNC SYSTEM
SCALE: 1" = 1'-0" Hunter IRRIGATION DETAIL

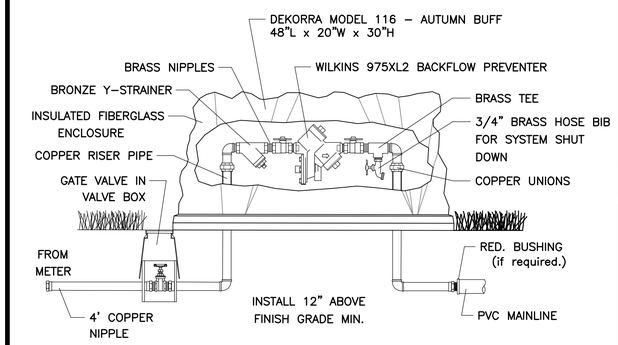


NOTE INLET PIPE LENGTH OF SENSOR MUST BE MIN. 10X PIPE DIA. STRAIGHT, CLEAN RUN OF PIPE, NO FITTINGS OR TURNS. OUTLET PIPE LENGTH OF SENSOR MUST BE MIN. 5X PIPE DIA. OF STRAIGTH CLEAN RUN OF PIPE, NO FITTINGS OR TURNS.

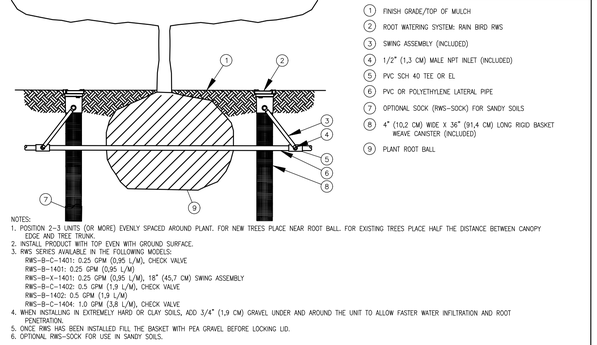
FCT FITTING SELECTION

FCT100	1 INCH	SCH. 40
FCT150	1.5 INCH	SCH. 40
FCT158	1.5 INCH	SCH. 80
FCT200	2 INCH	SCH. 40
FCT208	2 INCH	SCH. 80
FCT300	3 INCH	SCH. 40
FCT308	3 INCH	SCH. 80
FCT400	4 INCH	SCH. 40

08 HFS FLOW SENSOR
SCALE: 1.5" = 1'-0" Hunter IRRIGATION DETAIL



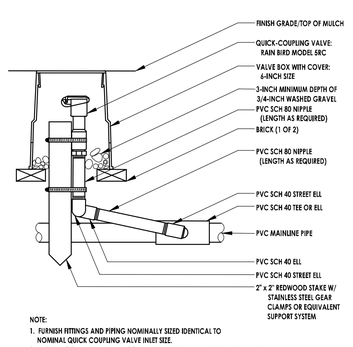
9 WILKINS 975XL2 BACKFLOW PREVENTER
NOT TO SCALE REDUCED PRESSURE PRINCIPLE ASSEMBLY WITH DEKORRA COVER



NOTES:
1. POSITION 2-3 UNITS (OR MORE) EVENLY SPACED AROUND PLANT. FOR NEW TREES PLACE NEAR ROOT BALL. FOR EXISTING TREES PLACE HALF THE DISTANCE BETWEEN CANOPY EDGE AND TREE TRUNK.
2. INSTALL PRODUCT WITH TOP EVEN WITH GROUND SURFACE.
3. RWS SERIES AVAILABLE IN THE FOLLOWING MODELS:
   RWS-B-C-1401: 0.25 GPM (0,95 L/M), CHECK VALVE
   RWS-B-1401: 0.25 GPM (0,95 L/M)
   RWS-B-X-1401: 0.25 GPM (0,95 L/M), 18" (45,7 CM) SWING ASSEMBLY
   RWS-B-C-1402: 0.5 GPM (1,9 L/M), CHECK VALVE
   RWS-B-1402: 0.5 GPM (1,9 L/M)
   RWS-B-C-1404: 1.0 GPM (3,8 L/M), CHECK VALVE
4. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" (1,9 CM) GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
5. ONCE RWS HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.
6. OPTIONAL RWS-SOCK FOR USE IN SANDY SOILS.

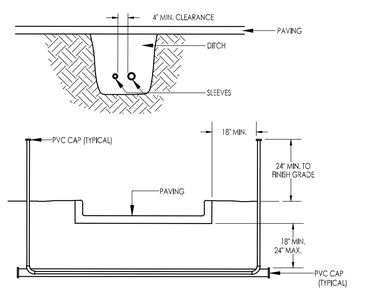
10 ROOT WATERING SYSTEM RWS
N.T.S. 07-19-2013
INSTALLATION FOR TREES

IRRIGATION DETAILS



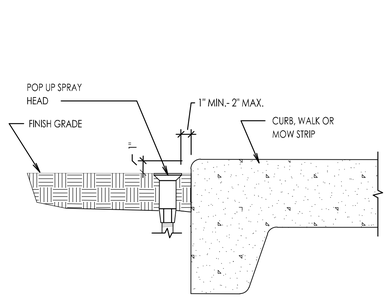
NOTE:
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.
2. PROVIDE (2) 55-K-1 KEYS AND (1) 5H-1 SWIVEL PER QUICK COUPLING VALVE

11 QUICK-COUPLING VALVE

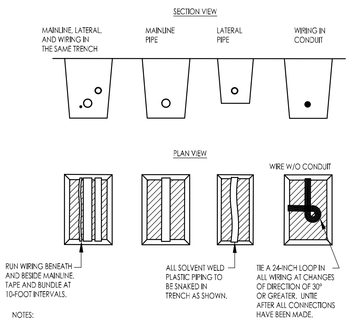


NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE SCHEDULE 40 PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.

12 SLEEVING

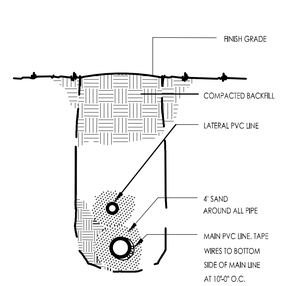


13 SPRAY HEAD NEXT TO CURB OR WALL



NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH CLASS 200 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.

14 PIPE & WIRE TRENCHING



15 TRENCH SECTION

IRRIGATION NOTES

1. CONTRACTOR SHALL CAREFULLY VERIFY A MINIMUM DYNAMIC WATER PRESSURE OF 85psi WITH A FLOW RATE OF 75gpm AT THE WATER METER LOCATION PRIOR TO INSTALLATION. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF WATER PRESSURE IS LESS THAN OR SIGNIFICANTLY HIGHER THAN NOTED.
2. PLEASE NOTE: IF PRESSURE IS NOT SATISFACTORY THERE MAY BE A NEED FOR A BOOSTER PUMP TO ENHANCE PERFORMANCE OF THE SYSTEM. THE LANDSCAPE CONTRACTOR SHALL REPORT PRESSURE FINDINGS TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE SYSTEM FOR DETERMINATION OF ANY BOOSTER NEEDS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ALL UTILITIES DURING THE INSTALLATION. CONTRACTOR SHALL SEEK ASSISTANCE FROM THE LOCAL UTILITIES IN THE LOCATION OF THE UTILITIES PRIOR TO EXCAVATION.
4. CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS, ADHERE TO ALL MUNICIPAL CODES AND FOLLOW STANDARD AND ACCEPTED LOCAL PRACTICES.
5. A DRAIN VALVE SHALL BE INSTALLED AT THE LOWEST PORTION OF EACH ZONE AND AT 100' INTERVALS ON THE MAINLINE FOR WINTERIZATION.
6. VALVE WIRING SHALL BE 12 GAUGE SINGLE STRAND COPPER DIRECT BURIAL DECODER SYSTEM IRRIGATION WIRE. PROVIDE ALL SPLICES SHALL BE WATERPROOF AND PLACED AT VALVE LOCATIONS ONLY.
7. ALL LATERAL LINE PIPING SHALL BE CLASS 200 SDR 21 PVC. ALL MAINLINE PIPING SHALL BE SCHEDULE 40 PVC. ALL FITTINGS SHALL BE SCH. 40 TYPE 1. USE A PVC SOLVENT AND PRIMER AS RECOMMENDED/APPROVED BY THE PIPE MANUFACTURER. ALL MATERIAL AND EQUIPMENT SHALL BE OF DOMESTIC MANUFACTURER PROCEEDING WITH RELATED WORK.
8. PLACE ALL PIPING ON THE PERIMETER OF LANDSCAPE AREAS WHERE POSSIBLE. PLACE VALVES IN PLANTING AREAS WHERE POSSIBLE. LIMIT TRENCHING AROUND EXISTING TREES AS MUCH AS POSSIBLE. BE AWARE OF THE LOCATION OF NEW TREES AND SHRUBS AND PLACE PIPING AWAY FROM THE ROOT BALLS.
9. THERE SHALL BE A CLOSED LOOP MAINLINE AROUND THE PERIMETER OF THE PROPERTY TO AID IN BALANCE OF FLOWS AND PRESSURE, AND ALLOW FOR FUTURE EXPANSION OF THE SYSTEM..
10. PROVIDE FOR WINTERIZATION BY THE BLOW OUT METHOD.
11. COORDINATE LOCATION OF THE CONTROL BOX AND RAIN SENSOR WITH THE OWNER.
12. PROVIDE 100% COVERAGE FOR ALL LANDSCAPE AREAS AND MAKE FINAL ADJUSTMENTS TO OBTAIN OPTIMAL PERFORMANCE. ALL PLANT BEDS SHALL BE DRIP IRRIGATION PLACED ON SEPARATE ZONES FROM THE TURF AREAS.
13. CONTRACTOR TO PROVIDE SERVICE TAPS, LINES AND METER FOR IRRIGATION SYSTEM SERVICE
14. COMPACT BACK FILL IN ALL TRENCHES TO STANDARD SUB GRADE COMPACTION REQUIREMENTS GIVEN IN SITE GRADING SPECIFICATIONS.
15. CONTRACTOR IS RESPONSIBLE FOR SIZING ALL WIRING TO CONTROL VALVES. DIRECT BURIAL QUALITY WIRE WITH SEALED WATERPROOF CONNECTORS REQUIRED.
16. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURERS DETAILS AND SPECIFICATIONS.
17. WHEN TRENCHING UNDER THE DRIPLINE OF EXISTING TREES EXTREME CARE MUST BE GIVEN TO AVOID ROOT DAMAGE. IF AT ALL POSSIBLE AVOID TRENCHING INSIDE THE DRIPLINE BY GOING AROUND THE TREE RATHER THAN UNDER IT. IF TRENCHING MUST OCCUR UNDER THE DRIPLINE, USE EITHER TUNNELING OR HAND-DIGGING METHODS RATHER THAN A MECHANICAL TRENCHER. MINIMIZE THE IMPACTS OF ROOT SEVERING BY AVOIDING CONSTRUCTION DURING HOT, DRY WEATHER, KEEPING TREES WELL WATERED BEFORE AND AFTER DIGGING AND COVERING ROOTS WITH SOIL OR MULCH AS SOON AS POSSIBLE.

USE EQUIPMENT SPECIFIED AND STANDARDS SHOWN IN THE IRRIGATION DETAILS OF THIS SET

*** TREE WATERING NOTE ***:

1. CONTRACTOR SHALL PLUMB THE RAIN BIRD-RWS-B-C-SOCK 1401 INTO ZONES ACCORDING TO THE FLOWS AND PRESSURES ALLOWED. THESE ZONES SHALL BE ON SEPARATE CONTROL CIRCUITS TO PROVIDE AN ALTERNATE WATERING SOURCE FOR THE TREES DURING ESTABLISHMENT.

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

TESLAR OFFICE BUILDING
SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 23104800
ISSUE DATE: 11/21/2023
CONTACT: A. KARR
QC by:
QC Date:

PRELIMINARY PLANS

REVIEW SET ... NOT FOR CONSTRUCTION ... REVIEW SET ... NOT FOR CONSTRUCTION

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L23-65

IRRIGATION DETAILS 1 OF 2

LI-501

DRAWING IS CUSTOMIZED, DELIVERED IN IMPERIAL/CUSTOMIZE (CHECK) BEFORE ACTING ON DETAILS
ANY MODIFICATIONS MADE TO THIS DRAWING WILL VOID ANY WARRANTY OR LIABILITY
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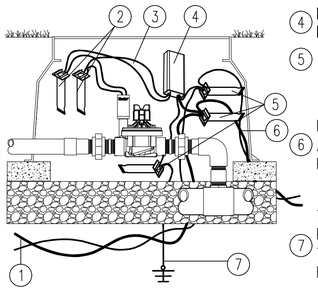
NOTE: All ICD 100 DECODERS SHALL HAVE THE FOLLOWING ADDRESS AND CORRESPONDING COLOR
ADDRESS 1 = Black

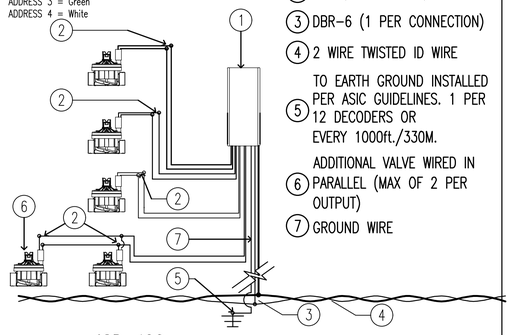


1. ID WIRE PATH TWISTED TO NEXT DECODER
2. DBY (2)
3. TWO BLACK WIRES TO VALVE SOLENOID
4. MODEL ICD-100 DECODER
5. DBR-6 (3)
6. ID WIRE PATH FROM CONTROLLER ALLOW 5 ft/1.5M SLACK PER DECODER
7. TO EARTH GROUND INSTALLED PER ASIC GUIDELINES. 1 PER 12 DECODERS OR EVERY 1000ft./330M.

01 ICD 100 DECODER

SCALE: 1.5" = 1'-0" Hunter IRRIGATION DETAIL

NOTE: All ICD 400 DECODERS SHALL HAVE THE FOLLOWING ADDRESS AND CORRESPONDING COLOR
ADDRESS 1 = Black
ADDRESS 2 = Yellow
ADDRESS 3 = Green
ADDRESS 4 = White

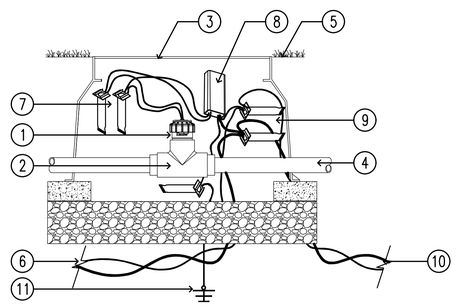


1. ICD-400 DECODER
2. DBY (2 PER VALVE)
3. DBR-6 (1 PER CONNECTION)
4. 2 WIRE TWISTED ID WIRE
5. TO EARTH GROUND INSTALLED PER ASIC GUIDELINES. 1 PER 12 DECODERS OR EVERY 1000ft./330M.
6. ADDITIONAL VALVE WIRED IN PARALLEL (MAX OF 2 PER OUTPUT)
7. GROUND WIRE

ICD 400

02 DECODER SCHEMATIC

SCALE: 3" = 1'-0" Hunter IRRIGATION DETAIL



NOTE
1.) REFER TO THE FLOW SENSOR DETAIL FOR CORRECT INSTALLATION.
2.) ALL WIRE SHALL BE 12 OR 14 AWG TWISTED ID-WIRE FROM HUNTER INDUSTRIES..

1. MODEL HFS-XXX. SEE FLOW SENSOR DETAIL.
2. MODEL FCT-XXX. SEE FLOW SENSOR DETAIL.
3. STANDARD VALVE BOX
4. MAIN LINE PIPE
5. FINISHED GRADE
6. ID WIRE PATH TO NEXT DECODER AS NEEDED
7. DBY (2)
8. MODEL ICD-SEN - SENSOR DECODER
9. DBR-6 (3)
10. ID WIRE PATH FROM CONTROLLER ALLOW 5 ft/1.5M SLACK PER DECODER
11. TO EARTH GROUND INSTALLED PER ASIC GUIDELINES. 1 PER 12 DECODERS OR EVERY 1000ft./330M.

03 SENSOR DECODER DETAIL

SCALE: 1.5" = 1'-0" Hunter IRRIGATION DETAIL

LIMITATIONS:
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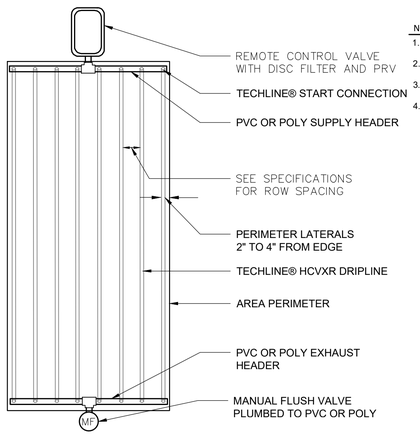
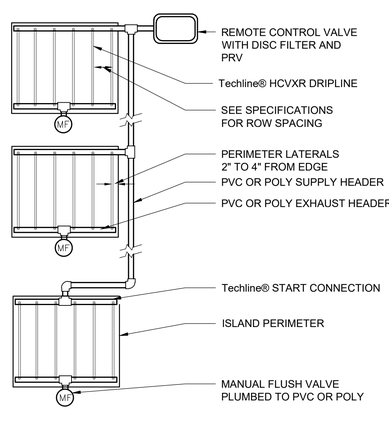


NOTE:
1. RECOMMENDED MINIMUM FILTRATION: 120 MESH
2. PRESSURE AT FLUSH VALVE SHALL BE MIN 21.8 PSI
3. HIGH CHECK VALVE (MAX 8.5' OF WATER (ELEVATION CHANGE))
4. REFER TO MAXIMUM LENGTH OF A SINGLE LATERAL CHART

04 Techline® HCVXR END FEED LAYOUT

NETAFIM

NOT TO SCALE — DETAIL – H101

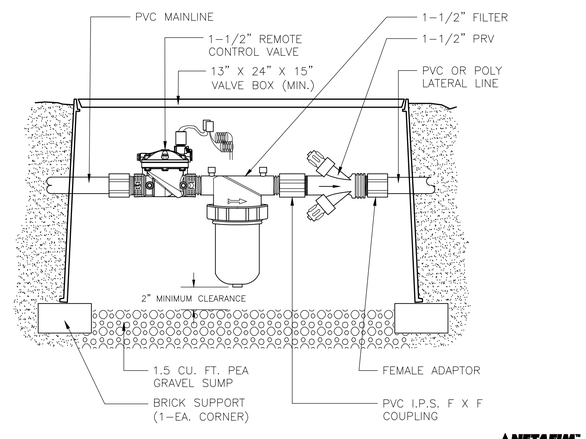


NOTE:
1. RECOMMENDED MINIMUM FILTRATION: 120 MESH
2. PRESSURE AT FLUSH VALVE SHALL BE MIN 21.8 PSI
3. HIGH CHECK VALVE (MAX 8.5' OF WATER (ELEVATION CHANGE))
4. REFER TO MAXIMUM LENGTH OF A SINGLE LATERAL CHART

05 Techline® HCVXR ISLAND LAYOUT

NETAFIM

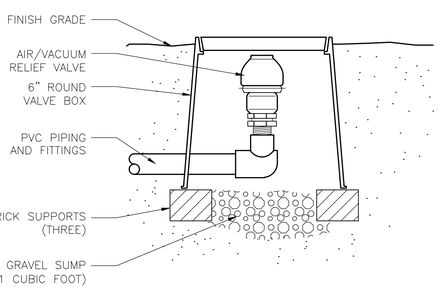
NOT TO SCALE — DETAIL – H103



06 COMMERCIAL CONTROL ZONE ASSEMBLY: P/N LVCZ-150 11 - 35 GPM

NETAFIM

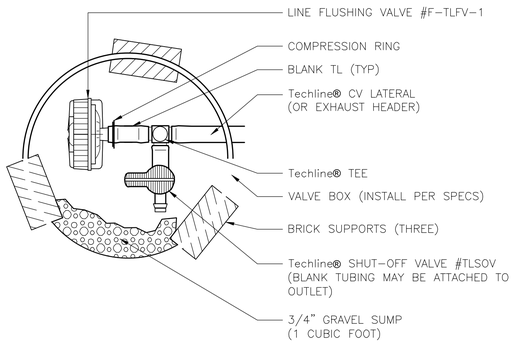
NOT TO SCALE — DETAIL – L223



NETAFIM

07 GUARDIAN 1" AIR/VACUUM RELIEF VALVE (PLUMBED TO PVC)

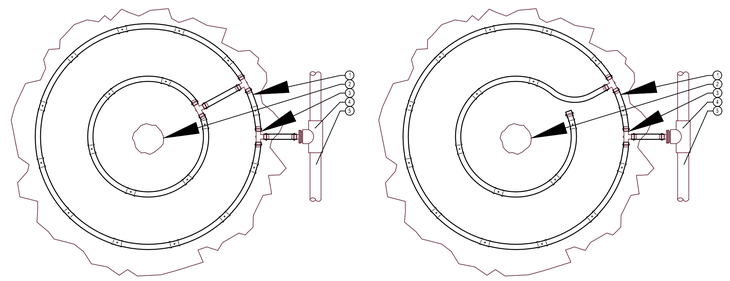
NOT TO SCALE — DETAIL – D281



NETAFIM

08 Techline® LINE FLUSHING VALVE WITH SHUT-OFF VALVE

NOT TO SCALE — DETAIL – D121



LEGEND:
1. PROFESSIONAL LANDSCAPE DRIPLINE PER PLAN
2. TREE (SEE PLANTING PLAN)
3. PLD OR PLD-LOC FITTING TYP.
4. PVC TO DRIP LINE TUBING CONNECTION (TYP.)
5. PVC LATERAL LINE

NOTES
AIR RELIEF VALVE INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.

ECONOINDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.

FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.

09 LANDSCAPE DRIPLINE – TREE RING LARGE SPECIMEN

SCALE: NOT TO SCALE

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

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

TESLAR OFFICE BUILDING
SPRINGDALE, ARKANSAS

Key Plan

No.	Description	Date

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

PROJECT NO: 23104800
ISSUE DATE: 11/21/2023
CONTACT: A. KARR
QC by:
QC Date:

PRELIMINARY PLANS

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

NOT FOR CONSTRUCTION · REVIEW SET

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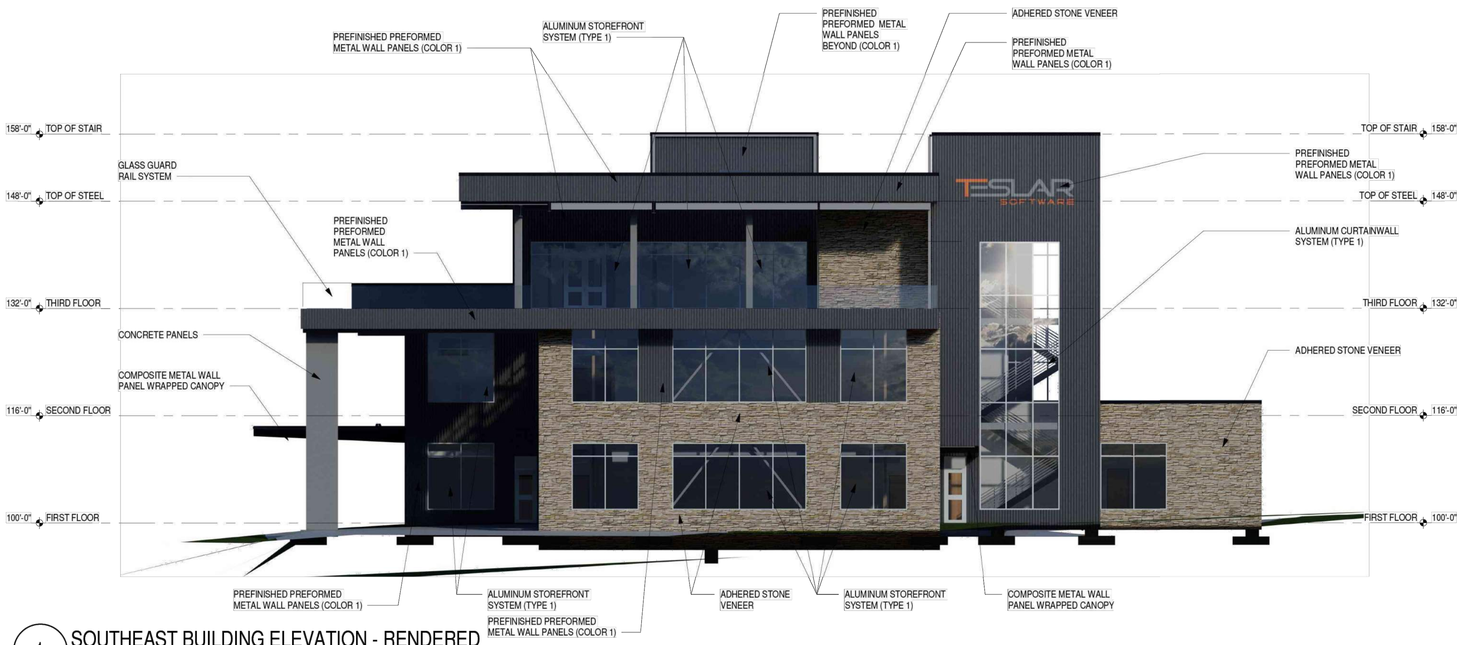
L23-65

IRRIGATION DETAILS 2 OF 2

LI-502

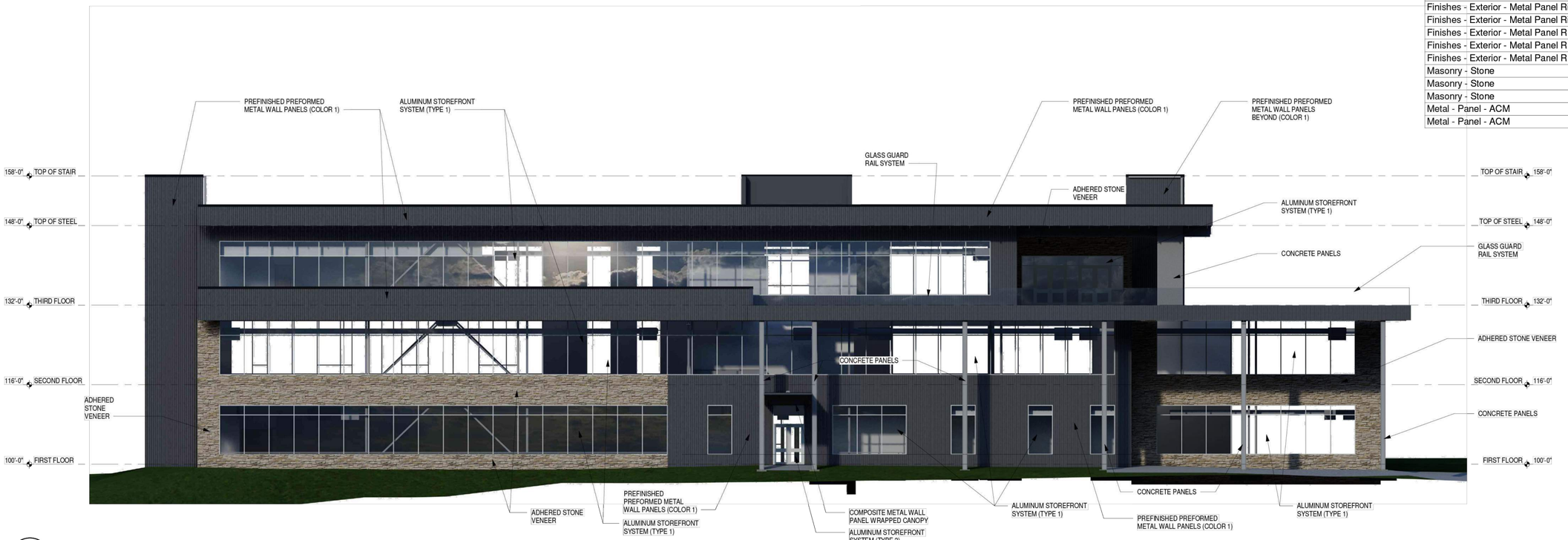
DRAWING IS CURRENTLY BEING EDITED BY: ANDREW KARR (C:\CTA\SHARED_REVIT\23104800_TESLAR OFFICE BUILDING_KARR.RVT) 11/21/2023 4:57:07 PM
ACCESSED FROM: C:\CTA\SHARED_REVIT\23104800_TESLAR OFFICE BUILDING_KARR.RVT



1 SOUTHEAST BUILDING ELEVATION - RENDERED

3/32" = 1'-0"

Wall Material Takeoff EAST	
Material: Name	Material: Area
Concrete - Decorative Wing Walls	158 SF
Concrete - Decorative Wing Walls	158 SF
Concrete - Decorative Wing Walls	158 SF
Finishes - Exterior - Metal Panel Ribs	104 SF
Finishes - Exterior - Metal Panel Ribs	110 SF
Finishes - Exterior - Metal Panel Ribs	218 SF
Finishes - Exterior - Metal Panel Ribs	268 SF
Finishes - Exterior - Metal Panel Ribs	319 SF
Finishes - Exterior - Metal Panel Ribs	429 SF
Finishes - Exterior - Metal Panel Ribs	437 SF
Finishes - Exterior - Metal Panel Ribs	932 SF
Masonry - Stone	276 SF
Masonry - Stone	374 SF
Masonry - Stone	1183 SF
Metal - Panel - ACM	4 SF
Metal - Panel - ACM	45 SF
Metal - Panel - ACM	48 SF
Metal - Panel - ACM	150 SF
Metal - Panel - ACM	229 SF



2 SOUTHWEST BUILDING ELEVATION - RENDERED

3/32" = 1'-0"

Wall Material Takeoff SOUTH	
Material: Name	Material: Area
Concrete - Decorative Wing Walls	83 SF
Finishes - Exterior - Metal Panel Ribs	55 SF
Finishes - Exterior - Metal Panel Ribs	133 SF
Finishes - Exterior - Metal Panel Ribs	164 SF
Finishes - Exterior - Metal Panel Ribs	375 SF
Finishes - Exterior - Metal Panel Ribs	530 SF
Finishes - Exterior - Metal Panel Ribs	724 SF
Finishes - Exterior - Metal Panel Ribs	741 SF
Finishes - Exterior - Metal Panel Ribs	1020 SF
Finishes - Exterior - Metal Panel Ribs	1180 SF
Finishes - Exterior - Metal Panel Ribs	1224 SF
Masonry - Stone	163 SF
Masonry - Stone	703 SF
Masonry - Stone	1085 SF
Metal - Panel - ACM	12 SF
Metal - Panel - ACM	27 SF

BILD ARCHITECTS

PRELIMINARY
30% PRICING SET

A NEW OFFICE BUILDING FOR
TESLAR SOFTWARE
SPRINGDALE, AR

PROJECT NO.
2023-007

ISSUE DATE
11/01/2023

REVISON DATES
DATE DESCRIPTION

A4.3

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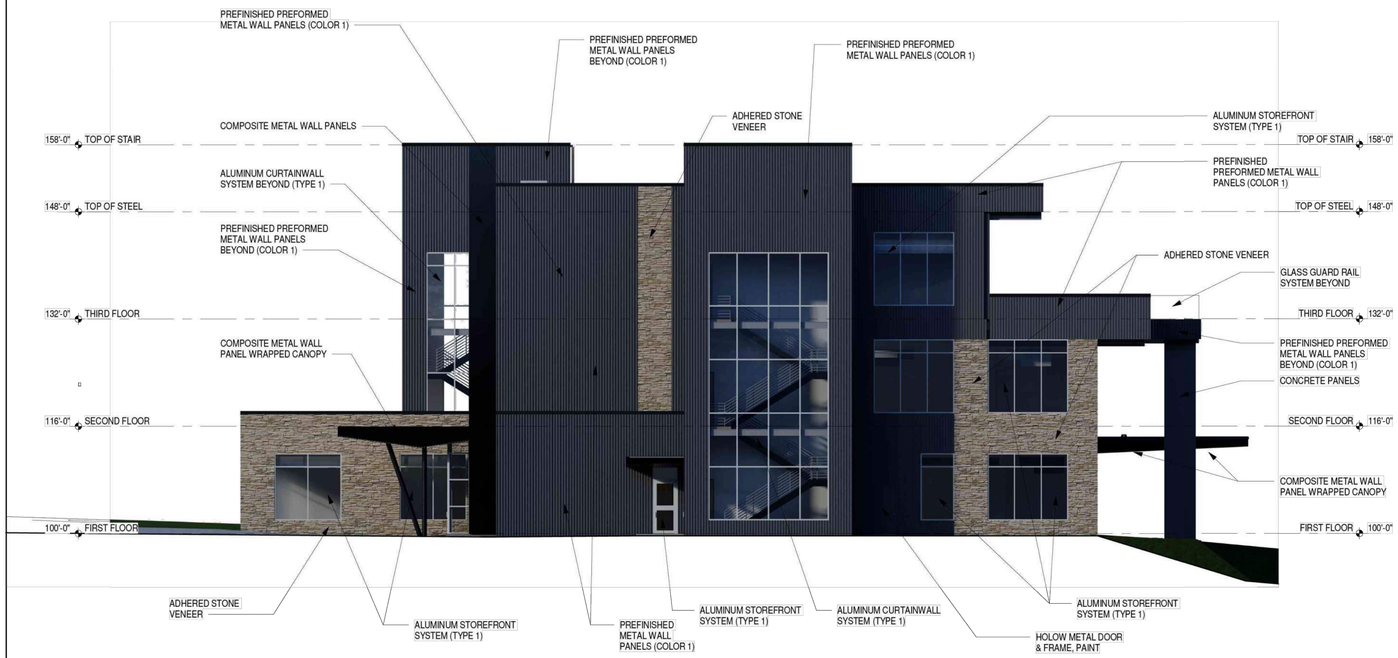

1 NORTHWEST BUILDING ELEVATION - RENDERED
3/32" = 1'-0"

Wall Material Takeoff WEST	
Material: Name	Material: Area
Concrete - Decorative Wing Walls	158 SF
Concrete - Decorative Wing Walls	158 SF
Concrete - Decorative Wing Walls	158 SF
Finishes - Exterior - Metal Panel Ribs	21 SF
Finishes - Exterior - Metal Panel Ribs	50 SF
Finishes - Exterior - Metal Panel Ribs	60 SF
Finishes - Exterior - Metal Panel Ribs	81 SF
Finishes - Exterior - Metal Panel Ribs	92 SF
Finishes - Exterior - Metal Panel Ribs	159 SF
Finishes - Exterior - Metal Panel Ribs	235 SF
Finishes - Exterior - Metal Panel Ribs	274 SF
Finishes - Exterior - Metal Panel Ribs	363 SF
Finishes - Exterior - Metal Panel Ribs	494 SF
Finishes - Exterior - Metal Panel Ribs	760 SF
Finishes - Exterior - Metal Panel Ribs	761 SF
Masonry - Stone	180 SF
Masonry - Stone	372 SF
Masonry - Stone	514 SF
Metal - Panel - ACM	7 SF
Metal - Panel - ACM	45 SF
Metal - Panel - ACM	48 SF
Metal - Panel - ACM	189 SF
Metal - Panel - ACM	235 SF

Wall Material Takeoff NORTH	
Material: Name	Material: Area
Concrete - Decorative Wing Walls	83 SF
Concrete - Decorative Wing Walls	83 SF
Finishes - Exterior - Metal Panel Ribs	17 SF
Finishes - Exterior - Metal Panel Ribs	119 SF
Finishes - Exterior - Metal Panel Ribs	122 SF
Finishes - Exterior - Metal Panel Ribs	296 SF
Finishes - Exterior - Metal Panel Ribs	678 SF
Finishes - Exterior - Metal Panel Ribs	789 SF
Finishes - Exterior - Metal Panel Ribs	1097 SF
Masonry - Stone	118 SF
Masonry - Stone	613 SF
Masonry - Stone	686 SF
Masonry - Stone	711 SF
Masonry - Stone	845 SF
Metal - Panel - ACM	7 SF
Metal - Panel - ACM	11 SF
Metal - Panel - ACM	31 SF
Metal - Panel - ACM	60 SF
Metal - Panel - ACM	88 SF
Metal - Panel - ACM	204 SF
Metal - Panel - ACM	206 SF
Metal - Panel - ACM	255 SF

2 NORTHEAST BUILDING ELEVATION - RENDERED
3/32" = 1'-0"

BILD ARCHITECTS

PRELIMINARY
30% PRICING SET

A NEW OFFICE BUILDING FOR
TESLAR SOFTWARE
SPRINGDALE, AR

PROJECT NO.
2023-007

ISSUE DATE
11/01/2023

REVISON DATES
DATE DESCRIPTION

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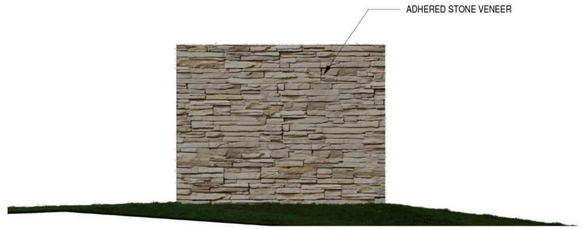
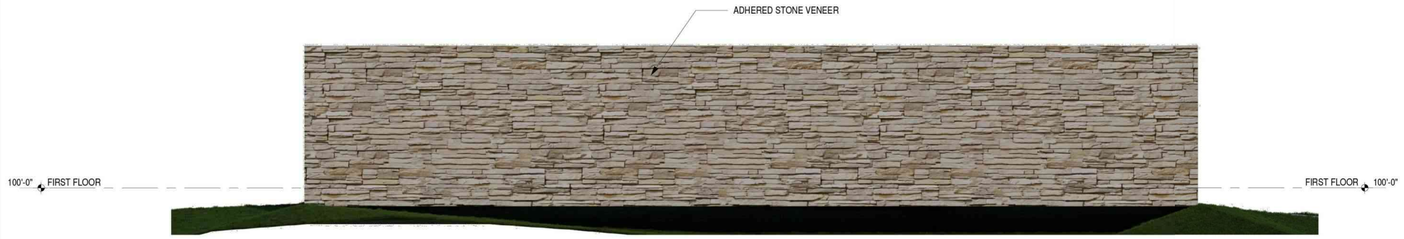


2 DUMPSTER SCREEN WALL - NW
1/4" = 1'-0"

1 DUMPSTER SCREEN WALL - NE
1/4" = 1'-0"



4 DUMPSTER SCREEN WALL - SW
1/4" = 1'-0"

3 DUMPSTER SCREEN WALL - SE
1/4" = 1'-0"

BILD ARCHITECTS

PRELIMINARY
30% PRICING SET

A NEW OFFICE BUILDING FOR
TESLAR SOFTWARE
SPRINGDALE, AR

PROJECT NO.
2023-007

ISSUE DATE
11/01/2023

REVISON DATES
DATE DESCRIPTION

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HP ENGINEERING

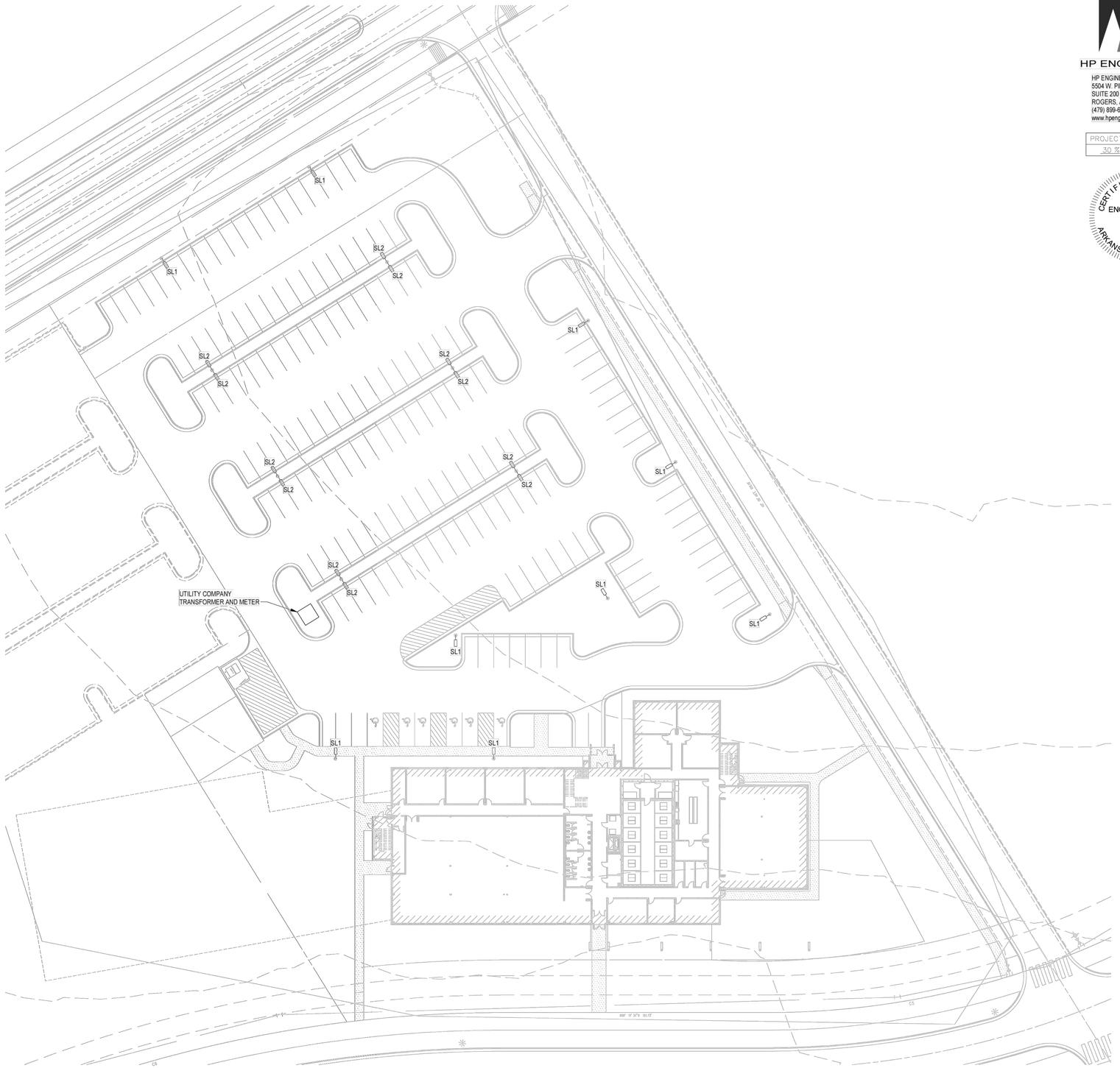
HP ENGINEERING INC.
5504 W. PINNACLE POINTE DR.
SUITE 200
ROGERS, AR 72758
(479) 899-6370
www.hpengineeringinc.com

PROJECT NO. 230237R
30 % COMPLETE

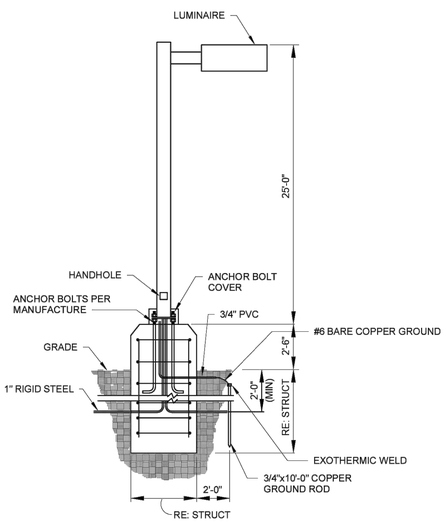
CERTIFICATE OF AUTH.
HP ENGINEERING, INC.
#1653
ARKANSAS - ENGINEER

BILD ARCHITECTS

PRELIMINARY
PRICING SET



POLE BASE DETAIL SHOWN FOR ELECTRICAL INFORMATION AND COORDINATION ONLY



2 POLE BASE DETAIL
NOT TO SCALE

1 ELECTRICAL SITE PLAN
1" = 30'-0"

A NEW OFFICE BUILDING FOR
TESLAR SOFTWARE
SPRINGDALE, AR

PROJECT NO.
2023-007

ISSUE DATE
10/13/2023

REVISON DATES
DATE DESCRIPTION

E0.4

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Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Description	Luminaire Lamp Lumens	Luminaire Lamp #
	1	B1	Single	CREE BBAR6-B-HO-T-PSC-HO-WD-IBFU-IC-BTMP-WC-WBU	10000	N/A
	1	B2	Back-to-back	CREE BBAR6-B-HO-T-PSC-HO-WD-IBFU-IC-BTMP-WC-WBU	10000	N/A

Firm Address Here
Suite 000
City, State 00000

TEL 612/000-0000
FAX 612/000-0000

http://www.YourWebsite.com

HP ENGINEERING

PROJECT NUMBER: 2023-007

PRELIMINARY COMPLETION

CLIENT:
Client Name

Address Line 1
Address Line 2

THIS SQUARE APPEARS 1/2"x1/2"
ON FULL SIZE SHEETS

NO	DATE	REVISION

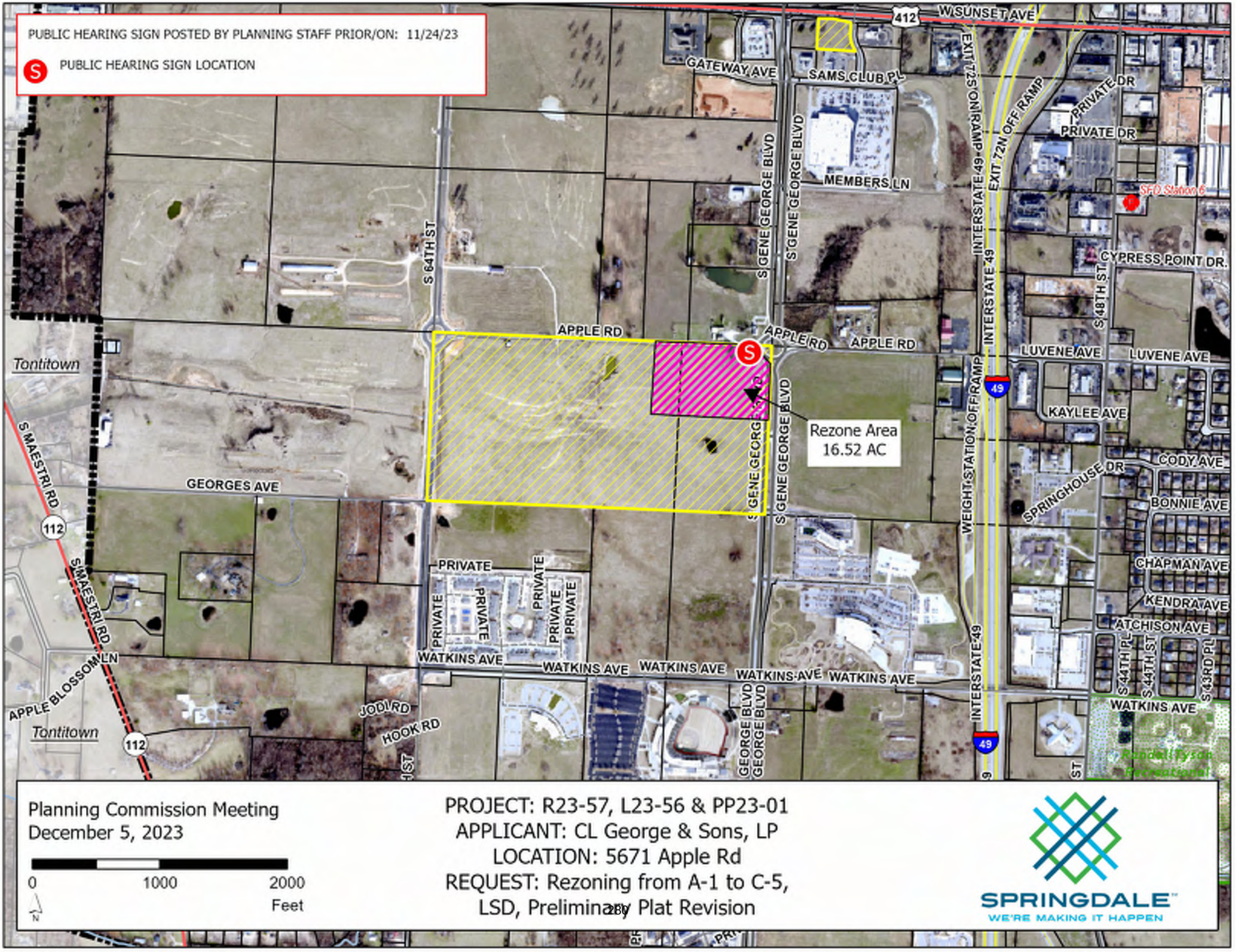
PROJECT NAME:
TESLAR SOFTWARE

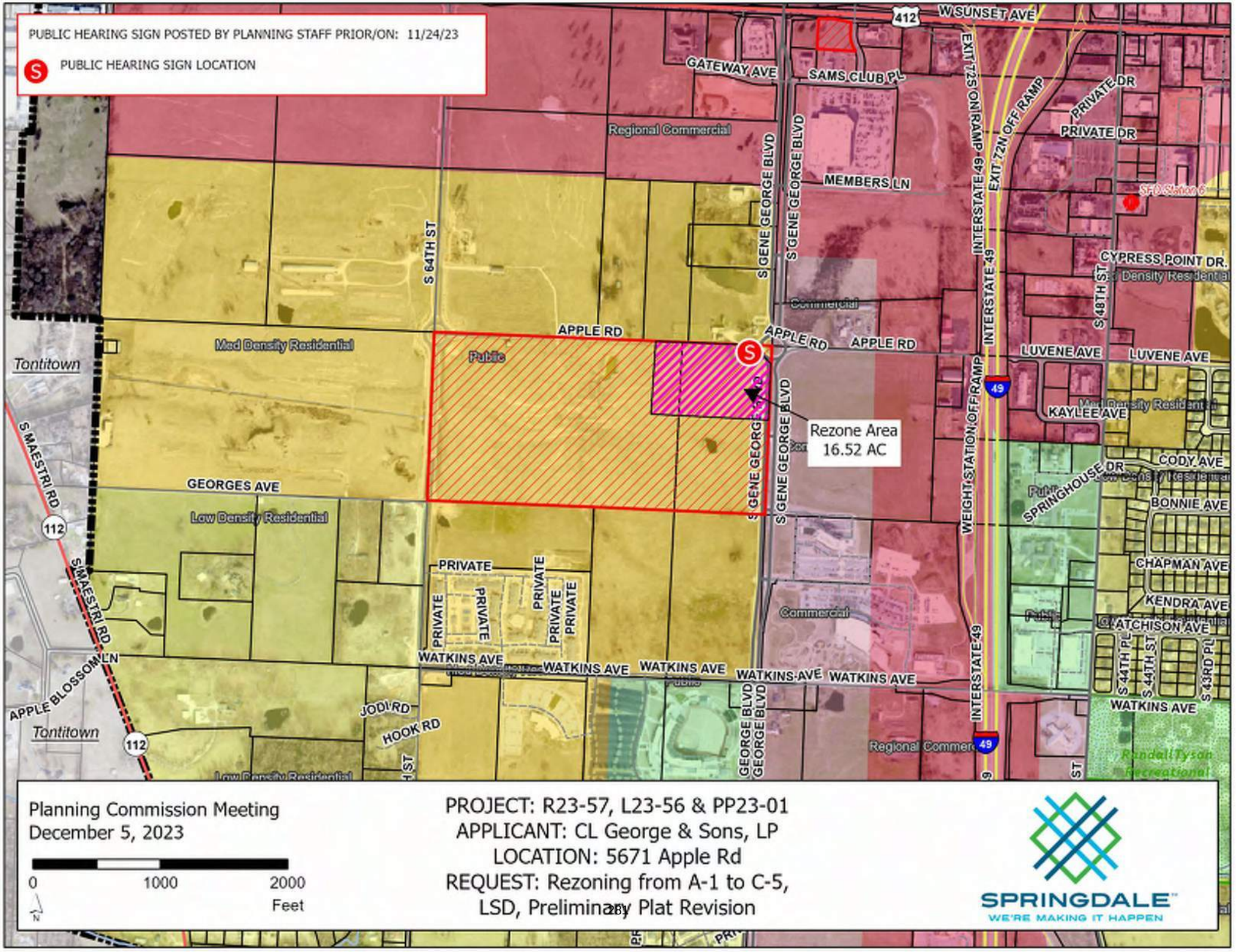
DRAWING TITLE:
SITE LIGHTING
PHOTOMETRIC
CALCULATIONS

FILE: XXX
DRAWN BY: Author
CHECKED BY: Checker
PROJ. NO: 2023-007
DRAWING NO:

E0.5

Autodesk Docs://23023 7R - R23 - Teslar Office Building/23023 7R Teslar MEP R23.rvt
10/30/2023 5:03:02 PM


PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 11/24/23
PUBLIC HEARING SIGN LOCATION
Rezone Area
16.52 AC
Planning Commission Meeting
December 5, 2023
0
1000
2000
Feet
PROJECT: R23-57, L23-56 & PP23-01
APPLICANT: CL George & Sons, LP
LOCATION: 5671 Apple Rd
REQUEST: Rezoning from A-1 to C-5,
LSD, Preliminary Plat Revision
SPRINGDALE
WE'RE MAKING IT HAPPEN

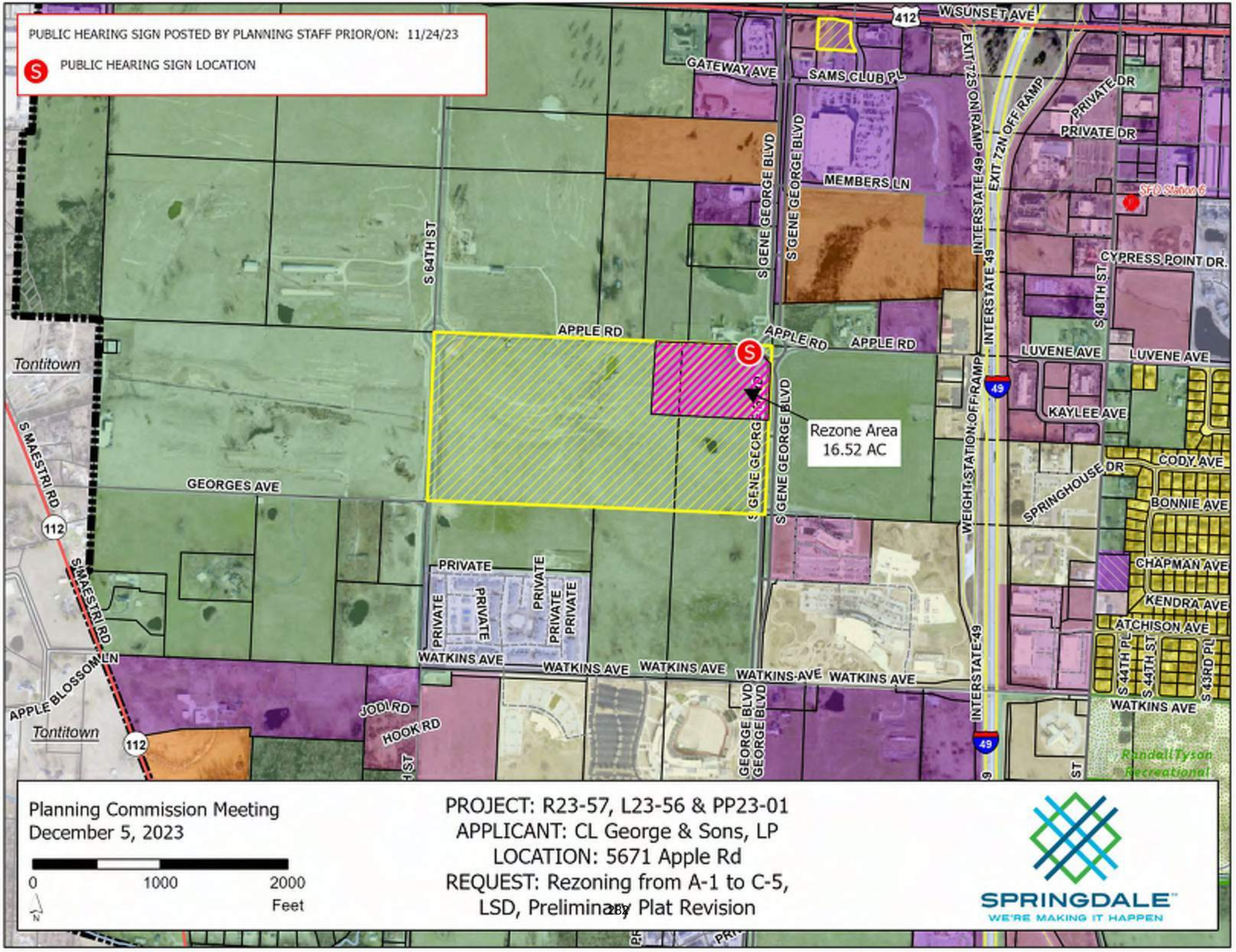


Planning Commission Meeting
December 5, 2023

0 1000 2000
Feet

PROJECT: R23-57, L23-56 & PP23-01
APPLICANT: CL George & Sons, LP
LOCATION: 5671 Apple Rd
REQUEST: Rezoning from A-1 to C-5, LSD, Preliminary Plat Revision

SPRINGDALE
WE'RE MAKING IT HAPPEN


PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 11/24/23
PUBLIC HEARING SIGN LOCATION
Rezone Area
16.52 AC
Planning Commission Meeting
December 5, 2023
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2000
Feet
PROJECT: R23-57, L23-56 & PP23-01
APPLICANT: CL George & Sons, LP
LOCATION: 5671 Apple Rd
REQUEST: Rezoning from A-1 to C-5,
LSD, Preliminary Plat Revision
SPRINGDALE
WE'RE MAKING IT HAPPEN

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: **December 5, 2023**

Re: **R23-58 Rezone**

A request by Justin Mejia for Planning Commission approval of a zone change from Low/Medium Density Single Family Residential District (SF-2) to Low Density Multi-family Residential District (MF-2) for a tract of land containing .337 acres.

LOT LOCATION AND SIZE

The .337 acre tract is located at 501 N. West End Street, the northeast corner of the intersection of N. West End Street and Christian Avenue.

A vicinity map is attached.

EXISTING ZONING

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

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

ACCESSORY USES

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

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

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

SITE PLAN REVIEW

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

HEIGHT REGULATIONS

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

AREA REGULATIONS

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

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

BUILDING AREA

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

REQUESTED ZONING

The rezoning application requests a MF-2 Low Density Multi-family Residential District. The district is established in order to provide areas for development with a maximum of two dwelling units per residential structures (duplexes). Provides more compact residential development, and promotes more efficient use of land and utilities, and the development of less expensive housing on smaller lots.

Uses permitted: - 1, 8, 10, 11, 29
Conditional Uses Permitted on Appeal: - 2, 3, 4, 9, 28,
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 MF-2 district, except for Use Unit 28 home occupation a site plan review shall be required. See Article 6, 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 nine thousand (9,000) square feet for a single family dwelling and fifteen thousand (15,000) square feet for a duplex. 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 for a single family dwelling, and ninety (90) feet on a public street at the front setback line for a duplex with a minimum structure size of 1400 square feet of heated living space per side.
(2) DENSITY. Four (4) units per acre
(3) FRONT SETBACK. There shall be a front setback having a depth of not less than thirty (30) feet. In keeping with the definition of a corner lot, all sides adjacent to streets shall be required to have front setbacks of thirty (30) feet.
(4) SIDE SETBACK. There shall be a side setback on each side of the lot having a width of not less than eight (8) feet.
(5) REAR SETBACK. There shall be a rear setback having a depth of not less than twenty (20) feet.

	LOT MINIMUMS			SETBACKS				
	Widths		Area	Front	Back	Side		
			(sq.ft.)			Interior	Corner	
							Interior	Exterior
One Family	80		10,000	30	20	8/8	8	30
Two Family	90		15,000	30	20	8/8	8	30
Zero Lot Line	80		as above	30	20	16/0	16/0	30
Townhouse	Interior	Corner/end						
	20	50/28	As above	30	20	8/0	8	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

The tract is vacant. The tract is surrounded by single family dwellings in SF-2.

LAND USE PLAN AND MASTER STREE PLAN

The adopted Comprehensive Land Use Plan indicates low density residential use.

The Master Street Plan indicates West End Street as a minor collector and Christian Avenue 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:

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

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

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Rezoning Petition

STAFF USE ONLY

Date Application Submitted: NOVEMBER 14, 2023 Payment Method: Receipt #9240

Date Accepted as Complete: NOVEMBER 21, 2023 Project Number: R23-58

APPLICATION CONTACTS:

Applicant (property owner)	Site/ Location: 501 N. WEST END ST
Name: JUSTINA MEJIA	Assessor's Parcel Number(s): 815-28035-000
E-mail: JUSTINA.MEJIA@YAHOO.COM	Current Zoning: SF-2
Address: 3789 SHADY CANYON CV SPRINGDALE, AR 72764	Proposed Zoning: MF-2
Phone: 479.502.1381	Total Acreage: 0.34

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.

☐ FILING DEADLINE

An application must be filed at the Planning Office, City Administration Building, by the deadlines established and approved by the Planning Commission (please refer to Springdale Planning Commission Schedule of Meeting Dates and Submission Deadlines).
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 N. Spring Street, unless otherwise advertised.

☐ PROPERTY OWNER'S RESPONSIBILITY

It is the responsibility of the owner to ensure that all necessary procedures are followed in a satisfactory and timely manner and to verify the accuracy and completeness of all 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. R23-58

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 JUSTINA MEJIA

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

Legal Description: SEE WARRANTY DEED

Layman's Description: 501 N. WEST END STREET

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

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

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

FROM (current zoning) SF-2

TO (proposed zoning) MF-2

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

1. **Sell** the property _____(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 or No).

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

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

_____.

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.

Authorized Representative: _____

Mailing Address: _____

Phone Number: _____

Email: _____

VERIFICATION

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

(Property Owner) PRINTED NAME	(Property Owner) SIGNATURE
Justina Mejia	Justina A Mejia
(Property Owner)	(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 13 day of November, 2023.

DEBBIE A. POUNDERS
OFFICIAL SEAL - NOTARY PUBLIC
WASHINGTON COUNTY ARKANSAS
COMMISSION #12402006
MY COMMISSION EXPIRES 12-10-2024

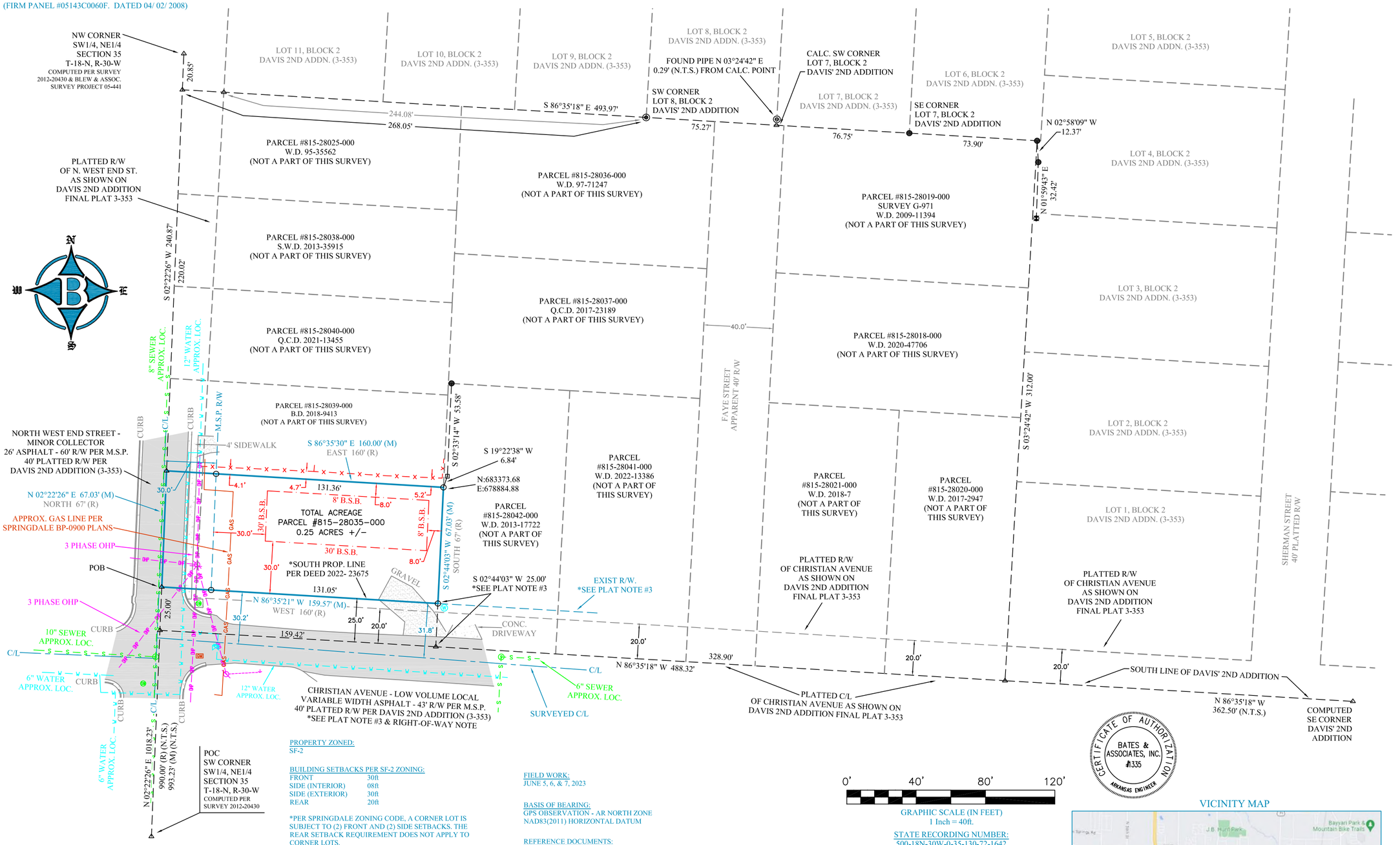
Debbie A Pounders
Notary Public

PLAT OF SURVEY

R23-58

RECORDING NUMBER/DATE

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 04/ 02/ 2008)



PROPERTY ZONED:
SF-2

BUILDING SETBACKS PER SF-2 ZONING:

FRONT	30ft
SIDE (INTERIOR)	08ft
SIDE (EXTERIOR)	30ft
REAR	20ft

*PER SPRINGDALE ZONING CODE, A CORNER LOT IS SUBJECT TO (2) FRONT AND (2) SIDE SETBACKS. THE REAR SETBACK REQUIREMENT DOES NOT APPLY TO CORNER LOTS.

FIELD WORK:
JUNE 5, 6, & 7, 2023

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

REFERENCE DOCUMENTS:
1) FINAL PLAT OF DAVIS SECOND ADDITION FILED IN BOOK 3 AT PAGE 353
2) PLAT OF SURVEY FILED IN BOOK G AT PAGE 971
3) PLAT OF SURVEY PREPARED BY BLEW AND ASSOCIATES; PROJECT 05-441
4) PLAT OF SURVEY FILED IN BOOK 2012 AT PAGE 20430
5) PAT OF SURVEY FILED IN BOOK G AT PAGE 28
6) PLAT OF SURVEY FILED IN BOOK L AT PAGE 701
7) PLAT OF SURVEY FILED IN BOOK 1999 AT PAGE 78206
8) PLAT OF SURVEY FILED IN BOOK M AT PAGE 270
9) FINAL PLAT OF LIBERTY HOMES ADDITION PH II FILED IN BOOK 11 AT APGE 23
10) FINAL PLAT OF LIBERTY HOMES ADDITION FILED IN BOOK 9 AT PAGE 90
11) FINAL PLAT OF WRIGHT SUBDIVISION FILED IN BOOK 10 AT PAGE 42
12) PLAT OF SURVEY FILED IN BOOK G AT PAGE 90
13) PLAT OF SURVEY FILED AS STATE DOCUMENT NUMBER 202112291055
14) WARRANTY DEED FILED IN BOOK 2022 AT PAGE 23675
15) WARRANTY DEED FILED IN BOOK 95 AT PAGE 35562
16) SPECIAL WARRANTY DEED FILED IN BOOK 2013 AT PAGE 35915
17) QUITCLAIM DEED FILED IN BOOK 2021 AT PAGE 13455
18) BENEFICIARY DEED FILED IN BOOK 2018 AT PAGE 9413
19) WARRANTY DEED FILED IN BOOK 97 AT PAGE 71247
20) QUITCLAIM DEED FILED IN BOOK 2017 AT PAGE 23189
21) WARRANTY DEED FILED IN BOOK 2013 AT PAGE 17722
22) WARRANTY DEED FILED IN BOOK 2022 AT PAGE 13386
23) WARRANTY DEED FILED IN BOOK 2017 AT PAGE 2947
24) WARRANTY DEED FILED IN BOOK 2009 AT PAGE 11394
25) WARRANTY DEED FILED IN BOOK 2020 AT PAGE 47706
26) WARRANTY DEED FILED IN BOOK 2018 AT PAGE 7
27) CITY OF SPRINGDALE ENGINEERING PLANS JOB #BP-0900

LEGAL DESCRIPTION:
A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 18 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N02°22'26"E 1018.23' FROM THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N02°22'26"E 67.03', THENCE S86°35'30"E 160.00', THENCE S02°44'03"W 67.03' TO THE NORTH RIGHT-OF-WAY OF CHRISTIAN AVENUE, THENCE ALONG SAID RIGHT-OF-WAY N86°35'21"W 159.57' TO THE POINT OF BEGINNING, CONTAINING 0.25 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN NORTH WEST END 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.

PLAT NOTES:
1) RECORD (R) BEARINGS & DISTANCES ARE SHOWN PER W.D. 2022-23675.
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) PER WARRANTY DEED FILED IN BOOK 2022 AT PAGE 23675 AND PREVIOUS DEEDS IN THE CHAIN OF TITLE FOR THE HEREIN SURVEYED PROPERTY, THE SOUTH 25' WAS LESS AND EXCEPTED FOR THE RIGHT-OF-WAY OF CHRISTIAN AVENUE. IT IS UNKNOWN IF THE RIGHT-OF-WAY OF ALONG CHRISTIAN AVENUE WAS EVER FORMALLY DEDICATED TO THE CITY OF SPRINGDALE. A TITLE SEARCH MAY NEED TO BE PERFORMED TO VERIFY IF THERE HAS BEEN ANY FORMAL RIGHT-OF-WAY DEDICATION.

RIGHT-OF-WAY NOTE:
PER CITY OF SPRINGDALE, LOW-VOLUME STREETS HAVE A TRAFFIC COUNT OF LESS THAN 500 CARS PER DAY. THERE WERE NO OFFICIAL TRAFFIC COUNT NUMBERS PROVIDED ON SPRINGDALE GIS, SO IT IS ASSUMED THAT IN THIS AREA THERE ARE LESS THAN 500 CARS PER DAY. THE MINIMUM R/W OF 43' IS SHOWN FOR CHRISTIAN AVENUE BECAUSE THERE IS NO EXISTING ON-STREET PARKING ON EITHER SIDE OF THE STREET.

0' 40' 80' 120'
GRAPHIC SCALE (IN FEET)
1 Inch = 40ft.

STATE RECORDING NUMBER:
500-18N-30W-0-35-130-72-1642

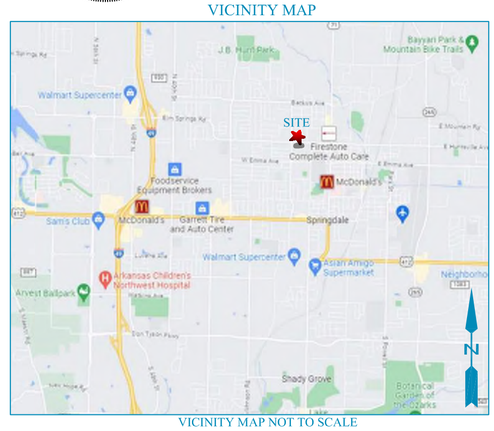
I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 7TH DAY OF JUNE, 2023.

REGISTERED STATE OF ARKANSAS NO. 1642 SIGNATURE DERRICK L. THOMAS 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.

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

VICINITY MAP



VICINITY MAP NOT TO SCALE

LEGEND:
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.
(R) RECORD BEARING & DISTANCE
(M) MEASURED BEARING & DISTANCE
FOUND 5/8" REBAR
SET 5/8" REBAR/CAP
FOUND PIPE
FOUND 1/2" REBAR
FOUND NAIL
COMPUTED POINT
STORM SEWER MH
BOUNDARY LINE (MEASURED)
PARCEL / LOT LINE
FORTY LINE/TIE LINE
CENTERLINE OF ROAD
RIGHT-OF-WAY
WATER LINE
SEWER LINE
OVERHEAD POWER LINE
GUY WIRE
GAS LINE
FENCE
BUILDING SETBACK
POWER POLE
GUY ANCHOR
SANITARY SEWER MH
GAS VALVE
WATER VALVE
WATER METER

Location Map:
R-35-W
T-18-N
35

BATES ASSOCIATES
Engineers · Surveyors
7230 S. Pleasant Ridge Dr. · Fayetteville, Arkansas 72704 · 479.442.9350

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 use including the person(s) named may reproduce this plat without the written permission of Bates & Associates, Inc. This survey is subject to any easements and rights-of-way 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 information contained on this survey was taken from publications of the F.E.M.A. Bates & Associates, Inc. is not 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.

FOR USE AND BENEFIT OF:
JUSTINA MEJIA

ADDRESS: 501 NORTH WEST END STREET SPRINGDALE, ARKANSAS

DATE: 07/17/23
LOCATION: SECTION: 35 TOWNSHIP: 18 NORTH RANGE: 30 WEST
SCALE: 1"=40'
SURVEYED: DRAFTED: JRICH SW
REVIEWED: DT
COA #1335

DRAWING #23-127

R23-58

3866 W. Sunset
Springdale, AR 72762
479-582-9383
www.realtytitleinc.com

Realty Title & Closing Services LLC

File No.: 23-81770W

Adjacent Property Owners

Subject Property:

Current Owner: Justina A. Mejia
Parcel Number: 815-28035-000
Property Address: 501 N West End St, Springdale, AR
Mailing Address: 3789 Shady Canyon Cv, Springdale, AR 72762

Adjoining Property Owners:

Current Owner: Carol B. Woodring and Mattie Woodring, husband and wife
Parcel Number: 815-29902-000
Property Address: 500 N West End St, Springdale, AR
Mailing Address: 500 N West End St, Springdale, AR 72764

Current Owner: Springdale School District #50
Parcel Number: 815-29899-000
Property Address: 420 N West End St, Springdale, AR
Mailing Address: PO Box 8, Springdale, AR 72762

Current Owner: Trustees of the Church of Christ
Parcel Number: 815-28043-000
Property Address: Christian Ave, Springdale, AR
Mailing Address: None listed

Current Owner: MOHUMA, LLC
Parcel Number: 815-28042-000
Property Address: 1412 Christian Ave, Springdale, AR
Mailing Address: PO Box 282, Springdale, AR 72765

Current Owner: Ruth Simpson
Parcel Number: 815-28039-000
Property Address: 503 N West End St, Springdale, AR
Mailing Address: 503 N West End St, Springdale, AR 72764

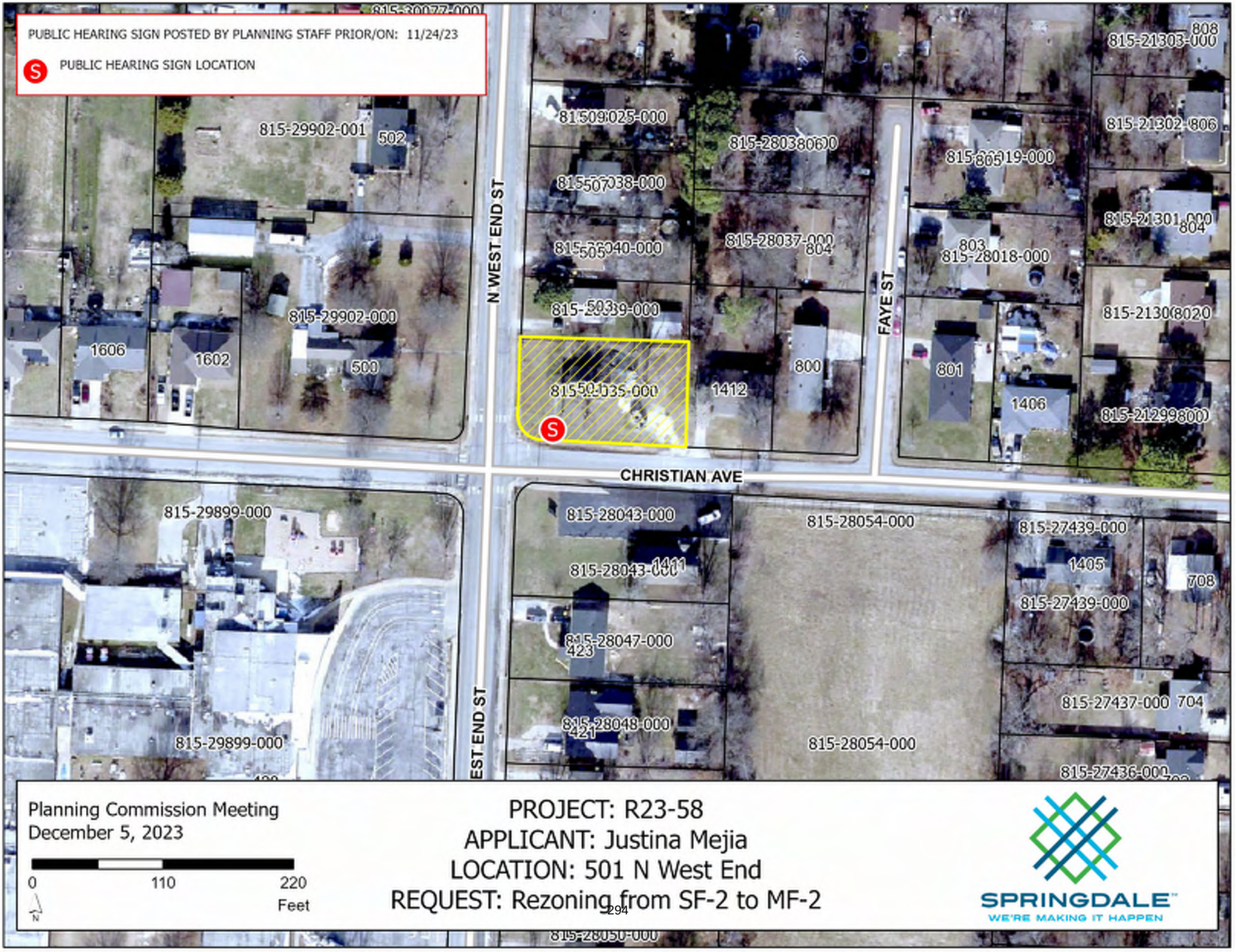
This list is compiled mainly from the Washington County Assessor's Office and is further certified through November 13, 2023.

Issued Through the Office of
Realty Title & Closing Services, LLC
Arkansas Title Agency License No.: 100102353
3866 W. Sunset
Springdale, AR 72762
479-582-9383 fax 479-582-2925

By: Brittney Pullen

Authorized Signatory

Brittney Pullen


PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 11/24/23
PUBLIC HEARING SIGN LOCATION
N WEST END ST
FAYE ST
CHRISTIAN AVE
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Planning Commission Meeting
December 5, 2023
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Feet
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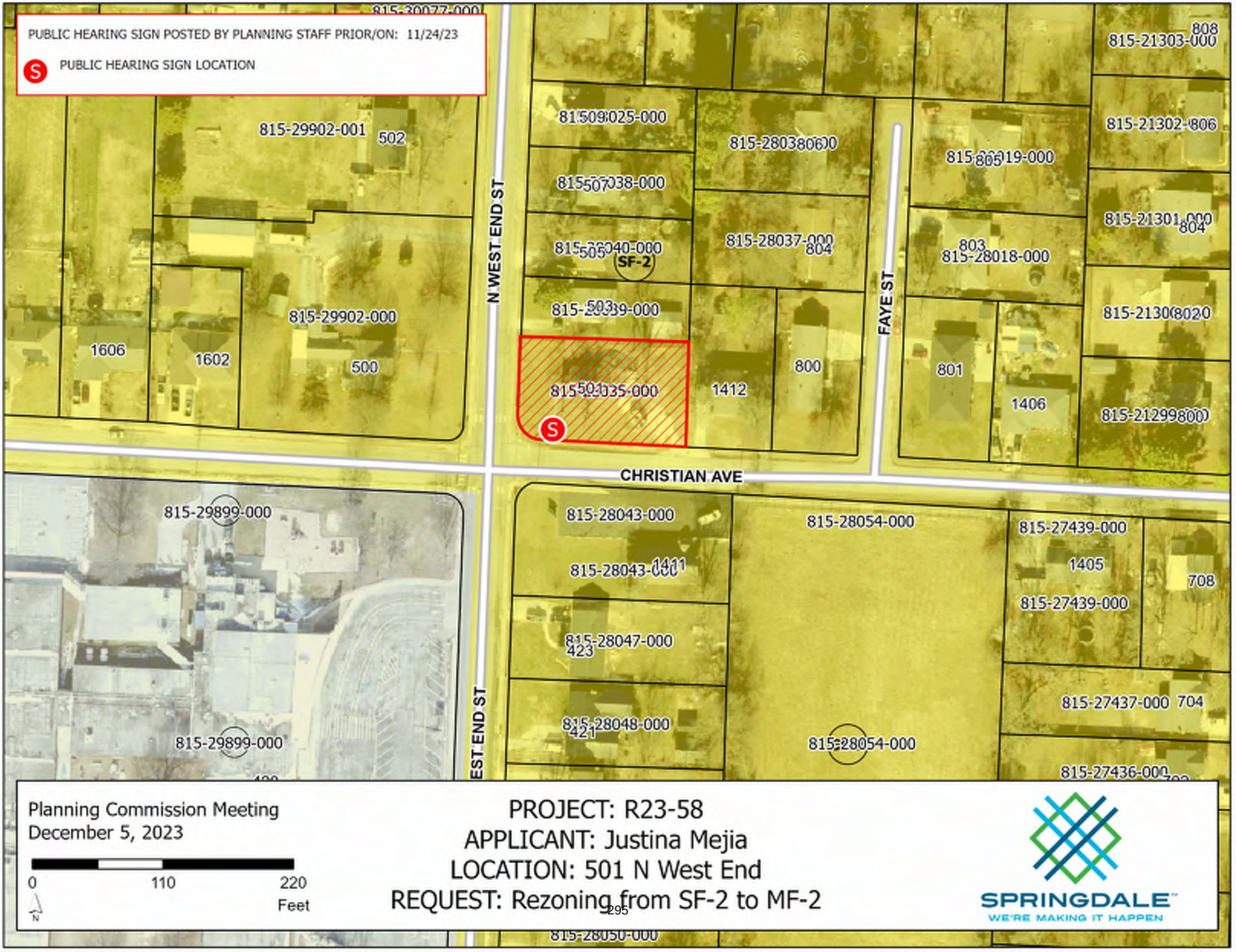
PROJECT: R23-58
APPLICANT: Justina Mejia
LOCATION: 501 N West End
REQUEST: Rezoning from SF-2 to MF-2
SPRINGDALE
WE'RE MAKING IT HAPPEN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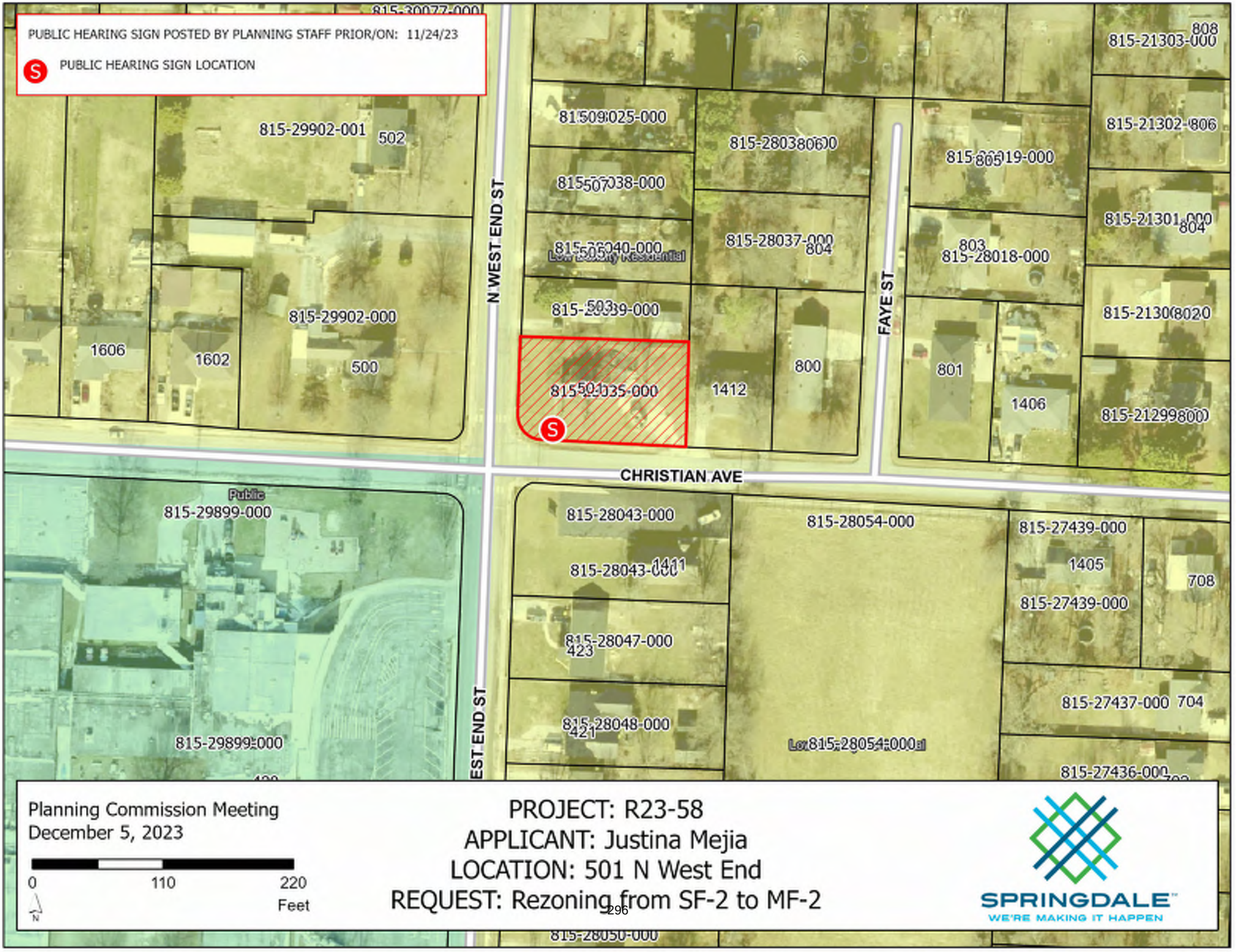
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PROJECT: R23-58
APPLICANT: Justina Mejia
LOCATION: 501 N West End
REQUEST: Rezoning from SF-2 to MF-2
SPRINGDALE
WE'RE MAKING IT HAPPEN

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PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: **December 5, 2023**

Re: **R23-59 Rezone**

A request by Berrean Properties, LLC for Planning Commission approval of a zone change from Neighborhood Office District (O-1) to General Commercial District (C-2) for a tract of land containing .87 acres.

LOT LOCATION AND SIZE

The .87 acre tract is located at the northeast corner of McRay Avenue and S40th Street, lots 8,9,10, and 11 KC Subdivision Phase I

A vicinity map is attached.

EXISTING ZONING

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

Uses permitted: - 1, 8, 10, 11, 16, 28, 29
Conditional Uses Permitted on Appeal: - 2, 3, 9, 27

ACCESSORY USES

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

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

SITE PLAN REVIEW

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

HEIGHT REGULATIONS

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

AREA REGULATIONS

a. Residential uses

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

1. Office Uses

(1) SETBACKS:

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

GREENSPACE

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

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

OFF-STREET PARKING

See Article 7 of this chapter.

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

The tracts are undeveloped. The area to the north and west contain commercial uses in C-2 zoning. The area to the east contains a single family dwelling in A-1 zoning. The area to the south contains a mixture of commercial and residential uses in A-1, O-1 and SF-2 zoning.

LAND USE PLAN AND MASTER STREE PLAN

The adopted Comprehensive Land Use Plan indicates commercial use.

The Master Street Plan indicates 40th street and McRay Avenue as minor collectors.

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:

> Improve the City's economic base and tax structure through the promotion of healthy, stable commercial concentrations
>
> Encourage the development of a wide range of commercial development for the residents and tourist to include neighborhood, community and regional centers.

File No. R23-59

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 Berean Properties LLCby Kathy L. Howerton, member
The record property owner(s), petitioning to rezone the following described area:

Legal Description:

Parcel # 815-35607-000 & 815-35608-000

Lots 8 and 9 of KC Subdivision, Phase I, Springdale, Washington County, Arkansas, as shown in plat record 18 at page 6.

Parcel # 815-35609-000 & 815-35610-000

Lots 10 and 11 in KC Subdivision, Phase 1, to the City of Springdale, as per the Revised Final Plat of said Subdivision on file in the Office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas.

Layman's Description:

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

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

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

FROM (current zoning) R-O/ O-1

TO (proposed zoning) C-2

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 as most adjoining properties are already C-2.

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.

Authorized Representative: Berean Properties, LLC Kathy L. Howerton, Member

Mailing Address: 218 Pinkly Rd, Springdale AR 72762

Phone Number: (479) 409-8357 cell

Email: Kathy_howerton@yahoo.com

VERIFICATION

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

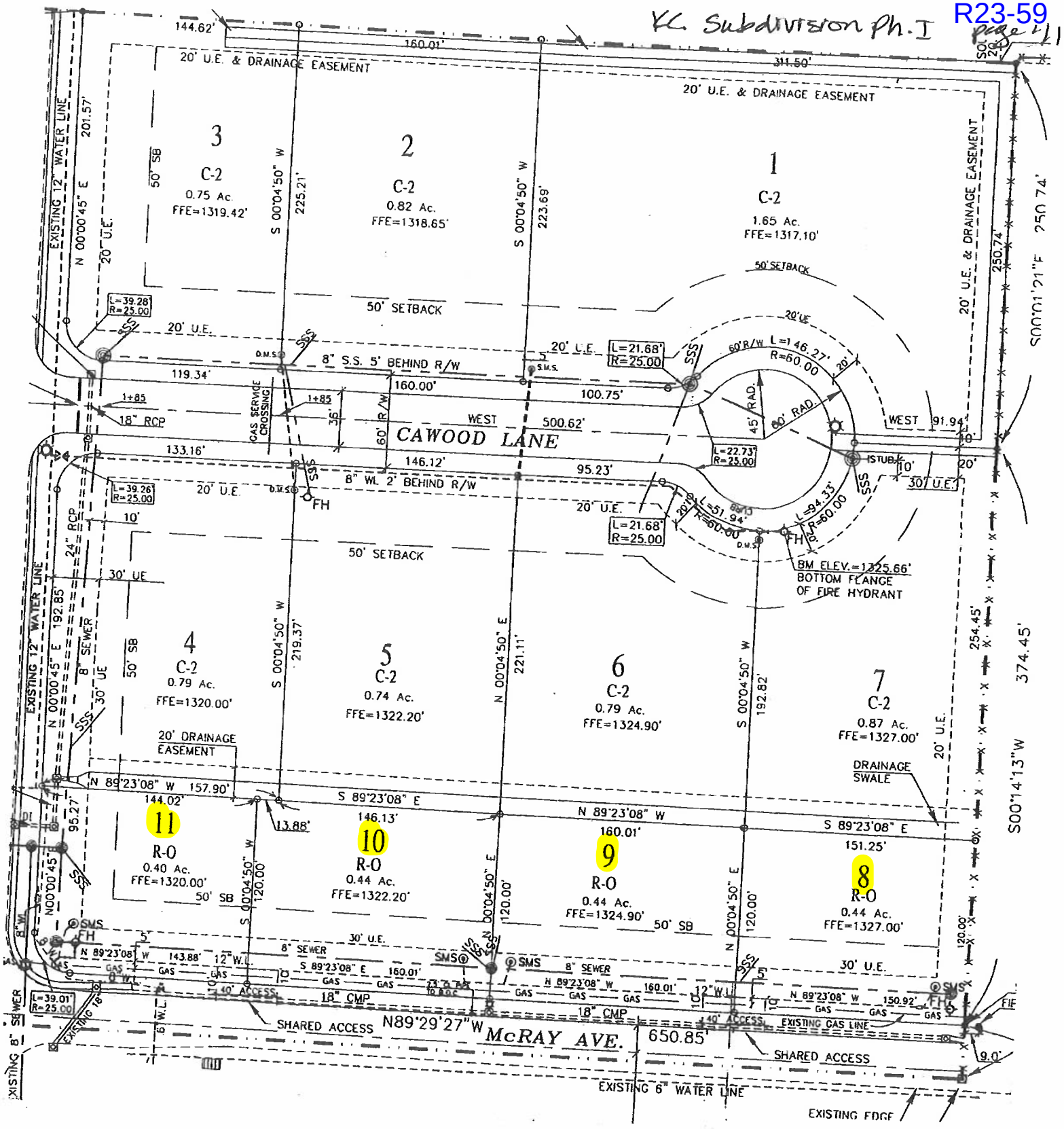
(Property Owner) PRINTED NAME	(Property Owner) SIGNATURE
Berean Properties LLC Kathy L. Howerton member	
(Property Owner)	(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 14th day of November, 2023.

DARLENE MARIE VANHOOK
WASHINGTON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires July 01, 2024
Commission No. 12399412

Darlene Marie Vanhook
Notary Public



R23-59

Highlighted Lots are included in this Petition for Rezoning

R23-59

November 14, 2023

City of Springdale, Arkansas
Planning Commission
201 Spring Street
Springdale, AR 72764

Re: Berean Properties, LLC
Lots in KC Subdivision/McRay Avenue
Springdale, AR 72762
Conditional Use Permit and/or Rezoning Application

Ladies and Gentlemen:

We certify that based on the records of the Washington County Asssessor all property owners within a 300 foot radius of the subject property described herein are listed on the attached schedule of property owners. The subject property located at McRay Avenue is described as follows:
Lots 8, 9, 10 and 11, KC Subdivision, Phase 1, to the City of Springdale, Arkansas, as shown on plat of record in Plat Book 18 at page 6, plat records of Washington County, Arkansas.

Title to subject property is vested as follows: Berean Properties, LLC

The attached schedule reflects the owner's name and property tax billing address. Please note that the public records rarely disclose leases, but if any lessee's interest appears of record it is included in the schedule.

PRIME TITLE
800 S. Walton Blvd. Ste 10
Bentonville, AR 72712

By Steven Handley

Steven Handley
License #17891870

300 FEET SURROUNDING PROPERTY OWNERS SEARCH FOR PARCEL NUMBERS 815-35607-000, 815-35608-000, 815-35609-000 AND 815-35610-000 FURTHER DESCRIBED IN A QUITCLAIM DEED FILED FOR RECORD DECEMBER 8, 2015 AS INSTRUMENT NUMBER 2015-34613

Parcel Number 815-35603-000:

Vailer Holdings LLC
345 S. 40th St.
Springdale, AR 72762-4839

Parcel Number 815-35602-000:

3972 Cawood LLC
4 W. Oxford Dr.
Rogers, AR 72758

Parcel Number 815-35604-000:

Vailer Holdings LLC
345 S. 40th St.
Springdale, AR 72762-4839

Parcel Number 815-35601-000:

LAM Investment Holdings, LLC
P.O. Box 263
Bryant, AR 72089

Parcel Number 815-35605-000:

CASA of Northwest Arkansas, Inc.
3825 Cawood Ln.
Springdale, AR 72762

Parcel Number 815-35606-000:

CASA of Northwest Arkansas, Inc.
3825 Cawood Ln.
Springdale, AR 72762

Parcel Number 815-35600-000

McDonnell Cattle Co., L.L.C.
P.O. Box 1941
Fayetteville, AR 72702

Parcel Number 815-29876-230:

John Lopez Properties, LLC
2005 Carnes Dr.
Springdale, AR 72762

5

Parcel Number 815-29876-240:

John Lopez Properties, LLC
2005 Carnes Dr.
Springdale, AR 72762

5

Parcel Number 815-29876-250:

John Lopez Properties, LLC
2005 Carnes Dr.
Springdale, AR 72762

5

Parcel Number:

Parcel Number 815-29028-012:

Fadil H. Bayyari Irrevocable Trust, U/T/D January 13, 2011
P.O. Box 6250
Springdale, AR 72766

4

Parcel Number 815-29028-161:

Springdale Shaver Street Warehouse, LLC
12200 N. Stemmons Fwy Ste. 100
Dallas, TX 75234-5877

Parcel Number 815-29028-140:

Lois J. Robinson-Buchanan
3727 McRay Ave.
Springdale, AR 72762-0600

Parcel Number 815-29028-120:

Mathias Shopping Centers, Inc.
5571 Bleaux Ave. Ste. A
Springdale, AR 72762

Parcel Number 815-29028-230:

Kevin R. Eoff
3851 McRay Ave.
Springdale, AR 72762

3

Parcel Number 815-29028-233:

Kevin R. Eoff
3851 McRay Ave.
Springdale, AR 72762

3B

Parcel Number 815-29028-232:

Cecil and Ina Whittle Revocable Trust u/t/a dated January 8, 2007
15405 N. Hwy 68
Springdale, AR 72762

Parcel Number 815-29028-240:

Kenneth W. and Carla L. Smith
12567 Little Elm Rd.
Farmington, AR 72730

1

Parcel Number 815-29028-250:

Thelma Jeanette Painter Revocable Trust dated January 17, 2023
455 S. 40th St.
Springdale, AR 72762

2

Parcel Number 815-30047-050:

Mathews McProperties, LLC
P.O. Box 1366
Springdale, AR 72765

Parcel Number 815-30047-053:

Mathews McProperties, LLC
P.O. Box 1366
Springdale, AR 72765

Parcel Number 815-30047-010:

McRay Avenue Partners, LLC
P.O. Box 8290
Springdale, AR 72766

10

Parcel Number 815-29801-340:

Arkansas Western Gas Company
370 Van Gordon St., Suite 4000
Lakewood, CO 80228

Parcel Number 815-29801-336:

Terry Miller
4122 McRay Ave.
Springdale, AR 72762

Parcel Number 815-29801-337:

McRay Avenue Partners, LLC
P.O. Box 8290
Springdale, AR 72766

Parcel Number 815-29801-335:

Vet-Ser Enterprises, LLC
370 S. 40th St., Ste. B
Springdale, AR 72762

Parcel Number 815-29801-330:

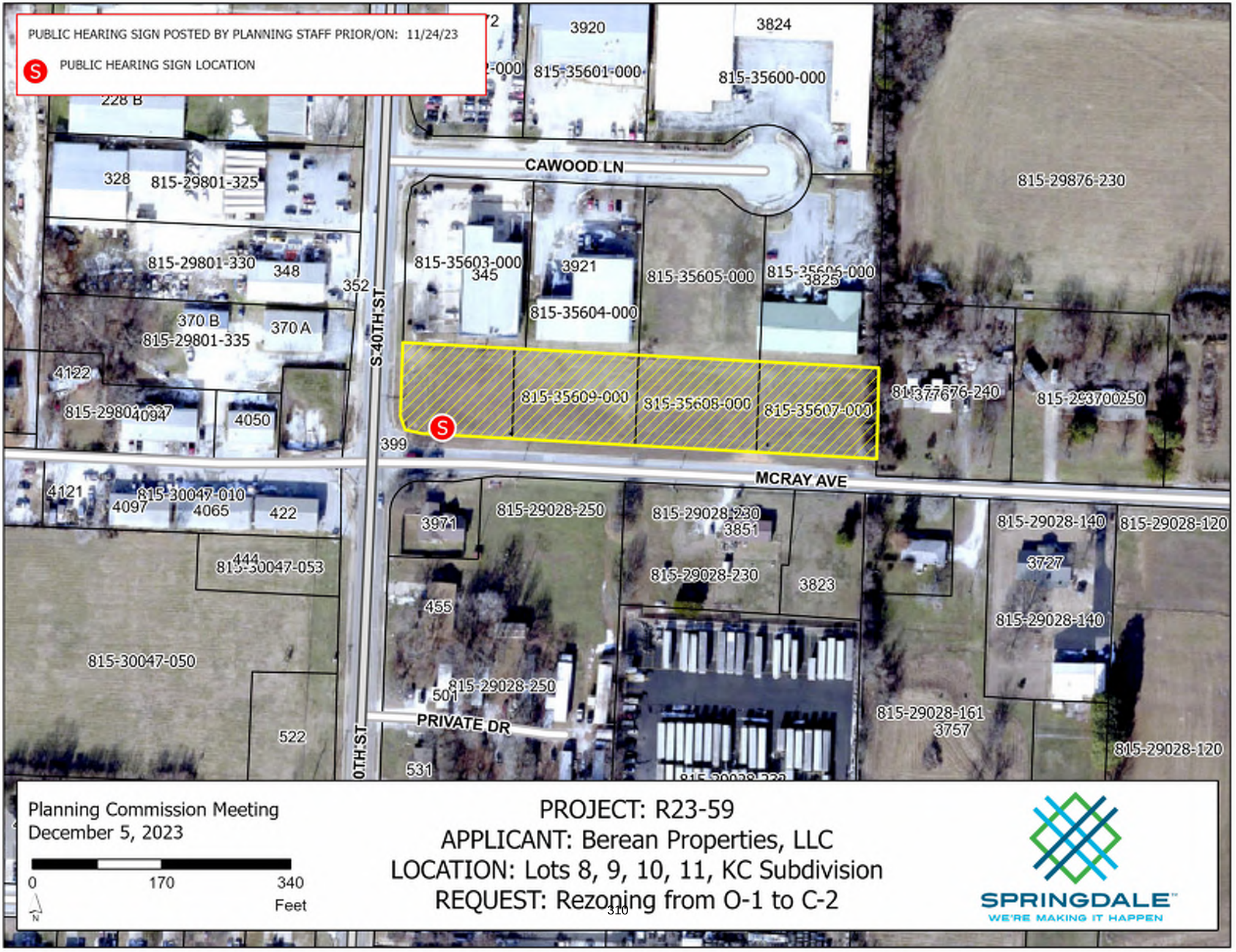
Clifford Family Trust dated August 4, 2016
1508 SE 22nd St.
Bentonville, AR 72712-6800

Parcel Number 815-29801-325:

Integrity Distributors, Inc.
P.O. Box 520
Tontitown, AR 72770

Parcel Number 815-29801-320:

Commerce, Inc.
6265 Tall Oaks Loop
Springdale, AR 72762-6087


PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 11/24/23
PUBLIC HEARING SIGN LOCATION
CAWOOD LN
MCRAY AVE
PRIVATE DR
S 40TH ST
0TH ST
3920
815-35601-000
3824
815-35600-000
815-29876-230
328
815-29801-325
815-29801-330
348
352
345
815-35603-000
3921
815-35604-000
815-35605-000
3825
370 B
370 A
815-29801-335
4122
4094
4050
815-35609-000
815-35608-000
815-35607-000
399
4121
4097
815-30047-010
4065
422
444
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3971
815-29028-250
3851
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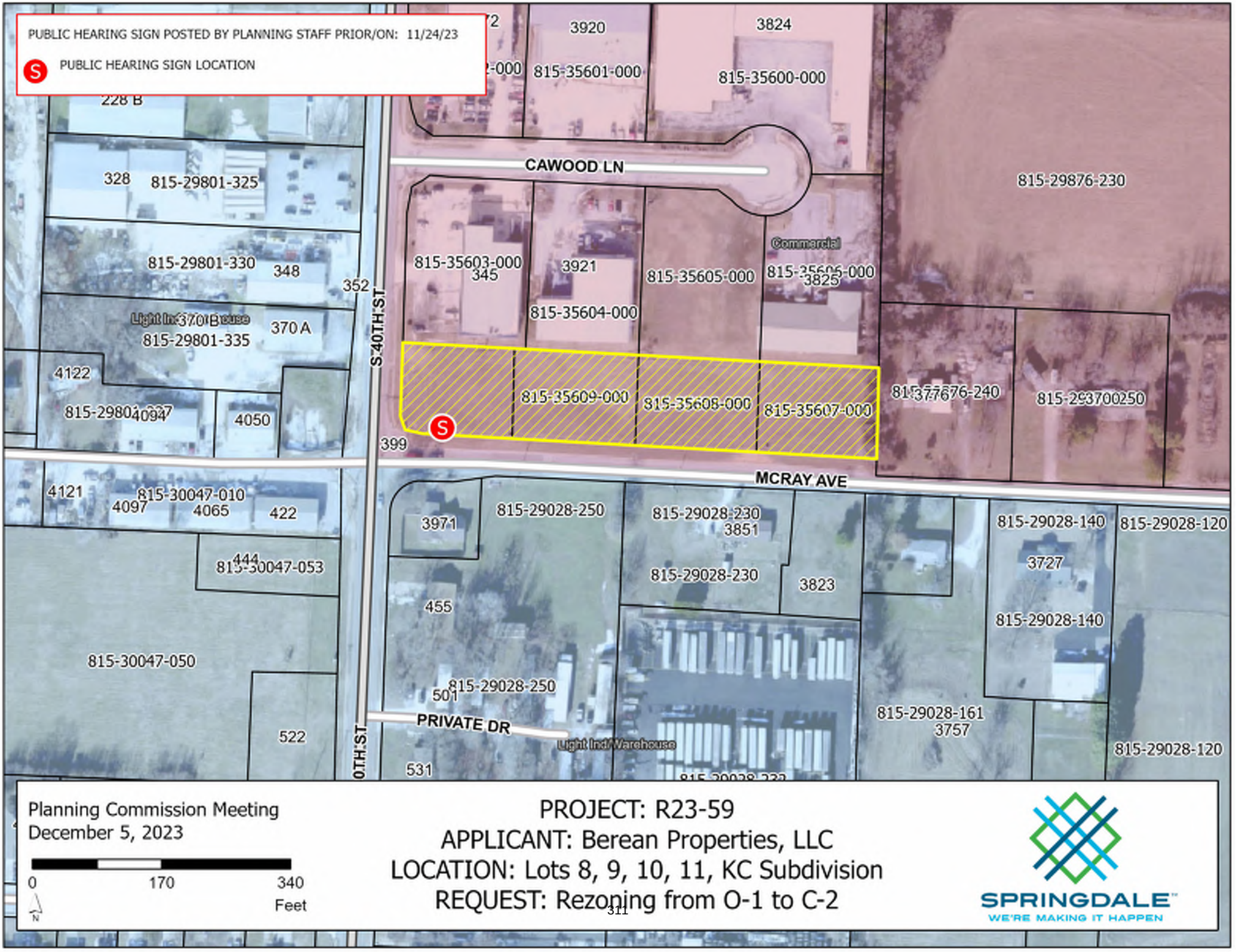
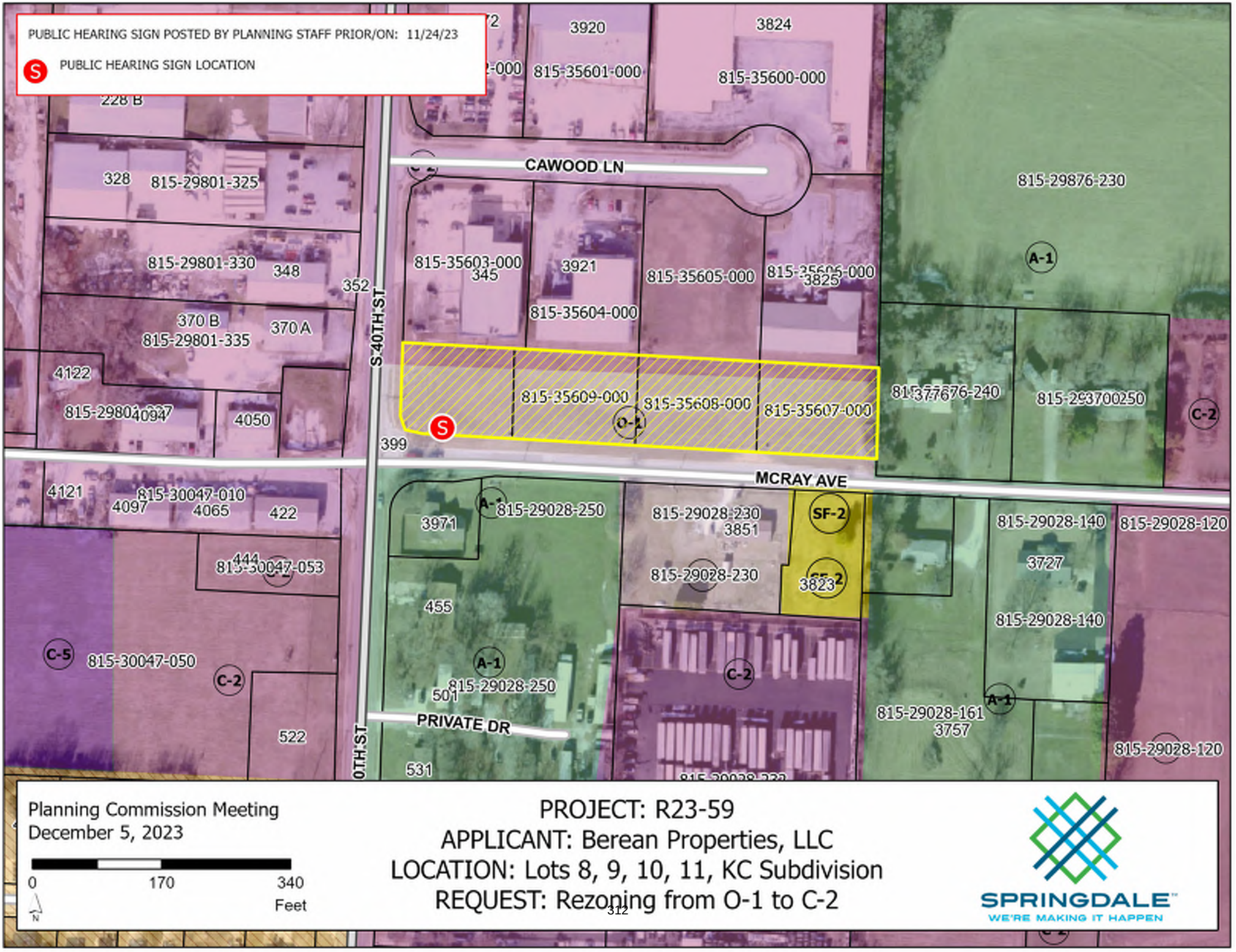
3823
455
815-30047-050
501
522
531
3727
815-29028-140
815-29028-120
815-29028-161
3757
Planning Commission Meeting
December 5, 2023
0
170
340
Feet
N
PROJECT: R23-59
APPLICANT: Berean Properties, LLC
LOCATION: Lots 8, 9, 10, 11, KC Subdivision
REQUEST: Rezoning from O-1 to C-2
SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
December 5, 2023

PROJECT: R23-59
APPLICANT: Berean Properties, LLC
LOCATION: Lots 8, 9, 10, 11, KC Subdivision
REQUEST: Rezoning from O-1 to C-2

SPRINGDALE
WE'RE MAKING IT HAPPEN


PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 11/24/23
PUBLIC HEARING SIGN LOCATION
CAWOOD LN
S 40TH ST
MCRAY AVE
PRIVATE DR
0TH ST
3920
3824
815-35601-000
815-35600-000
815-29876-230
328
815-29801-325
815-29801-330
348
352
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444
815-30047-053
3727
3823
455
815-29028-140
C-5
815-30047-050
C-2
501
522
531
815-29028-161
3757
A-1
O-1
SPRINGDALE
WE'RE MAKING IT HAPPEN
Planning Commission Meeting
December 5, 2023
0
170
340
Feet
N
PROJECT: R23-59
APPLICANT: Berean Properties, LLC
LOCATION: Lots 8, 9, 10, 11, KC Subdivision
REQUEST: Rezoning from O-1 to C-2

TABLED PER APPLICANT
VARIANCE WAS NOT SUBMITTED BY DEADLINE

File No. R23-60

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

Legal Description:

See Exhibit A, attached hereto.

Layman's Description:

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

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

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

FROM (current zoning) C-2, General Commercial

TO (proposed zoning) C-5, Thoroughfare Commercial

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

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

2. **Develop** the property YES (Yes or No), and if so, the proposed use is Golf cart retailer/dealership.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: None. The property is almost surrounded by existing C-5 zoning.

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: Will A. Kellstrom, Watkins, Boyer, Gray & Curry PLLC

Address: 1106 W. Poplar St., Rogers, AR 72756

PETITIONER/OWNER **SIGNATURE**

MAILING ADDRESS: 1106 W. Poplar St., Rogers, AR 72756

TELEPHONE: 479-636-2168 DATE: _____

VERIFICATION

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

SIGNATURE
(Property Owner)

PURMEET JOSAN
(Property Owner)

State of Arkansas)
BENTON) ss.
County of ~~Washington~~)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 13th day of November, 2023.

Sandra Gonzalez Cuenca
Notary Public

SANDRA GONZALEZ CUENCA
MY COMMISSION EXPIRES
11-15-2028
NOTARY PUBLIC
COMM. #12706151
BENTON COUNTY - ARKANSAS

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)

GURMEET JOSAN
(Property Owner)

State of Arkansas)
Benton) ss.
County of ~~Washington~~)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 13th day of November, 2023.

Sandra Gonzalez Cuenca
Notary Public

SANDRA GONZALEZ CUENCA
MY COMMISSION EXPIRES
11-15-2028
NOTARY PUBLIC
COMM. #12706151
BENTON COUNTY - ARKANSAS

Bates & Associates, Inc.
Civil Engineering · Land Surveying · Landscape Architecture
7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704
PH: 479-442-9350 / www.batesnwa.com

R23-60

November 2, 2023

TABLED PER APPLICANT
VARIANCE WAS NOT SUBMITTED BY DEADLINE

Patsy Christy
City of Springdale
128 Spring Street
Springdale, AR 72764

Re: 48th street storage golf cart addition and rezoning

Dear Mrs. Christy

Our clients are proposing to add a golf cart dealership in the office/ warehouse front portion of previously approved project L20-09. We currently have a rezoning application in process to rezone a portion of parcel 815-30051-070 and 815-30054-210 from C-2 to C-5. The purpose of this rezoning is to allow use unit 38 open display retail services by right.

In conversations with staff, it was discussed that by converting the warehouse to a "retail/ display area" for golf carts that we would have to reconfigure our parking calculations to include the warehouse area as retail instead of warehousing. Retail is one parking space per 200 sq ft and warehousing is one space per 1,200 sq ft.

This brough our required number of parking spaces for the office and warehouse to 40 parking spaces. Our clients don't anticipate this much traffic so we have requested a variance from this requirement down to 22 spaces and several outdoor display spaces.

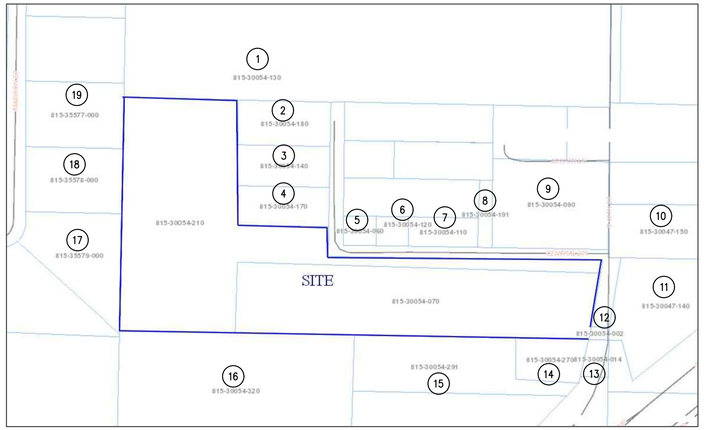
Also as discussed with staff, we have added in a loading ramp to accommodate deliveries of carts to the warehouse.

Please let me know if there are any questions or concerns.

Sincerely,

Bates & Associates, Inc.

Jake Chavis



PARKING REQUIREMENTS FROM ORIGIONAL DESIGN:
CHAPTER 130, ARTICLE 7, SECTION 7.4 – PARKING STANDARDS

BUSINESS & PROFESSIONAL OFFICE:	1 SPACE PER 300 SQ. FT.
WAREHOUSE & STORAGE:	1 SPACE PER 1,200 SQ. FT.
OFFICE AREA:	4800 SQ. FT.
SPACES REQUIRED:	16
WAREHOUSE AREA:	123,629 SQ. FT.
SPACES REQUIRED:	103 SPACES*
TOTAL PARKING SPACES REQUIRED:	16
TOTAL PARKING SPACES PROVIDED:	16
ADA SPACES REQUIRED/PROVIDED:	1

*PARKING FOR STORAGE UNITS IS PROVIDED IN FRONT OF INDIVIDUAL UNITS

PARKING REQUIREMENTS FOR CONVERTING 4000 SQ FT OF WAREHOUSE TO RETAIL (LOOKING AT FRONT PORTION ONLY):
CHAPTER 130, ARTICLE 7, SECTION 7.4 – PARKING STANDARDS

BUSINESS & PROFESSIONAL OFFICE:	1 SPACE PER 300 SQ. FT.
WAREHOUSE & STORAGE:	1 SPACE PER 1,200 SQ. FT.
RETAIL	1 SPACE PER 200 SQ FT
OFFICE AREA:	4800 SQ. FT.
SPACES REQUIRED:	16
RETAIL :	4,789 SQ. FT.
SPACES REQUIRED:	24 SPACES*
TOTAL FOR FRONT OFFICE/RETAIL:	
TOTAL PARKING SPACES REQUIRED:	40
TOTAL PARKING SPACES PROVIDED:	22
ADA SPACES REQUIRED/PROVIDED:	1
OUTDOOR GOLF CART SPACES PROVIDED:	13

NORTH
0 20 40
GRAPHIC SCALE IN FEET

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

TABLED PER APPLICANT
VARIANCE WAS NOT SUBMITTED BY DEADLINE

ADJACENT PROPERTY OWNERS:

1) PARCEL #815-30054-130
WILLEY, LEV & JANIS
REVOCABLE FAMILY TRUST
556 S 48TH ST
SPRINGDALE, AR 72762-4871
ZONED: A-1

2) PARCEL #815-30054-180
PICKEN FAMILY TRUST
5131 CENTRAL
SPRINGDALE, AR 72762
ZONED: O-1

3) PARCEL #815-30054-140
GRIGG, KAREN J; EDGMON,
SUSAN A; STACY, CARLA J
16724 STAGECOACH RD
GRAVETTE, AR 72736
ZONED: A-1

4) PARCEL #815-30054-170
DELGADO, ELIZABETH
5053 CENTRAL DR
SPRINGDALE, AR 72762
ZONED: A-1

5) PARCEL #815-30054-060
FERRELL, DONALD & BETTY
5000 CENTRAL DR
SPRINGDALE, AR 72762-4836
ZONED: A-1

6) PARCEL #815-30054-120
U S BANK NATIONAL ASSOCIATION
OPTION ONE MORTGAGE
650 IRWIN CENTER DR
IRVIN, CA 92618
ZONED: A-1

7) PARCEL #815-30054-110
FERRELL, VIRGIL & JUANITA
4950 CENTRAL DR
SPRINGDALE, AR 72762
ZONED: A-1

8) PARCEL #815-30054-191
FERRELL, VIRGIL & JUANITA
4950 CENTRAL DR
SPRINGDALE, AR 72762
ZONED: A-1

9) PARCEL #815-30054-090
PARTNERS CONSTRUCTION LLC
5100 S THOMPSON ST
SPRINGDALE, AR 72764
ZONED: A-1

10) PARCEL #815-30047-150
BEREAN PROPERTIES LLC
218 PINKLEY RD
SPRINGDALE, AR 72762
ZONED: C-5

11) PARCEL #815-30047-140
RNR INVESTMENTS LLC
PO BOX 8140
SPRINGDALE, AR 72766
ZONED: C-2

12) PARCEL #815-30054-002
ARKANSAS STATE HIGHWAY COMM
PO BOX 2261
LITTLE ROCK, AR 72203
ZONED: A-1

13) PARCEL #815-30054-014
ARKANSAS STATE HIGHWAY COMM
PO BOX 2261
LITTLE ROCK, AR 72203
ZONED: C-5

14) PARCEL #815-30054-270
DONAHOE, JACK & NANCY
JOINT REVOCABLE TRUST
3406 NORTH 13TH ST
ROGERS, AR 72756
ZONED: C-5

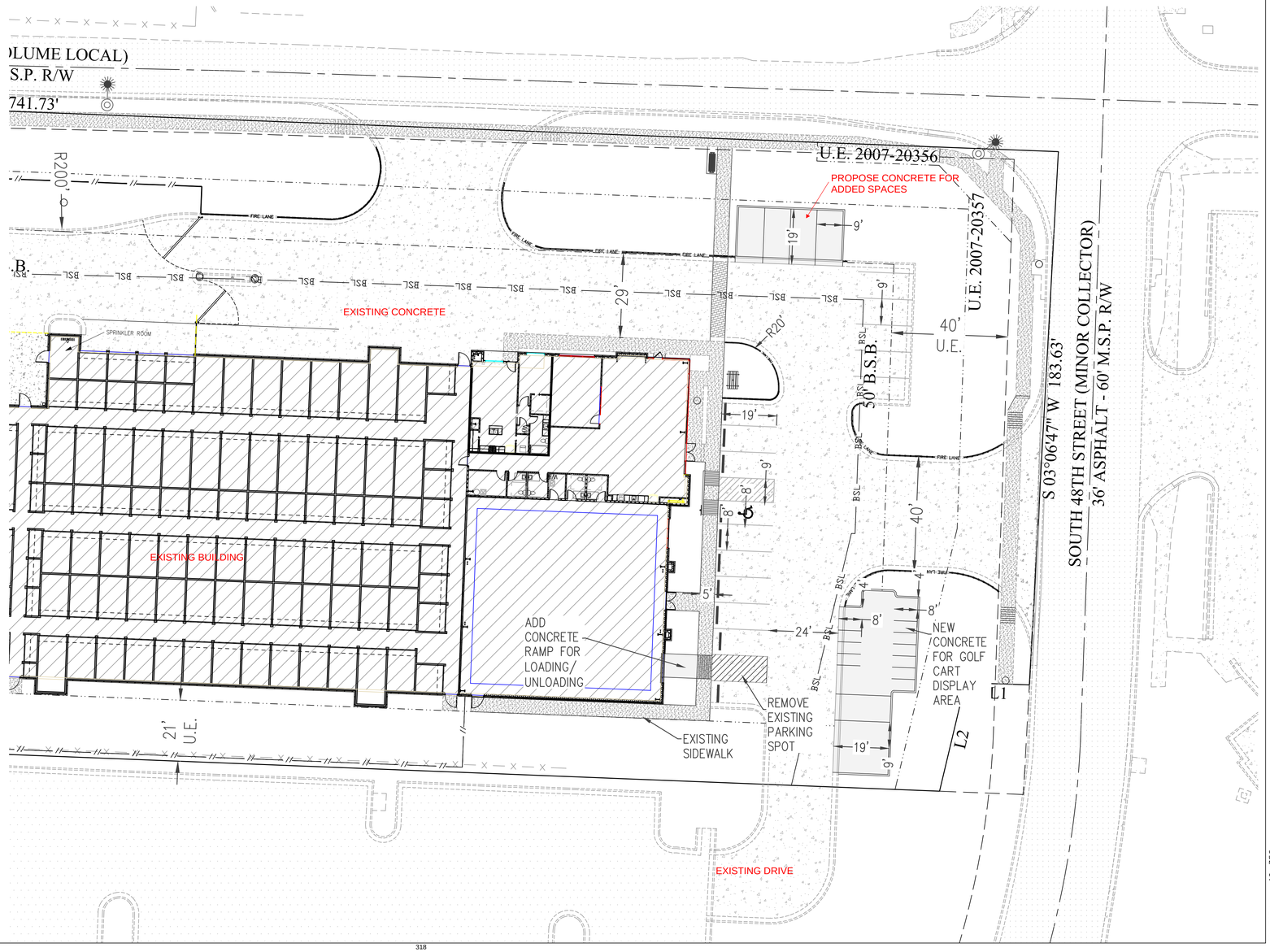
15) PARCEL #815-30054-291
DONAHOE, JACK & NANCY
JOINT REVOCABLE TRUST
3406 NORTH 13TH ST
ROGERS, AR 72756
ZONED: C-5

16) PARCEL #815-30054-320
MATHIAS SHOPPING CENTERS INC
PO BOX 6485
SPRINGDALE, AR 72766-6485
ZONED: C-2

17) PARCEL #815-35579-000
MATHIAS SHOPPING CENTERS INC
PO BOX 6485
SPRINGDALE, AR 72766-6485
ZONED: C-2

18) PARCEL #815-35578-000
MATHIAS SHOPPING CENTERS INC
PO BOX 6485
SPRINGDALE, AR 72766-6485
ZONED: C-2

19) PARCEL #815-35577-000
MATHIAS SHOPPING CENTERS INC
PO BOX 6485
SPRINGDALE, AR 72766-6485
ZONED: C-2



ENGINEER: G. Bates
DRAWN BY: A.CHAVIS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
11/2/2023
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

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REVISIONS

DATE	
11/02/2023	SITE PLAN FOR REZONING

R23-60

S. 48TH STREET STORAGE
LARGE SCALE DEVELOPMENT PLANS
L20-09
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

DRAWING NO 02

PROJECT NO 19-356

Time: 10:05 am
Scale: 1=20 (PS)
Date: 5/16/2017

Drawing Name: 17\000\17-017\Engineering\03 Site Plan.dwg
Xrefs Used: BATES-AR, 24X36, base, COA BBA

Bates & Associates, Inc.
Civil Engineering · Land Surveying · Landscape Architecture
7230 Pleasant Ridge Dr. / Fayetteville, AR 72704
PH: 479-442-9350 * FAX: 479-521-9350

R23-60 & L23-68

November 3, 2023

TABLED PER APPLICANT
VARIANCE WAS NOT SUBMITTED BY DEADLINE

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

SUBJECT: South 48th Street Storage LSD Modification – List of Adjacent Property Owners

Dear Planning Staff,

Please see below for the Parcel Map and list of Adjacent Property Owners for the South 48th Street Storage Phase II Large-Scale Development (Parcel #815-30054-210, Parcel #815-30054-070).

ADJACENT PROPERTY OWNERS:

1) PARCEL #815-30051-140
GRIGG, KAREN J; EDGMON, SUSAN A; STACY, CARLA
16724 STAGECOACH RD,
GRAVETTE 72736
ZONED: A-1

2) PARCEL # 815-30054-170
DELGADO, ELIZABETH
5053 CENTRAL DR,
SPRINGDALE 72762
ZONED: A-1

3) PARCEL # 815-30054-060
FERRELL, DONALD G & BETTY L JOINT REVOCABLE TRUST
5000 CENTRAL DR,
SPRINGDALE 72762-4836
ZONED: A-1

4) PARCEL #815-30054-120
RODRIGUEZ, GRISELDA
4976 CENTRAL DR
SPRINGDALE, AR 72762-4838
ZONING: A-1

5) PARCEL #815-30054-180
PICKEN FAMILY TRUST
5131 CENTRAL
SPRINGDALE, AR 72762
ZONING: O-1

6) PARCEL #815-30054-134
JP Speciality LLC
174 stave mill
ROGERS, AR 72756
ZONING: C-2

7) PARCEL #815-35577-000
MATHIAS SHOPPING CENTERS INC
PO BOX 6485
SPRINGDALE, AR 72766-6485
ZONING: C-2

8) PARCEL #815-35578-000
MATHIAS SHOPPING CENTERS INC
PO BOX 6485
SPRINGDALE, AR 72766-6485
ZONING: C-2

9) PARCEL #815-35579-000
MATHIAS SHOPPING CENTERS INC
PO BOX 6485
SPRINGDALE, AR 72766-6485
ZONING: C-2

10) PARCEL #815-35580-000
MATHIAS SHOPPING CENTERS INC
PO BOX 6485
SPRINGDALE, AR 72766-6485
ZONING: C-2

11) PARCEL # 815-35554-320
MATHIAS SHOPPING CENTERS INC
PO BOX 6485
SPRINGDALE, AR 72766-6485
ZONING: C-2

12) PARCEL # 815-30054-110
FERRELL, VIRGIL & JUANITA
4950 CENTRAL DR,
SPRINGDALE 72762-4836
ZONED: A-1

13) PARCEL # 815-30054-191
FERRELL, VIRGIL & JUANITA
4950 CENTRAL DR,
SPRINGDALE 72762-4836
ZONED: A-1

14) PARCEL # 815-30054-090
BEREAN PROPERTIES LLC
218 PINKLEY RD
SPRINGDALE 72762
ZONED: A-1

15) PARCEL # 815-30054-150
DONAHOE FAMILY PROPERTIES LLC
824 S 48TH ST,
SPRINGDALE 72762
ZONED: C-5

16) PARCEL # 815-30047-140
RNR INVESTMENTS LLC
PO BOX 8140,
SPRINGDALE 72766
ZONED: C-2

17) PARCEL # 815-30054-014
ARKANSAS STATE HIGHWAY COMM
PO BOX 2261,
LITTLE ROCK 72203
ZONED: A-1

18) PARCEL # 815-30054-291, 815-30054-270
DONAHOE, JACK & NANCY JOIN
3406 NORTH 13TH ST ,
ROGERS 72756
ZONED: C-5

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

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

Parcel Map

815-30054-132
815-35575-000
543
815-30054-134
815-35576-000
569
815-30054-130
556
815-39352-000
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815-39353-000
MADISON ST
S 48TH ST
815-35577-000
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5131
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815-30054-110
707
815-30047-150
725
815-35579-000
5301
815-35580-000
815-30054-070
774
772
815-30047-140
767
815-30054-002
815-30054-291
824
815-30054-014
5320
815-30052-100
1019
815-30054-320
1000
866
815-30054-290
815-30054-024
815-30050-000
884
880878
149 HWY

TABLED PER APPLICANT
VARIANCE WAS NOT SUBMITTED BY DEADLINE

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted: November 3, 2023 Payment Method: _____

Date Accepted as Complete: _____ Project Number: L23-68

Must meet the below criteria for a Large Scale Submittal:

- [x] Pre-application meeting held with Springdale Planning Department. Date: 10/5/23
- [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) no changes in elevations
- [x] Submit a copy of the warranty deed showing ownership of property.
- [ ] Submit a unified lighting plan in pdf format. (If Applicable) no changes in lighting
- [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)

Name: Josan Gurmeet, JP Specialty LLC

E-mail: josan_gurmeet@yahoo.com

Address: 105 S 21st Street
Rogers, AR 72758

Phone: 417-846-3741

Site/ Location: Central Drive, Springdale, AR

Assessor's Parcel Number(s): 815-30054-210
815-30054-070

Development Point of Contact for Question & Staff Reviews

Name: Jason Young / Geoff Bates

E-mail jake@batesnwa.com

Address: 7230 S. Pleasant Ridge Drive
Fayetteville, AR

Phone: 479-442-9350

Current Zoning District: C-2

Rezone required: Yes to C-5

Total Acreage: 6.40 +/-

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: 11/2/23

Signature:

Staff Notes:

Bates & Associates, Inc.
Civil Engineering · Land Surveying · Landscape Architecture
7230 Pleasant Ridge Dr. / Fayetteville, AR 72704
PH: 479-442-9350 * FAX: 479-521-9350

November 14, 2023

TABLED PER APPLICANT
VARIANCE WAS NOT SUBMITTED BY DEADLINE

City of Springdale Staff
City of Springdale
201 Spring Street
Springdale, AR 72764

SUBJECT: South 48th Street Storage LSD Modification – pre-application notes

Dear Planning Staff,

Please see below for the notes and discussion points for the pre-application meeting that took place on October 5th @ 9:00am

1. The first brought up that there is some additional parking striping that was added to the site after we received C of O that was not on the approved plans. Unfortunately, most of these striped areas are located in the fire lane, so before anything is submitted to the city, they suggested correcting this issue. See markup attached.
2. We needed to decide ASAP how the warehouse is going to be used. Will it be a display area, or will it just be a place to store extra carts. If:
    1. The warehouse is just used to store carts-
        1. We will not need to add additional parking, but we will need to show how we are loading carts through the greenspace/ Landscaped area. No customers will be allowed back in the warehouse, only employees since it doesn't meet the fire code for people of the public to walk through. If you are caught doing this you will be in a heap of trouble apparently.
    2. The warehouse is open to customers/ members of the public
        1. We will need to add several parking spaces and you will need to get the interior of the warehouse up to code. This will take a major modification to the LSD (new review/ PC /etc), and updated building plans for the interior of the building.
3. We will need to have all this information put together and well thought through by the time we submit for the rezoning and LSD modification in November.
4. Golf carts cannot be assembled on site. The proper zoning for that would be C6 and will not be an acceptable zoning in this area. If golf carts must be assembled here, we need to find a new spot for it.
5. How many outdoor display spaces do we need for the carts?

South 48th Street Storage

Springdale, Arkansas

TABLED PER APPLICANT
VARIANCE WAS NOT SUBMITTED BY DEADLINE

MODIFIED LARGE SCALE DEVELOPMENT PLAN L20-09

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 20TH DAY OF NOVEMBER, 2016.

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS — NO. 1642 — SIGNATURE — DERRICK L. THOMAS

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.

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No. 9810 — GEOFFREY H. BATES — 11/27/2023

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

ENGINEER: G. Bates
DRAWN BY: J.CHAVIS

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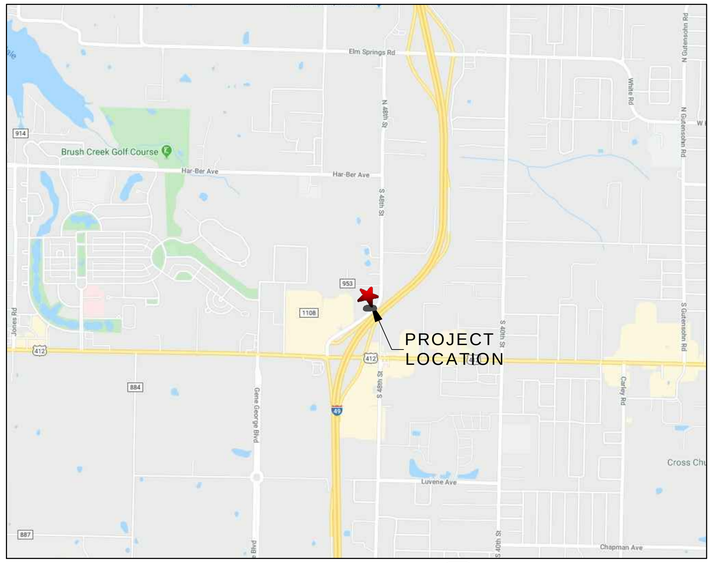
ENGINEERING NOTES:
REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY F THE 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
N.T.S.
NORTH

INDEX OF DRAWINGS

01	COVER SHEET
02	SITE PLAN
03	GRADING + DRAINAGE PLAN
04	SITE DETAILS

PROJECT INFORMATION

PARCEL NUMBERS:	815-30054-070 815-30054-210
PROJECT SITE ADDRESS:	772 S 48TH ST SPRINGDALE, ARKANSAS
ZONING CLASSIFICATION:	CURRENTLY C-2 PROPOSED C-5
ACRES:	10.21± TOTAL
OCCUPANCY:	B (BUSINESS)
PROPOSED USE:	PARKING LOT
OWNER/DEVELOPER:	JOSAN GURMEET SHA ENT 105 S 21ST STREET ROGERS, AR 72758 PHONE: (417) 846-3741 EMAIL: JOSAN_GURMEET@YAHOO.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
ARCHITECT:	DAVE BURRIS BURRIS ARCHITECTURE 820 TIGER BLVD SUITE 4 BENTONVILLE, AR 72712 PHONE: (479) 319-6045

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

BASIS OF ELEVATION:
SPRINGDALE MONUMENT #3505 (NAVD 88 VERTICAL DATUM)

BASIS OF BEARING:
GPS OBSERVATION – AR NORTH ZONE (NAD 83 HORIZONTAL DATUM)

FLOOD CERTIFICATION:
A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS.
(FIRM PANEL #05143C0070F. 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.

SURVEY DESCRIPTION (815-30054-070):
A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING PIPE MARKING THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N04°52'07"E 629.96' TO AN EXISTING PIPE, THENCE S87°46'40"E 314.31' TO AN EXISTING REBAR, THENCE S02°13'36"W 329.80' TO AN EXISTING REBAR, THENCE S87°48'59"E 250.04' TO AN EXISTING REBAR ON THE WEST RIGHT-OF-WAY OF CENTRAL DRIVE, THENCE ALONG SAID RIGHT-OF-WAY S02°12'57"W 79.38' TO AN EXISTING REBAR ON THE SOUTH RIGHT-OF-WAY OF CENTRAL DRIVE, THENCE ALONG SAID RIGHT-OF-WAY S87°47'32"E 741.73' TO THE EAST LINE OF SAID FORTY ACRE TRACT, THENCE ALONG SAID EAST LINE S03°06'47"W 183.63' TO A POINT ON THE WEST RIGHT-OF-WAY OF SOUTH 48TH STREET, THENCE ALONG SAID RIGHT-OF-WAY N88°05'14"W 22.01', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S13°23'47"W 38.33' TO THE SOUTH LINE OF SAID FORTY ACRE TRACT, THENCE ALONG SAID SOUTH LINE N87°44'23"W 1302.86' TO THE POINT OF BEGINNING, CONTAINING 10.21 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN CENTRAL DRIVE MASTER STREET PLAN ON THE NORTH SIDE, SUBJECT TO THAT PORTION IN SOUTH 48TH STREET MASTER STREET PLAN RIGHT-OF-WAY ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

VARIANCES
– PARKING VARIANCES REQUESTED TO REDUCE NUMBER OF REQUIRED PARKING SPACES

SITE AREA INFORMATION

GROSS SITE AREA	444,550 SQ FT
SITE AREA IN RIGHT OF WAY	7,223 SQ FT
NET SITE AREA	437,227 SQ FT

GREENSPACE CALCULATIONS:

TOTAL AREA OF SITE	437,227 SQ FT
EXISTING IMPERMEABLE AREA	277,600 SQ FT
PROPOSED IMPERMEABLE AREA	2,205 SQ FT
POST-DEVELOPED GREENSPACE	157,422 SQ FT
TOTAL PERCENTAGE GREENSPACE:	36%

PARKING REQUIREMENTS FROM ORIGIONAL DESIGN:
CHAPTER 130, ARTICLE 7, SECTION 7.4 – PARKING STANDARDS

BUSINESS & PROFESSIONAL OFFICE:	1 SPACE PER 300 SQ. FT.
WAREHOUSE & STORAGE:	1 SPACE PER 1,200 SQ. FT.
OFFICE AREA:	4800 SQ. FT.
SPACES REQUIRED:	16
WAREHOUSE AREA:	123,629 SQ. FT.
SPACES REQUIRED:	103 SPACES*
TOTAL PARKING SPACES REQUIRED:	16
TOTAL PARKING SPACES PROVIDED:	16
ADA SPACES REQUIRED/PROVIDED:	1

*PARKING FOR STORAGE UNITS IS PROVIDED IN FRONT OF INDIVIDUAL UNITS

BUILDING SETBACKS (C-5):

FRONT		30ft
FRONT	(W/ PARKING BETWEEN R/W AND BLDG)	50ft
SIDE		00ft
SIDE	(ADJACENT TO RESIDENTIAL DISTRICT)	20ft
REAR		20ft

PARKING REQUIREMENTS FOR CONVERTING 4000 SQ FT OF WAREHOUSE TO RETAIL (LOOKING AT FRONT PORTION ONLY):
CHAPTER 130, ARTICLE 7, SECTION 7.4 – PARKING STANDARDS

BUSINESS & PROFESSIONAL OFFICE:	1 SPACE PER 300 SQ. FT.
WAREHOUSE & STORAGE:	1 SPACE PER 1,200 SQ. FT.
RETAIL	1 SPACE PER 200 SQ FT
OFFICE AREA:	4800 SQ. FT.
SPACES REQUIRED:	16
RETAIL :	4,789 SQ. FT.
SPACES REQUIRED:	24 SPACES*
TOTAL FOR FRONT OFFICE/RETAIL:	
TOTAL PARKING SPACES REQUIRED:	40
TOTAL PARKING SPACES PROVIDED:	22
ADA SPACES REQUIRED/PROVIDED:	1
OUTDOOR GOLF CART SPACES PROVIDED:	13

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

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

GAS: 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 & SPRINGDALE WATER UTILITIES
LARRY PECKHAM
526 OAK AVE.
SPRINGDALE, AR 72764
PHONE: (479) 751-5751

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

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.

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

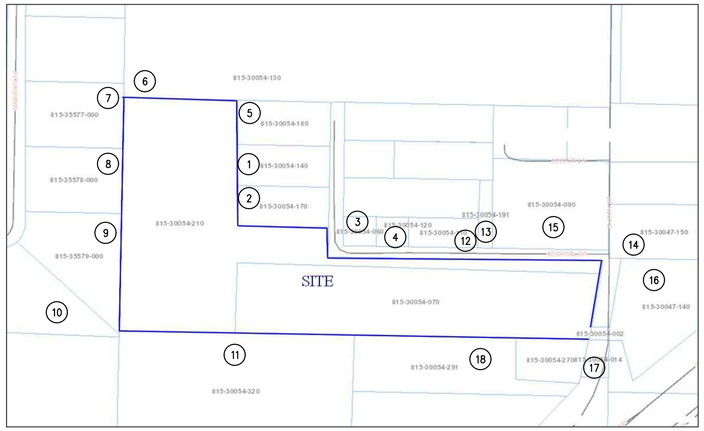
REVISIONS	DATE
SITE PLAN FOR REZONING	11/03/23
2ND SUBMITTAL	11/27/23

S. 48TH STREET STORAGE
MODIFIED LARGE SCALE DEV. PLANS
L23-68
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

PROJECT NO 19-356

DRAWING NO 01



PARKING REQUIREMENTS FROM ORIGIONAL DESIGN:
CHAPTER 130, ARTICLE 7, SECTION 7.4 – PARKING STANDARDS

BUSINESS & PROFESSIONAL OFFICE:	1 SPACE PER 300 SQ. FT.
WAREHOUSE & STORAGE:	1 SPACE PER 1,200 SQ. FT.
OFFICE AREA:	4800 SQ. FT.
SPACES REQUIRED:	16
WAREHOUSE AREA:	123,629 SQ. FT.
SPACES REQUIRED:	103 SPACES*
TOTAL PARKING SPACES REQUIRED:	16
TOTAL PARKING SPACES PROVIDED:	16
ADA SPACES REQUIRED/PROVIDED:	1

*PARKING FOR STORAGE UNITS IS PROVIDED IN FRONT OF INDIVIDUAL UNITS

PARKING REQUIREMENTS FOR CONVERTING 4000 SQ FT OF WAREHOUSE TO RETAIL (LOOKING AT FRONT PORTION ONLY):
CHAPTER 130, ARTICLE 7, SECTION 7.4 – PARKING STANDARDS

BUSINESS & PROFESSIONAL OFFICE:	1 SPACE PER 300 SQ. FT.
WAREHOUSE & STORAGE:	1 SPACE PER 1,200 SQ. FT.
RETAIL	1 SPACE PER 200 SQ FT
OFFICE AREA:	3753 SQ. FT.
SPACES REQUIRED:	13
RETAIL :	4,789 SQ. FT.
SPACES REQUIRED:	24 SPACES*
TOTAL FOR FRONT OFFICE/RETAIL:	
TOTAL PARKING SPACES REQUIRED:	37
TOTAL PARKING SPACES PROVIDED:	22
ADA SPACES REQUIRED/PROVIDED:	1
OUTDOOR GOLF CART SPACES PROVIDED:	13

NORTH
0 20 40
GRAPHIC SCALE IN FEET

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

ADJACENT PROPERTY OWNERS:

1) PARCEL #815-30054-140
GRIGG, KAREN J; EDGMON, SUSAN A; STACY, CARLA
16724 STAGECOACH RD,
GRAVETTE 72736
ZONED: A-1

2) PARCEL # 815-30054-170
DELGADO, ELIZABETH
5053 CENTRAL DR,
SPRINGDALE 72762
ZONED: A-1

3) PARCEL # 815-30054-060
FERRELL, DONALD G & BETTY L JOINT REVOCABLE TRUST
5000 CENTRAL DR,
SPRINGDALE 72762-4836
ZONED: A-1

4) PARCEL #815-30054-120
RODRIGUEZ, GRISELDA
4976 CENTRAL DR
SPRINGDALE, AR 72762-4838
ZONING: A-1

5) PARCEL #815-30054-180
PICKEN FAMILY TRUST
5131 CENTRAL
SPRINGDALE, AR 72762
ZONING: O-1

6) PARCEL #815-30054-134
JP Speciality LLC
174 stave mill
ROGERS, AR 72756
ZONING: C-2

7) PARCEL #815-35577-000
MATHIAS SHOPPING CENTERS INC
PO BOX 6485
SPRINGDALE, AR 72766-6485
ZONING: C-2

8) PARCEL #815-35578-000
MATHIAS SHOPPING CENTERS INC
PO BOX 6485
SPRINGDALE, AR 72766-6485
ZONING: C-2

9) PARCEL #815-35579-000
MATHIAS SHOPPING CENTERS INC
PO BOX 6485
SPRINGDALE, AR 72766-6485
ZONING: C-2

10) PARCEL #815-35580-000
MATHIAS SHOPPING CENTERS INC
PO BOX 6485
SPRINGDALE, AR 72766-6485
ZONING: C-2

11) PARCEL # 815-30054-320
MATHIAS SHOPPING CENTERS INC
PO BOX 6485
SPRINGDALE, AR 72766-6485
ZONING: C-2

12) PARCEL # 815-30054-110
FERRELL, VIRGIL & JUANITA
4950 CENTRAL DR,
SPRINGDALE 72762-4836
ZONED: A-1

13) PARCEL # 815-30054-191
FERRELL, VIRGIL & JUANITA
4950 CENTRAL DR,
SPRINGDALE 72762-4836
ZONED: A-1

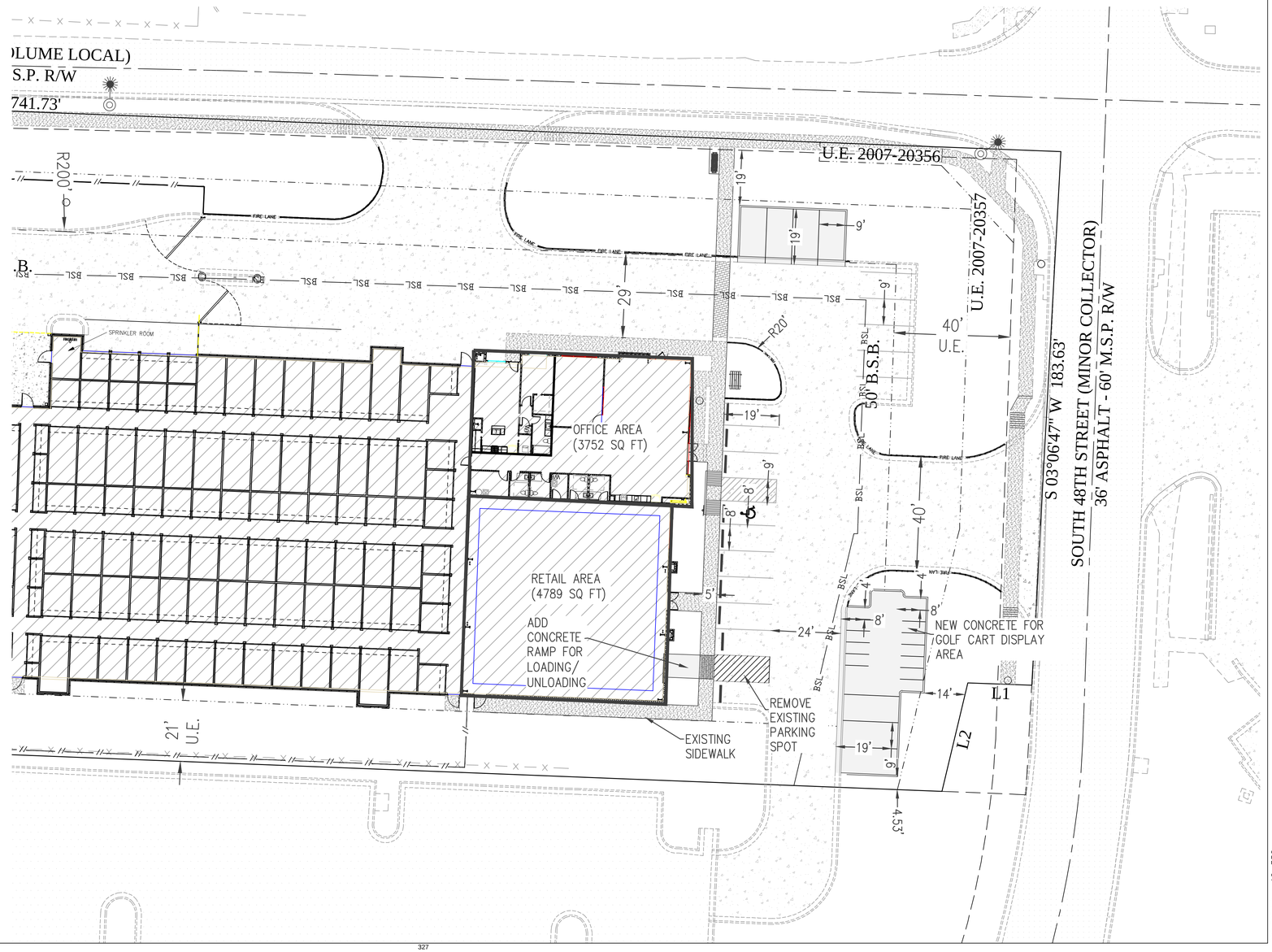
14) PARCEL # 815-30047-150
BEREAN PROPERTIES LLC
218 PINKLEY RD
SPRINGDALE 72762
ZONED: C-5

15) PARCEL # 815-30054-090
DONAHOE FAMILY PROPERTIES LLC
824 S 48TH ST,
SPRINGDALE 72762
ZONED: C-5

16) PARCEL # 815-30047-140
RNR INVESTMENTS LLC
PO BOX 8140,
SPRINGDALE 72766
ZONED: C-2

17) PARCEL # 815-30054-014, 815-30054-002
ARKANSAS STATE HIGHWAY COMM
PO BOX 2261,
LITTLE ROCK 72203
ZONED: Not Zoned

18) PARCEL # 815-30054-291, 815-30054-270
DONAHOE, JACK & NANCY JOIN
3406 NORTH 13TH ST ,
ROGERS 72756
ZONED: C-5



ENGINEER: G. Bates
DRAWN BY: J.CHAVIS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
GEOFFREY H. BATES
No. 9810
11/27/2023
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER

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REVISIONS

DATE	
11/03/23	SITE PLAN FOR REZONING
11/27/23	2ND SUBMITTAL

S. 48TH STREET STORAGE
MODIFIED LARGE SCALE DEV. PLANS
L23-68
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 19-356

DRAWING NO 02

Time: 10:11 am
Scale: 1=20 (PS)
Date: 5/16/2017

Drawing Name: 17\000\17-017\Engineering\04 Grading Plan.dwg
Xrefs Used: BATES-AR, 24X36, base, COA BBA

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 slope greater 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."

EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING
COVERED LOADING AREA
SPRINKLER ROOM
PROPOSED CONCRETE
PROPOSED TEMPORARY SILT FENCE
PROPOSED TEMPORARY SILT FENCE
DEMO EXISTING CURB AND GUTTER
DEMO EXISTING CURB AND GUTTER
PROPOSED LIMITS OF DISTURBANCE = 0.49 AC
PROPOSED ASPHALT
PROPOSED CURB WITHOUT GUTTER
PROPOSED ASPHALT
PROPOSED CURB WITHOUT GUTTER
PROPOSED TEMPORARY CONCRETE WASHOUT
PROPOSED TEMPORARY SWPPP MAILBOX
12" WATER (PER GIS)
GAS LINE (APPROX. LOC.)
6" WATER (PER GIS)
12" WATER (PER GIS)
OUTH 48TH STREE IINOR COLLECTOR)
36' ASPHALT ' M.S.P. R/W
FF=1306.83
FF=1307.80
0
20
40

PROJECT NO 19-356

DRAWING NO 03

Bates & Associates, Inc.
www.nwabatesinc.com Civil Engineering & Surveying
7230 S. Pleasant Ridge Dr · Fayetteville, Arkansas 72704 · 479.442 9350 · Fax 479.521.9350

S. 48TH STREET STORAGE
MODIFIED LARGE SCALE DEV. PLANS
L23-68
GRADING & DRAINAGE PLAN

SPRINGDALE, ARKANSAS

REVISIONS	DATE
SITE PLAN FOR REZONING	11/03/23
2ND SUBMITTAL	11/27/23

DRAWN BY: J.CHAVIS
ENGINEER: G. Bates

CERTIFICATE OF AUTHORIZATION BATES & ASSOCIATES, INC. ARKANSAS
11/27/2023
STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 9810 GREGORY H. BATES

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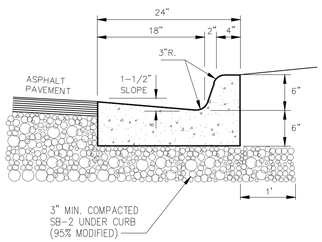
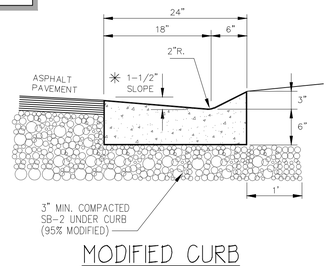


TYPICAL 2' CURB SECTION

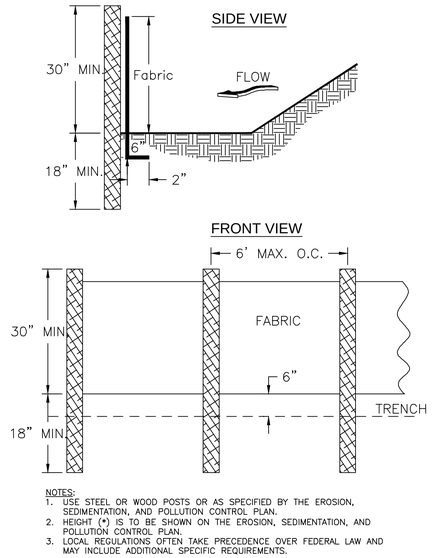
N.T.S.

NOTE: GUTTER PAN SLOPE TO MATCH PAVEMENT SLOPE



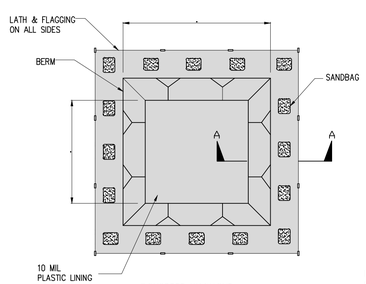
MODIFIED CURB + GUTTER SECTION

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.

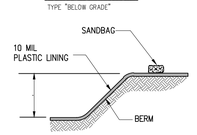
SILT FENCE DETAIL



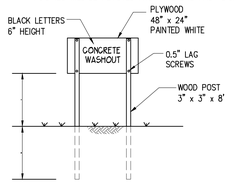
CONCRETE WASHOUT

TYPE "BELOW GRADE"

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.



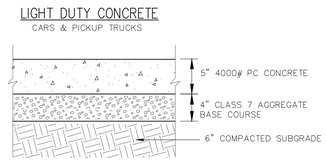
SECTION A-A



SIGN DETAIL

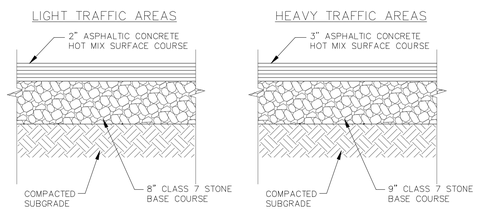
CONCRETE WASTE MANAGEMENT DETAIL

N.T.S.



CONCRETE PAVEMENT SECTIONS

NTS



ASPHALT PAVEMENT SECTION

NTS

ENGINEER: G. Bates
DRAWN BY: J.CHAVIS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
11/27/2023

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

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SITE PLAN FOR REZONING	11/03/23
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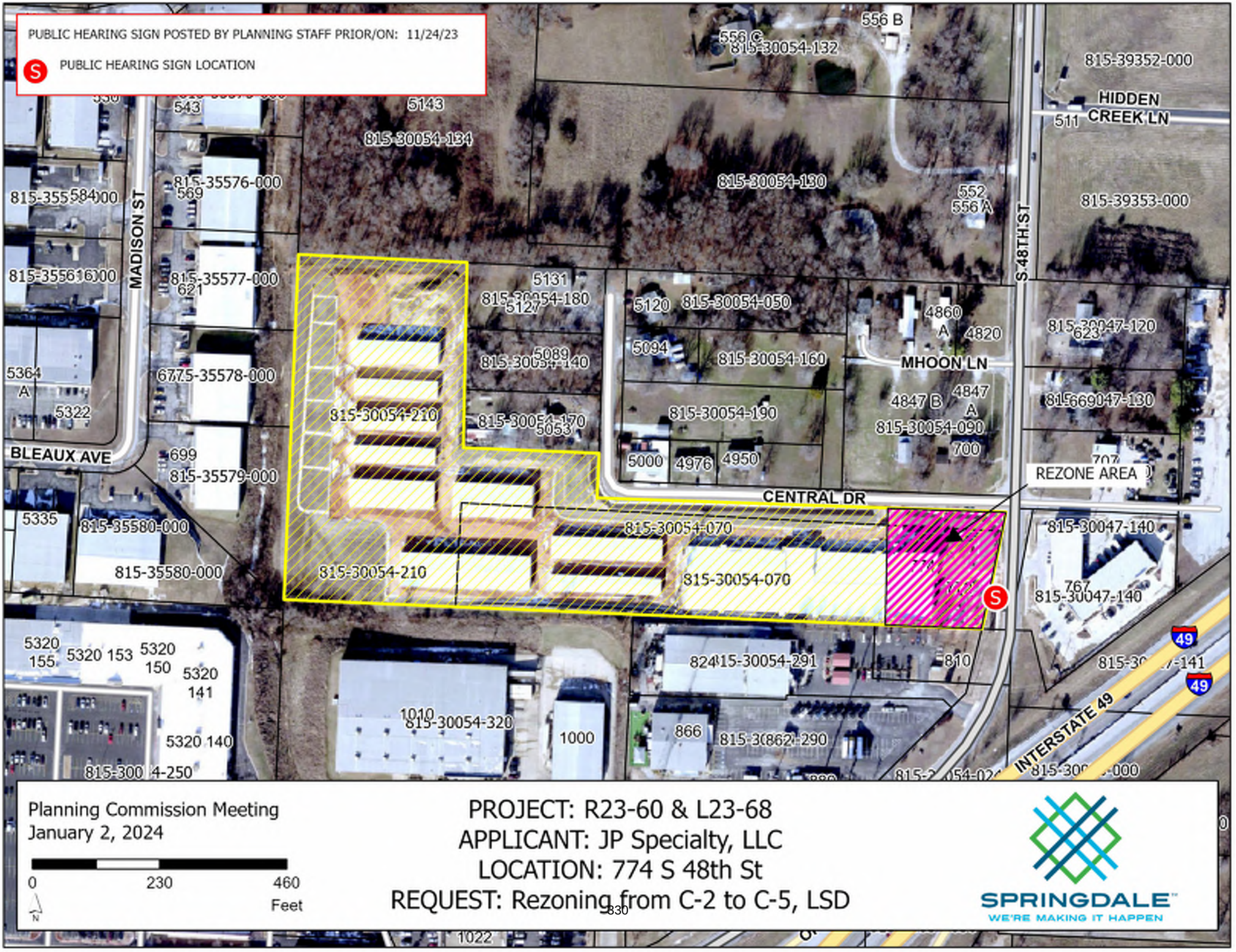
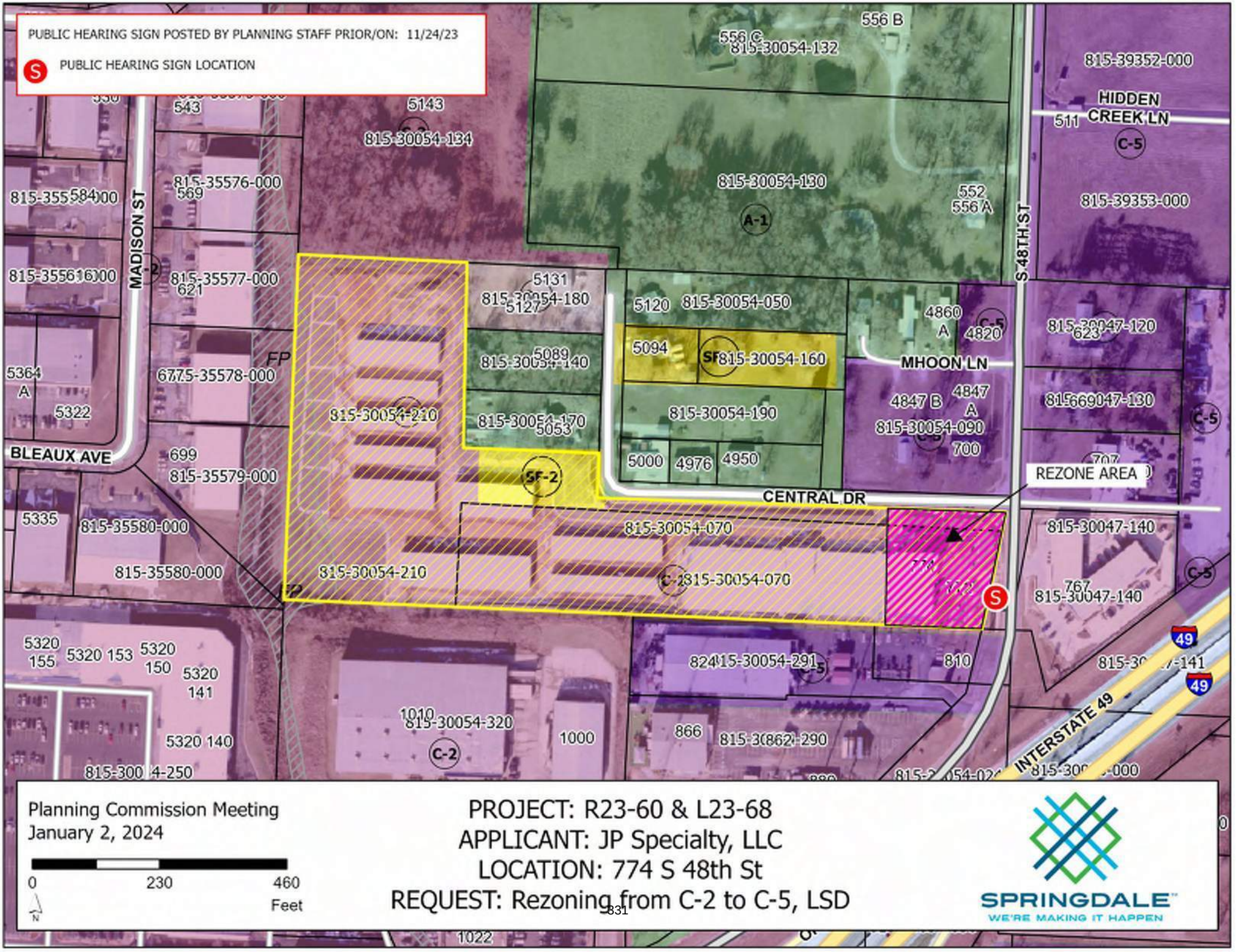
PROJECT NO 19-356

DRAWING NO 04


PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 11/24/23
PUBLIC HEARING SIGN LOCATION
REZONE AREA
MADISON ST
S 48TH ST
BLEAUX AVE
CENTRAL DR
MHOON LN
HIDDEN CREEK LN
INTERSTATE 49
815-30054-210
815-30054-070
815-30054-130
815-30054-134
815-30054-132
815-30054-050
815-30054-160
815-30054-190
815-30054-090
815-30054-180
815-30054-140
815-30054-170
815-30054-291
815-30054-320
815-35576-000
815-35577-000
815-35578-000
815-35579-000
815-35580-000
815-39352-000
815-39353-000
815-30047-120
815-30047-140
815669047-130
556 B
556 C
556 A
552
543
569
621
699
5143
5131
5127
5120
5094
5089
5053
5364 A
5322
5335
4860 A
4820
4847 B
4847 A
700
5000
4976
4950
623
767
5320 155
5320 153
5320 150
5320 141
5320 140
1010
1000
866
824
810
511
Planning Commission Meeting
January 2, 2024
0
230
460
Feet
N
PROJECT: R23-60 & L23-68
APPLICANT: JP Specialty, LLC
LOCATION: 774 S 48th St
REQUEST: Rezoning from C-2 to C-5, LSD
SPRINGDALE
WE'RE MAKING IT HAPPEN


PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 11/24/23
PUBLIC HEARING SIGN LOCATION
MADISON ST
S 48TH ST
HIDDEN CREEK LN
MHOON LN
BLEAUX AVE
CENTRAL DR
INTERSTATE 49
REZONE AREA
A-1
C-2
C-5
SF-2
SF
FP
815-30054-130
815-30054-132
815-30054-134
815-30054-210
815-30054-070
815-30054-050
815-30054-160
815-30054-190
815-30054-090
815-30054-180
815-30054-140
815-30054-170
815-30054-320
815-30054-291
815-39352-000
815-39353-000
815-35576-000
815-35577-000
815-35578-000
815-35579-000
815-35580-000
815-30047-120
815-30047-140
815669047-130
Planning Commission Meeting
January 2, 2024
0
230
460
Feet
PROJECT: R23-60 & L23-68
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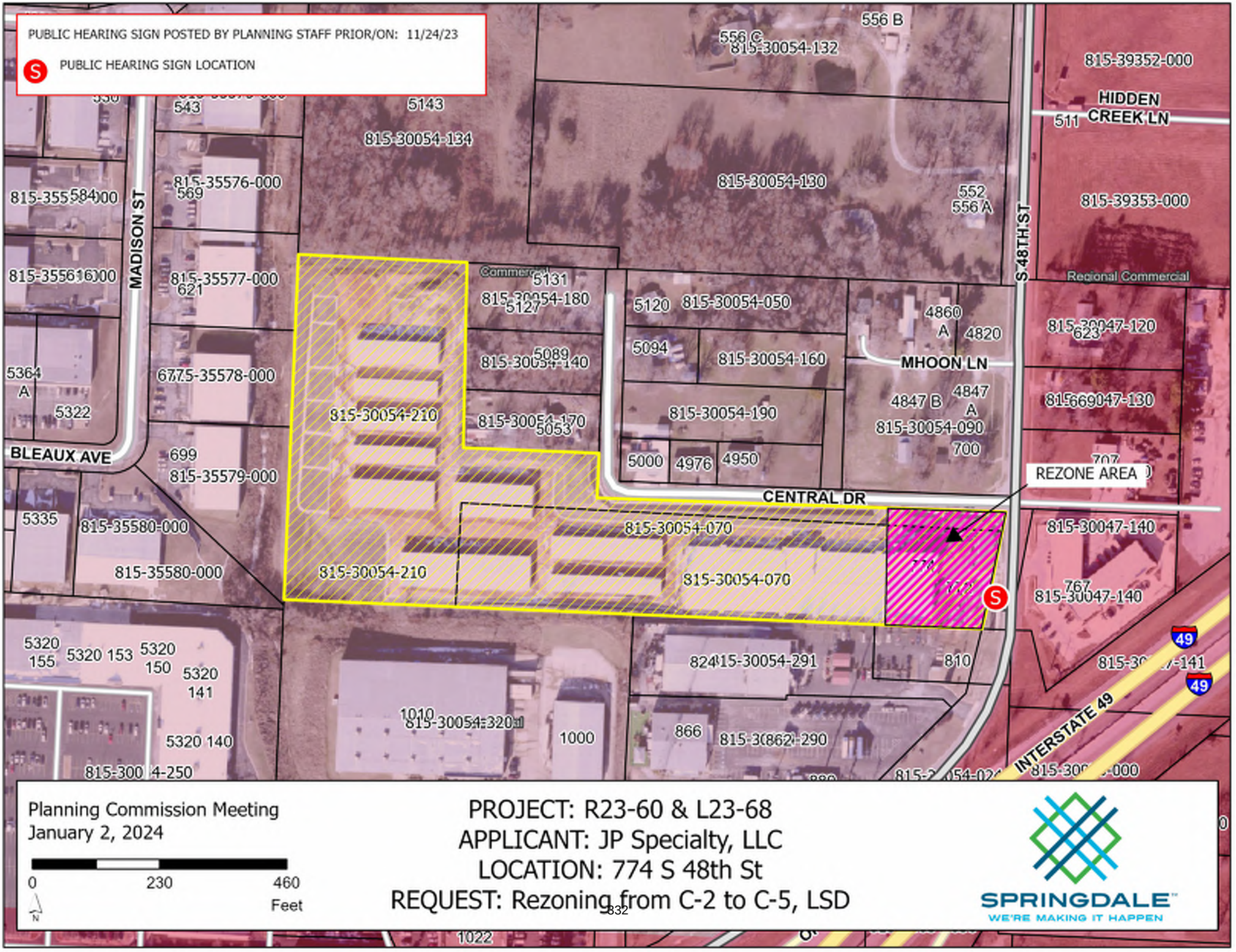
WE'RE MAKING IT HAPPEN


PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 11/24/23
PUBLIC HEARING SIGN LOCATION
MADISON ST
BLEAUX AVE
CENTRAL DR
MHOON LN
S 48TH ST
HIDDEN CREEK LN
INTERSTATE 49
REZONE AREA
Commercial
Regional Commercial
815-30054-210
815-30054-070
815-30054-130
815-30054-134
815-30054-132
815-30054-050
815-30054-160
815-30054-190
815-30054-090
815-30054-180
815-30054-140
815-30054-170
815-30054-320
815-30054-291
815-30054-210
815-30054-070
815-35576-000
815-35577-000
815-35578-000
815-35579-000
815-35580-000
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815-39352-000
815-39353-000
815-30047-120
815669047-130
815-30047-140
815-30047-140
815-30047-141
815-30054-250
815-30862-290
Planning Commission Meeting
January 2, 2024
0
230
460
Feet
N
PROJECT: R23-60 & L23-68
APPLICANT: JP Specialty, LLC
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REQUEST: Rezoning from C-2 to C-5, LSD
SPRINGDALE
WE'RE MAKING IT HAPPEN

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: **December 5, 2023**

Re: **R23-61 Rezone**

A request by Gary and Wendy Stith for Planning Commission approval of a zone change from Medium Density Multi-family Residential District (MF-12) to General Commercial District (C-2) for a tract of land containing 6.83 acres.

LOT LOCATION AND SIZE

The 6.83 acre tract is located at 3162 N. Thompson Street, west side of Thompson Street, south of Morris Avenue.

A vicinity map is attached.

EXISTING ZONING

The existing zoning of this tract is a MF-12 Medium Density Multi-family Residential District. The district is established to provide areas for development allowing more units per structure and a higher density. Provides more compact residential development, and promotes more efficient use of land and utilities, and the development of less expensive housing on smaller lots.

Uses permitted: - 1, 8, 10, 11, 13, 29
Conditional Uses Permitted on Appeal: - 2, 3, 4, 9, 12, 28
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 MF-12 district, except for Use Unit 28 home occupation a site plan review shall be required. See Article 6, 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 six thousand (6,000) square feet for a single family dwelling; ten thousand five hundred (10,500) square feet for a duplex; fourteen thousand (14,000) for a triplex; twenty thousand (20,000) for a four-plex and twenty thousand (20,000) plus two thousand five hundred (2,500) for each unit over five. In addition, there shall be a minimum lot width of not less than sixty (60) feet for a one family; seventy (70) feet for a two family; eighty (80) feet for a three family or larger on a public street.
(2) DENSITY - 12 units per acres
(3) FRONT SETBACK. There shall be a front setback having a depth of not less than thirty (30) feet. In keeping with the definition of a corner lot, all sides adjacent to streets shall be required to have front setbacks of thirty (30) feet.
(4) SIDE SETBACK. There shall be a side setback on each side of the lot having a width of not less than eight (8) feet.
(5) REAR SETBACK. There shall be a rear setback having a depth of not less than twenty (20) feet.

	LOT MINIMUMS			SETBACKS				
	Widths		Area	Front	Back	Side		
						Interior	Corner	
							Interior	Exterior
One Family	60		6,000	30	20	8/8	8	30
Two Family	70		10,500	30	20	8/8	8	30
Three Family	80		14,000	30	20	8/8	8	30
Four Family	80		20,000	30	20	8/8	8	30
Four or more families	80		20,000 + 2,500/unit					
Zero Lot Line	60		as above	30	20	16/0	16/0	30
Townhouse	Interior	Corner/end						
	20	50/28		30	20	8/0	8	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.

OFF-STREET PARKING

See Article 7 of this chapter.

LANDSCAPED OPEN SPACE

On any lot, there shall be a minimum of ten (10) percent of landscaped open space in accordance with Article 6 Section 2.16 of this chapter.

MULTIFAMILY PLAY AREAS

See Article 6 Section 2.17 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

The tract is undeveloped. The area to the north contains residential dwellings in MF-12 zoning. The area to t he east and south contains commercial uses in C-2 zoning. The area to the west is undeveloped in A-1 zoning.

LAND USE PLAN AND MASTER STREE PLAN

The adopted Comprehensive Land Use Plan indicates commercial use.

The Master Street Plan indicates Thompson Street 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:

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

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

File No. R23-61

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

Legal Description:

See Exhibit A, attached hereto.

Layman's Description: 3162 N. Thompson Street

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) MF-12, Medium Density Multifamily District

TO (proposed zoning) C-2, General Commercial

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 YES (Yes or No).

2. **Develop** the property YES (Yes or No), and if so, the proposed use is Storage Unit Complex.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: None. Several nearby properties are zoned C-2, and the Property is located on Highway 71B.

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: Will A. Kellstrom, Watkins, Boyer, Gray & Curry PLLC

Address: 1106 W. Poplar St., Rogers, AR 72756

PETITIONER/OWNER **SIGNATURE** Wendy Stitt

MAILING ADDRESS: 3659 Tanglewood Drive 72764

TELEPHONE: 479-636-2168 DATE: 11/1/23

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.

SIGNATURE
(Property Owner)

Gary Stith Wendy Stith
(Property Owner)
Gary Stith and Wendy Stith

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 1 day of November, 2023.

Zachary R Stith
Notary Public

MADISON COUNTY
12713316 EXPIRES 2-6-2031
ARKANSAS
NOTARY PUBLIC
ZACHARY ROSS STITH

Planning and Community Development Division
(479) 750.8550 phone | (479) 750.8539 fax | 201 Spring Street | Springdale, Arkansas 72764

WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

WILLIAM P. WATKINS, III, P.A.
RONALD L. BOYER (OF COUNSEL)
JENNIFER E. GRAY, P.A.*
ANDREW T. CURRY, P.A.
WILLIAM A. KELLSTROM
* ALSO LICENSED IN MISSOURI

WRITER'S DIRECT E-MAIL
wkellstrom@watkinslawoffice.com

DELYNN HALE, SECRETARY
AMY BENSON, PARALEGAL
WHITNEY DUCKER, OFFICE MANAGER

R23-61

November 15, 2023

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

RE: Rezoning Parcel Nos. 21-00232-000 and 21-00232-001 from MF-12 to C-2

Dear Planning Staff:

My name is Will Kellstrom and I have been retained to assist the applicant, Gary and Wendy Stith, with this rezoning request. The applicant is requesting that the property, Parcel Nos. 21-00232-001 and 21-00232-000 ("the Property") be rezoned from MF-12 to C-2. The purpose for this rezoning is so that the applicant may sell the Property to a developer, who will develop a storage unit complex on the property.

The Property has access to Highway 71B and is surrounded by commercial zonings and uses to the South, East, and Northeast. In fact, the Property to the South is already developed with an existing storage unit complex. The parcel to the North is zoned MF-12, which is an acceptable buffer between commercially-zoned parcels and lower density residential parcels. Because the Property is located on Highway 71B, and because it is in close proximity to several existing commercial uses and zonings, this rezoning will not adversely affect the surrounding area.

Thank you for considering this request for rezoning. If you have any questions, please contact me at 479-636-2168 or at wkellstrom@watkinslawoffice.com.

Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

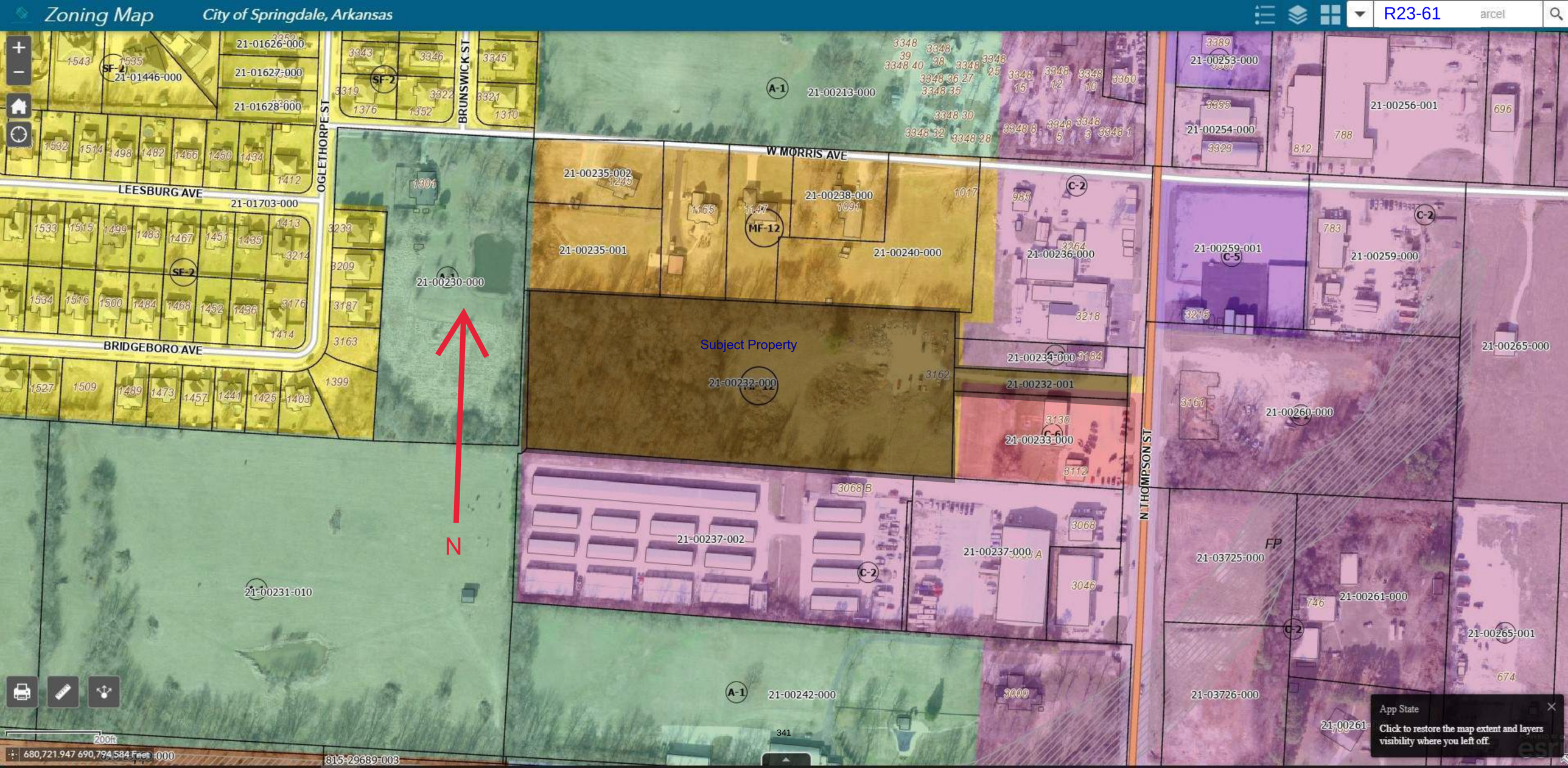
/s/ *Will A. Kellstrom*

Will A. Kellstrom

WK:
pc:

1106 WEST POPLAR STREET
ROGERS, AR 72756
PH: 479-636-2168
FX: 479-636-6098
WWW.WATKINSLAWOFFICE.COM

REAL ESTATE, CONSTRUCTION & LIEN LAW, LAND USE & PLANNING
CORPORATE & COMMERCIAL LAW, BANKING, BANKRUPTCY
CRIMINAL LAW, FAMILY LAW, GUARDIANSHIPS, LANDLORD-TENANT
ESTATE PLANNING, ELDER LAW, PROBATE, TRUST LITIGATION
CIVIL LITIGATION, COMMERCIAL & CONSUMER DEBT COLLECTION


Zoning Map
City of Springdale, Arkansas
R23-61
Subject Property
N
W MORRIS AVE
LEESBURG AVE
BRIDGEBORO AVE
OGLETHORPE ST
BRUNSWICK ST
N THOMPSON ST
21-00213-000
21-00235-002
21-00235-001
21-00238-000
21-00240-000
21-00230-000
21-00232-000
21-00234-000
21-00232-001
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21-00237-002
21-00237-000
21-00231-010
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21-01703-000
815-29689-003
A-1
SF-2
MF-12
C-2
C-5
C-6
FP
App State
Click to restore the map extent and layers visibility where you left off.
680,721.947 690,794.584 Feet
200ft

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

R23-61

November 13, 2023

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

SUBJECT: Stith, Wendy and Gary; N. Thompson Rezone

Dear Planning Staff,

Please see below for the Parcel Map and list of Adjacent Property Owners for the rezoning application for Benton County Parcel Nos. 21-00232-001 and 21-00232-000.

ADJACENT PROPERTY OWNERS:

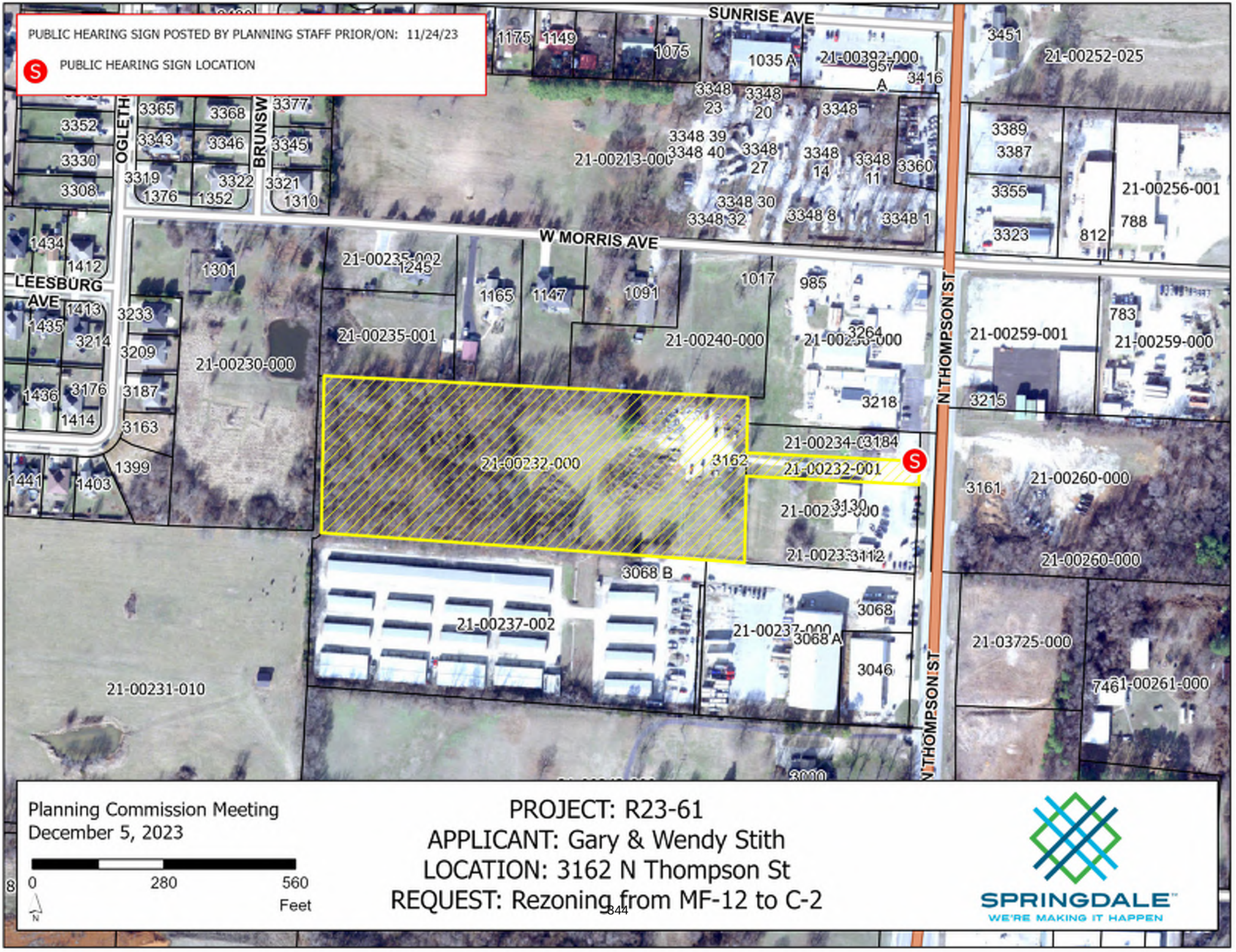
See attached.

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

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

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1642
SIGNATURE
DERRICK L. THOMAS

Owner	Parcel Id	Address	Owner Address
YANG REAL ESTATE INVESTMENTS LLC	21-00237-002	3068 N THOMPSON ST	6187 LAKE AVE ELYRIA OH 44035
3KT LLC	21-00237-000	3068 N THOMPSON	1221 HARRISON ST KANSAS CITY MO 64106
STRAIGHT TRUST, O & S	21-00236-000	3218 N THOMPSON	3218 N THOMPSON ST SPRINGDALE AR 72764
THOMPSON, BARBARA L	21-00235-001	W MORRIS AVE	1091 W MORRIS AVE SPRINGDALE AR 72764-7953
GARZA, HEATHER THOMPSON & ROBERT	21-00235-005	1165 W MORRIS AVE	1165 W MORRIS AVE SPRINGDALE AR 72764-7952
SWEPCO	21-00240-000	W MORRIS AVE	% AMERICAN ELECTRIC POWER COLUMBUS OH 43216-6428
MCNEILL, WESLEY & OLIVIA	21-00235-006	1147 W MORRIS AVE	1147 W MORRIS AVE SPRINGDALE AR 72764
BLUE WILLOW LLC	21-00233-000	3112 N THOMPSON	PO BOX 110746 ANCHORAGE AK 99511
PHILLIPS REVOCABLE TRUST, JAMES A	21-00231-010	W MORRIS AVE	4137 N BENTWOOD LN FAYETTEVILLE AR 72703
CALDERON, SAUL & DERIS	21-00260-000	3161 N THOMPSON	3961 BRIDLEWOOD DR SPRINGDALE AR 72764

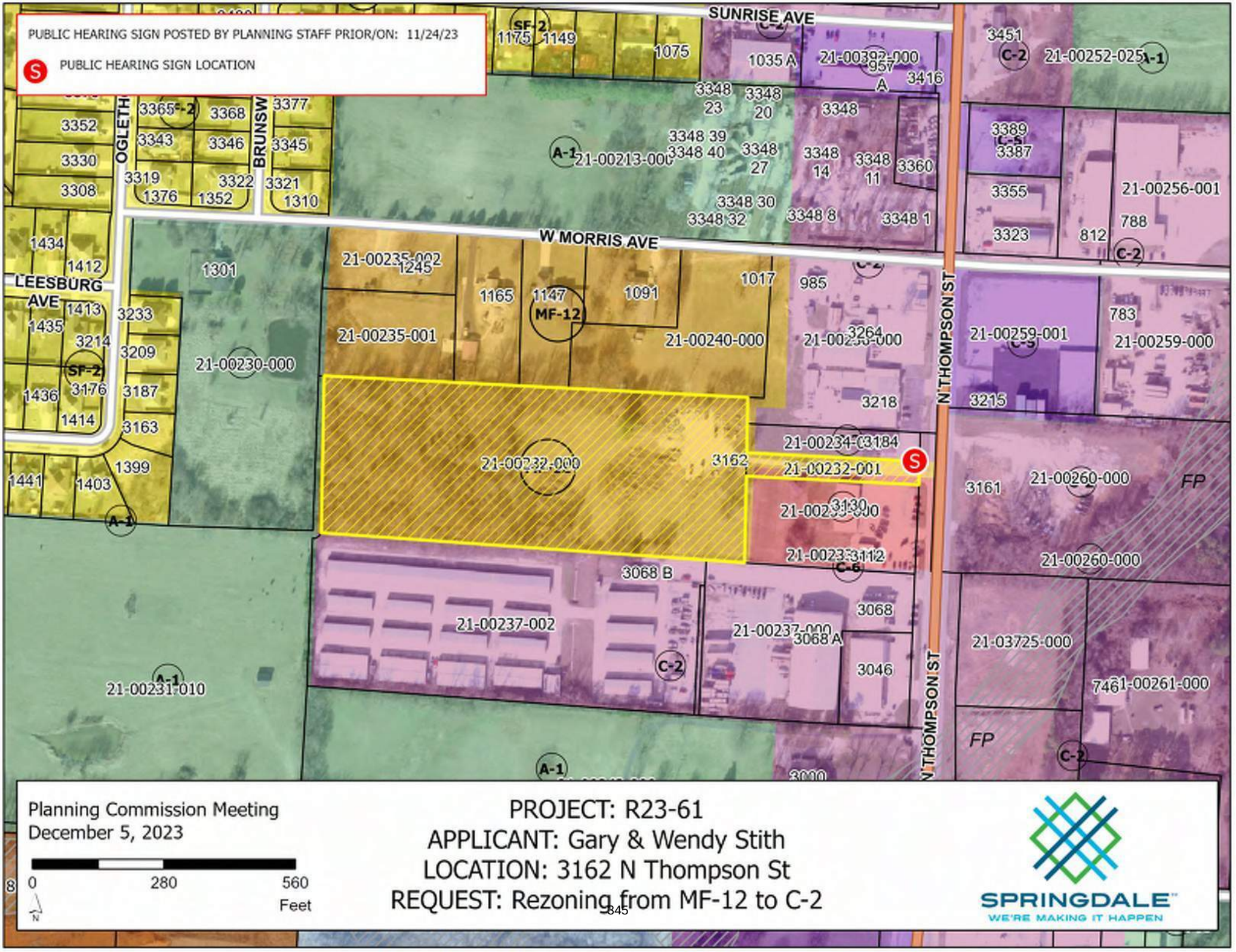


Planning Commission Meeting
December 5, 2023

0 280 560 Feet

PROJECT: R23-61
APPLICANT: Gary & Wendy Stith
LOCATION: 3162 N Thompson St
REQUEST: Rezoning from MF-12 to C-2

SPRINGDALE
WE'RE MAKING IT HAPPEN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PUBLIC HEARING SIGN LOCATION
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LEESBURG AVE
OGLETH
BRUNSW
N THOMPSON ST
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21-00231-010
21-00232-000
21-00232-001
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21-00234-03184
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21-00259-001
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21-00261-000
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Planning Commission Meeting
December 5, 2023
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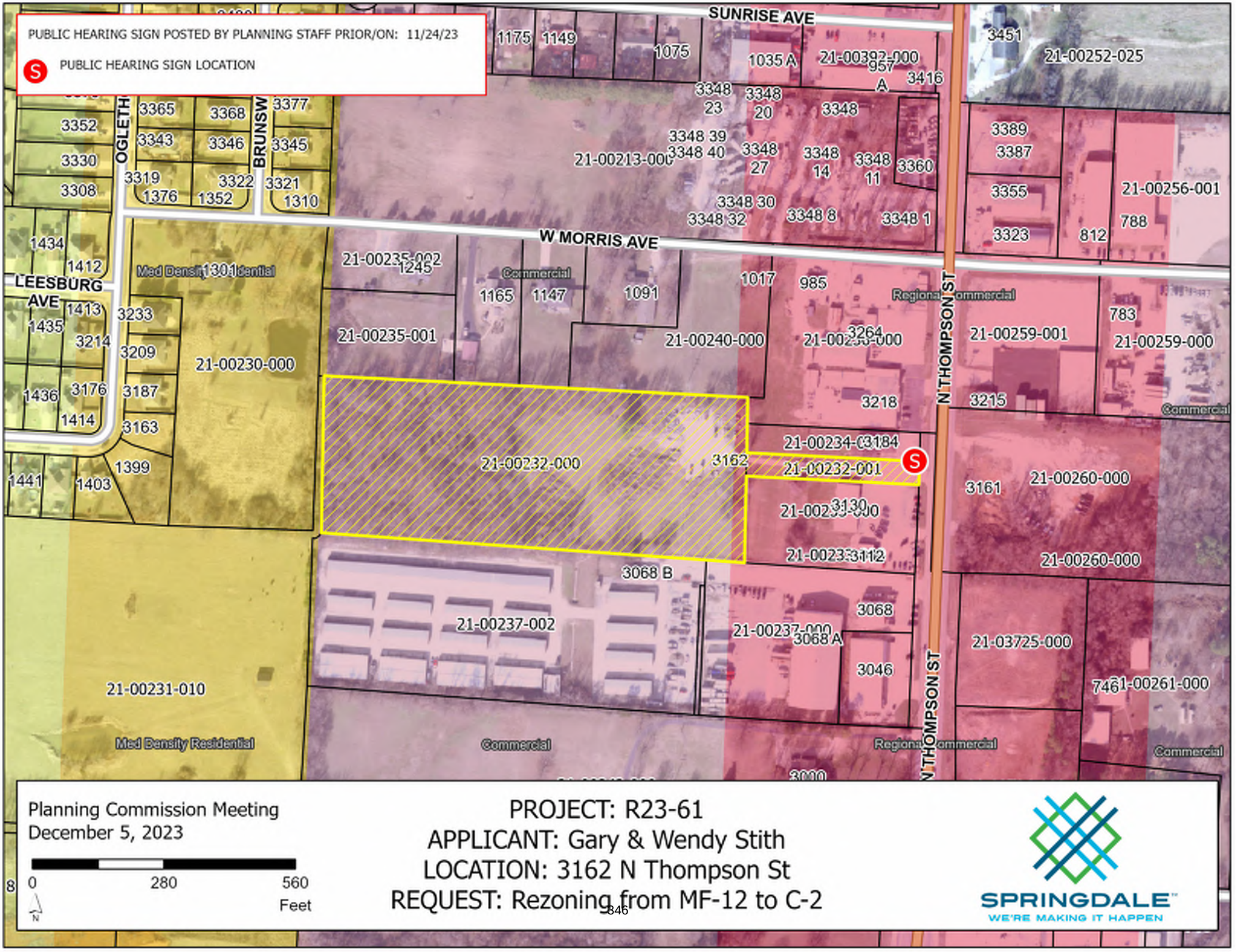
PROJECT: R23-61
APPLICANT: Gary & Wendy Stith
LOCATION: 3162 N Thompson St
REQUEST: Rezoning from MF-12 to C-2
SPRINGDALE
WE'RE MAKING IT HAPPEN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PUBLIC HEARING SIGN LOCATION
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21-00235-002
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21-00237-002
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21-00213-000
21-00392-000
Med Density Residential
Commercial
Regional Commercial
Planning Commission Meeting
December 5, 2023
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Feet
PROJECT: R23-61
APPLICANT: Gary & Wendy Stith
LOCATION: 3162 N Thompson St
REQUEST: Rezoning from MF-12 to C-2
SPRINGDALE
WE'RE MAKING IT HAPPEN

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: **December 5, 2023**

Re: **R23-62 Rezone**

A request by RMB Investments, 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 10.73 acres.

LOT LOCATION AND SIZE

The 10.73 acre tract is located at 4785 E. Don Tyson Parkway, southwest corner of the intersection of Don Tyson Parkway and Habberton 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 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

The tract is undevelo0ped. The area to the north contains a residential use in A-1 zoning. The northeast corner of the intersection contains a commercial use in C-2 zoning. The area to the east is undeveloped in PUD zoning. The area to the south and west is undeveloped and recently rezoned to MF-16.

LAND USE PLAN AND MASTER STREE PLAN

The adopted Comprehensive Land Use Plan indicates low density residential use.

The Master Street Plan indicates Don Tyson Parkway as a major collector and Habberton Road 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:

> Improve the City's economic base and tax structure through the promotion of healthy, stable commercial concentrations
>
> Assure adequate land allocation for commercial areas of sufficient size and in proper locations

SPRINGDALE
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Petition for Rezoning

STAFF USE ONLY

Date Application Submitted: November 15, 2023 Payment Method: Receipt #9246

Date Accepted as Complete: November 22, 2023 Project Number: R23-62

APPLICATION CONTACTS:

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

Applicant (person making request)	Review Point of Contact for Question & Staff Reviews
Name: RMB Investments, LLC, Bapuji Kothapalli	Name: Jonathan Schmitz, Engineering Services, Inc.
E-mail: bapuji.rao@gmail.com	E-mail: Jschmitz@engineeringservices.com
Address: 137 Main St., Metuchen, NJ 08840	Address: 1207 S Old Missouri Rd.
Phone: 856-669-4264	Phone: 479-751-8733
Site/ Location: SW Corner of Don Tyson and Habberton Rd.	Current Zoning District: A-1
Assessor's Parcel Number(s): 815-36189-100	Desired New Zoning: C-2
	Total Acreage: 10.73 total, 1.88 C-2

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. R23-62

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 RMB Investments, LLC, C/O Engineering Services, Inc.
The record property owner(s), petitioning to rezone the following described area:

Legal Description:

Legal Description of total property and area to be rezoning
submitted as Exhibit A

Layman's Description: SW corner of Don Tyson and Habberton rd. - Address: 4785 E. Don Tyson Pkwy. Springdale, AR 72764. Parcel No. 815-36189-100 of approximately 10.73 acres.

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 Agricultural District

TO (proposed zoning) C-2 General commercial

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

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

2. **Develop** the property YES (Yes or No), and if so, the proposed use is C-2 General commercial uses.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: Commercial use for surrounding residential areas.

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: 1207 S Old Missouri Rd, Springdale

PETITIONER/OWNER **SIGNATURE**

MAILING ADDRESS: 137 Main Street, Metuchen, NJ 08840

TELEPHONE: 732-924-1308 DATE: 11/11/2023

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 New Jersey)
) ss.
County of Middlesex)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 13th day of November, 2023.

Notary Public

RASHID S ANSARI
Notary Public, State of New Jersey
Comm. # 50049152
My Commission Expires 11/9/2026

R23-62

Rezoning Application

Date: 11/15/2023 Permit No.: 230417

Applicant / Owner

Applicant Name:	Jonathan Schmitz	Owner Name:	RMB Investments, LLC
Address:	1207 S Old Missouri Rd.	Address:	137 Main Street
City, State, Zip:	[Applicant City, State, ZIP]	City, State, Zip:	Metuchen, NJ 08840
Phone:	[Applicant Phone Number]	Phone:	856-669-4264
Email:	Jschmitz@engineeringservices.com	Email:	raj.l@hotmail.com
Application Contact:	Representative		

Property

Job Address:	4785 Horn Ln	Desired Zoning:	C-2
Parcel No(s).:	815-36189-100	Total Acreage:	10.73 total / 1.88 c-2
Current Zoning:	A-1		

Legal Description: See attached exhibit

Layman's Description: SW corner of Don Tyson Pkwy & Habberton Rd.

Review Contact / Intentions

Review Contact:	Jonathan Schmitz	Address:	1207 S Old Missouri Rd
E-mail:	Jschmitz@engineeringservices.com	Phone:	479-751-8733

The Petitioner's immediate intentions are to:

1. **Sell** the property **No**, and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title **No**
2. **Develop** the property **Yes**, and if so, the proposed use is C-2 General Commercial
3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: General Commercial for surrounding residential, institutional and school areas.

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.

Jonathan Schmitz — Name

11/15/2023 — Date

815-36191-700
GODBY, LLOYD M & ANNE M
1904 SW FIR AVE
BENTONVILLE, AR
72712-7332
ZONING: C-2

815-39561-000
CITY OF SPRINGDALE
201 N SPRING ST
SPRINGDALE, AR 72764
ZONING: PUD

815-36188-601
CITY OF SPRINGDALE
201 N SPRING ST
SPRINGDALE, AR 72764
ZONING: PUD

001-15076-000
HORN, LONNIE T TRUST;
HORN, BARBARA J TRUST
3977 HABBERTON RD
SPRINGDALE, AR 72764
UNINCORPORATED

HABBERTON ROAD
MINOR COLLECTOR

815-36191-500
ALDERSON, MARY L;
ALDERSON, AARON
3566 B HABBERTON RD
SPRINGDALE, AR 72764
ZONING: A-1

PROPOSED
COMMERCIAL
LOT C-2
1.88 ACRES

FLOOD
ZONE A

815-36188-700
RMB INVESTMENTS LLC
137 MAIN ST
METUCHEN, NJ 08840
ZONING: A-1

001-15077-000
RMB INVESTMENTS, LLC
137 MAIN ST.
METUCHEN, NJ 08840
UNINCORPORATED

815-36188-000
HORN, SAM TRUST
4054 HABBERTON RD
SPRINGDALE, AR 72764
ZONING: SF-2

815-36191-600
ALDERSON, KEVIN S
3566 A HABBERTON RD
SPRINGDALE, AR 72764
ZONING: A-1

DON TYSON PARKWAY
MAJOR COLLECTOR
(BOULEVARD)

PREVIOUSLY APPROVED
(NOV 7TH P.C.)
MULTIFAMILY
RESIDENTIAL
MF-16
8.76 ACRES

815-36189-100
RMB INVESTMENTS, LLC
137 MAIN ST.
METUCHEN, NJ 08840
ZONING: A-1

815-36198-000
SPRINGDALE
SCHOOL
DISTRICT # 50
P O BOX 8
SPRINGDALE, AR
72762
ZONING: P-1

815-36189-000
CITY OF SPRINGDALE
201 N SPRING ST
SPRINGDALE, AR 72764
ZONING: P-1

GRID N

GRAPHIC
REPRESENTATION
ONLY
SCALE 1" = 60'
0 30' 60' 120'

ENGINEERING SERVICES INC.
1125 S. 71ST E. AVE.
TULSA, OK 74112
SPRINGDALE, ARKANSAS 72764

R23-62

REZONING EXHIBIT C-2

RMB INVESTMENTS LLC

DON TYSON PARKWAY & HABBERTON ROAD

SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2023, ENGINEERING SERVICES, INC. | 11/15/2023 9:17 AM

SCALE: 1"=60

DATE: Nov 15, 2023

ENGINEER: TJA
DRAWN BY: JDP

W.O. #: 23900

1

ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72764 • (479) 751-8733 • Established 1971

R23-62

October 23, 2023

City of Springdale
Planning & Community Development Division
201 N. Spring Street
Springdale, Arkansas 72764

Via Debbie Pounders (dpounders@springdalear.gov), & Sarah Curry (scurry@springdalear.gov)

Re: Certified List of Adjacent Property Owners
RMB Investments, LLC Rezoning application.
4785 E Don Tyson Parkway
Springdale, AR

Debbie and Sarah:

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.

815-36189-000, 815-36188-601,
815-39561-000
CITY OF SPRINGDALE
201 N SPRING ST.
SPRINGDALE, AR 72764

815-36198-000
SPRINGDALE SCHOOL DISTRICT #50
P.O. BOX 8
SPRINGDALE, AR 72762

815-36191-600
ALDERSON, KEVIN S
3566 A HABBERTON RD
SPRINGDALE, AR 72764

815-36191-500
ALDERSON, MARY L; ALDRESON, AARON
3566 B HABBERTON RD
SPRINGDALE, AR 72764

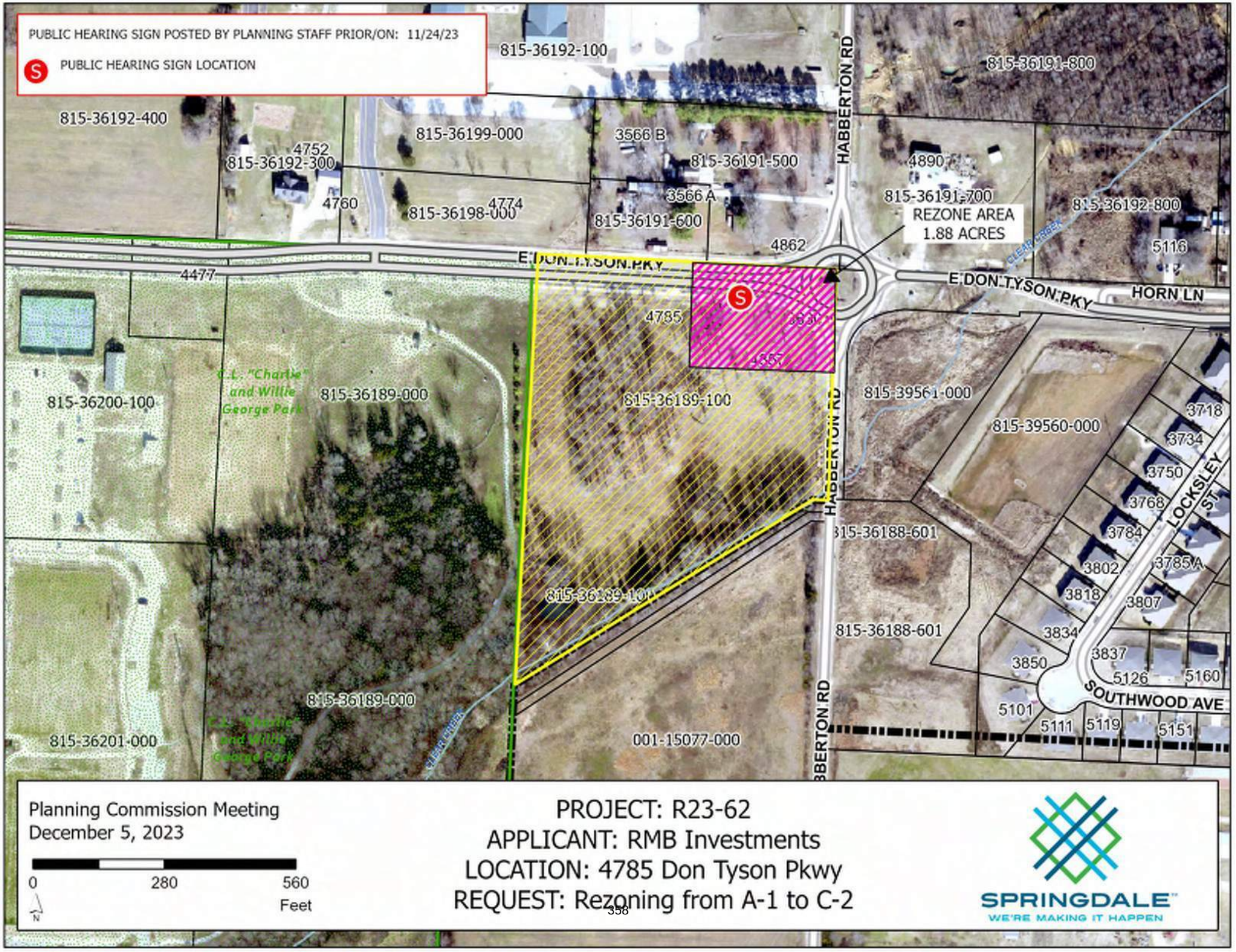
815-36191-700
GODBY, LLOYD M & ANNE M
1904 SW FIR AVE
BENTONVILLE AR 72712-7332

815-36188-700
RMB INVESTMENTS, LLC
137 METUCHEN,
NEW JERSEY, 08840

Very truly yours,

Rodney Woods, P.S.
10/24/2023

"Z:\Engineers\00 - Engineer Projects\23943 - RMB Investments\01 Correspondence\Rezone\CLAPO.docx"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815-36199-000
3566 B
4752
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815-36191-500
4890
HABBERTON RD
4760
4774
3566 A
815-36191-700
815-36192-800
815-36198-000
815-36191-600
REZONE AREA
1.88 ACRES
4862
5116
E DON TYSON PKY
4477
4785
HORN LN
815-36200-100
C.L. "Charlie" and Willie George Park
815-36189-000
815-36189-100
815-39561-000
815-39560-000
3718
3734
3750
3768
LOCKSLEY ST
3784
815-36188-601
3802
3785A
3818
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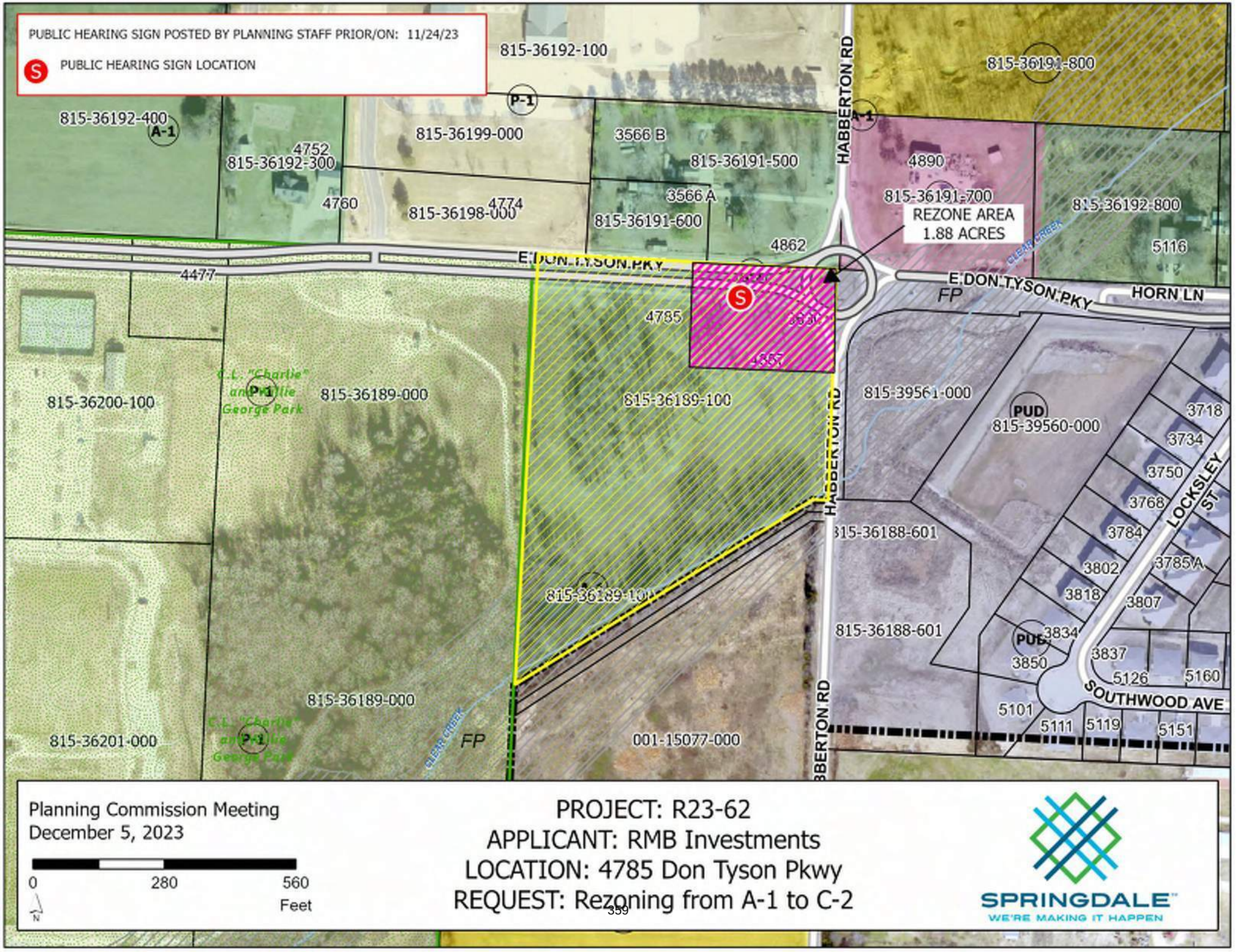
815-36189-101
3834
815-36188-601
3837
3850
5126
5160
SOUTHWOOD AVE
815-36189-000
5101
815-36201-000
5111
5119
5151
001-15077-000
CLEAR CREEK
Planning Commission Meeting
December 5, 2023
0
280
560
Feet
N
PROJECT: R23-62
APPLICANT: RMB Investments
LOCATION: 4785 Don Tyson Pkwy
REQUEST: Rezoning from A-1 to C-2
SPRINGDALE
WE'RE MAKING IT HAPPEN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PUBLIC HEARING SIGN LOCATION
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1.88 ACRES
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815-36191-800
815-36192-400
A-1
P-1
815-36199-000
3566 B
815-36191-500
4752
815-36192-300
4760
4774
815-36198-000
3566 A
815-36191-600
4890
815-36191-700
815-36192-800
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4477
E DON TYSON PKY
HABBERTON RD
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FP
HORN LN
815-36200-100
C.L. "Charlie" and Millie George Park
815-36189-000
815-36189-100
815-39561-000
PUD
815-39560-000
3718
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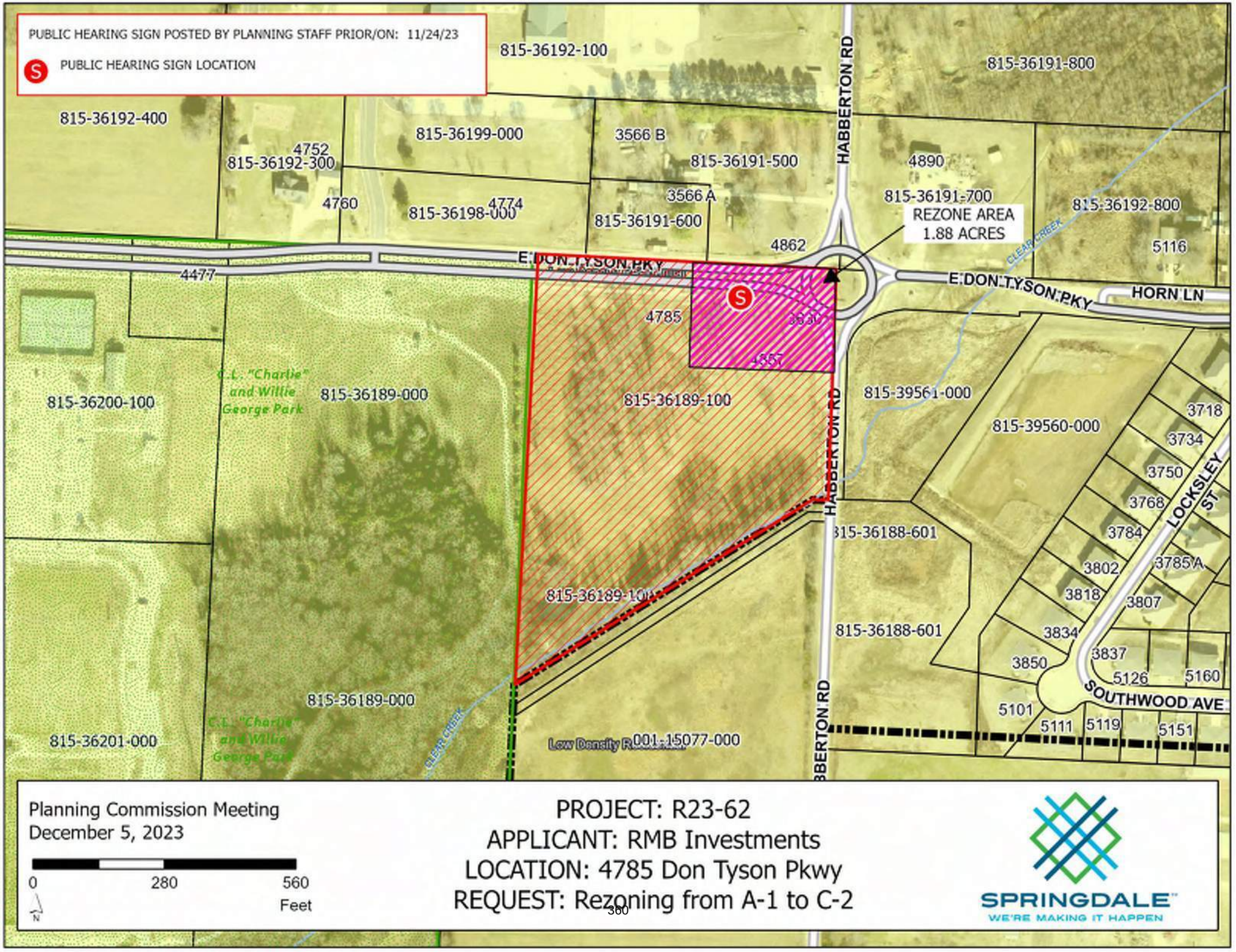
LOCKSLEY ST
SOUTHWOOD AVE
815-36188-601
815-36189-101
815-36201-000
001-15077-000
CLEAR CREEK
Planning Commission Meeting
December 5, 2023
0
280
560
Feet
N
PROJECT: R23-62
APPLICANT: RMB Investments
LOCATION: 4785 Don Tyson Pkwy
REQUEST: Rezoning from A-1 to C-2
SPRINGDALE
WE'RE MAKING IT HAPPEN


PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 11/24/23
PUBLIC HEARING SIGN LOCATION
815-36192-100
815-36191-800
815-36192-400
815-36199-000
3566 B
4752
815-36192-300
815-36191-500
4890
HABBERTON RD
4760
4774
3566 A
815-36191-700
815-36192-800
815-36198-000
815-36191-600
REZONE AREA
1.88 ACRES
4862
5116
CLEAR CREEK
E DON TYSON PKY
4477
HORN LN
4785
4857
C.L. "Charlie" and Willie George Park
815-36200-100
815-36189-000
815-36189-100
815-39561-000
815-39560-000
3718
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LOCKSLEY ST
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815-36201-000
Low Density Residential
001-15077-000
Planning Commission Meeting
December 5, 2023
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Feet
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PROJECT: R23-62
APPLICANT: RMB Investments
LOCATION: 4785 Don Tyson Pkwy
REQUEST: Rezoning 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: **December 5, 2023**

Re: **R23-63 Rezone**

A request by Taldo Properties, LLC for Planning Commission approval of a zone change from Agricultural District (A-1) to Medium Density Multi-family Residential District (MF-12) for a tract of land containing 7.704 acres.

LOT LOCATION AND SIZE

The 7.704 acre tract is located at 2202 S. 40th Street, west side of 40th street, north of Chapman 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 MF-12 Medium Density Multi-family Residential District. The district is established to provide areas for development allowing more units per structure and a higher density. Provides more compact residential development, and promotes more efficient use of land and utilities, and the development of less expensive housing on smaller lots.

Uses permitted: - 1, 8, 10, 11, 13, 29
Conditional Uses Permitted on Appeal: - 2, 3, 4, 9, 12, 28
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 MF-12 district, except for Use Unit 28 home occupation a site plan review shall be required. See Article 6, 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 six thousand (6,000) square feet for a single family dwelling; ten thousand five hundred (10,500) square feet for a duplex; fourteen thousand (14,000) for a triplex; twenty thousand (20,000) for a four-plex and twenty thousand (20,000) plus two thousand five hundred (2,500) for each unit over five. In addition, there shall be a minimum lot width of not less than sixty (60) feet for a one family; seventy (70) feet for a two family; eighty (80) feet for a three family or larger on a public street.
(2) DENSITY - 12 units per acres
(3) FRONT SETBACK. There shall be a front setback having a depth of not less than thirty (30) feet. In keeping with the definition of a corner lot, all sides adjacent to streets shall be required to have front setbacks of thirty (30) feet.
(4) SIDE SETBACK. There shall be a side setback on each side of the lot having a width of not less than eight (8) feet.
(5) REAR SETBACK. There shall be a rear setback having a depth of not less than twenty (20) feet.

	LOT MINIMUMS			SETBACKS				
	Widths		Area	Front	Back	Side		
						Interior	Corner	
							Interior	Exterior
One Family	60		6,000	30	20	8/8	8	30
Two Family	70		10,500	30	20	8/8	8	30
Three Family	80		14,000	30	20	8/8	8	30
Four Family	80		20,000	30	20	8/8	8	30
Four or more families	80		+20,000 2,500/unit					
Zero Lot Line	60		as above	30	20	16/0	16/0	30
Townhouse	Interior	Corner/end						
	20	50/28		30	20	8/0	8	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.

OFF-STREET PARKING

See Article 7 of this chapter.

LANDSCAPED OPEN SPACE

On any lot, there shall be a minimum of ten (10) percent of landscaped open space in accordance with Article 6 Section 2.16 of this chapter.

MULTIFAMILY PLAY AREAS

See Article 6 Section 2.17 of this chapter.

SURROUNDING ZONING AND LAND USE

The tract is undeveloped. The property to the north contains single family dwellings in SF-2 zoning. The area to the east, south and west contain churches in A-1 zoning.

LAND USE PLAN AND MASTER STREE PLAN

The adopted Comprehensive Land Use Plan indicates low density residential use.

The Master Street Plan indicates 40th 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:

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

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

Allow an increase to medium or high density residential use when land value prevents economical development of low density residential.

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Petition for Rezoning

STAFF USE ONLY

Date Application Submitted: November 15, 2023 Payment Method: Receipt #9350

Date Accepted as Complete: November 21, 2023 Project Number: R23-63

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: Taldo Properties, LLC	Name: Nathan Crouch, Blew Inc.
E-mail: bhathorn@weichertgriffin.com	E-mail: nathan@blewinc.com
Address: 5100 South Thompson Street Springdale AR 72764	Address: 3825 N Shiloh Dr, Fayetteville AR 72703
Phone: 479-927-4405	Phone: 479-443-4506
Site/ Location: 2202 S 40th Street ~~Springdale AR 72762~~	Current Zoning District: Agricultural
Assessor's Parcel Number(s): 815-29105-030	Desired New Zoning: MF12
	Total Acreage: 1.552

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. R23-63

PETITION FOR REZONING

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

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

Legal Description:

A PART OF NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:
COMMENCING AT THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT; THENCE ALONG THE EAST LINE OF SAID FORTY ACRE, TRACT N02°16'46"E 220.72 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE, N87°31'48"W 477.80 FEET TO A SET 5/8" REBAR CAPPED "AR 1808"; THENCE N02°24'00"E 140.03 FEET TO A SET 5/8" REBAR CAPPED "AR 1808"; THENCE S87°53'47"E 477.51 FEET TO THE EAST LINE OF SAID FORTY ACRE TRACT, THENCE ALONG SAID EAST LINE, S02°16'46"W 143.08 FEET TO THE POINT OF BEGINNING. CONTAINING 1.552 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Layman's Description: 2202 S 40th Street Springdale AR 72762

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) Agricultural

TO (proposed zoning) MF12

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

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

2. **Develop** the property Yes (Yes or No), and if so, the proposed use is MF12.

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

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: Nathan Crouch, Blew Inc.

Address: 3825 N Shiloh Dr, Fayetteville AR 72703

PETITIONER/OWNER **SIGNATURE** Phillip Tabb

MAILING ADDRESS: 5100 South Thompson Street Springdale AR 72764

TELEPHONE: 479-927-4405 DATE: November 10, 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)

Taldo Properties, LLC
(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 10th day of November, 2023.

BRENDA S MCCAMEY
Notary Public-Arkansas
Washington County
My Commission Expires 10-06-2031
Commission # 12384690

Notary Public

R23-63

Rezoning Application

Date: 11/15/2023 Permit No.: 230415

Applicant / Owner

Applicant Name:	Brenda Hathorn, on behalf of Taldo Rentals, LLC	Owner Name:	Philip Taldo
Address:	5100 S. Thompson St	Address:	5100 S Thompson St
City, State, Zip:	[Applicant City, State, ZIP]	City, State, Zip:	Springdale, Ar 72764
Phone:	[Applicant Phone Number]	Phone:	479-927-4405
Email:	bhathorn@weichertgriffin.com	Email:	bhathorn@weichertgriffin.com
Application Contact:	Representative		

Property

Job Address:	2202 S 40th St, Springdale, Ar 72762	Desired Zoning:	MF-12
		Total Acreage:	1.552
Parcel No(s).:	815-29105-030		
Current Zoning:	A-1		

Legal Description: ADJUSTED PARCEL 815-29105-030: A PART OF NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT; THENCE ALONG THE EAST LINE OF SAID FORTY ACRE, TRACT N02°16'46"E 220.72 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE, N87°31'48"W 477.80 FEET TO A SET 5/8" REBAR CAPPED "AR 1808"; THENCE N02°24'00"E 140.03 FEET TO A SET 5/8" REBAR CAPPED "AR 1808"; THENCE S87°53'47"E 477.51 FEET TO THE EAST LINE OF SAID FORTY ACRE TRACT, THENCE ALONG SAID EAST LINE, S02°16'46"W 143.08 FEET TO THE POINT OF BEGINNING. CONTAINING 1.552 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Layman's Description: 2202 S 40th St

Review Contact / Intentions

Review Contact:	Nathan Crouch	Address:	3825 North Shiloh Drive
E-mail:	nathan@blewinc.com	Phone:	479-443-4506

The Petitioner's immediate intentions are to:

1. **Sell** the property **No**, and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title **No**
2. **Develop** the property **Yes**, and if so, the proposed use is build multi-family homes
3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: no adverse impact

The **Petitioner** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this 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. R23-63

Nathan Crouch, on behalf of Taldo Rentals, LLC	11/15/2023
Name	Date

R23-63

From: Mary Miller <maryhawmiller@gmail.com>
Sent: Tuesday, November 28, 2023 10:46 AM
To: Patsy Christie
Subject: Hi Patsy, asking for your support.

Adjacent Property Owner Comments

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

November 28, 2023

Greetings! We hope you and yours are doing well and wish you a joyful Christmas Season.

As you probably know, there is a proposed new development between the homes on Clark Avenue and the parking lot for the Church of the Nazarene. The plan involves rezoning the property from agricultural to MF12. It looks like the back setback for MF12 is only 20 feet, and buildings could be up to 35 feet high. Due to the narrow configuration of the land behind our homes, two-story, multi-family townhouses would loom over our backyards, block our natural light, and contribute to light pollution at night. There would have to be an access road, the road or the buildings would be very close to our properties and our backyards are narrow. The neighbors on either side of us are retired and are scared and upset about the prospect of this new development. The property owners on Clark Avenue do not want large rental townhouses directly adjacent to our single-family homes. The neighborhood of Peaceful Valley consists of predominantly one-story single-family homes. The proposed addition would change the entire neighborhood vibe, not for the better. Now we face the prospect of life in a fishbowl. We never anticipated that the property behind us would be deserted, condemned, and sold. Also, now is not a good time to sell and buy new homes. Nobody wants to move or to live in the shadow of large multi-family housing. Some of our property tax rates are fixed and the interest rates are high.

With this in mind, we ask that you support the interests of those of us who will be directly affected by the proposed plan. We are also in contact with the Planning Committee and City Council members. The proposal is in direct violation of the City of Springdale Mission: The mission of the City of Springdale is to provide quality services for the betterment of the health, safety, welfare, prosperity, comfort, and convenience of all persons in the City of Springdale, Arkansas.

The project would negatively affect our prosperity and general welfare, comfort, and convenience, provide undue overcrowding and congestion, ruin the character of our neighborhood, and reduce our property values and economic stability.

Thank you for your consideration and we would love to hear from you as this project progresses.

Best regards:
Dennis and Mary Miller
4005 Clark Avenue
Springdale, AR 72762
479-871-6065, 479-236-5209

Mary Miller

R23-63

December 5, 2023

Adjacent Property Owner Opposition Letter

To: Springdale Planning Commission:

From: Pauline Stevenson

I live at 4003 Clark Ave, Springdale, Ar 72762. I have had my home for --34 years. I am now elderly and this home is my investment. I am very interested in this matter, of apartments being built at my back door.

I am asking you not to approve the building of apartments at my back door. If this request is approved and apartments go in, all I would see would be are tall buildings, litter, apartment trash containers, and not to mention all the noise level increases. These are major concerns of mine as a home owner. As any homeowner would be as an investment, I am against and opposed to these being built in my back yard.

I cannot be at the meeting, but keep in mind, that I am very much against this apartment complex at my back door. There will be automobile traffic, people traffic, all kinds of noise day and night.

Other concerns and questions I have thought of are the buildings being 35 feet tall: I will have no privacy in my beautiful backyard. My property value will decrease significantly. Would you as a homeowner want your lifelong investment to be devalued? My other concerns are I will have to spend more money for security cameras, a taller privacy fence (possibly 30 ft.), fence gate, water drainage, and the outside maintenance and lawn appearance of these apartments. I'm sure this is being built as an investment by Mr. Taldo. But I do not have the money to lose or spend as I am in my retirement years.

I enjoy my home and lawn. I have lived here since 1989. Please don't take my backyard, peace and quiet away, my privacy, the pleasant noises that I hear now such as birds, squirrels, wind, leaves rustling. This could all be void if you don't approve Mr. Taldo's request.

If you approve these buildings, Mr Taldo buildings will affect every home's value on Chapman Ave and Clark Ave, Springdale, and possibly other streets. Think about this!

Thank you,

Pauline Stevenson

4003 Clark Ave

Springdale, Ar 72762

INFORMAL PLAT

2300 & 2202 SOUTH 40TH STREET

LOCATED IN: SECTION 9, TOWNSHIP 17 NORTH, RANGE 30 WEST

WASHINGTON COUNTY, SPRINGDALE, ARKANSAS 72764

RECORD DESCRIPTION

EXISTING 815-29105-030 (BOOK 2023, PAGE 16038):
A PART OF NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT; THENCE ALONG THE EAST LINE OF SAID FORTY ACRE TRACT N02°16'46"E 221.78 FEET TO THE TRUE POINT OF BEGINNING, THENCE LEAVING SAID EAST LINE N87°31'48"W 432.80 FEET TO A FOUND ½" REBAR, THENCE N02°23'59"E 140.31 FEET TO A FOUND ½" REBAR, THENCE S87°53'47"E 432.51 FEET TO THE EAST LINE OF SAID FORTY ACRE TRACT, THENCE ALONG SAID EAST LINE S02°16'46"W 143.08 FEET TO THE POINT OF BEGINNING. CONTAINING 1.407 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

EXISTING 815-29106-000 (BOOK 1031, PAGE 339):
PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION NINE (9), IN TOWNSHIP SEVENTEEN (17) NORTH OF RANGE THIRTY (30) WEST, BEING ELEVEN (11) ACRES TAKEN OF EQUAL WIDTH OFF OF THE SOUTH SIDE THEREOF, EXCEPT A STRIP OF LAND 141 FEET NORTH AND SOUTH BY 26 RODS EAST AND WEST OUT OF THE NORTHEAST CORNER OF SAID 11 ACRES, CONTAINING 1.4 ACRES, MORE OR LESS, AND LEAVING 9.6 ACRES, MORE OR LESS.
ALSO A ROADWAY AND UTILITY EASEMENT 20 FEET IN WIDTH OFF THE SOUTH SIDE OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 9, TOWNSHIP 17 NORTH, RANGE 30 WEST. LESS AND EXCEPT: PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) 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 TWO (2) ACRES, MORE OR LESS.

SURVEY DESCRIPTION

ADJUSTED PARCEL 815-29105-030:
A PART OF NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:
COMMENCING AT THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT; THENCE ALONG THE EAST LINE OF SAID FORTY ACRE, TRACT N02°16'46"E 220.72 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE, N87°31'48"W 477.80 FEET TO A SET 5/8" REBAR CAPPED "AR 1808"; THENCE N02°24'00"E 140.03 FEET TO A SET 5/8" REBAR CAPPED "AR 1808"; THENCE S87°53'47"E 477.51 FEET TO THE EAST LINE OF SAID FORTY ACRE TRACT, THENCE ALONG SAID EAST LINE, S02°16'46"W 143.08 FEET TO THE POINT OF BEGINNING. CONTAINING 1.552 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

ADJUSTED PARCEL 815-29106-000:
A PART OF NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:
BEGINNING AT THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT THENCE ALONG THE SOUTH LINE OF SAID FORTY ACRE TRACT, N87°50'56"W 1,109.76 FEET TO A FOUND 1/2" REBAR; THENCE LEAVING SAID SOUTH LINE N02°16'46"E 362.87 FEET TO A SET 5/8" REBAR CAPPED "AR 1808"; THENCE S87°53'47"E 632.25 FEET TO A SET 5/8" REBAR CAPPED "AR 1808"; THENCE S02°24'00"W 140.03 FEET TO A SET 5/8" REBAR CAPPED "AR 1808"; THENCE S87°31'48"E 477.80 FEET TO THE EAST LINE OF SAID FORTY ACRE TRACT; THENCE ALONG SAID EAST LINE, S02°16'46"W 220.72 FEET TO THE POINT OF BEGINNING. CONTAINING 7.704 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAYS OF RECORD.

MISCELLANEOUS NOTES

STATE RECORDING NUMBER:
500-17N-30W-0-09-110-72-1808

COMPLETED FIELD WORK:
NOVEMBER 3, 2023

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DEED BOOK 2023 AT PAGE 16038.
2. WARRANTY DEED FILED IN DEED BOOK 1031 AT PAGE 339.
3. SUBDIVISION PLAT FILED AS SOUTH MEADOWS SUBDIVISION.
4. SURVEY PLAT FILED AS ARKANSAS DIVISION OF LAND SURVEYS DOCUMENT NO. 217862.
5. EASEMENT FILED IN DOCUMENT NO. 99033848.
6. EASEMENT FILED IN DOCUMENT NO. 99033846.
7. EASEMENT FILED IN DOCUMENT NO. 94017246.
8. EASEMENT FILED IN DOCUMENT NO. 99021759.
9. EASEMENT FILED IN LIBER 1278 AT PAGE 618.

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

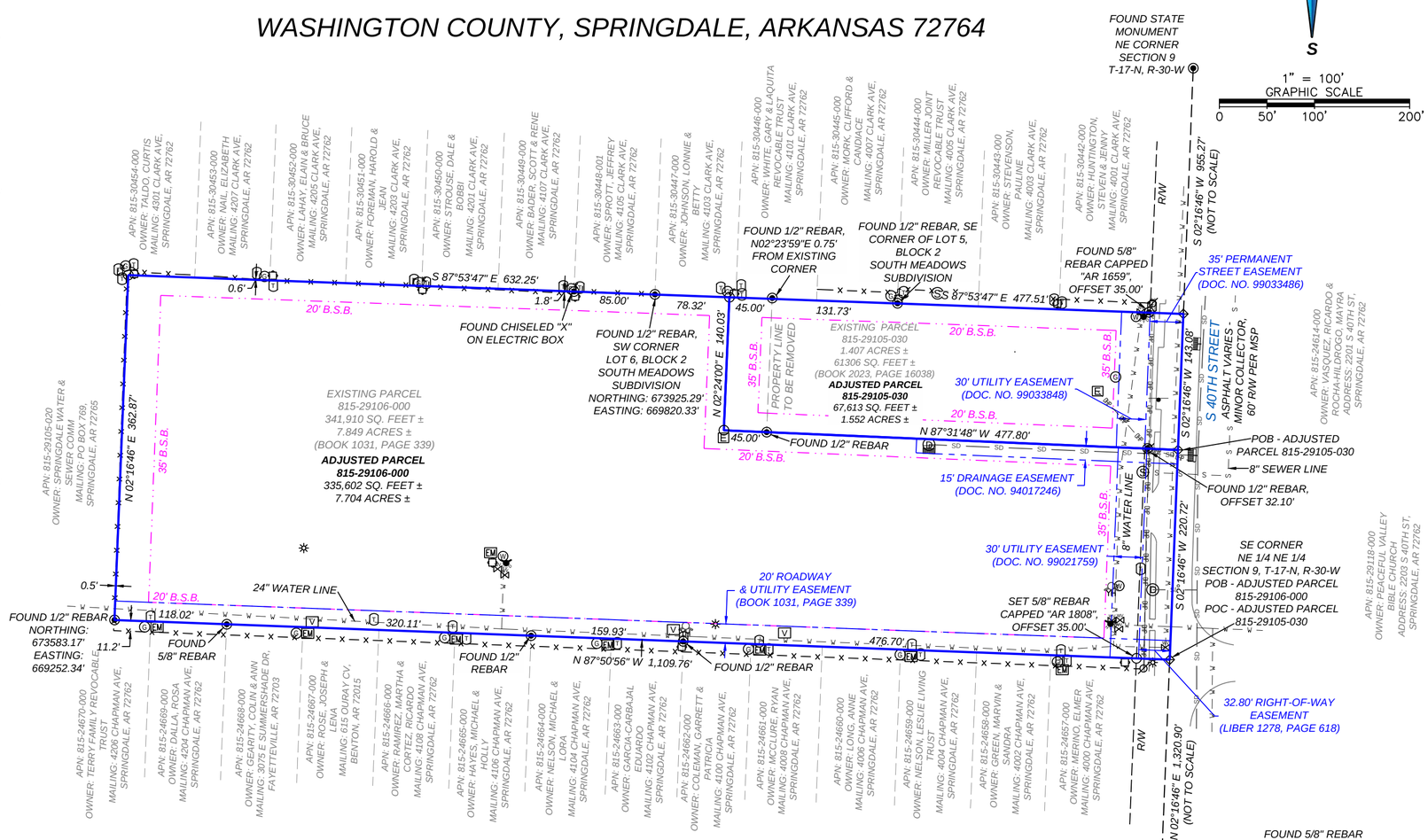
SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

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

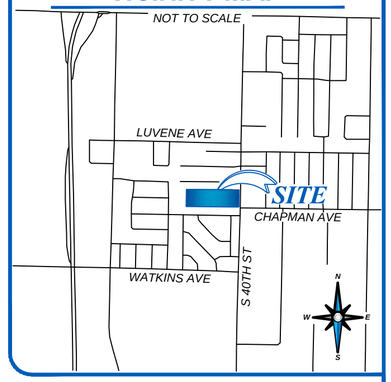
EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OF ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER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

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

ALL ADJACENT PROPERTIES ARE ZONED SF-2.



VICINITY MAP



LEGEND & SYMBOLS

- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR CAPPED "AR 1808"
- COMPUTED POINT
- HANDICAP PARKING
- FIRE HYDRANT
- LIGHT
- SANITARY MANHOLE
- GAS METER
- SIGN
- POWER POLE
- ELECTRIC METER
- ELECTRIC BOX
- ELECTRIC CABINET
- WATER METER
- WATER VALVE
- CURB INLET
- STORM MANHOLE
- YARD HYDRANT
- MAILBOX
- TELEPHONE PEDESTAL
- UTILITY VAULT
- POC — POINT OF COMMENCEMENT
- POB — POINT OF BEGINNING
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE (R/W)
- CENTERLINE (C/L)
- FENCE LINE
- OVERHEAD POWER LINE
- SETBACK LINE (BSB)
- UNDERGROUND WATER LINE
- SANITARY SEWER LINE
- STORM WATER LINE

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 6TH DAY OF NOVEMBER, 2023.

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

LICENSED PROFESSIONAL SURVEYOR — STATE OF ARKANSAS No. 1808 — SIGNATURE — DENVER J. WINCHESTER

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.

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

LAND AREA

ADJUSTED PARCEL 815-29105-030
67,613 ± SQUARE FEET
1.552 ± ACRES

ADJUSTED PARCEL 815-29106-000
335,602 ± SQUARE FEET
7.704 ± 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.

CERTIFICATE OF SURVEYING ACCURACY
I, DENVER J. WINCHESTER, 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. 1808

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

ACCEPTANCE OF DEDICATIONS
____ DATE _____ CITY CLERK
____ DATE _____ MAYOR

WATER AND SEWER
____ DATE _____ ENGINEER, SPRINGDALE WATER

CITY OF SPRINGDALE
APPROVAL FOR RECORDING _____

_____
DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION

ZONING INFORMATION

CURRENT ZONING: A-1, AGRICULTURAL DISTRICT

SETBACK REQUIREMENTS:
FRONT - 35'
SIDE - 20' INTERIOR; 35' EXTERIOR
REAR - 35'

SHEET 1 OF 1

DATE	REVISION HISTORY	BY

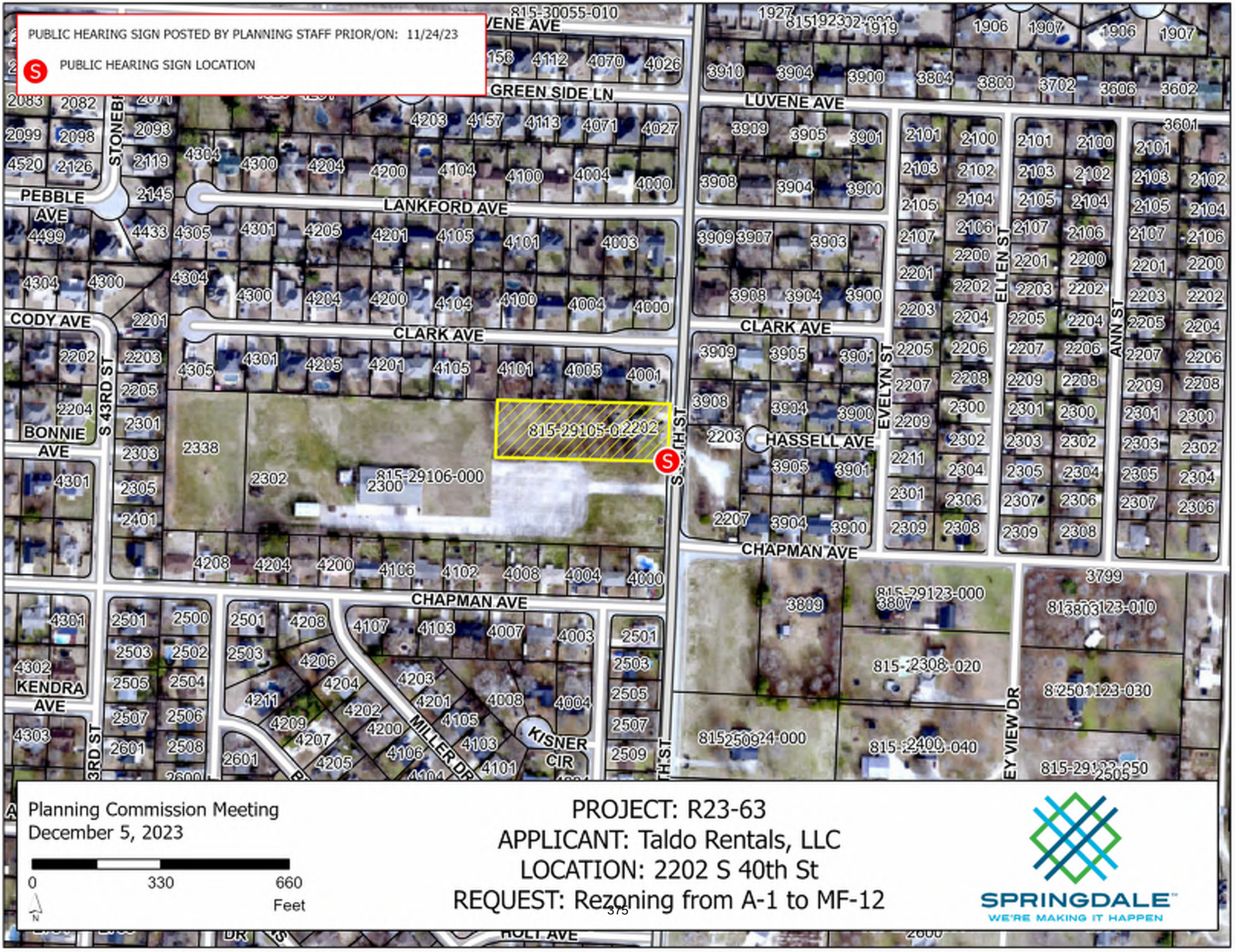
BLEW & ASSOCIATES, P.A.
Surveying
Engineering
Mapping
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
OFFICE: 479.443.4506 · FAX: 479.582.1883
SURVEY@BLEWINC.COM
WWW.BLEWINC.COM

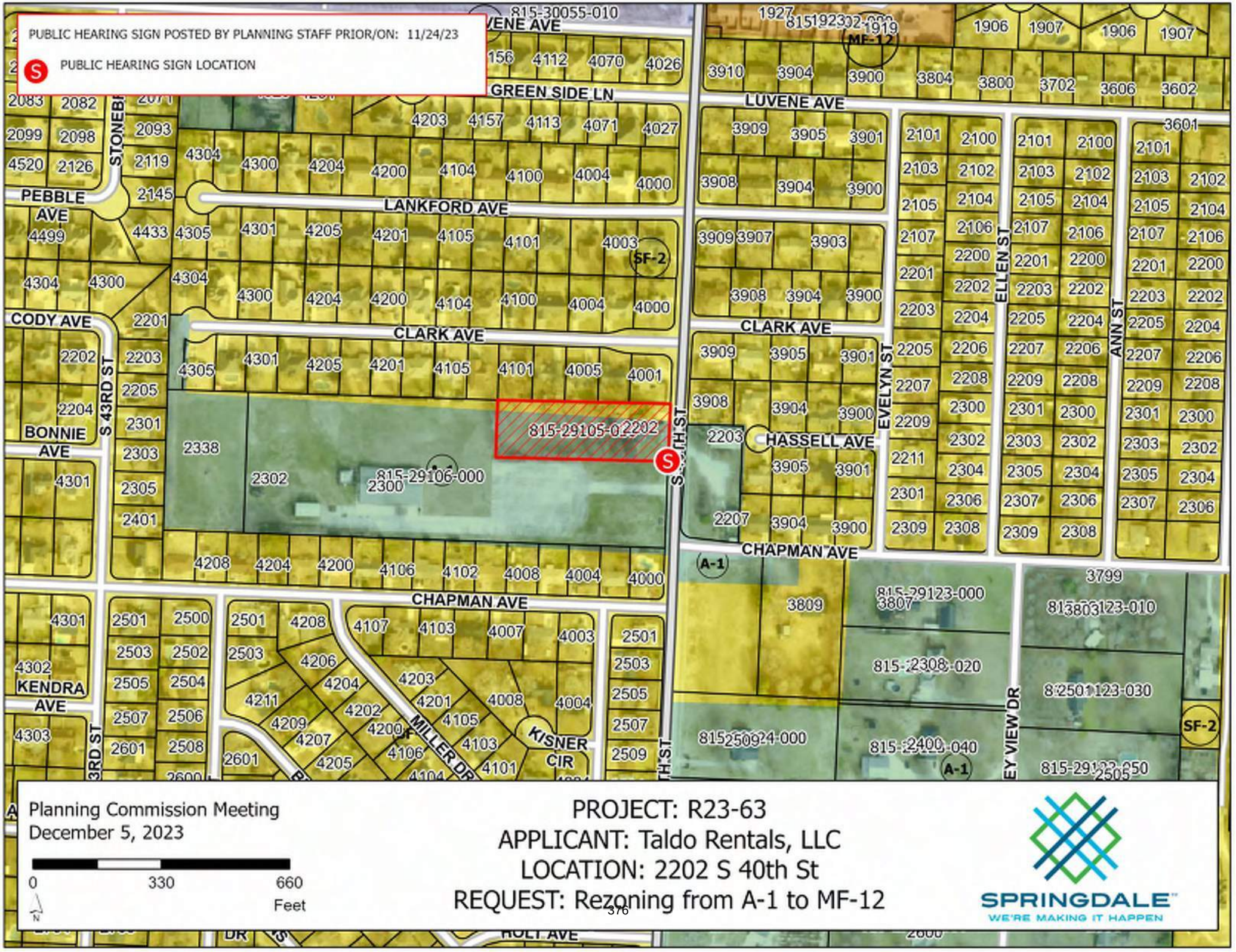
SURVEYOR JOB NUMBER: 23-3768.01	**SURVEY DRAWN BY:** ANC - 11/06/2023
SURVEY REVIEWED BY: TPN	**SCALE:** 1" = 100'
FOR THE USE AND BENEFIT OF: TALDO RENTALS, LLC	

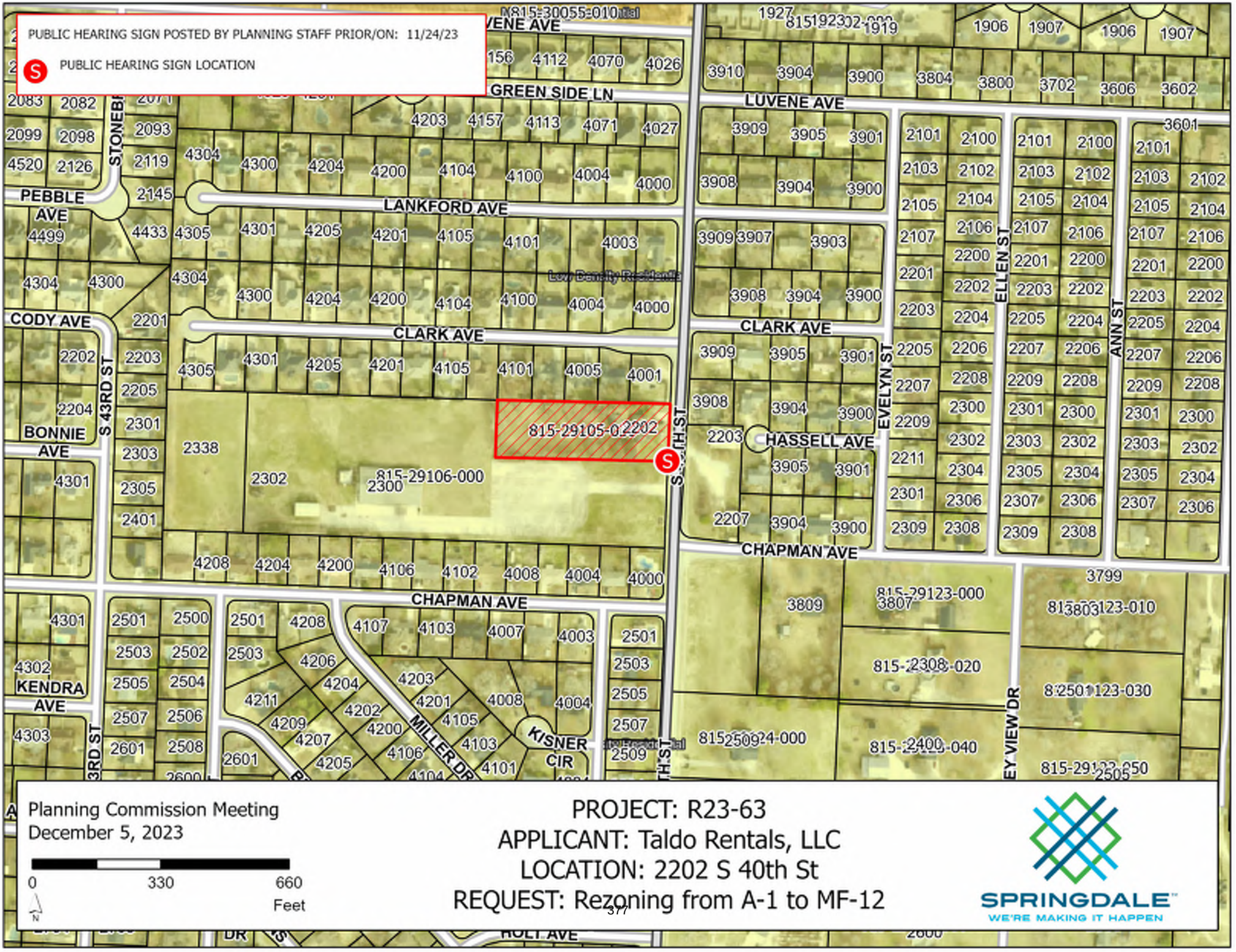
parcel_id	ow_name	ow_add
815-24614-000	VASQUEZ, RICARDO & ROCHA-HILDROGO, MAYRA A	2201 S 40TH ST, SPRINGDALE, AR 72762
815-29106-000	FIRST CHURCH OF THE NAZARENE	2300 SOUTH 40TH ST, SPRINGDALE, AR 72764
815-29118-000	PEACEFUL VALLEY BIBLE CHURCH	2203 S 40TH ST, SPRINGDALE, AR 72764
815-30446-000	WHITE, GARY & LAQUITA REVOCABLE TRUST	4101 CLARK AVE, SPRINGDALE, AR 72762
815-30445-000	MORK, CLIFFORD J & CANDIACE RENEE	4007 CLARK AVE, SPRINGDALE, AR 72762
815-30442-000	HUNTINGTON, STEVEN F & JENNY L	4001 CLARK AVE, SPRINGDALE, AR 72762
815-30444-000	MILLER JOINT REVOCABLE TRUST	4005 CLARK AVE, SPRINGDALE, AR 72762-5863
815-30443-000	STEVENSON, PAULINE M	4003 CLARK AVE, SPRINGDALE, AR 72762-5863
815-30447-000	JOHNSON, LONNIE E & BETTY S	4103 CLARK AVE , SPRINGDALE, AR 72762
815-29105-030	TALDO PROPERTIES LLC	5100 S THOMPSON, SPRINGDALE, AR 72764
815-29105-030	TALDO PROPERTIES LLC	2202 S 40TH ST SPRINGDALE, AR 72764

The above list itemizes the property owners adjacent to the subject parcel, 815-29105-030, at 2202 S. 40th St. This list was compiled by Nathan Crouch, NWA Planning Manager at Blew & Associates, on November 10, 2023 using the Washington County GIS Parcel Map.

Blew & Associates project # 23-3768.01, Taldo Rezone request.


PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 11/24/23
PUBLIC HEARING SIGN LOCATION
815-30055-010
GREEN SIDE LN
LUVENE AVE
PEBBLE AVE
LANKFORD AVE
CODY AVE
CLARK AVE
BONNIE AVE
S 43RD ST
815-29105-020
815-29106-000
2338
2302
2300
S 40TH ST
EVELYN ST
ELLEN ST
ANN ST
HASSELL AVE
CHAPMAN AVE
KENDRA AVE
MILLER DR
KISNER CIR
815-29123-000
815-2308-020
EY VIEW DR
Planning Commission Meeting
December 5, 2023
0
330
660
Feet
N
PROJECT: R23-63
APPLICANT: Taldo Rentals, LLC
LOCATION: 2202 S 40th St
REQUEST: Rezoning from A-1 to MF-12
SPRINGDALE
WE'RE MAKING IT HAPPEN


PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 11/24/23
PUBLIC HEARING SIGN LOCATION
815-30055-010
GREEN SIDE LN
LUVENE AVE
MF-12
PEBBLE AVE
LANKFORD AVE
CODY AVE
CLARK AVE
BONNIE AVE
S 43RD ST
815-29105-02202
815-29106-000
2338
2302
2300
S 40TH ST
EVELYN ST
ELLEN ST
ANN ST
HASSELL AVE
CHAPMAN AVE
A-1
KENDRA AVE
MILLER DR
KISNER CIR
815-29123-000
815-2308-020
815-2400-040
815-29123-050
SF-2
Planning Commission Meeting
December 5, 2023
0
330
660
Feet
PROJECT: R23-63
APPLICANT: Taldo Rentals, LLC
LOCATION: 2202 S 40th St
REQUEST: Rezoning from A-1 to MF-12
SPRINGDALE
WE'RE MAKING IT HAPPEN


PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 11/24/23
PUBLIC HEARING SIGN LOCATION
GREEN SIDE LN
LUVENE AVE
PEBBLE AVE
LANKFORD AVE
CODY AVE
CLARK AVE
BONNIE AVE
S 43RD ST
815-29105-02202
815-29106-000
2338
2302
2300
HASSELL AVE
EVELYN ST
ELLEN ST
ANN ST
CHAPMAN AVE
KENDRA AVE
MILLER DR
KISNER CIR
815-29123-000
815-2308-020
815-29123-010
815-29123-030
815-29123-050
815-2400-040
Planning Commission Meeting
December 5, 2023
0
330
660
Feet
N
PROJECT: R23-63
APPLICANT: Taldo Rentals, LLC
LOCATION: 2202 S 40th St
REQUEST: Rezoning from A-1 to MF-12
SPRINGDALE
WE'RE MAKING IT HAPPEN

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Conditional Use Application

This document is to be submitted to the Springdale Planning & Community Development Division via planningapplications@springdalear.gov.

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

Applicant (person making request)	Site Information
Name: Wesly Price	Location/Address: 4711 Reed Ave., Springdale, AR
E-mail: wesprice666@gmail.com	
Address: 4711 Reed Ave., springdale, AR	
Phone: 479-799-8187	Assessor's Parcel Number(s): 18-02985-000
Representative Contact Information (if applicable)	Current Zoning District: county
Name: Rodney Woods	Use Unit Requested?: n/a
E-mail: rwoods@engineeringservices.com	Total Acreage: 3.88 ac +/-
Address: PO Box 282, Springdale, AR, 72765	
Phone: 479-7518733	

Description of conditional use sought and the reasons why it should be approved:
Requesting waiver of the Tandem Lot requirements.
Property was left in a Will to 2 siblings who need separate legals for full use and rights of their land.
The property is long and narrow and Tandem lot requirements cannot be met.

What effects would the proposed conditional use have on the character of the neighborhood and residents?
There would be no adverse effects to the neighborhood or adjoining land owners.

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

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

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

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

Signature of Record Property Owner(s)

Wesley Price, Jaylena Price

Date: 11/16/2023

Signature of Applicant

Rodney Woods

Date: 11/16/2023

Verification

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

Rodney Woods

State of Arkansas)

County of Washington) ss.

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 17th day of Nov., 2023.

Notary Public

My commission expires: 2-3-2025

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

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): Wesley Price Date: 11/16/2023

Signature: Jaylena Price Wesley W. Price

Name of Representative (if applicable): Rodney Woods PS Date: 11/16/2023

Signature:

STAFF USE ONLY

Date Application Submitted: November 15, 2023 Payment Method: Receipt #9243

Date Accepted as Complete: November 21, 2023 Project Number: C23-20

C23-20 &
B23-137

RECORDING INFORMATION

Displaying Proposed Tandem Lot Split
(C23-20)

Displaying Proposed Variance of the Paving Requirement
(B23-137)

LEGEND

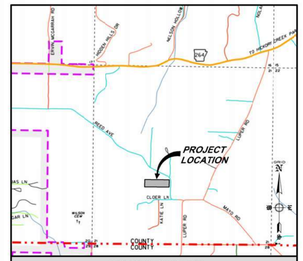
	PROPERTY LINE	P.O.C.	POINT OF COMMENCEMENT
	NEW TRACT LINE	P.O.B.	POINT OF BEGINNING
	SECTION "40" LINE	●	IPF - IRON PIN FOUND (AS NOTED)
	ADJACENT OWNER	○	IRON PIN SET w/ CAP "PS 1559"
R/W	RIGHT-OF-WAY	⊗	FOUND "MAG" NAIL
	BUILDING SETBACK LINE (B.S.L.)	⌖	COMPUTED POINT
x x	WIRE FENCE LINE	◉	CLEANOUT (CO)
OHU OHU	OVERHEAD UTILITIES	◉	POWER POLE (PP)
W W	WATER LINE	⋈	WATER VALVE (WV)

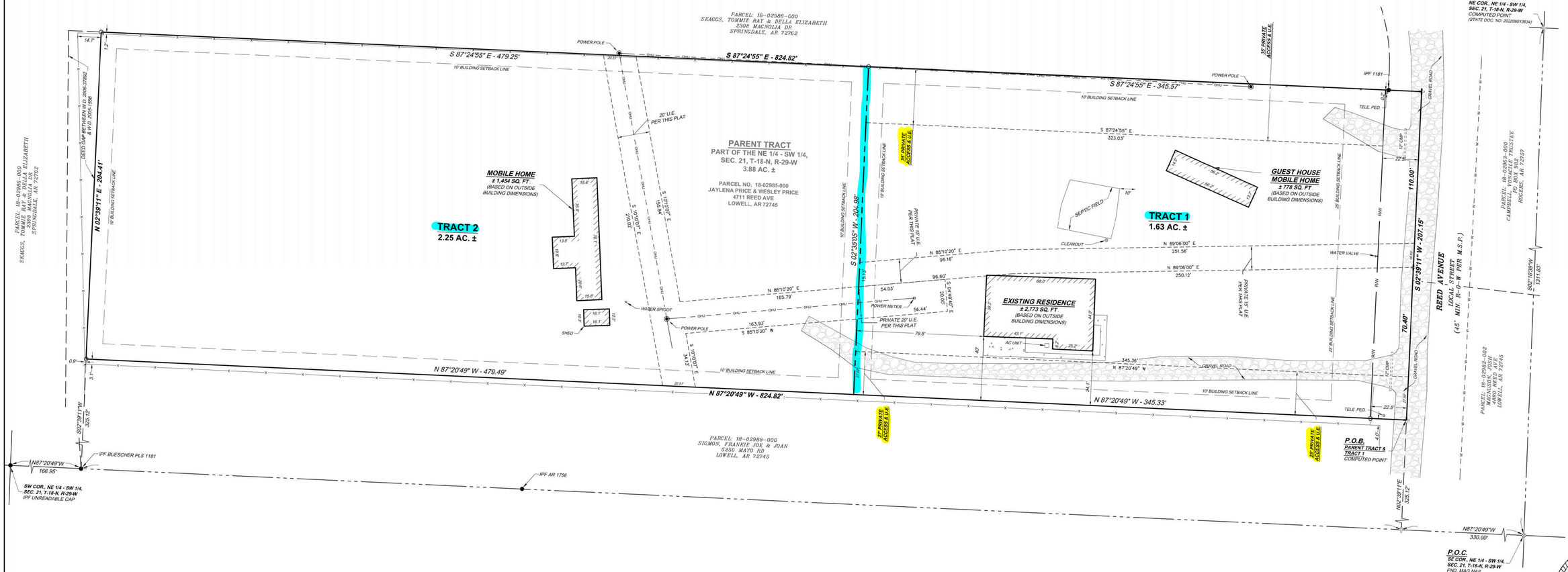
GRID TRUE NORTH

GRAPHIC REPRESENTATION ONLY

BASIS OF BEARINGS:
ARKANSAS STATE PLANE COORDINATE SYSTEM
NORTH ZONE 0301

0 15 30 60
SCALE 1" = 30'





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 326,231 FEET.

FEMA FLOOD PLAIN ZONE:

THIS PROPERTY IS NOT WITHIN A FLOOD PLAIN ZONE AS SHOWN ON THE F.I.R.M. MAP # 05007C0445J, PANEL 455 OF 560, BENTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: SEPTEMBER 28, 2007.

UTILITIES:

THE UTILITY INFORMATION, IF ANY SHOWN HEREON, IS PROVIDED BY THE SURVEYOR AND IS BASED ON ABOVE GROUND UTILITY FEATURES AND CITY OF SPRINGDALE G.I.S. ONLY.

THE DESIGNATIONS AND LOCATIONS OF THESE UTILITY FEATURES SHOWN HEREON ARE NOT TO BE CONSTRUED AS ALL INCLUSIVE OR ABSOLUTE AND ARE PROVIDED WITHOUT WARRANTY.

REFERENCES:

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

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

A. **WARRANTY DEED:** *JEAN FRICE AND JAYLENA PRICE AND WESLEY PRICE, RECORDED JANUARY 11, 2005, BOOK 2005 PAGE 1566.*

B. **AFFIDAVIT OF HEIRSHIP:** *WESLEY PRICE AND JAYLENA PRICE, RECORDED NOVEMBER 3, 2021, INSTRUMENT NO. L202182416.*

C. **WARRANTY DEED:** *TOMMIE RAY SKAGGS AND DELLA ELIZABETH SKAGGS, RECORDED JULY 26, 2005, BOOK 2005 PAGE 37892.*

D. **PLAT OF SURVEY:** *BY JENKINS SURVEYING, INC., WILLIAM C. JENKINS, AR PLS NO. 688, RECORDED SEPTEMBER 18, 2002, BOOK 2002 PAGE 131.*

E. **PLAT OF SURVEY:** *RECORDED FEBRUARY 14, 1964, BOOK E, PAGE 50.*

SURVEY DESCRIPTION - TRACT 1

A PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 21, SAID POINT BEING A FOUND "MAG" NAIL IN REED AVENUE; THENCE ALONG THE SOUTH LINE OF SAID NE 1/4 OF THE SW 1/4 AND ALONG SAID REED AVENUE, N87°20'49"W A DISTANCE OF 330.00 FEET; THENCE LEAVING SAID SOUTH LINE AND CONTINUING ALONG SAID REED AVENUE, N02°39'11"E A DISTANCE OF 325.12 FEET TO A COMPUTED POINT IN SAID REED AVENUE AND THE POINT OF BEGINNING; THENCE LEAVING SAID REED AVENUE, N87°20'49"W A DISTANCE OF 345.33 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE N01°35'05"E A DISTANCE OF 204.98 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE S87°24'55"E A DISTANCE OF 345.57 FEET TO A COMPUTED POINT IN REED AVENUE ; THENCE ALONG SAID REED AVENUE S02°39'11"W A DISTANCE OF 207.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.63 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF REED AVENUE ON THE EAST SIDE THEREOF AND ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

SURVEY DESCRIPTION - TRACT 2

A PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 21, SAID POINT BEING A FOUND "MAG" NAIL IN REED AVENUE; THENCE ALONG THE SOUTH LINE OF SAID NE 1/4 OF THE SW 1/4 AND ALONG SAID REED AVENUE, N87°20'49"W A DISTANCE OF 330.00 FEET; THENCE LEAVING SAID SOUTH LINE AND CONTINUING ALONG SAID REED AVENUE, N02°39'11"E A DISTANCE OF 325.12 FEET TO A COMPUTED POINT IN SAID REED AVENUE; THENCE LEAVING SAID REED AVENUE, N87°20'49"W A DISTANCE OF 345.33 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559" AND THE POINT OF BEGINNING ; THENCE N87°20'49"W A DISTANCE OF 479.49 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE N02°39'11"E A DISTANCE OF 204.41 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE S87°24'55"E A DISTANCE OF 479.25 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE S02°35'05"W A DISTANCE OF 204.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.25 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

PARCEL NO. 18-02985-000

SURVEY DESCRIPTION - PARENT TRACT:

A PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

***COMMENCING** AT THE SOUTHEAST CORNER OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 21, SAID POINT BEING A FOUND "MAG" NAIL IN REED AVENUE; THENCE ALONG THE SOUTH LINE OF SAID NE 1/4 OF THE SW 1/4 AND ALONG SAID REED AVENUE, N87°20'49"W A DISTANCE OF 330.00 FEET; THENCE LEAVING SAID SOUTH LINE AND CONTINUING ALONG SAID REED AVENUE, N02°39'11"E A DISTANCE OF 325.12 FEET TO A COMPUTED POINT IN SAID REED AVENUE AND THE **POINT OF BEGINNING** ; THENCE LEAVING SAID REED AVENUE, N87°20'49"W A DISTANCE OF 824.82 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE N02°39'11"E A DISTANCE OF 204.41 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE S87°24'55"E PASSING THROUGH A FOUND IRON PIN WITH CAP "PLS 1181" AT A DISTANCE OF 804.23 FEET FOR A TOTAL DISTANCE OF 824.82 FEET TO A COMPUTED POINT IN SAID REED AVENUE; THENCE ALONG SAID REED AVENUE, S02°39'11"W A DISTANCE OF 205.40 FEET TO THE **POINT OF BEGINNING** . CONTAINING 3.88 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF REED AVENUE ON THE EAST SIDE THEREOF AND ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.*

OWNER'S CERTIFICATION:

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

_____ _____
WESLEY PRICE *DATE*

_____ _____
JAYLENA PRICE *DATE*

SUBSCRIBED AND SWORN BEFORE ME THIS_____ DAY OF_____, 2023.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

DATE *SIGNATURE*

CITY OF SPRINGDALE

APPROVAL FOR RECORDING _____ _____
DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION

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.

_____ _____
RODNEY WOODS, P.S. NO. 1559, AR. *DATE*

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1559
SIGNATURE
RODNEY WOODS

CERTIFICATE OF AUTHORIZATION
ENGINEERING SERVICES, INC.
131
ARKANSAS ENGINEER

OWNER PRICE, JAYLENA & PRICE, WESLEY
4711 REED AVE
LOWELL, AR 72745

SURVEYOR: ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, AR 72765

WORK ORDER #: 22235

BENTON COUNTY ZONING:

SETBACKS: FRONT - 25'
SIDE - 10'
REAR - 10'

REVISION	DATE	DESCRIPTION

PRELIMINARY PLAT LS 22-64

FOR WESLEY PRICE

BENTON COUNTY, ARKANSAS

SCALE: 1"=30'	DATE: November 3, 2023	DRAWN BY:KND/RER

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

© COPYRIGHT 2023, ENGINEERING SERVICES, INC. 11/3/2023 11:18 AM

W.O.# 22235 | SHEET

PLAT CODE: 500-18N-29W-0-21-310-04-1559

B23-137

Variance Application

Date: 11/14/2023 Permit No.: 230414

Applicant / Owner

Applicant Name:	RODNEY WOODS PS	Owner Name:	WESLEY PRICE
Address:	1207 S. OLD MISSOURI ROAD	Address:	4711 Reed Ave.
City, State, Zip:	SPRINGDAL, AR, 72765	City, State, Zip:	springdale. AR, 72745
Phone:	479-751-8733	Phone:	479-799-8187
Email:	RWOODS@ENGINEERINGSERVICES.COM	Email:	wesprice666@gmail.com
Contact:	Representative		

Project

Project Location:	4711 REED AVE.	Multiple Buildings:	☐
Parcel Numbers:	18-02985-000	Outdoor Storage:	☐
Current Zone:	COUNTY	Facades/Exterior:	☐
Rezone Required:	N/A	Detail Features:	☐
Total Acreage:	3.88	Roofs:	☐
Entrances:	☑	Materials/Colors:	☑
Parking Lot:	☐	Entryways:	☐
Structure Back:	☐	Landscaping:	☐
Pedestrian Flow:	☐	Screening:	☐
Central Features:	☐	Lighting:	☐

Variance Request: WAIVER OF THE REQUIREMENT FOR ASPHALT DRIVE

Difficulty/Hardship: requiring a paved road to the rear property would cost several thousand dollars at minimum, which the property owner would not be able to afford and preventing the reasonable use of the property.

Variance Effect: there would be no affect to any adjoining property owners.

Harmony:

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

RODNEY WOODS	11/14/2023
Name	Date

ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72764 • (479) 751-8733 • Established 1971

C23-20 &
B23-137

NOV 21, 2023

City of Springdale
c/o Patsie Christie
Planning Dept
201 Spring Street
Springdale, Arkansas 72764

Via email: pchristie@springdalear.gov

Re: Certified List of Adjacent Property Owners
Wesley Family Lot Split
4711 Reed ave.
Springdale, AR

Patsie,

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.

18-02989-000
SIGMON, FRANKIE JOE & JOAN
5250 MAYO RD
LOWELL AR 72745-8544

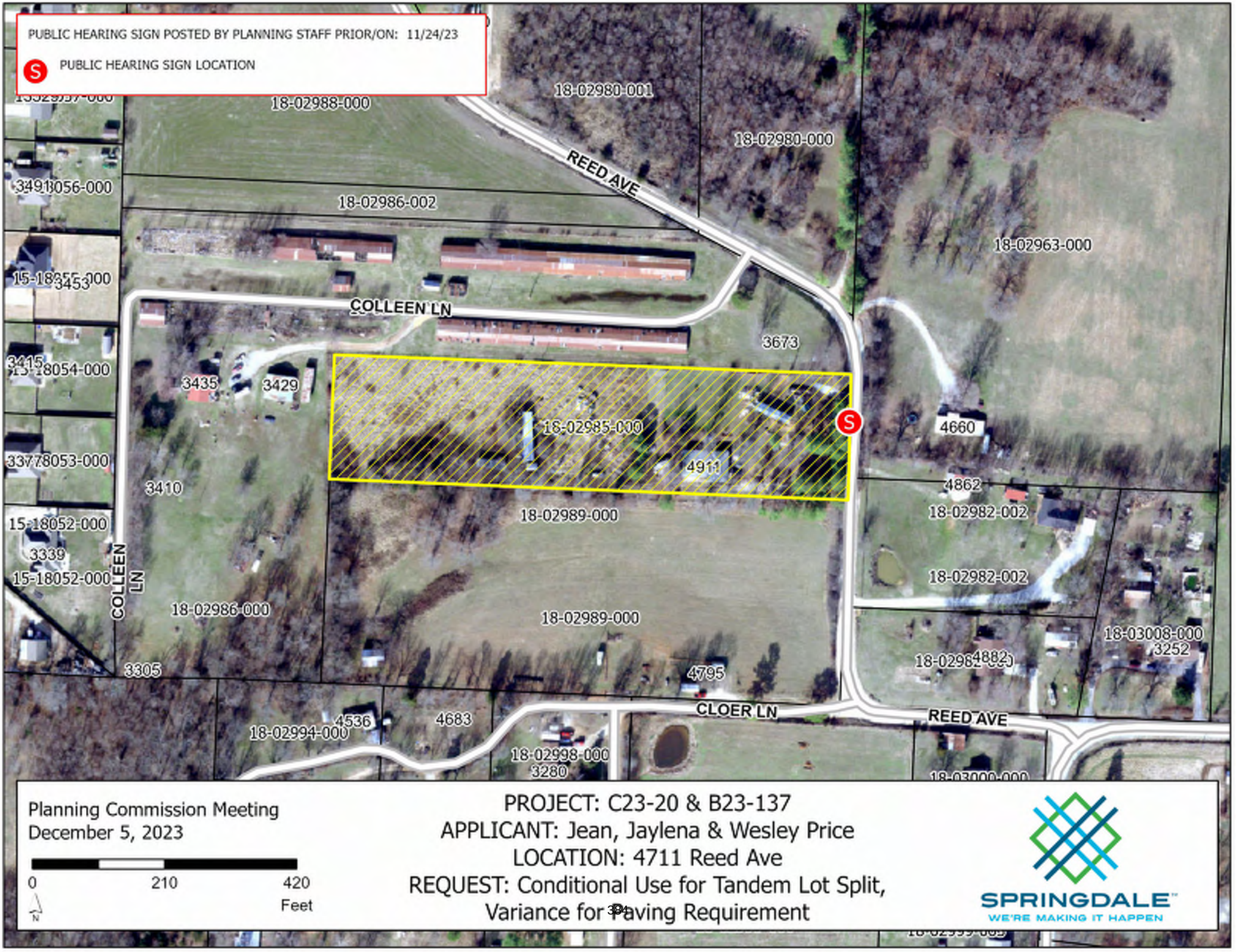
18-02986-000
SKAGGS, TOMMIE RAY & DELLA ELIZABETH
2308 MAGNOLIA DR
SPRINGDALE AR 72762-7336

18-02963-000
CAMPBELL, VONACILE TRUSTEE
PO BOX 982
ROGERS AR 72757

18-02982-002
MAGNUSON, JOSH
4880 REED AVE
LOWELL AVE, AR 72745

Very truly yours,

Rodney Woods, P.S.
11/21/2023


PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 11/24/23
PUBLIC HEARING SIGN LOCATION
18-02988-000
18-02980-001
18-02980-000
REED AVE
18-02986-002
18-02963-000
3453
COLLEEN LN
3673
3435
3429
18-02985-000
4911
4660
3410
4862
18-02989-000
18-02982-002
15-18052-000
3339
COLLEEN LN
18-02986-000
18-02989-000
18-03008-000
3252
3305
4795
CLOER LN
REED AVE
4536
4683
18-02994-000
18-02998-000
3280
Planning Commission Meeting
December 5, 2023
0
210
420
Feet
N
PROJECT: C23-20 & B23-137
APPLICANT: Jean, Jaylena & Wesley Price
LOCATION: 4711 Reed Ave
REQUEST: Conditional Use for Tandem Lot Split,
Variance for Paving Requirement
SPRINGDALE
WE'RE MAKING IT HAPPEN

TABLED PER STAFF
UNTIL JANUARY PC

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted: September 28, 2023 Payment Method: _____

Date Accepted as Complete: _____ Project Number: L23-61

Must meet the below criteria for a Large Scale Submittal:

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

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

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

Applicant (person making request)

Name: Brisiel Holdings,LLC

E-mail: tim@legacyventuresnwa.com

Address: PO Box 2216
Fayetteville, AR 72703

Phone: _____

Site/ Location: SE corner of Thompson Rd and Black Oak Avenue
4003 S. Thompson

Assessor's Parcel Number(s): 815-29477-000
~~815-29475-000~~

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 and SF-2

Rezone required: SF-2 to C-2

Total Acreage: 5.23

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, PE Date: 09/28/2023

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.

LEGACY VENTURES STORAGE
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
10/19/2023

TABLED PER STAFF
UNTIL JANUARY PC

CONSTRUCTION NOTES

1. CONTRACTOR SHALL RETAIN A FULL SET OF THE LATEST APPROVED CONSTRUCTION PLANS ON SITE DURING CONSTRUCTION ACTIVITIES.

2. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH THE DEVELOPER'S RESIDENT REPRESENTATIVE.

3. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE SITEWORK SPECIFICATIONS PROVIDED BY EXPEDIENT CIVIL ENGINEERING, PLLC (ECE) OR AS SPECIFIED BY THE DEVELOPER'S RESIDENT REPRESENTATIVE.

4. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.

5. **PUBLIC CONVENIENCE AND SAFETY:**

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

6. **GRADING NOTES:**

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

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

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

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

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

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

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

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

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

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

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

7. **PAVING NOTES:**

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

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

8. **CONCRETE NOTES:**

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

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

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

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

9. **UTILITY NOTES:**

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

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

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

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

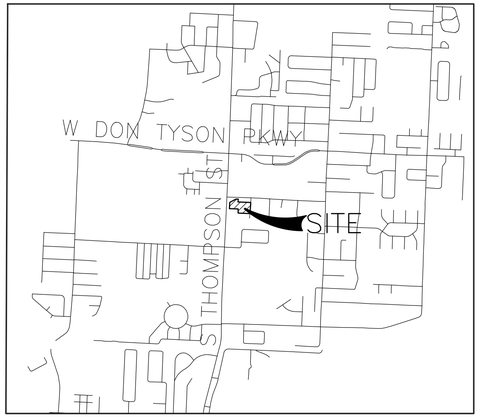
10. **BLASTING AND EXPLOSIVE MATERIALS:**

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

B. 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.

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.



VICINITY MAP
NOT TO SCALE

NORTH

RESOURCE LIST

NAME	ADDRESS	TELEPHONE
DEVELOPER BRISIEL HOLDINGS, LLC	PO BOX 8216 FAYETTEVILLE, ARKANSAS 72703	(479) 790-3315
BLACK HILLS ENERGY MR. DON BRADSHAW	1301 FEDERAL WAY LOWELL, ARKANSAS 72745	(479) 333-7005
AT&T MR. KENNY HARTSFIELD KH627J@ATT.COM	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. CHESTON SHADRICK CSHADRICK@OZARKSECC.COM	3641 W WEDINGTON DR FAYETTEVILLE, ARKANSAS 72704	(479) 684-4903
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

SHEET INDEX

No.	DESCRIPTION	PLOT DATE No.	PLOT DATE DATE
C1.0	COVER SHEET	1	10/19/2023
C2.0	TOPOGRAPHIC/BOUNDARY SHEET 1 OF 4	1	10/19/2023
C2.1	TOPOGRAPHIC/BOUNDARY SHEET 2 OF 4	1	10/19/2023
C2.2	TOPOGRAPHIC/BOUNDARY SHEET 3 OF 4	1	10/19/2023
C2.3	TOPOGRAPHIC/BOUNDARY SHEET 4 OF 4	1	10/19/2023
C3.0	DEMOLITION & STORM WATER POLLUTION PREVENTION PLAN	1	10/19/2023
C4.0	SITE PLAN	1	10/19/2023
C4.1	EASEMENT PLAN	1	10/19/2023
C5.0	GRADING PLAN	1	10/19/2023
C5.1	STORM SEWER LINE PLAN AND PROFILE	1	10/19/2023
C6.0	UTILITY PLAN	1	10/19/2023
C6.1	OFF-SITE SANITARY SEWER LINE PLAN AND PROFILE	1	10/19/2023
C6.2	WATERLINE PLAN AND PROFILE	1	10/19/2023
C7.0	DETAILS	1	10/19/2023
C7.1	DETAILS	1	10/19/2023
C7.2	DETAILS	1	10/19/2023
L1.0	LANDSCAPE PLAN	1	10/19/2023
1 OF 1	STORMTECH CHAMBER SYSTEM	0	10/19/2023

VARIANCES REQUESTING:

- REQUIRED INTERIOR PARKING LOT LANDSCAPE AND FOUNDATION LANDSCAPING AROUND INTERIOR BUILDINGS 2,3,4,7,8, WEST SIDE OF 5,6 AND EAST SIDE OF 9 HAS BEEN PLACED AROUND SITE
- FACADE ON INTERIOR BUILDINGS 2-9
- ROAD IMPROVEMENTS ON DIXON AVE., BLACK OAK AVE., AND THOMPSON ST.
- DRIVEWAY WIDTH
- PUBLIC SIDEWALK CONNECTION TO ROW AND PUBLIC INTERIOR CONNECTION WITHIN FENCED AREA
- PUBLIC ENTRANCE TO THE BUILDING FACING ROW

LEGAL DESCRIPTION OF WARRANTY DEED FILE #2022-00029302

TRACT I:

PART OF THE SE¼ OF THE NE¼ OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 30 WEST, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EXISTING RIGHT OF WAY LINE OF US HIGHWAY 71, WHICH POINT IS 40 FEET EAST AND SOUTH 0 DEGREES 31' EAST 308.7 FEET FROM THE NORTHWEST CORNER OF SAID FORTY-ACRE TRACT; THENCE NORTH 89 DEGREES 28' EAST 70 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 31' WEST 87.9 FEET; THENCE NORTH 3 DEGREES 53' EAST 130.4 FEET; THENCE NORTH 72 DEGREES 54' EAST 188.2 FEET; THENCE NORTH 1 DEGREE 02' WEST 37.4 FEET TO A POINT ON THE NORTH LINE OF THE SAID FORTY-ACRE TRACT; (WHICH POINT IS 300.1 FEET EAST FROM THE NW CORNER OF SAID 40-ACRE TRACT) THENCE EAST 44.9 ; THENCE SOUTH 110 FEET; THENCE EAST 300 FEET; THENCE SOUTH 300 FEET; THENCE WEST 300 FEET; THENCE NORTH 100 FEET; THENCE WEST TO THE EXISTING RIGHT OF WAY LINE OF US HIGHWAY 71 TO THE POINT OF BEGINNING.

THIS INSTRUMENT PREPARE BY:
T. DAVID CARRUTH, ATTORNEY AT LAW
CLARENDON, AR 72029

LESS AND EXCEPT ANY PART OF SAID PREMISES EMBRACED IN US HWY 71 AND BLACK OAK (SHADY GROVE) RD.

THE LAND DESCRIBED ABOVE AND SHOWN HEREON IS THE SAME LAND AS DESCRIBED IN WARRANTY DEED FILE #2022-00029302 RECORDED 09/01/2022 AT WASHINGTON COUNTY, ARKANSAS.

PARCEL NUMBER:
815-29477-000

JOB# L23-61

CERTIFICATE OF AUTHORIZATION
ECE
No. 3356
ARKANSAS ENGINEER

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

NOT FOR CONSTRUCTION

Rev	Comments	Date
1	PER CITY COMMENTS	10/19/2023

LEGACY VENTURES STORAGE
LARGE SCALE
SPRINGDALE, ARKANSAS
BLACK OAK AVENUE

BRISIEL HOLDINGS, LLC
PO BOX 8216 FAYETTEVILLE, AR 72703

1200 S. WALTON BLVD., STE. B
BENTONVILLE, AR 72712
O: (479) 364-0028
M: (479) 366-2320
O: (479) 757-5320
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE: 9/28/2023
JOB NUMBER: 22-1035
SHEET NAME: COVER SHEET
File No.: 22-1035- CSD.dwg
C1.0

Z:\ECE - Work\Projects\2022 Projects\22-1035 Legacy Ventures Storage\Dwg\22-1035- CSD.dwg

BOUNDARY/TOPOGRAPHIC SURVEY

4003 SOUTH THOMPSON STREET

SPRINGDALE, WASHINGTON COUNTY, ARKANSAS 72764

LEGAL DESCRIPTION OF WARRANTY DEED FILE #2022-00029302

TRACT I:

PART OF THE SE¼ OF THE NE¼ OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 30 WEST, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EXISTING RIGHT OF WAY LINE OF US HIGHWAY 71, WHICH POINT IS 40 FEET EAST AND SOUTH 0 DEGREES 31' EAST 308.7 FEET FROM THE NORTHWEST CORNER OF SAID FORTY-ACRE TRACT; THENCE NORTH 89 DEGREES 28'39; EAST 70 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 31' WEST 87.9 FEET; THENCE NORTH 3 DEGREES 53' EAST 130.4 FEET; THENCE NORTH 72 DEGREES 54' EAST 188.2 FEET; THENCE NORTH 1 DEGREE 02' WEST 37.4 FEET TO A POINT ON THE NORTH LINE OF THE SAID FORTY-ACRE TRACT; (WHICH POINT IS 300.1 FEET EAST FROM THE NW CORNER OF SAID 40-ACRE TRACT) THENCE EAST 44.9 ; THENCE SOUTH 110 FEET; THENCE EAST 300 FEET; THENCE SOUTH 300 FEET; THENCE WEST 300 FEET; THENCE NORTH 100 FEET; THENCE WEST TO THE EXISTING RIGHT OF WAY LINE OF US HIGHWAY 71 TO THE POINT OF BEGINNING.

THIS INSTRUMENT PREPARE BY:
T. DAVID CARRUTH, ATTORNEY AT LAW
CLARENDON, AR 72029

LESS AND EXCEPT ANY PART OF SAID PREMISES EMBRACED IN US HWY 71 AND BLACK OAK (SHADY GROVE) RD.

THE LAND DESCRIBED ABOVE AND SHOWN HEREON IS THE SAME LAND AS DESCRIBED IN WARRANTY DEED FILE #2022-00029302 RECORDED 09/01/2022 AT WASHINGTON COUNTY, ARKANSAS.

LEGAL DESCRIPTION OF WARRANTY DEED FILE #2022-00029302

PART OF THE SOUTHEAST QUARTER (SE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION FOURTEEN (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT 645 FEET EAST AND 410 FEET SOUTH OF THE NORTHWEST CORNER OF THE ABOVE DESCRIBED 40-ACRE TRACT, THENCE SOUTH 245 FEET, THENCE WEST 300 FEET, THENCE NORTH 245 FEET, THENCE EAST 300 FEET TO THE POINT OF BEGINNING.

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

THE LAND DESCRIBED ABOVE AND SHOWN HEREON IS THE SAME LAND AS DESCRIBED IN WARRANTY DEED FILE #2015-00013296 RECORDED 05/18/2015 AT WASHINGTON COUNTY, ARKANSAS.

LAND AREA

TOTAL AREA:
221,584 ± SQUARE FEET
5.087 ± ACRES

PARKING INFORMATION

NO STRIPED PARKING OBSERVED AT THE TIME OF SURVEY.

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 04/02/2008 AND IS NOT 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 THE WESTERN PROPERTY LINE. THE BEARING IS DENOTED AS N00°46'03"E PER GPS COORDINATE OBSERVATIONS ARKANSAS STATE PLANE, NORTH ZONE NAD83.
LATITUDE = 36°08'54.7857"
LONGITUDE = -94°08'34.1618"
CONVERGENCE ANGLE = -01°14'48.8640"

REFERENCE DOCUMENTS

(R1) *WARRANTY DEED FILE# 2022-00029302 RECORDED 09/01/2022 AT WASHINGTON COUNTY, ARKANSAS.*
(R2) *WARRANTY DEED FILE# 2015-00013296 RECORDED 05/18/2015 AT WASHINGTON COUNTY, ARKANSAS.*
(R3) *FINAL PLAT OF COUNTRY CLUB ESTATES PLAT BOOK 8, PAGE 11 RECORDED 10/31/1978 AT WASHINGTON COUNTY, ARKANSAS.*
(R4) *QUITCLAIM DEED FILE# 2004-00036325 RECORDED 09/02/2004 AT WASHINGTON COUNTY, ARKANSAS.*

SIGNIFICANT OBSERVATIONS

- (A) — *8.1'X11.9' SHED APPEARS TO CROSS PROPERTY LINE BY AS MUCH AS 6.9'.*
- (B) — *FENCE APPEARS TO CROSS PROPERTY LINE BY AS MUCH AS 17.4'.*
- (C) — *ASPHALT APPEARS TO CROSS PROPERTY LINE BY AS MUCH AS 33.1'.*

UTILITY INFORMATION

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS, UTILITY MAP DRAWINGS, AND ONE-CALL UTILITY LOCATE REQUEST. BLEW & 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. CALL ARKANSAS ONE-CALL AT (479)858-5000 OR 811 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES BEFORE DIGGING. TICKET NUMBER: 221024-1210

COMPANY:	CONTACT:
AT&T	1-213-633-3155
BLACK HILLS CORPORATION	1-888-890-5554
COX COMMUNICATIONS	1-866-744-0179
SPRINGDALE WATER UTILITIES	1-479-751-5751
SWEPCO-FAYETVILLE	1-888-216-3523
RITTER COMMUNICATIONS	1-888-336-4466
OZARKSGO	1-866-569-2757

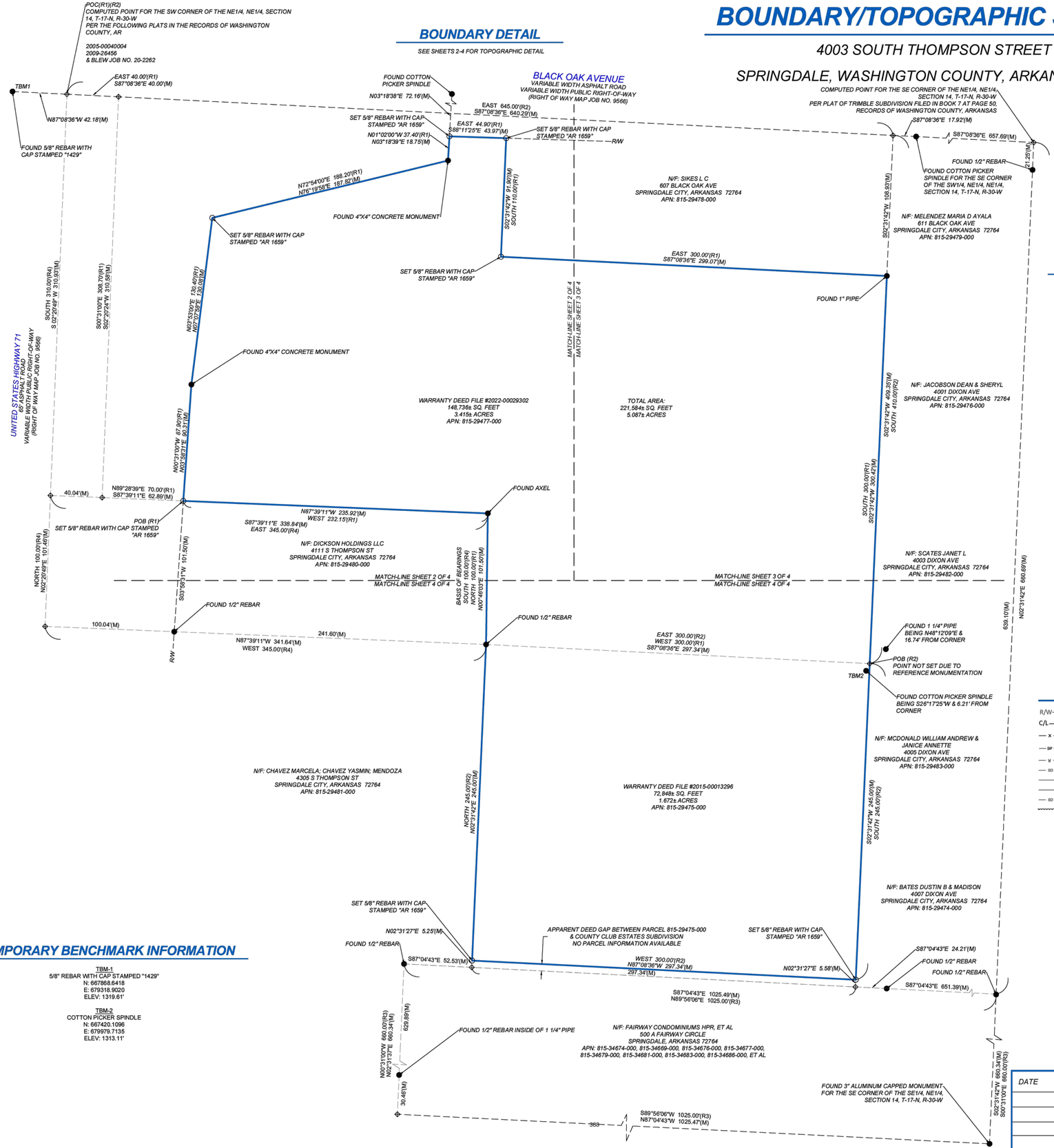
TEMPORARY BENCHMARK INFORMATION

TBM-1
5/8" REBAR WITH CAP STAMPED "1429"
N: 667868.6418
E: 679318.9020
ELEV: 1319.61'

TBM-2
COTTON PICKER SPINDLE
N: 667420.1096
E: 679979.7135
ELEV: 1313.11'

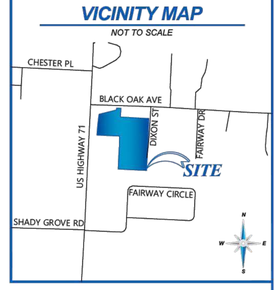
BOUNDARY DETAIL

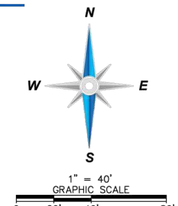
SEE SHEETS 2-4 FOR TOPOGRAPHIC DETAIL



VICINITY MAP

NOT TO SCALE





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 NOVEMBER 2, 2022.*
4. *THE DISTANCES SHOWN HEREON ARE GRID. COMBINED SCALE FACTOR (GRID TO GROUND) = 1.00007362089412.*
5. *THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF UNITED STATES HIGHWAY 71 AND BLACK OAK AVENUE, WHICH IS AT THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.*
6. *THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO UNITED STATES HIGHWAY 71 AND BLACK OAK AVENUE, EACH BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.*
7. *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.*
8. *NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED ARKANSAS ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-II EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.*
9. *NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM WASHINGTON COUNTY GIS.*
10. *ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS UTILIZING ONLINE POSITIONING USER SERVICE (OPUS) NETWORK WITH ORIGINATING BENCHMARK FAYETTEVILLE MONUMENT PID: BBBP73, VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVD88) IN US SURVEY FEET. CONTOURS ARE AT 1' INTERVALS.*
BENCHMARK ID: BBBP73
PUBLISHED ELEVATION: 1252.32'
MONUMENT DESCRIPTION: 3" CITY OF FAYETTEVILLE ALUMINUM CAP STAMPED "1989 M 15 RESET" SET IN CONCRETE NEAR LAKE FAYETEVILLE MARINA
11. *STATE RECORDING NUMBER: 500-17N-30W-0-14-120-72-1659*
12. *ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED DIMENSIONS UNLESS OTHERWISE NOTED HEREON. RECORD DIMENSIONS, IF DIFFERING FROM MEASURED DIMENSIONS, WILL BE FOLLOWED BY '(R#)' WHERE THE # INDICATES FROM WHICH REFERENCE DOCUMENT THE DIMENSION ORIGINATED.*
13. *THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.*
14. *THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.*

LEGEND & SYMBOLS

●	*FOUND MONUMENT AS-NOTED*
○	*SET MONUMENT AS-NOTED*
⌖	*COMPUTED POINT*
	FIRE HYDRANT
	LIGHT
S	*SANITARY MANHOLE*
•	*BOLLARD*
⌀	*POWER POLE*
MB	*MAIL-BOX*
G	*GAS METER*
T	*TELEPHONE PEDESTAL*
W	*WATER METER*
	WATER VALVE
OVH	*OVERHANG*
(M)	*MEASURED/CALCULATED DIMENSION*
(R)	*RECORD DIMENSION*
(R1)	*RECORD DIMENSION PER FILE #2022-00029302*
(R2)	*RECORD DIMENSION PER FILE #2015-00013296*
(R3)	*RECORD DIMENSION PER PLAT BOOK 8, PAGE 11*
(R4)	*RECORD DIMENSION PER FILE #2004-00036325*
N/F	*NOW OR FORMERLY*
BHL	*BUILDING HEIGHT LOCATION*
POB	*POINT OF BEGINNING*
POC	*POINT OF COMMENCEMENT*
EA	*EDGE OF ASPHALT*
EC	*EDGE OF CONCRETE*
EG	*EDGE OF GRAVEL*
TA	*TOP OF ASPHALT*
TC	*TOP OF CONCRETE*
BOC	*BACK OF CURB*
FL	*FLOWLINE*
CR	*CROWN OF ROAD*
TB	*TOP OF BANK*
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NG	*NATURAL GROUND*
RCP	*REINFORCED CONCRETE PIPE*
CMP	*CORRUGATED METAL PIPE*
PVC	*POLYVINYL CHLORIDE PIPE*
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R/W	*RIGHT-OF-WAY LINE*
C/L	*CENTERLINE*
— x — x —	*FENCE LINE*
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— W — W —	*UNDERGROUND WATER LINE*
— SD — SD —	*UNDERGROUND STORM DRAIN LINE*
— BTL —	*UNDERGROUND TELEPHONE LINE*
— G —	*UNDERGROUND GAS LINE*
— SD — SD —	*UNDERGROUND STORM DRAIN LINE*
	TREELINE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND COMPLETED ON THIS 11TH DAY OF NOVEMBER, 2022, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY SHOWING THE IMPROVEMENTS. THERE ARE NO SIGNIFICANT OBSERVATIONS APPARENT ON THE GROUND, EXCEPT AS SHOWN.

DATE OF PLAT OR MAP: 11/11/2022

CERTIFICATE OF AUTHORIZATION
BLEW & ASSOCIATES, P.A.
No. 1534
ARKANSAS

PRELIMINARY

WILLIAM G. GAGNER
PROFESSIONAL LAND SURVEYOR NO.: 1659
STATE OF ARKANSAS
ARKANSAS C.O.A.: 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

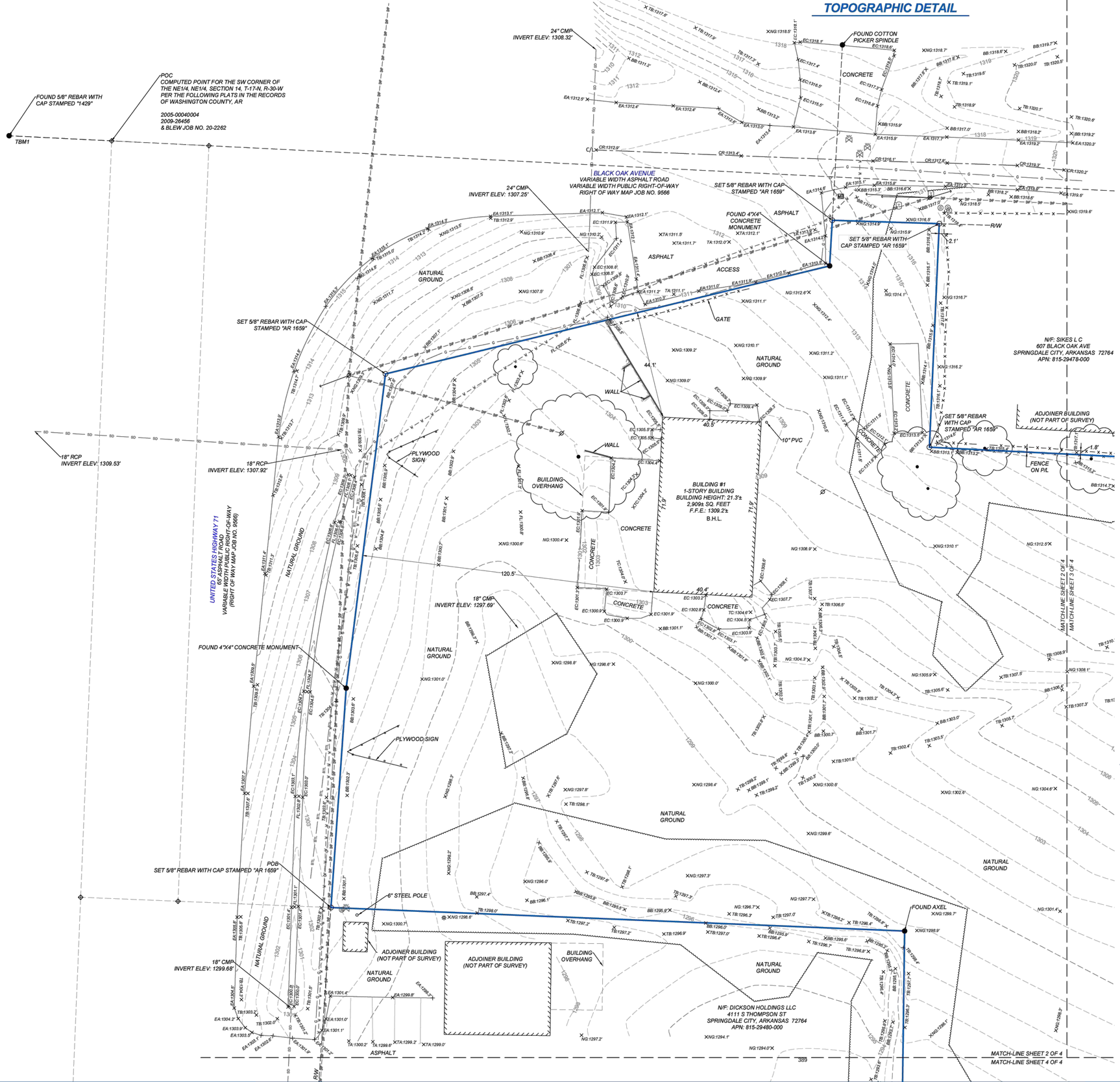
SURVEYOR JOB NUMBER: 22-10545	**SURVEY DRAWN BY:** KMT - 11/11/2022
SURVEY REVIEWED BY: S.T.M.	**SHEET:** 1 OF 4

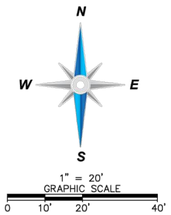
BOUNDARY/TOPOGRAPHIC SURVEY

4003 SOUTH THOMPSON STREET

SPRINGDALE, WASHINGTON COUNTY, ARKANSAS 72764

TOPOGRAPHIC DETAIL





TREE TABLE

Tag	Trunk	Tree Type	Drip
T1	16"	ELM	20'
T2	16"	MAPLE	16'
T3	19"	MAPLE	20'
T4	16"	MAPLE	18'
T5	20"	MAPLE	10'
T6	15"	ELM	15'
T7	13"	SYCAMORE	15'
T8	14"	SYCAMORE	14'
T9	15"	HACKBERRY	12'
T10	15"	ELM	12'
T11	13"	ELM	12'
T12	14"	ROAK	10'
T13	12"	DBL HACKBERRY	10'
T14	14"	HICKERY	13'
T15	14"	ROAK	10'
T16	13"	ELM	12'
T17	15"	ELM	15'
T18	28"	ROAK	20'
T19	28"	ROAK	18'
T20	12"	ELM	8'
T21	18"	DBL ELM	25'

LEGEND & SYMBOLS

●	FOUND MONUMENT AS-NOTED
○	SET MONUMENT AS-NOTED
⌖	COMPUTED POINT
	FIRE HYDRANT
	LIGHT
Ⓢ	SANITARY MANHOLE
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ELEV: 1319.61'

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SURVEYOR JOB NUMBER: 22-10545	**SURVEY DRAWN BY:** KMT - 11/11/2022
SURVEY REVIEWED BY: S.T.M.	**SHEET:** 2 OF 4

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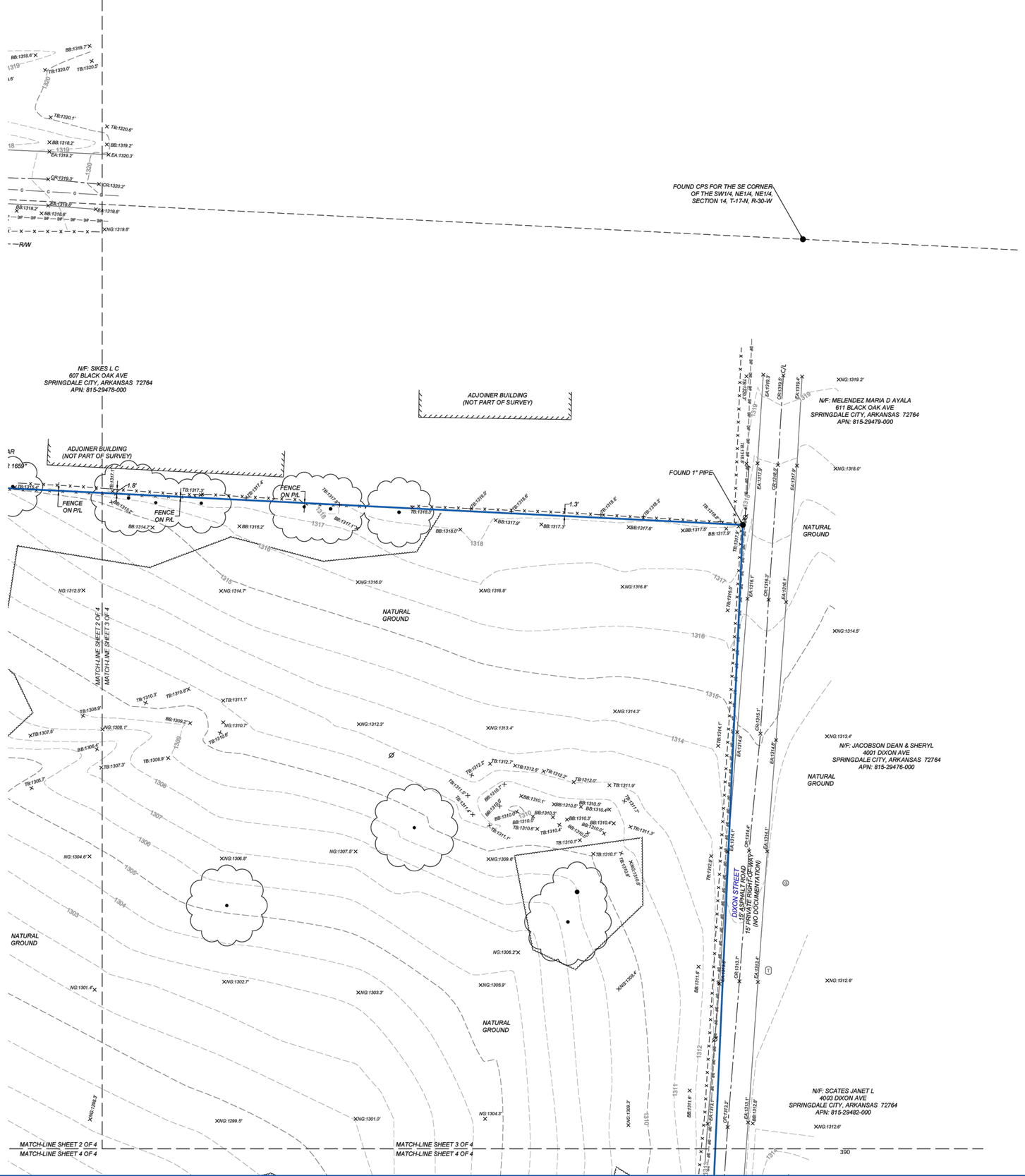

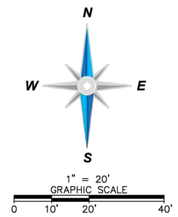

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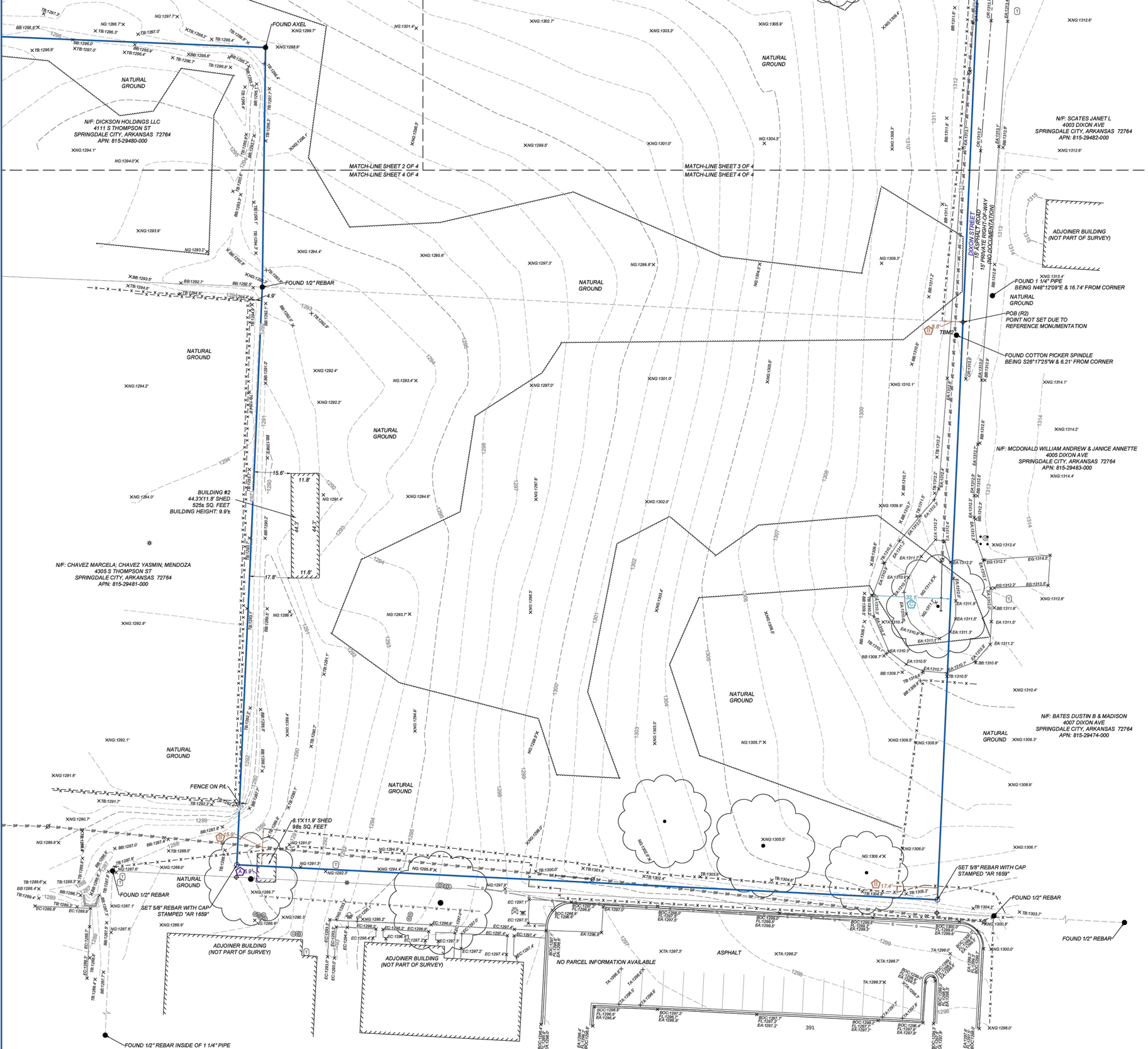

TREE TABLE

Tag	Trunk	Tree Type	Drip
T1	16"	ELM	20'
T2	16"	MAPLE	16'
T3	19"	MAPLE	20'
T4	16"	MAPLE	18'
T5	20"	MAPLE	10'
T6	15"	ELM	15'
T7	13"	SYCAMORE	15'
T8	14"	SYCAMORE	14'
T9	15"	HACKBERRY	12'
T10	15"	ELM	12'
T11	13"	ELM	12'
T12	14"	ROAK	10'
T13	12"	DBL HACKBERRY	10'
T14	14"	HICKERY	13'
T15	14"	ROAK	10'
T16	13"	ELM	12'
T17	15"	ELM	15'
T18	28"	ROAK	20'
T19	28"	ROAK	18'
T20	12"	ELM	8'
T21	18"	DBL ELM	25'

LEGEND & SYMBOLS

- ● FOUND MONUMENT AS-NOTED
- ○ SET MONUMENT AS-NOTED
- ⌖ COMPUTED POINT
- FIRE HYDRANT
- LIGHT
- Ⓢ SANITARY MANHOLE
- BOLLARD
- ⌀ POWER POLE
- MB MAIL-BOX
- GAS METER
- T TELEPHONE PEDESTAL
- Ⓦ WATER METER
- WATER VALVE
- OVH OVERHANG
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- (R1) RECORD DIMENSION PER FILE #2022-00029302
- (R2) RECORD DIMENSION PER FILE #2015-00013296
- (R3) RECORD DIMENSION PER PLAT BOOK B, PAGE 11
- (R4) RECORD DIMENSION PER FILE #2004-00036325
- N/F NOW OR FORMERLY
- BHL BUILDING HEIGHT LOCATION
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- EA EDGE OF ASPHALT
- EC EDGE OF CONCRETE
- EG EDGE OF GRAVEL
- TA TOP OF ASPHALT
- TC TOP OF CONCRETE
- BOC BACK OF CURB
- FL FLOWLINE
- CR CROWN OF ROAD
- TB TOP OF BANK
- BB BOTTOM OF BANK
- NG NATURAL GROUND
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- PVC POLYVINYL CHLORIDE PIPE
- BOUNDARY LINE
- R/W RIGHT-OF-WAY LINE
- C/L CENTERLINE
- FENCE LINE
- OHP OVERHEAD POWER LINE
- UGW UNDERGROUND WATER LINE
- UGSD UNDERGROUND STORM DRAIN LINE
- UGTL UNDERGROUND TELEPHONE LINE
- UGG UNDERGROUND GAS LINE
- UGSD UNDERGROUND STORM DRAIN LINE
- TREELINE

TEMPORARY BENCHMARK INFORMATION

TBM-1
5/8" REBAR WITH CAP STAMPED "1429"
N: 667868.6418
E: 679318.9020
ELEV: 1319.61'

TBM-2
COTTON PICKER SPINDLE
N: 667420.1096
E: 679979.7135
ELEV: 1313.11'

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: 22-10545	**SURVEY DRAWN BY:** KMT - 11/11/2022
SURVEY REVIEWED BY: S.T.M.	**SHEET:** 4 OF 4

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 8W
EXISTING POWER POLE	
EXISTING OVERHEAD ELECTRIC	OHE OHE
EXISTING GAS METER	Ⓖ
EXISTING GAS LINE	GAS GAS
EXISTING TELEPHONE PEDESTAL	Ⓣ
EXISTING STORM PIPE	
EXISTING FIBER OPTIC LINE	FO FO
PROPOSED STANDARD ASPHALT	
PROPOSED HANDICAP SIGN	
PROPOSED SETBACK	
PROPOSED RIGHT-OF-WAY	
PROPOSED CONCRETE	
PROPOSED EASEMENT	
REMOVE EXISTING CONCRETE	
PROPOSED TREE PROTECTION FENCE	TP TP
PROPOSED SILT FENCE	SF SF

KEYNOTES:

1. TEMPORARY CONCRETE WASHOUT PER DETAIL. **2/C7.0.**
2. TEMPORARY CONSTRUCTION ENTRANCE PER DETAIL. **3/C7.0.**
3. TEMPORARY SILT FENCE PER DETAIL. **1/C7.0.**
4. TEMPORARY TREE PROTECTION FENCE PER DETAIL. **4/C7.0.**
5. REMOVE EXISTING BUILDING AND DISPOSE OF OFFSITE.
6. REMOVE EXISTING CONCRETE AND DISPOSE OF OFFSITE.
7. REMOVE EXISTING TREE AND DISPOSE OF OFFSITE.
8. REMOVE EXISTING CONCRETE WALL AND DISPOSE OF OFFSITE.

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.

Tag	Trunk	Tree Type	Drip	
T5	20"	Maple	10'	Remove
T6	15"	Elm	15'	Remove
T7	13"	Sycamore	15'	Remove
T8	14"	Sycamore	14'	Remove
T9	15"	Hackberry	12'	Remove
T10	15"	Elm	12'	Remove
T11	13"	Elm	12'	Remove
T12	14"	Roak	10'	Remove
T13	12"	Dbl Hackberry	10'	Remove
T14	14"	Hickery	13'	Remove
T15	14"	Roak	10'	Remove
T16	13"	Elm	12'	Remove
T17	15"	Elm	15'	Remove
T20	12"	Elm	8'	Keep
T21	18"	Dbl Elm	25'	Remove

JOB# L23-61

NORTH

40' 0 40'

SCALE 1"=40'

CERTIFICATE OF AUTHORIZATION
ECE
No. 3356
ARKANSAS ENGINEER NO.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11411
Jason E. Ingalls
10/19/2023

Rev	Comments	Date
1	PER CITY COMMENTS	10/19/2023

NOT FOR CONSTRUCTION

LEGACY VENTURES STORAGE
LARGE SCALE
BLACK OAK AVENUE SPRINGDALE, ARKANSAS

BRISIEL HOLDINGS, LLC
PO BOX 8216 FAYETTEVILLE, AR 72703

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:

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PO BOX 8216
FAYETTEVILLE, AR 72703

9200 SUITS US DR, STE B
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O: (479) 364-0028
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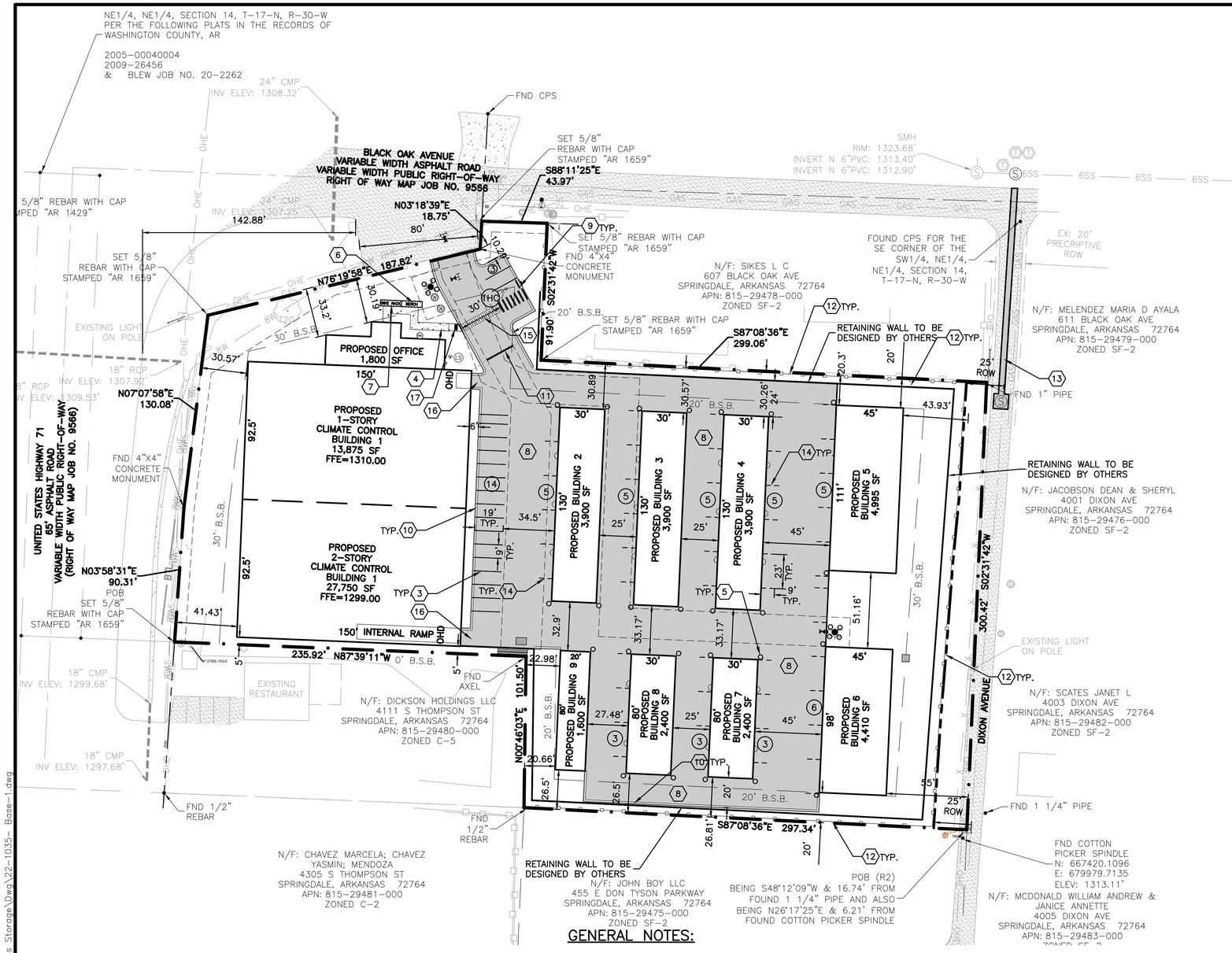
Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE: 10/19/2023
JOB NUMBER: 22-1035
SHEET NAME: DEMOLITION & STORM WATER POLLUTION PREVENTION PLAN
File No.: 22-1035- Base-1.dwg
C3.0

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

Z:\ECE-Work\Projects\2022 Projects\22-1035 Legacy Ventures Storage\Dwg\22-1035- Base-1.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
- EXISTING POWER POLE
- EXISTING OVERHEAD ELECTRIC
- EXISTING GAS METER
- EXISTING GAS LINE
- EXISTING TELEPHONE PEDESTAL
- EXISTING STORM PIPE
- EXISTING FIBER OPTIC LINE
- PROPOSED STANDARD ASPHALT
- PROPOSED HANDICAP SIGN
- PROPOSED SETBACK
- PROPOSED TRUNCATED DOME
- PROPOSED CONCRETE
- PROPOSED EASEMENT
- PROPOSED 6' WOODEN FENCE
- PROPOSED FIRE HYDRANT
- PROPOSED RIGHT-OF-WAY
- PROPOSED BOLLARD
- PROPOSED WHEEL STOP
- PROPOSED WALL-PACK LIGHTING
- PROPOSED WATER VALVE

NORTH

40' 0 40'

SCALE 1"=40'

CERTIFICATE OF AUTHORIZATION
ECE
No. 3356
ARKANSAS ENGINEER

TOTAL AREAS OF DEVELOPMENT:

GROSS AREA:	148,736 SF
NET AREA (EXCLUDING ROW):	143,398 SF
IMPERVIOUS AREA:	115,811 SF
PERVIOUS AREA (EXCLUDING ROW):	27,587 SF
% PERVIOUS:	23.8%

PARKING REQUIREMENTS:

OFFICE: 1 SPACE PER 300 SF OF NET FLOOR AREA
NET FLOOR AREA: 1,800SF
SPACES NEEDED: 6

STORAGE: 1 SPACE PER 1,200 SF OF NET FLOOR AREA
NET FLOOR AREA: 69,130 SF
SPACES NEEDED: 58

TOTAL REQUIRED: 58 SPACES (INCLUDING 1 ADA SPACE)
TOTAL PROVIDED: 57 STANDARD SPACES
1 ADA SPACE

LANDSCAPE BUFFER WIDTH:

FRONT: 10'
SIDE: 5'

KEYNOTES:

1. ACCESSIBLE PARKING STRIPING PER DETAIL **7/C7.0.**
2. ACCESSIBLE PARKING SIGN PER DETAIL **8/C7.0.**
3. 4" WHITE PARKING STRIPING
4. CONCRETE SIDEWALK PER DETAIL **9/C7.0.**
5. CONCRETE BOLLARD PER DETAIL **5/C7.0.**
6. PARK BENCH PER CITY OF SPRINGDALE REQUIREMENTS
7. BIKE RACK PER CITY OF SPRINGDALE REQUIREMENTS
8. STANDARD ASPHALT SECTION PER DETAIL **12/C7.0.**
9. CONCRETE WHEEL STOPS PER DETAIL **6/C7.0.**
10. CURB AND GUTTER PER DETAIL **10/C7.0.**
11. VERTICAL PIVOT GATE PER DETAIL **13/C7.1.**
12. 6' WOODEN PRIVACY FENCE. SMOOTH SIDE SHOWING TO ADJACENT PROPERTY PER DETAIL **SD-F-4/C7.2.**
13. STREET CUT PER DETAIL **SD-B-5A/C7.1.**
14. PARKING STALLS SHOWN ARE TO EXHIBIT THAT THE DEVELOPMENT MEETS PARKING REQUIREMENTS. DO NOT PAINT.
15. STAMPED CONCRETE WALK WAY. MINIMUM 6" THICK
16. PAINT ON ASPHALT "LOADING AND UNLOADING AREA"
17. ACCESSIBLE RAMP PER DETAIL **17,18/C7.2.**

NOTES:

1. ALL HVAC EQUIPMENT AND OTHER MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
2. ALL LIGHT FIXTURES WILL ALLOW HORIZONTAL LIGHT TRESPASS ONTO ADJACENT RESIDENTIAL PROPERTY.

JOB# L23-61

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 RETAINING WALL ARE TO BE DESIGNED BY OTHERS.
10. TRASH WILL BE CURBSIDE PICKUP FOR THE OFFICE AND OTHER TRASH WILL BE REMOVED BY A CONTRACT HAULER THAT HAS AN AGREEMENT WITH THE FACILITY.

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.

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
TIM@LEGACYVENTURESNWA.COM

ZONING:

C-2

PLANNED USE:

STORAGE

SETBACKS:

FRONT: 30'
SIDE: 0'
REAR: 20'

NOT FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
Jason E. Ingalls
No.11411
10/19/2023

Rev	Comments	Date
1	PER CITY COMMENTS	10/19/2023

LEGACY VENTURES STORAGE
LARGE SCALE
BLACK OAK AVENUE
SPRINGDALE, ARKANSAS

BRISIEL HOLDINGS, LLC
PO BOX 8216 FAYETTEVILLE, AR 72703

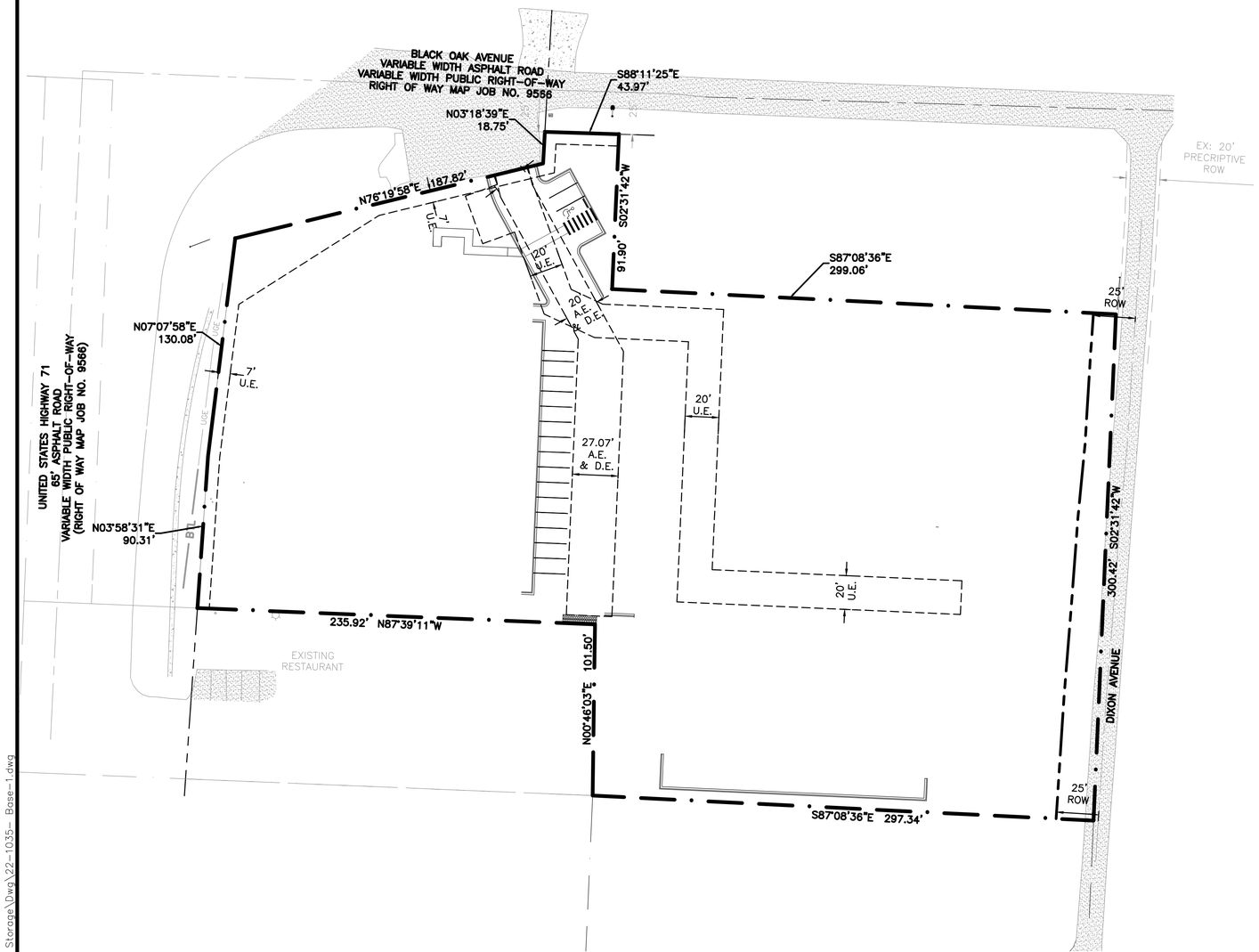
ECE - EXPEDIENT CIVIL ENGINEERING, PLLC
BELLA VISTA, AR 72714
O: (479) 364-0028
M: (479) 957-4304
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 10/19/2023
JOB NUMBER 22-1035
SHEET NAME SITE PLAN
File No. 22-1035- Base-1.dwg
C4.0

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

Z:\ECE - Work\Projects\2022 Projects\22-1035 Legacy Ventures Storage\Dwg\22-1035- Base-1.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	W
EXISTING WATER METER	W
EXISTING 8" WATER LINE	8W
EXISTING POWER POLE	
EXISTING OVERHEAD ELECTRIC	OHE
EXISTING GAS METER	G
EXISTING GAS LINE	GAS
EXISTING TELEPHONE PEDESTAL	T
EXISTING STORM PIPE	
EXISTING FIBER OPTIC LINE	FO
PROPOSED STANDARD ASPHALT	
PROPOSED HANDICAP SIGN	
PROPOSED SETBACK	
PROPOSED TRUNCATED DOME	
PROPOSED CONCRETE	
PROPOSED EASEMENT	
PROPOSED 6' WOODEN FENCE	
PROPOSED FIRE HYDRANT	
PROPOSED RIGHT-OF-WAY	
PROPOSED BOLLARD	o
PROPOSED WHEEL STOP	—
PROPOSED WALL-PACK LIGHTING	D
UTILITY EASEMENT	U.E.
ACCESS EASEMENT	A.E.
DRAINAGE EASEMENT	D.E.

NORTH

40' 0 40'

SCALE 1"=40'

CERTIFICATE OF AUTHORIZATION
ECE
No. 3356
ARKANSAS ENGINEER

NOT FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
Jason E. Ingalls
No.11411
10/19/2023

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LEGACY VENTURES STORAGE
LARGE SCALE
BLACK OAK AVENUE SPRINGDALE, ARKANSAS

BRISIEL HOLDINGS, LLC
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Expedient Civil Engineering, PLLC

DRAWN BY:	KAB
CHECKED BY:	JEI
DATE	10/19/2023
JOB NUMBER	22-1035
SHEET NAME	EASEMENT PLAN
File No.	22-1035- Base-1.dwg
	C4.1

JOB# L23-61

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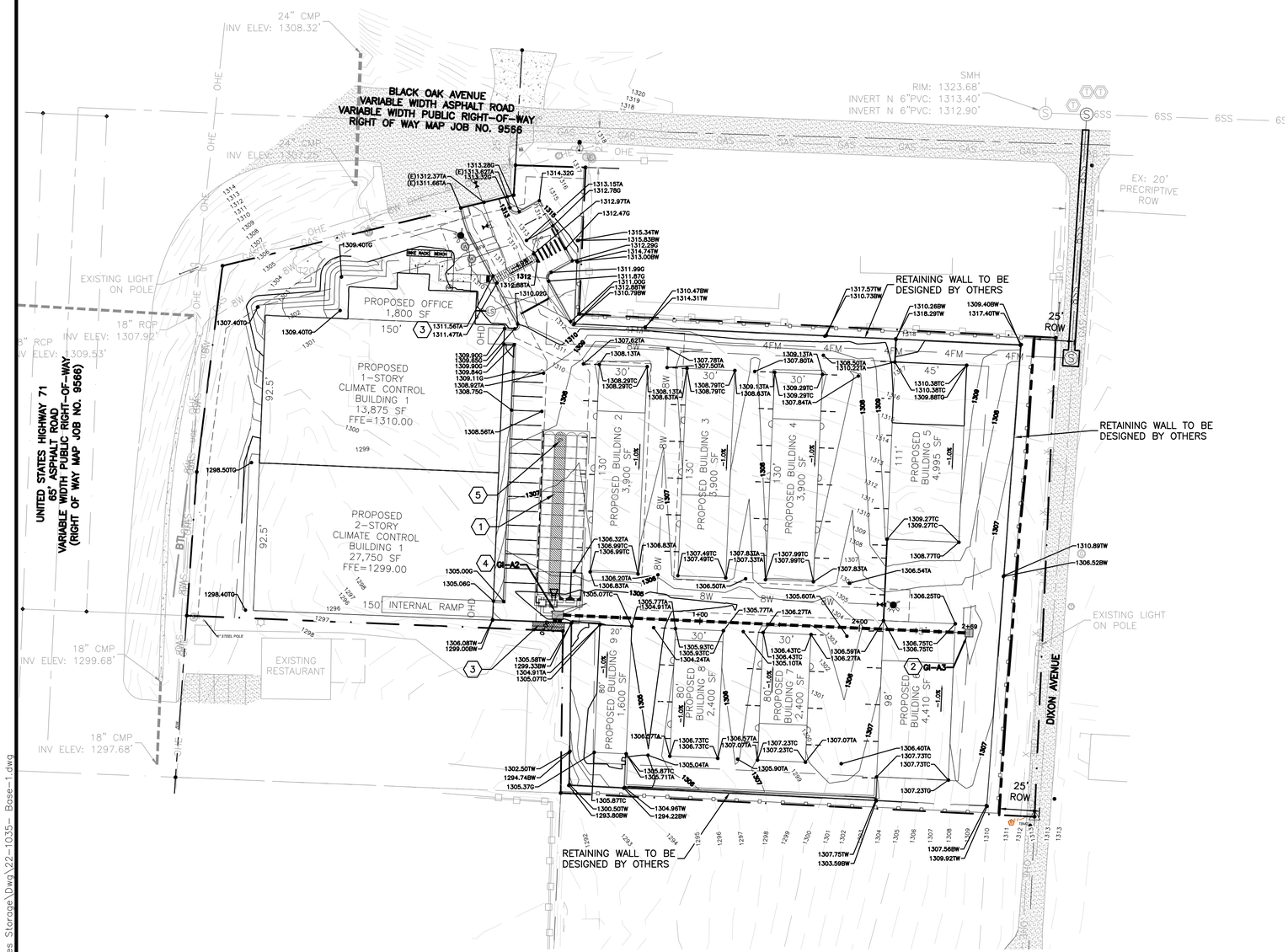
Z:\ECE-Work\Projects\2022 Projects\22-1035 Legacy Ventures Storage\Dwg\22-1035- Base-1.dwg



FOUND IRON PIN	IPF 1/2 REBAR
PROPERTY LINE	
EXISTING RIGHT-OF-WAY	
EXISTING BARBED WIRE FENCE	X X
EXISTING EASEMENT	
EXISTING ASPHALT	
EXISTING CENTERLINE OF ROAD	
PROPOSED EASEMENT	
PROPOSED RIGHT-OF-WAY	
PROPOSED 5' SIDEWALK	
PROPOSED STANDARD ASPHALT	
PROPOSED HANDICAP SIGN	
PROPOSED SETBACK	
TRUNCATED DOME	
WHEEL STOP	
PROPOSED WALL-PACK LIGHTING	D
PROPOSED FIRE HYDRANT	
PROPOSED TOP OF GRADE	1310.00TG
PROPOSED TOP OF CONCRETE	1310.00TC
PROPOSED TOP OF ASPHALT	1310.00TA
PROPOSED TOP OF WALL	1310.00TW
PROPOSED BOTTOM OF WALL	1310.00BW
PROPOSED GUTTER	1310.00G
PROPOSED 4" FORCE MAIN	4FM 4FM
PROPOSED 8" WATER LINE	8W 8W
PROPOSED WATER METER	W
PROPOSED MANHOLE	S
PROPOSED 8" SANITARY SEWER	8SS 8SS

NORTH

40' 0 40'

SCALE 1"=40'

CERTIFICATE OF AUTHORIZATION
ECE
No. 3356
ARKANSAS ENGINEER NOTARY

KEYNOTES:

1. MC-3500 STORMTECH UNDERGROUND DETENTION SYSTEM **SHEET 1 OF 1**
2. GRATED INLET BOX **16/C7.2.**
3. LEVEL SPREADER PER DETAIL **15/C7.2.**
4. DETENTION OUTLET STRUCTURE PER DETAIL **14&16/C7.2.**
5. ACCESS CLEANOUT
6. TAPER CURB FROM 6-0 INCHES IN 2 FOOT.

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# L23-61

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

NOT FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11411
Jason E. Ingalls
10/19/2023

Rev	Comments	Date
1	PER CITY COMMENTS	10/19/2023

LEGACY VENTURES STORAGE
LARGE SCALE
BLACK OAK AVENUE SPRINGDALE, ARKANSAS

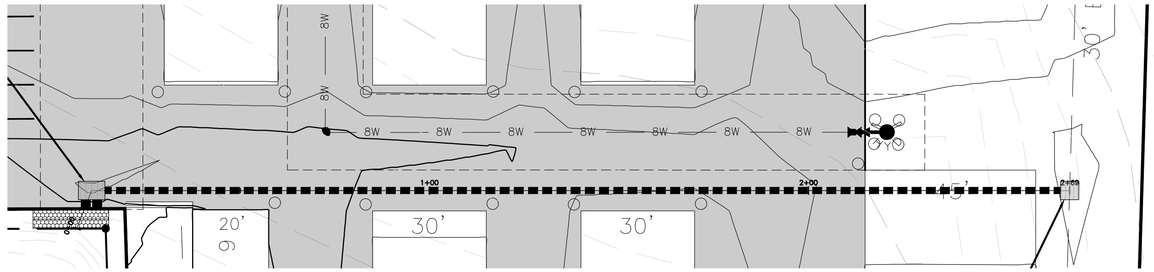
BRISIEL HOLDINGS, LLC
PO BOX 8216 FAYETTEVILLE, AR 72703

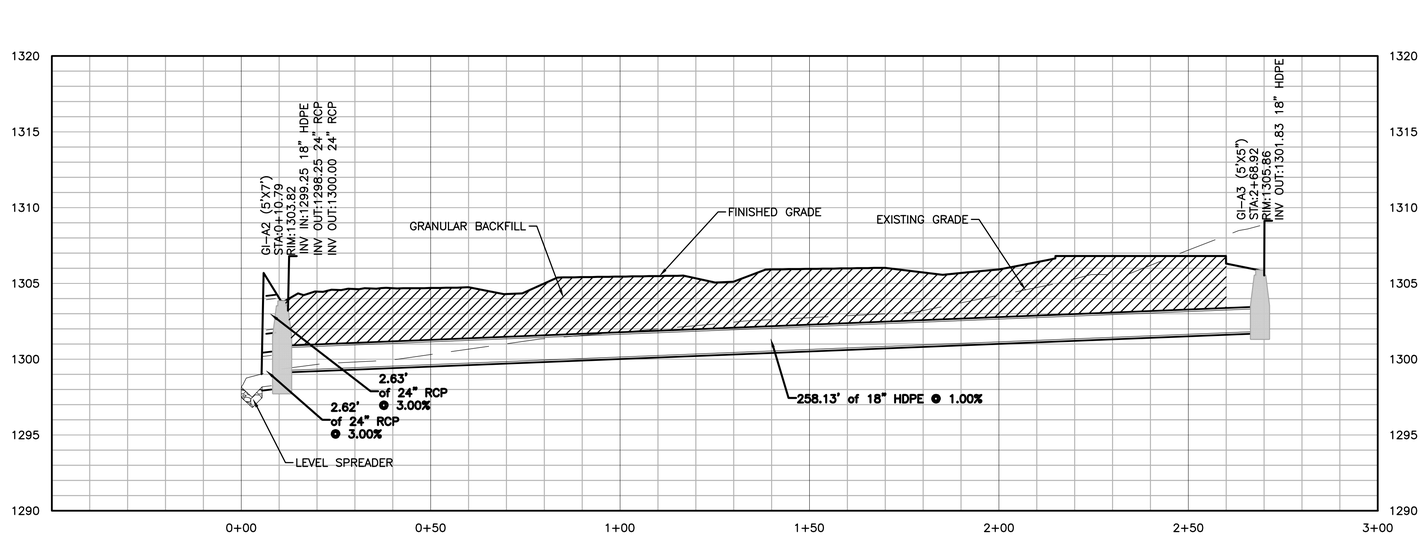
1200 JUSTIN DR, STE B
BELLA VISTA, AR 72714
O: (479) 364-0028
M: (479) 387-2320
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE: 10/19/2023
JOB NUMBER: 22-1035
SHEET NAME: GRADING PLAN
File No.: 22-1035- Base-1.dwg
C5.0

Z:\ECE-Work\Projects\2022 Projects\22-1035 Legacy Ventures Storage\Dwg\22-1035- Base-1.dwg





STORM SEWER PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 10'

NOT FOR CONSTRUCTION

JOB# L23-61

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
Jason E. Ingalls
No.11411
10/19/2023

Rev	Comments	Date
1	PER CITY COMMENTS	10/19/2023

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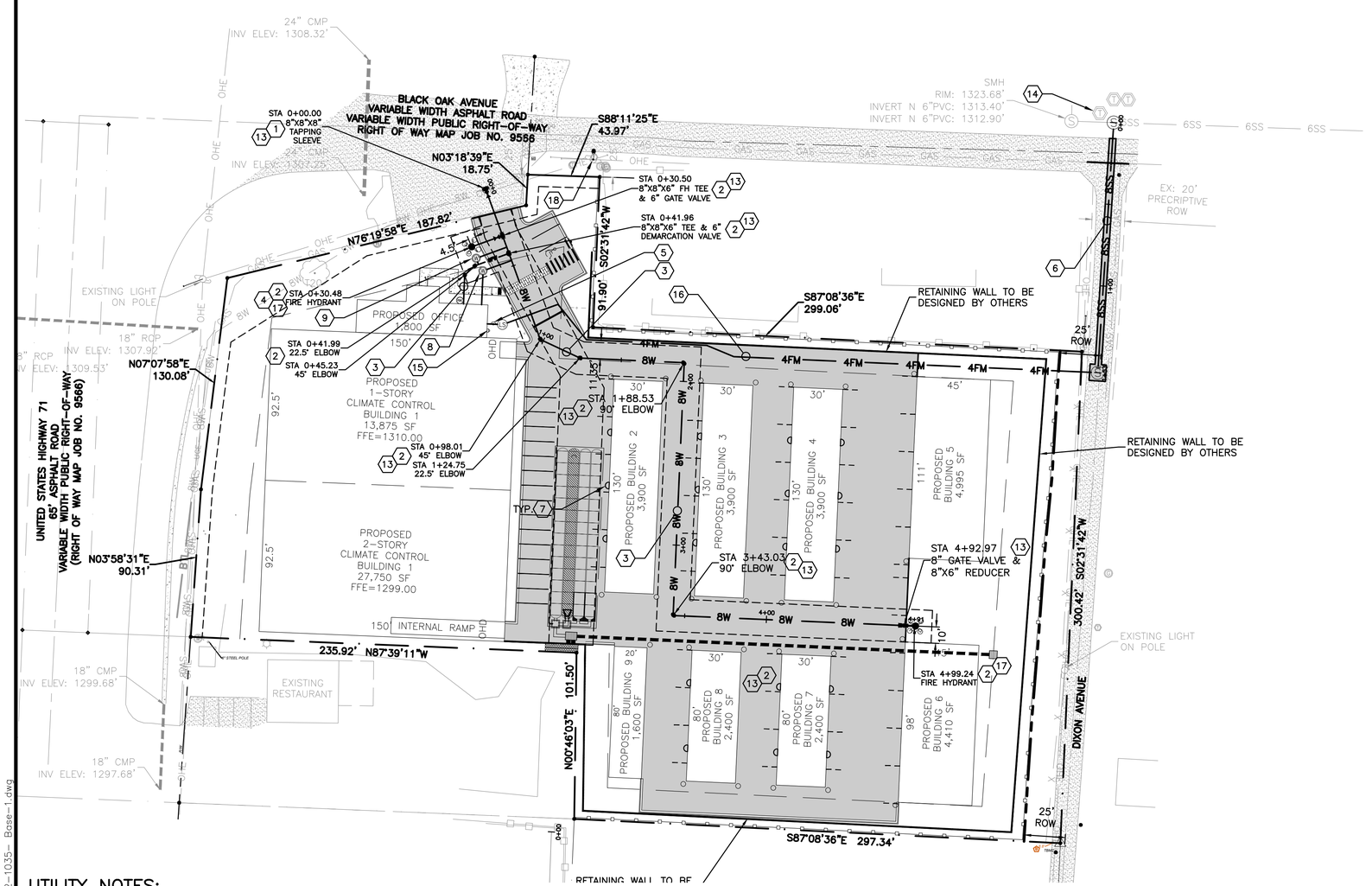
Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE: 10/19/2023
JOB NUMBER: 22-1035
SHEET NAME: STORM SEWER LINE PLAN & PROFILE
File No.: 22-1035- Base-1.dwg
C5.1

CERTIFICATE OF AUTHORIZATION
ECE
No. 3356
ARKANSAS ENGINEER

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

Z:\ECE-Work\Projects\2022 Projects\22-1035 Legacy Ventures Storage\Dwg\22-1035- Base-1.dwg



UTILITY NOTES:

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

B. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF SWU AND EXPEDIENT CIVIL ENGINEERING, PLLC.

C. ALL WATER MAINS THAT ARE TO BE PUBLIC LINES AND PRIVATE FIRE LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SWU STANDARD SPECIFICATIONS DATED JANUARY 20, 2021 AND THE ARKANSAS STATE HEALTH DEPARTMENT REQUIREMENTS AND SHALL BE INSPECTED BY SWU INSPECTOR & EXPEDIENT CIVIL ENGINEERING, PLLC.

D. ALL PRIVATE WATER SERVICES SHALL BE POLYETHYLENE.

E. ALL FILL UNDER UTILITY LINES SHALL BE COMPACTED IN 6 INCH LIFTS COMPACTED TO 95% STANDARD PROCTOR DENSITY.

F. ALL DENSITY TESTING REPORTS ARE TO BE FORWARDED TO THE CITY, SWU, EXPEDIENT CIVIL ENGINEERING, PLLC, AND THE CONTRACTOR.

G. WATER MAINS AND SANITARY SEWERS SHALL BE CONSTRUCTED AS FAR APART AS PRACTICABLE, AND SHALL BE SEPARATED BY UNDISTURBED AND COMPACTED EARTH. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER LINES AND SEWERS SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE ARKANSAS DEPARTMENT OF HEALTH.

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

I. ENSURE ALL VALVES AND BOLTS ARE POLYWRAPPED APPROPRIATELY.

J. MINIMUM INITIAL RATING FOR THE STREETLIGHT SHALL BE 6,800 LUMENS FOR A LOCAL STREET, 11,000 LUMENS FOR A COLLECTOR STREET, OR 20,000 LUMENS FOR AN ARTERIAL STREET.

K. WATER MAINS AND SANITARY SEWERS SHALL BE CONSTRUCTED AS FAR APART AS PRACTICABLE, AND SHALL BE SEPARATED BY UNDISTURBED AND COMPACTED EARTH. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER LINES AND SEWERS SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE CITY. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT. EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE CITY.

L. FIRE LINES SHALL BE INSTALLED TO SWU STANDARD SPECIFICATIONS DATED JANUARY 20, 2021.

M. ALL WATER MAINS AND PRIVATE FIRE LINES SHALL BE DUCTILE IRON CLASS 50.

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 TELEPHONE PEDESTAL
- EXISTING STORM PIPE
- EXISTING FIBER OPTIC LINE (FO)
- PROPOSED STANDARD ASPHALT
- PROPOSED HANDICAP SIGN
- PROPOSED SETBACK
- PROPOSED TRUNCATED DOME
- PROPOSED CONCRETE
- PROPOSED EASEMENT
- PROPOSED 6' WOODEN FENCE
- PROPOSED FIRE HYDRANT
- PROPOSED RIGHT-OF-WAY
- PROPOSED BOLLARD
- PROPOSED WHEEL STOP
- PROPOSED WALL-PACK LIGHTING (D)
- PROPOSED 8" WATER LINE (8W)
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED MANHOLE (S)
- PROPOSED WATER METER (W)
- PROPOSED 8" SANITARY SEWER LINE (8SS)
- PROPOSED LIFT STATION (LS)
- PROPOSED CLEAN OUT (CO)
- PROPOSED WATER VALVE

NORTH

40' 0 40'

SCALE 1"=40'

KEYNOTES:

1. INSTALL NEW 8"X8"X8" TAPPING SLEEVE PER DETAIL **S-5/C7.1.**
2. THRUST BLOCKING PER DETAIL **S-3/C7.1.**
3. EMBED WATER MAIN PER DETAIL **S-18/C7.1.**
4. FIRE HYDRANT ASSEMBLY PER DETAIL **S-36/C7.1.**
5. SEWER SERVICE CLEANOUT PER DETAIL **S-47/C7.1.**
6. EMBED SANITARY SEWER MAIN PER DETAIL **S19-/C7.1.**
7. WALL PACK LIGHTING. MUST BE FULL CUT-OFF LIGHTING
8. 5/8" WATER METER PER SWU STANDARD DETAIL **S-22/C7.1.**
9. 5/8" LEAK DETECTION METER PER SWU STANDARD DETAIL **S-36/C7.1.**
10. FIRE SYSTEM CONNECTION PER SWU STANDARD DETAIL **S-1/C7.1.**
11. PRIVATE LIFT STATION. TO BE DESIGNED BY OTHERS.
12. 6" FIRE LINE PER SWU STANDARD DETAIL
    SEE BUILDING PLANS FOR CONTINUATION OF FIRE LINE INSIDE THE BUILDING
13. TRACER WIRE PORTS TO BE INSTALLED AT ALL VALVES AND CHANGES OF DIRECTION PER SWU STANDARD DETAIL
14. CONTRACTOR TO FIELD LOCATION OF STRUCTURE. NOTIFY ENGINEER IF ANY DISCREPANCIES.
15. LIFT STATION CONTROL PANEL
16. PRIVATE 4" FORCEMAIN.
17. FIRE HYDRANT WITH GUARD POSTS PER SWU STANDARD DETAIL **S-2/C7.1.**
18. STREETLIGHT TO BE MOUNTED ON EXISTING POWER POLE. FIXTURE SHALL BE BY LSI LIGHTING MODEL CROSSOVER XRM, #SPL-XRM3-AA9W/LED/UE-MSV-IPC-PC-COS. TO BE INSTALLED BY OZARK'S ELECTRIC COOPERATIVE AT OWNERS EXPENSE.

FIRE HYDRANT COORDINATES:

FIRE HYDRANT-1:	N: 667789.85 E: 679622.82
FIRE HYDRANT-2:	N: 667558.29 E: 679893.95

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No.11411
Jason E. Ingalls
10/19/2023

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CERTIFICATE OF AUTHORIZATION
ECE
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ARKANSAS ENGINEER NOTARY

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3825 S 48TH ST, STE B
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Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
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SHEET NAME: UTILITY PLAN
File No.: 22-1035- Base-1.dwg
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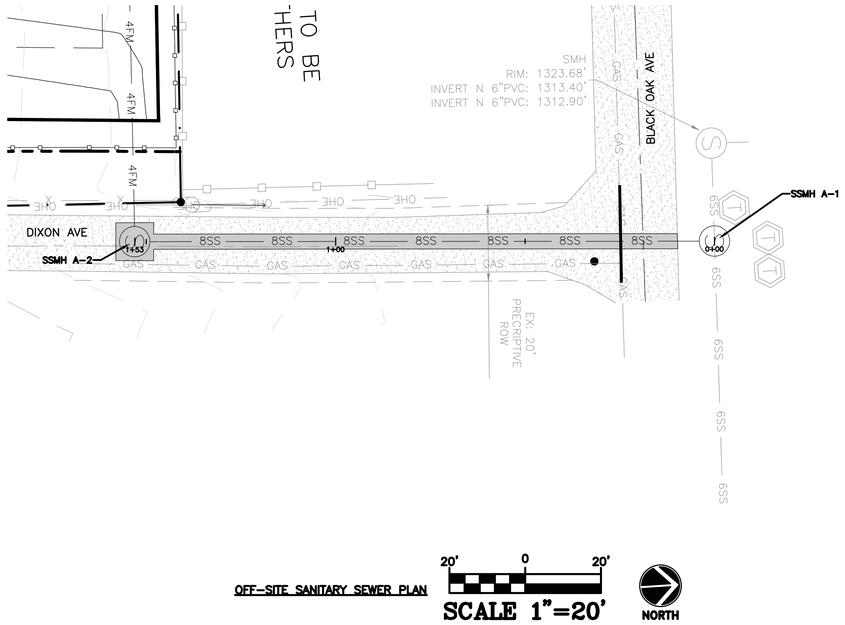
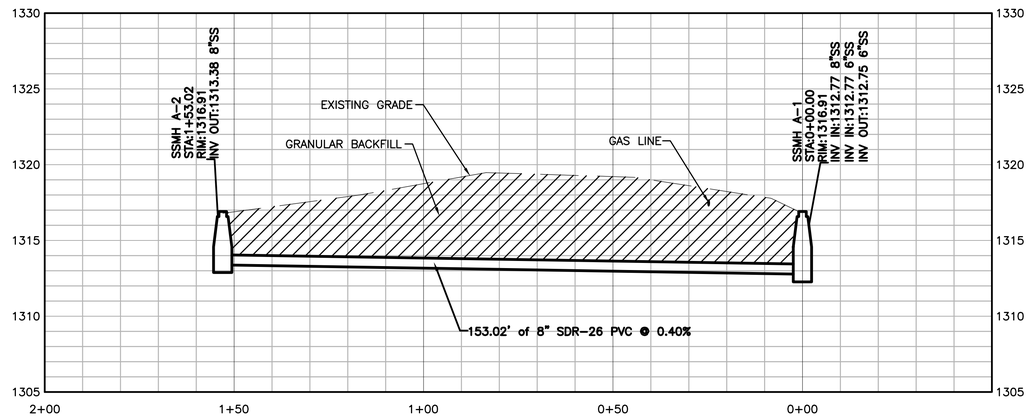


OFF-SITE SANITARY SEWER PLAN

20' 0 20'

SCALE 1"=20'

NORTH



OFF-SITE SANITARY SEWER PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 10'

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Expedient Civil Engineering, PLLC

DRAWN BY: KAB
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DATE: 10/19/2023
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SHEET NAME: OFF-SITE SANITARY SEWER LINE PLAN & PROFILE
File No.: 22-1035- Base-1.dwg
C6.1

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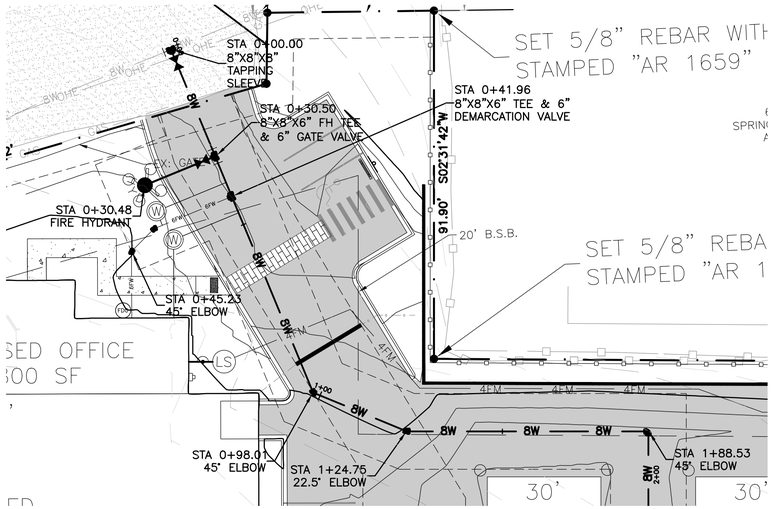
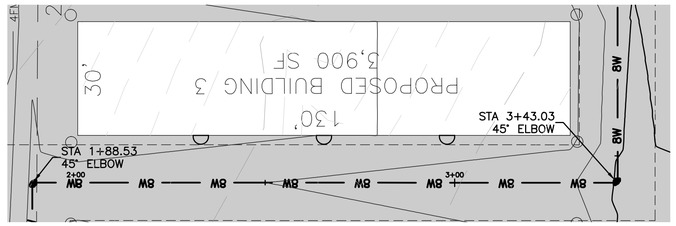
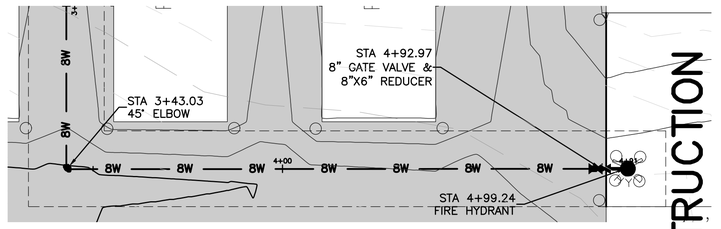


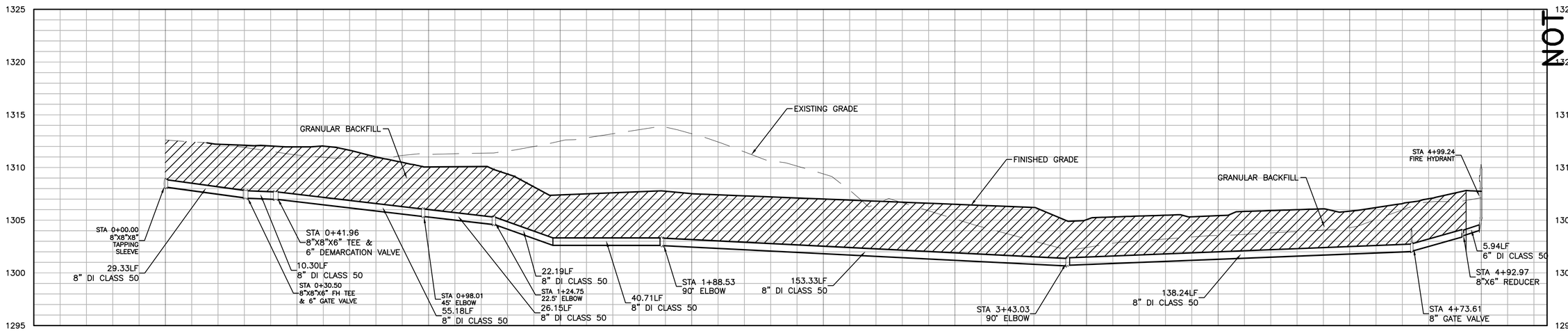




WATERLINE PLAN

20' 0 20'

SCALE 1"=20'



WATERLINE PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 10'

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No.11411
Jason E. Ingalls
10/19/2023

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File No.: 22-1035- Base-1.dwg
C6.2

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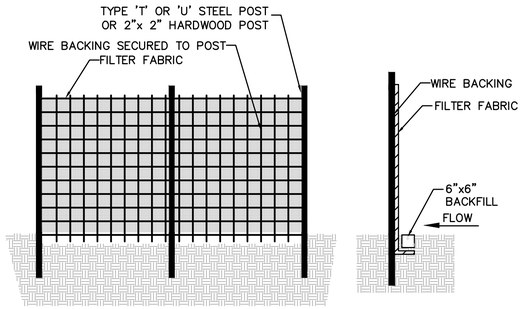
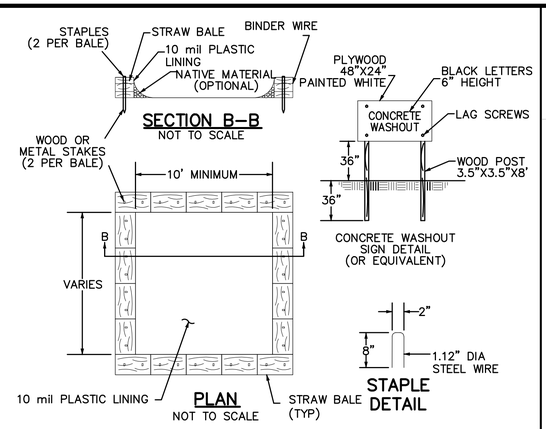
NOTES:

1. ADJOINING FILTER CLOTH SECTIONS MUST OVERLAP A MINIMUM OF 6" AND FOLDED.
2. STAKES ARE TO BE EMBEDDED A MINIMUM OF 12 INCHES.
3. EXCAVATE SMALL TRENCH AT BASE OF SILT FENCE AND PLACE FABRIC ALONG BOTTOM OF TRENCH. COMPACT SOIL OVER FABRIC IN TRENCH AS SHOWN IN DETAIL.
5. FABRIC FOR SILT FENCE MAY BE WOVEN OR NON-WOVEN MATERIAL AS SPECIFIED IN THE CONSTRUCTION SPECIFICATIONS.
6. SEDIMENT AND DEBRIS ACCUMULATED BEHIND THE SILT FENCE SHALL BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE THIRD THE HEIGTH OF THE FENCE.
7. IMMEDIATELY REPLACE CLOGGED OR DAMAGED FENCE.

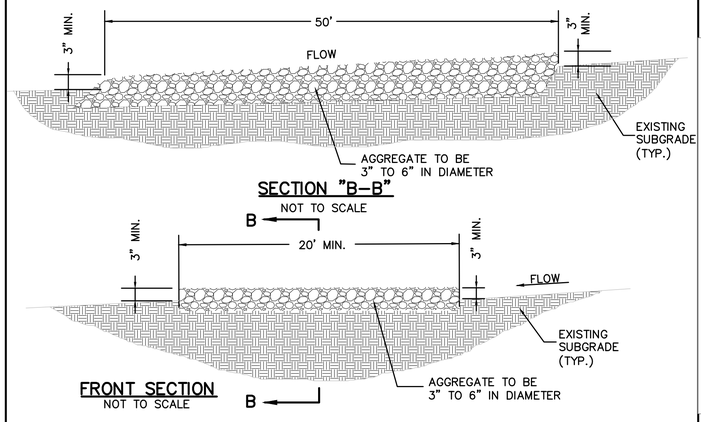


DETAIL 1 – SILT FENCING
NOT TO SCALE

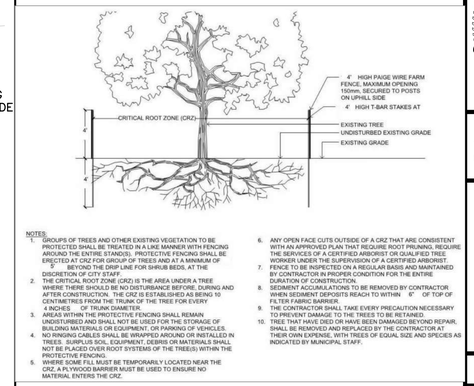


TYPE "ABOVE GRADE" WITH STRAW BALES

DETAIL 2 – CONCRETE WASHOUT
NOT TO SCALE

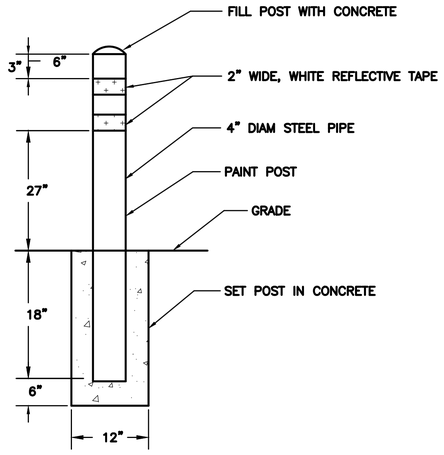


DETAIL 3 – CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



NOTES:
1. GROUPS OF TREES AND OTHER EXISTING VEGETATION TO BE PROTECTED SHALL BE TREATED IN A LIKE MANNER WITH FENCING AROUND THE ENTIRE STAND(S). PROTECTIVE FENCING SHALL BE ERECTED AT CRZ FOR GROUP OF TREES AND AT A MINIMUM OF 6' BEYOND THE DRIP LINE FOR SHRUB BEDS, AT THE DISCRETION OF CITY STAFF.
2. THE CRITICAL ROOT ZONE (CRZ) IS THE AREA UNDER A TREE WHERE THERE SHOULD BE NO DISTURBANCE BEFORE, DURING AND AFTER CONSTRUCTION. THE CRZ IS ESTABLISHED AS BEING 10 CENTIMETRES FROM THE TRUNK OF THE TREE FOR EVERY 4 INCHES OF TRUNK DIAMETER.
3. AREAS WITHIN THE PROTECTIVE FENCING SHALL REMAIN UNDISTURBED AND SHALL NOT BE USED FOR THE STORAGE OF BUILDING MATERIALS OR EQUIPMENT, OR PARKING OF VEHICLES.
4. NO RINGING CABLE SHALL BE WRAPPED AROUND OR INSTALLED IN TREES. SURPLUS SOIL, EQUIPMENT, DEBRIS OR MATERIALS SHALL NOT BE PLACED OVER ROOT SYSTEMS OF THE TREE(S) WITHIN THE PROTECTIVE FENCING.
5. WHERE SOME FILL MUST BE TEMPORARILY LOCATED NEAR THE CRZ, A PLYWOOD BARRIER MUST BE USED TO ENSURE NO MATERIAL ENTERS THE CRZ.
6. ANY OPEN FACE CUTS OUTSIDE OF A CRZ THAT ARE CONSISTENT WITH AN APPROVED PLAN THAT REQUIRE ROOT PRUNING, REQUIRE THE SERVICES OF A CERTIFIED ARBORIST OR QUALIFIED TREE WORKER UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.
7. FENCE TO BE INSPECTED ON A REGULAR BASIS AND MAINTAINED BY CONTRACTOR IN PROPER CONDITION FOR THE ENTIRE DURATION OF CONSTRUCTION.
8. SEDIMENT ACCUMULATIONS TO BE REMOVED BY CONTRACTOR WHEN SEDIMENT DEPOSITS REACH TO WITHIN 6" OF TOP OF FILTER FABRIC BARRIER.
9. THE CONTRACTOR SHALL TAKE EVERY PRECAUTION NECESSARY TO PREVENT DAMAGE TO THE TREES TO BE RETAINED.
10. TREE THAT HAVE DIED OR HAVE BEEN DAMAGED BEYOND REPAIR, SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE, WITH TREES OF EQUAL SIZE AND SPECIES AS INDICATED BY MUNICIPAL STAFF.

DETAIL 4 – TEMPORARY TREE PROTECTION FENCE
NOT TO SCALE



DETAIL 5 – TYPICAL BOLLARD DETAIL
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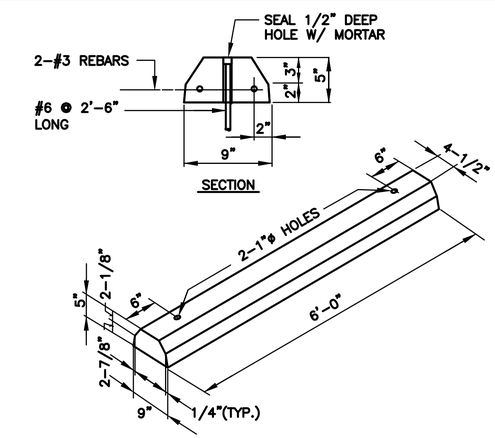
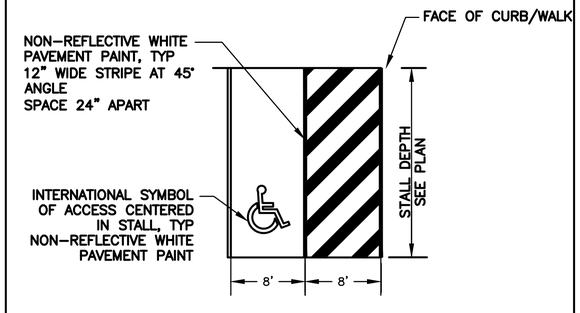
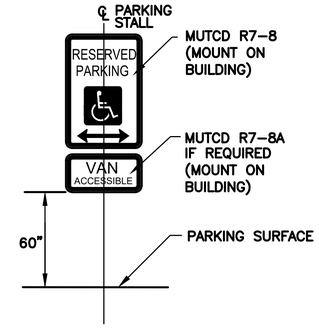


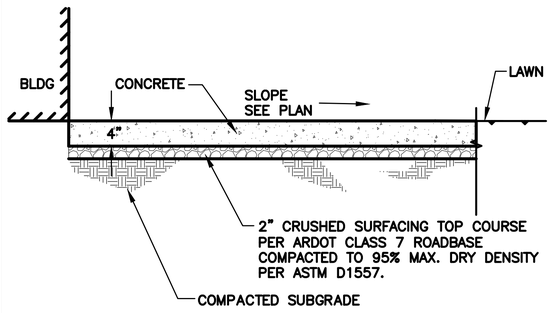
DETAIL 6 – PRECAST CONCRETE WHEEL STOP
NOT TO SCALE



DETAIL 7 – ACCESSIBLE PARKING STRIPING
NOT TO SCALE

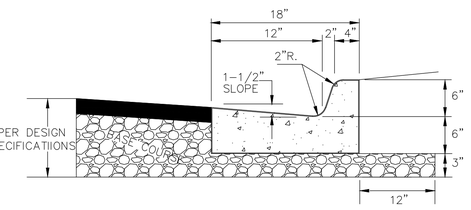


DETAIL 8 – ACCESSIBLE PARKING SIGN
NOT TO SCALE



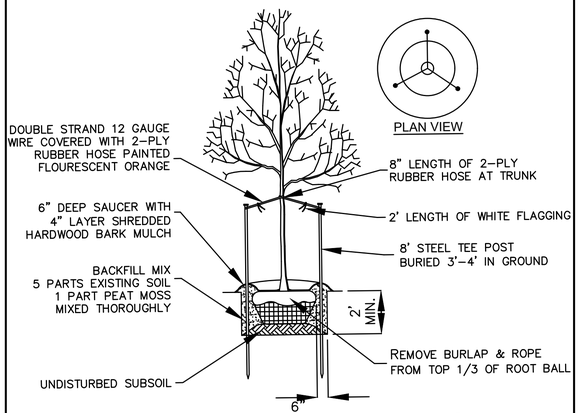
NOTES:
1. INSTALL DUMMY JOINTS AT 5'–0" C/C AND 1/2"
2. EXPANSION JOINTS AT 30'–0" C/C AND AT TERMINATIONS AGAINST SIDEWALK INTERSECTIONS UNLESS NOTED OTHERWISE BY ARCHITECT. SEE SITE PLAN FOR FINISH REQUIREMENTS.

DETAIL 9 – 4" STANDARD CONCRETE SIDEWALK
NOT TO SCALE

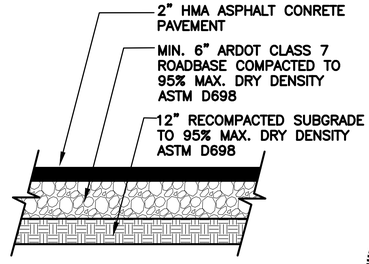


NOTES:
1. USE CONCRETE MIX FOR CURB AND GUTTER WITH 28 DAY CRUSHING STRENGTH AT 3500 P.S.I. MAXIMUM ALLOWABLE SLUMP IS 4".
2. PROVIDE 1/2" THICK PREFORMED BITUMINOUS EXPANSION JOINT AT A MAXIMUM SPACING OF 200 FEET.
3. PROVIDE A SAWED OR FORMED CONTRACTION JOINT EVERY 15 FEET. THE SAWED JOINT SHOULD BE 1–1/2" DEEP AND 1/4" WIDE.

DETAIL 10 – CURB AND GUTTER
NOT TO SCALE



DETAIL – 11 TREE PLANTING
NOT TO SCALE



DETAIL 12 – STANDARD ASPHALT PAVEMENT SECTION
NOT TO SCALE

JOB# L23-61

NOT FOR CONSTRUCTION

LEGACY VENTURES STORAGE
LARGE SCALE
SPRINGDALE, ARKANSAS
BLACK OAK AVENUE

BRISIEL HOLDINGS, LLC
PO BOX 8216 FAYETTEVILLE, AR 72703

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11411
Jason E. Ingalls
10/19/2023

Rev	Comments	Date
1	PER CITY COMMENTS	10/19/2023

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Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE: 9/28/2023
JOB NUMBER: 22-1035
SHEET NAME: DETAILS
File No.: 22-1035- CSD.dwg
C7.0

CERTIFICATE OF AUTHORIZATION
ECE
No. 3356
ARKANSAS ENGINEER

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

Z:\ECE-Work\Projects\2022 Projects\22-1035 Legacy Ventures Storage\Dwg\22-1035- CSD.dwg

NOTE:
ALL HYDRANTS TO BE SET PLUMB W/PUMPER NOZZLE FACING THE STREET OR AS DIRECTED BY S.W.U. ENGINEER.

FIRE HYDRANT AS SPECIFIED

WORD "WATER" ON COVER

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

VALVE BOX AS SPECIFIED

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

4" GATE VALVE

HAND TAMPED BACKFILL

6" DUCTILE IRON PIPE

6 CU. FT. GRAVEL

DRAIN, KEEP CLEAR OF CONCRETE

POLYETHYLENE LINING BETWEEN CONCRETE AND C.I.

POUR CONCRETE KICK BLOCK AGAINST 3 SQ. FT. OF UNDISTURBED EARTH/FILL

RETAINER GLANDS OR LOCKED HYDRANT ADAPTER.

TO PROVIDE LOCKED HYDRANT TEE, LOCKED HYDRANT ADAPTER OR RETAINER GLANDS.

FIRE HYDRANT & GATE VALVE

N.T.S.

WORD "TRACER" ON COVER, AS APPROPRIATE

18"x18"x6" CONCRETE PAD

CLASS 7 BACKFILL

LOOP 24" 12 GAUGE COATED COPPER WIRE

400' MAX SPACING OR AT ANY CHANGE IN HORIZONTAL DIRECTION

STANDARD VALVE BOX

12 GAUGE COATED COPPER TRACING WIRE

PIPE

TRACER WIRE SECURED TO PIPE AT 10 FOOT INTERVALS WITH NON-METALLIC TIES OR SIMILAR MEANS

TRACING WIRE CONNECTION PORT

N.T.S.
M-1

NON-REINFORCED CONCRETE

UNDISTURBED EARTH/FILL

NON-REINFORCED CONCRETE

TRENCH WALLS

CROSS

TEE

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

CROSS W/PLUG

TEE W/PLUG

NOTES:
1. ALL FITTINGS SHALL BE MECHANICAL JOINTS, UNLESS OTHERWISE SPECIFIED.
2. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
3. MRAP 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 500L BEARING PRESSURE OF 2,500 LB/SQ.FT. ADDITIONAL BACKING MAY BE REQUIRED IN SOAC AREAS AS DIRECTED BY THE ENGINEER.

REACTION BACKING TABLE

SIZE	REQUIRED SQ. FT. OF UNDISTURBED EARTH/FILL FOR REACTION BACKING			
	TYPE OF FITTINGS			
	TEE	90°	45°	22 1/2°
3"x3"	1	1	1	1
4"x4"/3"x4"	1	2	1	1
6"x6"/4"x6"	4	4	2	1
8"x8"/6"x8"	7	7	4	2
10"x10"/8"x10"	10	10	5	3
12"x12"/10"x12"	13	13	7	4
14"x14"/12"x14"	17	17	9	5
16"x16"/14"x16"	21	21	12	6
18"x18"/16"x18"	28	28	14	7
20"x20"/18"x20"	36	36	18	9
24"x24"/20"x24"	50	50	25	13
30"x30"/24"x30"	85	85	46	23

REACTION BACKING

N.T.S.

PIPE BELL

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

PIPE

VALVE

TAPPING SADDLE

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

UNDISTURBED EARTH

PLAN VIEW

PROVIDE 18" X 18" X 6" CONCRETE COLLAR AROUND ALL VALVE BOXES WHICH SPECIFIED BY S.W.U. ENGINEERING DEPT.

VALVE BOX AS SPECIFIED

WORD "WATER" ON COVER

SELECTED BACKFILL

FINAL GRADE

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

TAPPING VALVE AS SPECIFIED

HAND TAMPED BACKFILL

UNDISTURBED EARTH

TAPPING SADDLE

RETAINER GLANDS OR LOCKED HYDRANT ADAPTER.

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

POLYETHYLENE LINING BETWEEN CONCRETE AND C.I.

PROFILE VIEW

TAPPING SADDLE & VALVE

N.T.S.

BACKFILL AS SPECIFIED

CONTINUOUS 14 GAUGE SOLID COPPER TRACER WIRE

PIPE PROTECTION COVER (MIN. 12 INCHES, HAND PLACED AND HAND TAMPED, IF MATERIAL IS FREE FROM ROCK GREATER THAN 1-1/2" MECHANICAL METHODS MAY BE APPROVED) SELECT MATERIAL- CLASS 1, 5, OR 6*

INITIAL BACKFILL HAND PLACED AND CONSOLIDATED BY HAND OR APPROVED MECHANICAL METHODS) SELECT MATERIAL - CLASS 1, 5, OR 6*

BEDDING (MIN. 4 INCHES BELOW PIPE) CLASS 1, OR 5*

SPRING LINE OF PIPE

D.I. PRESSURE WATER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 3")

N.T.S.

D.I. PRESSURE PIPE TRENCH FOR FORCE MAINS

(STANDARD LAYING CONDITION "TYPE 3")

N.T.S.

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

* CLASS 1, 5, AND 6 AS DEFINED IN ASTM D2487 AND THE PIPE BACKFILL MATERIAL AND AGGREGATE BASE MATERIAL SECTION OF THE SPECIFICATIONS.

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

BOTTOM VIEW

1-1/4" LETTERING (RECESSED FLUSH)

MANHOLE COVER

1-1/2"

(3) CLOSED PICKHOLES

MANHOLE FRAME

(1) 1" DIA HANDLING HOLE

COVER SECTION

23-1/2"

1-1/2"

25"

23-3/4"

5-3/4"

22"

25-11/16"

32"

FRAME SECTION

3-3/8"

2-1/16"

5/16"

1-1/2"

PICKHOLE DETAIL

MANHOLE FRAME & COVER

(WITHIN AND OUTSIDE OF STREETS AND OTHER DRIVING SURFACES)

N.T.S.

VULCAN FOUNDRY V-1348-1

NOTE:
MINIMUM WEIGHTS:
COVER: 103 LBS
FRAME: 140 LBS
MINIMUM TOTAL WEIGHT: 260 LBS
(SEE SPECS FOR ADDITIONAL REQUIREMENTS)

NOMINAL PIPE DIAMETER	"H"
3", AND 4"	2'-4"
6"	2'-4"
8"	2'-6"
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 AWS/AWWA 600, INCLUDED AS THE TABLE ON THIS SHEET. LARGER TRENCH WIDTH MAY BE REQUIRED FOR THE USE OF ALIGNMENT OF A TRENCH SUPPORT SYSTEM OR AS OTHERWISE REQUIRED

"H"

TYPICAL PIPE TRENCH

N.T.S.

METER BOX RING
MATERIAL- CAST IRON

11 3/8" I.D.

3/8" RECESSED LETTERING

WATER

KEY HOLE

SEWER

#2 ¾"

5/8" RECESSED LETTERING

OFFSET PLUG W/PIN
MATERIAL- ASTM A48 CL25B
NO. 32196998

12" 3/4" O.D.

12 5/8" O.D.

11" O.D.

MXU ANTENNAE
MATERIAL- BLACK PLASTIC
NO. MS208-C1-TC-1-T

18 1/8" O.D.

28 3/4"

BEVEL

KEY HOLE

SPRING

24 3/4" O.D.

METER BOX
MATERIAL- WHITE PLASTIC
BOX WITH RING
EAST JORDAN IRON WORKS
34X24 A-TYPE
(MX342424)
OR APPROVED EQUAL

AUTOMATED LOCKING COVER
MATERIAL- CAST IRON
NO. 32097005

STANDARD METER BOX

N.T.S.

RING AND LID
FINISHED GRADE
6.00
YOKE ASSEMBLY
AV91-323-HL
AV91-323-HR
1520
L84-34-HL (SINGLE SETTING)

LEAK DETECTION METER ASSEMBLY

N.T.S.

TO FIRE SYSTEM

FROM FIRE SYSTEM

PRIVATE FIRE MAIN

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

CORPORATION STOP, TYP.

5' MIN

1" POLYCOATED K-COPPER

PRIVATE FIRE F.D.C.

3' MIN

PRIVATE

PUBLIC

STD. 5/8" METER SETTING

1" POLYCOATED K-COPPER

PUBLIC EASEMENT

M

36" MIN

EXISTING PUBLIC WATER MAIN

10' MIN

TAPPING SLEEVE AND VALVE

FIRE SYSTEM CONNECTION

N.T.S.

NOTE: HORIZONTAL LOCATION SHALL BE AT RIGHT-OF-WAY OR AS DIRECTED BY ENGINEER.

CLEANOUT RING & COVER (NEENAH FOUNDRY INC. 1810 HEAVY DUTY)

24" X 24" X 4" CONCRETE COLLAR

FINISH GRADE TO BE LEVEL W/ ADJACENT GROUND SURFACE

4" SCHEDULE 40 PVC THREADED SOCKET & CAP

CLASS 7 BASE

4" SCHEDULE 40 PVC

COMPACT BACKFILL TO PREVENT FUTURE SETTLEMENT

15" SCH. 40 PVC X 12"

SERVICE LINE

45° BEND

NON-SHEAR COUPLING (NISSON FLEX-SEAL ADC)

SWEEP WYE

COUPLING AS REQUIRED TO CONNECT TO EXISTING BUILDING PLUMBING

24"

TO CITY GRAVITY SEWER MAIN

FROM PRIVATE SERVICE LINE

NEW 4" SDR = 26

UNDISTURBED EARTH

4" PIPE BEDDING & PIPE PROTECTIVE COVER, SEE SPECIFICATIONS

CLEANOUT ASSEMBLY DETAIL

N.T.S.

LEFTHAND - VERTICAL PIVOT GATE (VPG)

RIGHTHAND - VERTICAL PIVOT GATE (VPG)

3" SETBACK (MIN.)

FACE OF OPERATOR TO FACE OF YOKE (CLEAR OPENING) VARIES

PUBLIC SIDE

40"

10"

L.H. OPERATOR

WIND BRACING

STYLE "E" YOKE SHOWN

PRIVATE SIDE

8" SETBACK (8" MIN.)

84"

PAD TO PAD WILL VARY WITH GATE LENGTH (MAY ALSO BE VIEWED AS CLEAR OPENING)

13"

R.H. OPERATOR

PLAN VIEW

3-POINT FINIALS SHOWN OTHER FINIALS AVAILABLE

BARRIER SCREEN (REQ'D.)

LENGTH VARIES

GATE GUARD

HEIGHT VARIES

BELOW FROST LEVEL (3' MIN.)

GRADE/PAD LEVEL

CONC. OPER. PAD

5" ABOVE GRADE (TYP.)

3" WITH MILLER EDGE

CONCRETE YOKE PAD

ELEVATION VIEW
VIEWED FROM PRIVATE SIDE

NOTES:
1) ALL OF OUR GATES ARE TYPICALLY DRAWN FROM THE PRIVATE SIDE LOOKING OUT.
2) LENGTH AND HEIGHT VARIES, CONSULT WITH AUTOGATE SALES FOR MORE INFORMATION.
3) SHOWN WITH STANDARD 5' STYLE "E" YOKE. SEE DRAWING #105 FOR YOKE STYLES.
4) CONTOURS AND CURBS WILL REQUIRE CUSTOM DRAWINGS. (CONSULT WITH AUTOGATE).

Rev	Description	Date	Drn. By	Chd. By
C	COMBINED LEFT AND RIGHT HAND GATES ON ONE PRINT	07/29/16	MKS	KAY
B	VPG WAS VPL & INCREASED BARRIER SCREEN COVERAGE	04/29/15	MKS	DMR
A	UPDATED PRINT - OPERATOR SHOWN MORE ACCURATELY	03/04/13	BLD	MKS

DO NOT SCALE

XX ± 1/32", .XX ± .01, .XXX ± .005

NOTICE
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Date: 4/19/07
Drn. By: MKS
Chd. By: DMR
Dwg.: 500 Buckeye VPG
Title: 500 Buckeye Vertical Pivot Gate (VPG)

AutoGate Slide Gate Systems
North Heights, Ohio
FAX (877) 582-2014

MKS 07/29/16

DETAIL 13 – VERTICAL PIVOT GATE

NOT TO SCALE

GUARD POST

FIRE HYDRANT

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. 6" 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 12500 SILVER ALUMINUM ENAMEL ACROSS, OR APPROVED EQUAL PRIOR TO FINAL ACCEPTANCE BY THE OWNER. THE CONTRACTOR SHALL THE FLOW RATE AND PAINT BONNET AND CAP ACCORDING TO SECTION 718 OF THE STANDARD SPECIFICATIONS.

FIRE HYDRANT AS SPECIFIED

6" SCHEDULE 40 STEEL PIPE WITH CONCRETE CAP (AS REQUIRED)

REFLECTIVE STRIPING TAPE (WHITE)

WORD "WATER" ON COVER

FINAL GRADE

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

VALVE BOX AS SPECIFIED

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

6" GATE VALVE

HAND TAMPED BACKFILL

6 CU. FT. GRAVEL

6" DUCTILE IRON PIPE

DRAIN, KEEP CLEAR OF CONCRETE

POUR CONCRETE KICK BLOCK AGAINST 3 SQ. FT. OF UNDISTURBED EARTH

POLYETHYLENE LINING BETWEEN CONCRETE AND C.I.

RETAINER GLANDS OR LOCKED HYDRANT ADAPTER

PROVIDE LOCKING HYDRANT TEE, LOCKED HYDRANT ADAPTER OR RETAINER GLANDS.

FIRE HYDRANT WITH GUARD POSTS

(GUARD POST ONLY AS REQUIRED)

S-2

BACKFILL AS SPECIFIED

PIPE PROTECTION COVER (MIN. 12 INCHES, HAND PLACED AND HAND TAMPED, IF MATERIAL IS FREE FROM ROCK GREATER THAN 1-1/2" MECHANICAL METHODS MAY BE APPROVED) SELECT MATERIAL- CLASS 1, 5, OR 6*

BEDDING AND INITIAL BACKFILL (MIN. 4 INCHES BELOW PIPE TO MIN. 4 INCHES ABOVE PIPE, HAND PLACED AND CONSOLIDATED BY HAND OR APPROVED MECHANICAL METHODS) COARSE AGGREGATE STANDARD SIZE NO. 67**

D.I./PVC GRAVITY SEWER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 5")

N.T.S.

CONTINUOUS 14 GAUGE SOLID COPPER TRACER WIRE

PE/PVC PRESSURE SEWER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 5")

N.T.S.

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

* CLASS 1, 5, AND W AS DEFINED IN ASTM D2487 AND THE PIPE BACKFILL MATERIAL AND AGGREGATE BASE MATERIAL SECTION OF THE SPECIFICATIONS

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

N:\Engineering_WEBSITE MATERIALS\Standard Details\SVD\SD-B-5A.dwg

PERMANENT 4" THICK HOT-MIX ASPHALT PATCH OR ½ CONCRETE PAVEMENT

TRENCH WIDTH "W"

W/2

SAWCUT

EXISTING PAVEMENT

FLOWABLE FILL (300-600 psi)

UNDISTURBED MATERIAL

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

6" MIN.

SIZE 67 ROCK BEDDING MIN. 6" COVER.

UTILITY SERVICE LINE INSIDE CASING

VARIES

PROFILE VIEW
SECTION A-A

ASPHALT STREET CUT (TRENCH) REPAIR

N.T.S.

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

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

SPRINGDALE
WE'RE MAKING IT HAPPEN

JOB# L23-61

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
Jason E. Ingalls
No.11411
10/19/2023

Rev	Comments	Date
1	PER CITY COMMENTS	10/19/2023

NOT FOR CONSTRUCTION

LEGACY VENTURES STORAGE
LARGE SCALE
BLACK OAK AVENUE SPRINGDALE, ARKANSAS

BRISIEL HOLDINGS, LLC
PO BOX 8216 FAYETTEVILLE, AR 72703

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2200 SUTTLE DR, STE B
FAYETTEVILLE, AR 72704
O: (479) 935-2300
M: (479) 387-5320
EMAIL: jason@ece-pllc.com
Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 9/28/2023
JOB NUMBER 22-1035
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CERTIFICATE OF AUTHORIZATION
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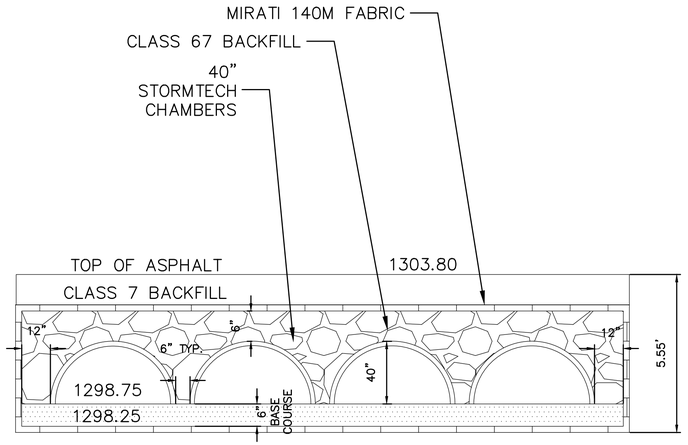
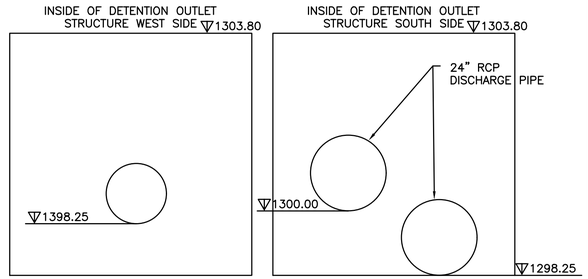
No. 3356
ARKANSAS ENGINEER

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

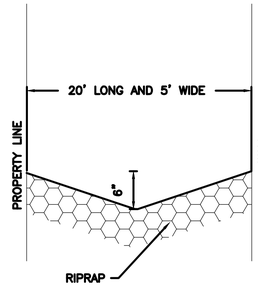
Z:\ECE - Work\Projects\2022 Projects\22-1035 Legacy Ventures Storage\Dwg\22-1035- CSD.dwg



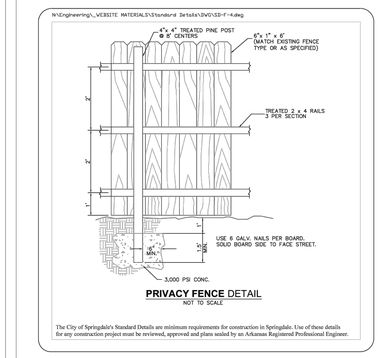
DETAIL 13 – STORMTECH CHAMBER SYSTEM
NOT TO SCALE

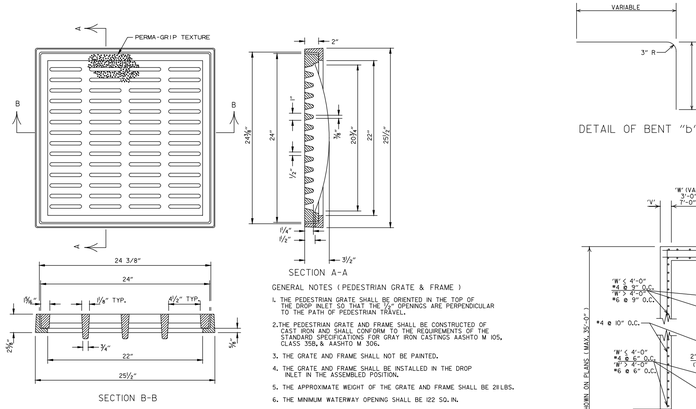


DETAIL 14 – DETENTION OUTLET
NOT TO SCALE



DETAIL – 15 LEVEL SPREADER
NOT TO SCALE

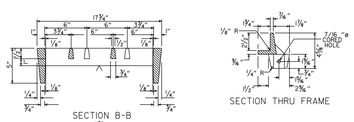


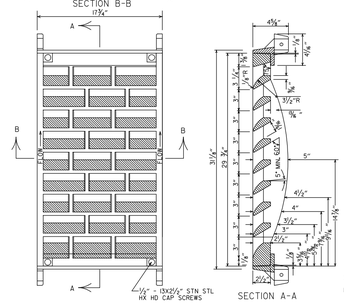


GENERAL NOTES (PEDESTRIAN GRATE & FRAME)

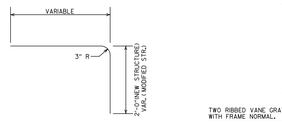
1. THE PEDESTRIAN GRATE SHALL BE ORIENTED IN THE TOP OF THE DROP INLET SO THAT THE ½" OPENINGS ARE PERPENDICULAR TO THE PATH OF PEDESTRIAN TRAVEL.
2. THE PEDESTRIAN GRATE AND FRAME SHALL BE CONSTRUCTED OF CAST IRON AND SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS FOR GRAY IRON CASTINGS AASHTO M 105, CLASS 35B, & AASHTO M 306.
3. THE GRATE AND FRAME SHALL NOT BE PAINTED.
4. THE GRATE AND FRAME SHALL BE INSTALLED IN THE DROP INLET IN THE ASSEMBLED POSITION.
5. THE APPROXIMATE WEIGHT OF THE GRATE AND FRAME SHALL BE 281LBS.
6. THE MINIMUM WATERWAY OPENING SHALL BE 122 SQ.IN.

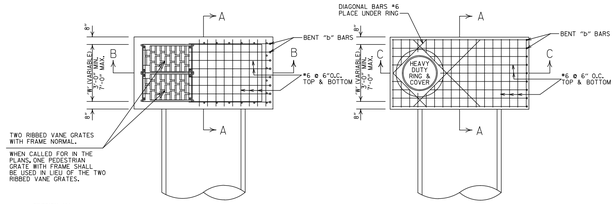
DETAILS OF PEDESTRIAN GRATE AND FRAME

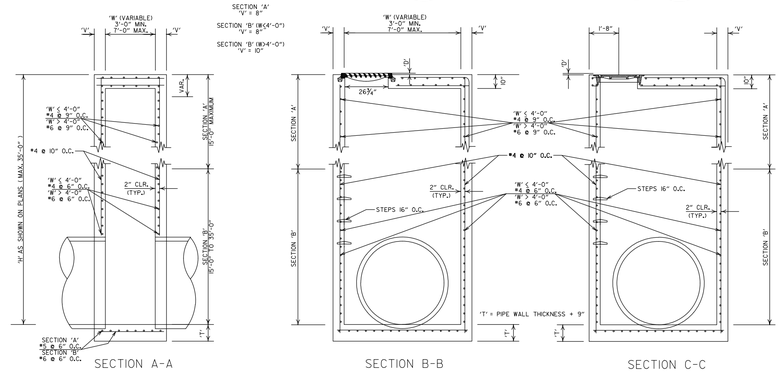




DETAILS OF RIBBED VANE GRATE AND FRAME







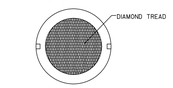
SECTION A-A
DETAILS OF DROP INLET (TYPE ST)

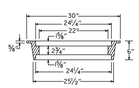
SECTION B-B

SECTION C-C
DETAILS OF JUNCTION BOX (TYPE ST)

GENERAL NOTES (TYPE ST DROP INLET & JUNCTION BOX)

1. THE 'D' DIMENSION SHALL MATCH THE FINAL GRADE FROM SURFACE ADJACENT TO GRATE IN THE PLANS, WHEN ASPHALT PAVING SURROUNDS THE GRATE OR RING COVER, AND SHALL BE 0" AT OTHER INSTALLATIONS.
2. THE STEPS SHALL BE OMITTED WHERE 'H' IS LESS THAN 4'-0".
3. ALL EXPOSED CORNERS ARE TO HAVE A ¾" CHAMFER.





HEAVY DUTY RING & COVER
APPROXIMATE TOTAL WEIGHT = 333 LBS.

GENERAL NOTES (HEAVY DUTY RING & COVER)

1. HEAVY DUTY RING AND COVER SHALL BE CONSTRUCTED OF CAST IRON AND SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS FOR GRAY IRON CASTINGS AASHTO M 105, CLASS 35B, & AASHTO M 306.
2. HEAVY DUTY RING AND COVER SHALL NOT BE PAINTED.
3. HEAVY DUTY RING SHALL ALWAYS BE INSTALLED WITH FLANGE ON TOP.
4. DIMENSIONS SHOWN FOR RING AND COVER ARE TYPICAL. THE CONTRACTOR MAY SUBSTITUTE SIMILAR CASTINGS WITH THE APPROVAL OF THE ENGINEER. REQUESTING APPROVAL FOR CASTING DESIGNS MAY BE MADE BY REFERRING TO PREVIOUSLY APPROVED DRAWINGS.

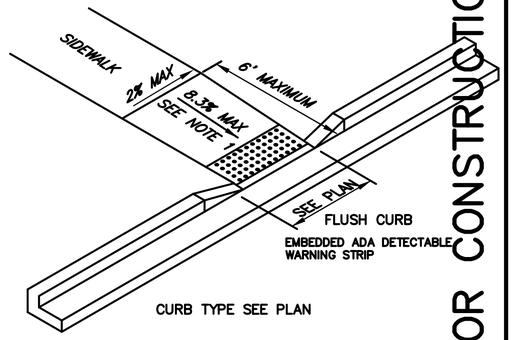
GENERAL NOTES (RIBBED VANE GRATE & FRAME)

1. RIBBED VANE GRATE AND FRAME SHALL BE CONSTRUCTED OF CAST IRON AND SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS FOR GRAY IRON CASTINGS AASHTO M 105,CLASS 35B,& AASHTO M 306.
2. GRATE AND FRAME SHALL NOT BE PAINTED.
3. GRATE AND FRAME SHALL BE INSTALLED IN DROP INLET IN ASSEMBLED POSITION.
4. APPROXIMATE WEIGHT OF GRATE SHALL BE 170 LBS.

DATE REVISED	DATE FILMED	DESCRIPTION
7-26-12		REMOVED NOTE 4, REVISED 'T', REVISED BOTTOM SLAB REBAR FOR SECTION 'A', SHOWED REBAR CLEARANCE IN SECTIONS
11-16-01		ADDED NOTE 4
1-12-00		REVISED HEAVY DUTY RING & COVER
5-13-99		ADDED PEDESTRIAN FRAME & GRATE
7-02-98		REMOVED NOTE 5, REV. DIMENSIONS, ADDED HEAVY DUTY RING & COVER ADDED AASHTO REF., REVISED GRATE
10-18-96		REVISED ASTM REF. TO AASHTO
10-1-92		REVISED & REISSUED
8-15-91	8-15-91	REVISED & REISSUED

ARKANSAS STATE HIGHWAY COMMISSION
DETAILS OF DROP INLET & JUNCTION BOX (TYPE ST)
STANDARD DRAWING FPC-9S

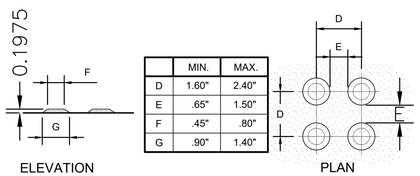
DETAIL 16 – GRATED INLET
NOT TO SCALE



NOTES:

1. RAMP SLOPE SHALL NOT EXCEED 8.33%.
2. CROSS SLOPE NOT TO EXCEED 2%.

DETAIL 17 – ACCESSIBLE RAMP
NOT TO SCALE



	MIN.	MAX.
D	1.60"	2.40"
E	.65"	1.50"
F	.45"	.80"
G	.90"	1.40"

DETAIL 18 – TRUNCATED DOME DETECTABLE WARNING
NOT TO SCALE

JOB# L23-61

Know what's below. Call before you dig.

NOT FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
Jason E. Ingalls
No. 11411
10/19/2023

Rev	Comments	Date
1	PER CITY COMMENTS	10/19/2023

LEGACY VENTURES STORAGE
LARGE SCALE
SPRINGDALE, ARKANSAS
BLACK OAK AVENUE

BRISIEL HOLDINGS, LLC
PO BOX 8216 FAYETTEVILLE, AR 72703

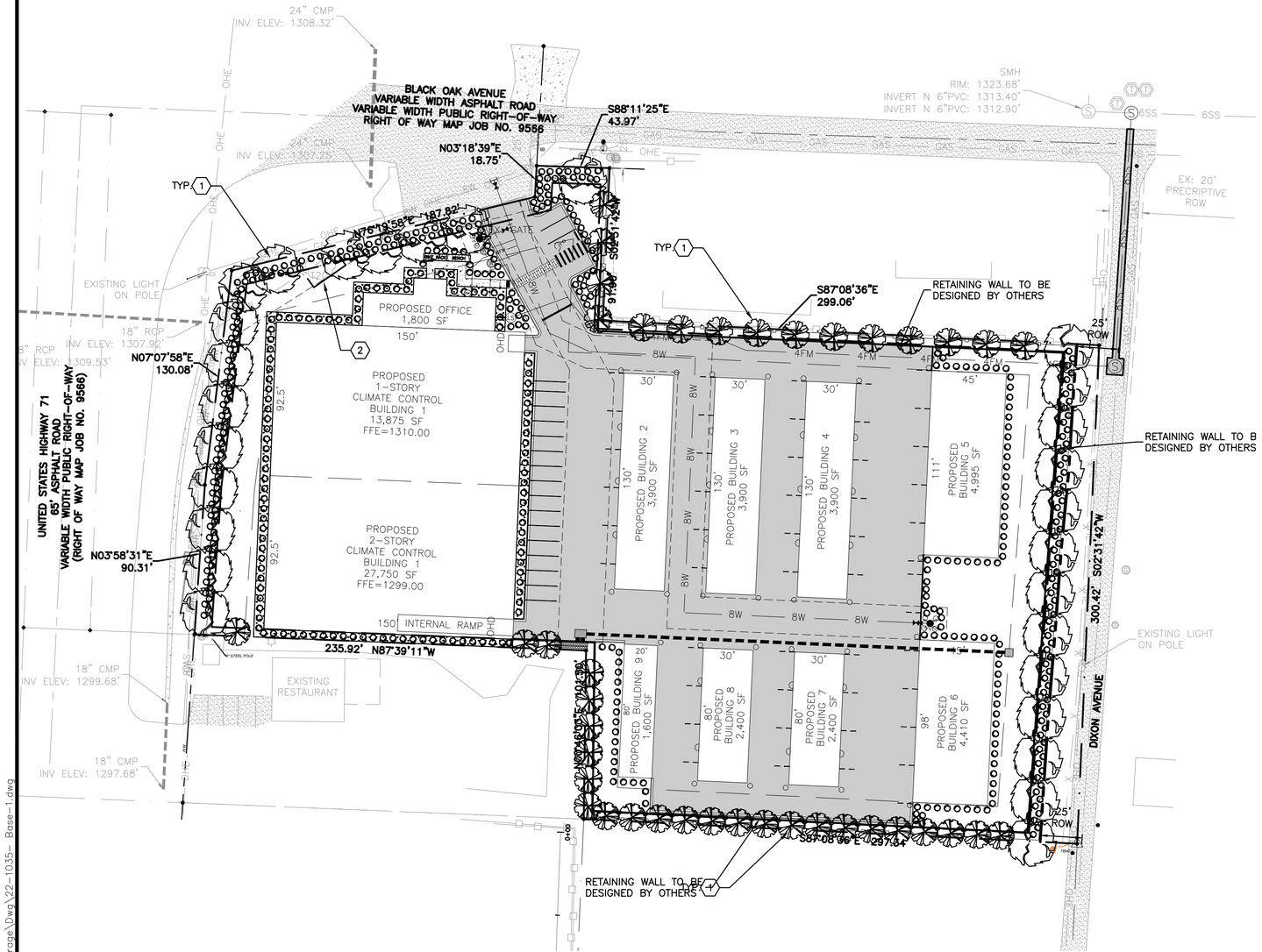
BRAD A. WHITSON, P.E.
1820 S. 48TH ST., SUITE B
ROGERS, AR 72758
O: (479) 364-0028
M: (479) 366-2714
D: (479) 759-5300
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 9/28/2023
JOB NUMBER 22-1035
SHEET NAME DETAILS
File No. 22-1035- CSD.dwg
C7.2

CERTIFICATE OF AUTHORIZATION
ECE
No. 3356
ARKANSAS ENGINEER

Z:\ECE- Work\Projects\2022 Projects\22-1035 Legacy Ventures Storage\Dwg\22-1035- CSD.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 — 8W
- EXISTING POWER POLE
- EXISTING OVERHEAD ELECTRIC — OHE — OHE
- EXISTING GAS METER
- EXISTING GAS LINE — GAS — GAS
- EXISTING TELEPHONE PEDESTAL
- EXISTING STORM PIPE
- EXISTING FIBER OPTIC LINE — FO — FO
- PROPOSED STANDARD ASPHALT
- PROPOSED HANDICAP SIGN
- PROPOSED SETBACK
- PROPOSED TRUNCATED DOME
- PROPOSED CONCRETE
- PROPOSED EASEMENT
- PROPOSED 6' WOODEN FENCE
- PROPOSED FIRE HYDRANT
- PROPOSED RIGHT-OF-WAY
- PROPOSED BOLLARD
- PROPOSED WHEEL STOP
- PROPOSED WALL-PACK LIGHTING
- PROPOSED 8" WATER LINE — 8W — 8W
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED MANHOLE
- PROPOSED WATER METER
- PROPOSED 8" SANITARY SEWER LINE — 8SS — 8SS
- PROPOSED LIFT STATION
- PROPOSED 4" FORCE MAIN — 4FM — 4FM

NORTH

40' 0 40'

SCALE 1"=40'

LANDSCAPING REQUIREMENTS:

STREET TREES

1.REQUIRED – PUBLIC STREET AND PRIVATE ACCESS DRIVE
FRONTAGE: 1 TREE AND 7 SHRUBS EVERY 25 LINEAR FEET OR 722 LF
FRONTAGE AT 25' SPACING = 29 TREES AND 203 SHRUBS

2. PROVIDED – 10 TREES AND 91 SHRUBS
EXISTING TREES – 1 TREE

SITE PERIMETER

1. REQUIRED – 1 TREE EVERY 25' OR 1,001 LF OF PERIMETER AT 25' SPACING = 40 TREES

2. PROVIDED – 40 TREES
EXISTING TREES – 0 TREES

INTERIOR PARKING LOT LANDSCAPING

1. REQUIRED – 8% OF PARKING LOT AREA
2. PROVIDED – TOTAL PARKING LOT AREA: 7,267 SF
REQUIRED AREA: 581 SF
PROVIDED AREA: 302 SF
PROVIDED PERCENTAGE: 5.2%

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.

KEYNOTES:

(1) TREE PLANTING PER DETAIL. **11/C7.0.**

(2) TEMPORARY TREE PROTECTION FENCE PER DETAIL. **4/C7.0.**

Tag	Trunk	Tree Type	Drip	
T5	20"	Maple	10'	Remove
T6	15"	Elm	15'	Remove
T7	13"	Sycamore	15'	Remove
T8	14"	Sycamore	14'	Remove
T9	15"	Hackberry	12'	Remove
T10	15"	Elm	12'	Remove
T11	13"	Elm	12'	Remove
T12	14"	Roak	10'	Remove
T13	12"	Dbl Hackberry	10'	Remove
T14	14"	Hickery	13'	Remove
T15	14"	Roak	10'	Remove
T16	13"	Elm	12'	Remove
T17	15"	Elm	15'	Remove
T20	12"	Elm	8'	Keep
T21	18"	Dbl Elm	25'	Remove

STREET LANDSCAPING

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
	RED MAPLE (SHADE)	ACER RUBRUM	28	2.5" CALIPER B & B MIN. 8'	30' MIN.
	EXISTING TREE		1		
SHRUB	SHRUB (DESIGN BUILD – MUST MEET CITY OF SPRINGDALE PLANT LIST)		203	3 GALLON	

PERIMETER LANDSCAPING

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
	REDBUD	CERCIS CANADENSIS	40	2.5" CALIPER B & B MIN. 8'	30' MIN.

SITE LANDSCAPING

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
SHRUB	SHRUB (DESIGN BUILD – MUST MEET CITY OF SPRINGDALE PLANT LIST)		269	3 GALLON	

JOB# L23-61

Know what's below. Call before you dig.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11411
Jason E. Ingalls
10/19/2023

CERTIFICATE OF AUTHORIZATION
ECE
No. 3356
ARKANSAS ENGINEER NOTIFICATION

Rev	Comments	Date
1	PER CITY COMMENTS	10/19/2023

NOT FOR CONSTRUCTION

LEGACY VENTURES STORAGE
LARGE SCALE
BLACK OAK AVENUE SPRINGDALE, ARKANSAS

BRISIEL HOLDINGS, LLC
PO BOX 8216 FAYETTEVILLE, AR 72703

ECE
6200 BUTLER LN, CPC-STE B
BELLA VISTA, AR 72714
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EMAIL: jason@ece-plic.com
Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE: 10/19/2023
JOB NUMBER: 22-1035
SHEET NAME: LANDSCAPE PLAN
File No.: 22-1035- Base-1.dwg
L1.0

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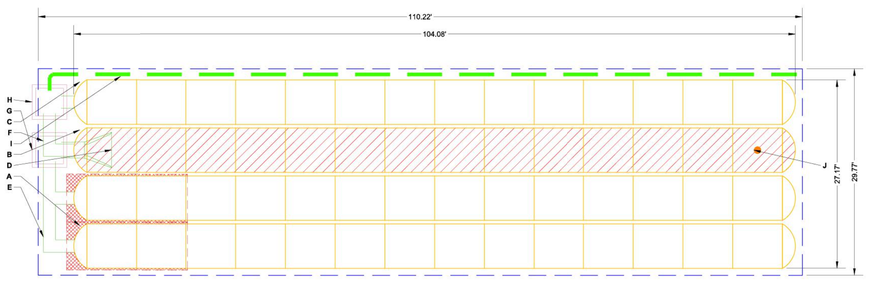
PROPOSED LAYOUT		PROPOSED ELEVATIONS:	
56	STORMTECH MC-3500 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	1310.50
8	STORMTECH MC-3500 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	1304.50
12	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	1304.00
9	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	1304.00
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	1304.00
10984	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	1303.50
		TOP OF MC-3500 CHAMBER:	1302.50
		18" x 18" TOP MANIFOLD INVERT:	1300.42
		24" ISOLATOR ROW PLUS INVERT:	1298.92
3281	SYSTEM AREA (SF)	18" x 18" BOTTOM MANIFOLD INVERT:	1298.92
280.0	SYSTEM PERIMETER (ft)	18" BOTTOM CONNECTION INVERT:	1298.92
		BOTTOM OF MC-3500 CHAMBER:	1298.75
		UNDERDRAIN INVERT:	1298.00
		BOTTOM OF STONE:	1298.00



ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 17.50' OF ADSPLUS175 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

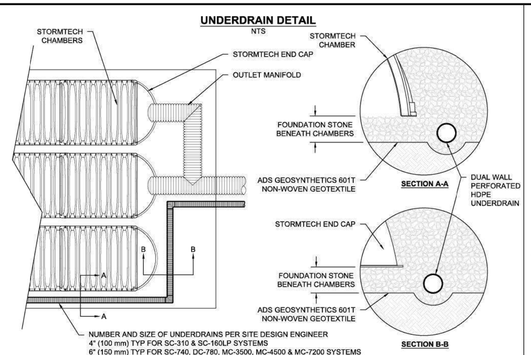
NOTES

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	18" TOP CORED END CAP, PART#: MC3500IEPP18TC / TYP OF ALL 18" TOP CONNECTIONS	20.03"	
PREFABRICATED END CAP	B	24" BOTTOM CORED END CAP, PART#: MC3500IEPP24BC / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	2.06"	
PREFABRICATED END CAP	C	18" BOTTOM CORED END CAP, PART#: MC3500IEPP18BC / TYP OF ALL 18" BOTTOM CONNECTIONS	1.77"	
FLAMP	D	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MCFLAMP		
MANIFOLD	E	18" x 18" TOP MANIFOLD, ADS N-12	20.03"	
MANIFOLD	F	18" x 18" BOTTOM MANIFOLD, ADS N-12	1.77"	
CONCRETE STRUCTURE	G	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		11.0 CFS IN
CONCRETE STRUCTURE	H	OCS (DESIGN BY ENGINEER / PROVIDED BY OTHERS)		8.0 CFS OUT
UNDERDRAIN	I	6" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		
INSPECTION PORT	J	4" SEE DETAIL		

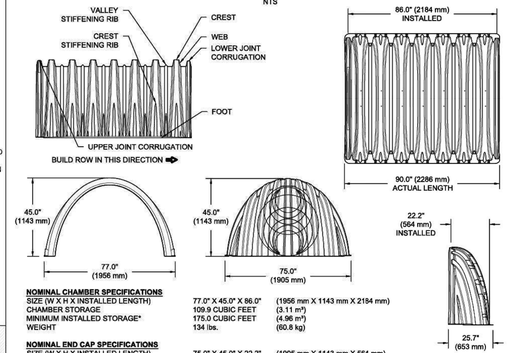
UNDERDRAIN DETAIL



5 UNDERDRAIN DETAIL

SPACE INTENTIONALLY LEFT BLANK

MC-3500 TECHNICAL SPECIFICATION



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 86.0"	(1956 mm X 1143 mm X 2184 mm)
CHAMBER STORAGE	109.9 CUBIC FEET	(3.11 m³)
MINIMUM INSTALLED STORAGE*	175.0 CUBIC FEET	(4.96 m³)
WEIGHT	134 lbs.	(60.8 kg)

NOMINAL END CAP SPECIFICATIONS

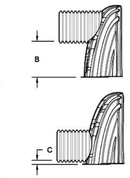
SIZE (W X H X INSTALLED LENGTH)	75.0" X 45.0" X 22.2"	(1905 mm X 1143 mm X 564 mm)
END CAP STORAGE	14.9 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	45.1 CUBIC FEET	(1.28 m³)
WEIGHT	49 lbs.	(22.2 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 6" SPACING BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A WELDED CROWN PLATE END WITH "C"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC3500IEPP06T	6" (150 mm)	33.21" (844 mm)	---
MC3500IEPP06B		---	0.66" (17 mm)
MC3500IEPP08T	8" (200 mm)	31.16" (791 mm)	---
MC3500IEPP08B		---	0.81" (21 mm)
MC3500IEPP10T	10" (250 mm)	29.04" (738 mm)	---
MC3500IEPP10B		---	0.93" (24 mm)
MC3500IEPP12T	12" (300 mm)	26.36" (670 mm)	---
MC3500IEPP12B		---	1.35" (34 mm)
MC3500IEPP15T	15" (375 mm)	23.39" (594 mm)	---
MC3500IEPP15B		---	1.50" (38 mm)
MC3500IEPP18TC	18" (450 mm)	20.03" (509 mm)	---
MC3500IEPP18TW			
MC3500IEPP18BC		---	1.77" (45 mm)
MC3500IEPP18BW			
MC3500IEPP24TC	24" (600 mm)	14.48" (368 mm)	---
MC3500IEPP24TW			
MC3500IEPP24BC		---	2.06" (52 mm)
MC3500IEPP24BW			
MC3500IEPP30BC	30" (750 mm)	---	2.75" (70 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL



CUSTOM PRECORED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

2 MC-3500 TECHNICAL SPECIFICATION

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.

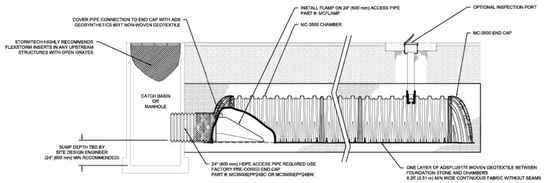
STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

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.

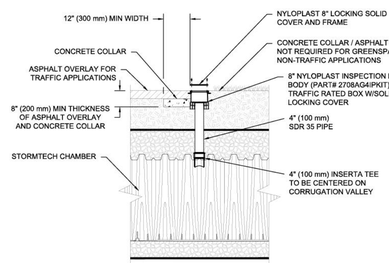
NOTES

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.



MC-3500 ISOLATOR ROW PLUS DETAIL
NTS

3 MC-3500 ISOLATOR ROW PLUS DETAIL

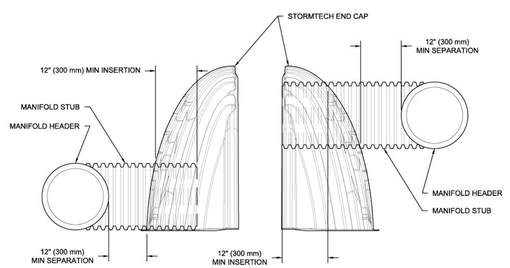


NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION VALLEY.

4" PVC INSPECTION PORT DETAIL (MC SERIES CHAMBER)
NTS

4 4" PVC INSPECTION PORT DETAIL (MC SERIES CHAMBER)

MC-SERIES END CAP INSERTION DETAIL
NTS



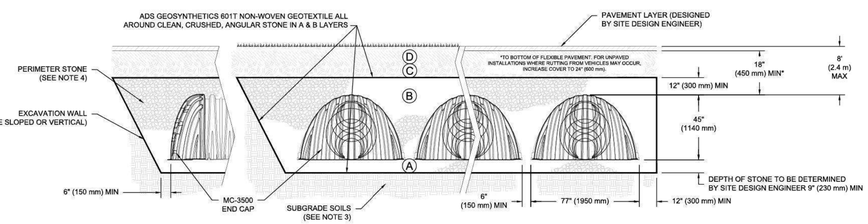
NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

6 MC-SERIES END CAP INSERTION DETAIL

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 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 24" (600 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 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
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, 4	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, 4	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 9" (230 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" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
2. MC-3500 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 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 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.

1 MC-3500 CROSS SECTION DETAIL

LEGACY VENTURES STORAGE
SPRINGDALE, AR, USA

DRAWN: DH | DATE:
CHECKED: N/A | PROJECT #:
REV: | NOT TO SCALE

StormTech® Chamber System
888-892-2694 | WWW.STORMTECH.COM
4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473
ADS

SHEET
1 OF 1

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

Expedient Civil Engineering, PLLC

L23-61, B23-125, B23-126

TABLED PER STAFF
UNTIL JANUARY PC

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

October 4, 2023

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

RE: LIST OF ADJACENT PROPERTY OWNERS
TAX PARCEL # 815-29477-000
ECE PROJECT NO. 22-1035

To Whom it May Concern:

Listed below are the certified list of adjacent property owners:

1. 815-29478-000
   LC Sikes
   607 E Black Oak
   Springdale, AR 72764

2. 815-29479-001
   Maria Melendez
   611 Black Oak Ave
   Springdale, AR 72764

3. 815-29476-000
   Dean & Sheryl Jacobson
   4002 Fairway Dr
   Springdale, AR 72764

4. 815-29482-000
   Janet Scates
   4003 Dixon Ave
   Springdale, AR 72764

5. 815-29484-000 & 815-29485-000 & 815-29486-000
   Arkansas State Highway Commission
   PO Box 2261
   Little Rock, AR 72203

L23-61, B23-125, B23-126

6. 815-29480-000
   Dickson Holdings, LLC
   c/o Elizabeth Strey
   455 E Don Tyson Pkwy
   Springdale, AR 72764

7. 815-29483-000
   William & Janice McDonald
   4005 Dixon Ave
   Springdale, AR 72764

8. 815-29475-000
   John Boy, LLC
   455 E Don Tyson Pkwy
   Springdale, AR 72764

9. 815-29481-000
   Marcela Chavez
   4305 S Thompson Street
   Springdale, AR 72764

10. 815-29460-000
    Canterbury Family
    319 S 18th Street
    Ft Smith, AR 72901

11. 815-29490-000
    Furniture Row USA, LLC
    5603 Broadway
    Denver, CO 80216

12. 815-29474-000
    Dustin & Madison Bates
    4007 Dixon Ave
    Springdale, AR 72764

13. Alex Flores
    613 E Black Oak Ave
    Springdale, AR 72764

Best Regards,
EXPEDIENT CIVIL ENGINEERING, PLLC

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

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TABLED PER STAFF UNTIL JANUARY PC

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: October 18, 2023

Date Accepted as Complete: _____ Project Number: B23-125

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 Holding, LLC
E-mail: jason@ece-pllc.com	E-mail: tim@legacyventuresnwa.com
Address: PO Box 5484 Bella Vista, AR 72714	Address: PO Box 2216 Fayetteville, AR 72703
Phone: 479-364-0028	Phone: 479-790-3315
Site/ Location: 4003 S Thompson Street	Current Zoning District: C-2 & SF-2
	Rezone required: SF-2 to C-2
Assessor's Parcel Number(s): 815-29477-000	Total Acreage: 5.23

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)

No interior foundation landscaping for buildings 2-9.
No decorative facade on the interior buildings 2-9.
No public entrance facing Thompson Street.
No public sidewalk connection to public right of way.
No interior parking sidewalk behind the fence within the storage buildings

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

Difficult to provide foundation landscaping on interior buildings due to overhead doors.
Difficult to provide building facade commercial standards on interior buildings.
No customer entrance proposed from Thompson Street due to terrain and traffic.
No sidewalks existing or proposed along Black Oak Avenue for sidewalk connection.
Storage buildings are low traffic generators and providing sidewalk to building entry points is not needed. For storage facilities, vehicles are unloaded from the rear of the vehicle and them carts or dollies are used to move items inside.

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

No effect.

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)

In harmony with storage unit projects.

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

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

APPLICANT SIGNATURE(S) _____

_____

_____

DATE: 10/18/2023

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TABLED PER STAFF UNTIL JANUARY PC

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: October 18, 2023

Date Accepted as Complete: _____ Project Number: B23-126

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 2216 Fayetteville, AR 72703
Phone: 479-364-0028	Phone: 479-790-3315
Site/ Location: 4003 S Thompson Street	Current Zoning District: C-2 & SF-2
Assessor's Parcel Number(s): 815-29477-000	Rezone required: SF-2 to C-2
	Total Acreage: 5.23

Fee for Variance Application is $75

W23-__
B23-125

Variance requested: (attach visual representation of request)

To use existing 80' driveway, instead of reducing size to 40'.
~~Make no roadway improvements on Dixon Ave, Thompson St. or Black Oak Ave.~~
~~No interior parking landscaping~~

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

The large drive is located within ArDOT's right of way and it may be needed for this site
The road improvements for Black Oak and Thompson St are located within ArDOT ROW
It is difficult to provide interior landscaping in storage facilities with all the buildings and turning ~~movements~~

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

No effect.

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

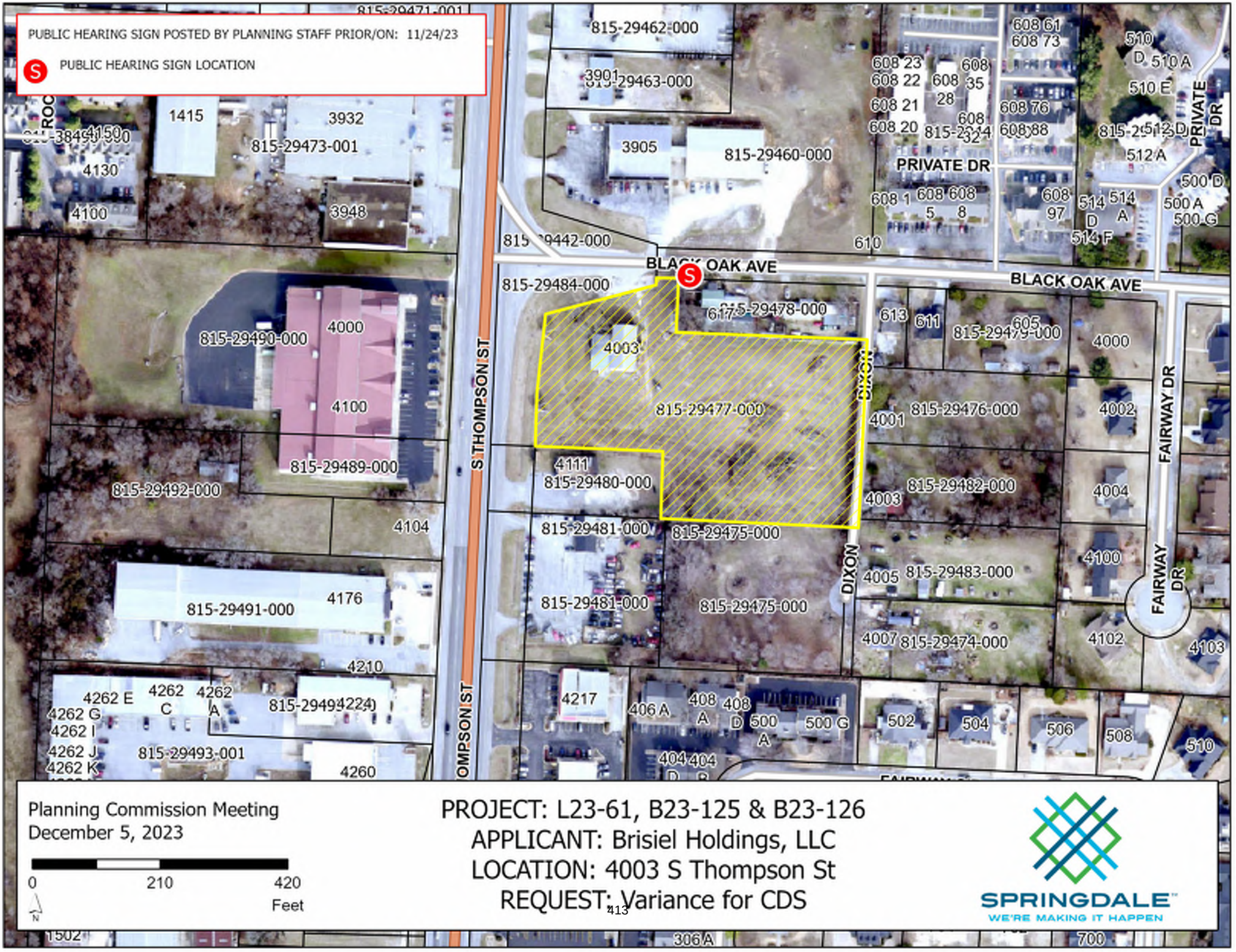
The **Applicant** understands that he/she must be present at the meeting to present the variance request and to answer questions. If the **Applicant** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on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

APPLICANT SIGNATURE(S) _____

_____

_____

DATE: 10/18/2023


PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 11/24/23
PUBLIC HEARING SIGN LOCATION
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BLACK OAK AVE
S THOMPSON ST
DIXON
FAIRWAY DR
PRIVATE DR
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Planning Commission Meeting
December 5, 2023
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PROJECT: L23-61, B23-125 & B23-126
APPLICANT: Brisiel Holdings, LLC
LOCATION: 4003 S Thompson St
REQUEST: Variance for CDS
SPRINGDALE
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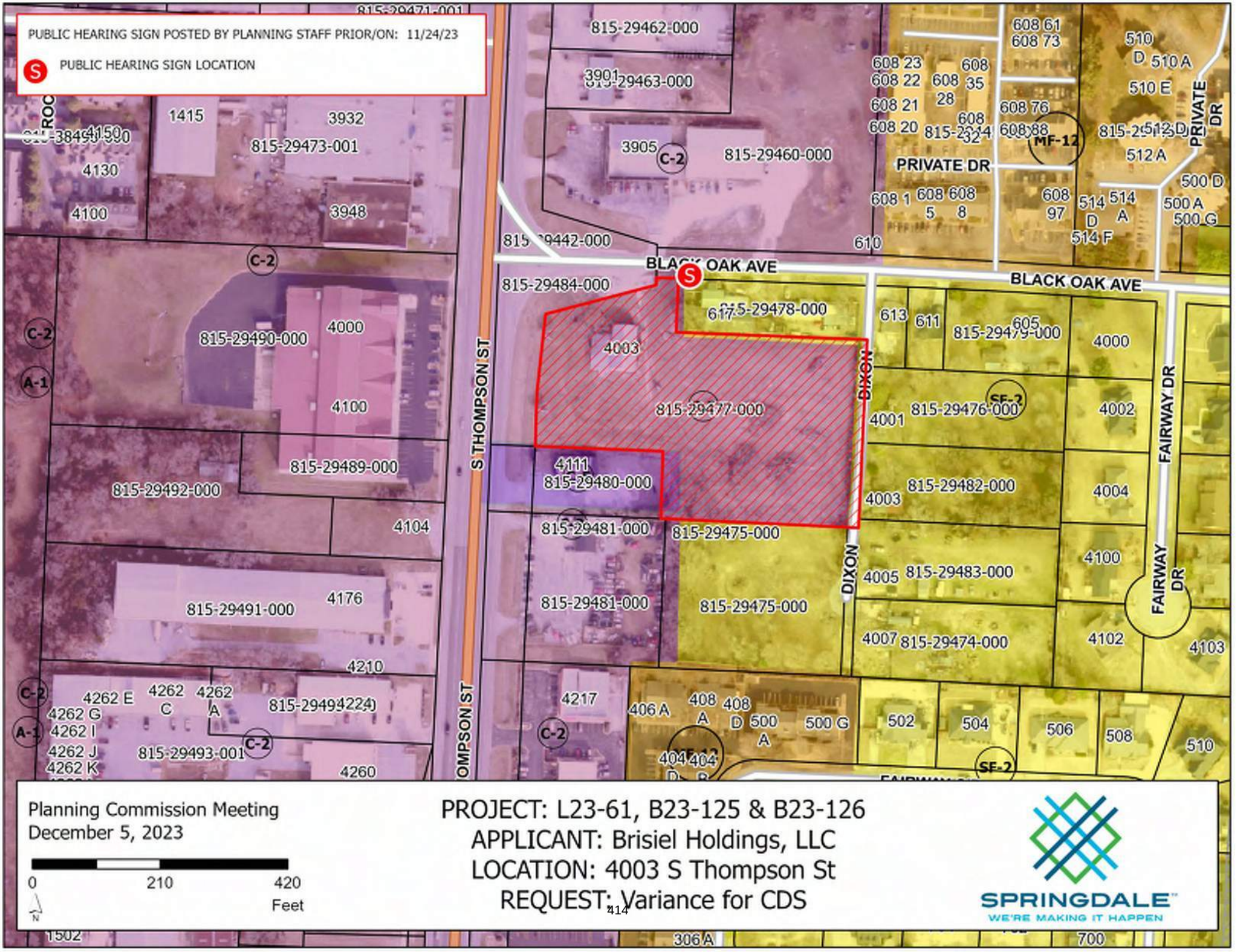
PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 11/24/23
PUBLIC HEARING SIGN LOCATION
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DIXON
FAIRWAY DR
PRIVATE DR
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Planning Commission Meeting
December 5, 2023
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PROJECT: L23-61, B23-125 & B23-126
APPLICANT: Brisiel Holdings, LLC
LOCATION: 4003 S Thompson St
REQUEST: Variance for CDS
SPRINGDALE
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Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: **December 5, 2023**

RE: **L23-63** **Large Scale Development** **Ford Avenue Warehouse**

Planning Comments:

1. This Large-Scale Development Plan has been given the number L23-63. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (Standard comment)
3. A written response to all comments is required with resubmission. (Standard comment)
4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
5. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
6. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).
7. Less than 1 foot candle located within a pedestrian area on the north east corner in southern parking lot.

Building & Fire Comments:

All Fire and Building Comments Addressed

Engineering Comments:

PROJECT NUMBER: L23-63
PROJECT NAME: FORD AVE WAREHOUSE
REVIEW DATE: 11/27/2023
REVIEWED BY: KATIE HOLLINGSHEAD, PE, CFM

Flood Zone: X
Location: FORD AVE
Disturbed Area: 2.84 ACRES

STANDARD COMMENTS

- Projects with disturbed areas greater than 0.5 acres must apply for a Grading Permit. Submit the following via iWorq Portal: https://springdalear.portal.iworq.net/portalhome/springdalear
    - Application
    - Stormwater Pollution Prevention Plan (SWPPP)
    - Notice of Coverage (1 acre or larger) ~~or Automatic Site Coverage (under 1 acre)~~

- Submit Grading Permit fee to the City Clerk's office
    - ~~$250 for sites under 1 acre~~
    - $500 for sites 1 acre and larger

- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
- 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.
- 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.

PROJECT SPECIFIC COMMENTS

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

   - Provide detail for coring into the existing box culvert

   - Outlet structure for pond has a very precise weir, will this box be pre-cast or poured in place? Will it be difficult to achieve this precision in the field?

   - Does pond have an emergency overflow?

L23-63

Large Scale/Non-Large Scale Application

Date: 11/02/2023 Permit No.: 230383

Applicant / Owner

Applicant Name:	ESI	Owner Name:	MOLES, MARVIN E REV TRUST; MOLES, SHARON A REV TRUST
Address:	1207 S. Old Missouri Road		
City, State, Zip:	Springdale, AR 72765-0282	Address:	309 LAKE RD
Phone:	14797518733	City, State, Zip:	SPRINGDALE, AR 72764-2505
Email:	brush@engineeringservices.com	Phone:	479-530-6794
Application Contact:	Applicant	Email:	jasonm@weichertgriffin.com

Property

Job Address:	Ford Avenue	Rezone Required:	I-1
Parcel No(s).:	815-28589-005	Total Acreage:	3.15
Current Zoning:	I-1		

Development Point of Contact

Name:	Brandon J. Rush	Address:	1207 S. Old Missouri Road
E-mail:	brush@engineeringservices.com	Phone:	4797518733

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.

Brandon Rush	11/02/2023
Name	Date

ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72764 • (479) 751-8733 • Established 1971

L23-63 & B23-129

October 25, 2023

City of Springdale
Planning & Community Development Division
201 Spring Street
Springdale, Arkansas 72764

Via iWorQ portal

Re: Large Scale Development and Variance Transmittal Letter
Ford Avenue Warehouse
Ford Avenue
Springdale, AR

Debbie and Sarah:

On behalf of our client, we hereby submit large-scale development plans and supporting documentation for a proposed industrial warehouse in Springdale. With this letter, please find enclosed:

- Large-scale development plans (includes lighting plan)
- Authorization of representation and trust documents,
- Drainage report,
- Pre-application meeting notes,
- Certified List of Adjacent Property Owners,
- Warranty Deed.

The submittal also includes a copy of a temporary construction easement showing the neighbor's consent to constructing the off-site drainage ditch within an existing public drainage easement. The $575 fee will be paid through the City Clerk's office later today. We look forward to working with you to make this project a success.

Very truly yours,

Digitally signed by:
Brandon J. Rush

Enclosures

Brandon J. Rush, P.E.

Z:\Engineers\00 - Engineer Projects\23942 Moles WH Sdale\03 Pre-Construction Plan Submittals\2023-10-25 Submittal #1\Transmittal Letter.docx

8/25
Moles WH

L23-63

www.SpringdaleAR.gov

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Pre-Application Meeting Notes

Please include this document with the project's Large Scale Development or Non Large Scale Development application.

Names of all persons present at pre-application meeting: Sharon Tarbuck, Marvin Moles, Jason Appel, Ed Stith, Steve Gose, Jason Moles, Brandon Rush
Name of main point of contact for project: Brandon Rush
Parcel Number(s): 815-28589-005
Acreage of the proposed development:
Type of project: Industrial
When is the intended application date? 8/31
Per the date above, the earliest Planning Commission meeting date would be: 10/3

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. Yes - will submit DR

Are you intending to bond for any aspects of this project? (landscaping, sidewalks, etc) I'm sure we will at closeout

Is there a prepared photometric plan?
Yes

Is there a prepared landscaping plan featuring perimeter and frontage landscaping?
Yes - city minimums for industrial

Based upon this discussion, what variances/waivers will be required?
Variance for perim. LS. along west side of bldg.

Please state all of the Fire Code issues mentioned.
Need hydrant & bldg mounted FDC

DESIGN PLANS FOR

A

LARGE SCALE DEVELOPMENT

SERVING

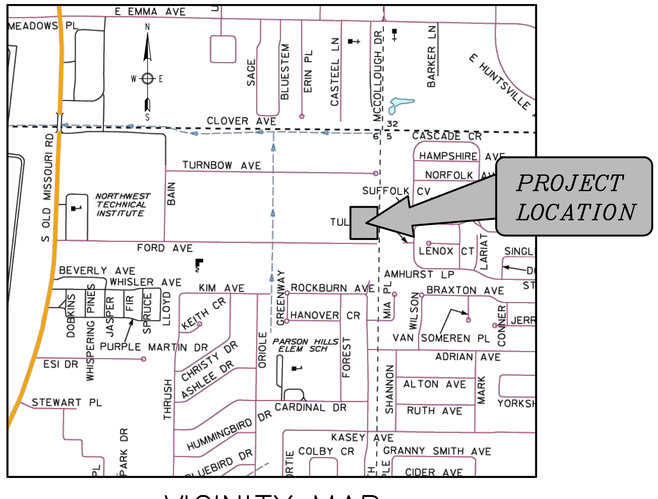
FORD AVENUE WAREHOUSE

IN

SPRINGDALE, ARKANSAS

CONTACT LIST
BLACK HILLS ENERGY SCOTT STOKES – 479–575–1424
OZARKS ELECTRIC COOPERATIVE WES MAHAFFEY – 479–263–2167
SPRINGDALE WATER UTILITIES LARRY PECKHAM – 479–751–5751
COX COMMUNICATIONS CHRIS BYRD – 479–751–2000
AT&T KENNY HATSFIELD – 479–368–3952
SPRINGDALE FIRE DEPARTMENT BLAKE HOLTE – 479–750–8190

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
–	COVER
1	EXISTING CONDITIONS
2	LARGE SCALE DEVELOPMENT
3	GRADING & STORM DRAINAGE PLAN
4	PAVING & SIGNAGE PLAN
5	TYPICAL DETAILS
6	UTILITY PLAN
7	UTILITY DETAILS
8	LANDSCAPING PLAN
9	STORM WATER POLLUTION PREVENTION PLAN & DETAILS
10	LIGHTING PLAN



VICINITY MAP

November 21, 2023

L23–63

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

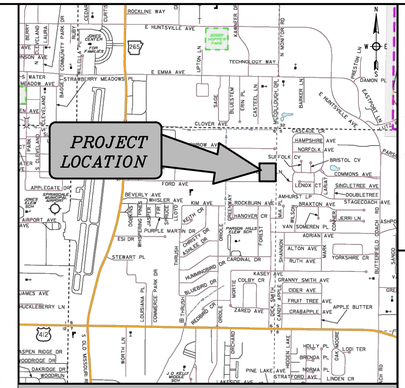
THOMAS J. APPEL, P.E. No. 13828

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 THE CODE OF ORDINANCES, CITY OF SPRINGDALE, ARKANSAS.
3. VARIANCE FOR PERIMETER LANDSCAPING HAS BEEN APPLIED FOR UNDER B23–129.
4. 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.
5. CAPITAL COST OF PROPOSED PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE IS ESTIMATED NOT TO EXCEED $25,000.

OWNER/DEVELOPER:	MOLES, MARVIN E REV TRUST 309 LAKE RD SPRINGDALE, AR 72764
ENGINEER:	ENGINEERING SERVICES, INC. 1207 S. OLD MISSOURI ROAD P.O. BOX 282 SPRINGDALE, AR 72762
PARCEL:	815-28589-005
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:	3.14 ACRES
NET SITE AREA:	2.76 ACRES
FEMA FLOODPLAIN ZONE:	THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'X', (NO SHADING) DESIGNATED AS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE F.I.R.M. MAP # 05143C0090F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAP REVISED: APRIL 2, 2008.



VICINITY MAP
N.T.S.

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- PROPERTY LINE
- EX. EASEMENT LINE
- EX. BUILDING SETBACK LINE
- EX. ROAD CENTERLINE
- EX. CURB & GUTTER
- EX. WATER LINE
- EX. 8" SEWER LINE
- EX. STORM DRAIN LINE
- EX. OVERHEAD POWER LINE
- EX. FIBER OPTIC LINE
- EX. UTILITY EASEMENT
- EX. WATER METER
- EX. FIRE HYDRANT
- EX. SEWER MANHOLE
- EX. POWER POLE
- EX. WATER VALVE
- EX. LIGHT POLE
- EX. WATER METER
- EX. CONTOUR
- PROPOSED CONTOUR
- PROPOSED FENCE
- PROPOSED EASEMENT LINE
- PROPOSED BUILDING SETBACK LINE
- PROPOSED CURB & GUTTER
- PROPOSED FIRE HYDRANT
- PROPOSED WATERLINE
- PROPOSED SEWER MANHOLE & PIPE
- PROPOSED SINGLE WATER SERVICE
- PROPOSED DOUBLE WATER SERVICE
- PROPOSED SEWER SERVICE
- PROPOSED LIGHT POLE
- PROPOSED HANDICAP RAMP
- PROPOSED STORM BOX & PIPE
- PROPOSED DRAINAGE & ACCESS EASEMENT
- PROPOSED RIGHT-OF-WAY & PROPERTY LINE

GRID N

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

SURVEY DESCRIPTION (PARCEL NO. 815-28589-005):

PART OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION SIX (6), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING *AT THE NORTHEAST CORNER OF SAID SECTION 6, SAID POINT BEING A FOUND CONCRETE MONUMENT; THENCE ALONG THE EAST LINE OF SAID SECTION 6, S02°33'08"W A DISTANCE OF 949.68 FEET TO THE* ***POINT OF BEGINNING****; THENCE CONTINUING S02°33'08"W A DISTANCE OF 400.00 FEET; THENCE LEAVING SAID EAST LINE AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF FORD AVENUE, N87°43'42"W A DISTANCE OF 340.92 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, N02°18'08"E A DISTANCE OF 400.01 FEET TO A FOUND 5/8 INCH REBAR; THENCE S87°43'34"E A DISTANCE OF 342.67 FEET TO THE* ***POINT OF BEGINNING****, CONTAINING 3.14 ACRES (136,718 SQUARE FEET), MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF FORD AVENUE ON THE EAST SIDE THEREOF AND ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.*

LEGAL DESCRIPTION (PARCEL NO. 815-28589-005):

PART OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION SIX (6), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-NINE (29) WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ***BEGINNING*** *AT A POINT ON THE EAST LINE OF THE NE 1/4 OF SAID SECTION 6, WHICH IS SOUTH 2 DEGREES 33'08" WEST 949.68 FEET FROM THE NORTHEAST CORNER OF THE NE 1/4 OF SAID SECTION 6; THENCE SOUTH 2 DEGREES 33'08" WEST 400.00 FEET TO THE NORTH RIGHT-OF-WAY OF FORD AVENUE; THENCE NORTH 87 DEGREES 43'42" WEST 340.92 FEET ALONG SAID RIGHT-OF-WAY OF FORD AVENUE; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 2 DEGREES 18'08" EAST 400.00 FEET; THENCE SOUTH 87 DEGREES 43'34" EAST 34266 FEET TO THE* ***POINT OF BEGINNING****, CONTAINING 3.14 ACRES, MORE OF LESS.*

EXISTING CONDITIONS
FORD AVENUE WAREHOUSE
FORD AVENUE
SPRINGDALE, ARKANSAS

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

REVISION	DATE	DESCRIPTION

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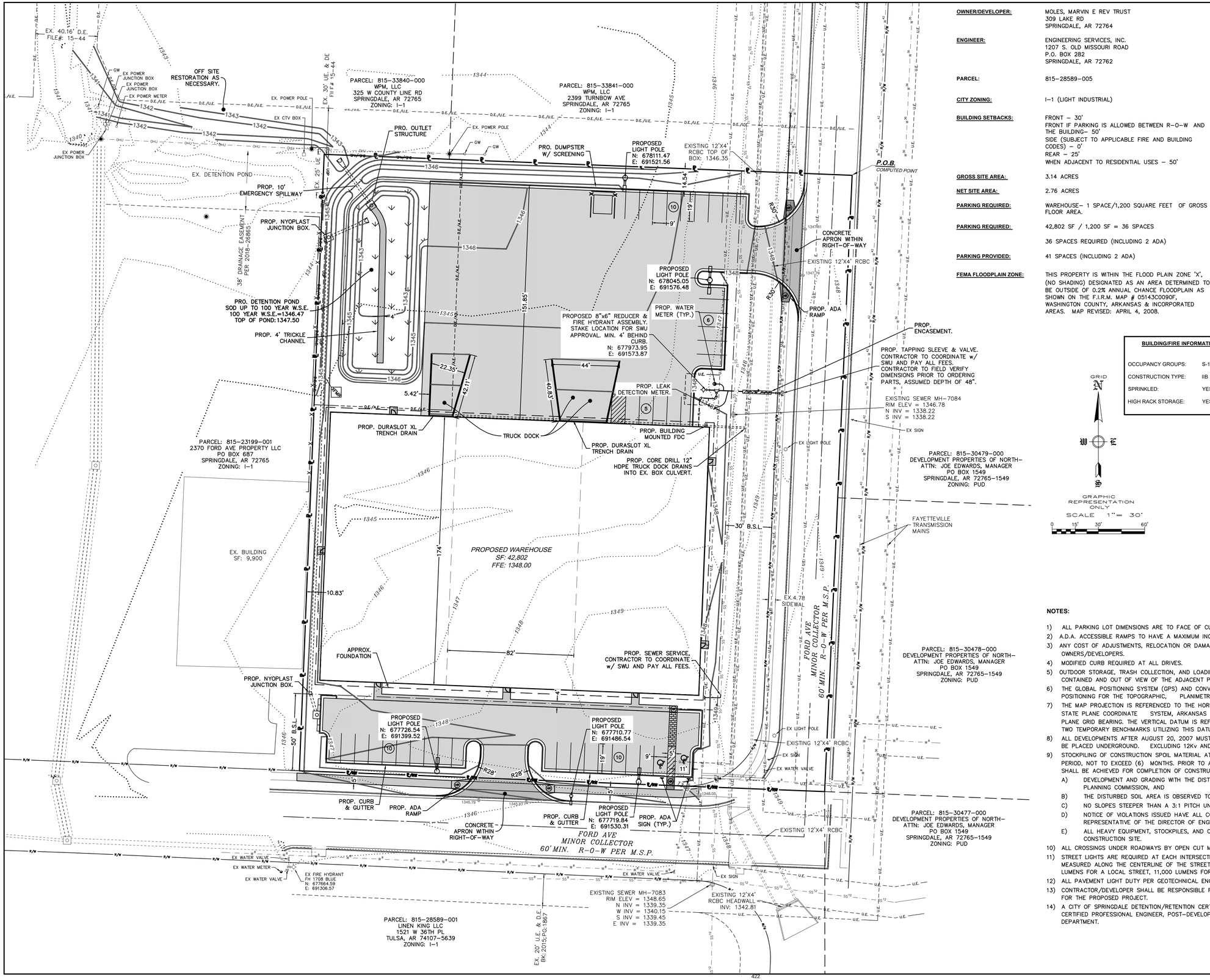
SCALE: 1"=30'
DATE: Nov 21, 2023
ENGINEER: TJA
DRAWN BY: NMB
W.O. #: 23942

L23-63

1



OWNER/DEVELOPER: MOLES, MARVIN E REV TRUST
309 LAKE RD
SPRINGDALE, AR 72764

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

PARCEL: 815-28589-005

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: 3.14 ACRES

NET SITE AREA: 2.76 ACRES

PARKING REQUIRED: WAREHOUSE– 1 SPACE/1,200 SQUARE FEET OF GROSS FLOOR AREA.

PARKING REQUIRED: 42,802 SF / 1,200 SF = 36 SPACES

36 SPACES REQUIRED (INCLUDING 2 ADA)

PARKING PROVIDED: 41 SPACES (INCLUDING 2 ADA)

FEMA FLOODPLAIN ZONE: THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'X', (NO SHADING) DESIGNATED AS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE F.I.R.M. MAP # 05143C0090F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAP REVISED: APRIL 4, 2008.

BUILDING/FIRE INFORMATION

OCCUPANCY GROUPS:	S-1
CONSTRUCTION TYPE:	IIB
SPRINKLED:	YES
HIGH RACK STORAGE:	YES

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- PROPERTY LINE
- EX. EASEMENT LINE
- EX. BUILDING SETBACK LINE
- EX. ROAD CENTERLINE
- EX. CURB & GUTTER
- EX. WATER LINE
- EX. 8" SEWER LINE
- EX. STORM DRAIN LINE
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- EX. SEWER MANHOLE
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- EX. LIGHT POLE
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- PROPOSED CONTOUR
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- PROPOSED BUILDING SETBACK LINE
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- PROPOSED FIRE HYDRANT
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- PROPOSED SEWER SERVICE
- PROPOSED LIGHT POLE
- PROPOSED HANDICAP RAMP
- PROPOSED STORM BOX & PIPE
- PROPOSED DRAINAGE & ACCESS EASEMENT
- PROPOSED RIGHT-OF-WAY & PROPERTY LINE

NOTES:

1) ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED (EXAMPLE: 15'BC) AS TO BACK OF CURB.
2) A.D.A. ACCESSIBLE RAMPS TO HAVE A MAXIMUM INCLINATION RATIO OF 12:1.
3) ANY COST OF ADJUSTMENTS, RELOCATION OR DAMAGE OF EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS/DEVELOPERS.
4) MODIFIED CURB REQUIRED AT ALL DRIVES.
5) OUTDOOR STORAGE, TRASH COLLECTION, AND LOADING AREAS MUST BE LANDSCAPED, SO THAT THEIR FUNCTIONS ARE FULLY CONTAINED AND OUT OF VIEW OF THE ADJACENT PROPERTY AND THE PUBLIC RIGHT-OF-WAY.
6) THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
7) THE MAP PROJECTION IS REFERENCED TO THE HORIZONTAL CONTROL DATUM OF NAD83 (NORTH AMERICAN DATUM OF 1983), STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301). THE BASIS OF BEARINGS FOR THIS PLAT ARE STATE PLANE GRID BEARING. THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TWO TEMPORARY BENCHMARKS UTILIZING THIS DATUM ARE SHOWN HEREON.
8) ALL DEVELOPMENTS AFTER AUGUST 20, 2007 MUST HAVE UTILITY WIRES, LINES, AND/OR CABLES IN SAID DEVELOPMENTS MUST BE PLACED UNDERGROUND. EXCLUDING 12Kv AND ABOVE.
9) STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
   A) DEVELOPMENT AND GRADING WITH THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
   B) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
   C) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING.
   D) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
   E) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
10) ALL CROSSINGS UNDER ROADWAYS BY OPEN CUT MUST BE BACKFILLED WITH FLOWABLE FILL
11) STREET LIGHTS ARE REQUIRED AT EACH INTERSECTION AND ALONG THE STREET AT INTERVALS OF 300 TO 350 FEET AS MEASURED ALONG THE CENTERLINE OF THE STREET. THE MINIMUM INITIAL RATING FOR THE STREETLIGHT SHALL BE 6,800 LUMENS FOR A LOCAL STREET, 11,000 LUMENS FOR A COLLECTOR STREET, OR 20,000 LUMENS FOR AN ARTERIAL STREET.
12) ALL PAVEMENT LIGHT DUTY PER GEOTECHNICAL ENGINEERS REPORT.
13) CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR ALL STREET CUTS, BORES, AND RESPECTIVE RIGHT-OF-WAY PERMITS FOR THE PROPOSED PROJECT.
14) 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.

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

LARGE SCALE DEVELOPMENT
FORD AVENUE WAREHOUSE
FORD AVENUE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

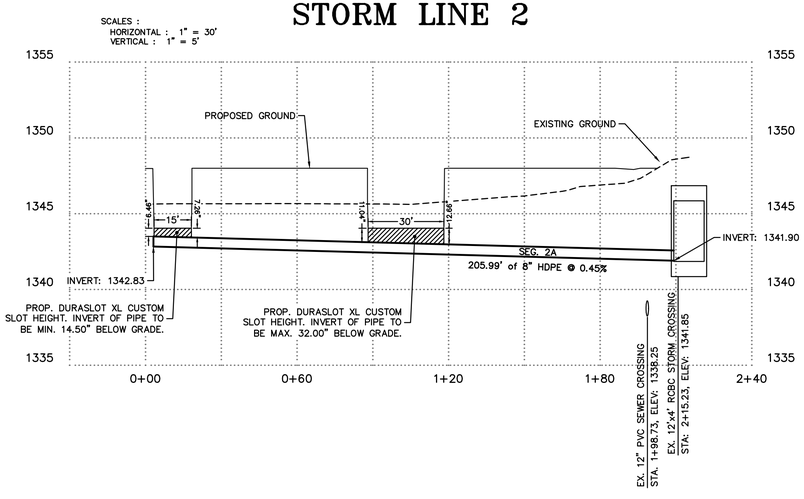
© COPYRIGHT 2023 ENGINEERING SERVICES, INC. | 11/21/2023 10:43 AM | C:\2023\LSD Ford Ave Warehouse.dwg

SCALE: 1"=30'
DATE: Nov 21, 2023
ENGINEER: TJA
DRAWN BY: NMB
W.O. #: 23942

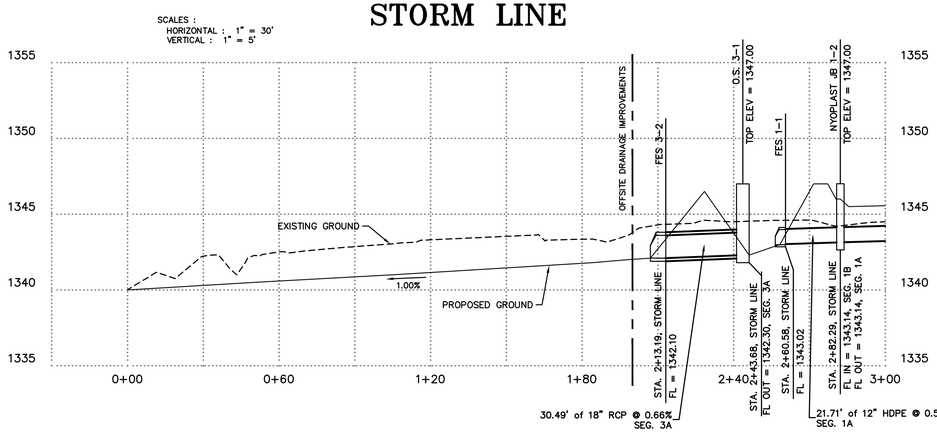
L23-63

2

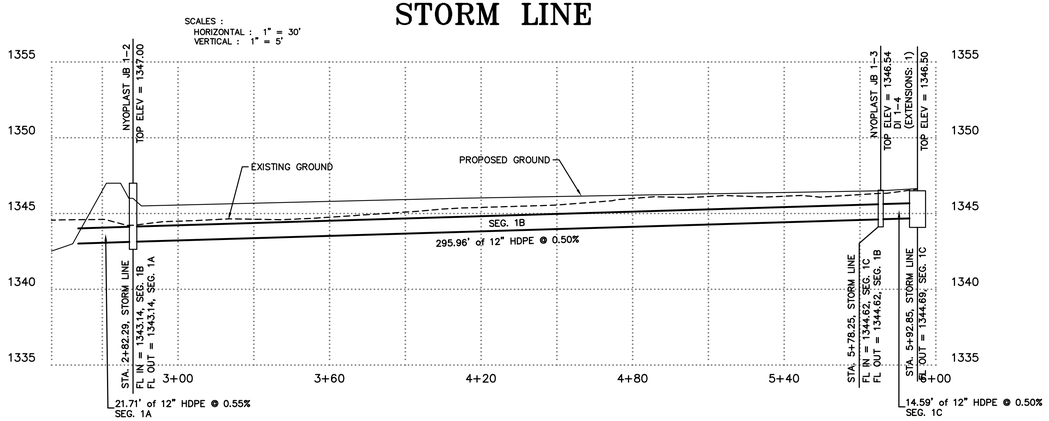
STORM LINE 2

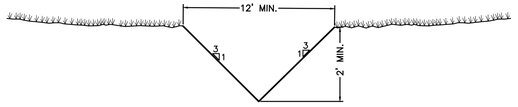


STORM LINE



STORM LINE





OFFSITE DRAINAGE DITCH

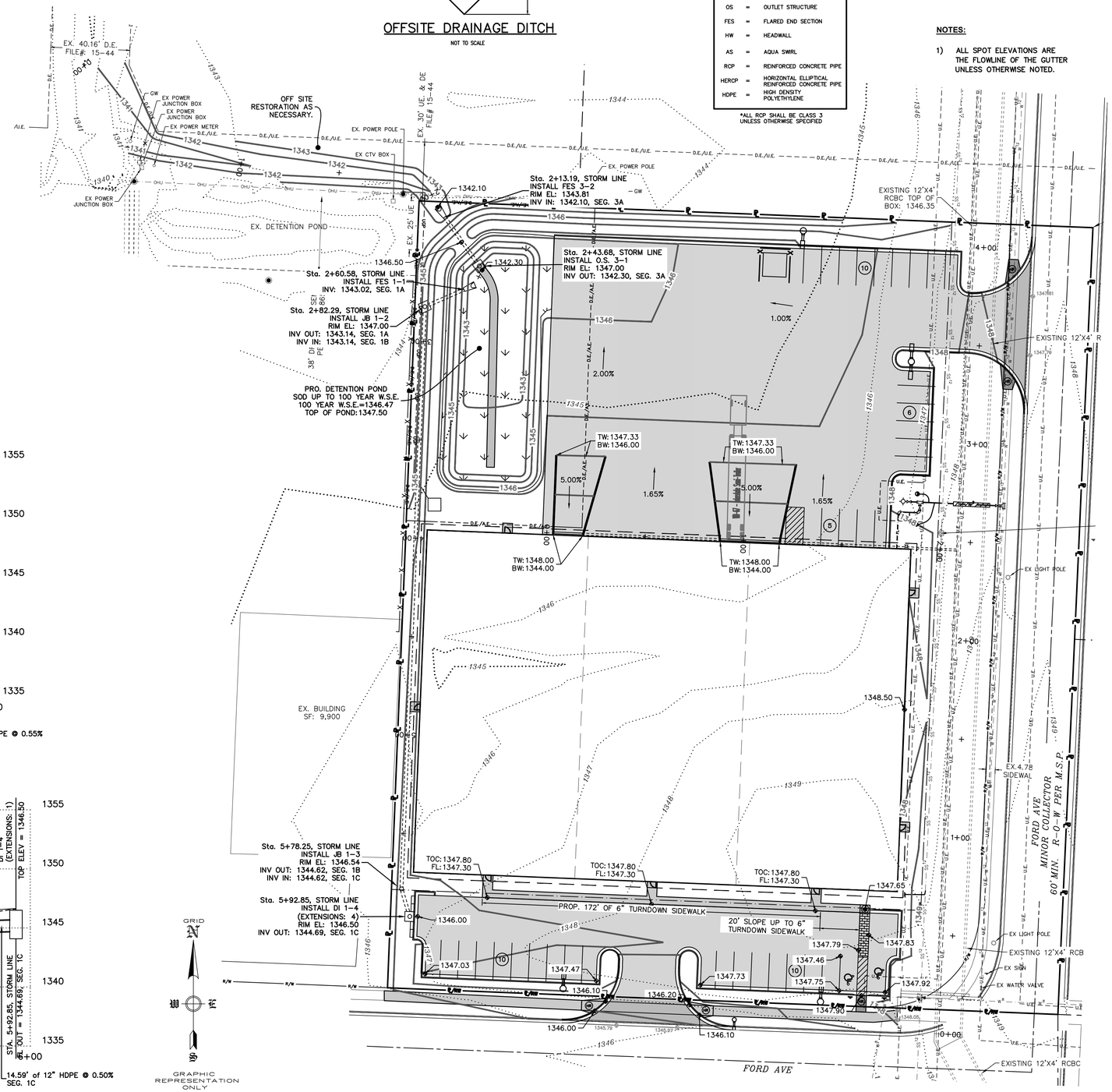
NOT TO SCALE

LEGEND		
JB	=	JUNCTION BOX
DI	=	DROP INLET
GI	=	GRATED INLET
AI	=	AREA INLET
OS	=	OUTLET STRUCTURE
FES	=	FLARED END SECTION
HW	=	HEADWALL
AS	=	AQUA SWIRL
RCP	=	REINFORCED CONCRETE PIPE
HERCP	=	HORIZONTAL ELLIPTICAL REINFORCED CONCRETE PIPE
HDPE	=	HIGH DENSITY POLYETHYLENE

*ALL RCP SHALL BE CLASS 3 UNLESS OTHERWISE SPECIFIED

NOTES:

1) ALL SPOT ELEVATIONS ARE THE FLOWLINE OF THE GUTTER UNLESS OTHERWISE NOTED.



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

L23-63

ENGINEERING SERVICES INC.
1705 E. JOYCE BLVD. SUITE C
SPRINGDALE, ARKANSAS 72764

STORM DRAINAGE & GRADING PLAN

FORD AVENUE WAREHOUSE

FORD AVENUE

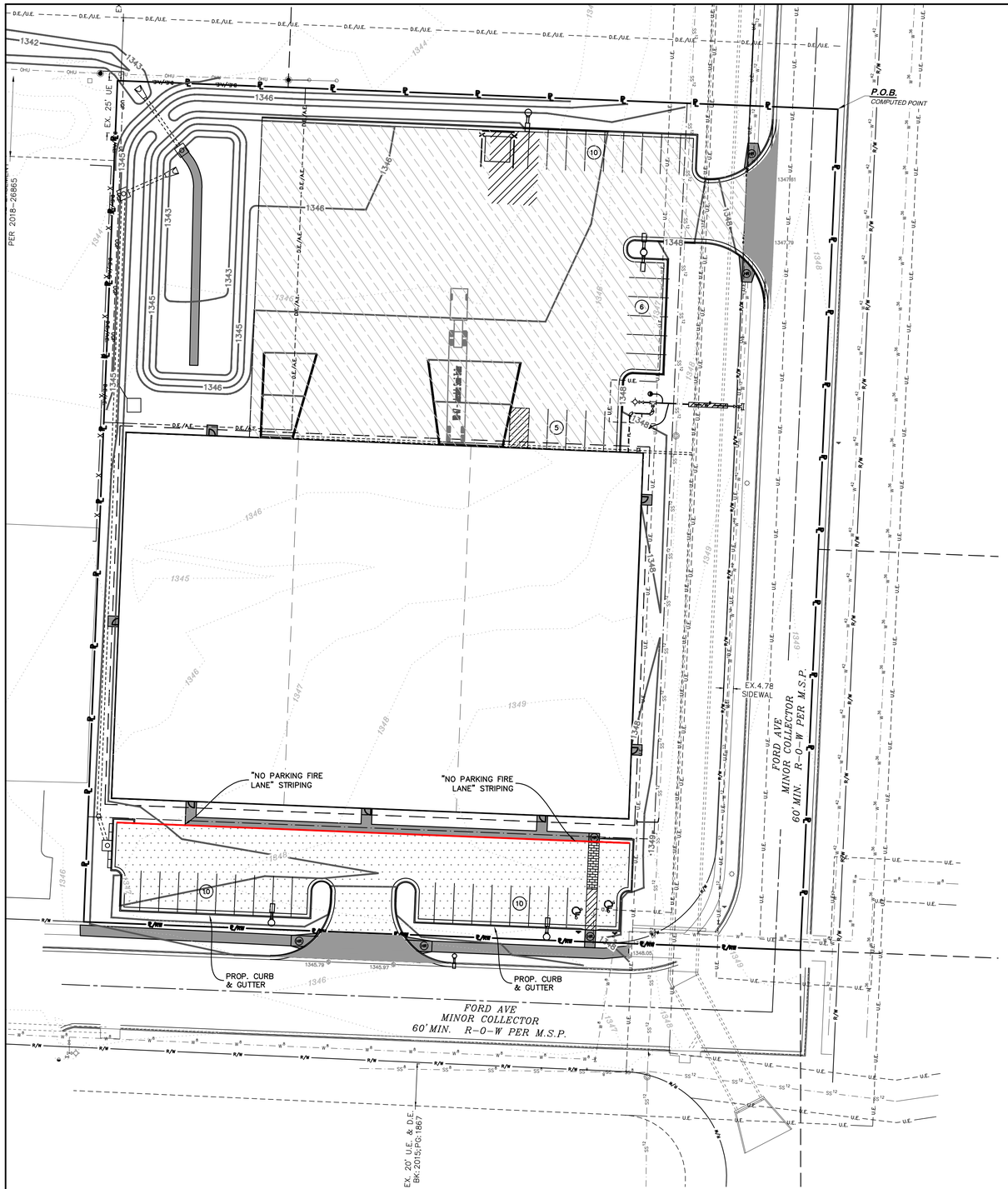
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2023 ENGINEERING SERVICES, INC. 11/21/2023 3:41 PM

SCALE: 1"=30'
DATE: Nov 21, 2023
ENGINEER: TJA
DRAWN BY: MAB
W.O. #: 23942

3

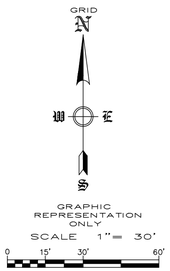


*NOTE:

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.

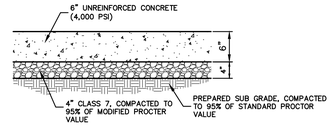


LIGHT DUTY ASPHALT PAVING: CLASS 7 BASE 6" THICK
SURFACE COURSE, 3" THICK

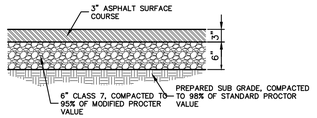
HEAVY DUTY CONCRETE PAVING: CLASS 7 BASE 4" THICK
UNREINFORCED CONCRETE (4,000 PSI), 7" THICK

LIGHT DUTY CONCRETE PAVING: CLASS 7 BASE 4" THICK
UNREINFORCED CONCRETE (4,000 PSI), 5" THICK

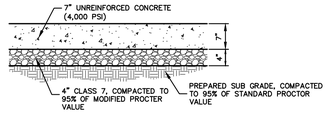
DUMPSTER PAD: CLASS 7 BASE 4" THICK
UNREINFORCED CONCRETE (4,000 PSI), 6" THICK



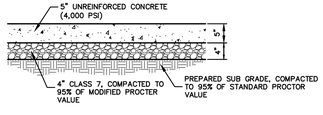
CONCRETE PAD FOR DUMPSTER
NOT TO SCALE



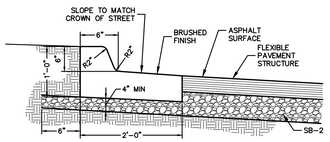
LIGHT DUTY PAVING
NOT TO SCALE



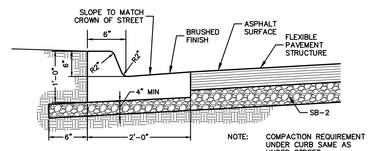
HEAVY DUTY CONCRETE PAVING
NOT TO SCALE



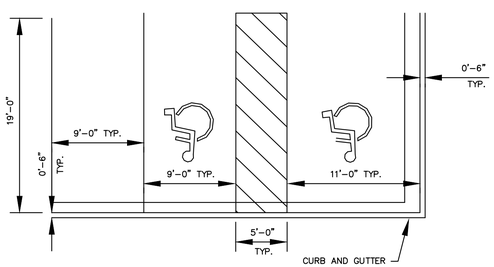
LIGHT DUTY CONCRETE PAVING
NOT TO SCALE



STANDARD 6" CONCRETE SPILL CURB & GUTTER
NOT TO SCALE



STANDARD 6" CONCRETE CURB & GUTTER
NOT TO SCALE



HANDICAPPED RAMP AND PARKING DETAILS

L23-63

ENGINEERING SERVICES INC.
1705 S. 48th STREET, SUITE 900
SPRINGDALE, ARKANSAS 72764

PAVING & SIGNAGE PLAN
FORD AVENUE WAREHOUSE
FORD AVENUE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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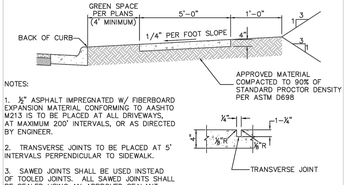
SCALE: 1"=30'
DATE: Nov 20, 2023
ENGINEER: TJA
DRAWN BY: MAB
W.O. #: 23942

4

N:\Engineering_WEBSITE MATERIALS\Standard Details\DWG\SD-B-1.dwg



NOTES:

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

SIDEWALK DETAIL
NOT TO SCALE

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

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-1	

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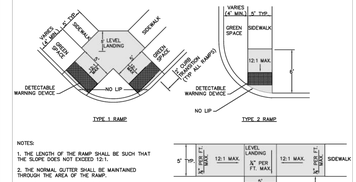
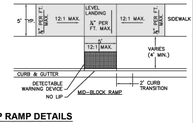


NOTES:

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



HANDICAP RAMP DETAILS
NOT TO SCALE

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

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

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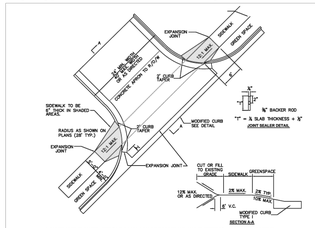

1. DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2. ½" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3. CONCRETE CURB TO BE SAWCUT AT 15' INTERVALS 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	

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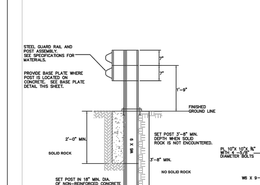
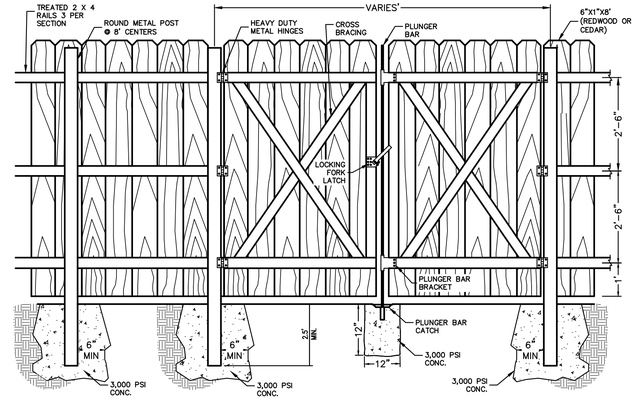


GUARD POST ASSEMBLY DETAIL
NOT TO SCALE

GUARD RAIL BASE PLATE DETAIL
NOT TO SCALE

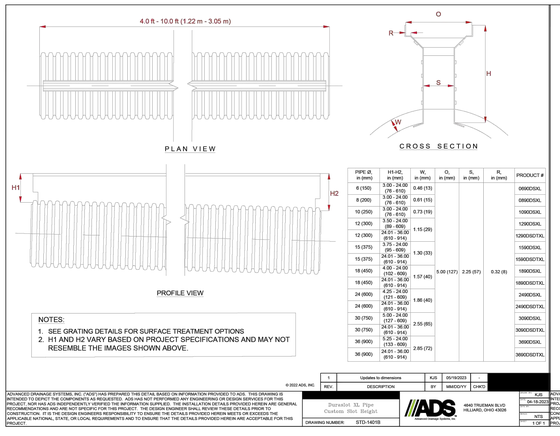
The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

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



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

DUMPSTER SCREENING FENCE DETAIL
NOT TO SCALE



PIPE Ø, in (mm)	H1=H2, in (mm)	W, in (mm)	O, in (mm)	S, in (mm)	R, in (mm)	PRODUCT #
6 (150)	3.00 - 24.00 (76 - 610)	0.46 (13)				0690DSXL
8 (200)	3.00 - 24.00 (76 - 610)	0.61 (15)				0890DSXL
10 (250)	3.00 - 24.00 (76 - 610)	0.73 (19)				1090DSXL
12 (300)	3.00 - 24.00 (76 - 610)	1.15 (29)				1290DSXL
12 (300)	24.01 - 36.00 (610 - 914)					1290DSXTXL
15 (375)	3.75 - 24.00 (95 - 609)	1.30 (33)				1590DSXL
15 (375)	24.01 - 36.00 (610 - 914)					1590DSXTXL
18 (450)	4.00 - 24.00 (102 - 609)	1.57 (40)	3.00 (127)	2.25 (57)	0.32 (8)	1890DSXL
18 (450)	24.01 - 36.00 (610 - 914)					1890DSXTXL
24 (600)	4.25 - 24.00 (121 - 609)	1.86 (40)				2490DSXL
24 (600)	24.01 - 36.00 (610 - 914)					2490DSXTXL
30 (750)	5.00 - 24.00 (127 - 609)	2.55 (65)				3090DSXL
30 (750)	24.01 - 36.00 (610 - 914)					3090DSXTXL
36 (900)	6.00 - 24.00 (153 - 609)	2.85 (72)				3690DSXL
36 (900)	24.01 - 36.00 (610 - 914)					3690DSXTXL

NOTES:

1. SEE GRATING DETAILS FOR SURFACE TREATMENT OPTIONS
2. H1 AND H2 VARY BASED ON PROJECT SPECIFICATIONS AND MAY NOT RESEMBLE THE IMAGES SHOWN ABOVE.

REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D
1	Updates to dimensions	KJS	05/19/2023	--

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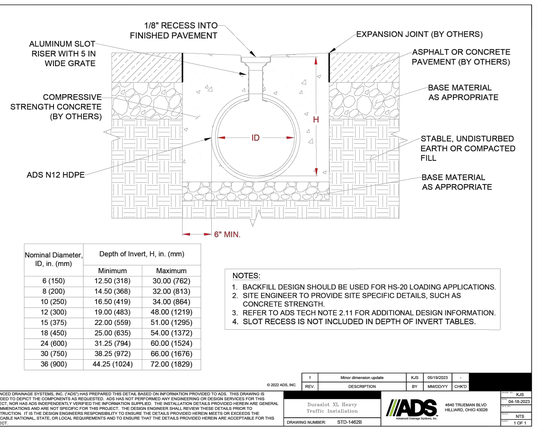
ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT. ADS DOES NOT WARRANT THE SUITABILITY OF THE PRODUCTS SHOWN FOR ANY PARTICULAR USE. THIS DRAWING IS FOR 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.

Duraslot SL Pipe Custom Slot Height	4640 TRUEMAN BLVD HILLIARD, OHIO 43026
DRAWING NUMBER: STD-14018	

KJS	04-19-2023
NTS	
1 OF 1	



Nominal Diameter, ID, in. (mm)	Depth of Invert, H, in. (mm)	
	Minimum	Maximum
6 (150)	12.50 (318)	30.00 (762)
8 (200)	14.50 (368)	32.00 (813)
10 (250)	16.50 (419)	34.00 (864)
12 (300)	19.00 (483)	48.00 (1219)
15 (375)	22.00 (559)	51.00 (1295)
18 (450)	25.00 (635)	54.00 (1372)
24 (600)	31.25 (794)	60.00 (1524)
30 (750)	38.25 (972)	66.00 (1676)
36 (900)	44.25 (1024)	72.00 (1829)

NOTES:

1. BACKFILL DESIGN SHOULD BE USED FOR HS-20 LOADING APPLICATIONS.
2. SITE ENGINEER TO PROVIDE SITE SPECIFIC DETAILS, SUCH AS CONCRETE STRENGTH.
3. REFER TO ADS TECH NOTE 2.11 FOR ADDITIONAL DESIGN INFORMATION.
4. SLOT RECESS IS NOT INCLUDED IN DEPTH OF INVERT TABLES.

REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D
1	Minor dimension update	KJS	05/19/2023	--

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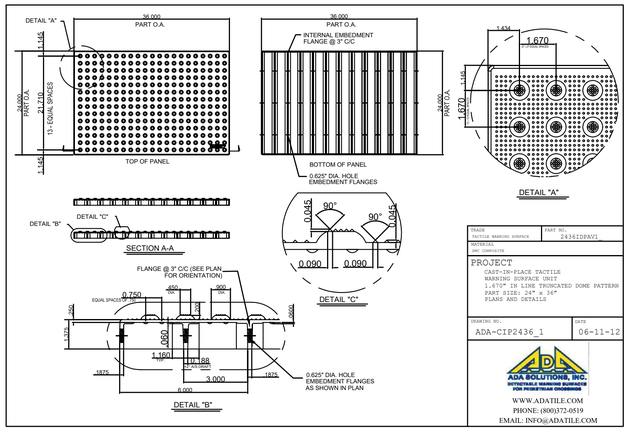
Duraslot SL Heavy Traffic Installation	4640 TRUEMAN BLVD HILLIARD, OHIO 43026
DRAWING NUMBER: STD-14035	

KJS	04-19-2023
NTS	
1 OF 1	

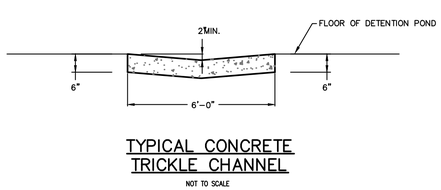


TRADE: TACTILE WARNING SURFACE	PART NO.: 24361DPAV1
MATERIAL: ABS COMPOSITE	

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

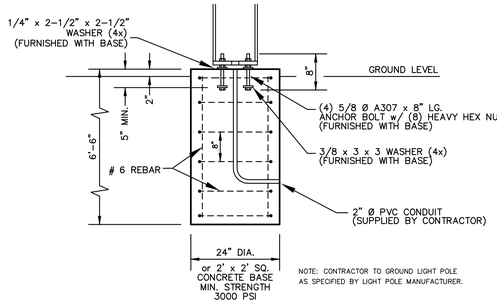
DRAWING NO.: ADA-C1P2436_1	DATE: 06-11-12

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



PLAN VIEW

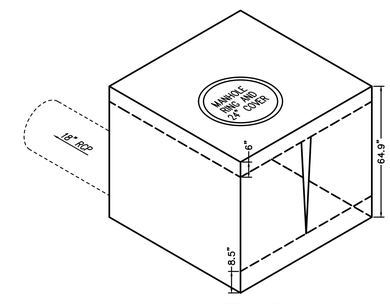
TYPICAL CONCRETE TRICKLE CHANNEL
NOT TO SCALE



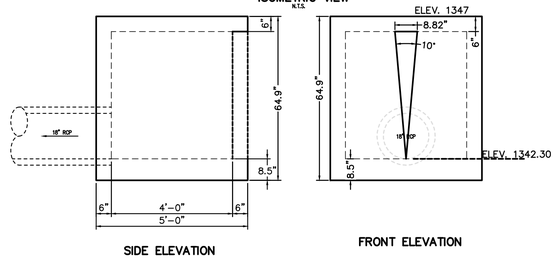
NOTE: CONTRACTOR TO GROUND LIGHT POLE AS SPECIFIED BY LIGHT POLE MANUFACTURER.

SECTION VIEW

LIGHT POLE FOOTING DETAIL
NOT TO SCALE



ISOMETRIC VIEW
N.T.S.



OUTLET STRUCTURE 3–1

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".

ENGINEERING SERVICES INC.
1311 S. 48TH STREET, SUITE 1
SPRINGDALE, ARKANSAS 72764

TYPICAL DETAILS
FORD AVENUE WAREHOUSE
FORD AVENUE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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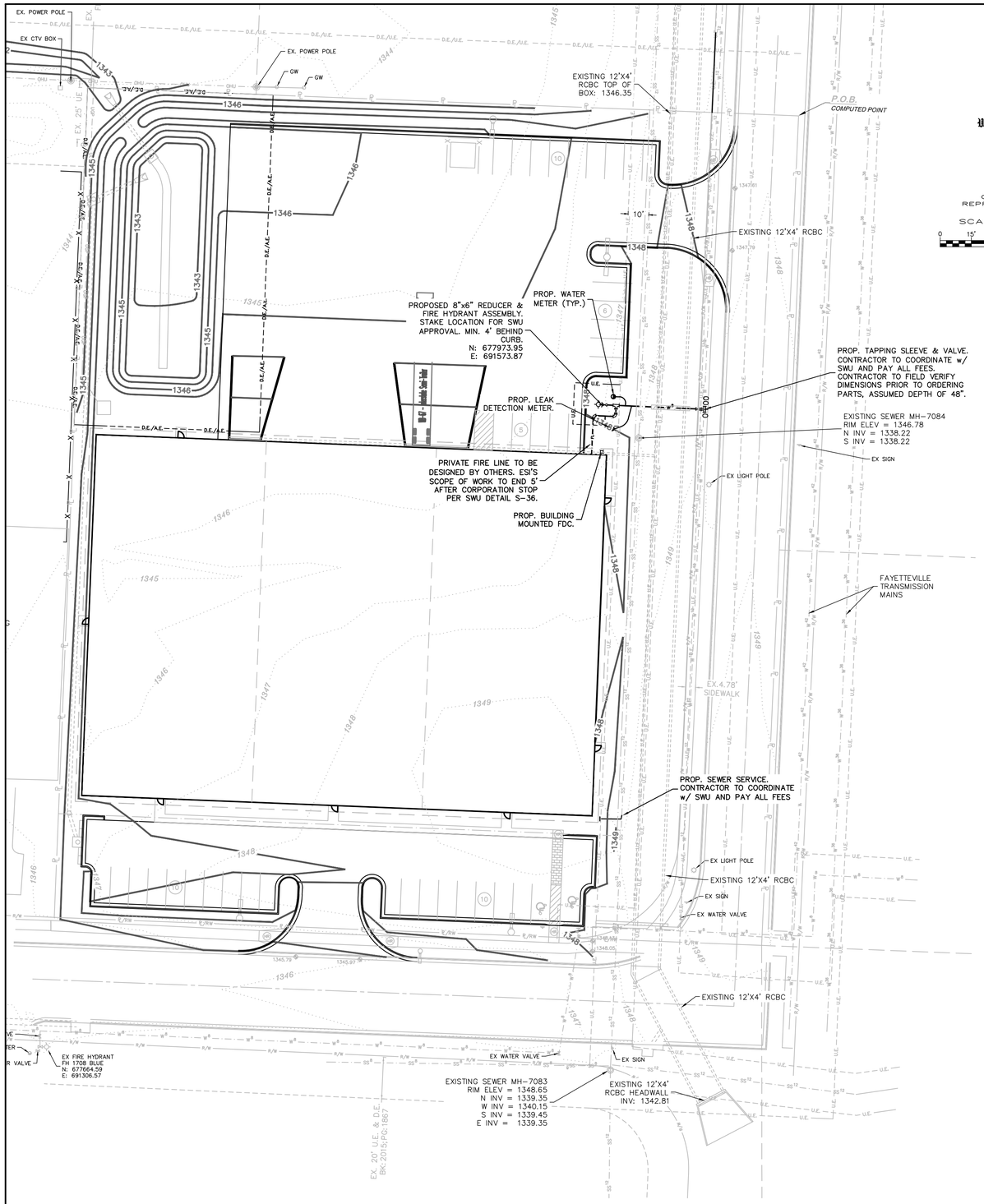
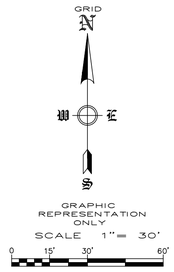
C:\DESIGN\WORK\FORD AVENUE\DETAILS.DWG

SCALE: NTS
DATE: Nov 21, 2023
ENGINEER: TJA
DRAWN BY: NMB
W.O. #: 23942

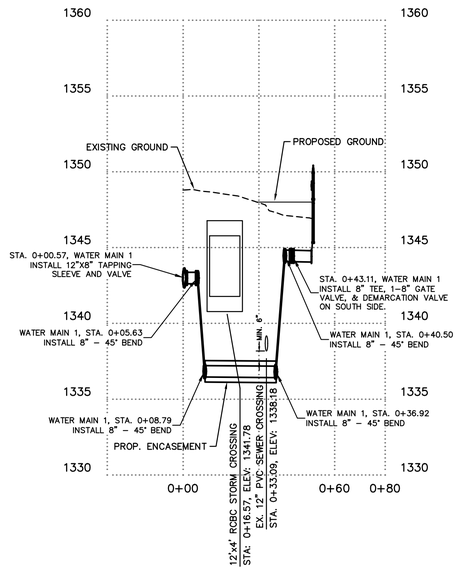
L23-63

5





WATER MAIN 1



LEGEND

●	IRON PIN FOUND
○	IRON PIN SET
	PROPERTY LINE
	EX. EASEMENT LINE
	EX. BUILDING SETBACK LINE
	EX. ROAD CENTERLINE
	EX. CURB & GUTTER
W	EX. WATER LINE
SS	EX. 8" SEWER LINE
	EX. STORM DRAIN LINE
OHP/T	EX. OVERHEAD POWER LINE
F.O.	EX. FIBER OPTIC LINE
U.E.	EX. UTILITY EASEMENT
	EX. WATER METER
	EX. FIRE HYDRANT
	EX. SEWER MANHOLE
	EX. POWER POLE
	EX. WATER VALVE
	EX. LIGHT POLE
	EX. WATER METER
1369	EX. CONTOUR
1368	PROPOSED CONTOUR
X	PROPOSED FENCE
	PROPOSED EASEMENT LINE
	PROPOSED BUILDING SETBACK LINE
	PROPOSED CURB & GUTTER
	PROPOSED FIRE HYDRANT
W	PROPOSED WATERLINE
	PROPOSED SEWER MANHOLE & PIPE
	PROPOSED SINGLE WATER SERVICE
	PROPOSED DOUBLE WATER SERVICE
	PROPOSED SEWER SERVICE
	PROPOSED LIGHT POLE
HR	PROPOSED HANDICAP RAMP
	PROPOSED STORM BOX & PIPE
D.E./A.E.	PROPOSED DRAINAGE & ACCESS EASEMENT
R/W	PROPOSED RIGHT-OF-WAY & PROPERTY LINE

NOTES :

1. ALL WATER AND SEWER MAIN EXTENSIONS AND SERVICES SHALL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES REVISED JANUARY 20, 2021, AND SEALED MAY 6, 2021.
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. CONTRACTOR SHALL CONTACT SWU PRIOR TO PERFORMING WORK.
5. ALL WATER MAIN SHALL BE C900 DR-14 PVC.
6. SWU STAFF SHALL BE PRESENT DAY OF TAPPING, DISINFECTION AND FLUSHING.
7. SWU SHALL PERFORM AND BE PRESENT FOR ALL TAPS TO EXISTING SYSTEM
8. ALL UTILITIES SHALL HAVE FULL DEPTH BACKFILL (FLOWABLE FILL) UNDER PUBLIC ROADWAYS.
9. 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.
10. 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.
11. FULL DEPTH COMPACTED CLASS 7 BASE MATERIAL IS REQUIRED FOR THE WATER AND SEWER TRENCHES UNDER PRIVATE EXISTING OR PROPOSED DRIVING SURFACES.
12. 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.

ENGINEERING SERVICES INC.
1302 S. THOMPSON, SUITE C
SPRINGDALE, ARKANSAS 72764

CERTIFICATE OF AUTHORIZATION
ENGINEERING SERVICES, INC.
131
ARKANSAS ENGINEERING EXPERTISE

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13828
THOMAS JASON APPEL

UTILITY PLAN
FORD AVENUE WAREHOUSE
FORD AVENUE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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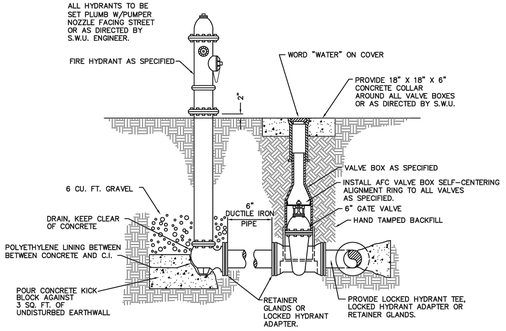
C:\ESI\SPRINGDALE\FORD AVENUE WAREHOUSE\DWG\UTILITY PLAN.DWG

SCALE: 1"=30'
DATE: Nov 20, 2023
ENGINEER: TJA
DRAWN BY: NMB
W.O. #: 23942

L23-63

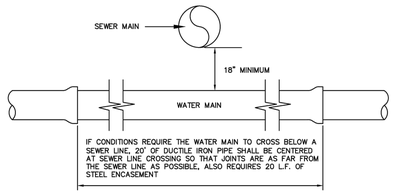
6

NOTE:
ALL HYDRANTS TO BE SET PLUMB W/PUMPER NOZZLE FACING STREET OR AS DIRECTED BY S.W.U. ENGINEER.



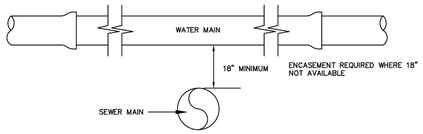
FIRE HYDRANT & GATE VALVE

N.T.S.



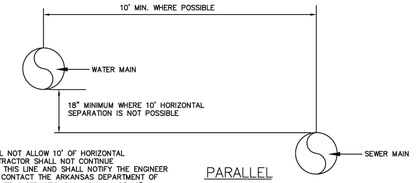
WATER LINE CROSSING UNDER SEWER LINE

N.T.S.



WATER LINE CROSSING ABOVE SEWER LINE

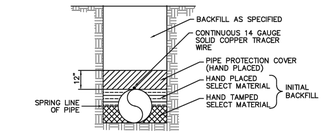
N.T.S.



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

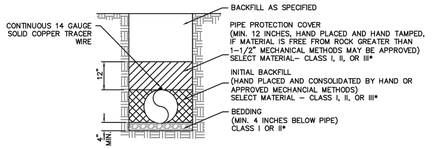
N.T.S.



D.I. PRESSURE WATER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 2")

N.T.S.



D.I. PRESSURE PIPE TRENCH
FOR FORCE MAINS

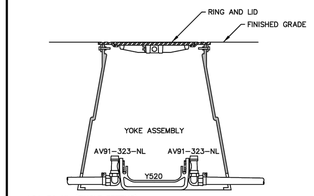
(STANDARD LAYING CONDITION "TYPE 3")

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

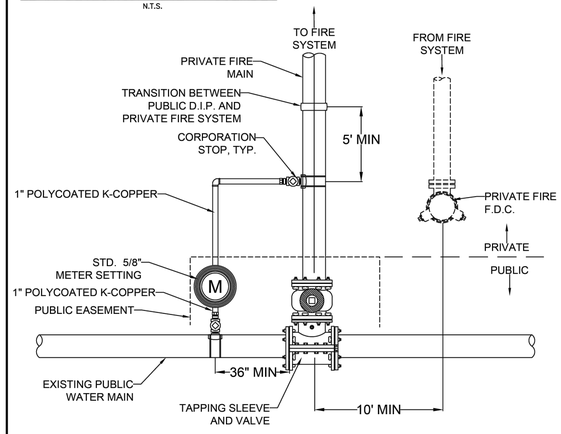
** STANDARD SIZE NO. 67 AS DEFINED IN ASTM D448



L84-34-NL (SINGLE SETTING)

LEAK DETECTION METER ASSEMBLY

N.T.S.



FIRE SYSTEM CONNECTION

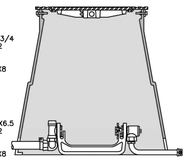
N.T.S.

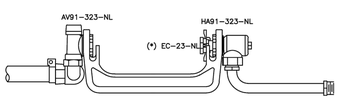
SINGLE SETTING MATERIAL LIST

QTY	DESCRIPTION	CATALOG NUMBER FORD	MUELLER	AY McDONALD
1	INLET CONNECTION	L84-34-NL	P-15531N	74779M-22 1X3/4
1	YOKE ANGLE KEY VALVE	AV91-323-NL	H-14278N	74604Y 3/4X02
1	YOKE BAR	Y502	H-5020	14-2
1	YOKE ANGLE CHECK VALVE	HA91-323-NL	H-14248N	702-3YE 33
1	OUTLET CONNECTION	L88-33-NL SPECIAL	H-15538N	710JPP 33X90X8
1	METER BOX ASSEMBLY	34P-18X24X24D W/LID		

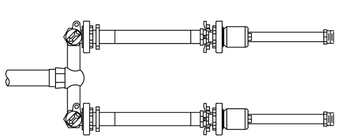
DOUBLE SETTING MATERIAL LIST

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		





UA-48-43-NL (DOUBLE SETTING)
L84-34-NL (SINGLE SETTING)
Y502
L88-33-NL SPECIAL



TYPICAL 5/8" DOUBLE METER SETTING

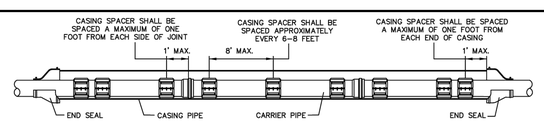
YOKE ASSEMBLY, 5/8" X 3/4" METER
3/4" COPPER OR PE P.J. TO 3/4" CTS PLASTIC OR MIP

N.T.S.
S-25

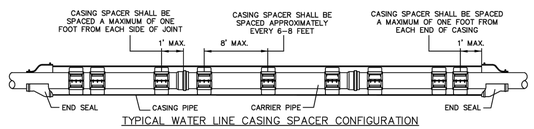
NOTES:

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

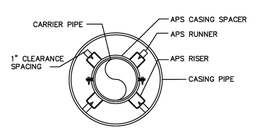
*METER AND EXPANSION CONNECTION EC-23-NL ARE PROVIDED BY THE DEPARTMENT.



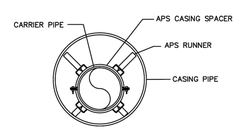
TYPICAL SEWER LINE CASING SPACER CONFIGURATION



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

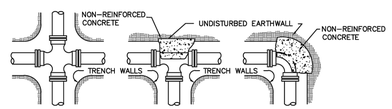
WATER AND SEWER MAINS SHALL BE SPECIAL CLASS 50 DUCTILE IRON PIPE (SEWER MAINS SHALL BE EPOXY LINED)

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"

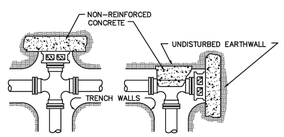
* ALL ENCASEMENT PIPE SHALL BE NEW AND HAVE A MINIMUM WALL THICKNESS OF 0.25 INCHES.

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.



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



CROSS W/PLUG TEE W/PLUG

NOTES:

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

REACTION BACKING TABLE

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

REACTION BACKING

N.T.S.

SPRINGDALE WATER UTILITIES
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
CAG	S-6	MARCH 2008
TLS	S-18	AUGUST 2014
crk	S-36	JAN. 2018
TLS	S-25	AUGUST 2014
KMI/JNK	S-31	MARCH 2008
KMI/JNK	S-3	MARCH 2008

ESI
ENGINEERING SERVICES INC.
1703 E. JOYCE BLVD. SUITE C
SPRINGDALE, ARKANSAS 72764

UTILITY DETAILS
FORD AVENUE WAREHOUSE
FORD AVENUE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: NTS
DATE: Nov 21, 2023
ENGINEER: TJA
DRAWN BY: NMB
W.O. #: 23942

L23-63

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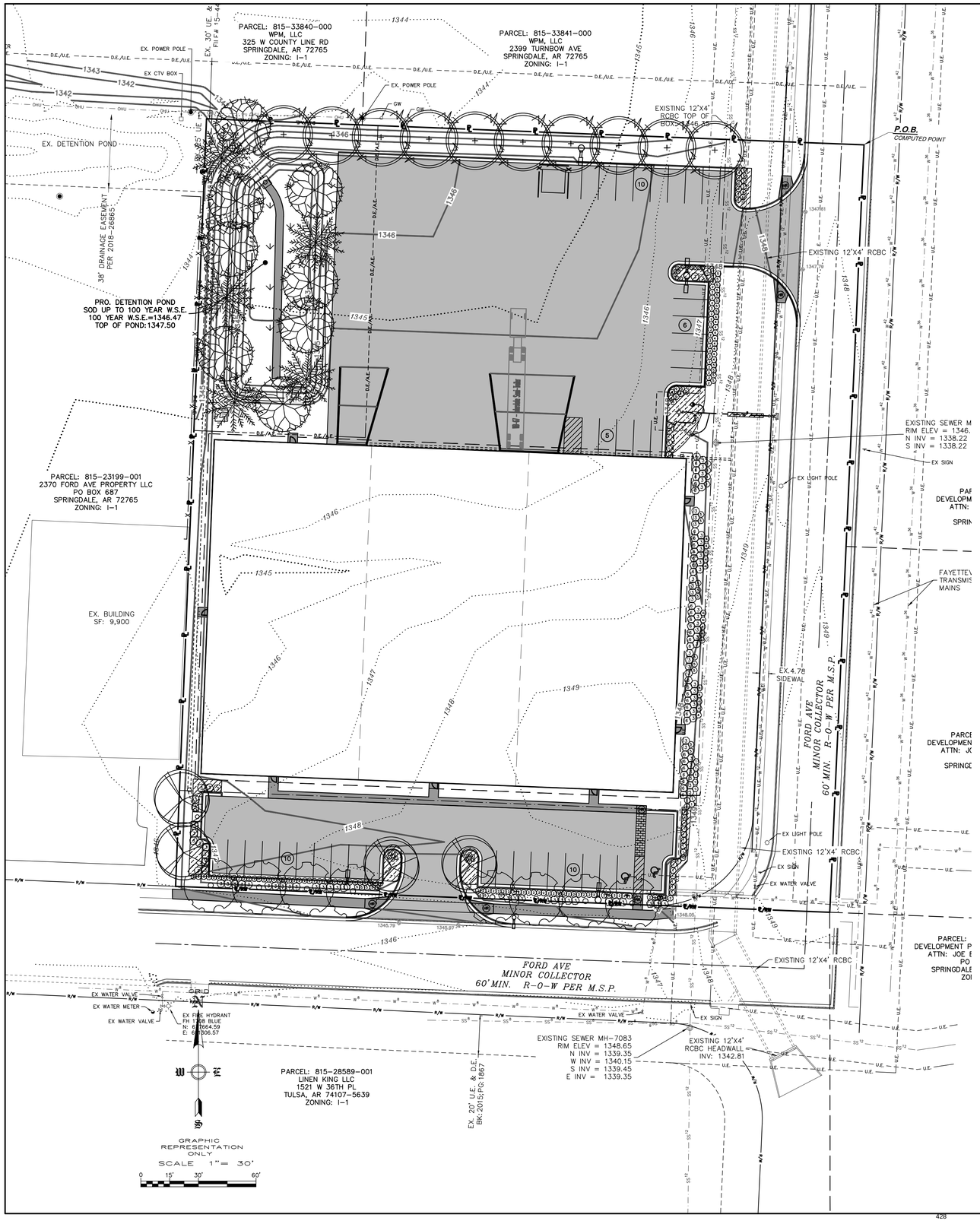


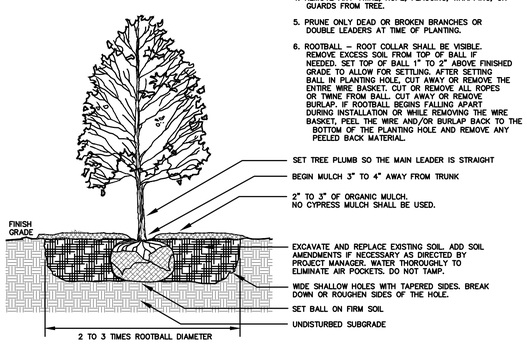
INDEX OF TREES

TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	SIZE
o	Shumard Oak	Quercus shumardi	9	2" Cal B & B
+	Northern Red Oak	Quercus rubra	7	2" Cal B & B
	Frontier Elm	Ulmus 'Frontier'	5	2" Cal B & B
	Willow Oak	Quercus phellos	7	2" Cal B & B
	Wildfire Black Gum	Nyssa Sylvatica	6	2" Cal B & B
	Sugar Maple	Acer saccharum	6	2" Cal B & B

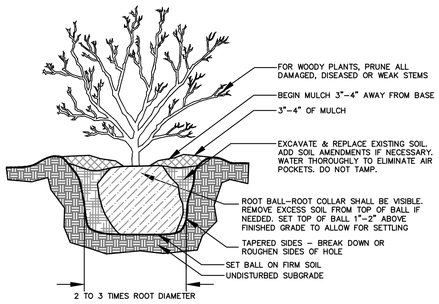
INDEX OF SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
1	Little Henry's Sweetspire	Itea virginica	41	3 GAL.
2	Wintergreen Boxwood	Buxus microphylla	107	3 GAL.
3	Maiden Grass	Miscanthus sinensis	88	3 GAL.
4	Goldmound Spirea	Spirea japonica	24	3 GAL.
5	Groundcover Drift Rose	Rose 'meigalpio'	34	3 GAL.
6	Dwarf Burford Holly	Ilex cornuta 'Burfordii nana'	34	3 GAL.
7	Karl Foerster Reed Grass	Panicum virgatum	27	3 GAL.

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



TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

LANDSCAPE NOTES:

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

LANDSCAPE REQUIREMENTS:

TOTAL PARKING AREA PROVIDED: 11,104 SQ. FT.
TOTAL INTERIOR LANDSCAPE REQUIRED: 888 SQ. FT. (8%)
TOTAL INTERIOR LANDSCAPE PROVIDED: 1,029 SQ. FT. (9.2%)

LANDSCAPE REQUIREMENTS:

TOTAL FRONTAGE DISTANCE: 325 LINEAR FT. (FORD AVE., N-S) 210 LINEAR FT (FORD AVE., E-W)

TOTAL FRONTAGE LANDSCAPE REQUIRED: 1 TREE AND 7 SHRUBS PER 25' = 21 TREES AND 147 SHRUBS (FORD AVE.)
TOTAL FRONTAGE LANDSCAPE PROVIDED:
21 TREES (12 REQUIRED ALONG E. FRONTAGE RELOCATED TO DETENTION POND) AND 147 SHRUBS (FORD AVE.)

ENGINEERING SERVICES INC.
1705 S. 48TH STREET, SUITE 201
SPRINGDALE, ARKANSAS 72764

LANDSCAPING PLAN
FORD AVENUE WAREHOUSE
FORD AVENUE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=30'
DATE: Nov 17, 2023
ENGINEER: TJA
DRAWN BY: NMB
W.O. #: 23942

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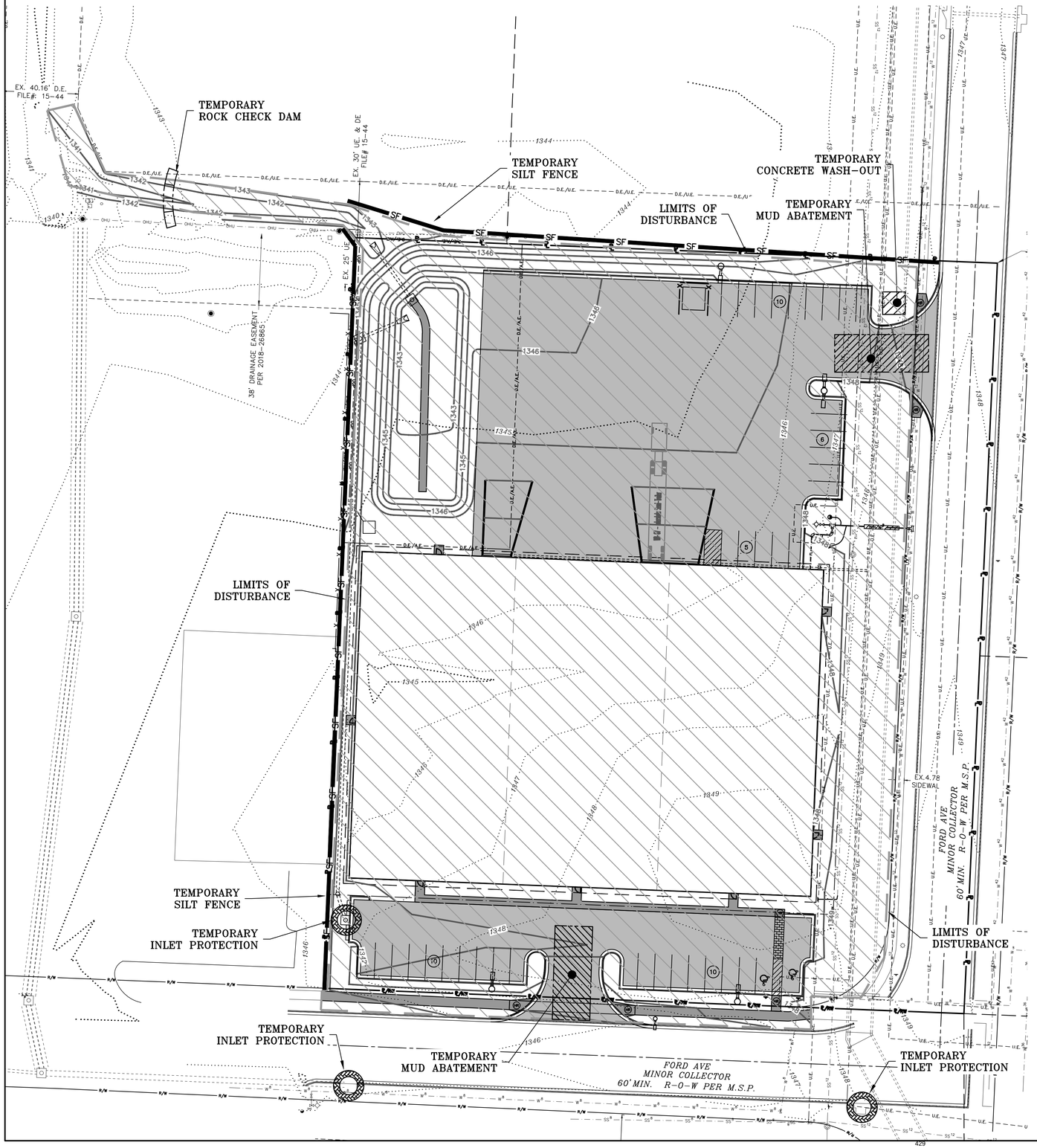
TOTAL DISTURBED AREA: 2.84 ACRES



NOTES:

1) NATURAL VEGETATION SHALL BE RETAINED WHEREVER POSSIBLE.

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

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

4) PLACE FILTER FABRIC ON ALL CURB INLETS.

*WATTLES ARE USED AS ENERGY DISSIPATION DEVICES

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

*WATTLES MUST BE MAINTAINED UNTIL SITE IS PERMANENTLY STABILIZED

AREA OF SOIL DISTURBANCE: 2.84 ACRES

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.

LEGEND

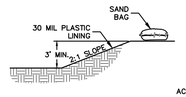
- PROPOSED FLOWLINE DIRECTION
- INLET PROTECTION
- ROCK CHECK DAM
- "BIG RED" EROSION CONTROL SOCK OR APPROVED EQUAL
- MUD ABATEMENT ENTRANCE
- 1390 EXISTING CONTOURS
- 1388 PROPOSED CONTOURS
- AREA OF SOIL DISTURBANCE
- WATTLE

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

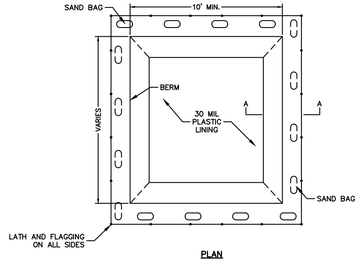
TYPICAL SECTION

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

MUD ABATEMENT ENTRANCE
NOT TO SCALE



SECTION A – A



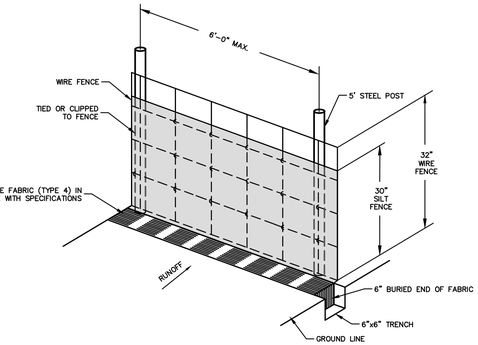
PLAN

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

CONCRETE WASH-OUT AREA
NOT TO SCALE

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

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



SILT FENCE NOTES

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

WIRED REINFORCED BURIED EDGE SILT FENCE
NOT TO SCALE

ESI
ENGINEERING SERVICES INC.
2700 S. THOMPSON, SUITE 2
SPRINGDALE, ARKANSAS 72764

STORM WATER POLLUTION PREVENTION PLAN AND DETAILS
FORD AVENUE WAREHOUSE
FORD AVENUE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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C:\ESI\2023\23942 FORD AVE WAREHOUSE\DRAWINGS\23942 SWPPP.DWG

SCALE: 1"=30'
DATE: Nov 17, 2023
ENGINEER: TJA
DRAWN BY: BAP
W.O. #: 23942

L23-63

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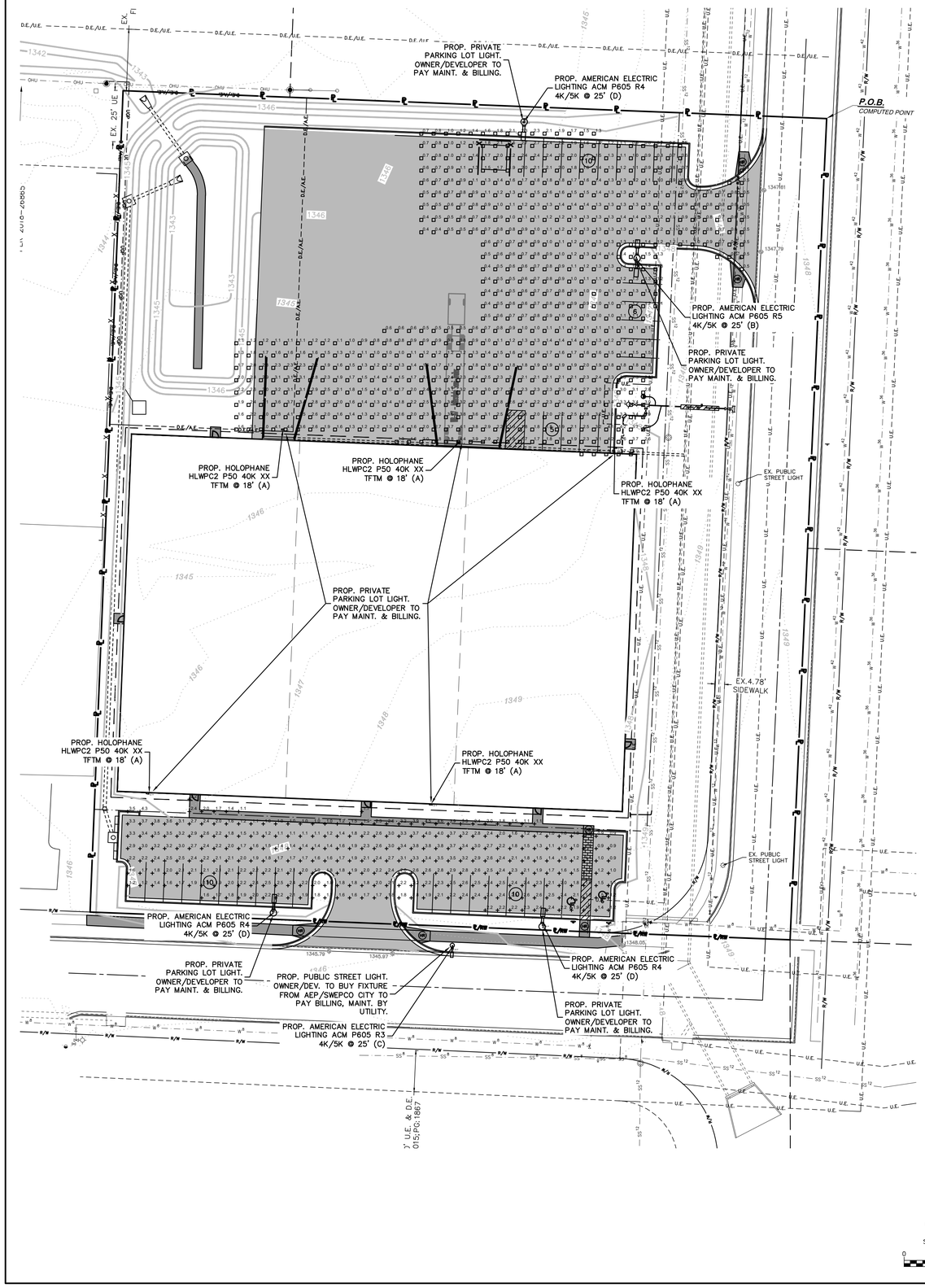


HOLOPHANE®
LEADER IN LIGHTING SOLUTIONS

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

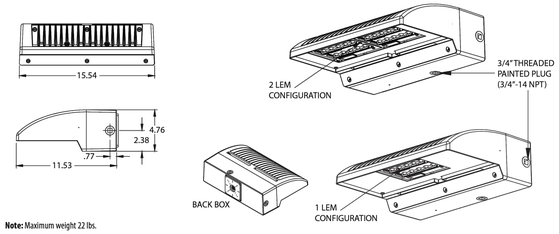
Optical
- Light engine housing is IP66 rated
- Acrylic optical system
- Type V: E (entry), M (medium), R (rectangle) & W (wide)
- Asymmetric

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. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions.

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.



Note: Maximum weight 22 lbs.

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NIGHTTIME FRIENDLY®
Consistent with LEED® goals & Green Globes™ criteria for light pollution reduction

AutoConnect Series ACM

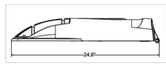
Roadway Lighting

PRODUCT OVERVIEW

Applications:

Roadways
Off ramps
Residential streets
Parking lots

DIMENSIONS



Effective Projected Area (EPA)
The EPA for the ACM is 0.35 sq. ft.,
Approx. Wt. = 12 lbs. (5.4 kg)

STANDARDS

Rated for -40°C to 40°C ambient
CSA Certified to U.S. and Canadian standards
Complies with ANSI: C136.2, C136.10, C136.31, C136.15, C136.37

Features:

OPTICAL

AutoConnect utilizes the most advanced optical technology. Durable, precision optical control is obtained with new silicone materials that permit superior mold detail and denser LED population for a more visually comfortable appearance.

Silicone optics are superior to other polymeric materials in the areas of; optical efficiency, thermal performance, and reduction in dirt accumulation, all of which can lead to long term lumen degradation and a shift in optical distribution. Also, because silicone allows for the molding of fine details as well as thick sections, it produces the most crisp, clean and well-defined lighting distributions available.

Silicone optics paired with modern LED's allow the AutoConnect to take full advantage of both technologies.

Lighting Performance is comparable to 150-250W HPS roadway luminaires.

Correlated color temperature - 4000K, or optional 2700K, 3000K or 5000K, all 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 & 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: Two different surge protection options provide a minimum of ANSI C136.2 10kV/3kA or 20kV/10kA protection.

Luminaire ships with a 0-10v dimmable driver or DALI D4i driver. Luminaire is continuous and step dimming capable via AO option or other installed controls.

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.

Rigorous pre-treatment and paint process yields a finish that achieves a scribe creepage rating of 10 (per ASTM D1654) after 5000 hours exposure to salt fog chamber (operated per ASTM B117). The optional CR finish uses an anodized basecoat with a polyester topcoat to achieve a scribe creepage rating of 10 after 10,000 hours.

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

CONTROLS

The Acuity designed ANSI 7-pin receptacle is available, which supports traditional locking style photocontrols such as the Extreme long-life solid-state locking style photocontrol - PCLL (20 year rated life).

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.

The DC Connect option is a factory embedded low voltage dusk to dawn photocontrol that increases longevity vs. line voltage controls and also eliminates the need to separately inventory controls.

Integral nLight nSDGR control is also available to provide local or network on/off/ dim control plus robust outdoor motion detection and response at up to 40' mounting heights.

The LocalConnect option provides a simple means to collect luminaire attribute data, asset location information and execute point-to-point on/off/dim commands via secure Bluetooth link using smartphone platforms.

The GlobalConnect option enabled thru selection of receptacles and controls provides a smart city enabled solution utilizing iTron long range network nodes to enable remote monitoring and control. Additionally, it can be equipped with sensor-ready technology to support Zhaga standard sensors in the future.

Note: Specifications subject to change without notice. Actual performance may differ as a result of end-user environment and application.

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American Electric Lighting

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	A	5	Holophane	HLWPC2 P50 40K XX TFTM	Wallpack Full Cutoff LED, LED Performance Package P20, 4000 series CCT, Voltage, Forward Throw Medium	1	12125	0.9	115
	B	1	American Electric Lighting	ACM P605 R5 4K/5K	ACM P605 Performance package Roadway Type V distribution 4000K/5000K CCT	1	13452	0.9	84
	D	3	American Electric Lighting	ACM P605 R4 4K/5K	ACM P605 Performance package Roadway Type IV distribution 4000K/5000K CCT	1	13246	0.9	84
	C	1	American Electric Lighting	ACM P605 R3 4K/5K	ACM P605 Performance package Roadway Type III distribution 4000K/5000K CCT	1	13246	0.9	84

NOTES:

1. NO STREET LIGHTS EXIST ON-SITE.
2. ALL LIGHTS TO BE PRIVATELY MAINTAINED PARKING LOT LIGHTS UNLESS NOTED.
3. SITE CONTRACTOR TO COORDINATE PRIVATE LIGHTING WITH ELECTRICIAN.
4. PUBLIC STREETLIGHTS TO BE INSTALLED AND MAINTAINED BY OZARKS ELECTRIC COOPERATIVE, PAID FOR BY OWNER/DEVELOPER, AND BILLING TO BE PAID BY CITY OF SPRINGDALE.

L23-63

ENGINEERING SERVICES INC.
1703 S. MAIN STREET
SPRINGDALE, ARKANSAS 72764

LIGHTING PLAN
FORD AVENUE WAREHOUSE
FORD AVENUE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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DATE: Nov 20, 2023
ENGINEER: TJA
DRAWN BY: NMB
W.O. #: 23942

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B23-129

Variance Application

Date: 11/15/2023 Permit No.: 230384

Applicant / Owner

Applicant Name:	ESI	Owner Name:	MOLES, MARVIN E REV TRUST; MOLES, SHARON A REV TRUST
Address:	1207 S. Old Missouri Road	Address:	309 LAKE RD
City, State, Zip:	Springdale, AR 72765-0282	City, State, Zip:	SPRINGDALE, AR 72764-2505
Phone:	14797518733	Phone:	479-530-6794
Email:	brush@engineeringservices.com	Email:	jasonm@weichertgriffin.com
Contact:	Applicant		

Project

Project Location:	Ford Avenue	Multiple Buildings:	☐
Parcel Numbers:	815-28589-005	Outdoor Storage:	☐
Current Zone:	I-1	Facades/Exterior:	☐
Rezone Required:	I-1	Detail Features:	☐
Total Acreage:	3.15	Roofs:	☐
Entrances:	☐	Materials/Colors:	☐
Parking Lot:	☐	Entryways:	☐
Structure Back:	☐	Landscaping:	☑
Pedestrian Flow:	☐	Screening:	☐
Central Features:	☐	Lighting:	☐

Variance Request: Request variance from perimeter landscaping on west side of proposed building

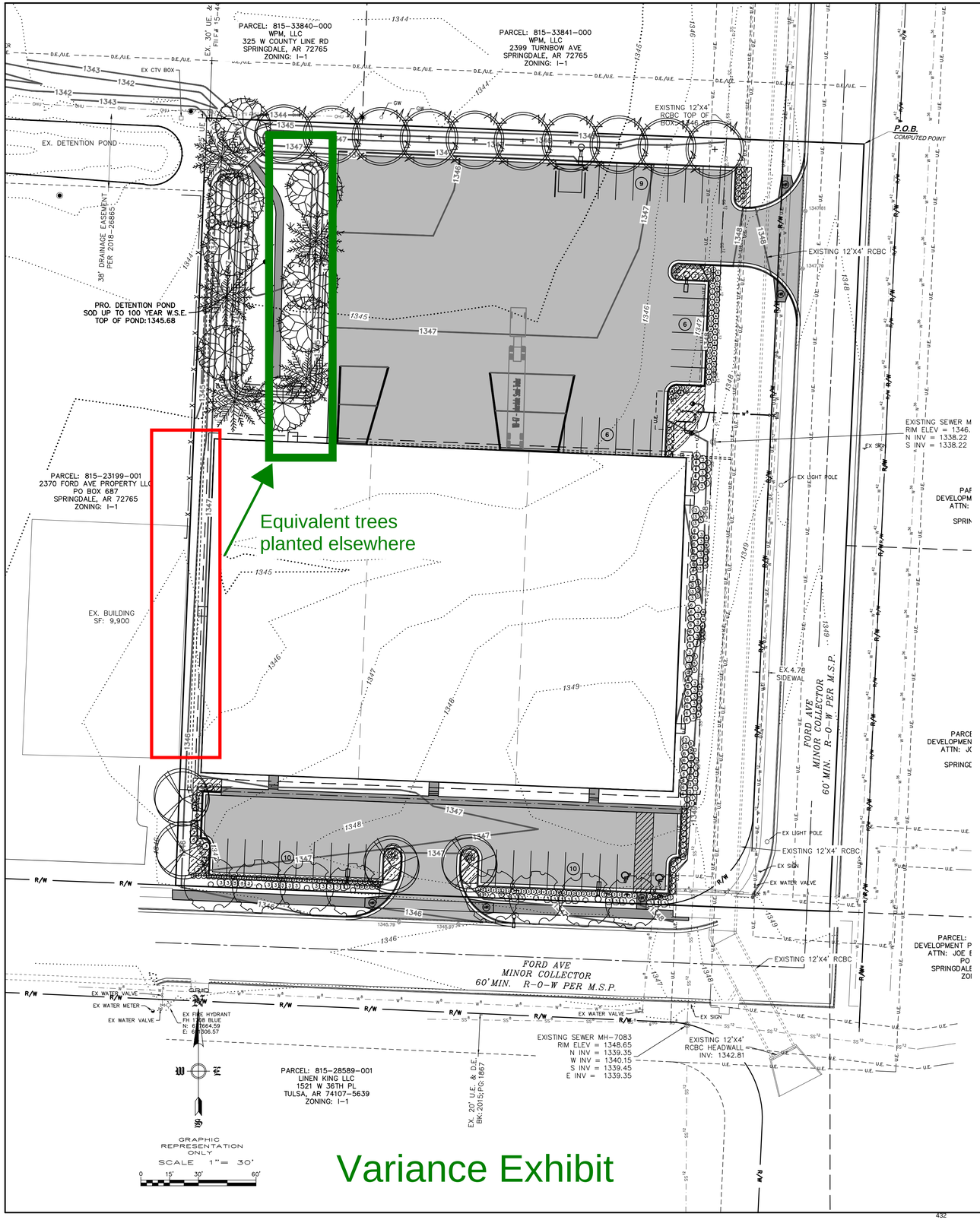
Difficulty/Hardship: There is an existing building close to the west property line, together this leaves a limited space for planting trees, high likelihood of tree mortality, and the net impact of these trees would be minimal wedged between two buildings

Variance Effect: Same amount of trees will be planted elsewhere on-site

Harmony:

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

Brandon Rush	11/15/2023
Name	Date



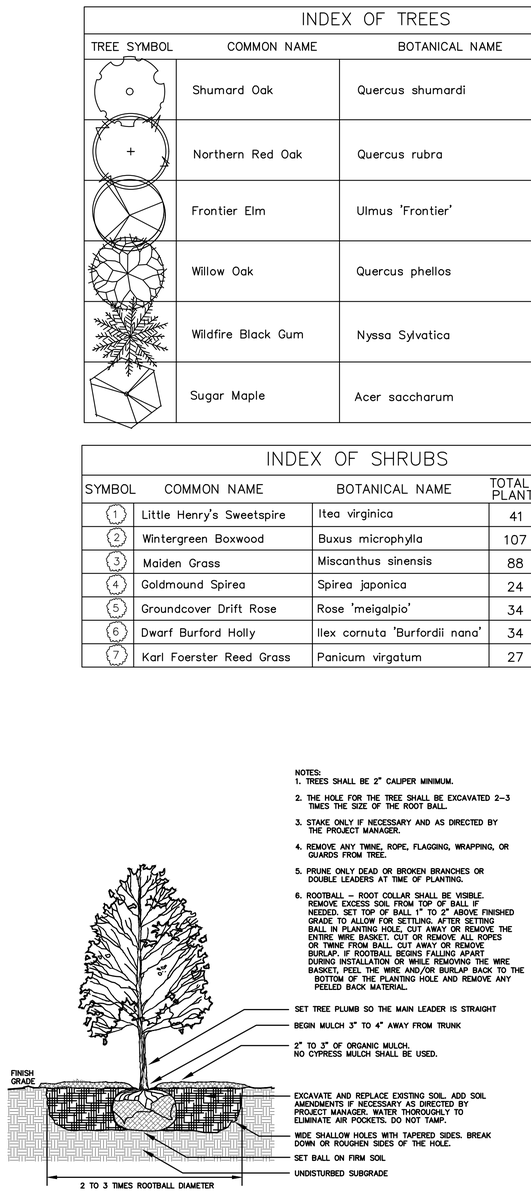
INDEX OF TREES

TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	SIZE
o	Shumard Oak	Quercus shumardi	9	2" Cal B & B
+	Northern Red Oak	Quercus rubra	7	2" Cal B & B
	Frontier Elm	Ulmus 'Frontier'	5	2" Cal B & B
	Willow Oak	Quercus phellos	7	2" Cal B & B
	Wildfire Black Gum	Nyssa Sylvatica	6	2" Cal B & B
	Sugar Maple	Acer saccharum	6	2" Cal B & B

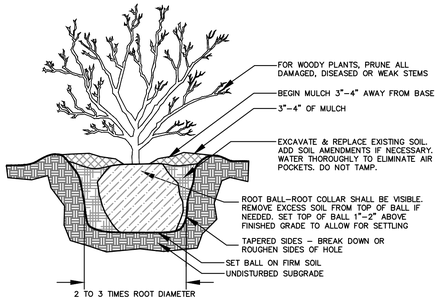
INDEX OF SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
1	Little Henry's Sweetspire	Itea virginica	41	3 GAL.
2	Wintergreen Boxwood	Buxus microphylla	107	3 GAL.
3	Maiden Grass	Miscanthus sinensis	88	3 GAL.
4	Goldmound Spirea	Spirea japonica	24	3 GAL.
5	Groundcover Drift Rose	Rose 'meigalpio'	34	3 GAL.
6	Dwarf Burford Holly	Ilex cornuta 'Burfordii nana'	34	3 GAL.
7	Karl Foerster Reed Grass	Panicum virgatum	27	3 GAL.

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



TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

LANDSCAPE NOTES:

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

LANDSCAPE REQUIREMENTS:

TOTAL PARKING AREA PROVIDED: 11,104 SQ. FT.
TOTAL INTERIOR LANDSCAPE REQUIRED: 888 SQ. FT. (8%)
TOTAL INTERIOR LANDSCAPE PROVIDED: 1,029 SQ. FT. (9.2%)

LANDSCAPE REQUIREMENTS:

TOTAL FRONTAGE DISTANCE: 325 LINEAR FT. (FORD AVE., N-S) 210 LINEAR FT (FORD AVE., E-W)

TOTAL FRONTAGE LANDSCAPE REQUIRED: 1 TREE AND 7 SHRUBS PER 25' = 21 TREES AND 147 SHRUBS (FORD AVE.)
TOTAL FRONTAGE LANDSCAPE PROVIDED:
21 TREES (12 REQUIRED ALONG E. FRONTAGE RELOCATED TO DETENTION POND) AND 147 SHRUBS (FORD AVE.)

ESI
ENGINEERING SERVICES INC.
1205 E. EMMA AVE. SUITE 205
SPRINGDALE, ARKANSAS 72764

LANDSCAPING PLAN
FORD AVENUE WAREHOUSE
FORD AVENUE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=30'
DATE: Sep 12, 2023
ENGINEER: TJA
DRAWN BY: NMB
W.O. #: 23942

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8

ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72764 • (479) 751-8733 • Established 1971

L23-63 &
B23-129

August 29, 2023

City of Springdale
Planning & Community Development Division
208 S. Blair Street
Springdale, Arkansas 72764

Via iWorQ portal

Re: Certified List of Adjacent Property Owners
Moles Warehouse
Ford Avenue
Springdale, AR

Debbie and Sarah:

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.

815-33841-000, 815-33840-000
WPM, LLC
2399 TURNBOW AVE
SPRINGDALE AR 72765

815-30479-000, 815-30478-000, 815-30477-000
DEVELOPMENT PROPERTIES OF
NORTHWEST ARKANSAS
ATTN: JOE EDWARDS, MANAGER
PO BOX 1549
SPRINGDALE AR 72765-1549

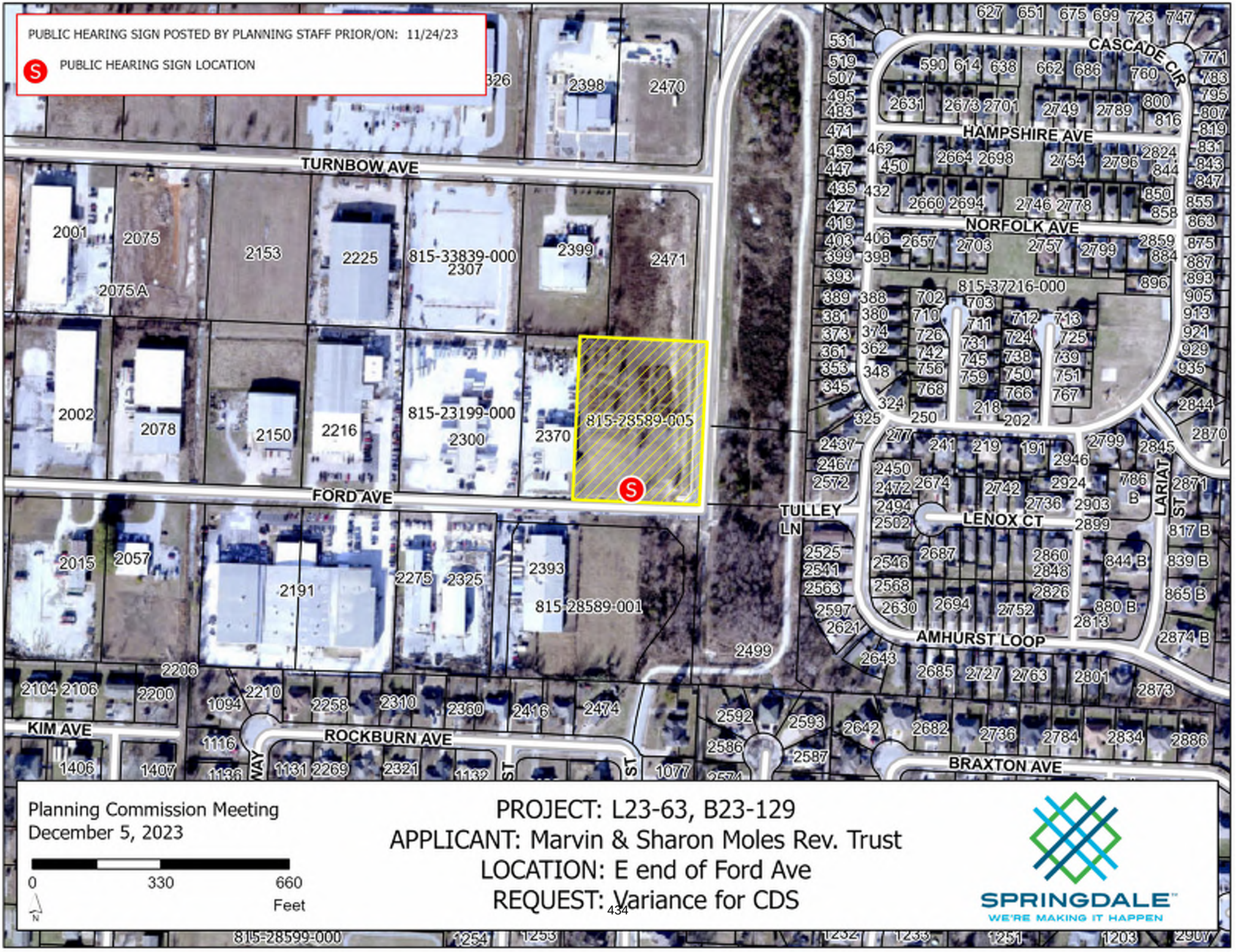
815-28589-001
LINEN KING LLC
1521 W 36TH PL
TULSA OK 74107-5639

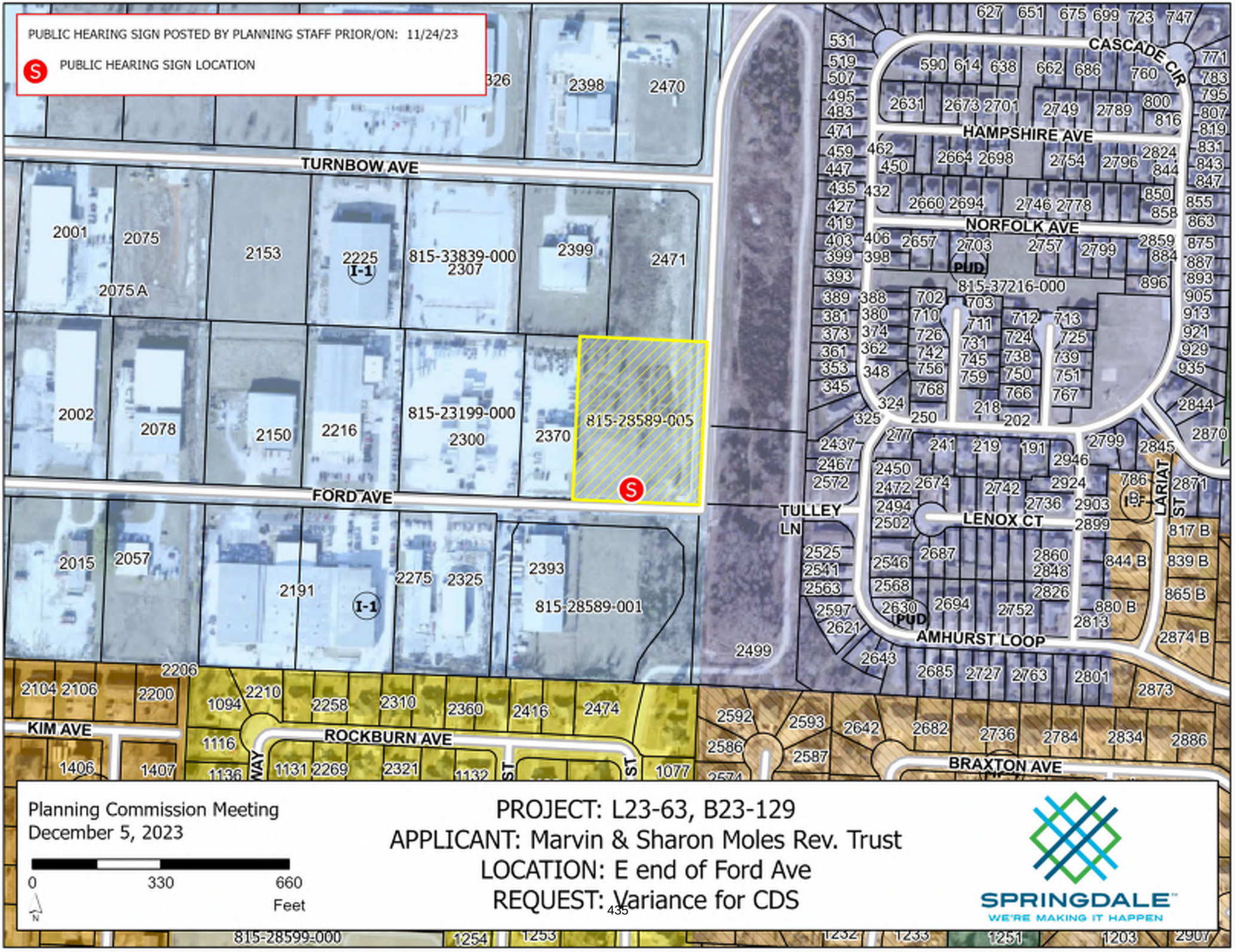
815-23199-001
2370 FORD AVE PROPERTY LLC
PO BOX 687
SPRINGDALE AR 72765

Very truly yours,

Rodney Woods, P.S. 08/29/2023

Z:\Engineers\00 - Engineer Projects\23942 Moles WH Sdale\03 Pre-Construction Plan Submittals\2023-08-25 Submittal #1\CLAPO.docx


PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 11/24/23
PUBLIC HEARING SIGN LOCATION
TURNBOW AVE
FORD AVE
CASCADE CIR
HAMPSHIRE AVE
NORFOLK AVE
LENOX CT
AMHURST LOOP
TULLEY LN
LARIAT ST
KIM AVE
ROCKBURN AVE
BRAXTON AVE
815-33839-000
815-23199-000
815-28589-005
815-28589-001
815-37216-000
815-28599-000
Planning Commission Meeting
December 5, 2023
0
330
660
Feet
PROJECT: L23-63, B23-129
APPLICANT: Marvin & Sharon Moles Rev. Trust
LOCATION: E end of Ford Ave
REQUEST: Variance for CDS
SPRINGDALE
WE'RE MAKING IT HAPPEN


PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 11/24/23
PUBLIC HEARING SIGN LOCATION
TURNBOW AVE
FORD AVE
CASCADE CIR
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KIM AVE
ROCKBURN AVE
BRAXTON AVE
815-33839-000
815-23199-000
815-28589-005
815-28589-001
815-37216-000
815-28599-000
PUD
I-1
Planning Commission Meeting
December 5, 2023
0
330
660
Feet
PROJECT: L23-63, B23-129
APPLICANT: Marvin & Sharon Moles Rev. Trust
LOCATION: E end of Ford Ave
REQUEST: Variance for CDS
SPRINGDALE
WE'RE MAKING IT HAPPEN

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: **December 5, 2023**

RE: **L23-64** **Large Scale Development** **Weinerschnitzel**

Planning Comments:

1. This Large-Scale Development Plan has been given the number L23-64. 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).
8. Need State Plane Coordinates (NAD 83, Feet) for all fire hydrant locations.
    a. Comment Response 11/22/2023: Hydrants are currently being located.
9. Ensure that the respective Large Scale Development Plan number is correct on the cover page. “LARGE SCALE DEVELOPMENT PLAN N22-21” should include the Large Scale Development No. assigned: L23-64

Commercial Design Standards Comments

1. Provide an area to accommodate a possible future public transit stop.
2. No comments were received regarding exterior ground mounted or building/roof top mounted equipment, and subsequent screening methods

Building & Fire Comments:

Building sewer will require a backwater valve

Engineering Comments:

PROJECT NUMBER: L23-64
PROJECT NAME: WIENERSCHNITZEL
REVIEW DATE: 11/27/2023
REVIEWED BY: KATIE HOLLINGSHEAD, PE, CFM

Flood Zone: X
Location: 2019 E Robinson Ave
Disturbed Area: 1.29 acres

STANDARD COMMENTS

- Projects with disturbed areas greater than 0.5 acres must apply for a Grading Permit. Submit the following via iWorq Portal: https://springdalear.portal.iworq.net/portalhome/springdalear
    - Application
    - Stormwater Pollution Prevention Plan (SWPPP)
    - ~~Notice of Coverage (5 acres or larger) or~~ Automatic Site Coverage (under 5 acres)

- Submit Grading Permit fee to the City Clerk's office
    - ~~$250 for sites under 1 acre~~
    - $500 for sites 1 acre and larger

- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.

- 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.

- 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.

PROJECT SPECIFIC COMMENTS

1. **Chapter 106 – Stormwater Drainage**

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

   - *Drainage report hydrographs are labeled "Get Graphic" at the top right, please correct*
   - *Show details for underground pond – chamber configuration, specs on rock, depths of rock, etc.*

L23-64

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Large Scale/Non-Large Scale Application

Date: 11/02/2023 Permit No.: 230393

Applicant / Owner

Applicant Name:	Jake Chavis	Owner Name:	Brian Shinall
Address:	7230 S Pleasant Ridge Drive	Address:	600 S Tyler St
City, State, Zip:	Faytteville Ar 72704	City, State, Zip:	Amarillo TX, 79101
Phone:	4794429350	Phone:	8065843201
Email:	jake@batesnwa.com	Email:	Bshinall@shinallgroup.com
Application Contact:	Representative		

Property

Job Address:	HWY 412/oriole st	Rezone Required:	C-5
Parcel No(s).:	815-28644-000	Total Acreage:	1.29
Current Zoning:	A-1		

Development Point of Contact

Name:	Jake Chavis	Address:	
E-mail:		Phone:	

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.

Jake Chavis	11/02/2023
Name	Date

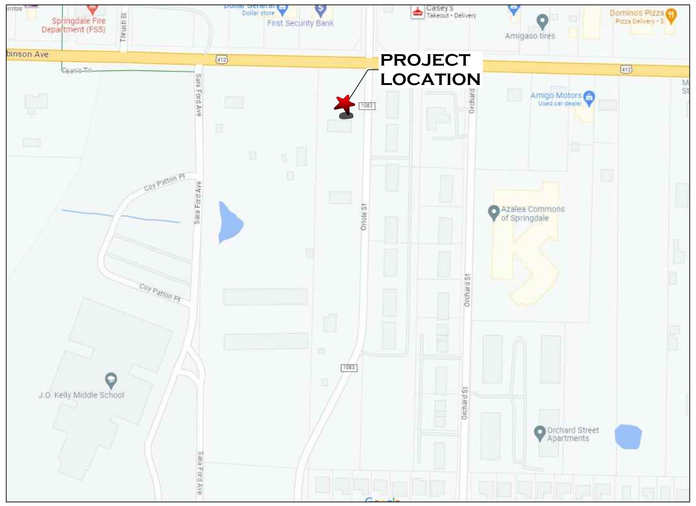
WIENERSCHNITZEL

SPRINGDALE, ARKANSAS

LARGE SCALE DEVELOPMENT PLAN N22-21 L23-64

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. 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



INDEX OF DRAWINGS

01.0	COVER SHEET
02.0	EXISTING SITE + DEMOLITION PLAN
03.0	SITE PLAN
04.0	UTILITY PLAN
05.0	GRADING PLAN
06.0-06.1	LANDSCAPE PLAN
07.0-07.5	LIGHTING PLAN
08.0-08.6	DETAILS

PARCEL NUMBERS:	815-28644-000
PROJECT SITE ADDRESS:	HWY 412/ORIOLE ST..
ZONING CLASSIFICATION:	A-1 (AGRICULTURAL DISTRICT)
ACRES:	1.29 ACRES ±
PROPOSED USE:	DRIVE THROUGH COMMERCIAL FACILITY/ RESTAURANTS
CURRENT OWNER:	SQUIRES, ROBERT W AND SHERRY 1600 S OLD MISSOURI RD. SPRINGDALE, AR 72764
DEVELOPER:	BRIAN R. SHINALL, CCIM SHINALL GROUP COMMERCIAL REAL ESTATE BROKERAGE AND DEVELOPMENT 7826 TARRYTOWN AVE. AMARILLO, TX 79121 PHONE: (806)584-3201 EMAIL: BSHINALL@SHINALLGROUP.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
ARCHITECT:	HENRY ARCHITECTURE 3101 SW I ST #23 BENTONVILLE, AR 72712 PHONE: (479) 271-2555 EMAIL: CHENRY@HENRYARCHITECTURE.COM

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

VICINITY MAP
N.T.S.

NORTH

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

PARCEL NUMBER
815-28644-000

DEVIATIONS/VARIANCES/WAIVERS REQUESTED:
A. B23-128
B. LS23-38
C. R23-47

BUILDING SETBACKS PER A-1 ZONING:

FRONT	35ft
SIDE (INTERIOR)	20ft
SIDE (EXTERIOR)	35ft
REAR	35ft

GREENSPACE CALCULATIONS:

GROSS AREA OF SITE:	56080.408 SQ.FT.
TOTAL AREA OF SITE LESS R.O.W.	40500.160 SQ.FT.
IMPERVIOUS AREA	22847.161 SQ.FT.(56.4%)
POST-DEVELOPED GREENSPACE:	17652.999 SQ.FT.(43.6%)

SURVEY DESCRIPTION
NEW TRACT 1:
A PART OF THE WEST HALF OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER WHICH IS N87°32'39"W 164.92' FROM THE NORTHEAST CORNER THEREOF AND RUNNING THENCE S02°17'34"W 340.10', THENCE N87°32'39"W 164.87', THENCE N02°17'08"E 340.10' TO THE NORTH LINE OF SAID FORTY ACRE TRACT, THENCE ALONG SAID NORTH LINE S87°32'39"E 164.92' TO THE POINT OF BEGINNING, CONTAINING 1.29 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN EAST ROBINSON AVENUE MASTER STREET PLAN RIGHT-OF-WAY ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT, SUBJECT TO THAT PORTION IN ORIOLE STREET MASTER STREET PLAN RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

REFERENCE DOCUMENTS:
1) REDEMPTION DEED FILED IN BOOK 2022 AT PAGE 18917
2) WARRANTY DEED FILED IN BOOK 2016 AT PAGE 5596
3) WARRANTY DEED FILED IN BOOK 760 AT PAGE 220
4) PLAT OF SURVEY FILED IN BOOK 24A AT PAGE 338
5) PLAT OF SURVEY FILED IN BOOK 94 AT PAGE 39727
6) PLAT OF SURVEY FILED IN BOOK 2019 AT PAGE 6364
7) PLAT OF SURVEY FILED IN BOOK 24A AT PAGE 329
8) PLAT OF SURVEY FILED IN BOOK 2015 AT PAGE 2442
9) FINAL PLAT OF ORCHARD SUBDIVISION, PHASE III FILED IN BOOK 15 AT PAGE 96
10) PLAT OF SURVEY FILED IN BOOK DR1 AT PAGE 650
11) AHTD RIGHT-OF-WAY MAP FOR HIGHWAY 471-HWY 68 NORTH; JOB #40005

PARKING TABLE:

CH 130 ART. 7 SEC. 7-NUMBER OF OFF STREET PARKING REQUIRED

RESTAURANTS (AND SIMILAR ESTABLISHMENTS SERVING FOOD AND BEVERAGES):

1 SPACE PER EACH FOUR (4) OCCUPANTS AT THE MAXIMUM PERMITTED OCCUPANCY ALLOWED UNDER BUILDING CODE AND 1 SPACE PER EMPLOYEE BASED ON THE LARGEST SHIFT.

NUMBER OF EMPLOYEES AT LARGEST SHIFT:	4
MAXIMUM OCCUPANCY:	15
STANDARD SPACES REQUIRED:	8
STANDARD SPACES PROVIDED:	14
ADA PARKING REQUIRED/PROVIDED:	1
TOTAL PARKING PROVIDED:	15

DRIVE-THROUGH COMMERCIAL FACILITIES:
IN ADDITION TO THE OTHER PARKING SPACE REQUIREMENTS, HOLDING OR STACKING SPACES FOR EACH SERVICE WINDOW. EACH STACKING SPACE SHALL BE NO LESS THAN TEN (10) FEET WIDE BY TWENTY (20) FEET LONG

STACKING SPACES PROVIDED:	10

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.

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 10TH DAY OF OCTOBER, 2020.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1642
DERRICK L. THOMAS
SIGNATURE

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.

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

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.

FLOOD CERTIFICATION:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.
(FIRM PANEL #05143C0060F. DATED 05/ 16/ 2008)

NOTE: THE CONTRACTOR SHALL VERIFY THE DEPTHS AND LOCATIONS OF ALL EXISTING UTILITIES

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

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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
11/22/23
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

ENGINEER: G. Bates
DRAWN BY: M. WILLIAMS

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REVISIONS

	DATE
1ST SUBMITTAL	11/02/23
2ND SUBMITTAL	11/22/23

WIENERSCHNITZEL
LARGE SCALE DEV. L23-64
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

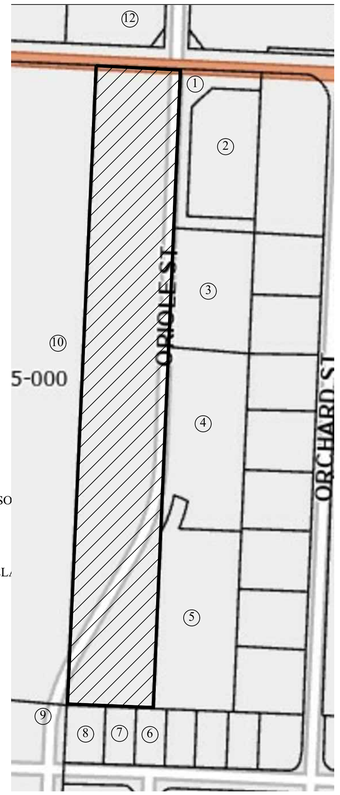
PROJECT NO 23-204

DRAWING NO 01

L23-64

ADJACENT LAND OWNERS

1) ORIOLE STREET LLC
1207 S OLD MISSOURI RD
SPRINGDALE, AR 72764
PARCEL #815-28642-000
ZONED: MF-16
2) TALMOORE TOWNHOMES LLC
PO BOX 773
SPRINGDALE, AR 72765
PARCEL #815-28642-001
ZONED: MF-16
3) ORIOLE STREET LLC
1207 S OLD MISSOURI RD
SPRINGDALE, AR 72764
PARCEL #815-28643-000
ZONED: MF-16
4) ORIOLE STREET LLC
1207 S OLD MISSOURI RD
SPRINGDALE, AR 72764
PARCEL #815-28643-000
ZONED: MF-16
5)TALMOORE TOWNHOMES LLC
PO BOX 773
SPRINGDALE, AR 72765
PARCEL #815-28643-011
ZONED: MF-16
6) TOLEDO, JORGE H & CLEO F
1850 HIGH AVE
FAYETTEVILLE, AR 72704
PARCEL #815-34223-000
ZONED: MF-4
7) SOTO-ALBARRAN, JESUS & RODRIGUES-SO
2034 LASKESIDE AVE
SPRINGDALE, AR 72764-7284
PARCEL #815-34224-000
ZONED: MF-4
8) GELICAME, RIZALITO & SANTOS, CARMEL
2012 LAKESIDE AVE
SPRINGDALE, AR 72764-7284
PARCEL #815-34225-000
ZONED: MF-4
9) SPRINGDALE SCHOOL DISTRICT #50
PO BOX 8
SPRINGDALE, AR 72762
PARCEL #815-28646-012
ZONED: P-1
10) SPAULDING, RELAND & OPAL
18707 MAYES RD
FAYETTEVILLE, AR 72703
PARCEL #815-28645-000
ZONED: A-1
11) FIRST SECURITY BANK
314 N SPRING ST
SEARCY, AR 72143
PARCEL #815-30297-000
ZONED: C-2
12) ARKANSAS STATE HIGHWAY COMM.
PO BOX 2261
LITTLE ROCK, AR 72203
PARCEL #815-30297-001
ZONED: C-2



BUILDING SETBACKS PER A-1
ZONING:

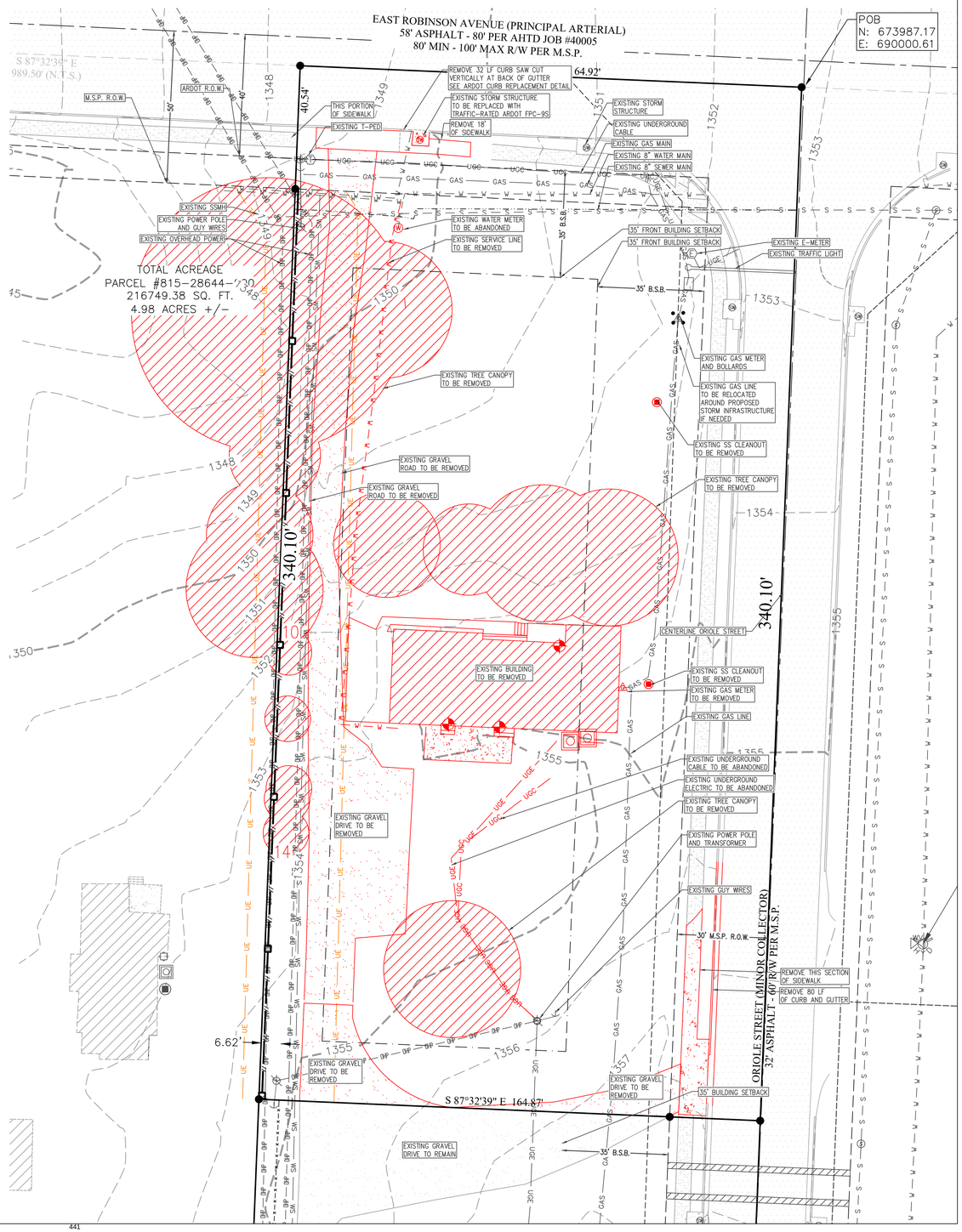
FRONT	35ft
SIDE (INTERIOR)	20ft
SIDE (EXTERIOR)	35ft
REAR	35ft

NEW TRACT 1:
A PART OF THE WEST HALF OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER WHICH IS N87°32'39"W 164.92' FROM THE NORTHEAST CORNER THEREOF AND RUNNING THENCE S02°17'34"W 340.10', THENCE N87°32'39"W 164.87', THENCE N02°17'08"E 340.10' TO THE NORTH LINE OF SAID FORTY ACRE TRACT, THENCE ALONG SAID NORTH LINE S87°32'39"E 164.92' TO THE POINT OF BEGINNING, CONTAINING 1.29 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN EAST ROBINSON AVENUE MASTER STREET PLAN RIGHT-OF-WAY ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT. SUBJECT TO THAT PORTION IN ORIOLE STREET MASTER STREET PLAN RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

REFERENCE DOCUMENTS:
1) REDEMPTION DEED FILED IN BOOK 2022 AT PAGE 18917
2) WARRANTY DEED FILED IN BOOK 2016 AT PAGE 5596
3) WARRANTY DEED FILED IN BOOK 760 AT PAGE 220
4) PLAT OF SURVEY FILED IN BOOK 24A AT PAGE 338
5) PLAT OF SURVEY FILED IN BOOK 94 AT PAGE 39727
6) PLAT OF SURVEY FILED IN BOOK 2019 AT PAGE 6364
7) PLAT OF SURVEY FILED IN BOOK 24A AT PAGE 329
8) PLAT OF SURVEY FILED IN BOOK 2015 AT PAGE 2442
9) FINAL PLAT OF ORCHARD SUBDIVISION, PHASE III FILED IN BOOK 15 AT PAGE 96
10) PLAT OF SURVEY FILED IN BOOK DR1 AT PAGE 650
11) AHTD RIGHT-OF-WAY MAP FOR HIGHWAY 471-HWY 68 NORTH; JOB #40005

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS. (FIRM PANEL #05143C0090F. DATED 05/ 16/ 2006)

LEGEND		
PROPOSED	EXISTING	DESCRIPTION
		ACCESS EASEMENT
		ASPHALT (EDGE)
		ASPHALT (SURFACE)
	o	BOLLARD
		BUILDING
		BUILDING SETBACK LINE
		CABLE TV (UNDERGROUND)
		CENTERLINE
		CONCRETE (EDGE)
		CONCRETE (SURFACE)
		CONDUIT
	1255	CONTOURS
		CURB & GUTTER
		DRAINAGE FLOW
		DUMPSTER
		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)
o		IRON PIN - (RE-BAR)
		LIGHT
		POND
		POWER POLE
		PROPERTY LINE
		RETAINING WALL
		RIGHT-OF-WAY
		SANITARY SEWER MANHOLE
		SANITARY SEWER PIPE
		SANITARY SEWER SERVICE
		SECTION/TIE LINE
		SIDEWALK
		SIGN
		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



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

NORTH
0 20 40
GRAPHIC SCALE IN FEET

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
11/22/23
CERTIFICATE OF AUTHORITY NO. 1335
BATES & ASSOCIATES, INC.
ARKANSAS ENGINEER

ENGINEER: G. Bates
DRAWN BY: M. WILLIAMS

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REVISIONS	DATE
1ST SUBMITTAL	11/02/23
2ND SUBMITTAL	11/22/23

WIENERSCHNITZEL
LARGE SCALE DEV. L23-64
EXISTING SITE AND DEMOLITION
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

DRAWING NO
02.0

PROJECT NO
23-204

L23-64

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.

PROPOSED STREETLIGHT FIXTURE SHALL BE BY LSI LIGHTING MODEL CROSSOVER XRM, #SPL-XRM3-AA9W/LED/UE-MSV-IPC-PC-COS

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

NORTH
0 20 40
GRAPHIC SCALE IN FEET

LEGEND		
PROPOSED	EXISTING	DESCRIPTION
AE AE AE AE		ACCESS EASEMENT
		ASPHALT (EDGE)
		ASPHALT (SURFACE)
		BOLLARD
		BUILDING
		BUILDING SETBACK LINE
		CABLE TV (UNDERGROUND)
		CENTERLINE
		CONCRETE (EDGE)
		CONCRETE (SURFACE)
		CONDUIT
		CONTOURS
		CURB & GUTTER
		DRAINAGE FLOW
T	T	DUMPSTER
UE UE 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)
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		IRON PIN - (RE-BAR)
		LIGHT
		POND
		POWER POLE
		PROPERTY LINE
		RETAINING WALL
		RIGHT-OF-WAY
		SANITARY SEWER MANHOLE
		SANITARY SEWER PIPE
		SANITARY SEWER SERVICE
		SECTION/TIE LINE
		SIDEWALK
		SIGN
		SPOT ELEVATION
		STABILIZED CONSTRUCTION ENT.
		STORM SEWER INLET
		STORM SEWER PIPE
		STRIPE (PAINTED OR STICKY)
		TELEPHONE PED/MANHOLE
		TELEPHONE (UNDERGROUND)
		TREE LINE CANOPY
	X	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

PARKING TABLE:

CH 130 ART. 7 SEC. 7-NUMBER OF OFF STREET PARKING REQUIRED

RESTAURANTS (AND SIMILAR ESTABLISHMENTS SERVING FOOD AND BEVERAGES):

1 SPACE PER EACH FOUR (4) OCCUPANTS AT THE MAXIMUM PERMITTED OCCUPANCY ALLOWED UNDER BUILDING CODE AND 1 SPACE PER EMPLOYEE BASED ON THE LARGEST SHIFT.

NUMBER OF EMPLOYEES AT LARGEST SHIFT:	4
MAXIMUM OCCUPANCY:	15
STANDARD SPACES REQUIRED:	8
STANDARD SPACES PROVIDED:	13
ADA PARKING REQUIRED/PROVIDED:	1
TOTAL PARKING PROVIDED:	14

DRIVE-THROUGH COMMERCIAL FACILITIES:
IN ADDITION TO THE OTHER PARKING SPACE REQUIREMENTS, HOLDING OR STACKING SPACES FOR EACH SERVICE WINDOW. EACH STACKING SPACE SHALL BE NO LESS THAN TEN (10) FEET WIDE BY TWENTY (20) FEET LONG

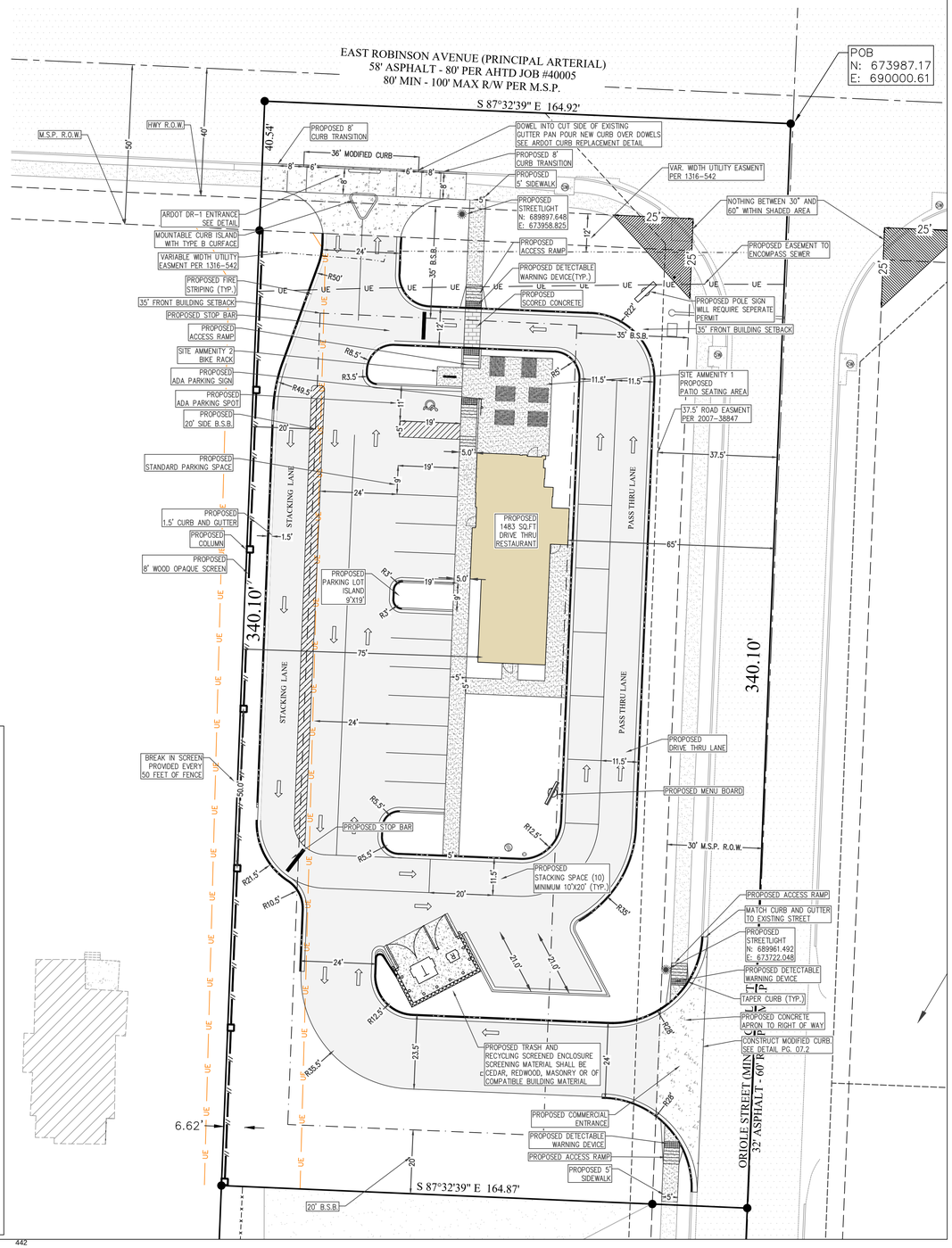
STACKING SPACES PROVIDED: 10

LOT COVERAGE:

TOTAL AREA OF SITE:	56,080.408 SQ.FT.
TOTAL AREA LESS R.O.W.	40,500.160 SQ.FT.
IMPERVIOUS AREA:	22,847.161 SQ.FT.(56.4%)
GREENSPACE:	17,653.999 SQ.FT.(43.6%)

BUILDING SETBACKS:

FRONT	35FT
SIDE (INTERIOR)	20FT
SIDE (EXTERIOR)	35FT
REAR	35FT



STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
11/22/23
CERTIFICATE OF AUTHORITY
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER
ENGINEER: G. Bates
DRAWN BY: M. WILLIAMS
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REVISIONS	DATE
1ST SUBMITTAL	11/02/23
2ND SUBMITTAL	11/22/23

WIENERSCHNITZEL
LARGE SCALE DEV. L23-64
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 23-204

DRAWING NO 03

L23-64

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.

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. SPRINGDALE WATER UTILITIES WILL INSTALL THE PROPOSED WATER METER AT THE OWNER/DEVELOPER'S EXPENSE.
3. ANY ADDITIONAL WATER METER SERVICES OR SANITARY SEWER SERVICES NEEDED IN THE FUTURE SHALL BE INSTALLED BY SPRINGDALE WATER UTILITIES AT THE OWNER/DEVELOPER'S EXPENSE.
4. 4" MINIMUM SPACING FROM BACK OF CURBS TO ALL METERS
5. REQUESTS FOR METER SERVICES LARGER THAN A ¾" WATER METER SETTER FOR IRRIGATION OR LARGER THAN 1" METER SETTER FOR POTABLE WATER WILL HAVE TO BE APPROVED IN WRITING BY THE ENGINEERING DIRECTOR OF SPRINGDALE WATER UTILITIES.
6. INSTALL DOMESTIC METER AND IRRIGATION METER WITH A BACKFLOW PREVENTER.
7. ALL MATERIAL AND COMPONENTS INSTALLED AFTER JANUARY 3, 2014 IN DRINKING WATER SYSTEMS ARE REQUIRED TO COMPLY WITH THE FEDERAL DEFINITION OF 'LEAD FREE' CONTAINED IN PUBLIC LAW 111-380.
8. ANY RELOCATION OF EXISTING FACILITIES OR EXTENSION OF LINE THAT HAS TO BE BUILT SPECIFICALLY TO FEED THIS PROJECT WILL BE AT FULL COST TO THE DEVELOPER.
9. ANY ADDITIONAL WATER METER SERVICES OR SANITARY SEWER SERVICES NEEDED IN THE FUTURE SHALL BE INSTALLED BY SPRINGDALE WATER UTILITIES AT THE OWNER/DEVELOPER'S EXPENSE.
10. WATER AND SEWER LINES MUST BE LOCATED A MINIMUM OF 7.5 FEET FROM THE TOP OF AN EMBANKMENT OR THE TOP OF ANY DETENTION POND SLOPE.
11. ALL WATER MAINS, SANITARY SEWER MAINS, AND SERVICE LINES SHOWN ON THE PLANS SHALL BE IN ACCORDANCE WITH SPRINGDALE WATER UTILITIES STANDARD SPECIFICATIONS. THE "SPECIFICATIONS REQUIREMENT FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES" AMENDED AUGUST 27, 2014 AND REVISED JANUARY 20, 2021

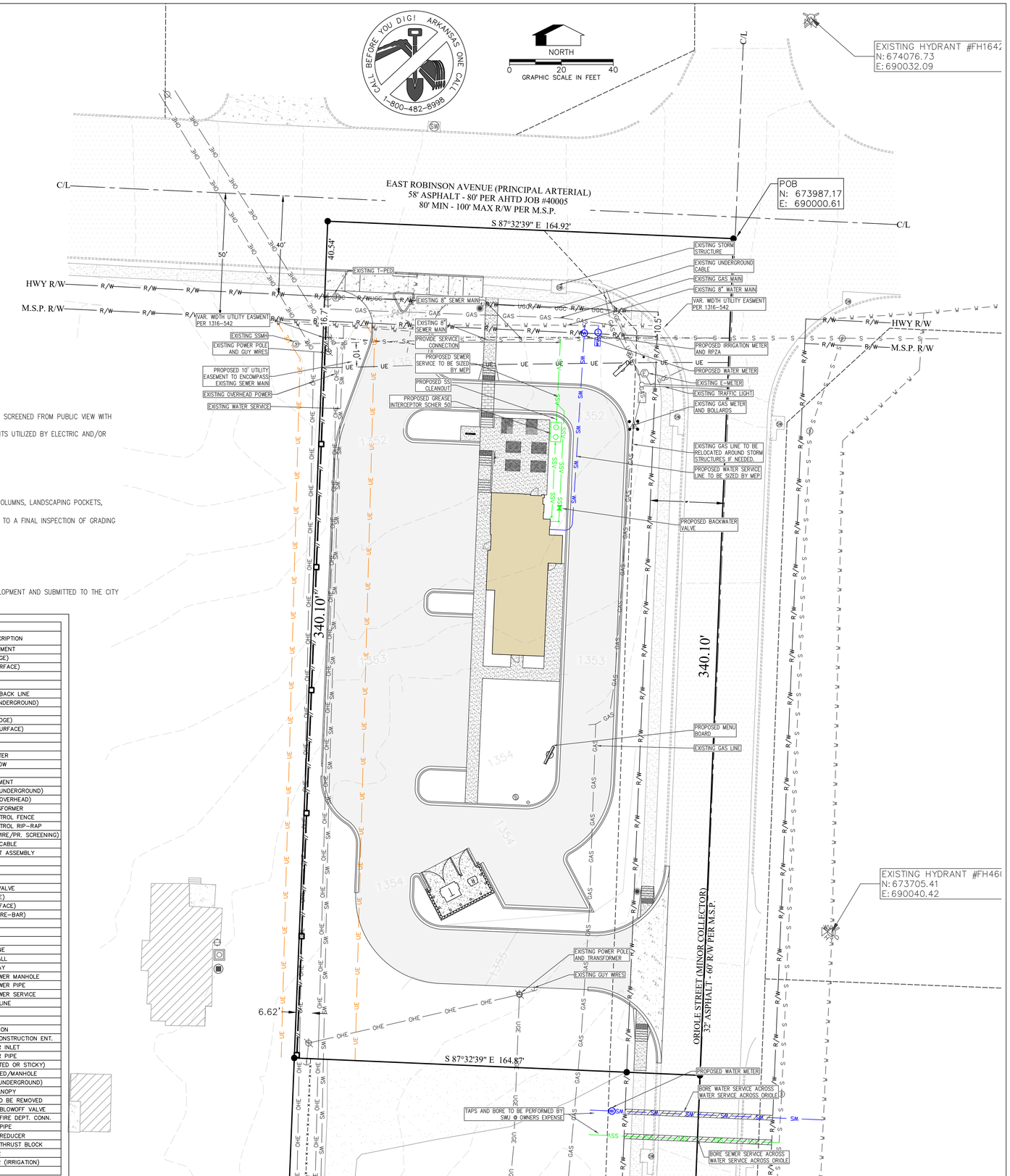
P[illegible]

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.

NOTE: CONSTRUCTION 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

TAPS AND BORE TO BE PREFORMED BY SWU @ OWNERS EXSPENSE

LEGEND		
PROPOSED	EXISTING	DESCRIPTION
		ACCESS EASEMENT
		ASPHALT (EDGE)
		ASPHALT (SURFACE)
		BOLLARD
		BUILDING
		BUILDING SETBACK LINE
		CABLE TV (UNDERGROUND)
		CENTERLINE
		CONCRETE (EDGE)
		CONCRETE (SURFACE)
		CONDUIT
		CONTOURS
		CURB & GUTTER
		DRAINAGE FLOW
		DUMPSTER
		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
		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



443

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
ENGINEER: G. Bates
11/22/23
CERTIFICATE OF AUTHORITY
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER
DRAWN BY: M. WILLIAMS

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REVISIONS

DATE
11/02/23
11/22/23
1ST SUBMITTAL
2ND SUBMITTAL

WIENERSCHNITZEL
LARGE SCALE DEV. L23-64
SITE DEVELOPMENT AREA
SPRINGDALE, ARKANSAS

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

PROJECT NO. 23-204

DRAWING NO. 04.0

L23-64

EROSION CONTROL LEGEND

- INLET PROTECTION
- CONCRETE WASHOUT
- ADEQ POSTING & MAILBOX
- SILT FENCE
- CONSTRUCTION ENTRANCE

GREENSPACE CALCULATIONS:	
TOTAL NET AREA OF PARCEL:	40500 SQ. FT.
REQUIRED GREENSPACE PER ZONING (C-2)	4050 SQ. FT. (10%)
POST-DEVELOPED GREENSPACE:	17641 SQ. FT. (44%)

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 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

CITY OF SPRINGDALE STANDARD NOTES:

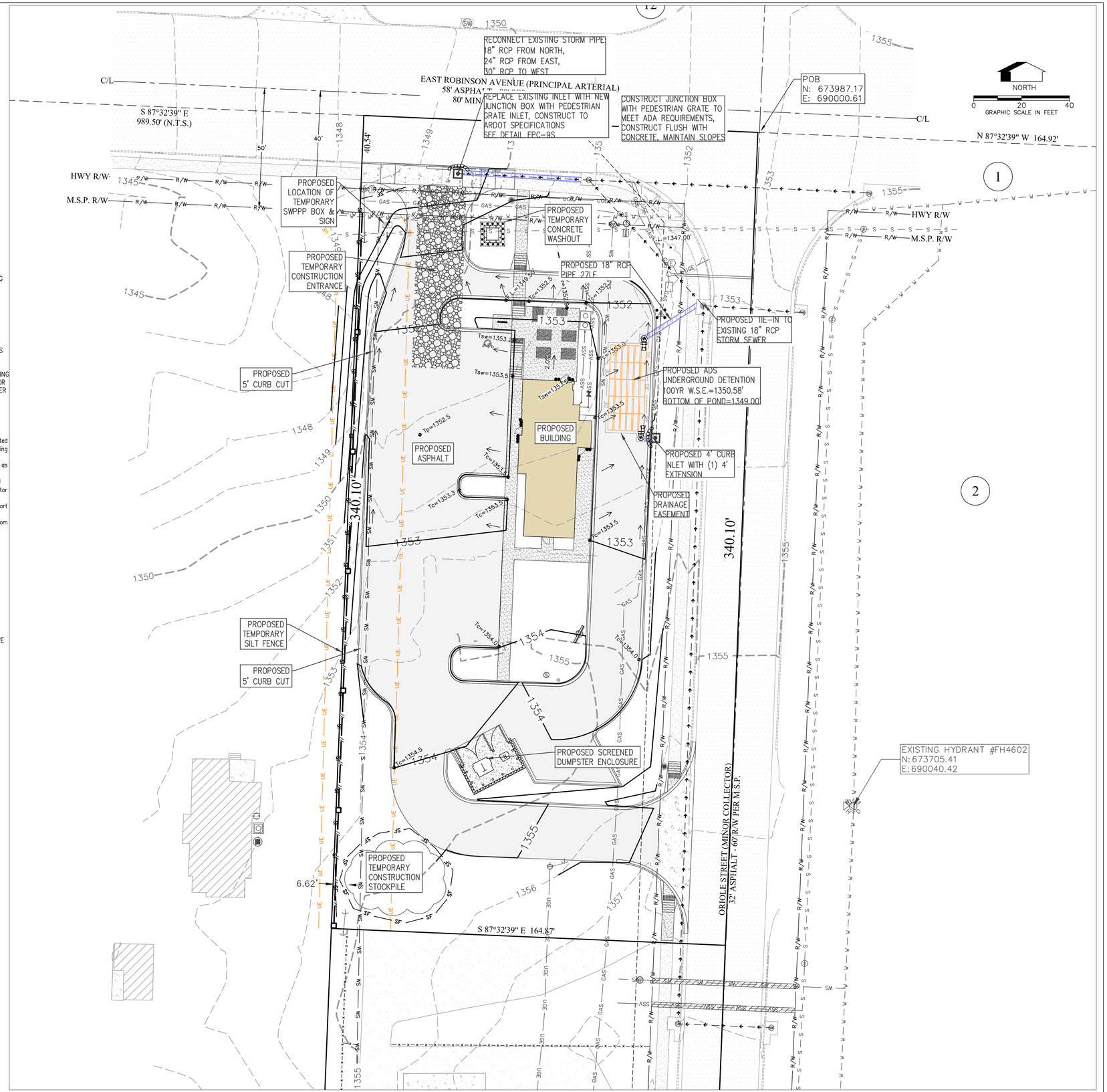
"Stockpiling of construction spoil material at particular locations shall only be allowed for a limited time period, not to exceed (6) months. Prior to a final inspection of the Grading Permit, the following standards shall be achieved for Completion of Construction:

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."

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.



STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
GEOFFREY H. BATES
No. 9810
11/22/23
CERTIFICATE OF AUTHORITY
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER
ENGINEER: G. Bates
DRAWN BY: M. WILLIAMS

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REVISIONS	DATE
1ST SUBMITTAL	11/02/23
2ND SUBMITTAL	11/22/23

WIENERSCHNITZEL
LARGE SCALE DEV. L23-64
GRADING & EROSION
CONTROL PLAN
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 23-204

DRAWING NO 05.0

L23-64

PLANT WARRANTY

LANDSCAPE MUST BE GUARANTEED FOR TWO YEARS

LANDSCAPE IRRIGATION

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

SUGGESTED PLANTINGS MAY BE SUBSTITUTED WITH ALTERNATE SPECIES AS APPROVED BY CITY OF SPRINGDALE. LIST OF RECOMMENDED TREES AND SHRUBS CAN BE FOUND IN SPRINGDALE CODE OF ORDINANCES. CHAPTER 5G. ARTICLE II. SECTION 5G-37.

LOT COVERAGE:	
TOTAL AREA OF SITE:	56,080.408 SQ.FT.
TOTAL AREA LESS R.O.W.	40,500.160 SQ.FT.
IMPERVIOUS AREA:	22,847.161 SQ.FT.(56.4%)
GREENSPACE:	17,653.999 SQ.FT.(43.6%)

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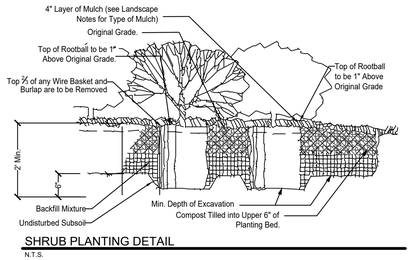
NORTH

0 20 40

GRAPHIC SCALE IN FEET

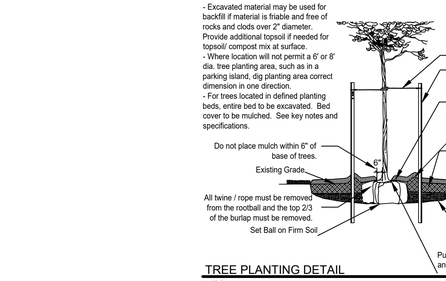


SHRUB PLANTING DETAIL

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 AN UNDERGROUND AUTOMATIC SYSTEM.
8. TREAT ALL LANDSCAPE AREAS TO CONTROL WEED GROWTH PRIOR TO STARTING CONSTRUCTION.
9. ALL LANDSCAPE BEDS SHALL BE FREE OF SOD AND MULCH SHALL COVER THE BARE SOIL TO EASE MAINTENANCE.
10. DIG DOWN THE EDGE OF ALL BEDS WHERE THEY ARE ADJACENT TO WALLS, WALKWAYS OR CURBS, SO THAT THE WALL, WALKWAY, OR CURB WILL WORK AS A BED EDGE TO CONTAIN THE MULCH OR GRAVEL.
11. PLANTING BEDS SHALL HAVE AMENDED SOIL TO INSURE THE HEALTH OF THE PLANT MATERIALS.

LANDSCAPE REQUIREMENTS:

INTERIOR LANDSCAPING:

PROPOSED PARKING LOT AREA: 3843 SQ.FT.

INTERIOR LANDSCAPE AREA REQUIRED (8%): 307.44 SQ.FT.
INTERIOR LANDSCAPE AREA PROVIDED: 2799.85 SQ.FT.

TREE ISLAND REQUIRED(14 SPACES PROPOSED):	1
TREE ISLAND PROVIDED:	1
TREES REQUIRED:	1
TREES PROVIDED:	1

STREET FRONTAGE BUFFER:
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.

NORTH FRONTAGE: 108'
EAST FRONTAGE: 274'

TREES REQUIRED: 15
TREES PROVIDED: 15
SHRUBS REQUIRED: 105
SHRUBS PROVIDED: 105

PERIMETER BUFFER:
AT MINIMUM A FIVE FOOT LANDSCAPED STRIP IS REQUIRED ALONG THE SIDE AND REAR LOT LINES OF A DEVELOPMENT WITH ONE TREE PER 25' ALONG LOT LINES.

WEST PROPERTY LINE: 285'
SOUTH PROPERTY LINE: 120'

TREES REQUIRED: 16.2 (17)
TREES PROVIDED: 24

SHRUBS PROVIDED FOR INTERIOR LANDSCAPING: 49

TOTAL TREES: 40
TOTAL SHRUBS: 154

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
1	RM	RED MAPLE Acer rubrum	B&B	2" CAL 8' TALL	PARKING LOT TREE
19	CM	CRAPEMYRTLE Lagerstroemia indica	B&B	2" CAL 8' TALL	STREET TREE
12	CL	CHERRY LAUREL Prunus laurocerasus	B&B	2.5" CAL. 8' TALL	EVERGREEN TREE (LARGE SPECIES)
38	BH	SOUTHERN BLACK-HAW VIBURNUM Viburnum rufidulum	CONT.	3 GAL	STREET SHRUB
41	JH	JAPANESE HOLLY Ilex crenata 'Compacta'	CONT.	3 GAL	STREET SHRUB
75	CJ	CREEPING JUNIPER Juniperus horizontalis	CONT.	3 GAL	STREET SHRUB
14	DL	DWARF LARKSPUR FLOWER Delphinium tricorne		30" TALL	ENTRYWAY LANDSCAPING

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
11/22/23
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER
ENGINEER: G. Bates
DRAWN BY: M. WILLIAMS

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WIENERSCHNITZEL
LARGE SCALE DEV. L23-64

LANDSCAPE PLAN

SPRINGDALE, ARKANSAS

Bates & Associates, Inc.
Civil Engineering & Surveying
www.nwabatesinc.com
7239 S. Pleasant Ridge Dr.Fayetteville, Arkansas 72704 · 479.442.9350 · Fax 479.521.9350

PROJECT NO 23-204

DRAWING NO 06.0

L23-64

PLANT WARRANTY

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NORTH
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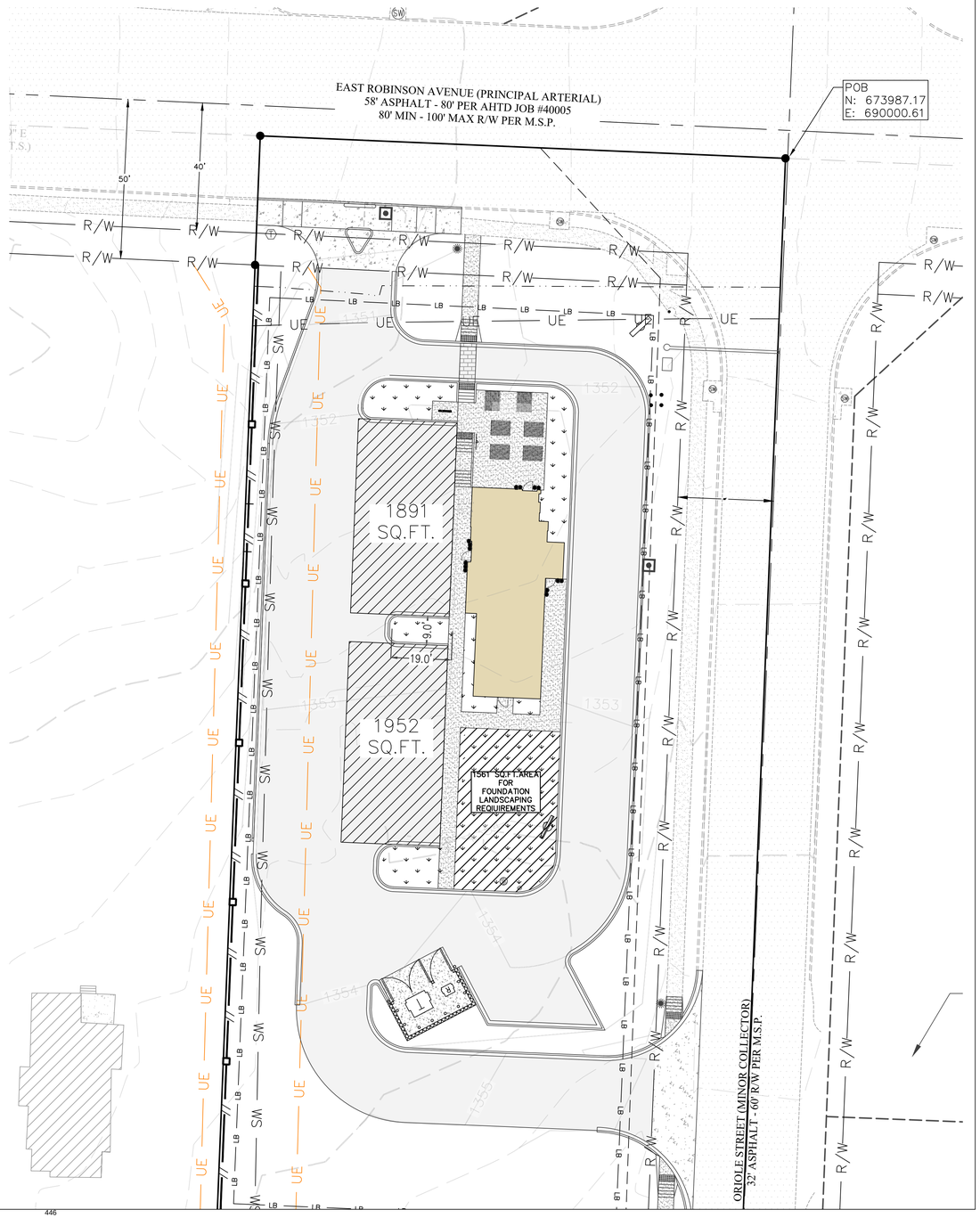

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ENGINEER: G. Bates
DRAWN BY: M. WILLIAMS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
11/22/23

CERTIFICATE OF AUTHORITY NO. BATES & ASSOCIATES, INC. #335 ARKANSAS ENGINEER

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REVISIONS

	DATE
1ST SUBMITTAL	11/02/23
2ND SUBMITTAL	11/22/23

WIENERSCHNITZEL
LARGE SCALE DEV. L23-64
CALCULATION AREA EXHIBIT
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 23-204

DRAWING NO 06.1

L23-64

WEINERSCHNITZEL

EXTERIOR PHOTOMETRIC ANALYSIS

morpholab consulting

Phone: 832.532.3388
Email: info@morpholab.com
Web: www.morpholab.com

Project Name

WEINERSCHNITZEL

Project Address

2019 EAST ROBINSON AVENUE
SPRINGDALE, ARKANSAS 72764

Project Number

MW-WEI-01

MALMSTROM WHITE CO

Drawing Issue

Date	Issue Title
11-01-23	Issue for Review

Key Plan

Sheet Title

COVER SHEET

07.0

LUMINAIRE SCHEDULE					
Tag	**Manufacturer**	**Model**	**Description**	**LLF**	**Wattage**
W1	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	IST-SA1F-740-U-T3	IST IMPACT ELITE TRAPEZOID	0.900	66
S1	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	GALN-SA4C-740-U-T4FT_HSS_20027 lumens	GALN GALLEON II SITE LUMINAIRE - SINGLE - 20 FT. POLE	0.900	213

LUMINAIRE LOCATION SUMMARY				
No.	**Label**	**Orient**	**Tilt**	**M.H.**
101	GALN-SA4C-740-U-T4FT_HSS_20027 lumens	90	0	20
102	GALN-SA4C-740-U-T4FT_HSS_20027 lumens	90	0	20
103	GALN-SA4C-740-U-T4FT_HSS_20027 lumens	270	0	20
104	GALN-SA4C-740-U-T4FT_HSS_20027 lumens	270	0	20
105	GALN-SA4C-740-U-T4FT_HSS_20027 lumens	270	0	20
106	GALN-SA4C-740-U-T4FT_HSS_20027 lumens	35	0	20
107	IST-SA1F-740-U-T3	90	0	12

CALCULATION SUMMARY					
Label	**Average**	**Maximum**	**Minimum**	**Avg/Min**	**Max/Min**
Parking Lot Calculation Area	3.69	9.2	1.5	2.46	6.13

morpholab consulting

Phone: 832.532.3388
Email: info@morpholab.com
Web: www.morpholab.com

Project Name

WEINERSCHNITZEL

Project Address

**2019 EAST ROBINSON AVENUE
SPRINGDALE, ARKANSAS 72764**

Project Number

MW-WEI-01

MALMSTROM WHITE CO

Drawing Issue

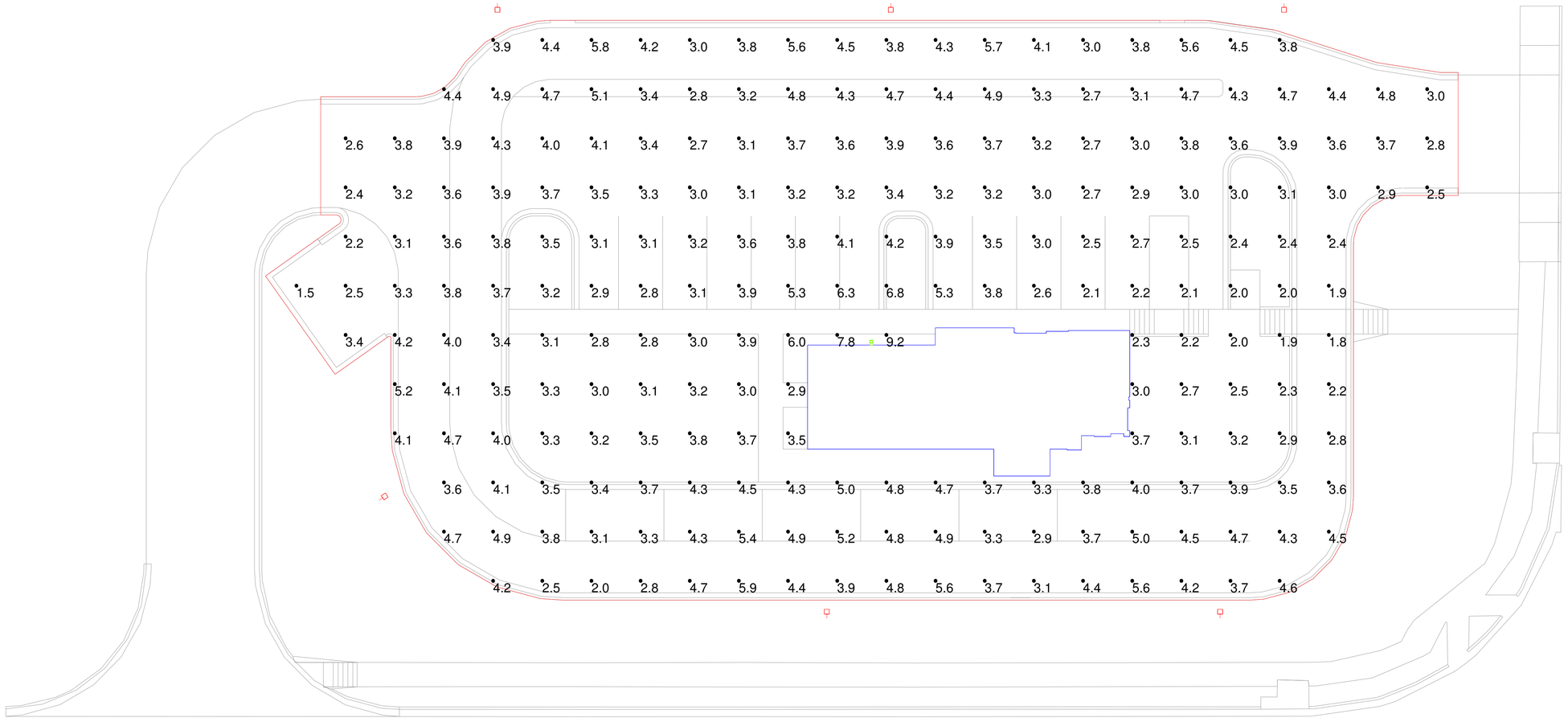
Date	**Issue Title**
11-01-23	Issue for Review

Key Plan

Sheet Title

PHOTOMETRIC SCHEDULES

07.1



LIGHTING CALCULATION PLAN

morpholab consulting

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Web: www.morpholab.com

Project Name

WEINERSCHNITZEL

Project Address

2019 EAST ROBINSON AVENUE SPRINGDALE, ARKANSAS 72764

Project Number

MW-WEI-01

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Drawing Issue

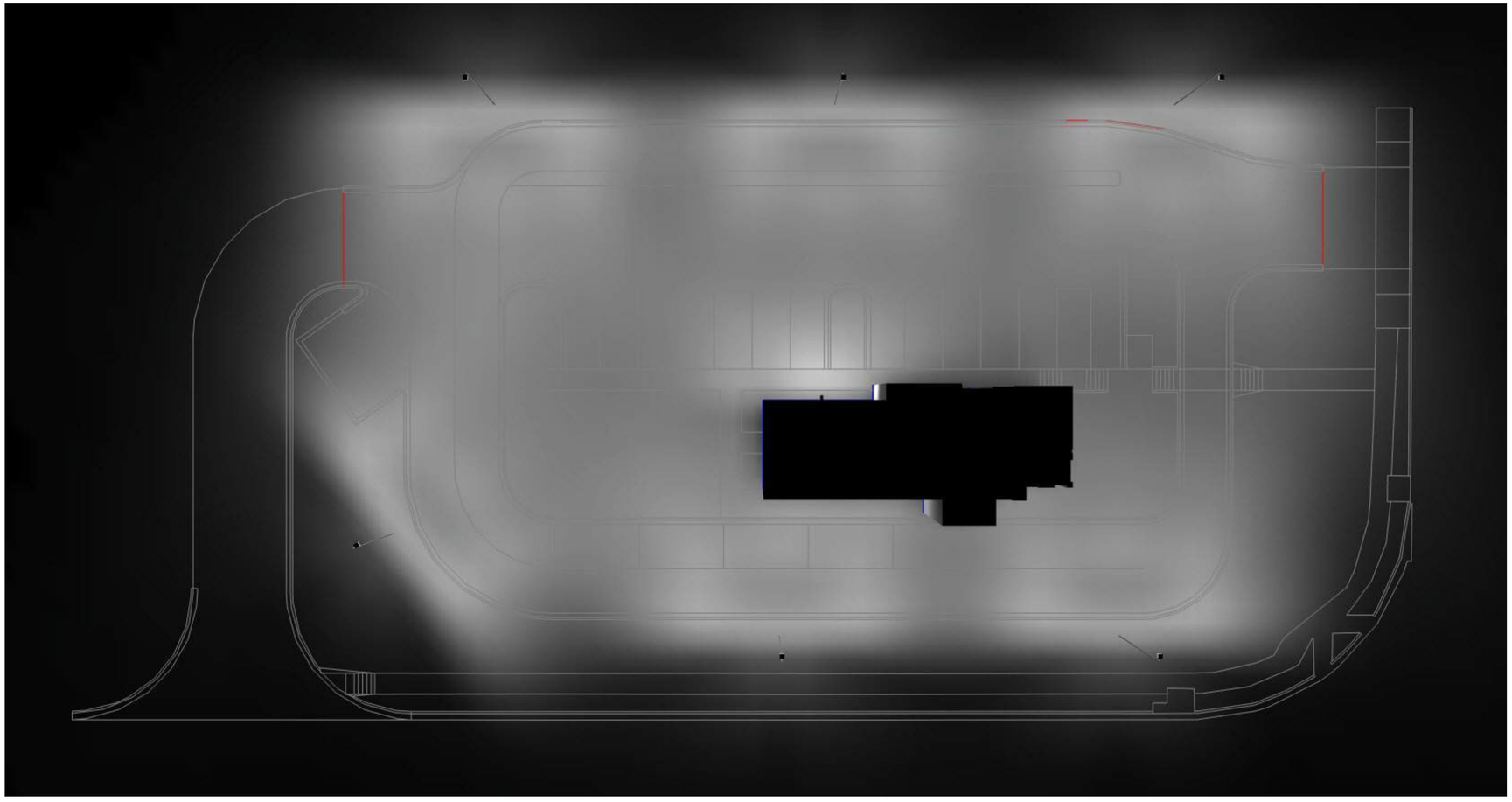
Date	Issue Title
11-01-23	Issue for Review

Key Plan

Sheet Title

LIGHTING CALCULATION PLAN

07.2



RENDERED PHOTOMETRIC PLAN

morpholab consulting

Phone: 832.532.3388
Email: info@morpholab.com
Web: www.morpholab.com

Project Name

WEINERSCHNITZEL

Project Address

**2019 EAST ROBINSON AVENUE
SPRINGDALE, ARKANSAS 72764**

Project Number

MW-WEI-01

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Drawing Issue

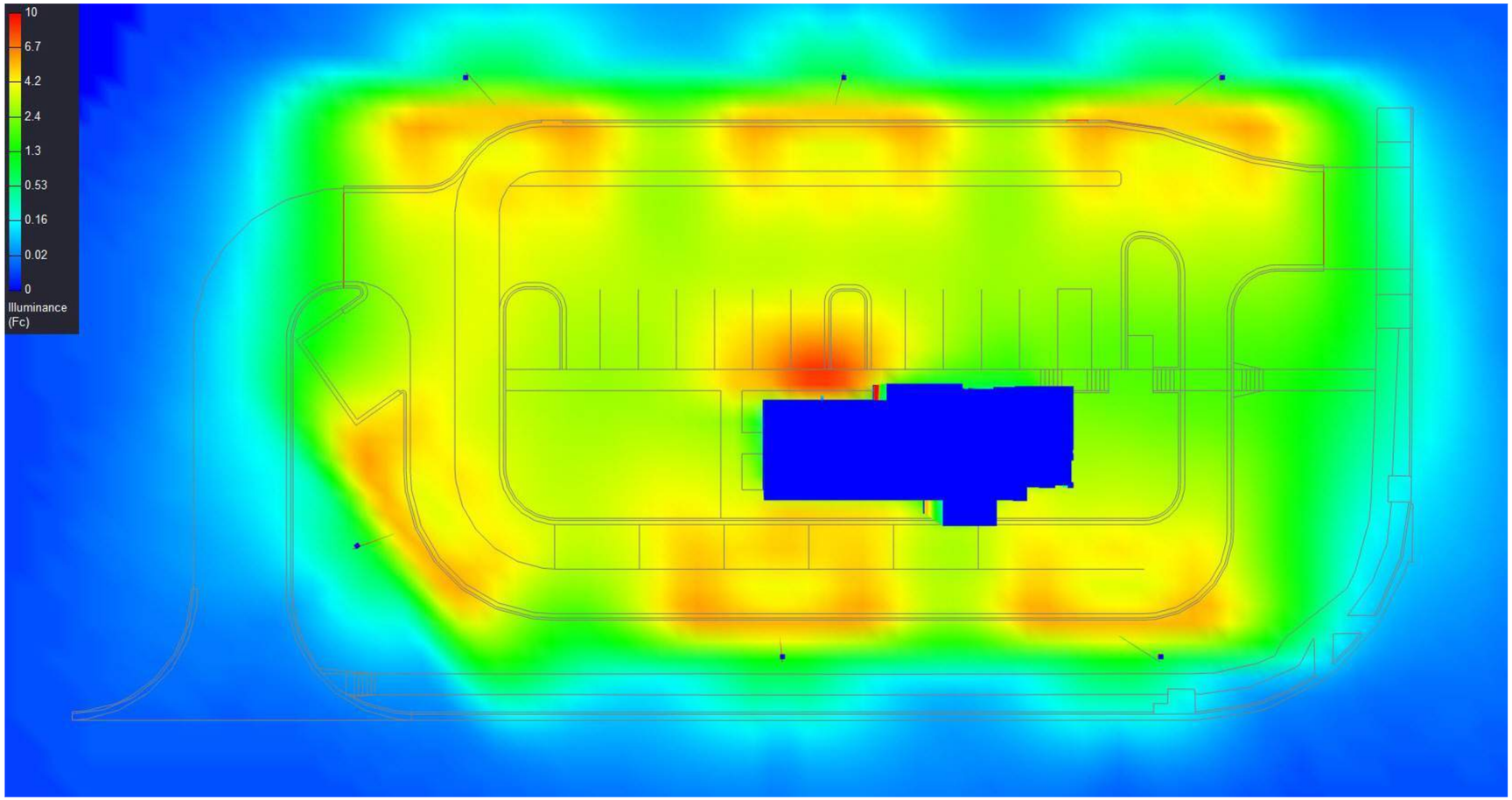
Date	Issue Title
11-01-23	Issue for Review

Key Plan

Sheet Title

RENDERED PHOTOMETRIC PLAN

07.3



PSEUDO COLOR PHOTOMETRIC PLAN

morpholab consulting

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Email: info@morpholab.com
Web: www.morpholab.com

Project Name

WEINERSCHNITZEL

Project Address

**2019 EAST ROBINSON AVENUE
SPRINGDALE, ARKANSAS 72764**

Project Number

MW-WEI-01

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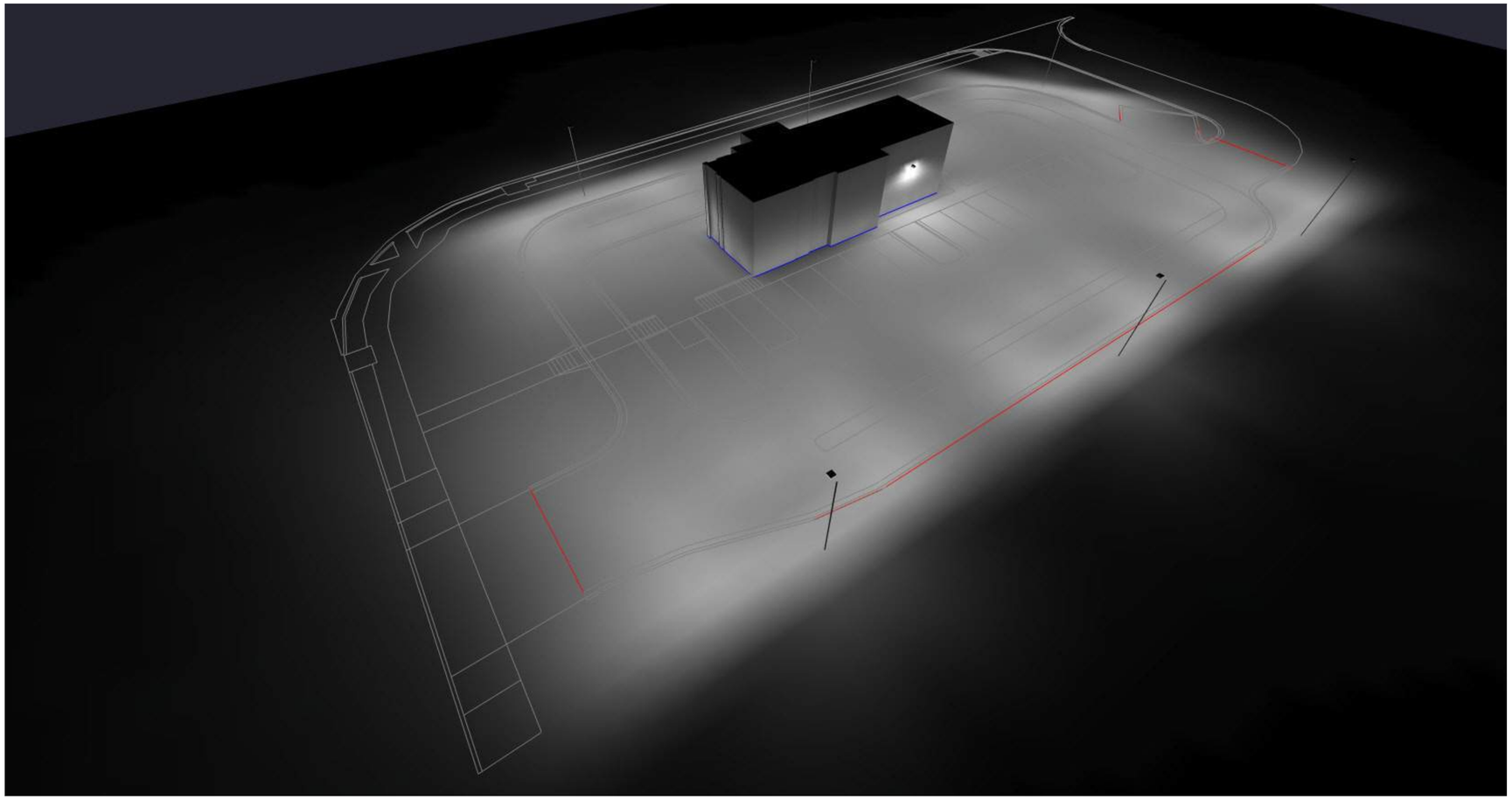
Date	Issue Title
11-01-23	Issue for Review

Key Plan

Sheet Title

PSEUDO COLOR PHOTOMETRIC PLAN

07.4



RENDERED PHOTOMETRIC ISOMETRIC

morpholab consulting

Phone: 832.532.3388
Email: info@morpholab.com
Web: www.morpholab.com

Project Name

WEINERSCHNITZEL

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SPRINGDALE, ARKANSAS 72764**

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MW-WEI-01

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WHITE CO

Drawing Issue

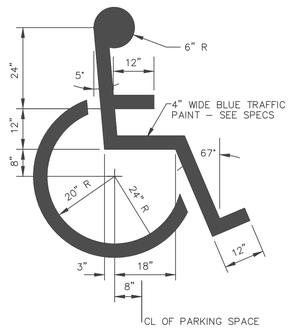
Date	Issue Title
11-01-23	Issue for Review

Key Plan

Sheet Title

**RENDERED
PHOTOMETRIC
ISOMETRIC**

07.5



HANDICAP PAVEMENT SYMBOL
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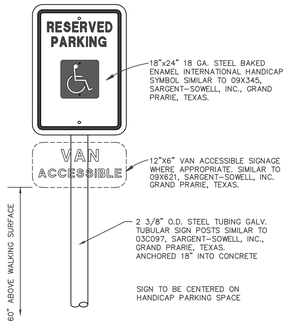
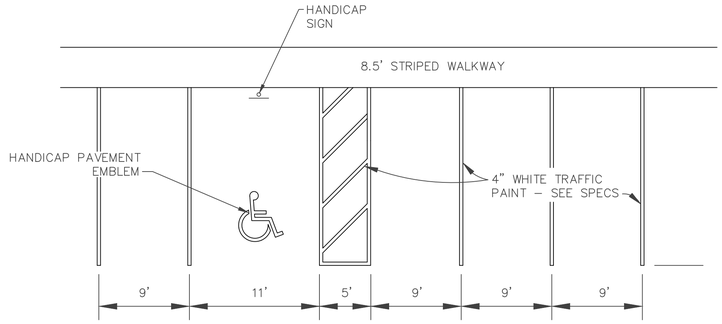
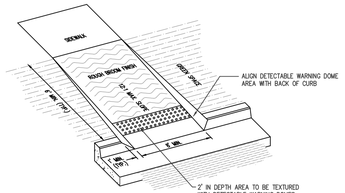


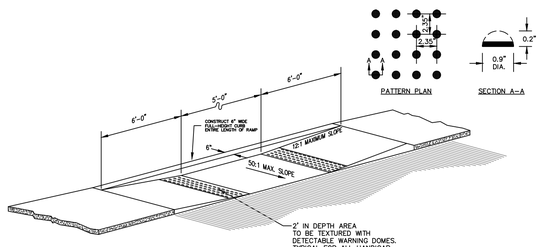
AMERICANS WITH DISIBILITIES ACT (4.6.4)

HANDICAP SIGN
N.T.S.



TYP. PARKING STRIPING LAYOUT
N.T.S.

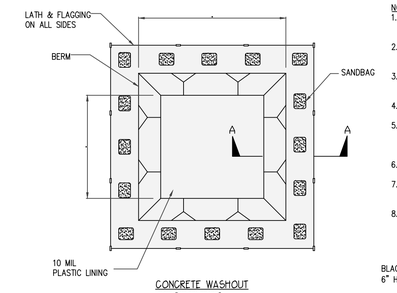




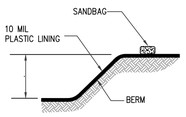
NOTES:
1. DETECTABLE WARNING DOMES TO BE LIMITED TO RAMP SURFACES ONLY.
2. DETECTABLE WARNING DOME MATERIAL SHALL BE AN INTEGRAL PART OF WALKING SURFACE.
3. DETECTABLE WARNING SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES (LIGHT–ON–DARK OR DARK–ON–LIGHT)
4. USE NEENAH DETECTABLE WARNING PLAT R–4984 OR EQUAL. WWW.NFCO.COM
5. TYPICAL SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2% MAXIMUM.
6. HANDICAP RAMPS WILL BE CONSTRUCTED ALONG WITH STREETS.
7. DETECTABLE WARNING DOMES SHALL CONSIST OF TRUNCATED DOMES.
8. THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1.
9. THE NORMAL GUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
10. THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".
11. 2' OF RAMP TO BE TEXTURED W/ DETECTABLE WARNING DOMES. TYPICAL FOR ALL HANDICAP RAMPS, SEE ADA STANDARDS 4.7.7

HANDICAP RAMP
W/DETECTABLE WARNING/TRANSITION TRUNCATED DOMES
N.T.S.

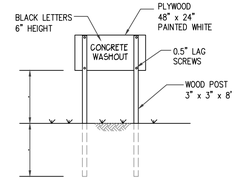
AMERICANS WITH DISIBILITIES ACT (4.7.7)



CONCRETE WASHOUT
TYPE "BELOW GRADE"



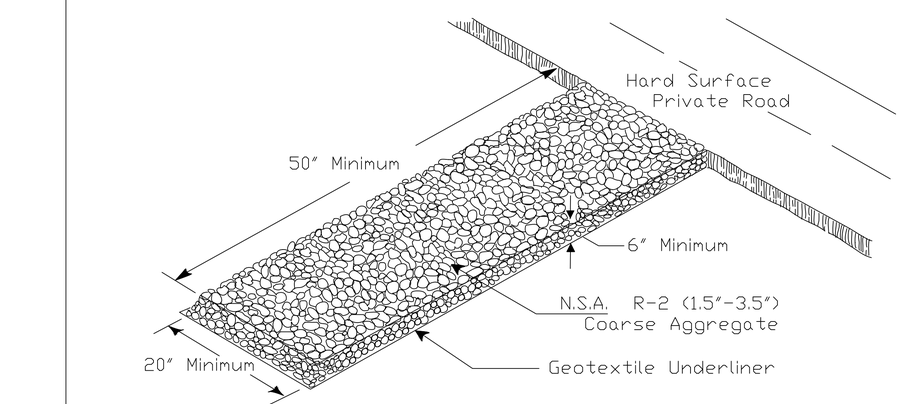
SECTION A–A



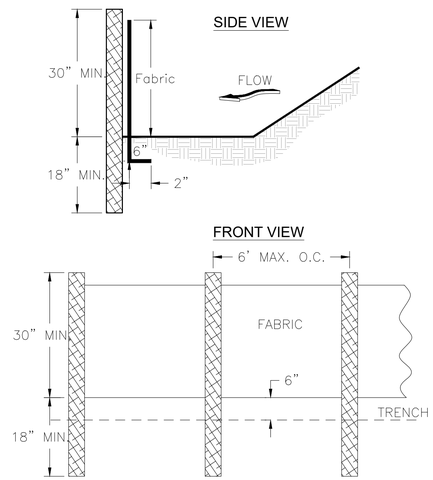
SIGN DETAIL

NOTES
1. NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED.
2. EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON–SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.
3. ON–SITE TEMPORARY CONCRETE WASHOUT AREAS WILL BE LOCATED AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES AS DETERMINED IN THE FIELD.
4. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
5. TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
6. WASHOUT FACILITIES WILL BE CLEANED OUT ONCE THE WASHOUT IS 75% FULL.
7. PLASTIC LINING MATERIAL WILL BE MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS.
8. WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR WORK, THE HARDENED CONCRETE WILL BE REMOVED AND DISPOSED OF. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF.

CONCRETE WASTE MANAGEMENT DETAIL
N.T.S.

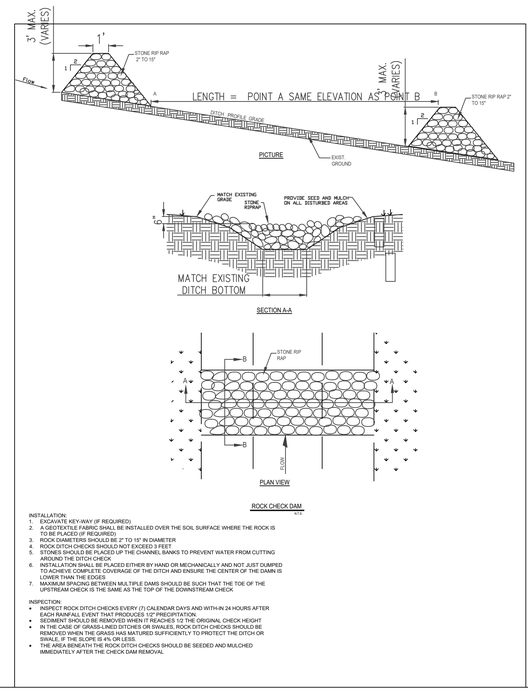


CONSTRUCTION ENTRANCE
N. T. S.



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.



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 10" IN DIAMETER
4. THE CENTER OF THE DAM SHALL BE AT LEAST 6" BELOW EDGES
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 WITH-IN 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 GRASS-LINED DITCHES OR SWALES, ROCK DITCH CHECKS SHOULD BE REMOVED WHEN THE GRASS HAS MATURED 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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
11/22/23
CERTIFICATE OF AUTHORITY
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER
NO 11/14/24
ENGINEER: G. Bates
DRAWN BY: M. WILLIAMS
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REVISIONS	DATE
1ST SUBMITTAL	11/02/23
2ND SUBMITTAL	11/22/23

WIENERSCHNITZEL
LARGE SCALE DEV. L23-64

DETAILS

SPRINGDALE, ARKANSAS

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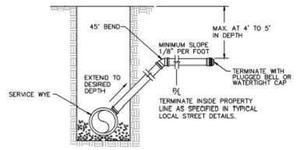
www.nwabatesinc.com
7230 S. Pleasant Ridge Dr. Fayetteville, Arkansas 72704 - 479.442.9350 - Fax 479.521.9350

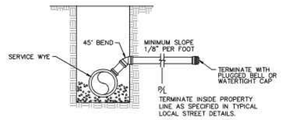
PROJECT NO 23-204

DRAWING NO 08.0

L23-64



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:
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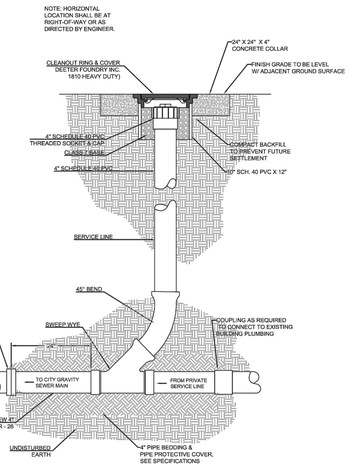

CLEANOUT ASSEMBLY DETAIL

N.T.S.
S-47

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:
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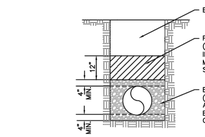
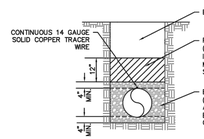


D.I./PVC GRAVITY SEWER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 5")

N.T.S.



PE/PVC PRESSURE SEWER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 5")

N.T.S.

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

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

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

SPRINGDALE WATER UTILITIES
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

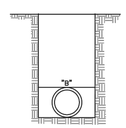
DRAWN BY:	DRAWING NO:	DATE:
TLS	S-19	AUGUST 2014

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

TRENCH WIDTH SCHEDULE

NOTES:

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



TYPICAL PIPE TRENCH

N.T.S.

SPRINGDALE WATER UTILITIES
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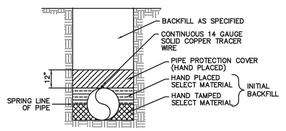
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

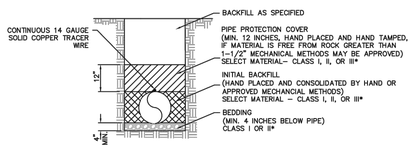
DRAWN BY:	DRAWING NO:	DATE:
JNK	S-17	MARCH 2008



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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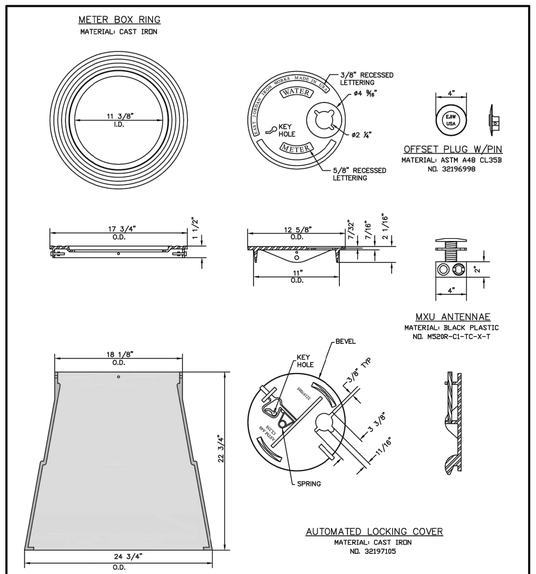
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



STANDARD METER BOX

N.T.S.

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

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
TLS	S-22	AUGUST 2014

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
11/22/23
CERTIFICATE OF AUTHORITY
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER
NO. 11/14/24

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ENGINEER: G. Bates
DRAWN BY: M. WILLIAMS

REVISIONS	DATE
1ST SUBMITTAL	11/02/23
2ND SUBMITTAL	11/22/23

WIENERSCHNITZEL
LARGE SCALE DEV. L23-64

DETAILS

SPRINGDALE, ARKANSAS

Bates & Associates, Inc.
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PROJECT NO 23-204

DRAWING NO 08.1

L23-64

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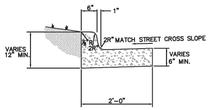
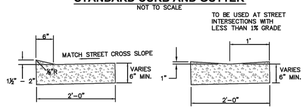


STANDARD CURB AND GUTTER
NOT TO SCALE



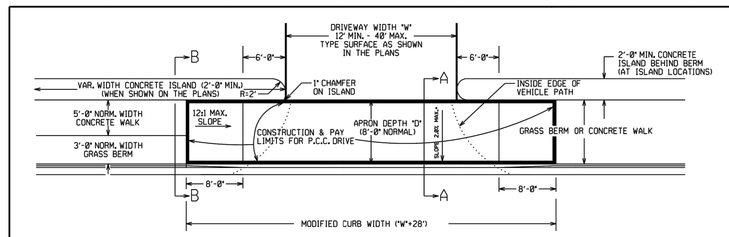
MODIFIED CURB AND GUTTER
NOT TO SCALE

NOTES:

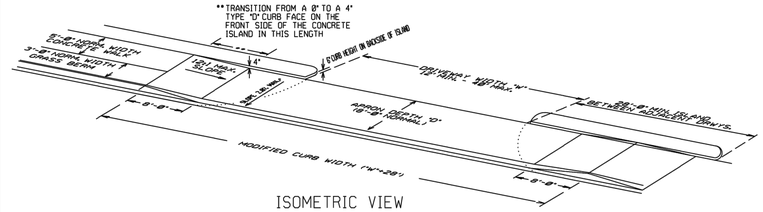
1. CONCRETE FOR CURB AND GUTTER TO BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4-7 % AIR ENTRAINMENT.
2. ALL CURB AND GUTTER SHALL HAVE A BROOMED FINISH UNLESS OTHERWISE SPECIFIED.
3. MODIFIED CURB (TYPE I) SHALL BE PLACE ACROSS ALL DRIVEWAY ENTRANCES.
4. MODIFIED CURB (TYPE II) SHALL BE PLACED ACROSS ALL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

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

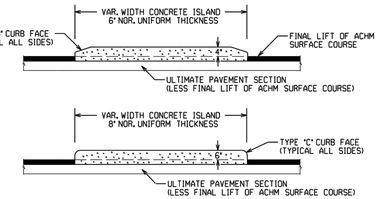
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-12	



PLAN VIEW



ISOMETRIC VIEW

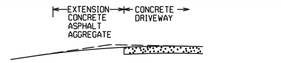


CURBED ISLANDS FOR CHANNELIZATION

CONCRETE ISLAND NOTES:

1. REFER TO PLANS FOR TYPE OF CURB FACE TO BE USED. NO DIRECT PAYMENT WILL BE MADE FOR THE CURB FACES SHOWN ON THE ISLAND DETAILS. PAYMENT FOR THE CURB FACE WILL BE INCLUDED IN THE UNIT PRICE BID FOR THE ITEM "CONCRETE ISLAND".

2. TRANSVERSE EXPANSION JOINTS, NOT LESS THAN 1/2" WIDE, SHALL BE PLACED AT MINIMUM INTERVAL OF 45'. TRANSVERSE JOINT SHALL BE CONSTRUCTED USING A JOINT FILLER COMPLYING WITH AASHTO M213.



EXTENSION TYPICAL SECTIONS

1: CONCRETE - 6" P.C. CONCRETE DRIVEWAY

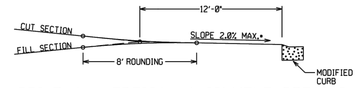
2: ASPHALT - 2" ACHM SURFACE COURSE (1/2") 4" ACHM BINDER COURSE (1") OR 4" ACHM BASE COURSE (1-1/2")

3: ASPHALT - 2" ACHM SURFACE COURSE (1/2") 7" AGGREGATE BASE COURSE

4: AGGREGATE - 6" AGGREGATE BASE COURSE

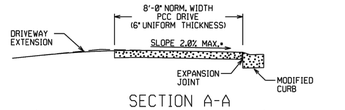
THE TYPE OF EXTENSION SHALL BE AS SHOWN IN THE PLANS. THE CONTRACTOR MAY, WITH THE APPROVAL OF THE ENGINEER, SUBSTITUTE A LOWER NUMBERED TYPE OF EXTENSION IN LIEU OF THE TYPE SPECIFIED IN THE PLANS, BUT AT NO ADDITIONAL COST TO THE DEPARTMENT.

DRIVEWAY EXTENSION DETAILS

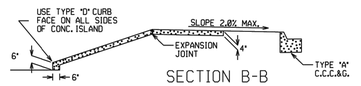


DRIVEWAY VERTICAL ALIGNMENT DETAILS

* NOTE: DRIVEWAYS MAY NOT BE SLOPED AWAY FROM THE ROADWAY UNLESS APPROVED BY THE ENGINEER.



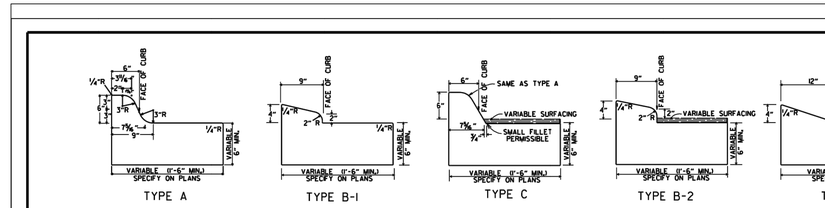
SECTION A-A



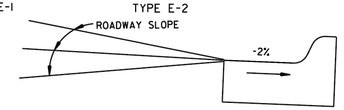
SECTION B-B
CURBED ISLAND BEHIND WALK

6-15-22		REVISED ISLAND NOTES
11-07-19		REVISED WALK DETAILS
2-27-14		REVISED PLAN & ISOMETRIC VIEW
11-29-07		ADDED CHANNELIZATION ISLAND WITH TYPE C CURB FACE & REVISED DRIVEWAY SLOPE NOTE & VERTICAL ALIGNMENT DETAIL
11-10-05		REV. APRON SLOPE & DEPTH OF AGG. BASE.
6-22-02		ADDED ISLAND DETAILS & NOTES
4-15-00		REV. MOD. CURB WIDTH & TRANS. NOTE
11-14-98		REVISED NOTES
11-12-98		REDRAWN AND RETISSUED
DATE REV	DATE FILMED	DESCRIPTION

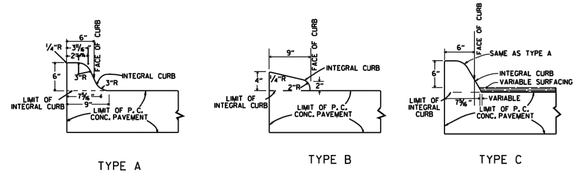
ARKANSAS STATE HIGHWAY COMMISSION
DETAILS OF DRIVEWAYS & ISLANDS
STANDARD DRAWING DR-1



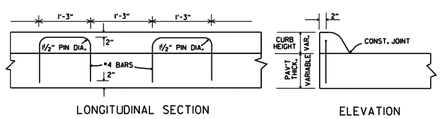
CONCRETE COMBINATION CURB AND GUTTER



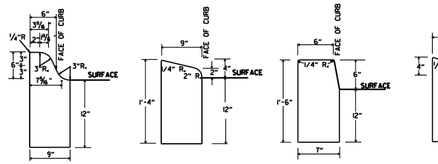
DETAIL OF GUTTER SLOPE
GUTTER SHALL BE CONSTRUCTED ON 2% SLOPE AWAY FROM ROADWAY, REGARDLESS OF ROADWAY SLOPE.



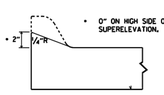
INTEGRAL CURB



ALTERNATE CONSTRUCTION METHOD FOR INTEGRAL CURB



CONCRETE CURB



NOTE: USE MODIFIED CURB AS SPECIFIED ON STD. DR-1. COMPENSATION FOR MODIFIED CURB WILL BE CONSIDERED INCLUDED IN THE PRICE BID FOR THE TYPE OF CURB OR CURB AND GUTTER SPECIFIED.

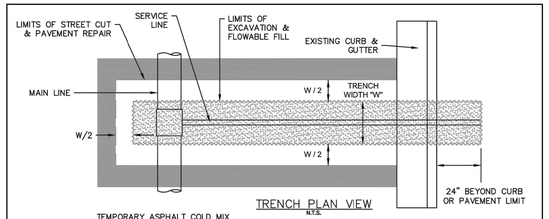
DETAILS OF MODIFIED CURB

8-29-07	REVISED GUTTER SLOPE & MODIFIED CURB DETAILS	
8-10-05	ADDED DETAILS OF TYPE E CURBS	
1-18-05	REVISED CONCRETE CURB TYPE B	
10-18-04	REVISED MODIFIED CURB	
4-15-03	ADDED DETAILS OF MODIFIED CURB	8-5-93
8-20-02	ADDED DETAILS OF GUTTER SLOPE	8-31-92
6-22-02	ADDED DETAILS OF MODIFIED CURB	8-24-90
4-15-00	CHANGE WIDTH TYPE B & E	4-30-87
11-14-98	REVISED NOTES AND CURB	4/30/86-11
11-12-98	REVISED AND REDRAWN	10/1/75-11
10-2-12	REVISED AND REDRAWN	8/2-07-12
DATE	REVISION	DATE FILMED

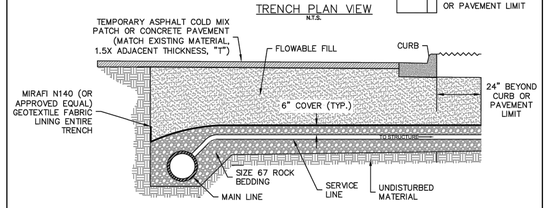
ARKANSAS STATE HIGHWAY COMMISSION

CURBING DETAILS

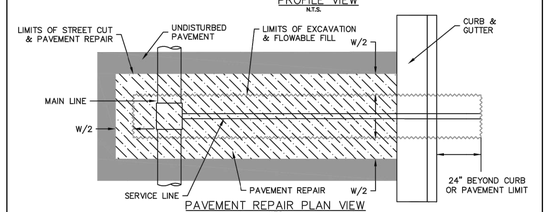
STANDARD DRAWING CG-1



TRENCH PLAN VIEW
N.T.S.



PROFILE VIEW
N.T.S.



PAVEMENT REPAIR PLAN VIEW
N.T.S.

WATER & SANITARY SEWER SERVICE TRENCH REPAIR DETAIL

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: JAB	DRAWING NO: S-37	JULY 2016

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
11/22/23
CERTIFICATE OF AUTHORITY
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

ENGINEER: G. Bates
DRAWN BY: M. WILLIAMS

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REVISIONS	DATE
1ST SUBMITTAL	11/02/23
2ND SUBMITTAL	11/22/23

WIENERSCHNITZEL
LARGE SCALE DEV. L23-64

DETAILS

SPRINGDALE, ARKANSAS

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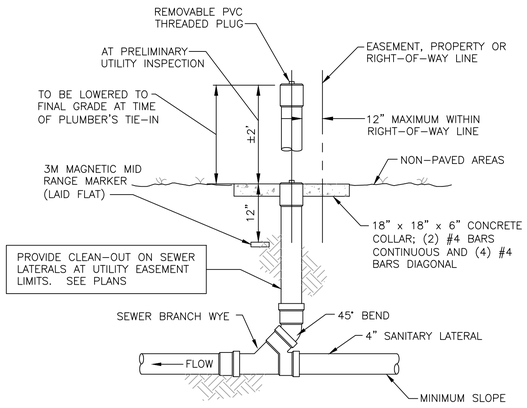
7230 S. Pleasant Ridge Dr. Fayetteville, Arkansas 72704 - 479.442.9350 - Fax 479.521.9350

DRAWING NO
08.2

PROJECT NO
23-204

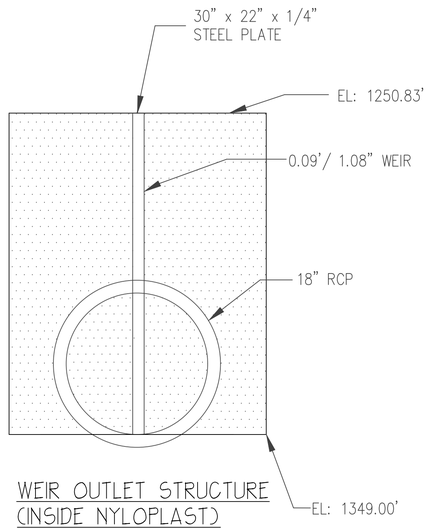
L23-64



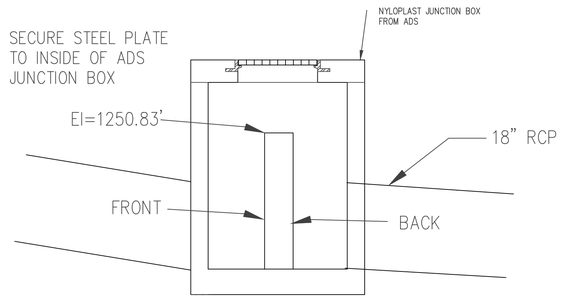
ELEVATION

SEWER CLEAN-OUT DETAIL
NON PAVED AREAS
NTS

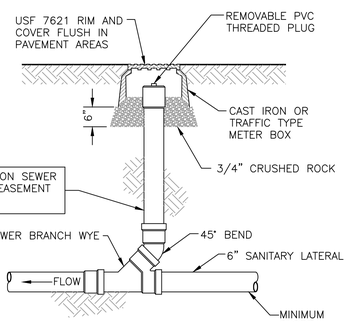
WW-12
REVISED: APRIL 2006



WEIR OUTLET STRUCTURE
(INSIDE NYLOPLAST)
NTS



ORIFICE PLATE DETAIL
ATTACHED IN JUNCTION BOX

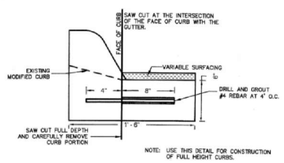


ELEVATION

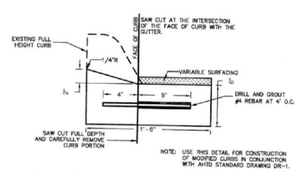
SEWER CLEAN-OUT DETAIL
PAVED AREAS
NTS

WW-11
REVISED: APRIL 2006

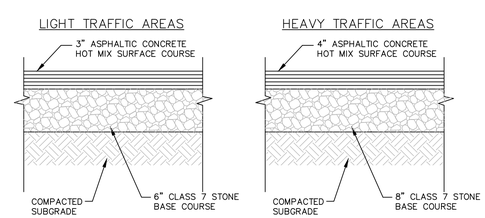
CURB REPLACEMENT DETAIL



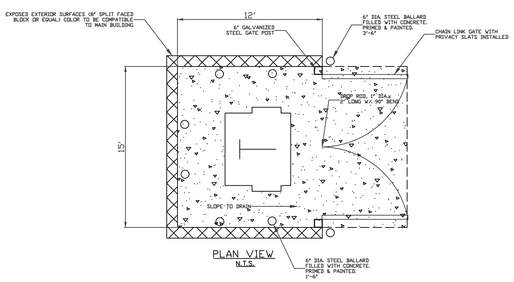
AHTD DETAIL FOR
REPLACEMENT OF
EXISTING DRIVEWAY
NOT TO SCALE



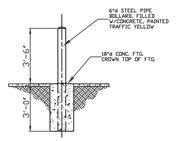
AHTD DETAIL OF CURB
REPLACEMENT FOR NEW
DRIVEWAY CONSTRUCTION
NOT TO SCALE



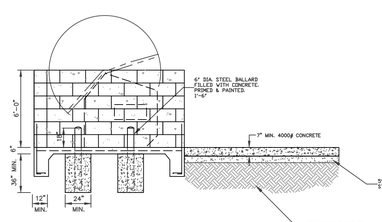
ASPHALT PAVEMENT SECTION
NTS



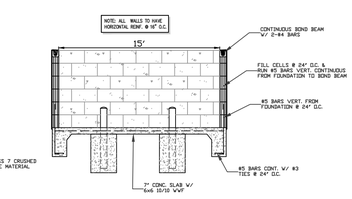
PLAN VIEW
N.T.S.



BOLLARD DETAIL
N.T.S.



SIDE VIEW
N.T.S.



FRONT VIEW
N.T.S.

SCREENED DUMPSTER
N.T.S.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
11/22/23
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER
ENGINEER: G. Bates
DRAWN BY: M. WILLIAMS
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REVISIONS	DATE
1ST SUBMITTAL	11/02/23
2ND SUBMITTAL	11/22/23

WIENERSCHNITZEL
LARGE SCALE DEV. L23-64

DETAILS

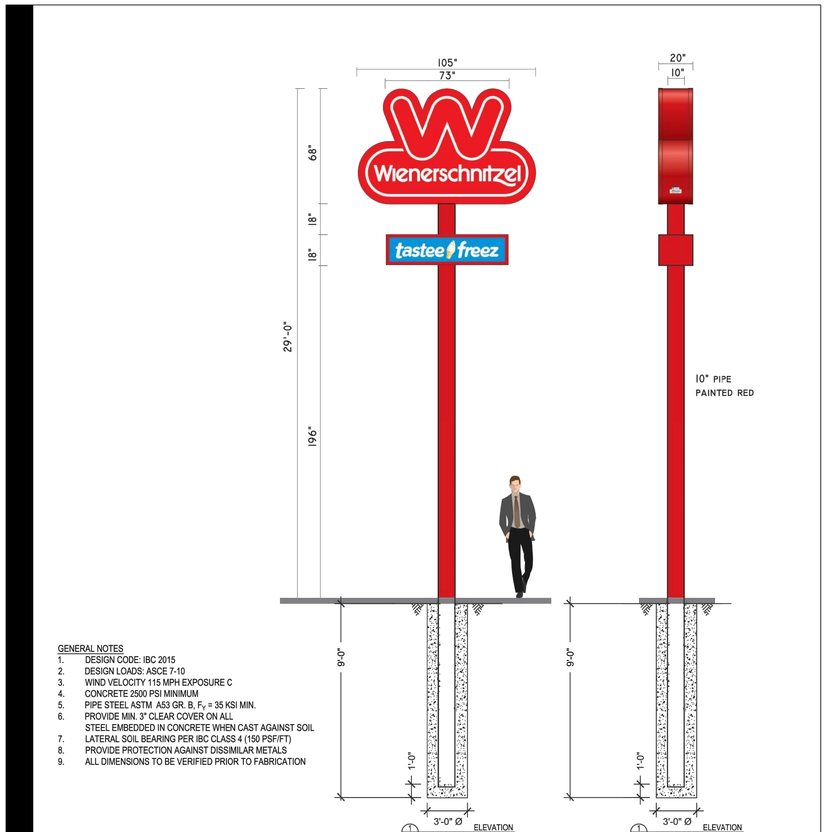
SPRINGDALE, ARKANSAS

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 23-204

DRAWING NO 08.3

L23-64



GENERAL NOTES

1. DESIGN CODE: IBC 2015
2. DESIGN LOADS: ASCE 7-10
3. WIND VELOCITY 115 MPH EXPOSURE C
4. CONCRETE 2500 PSI MINIMUM
5. PIPE STEEL ASTM A53 GR. B, F_y = 35 KSI MIN.
6. PROVIDE MIN. 3" CLEAR COVER ON ALL STEEL EMBEDDED IN CONCRETE WHEN CAST AGAINST SOIL
7. LATERAL SOIL BEARING PER IBC CLASS 4 (150 PSF/FT)
8. PROVIDE PROTECTION AGAINST DISSIMILAR METALS
9. ALL DIMENSIONS TO BE VERIFIED PRIOR TO FABRICATION

Scale: 42.14497872682026

ENGINEER: G. Bates

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
11/22/23

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

DRAWN BY: M. WILLIAMS

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REVISIONS

	DATE
1ST SUBMITTAL	11/02/23
2ND SUBMITTAL	11/22/23

WIENERSCHNITZEL
LARGE SCALE DEV. L23-64

DETAILS

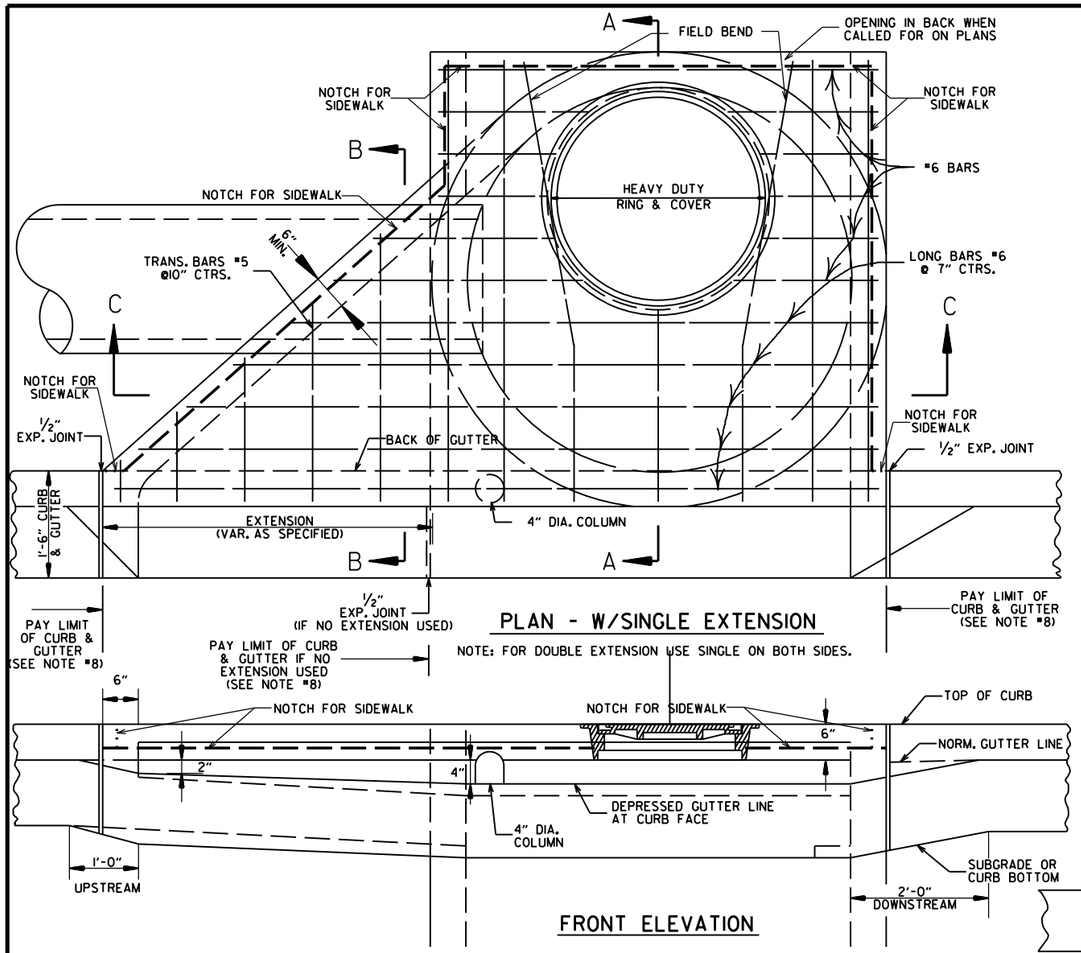
SPRINGDALE, ARKANSAS

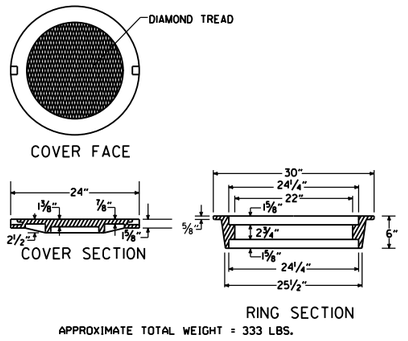
Bates & Associates, Inc.
Civil Engineering & Surveying
www.nwabatesinc.com
7230 S. Pleasant Ridge Dr. Fayetteville, Arkansas 72704 - 479.442.9350 - Fax 479.521.9350

PROJECT NO 23-204

DRAWING NO 08.4

L23-64

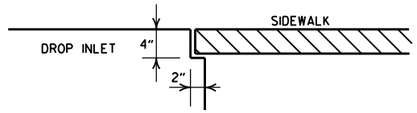




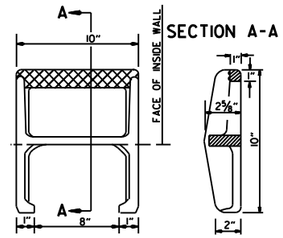
APPROXIMATE TOTAL WEIGHT = 333 LBS.

HEAVY DUTY RING & COVER

1. HEAVY DUTY RING AND COVER SHALL BE CONSTRUCTED OF CAST IRON AND SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS FOR GRAY IRON CASTINGS AASHTO M105 CLASS 35B & AASHTO M306.
2. HEAVY DUTY RING AND COVER SHALL NOT BE PAINTED.
3. HEAVY DUTY RING SHALL ALWAYS BE INSTALLED WITH FLANGE ON TOP.



DETAIL OF NOTCH FOR SIDEWALKS

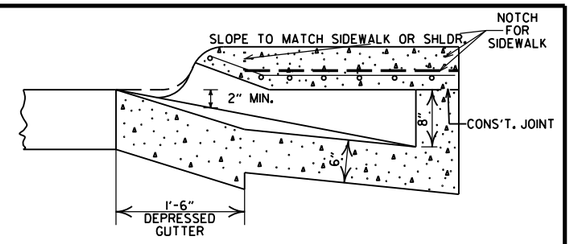


APPROX. WEIGHT = 11LBS. (CAST IRON)

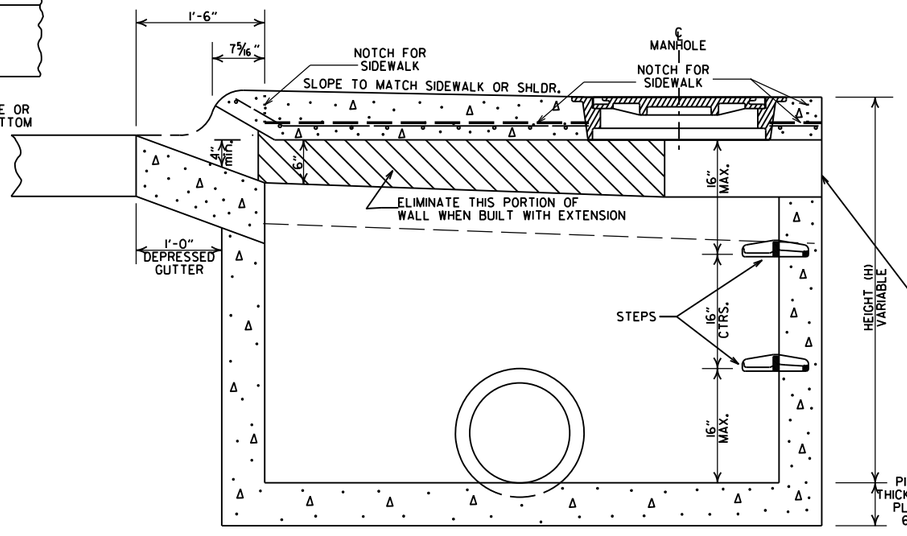
PLAN

NOTE: THIS DETAIL IS TYPICAL. OTHERS MAY BE USED WITH PRIOR APPROVAL OF THE ENGINEER.

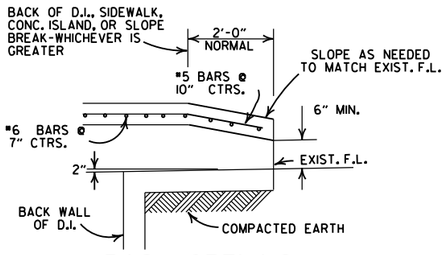
DETAIL OF STEP FOR DROP INLET



SECTION B-B



SECTION A-A



BACK OPENING

WHEN OPENING IN BACK IS CALLED FOR ON PLANS EXTEND OPENING AS SHOWN IN DETAIL. PAYMENT TO BE INCLUDED IN PRICE BID FOR DROP INLET (TYPE MO).

GENERAL NOTES:

1. ALL EXPOSED CORNERS TO HAVE ¾" CHAMFER.
2. STEPS SHALL BE INSTALLED IN ALL INLETS 4'-0" HIGH AND OVER OR AS DIRECTED BY THE ENGINEER.
3. ALL REINFORCING BARS SHALL BE GRADE 60 AND HAVE MIN. 1½" COVER.
4. DROP INLETS AND EXTENSION ON CURVED SECTIONS SHALL CONFORM TO THE CURVATURE OF THE CURB.
5. 4" DIA. COLUMNS SPACED AT MAX. 4'-0" INTERVALS SHALL BE INSTALLED ALONG INLET AND EXTENSION TO SUPPORT TOP.
6. BASE AND INLET WALLS SHALL BE CAST MONOLITHICALLY.
7. THE THROAT SHALL BE CAST INTEGRALLY WITH THE GUTTER.
8. PAYMENT FOR CURB AND/OR CURB AND GUTTER WITHIN THE LIMITS OF DROP INLETS AND DROP INLET EXTENSIONS SHALL BE CONSIDERED INCLUDED IN PAYMENT MADE FOR DROP INLETS AND/OR DROP INLET EXTENSIONS.
9. PIPES MAY ENTER DROP INLET FROM ANY ANGLE OR ELEVATION AS MAY BE APPROVED BY THE ENGINEER.
10. APPROPRIATE SIZE TYPE C DROP INLETS MAY BE SUBSTITUTED FOR TYPE MO DROP INLETS AS APPROVED BY THE ENGINEER. PAYMENT TO BE AS DROP INLET (TYPE MO).
11. DURING CONSTRUCTION OF THE ROADWAY THE CONTRACTOR SHALL MAINTAIN DRAINAGE INTO OR AROUND THE DROP INLET AS APPROVED BY THE ENGINEER.
12. 4"x2" NOTCH SHALL BE FORMED IN ALL DROP INLETS TO SUPPORT SIDEWALK CONSTRUCTION. REFER TO DETAIL OF NOTCH FOR SIDEWALKS.
13. DIMENSIONS SHOWN FOR RING AND COVER ARE TYPICAL. THE CONTRACTOR MAY SUBSTITUTE SIMILAR CASTINGS WITH THE APPROVAL OF THE ENGINEER. REQUESTING APPROVAL FOR CASTING DESIGNS MAY BE MADE BY REFERRING TO PREVIOUSLY APPROVED DRAWINGS.

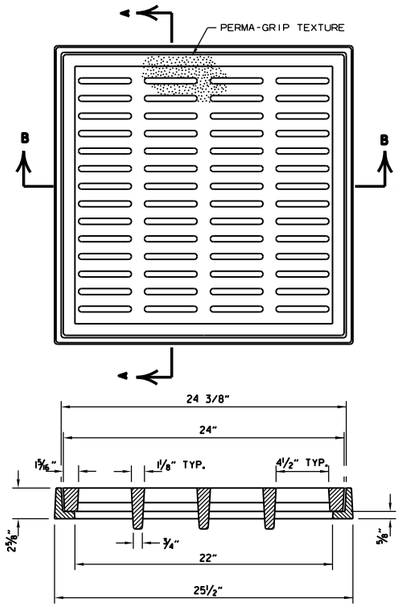
DIA. OF D.I.	DIA. OF OUTLET PIPE	MINIMUM WALL THICKNESS	
		CAST IN PLACE	PRECAST
4' I.D.	12" THRU 27"	6"	5"
5' I.D.	30" THRU 42"	8"	6"
6' I.D.	48" THRU 54"	8"	7"

DATE	REVISIONS	DATE FILMED
8-22-02	ADDED PAY LIMIT CURB NOTES TO SECTIONS A-A & B-B	
11-16-01	ADDED NOTE 13	
1-12-00	REVISED HEAVY DUTY RING & COVER	
5-13-99	ADDED NOTCH DETAIL FOR SIDEWALKS	
7-02-98	REP. NOTE 8, REM. PLAN DET., REV. PICTURE FOR NEW RING & COVER, ADDED HEAVY DUTY RING & COVER AND DETAIL OF STEP FOR DROP INLET	
4-26-96	ADDED NOTE 11, ADJ. OPENING DIMENSION	
10-12-95	CORRECTED #6 BAR SPACING	
7-20-95	CORRECTED DIAMETER OF D.I. IN BOX	
2-2-95	TYPE C TO MO (OPEN, BACK DETAIL)	
11-3-94	REVISED GENERAL NOTES	11-3-94
4-1-93	REV. BACK OPEN. DETAIL & NOTE	4-1-93
8-16-91	REVISED NOTES 11,12 & ADDED BK.OPEN DETAIL	8-15-91
11-30-89	ADDED NOTE NO. 12	11-30-89
3-23-89	ADDED NOTE & MINIMUM WALL THICKNESS	513-3-23-89
7-15-88	ADDED EXTEND NOTE TO SECTION A-A	629-7-15-88
1-14-87	MODIFIED WALL THICKNESS	783-1-14-87
6-12-87	ISSUED	4-6-12-87

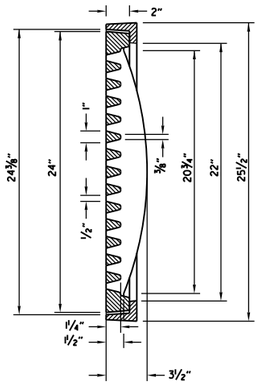
ARKANSAS STATE HIGHWAY COMMISSION

DETAILS OF DROP INLET (TYPE MO)

STANDARD DRAWING FPC-9M



SECTION B-B

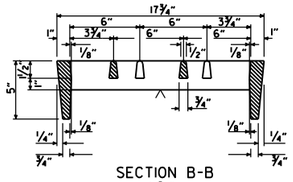


SECTION A-A

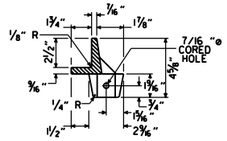
GENERAL NOTES (PEDESTRIAN GRATE & FRAME)

1. THE PEDESTRIAN GRATE SHALL BE ORIENTED IN THE TOP OF THE DROP INLET SO THAT THE ½" OPENINGS ARE PERPENDICULAR TO THE PATH OF PEDESTRIAN TRAVEL.
2. THE PEDESTRIAN GRATE AND FRAME SHALL BE CONSTRUCTED OF CAST IRON AND SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS FOR GRAY IRON CASTINGS AASHTO M 105, CLASS 35B, & AASHTO M 306.
3. THE GRATE AND FRAME SHALL NOT BE PAINTED.
4. THE GRATE AND FRAME SHALL BE INSTALLED IN THE DROP INLET IN THE ASSEMBLED POSITION.
5. THE APPROXIMATE WEIGHT OF THE GRATE AND FRAME SHALL BE 218 LBS.
6. THE MINIMUM WATERWAY OPENING SHALL BE 122 SQ. IN.

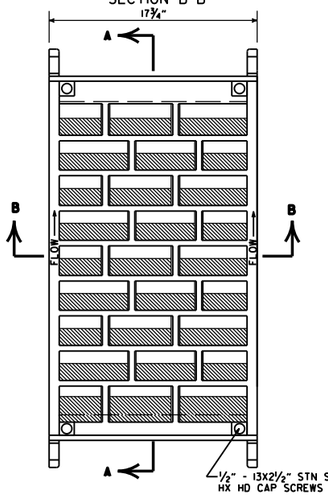
DETAILS OF PEDESTRIAN GRATE AND FRAME

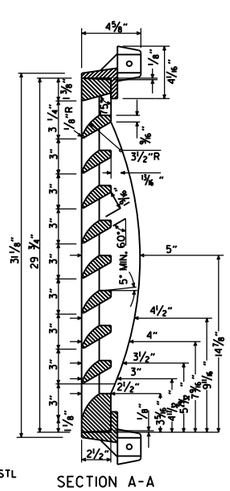


SECTION B-B



SECTION THRU FRAME



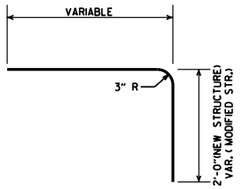


SECTION A-A

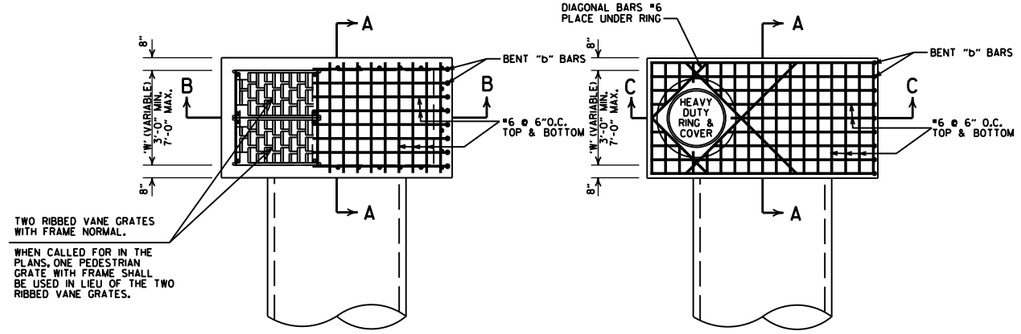
DETAILS OF RIBBED VANE GRATE AND FRAME

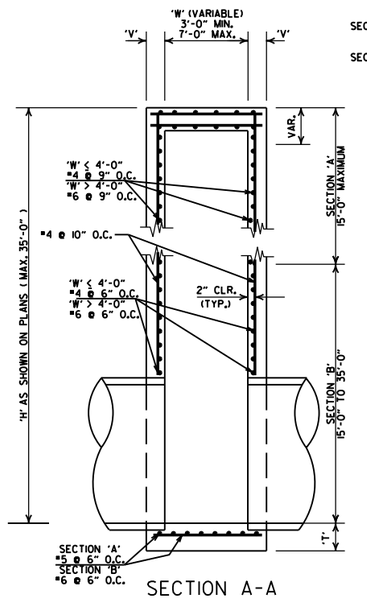
GENERAL NOTES (RIBBED VANE GRATE & FRAME)

1. RIBBED VANE GRATE AND FRAME SHALL BE CONSTRUCTED OF CAST IRON AND SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS FOR GRAY IRON CASTINGS AASHTO M 105, CLASS 35B, & AASHTO M 306.
2. GRATE AND FRAME SHALL NOT BE PAINTED.
3. GRATE AND FRAME SHALL BE INSTALLED IN DROP INLET IN ASSEMBLED POSITION.
4. APPROXIMATE WEIGHT OF GRATE SHALL BE 170 LBS.



DETAIL OF BENT "b" BAR



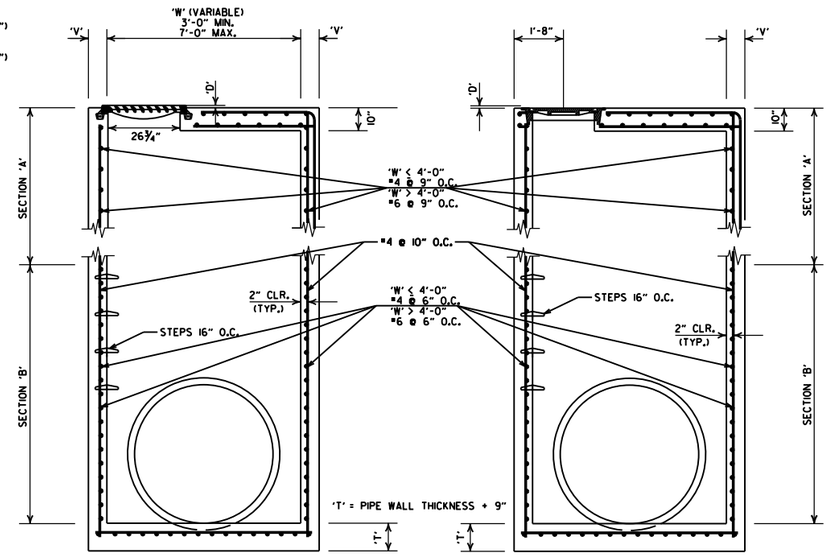


SECTION A-A

SECTION 'A'
'V' = 8"

SECTION 'B' (W≤4'-0")
'V' = 8"

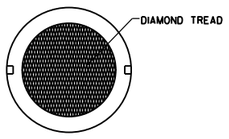
SECTION 'B' (W>4'-0")
'V' = 10"



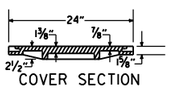
SECTION B-B

SECTION C-C

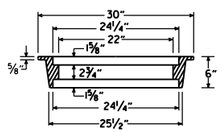
DETAILS OF DROP INLET (TYPE ST)



COVER FACE



COVER SECTION



RING SECTION

HEAVY DUTY RING & COVER

APPROXIMATE TOTAL WEIGHT = 333 LBS.

DETAILS OF JUNCTION BOX (TYPE ST)

GENERAL NOTES (TYPE ST DROP INLET & JUNCTION BOX)

1. THE 'D' DIMENSION SHALL MATCH THE FINAL LIFT OF ACHM SURFACE COURSE SHOWN IN THE PLANS WHEN ASPHALT PAVING SURROUNDS THE GRATE OR RING COVER, AND SHALL BE 0" AT OTHER INSTALLATIONS.
2. THE STEPS SHALL BE OMITTED WHERE 'H' IS LESS THAN 4'-0".
3. ALL EXPOSED CORNERS ARE TO HAVE A ¾" CHAMFER.

GENERAL NOTES (HEAVY DUTY RING & COVER):

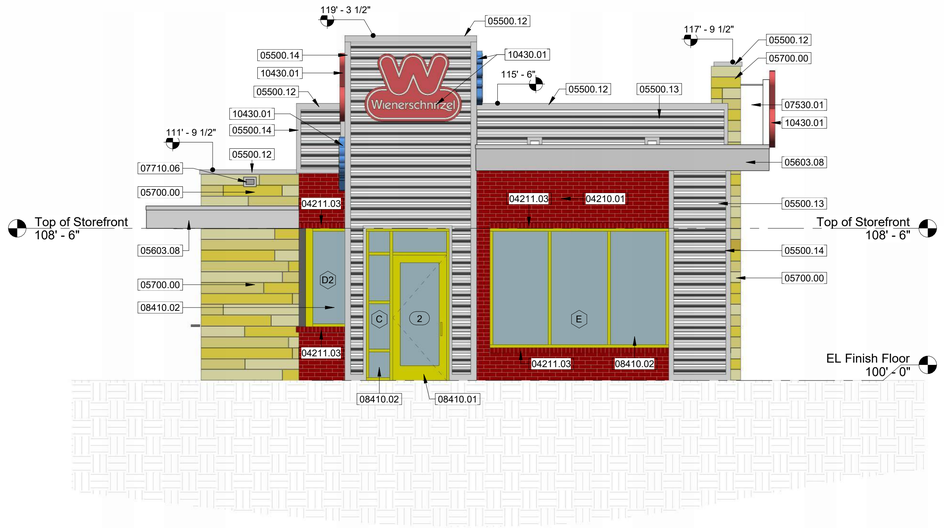
1. HEAVY DUTY RING AND COVER SHALL BE CONSTRUCTED OF CAST IRON AND SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS FOR GRAY IRON CASTINGS AASHTO M 105, CLASS 35B, & AASHTO M 306.
2. HEAVY DUTY RING AND COVER SHALL NOT BE PAINTED.
3. HEAVY DUTY RING SHALL ALWAYS BE INSTALLED WITH FLANGE ON TOP.
4. DIMENSIONS SHOWN FOR RING AND COVER ARE TYPICAL. THE CONTRACTOR MAY SUBSTITUTE SIMILAR CASTINGS WITH THE APPROVAL OF THE ENGINEER, REQUESTING APPROVAL FOR CASTING DESIGNS MAY BE MADE BY REFERRING TO PREVIOUSLY APPROVED DRAWINGS.

DATE REVISED	DATE FILMED	DESCRIPTION
7-26-12		REMOVED NOTE 4, REVISED 'T', REVISED BOTTOM SLAB REBAR FOR SECTION 'A', SHOWED REBAR CLEARANCE IN SECTIONS
11-16-01		ADDED NOTE 4
1-12-00		REVISED HEAVY DUTY RING & COVER
5-13-99		ADDED PEDESTRIAN FRAME & GRATE
7-02-98		REMOVED NOTE 5, REV. DIMENSIONS, ADDED HEAVY DUTY RING & COVER ADDED AASHTO REF. REVISED GRATE
10-18-96		REVISED ASTM REF. TO AASHTO
10-1-92		REVISED & REISSUED
8-15-91	8-15-91	REVISED & REISSUED

ARKANSAS STATE HIGHWAY COMMISSION

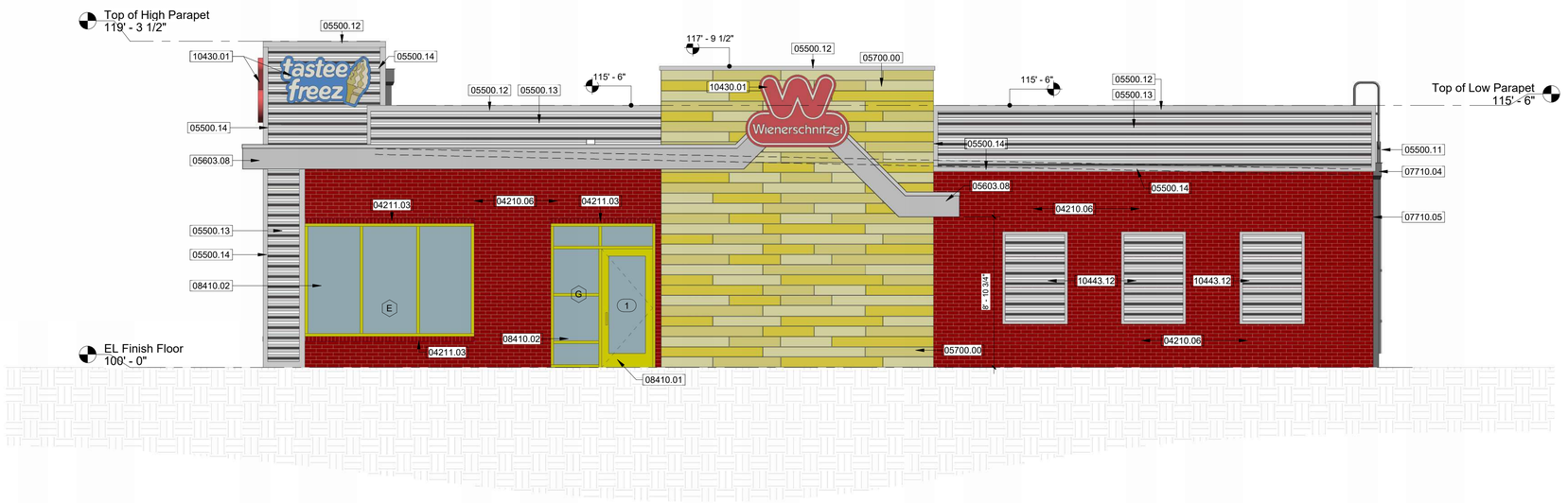
DETAILS OF DROP INLET & JUNCTION BOX (TYPE ST)

STANDARD DRAWING FPC-9S



1 A-201 **North Elevation**

1/4" = 1'-0"



2 A-201 **West Elevation**

1/4" = 1'-0"

Keynote Legend

Key Value	Keynote Text
04210.01	STANDARD MODULAR FACE BRICK - 3/8" JOINT
04210.06	STANDARD KING SIZE FACE BRICK - 3/8" JOINT
04211.03	MASONRY ROWLOCK BRICK COLOR
05500.11	GALV STEEL ROOFTOP ACCESS LADDER W/ 42" GRAB RAILS, 8' SECURITY LADDER GUARD - FACTORY PAINT FINISH
05500.12	PRE-FINISHED METAL COPING - PAINT/ FINISH TO METAL WALL PANEL PAINT/ FINISH
05500.13	METAL WALL PANEL - (T-16E) PROFILE - GALVALUME FINISH
05500.14	METAL WALL TRIM - VARIES BY LOCATION
05603.08	PRE-FINISHED METAL FASCIA - COLOR MATCH METAL WALL PANEL
05700.00	NICHIHA - FLUSH AND REVEAL HORIZONTAL PANEL - SEE NICHIHA CONSULTANT FOR COLOR VARIATION ON PATTERN
07530.01	TPO MEMBRANE ROOF - SLOPE AS INDICATED
07710.04	PRE-FINISHED SHEET METAL LEADER BOX
07710.05	PRE-FINISHED METAL DOWNSPOUT
07710.06	6" x 4" THRU-WALL GALV METAL OVERFLOW W/TPO FLANGE - WELD TO MEMBRANE PER MFR INSTRUCTIONS - WITH OVERFLOW OPENING PER DEATIL
08410.01	ALUMINUM STOREFRONT DOOR AND FRAME
08410.02	ALUMINUM STOREFRONT - REF SCHEDULE FOR TYPE - GLAZING AND FINISH
10430.01	EXTERIOR BRAND SIGNAGE BY OTHERS - GC TO PROVIDE POWER AS REQUIRED 500
10443.12	POP GRAPHIC - REF DETAILS SHEET A-500

Exterior Finish Selections

Key Value	Information
05603.08	Metal Fascia: Supplier: TBD by Contractor Color: match metal Wall Panel - (T-16E)
05500.12	Metal Parapet Coping: Supplier: TBD by Contractor Color: match metal Wall Panel - (T-16E)
05500.13	Metal Wall Panel: Supplier: TBD by Contractor Color: (T-16E) - as specified by Wienerschnitzel
05500.14	Metal Wall Trim: Supplier: TBD by Contractor Color: match metal Wall Panel - (T-16E)
05700.00	Flush Metal Wall Panel: Supplier: Nichiha or Equivalant product Color: tri color combination to be determined by Nichiha consultant and architectural input
04210.06	Stanadard Modular Face Brick - 3/8" Joint: Supplier: TBD by Contractor Color: Red - as specified by Wienerschnitzel
08410.02	Anodized Aluminum: mullions for storefronts and storefront frames
08410.01	Supplier: TBD - by Contractor Color: Yellow Anodized - as specified by Wienerschnitzel

Exterior Signage Notes - General

1. EXTERIOR SIGNAGE IS SUBJECT TO A SEPARATE PERMIT TO BE OBTAINED BY A LICENSED SIGN COMPANY, AND IS SHOWN FOR INFORMATION PURPOSES ONLY. SIGN COMPANY SHALL VERIFY THAT ALL SIGNAGE COMPLIES WITH THE REQUIREMENTS OF CITY OF SPRINGDALE SIGN ORDINANCES.
2. SIGN COMPANY SHALL NOTIFY THE ARCHITECT IF NOMINAL SIZE AND LOCATION OF SIGNAGE SHOWN IS NOT IN ACCORDANCE WITH REGULATIONS.
3. FOR WALL SIGNS, GENERAL CONTRACTOR SHALL PROVIDE BRANCH ELECTRICAL CIRCUIT TO A BOX ON THE WALL BEHIND THE PROPOSED SIGN LOCATION. DO NOT PENETRATE THE EXTERIOR FINISH OF THE WALL. SIGN COMPANY SHALL MAKE FINAL CONNECTIONS AS REQUIRED.

HENRY ARCHITECTURE

1772 N COLLEGE AVE, SUITE C - BOX #153,
FAYETTEVILLE, AR 72703

PHONE: 479.530.9693

EMAIL: CHENRY@HENRYARCHITECTURE.COM

THIS DOCUMENT IS RELEASED ON 05-19-23 UNDER THE AUTHORITY OF LONNIE FRANK GARY, TEXAS R.A. #8957, FOR PURPOSES OF INTERIM REVIEW ONLY.

NOT FOR USE IN CONSTRUCTION OR REGULATORY APPROVAL.

07-10-2023

No.	Description	Date

Springdale, Arkansas

Exterior Elevations - North & West

Project Number	23-005
Initial Sealed Release Date:	07-10-2023
Project Lead:	Ethan Fleshman
Contact:	254.644.0444
Reviewed By:	Lonnie Gary
Contact:	806.548.3388

A-201

11/2/2023 9:17:04 AM

Exterior Signage Notes - General

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2. SIGN COMPANY SHALL NOTIFY THE ARCHITECT IF NOMINAL SIZE AND LOCATION OF SIGNAGE SHOWN IS NOT IN ACCORDANCE WITH REGULATIONS.
3. FOR WALL SIGNS, GENERAL CONTRACTOR SHALL PROVIDE BRANCH ELECTRICAL CIRCUIT TO A BOX ON THE WALL BEHIND THE PROPOSED SIGN LOCATION. DO NOT PENETRATE THE EXTERIOR FINISH OF THE WALL. SIGN COMPANY SHALL MAKE FINAL CONNECTIONS AS REQUIRED.

THERMAL PERFORMANCE AND AIR INFILTRATION REQUIREMENTS

PRODUCT OR ASSEMBLY DESCRIPTION	LOCATION	INSTALLED THK	R	U	SHGC	DESIGN BASIS
POLYISO RIGID INSULATION BOARD	CONTINUOUS ABOVE ROOF DECKING	AS REQ'D FOR R-VALUE	25			GAF "ENERGYGUARD" POLYISO INSULATION
FIBERGLASS BATT INSULATION	STUD WALLS - REF WALL SECTIONS.	6"	19			OWENS CORNING "ECOTOUCH" R-19 FIBERGLASS BATTS
MASONRY VENEER	STUD WALLS - REF WALL SECTIONS.	3 5/8"	10			OWENS CORNING "FOAMULAR 250"
INSULATED HOLLOW METAL DOOR	DOOR NO. 3	1.75"		.65		
HIGH-ALBEDO TPO ROOF MEMBRANE	LOW SLOPE ROOF - 3 YEAR AGED SRI > 64.0					
1" GLASS, PASSIVE LOW-E, CLEAR	ALL STOREFRONT OPENINGS	1"		0.33	0.31	CENTER-OF-GLASS VALUES — BASED ON KAWNEER THERMAL CHARTS FOR 451T SYSTEMS FOR OVERALL SYSTEM PERFORMANCE SPECIFIED BELOW - PROVIDE DATA FOR OTHERS
OVERALL VALUES IN KAWNEER VG 451T	INSTALLED SYSTEM VALUES WITH PROJECTION FACTOR >0.50:			.46	0.25	
FLUID-APPLIED AIR BARRIER	ALL EXTERIOR STUD WALLS					TREMCO ExoAir 220
WEATHERSTRIPPING AND SEALS	ALL EXTERIOR DOORS					EXTRUDED RUBBER BULB WEATHERSTRIPPING ON HOLLOW METAL EXTERIOR DOOR
SEALANTS SILICONE SEALANT, ONE-PART LOW MODULUS	DOOR AND WINDOW FRAME PERIMETERS WALL PENETRATIONS EIFS-TO-MASONRY JOINTS					DOW CORNING 790 - FOLLOW MANUFACTURER'S DATA SHEET FOR JOINT DESIGN, PRIMING AND APPLICATION

NOTES:
1. U-VALUES AND SHGC VALUES FOR INSULATING GLASS ARE MANUFACTURER'S VALUES FOR GLASS ONLY; REFER TO OVERALL VALUES FOR COMPLIANCE REQUIREMENTS.
   OVERALL SYSTEM VALUES FOR WINDOWS ARE FROM KAWNEER THERMAL CHARTS FOR OVERALL SYSTEM U-FACTOR AND SHGC, USING CENTER-OF-GLASS VALUES FOR GLAZING SHOWN ABOVE.

Keynote Legend

Key Value	Keynote Text
04210.01	STANDARD MODULAR FACE BRICK - 3/8" JOINT
04210.06	STANDARD KING SIZE FACE BRICK - 3/8" JOINT
04211.03	MASONRY ROWLOCK BRICK COLOR
05500.11	GALV STEEL ROOFTOP ACCESS LADDER W/ 42" GRAB RAILS, 8' SECURITY LADDER GUARD - FACTORY PAINT FINISH
05500.12	PRE-FINISHED METAL COPING - PAINT/ FINISH TO METAL WALL PANEL PAINT/ FINISH
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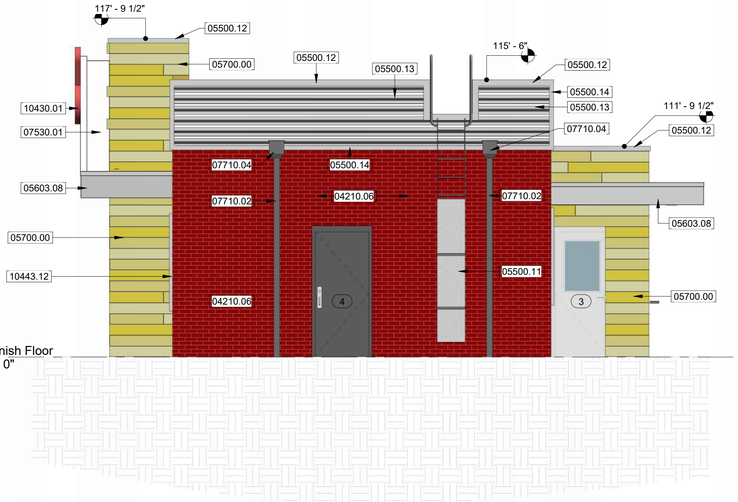
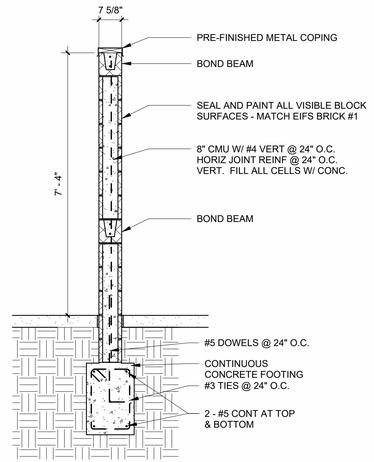
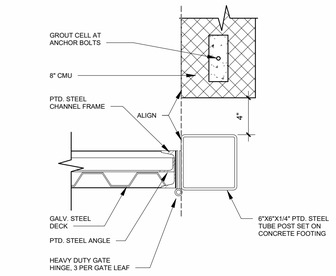
05603.08	PRE-FINISHED METAL FASCIA - COLOR MATCH METAL WALL PANEL
05700.00	NICHIHA - FLUSH AND REVEAL HORIZONTAL PANEL - SEE NICHIHA CONSULTANT FOR COLOR VARIATION ON PATTERN
07530.01	TPO MEMBRANE ROOF - SLOPE AS INDICATED
07710.02	PRE-FINISHED METAL DOWNSPOUT
07710.04	PRE-FINISHED SHEET METAL LEADER BOX
08410.02	ALUMINUM STOREFRONT - REF SCHEDULE FOR TYPE - GLAZING AND FINISH
08520.03	PASS-THROUGH WINDOW - MANUAL OPERATION
10430.01	EXTERIOR BRAND SIGNAGE BY OTHERS - GC TO PROVIDE POWER AS REQUIRED 500
10443.12	POP GRAPHIC - REF DETAILS SHEET A-500



EL Finish Floor
100' - 0"



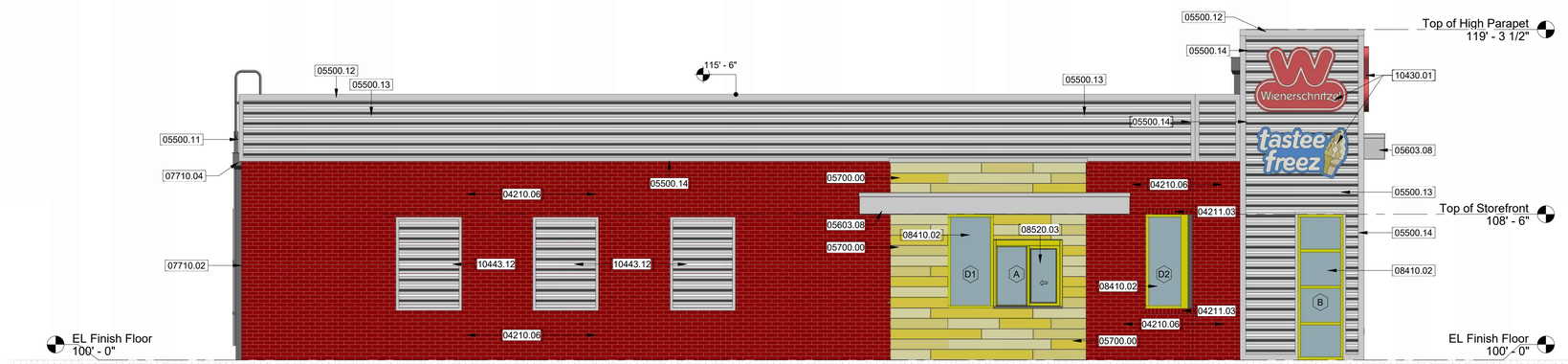
2 / A-202 Dumpster Enclosure Section
1/2" = 1'-0"



5 / A-202 Gate Jamb
1 1/2" = 1'-0"

****REFER TO CIVIL DRAWINGS AND DETAILS****

1 / A-202 South Elevation
1/4" = 1'-0"



3 / A-202 East Elevation
1/4" = 1'-0"

HENRY ARCHITECTURE

1772 N COLLEGE AVE, SUITE C - BOX #153,
FAYETTEVILLE, AR 72703

PHONE: 479.530.9693

EMAIL: CHENRY@HENRYARCHITECTURE.COM

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NOT FOR USE IN CONSTRUCTION OR REGULATORY APPROVAL.

10-02-2023

No.	Description	Date

Springdale, Arkansas

South & East Elevations, & Thermal Requirements

Project Number	23-005
Initial Sealed Release Date:	07-10-2023
Project Lead:	Ethan Fleshman
Contact:	254.644.0444
Reviewed By:	Lonnie Gary
Contact:	805.548.3388

A-202

11/2/2023 9:17:09 AM

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: November 2, 2023

Date Accepted as Complete: November 21, 2023 Project Number: B23-128

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: Brian Shinall, CCIM - Shinall Group
E-mail: jake@batesnwa.com	E-mail: bshinall@shinallgroup.com
Address: 7230 S. Pleasant Ridge Drive Fayetteville, AR 72704	Address: 7826 Tarrytown Ave. Amarillo TX 79121
Phone: 479-442-9350	Phone: (806)584-3201
Site/ Location: HWY 412 & Oriole St.	Current Zoning District: A-1
Assessor's Parcel Number(s): 815-28644-000	Rezone required: no
	Total Acreage: 1.29

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)

foundation landscaping

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

The day to day operation requires a drive through lane, this prohibits the use of foundation landscape on 1 side of the building. We have designated an area to compensate for the lack of required foundation landscaping.

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: 11.3.23

B23-128

PLANT WARRANTY

LANDSCAPE MUST BE GUARANTEED FOR TWO YEARS

LANDSCAPE IRRIGATION

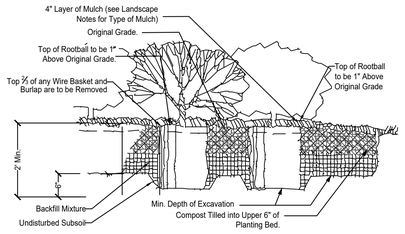
AN AUTOMATIC OR OTHER IRRIGATION SYSTEM SHALL BE REQUIRE FOR ALL LANDSCAPED AREA. SHOE IRRIGATION SYSTEM OR LOCATION OF HOSE BIBS.

SUGGESTED PLANTINGS MAY BE SUBSTITUTED WITH ALTERNATE SPECIES AS APPROVED BY CITY OF SPRINGDALE. LIST OF RECOMMENDED TREES AND SHRUBS CAN BE FOUND IN SPRINGDALE CODE OF ORDINANCES. CHAPTER 5G. ARTICLE II. SECTION 5G-37.

LOT COVERAGE:	
TOTAL AREA OF SITE:	56,080.408 SQ.FT.
TOTAL AREA LESS R.O.W.	40,500.160 SQ.FT.
IMPERVIOUS AREA:	22,847.161 SQ.FT.(56.4%)
GREENSPACE:	17,653.999 SQ.FT.(43.6%)

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

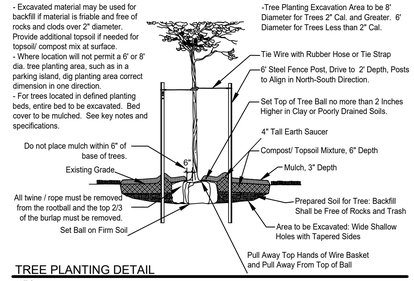
NORTH
0 20 40
GRAPHIC SCALE IN FEET



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 AN UNDERGROUND AUTOMATIC SYSTEM.
8. TREAT ALL LANDSCAPE AREAS TO CONTROL WEED GROWTH PRIOR TO STARTING CONSTRUCTION.
9. ALL LANDSCAPE BEDS SHALL BE FREE OF SOD AND MULCH SHALL COVER THE BARE SOIL TO EASE MAINTENANCE.
10. DIG DOWN THE EDGE OF ALL BEDS WHERE THEY ARE ADJACENT TO WALLS, WALKWAYS OR CURBS, SO THAT THE WALL, WALKWAY, OR CURB WILL WORK AS A BED EDGE TO CONTAIN THE MULCH OR GRAVEL.
11. PLANTING BEDS SHALL HAVE AMENDED SOIL TO INSURE THE HEALTH OF THE PLANT MATERIALS.

LANDSCAPE REQUIREMENTS:

INTERIOR LANDSCAPING:

PROPOSED PARKING LOT AREA: 3843 SQ.FT.

INTERIOR LANDSCAPE AREA REQUIRED (8%): 307.44 SQ.FT.
INTERIOR LANDSCAPE AREA PROVIDED: 2799.85 SQ.FT.

TREE ISLAND REQUIRED(14 SPACES PROPOSED):	1
TREE ISLAND PROVIDED:	1
TREES REQUIRED:	1
TREES PROVIDED:	1

STREET FRONTAGE BUFFER:
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.

NORTH FRONTAGE: 108'
EAST FRONTAGE: 274'

TREES REQUIRED: 15
TREES PROVIDED: 15
SHRUBS REQUIRED: 105
SHRUBS PROVIDED: 105

PERIMETER BUFFER:
AT MINIMUM A FIVE FOOT LANDSCAPED STRIP IS REQUIRED ALONG THE SIDE AND REAR LOT LINES OF A DEVELOPMENT WITH ONE TREE PER 25' ALONG LOT LINES.

WEST PROPERTY LINE: 285'
SOUTH PROPERTY LINE: 120'

TREES REQUIRED: 16.2 (17)
TREES PROVIDED: 24

SHRUBS PROVIDED FOR INTERIOR LANDSCAPING: 49

TOTAL TREES: 40
TOTAL SHRUBS: 154

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
1	RM	RED MAPLE Acer rubrum	B&B	2" CAL 8' TALL	PARKING LOT TREE
19	CM	CRAPEMYRTLE Lagerstroemia indica	B&B	2" CAL 8' TALL	STREET TREE
12	CL	CHERRY LAUREL Prunus laurocerasus	B&B	2.5" CAL. 8' TALL	EVERGREEN TREE (LARGE SPECIES)
38	BH	SOUTHERN BLACK-HAW VIBURNUM Viburnum rufidulum	CONT.	3 GAL	STREET SHRUB
41	JH	JAPANESE HOLLY Ilex crenata 'Compacta'	CONT.	3 GAL	STREET SHRUB
75	CJ	CREEPING JUNIPER Juniperus horizontalis	CONT.	3 GAL	STREET SHRUB
14	DL	DWARF LARKSPUR FLOWER Delphinium tricorne		30" TALL	ENTRYWAY LANDSCAPING

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
11/22/23
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

ENGINEER: G. Bates
DRAWN BY: M. WILLIAMS

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REVISIONS	DATE
1ST SUBMITTAL	11/02/23
2ND SUBMITTAL	11/22/23

WIENERSCHNITZEL
LARGE SCALE DEV. L23-64

LANDSCAPE PLAN

SPRINGDALE, ARKANSAS

Bates & Associates, Inc.
Civil Engineering & Surveying
www.nwabatesinc.com
7239 S. Pleasant Ridge Dr.Fayetteville, Arkansas 72704 · 479.442.9350 · Fax 479.521.9350

PROJECT NO 23-204

DRAWING NO 06.0

L23-64

Bates & Associates, Inc.
Civil Engineering · Land Surveying · Landscape Architecture
7230 Pleasant Ridge Dr. / Fayetteville, AR 72704
PH: 479-442-9350 * www.batesnwa.com

L23-64 & B23-128

November 2, 2023

Planning Commissioners & Staff
City of Springdale
417 Holcomb Street
Springdale, AR 72762

SUBJECT: Wienerschnitzel LSD

Dear Planning Staff,

Please see below list of Adjacent Property Owners for the LSD request on E Robinson Ave Springdale, AR 72762: (Benton County Parcel No 815-28644-000)

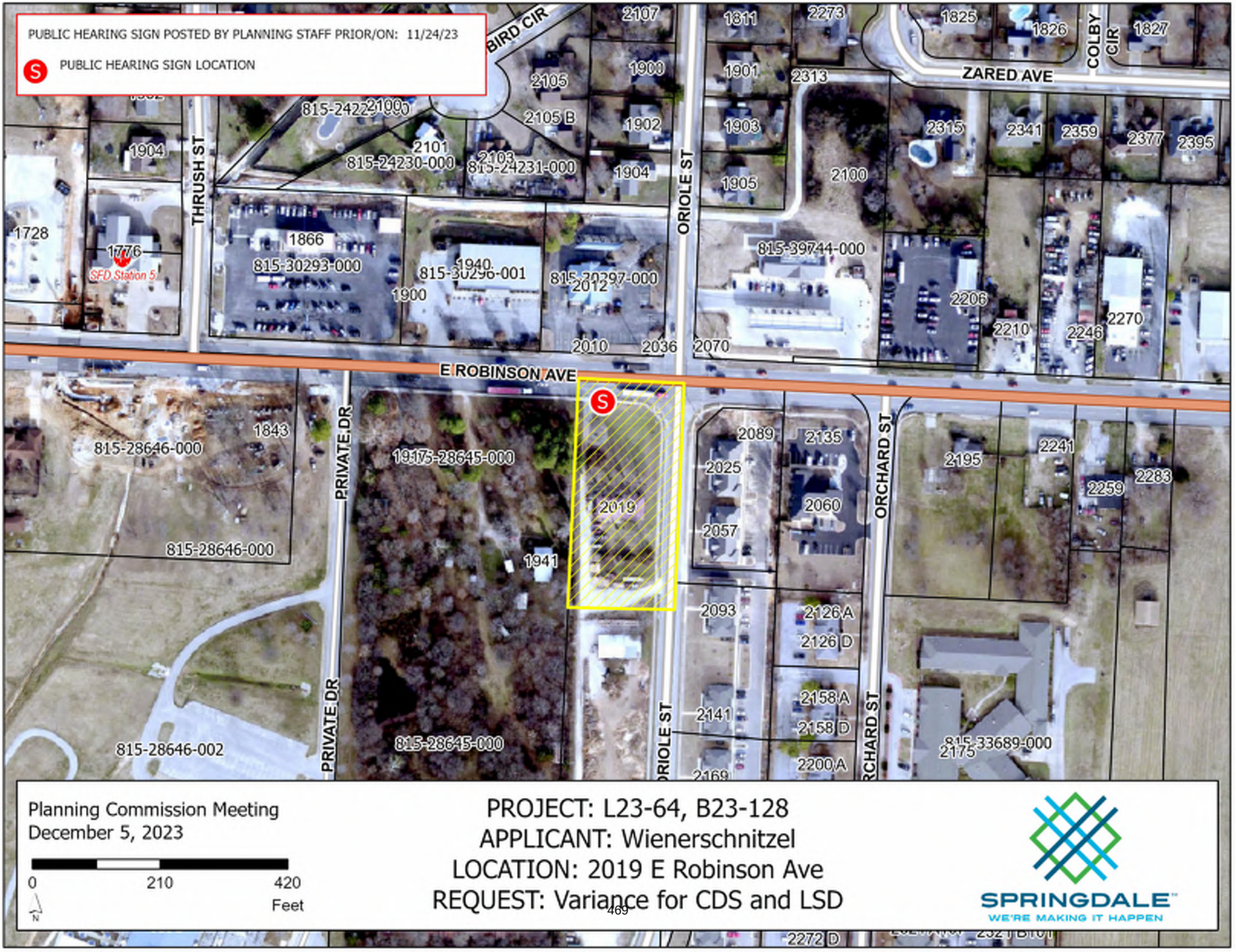
ADJACENT LAND OWNERS

1) ORIOLE STREET LLC
1207 S OLD MISSOURI RD
SPRINGDALE, AR 72764
PARCEL #815-28642-000
ZONED: MF-16
2) TALMOORE TOWNHOMES LLC
PO BOX 773
SPRINGDALE, AR 72765
PARCEL #815-28642-001
ZONED: MF-16
3) ORIOLE STREET LLC
1207 S OLD MISSOURI RD
SPRINGDALE, AR 72764
PARCEL #815-28643-000
ZONED: MF-16
4) ORIOLE STREET LLC
1207 S OLD MISSOURI RD
SPRINGDALE, AR 72764
PARCEL #815-28643-000
ZONED: MF-16
5)TALMOORE TOWNHOMES LLC
PO BOX 773
SPRINGDALE, AR 72765
PARCEL #815-28643-011
ZONED: MF-16
6) TOLEDO, JORGE H & CLEO F
1850 HIGH AVE
FAYETTEVILLE, AR 72704
PARCEL #815-34223-000
ZONED: MF-4

7) SOTO-ALBARRAN, JESUS & RODRIGUES-SOTO, RICO
2034 LASKESIDE AVE
SPRINGDALE, AR 72764-7284
PARCEL #815-34224-000
ZONED: MF-4
8) GELICAME, RIZALITO & SANTOS, CARMELA M
2012 LAKESIDE AVE
SPRINGDALE, AR 72764-7284
PARCEL #815-34225-000
ZONED: MF-4
9) SPRINGDALE SCHOOL DISTRICT #50
PO BOX 8
SPRINGDALE, AR 72762
PARCEL #815-28646-012
ZONED: P-1
10) SPAULDING, RELAND & OPAL
18707 MAYES RD
FAYETTEVILLE, AR 72703
PARCEL #815-28645-000
ZONED: A-1
11) FIRST SECURITY BANK
314 N SPRING ST
SEARCY, AR 72143
PARCEL #815-30297-000
ZONED: C-2
12) ARKANSAS STATE HIGHWAY COMM.
PO BOX 2261
LITTLE ROCK, AR 72203
PARCEL #815-30297-001
ZONED: C-2

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

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


PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 11/24/23
PUBLIC HEARING SIGN LOCATION
BIRD CIR
ZARED AVE
COLBY CIR
THRUSH ST
ORIOLE ST
E ROBINSON AVE
PRIVATE DR
ORCHARD ST
815-24222-000
815-24230-000
815-24231-000
815-30293-000
815-30296-001
815-30297-000
815-39744-000
815-28646-000
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815-28646-002
815-33689-000
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Planning Commission Meeting
December 5, 2023
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Feet
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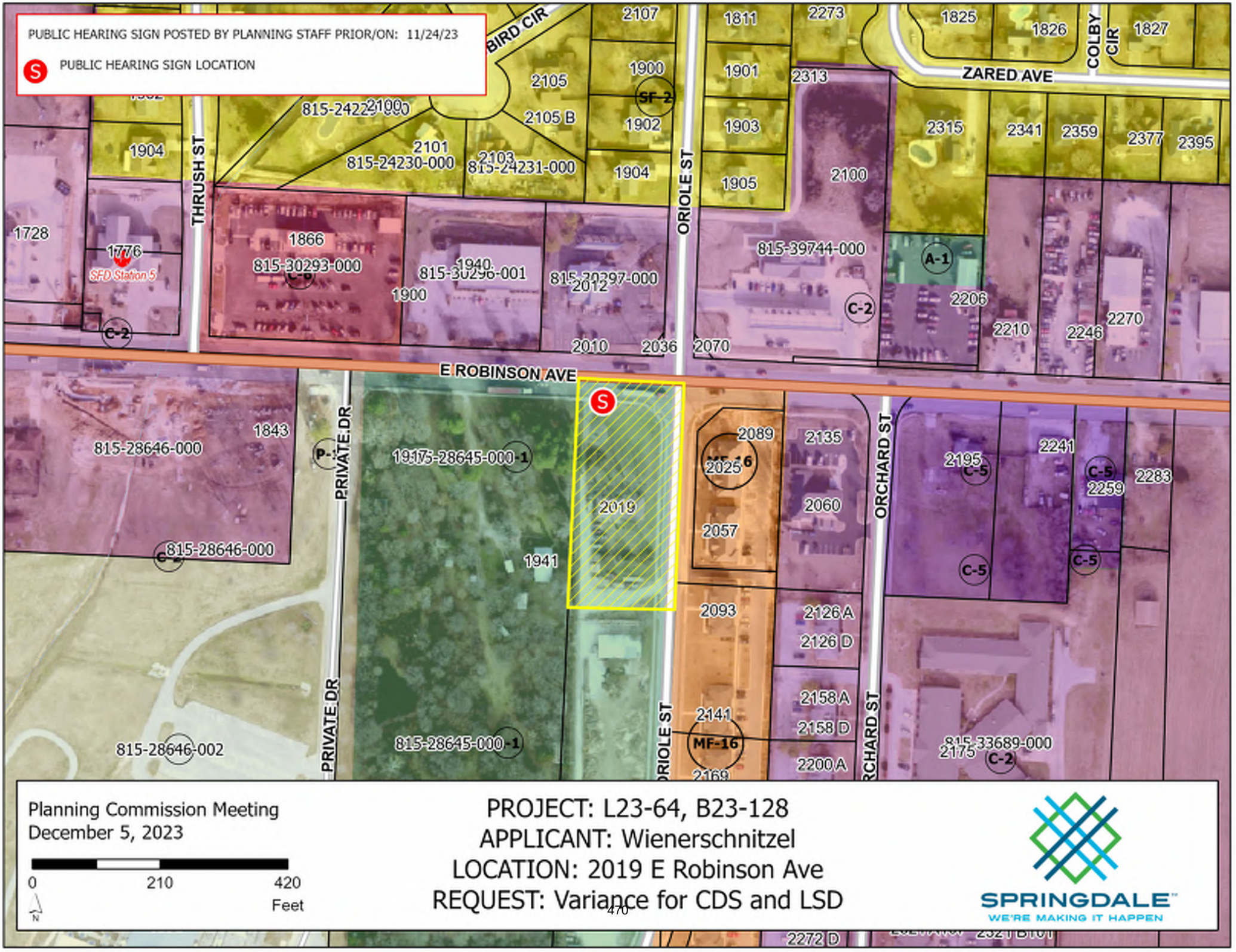
PROJECT: L23-64, B23-128
APPLICANT: Wienerschnitzel
LOCATION: 2019 E Robinson Ave
REQUEST: Variance for CDS and LSD
SPRINGDALE
WE'RE MAKING IT HAPPEN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MF-16
C-2
C-5
A-1
P-1
SFD Station 5
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PROJECT: L23-64, B23-128
APPLICANT: Wienerschnitzel
LOCATION: 2019 E Robinson Ave
REQUEST: Variance for CDS and LSD
SPRINGDALE
WE'RE MAKING IT HAPPEN

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: **December 5, 2023**

RE: **L23-66** **Large Scale Development**

AR Children's Northwest, Expansion

Planning Comments:

1. This Large-Scale Development Plan has been given the number L23-66. 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. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
5. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (Standard comment).
6. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (Standard comment).

Commercial Design Standards Comments

1. Provide an area to accommodate a possible future public transit stop.
    a. Comment Response 11.22.2023: A public transit stop currently does not exist on the site. When ORT Is ready, a stop could be accommodated along Watkins or Gene George.

Building & Fire Comments:

No Addressable Building and Fire Comments

Engineering Comments:

PROJECT NUMBER: L23-66
PROJECT NAME: ARKANSAS CHILDRENS HOSPITAL PARKING EXPANSION
REVIEW DATE: 11/09/2023
REVIEWED BY: KATIE HOLLINGSHEAD, PE, CFM

Flood Zone: X
Location: 2601 Gene George Blvd
Disturbed Area: approx. 7 acres

STANDARD COMMENTS

- Projects with disturbed areas greater than 0.5 acres must apply for a Grading Permit. Submit the following via iWorq Portal: https://springdalear.portal.iworq.net/portalhome/springdalear
    - Application
    - Stormwater Pollution Prevention Plan (SWPPP)
    - Notice of Coverage (5 acres or larger) ~~or Automatic Site Coverage (under 5 acres)~~

- Submit Grading Permit fee to the City Clerk's office
    - ~~$250 for sites under 1 acre~~
    - $500 for sites 1 acre and larger

- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.

- 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.

- 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.

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted: November 2, 2023 Payment Method: Receipt#9307

Date Accepted as Complete: November 22, 2023 Project Number: L23-66

Must meet the below criteria for a Large Scale Submittal:

- ☒ Pre-application meeting held with Springdale Planning Department. Date: 5/10/2023
- ☒ 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 Chris Bakunas Representative

Applicant (person making request)	Development Point of Contact for Question & Staff Reviews
Name: Chris Bakunas	Name: Chris Bakunas
E-mail: cbakunas@mce.us.com	E-mail: cbakunas@mce.us.com
Address: 1580 E. Stearns St., Fayetteville, AR 72703	Address: 1580 E. Stearns St., Fayetteville, AR 72703
Phone: 479-443-2377	Phone: 479-443-2377
Site/ Location: 2601 Gene George Blvd, Springdale, AR 72762	Current Zoning District: P-1 (Institutional)
Assessor's Parcel Number(s): 815-29107-201	Rezone required: N/A
	Total Acreage: 36.39

L23-66

SPRINGDALE
WE'RE MAKING IT HAPPEN

Large Scale/Non-Large Scale Application

Date: 11/02/2023 Permit No.: 230397

Applicant / Owner

Applicant Name:	Chet Howard	Owner Name:	Chet Howard
Address:	1 Children's Way-Slot 811	Address:	1 Children's Way-Slot 811
City, State, Zip:	Little Rock, AR 72202	City, State, Zip:	Little Rock, AR 72202
Phone:	501-364-4816	Phone:	501-364-4816
Email:	howardcn@archildrens.org	Email:	howardcn@archildrens.org
Application Contact:	Applicant		

Property

Job Address:	5210 Watkins Avenue, Springdale, AR 72762	Rezone Required:	n/a
		Total Acreage:	36.39
Parcel No(s).:	815-29107-201		
Current Zoning:	P-1		

Development Point of Contact

Name:	Chris Bakunas	Address:	1580 E. Stearns Street, Fayetteville, AR 72703
E-mail:	cbakunas@mce.us.com	Phone:	479-443-2377

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.

Chris Bakunas	11/02/2023
Name	Date

ARKANSAS CHILDRENS HOSPITAL NORTHWEST BUILDING & PARKING LOT EXPANSION

2601 GENE GEORGE BLVD. SPRINGDALE, AR

LARGE SCALE DEVELOPMENT

LSD #L23-66

LEGAL DESCRIPTION

PT SW NW & PT W/2 SE NW 36.39 AC FURTHER DESCRIBED PER 2015-35419 AS: A part of the SW1/4 of the NW 1/4 and a part of the W 1/2 of the SE 1/4 of the NW 1/4 of Section 9, Township 17 North, Range 30 West, Washington County, Arkansas, being more particularly described as follows: Commencing at the Northwest corner of the SW 1/4 of said NW 1/4, Thence S87°28'59"E a distance of 861.52 feet to the Point of Beginning of TRACT 1 B (P.O.B. TRACT 1B); Thence S87°28'59"E a distance of 462.94 feet; Thence S87°28'44"E a distance of 220.40 feet to the West right of way line of Interstate 49; Thence along said west right of way line the following 6 courses: Thence S29°33'50"W a distance of32.60 feet; Thence S01°43'18"E a distance of 300.04 feet; Thence S01°42'44"E a distance of 300.47 feet; Thence S17°34'11"E a distance of 262.13 feet; Thence S09°07'16"E a distance of 253.35 feet; Thence S00°08'02"E a distance of 109.65 feet to the north right of way line of Watkins Avenue; Thence along said north right of way line the following 4 courses; Thence N87°51'39"W a distance of 168.89 feet; Thence S89°52'57"W a distance of 152.76 feet; Thence N87°43'41"W a distance of 149.95 feet; Thence S88°25'57"W a distance of 150.15 feet; Thence leaving said north right of way line, S02°14'17"W a distance of 49.18 feet to the south line of the SW 1/4 of said NW 1/4; Thence along said south line N87°21'24"W a distance of 711.09 feet; Thence leaving said south line N02°37'59"E a distance of 57.78 feet to the north right of way line of Watkins Avenue; Thence along said north right of way line, N87°34'05"W a distance of 298.09 feet to a point of curvature; Thence along a non-tangent curve to the right, an arc distance of 78.56 feet to the east right of way of South 56th street, said curve having a radius of 50 feet, and a chord bearing and distance of N42°32'45"W 70.73 feet; Thence leaving said curve and along said east right of way line the following courses: Thence N02°15'38 11E a distance of 286.91 feet; Thence N87°41'04"E a distance of 5.01 feet; Thence N02°23'15"E a distance of 40.10 feet; Thence N10°59'24"E a distance of 295.14 feet; Thence along a non-tangent curve to the left, an arc distance of 50.84 feet said curve having a radius of 541.14 feet and a chord bearing and distance of N08°13'25"E 50.82 feet; Thence along a non-tangent curve to the right, an arc distance of 16.63 feet, said curve having a radius of 19.50 feet, and a chord bearing and distance of N67°52'58" 16.13 feet; Thence leaving said curve, S87°41'17"E a distance of 16.11 feet; Thence N02°18'43"E a distance of28.00 feet; Thence leaving said east right of way line, S87°29'00"E a distance of 735.35 feet; Thence N02°30'04"E a distance of 511.05 feet to the POINT OF BEGINNING OF TRACT 1 B (P.O.B. TRACT 1 B), containing 1585357 square feet, or 36.39 acres, as surveyed.

PARCEL NUMBER

815-29107-201

GENERAL NOTES

INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND EXISTING FIELD CONDITIONS WHEN POSSIBLE. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY HAND DIGGING TEST PITS AT ALL UTILITY CROSSINGS IN ADVANCE OF TRENCHING WITH ANY MECHANICAL DEVICE. ANY CLEARANCES LESS THAN SPECIFIED ON THESE PLANS OR 18" (WHICHEVER IS LESS), CONTRACTOR SHALL CONTACT McCLELLAND CONSULTING ENGINEERS, INC. @ (479) 443-2377 PRIOR TO ANY FURTHER CONSTRUCTION.

CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION OR REMOVAL OF EXISTING UNDERGROUND UTILITIES SHOWN OR NOT SHOWN AT NO ADDITIONAL COST TO THE OWNER.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND USE OF ANY AND ALL REQUIRED OR NECESSARY SHORING, SHEETING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THIS PROJECT. THESE MEASURES WILL MEET OR EXCEED OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS DURING CONSTRUCTION. McCLELLAND CONSULTING ENGINEERS, INC. AND THE DEVELOPER/OWNER ACCEPTS NO RESPONSIBILITY FOR THE CONTRACTORS FAILURE TO COMPLY WITH THESE REGULATIONS.

ALL UTILITIES, INCLUDING STORM SEWER, SHOWN WITHIN PUBLIC EASEMENTS OR RIGHT OF WAYS SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. ALL OTHER UTILITIES SHALL BE CONSTRUCTED TO THE CLIENT'S OR THE GOVERNING AGENCY'S SPECIFICATIONS, WHICHEVER IS MORE STRINGENT. IF THERE IS A QUESTION AS TO WHICH SPECIFICATIONS SHOULD APPLY, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW ALL RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL STUDY. WHERE A CONFLICT EXISTS BETWEEN THE HIGHWAY DEPARTMENT / CITY STANDARDS, OR THE GEOTECH STUDY, THE MOST STRINGENT SHALL APPLY.

FURTHERMORE IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THE EROSION CONTROL MEASURES AS SHOWN ON THESE PLANS. CONTRACTOR SHALL KEEP THESE MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR IMPLEMENTING THE SWPPP BEFORE, DURING, AND AFTER RAIN FALL EVENTS.

ALL PHASES OF CONSTRUCTION SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.

SEE ARCHITECTURAL PLANS FOR THE EXACT DIMENSIONS AND LOCATIONS OF ANY RAMPS, VESTIBULE, PORCHES, SLOPED PAVING, BUILDING UTILITY ENTRANCE LOCATIONS, TRUCK DOCKS, OR WELLS AND PRECISE BUILDING DIMENSIONS.

CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION PROCEDURES. DISPOSAL SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

THE BOUNDARY / TOPOGRAPHIC SURVEY HAS BEEN PROVIDED BY THE FOLLOWING COMPANY:

McCLELLAND CONSULTING ENGINEERS, INC.
1580 E STEARNS ST
FAYETTEVILLE, AR 72703
OFFICE: (479) 443-2377
FAX: (479) 443-9241

McCLELLAND CONSULTING ENGINEERS, INC. AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL EXISTING FEATURES AS SHOWN ON THE SURVEY AND NOTIFY THE SURVEYOR AND THE ENGINEER OF RECORD OF ANY INACCURACIES FOUND ON THE SURVEY PRIOR TO BEGINNING CONSTRUCTION.

THE GENERAL CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

ALL CONSTRUCTION IN THE STATE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT.

THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING ALL PHASES OF CONSTRUCTION OF THIS SITE. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO CONSTRUCTION WORKING HOURS.

WARRANTY / DISCLAIMER
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR DESIGN FUNCTION AND USE INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR HIS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION AT THE SITE.

WETLAND NOTE

THERE ARE NO WETLAND AREAS THAT EXIST WITHIN THE PROPERTY BOUNDARIES OF THIS SITE AS NOTED PER THE US FISH & WILDLIFE WETLAND MAPPER.

FLOOD CERTIFICATION

THIS ENTIRE PROPERTY IS LOCATED WITHIN UNSHADED FLOOD ZONE "X", OR AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS.

FIRM PANEL: #05143C0065F & 05143C0070F
EFFECTIVE DATE: 4/2/2008

CONSTRUCTION TYPE

TYPE = 1B (FULLY SPRINKLERED)

BUILDING CODE

2021 AR BUILDING CODE
2021 AR FIRE PREVENTION CODE
2021 AR MECHANICAL CODE
2018 AR PLUMBING CODE
2018 AR FUEL GAS CODE
2020 NATIONAL ELECTRIC CODE
2021 ANSI

CONTACTS

PLANNING
CITY OF SPRINGDALE
201 SPRING STREET,
SPRINGDALE, AR 72764
PATSY CHRISTIE, DIRECTOR
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CITY ENGINEER
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SPRINGDALE, AR 72764
BEN PETERS, DIRECTOR
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WATER AND SEWER
CITY OF SPRINGDALE
526 OAK AVENUE,
SPRINGDALE, AR 72765
RICK PULVIRENTI, DIRECTOR
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FIRE DEPARTMENT
CITY OF SPRINGDALE
417 HOLCOMB, 2nd FLOOR
SPRINGDALE, AR 72764
STEVEN GOSS, FIRE MARSHALL
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EMAIL: sgoss@springdalear.gov

NATURAL GAS
BLACK HILLS ENERGY
655 EAST MILLSAP ROAD, #104,
FAYETTEVILLE, AR 72703
SCOTT STOKES
PHONE: (479) 575-1424
EMAIL: scott.stokes@blackhillscorp.com

INTERNET / TELEPHONE
AT&T
1133 E. HAROLD STREET,
FAYETTEVILLE, AR 72703
KENNY HARTSFIELD, MANAGER - OSP ENGINEERING/DESIGN
PHONE: (479) 368-3952
EMAIL: kh627j@att.com

COX COMMUNICATIONS
4901 S. 48TH STREET,
SPRINGDALE, AR 72762
STEVEN THOMPSON
PHONE: (479) 717-3724

ELECTRIC
OZARK ELECTRIC COOPERATIVE
P.O. BOX 848
FAYETTEVILLE, AR 72702
CHESTON SHADRICK
PHONE: (479) 684-9807
EMAIL: cshadrick@ozarksecc.com
WES MAHAFFEY
PHONE: (479) 263-2167
EMAIL: wmahaffey@ozarksecc.com

OWNER
ARKANSAS CHILDREN'S HOSPITAL
1 CHILDREN'S WAY, SLOT 803
LITTLE ROCK, AR 72202
LESLIE SWAIM, DIRECTOR OF FACILITIES
PHONE: (501) 364-2733

CIVIL ENGINEERING CONSULTANT
McCLELLAND CONSULTING ENGINEERS
1810 N. COLLEGE AVENUE,
FAYETTEVILLE, AR 72703
CHRIS BAKUNAS, PROJECT MANAGER
PHONE: (479) 442-2377
EMAIL: cbakunas@mce.us.com

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 THE 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.

REVIEW OF THESE PLANS ARE 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. HOWEVER, THE CITY OF SPRINGDALE RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION, IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.

VICINITY MAP

11.02.23
MCE PROJECT NUMBER 23-2126

Know what's below. Call before you dig.

REVISIONS		
REV	DATE	DESCRIPTION
1	11/22/2023	ADDRESSING CITY COMMENTS

McCLELLAND CONSULTING ENGINEERS, INC.
http://www.mce.us.com
1580 E STEARNS ST
FAYETTEVILLE, ARKANSAS 72703
(479) 443-2377
LITTLE ROCK, AR • FAYETTEVILLE, AR • FORT SMITH, AR

INDEX TO DRAWINGS

		DATE	REV / BID / CO / ADD
C0.00	COVER	11/22/2023	REV-1
TS-1	TOPOGRAPHIC SURVEY	11/2/2023	REV-0
C1.00	OVERALL DEMOLITION PLAN	11/2/2023	REV-0
C1.01	DEMOLITION PLAN - EAST PARKING LOT EXPANSION	11/2/2023	REV-0
C1.02	DEMOLITION PLAN - NORTH DETENTION POND	11/2/2023	REV-0
C1.03	DEMOLITION PLAN - BUILDING EXPANSION & SOUTH DETENTION POND	11/2/2023	REV-0
C2.00	OVERALL SITE PLAN	11/22/2023	REV-1
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C3.00	OVERALL GRADING & DRAINAGE PLAN	11/2/2023	REV-0
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A302	CORE & SHELL - BUILDING ELEVATION		
A303	CORE & SHELL - BUILDING ELEVATION		
	BUILDING & EAST PARKING LOT PHOTOMETRIC		
	LIGHTING CUTSHEETS		

CERTIFICATE OF AUTH. McCLELLAND CONSULTING ENGINEERS No. 24 ARKANSAS ENGINEER

PRELIMINARY NOT FOR CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

ARKANSAS CHILDRENS HOSPITAL NORTHWEST SPRINGDALE, AR MCE #23-2126 11/21/2023 REV-1

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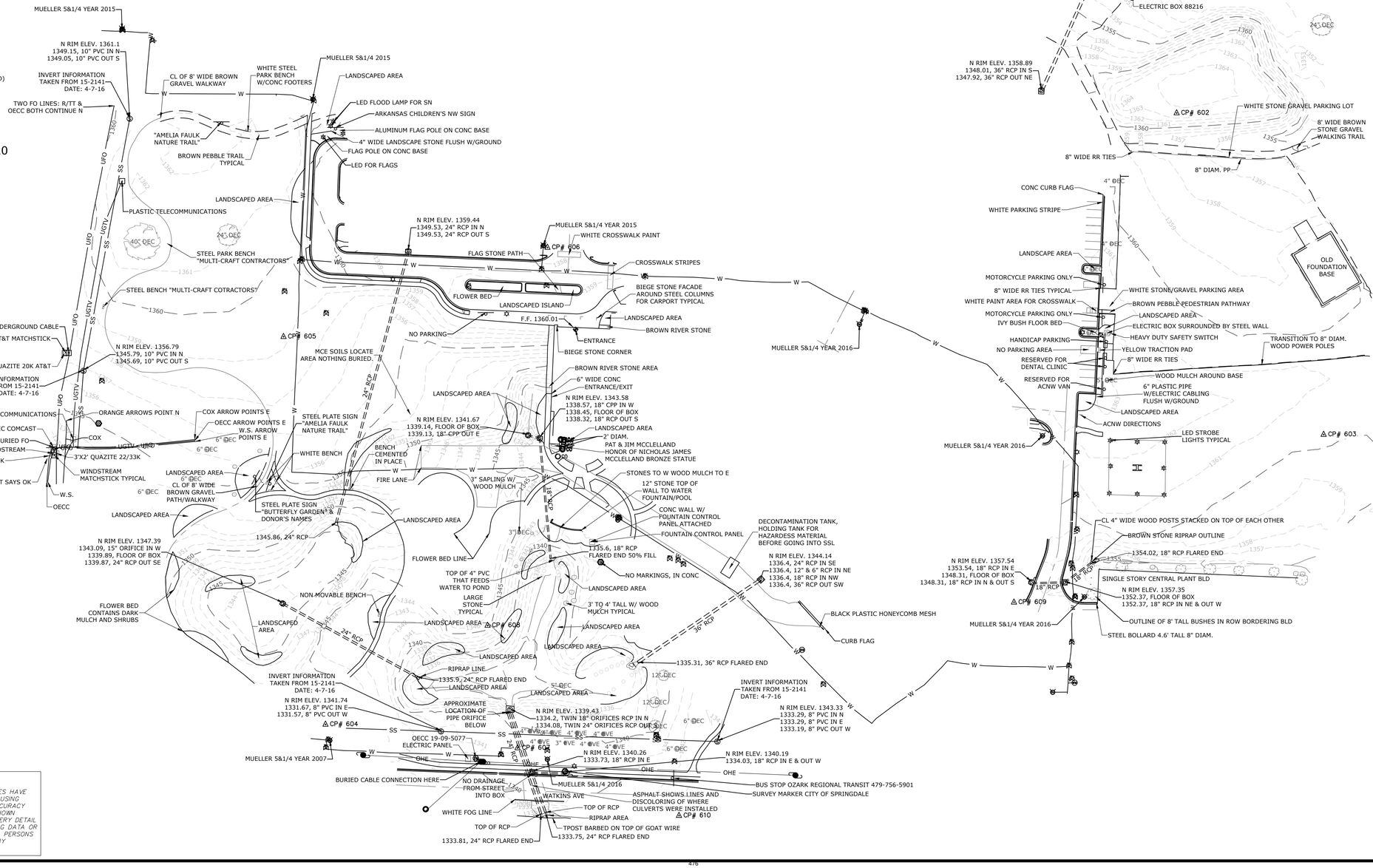
LEGEND

- PROPERTY LINE
- EASEMENT LINE
- R/W — RIGHT-OF-WAY LINE
- GRAVEL LINE
- SS — SANITARY SEWER LINE
- W — WATER LINE
- GAS — GAS LINE
- UGT — UNDERGROUND TELEPHONE
- UFO — UNDERGROUND FIBER
- UGTV — UNDERGROUND TELEVISION
- UGE — UNDERGROUND ELECTRIC
- OHE — OVERHEAD ELECTRIC
- X — FENCE
- ROAD CENTERLINE
- DITCH FLOWLINE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- WATER FAUCET
- SANITARY SEWER MH
- CLEAN-OUT
- DRAINAGE MH
- POWER POLE
- GUY WIRE WITH ANCHOR
- GAS METER
- GAS RISER
- STREET LIGHT POLE
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- CABLE VAULT
- ELECTRIC VAULT
- FIBER VAULT
- GAS VAULT
- TELEPHONE VAULT
- WATER VAULT
- SIGN (AS NOTED)
- POST (AS NOTED)
- BENCHMARK
- FOUND IRON PIN (AS NOTED)
- CONTROL POINT
- RR SPIKE
- BUSH
- DECIDUOUS TREE
- CONIFEROUS TREE

60 30 0 60 120

SCALE 1" = 60'



IMPORTANT NOTE:
DESCRIPTION AND SIZE OF ALL ABOVEGROUND AND UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN DETERMINED WITH DUE CARE AND DILIGENCE, USING CURRENT TECHNIQUES, EQUIPMENT AND PROPER ACCURACY CONTROL PROCEDURES. HOWEVER, INFORMATION SHOWN HEREON IS NOT WARRANTED TO BE CORRECT IN EVERY DETAIL BECAUSE OF INACCURACIES IN OR LACK OF EXISTING DATA OR MAPS AND THE INABILITY TO VERIFY IN THE FIELD. PERSONS USING INFORMATION CONTAINED HEREON ARE HEREBY CAUTIONED ACCORDINGLY.

UTILITY LOCATE
230515-1889, 230515-1472

UTILITIES NOTIFIED
OZARKSGO
AT&T ARKANSAS
CITY OF SPRINGDALE
U OF A - FAYETTEVILLE
COX COMMUNICATIONS
AT&T COMMUNICATIONS
BLACK HILLS CORPORATION
SPRINGDALE WATER UTILITIES

CP# 200

McCLELLAND CONSULTING ENGINEERS, INC.
DESIGNED TO SERVE
1580 E. STEARNS ST.
FAYETTEVILLE, AR 72703
(479) 443-2377
HTTP://WWW.MCE.US.COM

CERTIFICATE OF AUTHORIZATION
McCLELLAND CONSULTING ENGINEERS, INC.
No. 24
ARKANSAS ENGINEER

©2023

ARKANSAS CHILDREN'S NORTHWEST HOSPITAL

GENE GEORGE BLVD
SPRINGDALE, AR

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

REV	DATE	DESCRIPTION
		REVISIONS

TOPOGRAPHIC SURVEY

PROJ. MANAGER	DRAWN BY:
PW	JJM
DATE:	REVISION:
07/06/2023	
SCALE:	PROJ. NUMBER:
AS NOTED	232126

TS-1

W:\2023\23-2126 - SPRINGDALE, AR - ACNW\SURVEY\TOPOGRAPHIC\DRAFTING\SA232126.DWG

DEMOLITION PLAN - NORTH DETENTION POND (SEE SHEET C1.02) (PHASE I)

DEMOLITION PLAN - EAST PARKING LOT EXPANSION (SEE SHEET C1.01) (PHASE I)

DEMOLITION PLAN - BUILDING EXPANSION & SOUTH DETENTION POND (SEE SHEET C1.03) (PHASE II)

OFFICE BUILDING
90,000 SF
FFE: 1361.75 FT - 1ST FLOOR
FFE: 1348.40 FT - GROUND FLOOR

ARKANSAS CHILDREN'S HOSPITAL
BUILDING SF = +/- 53,726 PER FLOOR
BASEMENT FFE = 1344.00
1ST FLOOR FFE = 1360.00

CENTRAL ENERGY PLANT
FFE = 1350.00
(REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS)

PROPOSED DRAINAGE EASEMENT (SEE SEPARATE DOCUMENT)

PLAN SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50ft.

EXISTING LEGEND

PROPERTY LINE	POWER POLE
R/W RIGHT OF WAY	GUY WIRE w/ ANCHOR
SS SANITARY SEWER LINE	GAS METER
W WATER LINE	GAS RISER
GAS GAS LINE	STREET LIGHT POLE
UGT UNDERGROUND TELEPHONE	TELEPHONE PEDESTAL
UGE UNDERGROUND ELECTRIC	CABLE TV PEDESTAL
UGTV UNDERGROUND TELEVISION	CABLE VAULT
UFO UNDERGROUND FIBER	ELECTRIC VAULT
OHE OVERHEAD ELECTRIC	FIBER VAULT
X FENCE	GAS VAULT
ROAD CENTERLINE	TELEPHONE VAULT
DITCH FLOWLINE	WATER VAULT
EASEMENT LINE	SIGN (AS NOTED)
GRAVEL LINE	POST (AS NOTED)
FIRE HYDRANT	BENCHMARK
WATER METER	FOUND IRON PIN (AS NOTED)
WATER VALVE	CONTROL POINT
WATER FAUCET	RR SPIKE
SANITARY SEWER MH	BUSH
CLEAN-OUT	DECIDUOUS TREE
DRAINAGE MH	CONIFEROUS TREE

PROPOSED LEGEND

	LIMITS OF PAVEMENT AND / OR STRUCTURE DEMOLITION
	LIMITS OF LANDSCAPE / BRUSH REMOVAL
	TREE(S) TO BE REMOVED AND DISPOSED OF
TP	TREE PROTECTION

GENERAL DEMOLITION NOTES

1. ALL AREAS WITHIN THE LIMITS OF DISTURBANCE TO BE DEMOLISHED AND REMOVED UNLESS OTHERWISE NOTED ON THIS PLAN.
2. THE CONTRACTOR IS REQUIRED TO NOTIFY THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO EXCAVATING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
3. THIS PLAN SHOULD BE USED IN CONJUNCTION WITH THE TOPOGRAPHICAL SURVEY FOR REFERENCE. THE LOCATION OF KNOWN SUBSURFACE STRUCTURES, PIPES, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING INFORMATION AND SATISFYING HIMSELF TO AS TO THE LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE. THE COST OF SUCH REPAIRS OR RELOCATIONS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
4. CONTRACTOR SHALL DISPOSE OF ALL MATERIALS RESULTING FROM DEMOLITION IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS THAT GOVERN SUCH OPERATIONS.
5. ALL ABANDONED SERVICE LINES SHALL BE DISCONNECTED AND CAPPED PER UTILITY COMPANIES REQUIREMENTS. COORDINATE ALL DISCONNECTIONS WITH UTILITY COMPANIES.
6. CONTRACTOR IS TO BRING TO THE ATTENTION OF THE CIVIL ENGINEER ANY AREA OF DEMOLITION IN QUESTION BEFORE PROCEEDING WITH WORK.
7. CONTRACTOR TO REVIEW AND COORDINATE DEMOLITION LIMITS WITH PROPOSED CONSTRUCTION PLANS.
8. EXISTING CLEAN TOPSOIL TO BE STOCKPILED FOR FUTURE USE ON THIS SITE AND IS TO BE COORDINATED BY THE GENERAL CONTRACTOR.
9. ALL EXISTING WATER, GAS AND / OR ELECTRICAL METERS AS NOTED TO BE REMOVED WITHIN THE PROJECT AREA ARE TO BE RETURNED TO THE APPROPRIATE AUTHORITY.

Arkansas Children's Hospital

POLK STANLEY WILCOX

Architect of Record

Polk Stanley Wilcox Architects
801 South Spring Street
Little Rock, AR 72201
501.378.0878

509 W. Spring Street, Suite 150
Fayetteville, AR 72701
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polkstanleywilcox.com

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501.376.1581

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MEDICAL EQUIPMENT
Northstar Management Co., LLC
10820 Sunset Office Drive, Suite 302
St. Louis, MO 63127
314.821.3325

NOT FOR CONSTRUCTION

Arkansas Children's Northwest Campus Expansion

LARGE SCALE DEVELOPMENT

Springdale, AR

PSW Job Number:
574BB
Arkansas Children's Job Number:
R1871
MCE Job Number:
23-2126

LARGE SCALE DEVELOPMENT

Issue Date:
11.02.23

Revisions:

NO.	DATE	DESCRIPTION
01	11.22.23	LSD-REV #01

Drawing Title:
OVERALL DEMOLITION PLAN

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EXISTING LEGEND

PROPERTY LINE		POWER POLE	
RIGHT OF WAY	R/W	GUY WIRE w/ ANCHOR	
SANITARY SEWER LINE	SS	GAS METER	
WATER LINE	W	GAS RISER	
GAS LINE	GAS	STREET LIGHT POLE	
UNDERGROUND TELEPHONE	UGT	TELEPHONE PEDESTAL	
UNDERGROUND ELECTRIC	UGE	CABLE TV PEDESTAL	
UNDERGROUND TELEVISION	UGTV	CABLE VAULT	
UNDERGROUND FIBER	UFO	ELECTRIC VAULT	
OVERHEAD ELECTRIC	OHE	FIBER VAULT	
FENCE	X	GAS VAULT	
ROAD CENTERLINE		TELEPHONE VAULT	
DITCH FLOWLINE		WATER VAULT	
EASEMENT LINE		SIGN (AS NOTED)	
GRAVEL LINE		POST (AS NOTED)	
FIRE HYDRANT		BENCHMARK	
WATER METER		FOUND IRON PIN (AS NOTED)	
WATER VALVE		CONTROL POINT	
WATER FAUCET		RR SPIKE	
SANITARY SEWER MH		BUSH	
CLEAN-OUT		DECIDUOUS TREE	
DRAINAGE MH		CONIFEROUS TREE	

PROPOSED LEGEND

	LIMITS OF PAVEMENT AND / OR STRUCTURE DEMOLITION
	LIMITS OF LANDSCAPE / BRUSH REMOVAL
	TREE(S) TO BE REMOVED AND DISPOSED OF
TP	TREE PROTECTION

DEMOLITION KEYNOTES

100 EXISTING TO BE REMOVED AND / OR DEMOLISHED
101 EXISTING TO BE REMOVED AND RETURNED TO OWNER
102 EXISTING TO REMAIN
103 EXISTING TO BE RELOCATED
104 LIMITS OF SAWCUT AND PAVEMENT REMOVAL
105 PROTECT EXISTING STRUCTURES AND / OR PIPES DURING DEMOLITION AND CONSTRUCTION PHASES
110 CONTRACTOR TO REFER TO GRADING & DRAINAGE PLAN (SHEET C3.03) FOR STRUCTURE MODIFICATIONS
111 CONTRACTOR SHALL PROTECT EXISTING MONUMENT / STATUE DURING ALL PHASES OF CONSTRUCTION. SHOULD MONUMENT / STATUE NEED TO BE MOVED DUE TO CONSTRUCTION, CONTRACTOR SHALL TEMPORARILY RELOCATE MONUMENT / STATUE UNTIL SUCH TIME AS THE MONUMENT / STATUE CAN BE PUT BACK INTO PLACE
112 CONTRACTOR SHALL REPLACE LANDSCAPING (REFER TO LANDSCAPE PLAN)
115 CONTRACTOR SHALL FIELD LOCATE AND VERIFY LOCATION AND DEPTH OF EXISTING UTILITY AND COORDINATE WITH MCE
116 CONTRACTOR SHALL MATCH OLD TRAIL MATERIALS WITH NEW TRAIL MATERIALS (LOOK AT SITE KEYNOTE 225)

DEMOLITION DETAILS

10A TREE PROTECTION FENCE
10B ROOT PRUNING

NOT FOR CONSTRUCTION

Arkansas Children's Hospital

POLK STANLEY WILCOX

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Arkansas Children's Northwest Campus Expansion

LARGE SCALE DEVELOPMENT

Springdale, AR

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MCE Job Number:
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LARGE SCALE DEVELOPMENT

Issue Date:
11.02.23

Revisions:

NO.	DATE	DESCRIPTION
01	11.22.23	LSD-REV #01

Drawing Title:
DEMOLITION PLAN - EAST PARKING LOT EXPANSION

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RIPRAP PAD 102
105 102 FLARED END SECTION
1342.3, 36" CMP W/FLARED END
N RIM ELEV. 1349.1
1342.74, 18" ORIFICE TO FLOW FROM SE
1342.72, FLOOR OF BOX
1342.72, 36" CMP OUT NW
105 102 DRAINAGE PIPE
EDGE OF RIPRAP
DRAINAGE STRUCTURE 102 105
WALL CONC FOOTER
TOP OF 3.5' TALL WALL OPENING ABOVE 18" ORIFICE
TOP OF POND LIMITS
PROPOSED DRAINAGE EASEMENT (PER SEPARATE DOCUMENT)
RIPRAP PAD 102 105
EDGE OF RIPRAP
RIPRAP AREA
1345.98, 36" RCP FLARED END
TOP OF BOX
FLARED END SECTION 102 105
LARGE BRUSH PILE
TOP OF BRUSH PILE TYPICAL
105 102 DRAINAGE PIPE
24" DEC
TELECOMMUNICATIONS PEDESTAL
ELECTRIC BOX 88216
ELECTRIC METER
ELECTRIC PANEL BOX ON STEEL BRACKETING
105
36" RCP
TWIN 24"/16" OAK
TRIPLE 18"/14"/20" OAK
10A
TWIN 12"/22" OAK
TWIN 12"/24" OAK
TRIPLE 18"/14"/20" OAK
26" HOAK
24" DEC
10A
20" HOAK
N RIM ELEV. 1358.89
1348.01, 36" RCP IN S
1347.92, 36" RCP OUT NE
105 102 DRAINAGE STRUCTURES
WALKING TRAIL 102
RAILROAD TIES 102
102 WALKING TRAIL
POWER POLE 102
8' WIDE PR TIES
102 WALKING TRAIL
116 100 WALKING TRAIL
32" HOAK
8' WIDE BROWN
479

PLAN SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20ft.

EXISTING LEGEND

PROPERTY LINE	POWER POLE
R/W RIGHT OF WAY	GUY WIRE w/ ANCHOR
SS SANITARY SEWER LINE	GAS METER
W WATER LINE	GAS RISER
GAS GAS LINE	STREET LIGHT POLE
UGT UNDERGROUND TELEPHONE	TELEPHONE PEDESTAL
UGE UNDERGROUND ELECTRIC	CABLE TV PEDESTAL
UGTV UNDERGROUND TELEVISION	CABLE VAULT
UFO UNDERGROUND FIBER	ELECTRIC VAULT
OHE OVERHEAD ELECTRIC	FIBER VAULT
X FENCE	GAS VAULT
ROAD CENTERLINE	TELEPHONE VAULT
DITCH FLOWLINE	WATER VAULT
EASEMENT LINE	SIGN (AS NOTED)
GRAVEL LINE	POST (AS NOTED)
FIRE HYDRANT	BENCHMARK
WATER METER	FOUND IRON PIN (AS NOTED)
WATER VALVE	CONTROL POINT
WATER FAUCET	RR SPIKE
SANITARY SEWER MH	BUSH
CLEAN-OUT	DECIDUOUS TREE
DRAINAGE MH	CONIFEROUS TREE

PROPOSED LEGEND

- LIMITS OF PAVEMENT AND / OR STRUCTURE DEMOLITION
- LIMITS OF LANDSCAPE / BRUSH REMOVAL
- TREE(S) TO BE REMOVED AND DISPOSED OF
- TP — TREE PROTECTION

DEMOLITION KEYNOTES

100 EXISTING TO BE REMOVED AND / OR DEMOLISHED
101 EXISTING TO BE REMOVED AND RETURNED TO OWNER
102 EXISTING TO REMAIN
103 EXISTING TO BE RELOCATED
104 LIMITS OF SAWCUT AND PAVEMENT REMOVAL
105 PROTECT EXISTING STRUCTURES AND / OR PIPES DURING DEMOLITION AND CONSTRUCTION PHASES
110 CONTRACTOR TO REFER TO GRADING & DRAINAGE PLAN (SHEET C3.03) FOR STRUCTURE MODIFICATIONS
111 CONTRACTOR SHALL PROTECT EXISTING MONUMENT / STATUE DURING ALL PHASES OF CONSTRUCTION. SHOULD MONUMENT / STATUE NEED TO BE MOVED DUE TO CONSTRUCTION, CONTRACTOR SHALL TEMPORARILY RELOCATE MONUMENT / STATUE UNTIL SUCH TIME AS THE MONUMENT / STATUE CAN BE PUT BACK INTO PLACE
112 CONTRACTOR SHALL REPLACE LANDSCAPING (REFER TO LANDSCAPE PLAN)
115 CONTRACTOR SHALL FIELD LOCATE AND VERIFY LOCATION AND DEPTH OF EXISTING UTILITY AND COORDINATE WITH MCE
116 CONTRACTOR SHALL MATCH OLD TRAIL MATERIALS WITH NEW TRAIL MATERIALS (LOOK AT SITE KEYNOTE 225)

DEMOLITION DETAILS

10A TREE PROTECTION FENCE
10B ROOT PRUNING

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Arkansas Children's Northwest Campus Expansion

LARGE SCALE DEVELOPMENT

Springdale, AR

PSW Job Number:
574BB
Arkansas Children's Job Number:
R1871
MCE Job Number:
23-2126

LARGE SCALE DEVELOPMENT

Issue Date
11.02.23

Revisions:

NO.	DATE	DESCRIPTION
01	11.22.23	LSD-REV #01

Drawing Title:
DEMOLITION PLAN - NORTH DETENTION POND

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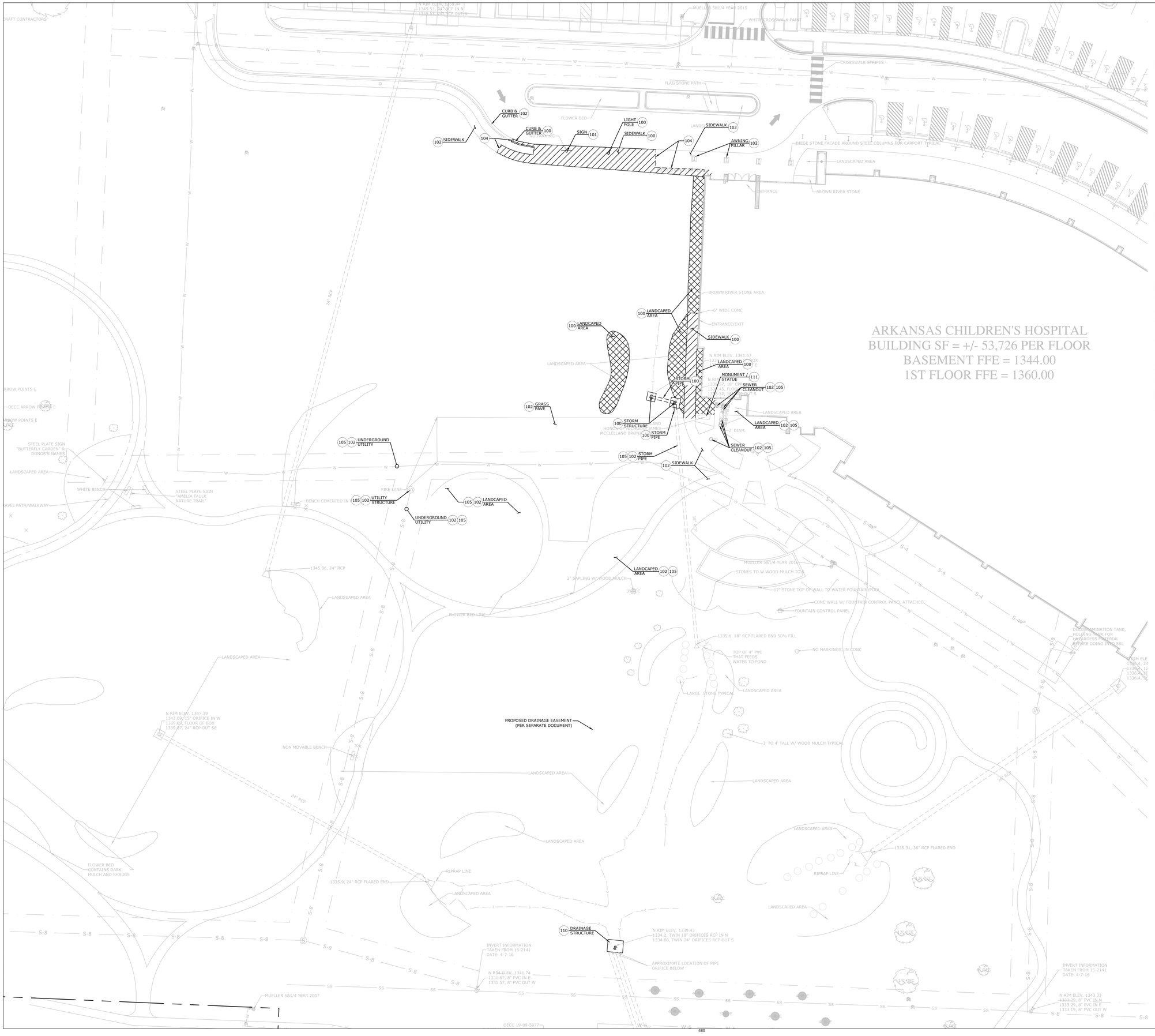

PLAN SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20ft.

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PROPERTY LINE	POWER POLE
R/W RIGHT OF WAY	GUY WIRE w/ ANCHOR
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10A TREE PROTECTION FENCE
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Springdale, AR

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MCC Job Number:
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LARGE SCALE DEVELOPMENT

Issue Date
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Revisions:

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Drawing Title:
DEMOLITION PLAN - BUILDING EXPANSION & SOUTH DETENTION POND

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ZONING MAP

SITE PLAN - NORTH DETENTION POND (SEE SHEET C2.02) (PHASE I)

SITE PLAN - EAST PARKING LOT EXPANSION (SEE SHEET C2.01) (PHASE I)

SITE PLAN - BUILDING EXPANSION & SOUTH DETENTION POND (SEE SHEET C2.03) (PHASE II)

DETENTION BASIN
TOP OF POND=1348.35
EMERGENCY
OVERFLOW=1347.85
100-YR WSE=1347.83

PROPOSED DRAINAGE EASEMENT (PER SEPARATE DOCUMENT)

BUILDING EXPANSION
LEVEL 1 FFE=1360.00
GARDEN LEVEL FFE=1344.00

ARKANSAS CHILDREN'S HOSPITAL
BUILDING SF = +/- 53,726 PER FLOOR
BASEMENT FFE = 1344.00
1ST FLOOR FFE = 1360.00

CENTRAL ENERGY PLANT
FFE = 1350.00
(REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS)

FIRE HYDRANT
N: 673231.50
E: 665394.06

FIRE HYDRANT
N: 673065.60
E: 665655.77

FIRE HYDRANT
N: 672976.15
E: 666013.98

FIRE HYDRANT
N: 672754.31
E: 665740.01

FIRE HYDRANT
N: 672849.66
E: 666221.57

FIRE HYDRANT
N: 672667.00
E: 666269.09

FIRE HYDRANT
N: 672558.94
E: 666233.18

FIRE HYDRANT
N: 672504.25
E: 665413.34

FIRE HYDRANT
N: 672482.85
E: 665660.11

FIRE HYDRANT
N: 672482.69
E: 666708.20

PLAN SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50ft.

EXISTING LEGEND

- PROPERTY LINE
- R/W — RIGHT OF WAY
- SAN — SANITARY SEWER LINE
- W — WATER LINE
- GAS — GAS LINE
- UGT — UNDERGROUND TELEPHONE
- UGE — UNDERGROUND ELECTRIC
- UGTV — UNDERGROUND TELEVISION
- UFO — UNDERGROUND FIBER
- OHE — OVERHEAD ELECTRIC
- X — X — FENCE
- ROAD CENTERLINE
- DITCH FLOWLINE
- EASEMENT LINE
- GRAVEL LINE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- WATER FAUCET
- SANITARY SEWER MH
- CLEAN-OUT
- DRAINAGE MH
- POWER POLE
- GUY WIRE w/ ANCHOR
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- GAS RISER
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- POST (AS NOTED)
- BENCHMARK
- FOUND IRON PIN (AS NOTED)
- CONTROL POINT
- RR SPIKE
- BUSH
- DECIDUOUS TREE
- CONIFEROUS TREE

PROPOSED LEGEND

- CURB AND GUTTER
- EASEMENT
- SETBACK
- TCE — TEMPORARY CONSTRUCTION EASEMENT
- X — X — FENCE
- PAINTED / THERMOPLASTIC STRIPING
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- GRASS PAVE
- RELOCATED WALKING TRAIL
- LIGHT DUTY ASPHALT PAVEMENT (BID ALTERNATE) (SITE DETAIL 27A)
- CATCH BASIN
- FLARED END SECTION
- (X) PARKING STALL COUNT
- LIGHT POLE

GENERAL SITE NOTES

1. CONTRACTOR SHALL RETAIN A FULL SET OF LATEST APPROVED CONSTRUCTION PLANS ON SITE DURING CONSTRUCTION ACTIVITIES.
2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE SITE WORK SPECIFICATIONS PROVIDED BY McCLELLAND CONSULTING ENGINEERS, INC. OR AS SPECIFIED BY THE OWNER'S RESIDENT REPRESENTATIVE.
3. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
4. PUBLIC CONVENIENCE AND SAFETY:
   THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER IN ACCORDANCE WITH THE ARKANSAS DOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
5. UNLESS OTHERWISE NOTED, ALL CURBING INDICATED SHALL BE 18" CONCRETE CURB AND GUTTER.
6. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR CENTERLINE OF STRIPE.
7. CONTRACTOR SHALL REFER TO ARCHITECT PLANS FOR EXACT BUILDING LOCATION, DIMENSIONS, AND UTILITY ENTRANCE LOCATIONS.
8. CONTRACTOR SHALL REFER TO PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT DETAILS FOR PAVING DESIGN AND PROPER MATERIALS.
9. ALL RADII FOR CURBS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
10. ALL RADII ON CURBS ARE 3'-0" UNLESS OTHERWISE NOTED.
11. GENERAL CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
12. FOR SITE UTILITIES, SEE UTILITY PLAN(S).
13. ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH THE OWNER'S STANDARD SITE SPECIFICATIONS.
14. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT AND STAKING (UNLESS APPROVED OTHERWISE BY THE ENGINEER OF RECORD).
15. A CITY OF SPRINGDALE RETENTION / DETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.
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 THE 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.

SITE DATA

OVERALL SITE AREA	1,580,912 S.F.	36.29 AC
DEVELOPMENT AREA	161,544 S.F.	3.71 AC
PARKING CALCULATIONS	REQUIRED	PROVIDED
EXISTING PARKING STALLS		285
EXISTING ADA STALLS		42
EXISTING STALLS BEING REMOVED FOR THIS EXPANSION		9 (INCLUDES 1 ADA STALL)
TOTAL EXISTING STALLS REMAINING	245	318
PROPOSED PARKING STALLS 1 STALL / BED (15 PROPOSED) 1 STALL / DOCTOR (39 PROPOSED) 1 STALL / 3 EMPLOYEES (120 PROPOSED)	100	245
PROPOSED ADA ASSESSABLE STALLS	0	0
PARKING TOTALS	345	563
ZONING	P-1 (INSTITUTIONAL)	
FRONT SETBACK	30' / 50' (IF PARKING IS ALLOWED BETWEEN ROW AND THE BUILDING)	
REAR SETBACK	25'	
SIDE SETBACK	0' / 25' (WHEN ADJACENT TO RESIDENTIAL)	

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Drawing Title:
OVERALL SITE PLAN

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	CONCRETE SIDEWALK
	GRASS PAVE
	RELOCATED WALKING TRAIL
	LIGHT DUTY ASPHALT PAVEMENT (BID ALTERNATE) (SITE DETAIL 27A)
	CATCH BASIN
	FLARED END SECTION
(X)	PARKING STALL COUNT
	LIGHT POLE

SITE KEYNOTES

208 4" WIDE PAINTED WHITE PARKING STRIPES
211 SEGMENTAL BLOCK RETAINING WALL (SEE GRADING PLAN)
213 TAPER CURB TO MATCH EXISTING
214 TAPER CURB FROM 6" TO 0" OVER 2' SPAN
220 LIGHT POLE / FIXTURE (SEE PHOTOMETRIC PLANS)
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227 EV CHARGER SIGNAGE (ADDITIVE ALTERNATE)

SITE DETAILS

20A TYPE 'A' STANDARD CONCRETE CURB & GUTTER
20B TYPE 'A' INTEGRAL CONCRETE CURB & GUTTER
21A STANDARD DUTY ASPHALT PAVEMENT
21D HEAVY DUTY CONCRETE PAVEMENT
22A CONCRETE SIDEWALK
22C PEDESTRIAN RAMP (PERPENDICULAR)
22F DETECTABLE WARNING SURFACE
22G CROSSWALK STRIPING
23A 90° PARKING / ADA ACCESSIBLE PARKING SPACE STRIPING
23E STOP BAR
24B SIGN POST
24D 'STOP' SIGN
27A LIGHT DUTY ASPHALT PAVEMENT (BID ALTERNATE)

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SITE PLAN - EAST
PARKING LOT EXPANSION

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	CURB AND GUTTER
	EASEMENT
	SETBACK
TCE	TEMPORARY CONSTRUCTION EASEMENT
X X	FENCE
	PAINTED / THERMOPLASTIC STRIPING
	HEAVY DUTY CONCRETE PAVEMENT
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	LIGHT DUTY ASPHALT PAVEMENT (BID ALTERNATE) (SITE DETAIL 27A)
	CATCH BASIN
	FLARED END SECTION
(XX)	PARKING STALL COUNT
	LIGHT POLE

SITE KEYNOTES

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SITE DETAILS

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20B TYPE 'A' INTEGRAL CONCRETE CURB & GUTTER
21A STANDARD DUTY ASPHALT PAVEMENT
21D HEAVY DUITY CONCRETE PAVEMENT
23A CONCRETE SIDEWALK
22C PEDESTRIAN RAMP (PERPENDICULAR)
22F DETECTABLE WARNING SURFACE
22G CROSSWALK STRIPING
23A 90° PARKING / ADA ACCESSIBLE PARKING SPACE STRIPING
23E STOP BAR
24B SIGN POST
24D "STOP" SIGN
27A LIGHT DUTY ASPHALT PAVEMENT (BID ALTERNATE)

Arkansas Children's Hospital

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NOT FOR CONSTRUCTION

Arkansas Children's Northwest Campus Expansion

LARGE SCALE DEVELOPMENT

Springdale, AR

PSW Job Number:
574BB

Arkansas Children's Job Number:
R1871

MCE Job Number:
23-2126

LARGE SCALE DEVELOPMENT

Issue Date:
11.02.23

Revisions:

NO.	DATE	DESCRIPTION
01	11.22.23	LSD-REV #01

Drawing Title:
SITE PLAN - NORTH DETENTION POND

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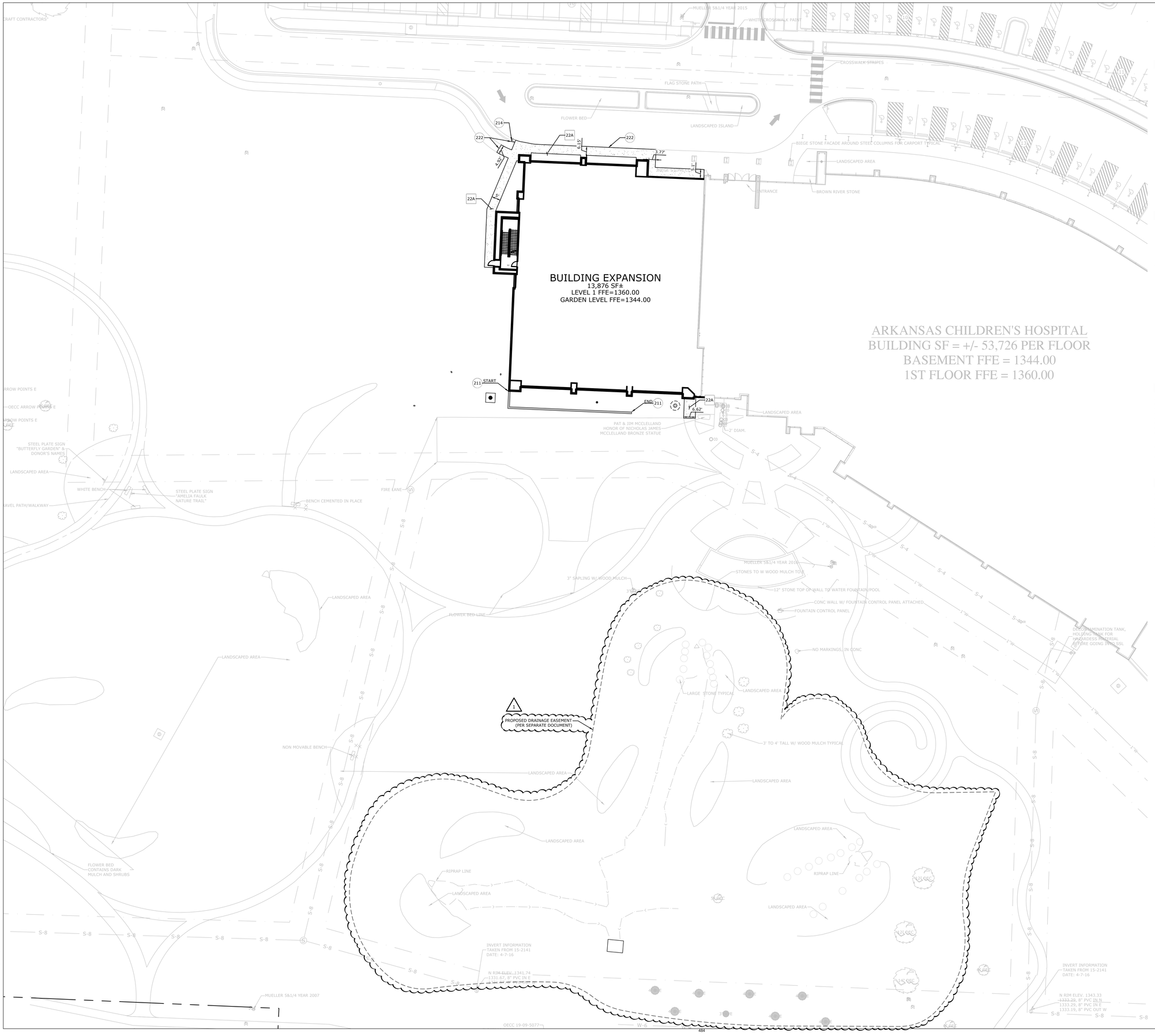

PLAN SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20ft.

EXISTING LEGEND

PROPERTY LINE	POWER POLE
R/W	RIGHT OF WAY	GUY WIRE w/ ANCHOR
SAN	SANITARY SEWER LINE	GAS METER
W	WATER LINE	GAS RISER
GAS	GAS LINE	STREET LIGHT POLE
UGT	UNDERGROUND TELEPHONE	TELEPHONE PEDESTAL
UGE	UNDERGROUND ELECTRIC	CABLE TV PEDESTAL
UGTV	UNDERGROUND TELEVISION	CABLE VAULT
UFO	UNDERGROUND FIBER	ELECTRIC VAULT
OHE	OVERHEAD ELECTRIC	FIBER VAULT
FENCE	GAS VAULT
ROAD CENTERLINE	TELEPHONE VAULT
DITCH FLOWLINE	WATER VAULT
EASEMENT LINE	SIGN (AS NOTED)
GRAVEL LINE	POST (AS NOTED)
FIRE HYDRANT	BENCHMARK
WATER METER	FOUND IRON PIN (AS NOTED)
WATER VALVE	CONTROL POINT
WATER FAUCET	RR SPIKE
SANITARY SEWER MH	BUSH
CLEAN-OUT	DECIDUOUS TREE
DRAINAGE MH	CONIFEROUS TREE

PROPOSED LEGEND

	CURB AND GUTTER
	EASEMENT
	SETBACK
TCE	TEMPORARY CONSTRUCTION EASEMENT
X X	FENCE
	PAINTED / THERMOPLASTIC STRIPING
	HEAVY DUTY CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	GRASS PAVE
	RELOCATED WALKING TRAIL
	LIGHT DUTY ASPHALT PAVEMENT (BID ALTERNATE) (SITE DETAIL 27A)
	CATCH BASIN
	FLARED END SECTION
(X)	PARKING STALL COUNT
	LIGHT POLE

SITE KEYNOTES

20B 4" WIDE PAINTED WHITE PARKING STRIPES
21J SEGMENTAL BLOCK RETAINING WALL (SEE GRADING PLAN)
21J3 TAPER CURB TO MATCH EXISTING
21J4 TAPER CURB FROM 6" TO 0" OVER 2' SPAN
22D LIGHT POLE / FIXTURE (SEE PHOTOMETRIC PLANS)
22J1 POINT OF RELOCATION
22J2 LIMITS OF SAWCUT AND PAVEMENT REMOVAL
22J4 CONTRACTOR SHALL REPLACE AS NECESSARY CROSSWALK STRIPING DAMAGED DURING CONSTRUCTION. CONTRACTOR SHALL MATCH EXISTING COLOR, MATERIAL, AND SIZE OF PREVIOUSLY INSTALLED PORTION
22J5 RELOCATED WALKING TRAIL. CONTRACTOR SHALL MATCH EXISTING MATERIAL, EDGING, AND WALKING TRAIL SECTION OF PREVIOUSLY INSTALLED PORTION
22J6 EV CHARGER LOCATION (CONTRACTOR SHALL REFER TO ELECTRICAL PLANS FOR MAKE / MODEL). CHARGER SHALL BE DUAL MOUNT AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS (ADDITIVE ALTERNATE)
22J7 EV CHARGER SIGNAGE (ADDITIVE ALTERNATE)

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Revisions:

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Drawing Title:
SITE PLAN - BUILDING EXPANSION & SOUTH DETENTION POND

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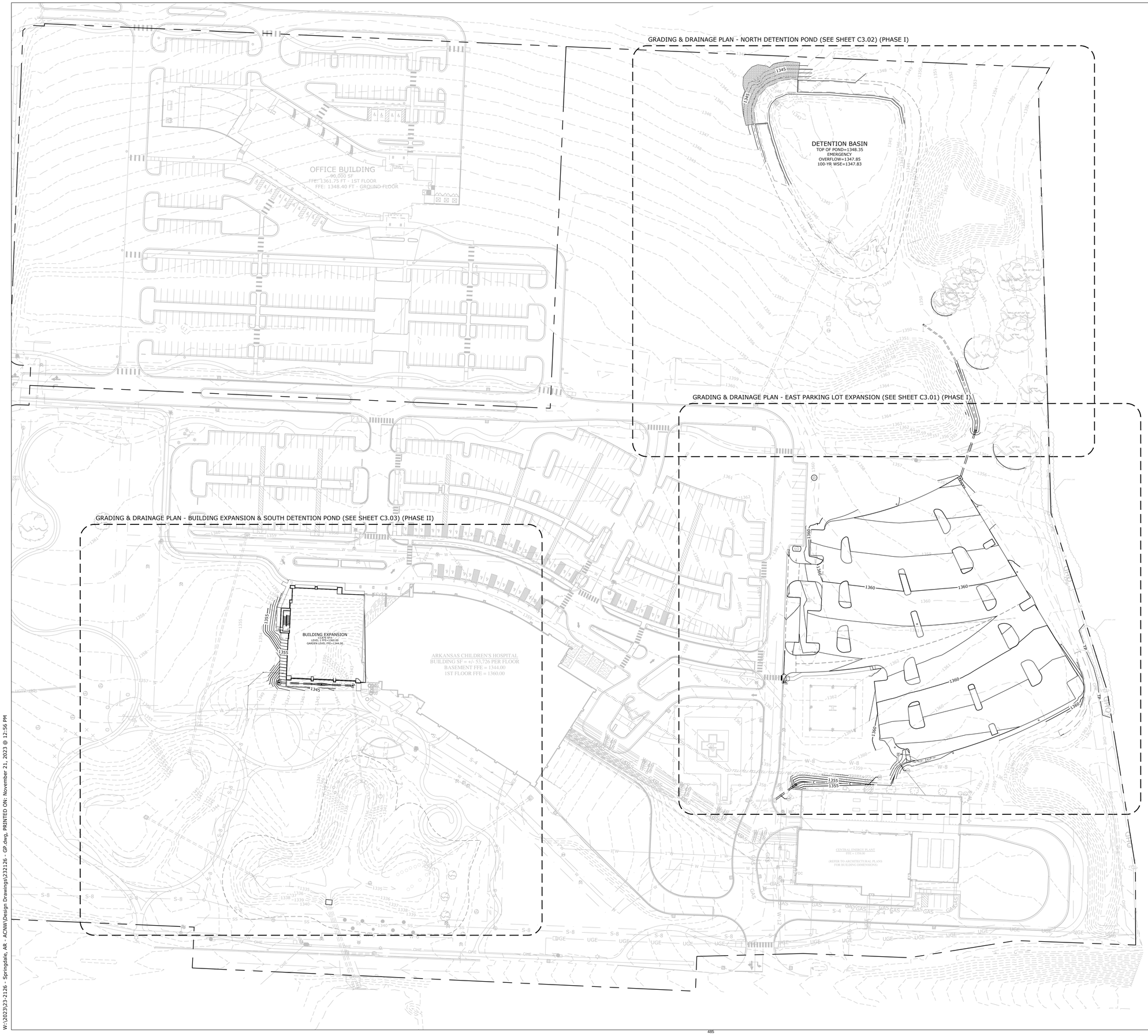

PLAN SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50ft.

EXISTING LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEVISION
- UNDERGROUND FIBER
- OVERHEAD ELECTRIC
- FENCE
- ROAD CENTERLINE
- DITCH FLOWLINE
- EASEMENT LINE
- GRAVEL LINE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- WATER FAUCET
- SANITARY SEWER MH
- CLEAN-OUT
- DRAINAGE MH
- POWER POLE
- GUY WIRE w/ ANCHOR
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- CABLE TV PEDESTAL
- CABLE VAULT
- ELECTRIC VAULT
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- GAS VAULT
- TELEPHONE VAULT
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- POST (AS NOTED)
- BENCHMARK
- FOUND IRON PIN (AS NOTED)
- CONTROL POINT
- RR SPIKE
- BUSH
- DECIDUOUS TREE
- CONIFEROUS TREE

PROPOSED LEGEND

- GRADE BREAK
- FLOWLINE
- XXX CONTOUR ELEVATION
- STORM DRAIN
- CATCH BASIN
- SANITARY SEWER MANHOLE
- FLARED END SECTION
- FLOW ARROW
- XXX.XX SPOT ELEVATIONS

FG = FINISHED GRADE
EG = EXISTING GRADE
FS = FINISHED PAVEMENT ELEVATION
FFE = FINISHED FLOOR ELEVATION
TC = TOP OF CURB
G = GUTTER
TW = FINISHED GRADE @ TOP OF WALL
BW = FINISHED GRADE @ BOTTOM OF WALL
TS = TOP OF STAIRS
BS = BOTTOM OF STAIRS
INV = INVERT
THT = THROAT
FL = FLOW LINE
HP = HIGH POINT
LP = LOW POINT
SW = SIDEWALK

GENERAL GRADING/DRAINAGE NOTES

1. CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OF ANY EXISTING AND PROPOSED ELEVATION INACCURACIES OR DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. INFORMATION PERTAINING TO UNDER GROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD LOCATIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS IN ADVANCE OF MACHINE TRENCHING. IF CLEARANCES ARE LESS THAN SPECIFIED ON THESE PLANS OR 18", WHICH EVER IS LESS, CONTACT THE ENGINEER AND THE OWNER / DEVELOPER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION OR REMOVAL OF EXISTING UNDERGROUND UTILITIES SHOWN OR NOT SHOWN AT NO ADDITIONAL COST TO THE OWNER.
4. ALL STRUCTURES LOCATED WITHIN STATE RIGHT-OF-WAY OR OTHERWISE NOTED ON THE THESE PLANS SHALL BE CONSTRUCTED PER STATE DOT STANDARDS. IF STRUCTURE(S) ARE NOT PROTOTYPICAL OR CONSTRUCTION CANNOT BE ACHIEVED, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO McCLELLAND CONSULTING ENGINEERS, INC. FOR REVIEW AND APPROVAL.
5. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES ON ADJUSTING EXISTING UTILITY LINE AS REQUIRED BY CUT AND FILL AT NO ADDITIONAL COST TO THE OWNER.
6. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF SHEETING, SHORING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED TO MEET ALL OSHA, FEDERAL, STATE AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THESE DRAWINGS.
7. ALL STORM DRAIN PIPES ARE MEASURED FROM CENTER OF STRUCTURES AND END OF FLARED END SECTIONS.
8. WHERE THE WORD 'PIPE' IS USED, CONTRACTOR SHALL HAVE THE OPTION OF BIDDING PIPE WITH A SMOOTH INTERIOR HAVING AN 'N' VALUE OF 0.013 OR LESS.
9. ALL DRAINAGE STRUCTURES SHALL BE CAST-IN-PLACE (UNLESS OTHERWISE SPECIFIED OR APPROVED BY THE ENGINEER OF RECORD).
10. RETAINING WALL(S) SHALL BE CONSTRUCTED TO EXTEND A MINIMUM OF 6 INCHES ABOVE THE TOP OF FINISHED GRADE. CONTRACTOR SHALL REFER TO THE RETAINING WALL PLAN(S) FOR CONSTRUCTION AND DESIGN SPECIFICATIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER IF RETAINING WALL PLANS DIFFER FROM THIS.
11. ALL DISTURBED AREAS AND SLOPES SHALL BE GRADED SMOOTH AND (4") OF TOP SOIL APPLIED. THE AREA SHALL BE SEEDED AND WATERED UNTIL HARDY GRASS GROWTH HAS BEEN ESTABLISHED (SEE LANDSCAPING GENERAL NOTES FOR SEEDING MIX & SPECIFICATIONS).
12. STORM SEWER TRENCHING AND BEDDING SHALL BE INSTALLED PER DETAIL 33G.
13. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL PRACTICES IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND CONSTRUCTION SCHEDULE. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR IMPLEMENTING THE SWPPP.
14. REMOVE GOOD TOPSOIL FROM AREAS TO BE GRADED AND FILLED, AND PRESERVE IT FOR USE IN FINISHING THE GRADING OF ALL CRITICAL AREAS.
15. SCARIFY AREAS TO RECEIVE TOPSOIL TO A MINIMUM DEPTH OF 3 INCHES BEFORE PLACING TOPSOIL PER OWNER / DEVELOPER, CITY, AND / OR DOT STANDARDS AND SPECIFICATIONS.
16. CLEAR AND GRUB AREAS TO BE FILLED, REMOVE TREES, VEGETATION, ROOTS, DEBRIS, AND OTHER MATERIALS THAT WOULD AFFECT THE STABILITY OF THE FILL.
17. ENSURE THAT FILL MATERIAL IS FREE OF BRUSH, RUBBISH, ROCKS, LOGS, STUMPS, BUILDING DEBRIS, AND OTHER MATERIALS INAPPROPRIATE FOR CONSTRUCTING STABLE FILLS.
18. DO NOT INCORPORATE FROZEN MATERIAL OR SOFT, MUCK, OR HIGHLY COMPRESSIBLE MATERIALS INTO FILL SLOPES.
19. KEEP DIVERSIONS AND OTHER WATER CONVEYANCE MEASURES FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
20. PERMANENTLY STABILIZE ALL GRADED AREAS AFTER FINAL GRADING IS COMPLETED ON EACH AREA OF THE GRADING PLAN. APPLY TEMPORARY STABILIZATION MEASURES ON ALL GRADED AREAS WHEN WORK IS TO BE INTERRUPTED OR DELAYED (SEE EROSION CONTROL PLAN(S)).
21. CONTRACTOR SHALL MATCH TOP OF PROPOSED DRAINAGE STRUCTURES WITH PROPOSED GRADES. IF A DISCREPANCY OCCURS BETWEEN PROPOSED GRADES AND PROPOSED STRUCTURE TOPS, THE GRADING SHALL GOVERN. IF THE DISCREPANCY IS MORE THAN 4 INCHES, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.
22. ALL UTILITIES, INCLUDING STORM SEWER, SHOWN WITHIN PUBLIC EASEMENTS OR RIGHT-OF-WAYS SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. ALL OTHER UTILITIES SHALL BE CONSTRUCTED TO THE CLIENT'S OR THE GOVERNING AGENCY'S SPECIFICATIONS, WHICHEVER IS MORE STRINGENT. IF THERE IS A QUESTION AS TO WHICH SPECIFICATIONS SHOULD APPLY, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.
23. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY.
24. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY (STATE ONE CALL SYSTEM) AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
25. SITE GRADING SHALL NOT PROCEED UNTIL PERIMETER EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
26. REFER TO GEOTECHNICAL REPORT FOR GENERAL DESCRIPTION OF SOIL STRATA AND INFORMATION ON EXISTING ROCK.
27. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT AND STAKING (UNLESS APPROVED OTHERWISE BY THE ENGINEER OF RECORD).

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Revisions:

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Drawing Title:
OVERALL GRADING & DRAINAGE PLAN

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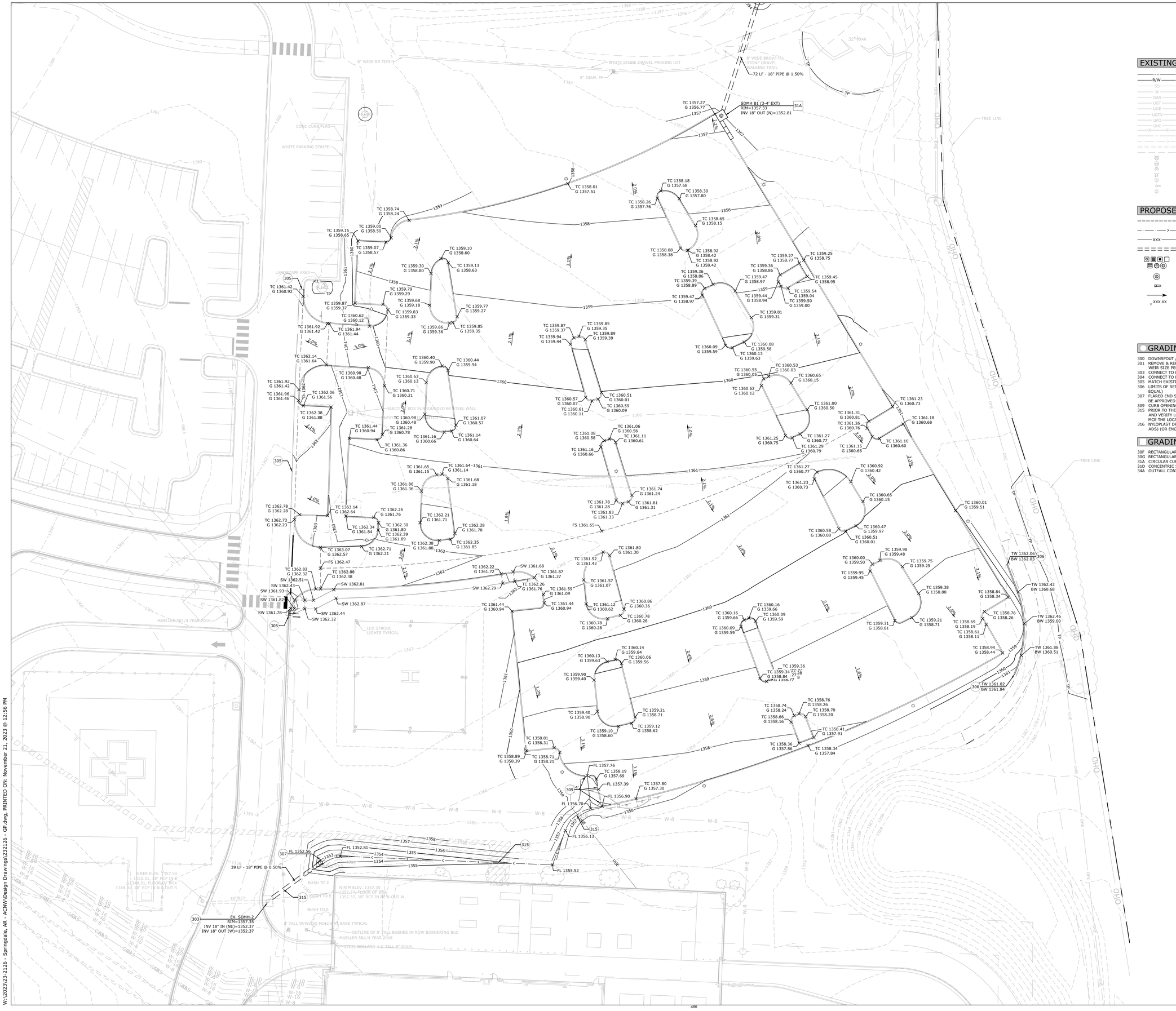

PLAN SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20ft.

EXISTING LEGEND

PROPERTY LINE	POWER POLE
R/W — RIGHT OF WAY	GUY WIRE w/ ANCHOR
SS — SANITARY SEWER LINE	GAS METER
W — WATER LINE	GAS RISER
GAS — GAS LINE	STREET LIGHT POLE
UGT — UNDERGROUND TELEPHONE	TELEPHONE PEDESTAL
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WATER FAUCET	RR SPIKE
SANITARY SEWER MH	BUSH
CLEAN-OUT	DECIDUOUS TREE
DRAINAGE MH	CONIFEROUS TREE

PROPOSED LEGEND

- GRADE BREAK
- FLOWLINE
- XXX — CONTOUR ELEVATION
- STORM DRAIN
- CATCH BASIN
- SANITARY SEWER MANHOLE
- FLARED END SECTION
- FLOW ARROW
- XXX.XX — SPOT ELEVATIONS

FG = FINISHED GRADE	G = GUTTER	INV = INVERT
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TC = TOP OF CURB	BS = BOTTOM OF STAIRS	LP = LOW POINT
		SW = SIDEWALK

GRADING KEYNOTES

300 DOWNSPOUT / ROOF DRAIN (SEE ARCH. PLANS)
301 REMOVE & REPLACE TOP OF EXISTING STRUCTURE, REVISE ORIFICE SIZE, REVISE WEIR SIZE PER DETAIL 34A
303 CONNECT TO EXISTING STORM DRAIN MANHOLE OR INLET
304 CONNECT TO EXISTING STORM DRAIN PIPE
305 MATCH EXISTING PAVEMENT ELEVATIONS
306 LIMITS OF RETAINING WALL (BELGARD - DIAMOND PRO, BUFF OR APPROVED EQUAL)
307 FLARED END SECTION (SHALL MATCH CONNECTING PIPE MATERIAL / SIZE; OR TO BE APPROVED BY THE ENGINEER OF RECORD IF DIFFERENT)
309 CURB OPENING (SEE WIDTH OF OPENING AT SYMBOL)
315 PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL FIELD LOCATE AND VERIFY LOCATION AND DEPTH OF EXISTING UTILITY AND COORDINATE WITH MCE THE LOCATED INFORMATION FOR EVALUATION OF DESIGN
316 NYLOPLAST DRAIN INLET w/ DOME (SIZE OF STRUCTURE TO BE COORDINATED w/ ADS) (OR ENGINEER APPROVED EQUAL)

GRADING/DRAINAGE DETAILS

30F RECTANGULAR AREA INLET
30G RECTANGULAR JUNCTION BOX
31A CIRCULAR CURB INLET w/ EXTENSIONS
31D CONCENTRIC STORM MANHOLE
34A OUTFALL CONTROL STRUCTURE

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Drawing Title:
GRADING & DRAINAGE PLAN - EAST PARKING LOT EXPANSION

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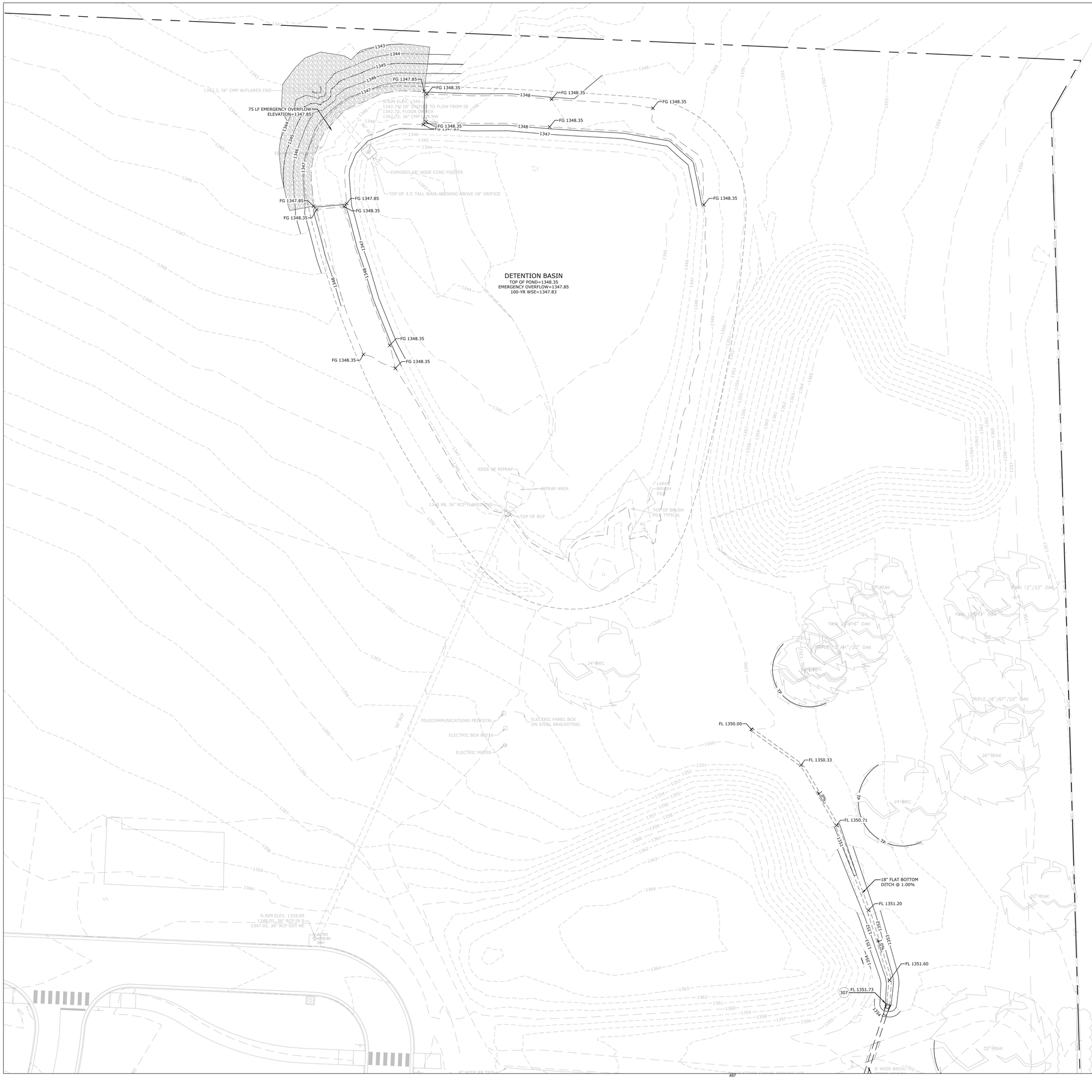

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PROPOSED LEGEND

- GRADE BREAK
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- XXX — CONTOUR ELEVATION
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304 CONNECT TO EXISTING STORM DRAIN PIPE
305 MATCH EXISTING PAVEMENT ELEVATIONS
306 LIMITS OF RETAINING WALL (BELGARD - DIAMOND PRO, BUFF OR APPROVED EQUAL)
307 FLARED END SECTION (SHALL MATCH CONNECTING PIPE MATERIAL / SIZE; OR TO BE APPROVED BY THE ENGINEER OF RECORD IF DIFFERENT)
309 CURB OPENING (SEE WIDTH OF OPENING AT SYMBOL)
315 PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL FIELD LOCATE AND VERIFY LOCATION AND DEPTH OF EXISTING UTILITY AND COORDINATE WITH MCE THE LOCATED INFORMATION FOR EVALUATION OF DESIGN
316 NYLOPLAST DRAIN INLET w/ DOME (SIZE OF STRUCTURE TO BE COORDINATED w/ ADS) (OR ENGINEER APPROVED EQUAL)

GRADING/DRAINAGE DETAILS

30F RECTANGULAR AREA INLET
30G RECTANGULAR JUNCTION BOX
31A CIRCULAR CURB INLET w/ EXTENSIONS
31D CONCENTRIC STORM MANHOLE
34A OUTFALL CONTROL STRUCTURE

Arkansas Children's Hospital

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NOT FOR CONSTRUCTION

Arkansas Children's Northwest Campus Expansion

LARGE SCALE DEVELOPMENT

Springdale, AR

PSW Job Number:
574BB
Arkansas Children's Job Number:
R1871
MCE Job Number:
23-2126

LARGE SCALE DEVELOPMENT

Issue Date
11.02.23

Revisions:

NO.	DATE	DESCRIPTION
01	11.22.23	LSD-REV #01

Drawing Title:
GRADING & DRAINAGE PLAN - NORTH DETENTION POND

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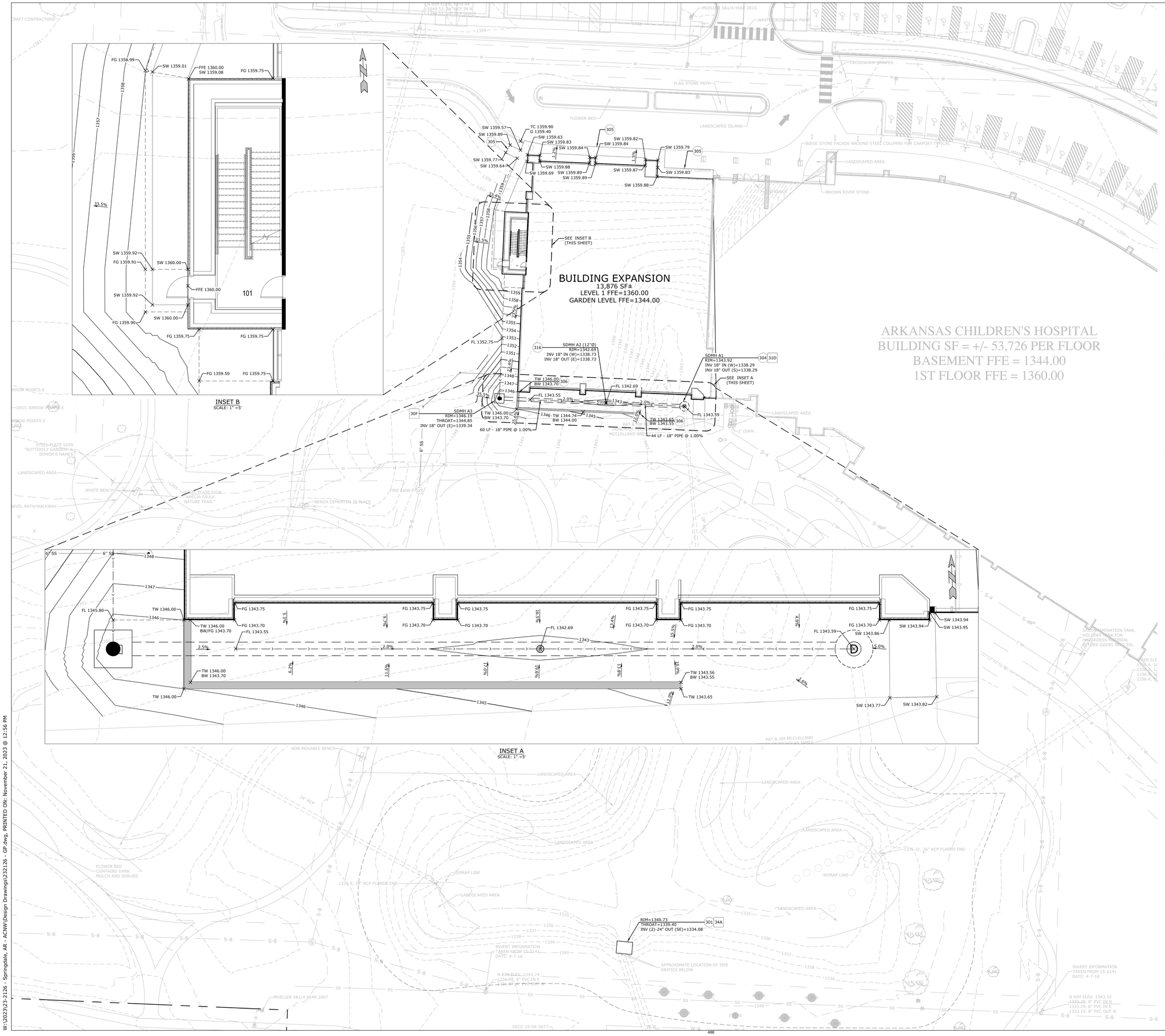

PLAN SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20ft.

EXISTING LEGEND

- PROPERTY LINE
- R/W — RIGHT OF WAY
- SS — SANITARY SEWER LINE
- W — WATER LINE
- GAS — GAS LINE
- UGT — UNDERGROUND TELEPHONE
- UGE — UNDERGROUND ELECTRIC
- UGTV — UNDERGROUND TELEVISION
- UFO — UNDERGROUND FIBER
- OHE — OVERHEAD ELECTRIC
- X — FENCE
- ROAD CENTERLINE
- DITCH FLOWLINE
- EASEMENT LINE
- GRAVEL LINE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- WATER FAUCET
- SANITARY SEWER MH
- CLEAN-OUT
- DRAINAGE MH
- POWER POLE
- GUY WIRE w/ ANCHOR
- GAS METER
- GAS RISER
- STREET LIGHT POLE
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- CABLE VAULT
- ELECTRIC VAULT
- FIBER VAULT
- GAS VAULT
- TELEPHONE VAULT
- WATER VAULT
- SIGN (AS NOTED)
- POST (AS NOTED)
- BENCHMARK
- FOUND IRON PIN (AS NOTED)
- CONTROL POINT
- RR SPIKE
- BUSH
- DECIDUOUS TREE
- CONIFEROUS TREE

PROPOSED LEGEND

- GRADE BREAK
- FLOWLINE
- XXX — CONTOUR ELEVATION
- STORM DRAIN
- CATCH BASIN
- SANITARY SEWER MANHOLE
- FLARED END SECTION
- FLOW ARROW
- XXX.XX — SPOT ELEVATIONS

FG = FINISHED GRADE
EG = EXISTING GRADE
FS = FINISHED PAVEMENT ELEVATION
FFE = FINISHED FLOOR ELEVATION
TC = TOP OF CURB
G = GUTTER
TW = FINISHED GRADE @ TOP OF WALL
BW = FINISHED GRADE @ BOTTOM OF WALL
TS = TOP OF STAIRS
BS = BOTTOM OF STAIRS
INV = INVERT
THT = THROAT
FL = FLOW LINE
HP = HIGH POINT
LP = LOW POINT
SW = SIDEWALK

GRADING KEYNOTES

300 DOWNSPOUT / ROOF DRAIN (SEE ARCH. PLANS)
301 REMOVE & REPLACE TOP OF EXISTING STRUCTURE, REVISE ORIFICE SIZE, REVISE WEIR SIZE PER DETAIL 34A
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Issue Date:
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Revisions:

NO.	DATE	DESCRIPTION
01	11.22.23	LSD-REV #01

Drawing Title:
GRADING & DRAINAGE PLAN - BUILDING EXPANSION & SOUTH DETENTION POND

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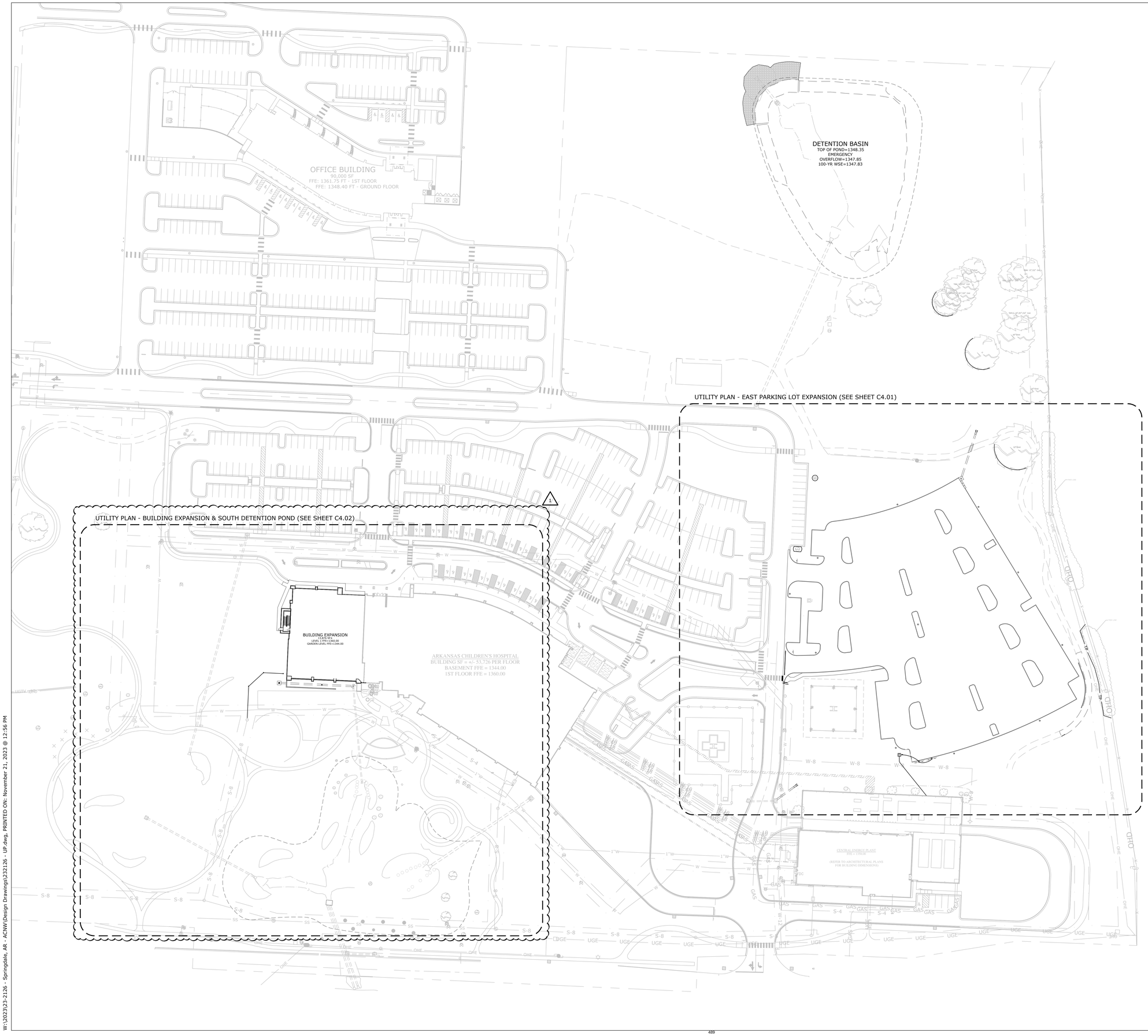

PLAN SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50ft.

EXISTING LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEVISION
- UNDERGROUND FIBER
- OVERHEAD ELECTRIC
- FENCE
- ROAD CENTERLINE
- DITCH FLOWLINE
- EASEMENT LINE
- GRAVEL LINE
- FIRE HYDRANT
- WATER METER
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- GAS VAULT
- TELEPHONE VAULT
- WATER VAULT
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- POST (AS NOTED)
- BENCHMARK
- FOUND IRON PIN (AS NOTED)
- CONTROL POINT
- RR SPIKE
- BUSH
- DECIDUOUS TREE
- CONIFEROUS TREE

PROPOSED LEGEND

- STORM DRAIN
- UGE — UNDERGROUND ELECTRIC LINE
- X"W — WATER LINE
- WATER METER
- CORPORATION STOP
- X"SS — SANITARY SEWER LINE
- CLEAN-OUT
- LIGHT POLE
- ELECTRICAL PEDESTAL
- CATCH BASIN

GENERAL UTILITY NOTES

1. ALL WATER MAINS SHALL BE DUCTILE IRON (SPECIAL CLASS 50), UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).
   ALL DOMESTIC WATER SERVICE LINES AFTER THE METER TO BUILDINGS SHALL BE POLYETHYLENE PIPE, UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).
   ALL SEWER MAINS SHALL BE PVC (SDR-26) , UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 48" OF COVER (MINIMUM).
   ALL DOMESTIC SANITARY SEWER SERVICE LINES SHALL BE PVC (SDR-26), OR OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).
2. EXISTING UTILITIES SHOWN ON PLANS HAVE BEEN SHOWN IN THEIR APPROXIMATE LOCATIONS PER AVAILABLE INFORMATION.
3. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE UTILITY AUTHORITIES AND THE OWNER, AND THE CONTRACTOR HAS BEEN NOTIFIED BY McCLELLAND CONSULTING ENGINEERS, INC.
4. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. McCLELLAND CONSULTING ENGINEERS, INC. AND THE OWNER ARE TO BE HELD HARMLESS.
5. ALL TRENCHING, BACKFILLING AND PIPE LAYING IS TO MEET ALL OSHA REQUIREMENTS.
6. THE LOCATION, DESCRIPTION AND SIZE OF ALL ABOVE-GROUND AND UNDER-GROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN DETERMINED WITH DUE CARE AND DILIGENCE, USING CURRENT TECHNIQUES, EQUIPMENT AND PROPER ACCURACY CONTROL PROCEDURES. HOWEVER, INFORMATION SHOWN HEREON IS NOT WARRANTED TO BE CORRECT IN EVERY DETAIL BECAUSE OF INACCURACIES IN OR LACK OF EXISTING DATA OR MAPS AND THE INABILITY TO VERIFY IN THE FIELD. PERSONS USING INFORMATION CONTAINED HEREON ARE HEREBY CAUTIONED ACCORDINGLY.
7. REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLANS.
8. ALL WATER & SEWER DESIGNS ARE SUBJECT TO THE CITY'S LATEST DESIGN CRITERIA (CITY WATER & SEWER SPECIFICATIONS, REVISION NUMBER/DATE, ISSUE DATE). REVIEW FOR PLAT APPROVAL IS NOT APPROVAL OF PUBLIC IMPROVEMENTS, AND ALL PROPOSED IMPROVEMENTS ARE SUBJECT TO FURTHER REVIEW AT THE TIME CONSTRUCTION PLANS ARE SUBMITTED.
9. ANY DAMAGE TO THE EXISTING PUBLIC STREET DUE TO CONSTRUCTION SHALL BE REPAIRED / REPLACED AT THE OWNER'S / DEVELOPER'S EXPENSE.
10. WATER AND SEWER IMPACT FEES WILL APPLY FOR THE ADDITIONAL IMPACT TO THE SYSTEM (IF APPLICABLE). THE FEES WILL BE BASED ON THE PROPOSED METER SIZE AND WILL BE CHARGED AT THE TIME OF METER SET (IF APPLICABLE).
11. ALL UTILITY SERVICE LINES TO BE CONNECTED TO NEW MAINS OR RELOCATED AS NEEDED FOR INSTALLATION OF STORM SEWER SYSTEM.
12. ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 24" OF COVER AT FINAL GRADE AND MARKED WITH POSTS TO IDENTIFY THE ENDS OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN ELECTRICAL CONDUITS AND CONDUITS FOR OTHER UTILITIES.
13. SERVICE TAPS ON UTILITY MAINS (PROPOSED AND / OR EXISTING) SHALL BE MADE BY THE CITY, AND FEES PAID BY CONTRACTOR.
14. ALL UNDERGROUND LINES SHALL BE INSPECTED BY THE ENGINEER, OR HIS REPRESENTATIVE, PRIOR TO BACK FILLING.
15. PUBLIC SANITARY SEWER MAIN TRENCHING AND BEDDING SHALL BE INSTALLED PER SWU DETAIL S-17.
    PRIVATE DOMESTIC SANITARY SEWER SERVICE LINE TRENCHING AND BEDDING SHALL BE INSTALLED PER DETAIL 41M.
16. PUBLIC WATER MAIN, WATER SERVICE LINE TO METER, AND / OR FDC LINE TRENCHING AND BEDDING SHALL BE INSTALLED PER SWU DETAIL S-18.
    PRIVATE DOMESTIC WATER SERVICE LINE AFTER METER TRENCHING AND BEDDING SHALL BE INSTALLED PER DETAIL 40L.
17. ALL WATER LINE DIMENSIONS SHOWN ARE TO CENTER OF PIPE OR FITTING; ALL SEWER LINE DIMENSIONS ARE SHOWN TO CENTER OF MANHOLE OR CENTER OF PIPE.
18. TESTING OF WATER AND SEWER LINES SHALL BE AT THE CONTRACTOR'S EXPENSE.
19. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE EITHER FLUSH WITH FINISHED GRADES IN PAVED AREAS, OR 4" ABOVE FINISHED GRADES IN UNPAVED AREAS.
    TOPS OF PROPOSED MANHOLES SHALL BE FLUSH WITH FINISHED GRADES IN PAVED AREAS, OR 4" ABOVE FINISHED GRADES IN UNPAVED AREAS.
20. ALL UTILITIES UNDER PAVED AREAS SHALL RECEIVE CLASS 7 BASE BACKFILL FULL DEPTH.
21. MAINTAIN MINIMUM HORIZONTAL SEPARATION OF 10' BETWEEN WATER AND SEWER MAINS AND 5' BETWEEN OTHER UNDERGROUND UTILITIES SUCH AS STORM SEWER, ELECTRICAL, GAS, DOMESTIC WATER / SEWER SERVICE LINES, AND CONDUITS.
22. ALL EXISTING WATER, GAS AND / OR ELECTRICAL METERS AS NOTED TO BE ABANDONED AND / OR REMOVED PER THE DEMOLITION PLAN WITHIN THE PROJECT AREA ARE TO BE RETURNED TO THE APPROPRIATE AUTHORITY.
23. COORDINATION OF ALL CONDUIT PLACEMENT SHALL BE MADE WITH UTILITY PROVIDERS.
24. PROPOSED UTILITIES THAT ARE TO BE BURIED IN THE SAME TRENCH SHALL BE COORDINATED WITH, AND APPROVED BY, THE INVOLVED UTILITIES PRIOR TO INSTALLATION.
25. CONTRACTOR SHALL FIELD VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION OF PROPOSED UTILITIES.
26. ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH GOVERNING AGENCY.
27. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT AND STAKING (UNLESS APPROVED OTHERWISE BY THE ENGINEER OF RECORD).
28. STAKING & LAYOUT FOR WATER & SEWER MAINS MUST BE PERFORMED BY A LICENSED PROFESSIONAL LAND SURVEYOR.
29. CONTRACTOR SHALL MAINTAIN 4' (MINIMUM) SEPARATION DISTANCE BETWEEN SIDEWALK AND / OR BACK OF CURB AND FACE OF FIRE HYDRANT / METER BOXES AT ALL TIMES.
30. CONTRACTOR SHALL INSTALL A TRACER WIRE PORT TO ALL BENDS THAT DO NOT HAVE A VALVE BOX OR EVERY 400' (MAXIMUM), AND AT ANY PIPE TYPE TRANSITION PER SWU STANDARD DETAIL M-1.

Arkansas Children's Hospital

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Springdale, AR

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MCE Job Number:
23-2126

LARGE SCALE DEVELOPMENT

Issue Date:
11.02.23

Revisions:

NO.	DATE	DESCRIPTION
01	11.22.23	LSD-REV #01

Drawing Title:
OVERALL UTILITY PLAN

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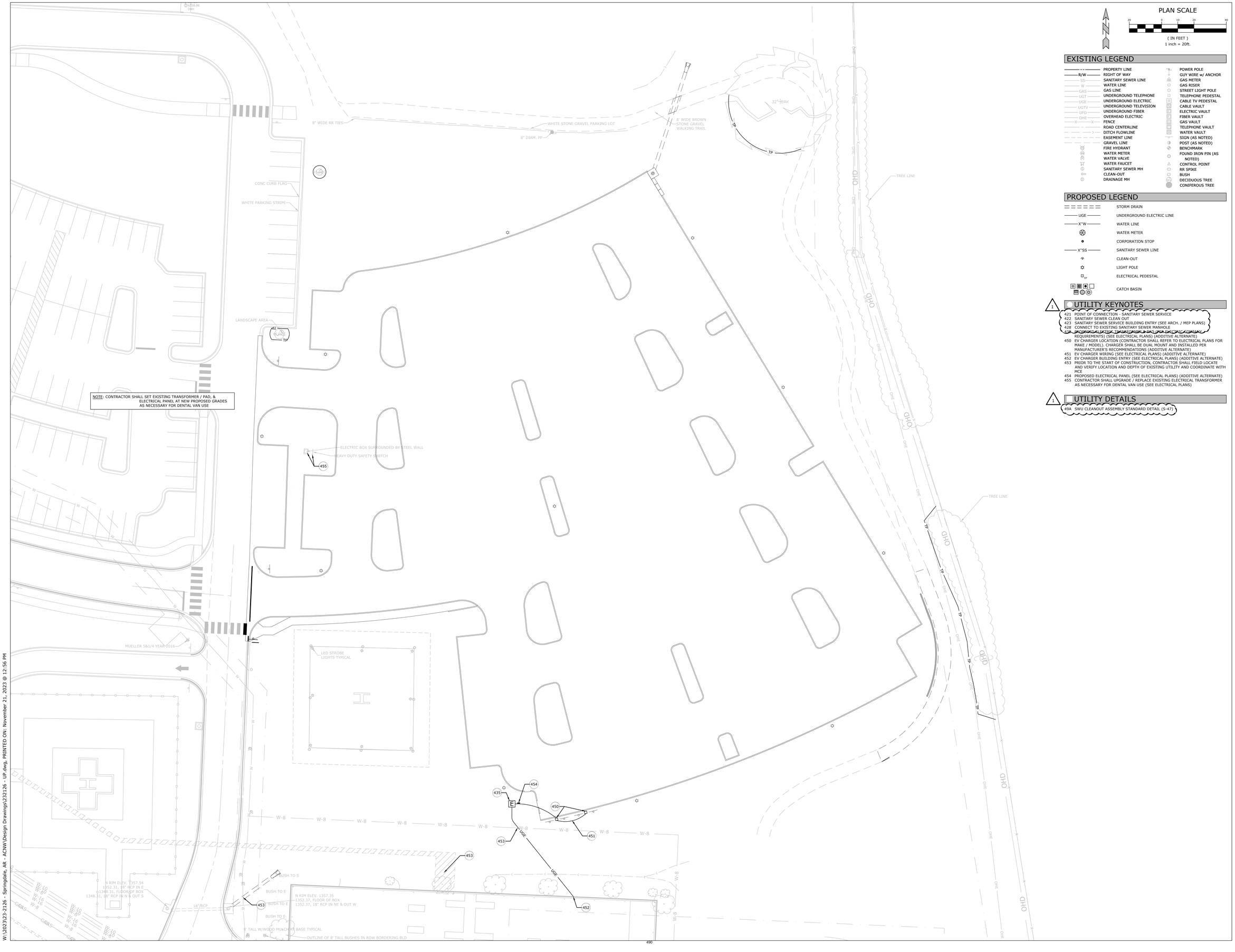

PLAN SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20ft.

EXISTING LEGEND

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- SS — SANITARY SEWER LINE
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- POST (AS NOTED)
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- FOUND IRON PIN (AS NOTED)
- CONTROL POINT
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- STORM DRAIN
- UGE — UNDERGROUND ELECTRIC LINE
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- EP — ELECTRICAL PEDESTAL
- CATCH BASIN

1 UTILITY KEYNOTES

421 POINT OF CONNECTION - SANITARY SEWER SERVICE
422 SANITARY SEWER CLEAN OUT
423 SANITARY SEWER SERVICE BUILDING ENTRY (SEE ARCH. / MEP PLANS)
428 CONNECT TO EXISTING SANITARY SEWER MANHOLE
~~429 PROPOSED EVSE CHARGING PAD (PER ELECTRICAL CHARGER REQUIREMENTS) (SEE ELECTRICAL PLANS) (ADDITIVE ALTERNATE)~~
450 EV CHARGER LOCATION (CONTRACTOR SHALL REFER TO ELECTRICAL PLANS FOR MAKE / MODEL). CHARGER SHALL BE DUAL MOUNT AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS (ADDITIVE ALTERNATE)
451 EV CHARGER WIRING (SEE ELECTRICAL PLANS) (ADDITIVE ALTERNATE)
452 EV CHARGER BUILDING ENTRY (SEE ELECTRICAL PLANS) (ADDITIVE ALTERNATE)
453 PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL FIELD LOCATE AND VERIFY LOCATION AND DEPTH OF EXISTING UTILITY AND COORDINATE WITH MCE
454 PROPOSED ELECTRICAL PANEL (SEE ELECTRICAL PLANS) (ADDITIVE ALTERNATE)
455 CONTRACTOR SHALL UPGRADE / REPLACE EXISTING ELECTRICAL TRANSFORMER AS NECESSARY FOR DENTAL VAN USE (SEE ELECTRICAL PLANS)

1 UTILITY DETAILS

49A SWU CLEANOUT ASSEMBLY STANDARD DETAIL (S-47)

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Revisions

NO.	DATE	DESCRIPTION
01	11.22.23	LSD-REV #01

Drawing Title:
UTILITY PLAN - EAST PARKING LOT EXPANSION

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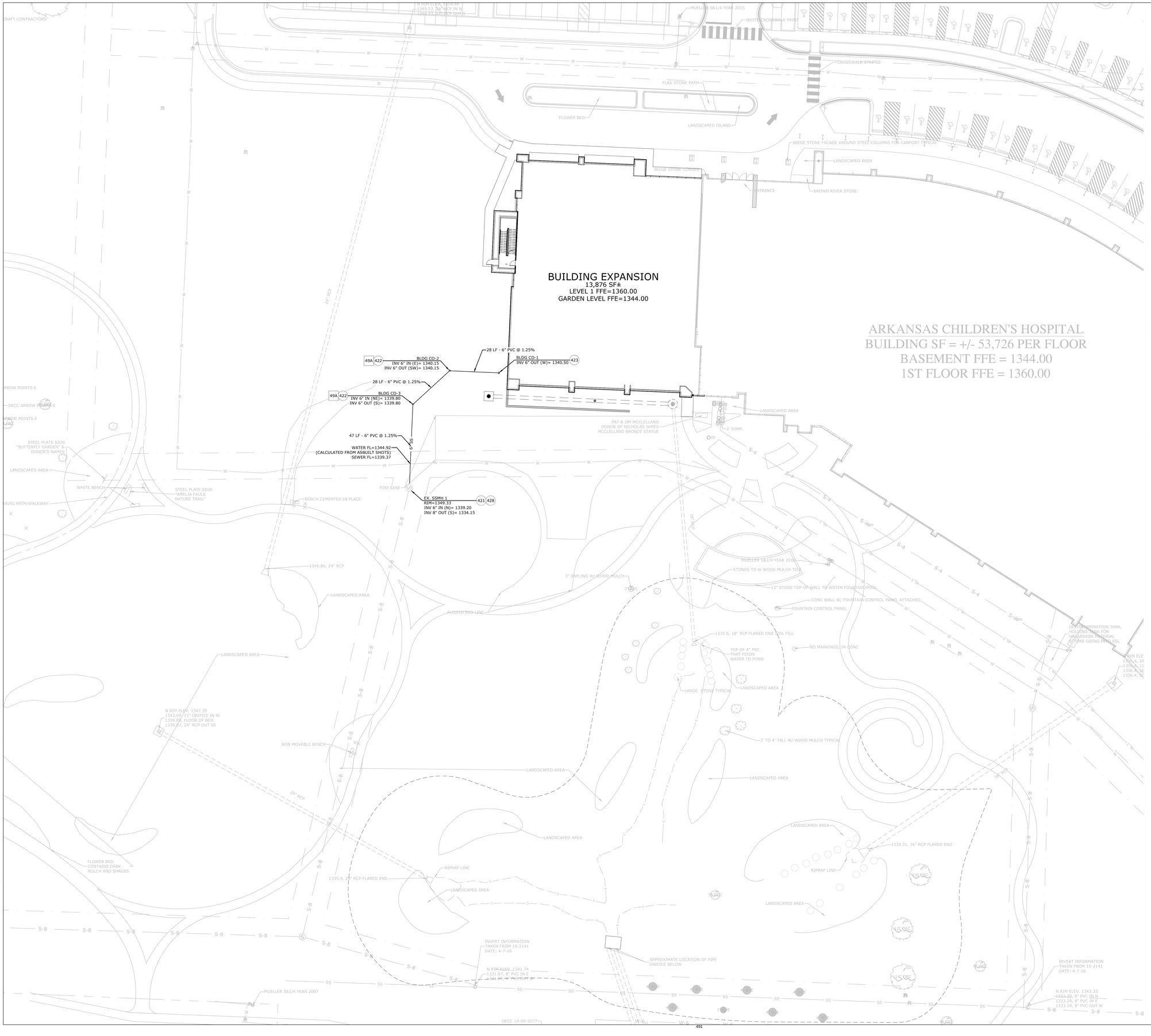

BUILDING EXPANSION
13,876 SF±
LEVEL 1 FFE=1360.00
GARDEN LEVEL FFE=1344.00
ARKANSAS CHILDREN'S HOSPITAL
BUILDING SF = +/- 53,726 PER FLOOR
BASEMENT FFE = 1344.00
1ST FLOOR FFE = 1360.00
28 LF - 6" PVC @ 1.25%
BLDG CO-2
INV 6" IN (E)= 1340.15
INV 6" OUT (SW)= 1340.15
BLDG CO-1
INV 6" OUT (W)= 1340.50
28 LF - 6" PVC @ 1.25%
BLDG CO-3
INV 6" IN (NE)= 1339.80
INV 6" OUT (S)= 1339.80
47 LF - 6" PVC @ 1.25%
WATER FL=1344.92
(CALCULATED FROM ASBUILT SHOTS)
SEWER FL=1339.37
EX. SSMH 1
RIM=1349.33
INV 6" IN (N)= 1339.20
INV 8" OUT (S)= 1334.15
N RIM ELEV. 1349.53
1349.53, 24" RCP IN N
1349.53, 24" RCP OUT S
MUELLER 5&1/4 YEAR 2015
WHITE CROSSWALK PAINT
CROSSWALK STRIPES
FLAG STONE PATH
FLOWER BED
LANDSCAPED ISLAND
BIEGE STONE FACADE AROUND STEEL COLUMNS FOR CARPORT TYPICAL
LANDSCAPED AREA
BIEGE STONE CORNER
ENTRANCE
BROWN RIVER STONE
PAT & JIM MCCLELLAND
HONOR OF NICHOLAS JAMES
MCCLELLAND BRONZE STATUTE
LANDSCAPED AREA
2" DIAM.
STEEL PLATE SIGN
"BUTTERFLY GARDEN" &
DONOR'S NAMES
LANDSCAPED AREA
WHITE BENCH
STEEL PLATE SIGN
"AMELIA FAULK
NATURE TRAIL"
FIRE LANE
BENCH CEMENTED IN PLACE
MUELLER 5&1/4 YEAR 2010
STONES TO W WOOD MULCH TO A
12" STONE TOP OF WALL TO WATER FOUNTAIN/POOL
CONC WALL W/ FOUNTAIN CONTROL PANEL ATTACHED
FOUNTAIN CONTROL PANEL
DECONTAMINATION TANK,
HOLDING TANK FOR
HAZARDESS MATERIAL
BEFORE GOING INTO SSL
1345.86, 24" RCP
LANDSCAPED AREA
3" SAPLING W/ WOOD MULCH
3" DEC
FLOWER BED LINE
1335.6, 18" RCP FLARED END 25% FILL
NO MARKINGS IN CONC
TOP OF 4" PVC
THAT FEEDS
WATER TO POND
LARGE STONE TYPICAL
LANDSCAPED AREA
3' TO 4' TALL W/ WOOD MULCH TYPICAL
N RIM ELEV. 1347.39
1343.09, 15" ORIFICE IN W
1339.88, FLOOR OF BOX
1339.67, 24" RCP OUT SE
NON MOVABLE BENCH
LANDSCAPED AREA
LANDSCAPED AREA
24" RCP
FLOWER BED
CONTAINS DARK
MULCH AND SHRUBS
LANDSCAPED AREA
LANDSCAPED AREA
1335.31, 36" RCP FLARED END
RIPRAP LINE
1335.9, 24" RCP FLARED END
RIPRAP LINE
LANDSCAPED AREA
LANDSCAPED AREA
INVERT INFORMATION
TAKEN FROM 15-2141
DATE: 4-7-16
APPROXIMATE LOCATION OF PIPE
ORIFICE BELOW
N RIM ELEV. 1341.74
1331.67, 8" PVC IN E
1331.67, 8" PVC OUT W
INVERT INFORMATION
TAKEN FROM 15-2141
DATE: 4-7-16
N RIM ELEV. 1343.33
1333.29, 8" PVC IN N
1333.29, 8" PVC IN E
1333.19, 8" PVC OUT W
MUELLER 5&1/4 YEAR 2007
OECC 19-09-5077
W-6
W-6
W-6

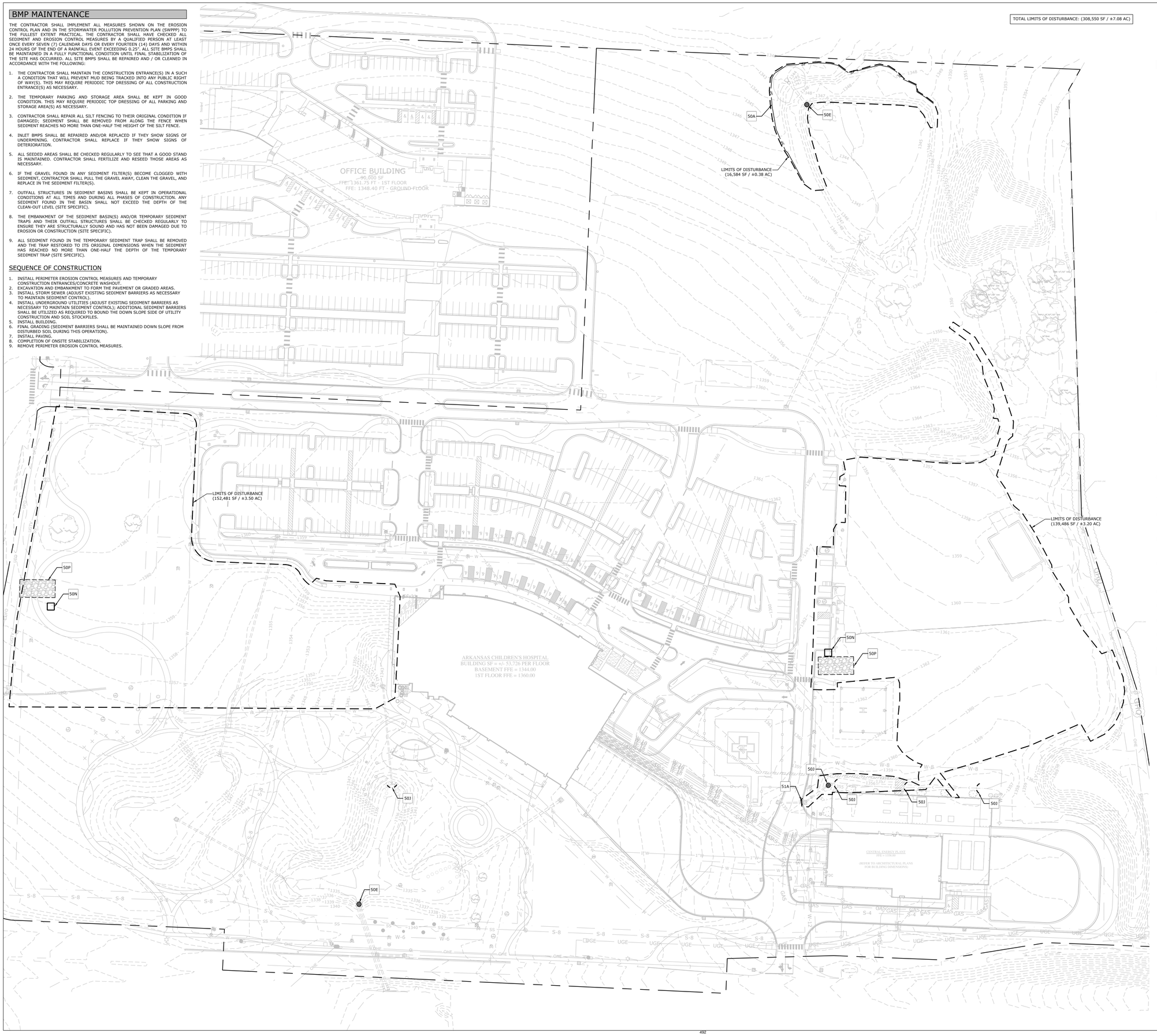
BMP MAINTENANCE

THE CONTRACTOR SHALL IMPLEMENT ALL MEASURES SHOWN ON THE EROSION CONTROL PLAN AND IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) TO THE FULLEST EXTENT PRACTICAL. THE CONTRACTOR SHALL HAVE CHECKED ALL SEDIMENT AND EROSION CONTROL MEASURES BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS OR EVERY FOURTEEN (14) DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT EXCEEDING 0.25". ALL SITE BMPS SHALL BE MAINTAINED IN A FULLY FUNCTIONAL CONDITION UNTIL FINAL STABLIZATION OF THE SITE HAS OCCURRED. ALL SITE BMPS SHALL BE REPAIRED AND / OR CLEANED IN ACCORDANCE WITH THE FOLLOWING:

1. THE CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION ENTRANCE(S) IN A SUCH A CONDITION THAT WILL PREVENT MUD BEING TRACKED INTO ANY PUBLIC RIGHT OF WAY(S). THIS MAY REQUIRE PERIODIC TOP DRESSING OF ALL CONSTRUCTION ENTRANCE(S) AS NECESSARY.
2. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION. THIS MAY REQUIRE PERIODIC TOP DRESSING OF ALL PARKING AND STORAGE AREA(S) AS NECESSARY.
3. CONTRACTOR SHALL REPAIR ALL SILT FENCING TO THEIR ORIGINAL CONDITION IF DAMAGED; SEDIMENT SHALL BE REMOVED FROM ALONG THE FENCE WHEN SEDIMENT REACHES NO MORE THAN ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. INLET BMPS SHALL BE REPAIRED AND/OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING. CONTRACTOR SHALL REPLACE IF THEY SHOW SIGNS OF DETERIORATION.
5. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. CONTRACTOR SHALL FERTILIZE AND RESEED THOSE AREAS AS NECESSARY.
6. IF THE GRAVEL FOUND IN ANY SEDIMENT FILTER(S) BECOME CLOGGED WITH SEDIMENT, CONTRACTOR SHALL PULL THE GRAVEL AWAY, CLEAN THE GRAVEL, AND REPLACE IN THE SEDIMENT FILTER(S).
7. OUTFALL STRUCTURES IN SEDIMENT BASINS SHALL BE KEPT IN OPERATIONAL CONDITIONS AT ALL TIMES AND DURING ALL PHASES OF CONSTRUCTION. ANY SEDIMENT FOUND IN THE BASIN SHALL NOT EXCEED THE DEPTH OF THE CLEAN-OUT LEVEL (SITE SPECIFIC).
8. THE EMBANKMENT OF THE SEDIMENT BASIN(S) AND/OR TEMPORARY SEDIMENT TRAPS AND THEIR OUTFALL STRUCTURES SHALL BE CHECKED REGULARLY TO ENSURE THEY ARE STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED DUE TO EROSION OR CONSTRUCTION (SITE SPECIFIC).
9. ALL SEDIMENT FOUND IN THE TEMPORARY SEDIMENT TRAP SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS REACHED NO MORE THAN ONE-HALF THE DEPTH OF THE TEMPORARY SEDIMENT TRAP (SITE SPECIFIC).

SEQUENCE OF CONSTRUCTION

1. INSTALL PERIMETER EROSION CONTROL MEASURES AND TEMPORARY CONSTRUCTION ENTRANCES/CONCRETE WASHOUT.
2. EXCAVATION AND EMBANKMENT TO FORM THE PAVEMENT OR GRADED AREAS.
3. INSTALL STORM SEWER (ADJUST EXISTING SEDIMENT BARRIERS AS NECESSARY TO MAINTAIN SEDIMENT CONTROL).
4. INSTALL UNDERGROUND UTILITIES (ADJUST EXISTING SEDIMENT BARRIERS AS NECESSARY TO MAINTAIN SEDIMENT CONTROL); ADDITIONAL SEDIMENT BARRIERS SHALL BE UTILIZED AS REQUIRED TO BOUND THE DOWN SLOPE SIDE OF UTILITY CONSTRUCTION AND SOIL STOCKPILES.
5. INSTALL BUILDING.
6. FINAL GRADING (SEDIMENT BARRIERS SHALL BE MAINTAINED DOWN SLOPE FROM DISTURBED SOIL DURING THIS OPERATION).
7. INSTALL PAVING.
8. COMPLETION OF ONSITE STABILIZATION.
9. REMOVE PERIMETER EROSION CONTROL MEASURES.



PLAN SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50ft.

EXISTING LEGEND

PROPERTY LINE	POWER POLE
RIGHT OF WAY	GUY WIRE w/ ANCHOR
SANITARY SEWER LINE	GAS METER
WATER LINE	GAS RISER
GAS LINE	STREET LIGHT POLE
UNDERGROUND TELEPHONE	TELEPHONE PEDESTAL
UNDERGROUND ELECTRIC	CABLE TV PEDESTAL
UNDERGROUND TELEVISION	CABLE VAULT
UNDERGROUND FIBER	ELECTRIC VAULT
OVERHEAD ELECTRIC	FIBER VAULT
FENCE	GAS VAULT
ROAD CENTERLINE	TELEPHONE VAULT
DITCH FLOWLINE	WATER VAULT
EASEMENT LINE	SIGN (AS NOTED)
GRAVEL LINE	POST (AS NOTED)
FIRE HYDRANT	BENCHMARK
WATER METER	FOUND IRON PIN (AS NOTED)
WATER VALVE	CONTROL POINT
WATER FAUCET	RR SPIKE
SANITARY SEWER MH	BUSH
CLEAN-OUT	DECIDUOUS TREE
DRAINAGE MH	CONIFEROUS TREE

PROPOSED LEGEND

	GRADE BREAK
	FLOW LINE
XXX	CONTOUR ELEVATION
	STORM DRAIN
	CATCH BASIN
	SANITARY SEWER MANHOLE
	FLARED END SECTION
X%	FLOW ARROW
	LIMITS OF DISTURBANCE
	CONSTRUCTION ROCK ENTRANCE
SF	SILT FENCE
	INLET PROTECTION
	SILT SOCK (BIO-RED)
	"YUKON" BERMUDA SOD

GENERAL EROSION CONTROL NOTES

1. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AND CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DIRECTED BY PERMITTING AGENCY AND OWNER OR AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
2. PERMIT FOR ANY CONSTRUCTION ACTIVITY MUST BE MAINTAINED ON SITE AT ALL TIMES.
3. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
4. 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.
5. ALL WASH WATER SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
12. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
13. CONTRACTOR SHALL DESIGNATE / IDENTIFY AREAS INSIDE THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.
14. ALL BMP's SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED BY A MINIMUM OF 80% GRASS COVERAGE.
15. ALL DEWATERING ACTIVITIES SHALL CONFORM TO ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS. DISCHARGED WATER MUST BE PROPERLY TREATED BEFORE RELEASING FROM THE SITE.

EROSION CONTROL DETAILS

50A SILT FENCE
50B SILT SOCK
50C TEMPORARY CURB & AREA INLET SEDIMENT FILTER
50D TEMPORARY GRATE INLET, JUNCTION BOX, & OPEN LID SEDIMENT FILTER
50E TEMPORARY OUTFALL PROTECTION SEDIMENT FILTER
50G TEMPORARY FLUME SEDIMENT FILTER
50J TEMPORARY ROCK CHECK DAM
50N TEMPORARY CONCRETE WASHOUT
50P TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
50Q PERMANENT RIP-RAP PAD
51A SWP-C1 (BIG RED) (OR ENGINEER APPROVED EQUAL)
51B SCOURSTOP EROSION CONTROL MAT; SEE MINIMUM SIZE OF MAT AT SYMBOL (OR ENGINEER APPROVED EQUAL)

Arkansas Children's Hospital

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St. Louis, MO 63127
314.821.3325

NOT FOR CONSTRUCTION

Arkansas Children's Northwest Campus Expansion

LARGE SCALE DEVELOPMENT

Springdale, AR

PSW Job Number:
574BB
~~23-2126~~ MCE Job Number:
R1871

LARGE SCALE DEVELOPMENT
~~11~~.02.23
11.02.23

Revisions

NO.	DATE	DESCRIPTION
01	11.22.23	LSD-REV #01

Drawing Title:
OVERALL PHASE I
EROSION CONTROL PLAN

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C5.00

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BMP MAINTENANCE

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5. INSTALL BUILDING.
6. FINAL GRADING (SEDIMENT BARRIERS SHALL BE MAINTAINED DOWN SLOPE FROM DISTURBED SOIL DURING THIS OPERATION).
7. INSTALL PAVING.
8. COMPLETION OF ONSITE STABILIZATION.
9. REMOVE PERIMETER EROSION CONTROL MEASURES.

TOTAL LIMITS OF DISTURBANCE: (308,550 SF / ±7.08 AC)

PHASE II EROSION CONTROL PLAN - NORTH DETENTION POND (SEE SHEET C5.03) (PHASE I)

PHASE II EROSION CONTROL PLAN - BUILDING EXPANSION (SEE SHEET C5.04) (PHASE II)

PHASE II EROSION CONTROL PLAN - EAST PARKING LOT EXPANSION (SEE SHEET C5.02) (PHASE I)

DETENTION BASIN
TOP OF POND=1348.35
EMERGENCY OVERFLOW=1347.85
100-YR WSE=1347.83

OFFICE BUILDING
40,000 SF
FFE: 1361.75 FT - 1ST FLOOR
FFE: 1348.40 FT - GROUND FLOOR

BUILDING EXPANSION
LEVEL 1 FFE=1360.00
GARDEN LEVEL FFE=1344.00

ARKANSAS CHILDREN'S HOSPITAL
BUILDING SF = +/- 53,726 PER FLOOR
BASEMENT FFE = 1344.00
1ST FLOOR FFE = 1360.00

CENTRAL ENERGY PLANT
FFE = 1358.00
(REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS)

SEE INSET A (THIS SHEET)

INSET A
SCALE: 1" =20'

APPROXIMATE LOCATION OF ORIFICE BELOW

50E

PLAN SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50ft.

EXISTING LEGEND

PROPERTY LINE	POWER POLE
RIGHT OF WAY	GUY WIRE w/ ANCHOR
SANITARY SEWER LINE	GAS METER
WATER LINE	GAS RISER
GAS LINE	STREET LIGHT POLE
UNDERGROUND TELEPHONE	TELEPHONE PEDESTAL
UNDERGROUND ELECTRIC	CABLE TV PEDESTAL
UNDERGROUND TELEVISION	CABLE VAULT
UNDERGROUND FIBER	ELECTRIC VAULT
OVERHEAD ELECTRIC	FIBER VAULT
FENCE	GAS VAULT
ROAD CENTERLINE	TELEPHONE VAULT
DITCH FLOWLINE	WATER VAULT
EASEMENT LINE	SIGN (AS NOTED)
GRAVEL LINE	POST (AS NOTED)
FIRE HYDRANT	BENCHMARK
WATER METER	FOUND IRON PIN (AS NOTED)
WATER VALVE	CONTROL POINT
WATER FAUCET	RR SPIKE
SANITARY SEWER MH	BUSH
CLEAN-OUT	DECIDUOUS TREE
DRAINAGE MH	CONIFEROUS TREE

PROPOSED LEGEND

	GRADE BREAK
	FLOW LINE
XXX	CONTOUR ELEVATION
	STORM DRAIN
	CATCH BASIN
	SANITARY SEWER MANHOLE
	FLARED END SECTION
X%	FLOW ARROW
	LIMITS OF DISTURBANCE
	CONSTRUCTION ROCK ENTRANCE
SF	SILT FENCE
	INLET PROTECTION
	SILT SOCK (RIGGED)
	"YUKON" BERMUDA SOD

GENERAL EROSION CONTROL NOTES

1. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AND CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DIRECTED BY PERMITTING AGENCY AND OWNER OR AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
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5. ALL WASH WATER SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
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14. ALL BMP's SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED BY A MINIMUM OF 80% GRASS COVERAGE.
15. ALL DEWATERING ACTIVITIES SHALL CONFORM TO ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS. DISCHARGED WATER MUST BE PROPERLY TREATED BEFORE RELEASING FROM THE SITE.

EROSION CONTROL DETAILS

50A SILT FENCE
50B SILT SOCK
50C TEMPORARY CURB & AREA INLET SEDIMENT FILTER
50D TEMPORARY GRATE INLET, JUNCTION BOX, & OPEN LID SEDIMENT FILTER
50E TEMPORARY OUTFALL PROTECTION SEDIMENT FILTER
50G TEMPORARY FLUME SEDIMENT FILTER
50J TEMPORARY ROCK CHECK DAM
50N TEMPORARY CONCRETE WASHOUT
50P TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
50Q PERMANENT RIP-RAP PAD
51A SWP-CI (BIG RED) (OR ENGINEER APPROVED EQUAL)
51B SCOURSTOP EROSION CONTROL MAT; SEE MINIMUM SIZE OF MAT AT SYMBOL (OR ENGINEER APPROVED EQUAL)

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NOT FOR CONSTRUCTION

Arkansas Children's Northwest Campus Expansion

LARGE SCALE DEVELOPMENT

Springdale, AR

PSW Job Number:
574BB
~~23-2126~~ Number:
R1871
MCE Job Number:

LARGE SCALE DEVELOPMENT
~~11~~.D2.23
11.02.23

Revisions:

NO.	DATE	DESCRIPTION
01	11.22.23	LSD-REV #01

Drawing Title:
OVERALL PHASE II EROSION CONTROL PLAN

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PLAN SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20ft.

EXISTING LEGEND

- PROPERTY LINE
- R/W — RIGHT OF WAY
- SS — SANITARY SEWER LINE
- W — WATER LINE
- GAS — GAS LINE
- UGT — UNDERGROUND TELEPHONE
- UGE — UNDERGROUND ELECTRIC
- UGTV — UNDERGROUND TELEVISION
- UFO — UNDERGROUND FIBER
- OHE — OVERHEAD ELECTRIC
- X — FENCE
- ROAD CENTERLINE
- DITCH FLOWLINE
- EASEMENT LINE
- GRAVEL LINE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- WATER FAUCET
- SANITARY SEWER MH
- CLEAN-OUT
- DRAINAGE MH
- POWER POLE
- GUY WIRE w/ ANCHOR
- GAS METER
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- CABLE VAULT
- ELECTRIC VAULT
- FIBER VAULT
- GAS VAULT
- TELEPHONE VAULT
- WATER VAULT
- SIGN (AS NOTED)
- POST (AS NOTED)
- BENCHMARK
- FOUND IRON PIN (AS NOTED)
- CONTROL POINT
- RR SPIKE
- BUSH
- DECIDUOUS TREE
- CONIFEROUS TREE

PROPOSED LEGEND

- GRADE BREAK
- FLOW LINE
- XXX — CONTOUR ELEVATION
- STORM DRAIN
- CATCH BASIN
- SANITARY SEWER MANHOLE
- FLARED END SECTION
- X% — FLOW ARROW
- LIMITS OF DISTURBANCE
- CONSTRUCTION ROCK ENTRANCE
- SF — SILT FENCE
- INLET PROTECTION
- SILT SOCK (BIG RED)
- "YUKON" BERMUDA SOD

EROSION CONTROL DETAILS

50A SILT FENCE
50B SILT SOCK
50C TEMPORARY CURB & AREA INLET SEDIMENT FILTER
50D TEMPORARY GRATE INLET, JUNCTION BOX, & OPEN LID SEDIMENT FILTER
50E TEMPORARY OUTFALL PROTECTION SEDIMENT FILTER
50G TEMPORARY FLUME SEDIMENT FILTER
50J TEMPORARY ROCK CHECK DAM
50N TEMPORARY CONCRETE WASHOUT
50P TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
50Q PERMANENT RIP-RAP PAD
51A SWP-CI (BIG RED) (OR ENGINEER APPROVED EQUAL)
51B SCOURSTOP EROSION CONTROL MAT; SEE MINIMUM SIZE OF MAT AT SYMBOL (OR ENGINEER APPROVED EQUAL)

Arkansas Children's Hospital

POLK STANLEY WILCOX

Architect of Record
Polk Stanley Wilcox Architects
801 South Spring Street
Little Rock, AR 72201
501.378.0878

509 W. Spring Street, Suite 150
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polkstanleywilcox.com

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612 Garland Avenue
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479.443.2377

LANDSCAPE
Landscape Architecture, Inc.
221 West 2nd Street., Suite 510
Little Rock, AR 72201
501.374.5610

STRUCTURAL
Cromwell Architects Engineers
1300 East 6th Street
Little Rock, AR 72202
501.372.2900

MEPFP
Cromwell Architects Engineers
1300 East 6th Street
Little Rock, AR 72202
501.372.2900

MEDICAL EQUIPMENT
Northstar Management Co., LLC
10820 Sunset Office Drive, Suite 302
St. Louis, MO 63127
314.821.3325

NOT FOR CONSTRUCTION

Arkansas Children's Northwest Campus Expansion

LARGE SCALE DEVELOPMENT

Springdale, AR

PSW Job Number:
574BB
~~23-2126~~ Owner Number:
R1871
MCE Job Number:

LARGE SCALE DEVELOPMENT
~~11.02.23~~
11.02.23

Revisions:

NO.	DATE	DESCRIPTION
01	11.22.23	LSD-REV #01

Drawing Title:
PHASE II EROSION CONTROL PLAN - EAST PARKING LOT EXPANSION

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C5.02

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PLAN SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20ft.

EXISTING LEGEND

PROPERTY LINE	POWER POLE
R/W RIGHT OF WAY	GUY WIRE w/ ANCHOR
SS SANITARY SEWER LINE	GAS METER
W WATER LINE	GAS RISER
GAS GAS LINE	STREET LIGHT POLE
UGT UNDERGROUND TELEPHONE	TELEPHONE PEDESTAL
UGE UNDERGROUND ELECTRIC	CABLE TV PEDESTAL
UGTV UNDERGROUND TELEVISION	CABLE VAULT
UFO UNDERGROUND FIBER	ELECTRIC VAULT
OHE OVERHEAD ELECTRIC	FIBER VAULT
X FENCE	GAS VAULT
ROAD CENTERLINE	TELEPHONE VAULT
DITCH FLOWLINE	WATER VAULT
EASEMENT LINE	SIGN (AS NOTED)
GRAVEL LINE	POST (AS NOTED)
FIRE HYDRANT	BENCHMARK
WATER METER	FOUND IRON PIN (AS NOTED)
WATER VALVE	CONTROL POINT
WATER FAUCET	RR SPIKE
SANITARY SEWER MH	BUSH
CLEAN-OUT	DECIDUOUS TREE
DRAINAGE MH	CONIFEROUS TREE

PROPOSED LEGEND

- GRADE BREAK
- FLOW LINE
- XXX — CONTOUR ELEVATION
- STORM DRAIN
- CATCH BASIN
- SANITARY SEWER MANHOLE
- FLARED END SECTION
- X% — FLOW ARROW
- LIMITS OF DISTURBANCE
- CONSTRUCTION ROCK ENTRANCE
- SF — SILT FENCE
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NOT FOR CONSTRUCTION

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10800 Sunset Office Drive, Suite 302
St. Louis, MO 63127
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Arkansas Children's Northwest Campus Expansion

LARGE SCALE DEVELOPMENT

Springdale, AR

PSW Job Number:
574BB
~~23-21-26~~ Number:
R1871
MCE Job Number:

LARGE SCALE DEVELOPMENT
~~11.02.23~~
11.02.23

Revisions:

NO.	DATE	DESCRIPTION
01	11.22.23	LSD-REV #01

Drawing Title:
PHASE II EROSION CONTROL PLAN - NORTH DETENTION POND

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EXISTING LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEVISION
- UNDERGROUND FIBER
- OVERHEAD ELECTRIC
- FENCE
- ROAD CENTERLINE
- DITCH FLOWLINE
- EASEMENT LINE
- GRAVEL LINE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- WATER FAUCET
- SANITARY SEWER MH
- CLEAN-OUT
- DRAINAGE MH
- POWER POLE
- GUY WIRE w/ ANCHOR
- GAS METER
- GAS RISER
- STREET LIGHT POLE
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- CABLE VAULT
- ELECTRIC VAULT
- FIBER VAULT
- GAS VAULT
- TELEPHONE VAULT
- WATER VAULT
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- POST (AS NOTED)
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Arkansas Children's Northwest Campus Expansion

LARGE SCALE DEVELOPMENT

Springdale, AR

PSW Job Number:
574BB
~~23-21126~~ MCE Number:
R1871
MCE Job Number:

LARGE SCALE DEVELOPMENT
~~11~~.02.23
11.02.23

Revisions:

NO.	DATE	DESCRIPTION
01	11.22.23	LSD-REV #01

Drawing Title:
PHASE II EROSION CONTROL PLAN - BUILDING EXPANSION

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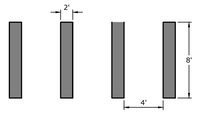
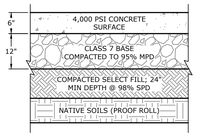
NOTES:
1. ALL PAVEMENT MARKING SHALL BE OF THERMOPLASTIC MATERIAL (WHITE).
2. CROSSWALK SHALL BE CENTERED ON ADA RAMP AND RUN PERPENDICULAR TO THE STREET CENTERLINE.
3. ANY EXISTING LANE MARKINGS SHALL BE REMOVED WHERE THEY CONFLICT W/ THE NEW MARKINGS.

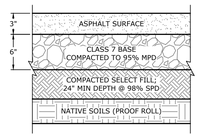


22G CROSSWALK STRIPING
NTS



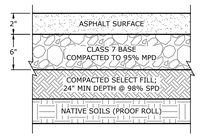
NOTES:
1. MATERIALS TO BE COMPACTED AT OPTIMAL MOISTURE CONTENT BASED UPON GEOTECHNICAL RECOMMENDATIONS.
2. BASE COURSE SHALL ADHERE TO SECTION 303, AHTD STANDARD SPECIFICATIONS, 2014 EDITION.
3. REFER TO GEOTECHNICAL REPORT PROJECT NO. 16-3801 PREPARED BY McCLELLAND CONSULTING ENGINEERS, INC DATED 2/12/2016.

21D HEAVY DUTY CONCRETE PAVING
NTS



NOTES:
1. MATERIALS TO BE COMPACTED AT OPTIMAL MOISTURE CONTENT BASED UPON GEOTECHNICAL RECOMMENDATIONS.
2. ACHM SURFACE COURSE SHALL ADHERE TO SECTION 407, TABLE 407-1 (TYPE II), AHTD STANDARD SPECIFICATIONS, 1996 EDITION.
3. BASE COURSE SHALL ADHERE TO SECTION 303, AHTD STANDARD SPECIFICATIONS, 2014 EDITION.
4. REFER TO GEOTECHNICAL REPORT PROJECT NO. 16-3801 PREPARED BY McCLELLAND CONSULTING ENGINEERS, INC DATED 2/12/2016.

21A STANDARD DUTY ASPHALT PAVING
NTS



NOTES:
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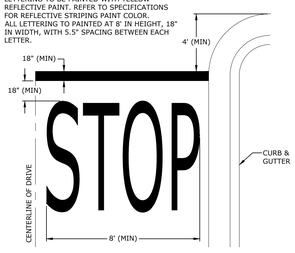
2. ACHM SURFACE COURSE SHALL ADHERE TO SECTION 407, TABLE 407-1 (TYPE II), AHTD STANDARD SPECIFICATIONS, 1996 EDITION.
3. BASE COURSE SHALL ADHERE TO SECTION 303, AHTD STANDARD SPECIFICATIONS, 2014 EDITION.
4. REFER TO GEOTECHNICAL REPORT PROJECT NO. 16-3801 PREPARED BY McCLELLAND CONSULTING ENGINEERS, INC DATED 2/12/2016.

27A LIGHT DUTY ASPHALT PAVING (BID ALTERNATE)
NTS

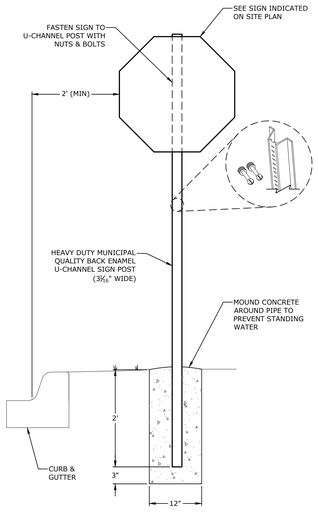
R1-1
SINGLE LANE ROAD: 30"x30"
MULTI-LANE ROAD: 36"x36"

24D 'STOP' SIGN
NTS

NOTES:
1. REFER TO SITE PLAN FOR SPECIFIC LETTERING AT STOP BAR.
2. LETTERING TO BE PAINTED WITH YELLOW REFLECTIVE PAINT. REFER TO SPECIFICATIONS FOR REFLECTIVE STRIPING PAINT COLOR.
3. ALL LETTERING TO PAINTED AT 8' IN HEIGHT, 18" IN WIDTH, WITH 5.5" SPACING BETWEEN EACH LETTER.

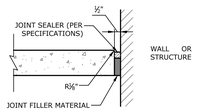


23E STOP BAR
NTS

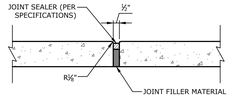


24B SIGN POST
NTS

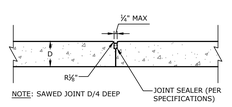
NOTES:
1. CONCRETE FOR SIDEWALK SHALL HAVE A COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS (MIN).
2. ALL SIDEWALKS SHALL HAVE A BROOMED FINISHED UNLESS OTHERWISE SPECIFIED.
3. ALL JOINTING TO BE LOCATED PER SIDEWALK JOINTING TABLE.
4. ALL CONTROL JOINTING TO BE SAWCUT OR TOOLED JOINTED PER SIDEWALK JOINTING.
5. CURING COMPOUND IS REQUIRED UNLESS TEMPERATURES STAY BELOW 50° FAHRENHEIT FOR 7 DAYS. CURING COMPOUND MUST BE COLORED WHITE, RED, OR PINK. CLEAR CURING COMPOUND IS UNACCEPTABLE. IF CONCRETE IS NOT CURED WHEN REQUIRED, IT WILL BE CONSIDERED GROUNDS FOR REMOVAL AND REPLACEMENT.



ISOLATION JOINT



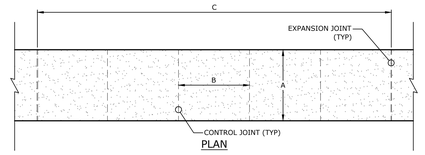
EXPANSION JOINT



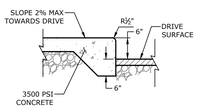
NOTE: SAWED JOINT D/4 DEEP

CONTROL JOINT
(LONGITUDINAL OR TRANSVERSE)

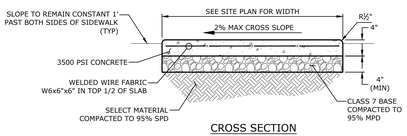
SIDEWALK JOINTING TABLE	
A	SEE SITE PLAN
B	A
C	BxS



PLAN



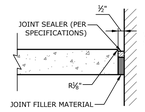
SIDEWALK ADJACENT TO DRIVE SURFACES



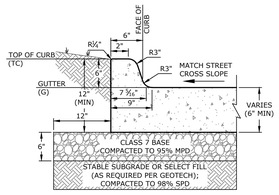
CROSS SECTION

22A CONCRETE SIDEWALK
NTS

NOTES:
1. CONCRETE FOR CURB AND GUTTER TO HAVE A COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS (MIN).
2. ALL CURB AND GUTTER SHALL HAVE A BROOMED FINISH UNLESS OTHERWISE SPECIFIED.
3. SAW CUT JOINTS AT 15' O.C. SEAL WITH ONE PART COLD APPLIED SILICONE JOINT SEALER OR OTHER APPROVED SEALANT. ALL JOINTS TO BE SEALED PRIOR TO FINAL ASPHALT PLACEMENT.
4. PROVIDE 1/2" PREFORMED ISOLATION JOINT MATERIAL (ASPHALT IMPREGNATED FIBERBOARD OR OTHER APPROVED MATERIAL) AT STATIONARY STRUCTURES, (DROP INLETS, END OF CURBS, DRIVEWAYS - SEE DETAIL) OR AS DIRECTED BY ENGINEER.
5. WHEN CURB / GUTTER IS USED IN ROADWAY OR DRIVEWAY, 12" BASE BEHIND CURB SHALL BE REQUIRED. WHEN CURB / GUTTER IS USED IN PARKING LOTS, 12" BASE BEHIND CURB NOT REQUIRED - UNLESS 5:1 OR STEEPER SLOPE AWAY FROM BACK OF CURB IS PRESENT.



ISOLATION JOINT



20B TYPE 'A' INTEGRAL CONCRETE CURB & GUTTER
NTS

NOTES:
1. CONCRETE FOR CURB AND GUTTER TO HAVE A COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS (MIN).
2. ALL CURB AND GUTTER SHALL HAVE A BROOMED FINISH UNLESS OTHERWISE SPECIFIED.
3. SAW CUT JOINTS AT 15' O.C. SEAL WITH ONE PART COLD APPLIED SILICONE JOINT SEALER OR OTHER APPROVED SEALANT. ALL JOINTS TO BE SEALED PRIOR TO FINAL ASPHALT PLACEMENT.
4. PROVIDE 1/2" PREFORMED ISOLATION JOINT MATERIAL (ASPHALT IMPREGNATED FIBERBOARD OR OTHER APPROVED MATERIAL) AT STATIONARY STRUCTURES, (DROP INLETS, END OF CURBS, DRIVEWAYS - SEE DETAIL) OR AS DIRECTED BY ENGINEER.
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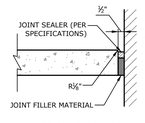
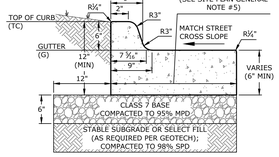
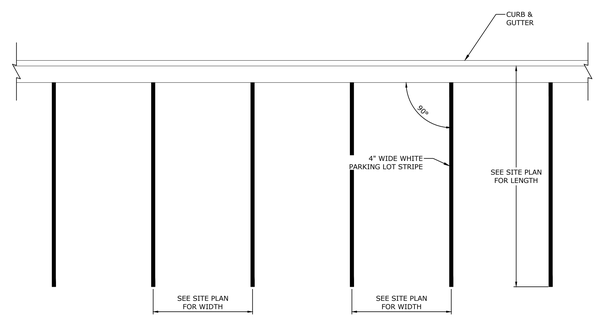


ISOLATION JOINT

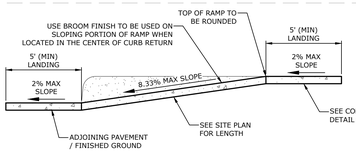


20A TYPE 'A' STANDARD CONCRETE CURB & GUTTER
NTS

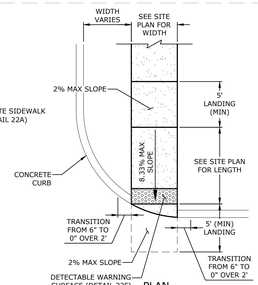
NOTES:
1. REFER TO SITE PLAN FOR SPECIFIC LAYOUT OF STRIPING.
2. ALL STRIPING MEASUREMENTS ARE TO CENTER OF STRIPE.



23A 90° PARKING / ADA ACCESSIBLE PARKING SPACE STRIPING
NTS



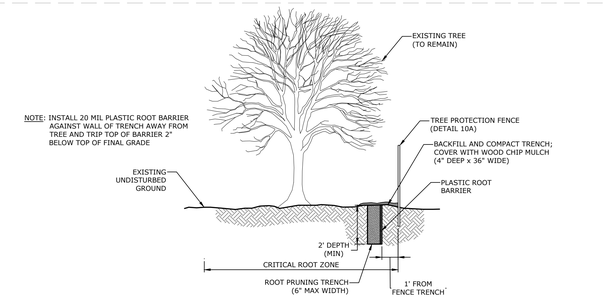
CROSS SECTION



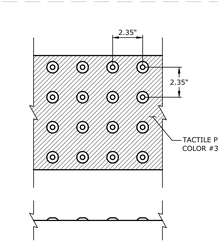
PLAN

NOTES:
1. THE SURFACE OF THE RAMP SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
2. THE BOTTOM OF THE RAMP SHALL BE FLUSH TO ADJOINING PAVEMENT AND HAVE NO LIP.
3. RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 8.33% AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP.
4. CONSTRUCT PER A.D.A. STANDARDS.
5. CURING COMPOUND IS REQUIRED UNLESS TEMPERATURES STAY BELOW 50° FAHRENHEIT FOR 7 DAYS. CURING COMPOUND MUST BE COLORED WHITE, RED, OR PINK. CLEAR CURING COMPOUND IS UNACCEPTABLE. IF CONCRETE IS NOT CURED WHEN REQUIRED, IT WILL BE CONSIDERED GROUNDS FOR REMOVAL AND REPLACEMENT.
6. THE PLAN VIEW & CROSS SECTION SHOWN ON THIS DETAIL IS SCHEMATIC IN NATURE; CONTRACTOR SHALL REFER TO GRADING PLAN FOR EXACT RAMP CONFIGURATION(S).

22C PEDESTRIAN RAMP (PERPENDICULAR)
NTS



10B ROOT PRUNING
NTS

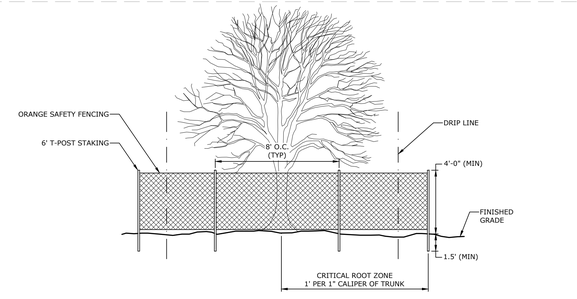


TRUNCATED DOME SPACING

TRUNCATED DOME SECTION

NOTES:
1. THE DETECTABLE WARNING DEVICE SHALL BE LOCATED SO THAT THE NEAREST EDGE OF THE DEVICE IS LOCATED AT THE BACK OF CURB.
2. TRUNCATED DOMES SHALL HAVE A DIAMETER OF 0.9 INCH AT THE BOTTOM, A DIAMETER OF 0.4 INCH AT THE TOP, A HEIGHT OF 0.2 INCH, AND A CENTER-TO-CENTER SPACING OF 2.35 INCHES MEASURED ALONG ONE SIDE OF A SQUARE ARRANGEMENT.
3. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
4. DETECTABLE WARNING DEVICE SHALL BE 24 INCHES IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE. (MIN 4')
5. THE CAST-IN-PLACE TACTILE PANELS SHALL BE MANUFACTURED USING VITRIFIED POLYMER COMPOSITE MATERIAL. THE PANELS SHALL BE SET INTO WET CONCRETE.

22F DETECTABLE WARNING SURFACE
NTS



10A TREE PROTECTION FENCE
NTS

Arkansas Children's Hospital

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MEDICAL EQUIPMENT
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314.821.3325

NOT FOR CONSTRUCTION

Arkansas Children's Northwest Campus Expansion

LARGE SCALE DEVELOPMENT

Springdale, AR

PSW Job Number:
574BB
Arkansas Children's Job Number:
R1871
MCE Job Number:
23-2126

LARGE SCALE DEVELOPMENT

Issue Date:
11.02.23

Revisions:

NO.	DATE	DESCRIPTION
01	11.22.23	LSD-REV #01

Drawing Title:
DETAIL SHEET I

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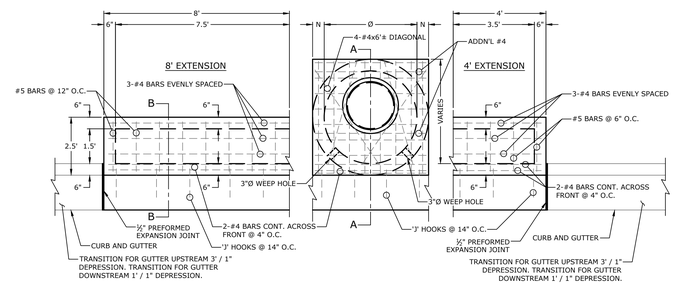
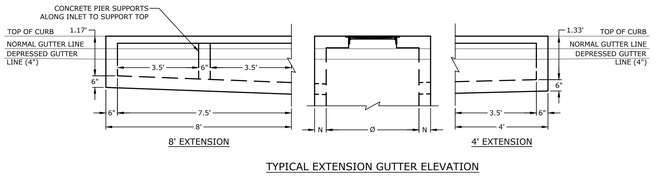


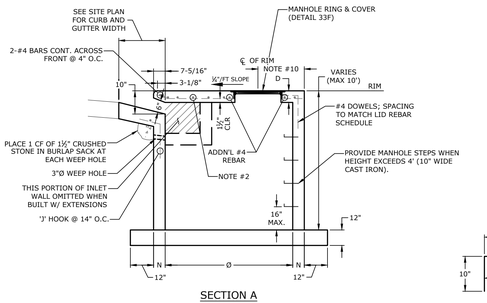
PLAN



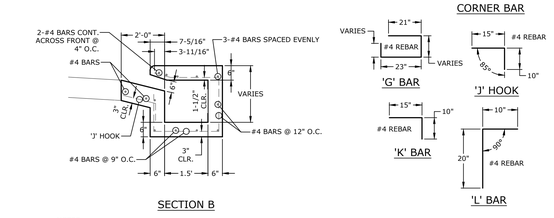
TYPICAL EXTENSION GUTTER ELEVATION

31A CIRCULAR CURB INLET W/ EXTENSIONS

NTS



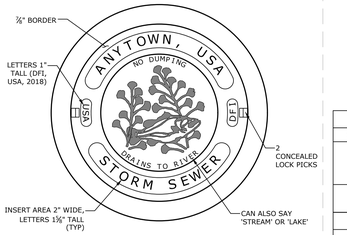
SECTION A



SECTION B

NOTES:
1. ALL EXPOSED CORNERS SHALL HAVE ¾" CHAMFER.
2. ALL REBAR SHALL BE GRADE 60 AND HAVE A MINIMUM 1½" COVER, UNLESS OTHERWISE NOTED - REFER TO DRAINAGE STRUCTURE REBAR AND DIMENSION SCHEDULE (DETAIL 30A).
3. PIPES MAY ENTER INLET FROM ANY DIRECTION OR ELEVATION AS DIRECTED BY THE ENGINEER.
4. WHEN AN INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT, THE GUTTER DEPRESSION SHALL BE FORMED IN CONCRETE PAVEMENT.
5. EXPANSION JOINT SHALL HAVE A THICKNESS OF ½" AND CONFORM TO AASHTO SPECIFICATIONS M213.
6. REFER TO CURB AND GUTTER DETAILS FOR APPROPRIATE CURB CONFIGURATION AND GUTTER DIMENSIONS AT EACH INLET LOCATION.
7. REFER TO GRADING / DRAINAGE PLANS TO DETERMINE EXTENSION SIZE AND NUMBER (IF ANY) ACCOMPANYING INLET.
8. CONCRETE FOR INLET LID & BASE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS (MIN) W/ 4%-7% AIR ENTRAINMENT.
9. REFER TO STORM PIPE BOX / INLET CONNECTION (DETAIL 33H) FOR PIPE CONNECTION TO INLET (IF APPLICABLE).
10. CENTER OF MANHOLE LID SHALL BE PLACED NO MORE THAN 2' (MAX) OFFSET FROM THE EXTERIOR OF THE STRUCTURE WALL FOR ALL STRUCTURES TALLER AND / OR WIDER THAN 4' TO ALLOW ACCESS FOR STEPS.
11. BASE, INLET WALLS, AND INVERTS SHALL BE CAST MONOLITHICALLY WITH FOOTING.

NOTES:
1. NEENAH R-1737 (LIGHT DUTY) FRAME & COVER SHALL BE USED WHEN STRUCTURE IS LOCATED IN GREENSPACES AND / OR SIDEWALK (OUT OF VEHICULAR TRAVEL WAYS).
2. NEENAH R-1960 (HEAVY DUTY) FRAME & COVER SHALL BE USED WHEN STRUCTURE IS LOCATED IN PARKING LOTS, DRIVE AISLES, AND / OR ROADWAYS (WITHIN VEHICULAR TRAVEL WAYS).



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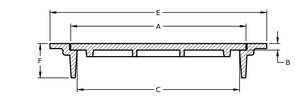


SECTION

FRAME & COVER TABLE		
DIMENSION	NEENAH R-1737 (LIGHT DUTY)	NEENAH R-1960 (HEAVY DUTY)
'A'	22⅝"	22¾"
'B'	1⅛"	1⅛"
'C'	21"	21⅛"
'E'	24⅛"	29"
'F'	4"	6"

33F STORM INLET RING FRAME & COVER

NTS

BASE REBAR SCHEDULE	
SECTION	REBAR
'A'	#4s @ 6" O.C.B.W.
'B'	#4s @ 6" O.C.B.W.

LID REBAR SCHEDULE		
DIMENSIONS	REBAR	PATTERN
$W_1 \leq 7'$ $W_2 \leq 7'$	#4s @ 8" O.C.B.W. #4s @ 8" O.C.B.W.	DIAGONAL @ COVER DIAGONAL @ COVER
$W_1 \leq 7'$ $W_2 \geq 7'$	#4s @ 8" O.C.B.W. #4s @ 6" O.C.B.W.	DIAGONAL @ COVER DIAGONAL @ COVER
$W_1 \geq 7'$ $W_2 \geq 7'$	#4s @ 6" O.C.B.W. #4s @ 6" O.C.B.W.	DIAGONAL @ COVER DIAGONAL @ COVER

WALL REBAR SCHEDULE			
SECTION	'W' (W_1 & W_2)	REBAR (HORIZONTAL)	REBAR (VERTICAL)
'A'	4'-0"	#4s @ 9" O.C.	#4s @ 10" O.C.
	4'-0" - 7'-0"	#6s @ 9" O.C.	#4s @ 10" O.C.
	> 7'-0"	#5s @ 4½" O.C.	#4s @ 10" O.C.
'B'	4'-0"	#4s @ 6" O.C.	#4s @ 10" O.C.
	4'-0" - 7'-0"	#6s @ 6" O.C.	#4s @ 10" O.C.

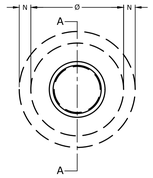
'T', 'N', AND 'D' REBAR SCHEDULE				
SECTION	'W' (W_1 & W_2)	'T'	'N'	'D'
'A'	4'-0" - 7'-0"	6" + PIPE WALL	8"	6"
	> 7'-0"	6" + PIPE WALL	8"	8"
'B'	4'-0"	8" + PIPE WALL	8"	8"
	4'-0" - 7'-0"	8" + PIPE WALL	10"	8"

'Ø' AND 'W' DIMENSION				
PIPE SIZE	CIRCULAR STRUCTURE Ø	RECTANGULAR STRUCTURE PIPE SKEW		
		STRAIGHT	30°	45°
≤ 24"	48"	4'-0"	4'-0"	4'-10"
30"	60"	4'-0"	4'-7"	5'-8"
36"	60"	4'-0"	5'-3"	6'-5"
42"	60"	5'-3"	5'-11"	7'-3"
48"	72"	5'-10"	6'-7"	8'-0"
60"	*-	7'-0"	7'-10"	9'-8"
DOUBLE	-	FOR 'A' SECTION ONLY		
24"	-	7'-0"	7'-10"	9'-5"
30"	-	8'-2"	9'-2"	11'-0"
36"	-	9'-4"	10'-6"	12'-6"
42"	-	10'-6"	11'-10"	14'-2"
48"	-	11'-8"	13'-2"	15'-10"
*FOR ALL PIPE LARGER THAN 48", USE RECTANGULAR STRUCTURE				

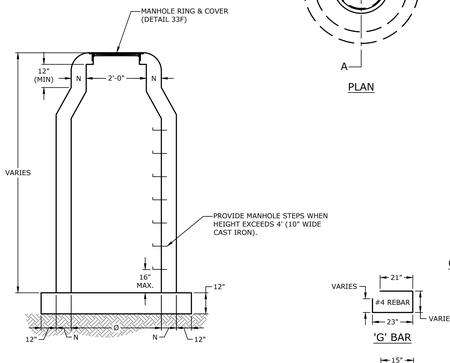
30A DRAINAGE STRUCTURE REBAR & DIMENSION SCHEDULE

NTS

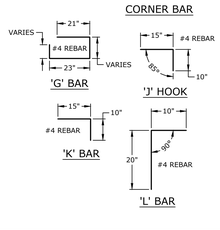
NOTES:
1. ALL EXPOSED CORNERS SHALL HAVE ¾" CHAMFER.
2. ALL REBAR SHALL BE GRADE 60 AND HAVE A MINIMUM 1½" COVER, UNLESS OTHERWISE NOTED - REFER TO DRAINAGE STRUCTURE REBAR AND DIMENSION SCHEDULE (DETAIL 30A).
3. PIPES MAY ENTER INLET FROM ANY DIRECTION OR ELEVATION AS DIRECTED BY THE ENGINEER.
4. EXPANSION JOINT SHALL HAVE A THICKNESS OF ½" AND CONFORM TO AASHTO SPECIFICATIONS M213.
5. CONCRETE PIER SUPPORTS ALONG INLET TO SUPPORT TOP.
6. REFER TO STORM PIPE BOX / INLET CONNECTION (DETAIL 33H) FOR PIPE CONNECTION TO INLET (IF APPLICABLE).
7. BASE, INLET WALLS, AND INVERTS SHALL BE CAST MONOLITHICALLY WITH FOOTING.



PLAN

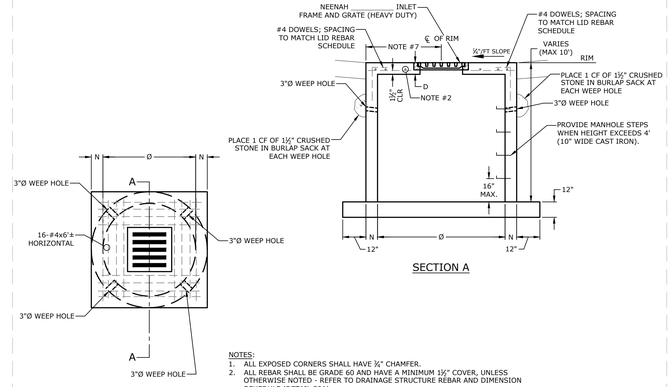


SECTION A



31D CONCENTRIC STORM MANHOLE

NTS



SECTION A

PLAN

NOTES:
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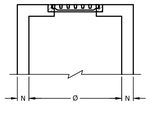
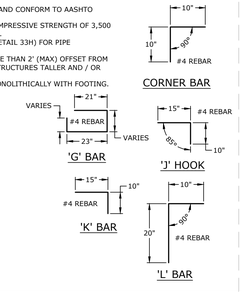
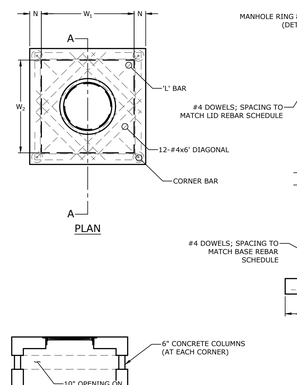
4. EXPANSION JOINT SHALL HAVE A THICKNESS OF ½" AND CONFORM TO AASHTO SPECIFICATIONS M213.
5. CONCRETE FOR INLET LID & BASE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS (MIN) W/ 4%-7% AIR ENTRAINMENT.
6. REFER TO STORM PIPE BOX / INLET CONNECTION (DETAIL 33H) FOR PIPE CONNECTION TO INLET (IF APPLICABLE).
7. CENTER OF MANHOLE LID SHALL BE PLACED NO MORE THAN 2' (MAX) OFFSET FROM THE EXTERIOR OF THE STRUCTURE WALL FOR ALL STRUCTURES TALLER AND / OR WIDER THAN 4' TO ALLOW ACCESS FOR STEPS.
8. BASE, INLET WALLS, AND INVERT SHALL BE CAST MONOLITHICALLY WITH FOOTING.



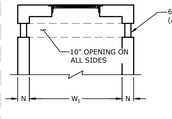


31B CIRCULAR GRATE INLET

NTS

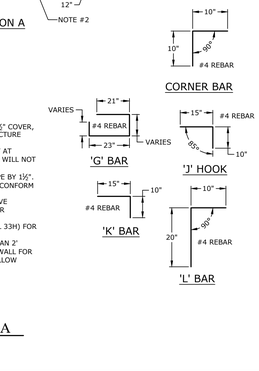


SECTION A



ELEVATION

NOTES:
1. ALL EXPOSED CORNERS SHALL HAVE ¾" CHAMFER.
2. ALL REBAR SHALL BE GRADE 60 AND HAVE A MINIMUM 1½" COVER, UNLESS OTHERWISE NOTED - REFER TO DRAINAGE STRUCTURE REBAR AND DIMENSION SCHEDULE (DETAIL 30A).
3. PIPES MAY ENTER INLET FROM ANY ELEVATION AND ONLY AT STRUCTURE FACE AS DIRECTED BY THE ENGINEER. PIPES WILL NOT ENTER STRUCTURE AT CORNERS, OR CLOSER THAN 6" TO STRUCTURE CORNER. REBAR SHALL BE CUT TO CLEAR PIPE BY 1½".
4. EXPANSION JOINT SHALL HAVE A THICKNESS OF ½" AND CONFORM TO AASHTO SPECIFICATIONS M213.
5. CONCRETE FOR INLET & BASE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS (MIN) W/ 4%-7% AIR ENTRAINMENT.
6. REFER TO STORM PIPE BOX / INLET CONNECTION (DETAIL 33H) FOR PIPE CONNECTION TO INLET (IF APPLICABLE).
7. CENTER OF MANHOLE LID SHALL BE PLACED NO MORE THAN 2' (MAX) OFFSET FROM THE EXTERIOR OF THE STRUCTURE WALL FOR ALL STRUCTURES TALLER AND / OR WIDER THAN 4' TO ALLOW ACCESS FOR STEPS.



30F RECTANGULAR AREA INLET

NTS

Arkansas Children's Hospital

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Architect of Record

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NOT FOR CONSTRUCTION

Arkansas Children's Northwest Campus Expansion

LARGE SCALE DEVELOPMENT

Springdale, AR

PSW Job Number:
574BB

Arkansas Children's Job Number:
R1871

MCC Job Number:
23-2126

LARGE SCALE DEVELOPMENT

Issue Date:
11.02.23

Revisions:

NO.	DATE	DESCRIPTION
01	11.22.23	LSD-REV #01

Drawing Title:
DETAIL SHEET II

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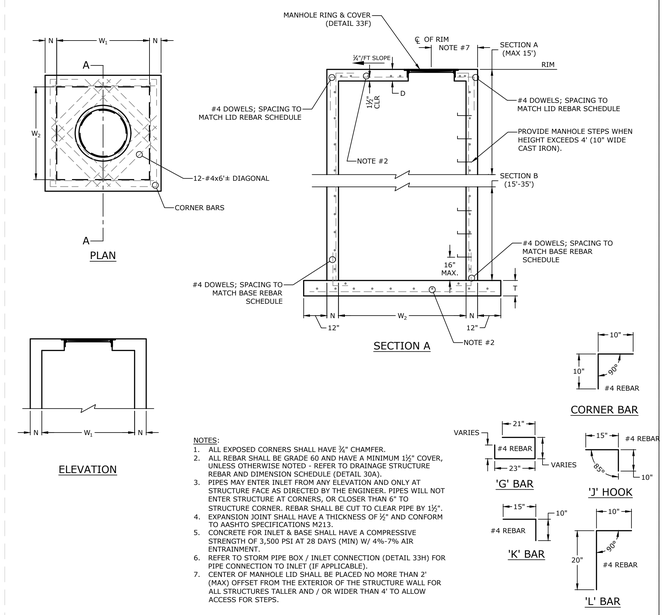

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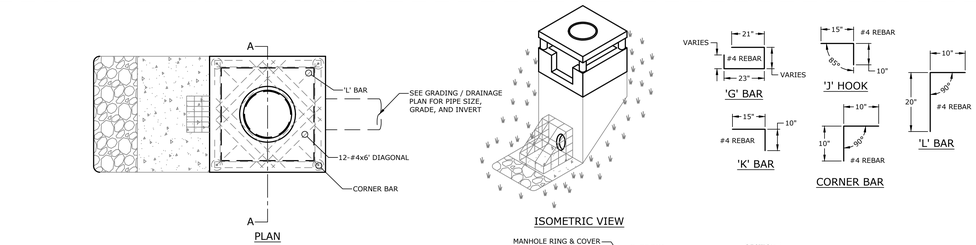
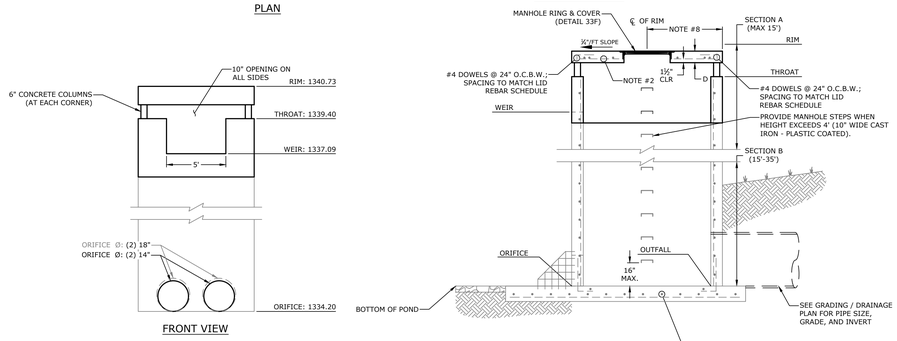
4. EXPANSION JOINT SHALL HAVE A THICKNESS OF ½" AND CONFORM TO AASHTO SPECIFICATIONS M213.
5. CONCRETE FOR INLET & BASE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS (MIN) W/ 4%-7% AIR ENTRAINMENT.
6. REFER TO STORM PIPE BOX / INLET CONNECTION (DETAIL 33H) FOR PIPE CONNECTION TO INLET (IF APPLICABLE).
7. CENTER OF MANHOLE LID SHALL BE PLACED NO MORE THAN 2' (MAX) OFFSET FROM THE EXTERIOR OF THE STRUCTURE WALL FOR ALL STRUCTURES TALLER AND / OR WIDER THAN 4' TO ALLOW ACCESS FOR STEPS.

30G RECTANGULAR JUNCTION BOX
NTS





NOTES:
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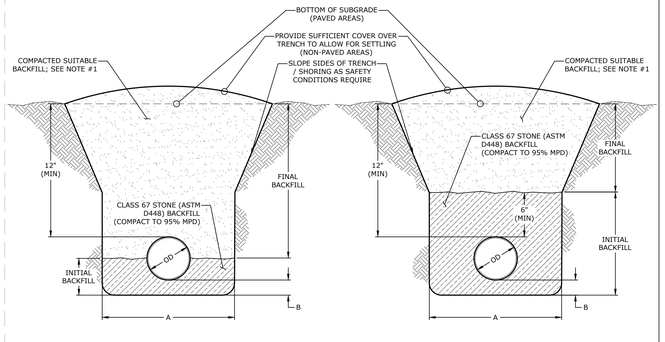
3. PIPES MAY ENTER INLET FROM ANY DIRECTION OR ELEVATION AS DIRECTED BY THE ENGINEER.
4. CONCRETE FOR INLET SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS (MIN) W/ 4%-7% AIR ENTRAINMENT.
5. REFER TO OUTFALL PROTECTION TEMPORARY SEDIMENT FILTER (DETAIL 50E) FOR SEDIMENT CONTROL.
6. TRASH RACK TO BE GROUTED INTO BOTH THE FACE OF STRUCTURE AND INTO RIP-RAP PAD.
7. REFER TO STORM PIPE BOX / INLET CONNECTION (DETAIL 33H) FOR PIPE CONNECTION TO INLET (IF APPLICABLE).
8. CENTER OF MANHOLE LID SHALL BE PLACED NO MORE THAN 2' (MAX) OFFSET FROM THE EXTERIOR OF THE STRUCTURE WALL FOR ALL STRUCTURES TALLER AND / OR WIDER THAN 4' TO ALLOW ACCESS FOR STEPS.

34A OUTFALL CONTROL STRUCTURE
NTS

NOTES:
1. FOR AREAS WHERE PIPE IS LOCATED UNDER NON-PAVED AREAS, BACKFILL SHALL BE COMPACTED SUITABLE NATIVE MATERIAL (DO NOT INCORPORATE FROZEN MATERIAL OR SOFT, MUCK, OR HIGHLY COMPRESSIBLE MATERIALS INTO FILL). FOR AREAS WHERE PIPE IS LOCATED UNDER PAVED AREAS, BACKFILL SHALL BE SELECT FILL COMPACTED PER THE GEOTECHNICAL REPORT PROJECT NO. 16-3801 PREPARED BY MCCLELLAND CONSULTING ENGINEERS, INC DATED 2/12/2016.



TRENCHING, BACKFILL, & BEDDING TABLE	
'A'	OD + 24" (MIN) OD + 36" (MAX)
'B'	.10 x OD (6" MIN)

33G STORM SEWER TRENCHING, BACKFILL, & BEDDING
NTS

Arkansas Children's Hospital

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MEDICAL EQUIPMENT
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NOT FOR CONSTRUCTION

Arkansas Children's Northwest Campus Expansion

LARGE SCALE DEVELOPMENT

Springdale, AR

PSW Job Number:
574BB

Arkansas Children's Job Number:
R1871

MCC Job Number:
23-2126

LARGE SCALE DEVELOPMENT

Issue Date
11.02.23

Revisions:

NO.	DATE	DESCRIPTION
01	11.22.23	LSD-REV #01

Drawing Title:
DETAIL SHEET III

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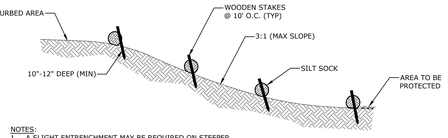
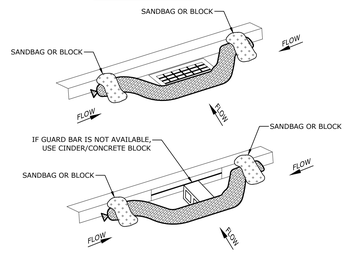
SLOPE INTERRUPTION

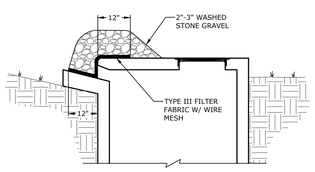


NOTES:
1. A SLIGHT ENTRENCHMENT MAY BE REQUIRED ON STEEPER SLOPES TO ENSURE INTIMATE GROUND CONTACT.
2. REMOVE SEDIMENT FROM THE UPSLOPE SIDE OF THE SILT SOCK WHEN ACCUMULATION HAS REACHED ½ OF EFFECTIVE HEIGHT OF THE SILT SOCK.
3. LOOSE FILTER MEDIA MAY BE BACKFILLED ON THE UPSLOPE SIDE OF THE FILTER SOCK TO ENHANCE PERFORMANCE.
4. HARDWOOD STAKES (2"x2"x24" NOMINAL) ARE SUGGESTED.

INLET PROTECTION

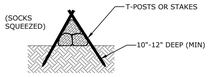


NOTES:
1. FOR AREA INLETS, APPLY DETAIL TO ALL FOUR SIDES OF INLET.



50C TEMPORARY CURB & AREA INLET SEDIMENT FILTER
NTS

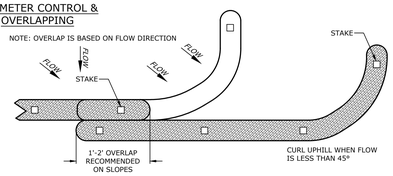
PYRAMID INSTALLATION STAKING



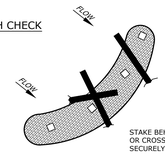
A PYRAMID OF SMALLER DIAMETER SILT SOCKS WILL INCREASE THE EFFECTIVE HEIGHT OF THE DEVICE WHEN LARGER DIAMETER SOCKS ARE NOT READILY AVAILABLE OR EASY TO INSTALL

PERIMETER CONTROL & OVERLAPPING

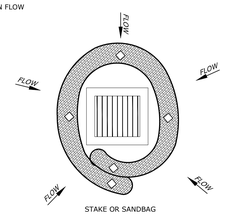
NOTE: OVERLAP IS BASED ON FLOW DIRECTION



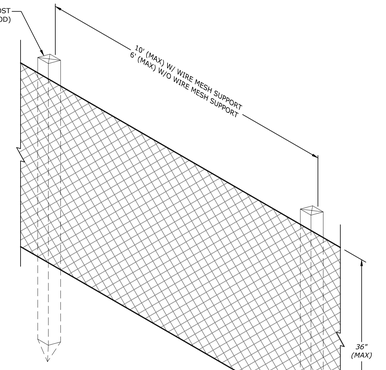
DITCH CHECK



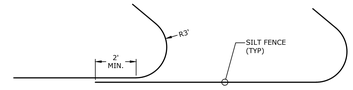
INSTALL SILT SOCK PERPENDICULAR TO FLOW WITH ENDS CURLED SLIGHTLY UPSTREAM TO PREVENT HIGH WATER FROM GOING AROUND THE ENDS. SLOW AND SPREAD WATER TO REDUCE CHANNELING AND EROSION



50B SILT SOCK
NTS

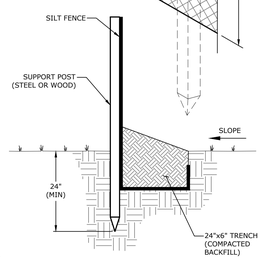


NOTES:
1. THE SILT FENCE SHALL BE NO GREATER THAN 36" IN HEIGHT.
2. THE SEDIMENT STORAGE SHALL BE NO GREATER THAN 18" IN HEIGHT.
3. SILT FENCE SHALL NOT BE STAPLED OR TIED TO EXISTING TREES.
4. SILT FENCE SHALL PARALLEL THE CONTOUR AS CLOSELY AS POSSIBLE.
5. WHEN USING STANDARD STRENGTH GEOTEXTILE FABRIC FOR SILT FENCING, WIRE MESH SUPPORT WILL BE REQUIRED. MESH SUPPORT SHALL BE FASTENED TO THE UP-SLOPE SIDE OF THE SUPPORT POSTS USING 1" HEAVY DUTY WIRE STAPLES OR TIE WIRES. THE WIRE MESH SHALL EXTEND INTO THE TRENCH THE FULL 6" DEPTH, AND SHALL EXTEND ABOVE THE TRENCH NO GREATER THAN 36" IN HEIGHT.
6. WHEN USING EXTRA STRENGTH GEOTEXTILE FABRIC FOR SILT FENCING WITHOUT WIRE MESH SUPPORT, THE FABRIC SHALL BE STAPLED OR WIRE TIED DIRECTLY TO THE SUPPORT POSTS. THE GEOTEXTILE FABRIC SHALL EXTEND INTO THE TRENCH THE FULL 6" DEPTH, AND SHALL EXTEND ABOVE THE TRENCH NO GREATER THAN 36" IN HEIGHT.
7. WHEN POSSIBLE, SILT FENCE SHALL BE CUT FROM A CONTINUOUS ROLL TO AVOID JOINTS. HOWEVER, WHEN JOINTING BECOMES NECESSARY, THE FENCE SHALL BE SPLICED TOGETHER AT A SUPPORT POST ONLY, WITH A 6" MINIMUM OVERLAP OF THE PREVIOUS FENCE AND NEW FENCE. BOTH ENDS OF FENCE SHALL BE ATTACHED SECURELY TO THE SUPPORT POST.
8. SUPPORT POSTS SHALL BE EVENLY SPACED W/ A MAXIMUM DISTANCE OF 10' BETWEEN EACH SUPPORT POST WHEN USING WIRE MESH SUPPORT; WHEN WIRE MESH SUPPORT IS NOT USED, SUPPORT POSTS SHALL BE NO MORE THAN 6' APART. EACH SUPPORT POST SHALL BE STAKED DOWN INTO THE GROUND A MINIMUM OF 24".
9. AT THE END OF EACH ROW OF SILT FENCE, THE ENDS OF THE FENCE SHALL BE TURNED UPHILL. A 24" WIDE x 6" DEEP TRENCH SHALL BE EXCAVATED UP-SLOPE OF THE FENCE, ALONG THE LENGTH OF THE FENCE.
10. TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE SILT FENCE.
11. WHEN A SILT FENCE IS NEAR THE TOE OF A SLOPE, FENCE MUST BE SET 6' FROM SAID TOE.
12. SILT FENCING MAY BE REMOVED ONCE IT IS NO LONGER NEEDED FOR EROSION CONTROL PURPOSES. HOWEVER, UP-SLOPE SOILS MUST BE PERMANENTLY STABILIZED PRIOR TO BEING REMOVED, AND ANY ACCUMULATED SEDIMENT HAS BEEN REMOVED.
13. SILT FENCES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINSTORM EVENT FOR ANY DAMAGE DONE TO THE SILT FENCE. ALL SEDIMENT SHALL BE REMOVED FROM THE FENCE WHEN IT REACHES ½ THE HEIGHT OF THE FENCE, OR 9" MAXIMUM. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
14. WHEN 'J' HOOKS ARE EMPLOYED, THERE SHALL BE AN OVERLAP OF 2' MIN. BETWEEN UPSLOPE 'J' HOOK AND THE BEGINNING OF THE DOWNSLOPE 'J' HOOK. EACH HOOK SHALL HAVE A RADIUS OF 3' MIN.



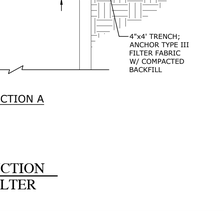
J-HOOKS

50A SILT FENCE
NTS



ELEVATION

PLAN



SECTION A

ISOMETRIC VIEW

'U' BAR

50G TEMPORARY FLUME SEDIMENT FILTER
NTS

NOTES:
1. CHECK DAM(S) SHALL BE CONSTRUCTED W/ ROCK SIZES BETWEEN 3" AND 15". THE SPILLWAY SHALL BE 6" (MIN) LOWER THAN ABUTMENT.
2. MAXIMUM SPACING BETWEEN DAM(S) SHALL BE SUCH THAT THE TOE OF THE UPSTREAM DAM IS AT THE SAME ELEVATION AS THE TOP OF THE DOWNSTREAM DAM.
3. EXTEND THE ABUTMENTS 18" INTO THE CHANNEL BANKS.

MAINTENANCE & INSPECTIONS:
1. REMOVE ALL SEDIMENT FROM BEHIND ANY CHECK DAM(S) WHEN IT REACHES ½ THE HEIGHT OF DAM(S), OR AS NEEDED. ALL REMOVED SEDIMENT SHALL BE LOCATED TO AN AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT RUNOFF TO ANY OFFSITE AREA AND CAN BE PERMANENTLY STABILIZED.
2. ALL CHECK DAM(S) SHALL BE INSPECTED PERIODICALLY FOR DAMAGE AFTER ALL SIGNIFICANT STORM EVENTS (>1" IN 24 HRS) AND DURING WINTER MONTHS. REPAIRS SHALL BE MADE PROMPTLY TO BRING CHECK DAM(S) BACK TO A FUNCTIONAL STATE. ANY EROSION AROUND AND / OR UNDER THE DAM(S) SHALL BE REPAIRED IMMEDIATELY.
3. CONTRACTOR TO REMOVE ALL CHECK DAM(S) WHEN SITE STABILIZATION IS COMPLETE.

UPSTREAM VIEW

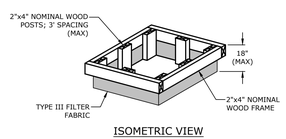
NOTES:
1. 'L' IS THE DISTANCE WHERE THE ELEVATION OF POINTS 'A' AND 'B' ARE THE SAME.

50J TEMPORARY ROCK CHECK DAM
NTS

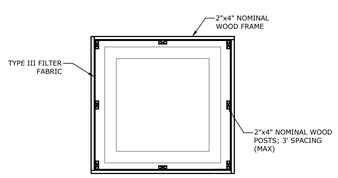
SECTION A

NOTES:
1. ORIFICE TO BE COVERED AND PLUGGED UNTIL ENTIRE SITE IS STABILIZED, THEN REMOVED.
2. GRAVEL AND FILTER FABRIC TO BE INSTALLED AS SOON AS CONTROL STRUCTURE HAS BEEN COMPLETED. PERIODIC CLEANING OF GRAVEL TO BE DONE TO REMOVE SEDIMENT.
3. GRAVEL AND FILTER FABRIC TO STAY IN PLACE OVER TRASH RACK THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD UNTIL ENTIRE SITE IS STABILIZED, THEN REMOVED.

50E TEMPORARY OUTFALL PROTECTION SEDIMENT FILTER
NTS



ISOMETRIC VIEW



PLAN

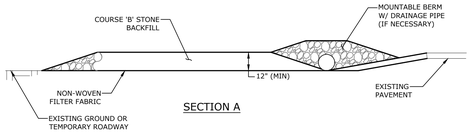
SECTION A

50D TEMPORARY GRATE INLET, JUNCTION BOX, & OPEN LID SEDIMENT FILTER
NTS

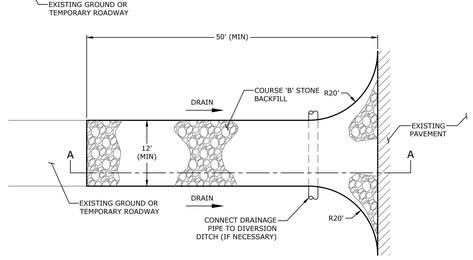
NOTES:
1. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO EXITING ONTO PUBLIC RIGHT-OF-WAYS.
2. CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED TO WHERE TRACKING OF SEDIMENT IS PREVENTED FROM ENTERING INTO PUBLIC RIGHT-OF-WAYS. THIS SHALL INCLUDE, BUT IS NOT LIMITED TO: ADDITIONAL TOP DRESSING OR REPAIR AND / OR CLEANING OUT OF ANY SEDIMENT TRAPPING MEASURES.
3. IF WASHING IS REQUIRED, THIS MEASURE SHALL BE DONE IN A CRUSHED STONE STABILIZED AREA WHICH DRAINS INTO A SEDIMENT TRAP / BASIN.

MAINTENANCE & INSPECTIONS:
1. CONTRACTOR IS TO MAINTAIN THE GRAVEL ENTRANCE(S) IN SUCH CONDITION AS TO PREVENT MUD OR SEDIMENT FROM ENTERING PUBLIC RIGHT-OF-WAYS.
2. CONTRACTOR TO REPLACE GRAVEL WHEN VOIDS BETWEEN GRAVEL IS NO LONGER VISIBLE.
3. AFTER EACH SIGNIFICANT STORM EVENT (>1" / 24HRS), CONTRACTOR TO INSPECT ALL STRUCTURES USED TO TRAP SEDIMENT AND REMOVE SEDIMENT AS NECESSARY. ANY OBJECTIONABLE MATERIALS SPILLED, WASHED, OR TRACKED INTO PUBLIC RIGHT-OF-WAYS SHALL BE REMOVED IMMEDIATELY.
4. ALL SEDIMENT LOCATED ON PAVED ROADWAYS MUST BE REMOVED WITHIN 24 HOURS.

TEMPORARY CONSTRUCTION ENTRANCE SPECIFICATIONS:
1. PAD THICKNESS SHALL NOT BE LESS THAN 12". NON-WOVEN FILTER FABRIC SHALL BE USED TO IMPROVE STABILITY OF THE PAD IN AREAS OF SEEPAGE OR FOUND TO BE IN A HIGH WATER TABLE AREA.
2. AGGREGATE SIZE WITHIN THE PAD SHALL BE 3"-6" STONE, SMOOTHED.
3. LENGTH OF THE ENTRANCE(S) SHALL BE AS NECESSARY, BUT NO LESS THAN 50' LONG.
4. WIDTH OF THE ENTRANCE(S) SHALL BE THE FULL WIDTH OF INGRESS / EGRESS, BUT NO LESS THAN 12' WIDE.
5. CONSTRUCTION ENTRANCE(S) SHALL BE LOCATED TO MINIMIZE SEDIMENT LEAVING THE SITE AND PROVIDE UTILITY BY ALL CONSTRUCTION VEHICLES. CONTRACTOR IS TO AVOID PLACING CONSTRUCTION ENTRANCE(S) AT STEEP GRADES AND / OR CURVES IN THE EXISTING ROAD.
6. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, STRAW BALES, OR OTHER APPROVED METHODS.
7. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY. PROVIDE DRAINAGE TO CARRY WATER TO A SEDIMENT TRAP OR OTHER SUITABLE OUTLET.



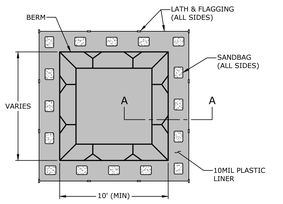
SECTION A



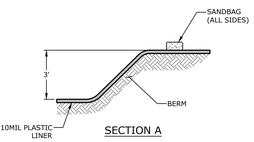
PLAN

SECTION A

50P TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
NTS

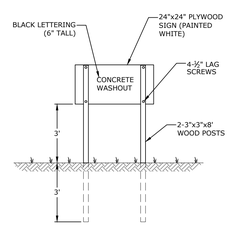


PLAN



SECTION A

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.



SIGN DETAIL

50N TEMPORARY CONCRETE WASHOUT
NTS

Arkansas Children's Hospital

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NOT FOR CONSTRUCTION

Arkansas Children's Northwest Campus Expansion

LARGE SCALE DEVELOPMENT

Springdale, AR

PSW Job Number:
574BB

Arkansas Children's Job Number:
R1871

MCE Job Number:
23-2126

LARGE SCALE DEVELOPMENT

Issue Date:
11.02.23

Revisions:

NO.	DATE	DESCRIPTION
01	11.22.23	LSD-REV #01

Drawing Title:
DETAIL SHEET IV

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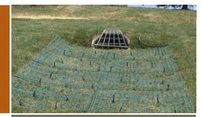
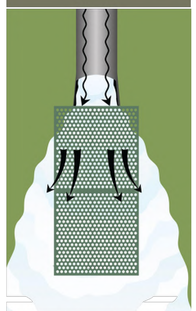
ScourStop®
DESIGN GUIDE
Circular Culvert Outlet Protection





why use the

SCOURSTOP SYSTEM?

ScourStop transition mats protect against erosion and scour at culvert outlets with a vegetated solution in areas traditionally protected with rock or other hard armor.

ScourStop is part of a system that includes semi-rigid transition mats installed over sod or turf reinforcement mats. Each 4' x 4' x $^{1}/_{2}$" mat is made of high-density polyethylene and secured tightly to the ground with anchors.

Circular Culvert Outlet Protection

PIPE DIAMETER	VELOCITY ≤ 10 FT/SEC		10 < VELOCITY < 16 FT/SEC	
	TRANSITION MAT W x L	QUANTITY OF MATS	TRANSITION MAT W x L	QUANTITY OF MATS
12"	4' x 4'	1	4' x 8'	2
24"	8' x 8'	4	8' x 12'	6
36"	8' x 12'	6	12' x 20'	15
48"	12' x 16'	12	12' x 24'	18
60"	12' x 20'	15	16' x 32'	32
72"	16' x 24'	24	20' x 36'	45

These are minimum recommendations. More ScourStop protection may be needed depending upon site and soil conditions, per project engineer.

- If velocity is greater than 16 fps, contact manufacturer for design assistance.
- ScourStop mats have been shown to at least double the effectiveness of turf reinforcement mats.
- ScourStop fully vegetated channel (2:1 slope): velocity = 31 fps, shear stress = 16 psf.

51B **PERFORMANCE ◦ AESTHETICS**
NPDES-COMPLIANT ◦ COST-EFFECTIVE

the green solution to riprap
scourstop
scourstop.com

51A **SWP-CI**
BIG RED Curb Inlet Protector
Product Reference

ASP ENTERPRISES
Quick Supply Co.
The Midwest's Most Trusted Site Solutions Provider

GEOSOURCE

Product

The SWP-CI "Big Red" Filter is a REUSABLE inlet protector that keeps out sediment throughout the entire construction project. There are no pockets to fill, no velcro bags, no assembly etc. Simply place in front of the inlet, make sure it lays in the contour, and you are DONE!
"Big Red" CI Protector Advantages:

- Easy to Install
- Versatile for a variety of curb inlets
- Reusable and Extremely easy to clean
- Made from 90% Inert Recycled Materials

1 "Big Red" CI protector protecting a concrete swale.

Fabric Properties

Property	Test	Units	Value
Weight	ASTM D5261	oz/sq yd	9.3
Grab Tensile Strength	ASTM D4632	lb	warp 250 fill 290
Tear Strength	ASTM D4533	lb	warp 60 fill 50
Burst	ASTM D3786	psi	440

Installation

Simple installation also translates into simple removal, cleanup and re-use at the next project or phase. Maintenance is simple as well by lifting the unit from the inlet, shaking the mud off of it, removing the sediment on the concrete, and placing the unit back. If it is severely filled with sediment, wash it out in a vegetated area and it is as good as new.

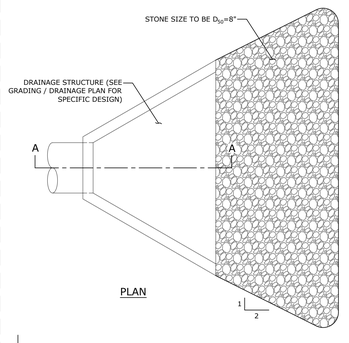
All of these features and benefits combine to make the SWP-CI "Big Red" curb inlet protector the perfect choice for all curb inlet applications. It comes in 54" long for single curb inlets and 104" lengths for double curb inlets. Custom sizes are also available depending on quantity.

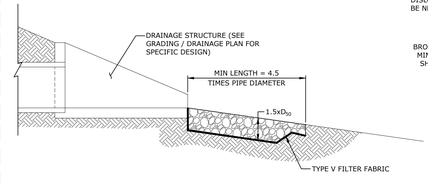
2 This is a 14' custom unit. Big Red is very easy to work with.

3 Single "Big Red" CI Protector.

800.362.2245 www.quicksupplydm.com 800.869.9600 www.aspent.com

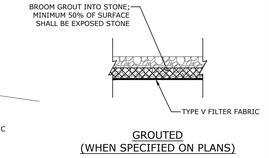
product reference





SECTION A

NOTES:
1. PRIOR TO LAYING RIP-RAP & FILTER FABRIC, PREPARE THE SUBGRADE TO THE GRADES SHOWN ON THE GRADING PLAN. COMPACT ANY FILL REQUIRED IN THE SUBGRADE TO A DENSITY APPROXIMATING THAT OF THE SURROUNDING UNDISTURBED MATERIAL.
2. OVERFILL DEPRESSIONS W/ RIP-RAP.
3. REMOVE ANY BRUSH, TREES, STUMPS, AND OTHER OBJECTIONABLE MATERIAL. CUT THE SUBGRADE SUFFICIENTLY DEEP SO THAT THE FINISHED GRADE OF THE RIP-RAP SHALL BE THE ELEVATION OF THE SURROUNDING AREA.
4. CHANNELS SHALL BE EXCAVATED SUFFICIENTLY TO ALLOW PLACEMENT OF RIP-RAP IN SUCH A MANNER SO THE FINISHED INSIDE DIMENSIONS AND GRADE OF THE RIP-RAP MEET DESIGN SPECIFICATIONS.
5. PLACE A SAND AND FILTER BLANKET DOWN IMMEDIATELY AFTER GROUND FOUNDATION IS PREPARED. FOR GRAVEL, SPREAD FILTER STONE IN A UNIFORM LAYER W/ A MINIMUM THICKNESS OF 6", WHERE MORE THAN ONE LAYER OF FILTER MATERIAL IS USED, SPREAD THE LAYERS W/ MINIMAL MIXING.
6. PLACE THE FILTER FABRIC DIRECTLY ON THE PREPARED FOUNDATION, OVERLAPPING THE EDGES BY AT LEAST 12", AND SPACE ANCHOR PINS EVERY 3' ALONG THE OVERLAP. BURY THE UPPER AND LOWER ENDS OF THE CLOTH 12 MINIMUM INTO THE GROUND.
7. TAKE CARE TO NOT DAMAGE CLOTH DURING PLACEMENT OF RIP-RAP.
8. WHERE LARGE STONES ARE USED OR MACHINE PLACEMENT IS DIFFICULT, Q 4" LAYER OF FINE GRAVEL OR SAND MAY BE NEEDED TO PROTECT THE FILTER FABRIC.
9. PLACEMENT OF RIP-RAP SHOULD IMMEDIATELY FOLLOW AFTER PLACEMENT OF THE FILTER.
10. PLACE RIP-RAP SO THAT IT FORMS A DENSE, WELL-GRADED MASS OF STONE WITH A MINIMUM OF VOIDS. PLACE THE RIP-RAP TO ITS FULL THICKNESS IN ONE OPERATION.
11. DO NOT PLACE RIP-RAP BY DUMPING THROUGH CHUTES OR OTHER METHODS THAT CAUSE SEGREGATION OF STONE SIZES.
12. TAKE CARE TO NOT DISLODGE THE UNDERLYING BASE OR FILTER WHEN PLACING RIP-RAP STONES.
13. FINISHED SLOPE SHALL BE FREE OF POCKETS OF SMALL STONES OR CLUSTERS OF LARGE STONES.
14. RIP-RAP SHALL BE INSPECTED PERIODICALLY FOR SCOUR OR DISLODGED STONES. CONTROL OF WEED AND BRUSH GROWTH MAY BE NEEDED IN SOME LOCATIONS.



GROUTED
(WHEN SPECIFIED ON PLANS)

50Q **PERMANENT RIP-RAP PAD**
NTS

Arkansas Children's Hospital

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NOT FOR CONSTRUCTION

Arkansas Children's Northwest Campus Expansion

LARGE SCALE DEVELOPMENT

Springdale, AR

PSW Job Number:
574BB

Arkansas Children's Job Number:
R1871

MCE Job Number:
23-2126

LARGE SCALE DEVELOPMENT

Issue Date:
11.02.23

Revisions:

NO.	DATE	DESCRIPTION
01	11.22.23	LSD-REV #01

Drawing Title:
DETAIL SHEET V

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CLEANOUT ASSEMBLY DETAIL

N.T.S.

S-47

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:
CRKJ	S-47	APRIL 2018

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Arkansas Children's Hospital

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NOT FOR CONSTRUCTION

Arkansas Children's Northwest Campus Expansion

LARGE SCALE DEVELOPMENT

Springdale, AR

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MCE Job Number:
23-2126

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Issue Date:
11.02.23

Revisions:

NO.	DATE	DESCRIPTION
01	11.22.23	LSD-REV #01

Drawing Title:
SWU DETAIL SHEET I

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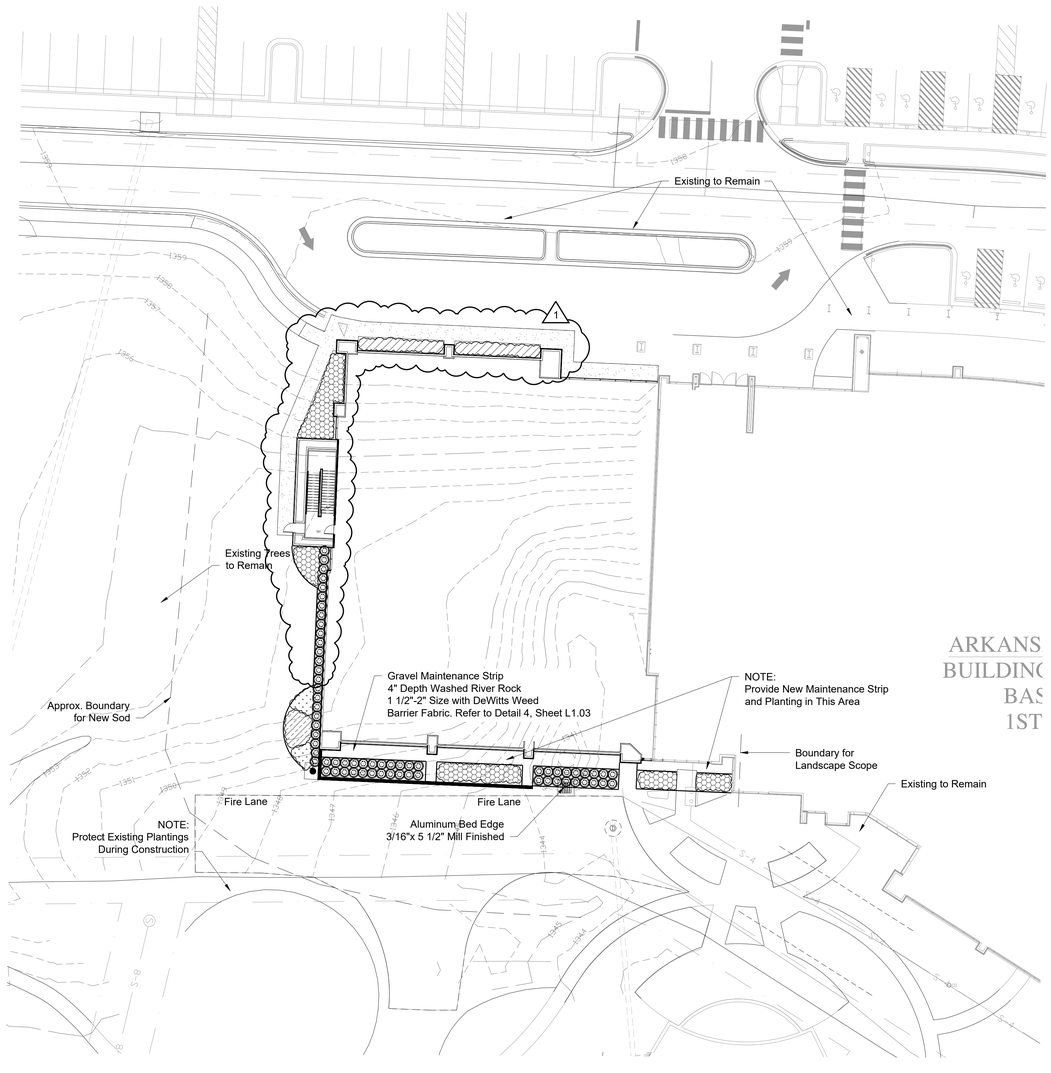

Plant Legend

	Allee Lacebark Elm	
	Shumard Oak	
	Red Sunset Maple	
	Green Vase Zelkova	
	Yoshino Cherry	
	Sweet Bay Magnolia	
	Compact Burning Bush	4' o.c.
	Silver Feather Grass	3' o.c.
	Adagio Maiden Grass	3' o.c.
	Goldmound Spirea	24" o.c.
	Kaleidoscope Abelia	30" o.c.
	Purple Leaf Wintercreeper	18" o.c. Staggard Rows
	Goldsturm Rudbeckia	18" o.c.

NOTES:

1. Provide New Automatic Irrigation System for All Landscape Areas within Scope of Work.
2. Provide 3" Depth Shredded Bark Mulch in All Mass Planting Areas.
3. Provide Aluminum Edging to Define All Mass Planting Areas Unless Otherwise Noted.
4. Maintenance Schedule: Begin maintenance immediately after planting. Maintain plant materials by watering, pruning, cultivating, and fertilizing as required for healthy growth. Restore planting saucers. Tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Provide positive chemical, insect and disease control as indicated by inspection. Fertilize plants as required by good horticultural practice. Provide and replace mulch in planting beds and inside the saucers as necessary. Remove trash from planting and lawn areas at least once a week. Weed shrub and groundcover beds as required to maintain a neat appearance. Mow and edge lawns at least once each week during the growing season. Bag and remove clippings from the project site. Monitor operation and coverage of the irrigation system. Maintain plantings through the designated maintenance period.
5. Landscape installation shall be guaranteed for a two-year period. Landscaping shall be maintained in healthy living condition, and all plant material, that dies within the two-year period, shall be replaced.
6. All landscape areas within scope of work on Sheets L1.01 and L1.02 shall have an automatic irrigation system.

0 10 20 40 60

Scale: 1"= 20'-0"

NORTH

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CINDE BAUER DRILLING
License Number 855
STATE OF ARKANSAS
11-17-23

Arkansas Children's Northwest Campus Expansion

SITE PACKAGE

Springdale, AR

PSW Job Number:
5748B

Arkansas Children's Job Number:
R1871

100% BID DOCUMENTS

Issue Date:
11.17.23 Site Pkg.

Revisions:

NO.	DATE	DESCRIPTION
01	11.22.23	LSD-REV #01

Drawing Title: Drawing Title:

PHASE II Landscape Plan Building Expansion

L1.01

Plant Legend

	Allee Lacebark Elm	
	Shumard Oak	
	Red Sunset Maple	
	Green Vase Zelkova	
	Yoshino Cherry	
	Sweet Bay Magnolia	
	Compact Burning Bush	4' o.c.
	Silver Feather Grass	3' o.c.
	Adagio Maiden Grass	3' o.c.
	Goldmound Spirea	24" o.c.
	Kaleidoscope Abelia	30" o.c.
	Purple Leaf Wintercreeper	18" o.c. Staggard Rows
	Goldsturm Rudbeckia	18" o.c.

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6. All landscape areas within scope of work on Sheets L1.01 and L1.02 shall have an automatic irrigation system.

PARKING LOT INTERIOR LANDSCAPE AREA CALCULATIONS

1. TOTAL PARKING LOT AREA - 91,576 SF

   TOTAL LANDSCAPE AREA NEEDED - 10% 9,158 SF

   TOTAL LANDSCAPE AREA PROVIDED - 12.7% 9,424 SF

Parking Area Delineation

Interior Landscape Area Delineation

Scale: 1"= 20'-0"

NORTH

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STATE OF ARKANSAS
11-17-23

Arkansas Children's Northwest Campus Expansion

SITE PACKAGE

Springdale, AR

PSW Job Number:
574BB

Arkansas Children's Job Number:
R1871

100% BID DOCUMENTS

Issue Date:
11.17.23 Site Pkg.

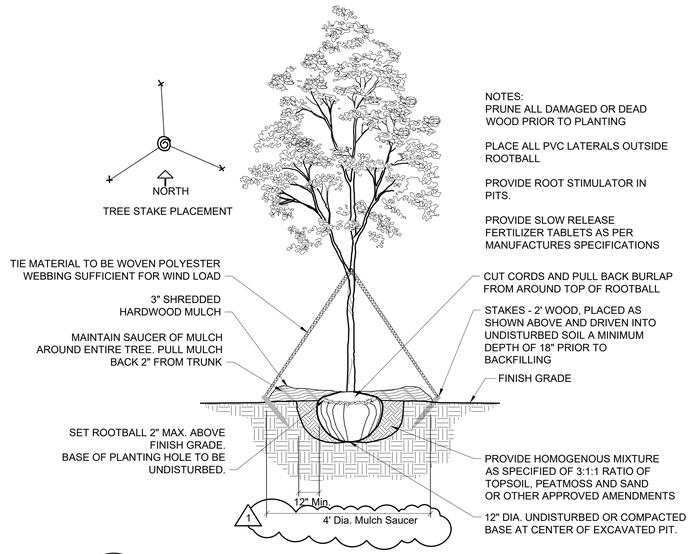
Revisions:

NO.	DATE	DESCRIPTION
01	11.22.23	LSD-REV #01

Drawing Title:

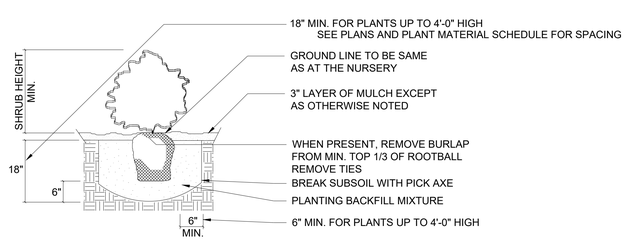
PHASE I
Landscape Plan
East Parking Lot Expansion

L1.02



1 / L1.03 TREE PLANTING / STAKING

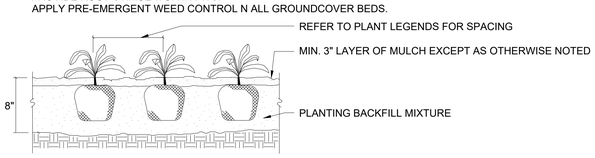
SCALE: N.T.S.



2 / L1.03 ORNAMENTAL GRASS / SHRUB PLANTING

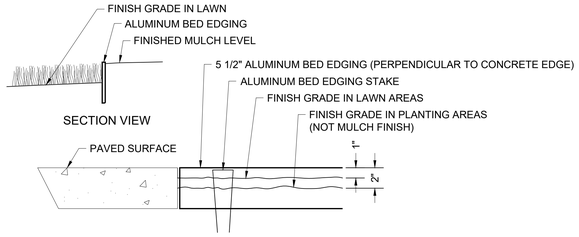
SCALE: N.T.S.

PROVIDE WEED CONTROL AND / OR FERTILIZER AS SPECIFIED.
WEED CONTROL AND FERTILIZER MAY BE APPLIED AT A LATER
DATE TO COMPLY WITH SEASONAL CONDITIONS AND THE GROWING PERIOD.
PROVIDE SLOW RELEASE FERTILIZER TABLETS AS PER MANUFACTURERS RECOMMENDATIONS.
PROVIDE HOMOGENOUS BACKFILL PLANTING MIXTURE AS SPECIFIED.
PROVIDE ROOT STIMULATOR IN PITS.
APPLY PRE-EMERGENT WEED CONTROL N ALL GROUNDCOVER BEDS.



3 / L1.03 GROUNDCOVER PLANTING

SCALE: N.T.S.



ALUMINUM BED EDGING INSTALLATION:

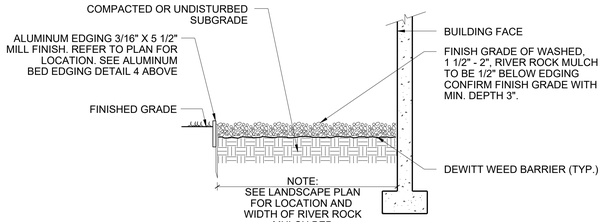
DO NOT INSTALL BED EDGING ALONG OR PARALLEL WITH PAVING EDGE

EDGING TO BE DRIVEN INTO SOIL UNTIL 1" ABOVE FINISH GRADE, AFTER TOPSOIL AND BEFORE SOD.

IF UNKNOWN SUBSURFACE OBSTACLE PREVENTS EDGING FROM BEING SET AT SPECIFIED HEIGHT, CUT OFF CORNERS OF EDGING TO ELIMINATE SHARP 90° CORNER AT PAVING AND FILE OFF SHARP EDGES.

4 / L1.03 ALUMINUM BED EDGING

SCALE: N.T.S.



NOTE:
Contractor to Submit Sample of Washed River Rock for Architect Approval Prior to Installation.

5 / L1.03 GRAVEL MAINTENANCE STRIP

SCALE: N.T.S.

1 NOTES:

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PLANT MATERIALS SCHEDULE

ARKANSAS CHILDREN'S NORTHWEST CAMPUS EXPANSION

SPRINGDALE, ARKANSAS

ITEM	QTY.	SIZE AND DESCRIPTION
Trees / Shade		
*1. Allee Lacebark Elm Ulmus parvifolia 'Emer II'	19	Specimen; height min. 14'-16'; 3"-3 1/2" min. caliper; full, well branched, well-balanced, all sides with min. spread 6'-7'; B&B. Note: Trees to be well matched with forms adaptable to pruning for pedestrian and vehicular clearance.
*2. Shumard Oak Quercus shumardi	5	Height min. 14'-16'; 3"-3 1/2" min. caliper; min. spread 5'-6'; trees to have strong central leader; full, well branched form; trees well matched. B&B. Note: Trees must be min. 2" DBH caliper.
*3. 'Red Sunset' Red Maple Acer rubrum 'Franksred'	15	Height min. 14'-16'; 3"-3 1/2" min. caliper; min. spread 5'-6'; trees well branched, well-balanced all sides; trees well matched; B&B. Note: Trees must be min. 2" DBH caliper.
*4. 'Green Vase' Japanese Zelkova Zelkova serrata 'Green Vase'	8	Specimen; height min. 14'-16'; 3"-3 1/2" caliper; min. spread 4'-5'; trees well branched; trees well matched; trees to have forms acceptable to placement adjacent to sidewalks and vehicular areas; B&B. Note: Alternate variety of Zelkova may be substituted if necessary due to availability upon approval of Owner and Architect.
Trees / Ornamental		
*5. Yoshino Cherry Prunus serrulata 'Yoshino'	7	Height 8'-10'; 2"-2 1/2" min. caliper; trees well branched with full compact forms, min. spread 42"-48"; trees well matched; B&B.
Trees / Evergreen		
*6. Sweet Bay Magnolia Magnolia virginiana	16	Specimen; height min. 8'-10'; well branched; min. 3 or more trunks, each with 1 1/2" caliper; ; spread 42"-48"; trees well matched; B&B.
Shrubs / Evergreen		
*7. Kaleidoscope Abelia Abelia x grandiflora 'Kaleidoscope'	1 / 120	Height min. 15"-18"; spread min. 15"-18"; full, well branched; 3 gal.
Shrubs / Deciduous		
*8. Compact Burning Bush Euonymus alata 'Compacta'	54	Height min. 18"-24"; spread 20"-24"; well branched, full form; B&B.
*9. Goldmound Spirea Spiraea x bumalda 'Goldmound'	23	Height min. 10"-12"; spread 12"-15"; full form; 3 gal.
Ornamental Grasses		
*10 Silver Feather Grass Miscanthus sinensis 'Silberfeder'	20	Height min. 30"-34"; spread min. 28"-30"; full clump; well rooted; specimen quality; 5 gal.
*11. Adagio Maiden Grass Miscanthus sinensis 'Adagio'	1 / 64	Height min. 18"-20"; spread min. 18"-20"; full clump; well rooted; specimen quality; 3 gal.
Groundcover		
*12. Purpleleaf Wintercreeper Euonymus fortunei 'Colorata'	1 / 1,121	Spread 10"-12"; full mass; well rooted; 1 gal.
Perennials		
*13. Goldstrum Rudbeckia Rudbeckia fulgida 'Goldstrum'	40	Full clump; height 12"-15"; well rooted; 1 gal.
Turf		
14. 'U3' Bermuda Cynodon dactydon 'U3' Solid Sod		Solid sod, free of weeds, debris, insects and other grasses.

Arkansas Children's Hospital

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LICENSED LANDSCAPE ARCHITECT
CINDE BAUER DRUEING
License Number 855
STATE OF ARKANSAS
11-17-23

Arkansas Children's Northwest Campus Expansion

SITE PACKAGE

Springdale, AR

PSW Job Number:
574BB

Arkansas Children's Job Number:
R1871

100% BID DOCUMENTS

Issue Date:
11.17.23 Site Pkg.

Revisions:

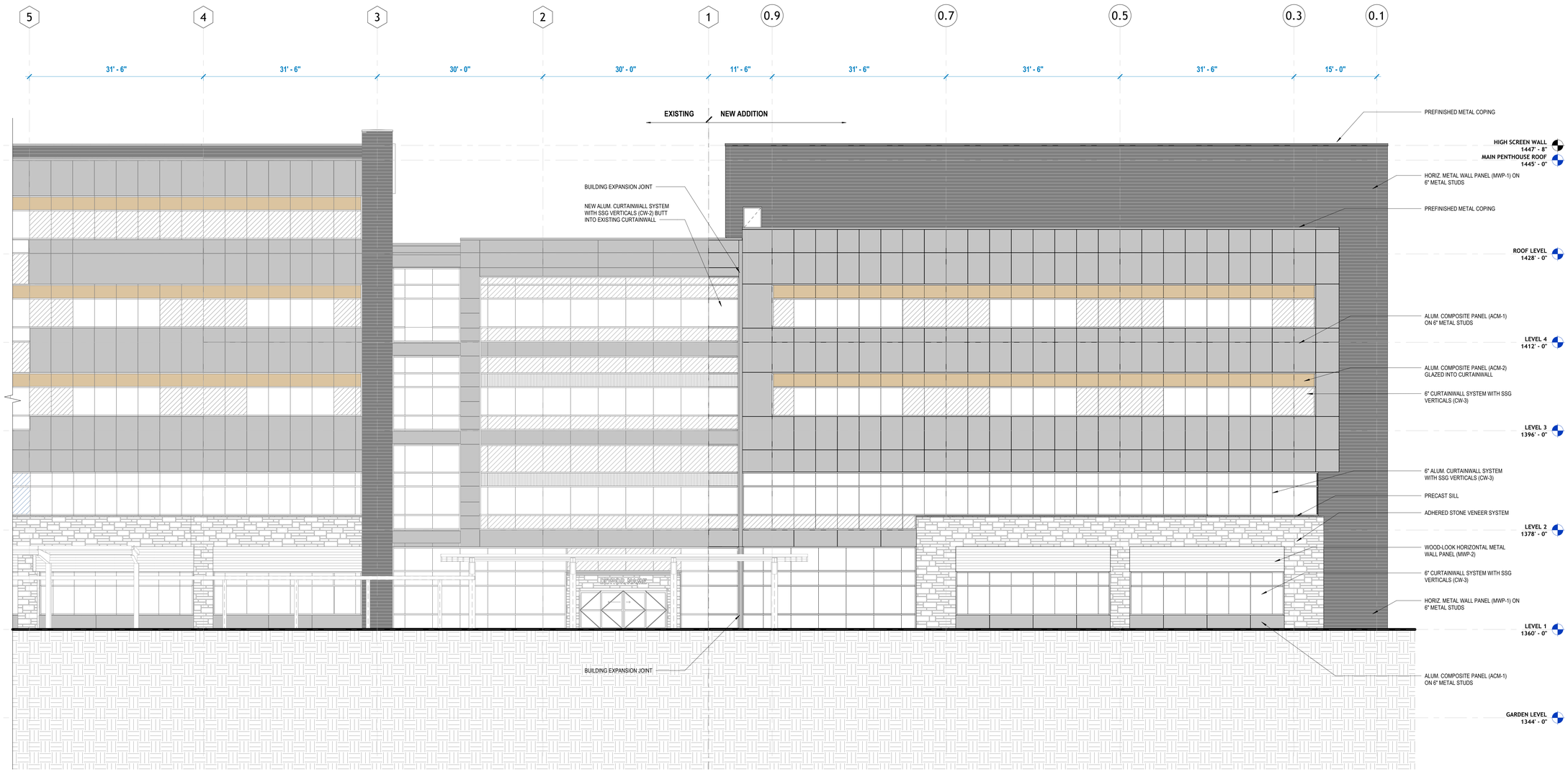
NO.	DATE	DESCRIPTION
01	11.22.23	LSD REV #01

Drawing Title:

Landscape Details and Notes

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

L1.03



1 NORTHWEST ELEVATION

1/8" = 1'-0"

0' 4' 8' 16' 32'

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Arkansas Children's Northwest

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NOT FOR CONSTRUCTION

Arkansas Children's Northwest Campus Expansion

LARGE SCALE DEVELOPMENT

Springdale, AR

PSW Job Number:
574BB

Arkansas Children's Job Number:
R1871

LARGE SCALE DEVELOPMENT

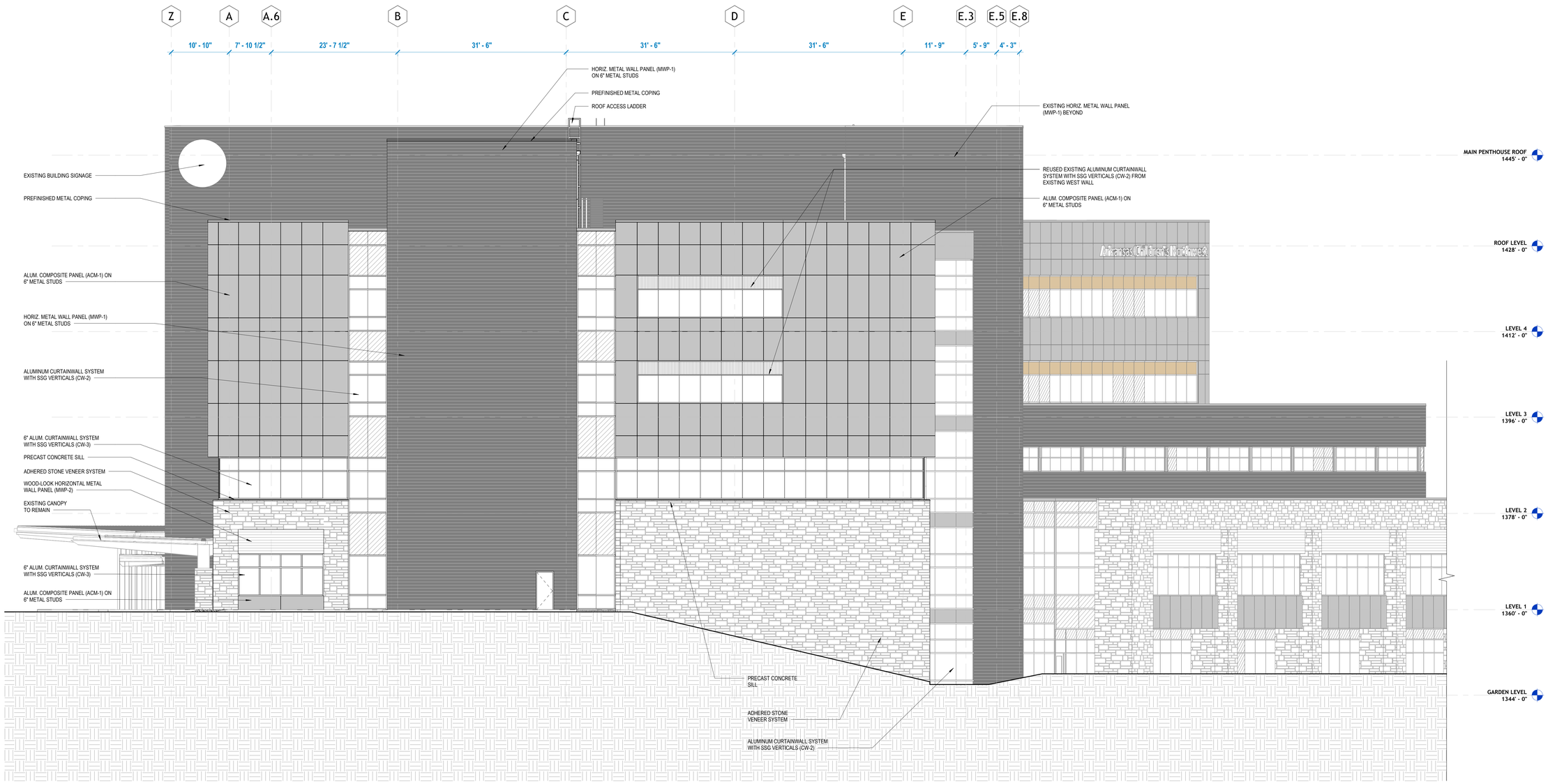
Issue Date:
11.02.23

Revisions:

NO.	DATE	DESCRIPTION
01	11.22.23	LSD-REV #01

Drawing Title:
CORE & SHELL - BUILDING ELEVATION

01
A301



1 WEST ELEVATION

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0' 4' 8' 16' 32'

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Arkansas Children's Northwest Campus Expansion

LARGE SCALE DEVELOPMENT

Springdale, AR

PSW Job Number:
574BB

Arkansas Children's Job Number:
R1871

LARGE SCALE DEVELOPMENT

Issue Date:
11.02.23

Revisions:

NO.	DATE	DESCRIPTION
01	11.22.23	LSD-REV #01

Drawing Title:
CORE & SHELL - BUILDING ELEVATION

A302

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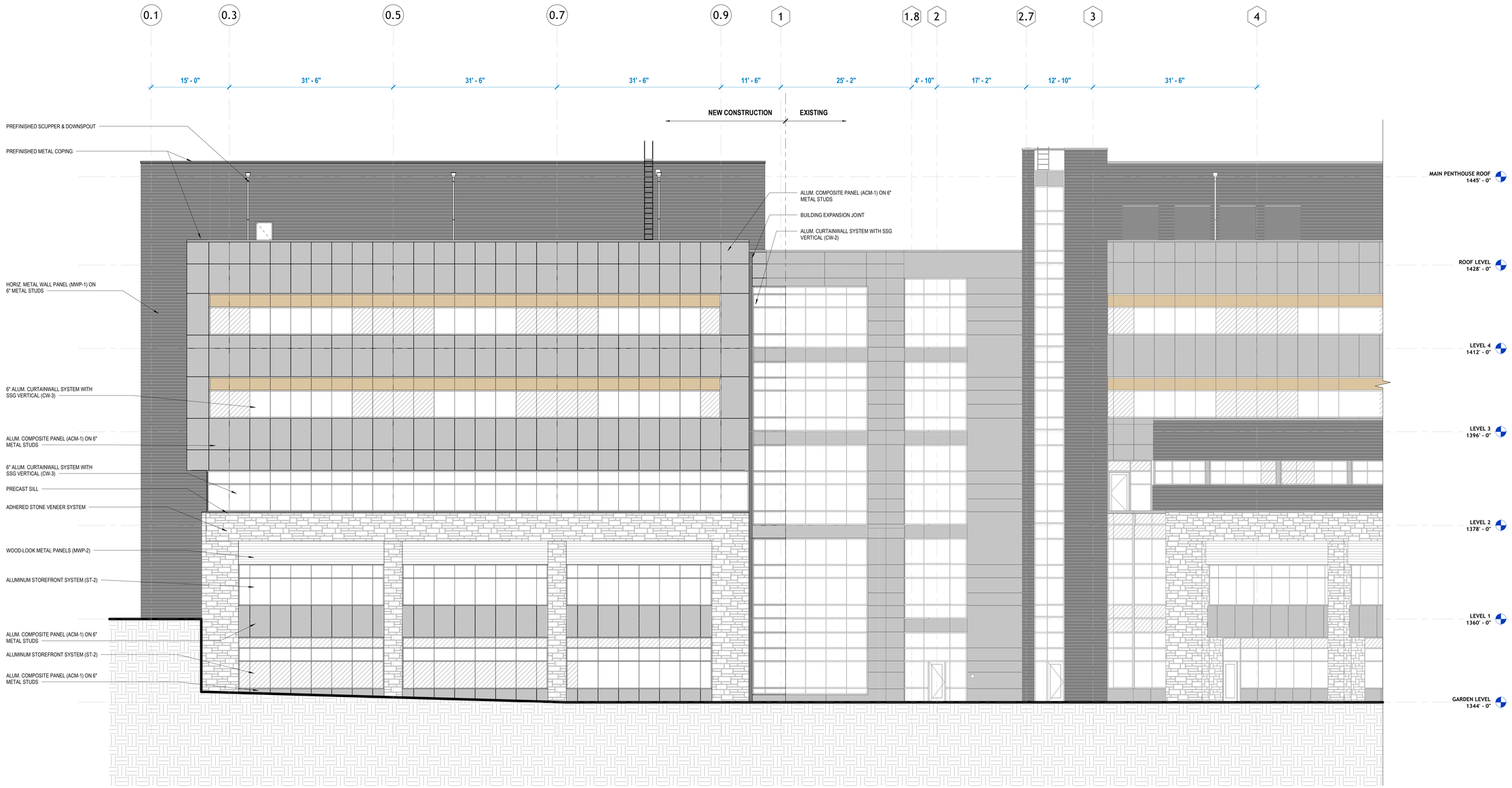

1 SOUTH ELEVATION

1/8" = 1'-0"

0' 4' 8' 16' 32'

Arkansas Children's Northwest

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NOT FOR CONSTRUCTION

Arkansas Children's Northwest Campus Expansion

LARGE SCALE DEVELOPMENT

Springdale, AR

PSW Job Number:
574BB

Arkansas Children's Job Number:
R1871

LARGE SCALE DEVELOPMENT

Issue Date:
11.02.23

Revisions:

NO.	DATE	DESCRIPTION
01	11.22.23	LSD-REV #01

Drawing Title:
CORE & SHELL - BUILDING ELEVATION

01
A303

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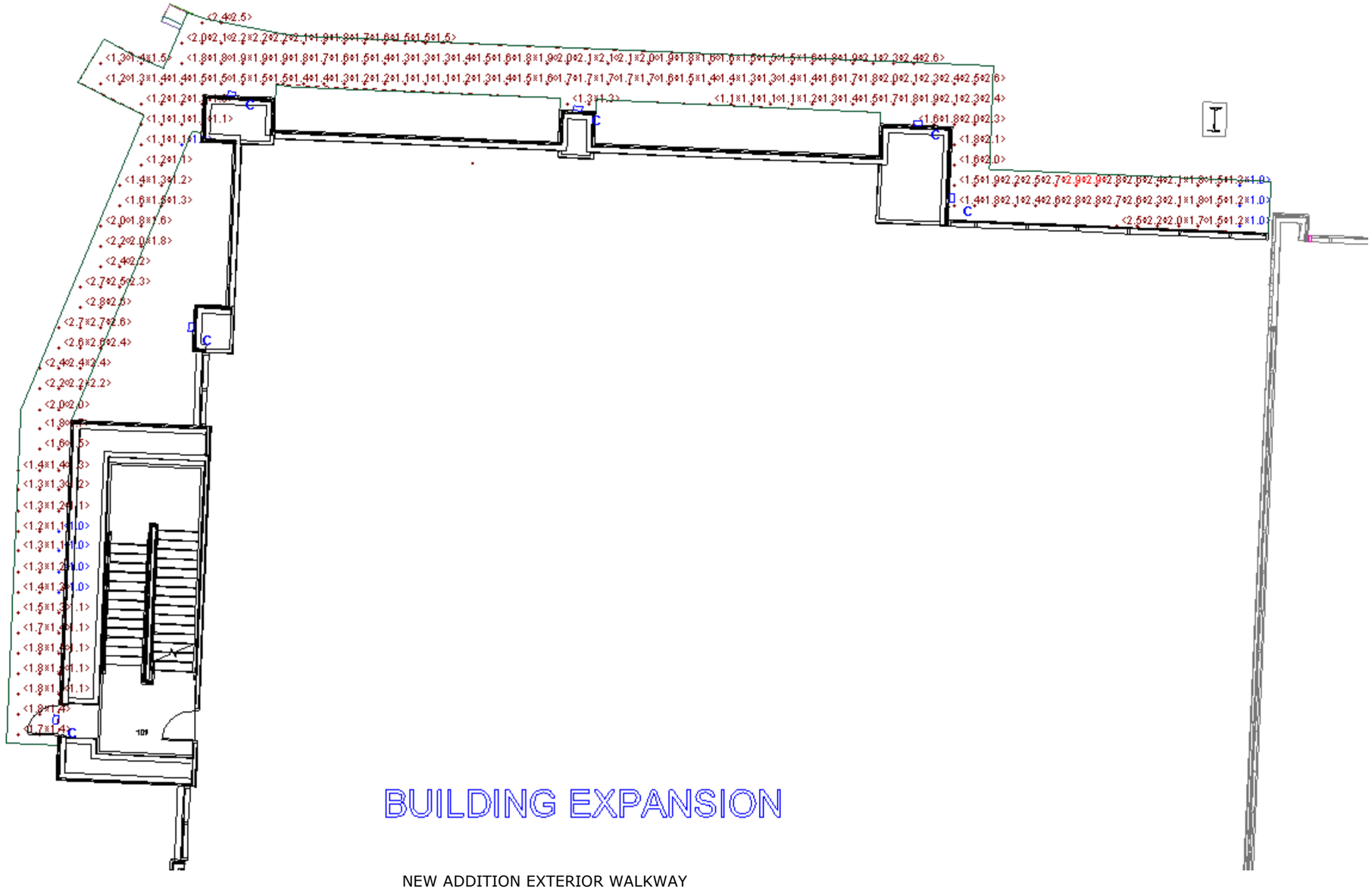
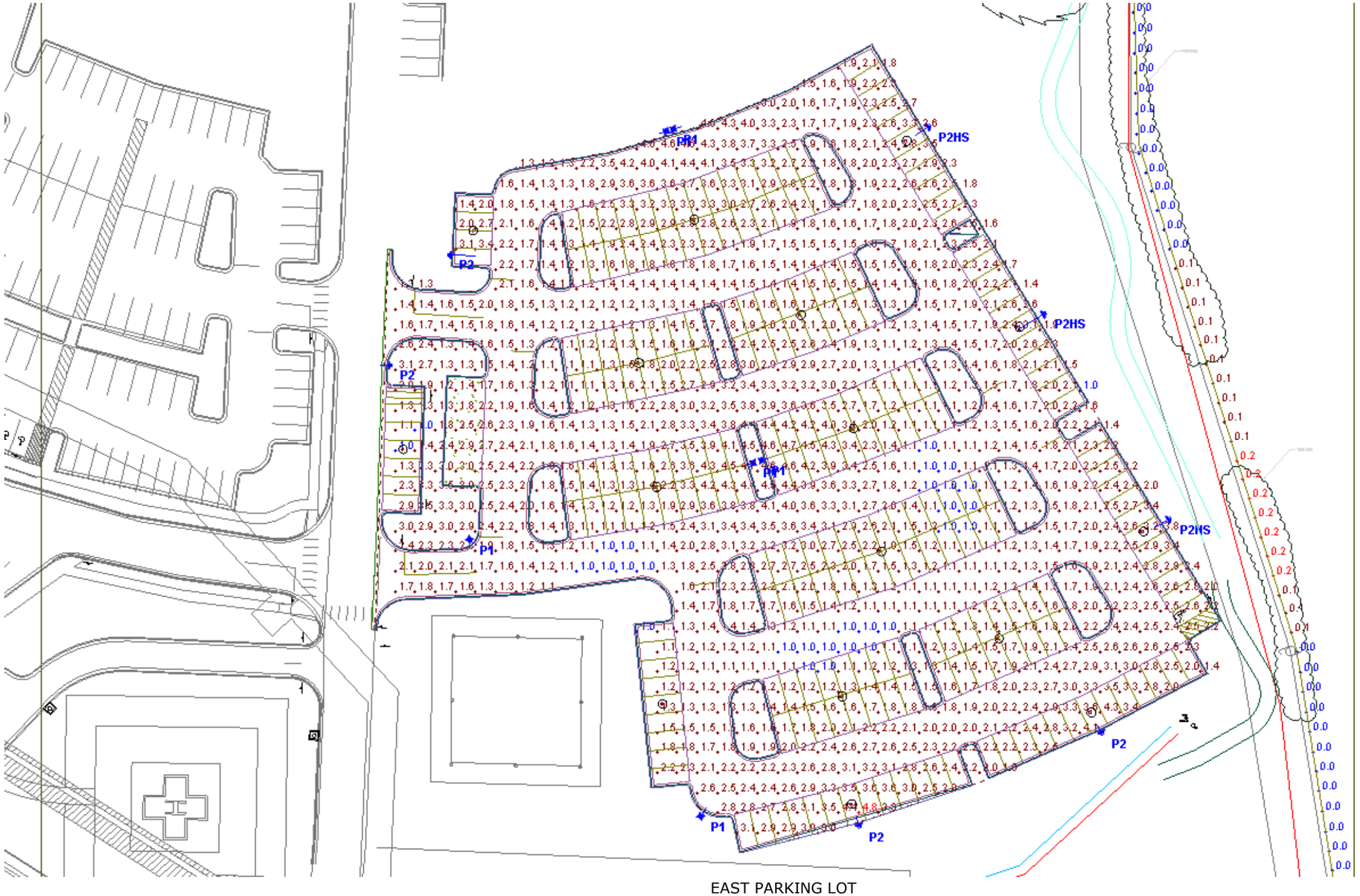


Schedule

Symbol	Label	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	C	Lithonia Lighting	ARC2 LED P3 40K	ARC2 LED WITH P3 - PERFORMANCE PACKAGE, 4000K	3388	0.8	23.7345	

Statistics

Description	Max	Max/Min	Avg/Min	Min	Avg
PROPERTY LINE	0.0 fc	N/A	N/A	0.0 fc	0.0 fc
NEW ADDITION EXTERIOR WALKWAY	2.9 fc	2.9:1	1.7:1	1.0 fc	1.7 fc



EAST PARKING LOT

Schedule

Symbol	Label	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	P1	Lithonia Lighting	DSX2 LED P4 40K 70CRI T5W	D-Series Size 2 Area Luminaire P4 Performance Package 4000K CCT 70 CRI Type 5 Wide	37182	0.8	272.65	
	P2	Lithonia Lighting	DSX2 LED P4 40K 70CRI T3M	D-Series Size 2 Area Luminaire P4 Performance Package 4000K CCT 70 CRI Type 3 Medium	35040	0.8	272.65	
	P2HS	Lithonia Lighting	DSX2 LED P4 40K 70CRI T2M HS	D-Series Size 2 Area Luminaire P4 Performance Package 4000K CCT 70 CRI Type 2 Medium Houseside Shield	30054	0.8	272.6516	

Statistics

Description	Max	Max/Min	Avg/Min	Min	Avg
EAST PARKING LOT	4.8 fc	4.8:1	2.1:1	1.0 fc	2.1 fc
PROPERTY LINE	0.2 fc	N/A	N/A	0.0 fc	0.0 fc

LITHONIA LIGHTING®

Catalog Number	SSS 25 4G
Notes	
Type	P1, P2, P2HS POLE

FEATURES & SPECIFICATIONS

INTENDED USE — **These specifications are for USA standards only.** Square Straight Steel is a general purpose light pole for up to 39-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION —

Pole Shaft: The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, 0.120"), or 50 KSI (7-gauge, 0.179"). Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5" and 6".

Pole Top: Options include 4" tenon top, drilled for side mount fixture, tenon with drilling (includes extra handhole) and open top. Side drilled and open top poles include a removable top cap.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base on side A. Positioning the handhole lower may not be possible and requires engineering review; consult Tech Support-Outdoor for further information. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5".

Base Cover: A durable ABS plastic two-piece full base cover, finished to match the pole, is provided with each pole assembly. Additional base cover options are available upon request.

Anchor Base/Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards and can be altered to match existing foundations; consult factory for modifications. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153.

HARDWARE — All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

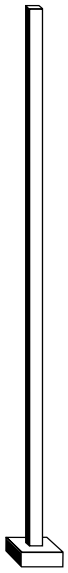
FINISH — Extra durable painted finish is coated with TGIC (Triglycidyl Isocyanurate) Polyester powder that meets 5A and 5B classifications of ASTM D3359. Powder-coat finishes include Dark Bronze, White, Black, and Natural Aluminum colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes.

BUY AMERICAN ACT — Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations.
Please refer to www.acuitybrands.com/buy-american for additional information.

INSTALLATION — **Do not** erect poles without having fixtures installed. Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates. If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage. Lithonia Lighting is not responsible for the foundation design.

WARRANTY — 1-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

NOTE: Actual performance may differ as a result of end-user environment and application.
Specifications subject to change without notice.



Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL

BAA

25' pole on 3' concrete base

SSS Square Straight Steel Poles

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative.

Example: SSS 20 5C DM19 DDBXD

SSS	25'	4G			
Series	**Nominal fixture mounting height**	**Nominal shaft base size/wall thickness[1]**	**Mounting[2]**	**Options**	**Finish**
SSS	10'-39' (for 1/2 ft increments, add -6 to the pole height. **Ex:** 20-6 equals 20ft 6in.) (See technical information table for complete ordering information.)	4C 4" 11g (0.120") 4G 4" 7g (0.179") 5C 5" 11g (0.120") 5G 5" 7g (0.179") 6G 6" 7g (0.179") (See technical information table for complete ordering information.)	Tenon mounting PT Open top (includes top cap) T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 3-1/2" O.D. (3" NPS) T35 4" O.D. (3-1/2" NPS) KAC/KAD/KSE/KSF/KVR/KVF Drill mounting[3] DM19 1 at 90° DM28 2 at 180° DM28 PL 2 at 180° with one side plugged DM29 2 at 90° DM39 3 at 90° DM49 4 at 90° CSX/DSX/RSX/AERIS™/OMERO™/ KAX Drill mounting[3] DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90° RAD drill mounting[3] DM19RAD 1 at 90° DM28RAD 2 at 180° DM29RAD 2 at 90° DM39RAD 3 at 90° DM49RAD 4 at 90° ESX Drill mounting[3] DM19ESX 1 at 90° DM28ESX 2 at 180° DM29ESX 2 at 90° DM39ESX 3 at 90° DM49ESX 4 at 90°	Shipped installed VD Vibration damper[4] HAxy Horizontal arm bracket (1 fixture)[5,6] FDLxy Festoon outlet less electrical[5,7] CPL12/xy 1/2" coupling[5] CPL34/xy 3/4" coupling[5] CPL1/xy 1" coupling[5] NPL12/xy 1/2" threaded nipple[5] NPL34/xy 3/4" threaded nipple[5] NPL1/xy 1" threaded nipple[5] EHHxy Extra handhole[5,8] STLHHC Steel handhole cover (standard is plastic, finish is smooth)[9] FBCSTL2PC 2 Piece steel base cover (standard is plastic)[9] IC Interior coating[10] L/AB Less anchor bolts (Include when anchor bolts are not needed) TP Tamper resistant handhole cover fasteners NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled) UL UL listed with label (Includes NEC compliant cover) BAA Buy America(n) Act Compliant[11] VM/original order# Match pole to prior order or project[12]	Super durable paint colors DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DGCXD Charcoal gray DTGXD Tennis green DBRXD Bright red DSBXD Steel blue DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white Other finishes GALV Galvanized finish Architectural colors and special finishes[13] [PAINT] GALV Paint over galvanizing VP30 3 year warranty extension VP53 5 year warranty extension RAL#### Use designated Lithonia Lighting nomenclature in brochure Custom color Nomenclature assigned through Customer Care "Custom Color Process"

NOTES:

1. Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7-Gauge) in nomenclature. "C" - 0.120" | "G" - 0.179".
2. PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, specify as drilling option/tenon option. The combination includes a required extra handhole.
   Example: DM28/T20.
3. Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.
4. On 4" and 5" poles, VD cannot be installed if provisions (EHH, FDL, NPL, CPL) are located higher than 2/3 of the pole's total height.
   Example: Pole height is 25ft, A provision cannot be placed above 16ft.
5. Specify location and orientation when ordering option.
   For "x": Specify the height above the base of pole in feet or feet and inches; separate feet and inches with a "-".
   Example: 5ft = 5 and 20ft 3in = 20-3
   For "y": Specify orientation from handhole (A,B,C,D) Refer to the Handhole Orientation diagram below.
   Example: 1/2" coupling at 5' 8 ", orientation C = CPL12/5-8C
6. Horizontal arm is 18" x 2-3/8" O.D. tenon standard, with radius curve providing 12" rise and 2-3/8" O.D. If ordering two horizontal arm at the same height, specify with HAxyy.
   Example: HA20BD.
7. FDL does not come with GFCI outlet or handhole cover. These must be supplied by contractor or electrician.
8. Combination of tenon-top and drill mount includes extra handhole. EHH includes cover.
9. Plastic hand hole cover and base covers come standard with all poles. Items ship separately. Additional parts can be ordered as replacements.
10. Provides enhanced corrosion resistance. N/A with GALV.
11. Use when mill certifications are required.
12. Must add original order number. Not for replacement parts or post sales issues, contact tech support or post sales teams. VM is used to ensure poles match in appearance exactly from order to order, on a single project site. A common use case would be a multi-phase project with multiple orders.
    Example: VM/010-36784
13. Must be quoted through AQD. Finishes do not require RFA. RAL colors available are shown in "Architectural Colors brochure". Lead times may be extended up to 2 weeks due to paint procurement.

Accessories: *Order as separate catalog number.*	
PL DT20	Plugs for ESX drillings
PL DT8	Plugs for DMxxAS drillings
FVD xxFT	Field installed vibration damper (snake style)

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TECHNICAL INFORMATION — EPA (ft^2) with 1.3 gust

Catalog Number	Nominal Shaft Length (ft.)*	Pole Shaft Size (Base in. x Top in. x ft.)	Wall thick (in)	Gauge	EPA (ft^2) with 1.3 gust						Approximate ship weight (lbs.)
					80 MPH	Max. weight	90 MPH	Max. weight	100 MPH	Max. weight	
SSS 10 4C	10	4.0 x 10.0	0.120"	11	30.6	765	23.8	595	18.9	473	75
SSS 12 4C	12	4.0 x 12.0	0.120"	11	24.4	610	18.8	470	14.8	370	90
SSS 14 4C	14	4.0 x 14.0	0.120"	11	19.9	498	15.1	378	11.7	293	100
SSS 16 4C	16	4.0 x 16.0	0.120"	11	15.9	398	11.8	295	8.9	223	115
SSS 18 4C	18	4.0 x 18.0	0.120"	11	12.6	315	9.2	230	6.7	168	125
SSS 20 4C	20	4.0 x 20.0	0.120"	11	9.6	240	6.7	167	4.5	150	140
SSS 20 4G	20	4.0 x 20.0	0.179"	7	14	350	11	275	8	200	198
SSS 20 5C	20	5.0 x 20.0	0.120"	11	17.7	443	12.7	343	9.4	235	185
SSS 20 5G	20	5.0 x 20.0	0.179"	7	28.1	703	21.4	535	16.2	405	265
SSS 25 4C	25	4.0 x 25.0	0.120"	11	4.8	150	2.6	100	1	50	170
SSS 25 4G	25	4.0 x 25.0	0.179"	7	10.8	270	7.7	188	5.4	135	245
SSS 25 5C	25	5.0 x 25.0	0.120"	11	9.8	245	6.3	157	3.7	150	225
SSS 25 5G	25	5.0 x 25.0	0.179"	7	18.5	463	13.3	333	9.5	238	360
SSS 30 4G	30	4.0 x 30.0	0.179"	7	6.7	168	4.4	110	2.6	65	295
SSS 30 5C	30	5.0 x 30.0	0.120"	11	4.7	150	2	50	--	--	265
SSS 30 5G	30	5.0 x 30.0	0.179"	7	10.7	267	6.7	167	3.9	100	380
SSS 30 6G	30	6.0 x 30.0	0.179"	7	19	475	13.2	330	9	225	520
SSS 35 5G	35	5.0 x 35.0	0.179"	7	5.9	150	2.5	100	--	--	440
SSS 35 6G	35	6.0 x 35.0	0.179"	7	12.4	310	7.6	190	4.2	105	540
SSS 39 6G	39	6.0 x 39.0	0.179"	7	7.2	180	3	75	--	--	605

NOTE: EPA values are based ASCE 7-93 wind map.
* For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.

TECHNICAL INFORMATION — EPA (ft^2) WITH 3-SECOND GUST PER AASHTO 2013

Series	Mounting Height (ft)*	Shaft Base Size	90 MPH	Max. weight	100 MPH	Max. weight	110 MPH	Max. weight	120 MPH	Max. weight	130 MPH	Max. weight	140 MPH	Max. weight	150 MPH	Max. weight	Approximate ship weight (lbs.)
SSS	10	4C	20	500	16	400	13	325	10.5	263	8.5	213	7	175	6	150	75
SSS	12	4C	16	400	13	325	10	250	8	200	6.5	163	5	125	4	100	90
SSS	14	4C	13.5	338	10	250	7.5	188	6	150	4.5	113	3.5	88	2.5	63	100
SSS	16	4C	10.5	263	7.5	188	5.5	138	4	100	3	75	1.5	38	1	25	115
SSS	18	4C	8	200	5.5	138	4	100	2.5	63	1.5	38	0.5	13	-	-	125
SSS	18	4G	13	325	9.5	238	7	175	5	125	3.5	88	2.5	63	1.5	38	185
SSS	18	5C	13	325	9.5	238	6.5	163	4.5	113	3	75	1.5	38	.5	13	170
SSS	20	4C	6	150	4	100	2.5	63	1	25	-	-	-	-	-	-	140
SSS	20	4G	10.5	263	7.5	188	5.5	138	3.5	88	2	50	1	25			205
SSS	20	5C	10	250	7	175	4.5	113	2.5	63	1	25	-	-	-	-	185
SSS	20	5G	20	500	15	375	11.5	288	8.5	213	6	150	4.5	113	3	75	265
SSS	25	4C	2	50	0.5	13	-	-	-	-	-	-	-	-	-	-	170
SSS	25	4G	5.5	138	3	75	1.5	38	-	-	-	-	-	-	-	-	245
SSS	25	5C	4.5	113	2	50	-	-	-	-	-	-	-	-	-	-	225
SSS	25	5G	12	300	8.5	213	5.5	138	3	75	1.5	38	-	-	-	-	360
SSS	25	6G	19	475	13.5	338	9	225	5.5	138	3	75	1	25			445
SSS	30	4G	1.5	38	-	-	-	-	-	-	-	-	-	-	-	-	291
SSS	30	5C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	265
SSS	30	5G	6.5	163	3.5	88	1	25	-	-	-	-	-	-	-	-	380
SSS	30	6G	11	275	6	150	2.5	63	-	-	-	-	-	-	-	-	520
SSS	35	5G	2	50	-	-	-	-	-	-	-	-	-	-	-	-	440
SSS	35	6G	4	100	-	-	-	-	-	-	-	-	-	-	-	-	540
SSS	39	6G	-	-	-	-	-	-	-	-	-	-	-	-	-	-	605

NOTE: AASHTO 2013 criteria is the most conservative existing EPA calculation. For poles not showing EPA values under AASHTO 2013, EPA values may exist under commercial criteria (see table above).
*For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.

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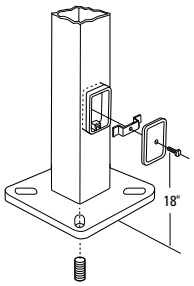
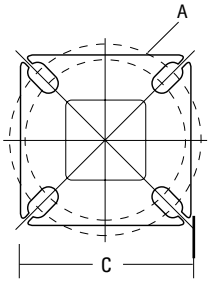
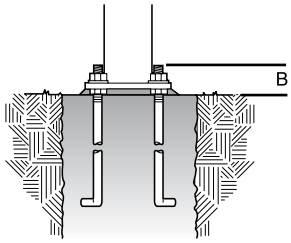
BASE DETAIL

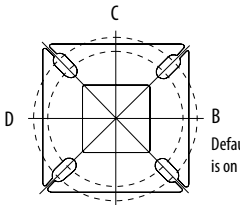


ANCHORAGE AND TEMPLATE INFORMATION								
Shaft base size	**Bolt circle A**	**Bolt projection B**	**Base square C**	**Base plate thickness**	**Template description**	**Anchor bolt description**	**Bolt size (in. x in. x in.)**	**Anchor bolt and template description**
4"C	8" – 9"	3.25"- 3.75"	8"- 8.25"	0.75"	ABTEMPLATE PJ50004	AB18-0	3/4 x 18 x 3	ABSSS-4C
4"G	8" – 9"	3.38"- 3.75"	8"- 8.25"	0.875"	ABTEMPLATE PJ50004	AB30-0	3/4 x 30 x 3	ABSSS-4G
5"	10" – 12"	3.5"- 4"	11"	1"	ABTEMPLATE PJ50010	AB36-0	1 x 36 x 4	ABSSS-5
6"	11" – 13"	4"- 4.50"	12.5"	1"	ABTEMPLATE PJ50011	AB36-0	1 x 36 x 4	N/A





HANDHOLE ORIENTATION



Handhole

Default DM19 is on side B.

IMPORTANT INSTALLATION NOTES:

- **Do not** erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Lithonia Lighting is not responsible for the foundation design.
- Bolt circles have +/- 1/2" tolerance.

CAUTION: These specifications are intended for general purposes only. Lithonia Lighting reserves the right to change material or design, without prior notice, in a continuing effort to upgrade its products.

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ARC2 LED

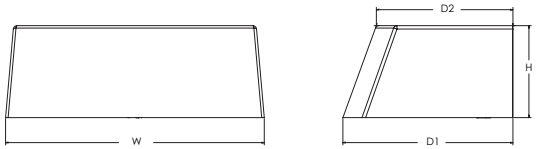
Architectural Wall Luminaire

Catalog Number	ARC2 LED P3 40 MVOLT
Notes	
Type	S

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 9.25"
Depth (D2): 7.5"
Height: 5"
Width: 14"
Weight: (without options) 11 lbs



Introduction

The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback.

ARC2 delivers up to 6,500 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. It offers integrated emergency battery backup options, including an 8W cold temperature option, making it suitable for pedestrian scale applications in any environment.

ARC LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Approximate Lumens (4000K)				
			P1	P2	P3	P4	P5
ARC1 LED	4W	--	1,500	2,000	3,000	--	--
ARC2 LED	4W	8W	1,500	2,000	3,000	4,000	6,500

Ordering Information

EXAMPLE: ARC2 LED P2 40K MVOLT PE DDBXD

ARC2 LED	P3	40K	MVOLT		
Series	**Package**	**Color Temperature**	**Voltage**	**Options**	**Finish**
ARC2 LED	P1 1,500 Lumens P2 2,000 Lumens P3 3,000 Lumens P4 4,000 Lumens P5 6,500 Lumens	30K 3000K 40K 4000K 50K 5000K	MVOLT 347[1]	E4WH Emergency battery backup, CEC compliant (4W, 0°C min)[1] E8WC Emergency battery backup, CEC compliant (8W, -20°C min)[1] PE Button type photocell for dusk-to-dawn operation DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[2] SPD6KV 6kV surge protection[1] FAO Field adjustable light output device. Allows for easy adjustment to the desired light levels, from 20% to 100%[2]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Accessories

Ordered and shipped separately.

WSBBW DDBXD U Surface - mounted back box (specify finish)

NOTES

1 347V not available with E4WH, E8WC and SPD6KV.
2 FAO not available with DMG.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	30K (3000K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
		Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1	11W	1,502	142	0	0	1	1,587	150	0	0	1	1,598	151	0	0	1
P2	16W	2,250	140	0	0	1	2,377	147	0	0	1	2,393	148	0	0	1
P3	24W	3,206	135	0	0	1	3,387	143	0	0	1	3,410	144	0	0	1
P4	30W	3,903	128	1	0	1	4,124	136	1	0	1	4,152	136	1	0	1
P5	51W	6,260	122	1	0	1	6,615	129	1	0	1	6,659	130	1	0	1

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P1	11W	0.090	0.055	0.049	0.046	0.045
P2	16W	0.141	0.081	0.072	0.064	0.059
P3	24W	0.202	0.117	0.103	0.091	0.079
P4	30W	0.280	0.162	0.144	0.128	0.095
P5	51W	0.471	0.272	0.239	0.212	0.158

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Lumens
E4WH	693
E8WC	1,413

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
10°C	50°F	1.03
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.93	>0.88

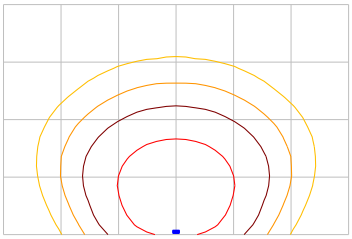
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting ARC LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND

- 0.25 fc
- 0.5 fc
- 1.0 fc
- 3.0 fc

MH = 15ft
Grid = 15ft x 15ft



ARC2 LED P3 40K

Distribution Curve

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Emergency Egress Options

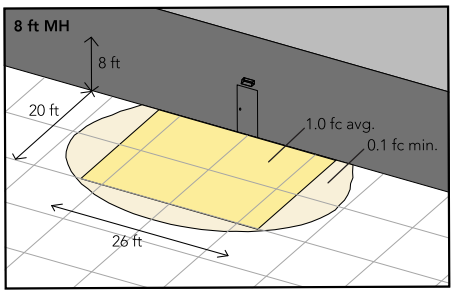
Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90minutes.

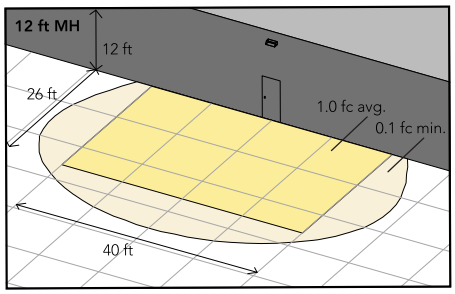
Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode.

Grid = 10ft x 10ft



ARC2 LED 40K MVOLT E4WH



ARC2 LED 40K MVOLT E8WC

Self-contained solution for clean aesthetic

Mounting, Options & Accessories

E4WH and E8WC – Emergency Battery Backup

D = 6.5”

H = 5”

W = 11”

BBW – Standard Back Box

D = 1.5”

H = 4”

W = 5.5”

For surface conduit applications.
3/4" conduit entry holes.

FEATURES & SPECIFICATIONS

INTENDED USE
The clean architectural shape of the ARC LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long-life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION
The die-cast aluminum housing and door act as heat sinks to optimize thermal transfer from the light engine and driver to promote long-life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH
Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS
Recessed lens to cut off high angle light and reduce glare. Combination of diffused lens and reflector design has low surface brightness creating a visually comfortable environment with great distribution. LEDs are fully hidden from view to eliminate pixelization and harsh glare. The ARC LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long-life (up to L88/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire is 0-10V dimmable.

INSTALLATION
The universal wall plate, supplied with the luminaire, fits multiple size junction boxes and supports it during wiring for easy installation. Built-in wet location wiring compartment on the luminaire to accommodate wiring connections for applications with no junction box. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International DarkSky Association (IDA) Fixture Seal of approval (FSA) is available for all products on this page utilizing 3000K color temperature only. Rated for -40°C minimum ambient.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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D-Series Size 2
LED Area Luminaire

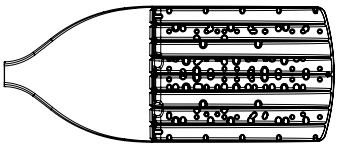
d-series

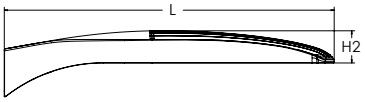
Catalog Number	DSX2 LED P4 40K 80CRI T5W MVOLT SPA
Notes	
Type	P1

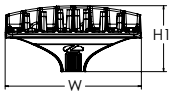
Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.06 ft² (0.10 m²)
Length:	40.59" (103.1 cm)
Width:	16.76" (42.6 cm)
Height H1:	8.11" (20.6 cm)
Height H2:	3.96" (10.1 cm)
Weight:	46 lbs (20.9 kg)







Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of up to 80% vs. 1000W HID and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX2 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX2 LED	P4	40K	80CRI	T5W	MVOLT	SPA

Series

DSX2 LED

LEDs

Forward optics

P1 P5
P2 P6
P3 P7
P4 P8

Rotated optics

P10[1] P13[1]
P11[1] P14[1]
P12[1]

Color temperature[2]

(this section 70CRI only)

30K 3000K
40K 4000K
50K 5000K

(this section 80CRI only, extended lead times apply)

27K 2700K
30K 3000K
35K 3500K
40K 4000K
50K 5000K

Color Rendering Index[2]

70CRI
70CRI
70CRI

80CRI
80CRI
80CRI
80CRI
80CRI

Distribution

AFR	Automotive front row
T1S	Type I short
T2M	Type II medium
T3M	Type III medium
T3LG	Type III low glare[3]
T4M	Type IV medium
T4LG	Type IV low glare[3]
TFTM	Forward throw medium
T5M	Type V medium
T5LG	Type V low glare
T5W	Type V wide
BLC3	Type III backlight control[3]
BLC4	Type IV backlight control[3]
LCCO	Left corner cutoff[3]
RCCO	Right corner cutoff[3]

Voltage

MVOLT	(120V-277V)[4]
HVOLT	(347V-480V)[5,6]
XVOLT	(277V - 480V)[7,8]
120	[16,26]
208	[16,26]
240	[16,26]
277	[16,26]
347	[16,26]
480	[16,26]

Mounting

Shipped included

SPA	Square pole mounting (#8 drilling)
RPA	Round pole mounting (#8 drilling)
SPA5	Square pole mounting #5 drilling[9]
RPA5	Round pole mounting #5 drilling[9]
SPA8N	Square narrow pole mounting #8 drilling
WBA	Wall bracket[10]
MA	Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

N/A

N/A

Control options

Shipped installed

NLTAIR2 PIRHN	nLight AIR gen 2 enabled with bi-level motion / ambient senso, 8-40' mounting height, ambient sensor enabled at 2fc.[11,12,20,21]
PIR	High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc[13,20,21]
PER	NEMA twist-lock receptacle only (controls ordered separate)[14]
PER5	Five-pin receptacle only (controls ordered separate)[14,21]
PER7	Seven-pin receptacle only (controls ordered separate)[14,21]
FAO	Field adjustable output[15,21]
BL30	Bi-level switched dimming, 30%[16,21]
BL50	Bi-level switched dimming, 50%[16,21]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]
DS	Dual switching[18,19,21]

Other options

Shipped installed

SPD20KV	20KV surge protection
HS	Houseside shield (black finish standard)[22]
L90	Left rotated optics[1]
R90	Right rotated optics[1]
CCE	Coastal Construction[23]
HA	50°C ambient operation[24]
BAA	Buy America(n) Act Compliant
SF	Single fuse (120, 277, 347V)[26]
DF	Double fuse (208, 240, 480V)[26]
3G	Vibration rated for 3G[27]

Shipped separately

EGSR	External Glare Shield (reversible, field install required, matches housing finish)
BSDB	Bird Spikes (field install required)

Finish *(required)*

DDBXD	Dark Bronze
DBLXD	Black
DNAXD	Natural Aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

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Ordering Information

Accessories

Ordered and shipped separately.

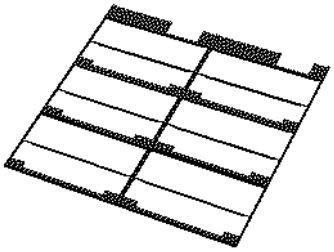
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [25]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [25]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [25]
DSHORT SBK	Shorting cap [25]
DSX2HS P#	House-side shield (enter package number 1-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSX1EGSR (FINISH)	External glare shield (specify finish)
DSX2BSDB (FINISH)	Bird spike deterrent bracket (specify finish)

NOTES

1 Rotated optics available with packages P10, P11, P12, P13 and P14. Must be combined with option L90 or R90.
2 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
3 T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6 HVOLT not available with package P10 when combined with option NLTAIR2 PIRHN or option PIR.
7 XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8 XVOLT not available in package P10. XVOLT not available with fusing (SF or DF).
9 SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
10 WBA cannot be combined with Type 5 distributions plus photocell (PER).
11 NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this link
12 NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P10 using HVOLT. NLTAIR2 PIRHN not available with P10 using XVOLT.
13 PIR not available with NLTAIR2 PIRHN, PER, PER5, PER7, FAO BL30, BL50, DMG and DS. PIR not available with P10 using HVOLT. PIR not available with P10 using XVOLT.
14 14) PER/PER5/PER7 not available with NLTAIR2 PIRHN, PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
15 FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, DMG and DS.
16 BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS. BL30 or BL50 must specify 120, 277 or 347V. Consult tech support for 208, 240 or 480V.
17 DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
18 DS not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
19 DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads on P1, P2, P3, P4, P5 (2 drivers). Note: Provides 60/40 operation using (2) different sets of leads on P6, P7, P8, P9, P10, P11, P12, P13, P14 (3 drivers).
20 Reference Motion Sensor Default Settings table on page 4 to see functionality.
21 Reference Controls Options table on page 4.
22 HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
23 CCE option not available with option BS and EGSR. Contact Technical Support for availability.
24 Option HA not available with performance packages P5, P6, P7, P8, P13 and P14.
25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
26 Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).
27 Option 3G for use with (MA) mast arm mount only when 3G vibration is required.

Shield Accessories

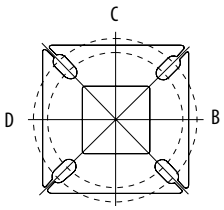
External Glare Shield (EGSR)



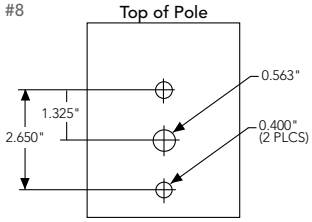
House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION



Template #8



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
		Minimum Acceptable Outside Pole Dimension					
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX2 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX2 with SPA	1.06	2.12	1.84	2.32	---	2.33
DSX2 with SPA5, SPA8N	1.07	2.14	1.90	2.43	---	2.44
DSX2 with RPA, RPA5	1.07	2.14	1.90	2.43	2.31	2.44
DSX2 with MA	1.20	2.40	2.12	3.00	2.92	3.00

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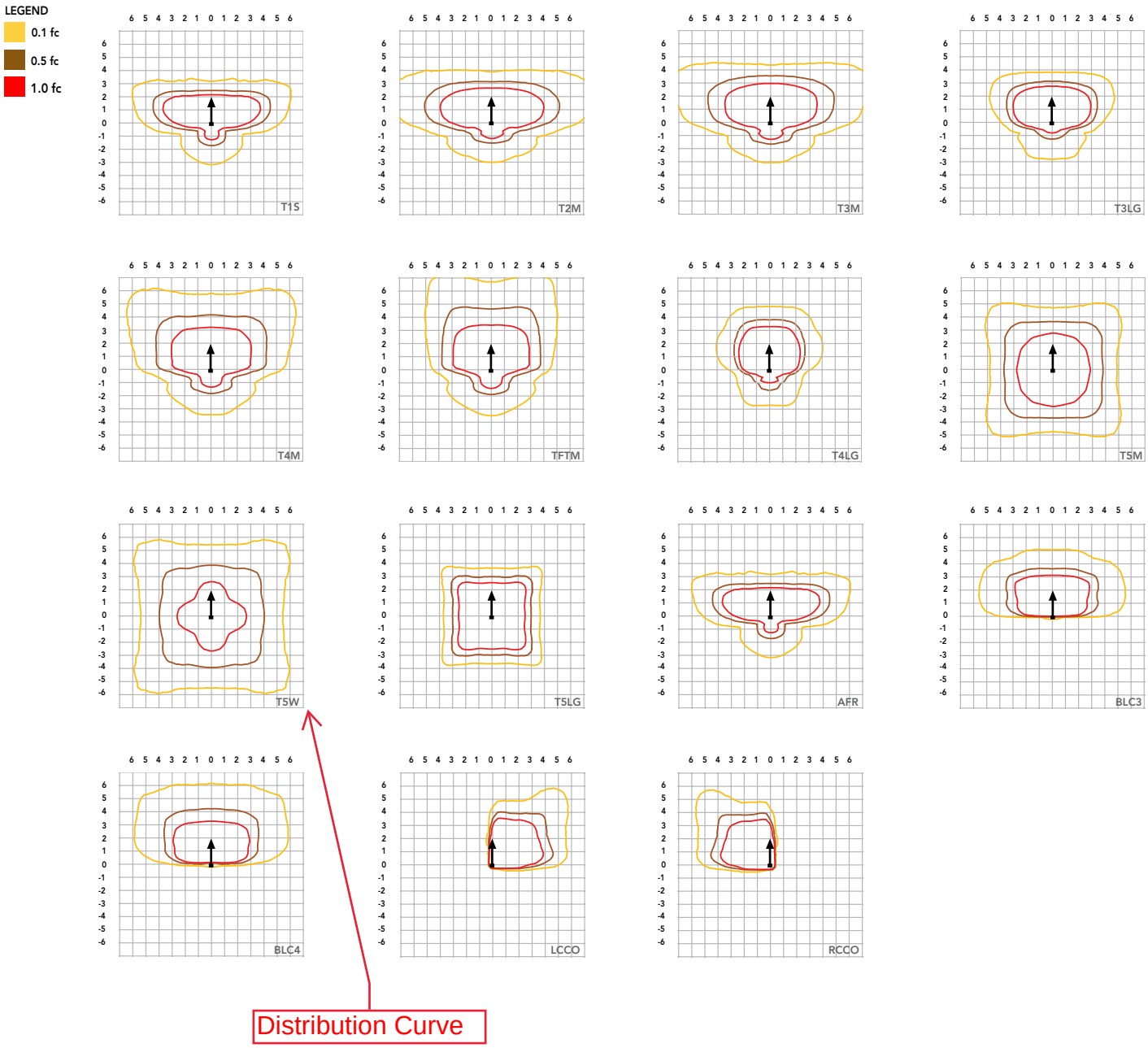
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's homepage.

Isofootcandle plots for the DSX2 LED P8 40K 70CRI. Distances are in units of mounting height (40').



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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.03
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.95
50,000	0.90
100,000	0.82

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use published values for each package based on input watts and lumens by optic type.

Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current (mA)	Wattage	120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	80	530	135	1.12	0.65	0.56	0.49	0.39	0.28
	P2	80	700	181	1.49	0.86	0.75	0.65	0.52	0.37
	P3	80	850	222	1.83	1.05	0.91	0.79	0.63	0.46
	P4	80	1050	277	2.27	1.31	1.14	0.98	0.79	0.57
	P5	80	1250	333	2.72	1.57	1.36	1.18	0.94	0.68
	P6	100	1050	345	2.85	1.64	1.42	1.23	0.98	0.71
	P7	100	1250	414	3.41	1.97	1.70	1.48	1.18	0.85
	P8	100	1400	466	3.85	2.22	1.93	1.67	1.33	0.96
Rotated Optics (Requires L90 or R90)	P10	90	530	152	1.27	0.73	0.63	0.55	0.44	0.32
	P11	90	700	203	1.69	0.97	0.84	0.73	0.58	0.42
	P12	90	850	249	2.06	1.19	1.03	0.89	0.71	0.52
	P13	90	1200	358	2.95	1.70	1.47	1.28	1.02	0.74
	P14	90	1400	421	3.46	2.00	1.73	1.50	1.20	0.87

LED Color Temperature / Color Rendering Multipliers

	70 CRI		80CRI		90CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V

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Performance Data

Lumen Output

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Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	135W	80	530	T1S	19,946	2	0	3	148	20,787	2	0	3	155	21,192	2	0	3	158
				T2M	18,477	3	0	4	137	19,256	3	0	4	143	19,632	3	0	4	146
				T3M	18,691	3	0	5	139	19,480	3	0	5	145	19,859	3	0	5	148
				T3LG	16,696	2	0	2	124	17,400	2	0	2	129	17,740	2	0	2	132
				T4M	18,970	3	0	5	141	19,770	3	0	5	147	20,155	3	0	5	150
				T4LG	17,253	2	0	2	128	17,981	2	0	2	134	18,331	2	0	2	136
				TFTM	19,101	3	0	5	142	19,907	3	0	5	148	20,295	3	0	5	151
				T5M	19,517	5	0	3	145	20,341	5	0	3	151	20,737	5	0	3	154
				T5W	19,834	5	0	3	147	20,670	5	0	3	154	21,073	5	0	3	157
				T5LG	19,574	4	0	2	146	20,400	4	0	2	152	20,797	4	0	2	155
				BLC3	13,595	0	0	3	101	14,169	0	0	3	105	14,445	0	0	3	107
				BLC4	14,042	0	0	4	104	14,634	0	0	4	109	14,919	0	0	4	111
				RCCO	13,718	1	0	3	102	14,297	1	0	3	106	14,576	1	0	3	108
				LCCO	13,718	1	0	3	102	14,297	1	0	3	106	14,576	1	0	3	108
				AFR	19,946	2	0	3	148	20,787	2	0	3	155	21,192	2	0	3	158
P2	179W	80	700	T1S	25,520	3	0	3	142	26,597	3	0	3	148	27,116	3	0	3	151
				T2M	23,641	3	0	5	132	24,638	3	0	5	137	25,118	3	0	5	140
				T3M	23,915	3	0	5	133	24,924	3	0	5	139	25,410	3	0	5	142
				T3LG	21,363	3	0	3	119	22,264	3	0	3	124	22,698	3	0	3	127
				T4M	24,272	3	0	5	135	25,296	3	0	5	141	25,789	3	0	5	144
				T4LG	22,075	3	0	3	123	23,006	3	0	3	128	23,455	3	0	3	131
				TFTM	24,440	3	0	5	136	25,471	3	0	5	142	25,967	3	0	5	145
				T5M	24,972	5	0	3	139	26,026	5	0	3	145	26,533	5	0	4	148
				T5W	25,377	5	0	4	142	26,448	5	0	4	148	26,963	5	0	4	150
				T5LG	25,045	4	0	2	140	26,101	4	0	2	146	26,610	4	0	2	148
				BLC3	17,395	0	0	4	97	18,129	0	0	4	101	18,482	0	0	4	103
				BLC4	17,966	0	0	4	100	18,724	0	0	5	104	19,089	0	0	5	107
				RCCO	17,552	1	0	4	98	18,293	1	0	4	102	18,649	1	0	4	104
				LCCO	17,552	1	0	4	98	18,293	1	0	4	102	18,649	1	0	4	104
				AFR	25,520	3	0	3	142	26,597	3	0	3	148	27,116	3	0	3	151
P3	219W	80	850	T1S	30,127	3	0	4	137	31,398	3	0	4	143	32,010	3	0	4	146
				T2M	27,908	3	0	5	127	29,085	3	0	5	133	29,652	3	0	5	135
				T3M	28,232	3	0	5	129	29,423	3	0	5	134	29,996	3	0	5	137
				T3LG	25,218	3	0	3	115	26,282	3	0	3	120	26,794	3	0	3	122
				T4M	28,652	3	0	5	131	29,861	3	0	5	136	30,443	3	0	5	139
				T4LG	26,059	3	0	3	119	27,159	3	0	3	124	27,688	3	0	3	126
				TFTM	28,851	3	0	5	132	30,068	3	0	5	137	30,654	3	0	5	140
				T5M	29,479	5	0	4	134	30,723	5	0	4	140	31,322	5	0	4	143
				T5W	29,957	5	0	4	137	31,221	5	0	4	142	31,830	5	0	4	145
				T5LG	29,565	4	0	2	135	30,812	5	0	2	140	31,413	5	0	2	143
				BLC3	20,535	0	0	4	94	21,401	0	0	4	98	21,818	0	0	4	99
				BLC4	21,209	0	0	5	97	22,104	0	0	5	101	22,534	0	0	5	103
				RCCO	20,720	1	0	4	94	21,594	1	0	4	98	22,015	1	0	4	100
				LCCO	20,720	1	0	4	94	21,594	1	0	4	98	22,015	1	0	4	100
				AFR	30,127	3	0	4	137	31,398	3	0	4	143	32,010	3	0	4	146
P4	273W	80	1050	T1S	35,879	3	0	4	132	37,392	3	0	4	137	38,121	3	0	4	140
				T2M	33,236	3	0	5	122	34,638	3	0	5	127	35,313	3	0	5	130
				T3M	33,622	3	0	5	123	35,040	3	0	5	129	35,723	3	0	5	131
				T3LG	30,033	3	0	4	110	31,300	3	0	4	115	31,910	3	0	4	117
				T4M	34,123	3	0	5	125	35,562	3	0	5	130	36,255	3	0	5	133
				T4LG	31,035	3	0	4	114	32,344	3	0	4	119	32,974	3	0	4	121
				TFTM	34,359	3	0	5	126	35,808	3	0	5	131	36,506	3	0	5	134
				T5M	35,108	5	0	4	129	36,589	5	0	4	134	37,302	5	0	4	137
				T5W	35,677	5	0	4	131	37,182	5	0	5	136	37,907	5	0	5	139
				T5LG	35,209	5	0	3	129	36,695	5	0	3	135	37,410	5	0	3	137
				BLC3	24,456	0	0	4	90	25,487	0	0	4	93	25,984	0	0	5	95
				BLC4	25,258	0	0	5	93	26,324	0	0	5	97	26,837	0	0	5	98
				RCCO	24,676	1	0	4	91	25,717	1	0	4	94	26,218	1	0	4	96
				LCCO	24,676	1	0	4	91	25,717	1	0	4	94	26,218	1	0	4	96
				AFR	35,879	3	0	4	132	37,392	3	0	4	137	38,121	3	0	4	140

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Performance Data

Lumen Output

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Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P5	327W	80	1250	T1S	41,149	3	0	4	126	42,885	3	0	4	131	43,721	3	0	4	134
				T2M	38,118	4	0	5	117	39,727	4	0	5	122	40,501	4	0	5	124
				T3M	38,561	3	0	5	118	40,187	3	0	5	123	40,971	3	0	5	125
				T3LG	34,445	3	0	4	105	35,898	3	0	4	110	36,598	3	0	4	112
				T4M	39,135	3	0	5	120	40,786	3	0	5	125	41,581	3	0	5	127
				T4LG	35,594	3	0	4	109	37,095	3	0	4	114	37,818	3	0	4	116
				TFTM	39,406	3	0	5	121	41,069	3	0	5	126	41,869	3	0	5	128
				T5M	40,265	5	0	4	123	41,964	5	0	4	128	42,782	5	0	5	131
				T5W	40,918	5	0	5	125	42,644	5	0	5	131	43,475	5	0	5	133
				T5LG	40,382	5	0	3	124	42,085	5	0	3	129	42,906	5	0	3	131
				BLC3	28,048	0	0	5	86	29,231	0	0	5	90	29,801	0	0	5	91
				BLC4	28,969	0	0	5	89	30,191	0	0	5	92	30,779	0	0	5	94
				RCCO	28,301	2	0	5	87	29,495	2	0	5	90	30,070	2	0	5	92
				LCCO	28,301	2	0	5	87	29,495	2	0	5	90	30,070	2	0	5	92
				AFR	41,149	3	0	4	126	42,885	3	0	4	131	43,721	3	0	4	134
P6	342W	100	1050	T1S	45,968	3	0	4	135	47,907	3	0	5	140	48,841	3	0	5	143
				T2M	42,582	4	0	5	125	44,379	4	0	5	130	45,244	4	0	5	132
				T3M	43,076	4	0	5	126	44,894	4	0	5	131	45,769	4	0	5	134
				T3LG	38,479	3	0	4	113	40,102	3	0	4	117	40,884	3	0	4	120
				T4M	43,719	4	0	5	128	45,563	4	0	5	133	46,451	4	0	5	136
				T4LG	39,762	3	0	4	116	41,439	3	0	4	121	42,247	3	0	4	124
				TFTM	44,021	3	0	5	129	45,878	4	0	5	134	46,772	4	0	5	137
				T5M	44,980	5	0	5	132	46,878	5	0	5	137	47,792	5	0	5	140
				T5W	45,710	5	0	5	134	47,638	5	0	5	139	48,566	5	0	5	142
				T5LG	45,111	5	0	3	132	47,014	5	0	3	138	47,930	5	0	3	140
				BLC3	31,333	0	0	5	92	32,655	0	0	5	96	33,291	0	0	5	97
				BLC4	32,361	0	0	5	95	33,726	0	0	5	99	34,384	0	0	5	101
				RCCO	31,615	2	0	5	93	32,949	2	0	5	96	33,591	2	0	5	98
				LCCO	31,615	2	0	5	93	32,949	2	0	5	96	33,591	2	0	5	98
				AFR	45,968	3	0	4	135	47,907	3	0	5	140	48,841	3	0	5	143
P7	409W	100	1250	T1S	52,692	3	0	5	129	54,915	3	0	5	134	55,986	3	0	5	137
				T2M	48,811	4	0	5	119	50,871	4	0	5	124	51,862	4	0	5	127
				T3M	49,378	4	0	5	121	51,461	4	0	5	126	52,464	4	0	5	128
				T3LG	44,107	3	0	4	108	45,968	3	0	4	112	46,864	3	0	5	115
				T4M	50,114	4	0	5	122	52,228	4	0	5	128	53,246	4	0	5	130
				T4LG	45,579	3	0	4	111	47,501	3	0	4	116	48,427	3	0	4	118
				TFTM	50,460	4	0	5	123	52,589	4	0	5	129	53,614	4	0	5	131
				T5M	51,560	5	0	5	126	53,735	5	0	5	131	54,783	5	0	5	134
				T5W	52,396	5	0	5	128	54,607	5	0	5	133	55,671	5	0	5	136
				T5LG	51,710	5	0	4	126	53,891	5	0	4	132	54,941	5	0	4	134
				BLC3	35,916	1	0	5	88	37,431	1	0	5	91	38,161	1	0	5	93
				BLC4	37,095	0	0	5	91	38,660	0	0	5	94	39,413	0	0	5	96
				RCCO	36,240	2	0	5	89	37,769	2	0	5	92	38,505	2	0	5	94
				LCCO	36,240	2	0	5	89	37,769	2	0	5	92	38,505	2	0	5	94
				AFR	52,692	3	0	5	129	54,915	3	0	5	134	55,986	3	0	5	137
P8	462W	100	1400	T1S	57,662	3	0	5	125	60,094	4	0	5	130	61,266	4	0	5	132
				T2M	53,415	4	0	5	116	55,668	4	0	5	120	56,753	4	0	5	123
				T3M	54,034	4	0	5	117	56,314	4	0	5	122	57,412	4	0	5	124
				T3LG	48,267	3	0	5	104	50,304	3	0	5	109	51,284	4	0	5	111
				T4M	54,840	4	0	5	119	57,154	4	0	5	124	58,268	4	0	5	126
				T4LG	49,877	3	0	5	108	51,981	3	0	5	112	52,994	3	0	5	115
				TFTM	55,219	4	0	5	119	57,549	4	0	5	124	58,671	4	0	5	127
				T5M	56,423	5	0	5	122	58,803	5	0	5	127	59,949	5	0	5	130
				T5W	57,338	5	0	5	124	59,757	5	0	5	129	60,921	5	0	5	132
				T5LG	56,586	5	0	4	122	58,974	5	0	4	128	60,123	5	0	4	130
				BLC3	39,303	1	0	5	85	40,962	1	0	5	89	41,760	1	0	5	90
				BLC4	40,593	0	0	5	88	42,306	0	0	5	91	43,130	0	0	5	93
				RCCO	39,658	2	0	5	86	41,331	2	0	5	89	42,137	2	0	5	91
				LCCO	39,658	2	0	5	86	41,331	2	0	5	89	42,137	2	0	5	91
				AFR	57,662	3	0	5	125	60,094	4	0	5	130	61,266	4	0	5	132

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Rotated Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	152W	90	530	T1S	22,798	4	0	4	150	23,760	4	0	4	156	24,223	4	0	4	159
				T2M	21,119	5	0	5	139	22,010	5	0	5	145	22,439	5	0	5	148
				T3M	21,361	5	0	5	141	22,262	5	0	5	147	22,696	5	0	5	149
				T3LG	19,084	4	0	4	126	19,889	4	0	4	131	20,277	4	0	4	133
				T4M	21,679	5	0	5	143	22,594	5	0	5	149	23,034	5	0	5	152
				T4LG	19,717	4	0	4	130	20,549	4	0	4	135	20,950	4	0	4	138
				TFTM	21,833	5	0	5	144	22,754	5	0	5	150	23,197	5	0	5	153
				T5M	22,305	5	0	3	147	23,246	5	0	3	153	23,699	5	0	3	156
				T5W	22,667	5	0	3	149	23,623	5	0	4	155	24,084	5	0	4	158
				T5LG	22,370	4	0	2	147	23,314	4	0	2	153	23,768	4	0	2	156
				BLC3	15,539	4	0	4	102	16,194	4	0	4	107	16,510	4	0	4	109
				BLC4	16,048	4	0	4	106	16,725	4	0	4	110	17,051	4	0	4	112
				RCCO	15,679	1	0	3	103	16,340	1	0	3	108	16,659	1	0	3	110
				LCCO	15,679	1	0	3	103	16,340	1	0	3	108	16,659	1	0	3	110
				AFR	22,798	4	0	4	150	23,760	4	0	4	156	24,223	4	0	4	159
P11	203W	90	700	T1S	29,222	4	0	4	144	30,455	4	0	4	150	31,048	4	0	4	153
				T2M	27,070	5	0	5	134	28,212	5	0	5	139	28,762	5	0	5	142
				T3M	27,380	5	0	5	135	28,535	5	0	5	141	29,091	5	0	5	144
				T3LG	24,462	4	0	4	121	25,493	4	0	4	126	25,990	4	0	4	128
				T4M	27,788	5	0	5	137	28,960	5	0	5	143	29,525	5	0	5	146
				T4LG	25,273	4	0	4	125	26,339	4	0	4	130	26,853	4	0	4	133
				TFTM	27,985	5	0	5	138	29,165	5	0	5	144	29,734	5	0	5	147
				T5M	28,591	5	0	4	141	29,797	5	0	4	147	30,377	5	0	4	150
				T5W	29,054	5	0	4	143	30,280	5	0	4	149	30,870	5	0	4	152
				T5LG	28,673	4	0	2	142	29,883	4	0	2	148	30,465	5	0	2	150
				BLC3	19,917	4	0	4	98	20,757	4	0	4	102	21,162	4	0	4	104
				BLC4	20,570	5	0	5	102	21,437	5	0	5	106	21,855	5	0	5	108
				RCCO	20,097	1	0	4	99	20,945	1	0	4	103	21,353	1	0	4	105
				LCCO	20,097	1	0	4	99	20,945	1	0	4	103	21,353	1	0	4	105
				AFR	29,222	4	0	4	144	30,455	4	0	4	150	31,048	4	0	4	153
P12	248W	90	850	T1S	34,526	5	0	5	139	35,983	5	0	5	145	36,684	5	0	5	148
				T2M	31,984	5	0	5	129	33,333	5	0	5	135	33,983	5	0	5	137
				T3M	32,350	5	0	5	131	33,715	5	0	5	136	34,372	5	0	5	139
				T3LG	28,902	4	0	4	117	30,121	4	0	4	122	30,708	4	0	4	124
				T4M	32,832	5	0	5	133	34,217	5	0	5	138	34,884	5	0	5	141
				T4LG	29,861	4	0	4	121	31,120	4	0	4	126	31,727	5	0	4	128
				TFTM	33,064	5	0	5	134	34,459	5	0	5	139	35,131	5	0	5	142
				T5M	33,780	5	0	4	136	35,205	5	0	4	142	35,891	5	0	4	145
				T5W	34,327	5	0	4	139	35,776	5	0	4	145	36,473	5	0	4	147
				T5LG	33,878	5	0	3	137	35,307	5	0	3	143	35,995	5	0	3	145
				BLC3	23,532	5	0	5	95	24,525	5	0	5	99	25,003	5	0	5	101
				BLC4	24,303	5	0	5	98	25,328	5	0	5	102	25,822	5	0	5	104
				RCCO	23,745	1	0	4	96	24,747	1	0	4	100	25,229	1	0	4	102
				LCCO	23,745	1	0	4	96	24,747	1	0	4	100	25,229	1	0	4	102
				AFR	34,526	5	0	5	139	35,983	5	0	5	145	36,684	5	0	5	148

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Rotated Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P13	354W	90	1200	T1S	45,748	5	0	5	129	47,678	5	0	5	135	48,608	5	0	5	137
				T2M	42,380	5	0	5	120	44,168	5	0	5	125	45,029	5	0	5	127
				T3M	42,865	5	0	5	121	44,673	5	0	5	126	45,544	5	0	5	129
				T3LG	38,296	5	0	5	108	39,911	5	0	5	113	40,689	5	0	5	115
				T4M	43,503	5	0	5	123	45,339	5	0	5	128	46,222	5	0	5	131
				T4LG	39,566	5	0	5	112	41,235	5	0	5	117	42,039	5	0	5	119
				TFTM	43,811	5	0	5	124	45,659	5	0	5	129	46,549	5	0	5	132
				T5M	44,760	5	0	5	126	46,648	5	0	5	132	47,557	5	0	5	134
				T5W	45,485	5	0	5	129	47,404	5	0	5	134	48,328	5	0	5	137
				T5LG	44,889	5	0	3	127	46,783	5	0	3	132	47,695	5	0	3	135
				BLC3	31,181	5	0	5	88	32,496	5	0	5	92	33,130	5	0	5	94
				BLC4	32,202	5	0	5	91	33,561	5	0	5	95	34,215	5	0	5	97
				RCCO	31,463	2	0	5	89	32,790	2	0	5	93	33,429	2	0	5	94
				LCCO	31,463	2	0	5	89	32,790	2	0	5	93	33,429	2	0	5	94
				AFR	45,748	5	0	5	129	47,678	5	0	5	135	48,608	5	0	5	137
P14	415W	90	1400	T1S	51,272	5	0	5	123	53,435	5	0	5	129	54,476	5	0	5	131
				T2M	47,497	5	0	5	114	49,500	5	0	5	119	50,465	5	0	5	121
				T3M	48,040	5	0	5	116	50,067	5	0	5	121	51,043	5	0	5	123
				T3LG	42,919	5	0	5	103	44,730	5	0	5	108	45,602	5	0	5	110
				T4M	48,756	5	0	5	117	50,813	5	0	5	122	51,803	5	0	5	125
				T4LG	44,343	5	0	5	107	46,214	5	0	5	111	47,115	5	0	5	113
				TFTM	49,101	5	0	5	118	51,172	5	0	5	123	52,169	5	0	5	126
				T5M	50,164	5	0	5	121	52,280	5	0	5	126	53,299	5	0	5	128
				T5W	50,977	5	0	5	123	53,127	5	0	5	128	54,163	5	0	5	130
				T5LG	50,309	5	0	4	121	52,432	5	0	4	126	53,453	5	0	4	129
				BLC3	34,945	5	0	5	84	36,420	5	0	5	88	37,130	5	0	5	89
				BLC4	36,090	5	0	5	87	37,613	5	0	5	91	38,346	5	0	5	92
				RCCO	35,261	2	0	5	85	36,749	2	0	5	88	37,465	2	0	5	90
				LCCO	35,261	2	0	5	85	36,749	2	0	5	88	37,465	2	0	5	90
				AFR	51,272	5	0	5	123	53,435	5	0	5	129	54,476	5	0	5	131

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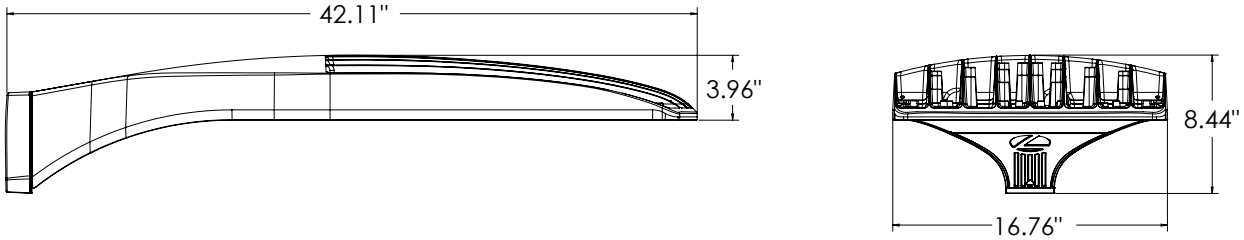
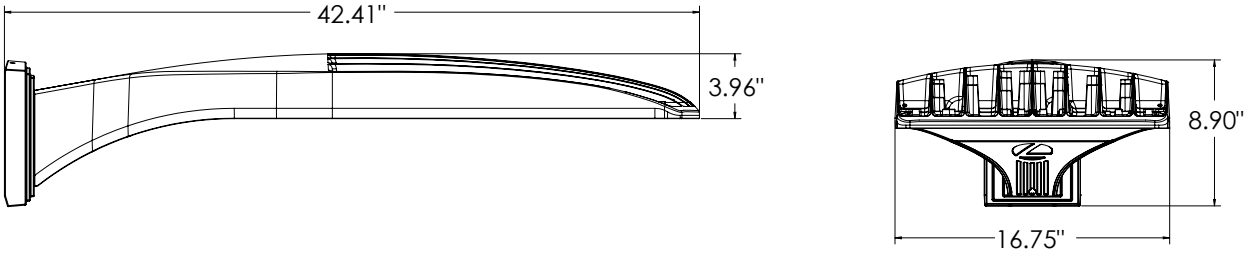
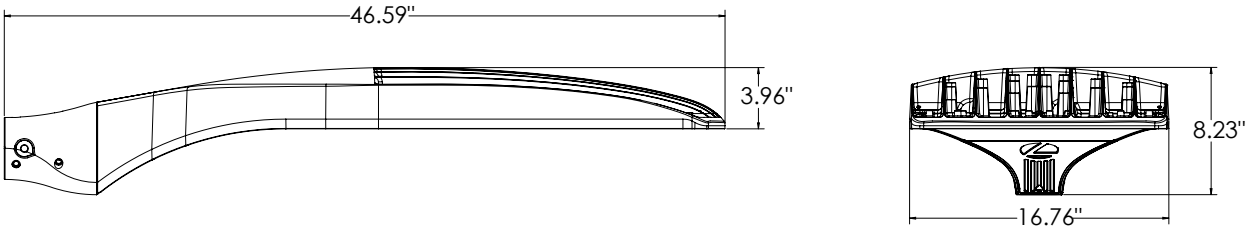
Dimensions



DSX2 with RPA, RPA5, SPA5, SPA8N mount
Weight: 48 lbs

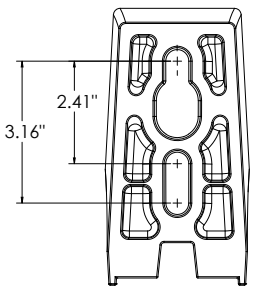


DSX2 with WBA mount
Weight: 50 lbs

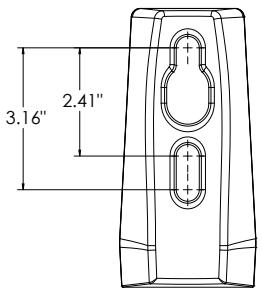


DSX2 with MA mount
Weight: 50 lbs

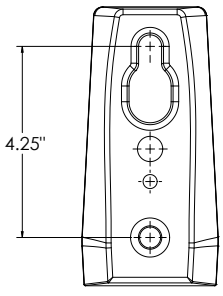
SPA (STANDARD ARM)



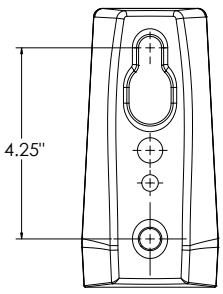
RPA



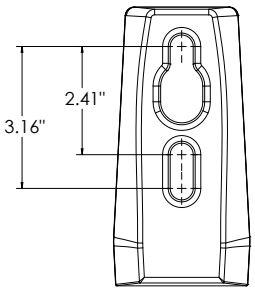
SPA5



RPA5



SPA8N



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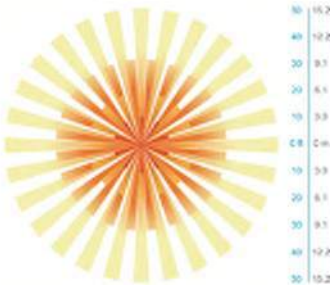
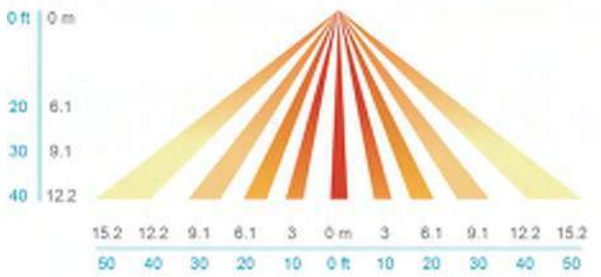
nLight Control - Sensor Coverage and Settings

nLight Sensor Coverage Pattern

NLTAIR2 PIRHN



Top



Side

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Area Size 2 reflects the embedded high performance LED technology. It is ideal for applications like car dealerships and large parking lots adjacent to malls, transit stations, grocery stores, home centers, and other big-box retailers.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 1.5G. 3G vibration rated available for (MA) mast arm mount when specifying option 3G. Low EPA (1.06 ft^2) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

Coastal Construction (CCE)

Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

OPTICS

Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K, or 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 2 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L82/100,000 hrs at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily-serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.12" on center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPA5 or RPA5. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

STANDARD CONTROLS

The DSX2 LED area luminaire has a number of control options. DSX Size 2, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensor with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 40 feet. Control option BL features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.

nLIGHT AIR CONTROLS

The DSX2 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP66 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

BUY AMERICAN ACT

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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D-Series Size 2
LED Area Luminaire

Catalog Number: DSX2 LED P4 40K 80CRI T3M MVOLT SPA

Notes:

Type: P2

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA: 1.06 ft² (0.10 m²)

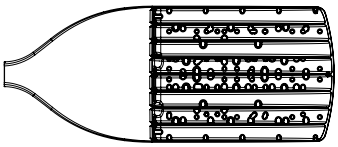
Length: 40.59" (103.1 cm)

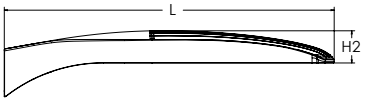
Width: 16.76" (42.6 cm)

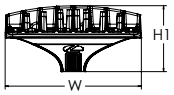
Height H1: 8.11" (20.6 cm)

Height H2: 3.96" (10.1 cm)

Weight: 46 lbs (20.9 kg)







Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of up to 80% vs. 1000W HID and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX2 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX2 LED	P4	40K	80CRI	T3M	MVOLT	SPA

Series

DSX2 LED

LEDs

Forward optics

P1, P2, P3, P4, P5, P6, P7, P8

Rotated optics

P10[1], P11[1], P12[1], P13[1], P14[1]

Color temperature[2]

(this section 70CRI only)

30K 3000K
40K 4000K
50K 5000K

(this section 80CRI only, extended lead times apply)

27K 2700K
30K 3000K
35K 3500K
40K 4000K
50K 5000K

Color Rendering Index[2]

70CRI
70CRI
70CRI

80CRI
80CRI
80CRI
80CRI
80CRI

Distribution

AFR Automotive front row
T1S Type I short
T2M Type II medium
T3M Type III medium
T3LG Type III low glare[3]
T4M Type IV medium
T4LG Type IV low glare[3]
TFTM Forward throw medium
T5M Type V medium
T5LG Type V low glare
T5W Type V wide
BLC3 Type III backlight control[3]
BLC4 Type IV backlight control[3]
LCCO Left corner cutoff[3]
RCCO Right corner cutoff[3]

Voltage

MVOLT (120V-277V)[4]
HVOLT (347V-480V)[5,6]
XVOLT (277V - 480V)[7,8]
120[16,26]
208[16,26]
240[16,26]
277[16,26]
347[16,26]
480[16,26]

Mounting

Shipped included

SPA Square pole mounting (#8 drilling)
RPA Round pole mounting (#8 drilling)
SPA5 Square pole mounting #5 drilling[9]
RPA5 Round pole mounting #5 drilling[9]
SPA8N Square narrow pole mounting #8 drilling
WBA Wall bracket[10]
MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

N/A

N/A

Control options

Shipped installed

NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient senso, 8-40' mounting height, ambient sensor enabled at 2fc.[11,12,20,21]
PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc[13,20,21]
PER NEMA twist-lock receptacle only (controls ordered separate)[14]
PER5 Five-pin receptacle only (controls ordered separate)[14,21]
PER7 Seven-pin receptacle only (controls ordered separate)[14,21]
FAO Field adjustable output[15,21]
BL30 Bi-level switched dimming, 30%[16,21]
BL50 Bi-level switched dimming, 50%[16,21]
DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]
DS Dual switching[18,19,21]

Other options

Shipped installed

SPD20KV 20KV surge protection
HS Houseside shield (black finish standard)[22]
L90 Left rotated optics[1]
R90 Right rotated optics[1]
CCE Coastal Construction[23]
HA 50°C ambient operation[24]
BAA Buy America(n) Act Compliant
SF Single fuse (120, 277, 347V)[26]
DF Double fuse (208, 240, 480V)[26]
3G Vibration rated for 3G[27]

Shipped separately

EGSR External Glare Shield (reversible, field install required, matches housing finish)
BSDB Bird Spikes (field install required)

Finish *(required)*

DDBXD Dark Bronze
DBLXD Black
DNAXD Natural Aluminum
DWHXD White
DDBTXD Textured dark bronze
DBLBXD Textured black
DNATXD Textured natural aluminum
DWHGXD Textured white

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Ordering Information

Accessories

Ordered and shipped separately.

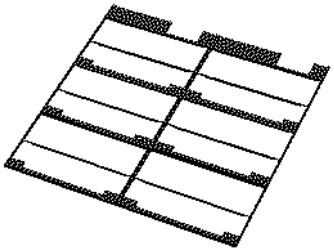
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [25]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [25]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [25]
DSHORT SBK	Shorting cap [25]
DSX2HS P#	House-side shield (enter package number 1-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSX1EGSR (FINISH)	External glare shield (specify finish)
DSX2BSDB (FINISH)	Bird spike deterrent bracket (specify finish)

NOTES

1 Rotated optics available with packages P10, P11, P12, P13 and P14. Must be combined with option L90 or R90.
2 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
3 T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6 HVOLT not available with package P10 when combined with option NLTAIR2 PIRHN or option PIR.
7 XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8 XVOLT not available in package P10. XVOLT not available with fusing (SF or DF).
9 SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
10 WBA cannot be combined with Type 5 distributions plus photocell (PER).
11 NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this link
12 NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P10 using HVOLT. NLTAIR2 PIRHN not available with P10 using XVOLT.
13 PIR not available with NLTAIR2 PIRHN, PER, PER5, PER7, FAO BL30, BL50, DMG and DS. PIR not available with P10 using HVOLT. PIR not available with P10 using XVOLT.
14 14) PER/PER5/PER7 not available with NLTAIR2 PIRHN, PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
15 FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, DMG and DS.
16 BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS. BL30 or BL50 must specify 120, 277 or 347V. Consult tech support for 208, 240 or 480V.
17 DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
18 DS not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
19 DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads on P1, P2, P3, P4, P5 (2 drivers). Note: Provides 60/40 operation using (2) different sets of leads on P6, P7, P8, P9, P10, P11, P12, P13, P14 (3 drivers).
20 Reference Motion Sensor Default Settings table on page 4 to see functionality.
21 Reference Controls Options table on page 4.
22 HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
23 CCE option not available with option BS and EGSR. Contact Technical Support for availability.
24 Option HA not available with performance packages P5, P6, P7, P8, P13 and P14.
25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
26 Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).
27 Option 3G for use with (MA) mast arm mount only when 3G vibration is required.

Shield Accessories

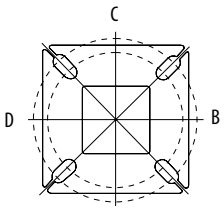
External Glare Shield (EGSR)



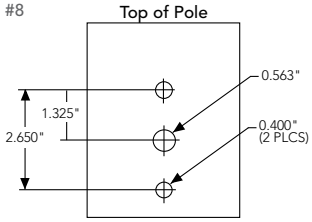
House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION



Template #8



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
		Minimum Acceptable Outside Pole Dimension					
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX2 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX2 with SPA	1.06	2.12	1.84	2.32	---	2.33
DSX2 with SPA5, SPA8N	1.07	2.14	1.90	2.43	---	2.44
DSX2 with RPA, RPA5	1.07	2.14	1.90	2.43	2.31	2.44
DSX2 with MA	1.20	2.40	2.12	3.00	2.92	3.00

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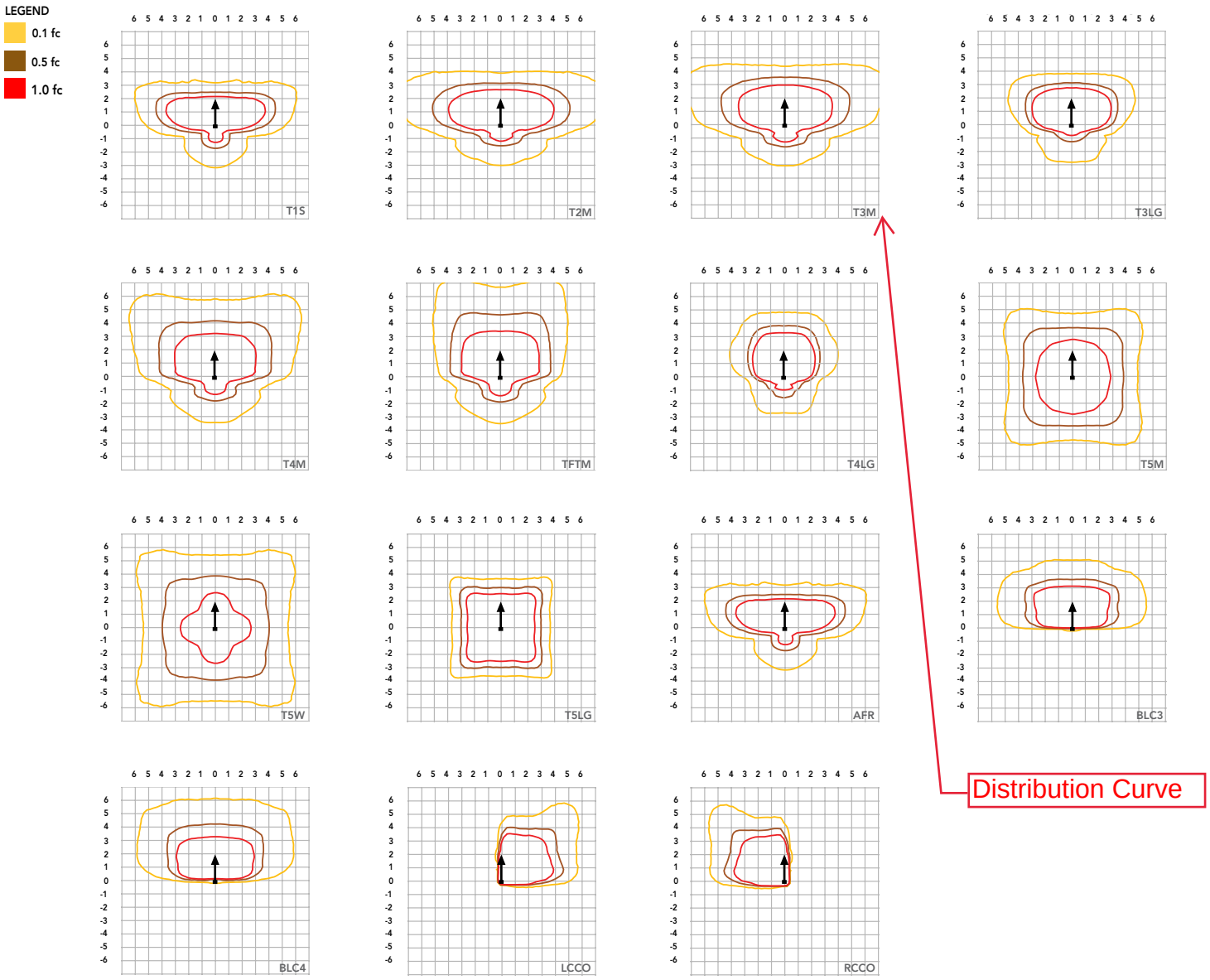
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's homepage.

Isofootcandle plots for the DSX2 LED P8 40K 70CRI. Distances are in units of mounting height (40').



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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.03
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.95
50,000	0.90
100,000	0.82

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use published values for each package based on input watts and lumens by optic type.

Electrical Load

	Performance Package	LED Count	Drive Current (mA)	Wattage	Current (A) 120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	80	530	135	1.12	0.65	0.56	0.49	0.39	0.28
	P2	80	700	181	1.49	0.86	0.75	0.65	0.52	0.37
	P3	80	850	222	1.83	1.05	0.91	0.79	0.63	0.46
	P4	80	1050	277	2.27	1.31	1.14	0.98	0.79	0.57
	P5	80	1250	333	2.72	1.57	1.36	1.18	0.94	0.68
	P6	100	1050	345	2.85	1.64	1.42	1.23	0.98	0.71
	P7	100	1250	414	3.41	1.97	1.70	1.48	1.18	0.85
	P8	100	1400	466	3.85	2.22	1.93	1.67	1.33	0.96
Rotated Optics (Requires L90 or R90)	P10	90	530	152	1.27	0.73	0.63	0.55	0.44	0.32
	P11	90	700	203	1.69	0.97	0.84	0.73	0.58	0.42
	P12	90	850	249	2.06	1.19	1.03	0.89	0.71	0.52
	P13	90	1200	358	2.95	1.70	1.47	1.28	1.02	0.74
	P14	90	1400	421	3.46	2.00	1.73	1.50	1.20	0.87

LED Color Temperature / Color Rendering Multipliers

	70 CRI		80CRI		90CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	135W	80	530	T1S	19,946	2	0	3	148	20,787	2	0	3	155	21,192	2	0	3	158
				T2M	18,477	3	0	4	137	19,256	3	0	4	143	19,632	3	0	4	146
				T3M	18,691	3	0	5	139	19,480	3	0	5	145	19,859	3	0	5	148
				T3LG	16,696	2	0	2	124	17,400	2	0	2	129	17,740	2	0	2	132
				T4M	18,970	3	0	5	141	19,770	3	0	5	147	20,155	3	0	5	150
				T4LG	17,253	2	0	2	128	17,981	2	0	2	134	18,331	2	0	2	136
				TFTM	19,101	3	0	5	142	19,907	3	0	5	148	20,295	3	0	5	151
				T5M	19,517	5	0	3	145	20,341	5	0	3	151	20,737	5	0	3	154
				T5W	19,834	5	0	3	147	20,670	5	0	3	154	21,073	5	0	3	157
				T5LG	19,574	4	0	2	146	20,400	4	0	2	152	20,797	4	0	2	155
				BLC3	13,595	0	0	3	101	14,169	0	0	3	105	14,445	0	0	3	107
				BLC4	14,042	0	0	4	104	14,634	0	0	4	109	14,919	0	0	4	111
				RCCO	13,718	1	0	3	102	14,297	1	0	3	106	14,576	1	0	3	108
				LCCO	13,718	1	0	3	102	14,297	1	0	3	106	14,576	1	0	3	108
				AFR	19,946	2	0	3	148	20,787	2	0	3	155	21,192	2	0	3	158
P2	179W	80	700	T1S	25,520	3	0	3	142	26,597	3	0	3	148	27,116	3	0	3	151
				T2M	23,641	3	0	5	132	24,638	3	0	5	137	25,118	3	0	5	140
				T3M	23,915	3	0	5	133	24,924	3	0	5	139	25,410	3	0	5	142
				T3LG	21,363	3	0	3	119	22,264	3	0	3	124	22,698	3	0	3	127
				T4M	24,272	3	0	5	135	25,296	3	0	5	141	25,789	3	0	5	144
				T4LG	22,075	3	0	3	123	23,006	3	0	3	128	23,455	3	0	3	131
				TFTM	24,440	3	0	5	136	25,471	3	0	5	142	25,967	3	0	5	145
				T5M	24,972	5	0	3	139	26,026	5	0	3	145	26,533	5	0	4	148
				T5W	25,377	5	0	4	142	26,448	5	0	4	148	26,963	5	0	4	150
				T5LG	25,045	4	0	2	140	26,101	4	0	2	146	26,610	4	0	2	148
				BLC3	17,395	0	0	4	97	18,129	0	0	4	101	18,482	0	0	4	103
				BLC4	17,966	0	0	4	100	18,724	0	0	5	104	19,089	0	0	5	107
				RCCO	17,552	1	0	4	98	18,293	1	0	4	102	18,649	1	0	4	104
				LCCO	17,552	1	0	4	98	18,293	1	0	4	102	18,649	1	0	4	104
				AFR	25,520	3	0	3	142	26,597	3	0	3	148	27,116	3	0	3	151
P3	219W	80	850	T1S	30,127	3	0	4	137	31,398	3	0	4	143	32,010	3	0	4	146
				T2M	27,908	3	0	5	127	29,085	3	0	5	133	29,652	3	0	5	135
				T3M	28,232	3	0	5	129	29,423	3	0	5	134	29,996	3	0	5	137
				T3LG	25,218	3	0	3	115	26,282	3	0	3	120	26,794	3	0	3	122
				T4M	28,652	3	0	5	131	29,861	3	0	5	136	30,443	3	0	5	139
				T4LG	26,059	3	0	3	119	27,159	3	0	3	124	27,688	3	0	3	126
				TFTM	28,851	3	0	5	132	30,068	3	0	5	137	30,654	3	0	5	140
				T5M	29,479	5	0	4	134	30,723	5	0	4	140	31,322	5	0	4	143
				T5W	29,957	5	0	4	137	31,221	5	0	4	142	31,830	5	0	4	145
				T5LG	29,565	4	0	2	135	30,812	5	0	2	140	31,413	5	0	2	143
				BLC3	20,535	0	0	4	94	21,401	0	0	4	98	21,818	0	0	4	99
				BLC4	21,209	0	0	5	97	22,104	0	0	5	101	22,534	0	0	5	103
				RCCO	20,720	1	0	4	94	21,594	1	0	4	98	22,015	1	0	4	100
				LCCO	20,720	1	0	4	94	21,594	1	0	4	98	22,015	1	0	4	100
				AFR	30,127	3	0	4	137	31,398	3	0	4	143	32,010	3	0	4	146
P4	273W	80	1050	T1S	35,879	3	0	4	132	37,392	3	0	4	137	38,121	3	0	4	140
				T2M	33,236	3	0	5	122	34,638	3	0	5	127	35,313	3	0	5	130
				T3M	33,622	3	0	5	123	35,040	3	0	5	129	35,723	3	0	5	131
				T3LG	30,033	3	0	4	110	31,300	3	0	4	115	31,910	3	0	4	117
				T4M	34,123	3	0	5	125	35,562	3	0	5	130	36,255	3	0	5	133
				T4LG	31,035	3	0	4	114	32,344	3	0	4	119	32,974	3	0	4	121
				TFTM	34,359	3	0	5	126	35,808	3	0	5	131	36,506	3	0	5	134
				T5M	35,108	5	0	4	129	36,589	5	0	4	134	37,302	5	0	4	137
				T5W	35,677	5	0	4	131	37,182	5	0	5	136	37,907	5	0	5	139
				T5LG	35,209	5	0	3	129	36,695	5	0	3	135	37,410	5	0	3	137
				BLC3	24,456	0	0	4	90	25,487	0	0	4	93	25,984	0	0	5	95
				BLC4	25,258	0	0	5	93	26,324	0	0	5	97	26,837	0	0	5	98
				RCCO	24,676	1	0	4	91	25,717	1	0	4	94	26,218	1	0	4	96
				LCCO	24,676	1	0	4	91	25,717	1	0	4	94	26,218	1	0	4	96
				AFR	35,879	3	0	4	132	37,392	3	0	4	137	38,121	3	0	4	140

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P5	327W	80	1250	T1S	41,149	3	0	4	126	42,885	3	0	4	131	43,721	3	0	4	134
				T2M	38,118	4	0	5	117	39,727	4	0	5	122	40,501	4	0	5	124
				T3M	38,561	3	0	5	118	40,187	3	0	5	123	40,971	3	0	5	125
				T3LG	34,445	3	0	4	105	35,898	3	0	4	110	36,598	3	0	4	112
				T4M	39,135	3	0	5	120	40,786	3	0	5	125	41,581	3	0	5	127
				T4LG	35,594	3	0	4	109	37,095	3	0	4	114	37,818	3	0	4	116
				TFTM	39,406	3	0	5	121	41,069	3	0	5	126	41,869	3	0	5	128
				T5M	40,265	5	0	4	123	41,964	5	0	4	128	42,782	5	0	5	131
				T5W	40,918	5	0	5	125	42,644	5	0	5	131	43,475	5	0	5	133
				T5LG	40,382	5	0	3	124	42,085	5	0	3	129	42,906	5	0	3	131
				BLC3	28,048	0	0	5	86	29,231	0	0	5	90	29,801	0	0	5	91
				BLC4	28,969	0	0	5	89	30,191	0	0	5	92	30,779	0	0	5	94
				RCCO	28,301	2	0	5	87	29,495	2	0	5	90	30,070	2	0	5	92
				LCCO	28,301	2	0	5	87	29,495	2	0	5	90	30,070	2	0	5	92
				AFR	41,149	3	0	4	126	42,885	3	0	4	131	43,721	3	0	4	134
P6	342W	100	1050	T1S	45,968	3	0	4	135	47,907	3	0	5	140	48,841	3	0	5	143
				T2M	42,582	4	0	5	125	44,379	4	0	5	130	45,244	4	0	5	132
				T3M	43,076	4	0	5	126	44,894	4	0	5	131	45,769	4	0	5	134
				T3LG	38,479	3	0	4	113	40,102	3	0	4	117	40,884	3	0	4	120
				T4M	43,719	4	0	5	128	45,563	4	0	5	133	46,451	4	0	5	136
				T4LG	39,762	3	0	4	116	41,439	3	0	4	121	42,247	3	0	4	124
				TFTM	44,021	3	0	5	129	45,878	4	0	5	134	46,772	4	0	5	137
				T5M	44,980	5	0	5	132	46,878	5	0	5	137	47,792	5	0	5	140
				T5W	45,710	5	0	5	134	47,638	5	0	5	139	48,566	5	0	5	142
				T5LG	45,111	5	0	3	132	47,014	5	0	3	138	47,930	5	0	3	140
				BLC3	31,333	0	0	5	92	32,655	0	0	5	96	33,291	0	0	5	97
				BLC4	32,361	0	0	5	95	33,726	0	0	5	99	34,384	0	0	5	101
				RCCO	31,615	2	0	5	93	32,949	2	0	5	96	33,591	2	0	5	98
				LCCO	31,615	2	0	5	93	32,949	2	0	5	96	33,591	2	0	5	98
				AFR	45,968	3	0	4	135	47,907	3	0	5	140	48,841	3	0	5	143
P7	409W	100	1250	T1S	52,692	3	0	5	129	54,915	3	0	5	134	55,986	3	0	5	137
				T2M	48,811	4	0	5	119	50,871	4	0	5	124	51,862	4	0	5	127
				T3M	49,378	4	0	5	121	51,461	4	0	5	126	52,464	4	0	5	128
				T3LG	44,107	3	0	4	108	45,968	3	0	4	112	46,864	3	0	5	115
				T4M	50,114	4	0	5	122	52,228	4	0	5	128	53,246	4	0	5	130
				T4LG	45,579	3	0	4	111	47,501	3	0	4	116	48,427	3	0	4	118
				TFTM	50,460	4	0	5	123	52,589	4	0	5	129	53,614	4	0	5	131
				T5M	51,560	5	0	5	126	53,735	5	0	5	131	54,783	5	0	5	134
				T5W	52,396	5	0	5	128	54,607	5	0	5	133	55,671	5	0	5	136
				T5LG	51,710	5	0	4	126	53,891	5	0	4	132	54,941	5	0	4	134
				BLC3	35,916	1	0	5	88	37,431	1	0	5	91	38,161	1	0	5	93
				BLC4	37,095	0	0	5	91	38,660	0	0	5	94	39,413	0	0	5	96
				RCCO	36,240	2	0	5	89	37,769	2	0	5	92	38,505	2	0	5	94
				LCCO	36,240	2	0	5	89	37,769	2	0	5	92	38,505	2	0	5	94
				AFR	52,692	3	0	5	129	54,915	3	0	5	134	55,986	3	0	5	137
P8	462W	100	1400	T1S	57,662	3	0	5	125	60,094	4	0	5	130	61,266	4	0	5	132
				T2M	53,415	4	0	5	116	55,668	4	0	5	120	56,753	4	0	5	123
				T3M	54,034	4	0	5	117	56,314	4	0	5	122	57,412	4	0	5	124
				T3LG	48,267	3	0	5	104	50,304	3	0	5	109	51,284	4	0	5	111
				T4M	54,840	4	0	5	119	57,154	4	0	5	124	58,268	4	0	5	126
				T4LG	49,877	3	0	5	108	51,981	3	0	5	112	52,994	3	0	5	115
				TFTM	55,219	4	0	5	119	57,549	4	0	5	124	58,671	4	0	5	127
				T5M	56,423	5	0	5	122	58,803	5	0	5	127	59,949	5	0	5	130
				T5W	57,338	5	0	5	124	59,757	5	0	5	129	60,921	5	0	5	132
				T5LG	56,586	5	0	4	122	58,974	5	0	4	128	60,123	5	0	4	130
				BLC3	39,303	1	0	5	85	40,962	1	0	5	89	41,760	1	0	5	90
				BLC4	40,593	0	0	5	88	42,306	0	0	5	91	43,130	0	0	5	93
				RCCO	39,658	2	0	5	86	41,331	2	0	5	89	42,137	2	0	5	91
				LCCO	39,658	2	0	5	86	41,331	2	0	5	89	42,137	2	0	5	91
				AFR	57,662	3	0	5	125	60,094	4	0	5	130	61,266	4	0	5	132

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Rotated Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	152W	90	530	T1S	22,798	4	0	4	150	23,760	4	0	4	156	24,223	4	0	4	159
				T2M	21,119	5	0	5	139	22,010	5	0	5	145	22,439	5	0	5	148
				T3M	21,361	5	0	5	141	22,262	5	0	5	147	22,696	5	0	5	149
				T3LG	19,084	4	0	4	126	19,889	4	0	4	131	20,277	4	0	4	133
				T4M	21,679	5	0	5	143	22,594	5	0	5	149	23,034	5	0	5	152
				T4LG	19,717	4	0	4	130	20,549	4	0	4	135	20,950	4	0	4	138
				TFTM	21,833	5	0	5	144	22,754	5	0	5	150	23,197	5	0	5	153
				T5M	22,305	5	0	3	147	23,246	5	0	3	153	23,699	5	0	3	156
				T5W	22,667	5	0	3	149	23,623	5	0	4	155	24,084	5	0	4	158
				T5LG	22,370	4	0	2	147	23,314	4	0	2	153	23,768	4	0	2	156
				BLC3	15,539	4	0	4	102	16,194	4	0	4	107	16,510	4	0	4	109
				BLC4	16,048	4	0	4	106	16,725	4	0	4	110	17,051	4	0	4	112
				RCCO	15,679	1	0	3	103	16,340	1	0	3	108	16,659	1	0	3	110
				LCCO	15,679	1	0	3	103	16,340	1	0	3	108	16,659	1	0	3	110
				AFR	22,798	4	0	4	150	23,760	4	0	4	156	24,223	4	0	4	159
P11	203W	90	700	T1S	29,222	4	0	4	144	30,455	4	0	4	150	31,048	4	0	4	153
				T2M	27,070	5	0	5	134	28,212	5	0	5	139	28,762	5	0	5	142
				T3M	27,380	5	0	5	135	28,535	5	0	5	141	29,091	5	0	5	144
				T3LG	24,462	4	0	4	121	25,493	4	0	4	126	25,990	4	0	4	128
				T4M	27,788	5	0	5	137	28,960	5	0	5	143	29,525	5	0	5	146
				T4LG	25,273	4	0	4	125	26,339	4	0	4	130	26,853	4	0	4	133
				TFTM	27,985	5	0	5	138	29,165	5	0	5	144	29,734	5	0	5	147
				T5M	28,591	5	0	4	141	29,797	5	0	4	147	30,377	5	0	4	150
				T5W	29,054	5	0	4	143	30,280	5	0	4	149	30,870	5	0	4	152
				T5LG	28,673	4	0	2	142	29,883	4	0	2	148	30,465	5	0	2	150
				BLC3	19,917	4	0	4	98	20,757	4	0	4	102	21,162	4	0	4	104
				BLC4	20,570	5	0	5	102	21,437	5	0	5	106	21,855	5	0	5	108
				RCCO	20,097	1	0	4	99	20,945	1	0	4	103	21,353	1	0	4	105
				LCCO	20,097	1	0	4	99	20,945	1	0	4	103	21,353	1	0	4	105
				AFR	29,222	4	0	4	144	30,455	4	0	4	150	31,048	4	0	4	153
P12	248W	90	850	T1S	34,526	5	0	5	139	35,983	5	0	5	145	36,684	5	0	5	148
				T2M	31,984	5	0	5	129	33,333	5	0	5	135	33,983	5	0	5	137
				T3M	32,350	5	0	5	131	33,715	5	0	5	136	34,372	5	0	5	139
				T3LG	28,902	4	0	4	117	30,121	4	0	4	122	30,708	4	0	4	124
				T4M	32,832	5	0	5	133	34,217	5	0	5	138	34,884	5	0	5	141
				T4LG	29,861	4	0	4	121	31,120	4	0	4	126	31,727	5	0	4	128
				TFTM	33,064	5	0	5	134	34,459	5	0	5	139	35,131	5	0	5	142
				T5M	33,780	5	0	4	136	35,205	5	0	4	142	35,891	5	0	4	145
				T5W	34,327	5	0	4	139	35,776	5	0	4	145	36,473	5	0	4	147
				T5LG	33,878	5	0	3	137	35,307	5	0	3	143	35,995	5	0	3	145
				BLC3	23,532	5	0	5	95	24,525	5	0	5	99	25,003	5	0	5	101
				BLC4	24,303	5	0	5	98	25,328	5	0	5	102	25,822	5	0	5	104
				RCCO	23,745	1	0	4	96	24,747	1	0	4	100	25,229	1	0	4	102
				LCCO	23,745	1	0	4	96	24,747	1	0	4	100	25,229	1	0	4	102
				AFR	34,526	5	0	5	139	35,983	5	0	5	145	36,684	5	0	5	148

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Rotated Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P13	354W	90	1200	T1S	45,748	5	0	5	129	47,678	5	0	5	135	48,608	5	0	5	137
				T2M	42,380	5	0	5	120	44,168	5	0	5	125	45,029	5	0	5	127
				T3M	42,865	5	0	5	121	44,673	5	0	5	126	45,544	5	0	5	129
				T3LG	38,296	5	0	5	108	39,911	5	0	5	113	40,689	5	0	5	115
				T4M	43,503	5	0	5	123	45,339	5	0	5	128	46,222	5	0	5	131
				T4LG	39,566	5	0	5	112	41,235	5	0	5	117	42,039	5	0	5	119
				TFTM	43,811	5	0	5	124	45,659	5	0	5	129	46,549	5	0	5	132
				T5M	44,760	5	0	5	126	46,648	5	0	5	132	47,557	5	0	5	134
				T5W	45,485	5	0	5	129	47,404	5	0	5	134	48,328	5	0	5	137
				T5LG	44,889	5	0	3	127	46,783	5	0	3	132	47,695	5	0	3	135
				BLC3	31,181	5	0	5	88	32,496	5	0	5	92	33,130	5	0	5	94
				BLC4	32,202	5	0	5	91	33,561	5	0	5	95	34,215	5	0	5	97
				RCCO	31,463	2	0	5	89	32,790	2	0	5	93	33,429	2	0	5	94
				LCCO	31,463	2	0	5	89	32,790	2	0	5	93	33,429	2	0	5	94
				AFR	45,748	5	0	5	129	47,678	5	0	5	135	48,608	5	0	5	137
P14	415W	90	1400	T1S	51,272	5	0	5	123	53,435	5	0	5	129	54,476	5	0	5	131
				T2M	47,497	5	0	5	114	49,500	5	0	5	119	50,465	5	0	5	121
				T3M	48,040	5	0	5	116	50,067	5	0	5	121	51,043	5	0	5	123
				T3LG	42,919	5	0	5	103	44,730	5	0	5	108	45,602	5	0	5	110
				T4M	48,756	5	0	5	117	50,813	5	0	5	122	51,803	5	0	5	125
				T4LG	44,343	5	0	5	107	46,214	5	0	5	111	47,115	5	0	5	113
				TFTM	49,101	5	0	5	118	51,172	5	0	5	123	52,169	5	0	5	126
				T5M	50,164	5	0	5	121	52,280	5	0	5	126	53,299	5	0	5	128
				T5W	50,977	5	0	5	123	53,127	5	0	5	128	54,163	5	0	5	130
				T5LG	50,309	5	0	4	121	52,432	5	0	4	126	53,453	5	0	4	129
				BLC3	34,945	5	0	5	84	36,420	5	0	5	88	37,130	5	0	5	89
				BLC4	36,090	5	0	5	87	37,613	5	0	5	91	38,346	5	0	5	92
				RCCO	35,261	2	0	5	85	36,749	2	0	5	88	37,465	2	0	5	90
				LCCO	35,261	2	0	5	85	36,749	2	0	5	88	37,465	2	0	5	90
				AFR	51,272	5	0	5	123	53,435	5	0	5	129	54,476	5	0	5	131

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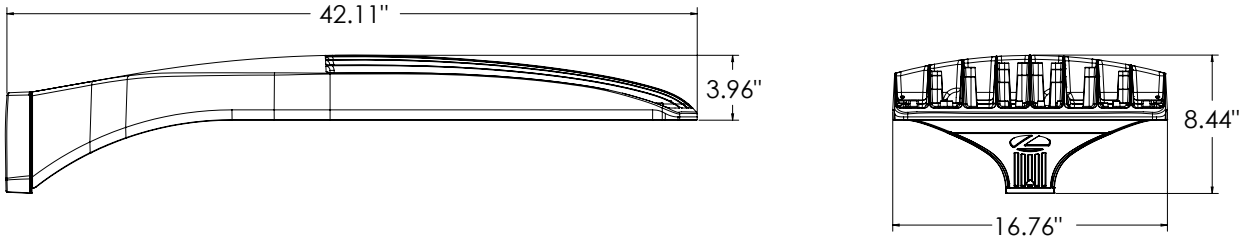
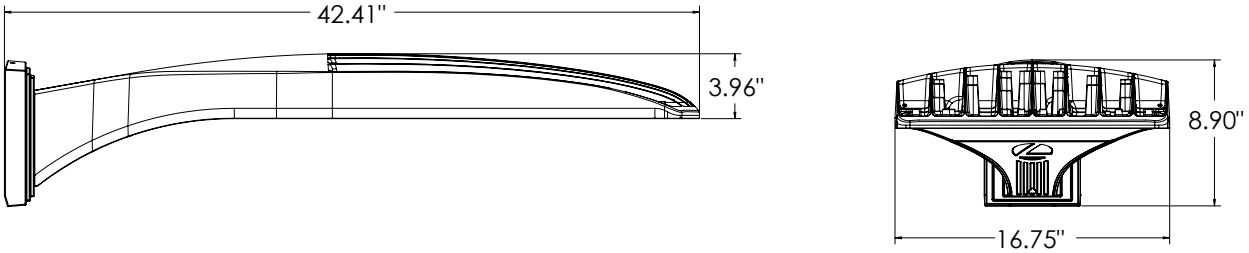
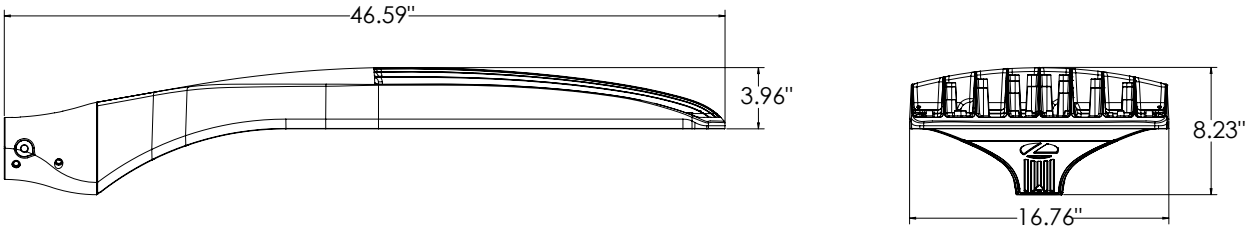
Dimensions



DSX2 with RPA, RPA5, SPA5, SPA8N mount
Weight: 48 lbs

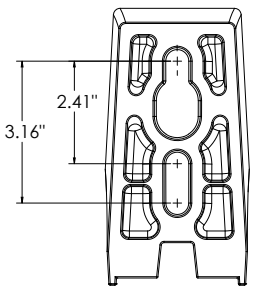


DSX2 with WBA mount
Weight: 50 lbs



DSX2 with MA mount
Weight: 50 lbs

SPA (STANDARD ARM)



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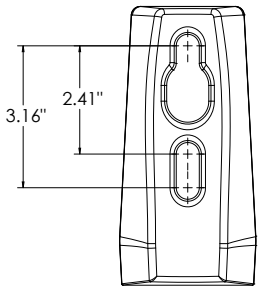
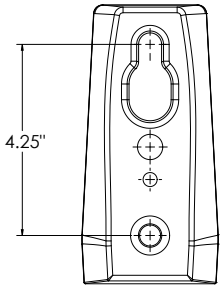
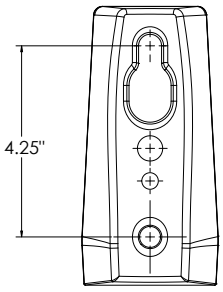


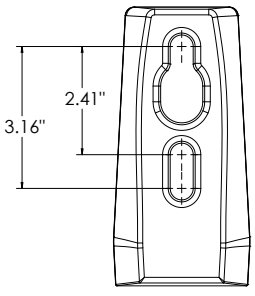
SPA5



RPA5



SPA8N



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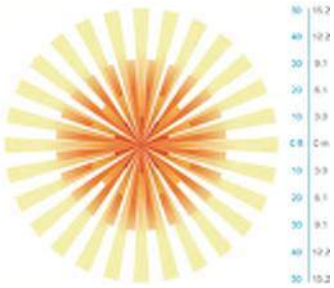
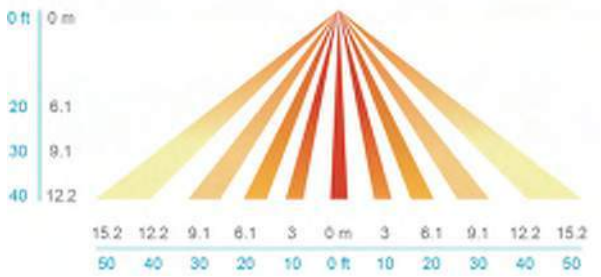
nLight Control - Sensor Coverage and Settings

nLight Sensor Coverage Pattern

NLTAIR2 PIRHN



Top



Side

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Area Size 2 reflects the embedded high performance LED technology. It is ideal for applications like car dealerships and large parking lots adjacent to malls, transit stations, grocery stores, home centers, and other big-box retailers.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 1.5G. 3G vibration rated available for (MA) mast arm mount when specifying option 3G. Low EPA (1.06 ft^2) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

Coastal Construction (CCE)

Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

OPTICS

Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K, or 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 2 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L82/100,000 hrs at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily-serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.12" on center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPA5 or RPA5. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

STANDARD CONTROLS

The DSX2 LED area luminaire has a number of control options. DSX Size 2, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensor with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 40 feet. Control option BL features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.

nLIGHT AIR CONTROLS

The DSX2 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP66 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

BUY AMERICAN ACT

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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D-Series Size 2
LED Area Luminaire

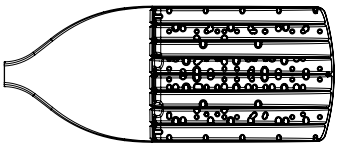
d-series

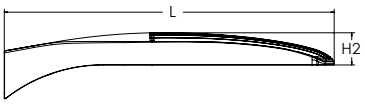
Catalog Number	DSX2 LED P4 40K 80CRI T3M MVOLT SPA HS
Notes	
Type	P2HS

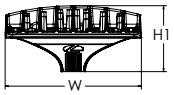
Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.06 ft² (0.10 m²)
Length:	40.59" (103.1 cm)
Width:	16.76" (42.6 cm)
Height H1:	8.11" (20.6 cm)
Height H2:	3.96" (10.1 cm)
Weight:	46 lbs (20.9 kg)







Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of up to 80% vs. 1000W HID and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX2 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX2 LED	P4	40K	80CRI	T3M	MVOLT	SPA
Series	**LEDs**	**Color temperature** [2]	**Color Rendering Index** [2]	**Distribution**	**Voltage**	**Mounting**

Series
- DSX2 LED

LEDs
- **Forward optics**
- P1, P2, P3, P4, P5, P6, P7, P8
- **Rotated optics**
- P10 [1], P11 [1], P12 [1], P13 [1], P14 [1]

Color temperature [2]
- (this section 70CRI only)
- 30K 3000K
- 40K 4000K
- 50K 5000K
- (this section 80CRI only, extended lead times apply)
- 27K 2700K
- 30K 3000K
- 35K 3500K
- 40K 4000K
- 50K 5000K

Color Rendering Index [2]
- 70CRI
- 70CRI
- 70CRI
- 80CRI
- 80CRI
- 80CRI
- 80CRI
- 80CRI

Distribution
- AFR Automotive front row
- T1S Type I short
- T2M Type II medium
- T3M Type III medium
- T3LG Type III low glare [3]
- T4M Type IV medium
- T4LG Type IV low glare [3]
- TFTM Forward throw medium
- T5M Type V medium
- T5LG Type V low glare
- T5W Type V wide
- BLC3 Type III backlight control [3]
- BLC4 Type IV backlight control [3]
- LCCO Left corner cutoff [3]
- RCCO Right corner cutoff [3]

Voltage
- MVOLT (120V-277V) [4]
- HVOLT (347V-480V) [5,6]
- XVOLT (277V - 480V) [7,8]
- 120 [16,26]
- 208 [16,26]
- 240 [16,26]
- 277 [16,26]
- 347 [16,26]
- 480 [16,26]

Mounting
- **Shipped included**
- SPA Square pole mounting (#8 drilling)
- RPA Round pole mounting (#8 drilling)
- SPA5 Square pole mounting #5 drilling [9]
- RPA5 Round pole mounting #5 drilling [9]
- SPA8N Square narrow pole mounting #8 drilling
- WBA Wall bracket [10]
- MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

N/A	HS	
Control options	**Other options**	**Finish** *(required)*

Control options

Shipped installed
- NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient senso, 8-40' mounting height, ambient sensor enabled at 2fc. [11,12,20,21]
- PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc [13,20,21]
- PER NEMA twist-lock receptacle only (controls ordered separate) [14]
- PER5 Five-pin receptacle only (controls ordered separate) [14,21]
- PER7 Seven-pin receptacle only (controls ordered separate) [14,21]
- FAO Field adjustable output [15,21]
- BL30 Bi-level switched dimming, 30% [16,21]
- BL50 Bi-level switched dimming, 50% [16,21]
- DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) [17]
- DS Dual switching [18,19,21]

Other options

Shipped installed
- SPD20KV 20KV surge protection
- HS Houseside shield (black finish standard) [22]
- L90 Left rotated optics [1]
- R90 Right rotated optics [1]
- CCE Coastal Construction [23]
- HA 50°C ambient operation [24]
- BAA Buy America(n) Act Compliant
- SF Single fuse (120, 277, 347V) [26]
- DF Double fuse (208, 240, 480V) [26]
- 3G Vibration rated for 3G [27]

Shipped separately
- EGSR External Glare Shield (reversible, field install required, matches housing finish)
- BSDB Bird Spikes (field install required)

Finish *(required)*
- DDBXD Dark Bronze
- DBLXD Black
- DNAXD Natural Aluminum
- DWHXD White
- DDBTXD Textured dark bronze
- DBLBXD Textured black
- DNATXD Textured natural aluminum
- DWHGXD Textured white

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Ordering Information

Accessories

Ordered and shipped separately.

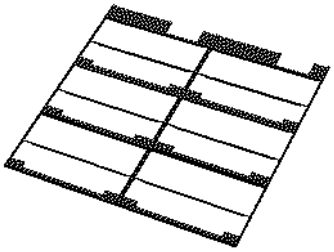
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [25]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [25]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [25]
DSHORT SBK	Shorting cap [25]
DSX2HS P#	House-side shield (enter package number 1-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSX1EGSR (FINISH)	External glare shield (specify finish)
DSX2BSDB (FINISH)	Bird spike deterrent bracket (specify finish)

NOTES

1 Rotated optics available with packages P10, P11, P12, P13 and P14. Must be combined with option L90 or R90.
2 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
3 T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6 HVOLT not available with package P10 when combined with option NLTAIR2 PIRHN or option PIR.
7 XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8 XVOLT not available in package P10. XVOLT not available with fusing (SF or DF).
9 SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
10 WBA cannot be combined with Type 5 distributions plus photocell (PER).
11 NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this link
12 NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P10 using HVOLT. NLTAIR2 PIRHN not available with P10 using XVOLT.
13 PIR not available with NLTAIR2 PIRHN, PER, PER5, PER7, FAO BL30, BL50, DMG and DS. PIR not available with P10 using HVOLT. PIR not available with P10 using XVOLT.
14 14) PER/PER5/PER7 not available with NLTAIR2 PIRHN, PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
15 FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, DMG and DS.
16 BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS. BL30 or BL50 must specify 120, 277 or 347V. Consult tech support for 208, 240 or 480V.
17 DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
18 DS not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
19 DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads on P1, P2, P3, P4, P5 (2 drivers). Note: Provides 60/40 operation using (2) different sets of leads on P6, P7, P8, P9, P10, P11, P12, P13, P14 (3 drivers).
20 Reference Motion Sensor Default Settings table on page 4 to see functionality.
21 Reference Controls Options table on page 4.
22 HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
23 CCE option not available with option BS and EGSR. Contact Technical Support for availability.
24 Option HA not available with performance packages P5, P6, P7, P8, P13 and P14.
25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
26 Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).
27 Option 3G for use with (MA) mast arm mount only when 3G vibration is required.

Shield Accessories

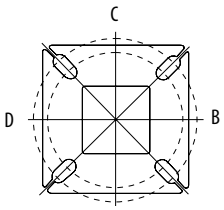
External Glare Shield (EGSR)



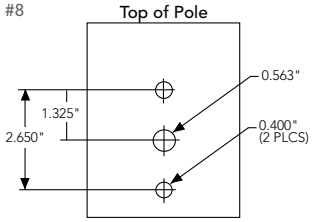
House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION



Template #8



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
		Minimum Acceptable Outside Pole Dimension					
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX2 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX2 with SPA	1.06	2.12	1.84	2.32	---	2.33
DSX2 with SPA5, SPA8N	1.07	2.14	1.90	2.43	---	2.44
DSX2 with RPA, RPA5	1.07	2.14	1.90	2.43	2.31	2.44
DSX2 with MA	1.20	2.40	2.12	3.00	2.92	3.00

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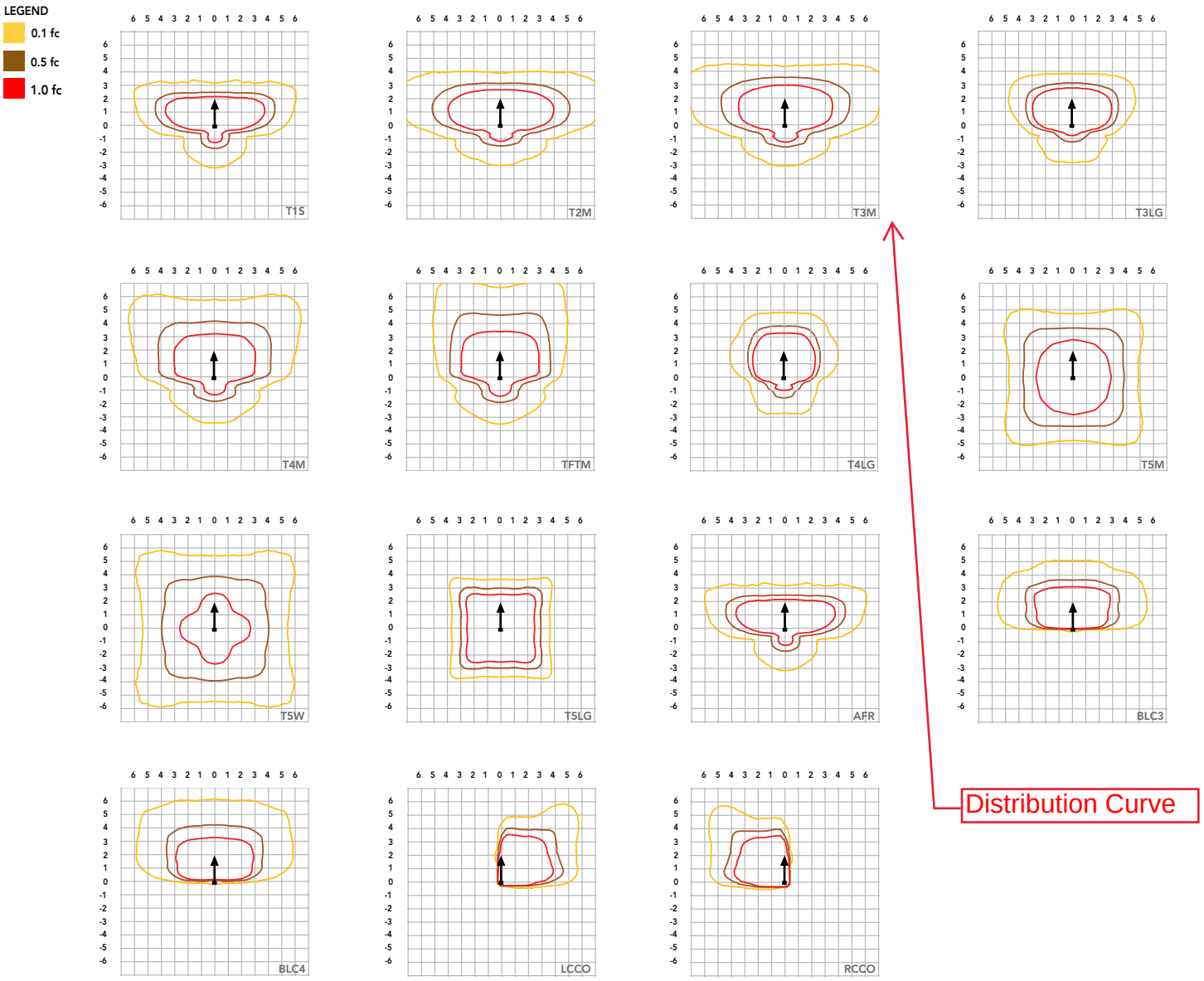
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's homepage.

Isofootcandle plots for the DSX2 LED P8 40K 70CRI. Distances are in units of mounting height (40').



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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.03
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.95
50,000	0.90
100,000	0.82

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use published values for each package based on input watts and lumens by optic type.

Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current (mA)	Wattage	120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	80	530	135	1.12	0.65	0.56	0.49	0.39	0.28
	P2	80	700	181	1.49	0.86	0.75	0.65	0.52	0.37
	P3	80	850	222	1.83	1.05	0.91	0.79	0.63	0.46
	P4	80	1050	277	2.27	1.31	1.14	0.98	0.79	0.57
	P5	80	1250	333	2.72	1.57	1.36	1.18	0.94	0.68
	P6	100	1050	345	2.85	1.64	1.42	1.23	0.98	0.71
	P7	100	1250	414	3.41	1.97	1.70	1.48	1.18	0.85
	P8	100	1400	466	3.85	2.22	1.93	1.67	1.33	0.96
Rotated Optics (Requires L90 or R90)	P10	90	530	152	1.27	0.73	0.63	0.55	0.44	0.32
	P11	90	700	203	1.69	0.97	0.84	0.73	0.58	0.42
	P12	90	850	249	2.06	1.19	1.03	0.89	0.71	0.52
	P13	90	1200	358	2.95	1.70	1.47	1.28	1.02	0.74
	P14	90	1400	421	3.46	2.00	1.73	1.50	1.20	0.87

LED Color Temperature / Color Rendering Multipliers

	70 CRI		80CRI		90CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	135W	80	530	T1S	19,946	2	0	3	148	20,787	2	0	3	155	21,192	2	0	3	158
				T2M	18,477	3	0	4	137	19,256	3	0	4	143	19,632	3	0	4	146
				T3M	18,691	3	0	5	139	19,480	3	0	5	145	19,859	3	0	5	148
				T3LG	16,696	2	0	2	124	17,400	2	0	2	129	17,740	2	0	2	132
				T4M	18,970	3	0	5	141	19,770	3	0	5	147	20,155	3	0	5	150
				T4LG	17,253	2	0	2	128	17,981	2	0	2	134	18,331	2	0	2	136
				TFTM	19,101	3	0	5	142	19,907	3	0	5	148	20,295	3	0	5	151
				T5M	19,517	5	0	3	145	20,341	5	0	3	151	20,737	5	0	3	154
				T5W	19,834	5	0	3	147	20,670	5	0	3	154	21,073	5	0	3	157
				T5LG	19,574	4	0	2	146	20,400	4	0	2	152	20,797	4	0	2	155
				BLC3	13,595	0	0	3	101	14,169	0	0	3	105	14,445	0	0	3	107
				BLC4	14,042	0	0	4	104	14,634	0	0	4	109	14,919	0	0	4	111
				RCCO	13,718	1	0	3	102	14,297	1	0	3	106	14,576	1	0	3	108
				LCCO	13,718	1	0	3	102	14,297	1	0	3	106	14,576	1	0	3	108
				AFR	19,946	2	0	3	148	20,787	2	0	3	155	21,192	2	0	3	158
P2	179W	80	700	T1S	25,520	3	0	3	142	26,597	3	0	3	148	27,116	3	0	3	151
				T2M	23,641	3	0	5	132	24,638	3	0	5	137	25,118	3	0	5	140
				T3M	23,915	3	0	5	133	24,924	3	0	5	139	25,410	3	0	5	142
				T3LG	21,363	3	0	3	119	22,264	3	0	3	124	22,698	3	0	3	127
				T4M	24,272	3	0	5	135	25,296	3	0	5	141	25,789	3	0	5	144
				T4LG	22,075	3	0	3	123	23,006	3	0	3	128	23,455	3	0	3	131
				TFTM	24,440	3	0	5	136	25,471	3	0	5	142	25,967	3	0	5	145
				T5M	24,972	5	0	3	139	26,026	5	0	3	145	26,533	5	0	4	148
				T5W	25,377	5	0	4	142	26,448	5	0	4	148	26,963	5	0	4	150
				T5LG	25,045	4	0	2	140	26,101	4	0	2	146	26,610	4	0	2	148
				BLC3	17,395	0	0	4	97	18,129	0	0	4	101	18,482	0	0	4	103
				BLC4	17,966	0	0	4	100	18,724	0	0	5	104	19,089	0	0	5	107
				RCCO	17,552	1	0	4	98	18,293	1	0	4	102	18,649	1	0	4	104
				LCCO	17,552	1	0	4	98	18,293	1	0	4	102	18,649	1	0	4	104
				AFR	25,520	3	0	3	142	26,597	3	0	3	148	27,116	3	0	3	151
P3	219W	80	850	T1S	30,127	3	0	4	137	31,398	3	0	4	143	32,010	3	0	4	146
				T2M	27,908	3	0	5	127	29,085	3	0	5	133	29,652	3	0	5	135
				T3M	28,232	3	0	5	129	29,423	3	0	5	134	29,996	3	0	5	137
				T3LG	25,218	3	0	3	115	26,282	3	0	3	120	26,794	3	0	3	122
				T4M	28,652	3	0	5	131	29,861	3	0	5	136	30,443	3	0	5	139
				T4LG	26,059	3	0	3	119	27,159	3	0	3	124	27,688	3	0	3	126
				TFTM	28,851	3	0	5	132	30,068	3	0	5	137	30,654	3	0	5	140
				T5M	29,479	5	0	4	134	30,723	5	0	4	140	31,322	5	0	4	143
				T5W	29,957	5	0	4	137	31,221	5	0	4	142	31,830	5	0	4	145
				T5LG	29,565	4	0	2	135	30,812	5	0	2	140	31,413	5	0	2	143
				BLC3	20,535	0	0	4	94	21,401	0	0	4	98	21,818	0	0	4	99
				BLC4	21,209	0	0	5	97	22,104	0	0	5	101	22,534	0	0	5	103
				RCCO	20,720	1	0	4	94	21,594	1	0	4	98	22,015	1	0	4	100
				LCCO	20,720	1	0	4	94	21,594	1	0	4	98	22,015	1	0	4	100
				AFR	30,127	3	0	4	137	31,398	3	0	4	143	32,010	3	0	4	146
P4	273W	80	1050	T1S	35,879	3	0	4	132	37,392	3	0	4	137	38,121	3	0	4	140
				T2M	33,236	3	0	5	122	34,638	3	0	5	127	35,313	3	0	5	130
				T3M	33,622	3	0	5	123	35,040	3	0	5	129	35,723	3	0	5	131
				T3LG	30,033	3	0	4	110	31,300	3	0	4	115	31,910	3	0	4	117
				T4M	34,123	3	0	5	125	35,562	3	0	5	130	36,255	3	0	5	133
				T4LG	31,035	3	0	4	114	32,344	3	0	4	119	32,974	3	0	4	121
				TFTM	34,359	3	0	5	126	35,808	3	0	5	131	36,506	3	0	5	134
				T5M	35,108	5	0	4	129	36,589	5	0	4	134	37,302	5	0	4	137
				T5W	35,677	5	0	4	131	37,182	5	0	5	136	37,907	5	0	5	139
				T5LG	35,209	5	0	3	129	36,695	5	0	3	135	37,410	5	0	3	137
				BLC3	24,456	0	0	4	90	25,487	0	0	4	93	25,984	0	0	5	95
				BLC4	25,258	0	0	5	93	26,324	0	0	5	97	26,837	0	0	5	98
				RCCO	24,676	1	0	4	91	25,717	1	0	4	94	26,218	1	0	4	96
				LCCO	24,676	1	0	4	91	25,717	1	0	4	94	26,218	1	0	4	96
				AFR	35,879	3	0	4	132	37,392	3	0	4	137	38,121	3	0	4	140

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Performance Data

Lumen Output

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Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P5	327W	80	1250	T1S	41,149	3	0	4	126	42,885	3	0	4	131	43,721	3	0	4	134
				T2M	38,118	4	0	5	117	39,727	4	0	5	122	40,501	4	0	5	124
				T3M	38,561	3	0	5	118	40,187	3	0	5	123	40,971	3	0	5	125
				T3LG	34,445	3	0	4	105	35,898	3	0	4	110	36,598	3	0	4	112
				T4M	39,135	3	0	5	120	40,786	3	0	5	125	41,581	3	0	5	127
				T4LG	35,594	3	0	4	109	37,095	3	0	4	114	37,818	3	0	4	116
				TFTM	39,406	3	0	5	121	41,069	3	0	5	126	41,869	3	0	5	128
				T5M	40,265	5	0	4	123	41,964	5	0	4	128	42,782	5	0	5	131
				T5W	40,918	5	0	5	125	42,644	5	0	5	131	43,475	5	0	5	133
				T5LG	40,382	5	0	3	124	42,085	5	0	3	129	42,906	5	0	3	131
				BLC3	28,048	0	0	5	86	29,231	0	0	5	90	29,801	0	0	5	91
				BLC4	28,969	0	0	5	89	30,191	0	0	5	92	30,779	0	0	5	94
				RCCO	28,301	2	0	5	87	29,495	2	0	5	90	30,070	2	0	5	92
				LCCO	28,301	2	0	5	87	29,495	2	0	5	90	30,070	2	0	5	92
				AFR	41,149	3	0	4	126	42,885	3	0	4	131	43,721	3	0	4	134
P6	342W	100	1050	T1S	45,968	3	0	4	135	47,907	3	0	5	140	48,841	3	0	5	143
				T2M	42,582	4	0	5	125	44,379	4	0	5	130	45,244	4	0	5	132
				T3M	43,076	4	0	5	126	44,894	4	0	5	131	45,769	4	0	5	134
				T3LG	38,479	3	0	4	113	40,102	3	0	4	117	40,884	3	0	4	120
				T4M	43,719	4	0	5	128	45,563	4	0	5	133	46,451	4	0	5	136
				T4LG	39,762	3	0	4	116	41,439	3	0	4	121	42,247	3	0	4	124
				TFTM	44,021	3	0	5	129	45,878	4	0	5	134	46,772	4	0	5	137
				T5M	44,980	5	0	5	132	46,878	5	0	5	137	47,792	5	0	5	140
				T5W	45,710	5	0	5	134	47,638	5	0	5	139	48,566	5	0	5	142
				T5LG	45,111	5	0	3	132	47,014	5	0	3	138	47,930	5	0	3	140
				BLC3	31,333	0	0	5	92	32,655	0	0	5	96	33,291	0	0	5	97
				BLC4	32,361	0	0	5	95	33,726	0	0	5	99	34,384	0	0	5	101
				RCCO	31,615	2	0	5	93	32,949	2	0	5	96	33,591	2	0	5	98
				LCCO	31,615	2	0	5	93	32,949	2	0	5	96	33,591	2	0	5	98
				AFR	45,968	3	0	4	135	47,907	3	0	5	140	48,841	3	0	5	143
P7	409W	100	1250	T1S	52,692	3	0	5	129	54,915	3	0	5	134	55,986	3	0	5	137
				T2M	48,811	4	0	5	119	50,871	4	0	5	124	51,862	4	0	5	127
				T3M	49,378	4	0	5	121	51,461	4	0	5	126	52,464	4	0	5	128
				T3LG	44,107	3	0	4	108	45,968	3	0	4	112	46,864	3	0	5	115
				T4M	50,114	4	0	5	122	52,228	4	0	5	128	53,246	4	0	5	130
				T4LG	45,579	3	0	4	111	47,501	3	0	4	116	48,427	3	0	4	118
				TFTM	50,460	4	0	5	123	52,589	4	0	5	129	53,614	4	0	5	131
				T5M	51,560	5	0	5	126	53,735	5	0	5	131	54,783	5	0	5	134
				T5W	52,396	5	0	5	128	54,607	5	0	5	133	55,671	5	0	5	136
				T5LG	51,710	5	0	4	126	53,891	5	0	4	132	54,941	5	0	4	134
				BLC3	35,916	1	0	5	88	37,431	1	0	5	91	38,161	1	0	5	93
				BLC4	37,095	0	0	5	91	38,660	0	0	5	94	39,413	0	0	5	96
				RCCO	36,240	2	0	5	89	37,769	2	0	5	92	38,505	2	0	5	94
				LCCO	36,240	2	0	5	89	37,769	2	0	5	92	38,505	2	0	5	94
				AFR	52,692	3	0	5	129	54,915	3	0	5	134	55,986	3	0	5	137
P8	462W	100	1400	T1S	57,662	3	0	5	125	60,094	4	0	5	130	61,266	4	0	5	132
				T2M	53,415	4	0	5	116	55,668	4	0	5	120	56,753	4	0	5	123
				T3M	54,034	4	0	5	117	56,314	4	0	5	122	57,412	4	0	5	124
				T3LG	48,267	3	0	5	104	50,304	3	0	5	109	51,284	4	0	5	111
				T4M	54,840	4	0	5	119	57,154	4	0	5	124	58,268	4	0	5	126
				T4LG	49,877	3	0	5	108	51,981	3	0	5	112	52,994	3	0	5	115
				TFTM	55,219	4	0	5	119	57,549	4	0	5	124	58,671	4	0	5	127
				T5M	56,423	5	0	5	122	58,803	5	0	5	127	59,949	5	0	5	130
				T5W	57,338	5	0	5	124	59,757	5	0	5	129	60,921	5	0	5	132
				T5LG	56,586	5	0	4	122	58,974	5	0	4	128	60,123	5	0	4	130
				BLC3	39,303	1	0	5	85	40,962	1	0	5	89	41,760	1	0	5	90
				BLC4	40,593	0	0	5	88	42,306	0	0	5	91	43,130	0	0	5	93
				RCCO	39,658	2	0	5	86	41,331	2	0	5	89	42,137	2	0	5	91
				LCCO	39,658	2	0	5	86	41,331	2	0	5	89	42,137	2	0	5	91
				AFR	57,662	3	0	5	125	60,094	4	0	5	130	61,266	4	0	5	132

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Performance Data

Lumen Output

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Rotated Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	152W	90	530	T1S	22,798	4	0	4	150	23,760	4	0	4	156	24,223	4	0	4	159
				T2M	21,119	5	0	5	139	22,010	5	0	5	145	22,439	5	0	5	148
				T3M	21,361	5	0	5	141	22,262	5	0	5	147	22,696	5	0	5	149
				T3LG	19,084	4	0	4	126	19,889	4	0	4	131	20,277	4	0	4	133
				T4M	21,679	5	0	5	143	22,594	5	0	5	149	23,034	5	0	5	152
				T4LG	19,717	4	0	4	130	20,549	4	0	4	135	20,950	4	0	4	138
				TFTM	21,833	5	0	5	144	22,754	5	0	5	150	23,197	5	0	5	153
				T5M	22,305	5	0	3	147	23,246	5	0	3	153	23,699	5	0	3	156
				T5W	22,667	5	0	3	149	23,623	5	0	4	155	24,084	5	0	4	158
				T5LG	22,370	4	0	2	147	23,314	4	0	2	153	23,768	4	0	2	156
				BLC3	15,539	4	0	4	102	16,194	4	0	4	107	16,510	4	0	4	109
				BLC4	16,048	4	0	4	106	16,725	4	0	4	110	17,051	4	0	4	112
				RCCO	15,679	1	0	3	103	16,340	1	0	3	108	16,659	1	0	3	110
				LCCO	15,679	1	0	3	103	16,340	1	0	3	108	16,659	1	0	3	110
				AFR	22,798	4	0	4	150	23,760	4	0	4	156	24,223	4	0	4	159
P11	203W	90	700	T1S	29,222	4	0	4	144	30,455	4	0	4	150	31,048	4	0	4	153
				T2M	27,070	5	0	5	134	28,212	5	0	5	139	28,762	5	0	5	142
				T3M	27,380	5	0	5	135	28,535	5	0	5	141	29,091	5	0	5	144
				T3LG	24,462	4	0	4	121	25,493	4	0	4	126	25,990	4	0	4	128
				T4M	27,788	5	0	5	137	28,960	5	0	5	143	29,525	5	0	5	146
				T4LG	25,273	4	0	4	125	26,339	4	0	4	130	26,853	4	0	4	133
				TFTM	27,985	5	0	5	138	29,165	5	0	5	144	29,734	5	0	5	147
				T5M	28,591	5	0	4	141	29,797	5	0	4	147	30,377	5	0	4	150
				T5W	29,054	5	0	4	143	30,280	5	0	4	149	30,870	5	0	4	152
				T5LG	28,673	4	0	2	142	29,883	4	0	2	148	30,465	5	0	2	150
				BLC3	19,917	4	0	4	98	20,757	4	0	4	102	21,162	4	0	4	104
				BLC4	20,570	5	0	5	102	21,437	5	0	5	106	21,855	5	0	5	108
				RCCO	20,097	1	0	4	99	20,945	1	0	4	103	21,353	1	0	4	105
				LCCO	20,097	1	0	4	99	20,945	1	0	4	103	21,353	1	0	4	105
				AFR	29,222	4	0	4	144	30,455	4	0	4	150	31,048	4	0	4	153
P12	248W	90	850	T1S	34,526	5	0	5	139	35,983	5	0	5	145	36,684	5	0	5	148
				T2M	31,984	5	0	5	129	33,333	5	0	5	135	33,983	5	0	5	137
				T3M	32,350	5	0	5	131	33,715	5	0	5	136	34,372	5	0	5	139
				T3LG	28,902	4	0	4	117	30,121	4	0	4	122	30,708	4	0	4	124
				T4M	32,832	5	0	5	133	34,217	5	0	5	138	34,884	5	0	5	141
				T4LG	29,861	4	0	4	121	31,120	4	0	4	126	31,727	5	0	4	128
				TFTM	33,064	5	0	5	134	34,459	5	0	5	139	35,131	5	0	5	142
				T5M	33,780	5	0	4	136	35,205	5	0	4	142	35,891	5	0	4	145
				T5W	34,327	5	0	4	139	35,776	5	0	4	145	36,473	5	0	4	147
				T5LG	33,878	5	0	3	137	35,307	5	0	3	143	35,995	5	0	3	145
				BLC3	23,532	5	0	5	95	24,525	5	0	5	99	25,003	5	0	5	101
				BLC4	24,303	5	0	5	98	25,328	5	0	5	102	25,822	5	0	5	104
				RCCO	23,745	1	0	4	96	24,747	1	0	4	100	25,229	1	0	4	102
				LCCO	23,745	1	0	4	96	24,747	1	0	4	100	25,229	1	0	4	102
				AFR	34,526	5	0	5	139	35,983	5	0	5	145	36,684	5	0	5	148

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Performance Data

Lumen Output

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Rotated Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P13	354W	90	1200	T1S	45,748	5	0	5	129	47,678	5	0	5	135	48,608	5	0	5	137
				T2M	42,380	5	0	5	120	44,168	5	0	5	125	45,029	5	0	5	127
				T3M	42,865	5	0	5	121	44,673	5	0	5	126	45,544	5	0	5	129
				T3LG	38,296	5	0	5	108	39,911	5	0	5	113	40,689	5	0	5	115
				T4M	43,503	5	0	5	123	45,339	5	0	5	128	46,222	5	0	5	131
				T4LG	39,566	5	0	5	112	41,235	5	0	5	117	42,039	5	0	5	119
				TFTM	43,811	5	0	5	124	45,659	5	0	5	129	46,549	5	0	5	132
				T5M	44,760	5	0	5	126	46,648	5	0	5	132	47,557	5	0	5	134
				T5W	45,485	5	0	5	129	47,404	5	0	5	134	48,328	5	0	5	137
				T5LG	44,889	5	0	3	127	46,783	5	0	3	132	47,695	5	0	3	135
				BLC3	31,181	5	0	5	88	32,496	5	0	5	92	33,130	5	0	5	94
				BLC4	32,202	5	0	5	91	33,561	5	0	5	95	34,215	5	0	5	97
				RCCO	31,463	2	0	5	89	32,790	2	0	5	93	33,429	2	0	5	94
				LCCO	31,463	2	0	5	89	32,790	2	0	5	93	33,429	2	0	5	94
				AFR	45,748	5	0	5	129	47,678	5	0	5	135	48,608	5	0	5	137
P14	415W	90	1400	T1S	51,272	5	0	5	123	53,435	5	0	5	129	54,476	5	0	5	131
				T2M	47,497	5	0	5	114	49,500	5	0	5	119	50,465	5	0	5	121
				T3M	48,040	5	0	5	116	50,067	5	0	5	121	51,043	5	0	5	123
				T3LG	42,919	5	0	5	103	44,730	5	0	5	108	45,602	5	0	5	110
				T4M	48,756	5	0	5	117	50,813	5	0	5	122	51,803	5	0	5	125
				T4LG	44,343	5	0	5	107	46,214	5	0	5	111	47,115	5	0	5	113
				TFTM	49,101	5	0	5	118	51,172	5	0	5	123	52,169	5	0	5	126
				T5M	50,164	5	0	5	121	52,280	5	0	5	126	53,299	5	0	5	128
				T5W	50,977	5	0	5	123	53,127	5	0	5	128	54,163	5	0	5	130
				T5LG	50,309	5	0	4	121	52,432	5	0	4	126	53,453	5	0	4	129
				BLC3	34,945	5	0	5	84	36,420	5	0	5	88	37,130	5	0	5	89
				BLC4	36,090	5	0	5	87	37,613	5	0	5	91	38,346	5	0	5	92
				RCCO	35,261	2	0	5	85	36,749	2	0	5	88	37,465	2	0	5	90
				LCCO	35,261	2	0	5	85	36,749	2	0	5	88	37,465	2	0	5	90
				AFR	51,272	5	0	5	123	53,435	5	0	5	129	54,476	5	0	5	131

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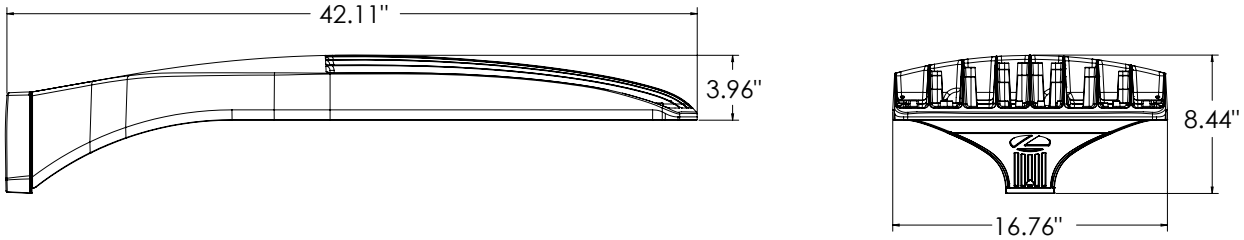
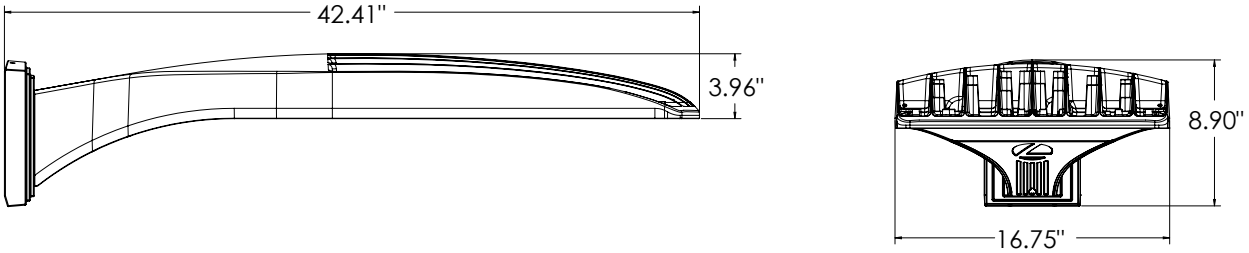
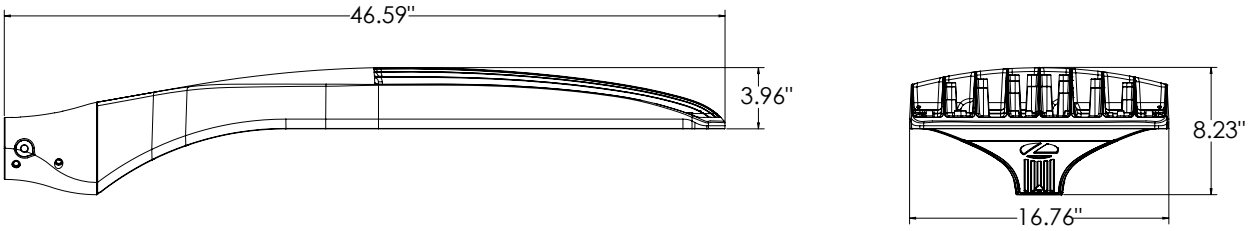
Dimensions



DSX2 with RPA, RPA5, SPA5, SPA8N mount
Weight: 48 lbs

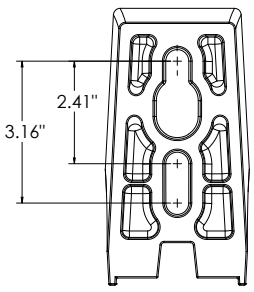


DSX2 with WBA mount
Weight: 50 lbs

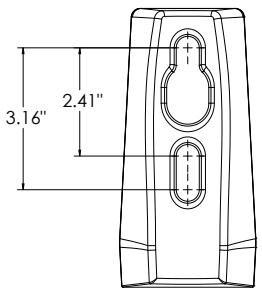


DSX2 with MA mount
Weight: 50 lbs

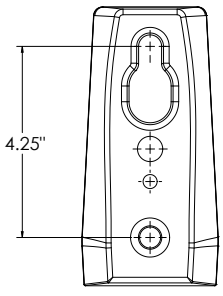
SPA (STANDARD ARM)



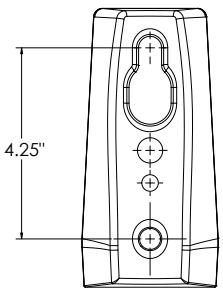
RPA



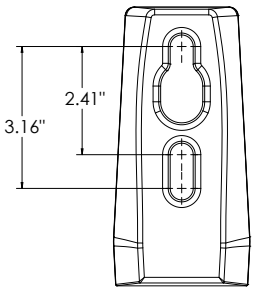
SPA5



RPA5



SPA8N



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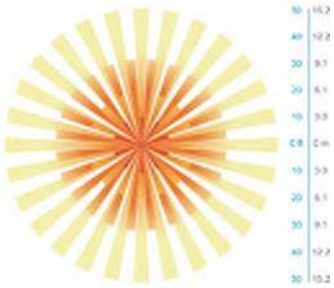
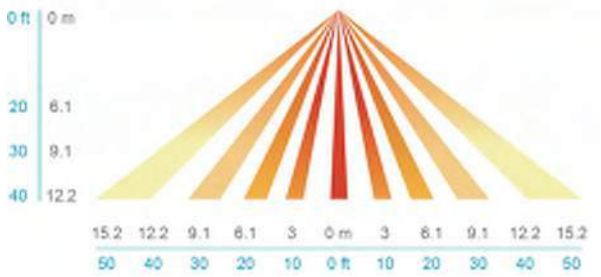
nLight Control - Sensor Coverage and Settings

nLight Sensor Coverage Pattern

NLTAIR2 PIRHN



Top



Side

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Area Size 2 reflects the embedded high performance LED technology. It is ideal for applications like car dealerships and large parking lots adjacent to malls, transit stations, grocery stores, home centers, and other big-box retailers.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 1.5G. 3G vibration rated available for (MA) mast arm mount when specifying option 3G. Low EPA (1.06 ft^2) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

Coastal Construction (CCE)

Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

OPTICS

Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K, or 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 2 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L82/100,000 hrs at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily-serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.12" on center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPA5 or RPA5. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

STANDARD CONTROLS

The DSX2 LED area luminaire has a number of control options. DSX Size 2, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensor with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 40 feet. Control option BL features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.

nLIGHT AIR CONTROLS

The DSX2 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP66 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

BUY AMERICAN ACT

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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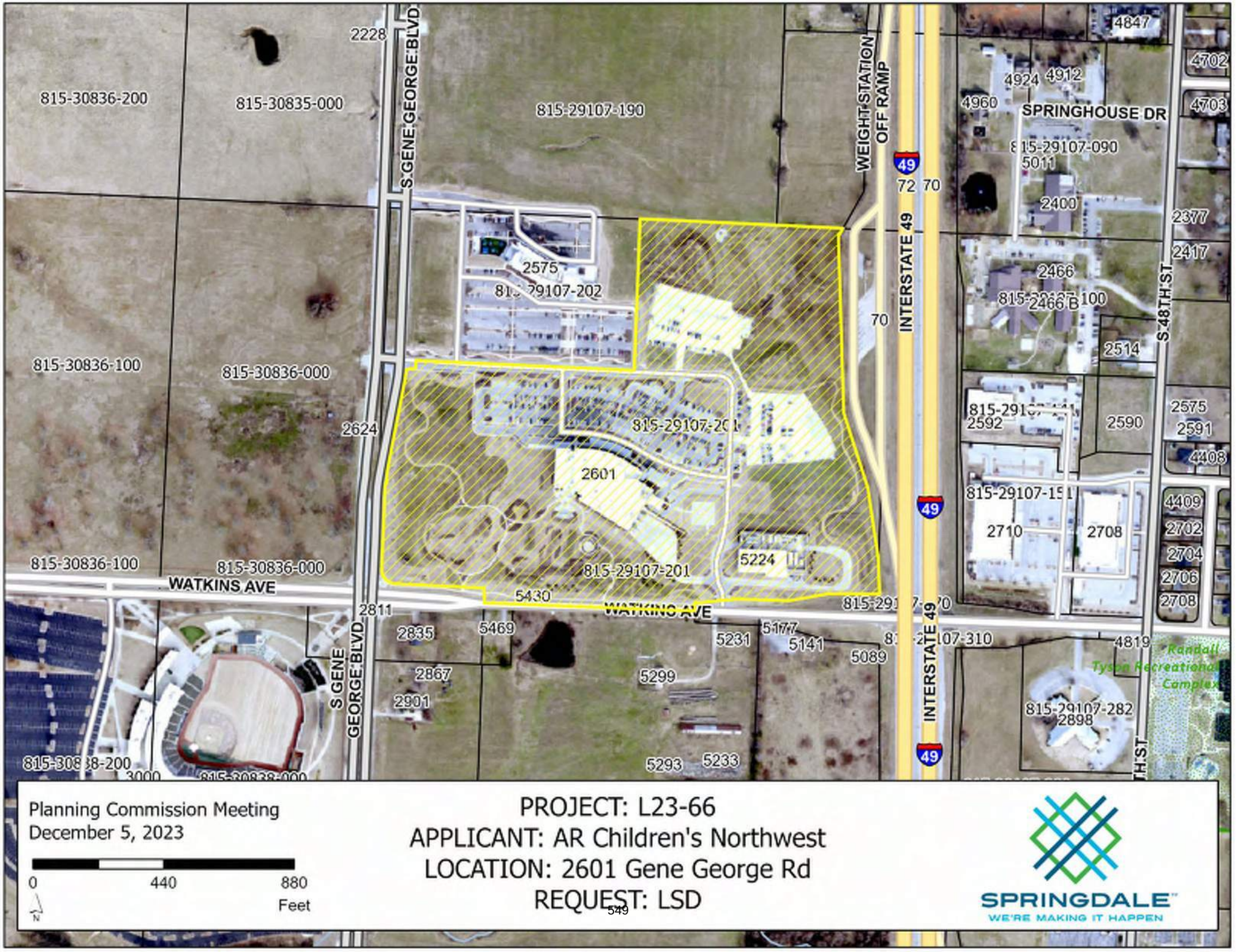
Adjacent Property Owners - Parcel #815-29107-201 / Watkins Ave, Springdale, AR.

No.	Parcel Number	Propery Owner	Physical Address	Mailing Address
1	815-29107-320	MOTAH LLC	5141 Watkins Ave, Springdale, AR	200 S 7th Fort Smith, AR 72901
2	815-29107-331	UNIVERSITY OF ARKANSAS BOARD OF TRU	5231 Watkins Ave, Springdale, AR	321 Administration Bldg Fayetteville, AR 72701
3	815-29107-360	MILANOV, TRAYAN K & MILANOVA, TSVET	5469 Watkins Ave, Springdale, AR	7060 Zan Loop Springdale, AR 72762
4	815-29107-340	CLAYPOOL FARM LLC	2835 Gene George, Springdale, AR	PO Box 4034 Fayetteville, Ar 72702-4034
5	815-30837-000	CITY OF SPRINGDALE	2818 Gene George, Springdale, AR	201 N Spring St Springdale, AR 72764
6	815-29107-200	C L GEORGE & SONS	2575 S Gene George Blvd, Springdale, AR	PO Box G Springdale, AR 72765
7	815-29107-202	CCHWI LLC	2576 S Gene George Blvd, Springdale, AR	402 W Robinson Ave Springdale, AR 72764
8	815-29107-190	C L GEORGE & SONS	Gene George Blvd, Springdale, AR	PO Box G Springdale, AR 72765
9	815-29107-060	C L GEORGE & SONS	N/A	PO Box G Springdale, AR 72766
10	815-29107-080	ARKANSAS STATE HIGHWAY COMM	N/A	PO Box 2261 Little Rock, AR 72203
11	815-29107-180	ARKANSAS STATE HIGHWAY COMM	N/A	PO Box 2261 Little Rock, AR 72204
12	815-29107-170	ARKANSAS STATE HIGHWAY COMM	N/A	PO Box 2261 Little Rock, AR 72205

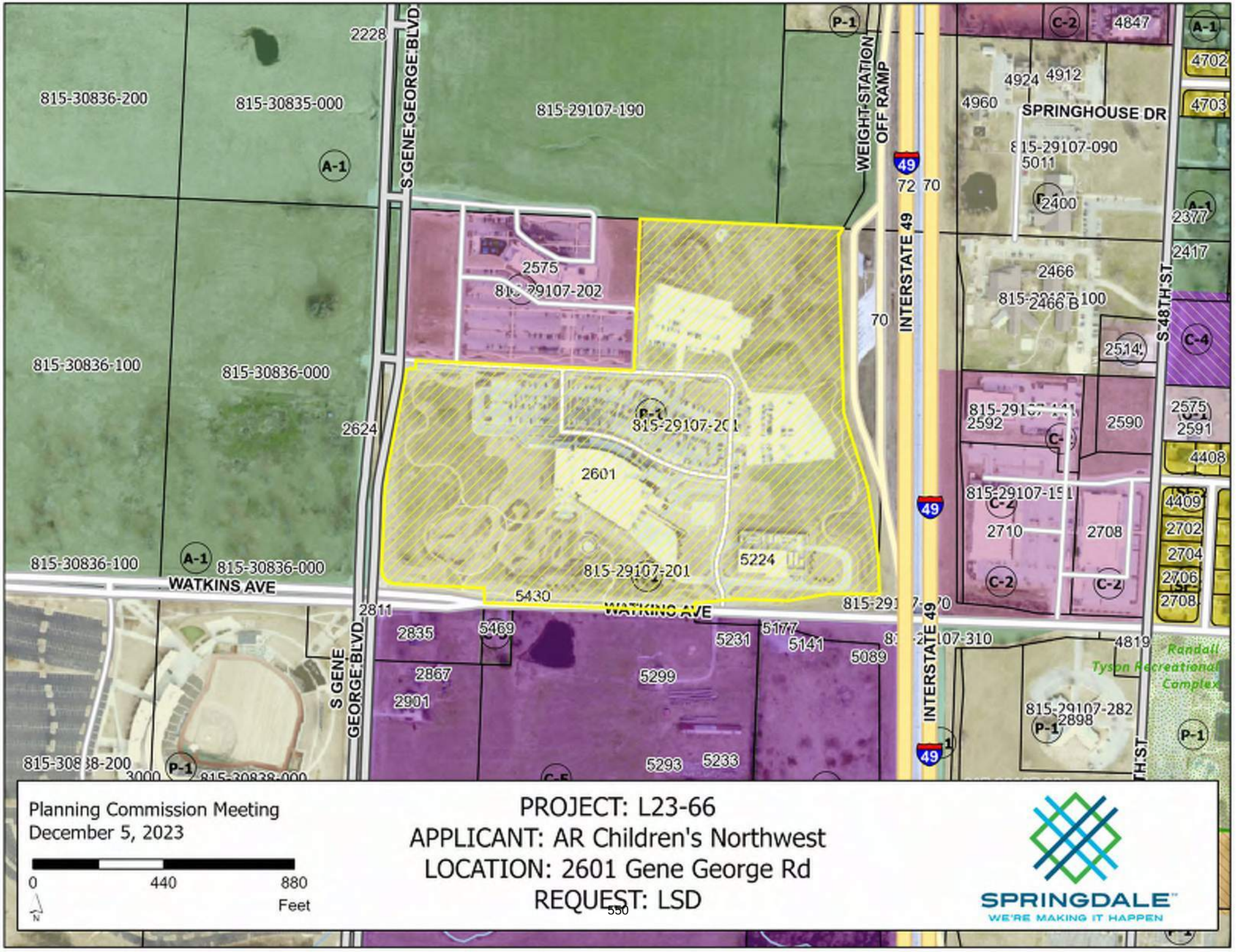


Planning Commission Meeting
December 5, 2023

0 440 880
Feet

PROJECT: L23-66
APPLICANT: AR Children's Northwest
LOCATION: 2601 Gene George Rd
REQUEST: LSD

SPRINGDALE
WE'RE MAKING IT HAPPEN


Planning Commission Meeting
December 5, 2023
0
440
880
Feet
PROJECT: L23-66
APPLICANT: AR Children's Northwest
LOCATION: 2601 Gene George Rd
REQUEST: LSD
SPRINGDALE
WE'RE MAKING IT HAPPEN
550

TABLED PER STAFF UNTIL JANUARY PC
VARIANCE DID NOT MEET DEADLINE

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: **December 5, 2023**

RE: **L23-67** **Large Scale Development** **Spring Creek Village**

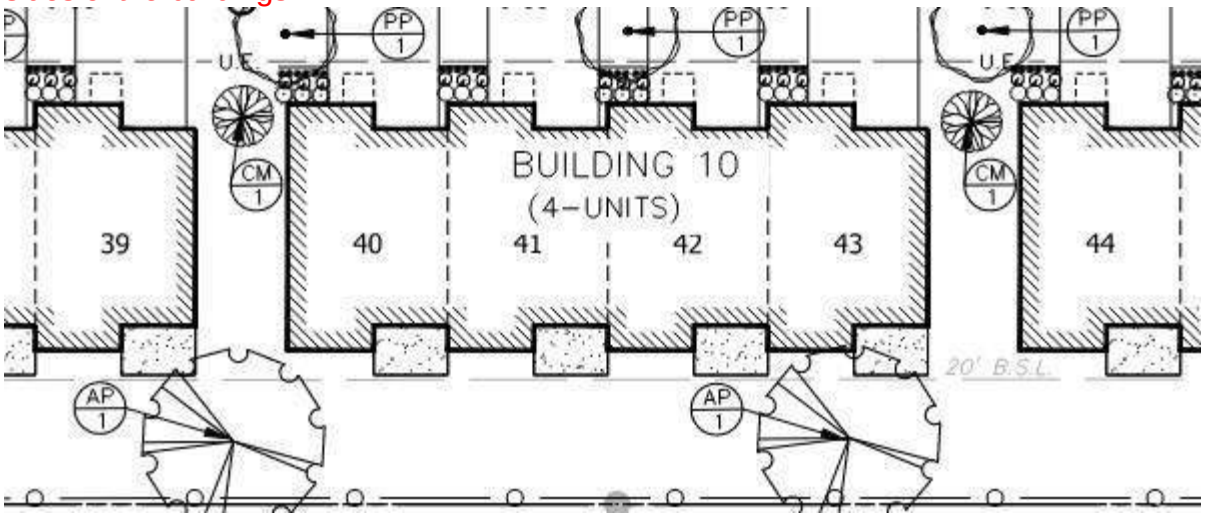
Planning Comments:

1. This Large-Scale Development Plan has been given the number L23-67. 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. 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.
6. Submit the approved authorization of representation form, if the property owner will not be present at Planning Commission meeting.
7. Please show set back lines for townhouses with drives on McCollough
    a. Shown as 15’ on plans pending variance request to reduce setback from 30’ to 15’
8. An automatic or other irrigation system shall be required for all landscaped areas. Show irrigation system or location of hose bibs.
    a. Please add comment to landscape notes
9. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).

10. A lighting plan is required, displaying at least 1 foot candle in all parking and pedestrian areas.
11. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
12. 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. Internal pedestrian walkways shall connect focal points of pedestrian activity and shall feature landscaped areas along no less than 50% of their length.
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.
    a. Will crosswalks be included in the site plan?
3. Foundation landscaping is required.
    a. This building is an example of where landscaping can be added to the other sides of the buildings



4. Submit a unified lighting plan per Springdale Commercial Design Standards.

Multi Family Design Standards Review

1. Minimum Requirements:
   MF-16 12 units/acre

    a. Crime Prevention Through Environmental Design
        a. 10 of the items listed in Section III B No. 6 with at least 2 from items “a-c” and one from item “d” is required.

    b. Landscaping

a. Building foundations shall be planted with ornamental plan material for a minimum width of 3' to a hard surface with the exception of access points.
    i. See above comment for more on foundation landscaping

c. Need lighting plan.

Building & Fire Comments:

All Building and Fire Comments Addressed

Engineering Comments:

PROJECT NUMBER: L23-67
PROJECT NAME: MCCULLOUGH MULTIFAMILY
REVIEW DATE: 11/13/2023
REVIEWED BY: KATIE HOLLINGSHEAD, PE, CFM

Flood Zone: X
Location: McCullough Drive
Disturbed Area: approx. 9 acres

STANDARD COMMENTS

- Projects with disturbed areas greater than 0.5 acres must apply for a Grading Permit. Submit the following via iWorq Portal: https://springdalear.portal.iworq.net/portalhome/springdalear
    - Application
    - Stormwater Pollution Prevention Plan (SWPPP)
    - Notice of Coverage (5 acres or larger) ~~or Automatic Site Coverage (under 5 acres)~~

- Submit Grading Permit fee to the City Clerk's office
    - ~~$250 for sites under 1 acre~~
    - $500 for sites 1 acre and larger

- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.

- 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.
    - *STAA may be required for culvert and FES installation*

- 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.

L23-67

TABLED PER STAFF UNTIL JANUARY PC
VARIANCE DID NOT MEET DEADLINE

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Large Scale/Non-Large Scale Application

Date: 11/02/2023 Permit No.: 230396

Applicant / Owner

Applicant Name:	4IE Engineering	Owner Name:	McCollough OZB LLC
Address:	PO Box 56	Address:	351 E 4th Street, Suite 2
City, State, Zip:	Cave Springs	City, State, Zip:	Mountain Home
Phone:	4793811066	Phone:	8704247460
Email:	ffourie@civilde.com	Email:	thomembach@leisurehomes.us
Application Contact:	Applicant		

Property

Job Address:	Unassigned; McCollough Drive	Rezone Required:	MF-16
Parcel No(s).:	815-28738-230; 815-28738-210	Total Acreage:	6.44
Current Zoning:	MF-16		

Development Point of Contact

Name:	Ferdinand Fourie	Address:	PO Box 56; Cave Springs, AR 72718
E-mail:	ffourie@civilde.com	Phone:	4793811066

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.

Ferdinand Fourie	11/02/2023
Name	Date

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LARGE-SCALE DEVELOPMENT DRAWINGS
THE SPRING CREEK VILLAGE
A MULTI-FAMILY RESIDENTIAL DEVELOPMENT
MCCOLLOUGH DRIVE
CITY OF SPRINGDALE, ARKANSAS

TABLED PER STAFF UNTIL JANUARY PC
VARIANCE DID NOT MEET DEADLINE

REVISION 1
NOVEMBER, 2023
LARGE-SCALE DEVELOPMENT
L23-67

CONTACT LIST:

CITY OF SPRINGDALE PLANNING
CONTACT: PATSY CHRISTIE, DIRECTOR
201 SPRING STREET
SPRINGDALE, AR 72764
PHONE: (479) 750-8550
EMAIL: pchristie@springdaleAR.gov

SPRINGDALE WATER UTILITIES
CONTACT: RICK PULVIRENTI
CHIEF OPERATING OFFICER/DIRECTOR OF ENGINEERING
526 OAK AVENUE
SPRINGDALE, AR 72764
PHONE: (479) 751-5751
FAX: (479) 750-4039
EMAIL: rpulvirenti@springdalewater.com

ENGINEERING
CONTACT : BEN PETERS, P.E.
DIRECTOR
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SPRINGDALE, AR 72764
PHONE: (479) 756-7716
EMAIL: bpeters@springdaleAR.gov

CONTACT : KATIE HOLLINGSHEAD, P.E.
SENIOR PROJECT MANAGER
201 SPRING STREET
SPRINGDALE, AR 72764
PHONE: (479) 750-8105
khollingshead@springdaleAR.gov

PUBLIC WORKS (STREET)
CONTACT : JAMES SMITH
DIRECTOR
269 EAST RANDALL WOBBE LANE
SPRINGDALE, AR 72764
PHONE: (479) 750-8135
EMAIL: jsmith@springdaleAR.gov

SPRINGDALE FIRE DEPARTMENT
CONTACT: STEVE GOSS, FIRE MARSHAL
417 HOLCOMB STREET
SPRINGDALE, AR 72765
PHONE: (479) 751-8191
FAX: (479) 750-8104

ELECTRIC : SOUTHWESTERN ELECTRIC POWER COMPANY
GEORGE RUTH
101 W. TOWNSHIP STREET
FAYETTEVILLE, AR 72703
PHONE: 479.973.2333
EMAIL: wssatterfield@aep.com

STATE OF ARKANSAS
ARKANSAS DEPARTMENT OF HEALTH
CONTACT: MR. CRAIG CORDER, P.E.
DIVISION OF ENGINEERING
4815 W. MARKHAM
LITTLE ROCK, AR 72205-3867
PHONE: (501) 661-2000

GAS UTILITY: BLACK HILLS ENERGY
655 E. MILLSAP DRIVE
FAYETTEVILLE, AR 72703

CABLE: COX COMMUNICATION
CONTACT: RANDY BUTLER
4901 S. 48TH ST
SPRINGDALE, AR 72762
PHONE: (479) 717-3738
FAX: (479) 872-0174

ARCHITECT:
BURRIS ARCHITECTURE
CONTACT: DAVE P. BURRIS, AIA
8230 N.W. TIGER BLVD.
BENTONVILLE, AR 72712
PHONE: 479.319.6045
EMAIL: dave@burrisarch.com

CIVIL ENGINEER:
4iE ENGINEERING
CONTACT: FERDINAND FOURIE, P.E.
PO BOX 56
CAVE SPRINGS, AR 72718
PHONE: (479) 381-1066
EMAIL: ffourie@civilde.com

LAND SURVEYOR:
PAYA INC.
CONTACT: LAZARO PAYA, PLS #1380
259 BRIGHT ROAD
CAVE SPRINGS, AR 72718
PHONE: (479) 696-9138

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COORDINATING WITH ARKANSAS ONE-CALL AT 1-800-482-8998 A MIN. OF FORTY EIGHT (48) HOURS BEFORE ANY DIGGING BEGINS.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONDITIONS ON THE SITE DURING CONSTRUCTION AND MUST BE WITHIN INDUSTRY AND OSHA ACCEPTED STANDARDS FOR SAFETY AT ALL TIMES, INCLUDED BUT NOT LIMITED TO WORKING HOURS. THE ENGINEER SHALL NOT RESPONSIBLE TO MONITOR SAFETY STANDARDS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEMOLITION AND CONSTRUCTION MATERIALS, IN A LAWFUL MANNER, AT STATE AND FEDERALLY ACCEPTED SITES.
4. ALL DESIGNS SHOWN HEREIN ARE IN ACCORDANCE WITH THE INDUSTRY ACCEPTED STANDARDS AT THIS TIME.
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO NEIGHBORING PROPERTIES.
6. IN THE EVENT THAT THERE IS A QUESTION WITH REGARD TO THE DESIGN INTENT, THE CONTRACTOR SHALL CONSULT WITH THE ENGINEER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING IN ACCORDANCE WITH ALL MUNICIPALITY CONSTRUCTION STANDARDS, WHERE APPLICABLE.

PROPERTY DESCRIPTION

PARCEL NUMBER 815-28738-230 & PARCEL NUMBER 815-28738-210:

A PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS. MORE PARTICULARLY Y DESCRIBED AS FOLLOWS:

COMMENCING AT A PK NAIL FOUND THE NORTHEAST CORNER OF SAID SE 1/4 OF THE SE 1/4; THENCE ALONG THE EAST LINE OF SAID SE1/4 OF THE SE1/4 S02°30'22"W 613.35 FEET TO AN IRON PIN FOUND AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE S02°30'22"W 703.05 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 31; THENCE ALONG THE SOUTH LINE OF SAID SE 1/4 OF THE SE1/4 N87°36'02"W 165.05 FEET TO A CONCRETE MONUMENT FOUND; THENCE N02°27'18"E 994.82 FEET; THENCE S87°32'59"E 164.92 FEET; THENCE S02°27'01"W 292.14 FEET; THENCE S87°46'30"E 165.74 FEET TO THE POINT OF BEGINNING, CONTAINING 6.44 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

ZONING INFORMATION

THIS PROPERTY IS CURRENTLY ZONED MF-16
(MEDIUM/HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT)

BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: 30 FEET
SIDE: 8 FEET
REAR: 20 FEET

GROSS SITE AREA : 6.44 ACRES
NET SITE AREA : 6.33 ACRES

OWNER/DEVELOPER:
MCCOLLOUGH OZB, LLC/LEISURE HOMES CORP.
351 E 4TH STREET
SUITE 2
MOUNTAIN HOME, AR 72653

FLOOD CERTIFICATION

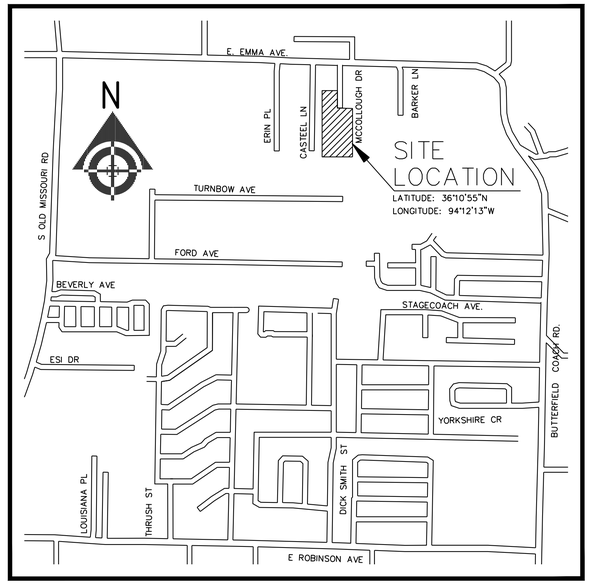
THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY SCALING THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS AND INCORPORATED AREAS.

MAP NUMBER: 05143C0090F
REVISED DATE: MAY 16, 2008

SUMMARY OF WAIVERS, VARIANCES AND CONDITIONAL USE:

A. VARIANCES:
1. FRONT SETBACK ALONG MCCOLLOUGH DRIVE

B. CONDITIONAL USE
1. LOT SPLIT AND DEVELOPMENT WITH TANDEM LOT



VICINITY MAP
NOT TO SCALE

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.

4iE ENGINEERING OR ITS DESIGNATED REPRESENTATIVE SHALL PROVIDE INSPECTION SERVICES DURING CONSTRUCTION OF PUBLIC UTILITIES.

PUBLIC WATER AND SEWER UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES AMENDED AUGUST 27, 2014 WITH APPROVED REVISIONS DATED JANUARY 20, 2021 AND SEALED MAY 6, 2021

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."

ARKANSAS COUNTY MAP
N.T.S.

SHEET INDEX

1. C1.0 – COVER SHEET
2. 1 – TOPOGRAPHIC AND BOUNDARY SURVEY
3. C2.0 – OVERALL SITE PLAN
4. C2.1 – SITE PLAN NORTH
5. C2.2 – SITE PLAN SOUTH
6. C3.0 – OVERALL GRADING PLAN
7. C3.1 – GRADING PLAN NORTH
8. C3.2 – GRADING PLAN SOUTH
9. C4.0 – OVERALL UTILITY PLAN
10. C4.1 – UTILITY PLAN NORTH
11. C4.2 – UTILITY PLAN SOUTH
12. C5.0 – LANDSCAPE PLAN
13. C6.0 – DETAIL SHEET 1
14. C6.1 – DETAIL SHEET 2
15. C6.2 – DETAIL SHEET 3

PLANS PREPARED BY:

4iE★Engineering, Inc.
PO BOX 56
CAVE SPRINGS, AR 72718
479.381.1066

Digitally signed by Ferdinand Fourie
DN: C=US, E=ffourie@civilde.com, O=4iE Engineering, CN=Ferdinand Fourie
Date: 2023.11.22 13:35:39-06'00'

STATE OF ARKANSAS ★★★ REGISTERED PROFESSIONAL ENGINEER ★★★ No. 12538 FERDINAND FOURIE

FERDINAND FOURIE
ARKANSAS REGISTERED PROFESSIONAL ENGINEER NO. 12538

NO.	DATE	BY	CKD	DESCRIPTION
REV1	11-22-23	F.F.	F.F.	REVISED PER CITY TECHNICAL PLAT REVIEW

4iE★Engineering

THE SPRING CREEK VILLAGE
A MULTI-FAMILY RESIDENTIAL DEVELOPMENT
SPRINGDALE, ARKANSAS

COVER SHEET

CERTIFICATE OF AUTHORIZATION 4iE ENGINEERING, INC. #1642 ARKANSAS - ENGINEERS

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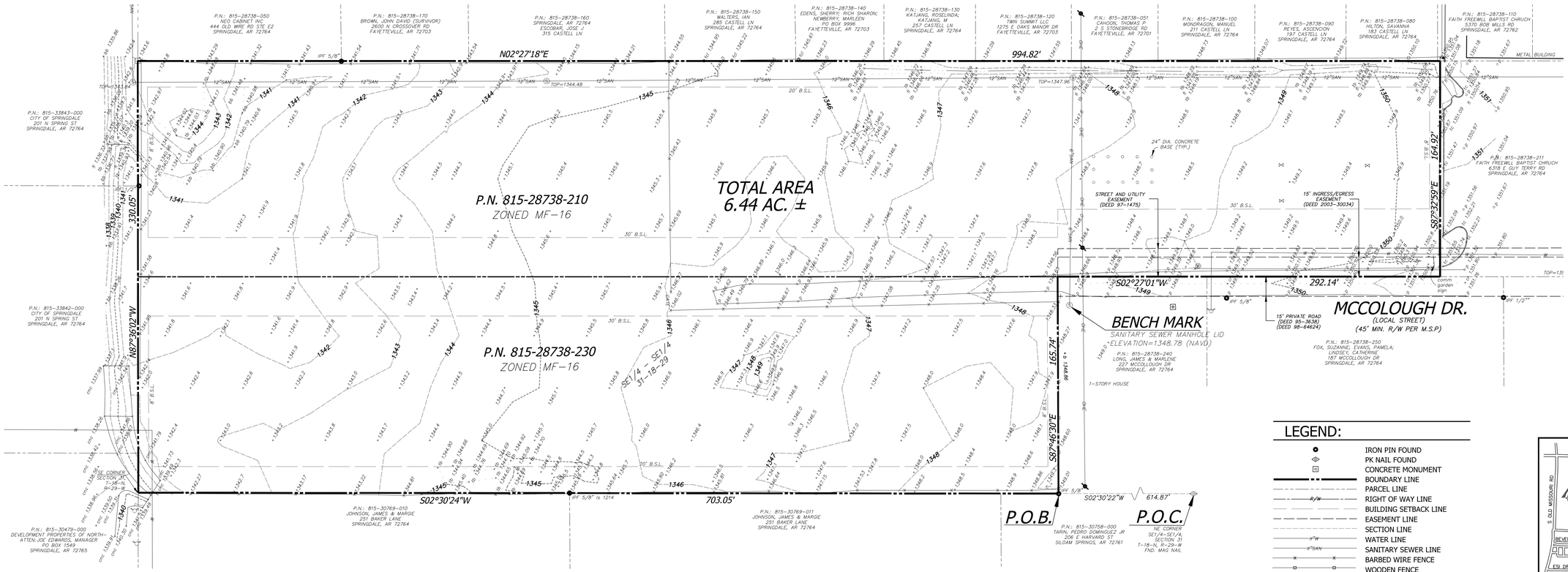
DATE	DRAWN
11-20-2023	FF
DESIGNED	CHECKED
FF	FF

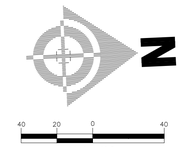
FOR REVIEW

PROJECT NO.
1145

SHEET
C1.0

PLOT DATE/TIME: Wednesday, November 22, 2023 10:48:41 AM | 4iE #P-11148 - McCollough Multi-Family - Springdale AR\Drawings\11148prod.dwg

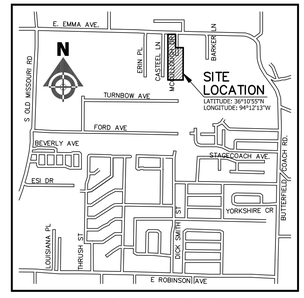




BASIS OF BEARINGS: ARKANSAS STATE PLANE NORTH COORDINATE SYSTEM.
CONVERGENCE ANGLE: -1°13'27"
COMBINED FACTOR: 0.99993031
AT SITE CENTROID

LEGEND:

●	IRON PIN FOUND
◈	PK NAIL FOUND
▣	CONCRETE MONUMENT
	BOUNDARY LINE
	PARCEL LINE
R/W	RIGHT OF WAY LINE
	BUILDING SETBACK LINE
	EASEMENT LINE
	SECTION LINE
W	WATER LINE
SAN	SANITARY SEWER LINE
	BARBED WIRE FENCE
	WOODEN FENCE
	CHAIN LINK FENCE
	FIRE HYDRANT
	GAS METER
	GUARD POST
	GUY WIRE
	SIGN
S	SANITARY MANHOLE
	UTILITY POLE
W	WATER RISER
	WATER VALVE
(N12°34'56"E)/(123.45')	RECORDED BEARING/DISTANCE



VICINITY MAP
NOT TO SCALE

SURVEY DESCRIPTION

PARCEL NUMBER 815-28738-230 & PARCEL NUMBER 815-28738-210:

A PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS. MORE PARTICULARLY Y DESCRIBED AS FOLLOWS:

COMMENCING AT A PK NAIL FOUND THE NORTHEAST CORNER OF SAID SE 1/4 OF THE SE 1/4; THENCE ALONG THE EAST LINE OF SAID SE1/4 OF THE SE1/4 S02°30'22"W 613.35 FEET TO AN IRON PIN FOUND AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE S02°30'22"W 703.05 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 31; THENCE ALONG THE SOUTH LINE OF SAID SE 1/4 OF THE SE1/4 N87°36'02"W 165.05 FEET TO A CONCRETE MONUMENT FOUND; THENCE N02°27'18"E 994.82 FEET; THENCE S87°32'59"E 164.92 FEET; THENCE S02°27'01"W 292.14 FEET; THENCE S87°46'30"E 165.74 FEET TO THE POINT OF BEGINNING, CONTAINING 6.44 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

ABBREVIATIONS

B.S.L.	BUILDING SETBACK LINE
conc	CONCRETE
DOC.	DOCUMENT
tc	TOP OF CURB
tb	TOP OF BANK
bb	BOTTOM OF BANK
p	ASPHALT PAVING
gr	GRAVEL
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
fl	FLOW LINE
sw	SIDEWALK

FLOOD CERTIFICATION

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY SCALING THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS AND INCORPORATED AREAS.

MAP NUMBER: 05143C0090F
REVISED DATE: MAY 16, 2008

ZONING INFORMATION

THIS PROPERTY IS CURRENTLY ZONED MF-16
(MEDIUM/HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT)

BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: 30 FEET
SIDE: 8 FEET
REAR: 20 FEET

GENERAL NOTES:

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR OF RECORD. SURVEY IS NON-TRANSFERABLE TO PARTIES OUTSIDE OF THE CURRENT SUBJECT TRANSACTION.

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

THE UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON OBSERVABLE SURFACE EVIDENCE MADE AT THE TIME OF THE FIELD SURVEY. FIELD CONDITIONS MAY HAVE AN IMPACT ON THESE LOCATIONS. THE SURVEYOR MAKES NO CERTIFICATION THAT THE SUBSURFACE UTILITIES SHOWN ARE IN THE LOCATION, OR SIZES INDICATED.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THE SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

PROPERTY ADDRESS

MCCOLLOUGH DR.
SPRINGDALE, AR 72764

OWNER

CITY OF SPRINGDALE
201 N. SPRING ST.
SPRINGDALE, AR 72764

CERTIFICATE OF AUTHORIZATION
PAYA INC.
No. 3152
ARKANSAS

REVISION	DATE	DESCRIPTION

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 1380
SIGNATURE
LAZARO G. PAYA

CERTIFICATE OF SURVEY

I, LAZARO G. PAYA, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME. BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST, THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN, THIS MAP IS A TRUE REPRESENTATION OF THE TOPOGRAPHIC AND PHYSICAL FEATURES AS FOUND IN THE FIELD, AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION: 11/21/2022 SIGNED: Lázaro Paya

LICENSED PROFESSIONAL SURVEYOR NO. 1380
STATE OF ARKANSAS

PAYA INC.
www.paya-inc.com
(479) 696-9138
mail@paya-inc.com
P.O. BOX 13 - CAVE SPRINGS, AR - 72718

TOPOGRAPHIC/BOUNDARY SURVEY

A PART OF THE SE1/4 OF THE SE1/4
SECTION 31, TOWNSHIP 18 NORTH, RANGE 29 WEST
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

PREPARED FOR:	CITY OF SPRINGDALE		
DRAWN BY: LP	SCALE: 1" = 40'	DATE: November 21, 2022	
REVISED: LP	DWG: 22066_TOPO	SHEET: 1 OF: 1	

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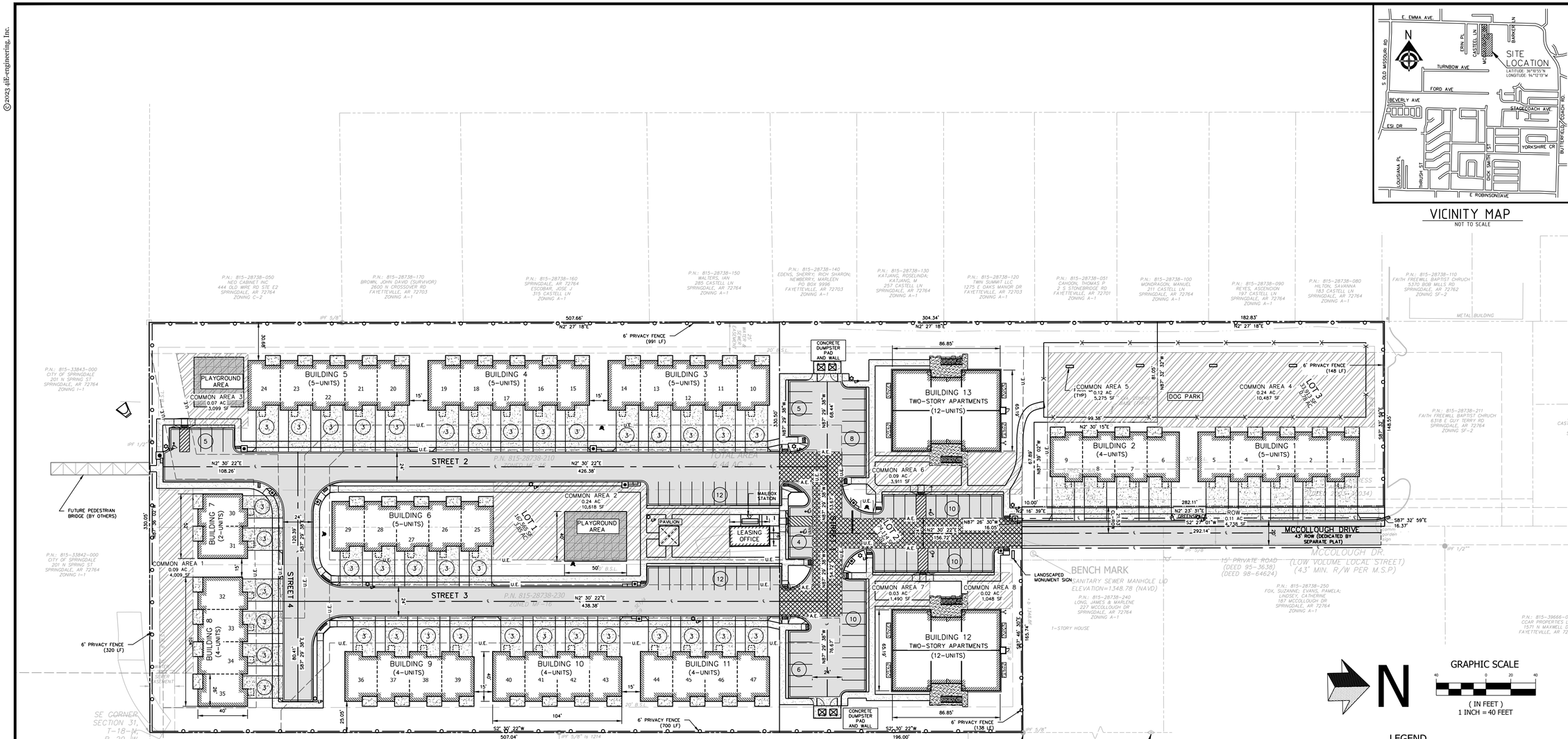

VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 INCH = 40 FEET

NO.	DATE	BY	CKD	DESCRIPTION
REV1	11-22-23	FF	FF	REVISED PER CITY TECHNICAL PLAT REVIEW

Civil+4IE

THE SPRING CREEK VILLAGE
A MULTI-FAMILY RESIDENTIAL DEVELOPMENT
SPRINGDALE, ARKANSAS

OVERALL SITE PLAN

PROPERTY SUMMARY			
NO. OF UNITS	PROPERTY SIZE (ACRE)	NO. OF UNITS	DENSITY (UNITS/AC)
LOT 1 (TOWNHOUSES)	3.85 ACRE	38	9.9
LOT 2 (APARTMENTS)	1.70 ACRE	24	14.1
LOT 3 (TOWNHOUSES)	0.78 ACRE	9	11.5
TOTAL	6.33 ACRE	71	11.2
R.O.W. (MCCOLLOUGH)	0.11 ACRE		

BUILDING SUMMARY					
PROPERTY	LOT AREA (SF)	NO. BUILDINGS	TOTAL BUILDING AREA (SF)	BUILDING COVERAGE (%)	ALLOWABLE BUILDING COVERAGE (%)
LOT 1	167,565	10	36,384	21.7	40
LOT 1	74,114	2	10,796	14.6	40
LOT 1	33,913	2	8,496	25.0	40

COMMON AREA GREEN SPACE		
	TOWNHOUSES LOT 1 & 3	APARTMENTS LOT 2
PROPERTY AREA (SF)	201,478 SF	74,114 SF
MINUS - ROW	4,738 SF	0.00 SF
MINUS EASEMENT + SETBACKS	62,570 SF	20,785 SF
NET SITE AREA	134,170 SF	53,329 SF
REQUIRED COMMON GREEN SPACE (20%)	26,834 SF	10,665 SF
PROVIDED GREEN SPACE (AC)	28,213 SF	11,578 SF
PROVIDED GREEN SPACE (%)	21.0%	20.7%

UNIT SUMMARY				
	NUMBER UNITS	NET UNIT AREA (SF)	TOTAL AREA (SF)	% OF TOTAL UNITS
THREE BEDROOMTOWNHOUSE WITH GARAGE	47	1500 SF	70,500 SF	66%
ONE BEDROOM APARTMENT	8	610 SF	4,880 SF	10%
TWO BEDROOM APARTMENT	16	963 SF	15,408 SF	20%
TOTAL	71	1278SF*	90,788 SF	100%
LOT AREA (AC)	6.44	*AVERAGE UNIT SIZE		
DENSITY (UNIT/AC)	12.6			

PARKING SUMMARY					
	NO. UNITS	# BEDROOMS/UNIT	TOTAL BEDROOMS	PARKING REQUIRED	PARKING SPACES PROVIDED
TOWNHOUSE UNITS	47	3	141	141	141
APARTMENT UNITS	24	ONE AND TWO	40	72	77
LEASING OFFICE/STORAGE	448SF OFFICE			2	4
TOTAL				215	222

* 3 SPACES PER UNIT, FIRST 20-UNITS, 2.25 SPACES PER UNIT NEXT 50 UNITS, 1.75 SPACES PER UNIT ABOVE 70 UNITS

ACCESSIBLE PARKING		
	REQUIRED	PROVIDED
STANDARD ACCESSIBLE	3	3
"VAN" ACCESSIBLE	1	1
TOTAL (STD + VAN)	4	4

ZONING INFORMATION

THIS PROPERTY IS CURRENTLY ZONED MF-16 (MEDIUM/HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT)

BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: 30 FEET
SIDE: 8 FEET
REAR: 20 FEET

SURVEY DESCRIPTION

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FLOOD CERTIFICATION

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MAP NUMBER: 05143C0090F
REVISED DATE: MAY 16, 2008

LEGEND

EXISTING	PROPOSED
	IRON PIN/PIPE FOUND
	IRON PIN SET
	BENCHMARK
	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	STREET CENTERLINE
	CURB AND GUTTER
	SIGN
	LIGHT POLE (SINGLE)
	FIREHYDRANT ASSEMBLY
	STOP BAR
	MEDIUM DUTY ASPHALT PAVEMENT
	HEAVY DUTY CONCRETE PAVING
	CONCRETE SIDEWALK
	COMMON GREEN SPACE
	PRIVATE ACCESS EASEMENT
	PARKING COUNT
	FIRE LANE STRIPING

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12538
FERDINAND FOURIE

DATE:_____

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DATE	DRAWN
11-20-2023	FF
DESIGNED	CHECKED
FF	FF

FOR REVIEW

PROJECT NO.
1148

SHEET
C2.0

PLOT DATE/TIME: Wednesday, November 22, 2023 11:01:35AM E:#1-1148 - McCollough Multi-Family - Springdale AR\Drawings\1148prot.dwg

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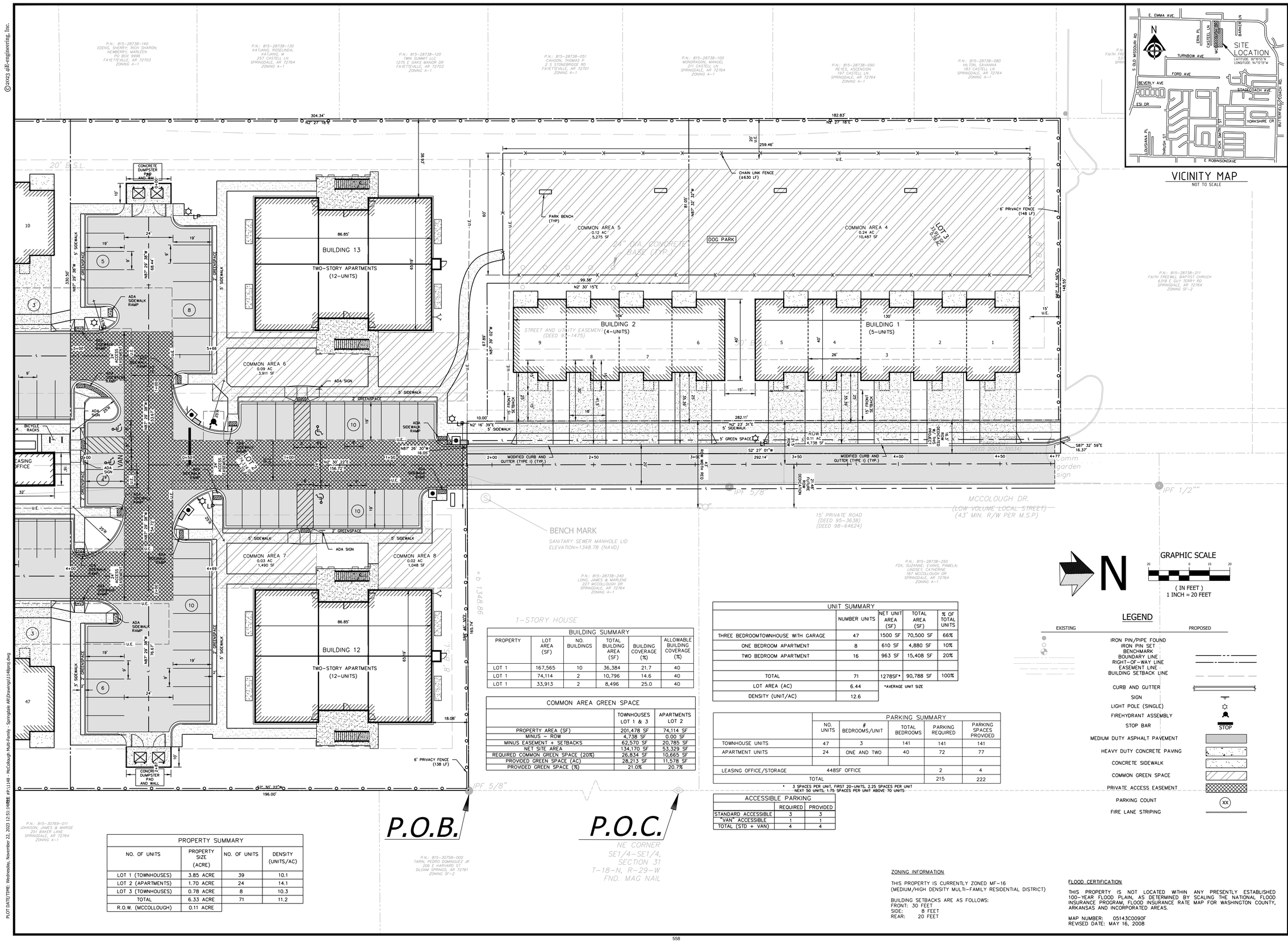

VICINITY MAP

NOT TO SCALE

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LOT 1 (TOWNHOUSES)	3.85 ACRE	39	10.1
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LOT 3 (TOWNHOUSES)	0.78 ACRE	8	10.3
TOTAL	6.33 ACRE	71	11.2
R.O.W. (MCCOLLOUGH)	0.11 ACRE		

UNIT SUMMARY				
	NUMBER UNITS	NET UNIT AREA (SF)	TOTAL AREA (SF)	% OF TOTAL UNITS
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ACCESSIBLE PARKING		
	REQUIRED	PROVIDED
STANDARD ACCESSIBLE	3	3
"VAN" ACCESSIBLE	1	1
TOTAL (STD + VAN)	4	4

LEGEND

EXISTING	PROPOSED
IRON PIN/PIPE FOUND	
IRON PIN SET	
BENCHMARK	
BOUNDARY LINE	
RIGHT-OF-WAY LINE	
EASEMENT LINE	
BUILDING SETBACK LINE	
CURB AND GUTTER	
SIGN	
LIGHT POLE (SINGLE)	
FIREHYDRANT ASSEMBLY	
STOP BAR	STOP
MEDIUM DUTY ASPHALT PAVEMENT	
HEAVY DUTY CONCRETE PAVING	
CONCRETE SIDEWALK	
COMMON GREEN SPACE	
PRIVATE ACCESS EASEMENT	
PARKING COUNT	(XX)
FIRE LANE STRIPING	

ZONING INFORMATION

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MAP NUMBER: 05143C0090F
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NO.	DATE	BY	CKD	DESCRIPTION
REV1	11-22-23	FF	FF	REVISED PER CITY TECHNICAL PLAT REVIEW

Civil•4IE

THE SPRING CREEK VILLAGE
A MULTI-FAMILY RESIDENTIAL DEVELOPMENT
SPRINGDALE, ARKANSAS

SITE PLAN - NORTH

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12538
FERDINAND FOURIE

DATE:_____

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Arkansas One-Call
www.arkonecall.com

DATE	DRAWN
11-20-2023	FF
DESIGNED	CHECKED
FF	FF

FOR REVIEW

PROJECT NO.
1148

SHEET
C2.1

PLOT DATE/TIME: Wednesday, November 22, 2023 12:51:14PM | #P:\1148 - McCollough Multi-Family - Springdale AR\Drawings\1148proj.dwg

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COMMON AREA GREEN SPACE		
	TOWNHOUSES LOT 1 & 3	APARTMENTS LOT 2
PROPERTY AREA (SF)	201,478 SF	74,114 SF
MINUS – ROW	4,738 SF	0.00 SF
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TWO BEDROOM APARTMENT	16	963 SF	15,408 SF	20%
TOTAL	71	1278SF*	90,788 SF	100%
LOT AREA (AC)	6.44	*AVERAGE UNIT SIZE		
DENSITY (UNIT/AC)	12.6			

BUILDING SUMMARY					
PROPERTY	LOT AREA (SF)	NO. BUILDINGS	TOTAL BUILDING AREA (SF)	BUILDING COVERAGE (%)	ALLOWABLE BUILDING COVERAGE (%)
LOT 1	167,565	10	36,384	21.7	40
LOT 1	74,114	2	10,796	14.6	40
LOT 1	33,913	2	8,496	25.0	40

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 INCH = 20 FEET

LEGEND

EXISTING	PROPOSED
	IRON PIN/PIPE FOUND
	IRON PIN SET
	BENCHMARK
	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	CURB AND GUTTER
	SIGN
	LIGHT POLE (SINGLE)
	FIREHYDRANT ASSEMBLY
	STOP BAR
	MEDIUM DUTY ASPHALT PAVEMENT
	HEAVY DUTY CONCRETE PAVING
	CONCRETE SIDEWALK
	COMMON GREEN SPACE
	PARKING COUNT
	FIRE LANE STRIPING

P.N.: 815-28738-050
NEO CABINET INC.
444 OLD WIRE RD STE E2
SPRINGDALE, AR 72764
ZONING C-2

P.N.: 815-28738-170
BROWN, JOHN DAVID (SURVIVOR)
2900 N CROSSOVER RD
FAYETTEVILLE, AR 72703
ZONING A-1

P.N.: 815-28738-160
SPRINGDALE, AR 72764
CESOBAR, JOSE J
315 CASTELL LN
ZONING A-1

P.N.: 815-28738-150
WALTERS, IAN
285 CASTELL LN
SPRINGDALE, AR 72764
ZONING A-1

IPF 5/8"

507.66'
N2° 27' 18"E
6' PRIVACY FENCE (991 LF)

98.06'

20' B.S.L.

PLAYGROUND AREA
COMMON AREA 3
0.07 AC
3,099 SF

BUILDING 5 (5-UNITS)
BUILDING 4 (5-UNITS)
BUILDING 3 (5-UNITS)

IPF 1/2"

FUTURE PEDESTRIAN BRIDGE (BY CITY)

P.N. 815-28738-210
ZONED MF-16

TOTAL AREA
6.44 AC. ±

N2° 30' 22"E 108.26'
N2° 30' 22"E 426.38'
N2° 30' 22"E 438.38'

MODIFIED CURB AND GUTTER (TYPE I) (TYP.)

5' SIDEWALK
3' GREEN SPACE
2' GREENSPACE
ADA SIDEWALK RAMP
ADA SIGN
U.E.

BUILDING 6 (5-UNITS)
BUILDING 7 (2-UNITS)
BUILDING 8 (4-UNITS)
BUILDING 9 (4-UNITS)
BUILDING 1(4-UNITS)
BUILDING 11 (4-UNITS)

COMMON AREA 1
0.09 AC
4,009 SF

COMMON AREA 2
0.24 AC
10,618 SF

LOT 1
167,565 SQ. FT.
3.85 ACRES

PLAYGROUND AREA
PAVILION
LEASING OFFICE
MAILBOX STATION
BICYCLE RACKS
CONCRETE DUMPSTER PAD AND WALL

30' B.S.L.

6' PRIVACY FENCE (320 LF)

WATER AND SEWER EASEMENT

SE CORNER SECTION 31, T-18-N, R-29-W

S2° 30' 22"W 507.04'

6' PRIVACY FENCE (700 LF)

IPF 5/8" ls 1214

P.N.: 815-30769-010
JOHNSON, JAMES & MARGE
251 BAKER LANE
SPRINGDALE, AR 72764
ZONING A-1

P.N.: 815-30769-011
JOHNSON, JAMES & MARGE
251 BAKER LANE
SPRINGDALE, AR 72764
ZONING A-1

FLOOD CERTIFICATION

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY SCALING THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS AND INCORPORATED AREAS.

MAP NUMBER: 05143C0090F
REVISED DATE: MAY 16, 2008

NO.	DATE	BY	CKD	DESCRIPTION
REV1	11-22-23	F.F.	F.F.	REVISED PER CITY TECHNICAL PLAT REVIEW

Civil+4IE

THE SPRING CREEK VILLAGE
A MULTI-FAMILY RESIDENTIAL DEVELOPMENT
SPRINGDALE, ARKANSAS

SITE PLAN - SOUTH

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12538
FERDINAND FOURIE

DATE:_____

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811
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Arkansas One-Call
www.arkonecall.com

DATE	DRAWN
11-20-2023	FF
DESIGNED	CHECKED
FF	FF

FOR REVIEW

PROJECT NO.
1148

SHEET
C2.2

PLOT DATE/TIME: Wednesday, November 22, 2023 12:51:41 PM | FILE: AP-1)1148 - McCollough Multi-Family - Springdale AR\Drawings\1148proj.dwg

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

a) DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
b) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
c) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
d) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
e) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.

N

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 INCH = 40 FEET

LEGEND

EXISTING		PROPOSED
●	IRON PIN/PIPE FOUND	
○	IRON PIN SET	
◔	BENCHMARK	
	BOUNDARY LINE	
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	BUILDING SETBACK LINE	
	CURB AND GUTTER	
	SIGN	
	SPOT ELEVATION	X XX.XX XX.XX
	TOP OF CURB	TC
	GUTTER	G
	TOP OF WALL	TW
	FINISHED GRADE	FG
	FLARED END SECTION	
	UNDERGROUND STORM DRAINAGE SYSTEM	
	DOMED INLET WITH RISER	
	CURB INLET	
	FULL DEPTH AHTD CLASS 7 BACKFILL	
	GRADED SWALE	
	4" CURB INLET EXTENSION	

100 - YEAR CHANNEL W.S.E = 1339.39

PLAYGROUND AREA

BUILDING 5 (5-UNITS) FFE= 1343.40

BUILDING 4 (5-UNITS) FFE= 1344.90

BUILDING 3 (5-UNITS) FFE= 1346.90

BUILDING 13 TWO-STORY APARTMENTS (12-UNITS) FFE= 1348.50

BUILDING 2 (4-UNITS) FFE= 1350.70

BUILDING 1 (5-UNITS) FFE= 1351.80

DOG PARK

BUILDING 7 (2-UNITS) FFE= 1342.90

BUILDING 6 (5-UNITS) FFE= 1344.90

PLAYGROUND AREA

PAVILION FFE= 1347.00

LEASING OFFICE

BUILDING 8 (4-UNITS) FFE= 1343.90

BUILDING 9 (4-UNITS) FFE= 1345.10

BUILDING 10 (4-UNITS) FFE= 1346.10

BUILDING 11 (4-UNITS) FFE= 1347.40

BUILDING 12 TWO-STORY APARTMENTS (12-UNITS) FFE= 1349.30

GREENSPACE

STREET 1

STREET 2

STREET 3

STREET 4

MCCOLLOUGH DRIVE
43' ROW (DEDICATED BY SEPARATE PLAT)

MCCOLLOUGH DR.
(44' PRIVATE ROAD (DEED 95-3638) (DEED 98-64624))
(FLOW 'VOLUME 'LOCAL' STREET)
(43' MIN. R/W PER M.S.P.)

TOTAL AREA 6.44 ac

P.N. 815-28738-210

STORMSEWER A1 thru A6

CURB INLET A1, A2, A2-A1, A2-A2, A3, A4, A5, A5-A1, A6, A6-A1, A7, A8

FLARED END SECTION A

BENCH MARK
SANITARY SEWER MANHOLE LID
=ELEVATION=1348.78 (NAVD)

1-STORY HOUSE

P.O.B.
P.N.: 815-30769-000
TARIN, PEDRO DOMINGUEZ JR
206 E HARVARD ST
SILOAM SPRINGS, AR 72761
ZONING: SF-2

P.O.C.
SE1/4-SE1/4,
SECTION 31
T-18-N, R-29-W
FND: MAG NAIL

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.
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- DESIGN OF UNDERGROUND STORM WATER SYSTEM IS BASED ON THE USE OF EITHER RCP, DUAL WALL POLYETHYLENE "ULTRA FLOW" PIPE OR PVC AND A MANNING ROUGHNESS COEFFICIENT OF 0.013 HAS BEEN ASSUMED FOR DESIGN PURPOSES.
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GENERAL FINISH GRADING NOTES

1. FINISHED GRADE AS INDICATED ON THESE DRAWINGS ARE THE TOP OF FINSHED SURFACE, IE. TOP OF PAVEMENT OR TOP OF SOD/SEEDED FINISHED ELEVATION.
2. BUILDING FINISHED FLOOR ELEVATIONS (FFE) IS THE TOP OF THE BUILDING FLOOR SLABS.
3. THE GRADING CONTOURS AS PROVIDED ON THESE DRAWINGS IS TO CONVEY FINAL GRADING INTENT, AND ARE NOT EXACT

NO	DATE	BY	CKD	DESCRIPTION
REV1	11-22-23	F.F.	F.F.	REVISED FOR CITY TECHNICAL PLAT REVIEW

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THE SPRING CREEK VILLAGE
A MULTI-FAMILY RESIDENTIAL DEVELOPMENT
SPRINGDALE, ARKANSAS

OVERALL GRADING PLAN

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12538
FERDINAND FOURIE

DATE:_____

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DATE	DRAWN
11-20-2023	FF
DESIGNED	CHECKED
FF	FF

FOR REVIEW

PROJECT NO.
1148

SHEET
C3.0

PLOT DATE/TIME: Wednesday, November 22, 2023 1:06:58 PM | E:\#P-1148 - McCollough Multi-Family - Springdale, AR\Drawings\1148prod.dwg

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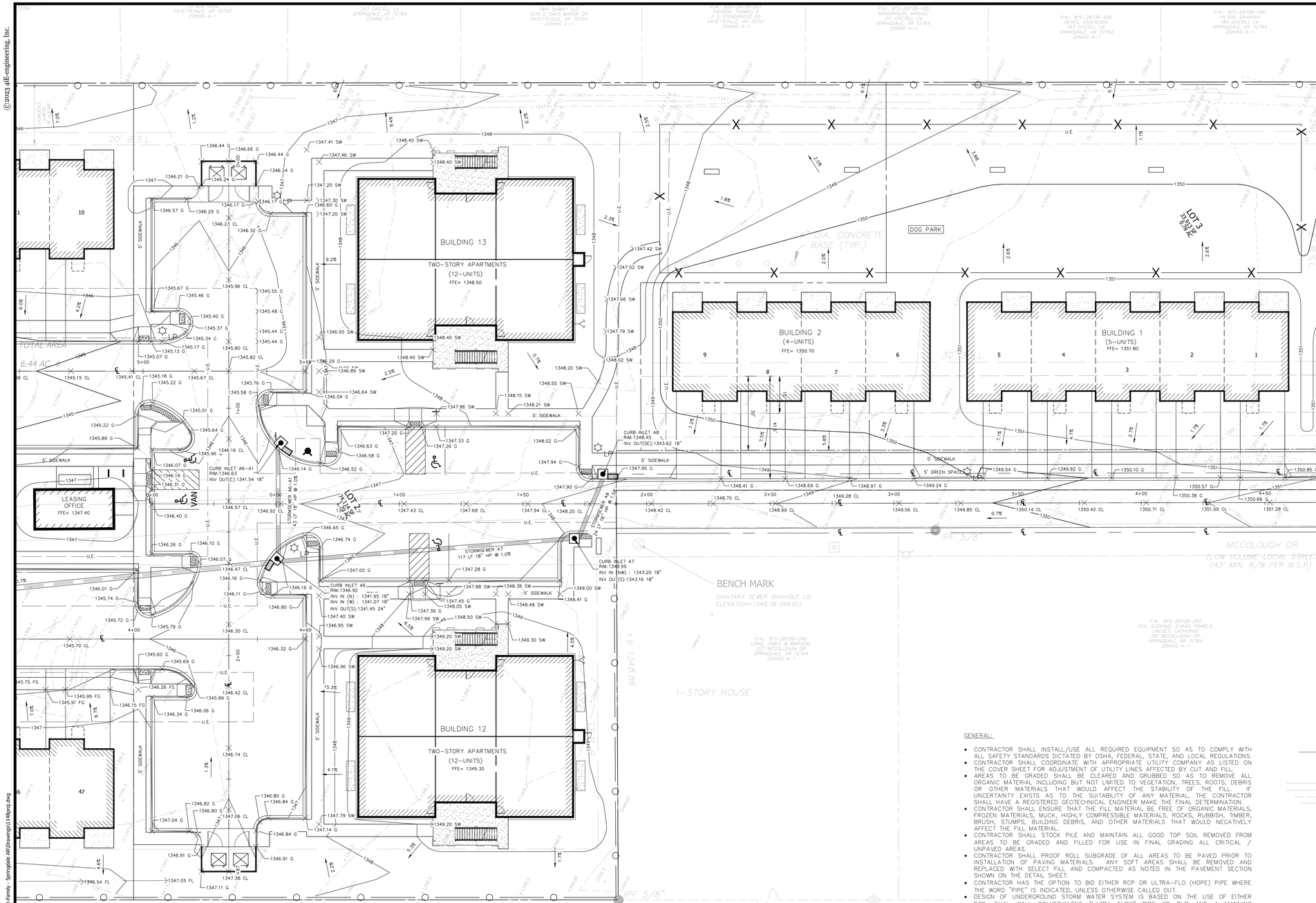

N

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 INCH = 20 FEET

LEGEND

EXISTING		PROPOSED
●	IRON PIN/PIPE FOUND	
○	IRON PIN SET	
	BENCHMARK	
	BOUNDARY LINE	
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	BUILDING SETBACK LINE	
	CURB AND GUTTER	
	SIGN	
XXXX.XX	SPOT ELEVATION	XXXX.XX
TC	TOP OF CURB	TC
G	GUTTER	G
TW	TOP OF WALL	TW
FG	FINISHED GRADE	FG
	FLARED END SECTION	
	UNDERGROUND STORM DRAINAGE SYSTEM	
	DOMED INLET WITH RISER	
	CURB INLET	
	FULL DEPTH AHTD CLASS 7 BACKFILL	
	GRADED SWALE	
	4' CURB INLET EXTENSION	

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NO.	DATE	BY	CKD	DESCRIPTION
REV1	11-22-23	F.F.	F.F.	REVISED FOR CITY TECHNICAL PLAT REVIEW

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THE SPRING CREEK VILLAGE
A MULTI-FAMILY RESIDENTIAL DEVELOPMENT
SPRINGDALE, ARKANSAS

GRADING PLAN - NORTH

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12538
FERDINAND FOURIE

DATE:_____

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11-20-2023	FF
DESIGNED	CHECKED
FF	FF

FOR REVIEW

PROJECT NO.
1148

SHEET
C3.1

PLOT DATE/TIME: Wednesday, November 22, 2023 1:09:32 PM | # P:\1148 - McCollough Multi-Family - Springdale AR\Drawings\1148prog.dwg

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LEGEND

EXISTING	PROPOSED
IRON PIN/PIPE FOUND	IRON PIN SET
	BENCHMARK
BOUNDARY LINE	
RIGHT-OF-WAY LINE	
	EASEMENT LINE
	BUILDING SETBACK LINE
	CURB AND GUTTER
	SIGN
SPOT ELEVATION	× XXXX XXXX
TOP OF CURB	TC
GUTTER	G
TOP OF WALL	TW
FINISHED GRADE	FG
	FLARED END SECTION
	UNDERGROUND STORM DRAINAGE SYSTEM
	DOMED INLET WITH RISER
	CURB INLET
	FULL DEPTH AHTD CLASS 7 BACKFILL
	GRADED SWALE
	4" CURB INLET EXTENSION

N

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 INCH = 20 FEET

P.N.: 815-28738-170
BROWN, JOHN DAVID (SURVIVOR)
2600 N. CROSSOVER RD.
FAYETTEVILLE, AR. 72703
ZONING: A-1

P.N.: 815-28738-160
SPRINGDALE, AR. 72764
CEDOBAR, JOSE J.
315 CASTELL LN
ZONING: A-1

P.N. 815-28738-210
ZONED: MF-16

P.N. 815-28738-230
ZONED: MF-16

P.N.: 815-30769-010
JOHNSON, JAMES & MARGE
291 BAKER LANE
SPRINGDALE, AR. 72764
ZONING: A-1

P.N.: 815-30769-011
JOHNSON, JAMES & MARGE
291 BAKER LANE
SPRINGDALE, AR. 72764
ZONING: A-1

100 - YEAR CHANNEL W.S.E = 1339.39

IPF 5/8"

IPF 5/8" ls 1214

BUILDING 5 (5-UNITS) FFE= 1343.40 — 24, 23, 22, 21, 20
BUILDING 4 (5-UNITS) FFE= 1344.90 — 19, 18, 17, 16, 15
BUILDING 3 (5-UNITS) FFE= 1346.90 — 14, 13, 12, 11, 10
BUILDING 6 (5-UNITS) FFE= 1344.90 — 29, 28, 27, 26, 25
BUILDING 7 (2-UNITS) FFE= 1342.90 — 30, 31
BUILDING 8 (4-UNITS) FFE= 1341.90 — 32, 33, 34, 35
BUILDING 9 (4-UNITS) FFE= 1345.10 — 36, 37, 38, 39
BUILDING 10 (4-UNITS) FFE= 1345.10 — 40, 41, 42, 43
BUILDING 11 (4-UNITS) FFE= 1347.40 — 44, 45, 46, 47

PLAYGROUND AREA
PAVILION FFE= 1346.00
LEASING OFFICE FFE= 1347.40
LOT 1 16.56 AC±
TOTAL AREA 6.44 AC±

FLARED END SECTION IN 1336.00 36"
STORMSEWER A1 47 LF 36" HP @ 0.5%
STORMSEWER A2 64 LF 30" HP @ 0.8%
STORMSEWER A2-A1 43 LF 18" HP @ 0.5%
STORMSEWER A2-A2 43 LF 18" HP @ 0.5%
STORMSEWER A3 277 LF 30" HDPE @ 0.5%
STORMSEWER A4 77 LF 24" HP @ 0.5%
STORMSEWER A5 77 LF 24" HP @ 0.5%
STORMSEWER A5-A1 43 LF 18" HP @ 0.5%
STORMSEWER A6 172 LF 24" HP @ 0.7%
STORMSEWER A6-A1 43 LF 18" HP @ 1.05%

CURB INLET A1 RIM: 1341.83 INV IN (N) : 1337.45 30" INV OUT(SW):1336.24 36"
CURB INLET A2 RIM:1342.09 INV IN (N) : 1338.09 30" INV IN (NE) : 1338.00 18" INV OUT(S):1338.00 30"
CURB INLET A2-A1 RIM:1341.88 INV IN (N) : 1338.29 18" INV OUT(SW):1338.20 18"
CURB INLET A2-A2 RIM:1342.14 INV OUT(S):1338.47 18"
CURB INLET A3 RIM:1344.15 INV IN (NE) : 1339.61 24" INV OUT(S): 1339.50 30"
CURB INLET A4 RIM:1344.32 INV IN (E) : 1339.80 24" INV OUT(SW):1339.80 24"
CURB INLET A5 RIM:1345.04 INV IN (N) : 1340.23 24" INV IN (E) : 1340.20 18" INV OUT(W):1340.20 24"
CURB INLET A5-A1 RIM:1345.01 INV OUT(W):1339.94 18"
CURB INLET A6 RIM:1346.63 INV IN (N) INV IN (W) INV OUT(S)
CURB INLET A6-A1 RIM:1346.63 INV OUT(E):1341.54 18"

5' SIDEWALK
U.E.
LP

NO.	DATE	BY	CKD	DESCRIPTION
REV1	11-22-23	FF	FF	REVISED FOR CITY TECHNICAL PLAT REVIEW

4IE Civil+4IE

THE SPRING CREEK VILLAGE
A MULTI-FAMILY RESIDENTIAL DEVELOPMENT
SPRINGDALE, ARKANSAS

GRADING PLAN - SOUTH

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12538
FERDINAND FOURIE

DATE:_____

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11-20-2023	FF
DESIGNED	CHECKED
FF	FF

FOR REVIEW

PROJECT NO.
1148

SHEET
C3.2

PLOT DATE/TIME: Wednesday, November 22, 2023 1:05:12 PM | E:\P\1148 - McCollough Multi-Family - Springdale AR\Drawings\1148grad.dwg

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GENERAL WATER UTILITY NOTES:

1. UNLESS OTHERWISE SHOWN, ALL PUBLIC WATER LINES SHALL BE PVC C900 DR-14.
2. PRIVATE WATER SERVICE LINES SHALL BE AWWA C901-96 DR-9 POLYETHYLENE PIPE WITH 36" MINIMUM COVER.
3. COPPER TUBING BETWEEN MAINLINE AND WATER METER SHALL BE 1-INCH HEAVY WALL POLYETHYLENE COATED – TYPE K, SOFT TEMPERED AND SEAMLESS FOR UNDERGROUND INSTALLATION. TUBING SHALL BE INACCORDANCE WITH ASTM B88 (SEAMLESS COPPER WATER TUBE), ANSI/NSF 61 STANDARDS AND FEERAL SPECIFICATION WW-T-799 (SEAMLESS COPPER TUBING FOR USE WITH SOLDER-TYPE OR FLARED-TUBE FITTINGS). ALL COPPER TUBING SHALL BE MUELLER INDUSTRIES STREAMLINE PLASTIC COPPER TUBE OR APPROVED EQUAL.
4. WATERLINES SHALL BE CONSTRUCTED WITH 36" MINIMUM COVER ABOVE THE TOP OF PIPE.
5. ALL WATER LINES SHALL BE INSTALLED IN ACCORDANCE WITH SPRINGDALE WATER UTILITIES STANDARDS AND SPECIFICATIONS.
6. ALL WATER LINES SHALL BE HYDROSTATICALLY TESTED AND DISINFECTED IN ACCORDANCE WITH SPRINGDALE WATER UTILITIES STANDARDS AND WITH A SWU REPRESENTATIVE AND ENGINEER PRESENT.
7. ALL FIRE HYDRANTS SHALL HAVE A SPRINGDALE WATER UTILITIES APPROVED GATE VALVE INSTALLED.
8. ANY CLEANOUTS AND VALVE BOXES IN THE PAVEMENT AREA SHALL BE INSTALLED WITH A CONCRETE APRON IN ACCORDANCE WITH THE DETAIL SHEET.
9. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
10. ABOVE GROUND EXTERIOR FERROUS PARTS OF FIRE HYDRANTS SHALL BE PAINTED WITH A COAT OF RUSTOLEUM V2100 SYSTEM SILVER ALUMINUM ENAMEL AEROSOL, OR APPROVED EQUAL. PRIOR TO FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL COORDINATE WITH SPRINGDALE WATER UTILITIES TO DETERMINE THE FLOW RATE AND SHALL PAINT THE BONNET AND CAP OF THE HYDRANT ACCORDING TO THE CHART LISTED IN THE STANDARD SPECIFICATIONS. PAINT CAP AND BONNET SHALL BE RUSTOLEUM V2100 SYSTEM SPRAY ENAMEL IN THE COLORS LISTED IN THE SAME CHART. INTERIOR FERROUS SURFACES MAY BE APINTED ONLY WITH COATINGS IN CONFORMANCE WITH ANSI/AWWA C550 (PROTECTIVE EPOXY INTERIOR COATINGS FOR VALVES AND HYDRANTS) EXTERIOR FERROUS SURFACES SHALL BE PAINTED IN CONFORMANCE WITH ANSI/AWWA C502-05 (DRY BARREL FIRE HYDRANTS).
11. SPECIAL ATTENTION SHALL BE GIVEN TO BACKFILL WATER SERVICE TAPS. THE CONSTRACTOR SHALL BACKFILL THESE LOCATIONS WITH #67 CLEAN ROCK IN A WAY THAT SUPPORTS THE SERVICE TUBING FOR A MINIMUM LENGTH OF 12" FROM THE TAPPING SADDLE PREVENTING SHEARING AT THE CORPORATION STOP DURING SETTLEMENT OF OVERBURNDEN MATERIAL. BACKFILL SHALL EXTEND FROM THE TRENCH BOTTOM TO A MINIMUM OF 6" ABOVE THE SERVICE TUBING. PLEASE SEE SWU DETAIL S-29

GENERAL SEWER UTILITY NOTES:

1. ALL SANITARY SEWER LINES SHALL BE ASTM D3034 SDR-26 WITH 24" MINIMUM COVER, UNLESS OTHERWISE NOTED.
2. ALL SANITARY SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH SPRINGDALE WATER UTILITIES STANDARDS AND SPECIFICATIONS.
3. SANITARY SEWER MANHOLES LOCATED IN GRASS AREAS / NON-PAVED AREAS SHALL BE CONSTRUCTED SO THAT THE RIM OF MANHOLE IS A MINIMUM OF SIX (6) INCHES ABOVE PROPOSED HIGHEST POINT OF CLOSEST GRADE. IN THE EVENT THIS CAN NOT BE ACHIEVED, CONTRACTOR SHALL INSTALL A S.W.U APPROVED WATER TIGHT COVER.
4. CONTRACTOR SHALL MATCH TOP OF PROPOSED SANITARY SEWER MANHOLE TO THE PROPOSED GRADE IN PAVED AREAS. IF A DISCREPANCY OCCURS BETWEEN THE PROPOSED GRADE AND THE PROPOSED STRUCTURE RIM, THE GRADING SHALL GOVERN. IF THE DISCREPANCY IS MORE THAN 4 INCHES THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.
5. CONNECTIONS TO EXISTING MANHOLES ARE TO BE CORE-DRILLED WITH THE USE OF A WATERSTOP(CONCRETE MANHOLE ADAPTER) AND NON-SHRINK GROUT.
6. ALL SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH SPRINGDALE WATER UTILITIES SPECIFICATIONS.

INSPECTIONS AND TESTING PROCEDURES:

1. ALL FIELD TESTS REQUIRED FOR THE PROJECT SHALL BE WITNESSED BY AN S.W.U REPRESENTATIVE IN THE PRESENCE OF THE ENGINEER AND CONTRACTOR OR THEIR REPRESENTATIVE.
2. SPRINGDALE WATER UTILITIES WILL REQUIRE A MINIMUM OF 48 HOURS NOTICE ON ALL TESTS. CALLS TO THE CITY FOR THE PURPOSE OF SETTING TEST TIMES SHOULD BE MADE BY 10:00 AM. TESTS DELAYED BY WEATHER OR OTHER FACTORS WILL BE RESCHEDULED ON THE SAME BASIS.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE SCHEDULING OF SUCH TESTS WITH THE ENGINEER, WHO WILL COORDINATE WITH SPRINGDALE WATER UTILITIES.
4. ALL EQUIPMENT, MATERIALS AND LABOR REQUIRED FOR TESTING SHALL BE FURNISHED BY THE CONTRACTOR AT HIS EXPENSE.
5. PRIOR TO FINAL ACCEPTANCE, THE PROJECT SHALL BE SUBJECT TO A JOINT FINAL INSPECTION BY A DESIGNATED REPRESENTATIVE OF SPRINGDALE WATER UTILITIES, THE ENGINEER OF RECORD FOR THE PROJECT AND THE CONTRACTOR.

PUBLIC WATER AND SEWER UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES AMENDED AUGUST 27, 2014 WITH APPROVED REVISIONS DATED JANUARY 20, 2021 AND SEALED MAY 6, 2021

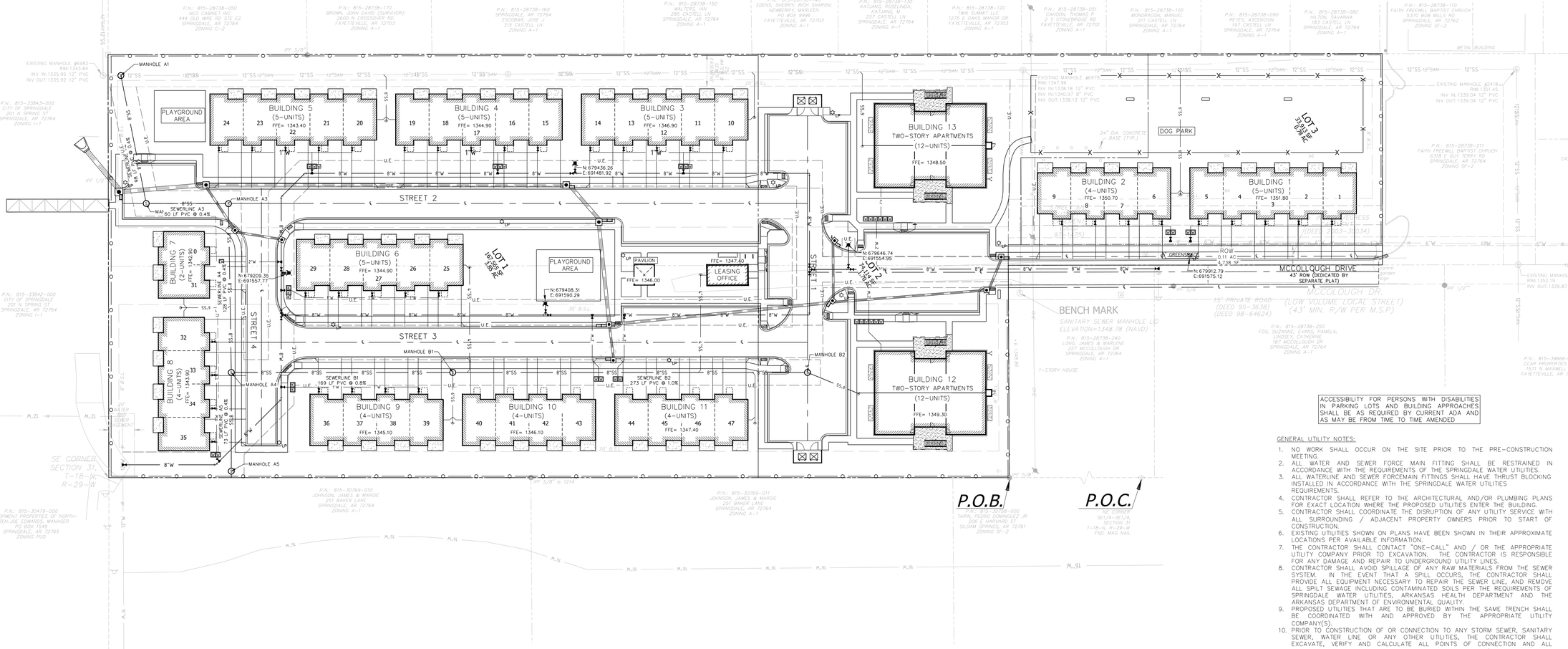
ALL WATER SERVICE LINES, SEWER SERVICE LINES, ENCASEMENTS AND ALL FITTINGS ASSOCIATED WITH THE PROPOSED WATER AND SEWER SYSTEM SHALL REMAIN OPEN UNTIL INSPECTED BY THE ENGINEER AND APPROVED BY SPRINGDALE WATER UTILITIES

N

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 INCH = 40 FEET

LEGEND

EXISTING		PROPOSED
	IRON PIN/PIPE FOUND	
	IRON PIN SET	
	BENCHMARK	
	BOUNDARY LINE	
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	BUILDING SETBACK LINE	
	CURB AND GUTTER	
	TAPPING SLEEVE AND VALVE	
	FIRE HYDRANT ASSEMBLY	
	SINGLE WATER METER (SIZE AS INDICATED)	W
	DOUBLE WATER METER (SIZE AS INDICATED)	W
	SANITARY SEWER MANHOLE	S
	2-4" SCHEDULE 40 CONDUITS	
	M.J GATEVALVE WITH ADJUSTABLE VALVE BOX	
	M.J TEE WITH THRUST BLOCKING	
	M.J REDUCER WITH THRUST BLOCKING	
	90° M.J FITTING WITH THRUST BLOCKING	
	SANITARY SEWER CLEANOUT	
	45° M.J. FITTING WITH THRUST BLOCKING	
	11.25° M.J. FITTING WITH THRUST BLOCKING	
	22.5° M.J. FITTING WITH THRUST BLOCKING	
	1.25" WATER SERVICE LINE	
	FULL DEPTH AHTD CLASS 7 BACKFILL	



W6	4" WATER METER W/ 4" BYPASS
S1	SWU – FIRE HYDRANT AND GATE VALVE
S3	SWU – REACTION BACKING
S4	SWU – VERTICAL TIE-DOWN BLOCKING
S5	SWU – TAPPING SADDLE AND VALVE
S6	SWU – WATER LINE AND SEWER CROSSING
S7	SWU – MANHOLE FRAME & COVER (OUTSIDE STREETS)
S8	SWU – MANHOLE FRAME & COVER (UNDER STREETS)
S11	SWU – MANHOLE BOTTOM (6"-24" SEWER MAIN)
S12	SWU – EXTERNAL DROP MANHOLE
S13	SWU – MANHOLE & MAIN ABANDONMENT
S17	SWU – TYPICAL PIPE TRENCH
S22	SWU – STANDARD METER BOX
S24	SWU – TYPICAL 1" METER SETTING
S36	SWU – FIRE SYSTEM CONNECTION

ACCESSIBILITY FOR PERSONS WITH DISABILITIES IN PARKING LOTS AND BUILDING APPROACHES SHALL BE AS REQUIRED BY CURRENT ADA AND AS MAY BE FROM TIME TO TIME AMENDED

GENERAL UTILITY NOTES:

1. NO WORK SHALL OCCUR ON THE SITE PRIOR TO THE PRE-CONSTRUCTION MEETING.
2. ALL WATER AND SEWER FORCE MAIN FITTING SHALL BE RESTRAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPRINGDALE WATER UTILITIES.
3. ALL WATERLINE AND SEWER FORCEMAIN FITTINGS SHALL HAVE THRUST BLOCKING INSTALLED IN ACCORDANCE WITH THE SPRINGDALE WATER UTILITIES REQUIREMENTS.
4. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL AND/OR PLUMBING PLANS FOR EXACT LOCATION WHERE THE PROPOSED UTILITIES ENTER THE BUILDING.
5. CONTRACTOR SHALL COORDINATE THE DISRUPTION OF ANY UTILITY SERVICE WITH ALL SURROUNDING / ADJACENT PROPERTY OWNERS PRIOR TO START OF CONSTRUCTION.
6. EXISTING UTILITIES SHOWN ON PLANS HAVE BEEN SHOWN IN THEIR APPROXIMATE LOCATIONS PER AVAILABLE INFORMATION.
7. THE CONTRACTOR SHALL CONTACT "ONE-CALL" AND / OR THE APPROPRIATE UTILITY COMPANY PRIOR TO EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE AND REPAIR TO UNDERGROUND UTILITY LINES.
8. CONTRACTOR SHALL AVOID SPILLAGE OF ANY RAW MATERIALS FROM THE SEWER SYSTEM. IN THE EVENT THAT A SPILL OCCURS, THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT NECESSARY TO REPAIR THE SEWER LINE, AND REMOVE ALL SPILT SEWAGE INCLUDING CONTAMINATED SOILS PER THE REQUIREMENTS OF SPRINGDALE WATER UTILITIES, ARKANSAS HEALTH DEPARTMENT AND THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY.
9. PROPOSED UTILITIES THAT ARE TO BE BURIED WITHIN THE SAME TRENCH SHALL BE COORDINATED WITH AND APPROVED BY THE APPROPRIATE UTILITY COMPANY(S).
10. PRIOR TO CONSTRUCTION OF OR CONNECTION TO ANY STORM SEWER, SANITARY SEWER, WATER LINE OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND OWNER/DEVELOPER OF ANY CONFLICT OR PROPOSED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE AT LEAST 48-HOURS PRIOR TO CONSTRUCTION.
11. ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES, SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY CONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANY.
12. CONSTRUCTION SHALL NOT PROCEED ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE AGENCY AND THE CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER TO PROCEED.
13. ALL UTILITIES UNDER PAVEMENT SHALL BE CONSTRUCTED WITH FULL DEPTH AHTD CLASS 7 BACKFILL MATERIAL.
14. ALL CONDUITS SHALL BE SCHEDULE 40 UL APPROVED PVC. ALL SWEEPS SHALL BE MIN. 36" RADIUS LONG ELBOWS.
15. ALL CONDUITS SHALL BE PLACED WITH AT LEAST 24" COVER.
16. ALL UTILITY CONDUITS SHALL EXTEND AT LEAST 1-FOOT BEHIND CURB, BE CAPPED AND CLEARLY MARKED AT EACH END.
17. ALL COMMERCIAL AND IRRIGATION SERVICES SHALL BE PROTECTED BY APPROVED RP TYPE BACKFLOW PREVENTER.

NO	DATE	BY	CKD	DESCRIPTION
REV1	11-22-23	FF		REVISED FOR CITY TECHNICAL PLAT REVIEW

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THE SPRING CREEK VILLAGE
A MULTI-FAMILY RESIDENTIAL DEVELOPMENT
SPRINGDALE, ARKANSAS

OVERALL UTILITY PLAN

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12538
FERDINAND FOURIE

DATE:_____

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11-20-2023	FF
DESIGNED	CHECKED
FF	FF

FOR REVIEW

PROJECT NO.
1148

SHEET
C4.0

PLOT DATE/TIME: Wednesday, November 22, 2023 12:34:49 PM | E:\P\1148 - McCollough Multi-Family - Springdale AR\Drawings\1148prod.dwg

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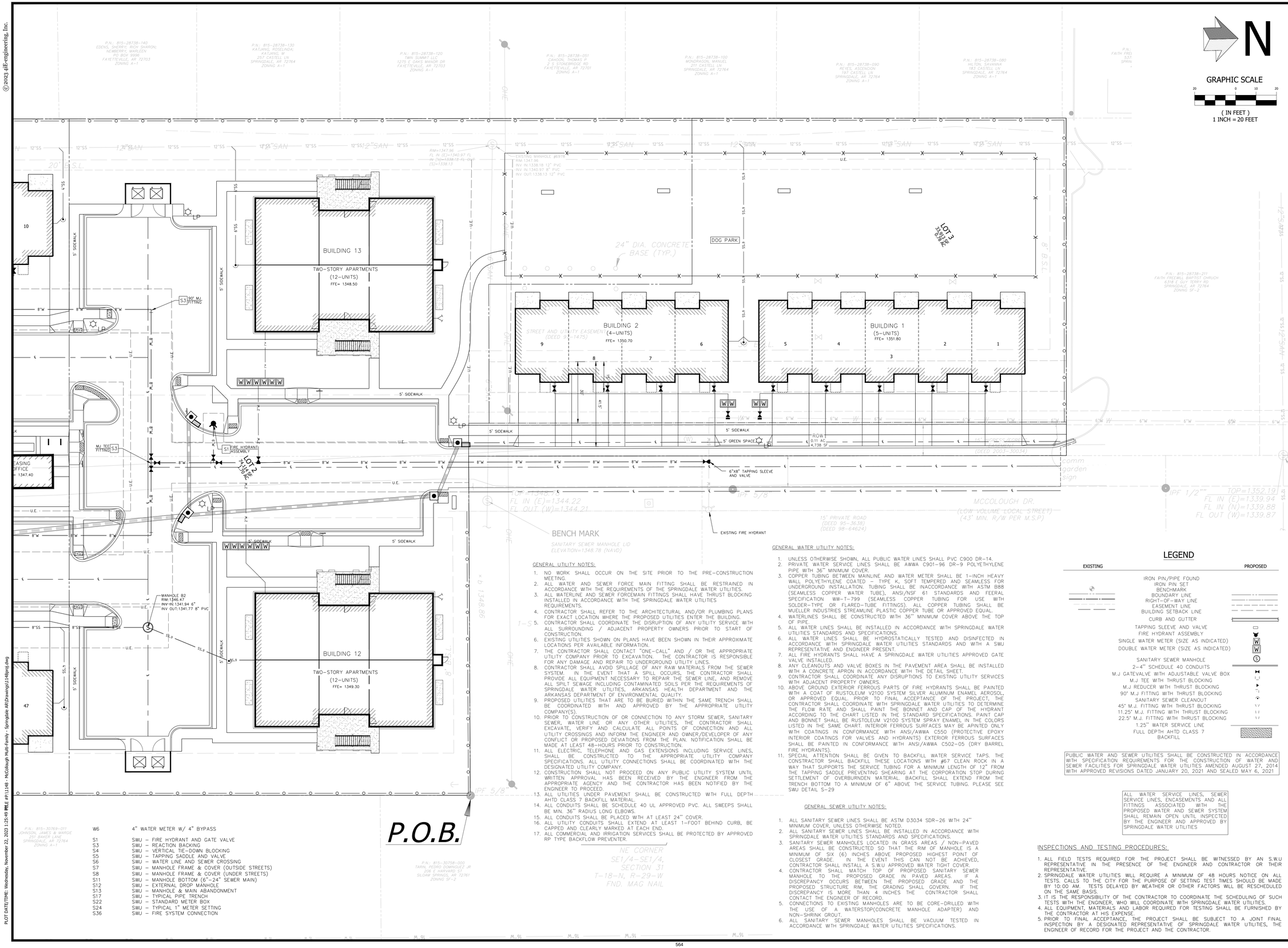

W6	4" WATER METER W/ 4" BYPASS
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LEGEND

EXISTING		PROPOSED
	IRON PIN/PIPE FOUND	
	IRON PIN SET	
	BENCHMARK	
	BOUNDARY LINE	
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	BUILDING SETBACK LINE	
	CURB AND GUTTER	
	TAPPING SLEEVE AND VALVE	
	FIRE HYDRANT ASSEMBLY	
W	SINGLE WATER METER (SIZE AS INDICATED)	W
W W	DOUBLE WATER METER (SIZE AS INDICATED)	W W
S	SANITARY SEWER MANHOLE	S
	2-4" SCHEDULE 40 CONDUITS	
	M.J GATEVALVE WITH ADJUSTABLE VALVE BOX	
	M.J TEE WITH THRUST BLOCKING	
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	11.25° M.J. FITTING WITH THRUST BLOCKING	
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	1.25" WATER SERVICE LINE	
	FULL DEPTH AHTD CLASS 7 BACKFILL	

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REV1	11-22-23	F.F.	F.F.	REVISED FOR CITY TECHNICAL PLAT REVIEW

Civil•4IE

THE SPRING CREEK VILLAGE
A MULTI-FAMILY RESIDENTIAL DEVELOPMENT
SPRINGDALE, ARKANSAS

UTILITY PLAN - NORTH

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12538
FERDINAND FOURIE

DATE:_____

damage prevention is no accident
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Arkansas One-Call
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DATE	DRAWN
11-20-2023	FF
DESIGNED	CHECKED
FF	FF

FOR REVIEW

PROJECT NO.
1148

SHEET
C4.1

PLOT DATE/TIME: Wednesday, November 22, 2023 1:25:45 PM | E:\P\1148 - McCollough Multi-Family - Springdale AR\Drawings\1148prod.dwg

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W6	4" WATER METER W/ 4" BYPASS
S1	SWU – FIRE HYDRANT AND GATE VALVE
S3	SWU – REACTION BACKING
S4	SWU – VERTICAL TIE-DOWN BLOCKING
S5	SWU – TAPPING SADDLE AND VALVE
S6	SWU – WATER LINE AND SEWER CROSSING
S7	SWU – MANHOLE FRAME & COVER (OUTSIDE STREETS)
S8	SWU – MANHOLE FRAME & COVER (UNDER STREETS)
S11	SWU – MANHOLE BOTTOM (6"–24" SEWER MAIN)
S12	SWU – EXTERNAL DROP MANHOLE
S13	SWU – MANHOLE & MAIN ABANDONMENT
S17	SWU – TYPICAL PIPE TRENCH
S22	SWU – STANDARD METER BOX
S24	SWU – TYPICAL 1" METER SETTING
S36	SWU – FIRE SYSTEM CONNECTION

INSPECTIONS AND TESTING PROCEDURES:

1. ALL FIELD TESTS REQUIRED FOR THE PROJECT SHALL BE WITNESSED BY AN S.W.U REPRESENTATIVE IN THE PRESENCE OF THE ENGINEER AND CONTRACTOR OR THEIR REPRESENTATIVE.
2. SPRINGDALE WATER UTILITIES WILL REQUIRE A MINIMUM OF 48 HOURS NOTICE ON ALL TESTS. CALLS TO THE CITY FOR THE PURPOSE OF SETTING TEST TIMES SHOULD BE MADE BY 10:00 AM. TESTS DELAYED BY WEATHER OR OTHER FACTORS WILL BE RESCHEDULED ON THE SAME BASIS.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE SCHEDULING OF SUCH TESTS WITH THE ENGINEER, WHO WILL COORDINATE WITH SPRINGDALE WATER UTILITIES.
4. ALL EQUIPMENT, MATERIALS AND LABOR REQUIRED FOR TESTING SHALL BE FURNISHED BY THE CONTRACTOR AT HIS EXPENSE.
5. PRIOR TO FINAL ACCEPTANCE, THE PROJECT SHALL BE SUBJECT TO A JOINT FINAL INSPECTION BY A DESIGNATED REPRESENTATIVE OF SPRINGDALE WATER UTILITIES, THE ENGINEER OF RECORD FOR THE PROJECT AND THE CONTRACTOR.

PUBLIC WATER AND SEWER UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES AMENDED AUGUST 27, 2014 WITH APPROVED REVISIONS DATED JANUARY 20, 2021 AND SEALED MAY 6, 2021

ALL WATER SERVICE LINES, SEWER SERVICE LINES, ENCASEMENTS AND ALL FITTINGS ASSOCIATED WITH THE PROPOSED WATER AND SEWER SYSTEM SHALL REMAIN OPEN UNTIL INSPECTED BY THE ENGINEER AND APPROVED BY SPRINGDALE WATER UTILITIES

N

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 INCH = 20 FEET

NO.	DATE	BY	CKD	DESCRIPTION
REV1	11-22-23	F.F.	F.F.	REVISED FOR CITY TECHNICAL PLAT REVIEW

4IE Civil+4IE

THE SPRING CREEK VILLAGE
A MULTI-FAMILY RESIDENTIAL DEVELOPMENT
SPRINGDALE, ARKANSAS

UTILITY PLAN - SOUTH

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12538
FERDINAND FOURIE

DATE:_____

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FF	FF

FOR REVIEW

PROJECT NO.
1148

SHEET
C4.2

PLOT DATE/TIME: Wednesday, November 22, 2023 1:26:11 PM | LE #P:\1148 - McCullough Multi-Family - Springdale AR\Drawings\1148prod.dwg

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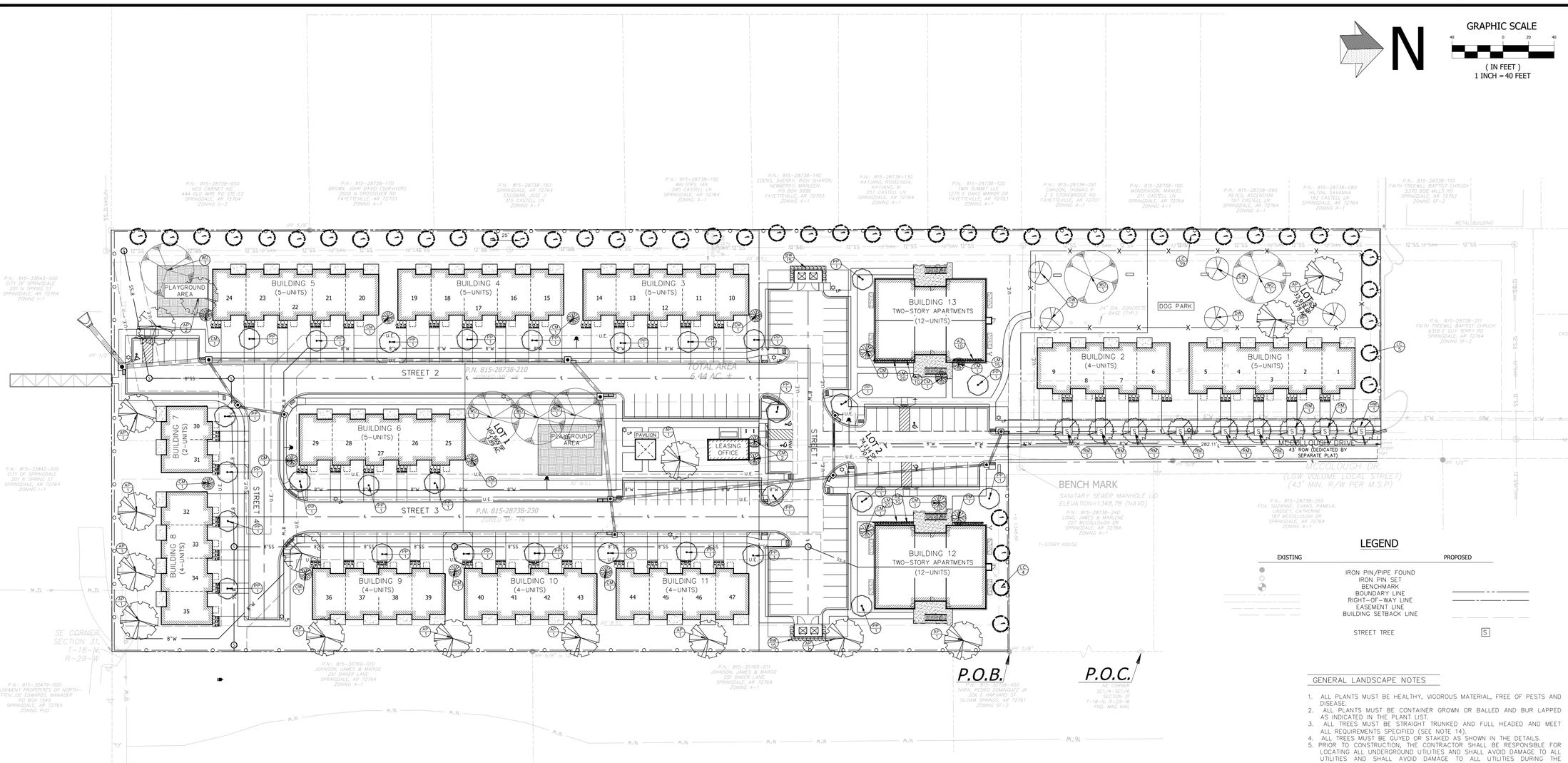
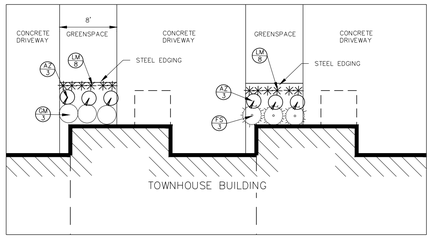


PLANT LIST

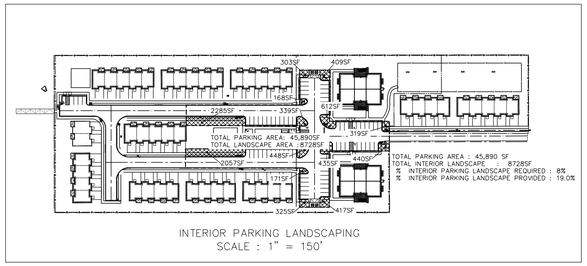
KEY	BOTANICAL NAME	COMMON NAME			
WO	Quercus alba	White Oak	B&B	2" CAL.	6
RM	Acer rubrum	Red Maple	B&B	2" CAL.	9
DW	Cornus florida	Flowering Dogwood	B&B	2" CAL.	5
PP	Prunus cerasifera 'Atropurea'	Purple Plum	B&B	2" CAL.	28
AP	Pinus nigra	Austrian Pine	B&B	2" CAL.	16
LC	Pinus nigra	Leyland Cypress	B&B	6-FEET	39
GM	Spiraea X 'Goldmound'	Goldmound Spiraea	Cont	5 gal	69
AZ	Azelea 'Hino-Crimson'	Azalea	Cont	5 gal	181
LM	Liriopi muscari	Loriopi	Cont	1 qt	456
FS	Spiraea X Bumaldi 'Froebeli'	Froebeli Spiraea	Cont	5 gal	72
CM		Crape Myrtle	Cont	3 gal	18
BW		Box Wood	Cont	3 gal	30



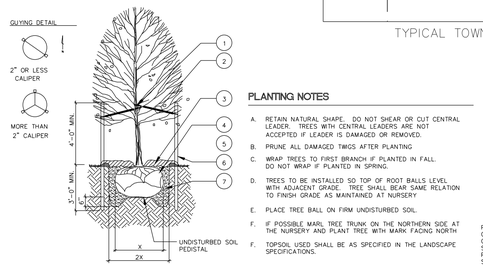
TYPICAL TOWNHOUSE BUILDING LANDSCAPING
SCALE : 1"=10'

STREET TREE REQUIREMENTS
STREET FRONTAGE : ±282 LF
REQUIRED STREET TREES : 1 TREE PER 40LF = 8 TREES REQ.

PROVIDED : 9 STREET TREES



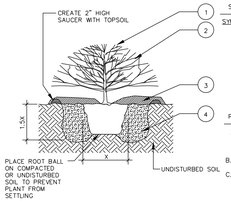
INTERIOR PARKING LANDSCAPING
SCALE : 1" = 150'



PLANTING NOTES

A. RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
B. PRUNE ALL DAMAGED TWIGS AFTER PLANTING
C. WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.
D. TREES TO BE INSTALLED SO TOP OF ROOT BALLS LEVEL WITH ADJACENT GRADE. TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS MAINTAINED AT NURSERY
E. PLACE TREE BALL ON FIRM UNDISTURBED SOIL.
F. IF POSSIBLE MARL TREE TRUNK ON THE NORTHERN SIDE AT THE NURSERY AND PLANT TREE WITH MARK FACING NORTH
F. TOPSOIL USED SHALL BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATIONS.

TREE PLANTING DETAIL L01
N.T.S.



CONTAINER SHRUB PLANTING DETAIL L02
N.T.S.

SHRUB PLANTING LEGEND

SYMBOL	DESCRIPTION
1	PRUNE BROKEN AND DAMAGED TWIGS AFTER PLANTING DO NOT PRUNE OR DAMAGE CENTRAL LEADER.
2	PLACE PLANT IN VERTICAL, PLUMB POSITION. REMOVE CONTAINER AND PLANT LABEL PRIOR TO PLACING BACKFILL.
3	3" - 4" OF MULCH AS SPECIFIED. DO NOT PLACE MULCH DIRECTLY AGAINST STEMS.
4	PREPARED BACKFILL AND FERTILIZE PER SPECIFICATION. TAMP AND SOAK BACKFILL AFTER PLANTING. MAINTAIN AFTER PLANTING PER SPECIFICATIONS.

PLANTING NOTES

A. HOLE DIAMETER SHOULD BE AT LEAST TWICE THE DIAMETER OF THE SHRUB ROOT BALL. SHRUB CROWN SHOULD BE PLACED SLIGHTLY HIGHER (1-2") ABOVE THAN SURROUNDING FINISHED GRADE.
B. SCORE ROOTBALL BY CUTTING ¼" VERTICAL GROVES 3" APART
C. SPACE PLANTS PER PLANTING PLAN

DECIDUOUS TREE PLANTING LEGEND

SYMBOL	DESCRIPTION
1	TREE STRAP LOOP AT FIRST BRANCH. USE RUBBER HOSE OR APPROVED EQUAL TO PREVENT DAMAGE TO TREE
2	12 GAUGE GALVANIZED WIRE & 1-1/2 PVC PIPE
3	4" ORGANIC MULCH PER SPECIFICATIONS. DO NOT PLACE MULCH AGAINST TREE TRUNCK
4	REMOVE WIRE BASKET AND REMOVE BURLAP & ROPE FROM TOP ⅓ OF ROOT BALL
5	TREE SAUCER (FORMED BY MIN. 4" THICK MULCH)
6	8' METAL TEE STAKE. KEEP STAKE PLUMB AND SECURED OUTSIDE OF TREE PIT.
7	PREPARED BACKFILL-TAMP TO PREVENT SETTLEMENT. SOAK BACKFILL AFTER PLANTING.

GENERAL LANDSCAPE NOTES

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
2. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BUR LAPPED AS INDICATED IN THE PLANT LIST.
3. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED (SEE NOTE 14).
4. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
7. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF THE PLATING AREAS AND LAWN UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
8. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF TWO (2) YEARS BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
9. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
10. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
11. ALL SHRUB, GROUND COVER AND SEASONAL COLOR ANNUAL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH HARDWOOD MULCH TO A MINIMUM DEPTH OF FOUR INCHES.
12. ALL PLANTING BEDS, NOT ADJACENT TO SIDEWALKS, CURBS OR PAVING AND EXCLUSIVE OF THE DETENTION POND AREA SHALL RECEIVE 4" STEEL EDGING. COLOR OF STEEL EDGING SHALL BE GREEN AND SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
13. SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
14. ALL PLANT MATERIALS QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
15. ALL DISTURBED AREAS NOT IN PLANTING BEDS ARE TO RECEIVE 4" OF TOP SOIL AND ARE TO BE SODDED. SOD SHALL BE WATERED, AS NECESSARY, UNTIL IT IS ESTABLISHED. ANY SODDED AREAS DISTURBED AFTER SOD IS INSTALLED SHALL HAVE THE SOD REMOVED, THE AREA REGRADED AND THE SOD REPLACED AND WATERED UNTIL IT IS REESTABLISHED. ALL PLANTING BEDS SHALL HAVE ENOUGH EXISTING SOIL REMOVED TO HAVE 6" OF TOP SOIL PLACED IN THEM. SEE GRADING PLAN FOR FINISHED GRADES.
16. TOP SOIL FOR THIS PROJECT SHALL BE NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY WHICH PRODUCES HEAVY GROWTH. TOPSOIL IS TO BE FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN 1-INCH IN DIAMETER, STUMPS, ROOTS, TRASH, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS.
18. ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS.
21. ALL TREES SHALL BE INSTALLED PER DETAIL L01 AND ALL SHRUBS, GRASSES AND PERINNIALS SHALL BE INSTALLED PER DETAIL L02
22. ALL TREES SHALL HAVE A MINIMUM OF 5 FOOT SEPERATION BETWEEN ALL UTILITY MAINS.

NO	DATE	BY	CKD	DESCRIPTION
REV1	11-22-23	F.F.	F.F.	REVISED FOR CITY TECHNICAL PLAT REVIEW

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THE SPRING CREEK VILLAGE
A MULTI-FAMILY RESIDENTIAL DEVELOPMENT
SPRINGDALE, ARKANSAS

LANDSCAPE PLAN

DATE:_____

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DESIGNED	CHECKED
FF	FF

FOR REVIEW

PROJECT NO.
1148

SHEET
C5.0

PLOT DATE/TIME: Wednesday, November 22, 2023 10:53:43AM#P:\1148 - McCollough Multi-Family - Springdale AR\Drawings\1148prot.dwg

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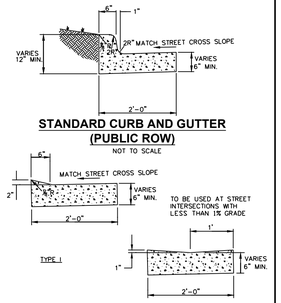


STANDARD CURB AND GUTTER (PUBLIC ROW)

NOT TO SCALE

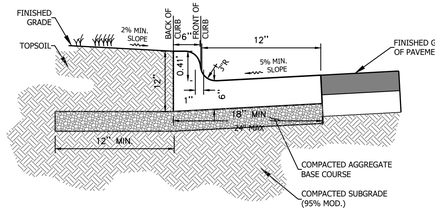
MODIFIED CURB AND GUTTER (PUBLIC ROW)

NOT TO SCALE

NOTES:

1. CONCRETE FOR CURB AND GUTTER SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI
2. ALL CURB AND GUTTER SHALL HAVE A BROOMED FINISH UNLESS OTHERWISE SPECIFIED.
3. MODIFIED CURB (TYPE I) SHALL BE PLACE ACROSS ALL DRIVEWAY ENTRANCES.
4. MODIFIED CURB (TYPE II) SHALL BE PLACED ACROSS ALL SIDE STREETS WHERE THE 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.

03-13-08	CITY	A12



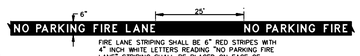
NOTES:
4000 PSI CONCRETE SHALL BE USED IN CONSTRUCTION OF THE CURB AND GUTTER. 1/2" PERFORMED EXPANSION JOINT FILLER SHALL BE PLACED TRANSVERSELY IN THE CURB AS FOLLOWS:

1. AT EACH JUNCTION OF RADIUS RETURN CURB AND THE CURB WHICH IS PARALLEL TO THE PROJECT CENTER LINE.
2. AT EACH JUNCTION WITH EXISTING CONCRETE CURB AND GUTTER.
3. AT EACH JUNCTION WITH EXISTING CONCRETE SIDEWALK, TO THE DEPTH OF THE SIDEWALK.
4. CONTRACTION JOINTS FOR CONCRETE CURB SHALL BE 1/8" TO 3/8" X 1-1/2" AND SHALL BE CONSTRUCTED AT 75' INTERVALS.
5. WHEN COMPLETED, THE CONCRETE SHALL BE CURED USING A WHITE PIGMENTED MEMBRANE CURING SOLUTION.

SEE PAVING DETAILS FOR PAVEMENT SECTIONS, SUBBASE, SUBGRADE AND COMPACTION REQUIREMENTS.

CONCRETE CURB AND GUTTER

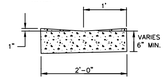
N.T.S.



FIRE LANE STRIPING SHALL BE 6" RED STRIPES WITH 4" INCH WHITE LETTERS READING "NO PARKING FIRE LANE" STRIPING SHALL BE PLACED ON FACE OF CURB WHENEVER POSSIBLE, OR AS SPECIFIED BY LOCAL CODES.

FIRE LANE STRIPING

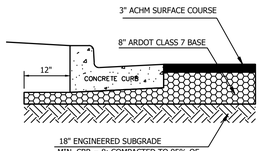
N.T.S.



MODIFIED CURB AND GUTTER

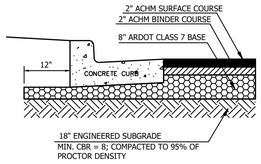
N.T.S.

05-10-09	FF	S1C



STANDARD DUTY ASPHALT PAVING

N.T.S.



HEAVY DUTY ASPHALT PAVING

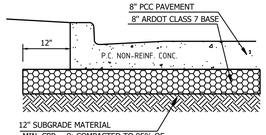
N.T.S.

GENERAL PAVING NOTES:

A. THE MOISTURE CONTENT AND DENSITY OF THE TOP 12-INCHES OF THE SUBGRADE SHALL BE EVALUATED AND THE PAVEMENT SUBGRADES BE PROOFROLLED WITHIN TWO DAYS PRIOR TO COMMENCEMENT OF ACTUAL PAVING OPERATIONS. AREAS WHICH DO NOT HAVE A MOISTURE CONTENT SUBSTANTIALLY THAT OF THE OPTIMUM MOISTURE CONTENT, OR INADEQUATE DENSITY, SHALL BE MOISTURE CONDITIONED AND RECOMPACTED. IF A PRECIPITATION EVENT OCCURS AFTER THE EVALUATION OR IF THE SURFACE BECOMES DISTURBED, THE SUBGRADE SHALL BE REVIEWED BY QUALIFIED PERSONNEL IMMEDIATELY PRIOR PAVING.

B. ASPHALTIC CONCRETE SURFACE COURSE MIXTURES SHALL CONFORM TO THE REQUIREMENTS OF SECTION 404, 407 AND 409 OF THE ARKANSAS STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. THE MIXTURE SHALL HAVE A MINIMUM MARSHALL STABILITY OF 1,800 POUNDS AND THE SURFACE COURSE SHALL BE COMPACTED TO 97 PERCENT OF THE MIXTURE'S MARSHALL DENSITY (ASTM D 1559).

C. THE PORTLAND CEMENT CONCRETE PAVEMENT MIXTURE SHALL CONFORM TO THE REQUIREMENTS IN SECTION 501 OF THE ARKANSAS STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. THE MIXTURE SHALL BE DESIGNED TO DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS WITH A MAXIMUM SLUMP OF 4 INCHES AND AN ENTRAINED AIR CONTENT OF 5 TO 7 PERCENT.

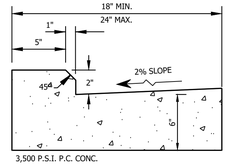


HEAVY DUTY CONCRETE PAVING

N.T.S.

PAVING DETAILS

N.T.S.



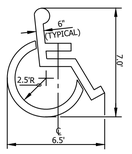
NOTE:
SEE PAVING DETAILS AND SPECIFICATIONS FOR PAVEMENT SECTIONS, SUBGRADE AND COMPACTION REQUIREMENTS.

MOUNTABLE CURB AND GUTTER

N.T.S.

04-24-10	FF	S1D

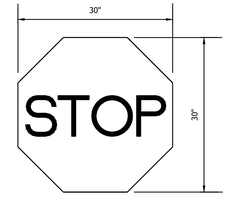
NOTES:
LOCATE AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING



ACCESSIBLE PAVEMENT MARKING

N.T.S.

05-10-09	FF	S2C



WHITE LEGEND RED BACKGROUND
R1-1

"STOP" SIGN

N.T.S.

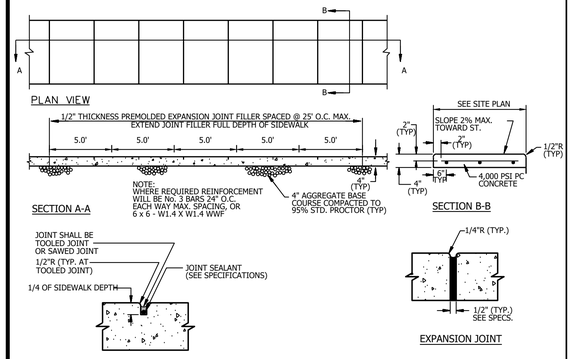
05-10-09	FF	S3B

NO.	DATE	BY	CKD	DESCRIPTION
REV1	11-22-23	FF	FF	REVISED PER CITY TECHNICAL PLAT REVIEW

Civil★4IE

THE SPRINGS AT CREEK VILLAGE
A MULTI-FAMILY RESIDENTIAL DEVELOPMENT
SPRINGDALE, ARKANSAS

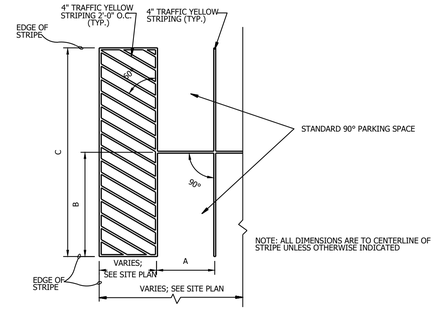
DETAIL SHEET 1



CONCRETE SIDEWALK

N.T.S.

05-10-09	FF	S1B



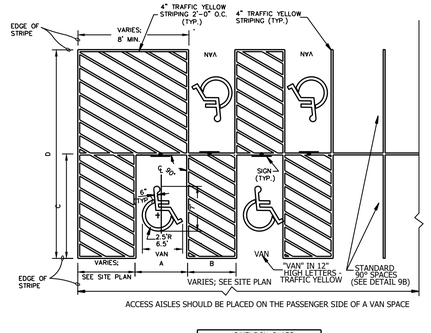
DIMENSION CHART									
A	9'	9.5'	10'	9'	9.5'	10'	9'	9.5'	10'
B	18'	18'	18'	19'	19'	19'	20'	20'	20'
C	36'	36'	36'	38'	38'	38'	40'	40'	40'

NOTE: SEE SITE PLAN FOR TOTAL LAYOUT

90° PARKING STRIPING

N.T.S.

05-10-09	FF	S2



DIMENSION CHART			
A	8'	8'	
B	8'	8'	
C	18'	19'	20'
D	36'	38'	40'

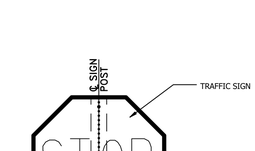
NOTE: SEE SITE PLAN FOR TOTAL LAYOUT

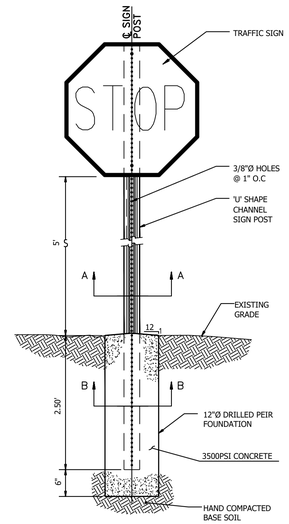
NOTE: ALL DIMENSIONS ARE TO CENTERLINE OF STRIPE UNLESS OTHERWISE INDICATED

90° VAN ACCESSIBLE STRIPING

N.T.S.

05-10-09	FF	S2B

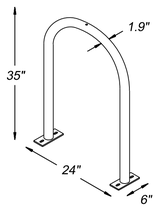




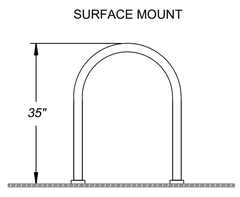
NOTE:
ALL SIGNS SHOULD COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS

TRAFFIC SIGN POST

N.T.S.



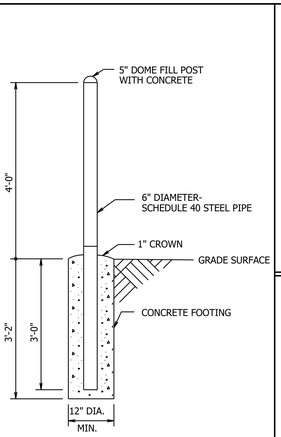
STANDARD BIKE RACK



BIKE RACK INSTALLATION:
SURFACE MOUNT - WHEN INSTALLED ON CONCRETE SURFACE, USE 3/8" ANCHORS TO PLATE MOUNT. SHIM AS NECESSARY TO ENSURE VERTICAL PLACEMENT.

BICYCLE RACK

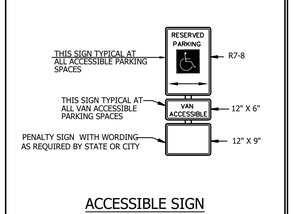
N.T.S.



CONCRETE BOLLARD

N.T.S.

05-10-09	FF	S4B



ACCESSIBLE SIGN

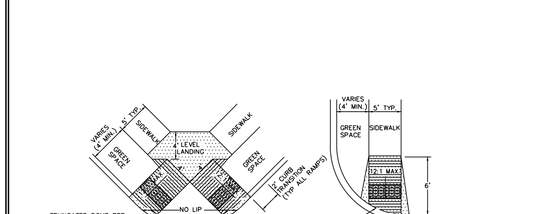
N.T.S.

09-13-02	SLK	S9U

PEDESTRIAN CROSSWALK SIGN

N.T.S.

06-14-09	SJK	S3E



WHEELCHAIR RAMP DETAILS

NOT TO SCALE

03-13-08	CITY	B2

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12538
FERDINAND FOURIE

DATE:_____

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DESIGNED	CHECKED
FF	FF

FOR REVIEW

PROJECT NO.
1148

SHEET
C6.0

PLOT DATE/TIME: Wednesday, November 22, 2023 1:27:43 PM | FILE: #P1148 - McCollough Multi-Family - Springdale AR\Drawings\1148det.dwg

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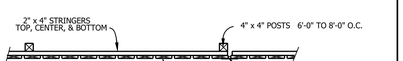
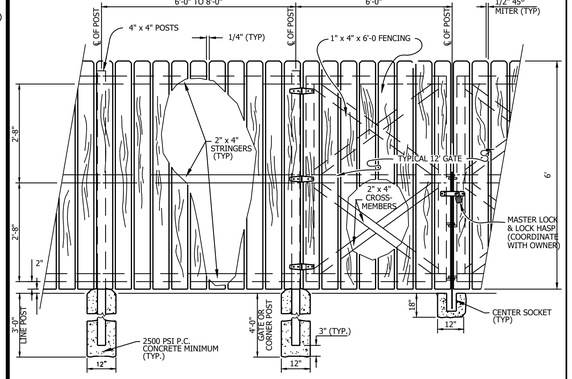
WOOD FENCE NOTES

1) ALL POST AND STRINGERS SHALL BE OSMOSIS TREATED OR PENTA TREATED PINE, TO BE APPROVED BY ENGINEER.
2) ALL FENCE SIDING SHALL BE UNTREATED CEDAR.
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.

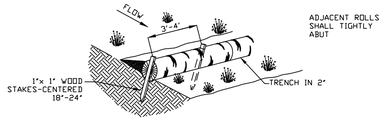




WOOD FENCE

N.T.S.

06-14-09 | FF | S4D

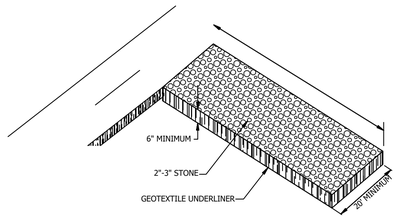


INSTALLATION NOTES

1. WATTLES SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.
2. NOT FOR USE IN CONCENTRATED FLOW AREAS.
3. THE WATTLES SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF TWO (2) INCHES.
4. WATTLES SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
5. ON SLOPES, WATTLES SHOULD BE INSTALLED ON CONTOUR WITH A SLIGHT UPWARD CURVE AT THE END OF THE ROW IN ORDER TO CREATE PONDING.
6. RUNNING LENGTHS OF WATTLES SHOULD BE ABUTTED FIRMLY TO ENSURE NO LEAKAGE AT THE ABUTMENTS.
7. WHEN INSTALLING RUNNING LENGTHS OF WATTLES, BUTT THE SECOND WATTLE TIGHTLY AGAINST THE FIRST, DO NOT OVERLAP THE ENDS. STAKE THE WATTLES AT EACH END AND FOUR FOOT ON CENTER.
8. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE, LEAVING 2 – 3 INCHES OF THE STAKE PROTRUDING ABOVE THE WATTLE. WHEN INSTALLING WATTLES ON SLOPES, DRIVE THE STAKES PERPENDICULAR TO THE SLOPE.
9. DRIVE THE FIRST END STAKE OF THE SECOND WATTLE AT AN ANGLE TOWARD THE FIRST WATTLE IN ORDER TO HELP ABUT THEM TIGHTLY TOGETHER.
10. STAKING: THE CITY RECOMMENDS USING WOOD STAKES TO SECURE THE WATTLES, 1/2" TO 5/8" REBAR IS ALSO ACCEPTABLE WITH A SAFETY CAP. BE SURE TO USE A STAKE THAT IS LONG ENOUGH TO PROTRUDE SEVERAL INCHES ABOVE THE WATTLE.
11. THE CONTRACTOR SHALL INSPECT WATTLES EVERY TWO WEEKS AND AFTER ANY SIGNIFICANT STORM EVENT AND MAKE REPAIRS OR REMOVE SEDIMENT ACCUMULATED BEHIND WATTLE AS NECESSARY.
12. SEDIMENT ACCUMULATED BEHIND WATTLE SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE HALF THE DIAMETER OF THE WATTLE.
13. WATTLES SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND IS ACCEPTED BY THE CITY.

WATTLE BARRIER

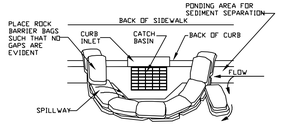
N.T.S.



TEMPORARY CONSTRUCTION ENTRANCE

N.T.S.

05-10-09 | FF | E1B

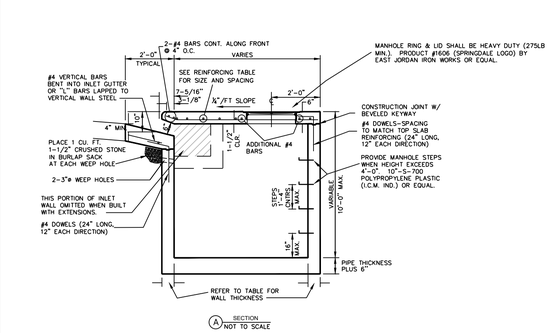


NOTES:
1. BAGS OF WOVEN GEOTEXTILE FABRIC, FILLED WITH GRAVEL MUST BE LAYERED SUCH THAT NO GAPS ARE EVIDENT.
2. LEAVE ONE SANDBAG GAP IN THE TOP ROW ON THE SIDE AWAY FROM FLOW, TO PROVIDE A SPILLWAY; OR IN THE CENTER IF PONDING IS NEEDED ON BOTH SIDES.
3. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY

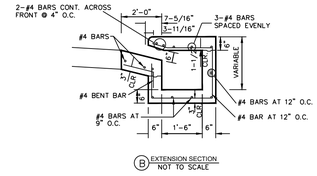
CURB INLET PROTECTION SETUP

N.T.S.

05-10-09 | FF | E1C



A SECTION NOT TO SCALE



B EXTENSION SECTION NOT TO SCALE

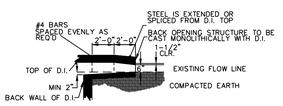
DETAILED SECTIONS - CIRCULAR (A.H.T.D. TYPE MO) DROP INLET

NOT TO SCALE

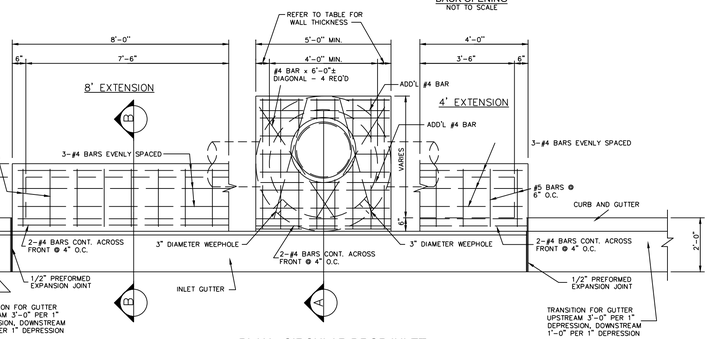
04-11-10 | FF

REINFORCING TABLE

I.D. OF DROP INLET	TOP CONCRETE SLAB REINFORCING
4' I.D.	#4'S @ 8" O.C. E.W.
5' I.D.	#4'S @ 7" O.C. E.W.
6' I.D.	#5'S @ 9" O.C. E.W.



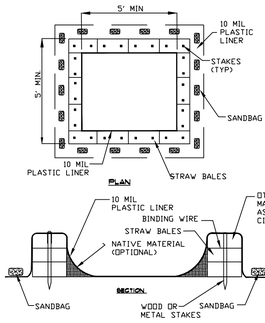
BACK OPENING
NOT TO SCALE



PLAN - CIRCULAR DROP INLET

NOT TO SCALE

03-13-08 | CITY | D1



WASHOUT NOTES

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

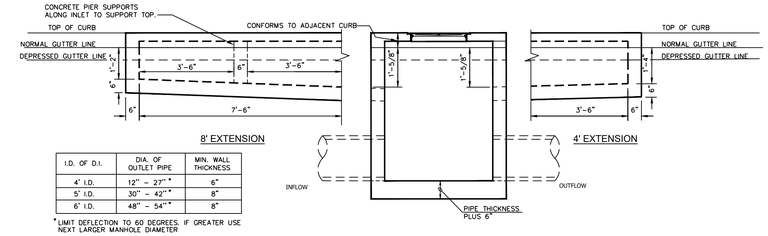
CONCRETE WASHOUT

N.T.S.

04-11-10 | FF

LIGHT POLE BASES

N.T.S.



I.D. OF D.I.	DIA. OF OUTLET PIPE	MIN. WALL THICKNESS
4' I.D.	12" – 27"*	6"
5' I.D.	30" – 42"*	8"
6' I.D.	48" – 54"*	8"

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

NOTES:

1.) ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.

2.) ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 1-1/2" COVER UNLESS OTHERWISE NOTED.

3.) BASE AND INLET WALLS SHALL BE CAST MONOLITHICALLY.

4.) INVERTS SHALL BE POURED MONOLITHICALLY WITH FOOTING.

5.) CURB INLET BACK OPENING LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.

6.) WHEN AN INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT THE GUTTER DEPRESSION SHALL BE FORMED IN CONCRETE PAVEMENT.

7.) PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION AS DIRECTED BY THE ENGINEER. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 1-1/2"

8.) THE EXPANSION JOINT SHALL HAVE A THICKNESS OF 1/2" INCH AND CONFORM TO AASHTO M213.

9.) REFER TO CURB AND GUTTER DETAILS FOR APPROPRIATE CURB CONFIGURATION AND GUTTER DIMENSIONS AT EACH INLET LOCATION.

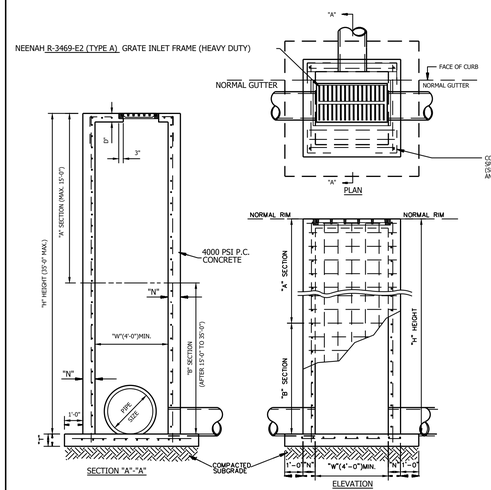
10.) REFER TO PLAN AND PROFILE SHEETS TO DETERMINE EXTENSIONS AND SIZE (IF ANY) ACCOMPANYING CIRCULAR DROP INLET.

11.) CONCRETE FOR CIRCULAR DROP INLET SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI.

SECTION - CIRCULAR DROP INLET

NOT TO SCALE

04-11-10 | FF



GRATE INLET

N.T.S.

05-10-09 | FF | G2A

GENERAL NOTES:

1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER
2. ALL #4 & #5 REINFORCING BARS TO HAVE 1-1/2" COVER, LARGER SIZES TO HAVE 2" COVER.
3. SEE GRADING AND DRAINAGE PLAN FOR PIPE SIZES, LOCATIONS, AND FLOW LINES.
4. PIPES SHALL CONNECT TO THE ENDS OR SIDES OF THE STRUCTURE AND SHALL NOT BE MADE AT CORNERS OF INLET.
5. ALL REINFORCING BARS TO BE GRADE 60.

REINFORCEMENT SCHEDULE, BASE	
SECTION	
"A"	#4'S @ 6" E.W.
"B"	#5'S @ 6" E.W.

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

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

TABLE OF "T" & "N" DIMENSIONS				
SECTION	WIDTH ("W")	"T"	"N"	"O"
"A"	BETWEEN 4' & 7'	6" + PIPE THICKNESS	8"	8"
	GREATER THAN 7'	6" + PIPE THICKNESS	8"	8"
"B"	4'	6" + PIPE THICKNESS	8"	8"
	BETWEEN 4' & 7'	6" + PIPE THICKNESS	10"	8"

REINFORCEMENT SCHEDULE, TOP		
DIMENSIONS	STEEL	SPECIAL PATTERN
W1 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W2 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W1 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W2 = 7' OR GREATER	#4'S @ 6" E.W.	DIAGONAL @ COVER
W1 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER
W2 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER

NO.	DATE	BY	CKD	DESCRIPTION
REV	11-22-23	F.F.	F.F.	REVISED PER CITY TECHNICAL PLAT REVIEW

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A MULTI-FAMILY RESIDENTIAL DEVELOPMENT
SPRINGDALE, ARKANSAS

DETAIL SHEET

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12538
FERDINAND FOURIE

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FF	FF

FOR REVIEW

PROJECT NO.
1148

SHEET
C6.1

PLOT DATE/TIME: Wednesday, November 22, 2023 1:28:01 PM | E-#P11148 - McCullough Multi-Family - Springdale AR\Drawings\11148det.dwg

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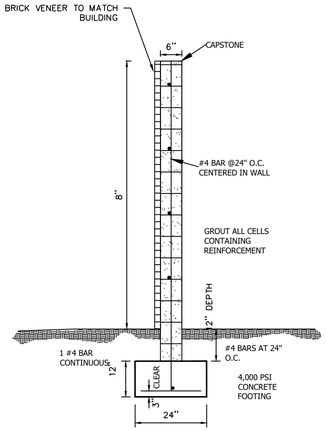
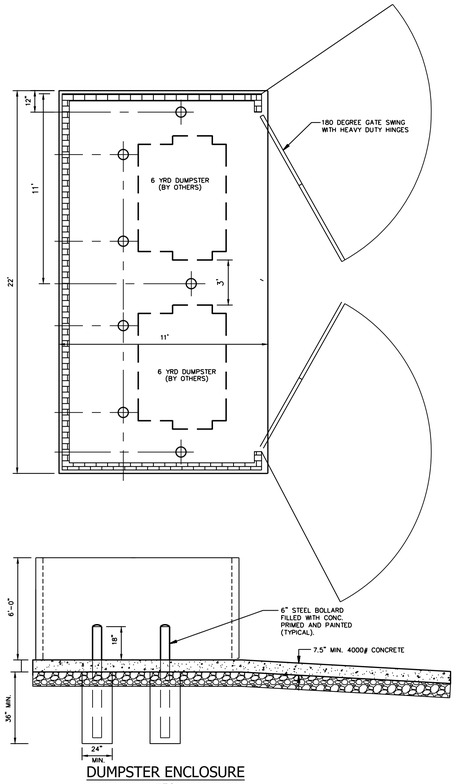


MASONRY BLOCK FENCE

N.T.S.

NOTES:

- MASONRY UNITS SHALL BE GRADE A CONFORMING TO ASTM C90 AND MANUFACTURED IN ACCORDANCE WITH CONCRETE MASONRY ASSOCIATION STANDARDS.
- MORTOR SHALL BE FRESHLY PREPARED AND UNIFORMLY MIXED.
- GROUT SHALL BE FLUID CONSISTENCY WITH A RATIO OF 1 PART CEMENT TO 3 PARTS SAND.
- REINFORCEMENT SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 GRADE 40. WIRE REINFORCEMENT SHALL CONFORM TO ASTM A 185.



DUMPSTER ENCLOSURE

N.T.S.

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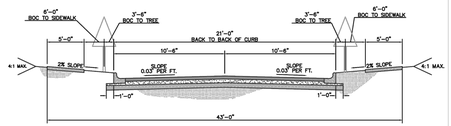
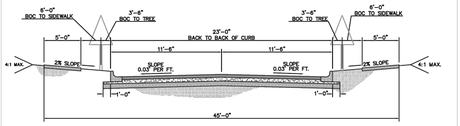


1) SEE SHEET 2 OF THE MASTER STREET PLAN FOR MORE INFORMATION.
2) MAX TREE SPACING 200-250'

TYPICAL SECTION
LOCAL STREET - LOW VOLUME
NOT TO SCALE



1) SEE SHEET 2 OF THE MASTER STREET PLAN FOR MORE INFORMATION.
2) MAX TREE SPACING 200-250'

TYPICAL SECTION
LOCAL STREET - HIGH VOLUME
NOT TO SCALE

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

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

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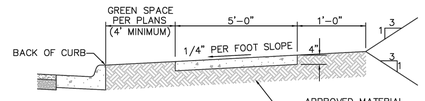
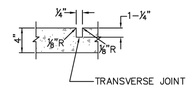


NOTES:

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



SIDEWALK DETAIL

NOT TO SCALE

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

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-1	

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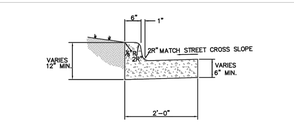
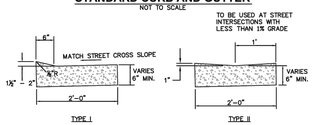


STANDARD CURB AND GUTTER
NOT TO SCALE



MODIFIED CURB AND GUTTER
NOT TO SCALE

NOTES:

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

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

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-12	

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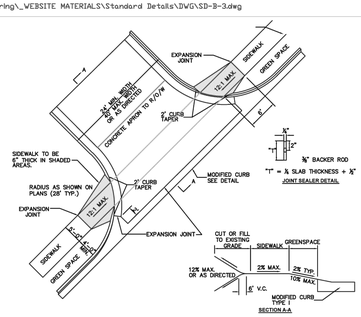

1. DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2. 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3. CONCRETE CURB TO BE SAWCUT AT 15' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.
4. HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.
5. CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.
6. DRIVEWAY SECTION TO BE 6" PORTLAND CEMENT CONCRETE (3,500 P.S.I.) WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.
7. CONCRETE APRONS SHALL HAVE 10' SAWCUTS IN EACH DIRECTION (BOTH HORIZONTAL AND VERTICAL).
8. INDUSTRIAL DRIVES SHOULD INCREASE RADIUS AT DRIVEWAY ENTRANCES TO 50-FT.

COMMERCIAL DRIVEWAY DETAIL
NOT TO SCALE

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

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

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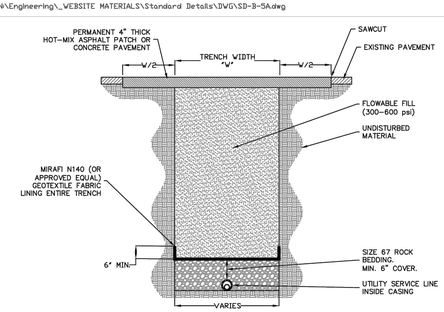


PROFILE VIEW
SECTION A-A

ASPHALT STREET CUT (TRENCH) REPAIR

N.T.S.

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

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-5A	

NO.	DATE	BY	CKD	DESCRIPTION
REV1	11-22-23	FF	FF	REVISED PER CITY TECHNICAL PLAT REVIEW

Civil×4IE

THE SPRING CREEK VILLAGE
A MULTI-FAMILY RESIDENTIAL DEVELOPMENT
SPRINGDALE, ARKANSAS

DETAIL SHEET 3

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12538
FERDINAND FOURIE

DATE:_____

damage prevention is no accident

Know what's **below.** **Call** before you dig.
800-482-8998
Arkansas One-Call
www.arkonecall.com

DATE	DRAWN
11-20-2023	FF
DESIGNED	CHECKED
FF	FF

FOR REVIEW

PROJECT NO.
1148

SHEET
C6.2

PLOT DATE/TIME: Wednesday, November 22, 2023 1:28:20 PM | # P:\1148 - McCollough Multi-Family - Springdale AR\Drawings\1148det.dwg

TABLED PER STAFF UNTIL JANUARY PC
VARIANCE DID NOT MEET DEADLINE

PRELIMINARY
NOT FOR CONSTRUCTION

4 *FRONT ELEVATION-COLOR*
1/4" = 1'-0"

2 *LEFT SIDE ELEVATION-COLOR*
1/4" = 1'-0"

EXTERIOR MATERIALS LEGEND

BRICK VENEER:
BRAND - MERIDIAN
COLOR - ALPINE FOG

LAP SIDING: MASTIC SIDING - DOUBLE 5" DUTCHLAP- "WHITE

ROOF: ARCH. ASPHALT SHINGLE

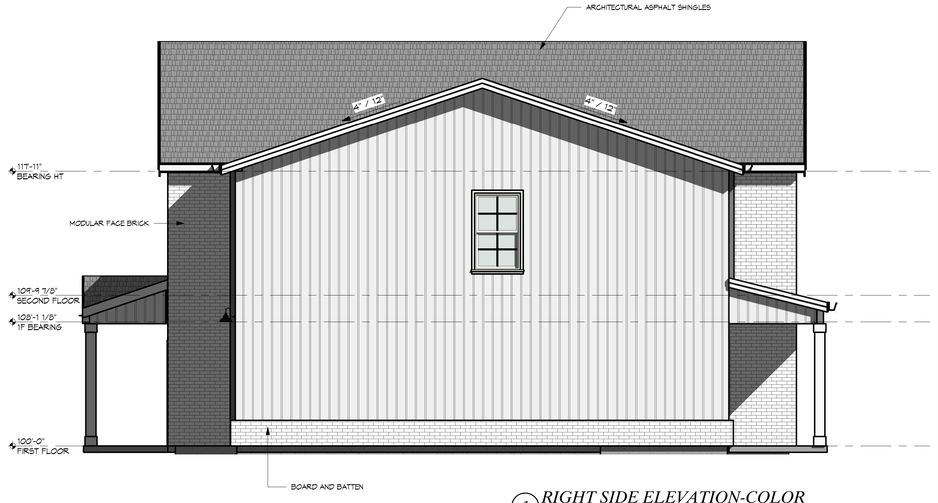
WINDOWS: SIMONTON - "WHITE"

ALL VINYL TRIM (MATTE FINISH):
PERFORATED SOFFIT,
WINDOW AND DOOR SURROUND,
CORNERS, J-CHANNEL -
MASTIC SIDING - "WHITE"

PAINTED TRIM ELEMENTS & ALUMINUM COIL CLADDING:
(PORCH COLUMNS, BEAMS, DOORS, FASCIA, CANOPY, AND BALCONY RAILINGS)
-SHERWIN WILLIAMS #SW2123 "WHITE" - SEMIGLOSS EXTERIOR ENAMEL OR "WHITE" PRE-FINISHED ALUMINUM COIL

ROOF GUTTER & DOWNSPOUTS:
BLACK

GARAGE DOORS:
PREFINISHED - "WHITE"



1 *RIGHT SIDE ELEVATION-COLOR*
1/4" = 1'-0"

3 *REAR ELEVATION-COLOR*
1/4" = 1'-0"

Burris Architecture
820 Tiger Blvd, Bentonville, Ar 72712
479-636-3531

McCOLLOUGH TH "2A"
McCOLLOUGH DRIVE
SPRINGDALE, AR

DATE 5-31-23
JOB NO. 23002
REVISIONS

A7.0
COLOR ELEVATIONS

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PRELIMINARY
NOT FOR CONSTRUCTION

4 *FRONT ELEVATION-COLOR*
1/4" = 1'-0"

EXTERIOR MATERIALS LEGEND

BRICK VENEER:
BRAND - MERIDIAN
COLOR - ALPINE FOG

LAP SIDING: MASTIC SIDING - DOUBLE 5" DUTCHLAP- 'WHITE

ROOF: ARCH. ASPHALT SHINGLE

WINDOWS: SIMONTON - 'WHITE'

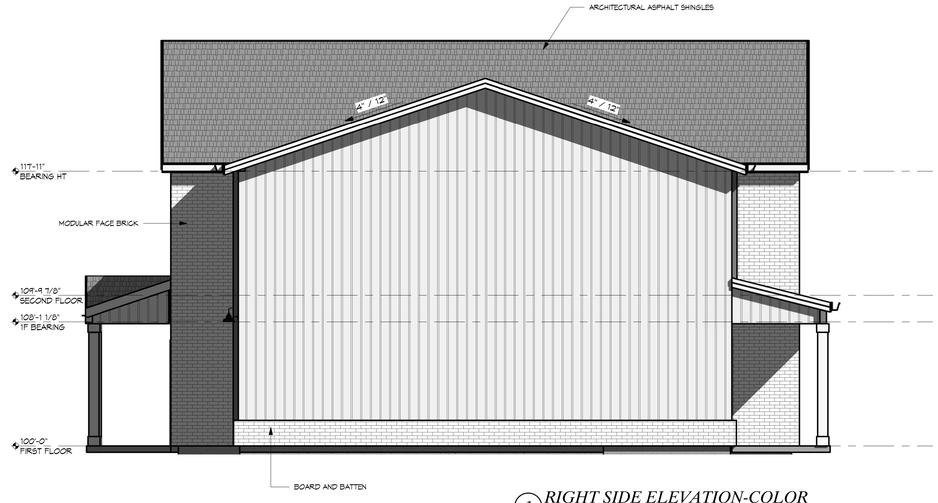
ALL VINYL TRIM (MATTE FINISH):
PERFORATED SOFFIT,
WINDOW AND DOOR SURROUND,
CORNERS, J-CHANNEL -
MASTIC SIDING - 'WHITE'

PAINTED TRIM ELEMENTS & ALUMINUM COIL CLADDING:
(PORCH COLUMNS, BEAMS, DOORS, FASCIA, CANOPY, AND BALCONY RAILINGS)
-SHERWIN WILLIAMS #SW2123 'WHITE' - SEMIGLOSS EXTERIOR ENAMEL
OR 'WHITE' PRE-FINISHED ALUMINUM COIL

ROOF GUTTER & DOWNSPOUTS: BLACK

GARAGE DOORS: PREFINISHED - 'WHITE'

2 *LEFT SIDE ELEVATION-COLOR*
1/4" = 1'-0"



1 *RIGHT SIDE ELEVATION-COLOR*
1/4" = 1'-0"

3 *REAR ELEVATION-COLOR*
1/4" = 1'-0"

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479-636-3531

McCOLLOUGH TH "4A"
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5-31-23

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23002

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4 *FRONT ELEVATION-COLOR*
1/4" = 1'-0"

EXTERIOR MATERIALS LEGEND

BRICK VENEER:
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COLOR - ALPINE FOG

LAP SIDING: MASTIC SIDING - DOUBLE 5" DUTCHLAP- "WHITE

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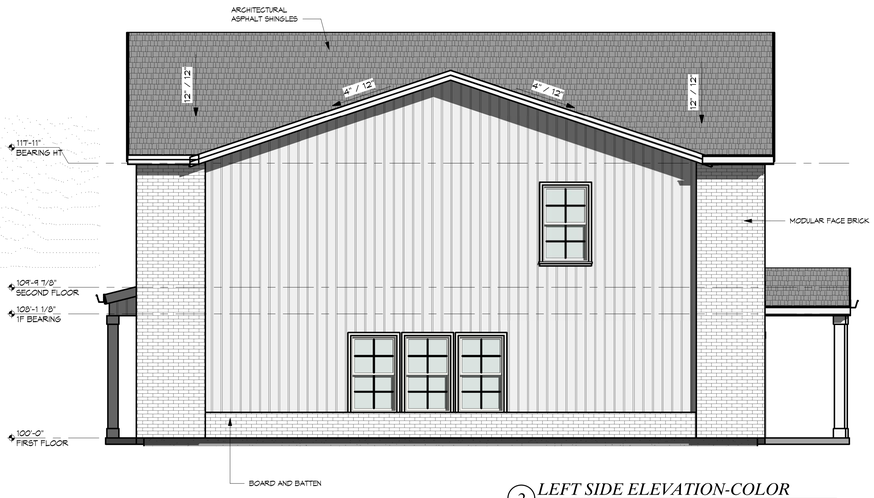
CORNERS, J-CHANNEL -
MASTIC SIDING - "WHITE"

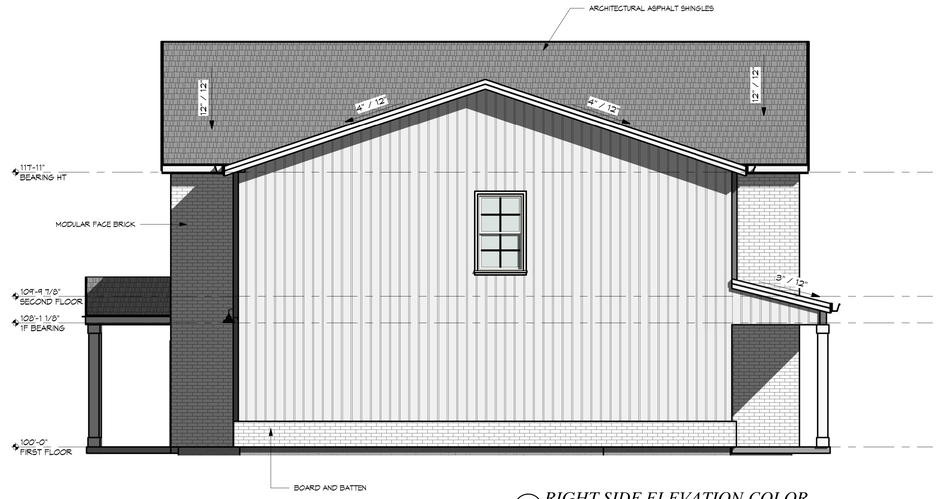
PAINTED TRIM ELEMENTS & ALUMINUM COIL CLADDING:
(PORCH COLUMNS, BEAMS, DOORS, FASCIA, CANOPY, AND BALCONY RAILINGS)
-SHERWIN WILLIAMS "SW7103 WHITE" - SEMIGLOSS EXTERIOR ENAMEL
OR "WHITE" PRE-FINISHED ALUMINUM COIL

ROOF GUTTER & DOWNSPOUTS:
BLACK

GARAGE DOORS:
PREFINISHED - "WHITE"



2 *LEFT SIDE ELEVATION-COLOR*
1/4" = 1'-0"



1 *RIGHT SIDE ELEVATION-COLOR*
1/4" = 1'-0"

3 *REAR ELEVATION-COLOR*
1/4" = 1'-0"

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479-636-3531

McCOLLOUGH TH "5A"
McCOLLOUGH DRIVE
SPRINGDALE, AR

DATE 5-31-23
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EXTERIOR MATERIALS LEGEND

BRICK VENEER:
BRAND - MERIDIAN
COLOR - ALPINE FOG

ROOF GUTTER & DOWNSPOUTS:
BLACK

LAP SIDING: MASTIC SIDING - DOUBLE 5" DUTCHLAP- "WHITE

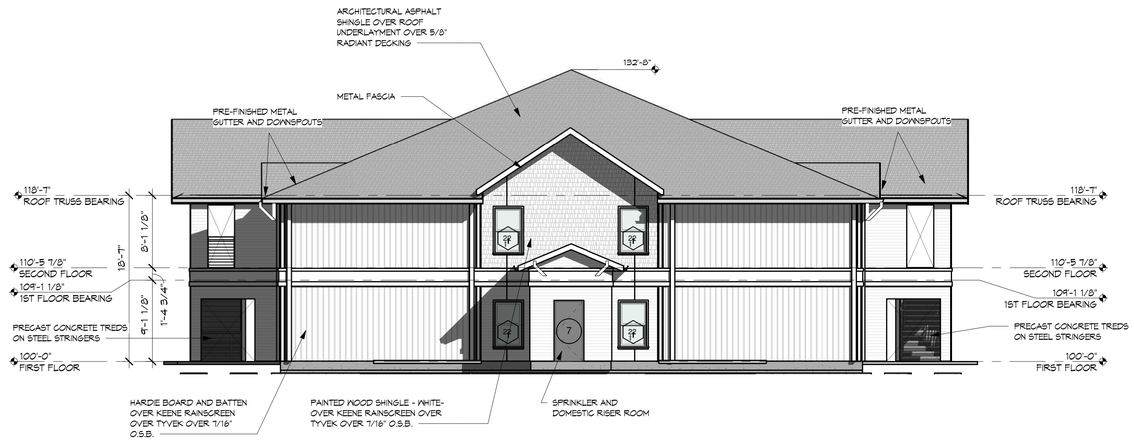
GARAGE DOORS:
PREFINISHED - "WHITE"

ROOF: ARCH. ASPHALT SHINGLE

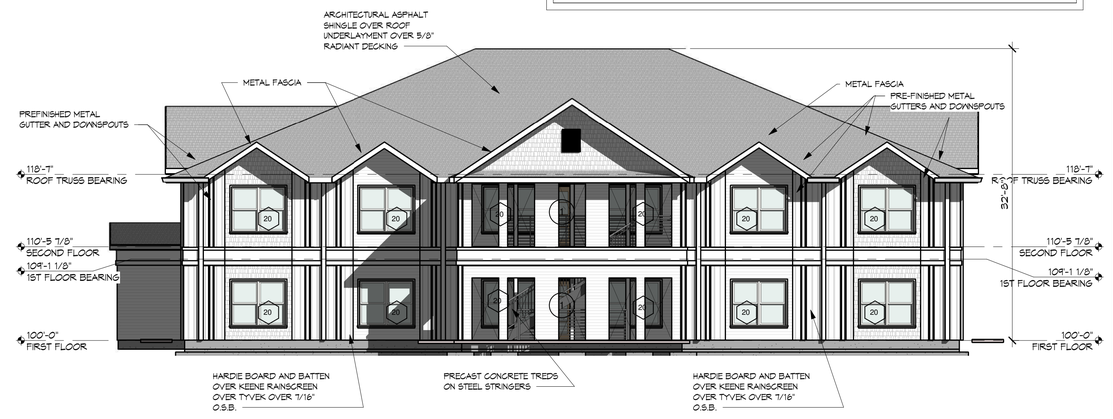
WINDOWS: SIMONTON - "WHITE"

ALL VINYL TRIM (MATTE FINISH):
PERFORATED SOFFIT,
WINDOW AND DOOR SURROUND,
CORNERS, J-CHANNEL -
MASTIC SIDING - "WHITE"

PAINTED TRIM ELEMENTS & ALUMINUM COIL CLADDING:
(PORCH COLUMNS, BEAMS, DOORS, FASCIA, CANOPY, AND BALCONY RAILINGS)
-SHWERWIN WILLIAMS #SW2123 "WHITE" - SEMIGLOSS EXTERIOR ENAMEL OR "WHITE" PRE-FINISHED ALUMINUM COIL

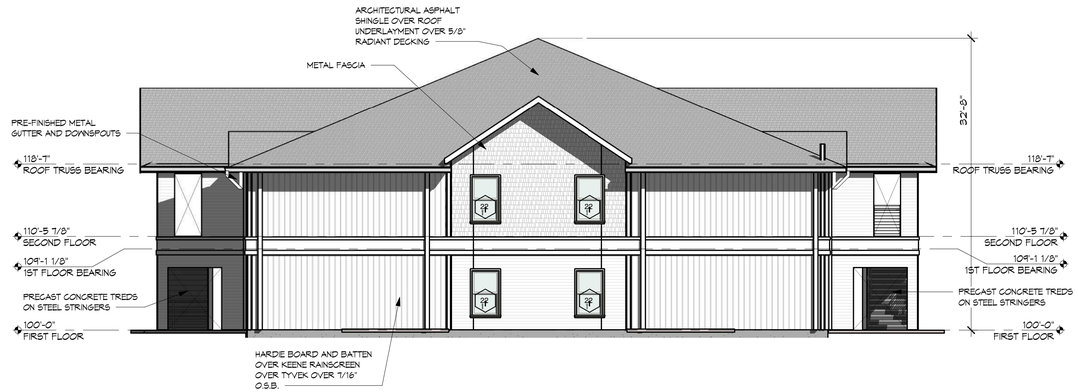


1 *NORTH ELEVATION Color*
1/8" = 1'-0"



2 *WEST ELEVATION Color*
1/8" = 1'-0"

3 *EAST ELEVATION Color*
1/8" = 1'-0"



4 *SOUTH ELEVATION Color*
1/8" = 1'-0"

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SPRINGDALE, AR

DATE 5-17-23
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RRB

574

ALPINE FOG

Union City, OK Collection

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VARIANCE DID NOT MEET
DEADLINE

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NOT FOR CONSTRUCTION

EXTERIOR MATERIALS LEGEND

BRICK VENEER:
BRAND - MERIDIAN
COLOR - ALPINE FOG

LAP SIDING: MASTIC SIDING - DOUBLE 5" DUTCHLAP- "WHITE

ROOF: ARCH. ASPHALT SHINGLE

WINDOWS: SIMONTON - "WHITE"

ALL VINYL TRIM (MATTE FINISH):
PERFORATED SOFFIT,
WINDOW AND DOOR SURROUND,
CORNERS, J-CHANNEL -
MASTIC SIDING - "WHITE"

PAINTED TRIM ELEMENTS & ALUMINUM COIL CLADDING:
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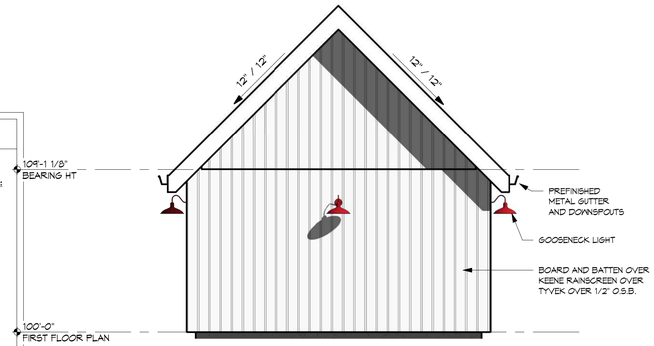
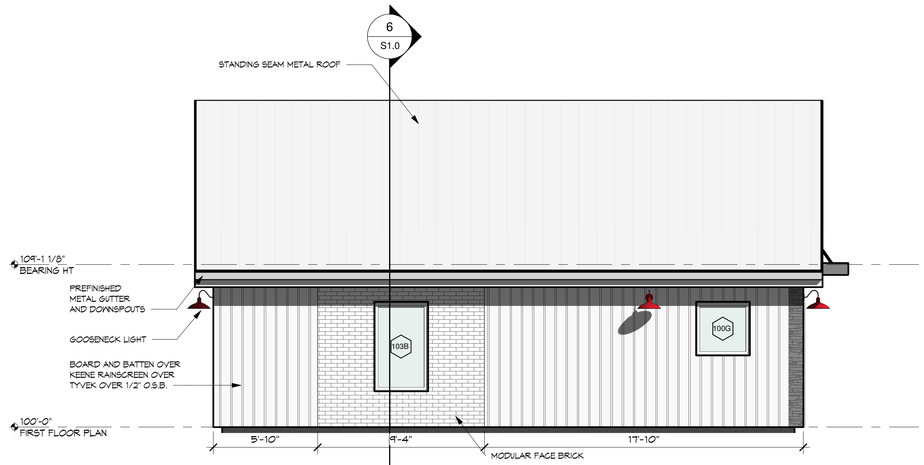
-SHERWIN WILLIAMS #SW2123 "WHITE" - SEMIGLOSS EXTERIOR ENAMEL OR "WHITE" PRE-FINISHED ALUMINUM COIL

ROOF GUTTER & DOWNSPOUTS:
BLACK

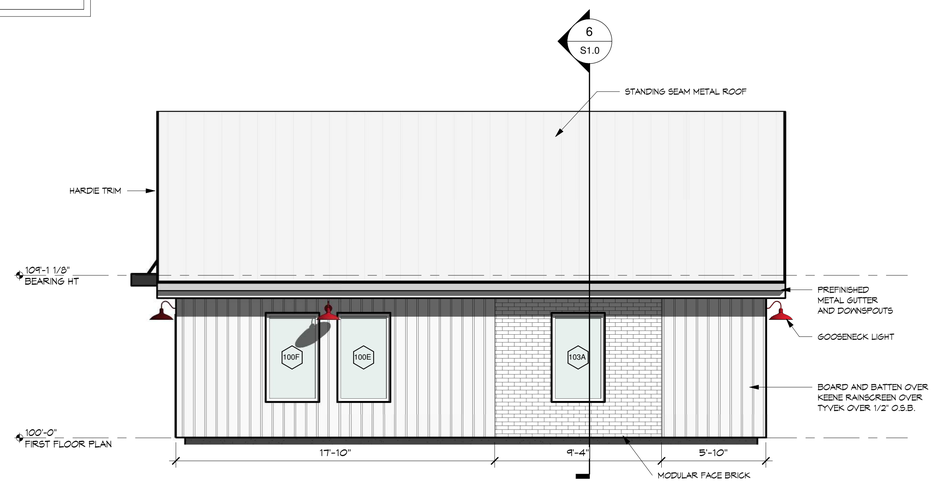
GARAGE DOORS:
PREFINISHED - "WHITE"



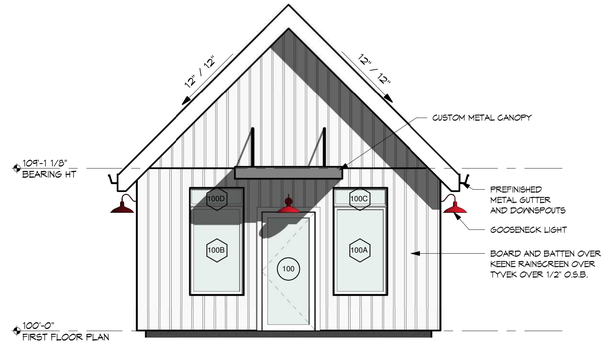
4 *WEST ELEVATION Color*
1/4" = 1'-0"



3 *SOUTH ELEVATION Color*
1/4" = 1'-0"



2 *NORTH ELEVATION Color*
1/4" = 1'-0"



1 *EAST ELEVATION Color*
1/4" = 1'-0"

Burris Architecture
820 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

McCOLLOUGH TH OFFICE
McCOLLOUGH DRIVE
SPRINGDALE, AR

DATE 11-2-23
JOB NO. 23002
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VARIANCE DID NOT MEET DEADLINE

L23-67

LENDERS TITLE COMPANY
3761 N Mall Avenue, Suite 1
Fayetteville, AR 72703
Phone: 479-444-3333 Fax: 479-443-4256

ADJOINING PROPERTY SEARCH

Date: November 17, 2023
Prepared For: MCCOULLOUGH OZB LLC

Lenders Title Company hereby certifies that the records of the Circuit Clerk of Benton County, Arkansas have been examined as to the following parcels:

815-28738-210 & 815-28738-230

The following parcels, owners, and mailing addresses were found to adjoin or are adjacent to the above listed tract::

1 815-28738-050
Springdale's Best Storage QOF LLC
10620 Hwy 72 W
Bentonville, AR 72712

2 815-28738-170
Jim Jones Investments Inc.
15531 Cow Face Rd.
Lowell, AR 72745

3 815-28738-160
Jose J & Stephanie Escobar
315 Casteel Ln.
Springdale, AR 72764

4 815-28738-150
Ian Walters
285 Casteel Ln.
Springdale, AR 72764

5 815-28738-140
Sherry Edens, Sharon Rich, Marleen Newberry
P.O. Box 9996
Fayetteville, AR 72703

6 815-28738-130
Caleb S. Scoles and Bethel Meija
257 Casteel Ln.
Springdale, AR 72764

7
815-28738-120
Elipet Joseph
243 Casteel Ln.
Springdale, AR 72764

8
815-28738-051
Thomas P Cahoon
2 S Stone Bridge Rd.
Fayetteville, AR 72701

9
815-28738-100
Manuel Mondragon
211 Casteel Ln.
Springdale, AR 72764

10
815-28738-090
Ascencion Reyes
197 Casteel Ln.
Springdale, AR 72764

11
815-28738-080
Savanna Hilton
183 Casteel Ln.
Springdale, AR 72764-4727

12
815-28738-110
Faith Freewill Baptist Church
5370 Bob Mills Rd.
Springdale, AR 72762-0439

13
815-28738-211
Faith Freewill Baptist
6318 Guy Terry Rd.
Springdale, AR 72764-7755

14
815-28738-250
Suzanne Fox, Pamela Evans, Catherine Lindsey
187 Mccollough Dr.
Springdale, AR 72764

15
815-28738-240
James T. & Marlene K. Long
227 Mccollough Dr.
Springdale, AR 72764-4725

16
815-30758-000
Tarin Pedro Dominguez Jr.
206 E Harvard St.
Siloam Springs, AR 72761

17
815-30769-011
Thunderhead Investments LLC
209 W 2nd St. #370

Fort Worth, TX 76102-3021

815-30769-010
Thunderhead Investments LLC
209 W 2nd St. #370
Fort Worth, TX 76102-3021

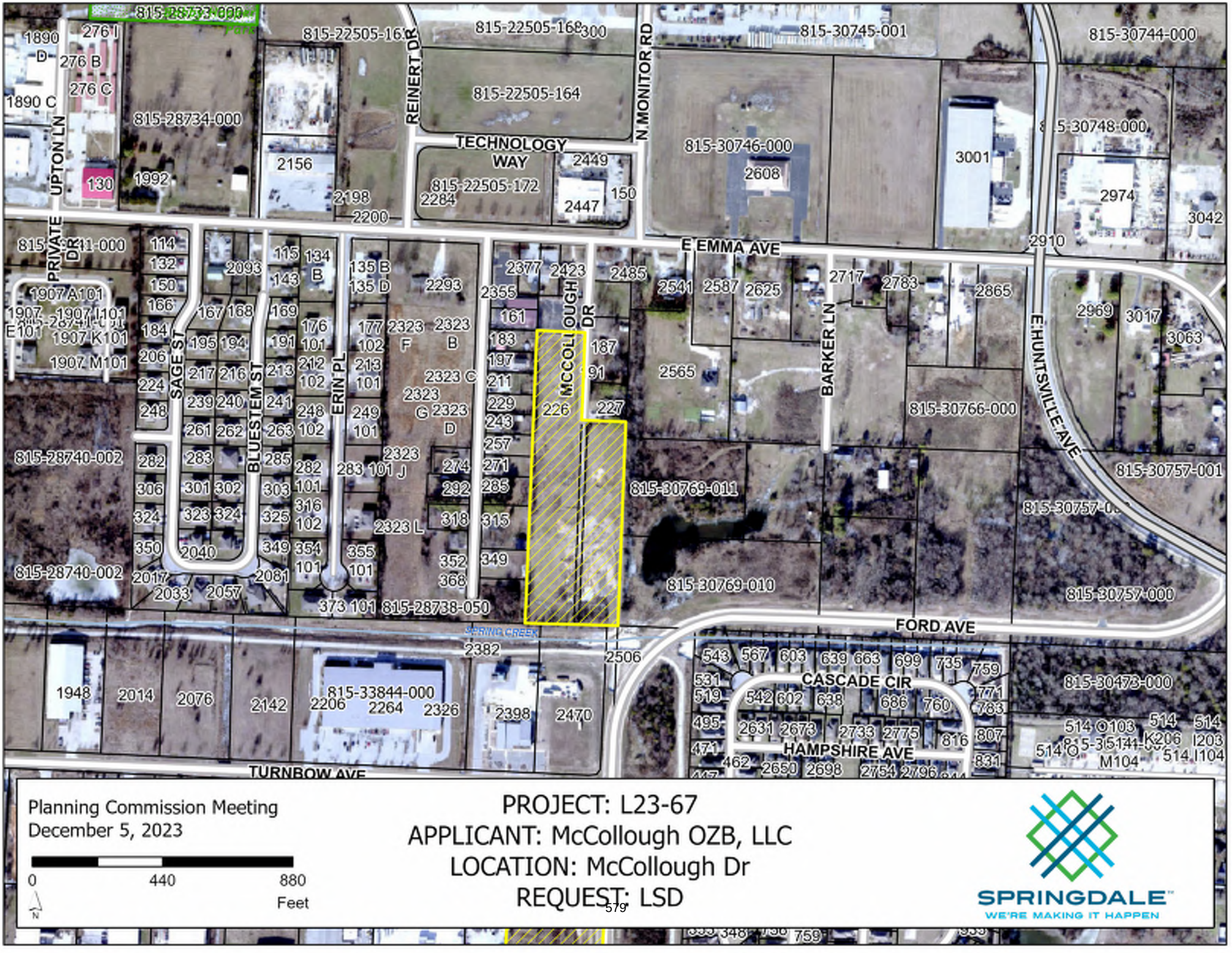
815-30479-000
18 Development Properties of Northwest Arkansas LLC
Attn: Joe Edwards, Manager
P.O. Box 1549
Springdale, AR 72765-1549

815-33842-000
City of Springdale
201 N. Spring St.
Springdale, AR 72764

815-33843-000
City of Springdale
201 N. Spring St.
Springdale, AR 72764

Sincerely,
Lenders Title Company

By: Melissa A Pruss

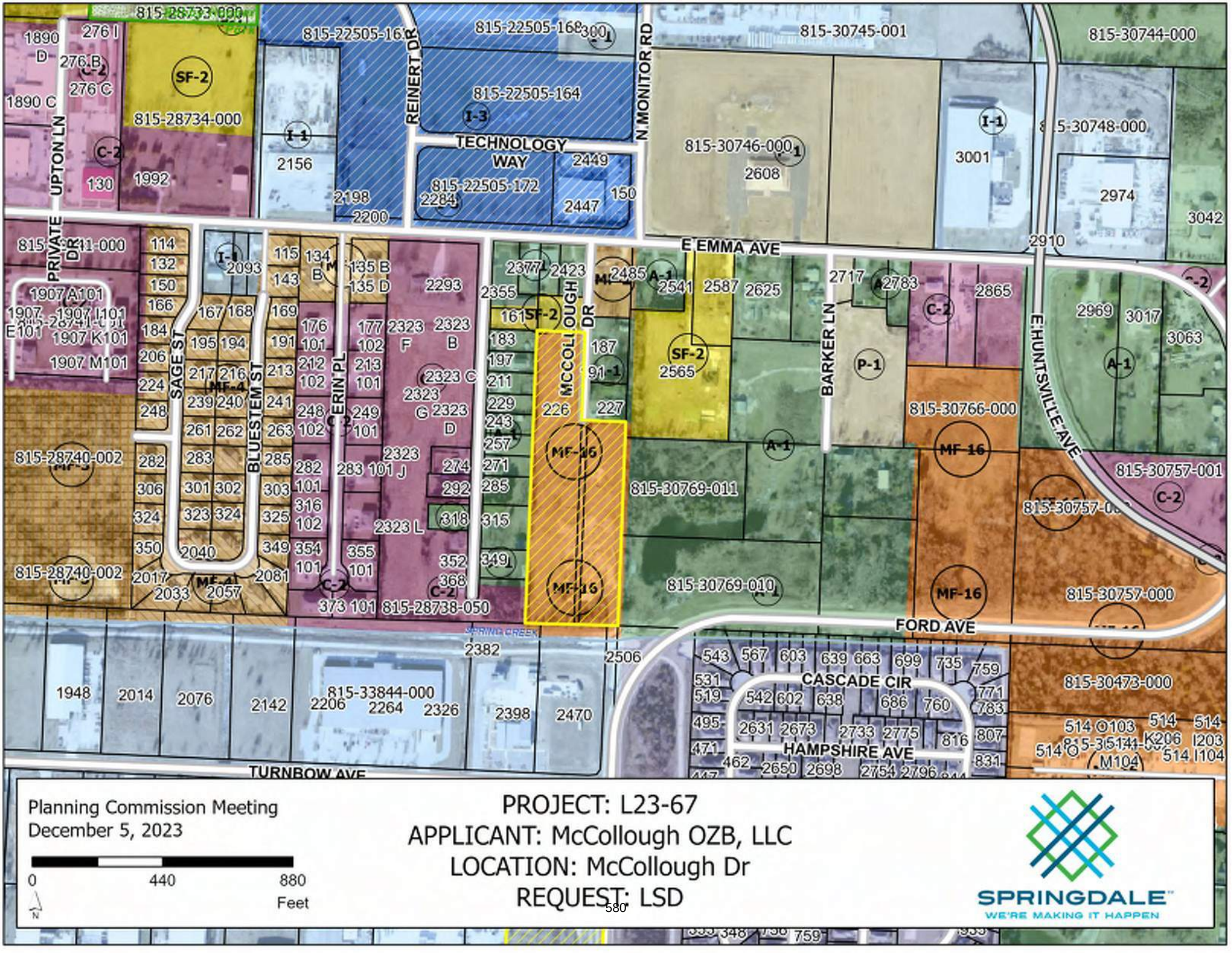


Planning Commission Meeting
December 5, 2023

0 440 880
Feet

PROJECT: L23-67
APPLICANT: McCollough OZB, LLC
LOCATION: McCollough Dr
REQUEST: LSD

SPRINGDALE
WE'RE MAKING IT HAPPEN


Planning Commission Meeting
December 5, 2023
0
440
880
Feet
PROJECT: L23-67
APPLICANT: McCollough OZB, LLC
LOCATION: McCollough Dr
REQUEST: LSD
SPRINGDALE
WE'RE MAKING IT HAPPEN
E EMMA AVE
FORD AVE
TURNBOW AVE
TECHNOLOGY WAY
HAMPSHIRE AVE
CASCADE CIR
REINERT DR
N MONITOR RD
UPTON LN
PRIVATE DR
SAGE ST
BLUESTEM ST
ERIN PL
MCCOLLOUGH DR
BARKER LN
E HUNTSVILLE AVE
SPRING CREEK
SF-2
MF-16
MF-4
C-2
I-1
I-3
A-1
P-1
815-28733-000
815-22505-161
815-22505-168
815-22505-164
815-30745-001
815-30744-000
815-28734-000
815-22505-172
815-30746-000
815-30748-000
815-28740-002
815-30769-011
815-30766-000
815-30757-001
815-30769-010
815-30757-000
815-28738-050
815-33844-000
815-30473-000

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: November 8 2023

Date Accepted as Complete: November 20, 2023 Project Number: B23-131

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Whitley Dunn	Name:
E-mail: whdunn@dunnpm.net	E-mail: whdunn@dunnpm.net
Address: PO Box 9505 Fayetteville AR 72763	Address:
Phone: 479-601-5826	Phone:
Site/ Location: 44 Old Wire Rd SPRINGDALE Building E	Current Zoning District:
Assessor's Parcel Number(s): 815-27917-000	Rezone required:
	Total Acreage:

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)

Paving

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

Gravel area to be used to store materials of Tenant.

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

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

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

APPLICANT SIGNATURE(S) _____

_____

_____

DATE: 10/26/23

From: Breann Coon <blackdogdirtworks3@gmail.com>
Sent: Wednesday, November 15, 2023 7:46 AM
To: scurry@springdalear.gov
Subject: Re: Permit
Attachments: 123_1(2).jpeg

B23-131

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

This is Joseph Coon with Black Dog Dirt Works Discussing the Project for 444 Old Wire Rd, Springdale, AR 72764.

Step 1 - we will hand dig to expose all underground utilities that will be in our way during the project to prevent any utility strikes with machines.

Step 2 - First we will be stripping the topsoil from where the road and pad will be built. We will strip until we have reached a good buildable subsoil, roughly 6" in depth. (Dimensions of road will be 125'x12') (Pad will be 130'x34') I came up with these dimensions based on the drawing I received through text. I am more than happy to meet someone onsite to discuss further.

Step 3 - We will then haul off the majority of the topsoil to a dumpsite.

Step 4 - After leveling out the road and pad with laser levels and machines, we will use a double drum roller to compact all disturbed areas until the subsoil is fully compacted.

Step 5 - we will then bring dump trucks in one at a time to deliver SB2 gravel so we can spread and grade properly.

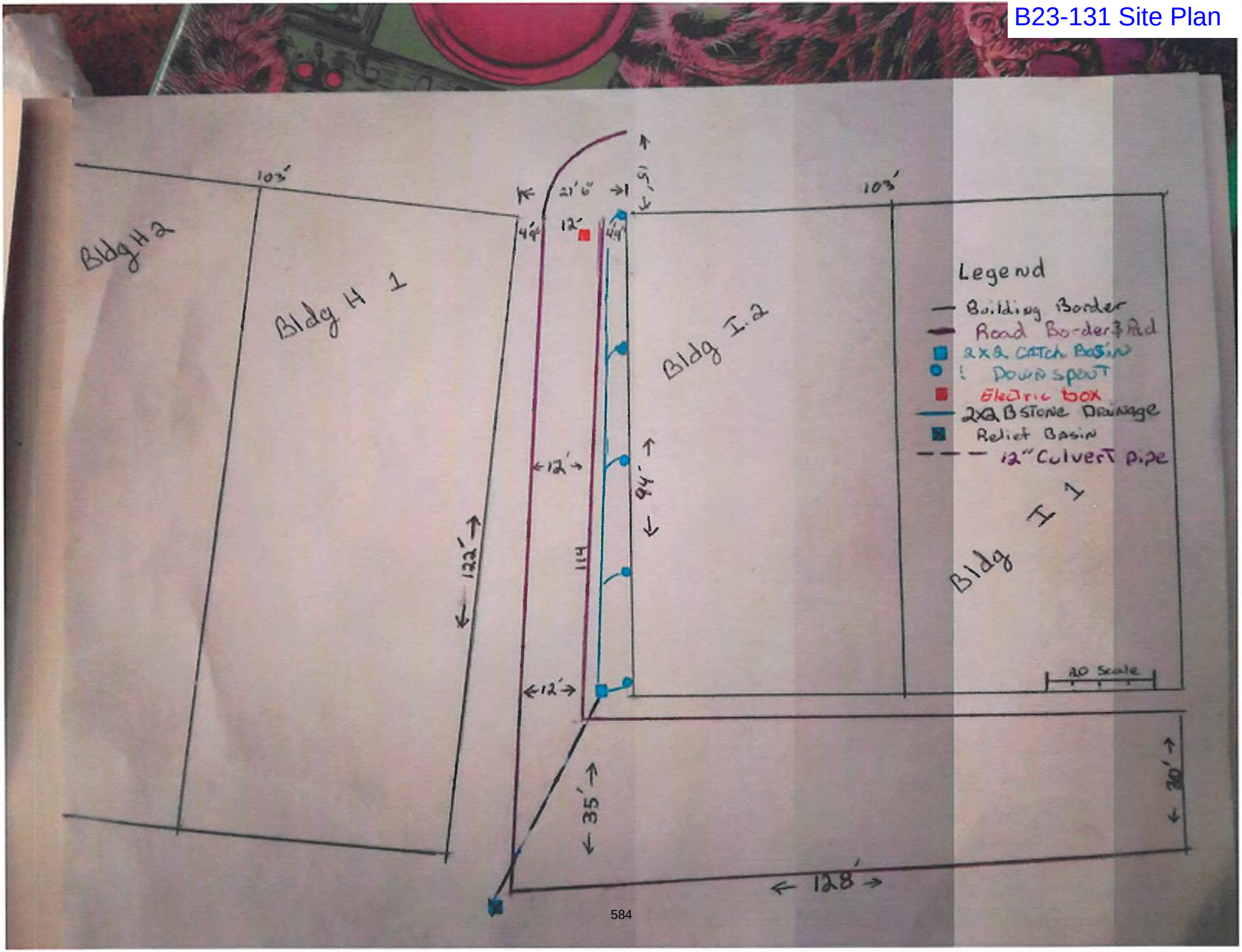
Step 6 - All SB2 will be rolled and compacted for strength and durability of road and pad. Pad will have a slight fall for the watershed, to prevent water from pooling.
Step 7 - The 6" downspouts on the uphill side of the road will drop into a drainage ditch layered with geotech and B stone (4-6" stone washed and cleaned) with a 1/4" of fall per foot that will send the water to a 2ft x 2ft x 12" catch basin and send the water through a 12" hard plastic culvert pipe under were the road and the pad meet, exiting from a release catch basin with the same dimensions as the first one.

Step 8 - the remaining topsoil will then be used to marry the grass and gravel areas together for finishing touches.
Please call if you have any further Questions or concerns. Joseph Coon 701-609-7276.

On Fri, Oct 27, 2023, 10:04 AM Breann Coon <blackdogdirtworks3@gmail.com> wrote:

> Hello Sarah this is Joseph Coon with Black Dog Dirt Works. Please let me know if you have any questions. Feel free to call me anytime 701-609-7276. This is the variance paperwork filled out and a drawing of the work that needs to be done. Thanks so much.

B23-131 Site Plan

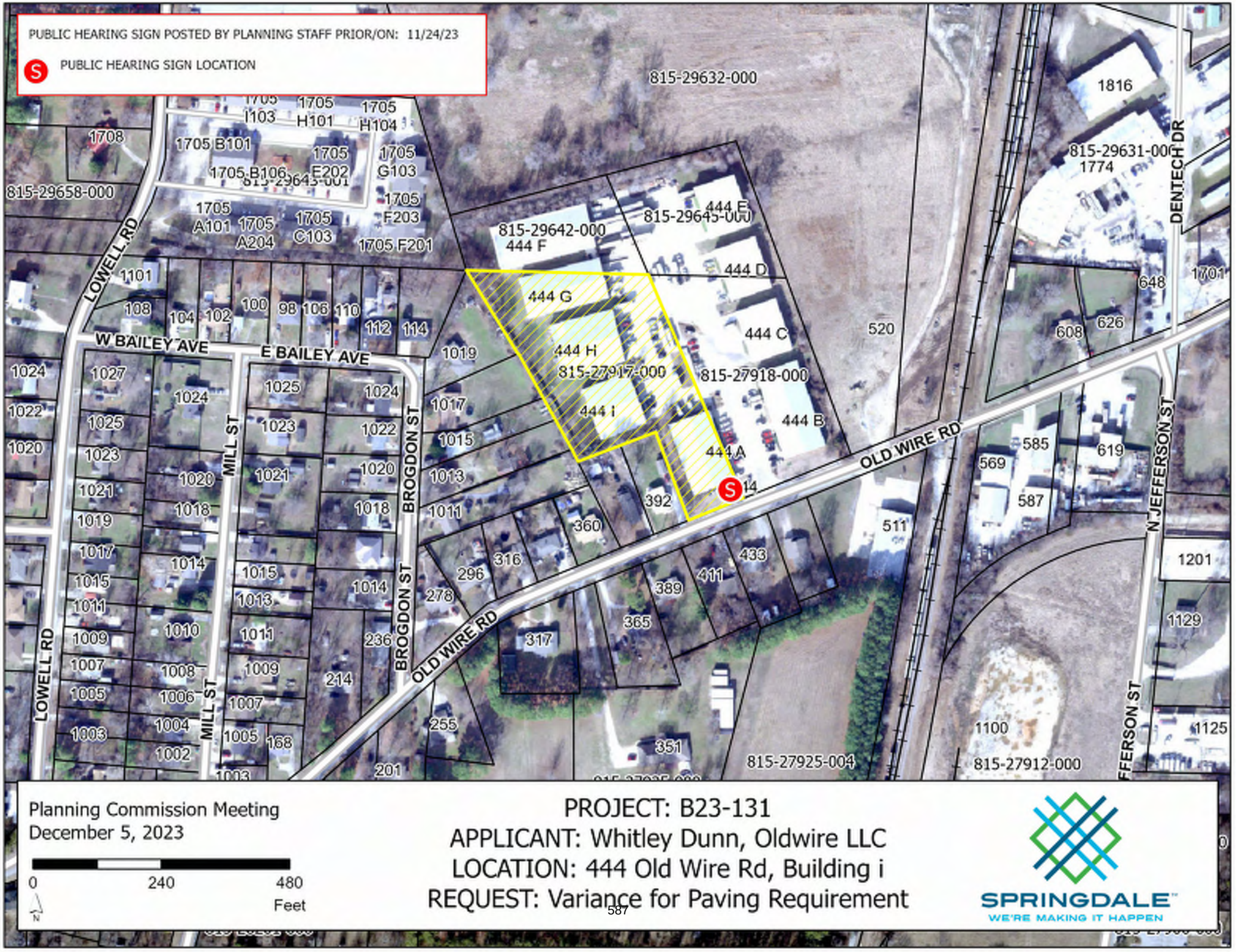


Bldg I: 101'5" X 91'9"
NW Corner to Bldg H: 31'
NE Corner to Bldg H: 21'3"
x Water Meter 10' from Concrete
■ Electric Box 6'6" from NE Corner
Grass Median north side 24'

SW Corner to Fence 16'6"
SE Corner to Fence 21'8"
▲ SW Corner to Power Pole 24'5"
● SE Corner to Support wire: 12'

B23-131
List of Adjacent Property Owners

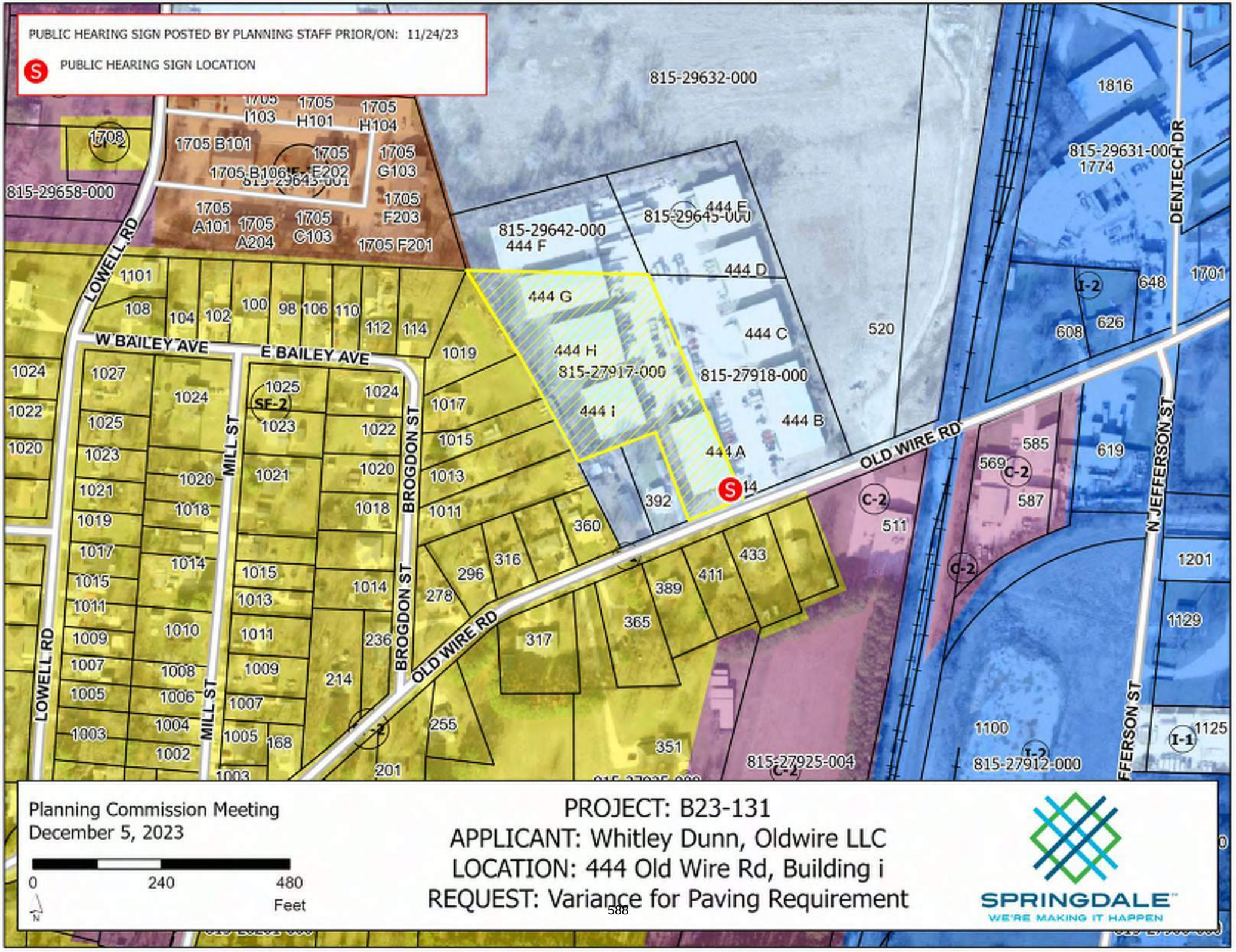
Owner	Parcel	Mailing address	
David Carter	815-23047-000	1019 Brogdon	Springdale
Gregorio Cervantes	815-27920-000	392 Old Wire Rd	Springdale
Anousone Pannhaxay	815-27919-000	1412 Leesburg Ave	Springdale
Violeta Jimenez	815-23051-000	1011 Brogdon St	Springdale
Chris Luker	815-23050-000	1013 Brogdon St	Springdale
Rick Parker	815-23049-000	1015 Brogdon st	Springdale
Abigail Gonzalez	815-23048-000	1017 Brogdon St	Springdale
Gibbs	815-27921-000	3915 Maxey Ln	Springdale
CW Palestine Apts	81529643-001	415 W Wall	Midland,TX
Cleo Mitchell	815-27926-000	PO Box 1467	Springdale



Planning Commission Meeting
December 5, 2023

PROJECT: B23-131
APPLICANT: Whitley Dunn, Oldwire LLC
LOCATION: 444 Old Wire Rd, Building i
REQUEST: Variance for Paving Requirement

SPRINGDALE
WE'RE MAKING IT HAPPEN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PUBLIC HEARING SIGN LOCATION
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1816
815-29631-000
1774
DENTECH DR
815-29658-000
LOWELL RD
1708
SF-2
1705 B101
1705 I103
1705 H101
1705 H104
1705 B106
1705 E202
815-29643-001
1705 G103
1705 A101
1705 A204
1705 C103
1705 F203
1705 F201
815-29642-000
444 F
815-29645-000
444 E
444 D
444 G
444 H
815-27917-000
444 C
520
815-27918-000
444 i
444 B
444 A
392
14
I-2
648
1701
608
626
1101
108
104
102
100
98
106
110
112
114
W BAILEY AVE
E BAILEY AVE
1019
1024
1027
1025
1022
1023
1020
1021
1018
1017
1015
1013
1011
1009
1010
1008
1007
1006
1005
1004
1003
1002
MILL ST
BROGDON ST
1017
1022
1020
1018
1014
1015
1013
1011
1009
1007
1005
168
214
236
278
296
316
360
433
411
389
365
317
255
351
201
OLD WIRE RD
C-2
511
585
569
587
619
N JEFFERSON ST
1201
1129
1100
1125
I-1
815-27925-004
815-27912-000
Planning Commission Meeting
December 5, 2023
0
240
480
Feet
PROJECT: B23-131
APPLICANT: Whitley Dunn, Oldwire LLC
LOCATION: 444 Old Wire Rd, Building i
REQUEST: Variance for Paving Requirement
SPRINGDALE
WE'RE MAKING IT HAPPEN

SPRINGDALE
WE'RE MAKING IT HAPPEN

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: November 2, 2023

Date Accepted as Complete: November 9, 2023 Project Number: B23-132

APPLICATION CONTACTS:

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Mario Araujo	Name:
E-mail: Marioaraujo@Gmail.com	E-mail:
Address: 3632 Logan Heights Springdale	Address:
Phone: (479) 445-0026	Phone:
Site/ Location:	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)

Set back reduction from 25 feet to 10 feet

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

Planning and Community Development Division

(479) 750.8550 phone | (479) 750.8539 fax | 201 Spring Street | Springdale, Arkansas 72764

B23-132

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

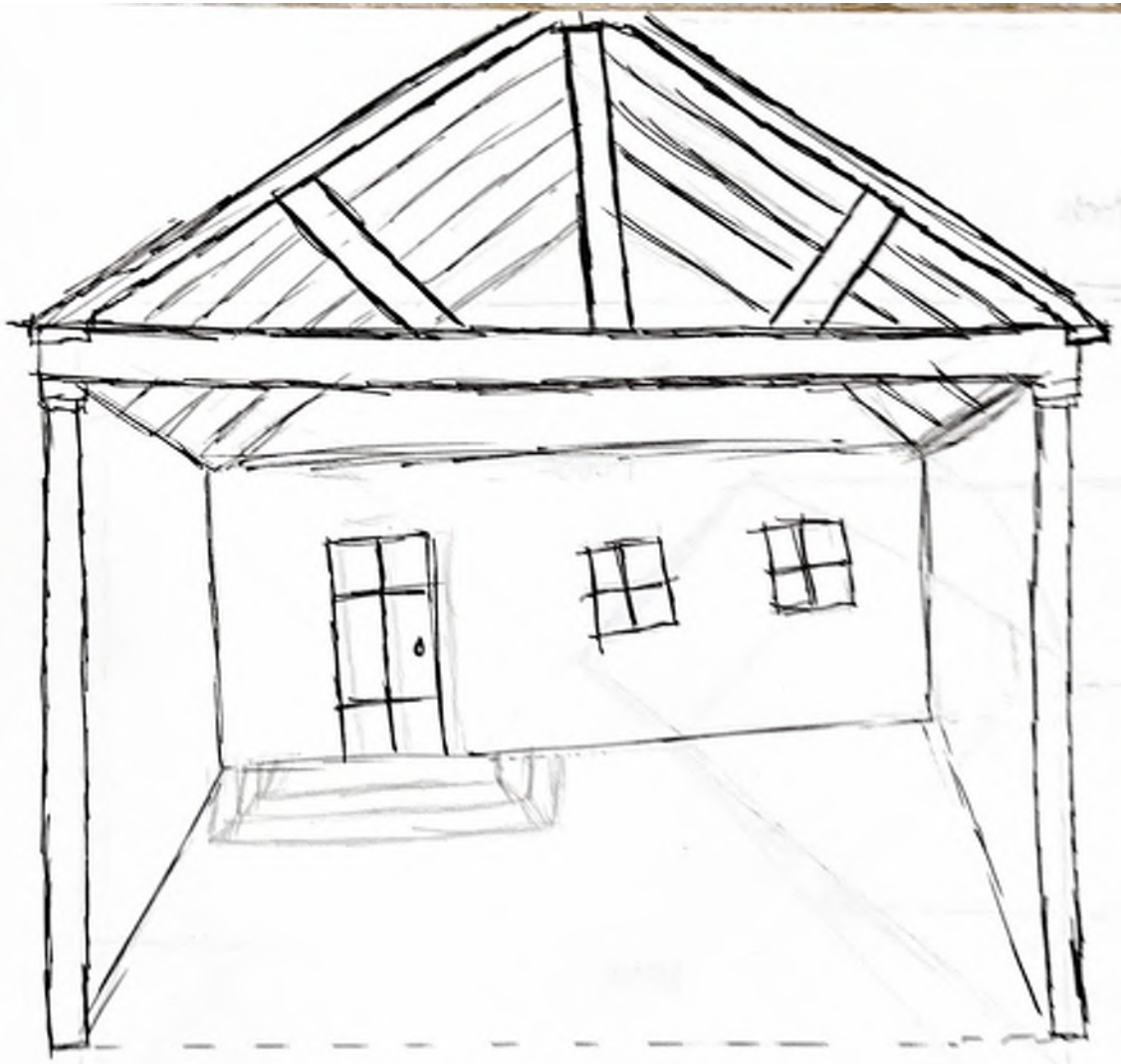
The **Applicant** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than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

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

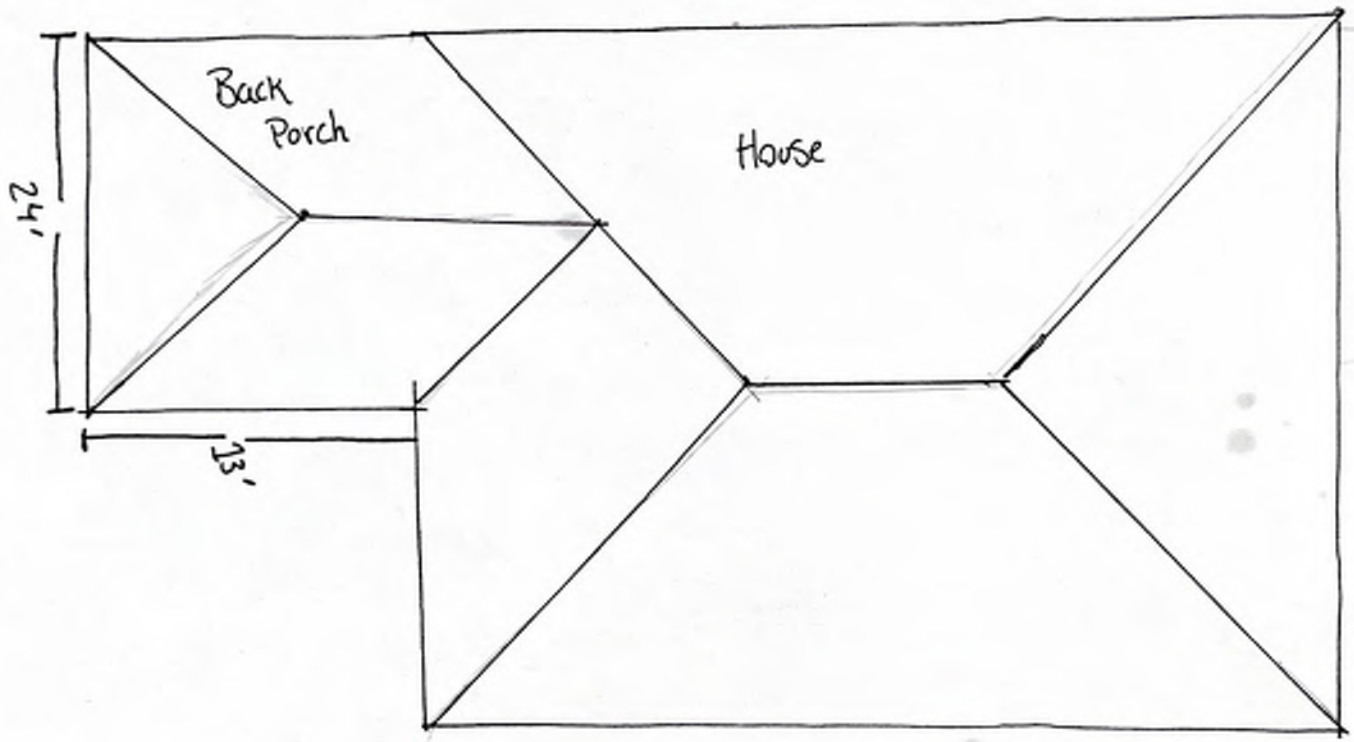
APPLICANT SIGNATURE(S) Mario Araujo

DATE: 11/1/23

B23-132 Site Plan

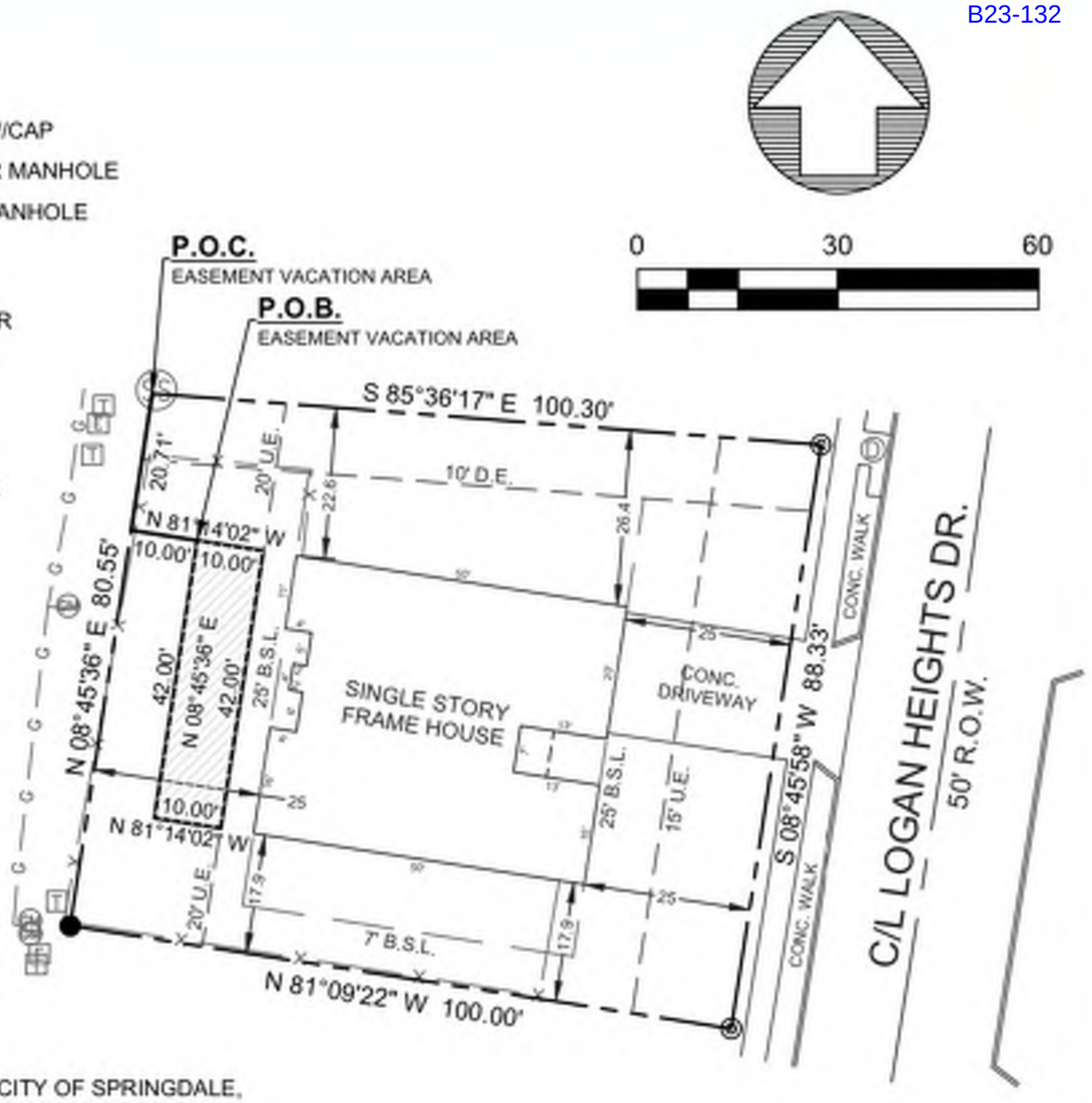


B23-132 Site Plan



B23-132

..ND REBAR
SET 1/2" REBAR W/CAP
SANITARY SEWER MANHOLE
STORM SEWER MANHOLE
GAS METER
ELECTRIC RISER
TELEPHONE RISER
PROPERTY LINE
CENTERLINE
SETBACK
EASEMENT
UNDGR. GAS LINE
FENCE LINE



LOT 13
8,444.36 SQ. FT.
0.19 ACRES ±
P.N. 21-03097-000

LEGAL DESCRIPTION:

LOT 13 OF LOGAN HEIGHTS SUBDIVISION, CITY OF SPRINGDALE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 2006, PAGES 263-264 OF THE BENTON COUNTY RECORDS.

DESCRIPTION OF EASEMENT AREA TO BE VACATED:

A PART OF LOT 13 OF LOGAN HEIGHTS SUBDIVISION, CITY OF SPRINGDALE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID LOT 13; THENCE S 08°45'36" W A DISTANCE OF 20.71 FEET; THENCE S 81°14'02" E A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE S 81°14'02" E A DISTANCE OF 10.00 FEET; THENCE S 08°45'36" W A DISTANCE OF 42.00 FEET; THENCE N 81°14'02" W A DISTANCE OF 10.00 FEET; THENCE N 08°45'36" E A DISTANCE OF 42.00 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 420.00 SQUARE FEET, OR 0.010 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0060J (EFFECTIVE DATE SEPTEMBER28, 2007) AND FOUND IN THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT I HAVE 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 VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT. THIS SURVEY MEETS THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS", PER THE STATE OF ARKANSAS.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO.1370
ROBERT J. CASTER

09/08/2023
ROBERT J. CASTER, P.L.S. NO.1370, ARKANSAS DATE

CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049

BOUNDARY SURVEY
LOT 13 LOGAN HEIGHTS SUBDIVISION
3632 LOGAN HEIGHTS DRIVE
SPRINGDALE, BENTON COUNTY, ARKANSAS

SHEET 1 OF 1 SHEET
JOB# 23-191
SCALE 1" = 30'
DATE 09/08/2023
CHECKED RJC
DRAWN ASG/WSG

CASTER & ASSOCIATES
LAND SURVEYING, INC.
2715 SE "I" Street, Suit 5
Bentonville, AR 72712
(479) 268-4464

L202359180
BENTON CO. AR FEE $20.00
PRESENTED & E-RECORDED
11/16/2023 09:37:02 AM
BRENDA DESHIELDS
Circuit Clerk & Recorder

B23-132
Vacation of 10' Portion of Utility Easement Displayed on Survey

ORDINANCE NO. 5899

AN ORDINANCE RELEASING, VACATING, AND ABANDONING A PORTION OF A UTILITY EASEMENT LOCATED ON PROPERTY IN SPRINGDALE, BENTON COUNTY, ARKANSAS, TO DECLARE AN EMERGENCY AND FOR OTHER PURPOSES.

WHEREAS, Mario Araujo and Glenda Araujo have petitioned for the abandonment of a portion of a utility easement on Lot 13, Logan Heights Subdivision, to the City of Springdale, Benton County, Arkansas, as shown on Plat Book 2006, Pages 263-264, of the Benton County, Arkansas, land records, and more particularly described in Section 1 below;

WHEREAS, after legal notice of the hearing was published as required by law, a hearing was held on the matter in front of the Springdale City Council, and at the hearing the City Council made the following findings: That all utility companies have filed their written consents to the releasing, vacating and abandoning a portion of the utility easement as shown on the copy of the plat incorporated by reference and said copy and consents are on file in the office of the City Clerk for the City of Springdale, Arkansas;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS:

Section 1: That the City of Springdale, Arkansas hereby releases, vacates and abandons all of their rights, together with the rights of the public generally, in the property described as follows:

A PART OF LOT 13 OF LOGAN HEIGHTS SUBDIVISION, CITY OF SPRINGDALE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID LOT 13; THENCE S08°45'36"W A DISTANCE OF 20.71 FEET; THENCE S81°14'02"E A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE S81°14'02"E A DISTANCE OF 10.00 FEET; THENCE S08°45'36"W A DISTANCE OF 42.00 FEET; THENCE N81°14'02"W A DISTANCE OF 10.00 FEET; THENCE N08°45'36"E A DISTANCE OF 42.00 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 420.00 SQUARE FEET, OR 0.010 ACRES, MORE OR LESS. And as shown on the attached Exhibit.

Tax Parcel No.: 21-03097-000

Address: 3632 Logan Heights Drive

A survey showing the property abandoned is hereby incorporated by reference.

Section 2: **Emergency Clause.** It is hereby declared that an emergency exists and this ordinance, being necessary for the preservation of the health, safety and welfare of the citizens of Springdale, Arkansas, shall be in effect immediately upon its passage and approval.

PASSED AND APPROVED this 14th day of November, 2023.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

CITY OF SPRINGDALE ☆ SEAL SPRINGDALE, ARKANSAS

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

Adjacent Property Owners 3632 Logan Heights Drive

21-03096-000

Gloria Escobedo & Juan Delgado
3608 Logan Heights Dr
Springdale, AR 72764

21-03103-000

Tyler Abner
3609 Logan Heights Dr
Springdale, AR 72764

21-03102-000

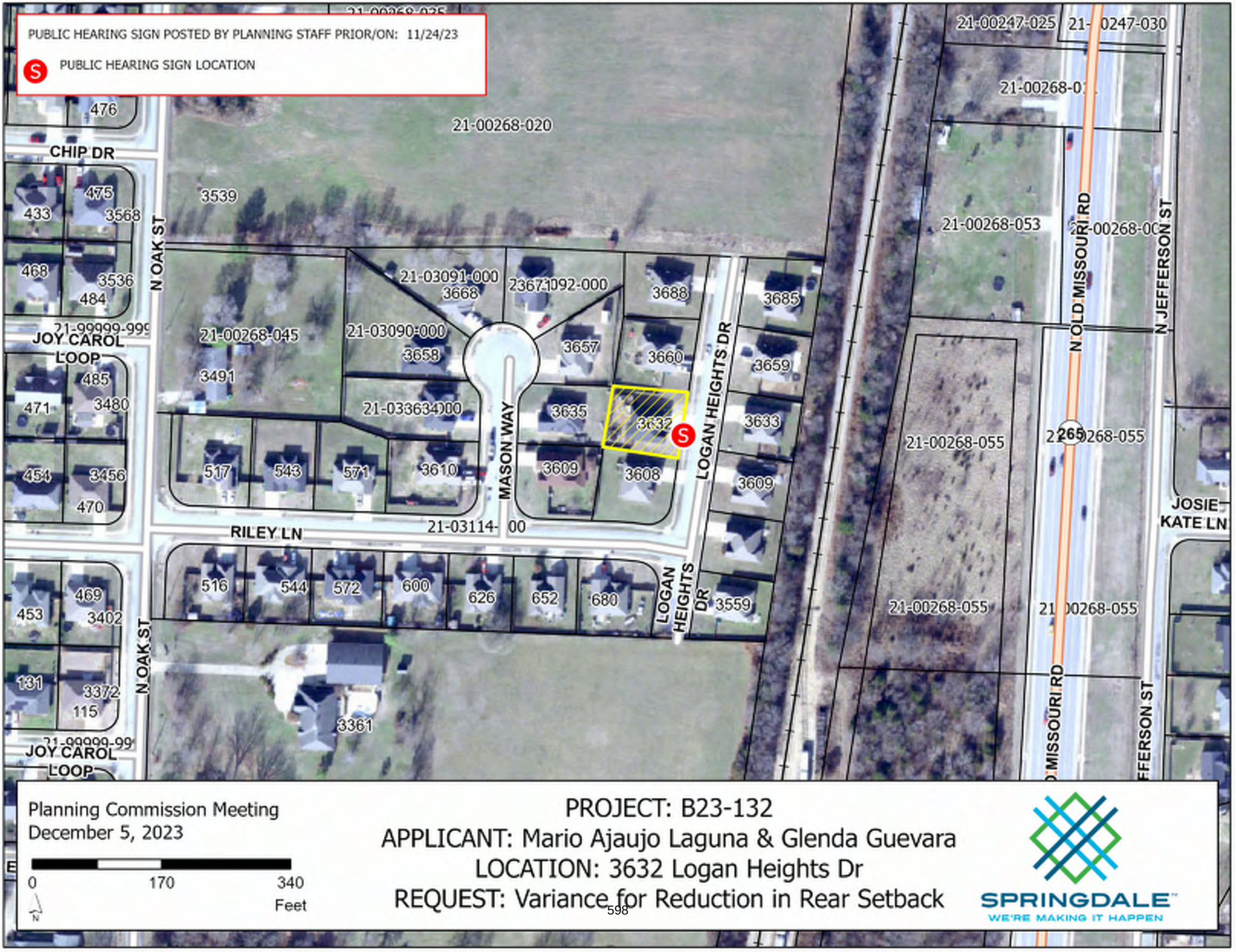
Jose & Juanita Pelayo
3633 Logan Heights Dr
Springdale, AR 72764

21-03098-000

Maribel Martinez
3660 Logan Heights Dr
Springdale, AR 72764

21-03094-000

Casey & Chad Holmes
3635 Mason Way
Springdale, AR 72764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PUBLIC HEARING SIGN LOCATION
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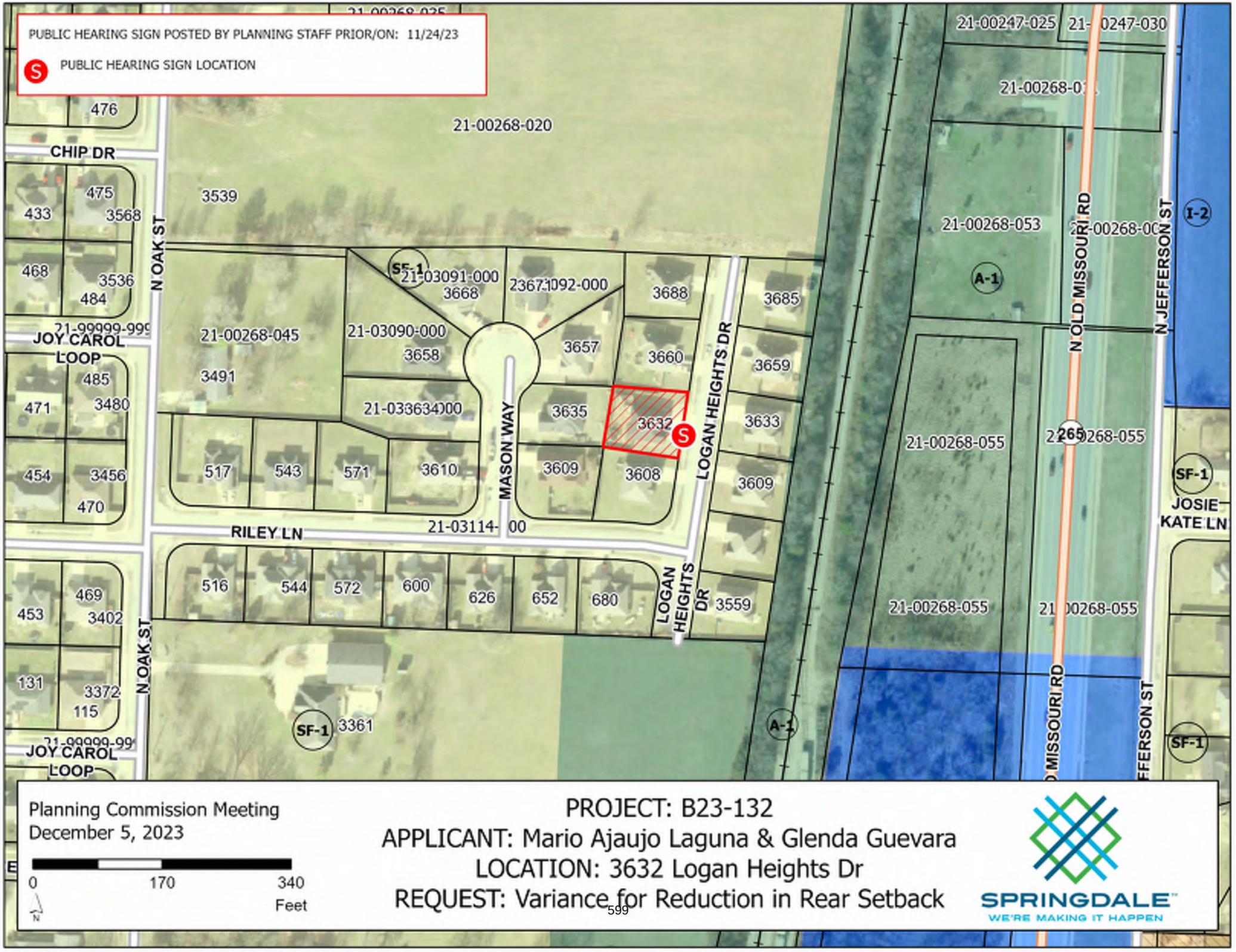
21-00247-025
21-00247-030
21-00268-053
21-00268-055
CHIP DR
JOY CAROL LOOP
RILEY LN
MASON WAY
LOGAN HEIGHTS DR
N OAK ST
N OLD MISSOURI RD
N JEFFERSON ST
JOSIE KATE LN
21-03091-000
21-03092-000
21-03090-000
21-00268-045
21-03114-00
3632
3539
3361
Planning Commission Meeting
December 5, 2023
0
170
340
Feet
PROJECT: B23-132
APPLICANT: Mario Ajaujo Laguna & Glenda Guevara
LOCATION: 3632 Logan Heights Dr
REQUEST: Variance for Reduction in Rear Setback
SPRINGDALE
WE'RE MAKING IT HAPPEN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PUBLIC HEARING SIGN LOCATION
21-00268-020
CHIP DR
N OAK ST
JOY CAROL LOOP
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MASON WAY
LOGAN HEIGHTS DR
N OLD MISSOURI RD
N JEFFERSON ST
JOSIE KATE LN
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3685
3657
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3659
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3609
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3361
SF-1
A-1
I-2
Planning Commission Meeting
December 5, 2023
0
170
340
Feet
PROJECT: B23-132
APPLICANT: Mario Ajaujo Laguna & Glenda Guevara
LOCATION: 3632 Logan Heights Dr
REQUEST: Variance for Reduction in Rear Setback
SPRINGDALE
WE'RE MAKING IT HAPPEN

B23-133

SPRINGDALE
WE'RE MAKING IT HAPPEN

Variance Application

Date: 11/13/2023 Permit No.: 230411

Applicant / Owner

Applicant Name:	Jose villanueva	Owner Name:	Jose Villanueva
Address:	613 cedar st	Address:	613 Cedar Street
City, State, Zip:	Springdale	City, State, Zip:	Springdale
Phone:	4797902436	Phone:	4797902436
Email:	Jv9424893@gmail.com	Email:	Jv9424893@gmail.com
Contact:	Applicant		

Project

Project Location:	613 Cedar Street	Multiple Buildings:	☐
Parcel Numbers:		Outdoor Storage:	☐
Current Zone:	SF-2	Facades/Exterior:	☐
Rezone Required:	SF-2	Detail Features:	☐
Total Acreage:	N/A	Roofs:	☐
Entrances:	☑	Materials/Colors:	☐
Parking Lot:	☑	Entryways:	☐
Structure Back:	☑	Landscaping:	☐
Pedestrian Flow:	☐	Screening:	☐
Central Features:	☐	Lighting:	☐

Variance Request: Driveway expansion towards primary entrance & Reduction of front setback from 30’ to 25’

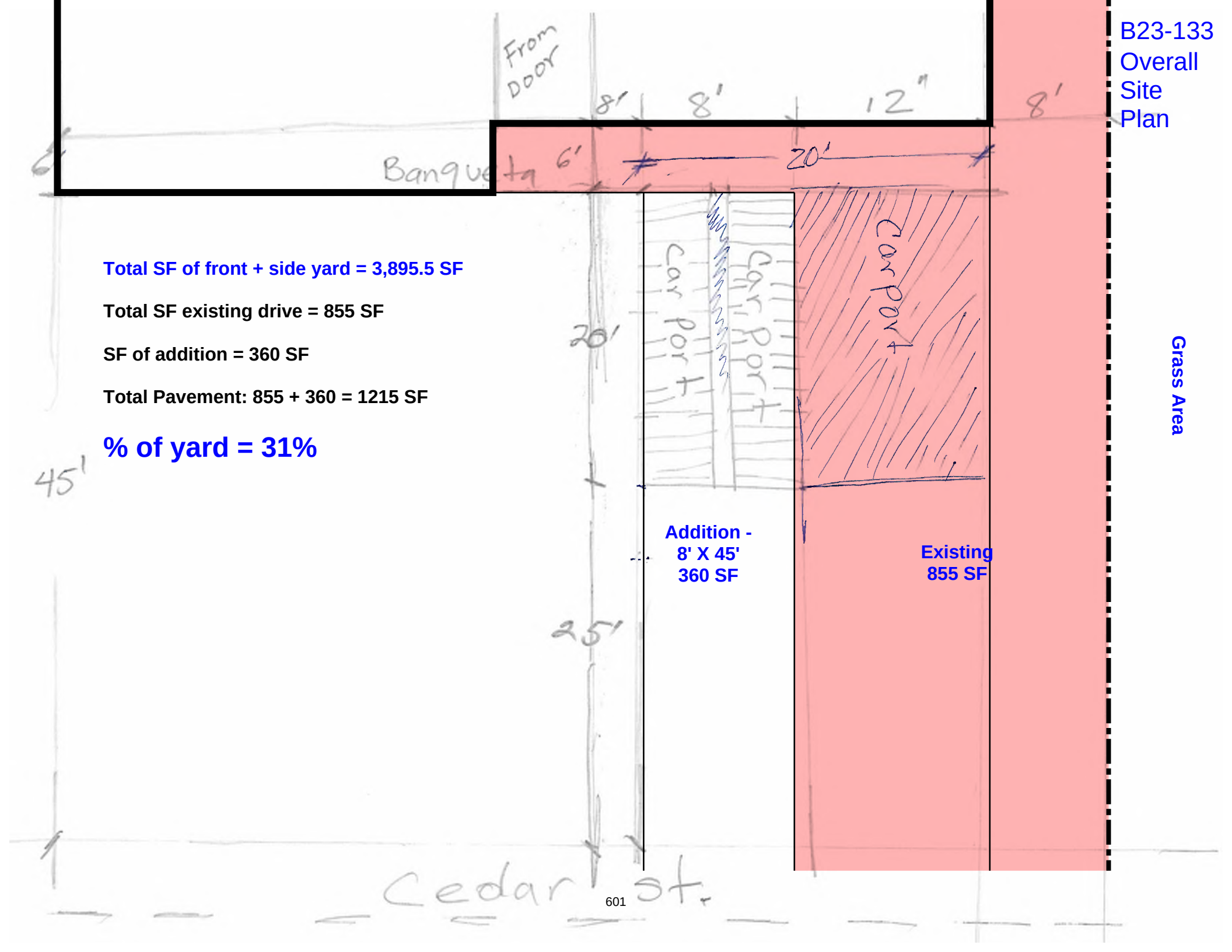
Difficulty/Hardship: Currently not enough room to park vehicles on driveway. With 4 drivers, we are having a hard time parking. Additionally, my vehicles have suffered damage due to weather and I’d like to add a carport.

Variance Effect: No negative impact.

Harmony:

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

Jose Villanueva	11/13/2023
Name	Date



Total SF of front + side yard = 3,895.5 SF

Total SF existing drive = 855 SF

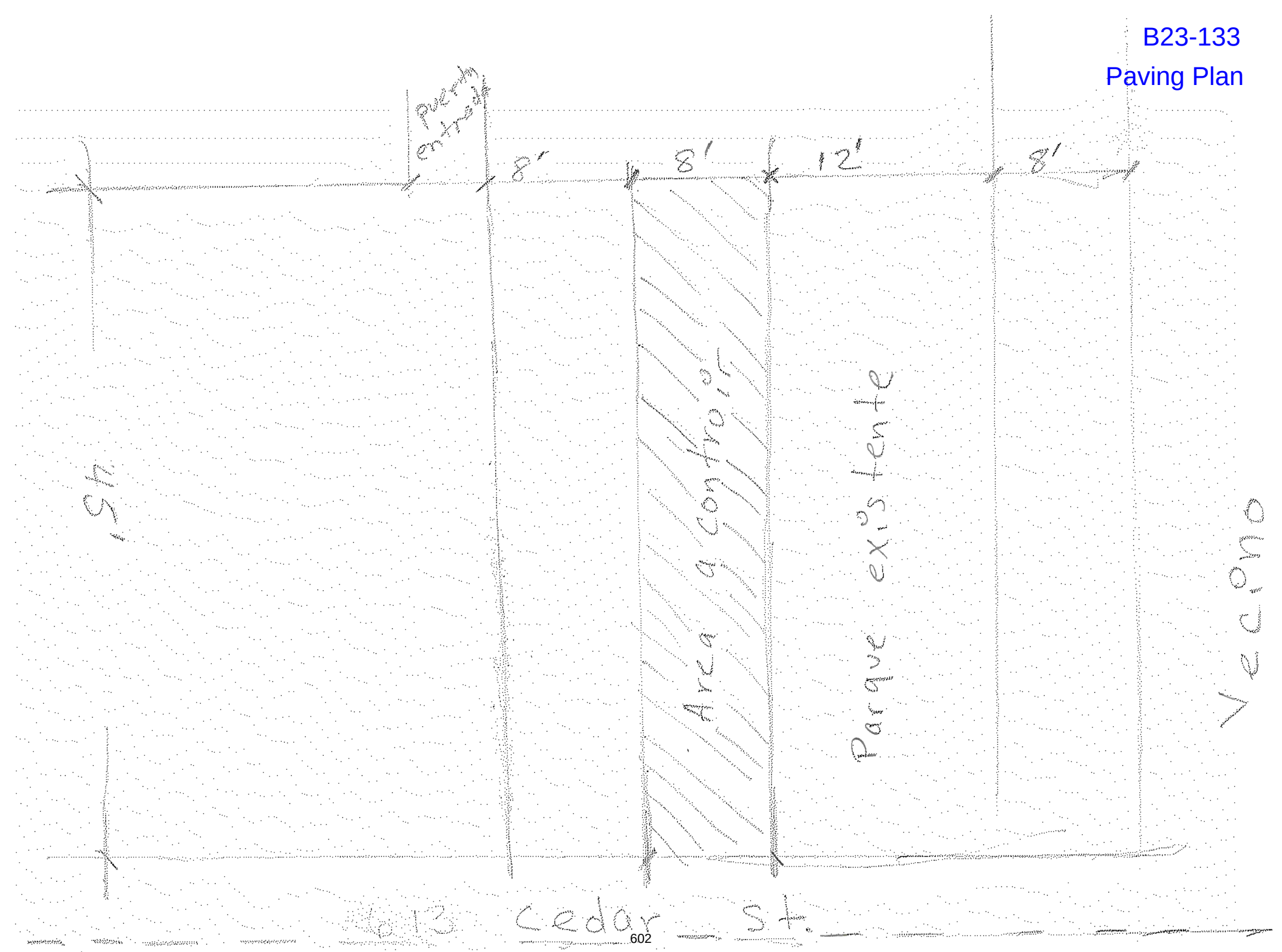
SF of addition = 360 SF

Total Pavement: 855 + 360 = 1215 SF

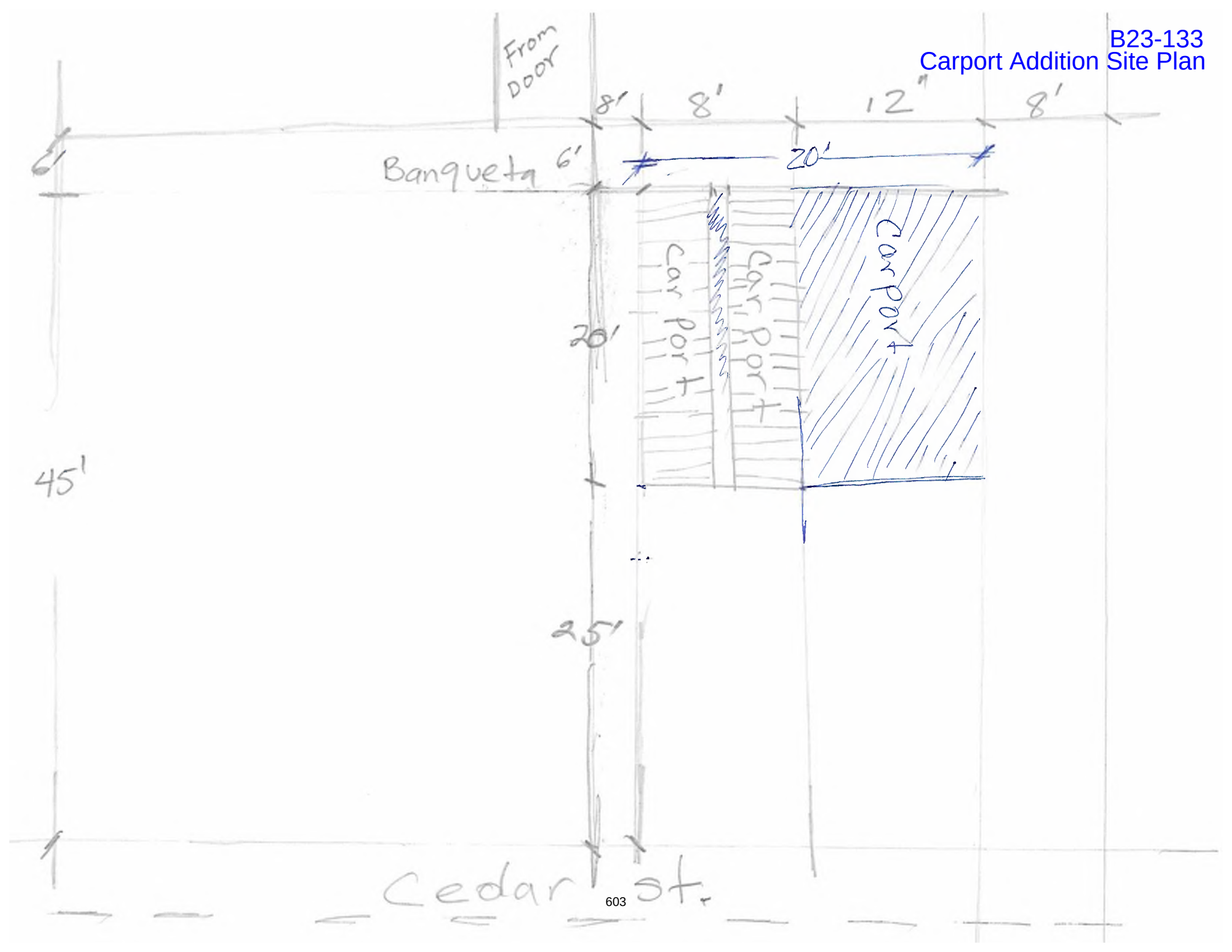
% of yard = 31%

B23-133

Paving Plan



B23-133
Carport Addition Site Plan



Site Photo Taken by Staff B23-133

ADJACENT PROPERTY OWNERS
613 CEDAR STREET

PARCEL # 815-27528-000

ENCORE COMMERCIAL LLC
PO BOX 6280
SPRINGDALE, AR 72766

PARCEL # 815-21373-000

PYLATE, FLORENCE B & DANNY
611 CEDAR ST
SPRINGDALE, AR 72764

PARCEL # 815-21376-000

DIAZ, GRISELDA NEVAREZ
610 CURTIS ST
SPRINGDALE, AR 72764

PARCEL # 815-27057-000

ENTERPRISE1 BY C & R LLC
HC 2 BOX 6300
KEAAU, HI 96749

PARCEL # 815-27058-000

LAMM, TYLER AUSTIN
610 CEDAR ST
SPRINGDALE, AR 72764

PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 11/24/23
PUBLIC HEARING SIGN LOCATION
815-28218-000
815-27527-000
1106
OLD MISSOURI RD
1106 B
808
804
806
1106 C
1106 A
E MOUNTAIN RD
802 B
802 A
815-27528-000
815-28224-000
802
815-28222-000
265
610
613
612
CEDAR ST
611
610
CURTIS ST
613
611
815-27532-000
788
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815-27536-000
607
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606
607
265
OLD MISSOURI RD
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815-21396-00604
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1008
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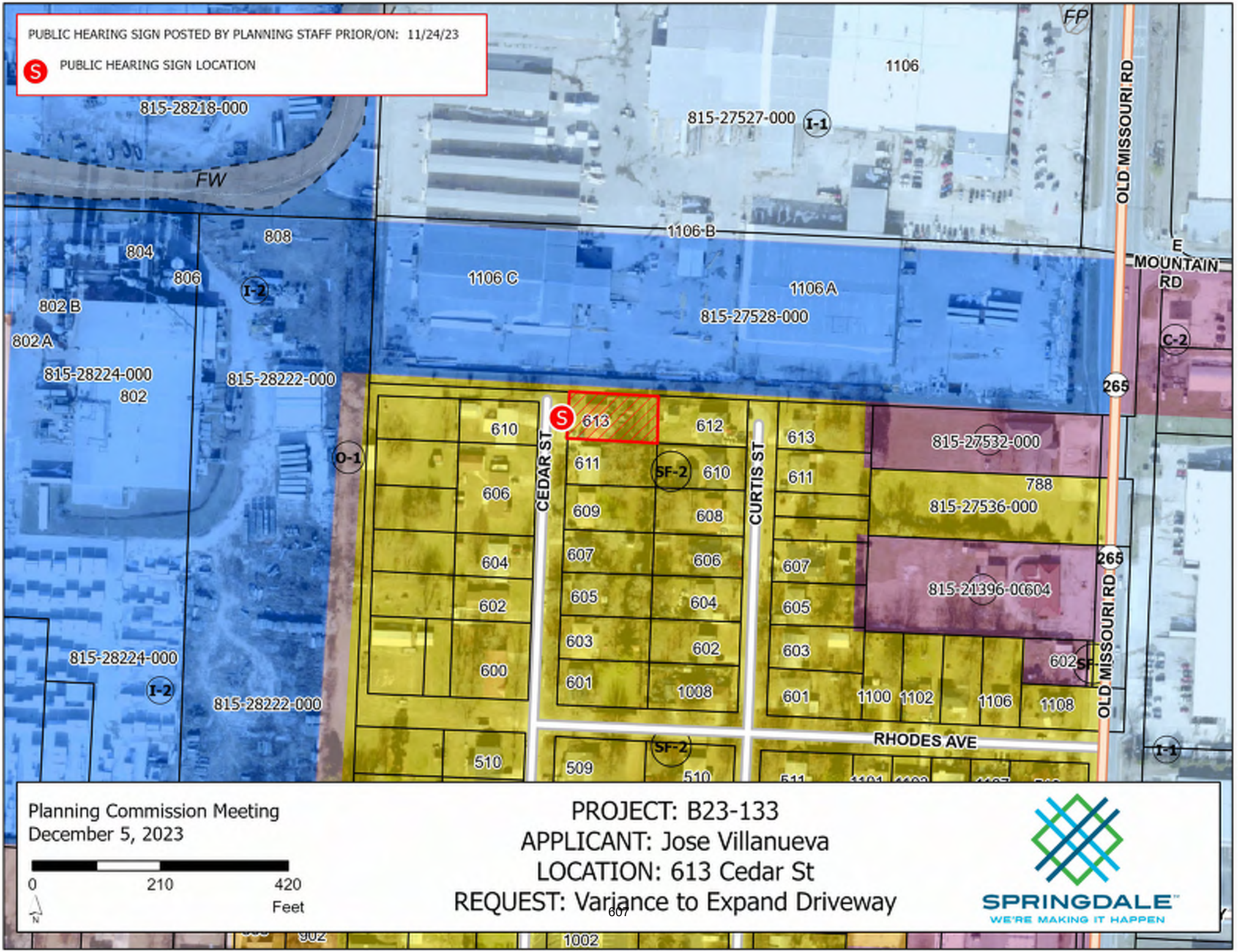
1102
1106
1108
815-28224-000
815-28222-000
RHODES AVE
510
509
510
Planning Commission Meeting
December 5, 2023
0
210
420
Feet
N
PROJECT: B23-133
APPLICANT: Jose Villanueva
LOCATION: 613 Cedar St
REQUEST: Variance to Expand Driveway
SPRINGDALE
WE'RE MAKING IT HAPPEN
606
1002


PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 11/24/23
PUBLIC HEARING SIGN LOCATION
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OLD MISSOURI RD
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1106 A
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PROJECT: B23-133
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REQUEST: Variance to Expand Driveway
SPRINGDALE
WE'RE MAKING IT HAPPEN

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: November 15, 2023

Date Accepted as Complete: November 17, 2023 Project Number: B23-134

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: Springdale's Best Storage QOF, LLC	Name:
E-mail: wkellstrom@watkinslawoffice.com	E-mail:
Address: 1106 W. Poplar St., Rogers, AR 72756	Address:
Phone: 476-636-2168	Phone:
Site/ Location: 229 Casteel Lane	Current Zoning District: C-2, General Commercial
Assessor's Parcel Number(s): 815-28738-051	Rezone required: NO. Total Acreage: 9.492

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

X **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.

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

See Variance Narrative Letter, attached hereto

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

See Variance Narrative Letter, attached hereto

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 Variance Narrative Letter, attached hereto

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: 11/15/2023

WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

WILLIAM P. WATKINS, III, P.A.
RONALD L. BOYER (OF COUNSEL)
JENNIFER E. GRAY, P.A.*
ANDREW T. CURRY, P.A.
WILLIAM A. KELLSTROM
* ALSO LICENSED IN MISSOURI

WRITER'S DIRECT E-MAIL
wkellstrom@watkinslawoffice.com

DELYNN HALE, SECRETARY
AMY BENSON, PARALEGAL
WHITNEY DUCKER, OFFICE MANAGER

B23-134

November 15, 2023

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

RE: Variance from Commercial Design Standards; Materials and Colors

Dear Planning Staff:

My name is Will Kellstrom and I have been retained to assist the applicant, Springdale's Best Storage QOF, LLC with this application. The purpose of this variance request is to request relief from Section III(C)(5) of the City of Springdale Commercial Design Standards, which requires that "[p]redominant exterior building materials shall be high quality materials", and allows brick as one of such materials.

In short, the applicant is proposing that all building sides which face–or which would be largely visible from–a public street be covered with brick, as well as a few building exteriors that may be partially visible from a street. The remaining building exteriors are proposed to be metal siding. The exterior portions of the buildings which face the West boundary of the development are proposed to be metal siding, as they face the rear of existing homes, and there is a large amount of vegetative screening which will be present. Exterior elevations depicting the proposed exterior materials have been submitted herewith.

Imposing the aforementioned design standard upon this development causes a hardship on the developer. The Commercial Design Standards are in place to ensure that commercial development is attractive to the general public. This storage development will be a gated private property which is only accessible by those who choose to rent units from the developer. For that reason, the interior of the development will only be visible to those who are patrons of the business, as opposed to the general citizens of Springdale who might be walking or driving by. Holding this private development to the same standards of commercial design as developments which will be seen by the general public creates an undue hardship.

The effect of the variance will be to adjust of the amount of high quality material required to a level commensurate with the extent that the development's aesthetics will be imposed on members of the general public. The stated intent of Section III(C)(5) is to ensure that the visual

impact of the building is aesthetically pleasing and compatible with materials and colors used in the adjoining neighborhoods. The visual impact from outside the development will be almost entirely brick, which is contained in the list of accepted materials under the Design Standards. As for compatibility with the neighborhood, the many of the nearby properties are comprised of plastic, metal or wood siding, with partial brick. Because the outward facing portions fo the development will be mostly to entirely brick, the proposed elevations are compatible with the adjoining properties. Accordingly, the proposed elevations and variance meet the intent of Section III(C)(5)

Thank you for considering this request for rezoning. If you have any questions, please contact me at 479-636-2168 or at wkellstrom@watkinslawoffice.com.

Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

/s/ *Will A. Kellstrom*

Will A. Kellstrom

WK:
pc:

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

Mr. Geoff Bates with Bates and Associates was present on behalf of his client to answer any questions or comments.

Ms. Mueller asked for Staff comments.

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

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 B23-20.
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. Predominate exterior building materials shall be high quality materials including, without limitation, the following: brick, native/natural stone, synthetic stone, concrete masonry units (smooth face units with integral color), synthetic stucco/EFS, architectural precast concrete, decorative face concrete tilt-up panels, glass, wood (natural or composite).
    a. Variance requested
5. 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.

Mr. Stith stated that the four buildings on the east side have to be sprinkled and they also need to see the fire alarms and the FTC locations on the buildings.

Mr. Bates said that they are working with Springdale Water to get the buildings sprinkled.

He further stated that the foundation landscaping request is because they are storage units and there are doors in front of them. He said they got as much as room would permit.

He said that they have ended up doing all the buildings brick.

Ms. Christie said that they are doing street improvements along Emma Avenue with a sidewalk.

Mr. Bates said they were including the cul-de-sac

It was decided to take the variances all together.

Mr. Parker called for the vote.

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

The variances were approved by a unanimous vote.

Mr. Parker moved to approve the large scale subject to Staff comments. Mr. Tyler seconded the motion.

Mr. Cloud asked if they could put in the record that all the wall packs will be full cut-off, no lighting above 90 degrees.

The architect said that it may not be but that he will make sure that it is done.

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

The large scale was approved by a unanimous vote.

C. B23-21 Connie & Barbara Ann Bowerman
3219 N. 56th Street
Variance for non-conforming structure to remain
Presented by Bates & Associates, Inc.

Cody with Bates & Associates, Inc. was present on behalf of his client to answer any questions or comments. He said that they are proposing a tract split and within the tract split is a shed that the client would like to remain.

B23-134

SPRINGDALE BEST STORAGE

SPRINGDALE, ARKANSAS

ABBREVIATIONS, MATERIALS LEGEND, AND REFERENCE SYMBOLS

ABBREVIATIONS

ARFF	ABOVE REFERENCE FINISH FLOOR
BM.	BEAM
BRFF	BELOW REFERENCE FINISH FLOOR
C.J.	CONTROL JOINT
EL.	ELEVATION
E.J.	EXPANSION JOINT
FDN.	FOUNDATION
F.F.	FINISH FLOOR
F.O.B.	FACE OF BRICK
F.O.S.	FACE OF STUD
FTG.	FOOTING
G.C.	GENERAL CONTRACTOR
J.B.	JOIST BEARING
MBM	METAL BUILDING MANUFACTURER
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
R.D.	ROOF DRAIN
RTU	ROOF TOP UNIT
SIM.	SIMILAR
S.J.	SAWED JOINT
STD.	STANDARD
T.O.B.	TOP OF BEAM
T.O.C.	TOP OF CURB
T.O.F.	TOP OF FOOTING
T.S.	THICKENED SLAB
T.W.	TOP OF WALL
TYP.	TYPICAL
V.C.J.	VERTICAL CONTROL JOINT
V.T.R.	VENT THRU ROOF

MATERIALS LEGEND

- COMPACTED FILL
- UNDISTURBED EARTH
- CRUSHED STONE
- CONCRETE (SECTION)
- CONCRETE (PLAN)
- BRICK
- STONE
- CONCRETE BLOCK
- GLAZED FACE CONCRETE BLOCK
- MORTAR – GROUT
- LARGE SCALE METAL
- SMALL SCALE METAL
- METAL STUD PARTITION
- WOOD STUD PARTITION
- WOOD – ROUGH (CONTINUOUS)
- WOOD – ROUGH (BLOCKING)
- WOOD – FINISH
- RIGID INSULATION
- BATT INSULATION
- LOOSE FILL INSULATION
- PLASTER OR STUCCO
- GYPSUM BOARD
- PLYWOOD
- GLASS
- ACOUSTIC CEILING TILE

REFERENCE SYMBOLS

GENERAL NOTE — NOTE LETTER (A)

ELEVATION — XXX'–X" / X.X.X.

ELEVATION — DRAWING NO. / SHEET NO. X/AX.X

REVISIONS — REVISION NUMBER (X)

BUILDING SECTION — DRAWING NO./SHEET NO. X/AX.X — X/AX.X

FRAME (WINDOW) — FRAME TYPE (XX)

WALL SECTION — DRAWING NO./SHEET NO. X/AX.X

FOOTING ELEV. — TOP OF FTG / FTG. ELEV. 00.00

ENLARGED DETAIL — DRAWING NO. XX / SHEET NO. AX.X

ROOM NUMBER — ROOM NAME: ROOM NAME; ROOM NUMBER: 101

GENERAL EQUIPMENT — ACCESSORY NO. – SEE PLAN OR SECTION XXX

PARTITION TYPE — *X

GRID LINE — X / X

DOOR — (XX) DOOR NUMBER

GENERAL NOTES

1. THESE DRAWINGS HAVE BEEN DEVELOPED UNDER A LIMITED SCOPE OF SERVICE AGREEMENT BETWEEN THE ARCHITECT AND THE OWNER. OWNER IS TO PROVIDE ADDITIONAL INFORMATION AND/OR SPECIFICATIONS AS REQUIRED TO THOROUGHLY DEFINE ALL ITEMS AND AREAS NOT COMPLETELY IDENTIFIED WITHIN THESE DOCUMENTS UNDER THE TERMS OF THIS AGREEMENT.
2. ALL CONSTRUCTION MATERIAL, TECHNIQUES AND PERFORMANCE VALUES ARE TO MEET APPLICABLE CODES INDICATED IN "CONSTRUCTION DATA" TABLE LISTED ON THIS SHEET.
3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSURING THAT THIS PROJECT IS CONSTRUCTED IN ACCORDANCE WITH THESE DOCUMENTS AND IN COMPLIANCE WITH CODES INDICATED HEREIN. THE QUALITY OF WORKMANSHIP AND INSTALLATION OF MATERIALS SPECIFIED BY THE ARCHITECT ARE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR. THE ARCHITECT WILL NOT BE HELD RESPONSIBLE FOR ANY SUBSTANDARD OR INSUFFICIENT WORKMANSHIP, MATERIALS OR SERVICES PROVIDED IN THE EXECUTION OF ANY PHASE OF CONSTRUCTION OF THIS PROJECT.
4. ALL MATERIALS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND ALL SUBCONTRACTORS ARE TO INSURE THAT ALL MANUFACTURERS WARRANTIES WILL BE HONORED.
5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSURING THE SAFETY OF ALL PERSONS ON THE JOB SITE AT ALL TIMES, INCLUDING BUT NOT LIMITED TO ALL SUBCONTRACTORS, VENDORS, DESIGN STAFF PROFESSIONALS, AND INSPECTION PERSONNEL.
6. ALL INTERIOR FINISHES, CABINETS, FIXTURES, TRIM, ETC. WILL BE SPECIFIED BY THE CONTRACTOR WITH APPROVAL BY THE OWNER (IN ACCORDANCE WITH COMPONENTS AND SYSTEMS USED).
7. ALL DRAWINGS, SPECIFICATIONS, AND DESIGN OF THE FOLLOWING SYSTEMS ARE TO BE PROVIDED BY OTHERS.
   a. SPRINKLER SYSTEM DESIGN AND INSTALLATION
   b. PRE-ENGINEERED METAL BUILDING SYSTEM

   THESE SERVICES SHALL BE CONTRACTED FOR BY THE GENERAL CONTRACTOR UNDER SEPARATE AGREEMENTS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL CONSTRUCTION PROCESSES.

CONSTRUCTION DATA

ADDRESS: EAST EMMA AVENUE
SPRINGDALE, ARKANSAS 72764

OCCUPANCY CLASSIFICATION: S-1 (MODERATE HAZARD STORAGE) ALL BUILDINGS

CONSTRUCTION TYPE: TYPE OF CONSTRUCTION: TYPE IIB, SPRINKLERED ALL BUILDINGS

BUILDING AREA:
BUILDING "A" = 11,421 SQUARE FEET
BUILDINGS "B,C,D" = 11,766 SQUARE FEET
BUILDINGS "E,I" = 5,950 SQUARE FEET
BUILDINGS "F,G,H,J,K,L" = 6,300 SQUARE FEET

OCCUPANCY LOADS:
BUILDING "A" WAREHOUSE 500 GROSS
1 PER 500 GROSS/11,607 SQ. FT. = 24 PERSONS
BUILDING "A" TOTAL OCCUPANT LOAD = 24 PERSONS

BUILDINGS "B,C,D" WAREHOUSE 500 GROSS
1 PER 500 GROSS/11,766 SQ. FT. = 24 PERSONS
BUILDINGS "B,C,D" TOTAL OCCUPANT LOAD = 24 PERSONS

BUILDINGS "E,I" WAREHOUSE 500 GROSS
1 PER 500 GROSS/5,950 SQ. FT. = 12 PERSONS
BUILDINGS "E,I" TOTAL OCCUPANT LOAD = 12 PERSONS

BUILDINGS "F,G,H,J,K,L" WAREHOUSE 500 GROSS
1 PER 500 GROSS/6,300 SQ. FT. = 13 PERSONS
BUILDINGS "F,G,H,J,K,L" TOTAL OCCUPANT LOAD = 13 PERSONS

APPLICABLE CODES: INCLUDED BUT NOT LIMITED TO, THE LATEST ADOPTED EDITIONS OF THESE CODES AS AMENDED BY THE CITY OF SPRINGDALE AND THE STATE OF ARKANSAS.

2021 ARKANSAS FIRE PREVENTION CODE VOL. I – FIRE FIRE (BASED ON ICC FIRE CODE)

2021 ARKANSAS FIRE PREVENTION CODE VOL. II – BUILDING (BASED ON ICC BUILDING CODE)

2020 NATIONAL ELECTRICAL CODE

2021 INTERNATIONAL MECHANICAL CODE

2018 ARKANSAS PLUMBING CODE

2018 ARKANSAS FUEL GAS CODE

2014 ARKANSAS ENERGY CONSERVATION CODE (BASED ON 2009 IECC

INDEX OF DRAWINGS

GENERAL

C1.1 COVER, LEGEND AND INDEX

ARCHITECTURAL

A1.0 SITE LOCATIONS
A1.1 FLOOR PLAN
A1.2 BASEMENT PLAN
A2.0 ELEVATIONS & DETAILS
A2.1 ELEVATIONS & DETAILS

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

CHARLES J HENRY IV, ARCHITECT

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.

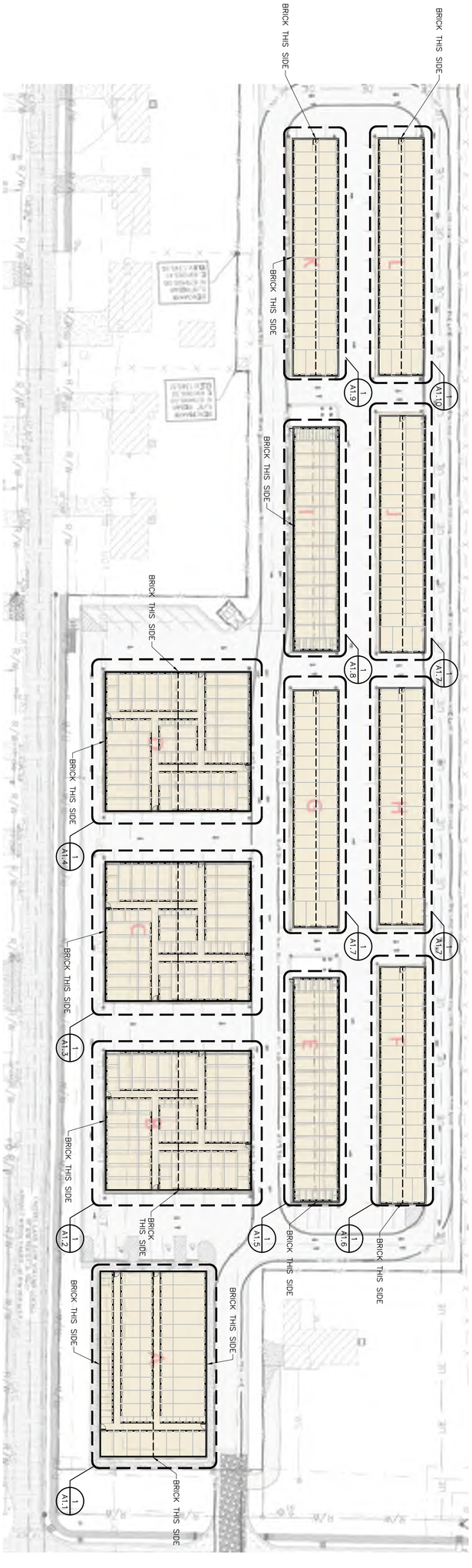
DRAWN BY: CJH4
CHECKED BY: CJH4

REGISTERED ARCHITECT — CHARLES J HENRY IV — No. 3226 — STATE OF ARKANSAS

CONSTRUCTION SET
JOB# DSD-22-055
SPRINGDALE ARKANSAS

v011 - 11.08.2023 - PERMIT CONSTRUCTION SET
SPRINGDALE BEST STORAGE

C1.1 COVER, LEGEND AND INDEX
DATE: 11.07.2023



1 SITE LOCATIONS
SCALE: 1" = 500'

0" 500'

v011 - 11.08.2023 - PERMIT CONSTRUCTION SET

SPRINGDALE BEST STORAGE

JOB# DSD-22-055

SPRINGDALE
ARKANSAS

A1.0

SITE LOCATIONS

DATE: 11.07.2023

HENRY ARCHITECTURE
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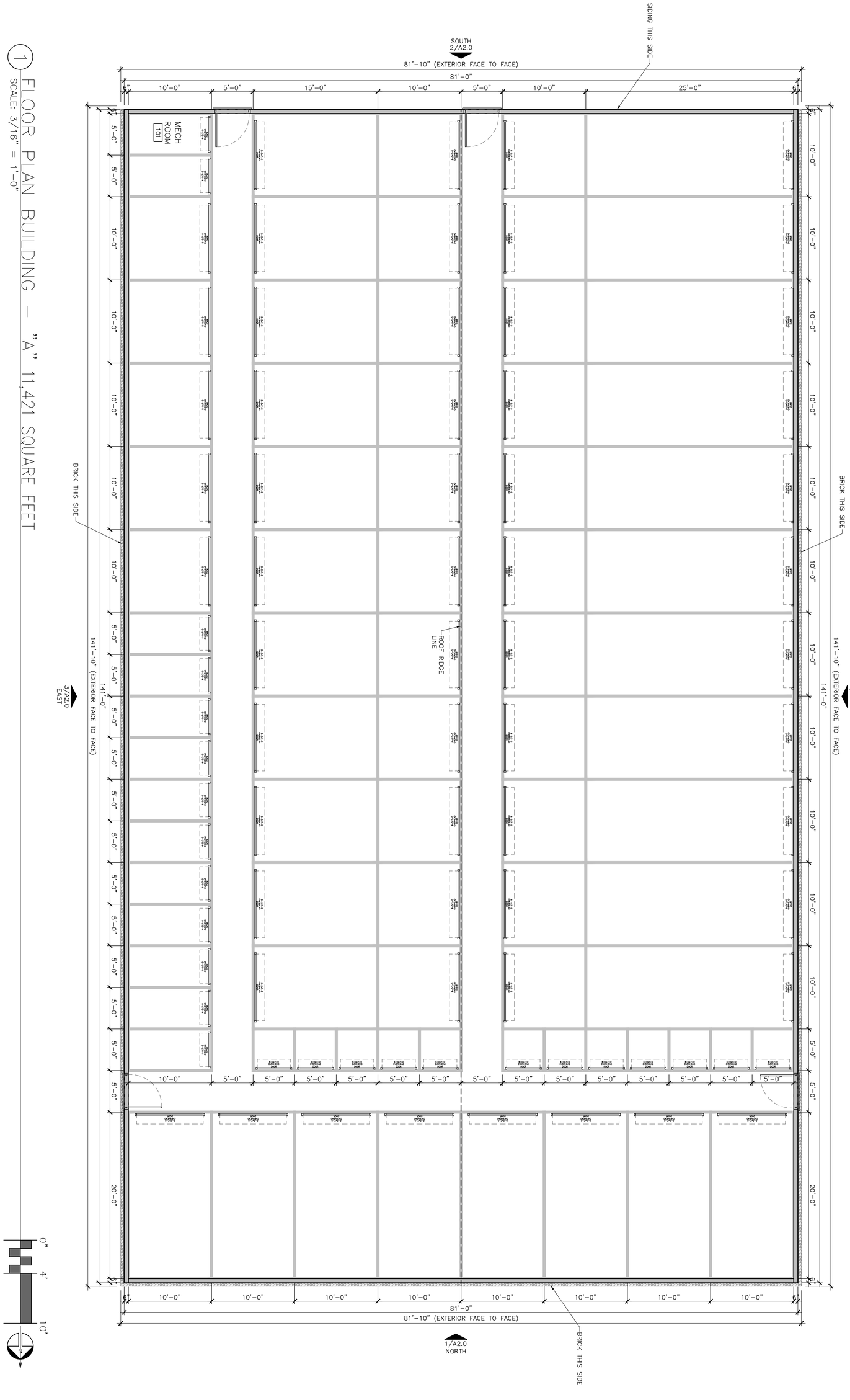
PHONE - 479.530-9693 EMAIL: chenry@henryarchitecture.com

DRAWN BY: CJH4
CHECKED BY: CJH4

REV. NO.	DATE	DESC.

HENRY ARCHITECTURE



1 FLOOR PLAN BUILDING - "A" 11,421 SQUARE FEET
SCALE: 3/16" = 1'-0"

621

0" 4' 10'

v011 - 11.08.2023 - PERMIT CONSTRUCTION SET

SPRINGDALE BEST STORAGE

JOB# DSD-22-055

A1.1

FLOOR PLAN BUILDING - "A"

DATE: 11.07.2023

SPRINGDALE
ARKANSAS

CHARLES H. HENRY IV
No. 3228
REGISTERED ARCHITECT
STATE OF ARKANSAS

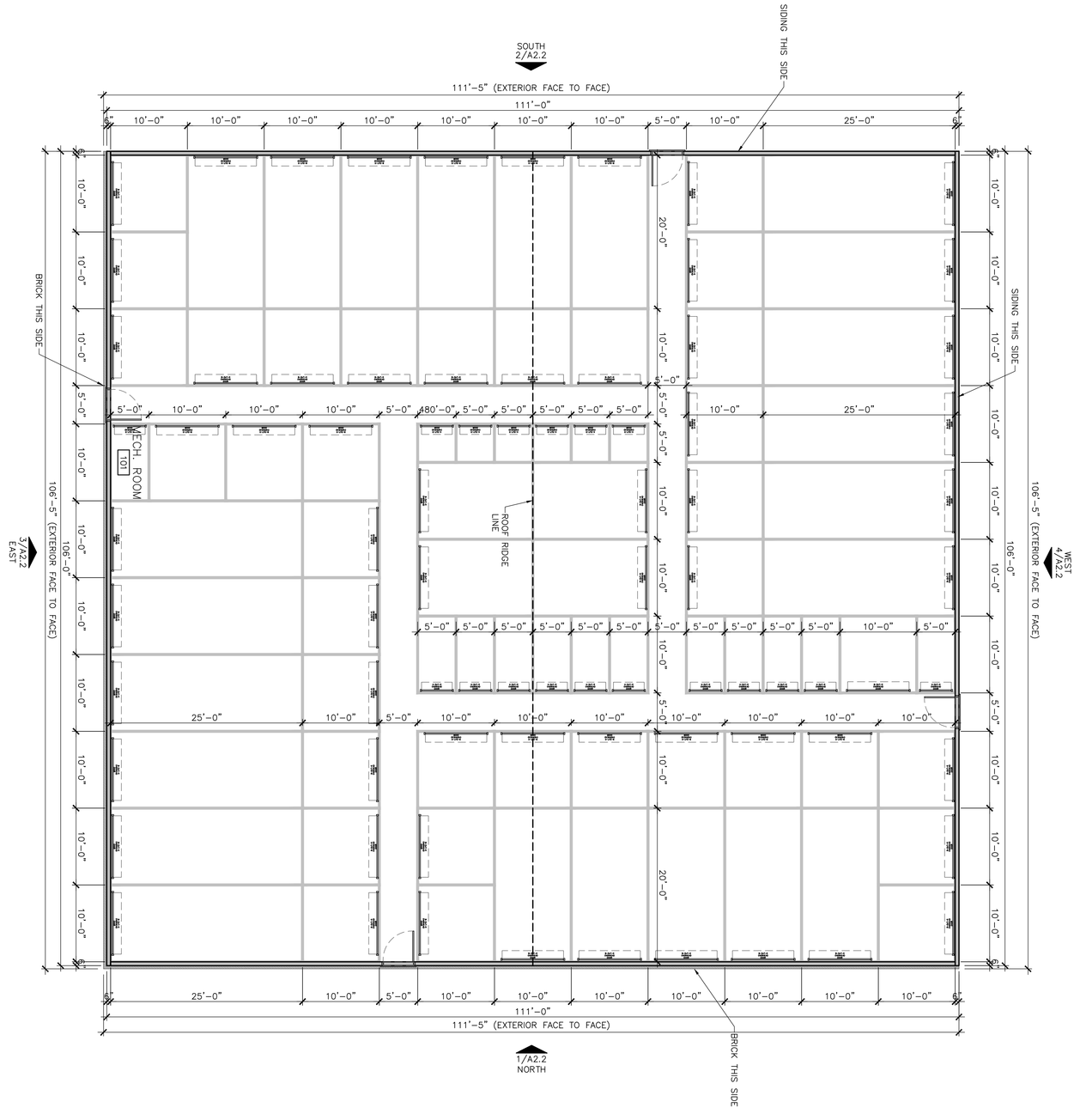
HENRY ARCHITECTURE
1722 N COLLEGE AVE., SUITE C - BOX 153
FAYETTEVILLE, AR 72703
PHONE - 479.530-9693 EMAIL: chenry@henryarchitecture.com

DRAWN BY: CJH4
CHECKED BY: CJH4

REV. NO.	DATE	DESC.

HENRY ARCHITECTURE

1 FLOOR PLAN BUILDING – "B" 11,766 SQUARE FEET
SCALE: 1/8" = 1'-0"



0" 4' 10'

v011 - 11.08.2023 - PERMIT CONSTRUCTION SET

SPRINGDALE BEST STORAGE

JOB# DSD-22-055

A1.2

FLOOR PLAN BUILDING - "B"

DATE: 11.07.2023

SPRINGDALE
ARKANSAS

HENRY ARCHITECTURE
1722 N COLLEGE AVE., SUITE C - BOX 153
FAYETTEVILLE, AR 72703
PHONE - 479.530-9693 EMAIL: chenry@henryarchitecture.com

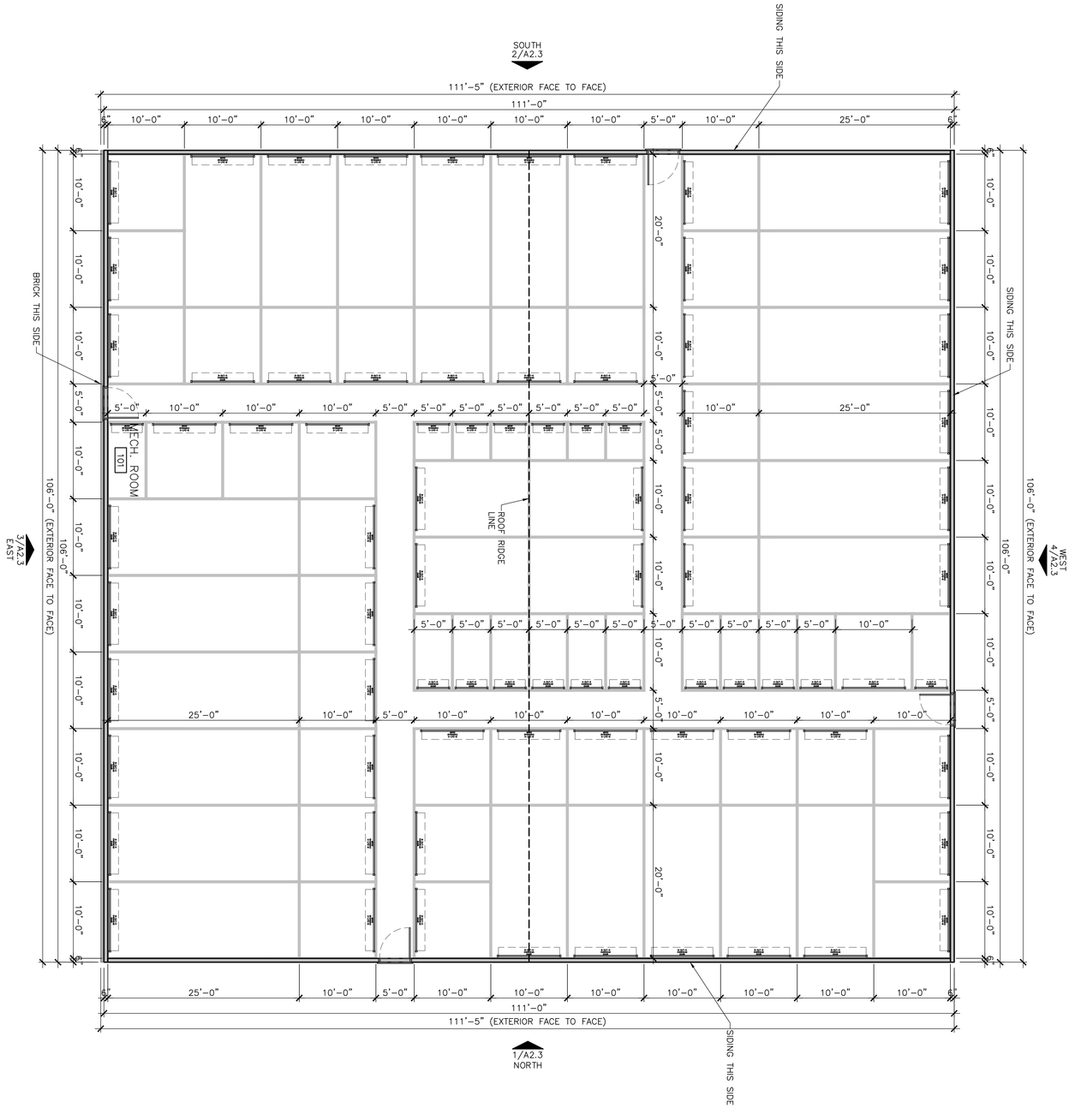
DRAWN BY: CJH4
CHECKED BY: CJH4

REV. NO.	DATE	DESC.

HENRY ARCHITECTURE

1 FLOOR PLAN BUILDING – "C" 11,766 SQUARE FEET

SCALE: 1/8" = 1'-0"



623

0" 4' 10'

HENRY ARCHITECTURE
1722 N COLLEGE AVE., SUITE C - BOX 153
FAYETTEVILLE, AR 72703
PHONE - 479.530-9693 EMAIL: chenry@henryarchitecture.com

v011 - 11.08.2023 - PERMIT CONSTRUCTION SET

SPRINGDALE BEST STORAGE

JOB# DSD-22-055

A1.3

FLOOR PLAN BUILDING - "C"

DATE: 11.07.2023

SPRINGDALE
ARKANSAS

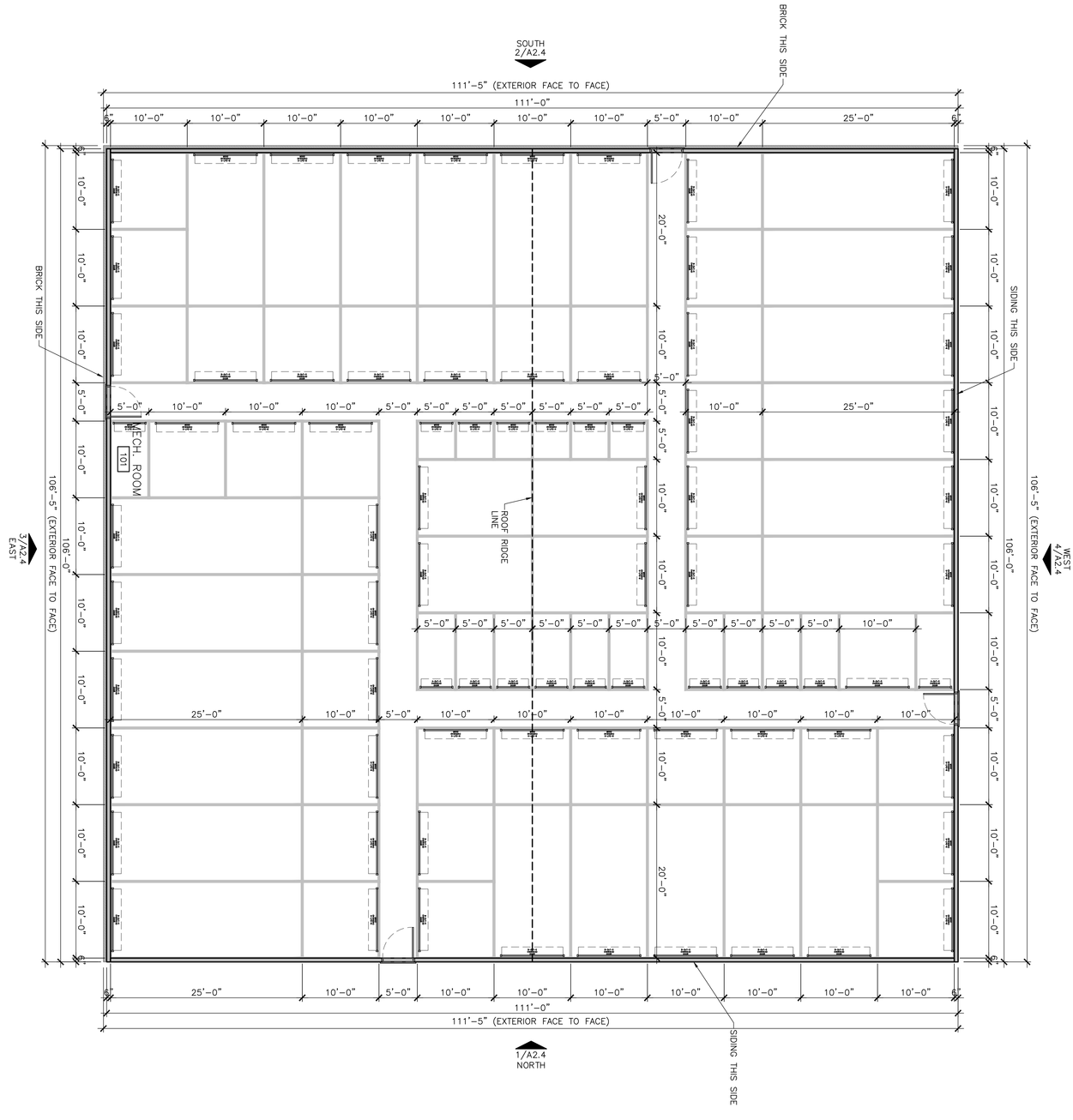
CHARLES J. HENRY IV
No. 3228
REGISTERED ARCHITECT
STATE OF ARKANSAS

DRAWN BY: CJH4
CHECKED BY: CJH4

REV. NO.	DATE	DESC.

HENRY ARCHITECTURE

1 FLOOR PLAN BUILDING – "D" 11,766 SQUARE FEET
SCALE: 1/8" = 1'-0"



0" 4' 10'

624

v011 - 11.08.2023 - PERMIT CONSTRUCTION SET

SPRINGDALE BEST STORAGE

JOB#
DSD-22-055

A1.4

FLOOR PLAN BUILDING - "D"

DATE: 11.07.2023

SPRINGDALE
ARKANSAS

CHARLES H. HENRY IV
REGISTERED ARCHITECT
No. 3228
STATE OF ARKANSAS

HENRY ARCHITECTURE
1722 N COLLEGE AVE., SUITE C - BOX 153
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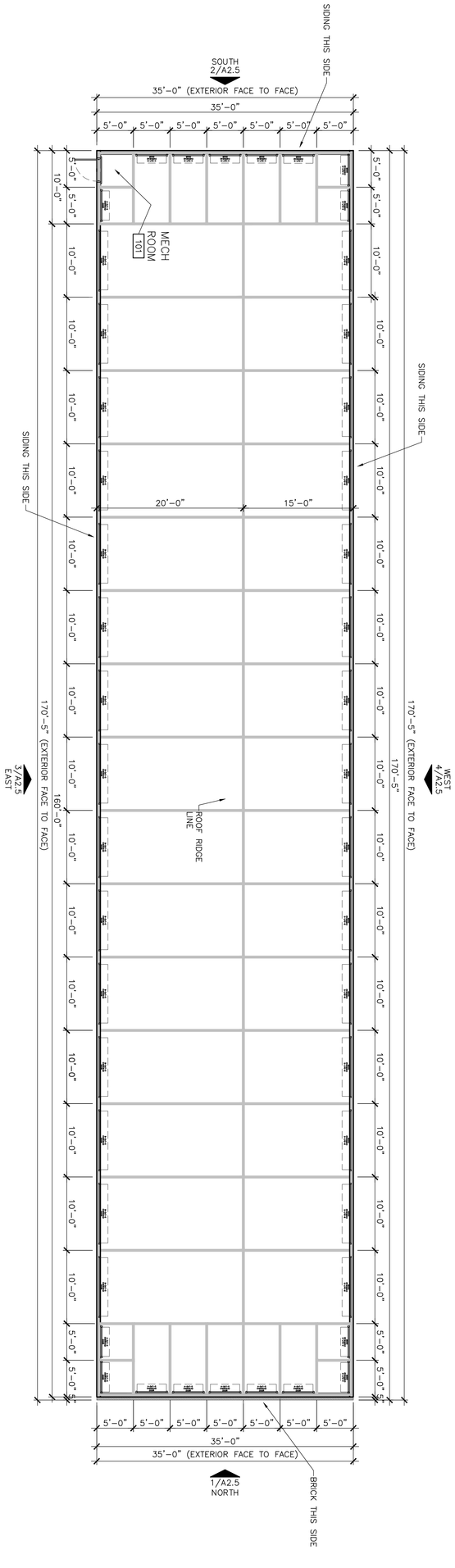
PHONE - 479.530-9693 EMAIL: chenry@henryarchitecture.com

DRAWN BY: CJH4
CHECKED BY: CJH4

REV. NO.	DATE	DESC.

HENRY ARCHITECTURE



1 FLOOR PLAN BUILDING - "E" 5,950 SQUARE FEET

SCALE: 1/8" = 1'-0"

625

0" 4' 10'

v011 - 11.08.2023 - PERMIT CONSTRUCTION SET

SPRINGDALE BEST STORAGE

JOB# DSD-22-055

A1.5

FLOOR PLAN BUILDING - "E"

DATE: 11.07.2023

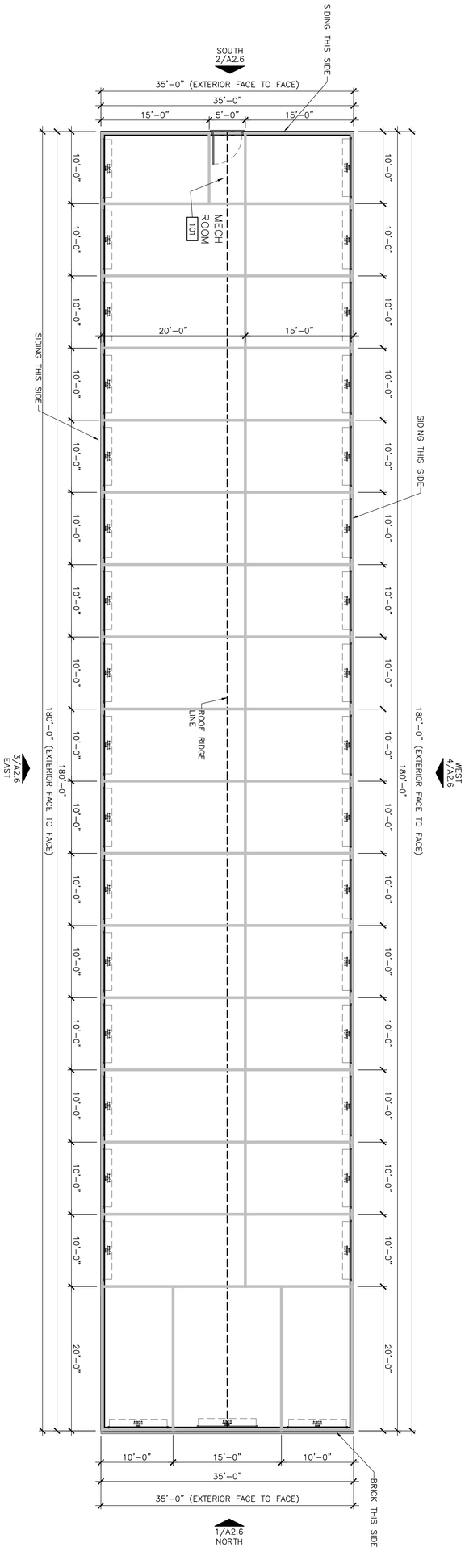
SPRINGDALE
ARKANSAS

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 BUILDING – "F" 6,300 SQUARE FEET

SCALE: 1/8" = 1'-0"

0" 4' 10'

626

v011 - 11.08.2023 - PERMIT CONSTRUCTION SET

SPRINGDALE BEST STORAGE

JOB# DSD-22-055

A1.6

FLOOR PLAN BUILDING - "F"

DATE: 11.07.2023

SPRINGDALE
ARKANSAS

HENRY ARCHITECTURE
1722 N COLLEGE AVE., SUITE C - BOX 153
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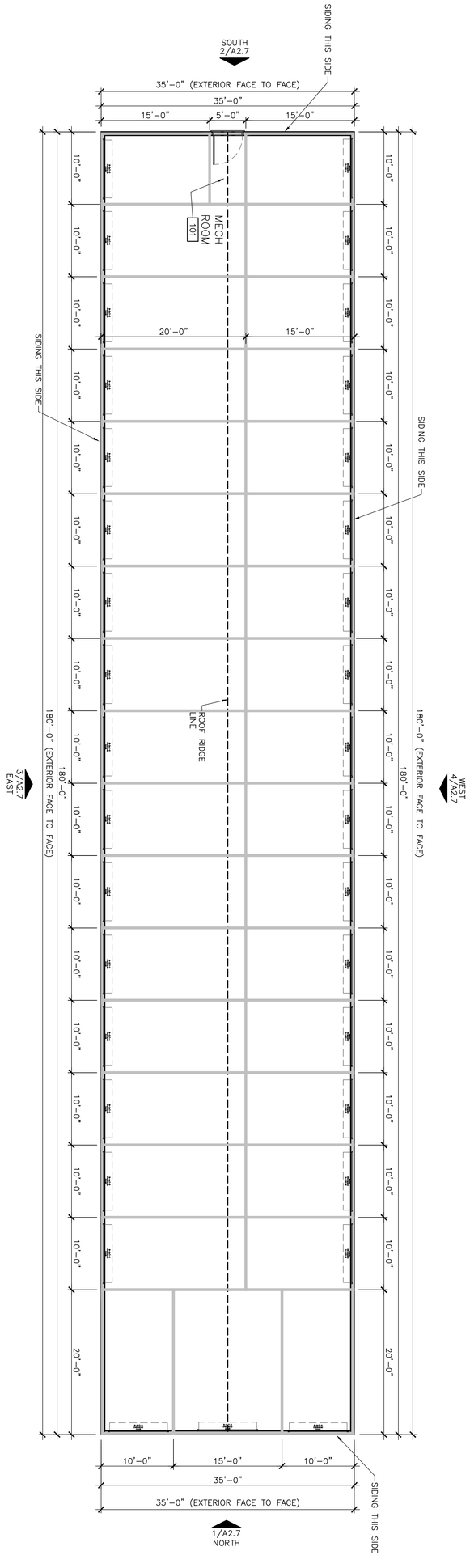
PHONE - 479.530-9693 EMAIL: chenry@henryarchitecture.com

DRAWN BY: CJH4
CHECKED BY: CJH4

REV. NO.	DATE	DESC.

HENRY ARCHITECTURE

1 FLOOR PLAN BUILDING - "G,H,J" 6,300 SQUARE FEET
SCALE: 1/8" = 1'-0"



0" 4' 10'

627

v011 - 11.08.2023 - PERMIT CONSTRUCTION SET

SPRINGDALE BEST STORAGE

A1.7

FLOOR PLAN BUILDING - "G,H,J"

DATE: 11.07.2023

JOB# DSD-22-055

SPRINGDALE ARKANSAS

HENRY ARCHITECTURE
1722 N COLLEGE AVE., SUITE C - BOX 153
FAYETTEVILLE, AR 72703
PHONE - 479.530-9693 EMAIL: chenry@henryarchitecture.com

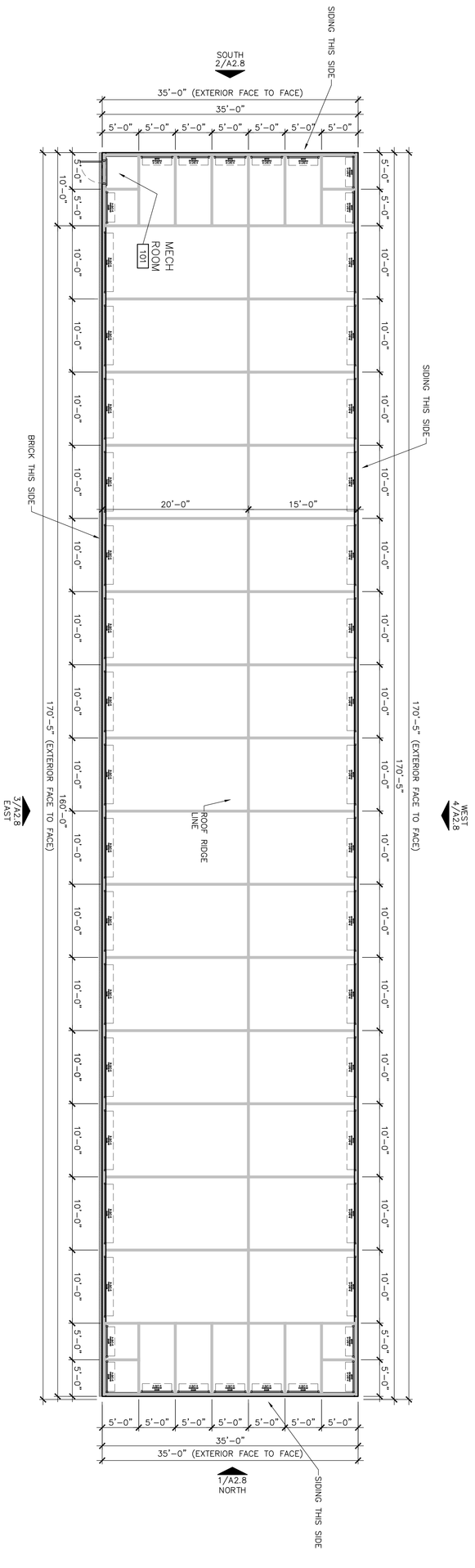
DRAWN BY: CJH4
CHECKED BY: CJH4

REV. NO.	DATE	DESC.

HENRY ARCHITECTURE

1 FLOOR PLAN BUILDING – "I" 5,950 SQUARE FEET

SCALE: 1/8" = 1'-0"



628

0" 4' 10'

v011 - 11.08.2023 - PERMIT CONSTRUCTION SET

SPRINGDALE BEST STORAGE

JOB# DSD-22-055

A1.8

FLOOR PLAN BUILDING - "I"

DATE: 11.07.2023

SPRINGDALE
ARKANSAS

HENRY ARCHITECTURE
1722 N COLLEGE AVE., SUITE C - BOX 153
FAYETTEVILLE, AR 72703
PHONE - 479.530-9693 EMAIL: chenry@henryarchitecture.com

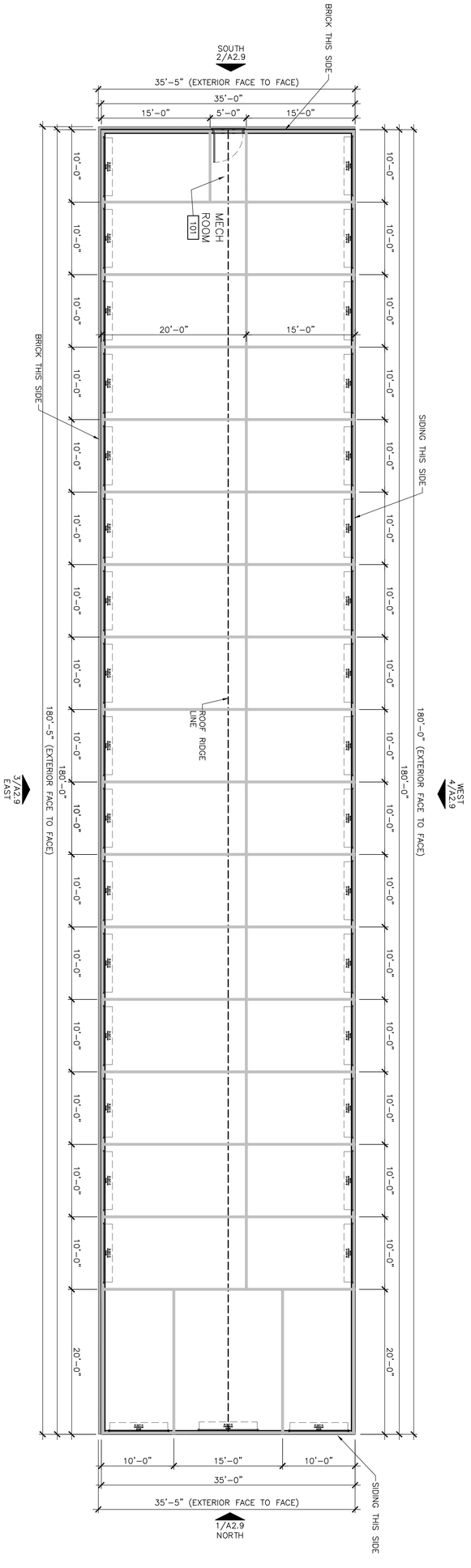
DRAWN BY: CJH4
CHECKED BY: CJH4

REV. NO.	DATE	DESC.

HENRY ARCHITECTURE

1 FLOOR PLAN BUILDING – "K" 6,300 SQUARE FEET

SCALE: 1/8" = 1'-0"



0" 4' 10'

629

v011 - 11.08.2023 - PERMIT CONSTRUCTION SET

SPRINGDALE BEST STORAGE

JOB# DSD-22-055

A1.9

FLOOR PLAN BUILDING - "K"

DATE: 11.07.2023

SPRINGDALE
ARKANSAS

HENRY ARCHITECTURE
1722 N COLLEGE AVE., SUITE C - BOX 153
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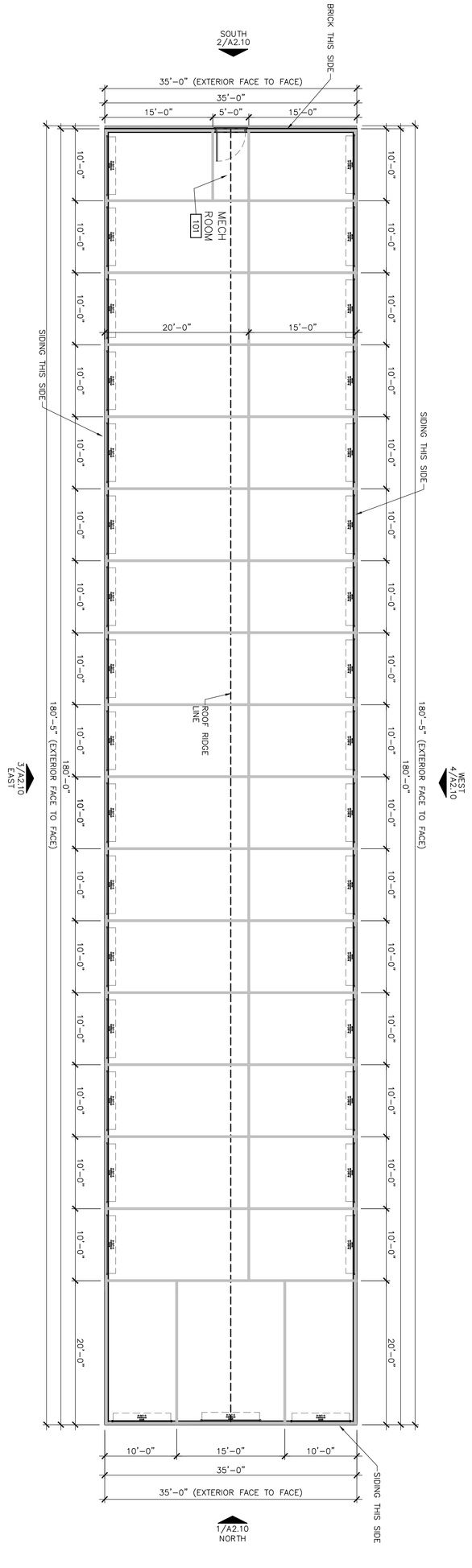
PHONE - 479.530-9693 EMAIL: chenry@henryarchitecture.com

DRAWN BY: CJH4
CHECKED BY: CJH4

REV. NO.	DATE	DESC.

HENRY ARCHITECTURE



1 FLOOR PLAN BUILDING – "L" 6,300 SQUARE FEET

SCALE: 1/8" = 1'-0"

0" 4' 10'

630

v011 - 11.08.2023 - PERMIT CONSTRUCTION SET

SPRINGDALE BEST STORAGE

JOB# DSD-22-055

SPRINGDALE
ARKANSAS

A1.10

FLOOR PLAN BUILDING - "L"

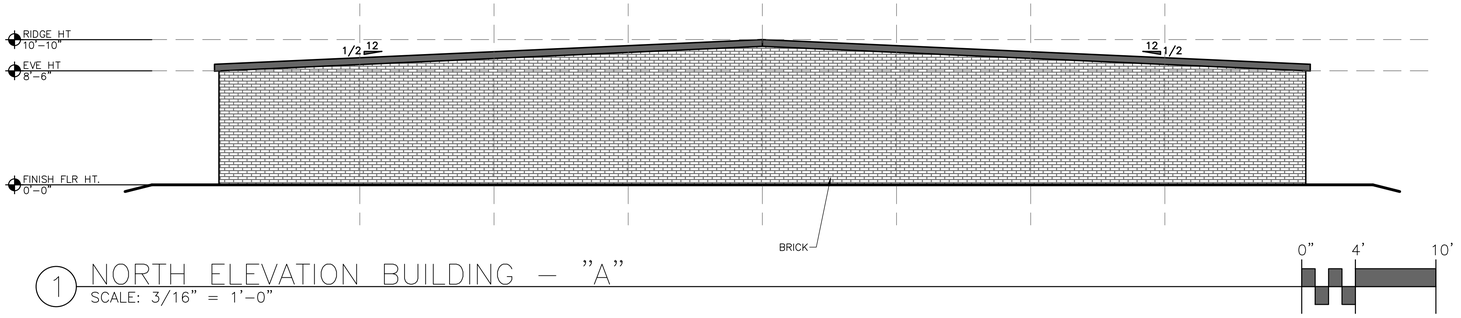
DATE: 11.07.2023

HENRY ARCHITECTURE
1722 N COLLEGE AVE., SUITE C - BOX 153
FAYETTEVILLE, AR 72703
PHONE - 479.530-9693 EMAIL: chenry@henryarchitecture.com

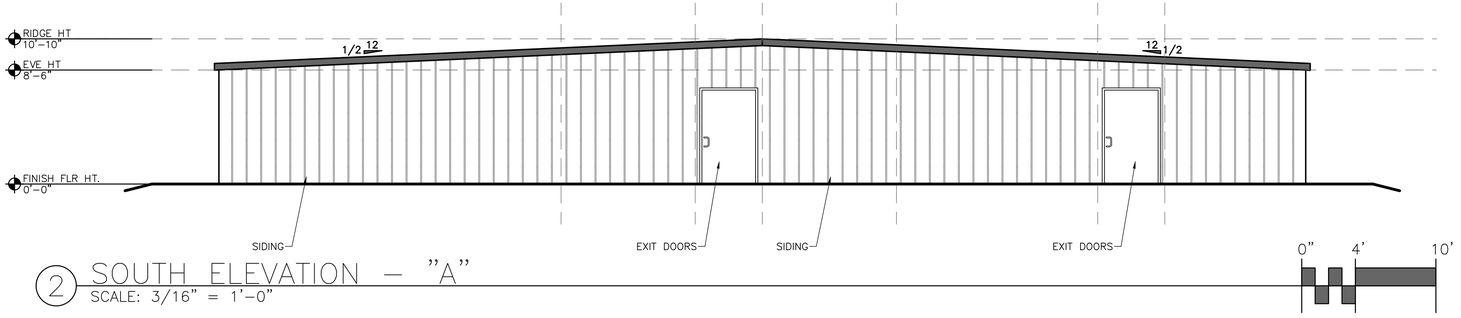
DRAWN BY: CJH4
CHECKED BY: CJH4

REV. NO.	DATE	DESC.

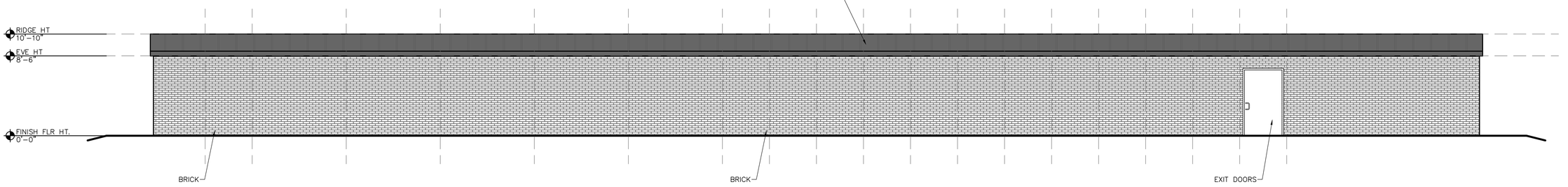
HENRY ARCHITECTURE



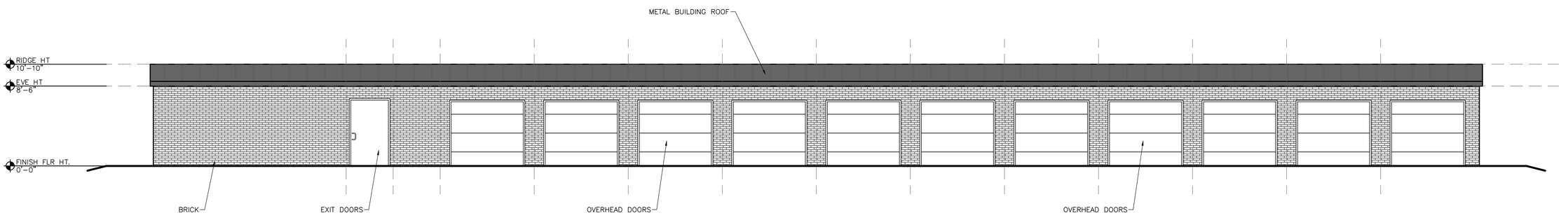
1 NORTH ELEVATION BUILDING – "A"
SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION – "A"
SCALE: 3/16" = 1'-0"



3 EAST ELEVATION – "A"
SCALE: 3/16" = 1'-0"



4 WEST ELEVATION – "A"
SCALE: 3/16" = 1'-0"

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

REGISTERED ARCHITECT
CHARLES HENRY IV
No. 3226
STATE OF ARKANSAS

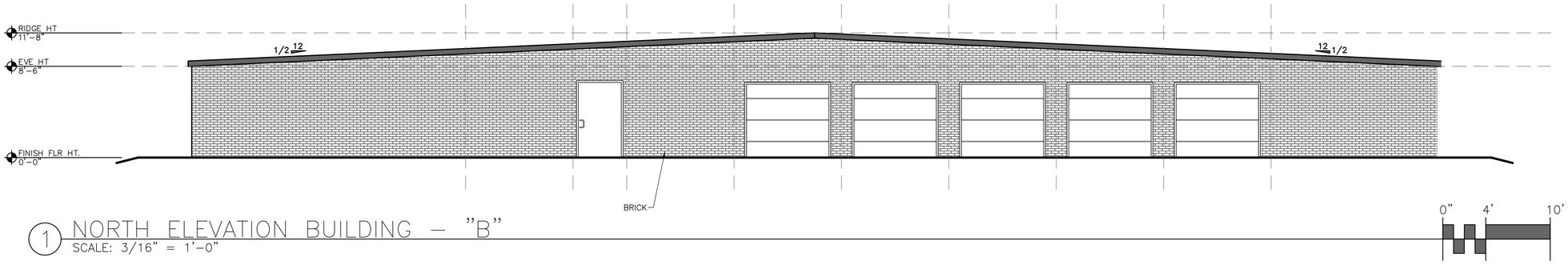
v011 - 11.08.2023 - PERMIT CONSTRUCTION SET
SPRINGDALE BEST STORAGE

JOB# DSD-22-055

ELEVATIONS & DETAILS BUILDING - "A"
SPRINGDALE ARKANSAS

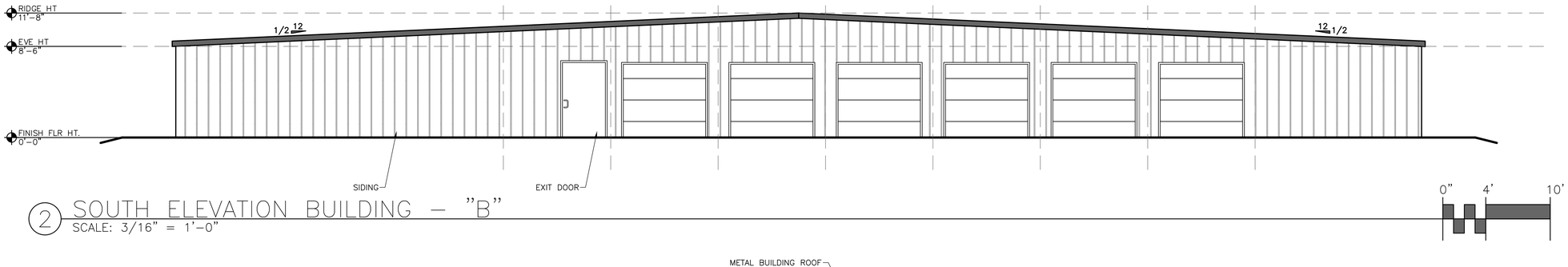
DATE: 11.07.2023

A2.1



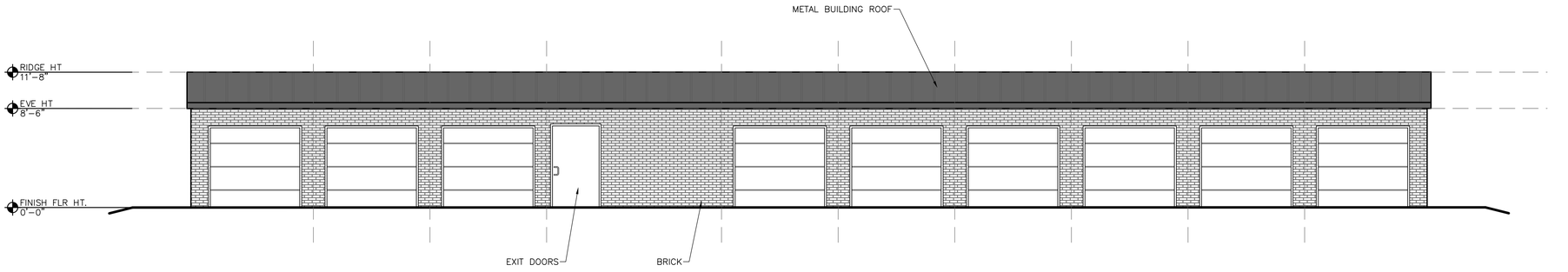
1 NORTH ELEVATION BUILDING – "B"
SCALE: 3/16" = 1'-0"

0" 4' 10'



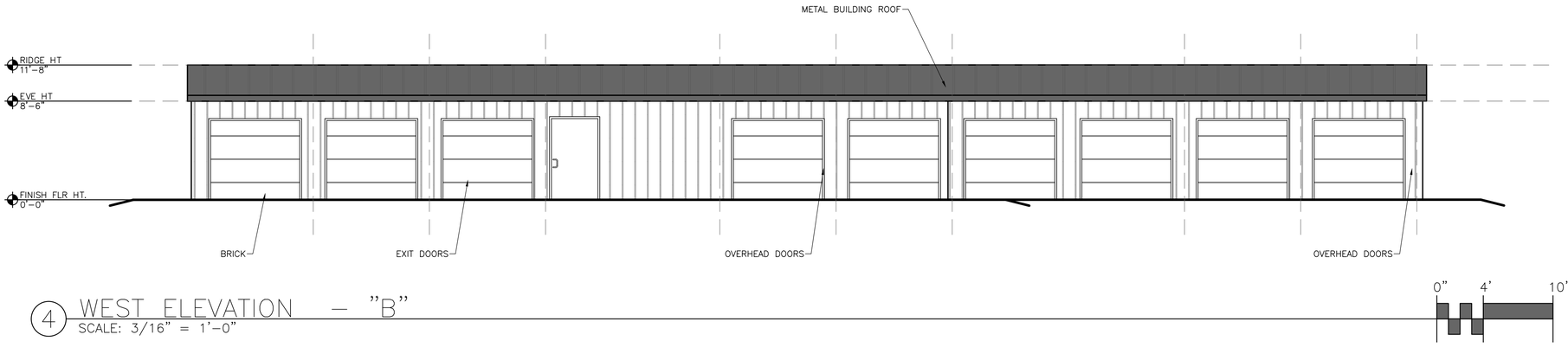
2 SOUTH ELEVATION BUILDING – "B"
SCALE: 3/16" = 1'-0"

0" 4' 10'



3 EAST ELEVATION – "B"
SCALE: 3/16" = 1'-0"

0" 4' 10'



4 WEST ELEVATION – "B"
SCALE: 3/16" = 1'-0"

0" 4' 10'

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

REGISTERED ARCHITECT
CHARLES HENRY IV
No. 3225
STATE OF ARKANSAS

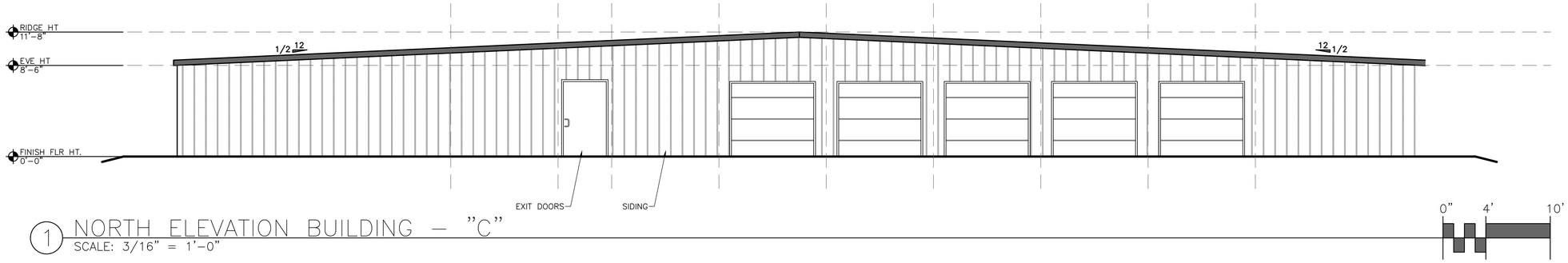
v011 - 11.08.2023 - PERMIT CONSTRUCTION SET
SPRINGDALE BEST STORAGE

JOB# DSD-22-055

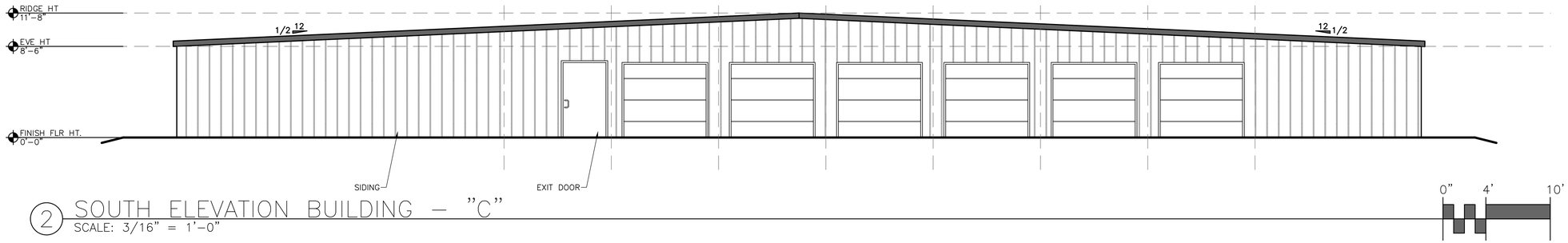
ELEVATIONS & DETAILS BUILDING - "B" SPRINGDALE ARKANSAS

DATE: 11.07.2023

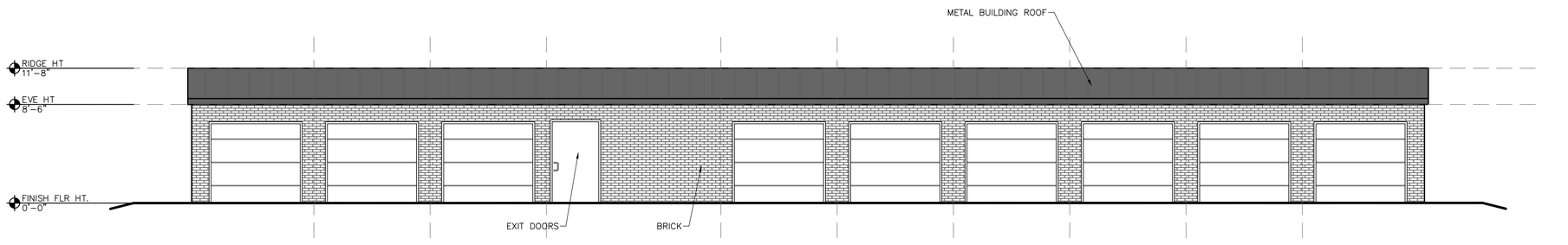
A2.3



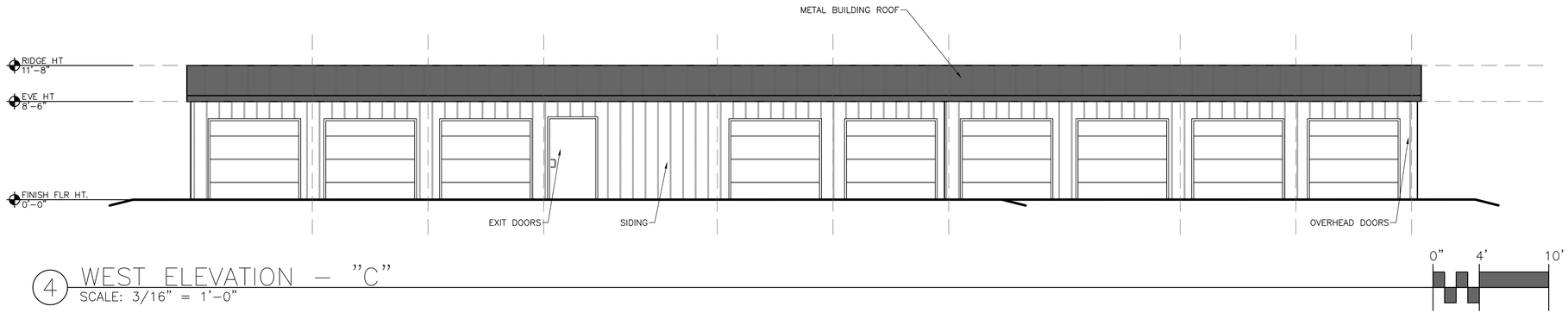
1 NORTH ELEVATION BUILDING – "C"
SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION BUILDING – "C"
SCALE: 3/16" = 1'-0"



3 EAST ELEVATION – "C"
SCALE: 3/16" = 1'-0"



4 WEST ELEVATION – "C"
SCALE: 3/16" = 1'-0"

HENRY ARCHITECTURE

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

REGISTERED ARCHITECT
CHARLES HENRY IV
No. 3225
STATE OF ARKANSAS

v011 - 11.08.2023 - PERMIT CONSTRUCTION SET
SPRINGDALE BEST STORAGE

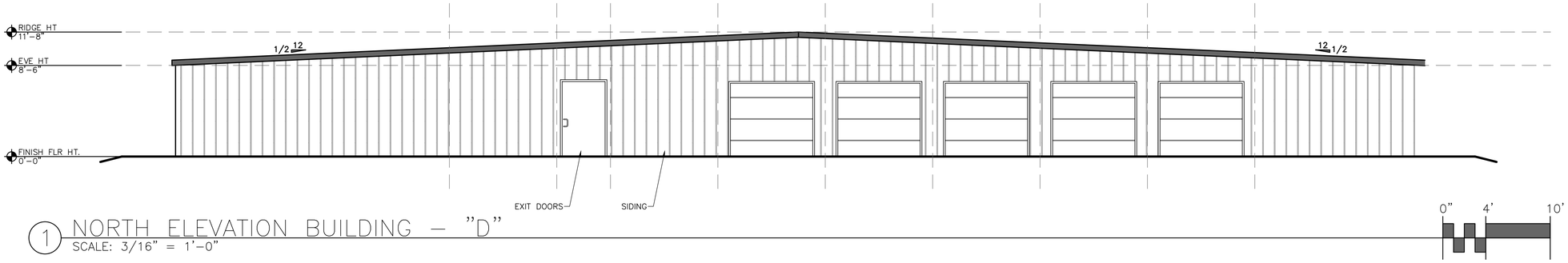
JOB# DSD-22-055

"C" SPRINGDALE ARKANSAS

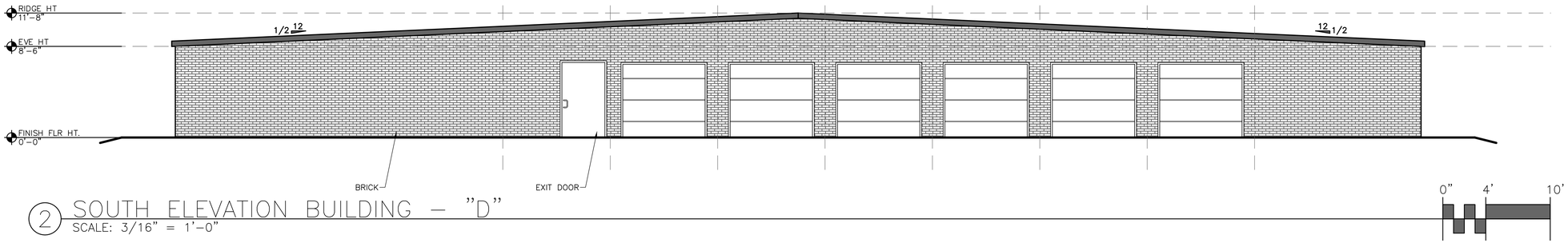
ELEVATIONS & DETAILS BUILDING - "C"

DATE: 11.07.2023

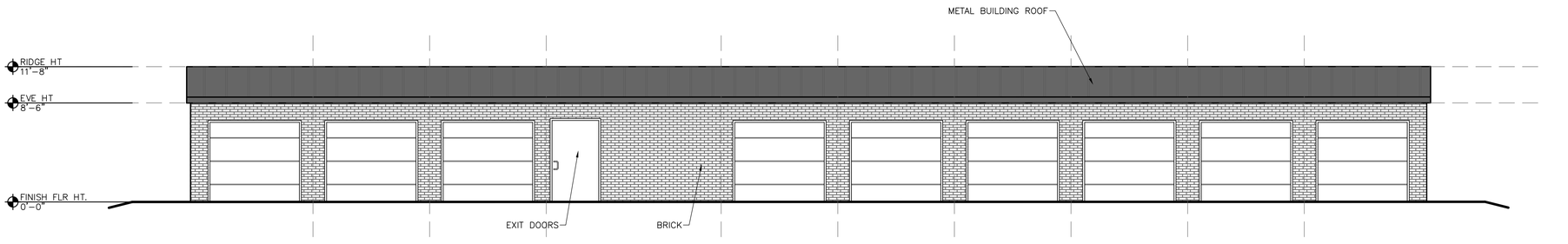
A2.3



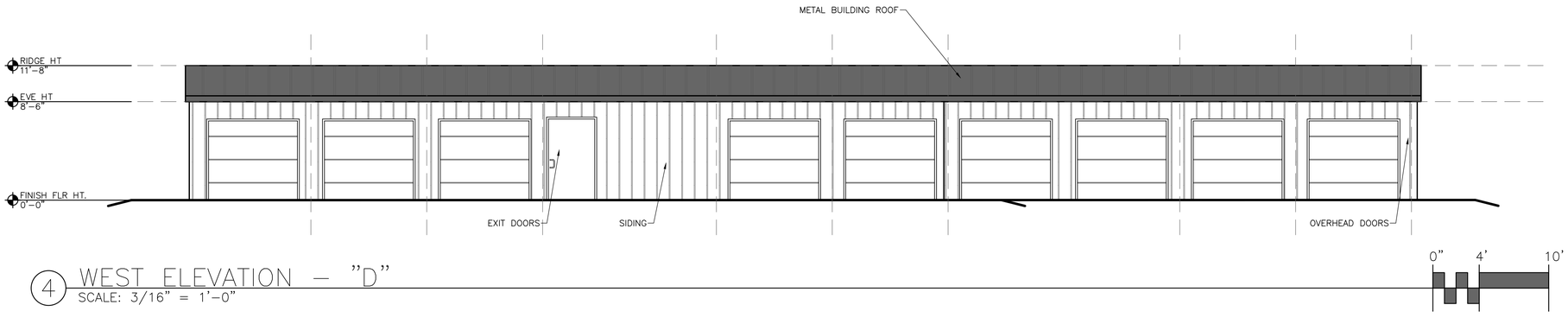
1 NORTH ELEVATION BUILDING – "D"
SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION BUILDING – "D"
SCALE: 3/16" = 1'-0"



3 EAST ELEVATION – "D"
SCALE: 3/16" = 1'-0"



4 WEST ELEVATION – "D"
SCALE: 3/16" = 1'-0"

HENRY ARCHITECTURE

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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

REGISTERED ARCHITECT
CHARLES HENRY IV
No. 3225
STATE OF ARKANSAS

v011 - 11.08.2023 - PERMIT CONSTRUCTION SET
SPRINGDALE BEST STORAGE

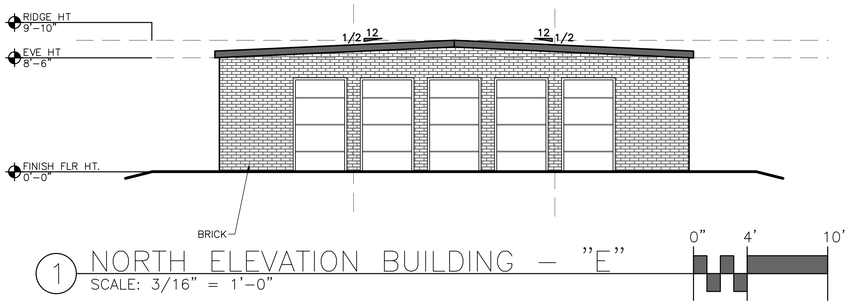
JOB# DSD-22-055

"D" SPRINGDALE ARKANSAS

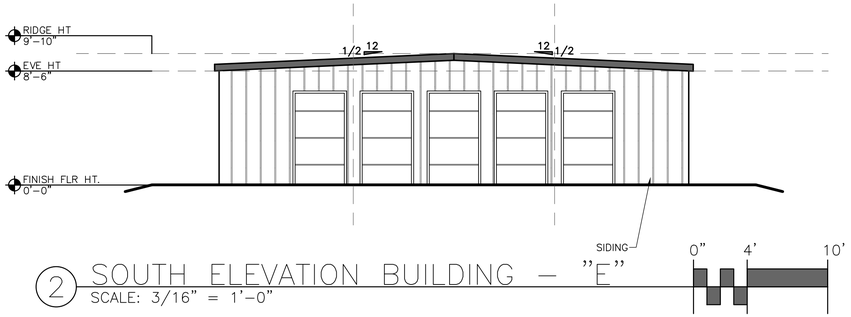
ELEVATIONS & DETAILS BUILDING - "D"

DATE: 11.07.2023

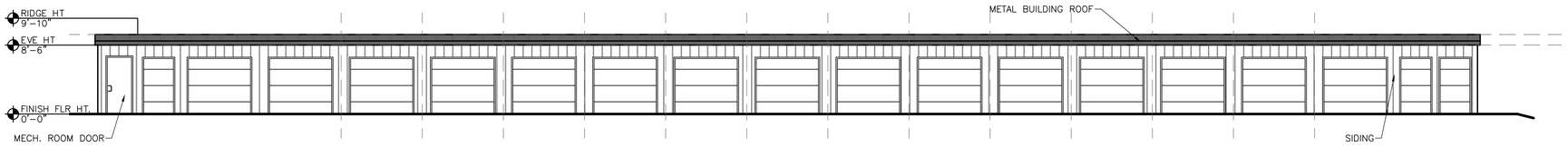
A2.4



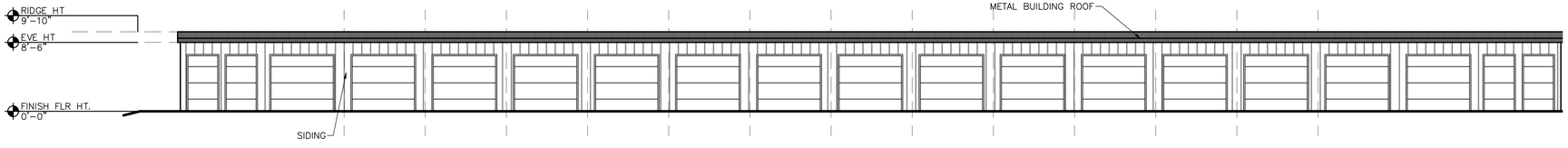
1 NORTH ELEVATION BUILDING – "E"
SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION BUILDING – "E"
SCALE: 3/16" = 1'-0"



3 EAST ELEVATION – "E"
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION – "E"
SCALE: 1/8" = 1'-0"

HENRY ARCHITECTURE

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1722 N COLLEGE AVE., SUITE C - BOX 153
FAYETTEVILLE, AR 72703
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REV. NO.	DATE	DESC.

DRAWN BY: CJH4
CHECKED BY: CJH4

REGISTERED ARCHITECT
CHARLES HENRY IV
No. 3225
STATE OF ARKANSAS

v011 - 11.08.2023 - PERMIT CONSTRUCTION SET

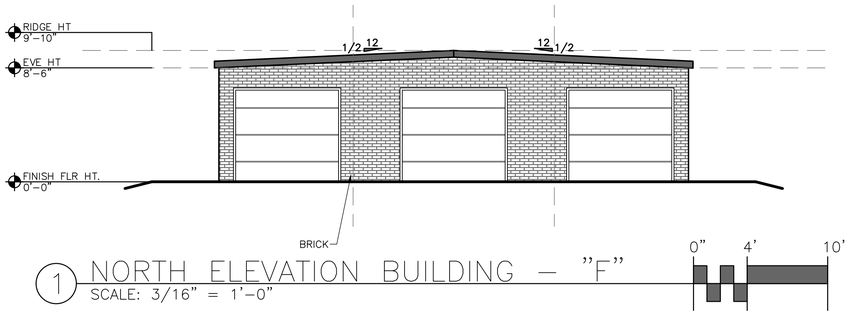
JOB# DSD-22-055

SPRINGDALE BEST STORAGE
SPRINGDALE ARKANSAS

ELEVATIONS & DETAILS BUILDING - "E"

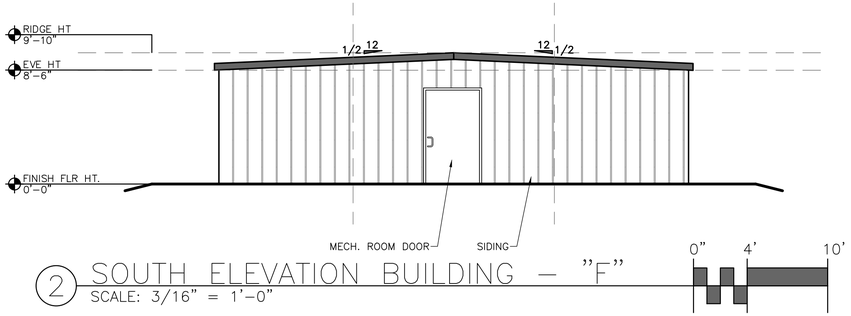
DATE: 11.07.2023

A2.5



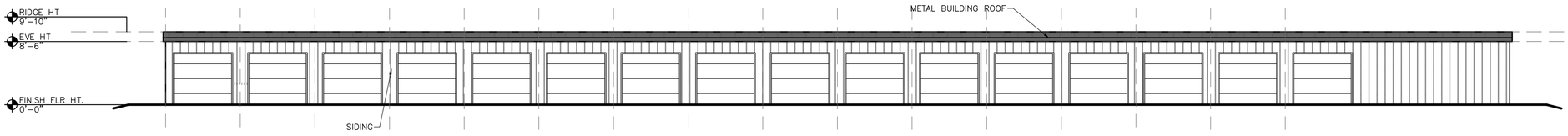
1 NORTH ELEVATION BUILDING – "F"
SCALE: 3/16" = 1'-0"

0" 4' 10'



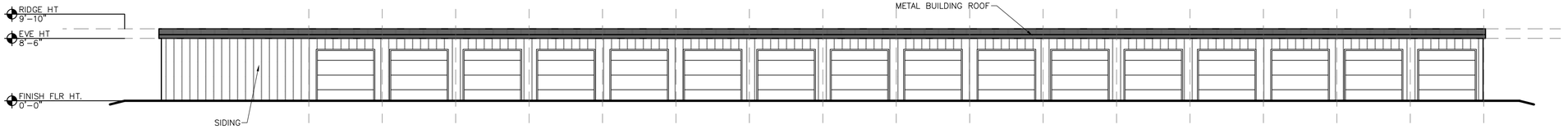
2 SOUTH ELEVATION BUILDING – "F"
SCALE: 3/16" = 1'-0"

0" 4' 10'



3 EAST ELEVATION – "F"
SCALE: 1/8" = 1'-0"

0" 4' 10'



4 WEST ELEVATION – "F"
SCALE: 1/8" = 1'-0"

0" 4' 10'

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

REGISTERED ARCHITECT
CHARLES HENRY IV
No. 3226
STATE OF ARKANSAS

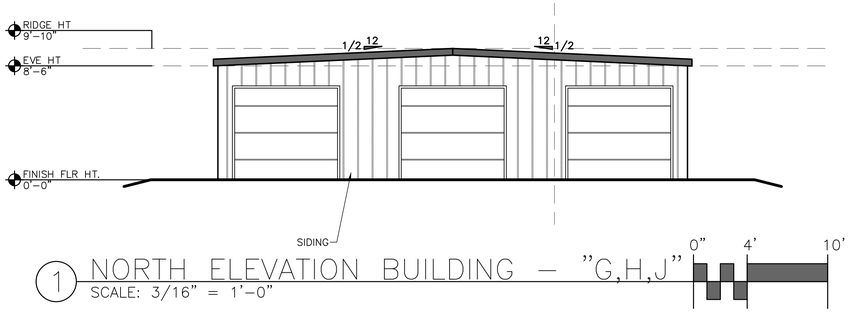
v011 - 11.08.2023 - PERMIT CONSTRUCTION SET
SPRINGDALE BEST STORAGE

JOB# DSD-22-055

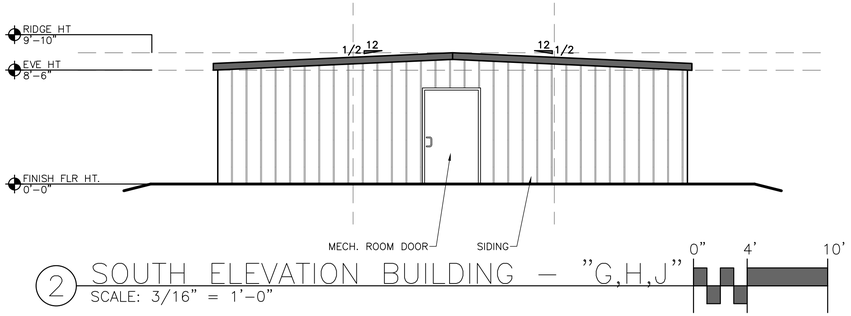
ELEVATIONS & DETAILS BUILDING - "F" SPRINGDALE ARKANSAS

DATE: 11.07.2023

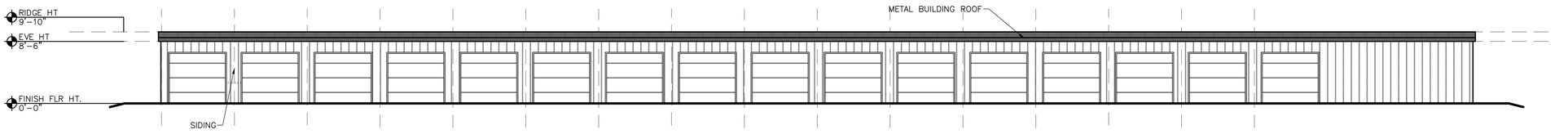
A2.6



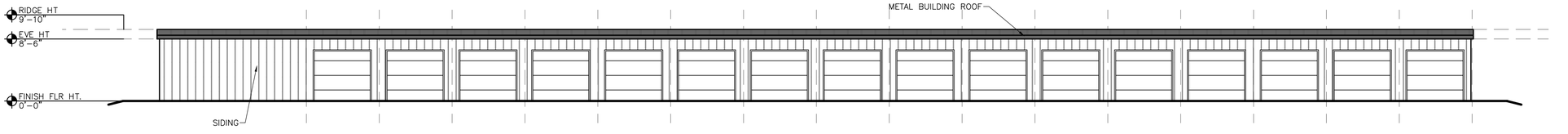
1 NORTH ELEVATION BUILDING – "G,H,J"
SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION BUILDING – "G,H,J"
SCALE: 3/16" = 1'-0"



3 EAST ELEVATION – "G,H,J"
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION – "G,H,J"
SCALE: 1/8" = 1'-0"

HENRY ARCHITECTURE
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REV. NO.	DATE	DESC.

DRAWN BY: CJH4
CHECKED BY: CJH4

REGISTERED ARCHITECT
CHARLES HENRY IV
No. 3225
STATE OF ARKANSAS

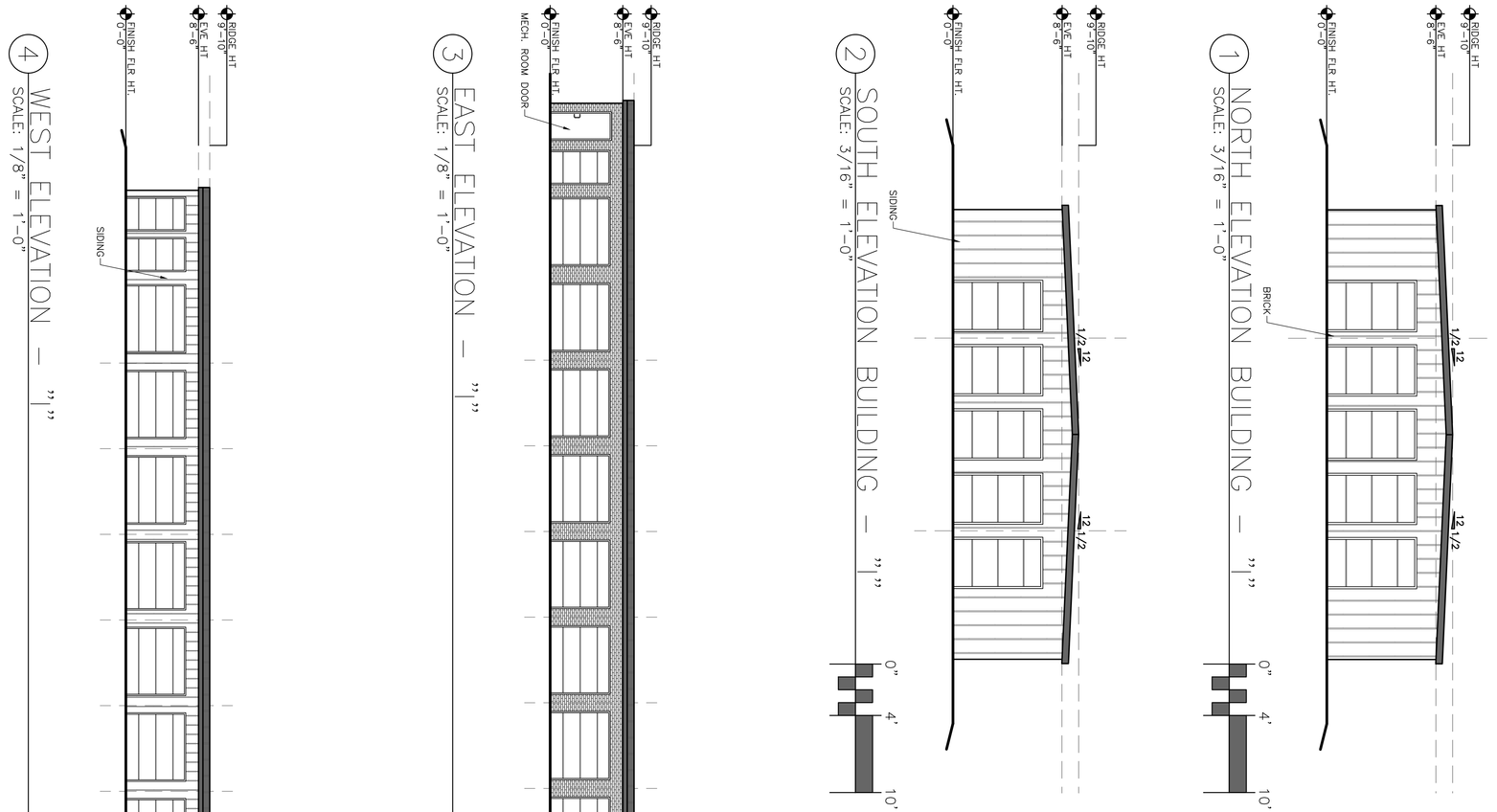
v011 - 11.08.2023 - PERMIT CONSTRUCTION SET
SPRINGDALE BEST STORAGE

JOB#
DSD-22-055

SPRINGDALE
ARKANSAS

ELEVATIONS BUILDING - "G,H,J"
DATE: 11.07.2023

A2.7



638

v011 - 11.08.2023 - PERMIT CONSTRUCTION SET

SPRINGDALE BEST STORAGE

JOB# DSD-22-055

A2.8

ELEVATIONS & DETAILS BUILDING - "I"

DATE: 11.07.2023

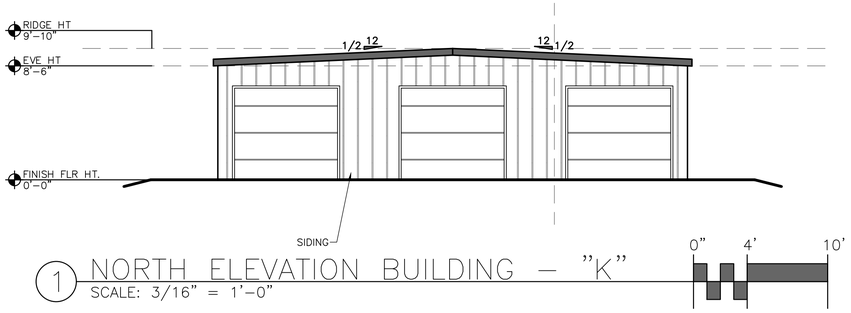
SPRINGDALE
ARKANSAS

HENRY ARCHITECTURE
1722 N COLLEGE AVE., SUITE C - BOX 153
FAYETTEVILLE, AR 72703
PHONE - 479.530-9693 EMAIL: chenry@henryarchitecture.com

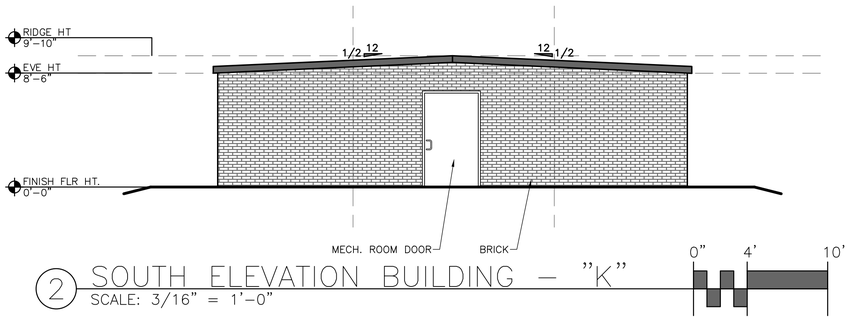
DRAWN BY: CJH4
CHECKED BY: CJH4

REV. NO.	DATE	DESC.

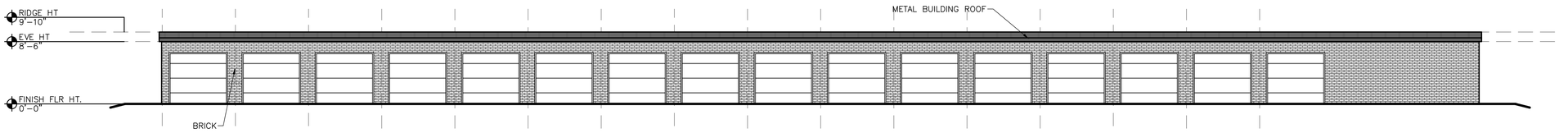
HENRY ARCHITECTURE



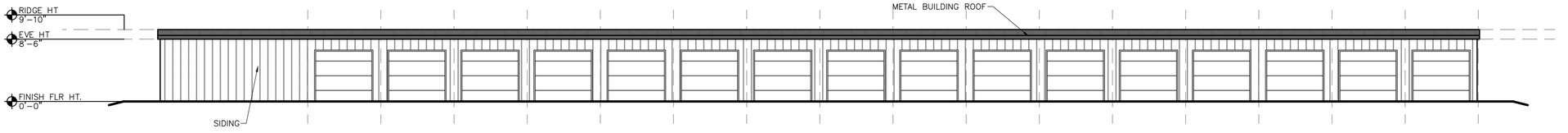
1 NORTH ELEVATION BUILDING – "K"
SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION BUILDING – "K"
SCALE: 3/16" = 1'-0"



3 EAST ELEVATION – "K"
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION – "K"
SCALE: 1/8" = 1'-0"

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1722 N COLLEGE AVE., SUITE C - BOX 153
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REGISTERED ARCHITECT
CHARLES HENRY IV
No. 3225
STATE OF ARKANSAS

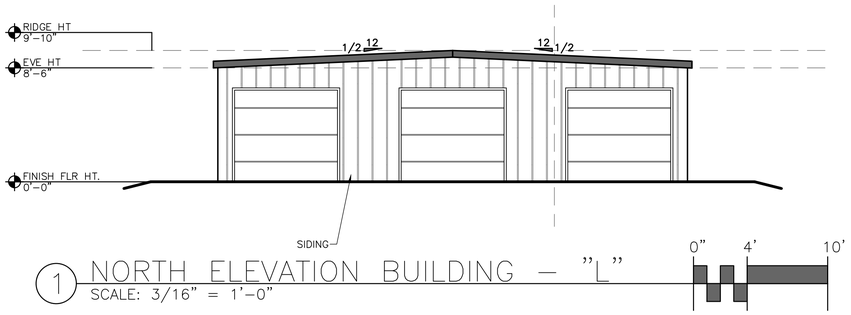
v011 - 11.08.2023 - PERMIT CONSTRUCTION SET
SPRINGDALE BEST STORAGE

JOB#
DSD-22-055

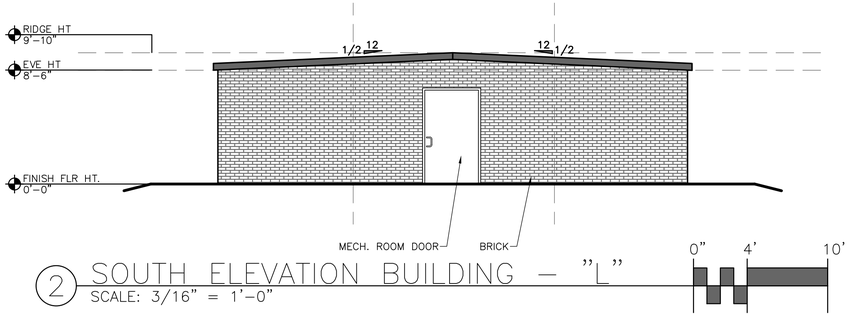
SPRINGDALE
ARKANSAS

ELEVATIONS BUILDING - "K"
DATE: 11.07.2023

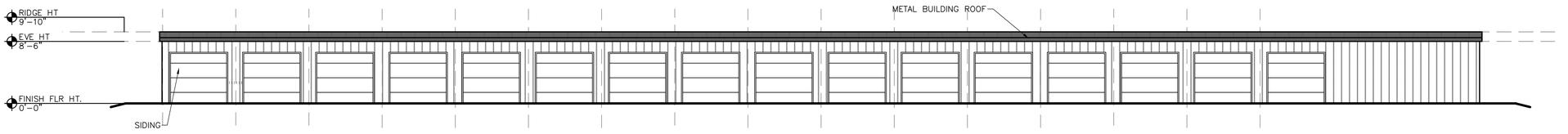
A2.9



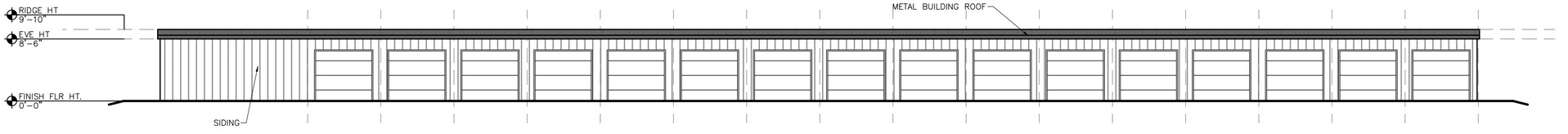
1 NORTH ELEVATION BUILDING – "L"
SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION BUILDING – "L"
SCALE: 3/16" = 1'-0"



3 EAST ELEVATION – "L"
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION – "L"
SCALE: 1/8" = 1'-0"

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STATE OF ARKANSAS

v011 - 11.08.2023 - PERMIT CONSTRUCTION SET
SPRINGDALE BEST STORAGE

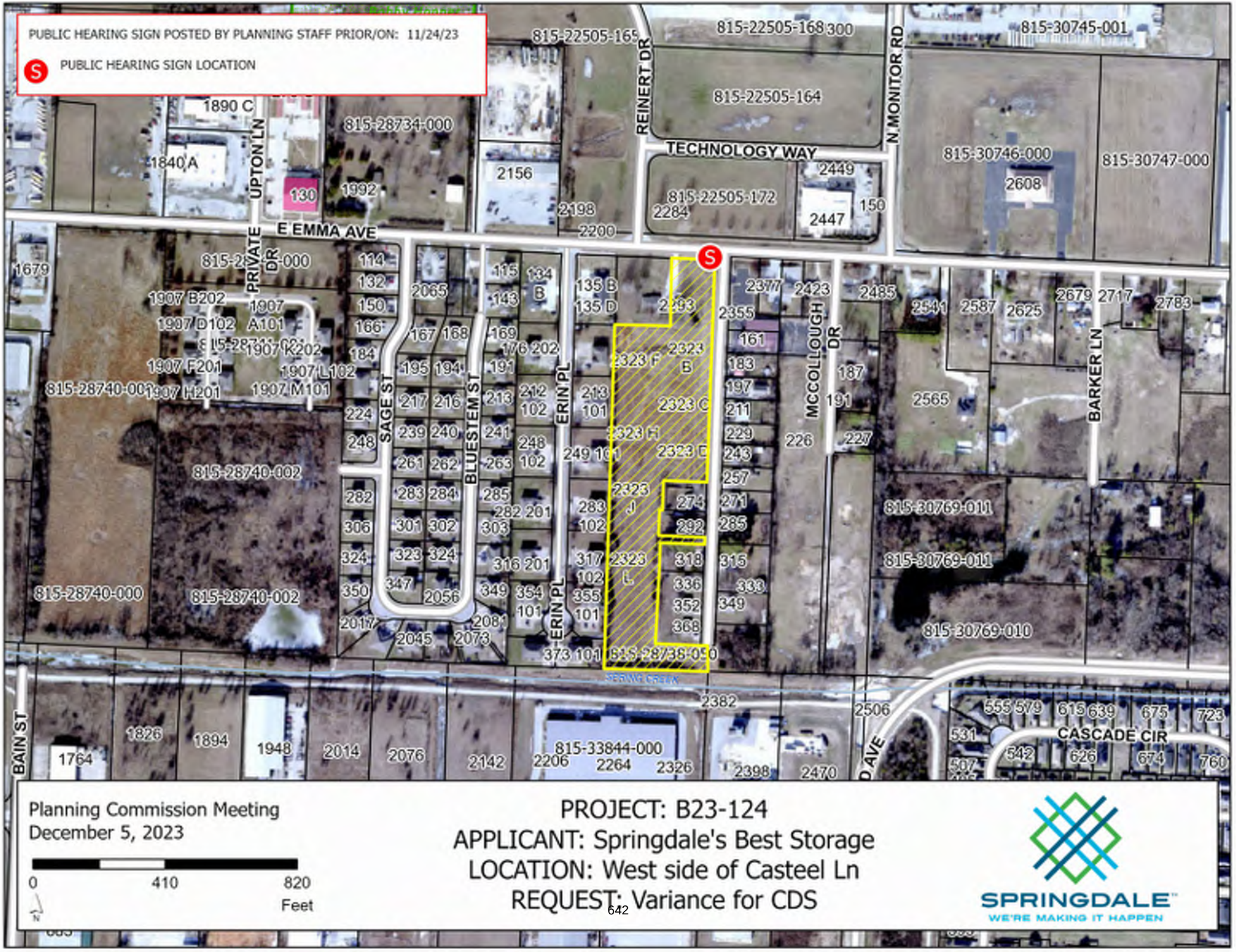
JOB#
DSD-22-055

SPRINGDALE
ARKANSAS

ELEVATIONS BUILDING - "L"
DATE: 11.07.2023

A2.10

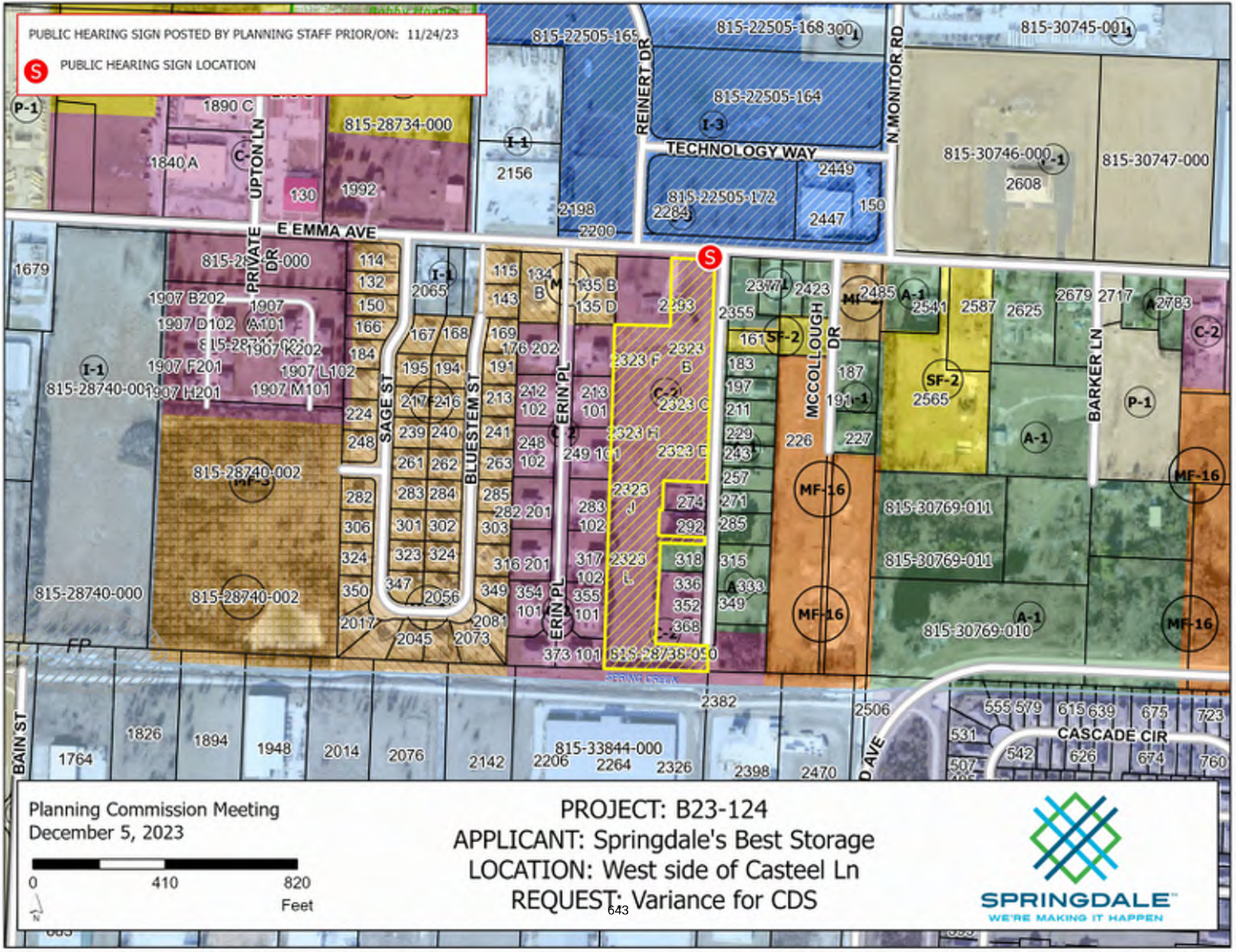
Parcel Number	Property Owner	Property Address	Owner Address
815-28738-050	SPRINGDALE'S BEST STORAGE QOF LLC	336, 368, 352 & 368 CASTEEL LANE; 2275 & 2293 E EMMA AVE	10620 HWY 72 W BENTONVILLE, AR 72712
815-28738-051	CAHOON, THOMAS P	229 CASTEEL LN	2 S STONE BRIDGE RD FAYETTEVILLE, AR 72701
815-28738-060	CALDERA, PASCUAL	318 CASTEEL LN	318 CASTEEL LN SPRINGDALE, AR 72764
815-28738-080	HILTON, SAVANNA	183 CASTEEL LN	183 CASTEEL LN SPRINGDALE, AR 72764-4727
815-28738-090	REYES, ASCENCION	197 CASTEEL LN	197 CASTEEL LN SPRINGDALE, AR 72764
815-28738-100	MONDRAGON, MANUEL	211 CASTEEL LN	211 CASTEEL LN SPRINGDALE, AR 72764
815-28738-120	JOSEPH, ELIPET	243 CASTEEL LN	243 CASTEEL LN SPRINGDALE, AR 72764
815-28738-130	SCOLES, CALEB S; MEJIA, BETHEL	257 CASTEEL LN	257 CASTEEL LN SPRINGDALE, AR 72764
815-28738-140	EDENS, SHERRY; RICH SHARON; NEWBERRY, MARLEEN;	271 CASTEEL LN	PO BOX 9996 FAYETTEVILLE, AR 72703
815-28738-150	WALTERS, IAN	285 CASTEEL LN	285 CASTEEL LN SPRINGDALE, AR 72764
815-28738-160	ESCOBAR, JOSE J & STEPHANIE	315 CASTEEL LN	315 CASTEEL LN SPRINGDALE, AR 72764
815-28738-170	JIM JONES INVESTMENTS INC	349 CASTEEL LN	15531 COW FACE RD LOWELL, AR 72745
815-28738-210	MCCOLLOUGH OZB LLC	MCCOLLOUGH DR	351 E 4TH ST STE 2 MOUNTAIN HOME, AR 72653
815-33844-000	AMERICAN TUBING ARKANSAS LLC	2206, 2264 & 2326 TURNBOW AVE	2191 FORD AVE SPRINGDALE, AR 72764
815-37344-000	HARTWICK, SHANNON W	373 ERIN PL	200 MCKISSIC SPRING RD CENTERTON, AR 72719-9433
815-37345-000	HUIZAR, SALVADOR	355 ERIN PL	200 BETTY HILL AVE DUARTE, CA 91010
815-37346-000	CLUM, ALISA	317 ERIN PL	PO BOX 8212 NEWPORT BEACH, CA 92658
815-37347-000	NELFORD, MONTGOMERY G III	283 ERIN PL	2794 COUNTY RD 518 BERRYVILLE, AR 72616
815-37348-000	DBCB PROPERTIES LLC	249 ERIN PL	246 VIA TALDO ST SPRINGDALE, AR 72762
815-37349-000	DBT PROPERTIES LLC	213 ERIN PL	246 VIA TALDO ST SPRINGDALE, AR 72762
815-37350-000	ARGUEYES, GUSTAVO SOTO	177 ERIN PL	1225 S SCHOOL AVE FAYETTEVILLE, AR 72701-6477
815-37351-000	SIRS INC	135 ERIN PL	PO BOX 760 WEST FORK, AR 72774
815-28738-052	CARCAMO, ZOILA ESPERANZA	274 CASTEEL LN	274 CASTEEL LN SPRINGDALE, AR 72764
815-28738-053	GONZALEZ, ROSA MELIDA	292 CASTEEL LN	292 CASTEEL LN SPRINGDALE, AR 72764
815-28738-070	FAITH FREE WILL BAPTIST CHURCH	165 CASTEEL LN	5370 Bob Mills Rd Springdale, AR 72762-0439
815-28738-080	HILTON, SAVANNA	183 CASTEEL LN	183 CASTEEL LN SPRINGDALE, AR 72764-4727



Planning Commission Meeting
December 5, 2023

PROJECT: B23-124
APPLICANT: Springdale's Best Storage
LOCATION: West side of Casteel Ln
REQUEST: Variance for CDS

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
December 5, 2023

0 410 820
Feet

PROJECT: B23-124
APPLICANT: Springdale's Best Storage
LOCATION: West side of Casteel Ln
REQUEST: Variance for CDS

SPRINGDALE
WE'RE MAKING IT HAPPEN

B23-136

Variance Application

Date: 11/15/2023 Permit No.: 230418

Applicant / Owner

Applicant Name:	Bates & Associates	Owner Name:	Robert & Sherry Squires
Address:	7230 S. Pleasant Ridge Drive	Address:	1600 S. Old Missouri Road
City, State, Zip:	Fayetteville, AR 72704	City, State, Zip:	Springdale, AR 72704
Phone:	479-442-9350	Phone:	806-584-3201
Email:	andy@batesnwa.com	Email:	bshinall@shinallgroup.com
Contact:	Applicant		

Project

Project Location:	2019 E. Robinson Avenue	Multiple Buildings:	☐
Parcel Numbers:	815-28644-000	Outdoor Storage:	☐
Current Zone:	A-1	Facades/Exterior:	☐
Rezone Required:	C-5 & A-1	Detail Features:	☐
Total Acreage:	4.98	Roofs:	☐
Entrances:	☐	Materials/Colors:	☐
Parking Lot:	☐	Entryways:	☐
Structure Back:	☐	Landscaping:	☐
Pedestrian Flow:	☐	Screening:	☐
Central Features:	☐	Lighting:	☐

Reduction of Front Setback from 30' to 10' for Non-Conforming Structures to Remain

Variance Request: Existing shop building is within the current building setbacks

Difficulty/Hardship: It is an existing condition that resulted when they constructed Oriole Street

Variance Effect: The reason for this informal plat is for a future large scale. The tract that is being developed has no issues. The existing shop building on the tract not being developed is within the building setbacks that resulted when they constructed Oriole Street.

Harmony:

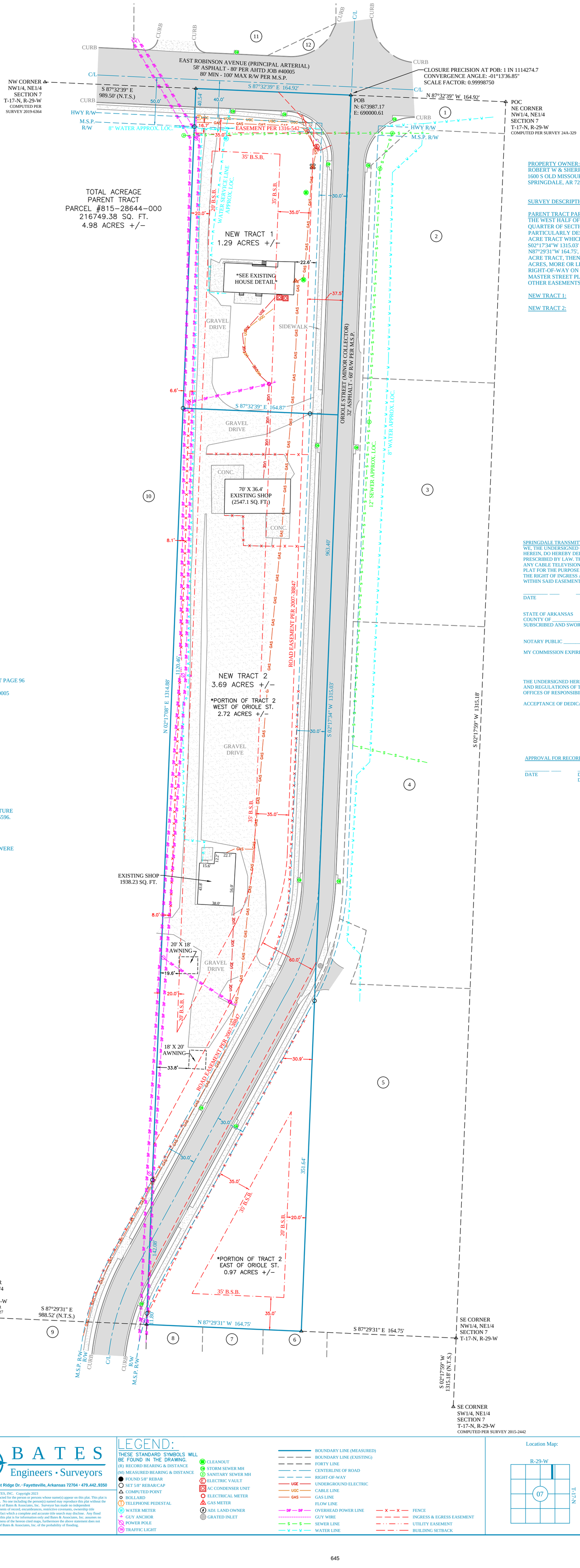
I do hereby certify that the information contained herein is true and correct.

Andy Hooper	11/15/2023
Name	Date

INFORMAL PLAT

B23-136

Reduction of Front Setback from 30' to 10' for Non-Conforming Structures to Remain



ADJACENT LAND OWNERS

1) ORIOLE STREET LLC
1207 S OLD MISSOURI RD
SPRINGDALE, AR 72764
PARCEL #815-28642-000
ZONED: MF-16
2) TALMOORE TOWNHOMES LLC
PO BOX 773
SPRINGDALE, AR 72765
PARCEL #815-28642-001
ZONED: MF-16
3) ORIOLE STREET LLC
1207 S OLD MISSOURI RD
SPRINGDALE, AR 72764
PARCEL #815-28643-000
ZONED: MF-16
4) ORIOLE STREET LLC
1207 S OLD MISSOURI RD
SPRINGDALE, AR 72764
PARCEL #815-28643-000
ZONED: MF-16
5)TALMOORE TOWNHOMES LLC
PO BOX 773
SPRINGDALE, AR 72765
PARCEL #815-28643-011
ZONED: MF-16
6) TOLEDO, JORGE H & CLEO F
1850 HIGH AVE
FAYETTEVILLE, AR 72704
PARCEL #815-34223-000
ZONED: MF-4
7) SOTO-ALBARRAN, JESUS & RODRIGUES-SOTO, RICO
2034 LASKESIDE AVE
SPRINGDALE, AR 72764-7284
PARCEL #815-34224-000
ZONED: MF-4
8) GELICAME, RIZALITO & SANTOS, CARMELA M
2012 LAKESIDE AVE
SPRINGDALE, AR 72764-7284
PARCEL #815-34225-000
ZONED: MF-4
9) SPRINGDALE SCHOOL DISTRICT #50
PO BOX 8
SPRINGDALE, AR 72762
PARCEL #815-28646-012
ZONED: P-1
10) SPAULDING, RELAND & OPAL
18707 MAYES RD
FAYETTEVILLE, AR 72703
PARCEL #815-28645-000
ZONED: A-1
11) FIRST SECURITY BANK
314 N SPRING ST
SEARCY, AR 72143
PARCEL #815-28604-000
ZONED: C-2
12) ARKANSAS STATE HIGHWAY COMM.
PO BOX 2261
LITTLE ROCK, AR 72203
PARCEL #815-30297-001
ZONED: C-2

FIELD WORK:
AUGUST 14, 22, 23, 24, 29, 30, 31, 2023
SEPTEMBER 4, 2023

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

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

CONTOUR INTERVAL:
1 FOOT

REFERENCE DOCUMENTS:
1) REDEMPTION DEED FILED IN BOOK 2022 AT PAGE 18917
2) WARRANTY DEED FILED IN BOOK 2016 AT PAGE 5596
3) WARRANTY DEED FILED IN BOOK 760 AT PAGE 220
4) PLAT OF SURVEY FILED IN BOOK 24A AT PAGE 338
5) PLAT OF SURVEY FILED IN BOOK 94 AT PAGE 39727
6) PLAT OF SURVEY FILED IN BOOK 2019 AT PAGE 6364
7) PLAT OF SURVEY FILED IN BOOK 24A AT PAGE 329
8) PLAT OF SURVEY FILED IN BOOK 2015 AT PAGE 2442
9) FINAL PLAT OF ORCHARD SUBDIVISION, PHASE III FILED IN BOOK 15 AT PAGE 96
10) PLAT OF SURVEY FILED IN BOOK DR1 AT PAGE 650
11) AHTD RIGHT-OF-WAY MAP FOR HIGHWAY 471-HWY 68 NORTH; JOB #40005

PLAT NOTES:
1) RECORD BEARINGS & DISTANCES CANNOT BE SHOWN DUE TO THE NATURE OF THE ALIQUOT LEGAL DESCRIPTION GIVEN IN WARRANTY DEED 2016-5596.
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.

PROPERTY ZONED:
A-1

BUILDING SETBACKS PER A-1 ZONING:

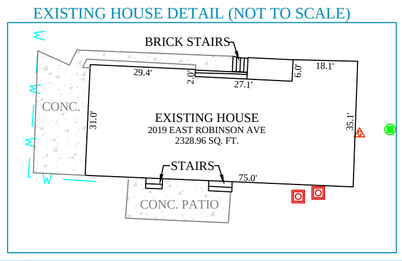
FRONT	35ft
SIDE (INTERIOR)	20ft
SIDE (EXTERIOR)	35ft
REAR	35ft

SOURCE OF ZONING INFORMATION:
1) https://gis2.springdalear.gov/zoning%20map/
2) https://library.municode.com/ar/springdale/codes/code_of_ordinances

*THERE WAS NO ZONING REPORT OR LETTER PROVIDED BY THE CLIENT.

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS.
(FIRM PANEL #05143C0090F. DATED 05/ 16/ 2006)

EXISTING HOUSE DETAIL (NOT TO SCALE)



PROPERTY OWNER:
ROBERT W & SHERRY SQUIRES
1600 S OLD MISSOURI RD
SPRINGDALE, AR 72764

SURVEY DESCRIPTIONS:

PARENT TRACT PARCEL #815-28644-000:
THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE NORTH LINE OF SAID FORTY ACRE TRACT WHICH IS N87°32'39"W 164.92' FROM THE NORTHEAST CORNER THEREOF AND RUNNING THENCE S02°17'34"W 1315.03' TO THE SOUTH LINE OF SAID FORTY ACRE TRACT, THENCE ALONG SAID SOUTH LINE N87°29'31"W 164.75', THENCE LEAVING SAID SOUTH LINE N02°17'08"E 1314.88' TO THE NORTH LINE OF SAID FORTY ACRE TRACT, THENCE ALONG SAID NORTH LINE S87°32'39"E 164.92' TO THE POINT OF BEGINNING, CONTAINING 4.98 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN EAST ROBINSON AVENUE MASTER STREET PLAN RIGHT-OF-WAY ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT, SUBJECT TO THAT PORTION IN ORIOLE STREET MASTER STREET PLAN RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT, AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW TRACT 1:

NEW TRACT 2:

SPRINGDALE TRANSMITTAL, OWNERSHIP AND ORDINANCE:
WE, THE UNDERSIGNED OWNERS, REPRESENTING ONE HUNDRED PERCENT (100%) OWNERSHIP OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE FOR PUBLIC OWNERSHIP, ALL STREETS AND ALLEYS AS SHOWN ON THIS PLAT FOR PUBLIC BENEFIT AS PRESCRIBED BY LAW. THE OWNERS ALSO DEDICATE TO THE CITY OF SPRINGDALE AND TO THE PUBLIC UTILITY COMPANIES (INCLUDING ANY CABLE TELEVISION COMPANY HOLDING A FRANCHISE GRANTED BY THE CITY OF SPRINGDALE) THE EASEMENTS AS SHOWN ON THIS PLAT FOR THE PURPOSE OF INSTALLATION OF NEW FACILITIES AND THE REPAIR OF EXISTING FACILITIES. ALSO ESTABLISHED HEREBY IS THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS, THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN SAID EASEMENTS, AND THE RIGHT TO REMOVE OR TRIM TREES WITHIN SAID EASEMENTS.

_____ ___ _____ _____ _____ _____
DATE DATE

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

NOTARY PUBLIC _____

MY COMMISSION EXPIRES:_____

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

APPROVAL FOR RECORDING CITY OF SPRINGDALE:

_____ ___ _____
DATE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION

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

0' 50' 100' 150'

GRAPHIC SCALE (IN FEET)
1 Inch = 50ft.

STATE RECORDING NUMBER:
500-17N-29W-0-07-140-72-1642

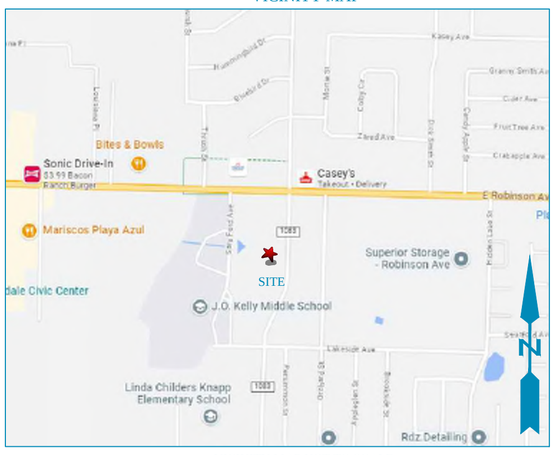
I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 4TH DAY OF SEPTEMBER, 2023.

REGISTERED
STATE OF ARKANSAS
NO. 1642
SIGNATURE
DERRICK L. THOMAS
PROFESSIONAL LAND SURVEYOR

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 #23-204 ALTA

FOR USE AND BENEFIT OF:
SHINALL GROUP

ADDRESS:
2019 EAST ROBINSON AVENUE
SPRINGDALE, ARKANSAS 72764

DATE: 09/20/23	SCALE:	1"=50'
LOCATION: SECTION: 07 TOWNSHIP: 17 NORTH RANGE: 29 WEST	SURVEYED:	RW
	DRAFTED:	CT, MR
	REVIEWED:	DT
	COA #1335	

BATES
Engineers · Surveyors
7230 S. Pleasant Ridge Dr. · Fayetteville, Arkansas 72704 · 479.442.9350

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.

LEGEND:
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.
(R) RECORD BEARING & DISTANCE
(M) MEASURED BEARING & DISTANCE
FOUND 5/8" REBAR
SET 5/8" REBAR/CAP
COMPUTED POINT
BOLLARD
TELEPHONE PEDESTAL
WATER METER
GUY ANCHOR
POWER POLE
TRAFFIC LIGHT
CLEANOUT
STORM SEWER MH
SANITARY SEWER MH
ELECTRIC VAULT
AC CONDENSER UNIT
ELECTRICAL METER
GAS METER
ADJ. LAND OWNER
GRATED INLET
BOUNDARY LINE (MEASURED)
BOUNDARY LINE (EXISTING)
FORTY LINE
CENTERLINE OF ROAD
RIGHT-OF-WAY
UNDERGROUND ELECTRIC
CABLE LINE
GAS LINE
FLOW LINE
OVERHEAD POWER LINE
GUY WIRE
SEWER LINE
WATER LINE
FENCE
INGRESS & EGRESS EASEMENT
UTILITY EASEMENT
BUILDING SETBACK

Location Map:

NOTE:

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

November 20, 2023

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

SUBJECT: Informal Plat for Wienerschnizel Variance for Non-Conforming Structures

Dear Planning Staff,

Please see below for the Parcel Map and list of Adjacent Property Owners for the variance request for non-conforming structures to remain located at 2019 E. Robinson Avenue. (Washington County Parcel No. 815-28644-000).

ADJACENT PROPERTY OWNERS:

1) FIRST SECURITY BANK
314 N. SPRING ST
SEARCY, AR 72714
PARCEL #815-30297-000
ZONED: C-2

2) CASEY'S MARKETING COMPANY
PO BOX 54288
LEXINGTON, KY 40555
PARCEL #815-39744-000
ZONED: C-2

3) ORIOLE STREET LLC
1207 S OLD MISSOURI RD
SPRINGDALE, AR 72764
PARCELS #815-28642-000, #815-28643-000 & #815-28643-000
ZONED: MF-16

4) TALMOORE TOWNHOMES LLC
PO BOX 773
SPRINGDALE, AR 72765
PARCEL #815-28643-011
ZONED: MF-16

5) TOLEDO, JORGE H & CLEO F
1850 HIGH AVE
FAYETTEVILLE, AR 72704
PARCEL #815-34223-000
ZONED: MF-4

6) SOTO-ALBARRAN, JESUS & RODRIGUES-SOTO, ROCIO
2034 LAKESIDE AVE
SPRINGDALE, AR 72764
PARCEL #815-34224-000
ZONED: MF-4

7) GELICAME, RIZALITO Z & SANTOS, CARMELA M
2012 LAKESIDE AVE
SPRINGDALE, AR 72764
PARCEL #815-34225-000
ZONED: MF-4

8) SPRINGDALE SCHOOL DISTRICT #50
PO BOX 8
SPRINGDALE, AR 72762
PARCEL #815-28646-012
ZONED: P-1

9) SPAULDING, RELAND & OPAL
18707 MAYES RD
FAYETTEVILLE, AR 72703
PARCEL #815-28645-000
ZONED: A-1

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

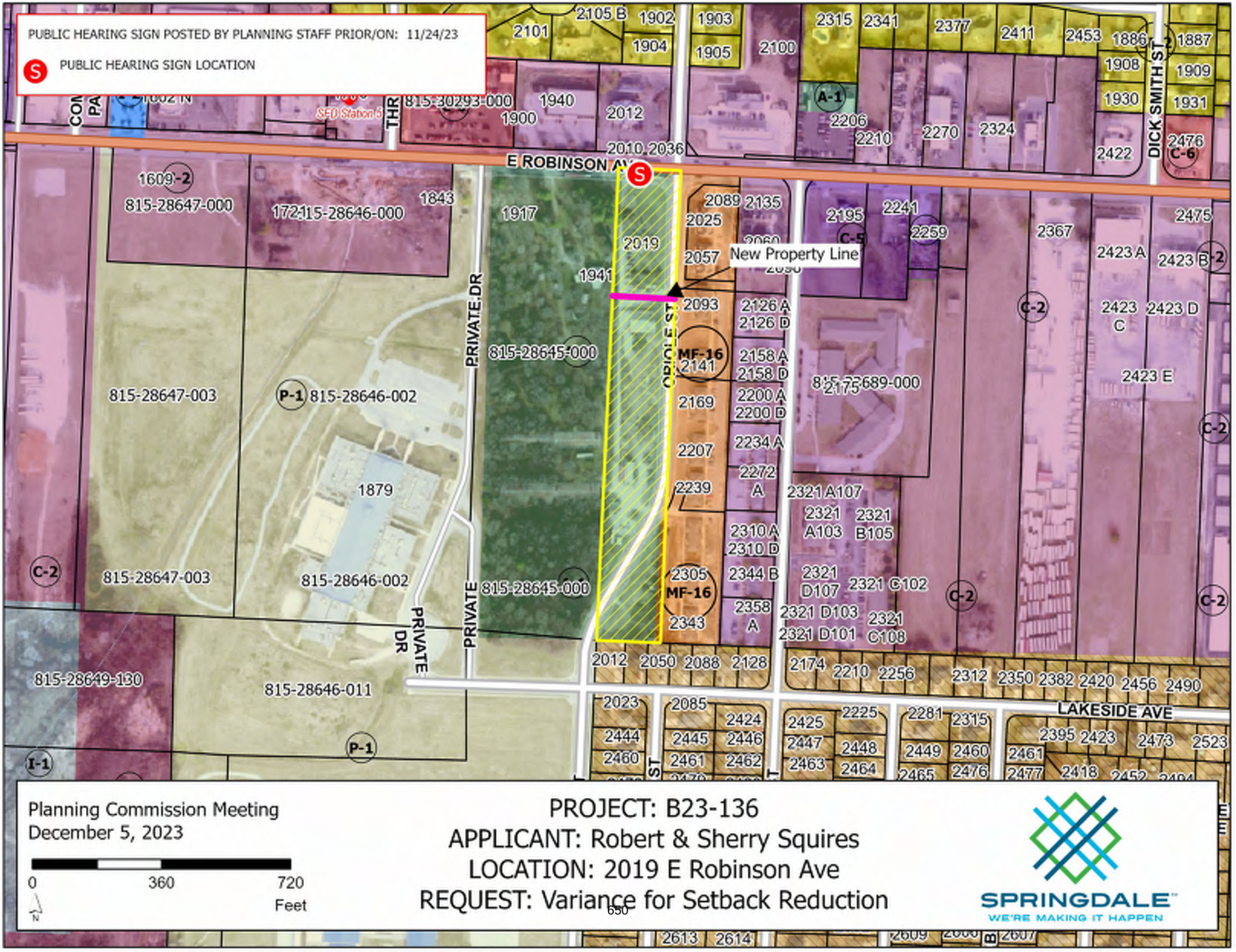
Derrick Thomas, P.S.
Bates & Associates, Inc.

B23-136

VICINITY MAP

SUBJECT
PROPERTY
815-28645-000
815-28644-000
815-28643-000
815-28642-000
815-28640-000
815-28639-000
815-33689-000
815-33732-000
815-34536-000
815-30297-001 815-39744-000
815-28603-000
815-28601-000
815-28603-001
815-28600-000
815-28640-001
815-28639-011
815-28642-001
815-33688-000
815-28643-010
815-33222-000
815-33222-000
815-33222-000

PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 11/24/23
PUBLIC HEARING SIGN LOCATION
E ROBINSON AV
New Property Line
PRIVATE DR
PRIVATE DR
PRIVATE DR
DICK SMITH ST
LAKESIDE AVE
815-28647-000
815-28646-000
815-28645-000
815-28647-003
815-28646-002
815-28649-130
815-28646-011
1879
Planning Commission Meeting
December 5, 2023
0
360
720
Feet
PROJECT: B23-136
APPLICANT: Robert & Sherry Squires
LOCATION: 2019 E Robinson Ave
REQUEST: Variance for Setback Reduction
SPRINGDALE
WE'RE MAKING IT HAPPEN


PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 11/24/23
PUBLIC HEARING SIGN LOCATION
E ROBINSON AV
DICK SMITH ST
PRIVATE DR
PRIVATE DR
PRIVATE
LAKESIDE AVE
New Property Line
815-28647-000
815-28646-000
815-28645-000
815-28647-003
815-28646-002
815-28649-130
815-28646-011
815-30293-000
1609
1843
1917
1941
1879
2019
2057
2093
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2169
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2305
2343
2089
2135
2195
2241
2259
2367
2475
2423 A
2423 B
2423 C
2423 D
2423 E
2126 A
2126 D
2158 A
2158 D
2200 A
2200 D
2234 A
2272 A
2321 A107
2321 A103
2321 B105
2310 A
2310 D
2344 B
2321 D107
2321 C102
2358 A
2321 D103
2321 D101
2321 C108
2012
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2088
2128
2174
2210
2256
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MF-16
C-2
C-5
C-6
A-1
P-1
I-1
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2105 B
1902
1903
1904
1905
1900
1940
2012
2010
2036
2315
2341
2377
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1930
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2206
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2324
2422
2476
Planning Commission Meeting
December 5, 2023
0
360
720
Feet
N
PROJECT: B23-136
APPLICANT: Robert & Sherry Squires
LOCATION: 2019 E Robinson Ave
REQUEST: Variance for Setback Reduction
SPRINGDALE
WE'RE MAKING IT HAPPEN

W23-27

Waiver Request

Date: 11/08/2023 Permit No.: 230406

Applicant / Owner

Applicant Name:	JOSEPH HOMWAY	Owner Name:	CHARLES & LINDA HARWELL
Address:	124 W Sunbridge Drive Suite 5	Address:	1515 SOUTH MAESTRI ROAD
City, State, Zip:	Fayetteville	City, State, Zip:	SPRINGDALE, AR 72762
Phone:	4794429127	Phone:	5018046590
Email:	joey@jorgensenassoc.com	Email:	CHARWELL@NWA.LAW
Contact:			

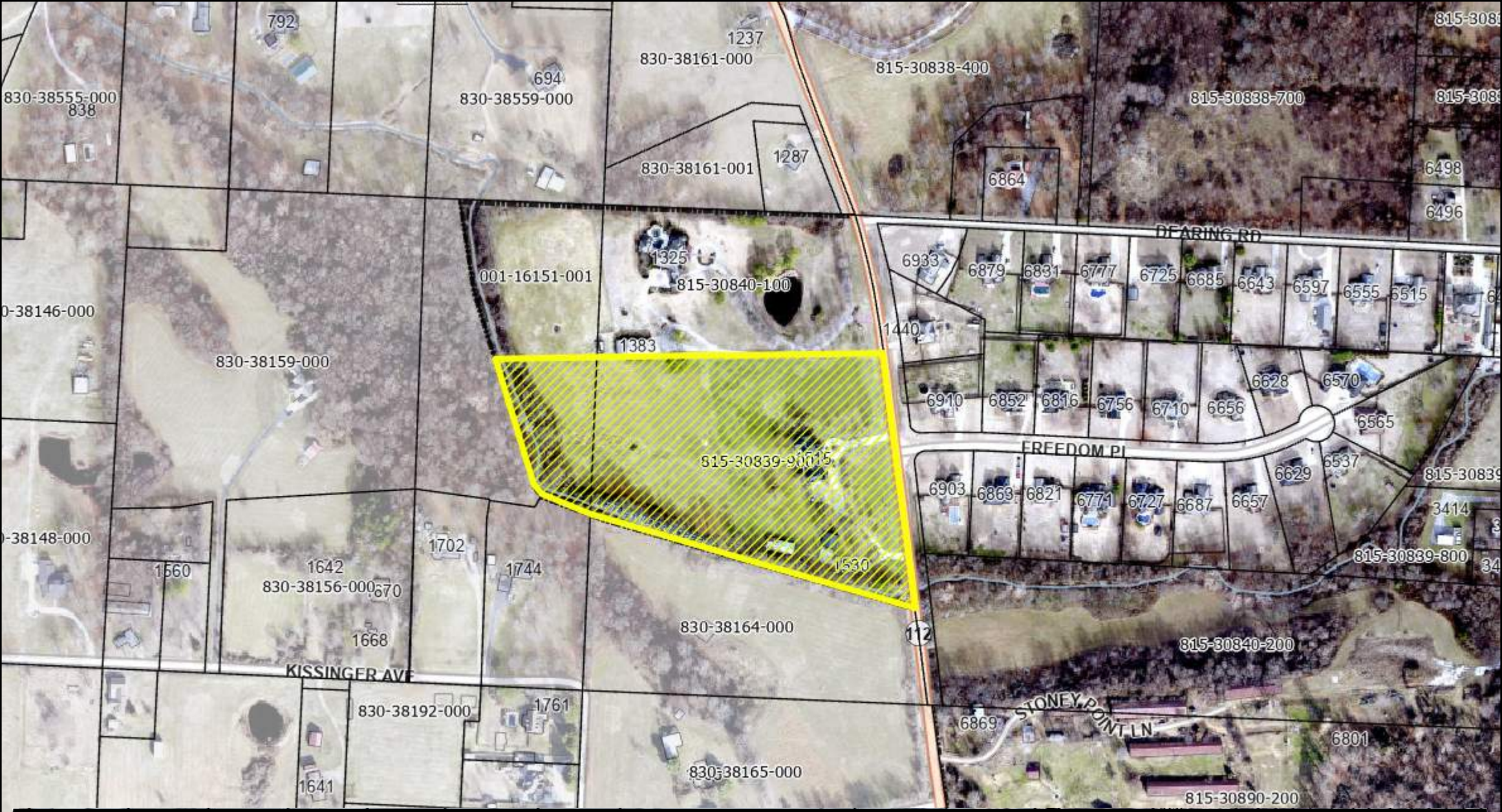
Project

Project Location:	1515 SOUTH MAESTRI ROAD, SPRINGDALE, AR	Parcel Numbers:	815-30839-900 & 001-16151-000

Reason for Request: INFORMAL LOT SPLIT CREATING 3 TRACTS; WAIVER FOR SUBDIVISON REQUIREMENTS

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

JOSEPH HOMWAY	11/08/2023
Name	Date



Planning Commission Meeting
December 5, 2023

0 410 820 Feet

N

PROJECT: W23-27
APPLICANT: Charles & Linda Harwell family Trust
LOCATION: 1515 S Maestri Rd
REQUEST: Waiver of Subdivision Requirements

SPRINGDALE
WE'RE MAKING IT HAPPEN

SPRINGDALE™

WE'RE MAKING IT HAPPEN

DECEMBER 5, 2023
PLANNING COMMISSION MEETING