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Planning Commission
March 2022

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

I. Pre-Meeting Activities
Pledge of Allegiance
Invocation

II. Call to Order

III. Roll Call

IV. Approval of Minutes (February 1, 2022)

V. Tabled Items

A. R22-03 **Landmarc Custom Homes, LLC (Cottages at The Park, Phase III revised)**
PP21-17 South Downum Road and West County Line Road
From a PUD to a Revised PUD
W22-01 Waiver of street improvements on County Line Road
Presented by Engineering Services, Inc.

B. R22-02 **Harold Lounies Treat Revocable Family Trust**
2775, 2717, 1256, and 1244 South Old Missouri Road
From an A-1 to a C-6
Presented by Frosty Treat and Dave Layman

C. L22-06 **Worth Lane Commercial Park**
1801 East Robinson Avenue
B22-27 Variance of paving requirements
B22-28 Variance of Commercial Design Standards
(A) Materials and Colors
Presented by Engineering Services, Inc.

VI. Public Hearing – Rezoning

A. R22-02 **Harold Lounies Treat Revocable Family Trust**
2775, 2717, 1256, and 1244 South Old Missouri Road
From an A-1 to a C-6
Presented by Frosty Treat and Dave Layman

B. R22-03 **Landmarc Custom Homes, LLC (Cottages at The Park, Phase III)**
South Downum Road and West County Line Road
From a PUD to a Revised PUD
Presented by Engineering Services, Inc.

C. R22-04 **Richard C. Hinds et al.**
1550 Gene George Boulevard
From an A-1 to an MF-24
Presented by Will Kellstrom

D. R22-05 **Octavio De La Garza**
TABLED Intersection of Robins Road and West Graham Road
PER STAFF From an A-1 to a SF-1
Presented by Swope Engineering

E. R22-06 **Isaac & Griselda Roldan**
1015 East Apple Blossom Avenue
From an SF-1 to a C-2
Presented by Isaac Roldan

F. R22-07 **Hawksview Subdivision**
PP22-03 8915 East Brown Road
From an A-1 to a PUD
W22-05 Waiver of street improvements to East Brown Road
W22-06 Waiver of detention requirements
Presented by David A. Gilbert, P.E.

G. R22-08 **Hector Torres & Raquel Perez**
1400 Young Street
From a C-2 to a C-5
Presented by Hector Perez and Raquel Perez

H. R22-09 **NWA LD, LLC (Barberry Court, Phase I revised)**
PP22-01 Butterfield Coach Road and AR Hwy 412 East
From a PUD to a Revised PUD
Presented by Engineering Services, Inc.

I. R22-10 **Huddle Club Ventures, LLC (Barberry Court, Phase II)**
PP22-02 Butterfield Coach Road and AR Hwy 412 East
From an MF-12 to a PUD
Presented by Engineering Services, Inc.

J. R22-11 **Jose & Maria Ballesteros**
7660 West Gibbs Road
From an A-1 to a SF-2
Presented by Engineering Services, Inc.

K. R22-12 **Lighthouse Baptist Church**
8564 and 8572 East Wagon Wheel Road
From an A-1 to a P-1
Presented by Will Kellstrom

L. R22-13 **3265 N. Thompson, LLC**
3265 North Thompson Street
From a C-6 to a C-5
Presented by Expedient Civil Engineering, PLLC

VII. Public Hearing – Conditional Use

A. C22-01 **Taylor & Maranda Drake**
TABLED 8736 West Gibbs Road
PER STAFF Use Unit 14 (residential manufactured housing) in an A-1
Presented by Taylor and Miranda Drake

B. C22-02 **Jose & Maria Ballesteros**
TABLED 7660 West Gibbs Road
PER STAFF Tandem Lot Split
Presented by Jose & Maria Ballesteros

VIII. Preliminary Plats, Replats, & Final Plats

A. PP21-17 **Cottages at The Park, Phase III (revised)**
South Downum Road and West County Line Road
Presented by Engineering Services, Inc.

B. PP22-01 **Barberry Court, Phase I (revised)**
Butterfield Coach Road and AR Hwy 412 East
Presented by Engineering Services, Inc.

C. PP22-02 **Barberry Court, Phase II**
Butterfield Coach Road and AR Hwy 412 East
Presented by Engineering Services, Inc.

D. PP22-03 **Hawksview Subdivision**
8915 East Brown Road
Presented by David A. Gilbert, P.E.

E. RP22-02 **Haag-Brown (Mercy Health)**
Elm Springs Road and North 48th Street
Presented by Horizon Land Surveying, LLC

IX. Large Scale Developments

A. L22-09 **Chad Reed Storage**
570 West County Line Road
B22-17 Variance of Commercial Design Standards
(A) Pedestrian Flow
(B) Central Features and Community Spaces
(C) Building Foundational Landscaping
Presented by Nathan Morton, Swope Engineering

B. L22-10 **NWA Food Systems**
713 East Meadow Avenue
Presented by Ecological Design Group, Inc.

C. L22-11 **Shiloh Indoor Practice Facility**
1707 Johnson Road
B22-19 Variance of Commercial Design Standards
(A) Detail Features
(B) Landscaping
Presented by Engineering Services, Inc.

D. L22-12 **Bright Haven Learning Center**
1838 South 48th Street
B22-20 Variance of required parking spaces from, 70 to 50
B22-21 Variance of Commercial Design Standards
(A) Facades and Exterior Walls
(B) Roofs
(C) Foundational Landscaping
W22-04 Waiver of trail requirement
Presented by Earthplan Design Alternatives, PA

E. L22-13 **Elm Springs U-Storage**
5324 Elm Springs Road
B22-22 Variance of required parking spaces, from 88 to 57
B22-23 Variance of Commercial Design Standards
(A) Facades and Exterior Walls
(B) Roofs
(C) Materials and Colors
(D) Foundational Landscaping
Presented by Earthplan Design Alternatives, PA

X. Board of Adjustment

A. B22-17 **Chad Reed Storage**
570 West County Line Road
Variance of Commercial Design Standards
(A) Pedestrian Flow
(B) Central Features and Community Spaces
(C) Building Foundational Landscaping
Presented by Swope Engineering

B. B22-18 **Dunc's Discount Auto**
697 AR Hwy 264 West
Variance of paving requirements
Presented by Will Kellstrom and Gene Housley

C. B22-19 Shiloh Indoor Practice Facility
1707 Johnson Road
Variance of Commercial Design Standards
(C) Detail Features
(D) Landscaping
Presented by Engineering Services, Inc.

D. B22-20 Bright Haven Learning Center
1838 South 48th Street
Variance of required parking spaces, from 70 to 50
Presented by Earthplan Design Alternatives, PA

E. B22-21 Bright Haven Learning Center
1838 South 48th Street
Variance of Commercial Design Standards
(A) Facades and Exterior Walls
(B) Roofs
(C) Foundational Landscaping
Presented by Earthplan Design Alternatives, PA

F. B22-22 Elm Springs U-Storage
5324 Elm Springs Road
Variance of required parking spaces, from 88 to 57
Presented by Earthplan Design Alternatives, PA

G. B22-23 Elm Springs U-Storage
5324 Elm Springs Road
Variance of Commercial Design Standards
(A) Facades and Exterior Walls
(B) Roofs
(C) Materials and Colors
(D) Foundational Landscaping
Presented by Earthplan Design Alternatives, PA

H. B22-24 Elm Springs Flex, LLC
White Road across from Mimosa Avenue
Variance of Commercial Design Standards
(A) Foundational Landscaping
Presented by Engineering Services, Inc.

I. B22-26 Luis Leonardo & Josseline Trevino
3403 Corsica Terrace
Variance for a reduction of front setback from 30' to 14'
Presented by Luis Leonardo & Josseline Trevino

J. B22-27 Worth Lane Commercial Park
1801 East Robinson Avenue
Variance of paving requirement
Presented by Engineering Services, Inc.

K. B22-28 Worth Lane Commercial Park
1801 East Robinson Avenue
Variance of Commercial Design Standards
(A) Materials and Colors
Presented by Engineering Services, Inc.

XI. Waivers

A. W22-01 Cottages at The Park, Phase III
South Downum Road and West County Line Road
Waiver of street improvements on West County Line Road
Presented by Engineering Services, Inc.

B. W22-04 Bright Haven Learning Center
1838 South 48th Street
Waiver of trail requirement
Presented by Earthplan Design Alternatives, PA

C. W22-05 Hawksview Subdivision
8915 East Brown Road
Waiver of street improvements on East Brown Road
Presented by David A. Gilbert, P.E.

D. W22-06 Hawksview Subdivision
8915 East Brown Road
Waiver of detention requirement
Presented by David A. Gilbert, P.E.

XII. Planning Director's Report

XIII. Adjourn

The Springdale Planning Commission met in regular session on Tuesday, February 1, 2022 at 5:00 p.m. in the Wayne Hyden Training Room A205 in the Criminal Justice Building. It should be noted at this time that the meeting was also via Zoom.

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

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

Roll call was answered by:

Howard Austin – Via Zoom
Mark Cloud
Gary Compton
Roy Covert
Shannon Mueller– Vice Chairman
Payton Parker – via Zoom
Ben Peters – Secretary
Dale Tyler – Chairman

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

Commissioner James David was absent.

Before approval of the minutes Chairman Tyler introduced the newest Commissioner Mark Cloud and welcomed him to the Planning Commission.

Mr. Gary Compton moved to approve the January 4, 2022 minutes. Mr. Ben Peters seconded the motion. By a voice vote of all ayes and no nays, the January 2022 minutes were approved.

Public Hearing – Rezoning

A. R22-02 Harold Lounies Treat Revocable Family Trust
2717 and 2775 S. Old Missouri Road
From A-1 to C-6
Presented by Frosty Treat & Dave Layman

This item was tabled per Staff.

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

This item was tabled per Staff.

Preliminary Plats, Replats, & Final Plats

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

Mr. Brandon Rush was present on behalf of his client to answer any questions or comments. He that his client wants to build a commercial office/warehouse that would consist of three (3) 12,000 square foot buildings.

Ms. Christie wanted to start with the replat. She asked how many lots were included and how many did they want to make.

Mr. Rush said that there were five (5) lots and they want to go to two (2).

Ms. Christie stated that they are replatting from five (5) lots to two (2).

Mr. Rush said that that was correct.

Mr. Tyler asked for Staff comments.

Mr. Barry read the Staff comments.

Planning Comments

1. Need a resolution stating that _____ has authority to execute the Certificate of Transmittal, Ownership, and Ordinance.

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

Replat – Worth Lane Commercial Park
RP22-01

Engineer/Architect: Engineering Services

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

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

Mr. Rush said that they would add that to the plat.

Ms. Christie stated that this would be a motion subject to Staff comments.

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

VOTE:

YES: Austin, Cloud, Compton, Covert, Mueller, Parker, Tyler

NO: None

ABSTAIN: Peters

The replat was approved, subject to Staff comments by a vote of seven (7) yes, zero (0) nays and one (1) recusal.

Ms. Christie stated for the record that if they want the replat to go to Council next Tuesday, February 8, 2022, they need to have the Ordinance into the Planning Office by noon on Thursday February 3, 2022.

Ms. Christie said that they need to discuss the Large Scale.

Mr. Rush said that there will be three (3) 12,000 square foot buildings. They will have an employee entry and also an overhead garage door on the front with storage in the rear.

Ms. Christie said that they have variances to go with the Large Scale.

Mr. Rush said that the first is in regards to paved parking. He said the parking will be in the rear with the possibility of large and heavy duty equipment being parked there. Because of this, they feel by putting asphalt down would only get torn up by the heavy machinery and they would prefer to gravel the area.

Ms. Christie asked if that is all the rear would be used for and that they would be driving through the building to get to the parking area.

Mr. Rush said that was correct as there is not enough space to go around the buildings.

Mr. Rush said that there were also Commercial Design Standards variances as well. Most of them pertain to constraints. He said the first one for parking lot orientation. He said basically due to how it was built there is an existing private road and they are proposing to put the parking right off of Worth Lane which triggered the need for this variance. The pedestrian flow is a requirement that connects a public sidewalk which this property does not front a public street;

therefore there wasn't a way to make that connection. The Central Features and Community Spaces lend itself for a variance for the same reason. He said that the other two variances he will defer to the architect.

Mr. Eric Mayes, architect with Key Architect spoke to the last two variances, detail features and roofs.

He said that they are looking for design standards regarding the back of the building. He said that it will be an enclosed screened storage area. He said that if the detail features are removed from the back, he feels that they can meet the intent of the Commercial Design Standards for the front and sides of the buildings.

Mr. Barry read the Staff comments for Planning and Ms. Hollingshead read for the Engineering Department.

Planning Comments

1. A written response to all comments is required with resubmission. (standard comment)
2. Foundation landscaping is required to surround the base of the structures in accordance with Chapter 56.
    a. Currently, the proposal only shows landscaping on the front of the structures.
3. A lighting plan is required, displaying at least 1 foot candle in all parking and pedestrian areas.
4. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
5. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

Commercial Design Standards Comments

1. No more than 60% of the off street parking area for the entire property can be located between the front façade within the front yard of the principal building and the primary abutting street unless the building and/or parking lots are screened from view by outlot development (i.e. restaurants) and additional tree plantings and/or berms.
    a. Variance requested
2. Continuous internal pedestrian walkways, no less than 5’ in width form the public sidewalk to the principal customer entrance of all principal buildings on the site are required.
    a. Variance requested
3. Building façades shall include a repeating pattern with no less than three of the following: color change; texture change; material module change; expressions of architectural or structural bay through a change in plane no less than 12 inches in with, such as an offset, reveal, or projecting rib. At least one element must repeat horizontally and no element shall repeat at intervals of greater than 30’ horizontally or vertically.
    a. Variance requested

4. Roof lines shall be varied with a change in height every 100 linear feet in the building length.
    a. Variance requested
5. Predominant exterior building materials shall not be: smooth-faced concrete block, tilt-up concrete panels, or pre-fabricated steel panels.
    a. It appears that the predominant exterior materials include metal panels.
6. Where will HVAC and other mechanical units be located?

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

Large Scale Development – Worth Lane Commercial Park L22-06

Engineer/Architect: Engineering Services

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

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

A minimum fire flow of 2250 GPM @ 20 psi with two fire hydrants is required for a non-sprinklered 11,900 sf type IIB constructed building. (Vol I Table B105.1) The site does not appear to have sufficient fire flow to construct unsprinklered buildings without improvements to the water distribution system. Site is serviced on the east side by an 8 inch dead end main supplied by a 6 inch dead end main. Hydrants allong this main are identified as green topped indicating fire flows of 1000 to 1500 gpm. There are two hydrants across the street from the NW corner of the site that are supplied by a looped 8 inch main not connected to the main on the east side of the street. These hydrants are identified as blue topped with flows of greater than 1500 gpm. **Obtain a flow tests from one of these hydrants and from the hydrant at the south end of Worth Ln.** Provide flow test report to the building department prior to planning commission approval.
file:///C:/Users/edst/Downloads/Springdale-Water-Utilities-Public-Hydrant-Flow-Test-Request-Form-10-3-2019%20(1).pdf

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

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

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

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

Engineering Summary:

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

Engineering Comments:

L22-06

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

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

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

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

2. **Chapter 106 – Stormwater Drainage**

- **Submit signed and sealed drainage report.**
- **Include erosion control plan for pond.**
- **Provide access easement to pond.**
- **Detention pond area should be sodded and cleared of any equipment that is currently stored there.**

- **Is all flow intended to flow overland to the pond area? Or will there be a swale graded across the back of the buildings?**

3. Chapter 107 – Stormwater Pollution

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

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

4. Chapter 112 – Subdivisions

(Code 1973, § 30-1)

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

5. Chapter 130 – Zoning Ordinance

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

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

6. Other:

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

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

Mr. Edward Hurley said that he represents the west side of the complex known as Checkerboard Square. He said his concern is the parking. He said that they deny approximately 95% of their tenant request because of the limited amount of parking. The tenants are only allowed to park in front of their unit. He said his concern is if there is enough parking for the units in question. He further stated that if there isn't enough parking, then they will park at Checkerboard Square which will cause a problem with the tenants.

Ms. Christie asked Mr. Rush to expound on the parking requirements and how they arrived at their need for parking spaces.

Mr. Rush said their calculations were based on the uses, part of it being offices and part of it being warehouse.

Ms. Christie asked about the materials to be used.

Mr. Mayes said that on the west side it would be about 30% metal and the rest is brick. He said that on the sides of the buildings it would, again be brick and metal approximately 60%. If the variance is granted, the back would be 100% metal and the three sides would be approximately 60% brick and metal.

It was decided to take all the variances at once.

Mr. Covert called for the vote for the variances.

VOTE:
YES: Covert, Cloud
NO: Compton, Mueller, Parker, Tyler, Austin
ABSTAIN: Peters

The variances were denied by a vote of two (2) yes, five (5) no and one (1) recusal.

Ms. Christie stated for the record that they have a right to appeal the Planning Commission's decision to Council. They must be filed within fifteen (15) days with the City Clerk's office and must indicate why you think the Planning Commission erred in its decision. You must also re-notify the adjacent property
owners. If the variances are denied by Council, you must wait one (1) year to ask for them again.

Since the variances were denied Mr. Rush said that he would like to table the large scale development at this time.

B. PP21-17 <u>Cottages at the Park Phase III</u>
Downum and County Line Road
Presented by Engineering Services, Inc.

This was tabled per Staff.

Large Scale Developments

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

Mr. Daniel Butler with Engineering Services, Inc. was present on behalf of his client to answer any questions or comments. He said they are proposing three (3) two (2) bedroom townhomes and five (5) three (3) bedroom townhomes. He said that this project was approved in August of 2021 as Sagely Village and it went from Gene George all the way to Oak Grove Road. He said that with the flood plain on the western property, they determined that it would be better to split this development. They are just presenting the eastern portion of the property. He said that the variance is in regards to the southern property for the perimeter landscaping. They have the eight (8) foot screening fence on the site plan. He said that there is a 12 and 18 inch force main that runs along the southern property and they are unable to place big trees there but will plant crepe myrtles along that side.

Mr. Tyler asked for Staff comments.

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

Planning Comments

1.
2. Please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number.
3. A screening fence is required in accordance with Chapter 56. Show trees associated with screen.
    a. It appears that there will need to be a fence along the west side of the property.
4. Perimeter landscaping is required in accordance with Chapter 56.
    a. Variance requested
5. A lighting plan is required to display at least 1 foot candle in all parking and pedestrian areas.

Building and Fire Comments:

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

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

Presented by Engineering Services, Inc.

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

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

Fire access is acceptable.

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

Hydrant locations are acceptable

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

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

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

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

Engineering **Comments:**

L22-01

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

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

7. **Chapter 106 – Stormwater Drainage**

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

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

8. Chapter 106 – Stormwater Drainage

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

- **Submit signed and sealed drainage report.**
- **Add note that detention pond shall be sodded.**
- **Provide detail for emergency overflow weir in pond.**

9. Chapter 107 – Stormwater Pollution

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

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

10. Chapter 130 – Zoning Ordinance

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

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

11. Other:

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

required. Final approval of this project does not waive or exempt any requirements by State or Federal laws.

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

There were none.

Mr. Peters called for the vote on the variance.

VOTE:

YES: Covert, Mueller, Parker, Peters, Tyler, Austin, Cloud, Compton

NO: None

The variance was approved by a unanimous vote.

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

VOTE:

YES: Mueller, Parker, Peters, Tyler, Austin, Cloud Compton, Covert

NO: None

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

B. L22-02 Southwest Junior High School
1807 Princeton Avenue
Presented by McClelland Engineering

Mr. Zach Hicks with McClelland Engineering was present on behalf of his client to answer any questions or comments. He stated that this is a 26 acre site proposing an 89,000 school building, 5800 square foot field house; there will be approximately 247 parking spots.

Mr. Tyler asked for Staff comments.

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

Planning Comments

1. A written response to all comments is required with resubmission. (standard comment)
2. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
3. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).

4. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

Commercial Design Standards Comments

1. Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities and banks of meter shall be screen from public view with landscaping or with an architectural treatment compatible with the building architecture.
    a. Please display on sheet L1.01 the fencing and landscaping associated with the fieldhouse that is proposed to be on the East side of the property.
    b. Please include on the "Details" page a detail of the fencing associated with the comment above.

Building and Fire Comments:

Reviewer: Ed Stith – City of Springdale Building and Fire Departments Date: Jan 6, 2022

Large Scale Development –	**Southwest Jr. High School** **1901 Princton Pl**	**L22-02**

Engineer/Architect: McClelland

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

Development is for a site to construct a two story 88,519 sf addition to an existing 11,257 School. Building is of non-combustible construction. (type IIB) and will be sprinklered. Additionally a 5847 sf field house will be constructed. Building is of non-combustible construction and is not sprinklered. All references are to the Arkansas Fire Prevention Code Vol I Fire unless otherwise noted.

Removal of the existing building will require a demolition permit from the building department. Prior to issuing a demolition permit; an inspection for asbestos containing materials must be performed by a licensed asbestos inspector and a Notice of Intent must be submitted to the Arkansas Department of Environmental Quality - Air Division - Asbestos Section, http://www.adeq.state.ar.us/air/program/ 501-682-0773.

Site changes remove the existing fire access road and fire hydrant for the track press box building. **Provide a fire access road and a fire hydrant for this building.**

Fire access road must be within 150 feet of all points of the unsprinklered fieldhouse. (section 503.1.1) It appears that the **fieldhouse needs to be 27 feet closer to the parking lot**.

A minimum fire flow of 2000 GPM @ 20 psi and two fire hydrants is required for a sprinklered >138,200 sf type IIB constructed building. (Vol I Table B105.1)

A minimum fire flow of 1750 GPM @ 20 psi and two fire hydrants is required for a non-sprinklered 5847 sf type IIB constructed building. (Vol I Table B105.1)

Site is serviced by a 12 inch distribution main on site. Obtain fire flow test from the water utility and submit for approval by the Building Department prior to construction.

Provide an additional fire hydrant at west side of field house

Show **leak detection meter** per Springdale Water Utility specifications. Leak detection meter must be located in a green space.

Fire department connections FDCs shall be located on the wall within 100 feet of a fire hydrant (section 912.2.3) on the same side of the fire access road without crossing a fire access road. (section 912.2) **Relocate FDC to SW corner wall of ETE construction Lab.**

The automatic fire sprinkler system shall be installed in accordance with NFPA 13. The system shall be monitored by a fire alarm system for sprinkler flow and sprinkler valve tamper. In lieu of a mechanical or electric bell installed adjacent to the fire sprinkler riser to indicate sprinkler water flow, a water proof horn/strobe shall be installed on the exterior wall directly above the FDC.

A 3200 series KNOX Box is required at the primary entrance to each building. Boxes may be ordered at www.knoxbox.com or an order form can be obtained from the Fire Marshal.

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

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

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

Engineering Summary:

- Detention pond outlet pipe should be RCP
- Include outlet pipe in drainage easement
- Add note that detention pond shall be sodded
- Submit the following for the Grading Permit:
    - Grading permit application
    - SWPPP
    - Notice of Coverage
    - Truck Route
    - $500 fee

Engineering Comments:

L22-02

ENGINEERING REVIEW CHECKLIST 2021
WITH RESUBMISSIONS PROVIDE A COPY
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Reviewed by Steve Hatfield and Katie Hollingshead, E.I. on 1/27/2021

12. Chapter 106 – Stormwater Drainage

- **Detention pond outlet pipe should be RCP.**
- **Include outlet pipe in drainage easement.**
- **Add note that detention pond shall be sodded.**

13. Chapter 107 – Stormwater Pollution

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

- *107.3*
  - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.
    - **Submit the following for the Grading Permit:**
      - **Grading permit application.**
      - **SWPPP.**
      - **Notice of Coverage.**
      - **Truck Route.**
      - **$500 fee.**
  - Phasing on larger construction sites 5 acres or more must be utilized to allow only disturbance on near term construction areas. Construction sites requiring cutting and filling must be seeded once the cutting and filling activity is finished.

- *107.3* - The following note is required as a General Note on the Site Plan:

"Stockpiling of construction spoil material at particular locations shall only be allowed for a limited time period, not to exceed (6) months. Prior to a final inspection of the Grading Permit, the following standards shall be achieved for Completion of Construction:

a) development and grading within the disturbed area is complete and matches plans as approved by the Planning Commission, and
b) the disturbed soil area is observed to have 80% grass coverage and 100% stability, and
c) No slopes steeper than a 3:1 pitch unless otherwise approved in writing by the Director of Engineering, and
d) Notice of Violations issued have all corrective actions approved with an inspection report signed by a representative of the Director of Engineering, and

e) all heavy equipment, stockpiles, and construction site materials have been removed from the Construction Site."
   - **Add the note above to the Site Plan sheet.**

14. Chapter 112 – Subdivisions

(Code 1973, § 30-1)

- *112-4* - Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street.
  - The minimum initial rating for the streetlight shall be 6,800 lumens for a local street, 11,000 lumens for a collector street, or 20,000 lumens for an arterial street.
    - **Show lights that will cover intersections.**

15. Chapter 130 – Zoning Ordinance

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

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

16. 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.

There were no variances associated with this large scale.

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

There were none.

Ms. Mueller moved to approve the Large Scale Development subject to Staff comments. Mr. Roy Covert seconded the motion.

VOTE:

YES: Parker, Peters, Tyler, Austin, Cloud, Compton, Covert, Mueller

NO: None

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

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

Mr. Brandon Rush with Engineering Services, Inc. was present on behalf of his client to answer any questions or comments. He said that it is approximately a 3000 square foot addition to the building on the 412 side. It will be a show room and office area.

Mr. Tyler 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 L22-03. 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. Perimeter landscaping is required in accordance with Chapter 56.
    a. Variance requested
5. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
6. A lighting plan is required, displaying at least 1 foot candle in all parking and pedestrian areas.
    a. Planning didn't receive a new lighting plan as displayed in comment responses.
7. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
8. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

Commercial Design Standards Comments

1. Sign design, materials, and placement should complement the overall architectural design of the building.
    a. Will there be any new signage (other than what is proposed for the building)?

Building and Fire Comments:

Reviewer: Ed Stith – City of Springdale Building and Fire Departments Date: Jan 6, 2022

Large Scale Development – Crain RV L22-03

5850 W Sunset

Engineer/Architect: Engineering Services

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

Development is for a site to construct a 3047 sf addition to an existing 11,543 sf repair garage (occupancy group B, S-1) Building is assumed to be of ordinary construction. (PEMB w/wood studs, type IIIB) and is not sprinklered. All references are to the Arkansas Fire Prevention Code Vol I Fire unless otherwise noted.

A minimum fire flow of 2500 GPM @ 20 psi with three fire hydrants is required for a non-sprinklered 14,589 sf type IIIB constructed building. (Vol I Table B105.1) Site is serviced by a 12 inch distribution main. **Obtain a flow test from the hydrant at the SE corner of the site** prior to planning commission approval.
file:///C:/Users/edst/Downloads/Springdale-Water-Utilities-Public-Hydrant-Flow-Test-Request-Form-10-3-2019%20(1).pdf

Fire access is acceptable.

The building does not have a fire hydrant within 175 feet of the building frontage along the fire access road. C105.1. **Provide a fire hydrant in the green space NE corner of existing building.**

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

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

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

Engineering Summary:

- No comments

Engineering Comments:

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

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

17. Chapter 106 – Stormwater Drainage

- **Erosion Control Plan;**
  - **Since this site is previously developed and mostly paved, silt fence may not be effective or easy to maintain. I recommend using heavy silt socks laid end to end that are filled with rocks or tire shreds, such as Big Red or Erosion Eel products.**
- **Construction Entrance not necessary if site is already paved.**
- **Grading Permit not required on this project.**

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18. Chapter 130 – Zoning Ordinance

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

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

19. Other:

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

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

There were none.

It was decided to take both variances at once.

Mr. Covert called for the vote.

VOTE:

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

The variances were approved by a unanimous vote.

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

VOTE:

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

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

D. L22-04 Central Junior High School
2811 West Huntsville Avenue
B22-12 Variance of Commercial Design Standards
(A) Parking and perimeter landscaping
Presented by Engineering Services, Inc.

Mr. Brandon Rush with Engineering Services, Inc. was present on behalf of his client to answer any questions or comments. He said that this is a large expansion of Central Junior High. He said the majority of the expansion will be on the south side of the existing building. He said there will be parking and drainage improvements. He said the landscaping variance is due to the south property line with the existing paving.

Mr. Tyler 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 L22-04. 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).

Building and Fire Comments:

Reviewer: Ed Stith – City of Springdale Building and Fire Departments Jan 6, 2022

Large Scale Development – Central Jr. High School L22-04
2111 Huntsville Ave

Engineer/Architect: Engineering Services Inc.

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

Development is for a site to construct a two story greater than 138,200 School. Building is of non-combustible construction. (type IIB) and will be sprinklered. All references are to the Arkansas Fire Prevention Code Vol I Fire unless otherwise noted.

A minimum fire flow of 2000 GPM @ 20 psi and two fire hydrants is required for a sprinklered >138,200 sf type IIB constructed building. (Vol I Table B105.1) Site is serviced by a 12 inch distribution main along Gutensohn Rd. Obtain a fire flow test from the water utility and submit for approval by the Building Department prior to construction.
file:///C:/Users/edst/Downloads/Springdale-Water-Utilities-Public-Hydrant-Flow-Test-Request-Form-10-3-2019%20(1).pdf

The building does not have a fire hydrant within 225 feet of the building frontage along the fire access road on the south side. C105.1. **Provide an additional fire hydrant along the south fire access road.**

Show **leak detection meter** per Springdale Water Utility specifications. Leak detection meter must be located in a green space.

Fire department connections FDCs shall be located on the wall within 100 feet of a fire hydrant (section 912.2.3) on the same side of the fire access road without crossing a fire access road. (section 912.2) **Relocate FDC to SE corner of building.**

The automatic fire sprinkler system shall be installed in accordance with NFPA 13. The system shall be monitored by a fire alarm system for sprinkler flow and sprinkler valve tamper. In lieu of a mechanical or electric bell installed adjacent to the fire sprinkler riser to indicate sprinkler water flow, a water proof horn/strobe shall be installed on the exterior wall directly above the FDC.

A 3200 series KNOX Box is required at the primary entrance to each building. Boxes may be ordered at www.knoxbox.com or an order form can be obtained from the Fire Marshal.

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

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

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

Engineering Summary:

- Submit signed and sealed drainage report
- Remove existing sidewalk on Gutensohn and install a continuous 8 ft sidewalk
- If the drives are considered private, please show access easement to the pond for maintenance purposes
- Submit the following for the Grading Permit:
  - Grading permit application
  - SWPPP
  - Notice of Coverage
  - Truck Route
  - $500 fee
- Driveways are maximum 40' wide, please revise drive on Gutensohn
- Minor drainage comments, images of conflicts sent to consultant

Engineering Comments:

L22-04

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

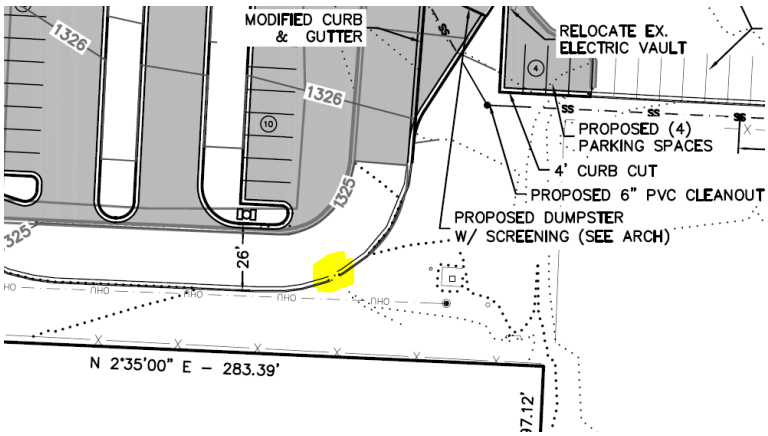
Reviewed by Steve Hatfield and Katie Hollingshead, E.I. on 1/27/2021

1. **Chapter 106 – Stormwater Drainage**

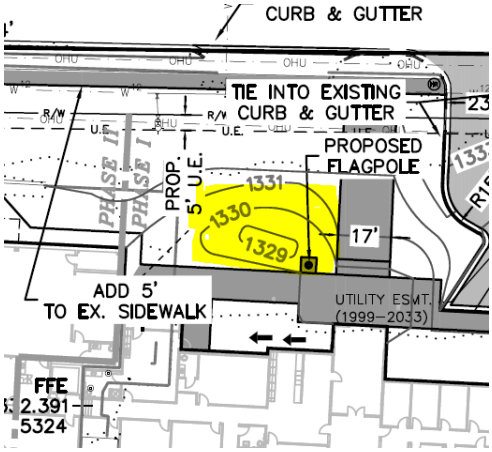
(Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)

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

2. **Chapter 106 – Stormwater Drainage**
   - **Submit signed and sealed drainage report.**
   - **If the drives are considered private, please show access easement to the pond for maintenance purposes.**
   - **Call out existing curb cut, shown below. Does this drain to the pond?**



- Where does this drain? Will this area hold water?



3. Chapter 107 – Stormwater Pollution

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

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

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

(Ord. No. 3258, § 1, 11-12-02)

- **Driveways are maximum 40’ wide, please revise drive on Gutensohn.**

5. Chapter 130 – Zoning Ordinance

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

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

6. Other:

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

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

There were none.

Mr. Covert called for the vote on the variance.

VOTE:

YES: Austin, Cloud, Compton, Covert, Mueller, Parker, Peters, Tyler

NO: None

The variance approved by a unanimous vote.

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

VOTE:

YES: Cloud, Compton, Covert, Mueller, Parker, Peters, Tyler, Austin

NO: None

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

E. L22-05 <u>Springdale High School</u>
101 S. Pleasant
Presented by Engineering Services, Inc.

Mr. Brandon Rush with Engineering Services Inc. was present on behalf of his client to answer any questions or comments. He said that this project is a substantial enlargement on the Springdale High School academic and athletic facilities. They will be removing the flat building and the old high school gym.

Mr. Tyler 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 L22-05. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (Standard comments).
2. Submit PDF files at time of resubmission. (standard comment)
3. A written response to all comments is required with resubmission. (standard comment)
4. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (Standard comment).
5. There appears to be a gap between the proposed building and the parking lot. Please expand photometric plan to include all parking and pedestrian areas.
6. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
7. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

Building and Fire Comments:

Reviewer: Ed Stith – City of Springdale Building and Fire Departments Jan 6, 2022

Large Scale Development – Springdale High School Central Ave L22-05

Engineer/Architect: Engineering Services Inc.

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

Development is for a site to construct a two story approximate;ly 82,000 sf School. (occupancy group E) Building is of non-combustible construction. (type IIB) and will be sprinklered. All references are to the Arkansas Fire Prevention Code Vol I Fire unless otherwise noted.

A minimum fire flow of 1500 GPM @ 20 psi and one fire hydrant is required for a sprinklered 82,000 sf type IIB constructed building. (Vol I Table B105.1) Site is serviced by a 12 inch dead end main located on site. Hydrants on this main are blue topped indication flow greater than 1500 gpm. No fire flow test is required.

FDC and hydrant are not approved within the fenced area. Relocate to landscape island SW corner of parking lot and locate FDC on adjacent building wall.

Show **leak detection meter** per Springdale Water Utility specifications. Leak detection meter must be located in a green space.

Exterior north wall adjacent to bleachers shall be one hour fire rated in accordance with section 705.5 of the building code. Please advise architecture design team.

In lieu of a mechanical or electric bell installed adjacent to the fire sprinkler riser to indicate sprinkler water flow, a water proof horn/strobe shall be installed on the exterior wall directly above the FDC.

A 3200 series KNOX Box is required at the primary entrance to building. Boxes may be ordered at www.knoxbox.com or an order form can be obtained from the Fire Marshal.

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

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

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

Engineering Summary:

- Submit the following for the Grading Permit:
  - Grading permit application
  - SWPPP
  - Notice of Coverage
  - Truck Route
  - $500 fee
- Add disclaimer statement to plans

Engineering Comments:

L22-05

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

Reviewed by Steve Hatfield and Katie Hollingshead, E.I. on 1/26/2022

1. **Chapter 106 – Stormwater Drainage**

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

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

- ~~Show existing and proposed contours.~~
- ~~—~~

2. Chapter 107 – Stormwater Pollution

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

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

3. Chapter 130 – Zoning Ordinance

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

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

4. Other:

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

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

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

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

There were none.

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

VOTE:

YES: Compton, Cover, Mueller, Parker, Peters, Tyler, Austin, Cloud

NO: None

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

G. L22-07 Dollar General
1153 Wagon Wheel Road
B22-04 (A) Reduction of required parking spaces from 53 to 37
(B) Landscaping requirements
Presented by Blew & Associates, Bartlett Arch, Van Tassel-Proctor, Inc.

Mr. Cody Sexton with Blew and Associates was present on behalf of his client to answer any questions or comments. He said that the variances are due to limitations to the site itself. He said that the reduction of parking spaces is because there isn't enough room on site for the required 53. He said the landscaping request is because the property already has infrastructure and utilities through it and there are existing utilities in the front and the right-of-way. He said that they do not want to be planting trees on top of a sanitary sewer line.

Mr. Tyler 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 L22-07. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (standard comment)
3. A written response to all comments is required with resubmission. (standard comment)
4. Show the rate at which the parking spaces were calculated for each use.
    a. Variance requested to reduce number of spaces provided.
5. Perimeter landscaping is required in accordance with Chapter 56.
    a. Variance requested
6. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
7. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
8. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

Building and Fire Comments:
Reviewer: Ed Stith – City of Springdale Building and Fire Departments Date: Jan 7, 2022

Large Scale Development – Dollar General L22-07

Engineer/Architect: Blew and Associates

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

Development is for a site to construction of an approximately 10,640 sf mercantile building. Building is assumed to be of non-combustible construction. (PEMB w/metal studs, type IIB) and will not be sprinklered. All references are to the Arkansas Fire Prevention Code Vol I Fire unless otherwise noted.

Removal of the existing building will require a demolition permit from the building department. Prior to issuing a demolition permit; an inspection for asbestos containing materials must be performed by a licensed asbestos inspector and a Notice of Intent must be submitted to the Arkansas Department of Environmental Quality - Air Division - Asbestos Section, http://www.adeq.state.ar.us/air/program/ 501-682-0773.

Fire access is acceptable.

A minimum fire flow of 2750 GPM @ 20 psi with three fire hydrants is required for a non-sprinklered 10,600 sf type IIB constructed building. (Vol I Table B105.1) Site is serviced by a 24 inch main. **Obtain a flow test from the hydrant north side of Wagon Wheel Rd from the water utility.** Provide flow test report to the building department prior to planning commission approval.
file:///C:/Users/edst/Downloads/Springdale-Water-Utilities-Public-Hydrant-Flow-Test-Request-Form-10-3-2019%20(1).pdf

The addition of one hydrant with the existing infrastructure is acceptable.

Proposed fire hydrant appears to be too close to sanitary sewer and too close to the curb. Consult with water utility and relocate to landscape island to the south.

The finished floor elevations of the building is below the elevation of the upstream manhole cover. Provide sewer backwater valves. (Ark Plumbing code sec 715.) **Indicate backwater valve requirement on plan.** (OPTION "A")

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

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

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

Engineering Summary:

- Submit the following for the Grading Permit:
  - Grading permit application
  - SWPPP
  - Notice of Coverage
  - Truck Route
  - $500 fee
- Submit signed and sealed drainage report

Engineering Comments:

L22-07

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

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

1. **Chapter 106 – Stormwater Drainage**

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

- **Submit signed and sealed drainage report.**

2. **Chapter 107 – Stormwater Pollution**

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

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

3. **Chapter 130 – Zoning Ordinance**

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

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

4. Other:

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

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

There were none.

It was decided to take the variances together.

Mr. Peters called for the vote.

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

The variances were approved by a unanimous vote.

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

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

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

H.	L22-08	<u>A-Tech Building Expansion</u> 2901 Chapman
	B22-07	(A) Variance for reduction of front setback from 50' to 30' (B) Variance of driveway requirements
	B22-08	Variance for Commercial Design Standards (A) Pedestrian Flow (B) Central Features & Community Spaces (C) Foundation landscaping (D) Lighting

W22-02 Waiver of street improvements
Presented by David A. Gilbert, P.E.

These items were tabled by Staff.

Board of Adjustment

A. B22-04 Dollar General
2253 Wagon Wheel Road
(A) Reduction in parking spaces from 53 to 37
(B) Reduction of landscaping requirement
Presented by Blew & Associates

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

B. B22-07 A-Tech Building Expansion
2901 Chapman
(A) Variance for reduction of front setback from 50' to 30'
(B) Variance for driveway requirements
Presented by David A. Gilbert, P.E.

These were tabled by Staff.

C. B22-08 A-Tech Building Expansion
2901 Chapman
Variance for Commercial Design Standards
(A) Pedestrian Flow
(B) Central Features & Community Spaces
(C) Foundation Landscaping
(D) Lighting
Presented by David A. Gilbert. P. E.

These were tabled by Staff.

D. B22-09 Chandler Village
South of Elm Springs & W. of Oak Grove Road
Variance of landscaping requirement
Presented by Engineering Services, Inc.

This was approved by a unanimous vote in conjunction with the large scale development.

E. B22-11 Crain RV
5950 W. Sunset Ave
Variance of Commercial Design Standards

(A) Facades & Exterior Walls
(B) Perimeter and Foundation Landscaping
Presented by Engineering Services, Inc.

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

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

This was approved by a unanimous vote in conjunction with the large scale development.

G. B22-13 Worth Lane Commercial Park
E. side of Worth Lane, S. of Hwy. 412
Variance of paved parking requirement
Presented by Engineering Services, Inc.

These were denied by a vote of two (2) yes, five (5) no and one (1) recusal.

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

These were denied by a vote of two (2) yes, five (5) no and one (1) recusal.

I. B22-15 Greg Heger
617 E. Emma Ave. Suite C
Variance of the sign Ordinance
Presented by Greg Heger

This is was tabled per Staff.

J. B22-16 Robert Sanchez
5962 W. County Line Road
Variance of paved driveway requirement
Presented by Robert Sanchez

Mr. Sanchez was present to answer any questions or comments. He wants to put down gravel down approximately 350 north of his current driveway which is already gravel.

Mr. Tyler asked for Staff comments.

Ms. Christie stated that this was a tandem lot split.

Mr. Sanchez said that it was.

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

There were none.

Ms. Mueller called for the vote.

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

The variance was approved by a unanimous vote.

Waivers

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

This was tabled per Staff.

B. W22-02 A-Tech Building Expansion
2901 Chapman Avenue
Waiver of Street Improvements to Chapman
Presented by David E. Gilbert, P.E.

This was tabled per Staff.

C. W22-03 Carla Burg
6630 E. Wagon Wheel Road
Waiver of sidewalks and driveway
Presented by Carla Burg/Neil Johnson

Ms. Burg was present to answer any questions or comments. She said that she wanted to build a barn for her two horses.

Ms. Christie said that Ms. Burg isn't going to live there, it is just going to be a barn and the rest will be pasture in a natural setting. She further stated that the barn will have some living quarters and that is why Ms. Burg is asking for a waiver of sidewalk and driveway.

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

There were none.

Ms. Christie said that this would be a recommendation to Council to either approve or deny it.

Mr. Covert moved to forward to Council with a recommendation for approval. Ms. Mueller seconded the motion.

VOTE:

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

The motion to forward to Council with a recommendation for approval was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Resolution to go to Council on Tuesday, February 22, 2022 at 6:00 p.m.

Planning Director's Report

Planning Director Report 2-22

✓ Council actions in January

- Approved Rezonings
  - 1308 Stulz Road – A-1 to SF-2
  - 697 Highway 265 – C-2 to C-6
- Appointed Planning Commission member – James David and Mark Cloud
- Reappointed Don Gibson to the Public Facilities Board
- Approved Replat of Lots 17 through 21, Block 2, R. L. Hayes Subdivision
- Approved Final Plat for Spyglass Estates Subdivision

- Approved waiver of sidewalk 1820 Graham Rd

✓ Work Session

February 15th – 5 pm -- Planning Office 206 S Blair – City Attorney discussion of Code of Ethics, Conflicts of Interest and changes in state law.

Adjourn

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

_____

Dale Tyler, Chairman

_____

Ben Peters, Secretary

_____

Patsy Christie, Director
Planning and Community Development Division

_____

Debbie Pounders, Recording Secretary

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: March 1, 2022

Re: **R22-02 Rezone**

A request by Harold L. Treat Living Trust for Planning Commission approval of a zone change from Agricultural District (A-1) to Large Product Retail Sales (C-6) for a tract of land containing 6.09 acres.

LOT LOCATION AND SIZE

The 6.09 acre tract is located at 2717 and 2775 Old Missouri Road, east side of Old Missouri Road, north of Joe Fred Starr Lane.

A vicinity map is attached.

EXISTING ZONING

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

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

ACCESSORY USES

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

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

SITE PLAN REVIEW

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

AREA REGULATIONS

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

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

REQUESTED ZONING

The requested zoning for this tract is a C-6 Large Product Retail Sales District. The district is established in order to provide adequate locations for retail uses which serve the needs of the motoring public and are characterized by a high level of vehicular ingress and egress. Among these uses, are automobile and other vehicular service establishments. The C-6 district is also intended to provide a location for the limited amount of merchandise, equipment and material being offered for retail sale that, because of the type of material or transportation requirements, is suitable for display and storage outside the confines of an enclosed building. Such uses are not generally compatible with pedestrian-oriented commercial districts and shopping centers since they tend to obstruct and interfere with pedestrian movement. Appropriate locations for this district are along heavily traveled major traffic arterials.

DEVELOPMENT CRITERIA

i. All yards unoccupied by buildings or merchandise or used as traffic ways shall be landscaped with grass and shrubs and maintained in an orderly condition.

ii. All of the lost used for the parking of vehicles, for the storage and display of merchandise shall be paved with a sealed surf ace pavement and maintained in such a manner that no dust will be produced by continued use.

iii. All servicing of vehicles and assembly of equipment carried on as an incidental part of the sales operation shall be conducted within a completely enclosed building.

iv. No article or material stored or offered for sale in connection with the permitted or conditional uses listed herein shall be stored or displayed outside the confines of the building unless it is so screened by a permanent opaque screening fence or wall so that it cannot be seen from an adjoining lot. The following screening and display criteria shall apply to uses located in the C-6 large product retail sales.

   a. Except as provided in Use Unit 43: Automobile Sales-Damaged Vehicles, automobile, truck, tractor, mobile home, boat or motorcycle sales areas are not required to screen fully assembled merchandise that is ready for sale.

   b. No permanent open display will be permitted on sidewalks, or public right-of-way.

   c. Automobile service stations shall be permitted open display of merchandise commonly sold by such operations as long as the area of said display is not taller than the building nor larger than an area equal to one-half of the façade areas of the front of the building.

   d. Automobile service stations may be used for the storage of rental trucks or trailers, provided, however, the storage space shall be paved, shall not exceed four thousand (4,000) square feet in area and the above screening requirements are met.

v. There shall be no open display of any kind whatsoever in the first twenty (20) feet of the required front yard setback.

ACCESSORY USES

See Article 6 Section 3.1 of this chapter.

SITE PLAN REVIEW

When a conditional use is proposed in a C-6 district a site plan review shall be required. See article 2, section 13 of this chapter for the procedure and requirements of a site plan review.

HEIGHT REGULATIONS

There shall be no maximum height limits in C-6 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any boundary line of any residential district a distance of one (1) foot for each foot of height in excess of twenty (20) feet.

AREA REGULATIONS

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, or a minimum of ten percent of the total surface area of the lot or development.

OFF-STREET PARKING

See Article 7 of this chapter.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The tract contains a commercial use and residential structures. The area to the north is undeveloped in I-1 zoning. The area to the east is undeveloped in C-2 zoning. The area to the south contains commercial uses in C-2 zoning. The area to the west contains a commercial use and residential structure in A-1 zoning.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates Regional Commercial use.

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:

> 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.
>
> Encourage the development of regional commercial areas that accommodate a variety of wholesale, retail, service and office uses where the highest traffic volumes and greatest utility demands can be served and more extensive outdoor display of materials will be expected and permitted.

815-28649-110 File No. R22-02

PETITION FOR REZONING

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

Legal Description: ATTACHED

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) C-6

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

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

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

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

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

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

Authorized Representative: _____

Address: _____

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

MAILING ADDRESS: 735 Oklawon Dr.

TELEPHONE: 479-790-8224 DATE: _____

VERIFICATION

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

SIGNATURE
(Property Owner)

(Property Owner)

DEBBIE A. POUNDERS
OFFICIAL SEAL - NOTARY PUBLIC
WASHINGTON COUNTY ARKANSAS
COMMISSION # 12402006
MY COMMISSION EXPIRES 12-10-2024

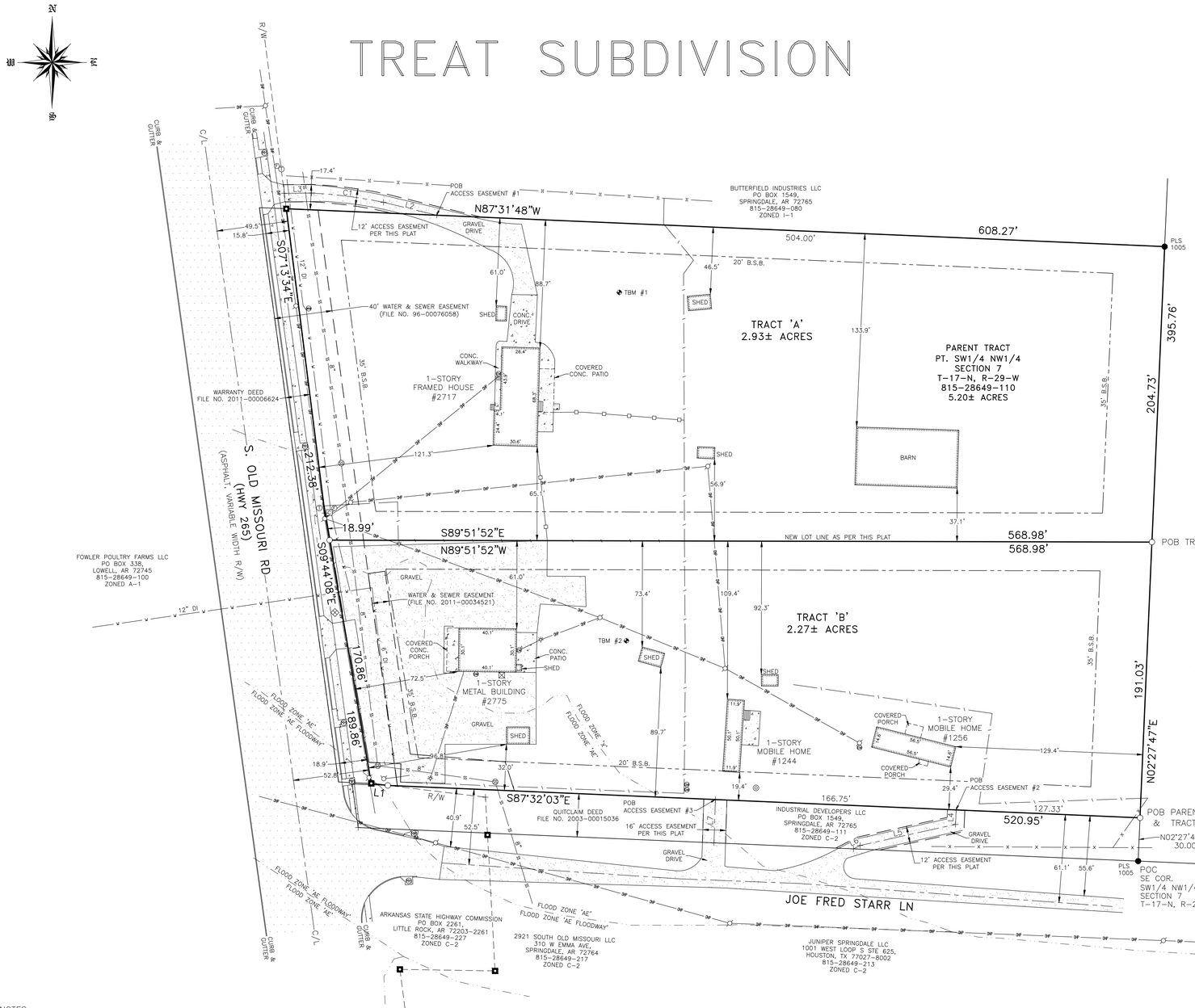
State of Arkansas)
) ss.
County of Washington)

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

Notary Public

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

TREAT SUBDIVISION



FLOOD DESIGNATION:
A PORTION OF TRACT 'B' LIES IN ZONE 'A/AE' (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD) AS DETERMINED FROM THE F.I.R.M. MAP OF WASHINGTON COUNTY, ARKANSAS, AND INCORPORATED AREAS, MAP NUMBER 05143C0090 F, EFFECTIVE DATE MAY 16, 2008.

LINE	BEARING	DISTANCE
L1	S83°06'26"E	11.49'
L2	N76°23'04"W	37.94'
L3	S89°34'59"W	18.78'
L4	S02°27'57"W	10.08'
L5	S77°34'25"W	67.53'
L6	S63°08'10"W	5.24'
L7	S01°48'27"W	30.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	311.42'	50.34'	50.29'	N82°42'21"W	009°15'43"



VICINITY MAP

LEGEND

- AC UNIT
- BACKFLOW VALVE
- BOLLARD POST
- BUGGY AXLE
- CABLE TV PEDESTAL
- CHISLED 'X'
- COMMUNICATIONS VAULT
- COMPUTED POINT
- CONC. MONUMENT
- AHTD MONUMENT
- DOWN GUY
- DRAIN GRATE
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC PEDESTAL
- EXIST. ALUM. CAPPED MON.
- EXIST. COTTON SPINDLE
- EXISTING IRON PIPE
- EXISTING IRON REBAR
- EXISTING NAIL
- FENCE POST
- EXIST. IRON IN CONCRETE
- FIBER OPTICS PEDESTAL
- FIRE HYDRANT
- FIRE SPRINKLER
- FLAG POLE
- GAS LINE SIGN
- GAS METER
- GAS STUB
- GAS REGULATOR
- GENERATOR
- GROUND LIGHT
- IRRIG. CONTROL VALVE
- JUNCTION BOX
- LAMP POST
- MAIL BOX
- PARKING SIGN
- PAY PHONE
- POWER POLE
- PROPANE TANK
- RAILROAD SPIKE
- READING
- RIGHT OF WAY MONUMENT
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- SATELLITE DISH
- SEPTIC TANK LID
- SET ALUMINUM MONUMENT
- SET COTTON SPINDLE
- SET STAKE ON LINE
- SET 1/2" IRON REBAR
- STATE MONUMENT
- STONE MONUMENT
- STORM DRAIN MANHOLE
- STREET SIGN
- T-POST
- TELEPHONE BOX
- TELEPHONE PEDESTAL
- TEMPORARY BENCHMARK
- TRAFFIC SIGNAL BOX
- TRANSFORMER BOX
- TREE
- WATER LINE SIGN
- WATER METER
- WATER SPIGOT
- WATER VALVE

- CENTERLINE ROAD
- RIGHT-OF-WAY LINE
- BARBED-WIRE FENCE
- CHAIN-LINKED FENCE
- METAL FENCE
- WIRE FENCE
- MAJOR CONTOUR INTERVAL
- MINOR CONTOUR INTERVAL
- BUILDING LINE
- FIBER-OPTICS LINE
- DITCH/WATER LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- GAS LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- TELEPHONE LINE
- WATER LINE
- PROPERTY LINE

TBM #1
60D NAIL
N:671861.06
E:687062.82
ELEV:1321.13

TBM #2
60D NAIL
N:671619.86
E:687067.77
ELEV:1313.90

PLAT NOTES:

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 REAL ESTATE:

EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDED THE SEAL AND SIGNATURE OF THE SURVEYOR.

THIS SURVEY MEETS OR EXCEEDS THE CURRENT "ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS".

DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.

OWNER: HAROLD L TREAT – FROSTY TREAT

PHYSICAL ADDRESS: 1224, 1256, 2717 & 2775 S. OLD MISSOURI RD, SPRINGDALE, AR 72764

MAILING ADDRESS: 735 OAKLAWN DR, SPRINGDALE, AR 72764

ZONED: A-1, AGRICULTURAL DISTRICT

SETBACKS:
FRONT...35 FEET
SIDE...20 FEET
REAR...35 FEET

BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM (NORTH ZONE) NAD83

STATE LAND SURVEYOR FILE CODE
500-17N-29W-0-07-420-72-1005

SHEET 1 OF 2

JOB NO. 22012

REVISIONS		
DATE	DESCRIPTION	BY
02/07/2022	ADDED 3 ADJ. PROP.	J.P.

ARA
118 S. COLLEGE AVENUE
FAYETTEVILLE, ARKANSAS 72701
479.444.8784
1.888.549.8784
oraasurveying@sbcglobal.net

Alan Reid & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
BOUNDARY
TOPO

DRAFTSMAN	DF
DATE	01/21/2022
CHECKED	–
SCALE	1" = 40'
SHEET SIZE	24"x 36"

FROSTY TREAT
1224, 1256, 2717, & 2775 S. OLD MISSOURI RD,
SPRINGDALE, AR 72764

INFORMAL PLAT (LOT SPLIT) – SPRINGDALE, ARKANSAS

ORIGINAL DESCRIPTION (CORRECTION QUITCLAIM DEED BK. 2003, PG. 15037) – PARENT TRACT (PID 815-28649-110):
A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER QUARTER AND RUNNING THENCE NORTH 25 RODS AND 15 FEET, THENCE WEST 41 RODS AND 3.6 FEET, THENCE SOUTH BEARING EAST TO A POINT ON THE SOUTH LINE OF SAID QUARTER QUARTER, SAID POINT BEING 35 RODS WEST OF THE POINT OF BEGINNING, THENCE EAST 35 RODS TO THE POINT OF BEGINNING; ALL IN TOWNSHIP 17 NORTH, RANGE 29 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CONTAINING 6.09 ACRES, MORE OR LESS. SUBJECT TO ALL PUBLIC AND PRIVATE ROADS AND EASEMENTS AND SPECIFICALLY SUBJECT TO THE EASEMENT HERETOFORE GRANTED THE ARKANSAS WESTERN GAS COMPANY AND THE SOUTHWESTERN ELECTRIC POWER COMPANY.

SURVEY DESCRIPTION – PARENT TRACT (PID 815-28649-110)
A PART OF THE FRACTIONAL SOUTHWEST QUARTER (FRL. SW1/4) OF THE FRACTIONAL NORTHWEST QUARTER (FRL. NW1/4) OF SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID FRACTIONAL 40 ACRE TRACT; THENCE N02°27'47"E 30.00 FEET ALONG THE EAST LINE OF SAID FRACTIONAL 40 ACRE TRACT TO A SET 1/2" IRON REBAR FOR THE TRUE POINT OF BEGINNING; THENCE N02°27'47"E 395.76 FEET TO AN EXISTING IRON REBAR; THENCE LEAVING THE EAST LINE OF SAID FRACTIONAL 40 ACRE TRACT, N87°31'48"W 608.27 FEET TO AN EXISTING ARKANSAS DEPARTMENT OF TRANSPORTATION MONUMENT AT THE EAST RIGHT-OF-WAY LINE OF OLD MISSOURI ROAD (ARKANSAS HIGHWAY 265); THENCE S07°13'34"E 212.38 FEET ALONG SAID RIGHT-OF-WAY LINE TO A SET 1/2" IRON REBAR; THENCE S09°44'08"E 189.86 FEET ALONG SAID RIGHT-OF-WAY LINE TO AN EXISTING ARDOT MONUMENT; THENCE S83°06'26"E 11.49 FEET ALONG SAID RIGHT-OF-WAY LINE TO A SET 1/2" IRON REBAR AT A POINT WHICH IS THIRTY (30) FEET NORTH OF THE SOUTH LINE OF SAID FRACTIONAL 40 ACRE TRACT; THENCE LEAVING SAID RIGHT-OF-WAY LINE, S87°32'03"E 520.95 FEET TO THE POINT OF BEGINNING, CONTAINING 5.20 ACRES, MORE OR LESS. THE ABOVE DESCRIBED 5.20 ACRE TRACT BEING SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER OR NOT OF RECORD.

SURVEY DESCRIPTION – TRACT 'A'
A PART OF THE FRACTIONAL SOUTHWEST QUARTER (FRL. SW1/4) OF THE FRACTIONAL NORTHWEST QUARTER (FRL. NW1/4) OF SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID FRACTIONAL 40 ACRE TRACT; THENCE N02°27'47"E 221.03 FEET ALONG THE EAST LINE OF SAID FRACTIONAL 40 ACRE TRACT TO A SET 1/2" IRON REBAR FOR THE TRUE POINT OF BEGINNING; THENCE N02°27'47"E 204.73 FEET TO AN EXISTING IRON REBAR; THENCE LEAVING THE EAST LINE OF SAID FRACTIONAL 40 ACRE TRACT, N87°31'48"W 608.27 FEET TO AN EXISTING ARKANSAS DEPARTMENT OF TRANSPORTATION MONUMENT AT THE EAST RIGHT-OF-WAY LINE OF OLD MISSOURI ROAD (ARKANSAS HIGHWAY 265); THENCE S07°13'34"E 212.38 FEET ALONG SAID RIGHT-OF-WAY LINE TO A SET 1/2" IRON REBAR; THENCE S09°44'08"E 18.99 FEET ALONG SAID RIGHT-OF-WAY LINE TO A SET 1/2" IRON REBAR; THENCE LEAVING SAID RIGHT-OF-WAY LINE, S89°51'52"E 568.98 FEET TO THE POINT OF BEGINNING, CONTAINING 2.93 ACRES, MORE OR LESS. THE ABOVE DESCRIBED 2.93 ACRE TRACT BEING SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER OR NOT OF RECORD.

SURVEY DESCRIPTION – TRACT 'B'
A PART OF THE FRACTIONAL SOUTHWEST QUARTER (FRL. SW1/4) OF THE FRACTIONAL NORTHWEST QUARTER (FRL. NW1/4) OF SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID FRACTIONAL 40 ACRE TRACT; THENCE N02°27'47"E 30.00 FEET ALONG THE EAST LINE OF SAID FRACTIONAL 40 ACRE TRACT TO A SET 1/2" IRON REBAR FOR THE TRUE POINT OF BEGINNING; THENCE N02°27'47"E 191.03 FEET TO A SET 1/2" IRON REBAR; THENCE LEAVING THE EAST LINE OF SAID FRACTIONAL 40 ACRE TRACT, N89°51'52"W 568.98 FEET TO A SET 1/2" IRON REBAR AT THE EAST RIGHT-OF-WAY LINE OF OLD MISSOURI ROAD (ARKANSAS HIGHWAY 265); THENCE S09°44'08"E 170.86 FEET ALONG SAID RIGHT-OF-WAY LINE TO AN EXISTING ARDOT MONUMENT; THENCE S83°06'26"E 11.49 FEET ALONG SAID RIGHT-OF-WAY LINE TO A SET 1/2" IRON REBAR AT A POINT WHICH IS THIRTY (30) FEET NORTH OF THE SOUTH LINE OF SAID FRACTIONAL 40 ACRE TRACT; THENCE LEAVING SAID RIGHT-OF-WAY LINE, S87°32'03"E 520.95 FEET TO THE POINT OF BEGINNING, CONTAINING 2.27 ACRES, MORE OR LESS. THE ABOVE DESCRIBED 2.27 ACRE TRACT BEING SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER OR NOT OF RECORD.

SURVEY DESCRIPTION – EASEMENT NO. 1
A TWELVE (12) FOOT WIDE EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS OVER AND ACROSS AN EXISTING DRIVE, SAID EASEMENT BEING SIX (6) FEET EACH SIDE OF THE FOLLOWING DESCRIBED EASEMENT CENTERLINE: A PART OF THE FRACTIONAL SOUTHWEST QUARTER (FRL. SW1/4) OF THE FRACTIONAL NORTHWEST QUARTER (FRL. NW1/4) OF SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID FRACTIONAL 40 ACRE TRACT; THENCE N02°27'47"E 425.76 FEET ALONG THE EAST LINE OF SAID FRACTIONAL 40 ACRE TRACT TO AN EXISTING IRON REBAR; THENCE LEAVING THE EAST LINE OF SAID FRACTIONAL 40 ACRE TRACT, N87°31'48"W 504.00 FEET TO THE TRUE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE: THENCE N76°23'04"W 37.94 FEET ALONG THE CENTERLINE OF SAID DRIVE AND EASEMENT TO THE BEGINNING OF A 311.42 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY 50.34 FEET ALONG SAID CURVE AND CENTERLINE, THE CHORD FOR WHICH BEING N82°42'21"W 50.29 FEET, TO THE POINT OF TANGENCY; THENCE S89°34'59"W 18.76 FEET ALONG THE CENTERLINE OF SAID DRIVE AND EASEMENT TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF OLD MISSOURI ROAD, SAID POINT BEING THE TERMINAL POINT OF SAID EASEMENT CENTERLINE.

SURVEY DESCRIPTION – EASEMENT NO.2
A TWELVE (12) FOOT WIDE EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS OVER AND ACROSS AN EXISTING DRIVE, SAID EASEMENT BEING SIX (6) FEET EACH SIDE OF THE FOLLOWING DESCRIBED EASEMENT CENTERLINE: A PART OF THE FRACTIONAL SOUTHWEST QUARTER (FRL. SW1/4) OF THE FRACTIONAL NORTHWEST QUARTER (FRL. NW1/4) OF SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID FRACTIONAL 40 ACRE TRACT; THENCE N02°27'47"E 30.00 FEET ALONG THE EAST LINE OF SAID FRACTIONAL 40 ACRE TRACT TO A SET 1/2" IRON REBAR; THENCE LEAVING THE EAST LINE OF SAID FRACTIONAL 40 ACRE TRACT, N87°32'03"W 127.33 FEET TO THE TRUE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE; THENCE ALONG THE CENTERLINE OF SAID DRIVE AND EASEMENT, THE FOLLOWING BEARINGS AND DISTANCES:

S02°27'57"W 10.08 FEET;
S77°34'25"W 67.53 FEET;
S63°08'10"W 5.24 FEET TO A POINT ON THE SOUTH LINE OF SAID 40 ACRE TRACT, SAID POINT BEING THE TERMINAL POINT OF SAID EASEMENT CENTERLINE.

SURVEY DESCRIPTION – EASEMENT NO.3
A SIXTEEN (16) FOOT WIDE EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS OVER AND ACROSS AN EXISTING DRIVE, SAID EASEMENT BEING EIGHT (8) FEET EACH SIDE OF THE FOLLOWING DESCRIBED EASEMENT CENTERLINE: A PART OF THE FRACTIONAL SOUTHWEST QUARTER (FRL. SW1/4) OF THE FRACTIONAL NORTHWEST QUARTER (FRL. NW1/4) OF SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID FRACTIONAL 40 ACRE TRACT; THENCE N02°27'47"E 30.00 FEET ALONG THE EAST LINE OF SAID FRACTIONAL 40 ACRE TRACT TO A SET 1/2" IRON REBAR; THENCE LEAVING THE EAST LINE OF SAID FRACTIONAL 40 ACRE TRACT, N87°32'03"W 294.08 FEET TO THE TRUE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE; THENCE S01°48'27"W 30.00 FEET ALONG THE CENTERLINE OF SAID DRIVE AND EASEMENT TO A POINT ON THE SOUTH LINE OF SAID 40 ACRE TRACT, SAID POINT BEING THE TERMINAL POINT OF SAID EASEMENT CENTERLINE.

CERTIFICATE OF OWNERSHIP:
I THE UNDERSIGNED, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEY, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

SIGNED:_____

DATE OF EXECUTION:_____

NAME:_____

ADDRESS:_____

SOURCE OF TITLE: BOOK_____, PAGE_____

INSTRUMENT NUMBER:_____

NOTARY:
COUNTY OF WASHINGTON
STATE OF ARKANSAS

ACKNOWLEDGE BEFORE ME THIS _____ DAY OF _____2022.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____, 20___.

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

DATE: _____ SURVEYOR: _____

CITY OF SPRINGDALE APPROVAL FOR RECORDING

DATE: _____ SURVEYOR: _____
DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION

SHEET 2 OF 2

JOB NO. 22012

REVISIONS		
DATE	DESCRIPTION	BY

ARA
118 S. COLLEGE AVENUE
FAYETTEVILLE, ARKANSAS 72701
479 444 8784
1 888 549 8784
arasurveying@sbcglobal.net

Alan Reid & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
BOUNDARY
TOPO

DRAFTSMAN	DF
DATE	01/21/2022
CHECKED	–
SCALE	1" = 40'
SHEET SIZE	18"x 24"

FROSTY TREAT
1224, 1256, 2717, & 2775 S. OLD MISSOURI RD,
SPRINGDALE, AR 72764

INFORMAL PLAT (LOT SPLIT) – SPRINGDALE, ARKANSAS



N

0 30 60 120 180 240

Feet

For Location Reference Only

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

PLANNING COMMISSION MEETING
March 1, 2022

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: February 24, 2022

Re: R22-03 Landmarc Custom Homes, LLC – Cottages at the Park Phase III Revision to PUD

In 2018 the Cottages at the Park Planned Unit Development (PUD) was approved a three phase development consisting of for the 46.5 acre tract located on Downum Road. Phase III was amended in December 2021 to allow for the same type of development as Phase I and II. A second amendment is proposed for Phase III to reduce the depth of the lot to provide additional right-of-way for West County Line Road requested by the City. All other provisions of the PUD Development remain in place and the proposed amendment is recommended for approval.

ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72764 • (479) 751-8733 • Established 1971

November 24, 2021

City of Springdale
Planning & Community Development Division
c/o Debbie Pounders
206 S. Blair Street
Springdale, Arkansas 72764

Via email: dpounders@springdalear.gov

Re: Preliminary Plat Transmittal Letter
Cottages at the Park, Phase III
Springdale, Benton County, Arkansas

Debbie:

On behalf of our client, we hereby submit a preliminary plat for the third phase of Cottages at the Park, a master-planned community adjacent to Shaw Family Park in Springdale. This front porch community will offer floor plans ranging from 1,800-2,800 square feet styled after a time past with big front porches, perfectly manicured lawns and that welcoming Southern feel. This phase includes 62 lots on 15.4 acres with primary access from County Line Road. With this letter, please find enclosed:

- Preliminary Plat
- Plat Application
- $500.00 review fee
- Commissioner's Deed (Book L2018 Page 10451)
- Certified List of Adjacent Property Owners

This phase was included in the drainage report submitted for the earlier phases. PUD modification documents necessary for this preliminary plat were submitted previously. We request the plat be heard at the January 4, 2022 meeting of the Springdale Planning Commission. We look forward to working with you to make this project a success. Happy Thanksgiving!

Very truly yours,

Enclosures

Brandon Rush, PE

cc Tim Boudrey (Landmarc Custom Homes LLC, via email)
Rick Barry, MPA, Sharon Tromburg, Sarah Curry (City of Springdale Planning Dept, via email)
Katie Hollingshead, PE, CFM (City of Springdale Engineering Dept, via email)
Jason Appel, PE (ESI, via email)

Z:\Engineers\00 - Engineer Projects\18958-Cottages at the Park\Phase III\2021-11-24 City Submittal\Transmittal Letter.docx

File No. R22-03

PETITION FOR REZONING

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

Legal Description:

(See Attached)

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

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

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

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

FROM (current zoning) PUD (Planned Unit Development)

TO (proposed zoning) PUD (Planned Unit Development)

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

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

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

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

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

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

Authorized Representative: TIM BOUDREY

Address: 1224 South Maestri Springdale AR 72762

PETITIONER/OWNER: _____

(Authorized Signature – Landmarc Custom Homes, LLC)

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

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

VERIFICATION

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

(Property Owner Signature–Landmarc Custom Homes, LLC)

State of Arkansas)
) ss.
County of Washington)

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

Notary Public

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

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

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

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

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

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

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

ASHLEY LANE

SPRINGDALE ELM SPRINGS

S 2°22'15" W - 2125.66'

SOUTH DOWNUM ROAD

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

S 86°30'27" E
500.08'

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

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

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

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

63.13'

S 2°28'07" W

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

S 86°20'27" E
159.36'

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

N 1°55'30" E
326.69'

EAST DOWNUM ROAD

990.12'

N 86°35'37" W

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

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

S 86°36'36" E
330.63'

WEST COUNTY LINE ROAD

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

N 2°27'18" E - 1863.47'

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

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

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

SHAW FAMILY PARK

SHAW FAMILY PARK

SHAW FAMILY PARK

SPRINGDALE ELM SPRINGS

SURVEY DESCRIPTION:

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

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

N

SCALE: 1"=200'

0 100 200 400

REZONING EXHIBIT

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

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

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

PHASE II - UNDER CONSTRUCTION

PHASE II
PHASE III

ALLEY 16 | ALLEY 15 | ALLEY 18 | WINTERWOOD LANE | ALLEY 19 | PARTRIDGE STREET | GARDEN TRAIL LANE | ALLEY 21 | ALLEY 20 | ALLEY 23 | ALLEY 22 | EAST DOWNUM ROAD | WEST COUNTY LINE ROAD
MINOR COLLECTOR

129 7102.51 sq. ft. 0.16 ACRES
130 7178.45 sq. ft. 0.16 ACRES
131 7417.19 sq. ft. 0.17 ACRES
132 7438.60 sq. ft. 0.17 ACRES
133 7438.60 sq. ft. 0.17 ACRES
134 7438.60 sq. ft. 0.17 ACRES
135 7438.60 sq. ft. 0.17 ACRES
136 7438.60 sq. ft. 0.17 ACRES
137 7960.91 sq. ft. 0.18 ACRES
138 7960.92 sq. ft. 0.18 ACRES
139 7960.92 sq. ft. 0.18 ACRES
140 7960.92 sq. ft. 0.18 ACRES
141 7456.19 sq. ft. 0.17 ACRES
142 5351.19 sq. ft. 0.15 ACRES
143 6500.00 sq. ft. 0.15 ACRES
144 9576.96 sq. ft. 0.22 ACRES
145 10036.05 sq. ft. 0.23 ACRES
146 7303.40 sq. ft. 0.17 ACRES
147 7303.40 sq. ft. 0.17 ACRES
148 7303.40 sq. ft. 0.17 ACRES
149 7303.40 sq. ft. 0.17 ACRES
150 7303.40 sq. ft. 0.17 ACRES
151 7303.40 sq. ft. 0.17 ACRES
152 7033.89 sq. ft. 0.16 ACRES
153 6887.73 sq. ft. 0.16 ACRES
154 7156.23 sq. ft. 0.16 ACRES
155 7156.23 sq. ft. 0.16 ACRES
156 7156.23 sq. ft. 0.16 ACRES
157 7156.23 sq. ft. 0.16 ACRES
158 7156.23 sq. ft. 0.16 ACRES
159 7790.02 sq. ft. 0.18 ACRES
160 7790.02 sq. ft. 0.18 ACRES
161 7575.71 sq. ft. 0.17 ACRES
162 7229.30 sq. ft. 0.17 ACRES
163 7881.75 sq. ft. 0.18 ACRES
164 6608.59 sq. ft. 0.15 ACRES
165 6554.60 sq. ft. 0.15 ACRES
166 6554.60 sq. ft. 0.15 ACRES
167 6580.60 sq. ft. 0.15 ACRES
168 6647.50 sq. ft. 0.15 ACRES
169 7139.97 sq. ft. 0.16 ACRES
170 7399.55 sq. ft. 0.17 ACRES
171 7399.51 sq. ft. 0.17 ACRES
172 7399.47 sq. ft. 0.17 ACRES
173 7011.73 sq. ft. 0.16 ACRES
174 5701.26 sq. ft. 0.13 ACRES
175 6500.00 sq. ft. 0.15 ACRES
176 9948.09 sq. ft. 0.23 ACRES
177 9576.96 sq. ft. 0.22 ACRES
178 6500.00 sq. ft. 0.15 ACRES
179 5351.19 sq. ft. 0.15 ACRES
180 7960.92 sq. ft. 0.18 ACRES
181 7960.92 sq. ft. 0.18 ACRES
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186 7438.60 sq. ft. 0.17 ACRES
187 7438.60 sq. ft. 0.17 ACRES
188 7417.19 sq. ft. 0.17 ACRES
189 7178.45 sq. ft. 0.16 ACRES
190 7102.51 sq. ft. 0.16 ACRES
191 7102.51 sq. ft. 0.16 ACRES

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

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

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

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

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

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

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

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

PARCEL NUMBER: 21-00167-556

SURVEY DESCRIPTION:

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

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

FOR REVIEW ONLY

ENGINEERING SERVICES, INC. 131 — STATE OF ARKANSAS — CERTIFICATE OF AUTHORIZATION — ENGINEER

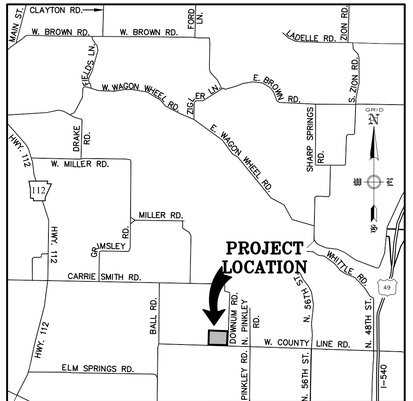
REGISTERED — STATE OF ARKANSAS NO. 1156 — SIGNATURE — CRAIG D. ALLIS — PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF ACCURACY:

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

GRID N — PHASE II — PHASE III

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



VICINITY MAP
N.T.S.

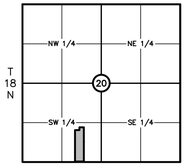
PROPOSED USE: SINGLE-FAMILY RESIDENTIAL SUBDIVISION

No. OF LOTS: 63

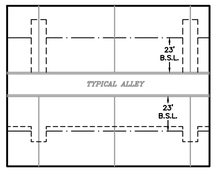
OWNER/DEVELOPER: LANDMARC CUSTOM HOMES
1224 S MAESTRI RD (HWY 112)
SPRINGDALE, AR 72762

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

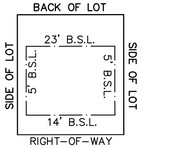
EXISTING ZONING: PUD



LOCATION MAP



TYPICAL ALLEY EASEMENT DIAGRAM
NOT TO SCALE



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

LEGEND

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

NOTE:

1. THIS PROPERTY IS NOT WITHIN FLOOD ZONE A OR AE ON THE F.I.R.M. MAP 05007C0430 J, PANEL 430 OF 560, BENTON COUNTY, ARKANSAS, AND INCORPORATED AREAS, DATED SEPTEMBER 28, 2007.
2. STREET LIGHTS IN SUBDIVISION TO BE A MINIMUM OF 6800 LUMENS. STREET LIGHTS ALONG W COUNTY LINE RD AND E DOWNUM SHALL BE 20,000 LUMENS. ALL STREET LIGHTS SHALL BE PUBLIC AND MAINTAINED/ BILLED BY THE CITY. ALL STREET LIGHTS SHALL BE PER UTILITY COMPANY. NO MAST ARM IS KNOWN, BUT SHALL BE PER UTILITY COMPANY.
3. EXISTING STRUCTURES TO BE REMOVED.
4. LOTS ADJACENT TO WEST COUNTY LINE ROAD SHALL HAVE NO ACCESS TO WEST COUNTY LINE ROAD.
5. LOTS ADJACENT TO EAST DOWNUM ROAD SHALL HAVE NO ACCESS TO EAST DOWNUM ROAD.
6. SIDEWALKS ARE TO BE 5' WIDE WITH A 5' GREEN SPACE AND SHALL BE PLACED BY INDIVIDUAL LOT OWNER UPON EACH LOT. DEVELOPER SHALL PLACE SIDEWALK ON ALL PORTIONS OF THE STREET THAT DO NOT HAVE LOT FRONTAGE.
7. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIRED ADJUSTMENTS TO EXISTING UTILITIES.
8. EXISTING AND PROPOSED FIRE HYDRANTS AND METER SERVICES MUST BE LOCATED IN A GREEN SPACE A MINIMUM OF 4' BEHIND ANY CURB AND GUTTER AND 4' BEHIND ANY SIDEWALKS.
9. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING POTABLE WATER METERS AND SANITARY SEWER TAPS FOR ALL PLATTED LOTS WITHIN A SUBDIVISION. DOUBLE WATER METER SETTINGS SHALL BE REQUIRED FOR EACH PROPOSED LOT.
10. LOTS 129-191 ARE IN OZARK ELECTRIC SERVICE AREA. ALL OTHER LOTS ARE IN CARROLL ELECTRIC SERVICE AREA.
11. STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
   a) DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
   b) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
   c) NO SLOPES STEEPER THAN 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
   d) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
   e) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
13. ALL CROSSINGS UNDER ROADWAYS BY OPEN CUT MUST BE BACKFILLED WITH FLOWABLE FILL.
14. THE DEVELOPER IS REQUIRED TO IMPROVE THE ABUTTING STREET TO THE CITY OF SPRINGDALE STANDARDS AND IN ACCORDANCE WITH THE MASTER STREET PLAN.

PP21-17

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

PRELIMINARY PLAT
COTTAGES AT THE PARK PHASE III
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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ALL DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF ENGINEERING SERVICES, INC. AND SHALL NOT BE REPRODUCED, COPIED OR USED IN ANY MANNER WHATSOEVER WITHOUT THE EXPRESS WRITTEN PERMISSION OF ENGINEERING SERVICES, INC.

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

1

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

Revised Development Plan for
COTTAGES AT THE PARK
Planned Unit Development
January 12, 2022

This revised Development plan is being submitted to reduce the depth of typical lots within Phase III of Cottages at the Park Planned Unit Development from 137 feet, as specified in the current development plan, to 130 to accommodate expanded right-of-way and street improvements planned for West County Line Road. Some lots, especially the southernmost row along West County Line Road, will remain deeper than the 130' typical depth.

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.

General Eligibility and Staging Requirements

1. Location: The intent is to apply the PUD district to the approximately 46.5 acres included in the project, all of which are in an area designated as residential on the land use plan.

2. Ownership: The property is owned by Landmarc Custom Homes, LLC, who is also the rezoning applicant and the developer of the project. Warranty deed establishing ownership has submitted with the rezoning application.

3. Project size: Gross acreage of the property is approximately 46.5 acres. Net acreage (less right-of-way of Downum Road and West County Line Road) is approximately 44.4 acres.

4. Staging: Phase I of the development has been completed. Some homes have been built and those improved lots sold to individuals. The majority of lots in Phase I are still wholly owned by the applicant/developer. Phase II is currently under construction. Construction of Phase III has not yet begun. The entirety of Phase II and Phase III of the development, and the majority of lots in Phase I of the development, are owned by wholly owned by the applicant/developer. Developers do not anticipate bringing any additional land into the PUD.

Developer intends to begin construction of Phase III as quickly as is practical once construction of Phase II has been completed.

APPLICATION REVIEW PROCEDURES

1. Three Phases:

a. A preapplication conference with planning and community development staff. – Project was already reviewed with staff and at a planning committee meeting during initial PUD review/approval process. Proposed revision has also been discussed with planning staff.

b. A preliminary development plan has been reviewed and approved by the planning commission and City Council for the initial PUD. Planning Commission and City Council approval of the revised PUD will be required for the request revisions to go into effect.

c. Final development plan approved as a whole or in phases by the planning commission and city council following its review for conformity with the preliminary development plan.

d. The final development plan shall be approved prior to the issuance of any building permits within any portion of the planned unit development. The final development plan shall be recorded prior to the issuance of a building permit.

5. Civil Engineer & Land Surveyor: Engineering Services, Inc., 1207 South Old Missouri Road, Springdale, AR 72764, (479) 751-8733, jappel@engineeringservices.com.

6. Size: Approximately 46.5 acre tract – legal description as follows:

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

7. Project Name: Cottages at the Park Planned Unit Development

8. Site Plan: Drawings are attached illustrating the revised preliminary layout of subdivision, along with typical setbacks, connectivity, central landscaped open space, sample homes, and example pool house. No changes to typical setbacks, connectivity, open space, or sample homes are proposed.

1. Development Strategy – Intent is to develop an approximately 46.5 acre site as a PUD with single-family homes on 188 lots. Lots are similar in overall size to the SF-2 zoning district but are longer and narrower with smaller setbacks than what is allowed in the district. Lots will front a two-lane public street with garages at the rear of the lot and all driveways will access rear alleyways behind the homes.

2. Permitted Uses in Cottages at the Park PUD: Entire development will be single family residential in nature. No commercial, multi-family residential, agricultural, or industrial uses are proposed for this development. Specific Use Units Allowed Are:

Use Unit 1 – Citywide Public Uses by Right
Use Unit 4 – Cultural, Recreational, and Health Facilities (Community Pool)
Use Unit 8 – Single Family Dwellings
Use Unit 34 – Model Home/Temporary Marketing Office

3. Site Development Requirements

Density, Bulk, Area and Yard Regulations

Density – 188 single family lots on 44.4 acres (net) = 4.2 lots/acre

Open space – 2.5 acres (5.6% of net site) together with 100+ acres of open space in adjoining Shaw Family Park.

Lot size - 50’ Wide x 125’ Deep Typical (Phase I and Phase II)
50’-55’ Wide x 130’ Deep Typical (Phase III)

Building Setbacks

Front – 12 Feet
Front with Garage Not Applicable – All Garages at Rear
Interior Side – 5 Feet
Exterior Side (Along Street ROW-Corner Lots) – 5 Feet
Rear – 25 Feet

Landmarc Custom Homes, LLC, the Owner and Developer of the Cottages at the Park project, proposes to revise a single family residential Planned Unit Development (PUD) in northwest Springdale. The subject property includes 46.5 acres located in Benton County and situated along the west side of Downum Road, the north side of West County Line Road, and the east side of the Shaw Family Park. This property is designated for residential use on the City's Land Use Plan. Property includes a net area of 44.4 acres excluding the portion within the right-of-way of Downum Road and West County Line Road.

The intent of the development is to provide an upscale neighborhood of single family homes with access to the large quantity of amenities available within the subdivision and also in the adjacent municipal park. The development has a high degree of connectivity with sidewalks and trails throughout the proposed subdivision along with multiple pedestrian connections to the park trail system within Shaw Family Park directly west of this development.

The applicant is requesting to revise the current PUD to reduce the depth of typical lots in Phase III from 137 feet to 130 feet. This reduction is to accommodate increased right-of-way width and proposed street improvements to West County Line Road desired by the City of Springdale.

No revisions to number of lots, allowed uses, typical setbacks, amenities, style of homes, or rear load concept are proposed. Street pattern for Phase III will remain generally the same, but the east/west roads will be closer together and shifted further north than originally proposed. No changes within Phase I or Phase II are proposed.

Side setbacks are set at five feet, which will ensure eaves of adjacent homes are separated by at least ten feet, which meets fire code separation requirements without sprinkling or construction of fire-rated walls/eaves. Where alleys or streets run along the side of a lot, the exterior side setback along the street right-of-way will be 5 feet. An attached exhibit illustrates the proposed typical building setbacks within the development.

Rear setbacks are proposed to be twenty-five feet. This will ensure all lots have sufficient driveway length between the rear load garage and the alleyway to avoid cars blocking the alley and also ensure each lot has a minimum amount of greenspace included at the rear of the lot to avoid creating an overly urban or multi-family feel to the development.

Proposed Building Setback Distances (Typical)
- Front: 12 Feet
- Side: 5 Feet
- Exterior Along Side Street ROW (Corner Lots): 5 Feet
- Rear: 25 Feet

Minimum square footage for homes for all phases is 1,800 s.f. as specified in the Bill of Assurances recorded with covenants and by-laws at L2021166910.

Typical lot sizes for Phase I and Phase II will be 50 feet wide by 125 feet deep. Typical lot size for Phase III will be 50 to 55 feet wide by 130 feet deep.

No shops, storage sheds, detached garages, mother-in-law suites, or other accessory structures (temporary or permanent) of any kind are allowed to be constructed on any lots. All residences will consist of a single building with an attached garage at the rear of the unit accessing the rear alley. Garages shall be large enough to accommodate at least two vehicles.

Primary use of the development is single family residential. The following specific use units will be allowed in the development:

Use Unit 1 – Citywide Public Uses by Right
Use Unit 4 – Cultural, Recreational, and Health Facilities (Community Pool)
Use Unit 8 – Single Family Dwellings
Use Unit 34 – Model Home/Temporary Marketing Office

Three model homes (one per phase) at a time will be allowed within the development. Once 90% of lots in one phase of the development have been sold, model homes will no longer be allowed in that phase.

Covenants will specify exterior building material requirements, all of which will be required to be high quality, upscale materials. No vinyl siding will be allowed on any structure. Primary building materials will include brick, stone, manufactured stone, wood, and concrete siding (such as Hardy brand). Several images of sample homes similar in appearance to the types of homes developers anticipate will be built in this development are enclosed with this development plan. Also enclosed is an image of a sample pool house similar in appearance and with the same walk-through design planned for the pool house for this subdivision.

Covenants will require various miscellaneous provisions to ensure the pleasing appearance of the neighborhood is maintained and which are typical of many developments. These include, but are not limited to, items such as ensuring all mechanical elements are screened from view from primary streets, specifying location, materials, and minimum/maximum heights for fences, requiring that no satellite dishes be visible from primary streets, and that all yards are to be maintained in an orderly manner. All houses will be required to have a sidewalk connecting the entrance of the home to the sidewalk across the front of the lot. Trash containers will be required to be stored out of sight and trash collection will be from the alleyways at the rear of proposed homes.

The residents of the PUD will have access to a wide array of amenities. The development will have multiple sidewalk connections to the adjacent Shaw Family Park, which includes trails, tennis courts, ball fields, green space, playgrounds, splash pad, a dog park, and many other features. In addition, residents will have access to a community swimming pool within the subdivision. The development includes an interconnected series of sidewalks and trails throughout, and features greenspace, landscaping, trees, and a trail along the primary entrance off of Downum Road. The POA will mow all yards (front, side, and rear) and will also maintain all landscaping which is installed at the time houses are constructed. Owners which restrict access to yards by locking their gates will be required to mow the areas the POA can't access.

Homeowners may be required to maintain any additional landscaping installed beyond what is initially provided with the house. The mowing and landscaping maintenance are considered to be valuable amenities and of major benefit to the individual lot owners as they eliminate the burdens associated with regular yard maintenance and reduce the amount of time and effort required to maintain the appearance of individual properties. It is also beneficial to the POA, as it will provide an attractive, uniform appearance to the community by ensuring all yards and landscaping is properly cared for.

The community swimming pool at the south end of the entrance boulevard will include a pool, a restroom/maintenance building with a covered sitting area, and a parking lot. For safety and security, the pool area will be fenced. Access to the pool will be controlled through a keypad or other security method to ensure access is restricted to residents and their guests only.

The primary streets along the front of the houses are proposed to be constructed within 46 foot wide rights-of-way and will be 26 feet wide measured from back of curb to back of curb. Rear alleys will be 14 feet wide with no curb and gutter within 16 foot wide rights-of-way.

Lighting will be accomplished with decorative fixtures to be maintained by the POA.

Phase I and Phase II of the development will share one primary access point off of Downum Road and one secondary access point. Phase III will have one primary access point off of West County Line Road and a secondary access point off of Downum Road. The two primary access points will include landscaping and understated entry signs within POA-maintained common areas.

The frontage streets will include sidewalks along both sides of the road, to be constructed by the home builder during construction of the home. Rear alleys will not have sidewalks.

The main entrance road for the north and central development areas will be a boulevard with an oversized median which will include greenspace, landscaping, trees, and an 8’ wide multi-use trail.

No parking will be allowed along the alleys at any time, with no overnight parking allowed on any streets within the development. All streets (frontage streets and alleyways) are proposed to be dedicated to the City as public streets within dedicated street rights-of-way.

Proposed density of the revised development is:

Phase I:	57 Residential Lots	15.1 Acres	3.8 Lots/Acre
Phase II:	68 Residential Lots	14.5 Acres	4.7 Lots/Acre
Phase III:	63 Residential Lots	14.8 Acres	4.3 Lots/Acre
All Phases:	188 Residential Lots	44.4 Acres	4.2 Lots/Acre

Project includes common 96,600 square feet of common open space in the park-like area between Phase I and Phase II, which includes the main entryway, landscaped greenspace, the large multi-use trail, and the swimming pool. An additional 11,750 square feet is available. at the northwest corner of the property. Total open space is 108,350 s.f. / 2.5 acres which is 5.6% of net site area. The addition of Phase III to the PUD increased the project size and reduced the greenspace percentage from the initial, smaller PUD proposed to the City. In addition to the reserved POA common space, the residents will also have direct access to more than 100 acres of common open space and many additional amenities within the adjacent Shaw Family Park.

Construction of Phase I is complete, the Final Plat has been recorded, and a first round of homes have been built and sold in this phase.

Phase II construction is underway. Phase III construction is anticipated to commence once Phase II construction is complete.

The proposed revisions to the development do not significantly alter its conformance with the surrounding properties and land uses, and are not anticipated to cause adverse impact to the existing infrastructure in the area.

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

W22-01

January 3, 2022

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

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

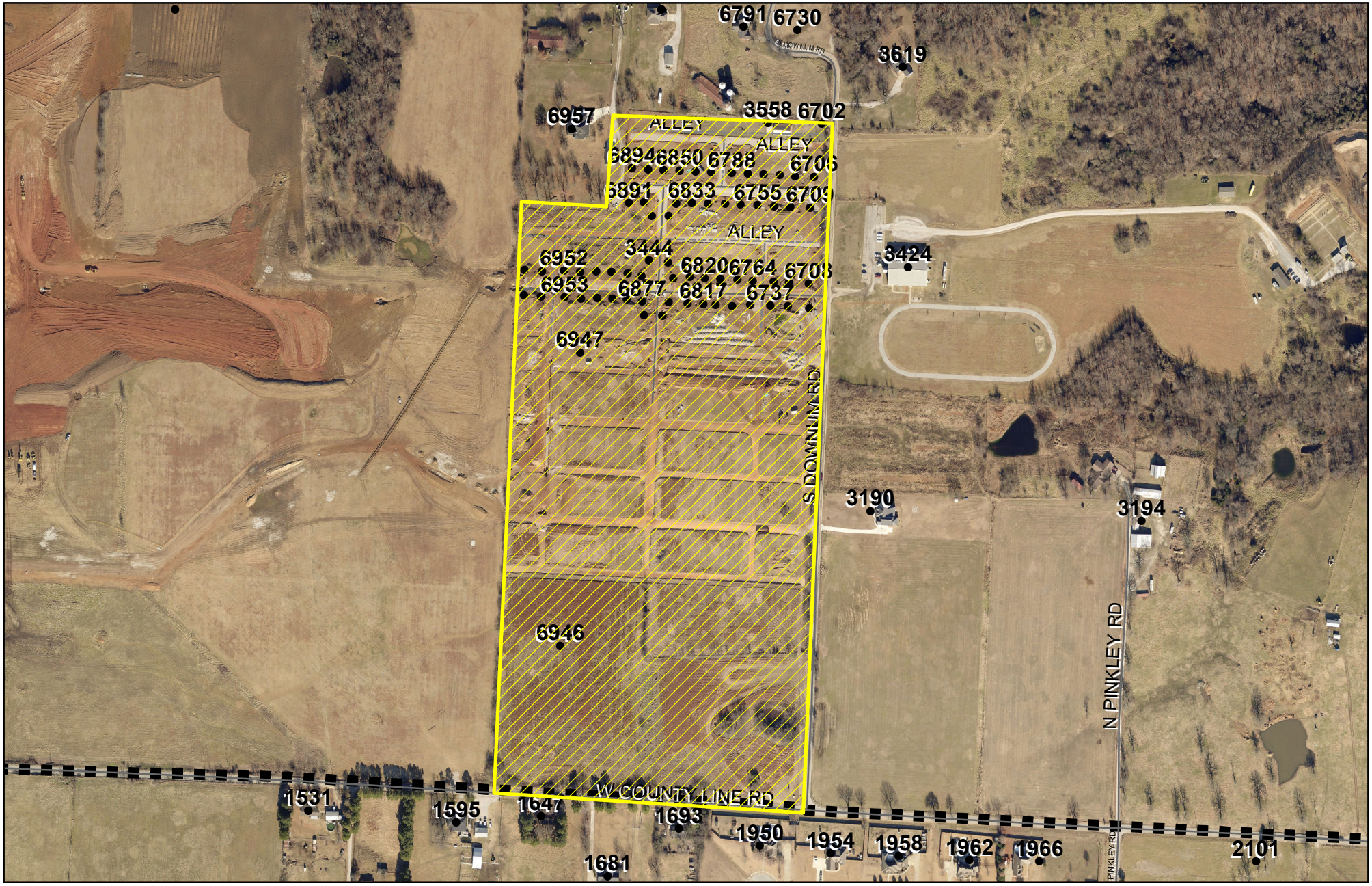
Dear Mr. Carr,

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

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

Sincerely,

Jason Appel, P.E.
Secretary/Treasurer



N

0 87.5175 350 525 700 Feet

For Location Reference Only

FILE NO. W22-01

APPLICANT: Engineering Services, Inc

REQUEST: Waiver of Street Improvements on County Line Rd

PLANNING COMMISSION MEETING
March 1, 2022

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: March 1, 2022

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

Planning Comments:

1. This Large Scale Development Plan has been given the number L22-06. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (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. A lighting plan is required, displaying at least 1 foot candle in all parking and pedestrian areas.
    a. There are not currently any numbers shown for the sidewalks.
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. Building façades shall include a repeating pattern with no less than three of the following: color change; texture change; material module change; expressions of architectural or structural bay through a change in plane no less than 12 inches in with, such as an offset, reveal, or projecting rib. At least one element must repeat horizontally and no element shall repeat at intervals of greater than 30' horizontally or vertically.
    a. Variance requested

2. All parking and storage locations must be paved.
    a. Variance requested
3. Where will HVAC and other mechanical units be located?

Engineering Summary:

- Submit signed and sealed drainage report
- Include erosion control plan for pond
- Detention pond area should be sodded and cleared of any equipment that is currently stored there.
- Is all flow intended to flow overland to the pond area? Or will there be a swale graded across the back of the buildings?
- Add note that fences should be installed to allow water to flow underneath
- Apply for Grading Permit
- Add note that states that the streetlights will be private and privately maintained

Engineering Comments:

1. **Chapter 106 – Stormwater Drainage**

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

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

2. **Chapter 106 – Stormwater Drainage**

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

3. **Chapter 107 – Stormwater Pollution**

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

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

City of Springdale Stormwater Manager for review prior to receiving final plan approval.

- **Submit the following for the Grading Permit:**
  - **Grading permit application.**
  - **SWPPP.**
  - **Notice of Coverage.**
  - **Truck Route.**
  - **$500 fee.**

4. Chapter 112 – Subdivisions

(Code 1973, § 30-1)

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

5. Chapter 130 – Zoning Ordinance

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

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

6. Other:

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

ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72764 • (479) 751-8733 • Established 1971

February 17, 2022

Springdale Planning Commission
c/o Dale Tyler, Chairman
Charles McKinney City Administration Building
201 Spring Street
Springdale, AR 72764

Via Planning Staff

Re: Resubmittal Narrative
Worth Lane Commercial Park LSD (L22-06, B22-27, B22-28)
Worth Lane
Springdale, AR

Chairman Tyler:

Please find enclosed revised plans for this project. The development team's revision attempts to better comply with the Ordinance by reducing variance requests and incorporating Commission and Staff feedback to improve the proposed development. Specifically, the revision includes:

- roof line breaks in all three buildings and added masonry along the rear façade,
- revised parking to add an 18-space lot between Buildings B & C, reducing off-street parking between the front façade and the front yard to <60%,
- an added fire apparatus turn-around onsite, and
- an added lighting plan and off-site pond sheets.

The Owner/Developer still requests the Commission's consideration to allow screened gravel equipment storage in the rear of the warehouses due to the likelihood of construction equipment stored by tenants (B22-27) and the permission to construct the building per resubmitted elevations from Key Architecture (façade 28% metal panel, sides 46% masonry, rear between 14-25% masonry [B22-28]). Thank you for your consideration.

Very truly yours,

Digitally signed by:
Brandon J. Rush

Brandon J. Rush, P.E.

Z:\Engineers\00 - Engineer Projects\21975 Worth Lane\2022-02-17 Resubmittal\Tyler 2022-02-17 Resubmittal Narrative.docx

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted:_____ Payment Method:_____

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

Must meet the below criteria for a Large Scale Submittal:

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

  (Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting.)

- ☒ Submit three (3) hard copies and one pdf of plans as well as SWPPP/Drainage Docs
- ☒ Submit complete architectural elevations. (If Applicable)
- ☒ Submit a copy of the warranty deed showing ownership of property.
- ☒ Submit a unified lighting plan in pdf format. (If Applicable)
- ☒ Submit the approved authorization of representation form, if property owner will represented by anyone other than themselves.
- ☒ Submit the $500.00 review fee

APPLICATION CONTACTS:

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

Applicant (person making request)

Name: MT NWA Ventures LLC

E-mail: matt@trulovedirtworks.com

Address: 1457 E Robinson Ave Ste A

Phone: 870-480-3053

Site/ Location: East side of Worth Lane

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

Development Point of Contact for Question & Staff Reviews

Name: Brandon Rush - ESI

E-mail: brush@engineeringservices.com

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

Phone: 479-751-8733

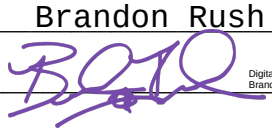
Current Zoning District: C-2

Rezone required: No

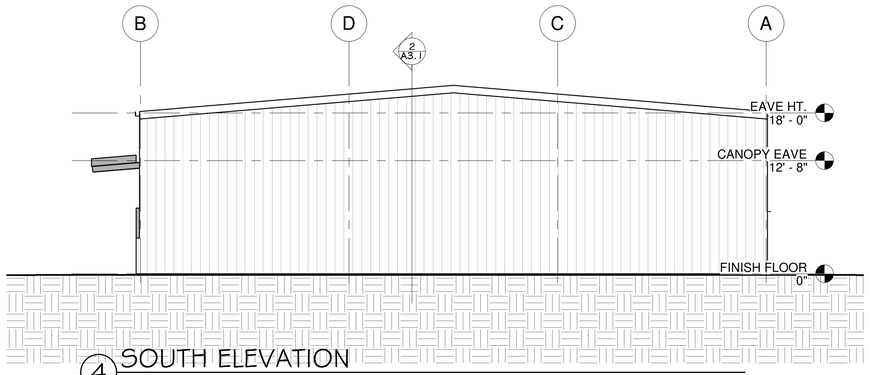
Total Acreage: 2.54

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

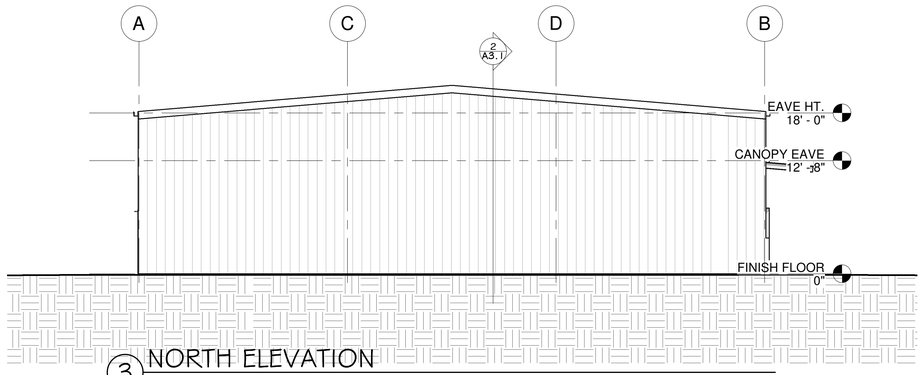
Name (printed): Brandon Rush Date: 12/30/2021

Signature:  Digitally signed by: Brandon J. Rush

Staff Notes:



4 SOUTH ELEVATION
SCALE = 1/8" = 1'-0"



3 NORTH ELEVATION
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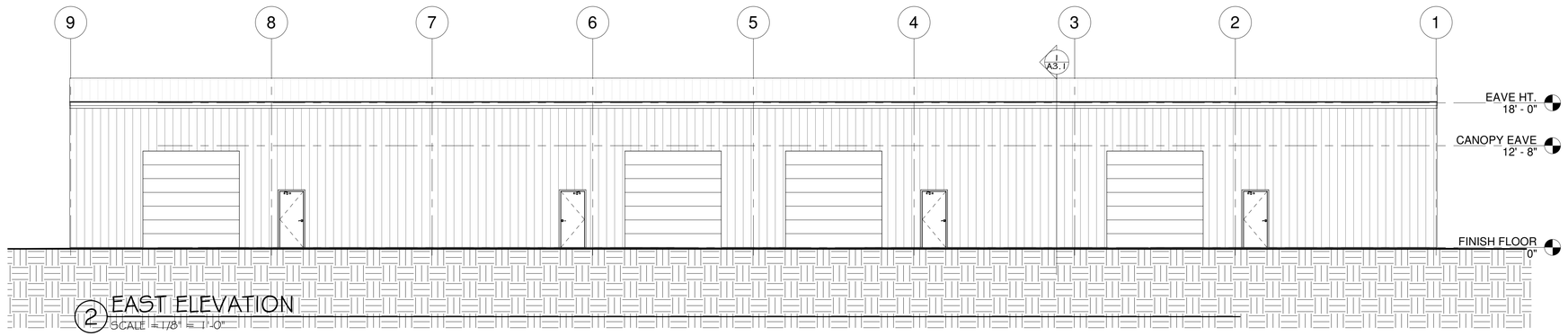
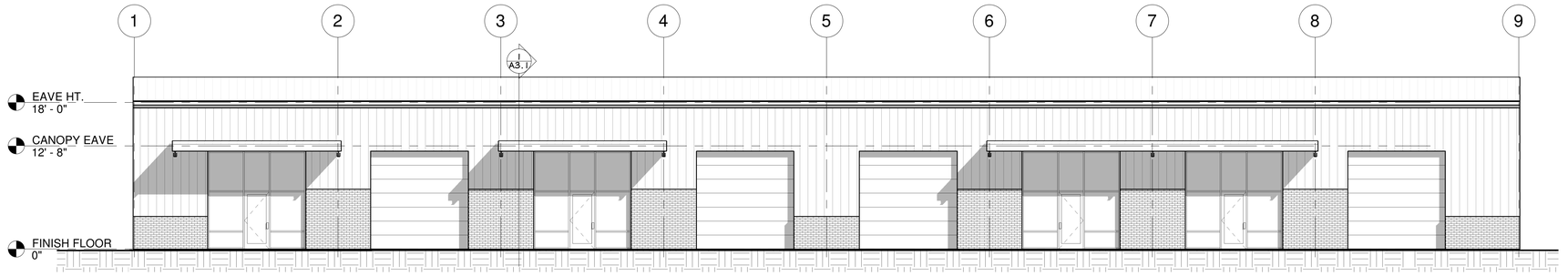


2 EAST ELEVATION
SCALE = 1/8" = 1'-0"



1 WEST ELEVATION
SCALE = 1/8" = 1'-0"

SEAL

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

PRELIMINARY
NOT FOR
CONSTRUCTION

Revision Schedule		
Rev. #	Date	Description

Project name
Project Street Address
Project City, State, Zip

Owner's Name or Company
Owners Street Address
Owner's City, State, Zip

DATE	DRAWN BY
12/01/21	Designer
PROJECT #	**CHECKED BY**
Project Number	Checker

SHEET
A2.1
ELEVATIONS

These Drawings and Specifications are the exclusive property of Key Architecture Inc. and are protected by Copyright. Use or reproduction is prohibited without written consents.

1/8" = 1'-0" 12/20/2021 3:06:46 PM S:\2169 MTNWA - New Warehouse Office\2169 MTNWA OFFICE-WAREHOUSE BUILDING 1.rvt

REVIEW PLANS FOR A PROPOSED

LARGE SCALE DEVELOPMENT
WORTH LANE COMMERCIAL PARK

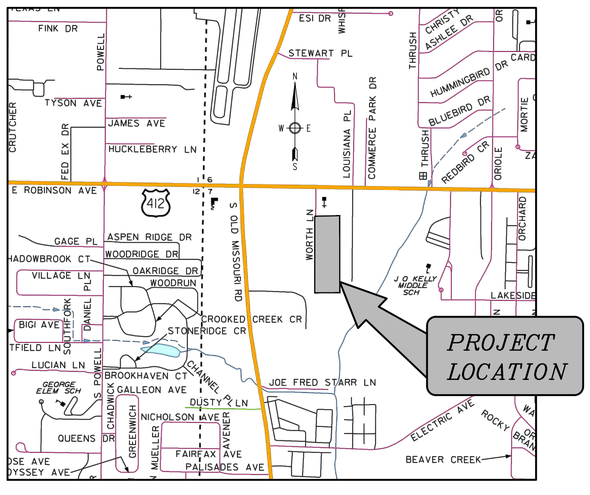
SERVING

MT NWA VENTURES LLC

IN THE CITY OF

SPRINGDALE, ARKANSAS

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



VICINITY MAP

February 17, 2022

L22–06

BY

ENGINEERING SERVICES INC.

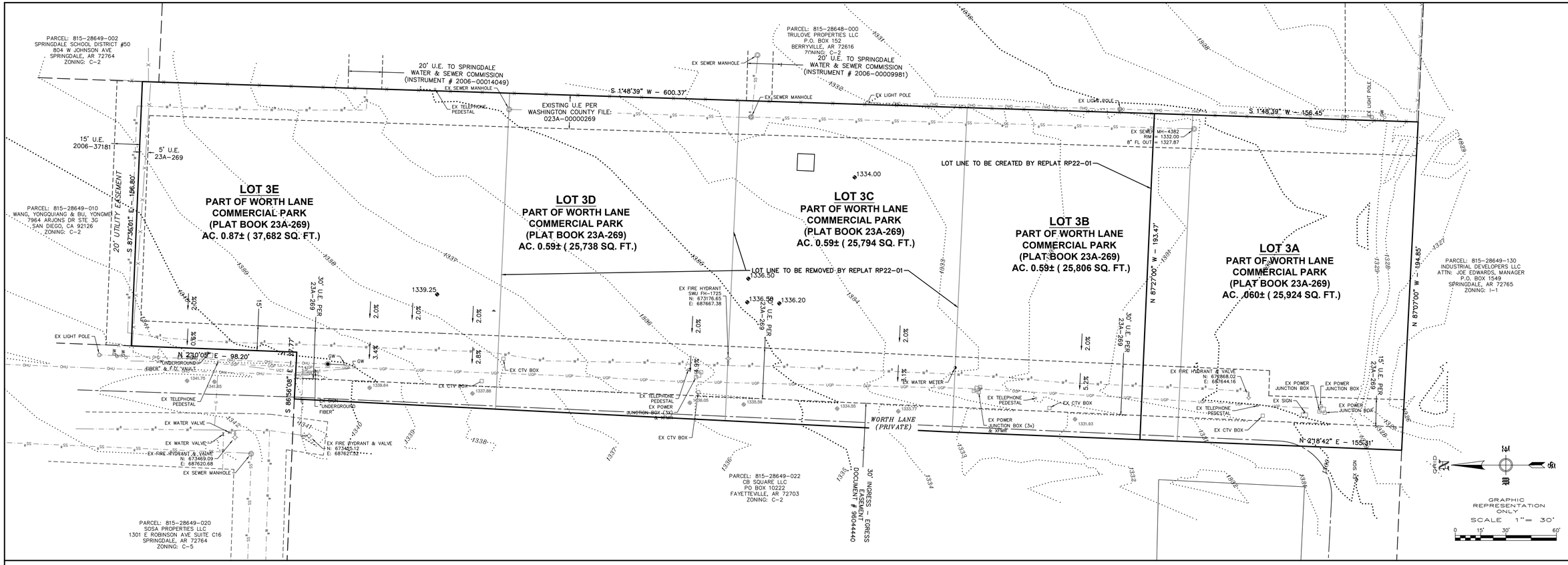
CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733
FAX: 479-751-8746
WWW.ENGINEERINGSERVICES.COM

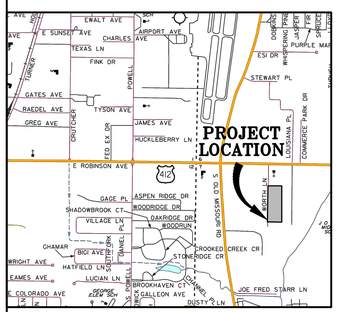
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

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

NOTES :

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





VICINITY MAP

SURVEY DESCRIPTION LOT 3F:

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

BEGINNING *AT THE NORTHWEST CORNER OF LOT 3E, AS SHOWN IN PLAT RECORD BOOK 23A, PAGE 269; THENCE S87°36'01"E A DISTANCE OF 156.80 FEET TO A FOUND 5/8 INCH REBAR; THENCE S01°48'39"W A DISTANCE OF 600.37 FEET TO A SET IRON PIN WITH CAP, "PLS 1156"; THENCE N87°27'06"W A DISTANCE OF 183.47 FEET TO A SET "MAGNETIC NAIL"; THENCE N02°18'42"E A DISTANCE OF 114.74 FEET TO A FOUND "MAGNETIC NAIL"; THENCE N02°53'18"E A DISTANCE OF 387.23 FEET TO A FOUND "MAGNETIC NAIL"; THENCE S86°56'08"E A DISTANCE OF 37.77 FEET TO A FOUND IRON PIN WITH CAP, "PLS 1156"; THENCE; THENCE N02°10'05"E A DISTANCE OF 98.20 FEET TO THE* ***POINT OF BEGINNING***, *CONTAINING 2.54 ACRES (110,679 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.*

SURVEY DESCRIPTION LOT 3G:

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

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

SURVEY DESCRIPTION LOT 3A:

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

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

SURVEY DESCRIPTION LOT 3B:

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

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

SURVEY DESCRIPTION LOT 3C:

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

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

SURVEY DESCRIPTION LOT 3D:

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

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

SURVEY DESCRIPTION LOT 3E:

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

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

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

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

CITY ZONING: C-2

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

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

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

LEGEND

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

L22-06

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

EXISTING CONDITIONS
WORTH LANE COMMERCIAL PARK
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=30'
DATE: Feb 17, 2022
ENGINEER: TJA
DRAWN BY: BJR
W.O. #: 21975

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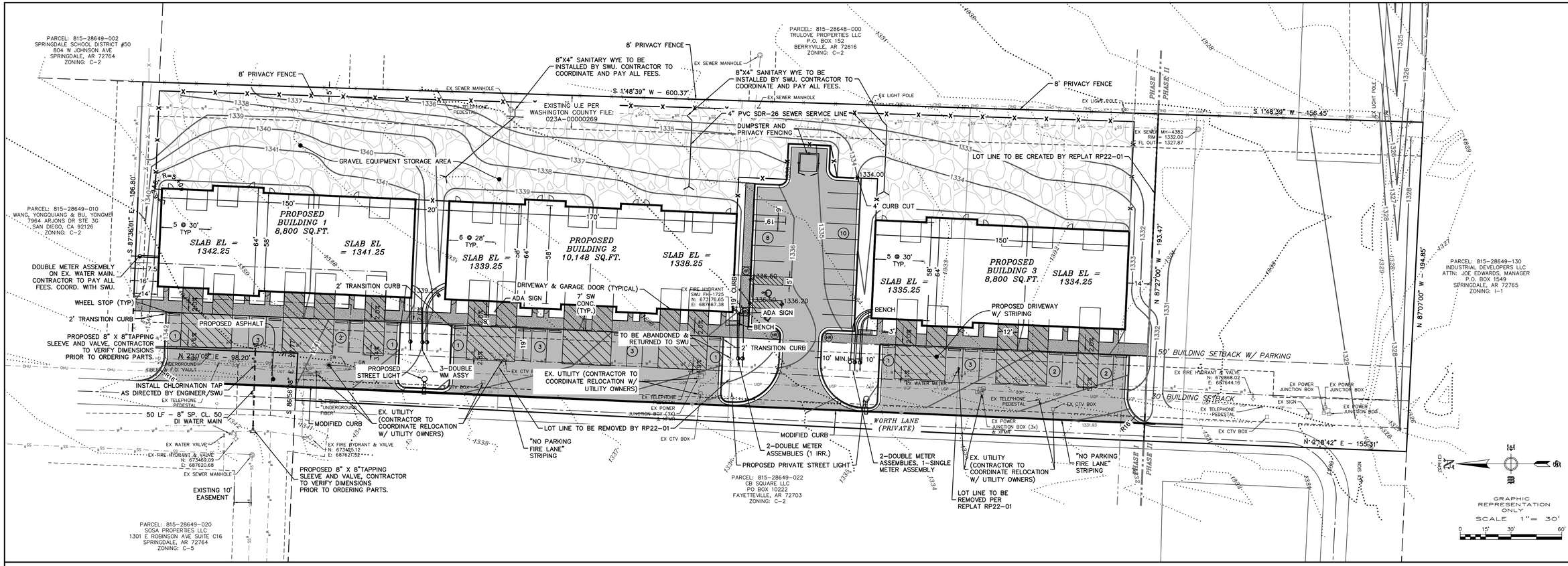

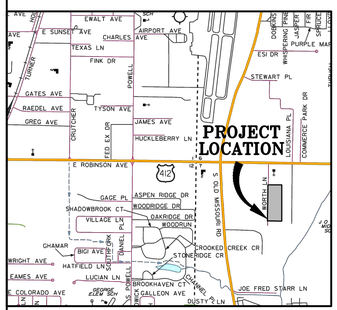

VICINITY MAP

NOTES:

1) ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED (EXAMPLE: 15'BC) AS TO BACK OF CURB.
2) A.D.A. ACCESSIBLE RAMPS TO HAVE A MAXIMUM INCLINATION RATIO OF 12:1.
3) ANY COST OF ADJUSTMENTS, RELOCATION OR DAMAGE OF EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS/DEVELOPERS.
4) MODIFIED CURB REQUIRED AT ALL DRIVES.
5) OUTDOOR STORAGE, TRASH COLLECTION, AND LOADING AREAS MUST BE LANDSCAPED, SO THAT THEIR FUNCTIONS ARE FULLY CONTAINED AND OUT OF VIEW OF THE ADJACENT PROPERTY AND THE PUBLIC RIGHT-OF-WAY.
6) THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
7) THE MAP PROJECTION IS REFERENCED TO THE HORIZONTAL CONTROL DATUM OF NAD83 (NORTH AMERICAN DATUM OF 1983), STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301). THE BASIS OF BEARINGS FOR THIS PLAT ARE STATE PLANE GRID BEARING. THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TWO TEMPORARY BENCHMARKS UTILIZING THIS DATUM ARE SHOWN HEREON.
8) ALL DEVELOPMENTS AFTER AUGUST 20, 2007 MUST HAVE UTILITY WIRES, LINES, AND/OR CABLES IN SAID DEVELOPMENTS MUST BE PLACED UNDERGROUND. EXCLUDING 12Kv AND ABOVE.
9) STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
   A) DEVELOPMENT AND GRADING WITH THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
   B) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
   C) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING.
   D) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
   E) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
10) ALL CROSSINGS UNDER ROADWAYS BY OPEN CUT MUST BE BACKFILLED WITH FLOWABLE FILL
11) STREET LIGHTS ARE REQUIRED AT EACH INTERSECTION AND ALONG THE STREET AT INTERVALS OF 300 TO 350 FEET AS MEASURED ALONG THE CENTERLINE OF THE STREET. THE MINIMUM INITIAL RATING FOR THE STREETLIGHT SHALL BE 6,800 LUMENS FOR A LOCAL STREET, 11,000 LUMENS FOR A COLLECTOR STREET, OR 20,000 LUMENS FOR AN ARTERIAL STREET.
12) ALL PAVEMENT LIGHT DUTY PER GEOTECHNICAL ENGINEERS REPORT.
13) CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR ALL STREET CUTS, BORES, AND RESPECTIVE RIGHT-OF-WAY PERMITS FOR THE PROPOSED PROJECT.
14) 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.
15) 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.
16) FULL DEPTH COMPACTED CLASS 7 BASE MATERIAL IS REQUIRED FOR THE WATER AND SEWER TRENCHES UNDER PRIVATE EXISTING OR PROPOSED DRIVING SURFACES.
17) 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.
18) ALL WATER AND SEWER MAIN LINE EXTENSIONS AND SERVICES SHALL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE SPRINGDALE WATER UTILITIES SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES.
19) 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.
20) A PRE-CONSTRUCTION MEETING IS TO BE HELD WITH THE WATER AND SEWER CONTRACTOR AND SWU PRIOR TO BEGINNING ANY CONSTRUCTION.
21) ALL WATER MAIN SHALL BE SPECIAL CLASS 50 DUCTILE IRON.
22) ALL LOT LINES SHALL BE STAKED IN ADVANCE OF WATER AND SANITARY SEWER CONSTRUCTION PER SWU STANDARD SPECIFICATIONS.
23) CONTRACTOR SHALL CONTACT SWU PRIOR TO PERFORMING WORK.
24) SWU STAFF SHALL BE PRESENT DAY OF TAPPING, DISINFECTION AND FLUSHING.
25) SWU SHALL PERFORM AND BE PRESENT FOR ALL TAPS TO EXISTING SYSTEM.
26) LONG WATER SERVICES SHALL BE ENCASED WITH 2" SLEEVE.
27) ALL UTILITIES SHALL HAVE FULL DEPTH BACKFILL (FLOWABLE FILL) UNDER PUBLIC ROADWAYS.
28) STAKE ALL FIRE HYDRANTS FOR SWU APPROVAL PRIOR TO INSTALLATION.
29) TRACER WIRE PORTS SHALL BE INSTALLED AT EVERY CHANGE IN DIRECTION OR EVERY 400'.
30) SEWER BACKWATER VALVES TO BE INSTALLED ON PRIVATE SERVICE LINE BY LICENSED PLUMBER WHERE APPLICABLE.
31) FIRE PROTECTION SYSTEM PLANS TO BE SUBMITTED TO ADH BY OTHERS.
32) EX. WATER WELL TO BE ABANDONED PER ARKANSAS WATER WELL COMMISSION REQUIREMENTS.
33) OWNER/DEVELOPER IS RESPONSIBLE FOR REPLACING EXISTING WATER OR SANITARY SEWER PIPE IF DAMAGED DURING CONSTRUCTION.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13828
THOMAS JASON APPEL

CERTIFICATE OF AUTHORIZATION
ENGINEERING SERVICES, INC.
131
ARKANSAS • END NEED

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

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

CITY ZONING: C-2

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

GROSS SITE AREA: 2.53 ACRES
NET SITE AREA: 2.53 ACRES

PARKING REQUIRED: OFFICE - 1 SPACE 300 SQUARE FEET OF NET FLOOR SPACE.
WAREHOUSE- 1 SPACE/1,200 SQUARE FEET OF GROSS FLOOR AREA.

PARKING REQUIRED: 6,768 SF / 300 SF = 22.6 SPACES
20,980 SF / 1,200 SF = 17.5 SPACES
40 SPACES REQUIRED (INCL. 1 ADA)

PARKING PROVIDED: 41 SPACES (INCLUDING 2 ADA)

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

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

PROPOSED USE: OFFICE/WAREHOUSE (UNIT 16)

LEGEND

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

L22-06

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

LARGE SCALE DEVELOPMENT
WORTH LANE COMMERCIAL PARK
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=30'
DATE: Feb 17, 2022
ENGINEER: TJA
DRAWN BY: BJR
W.O. #: 21975

© COPYRIGHT 2022 ENGINEERING SERVICES, INC. 2/17/2022 9:48 AM
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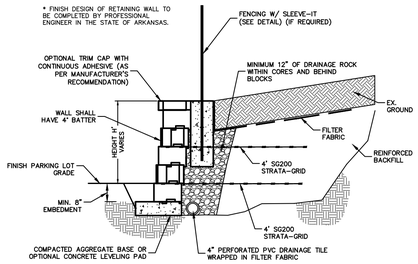

TYPICAL RETAINING WALL CROSS SECTION

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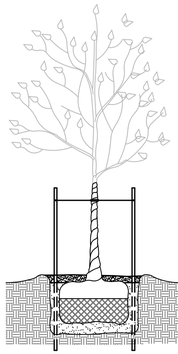


12MM DIA. BLACK PLASTIC HOSE

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

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

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

3 STAKES 1½" X 1½" X ¾" (6' IN LENGTH)

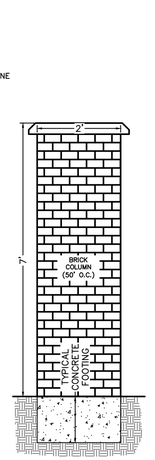
MAINTAIN TREE BASE AT OR SLIGHTLY HIGHER THAN EXISTING GRADE, TO ALLOW FOR SETTLEMENT

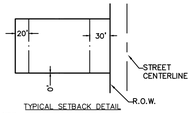
SPECIFICATIONS:

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

TREE STAKING AND WRAPPING DETAIL

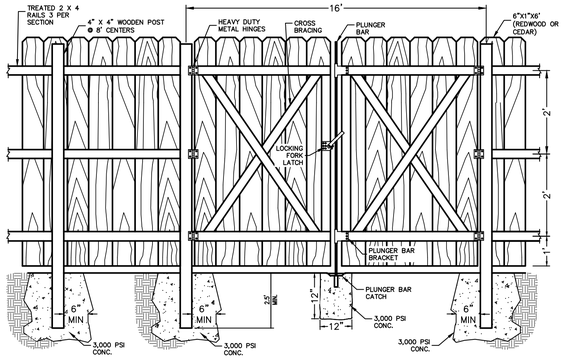
NOT TO SCALE





TYPICAL SETBACK DETAIL

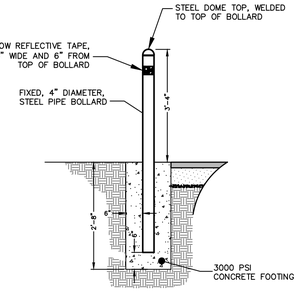
NOTE:
1.) DISTANCE SHOWN WILL YIELD TO UTILITY EASEMENTS.



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

SCREENING FENCE DETAIL

NOT TO SCALE



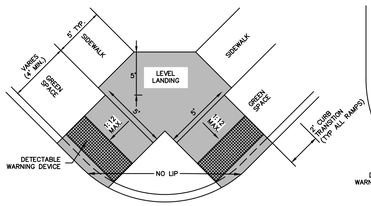
FRONT VIEW

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

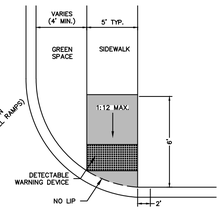
NOTE:
ALL METAL SHALL BE GALVANIZED PAINT, ONE COAT METAL PRIMER AND TWO COATS BENJAMIN MOORE HUNTER GREEN METAL ENAMEL.

STANDARD BOLLARD

NOT TO SCALE



TYPE 1 RAMP



TYPE 2 RAMP

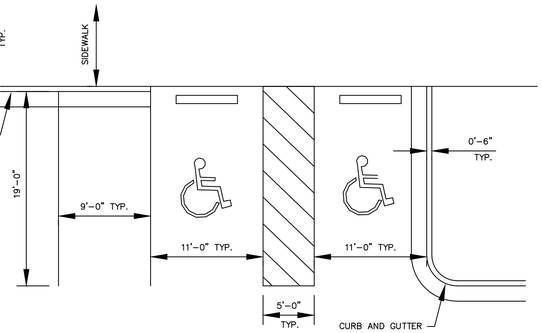
NOTES:

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

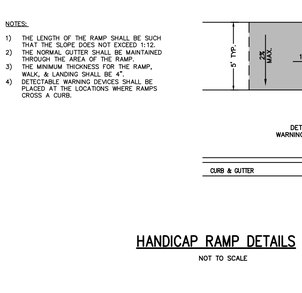
MID-BLOCK RAMP

HANDICAP RAMP DETAILS

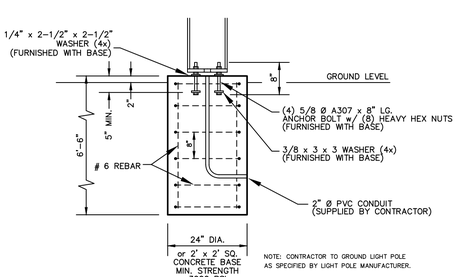
NOT TO SCALE



HANDICAPPED RAMP AND PARKING DETAILS



PLAN VIEW

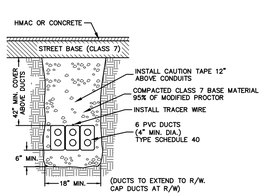


NOTE: CONTRACTOR TO GROUND LIGHT POLE AS SPECIFIED BY LIGHT POLE MANUFACTURER.

SECTION VIEW

LIGHT POLE FOOTING DETAIL

NOT TO SCALE



TYPICAL SECTION 6-4" UTILITY DUCTS

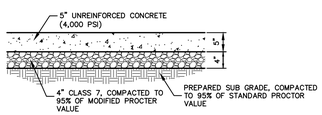
NOT TO SCALE



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

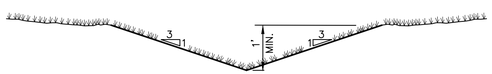
ADA SIGN DETAILS

NOT TO SCALE



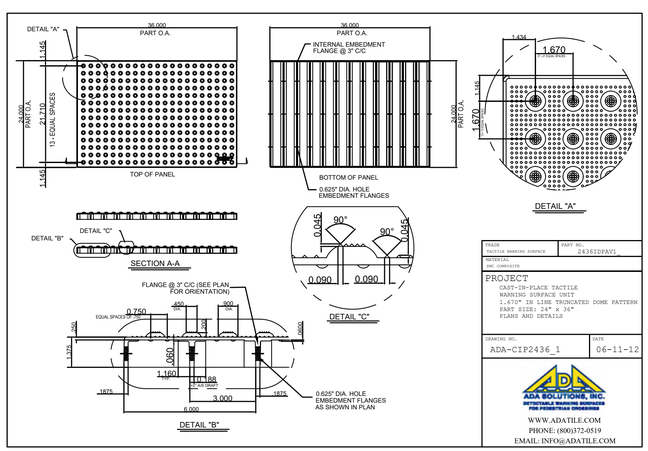
LIGHT DUTY CONCRETE PAVING

NOT TO SCALE



TYPICAL SWALE SECTION

NOTE : SWALE TO BE SODDED.

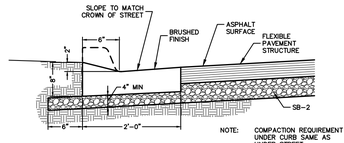


TRADE: TACTILE WARNING SURFACE	PART NO.: 2436IDPAV1
MATERIAL: DRY COMPOSITE	

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

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

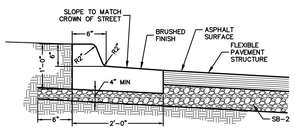
ADA SOLUTIONS, INC.
WWW.ADATILE.COM
PHONE: (800)372-0519
EMAIL: INFO@ADATILE.COM



NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

MODIFIED CONCRETE CURB & GUTTER

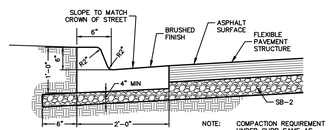
NOT TO SCALE



NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

STANDARD 6" CONCRETE SPILL CURB & GUTTER

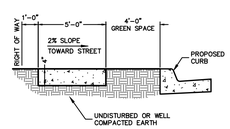
NOT TO SCALE



NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

STANDARD 6" CONCRETE CURB & GUTTER

NOT TO SCALE



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

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

SIDEWALK DETAIL

NOT TO SCALE

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

TYPICAL DETAILS
WORTH LANE COMMERCIAL PARK
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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

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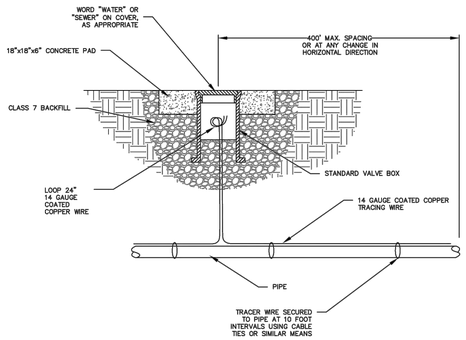
L22-06

3



TRACING WIRE CONNECTION PORT

N.T.S.

SPRINGDALE WATER UTILITIES

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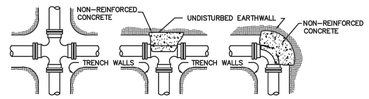
MISCELLANEOUS DETAILS FOR WATER AND SEWER CONSTRUCTION

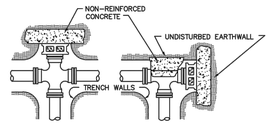
DRAWN BY:	DRAWING NO:	DATE:
CAG	M-1	AUGUST 2014



CROSS TEE 90° BEND

45° BEND SIMILAR

22 1/2° BEND SIMILAR



CROSS W/PLUG TEE W/PLUG

NOTES:

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

REACTION BACKING TABLE

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

REACTION BACKING

N.T.S.

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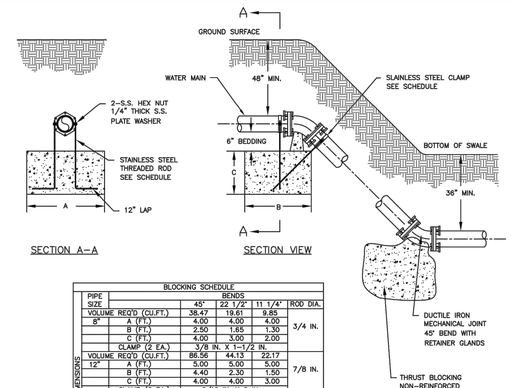
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



SECTION A-A SECTION VIEW

BLOCKING SCHEDULE

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

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

NOTES:

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

VERTICAL TIE-DOWN BLOCKING

N.T.S.

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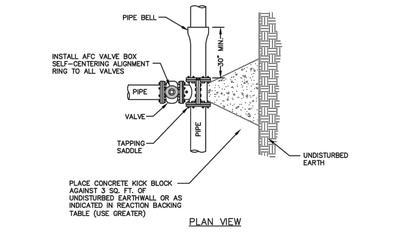
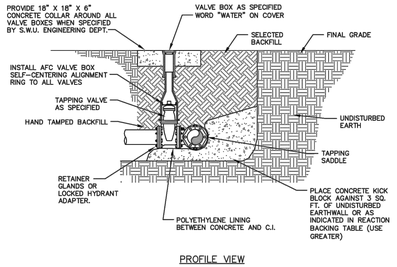
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



PLAN VIEW



PROFILE VIEW

TAPPING SADDLE & VALVE

N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

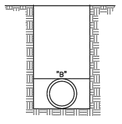
DRAWN BY:	DRAWING NO:	DATE:
CAG	S-5	AUGUST 2014

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

TRENCH WIDTH SCHEDULE

NOTES:

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



TYPICAL PIPE TRENCH

N.T.S.

SPRINGDALE WATER UTILITIES

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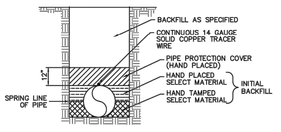
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

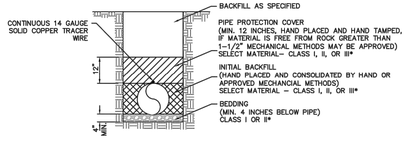
DRAWN BY:	DRAWING NO:	DATE:
JNK	S-17	MARCH 2008



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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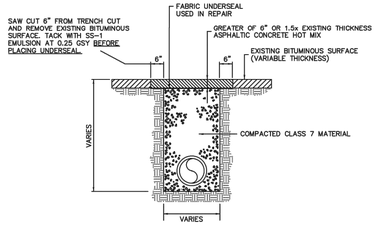
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

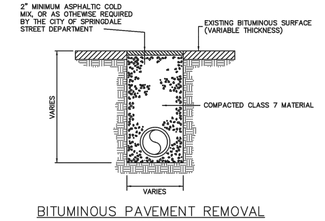
NOTES:

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



BITUMINOUS PAVEMENT REMOVAL WITH PERMANENT REPLACEMENT DETAIL

N.T.S.



BITUMINOUS PAVEMENT REMOVAL WITH TEMPORARY REPLACEMENT

N.T.S.

SPRINGDALE WATER UTILITIES

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

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

L22-06

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

SWU DETAILS
WORTH LANE COMMERCIAL PARK
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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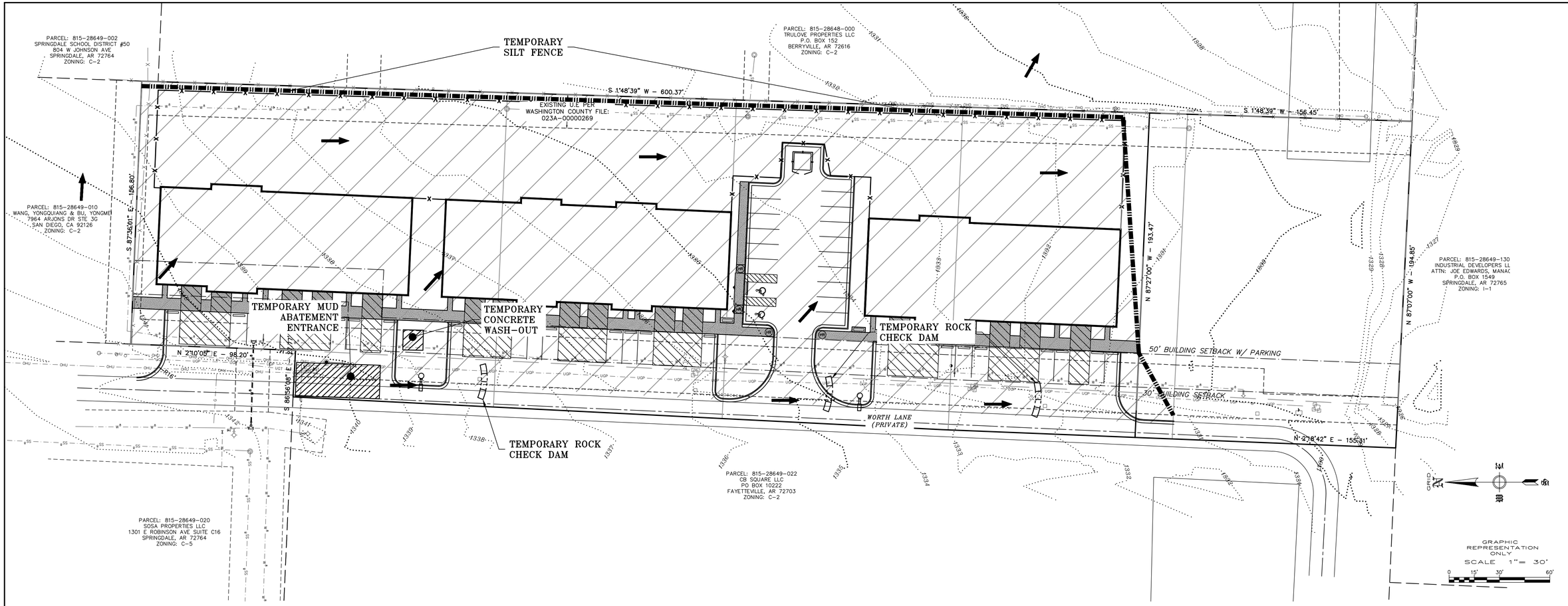
SCALE: NTS

DATE: Jan 20, 2022

ENGINEER: TJA
DRAWN BY: NMB

W.O. #: 21975

4



NOTE:

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

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

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

CONSTRUCTION SEQUENCE:

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

NOTES:

1) NATURAL VEGETATION SHALL BE RETAINED WHEREVER POSSIBLE.

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

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

4) PLACE FILTER FABRIC ON ALL CURB INLETS.

*WATTLES ARE USED AS ENERGY DISSIPATION DEVICES

*WATTLES ARE USED TO CONTROL POLLUTANTS DURING STORM WATER DISCHARGE

*WATTLES MUST BE MAINTAINED UNTIL SITE IS PERMANENTLY STABILIZED

LEGEND

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

NOTES:

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

TOTAL DISTURBED AREA: 2.40 ACRES

L22-06

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

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

REVISION	DATE	DESCRIPTION

SCALE: 1"=30'

DATE: Feb 17, 2022

ENGINEER: TJA
DRAWN BY: BJP

W.O. #: 21975

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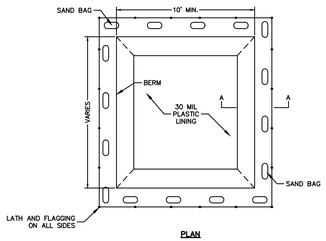
SECTION A – A



PLAN

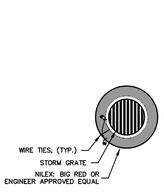
NOTES:

1) LATH AND FLAGGING SHOULD BE COMMERCIAL TYPE.

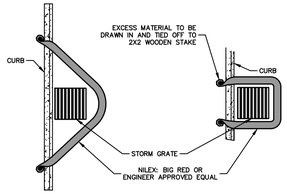
2) PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 30 MIL POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

CONCRETE WASH-OUT AREA

NOT TO SCALE

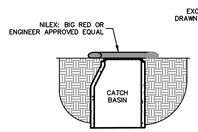


DRAIN INLET PLAN

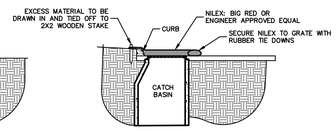


CURBSIDE OPTION "A" PLAN

CURBSIDE OPTION "B" PLAN



DRAIN INLET SECTION



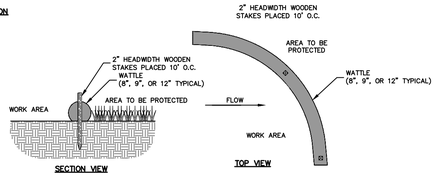
CURBSIDE SECTION

NOTES:

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

INLET PROTECTION

NOT TO SCALE

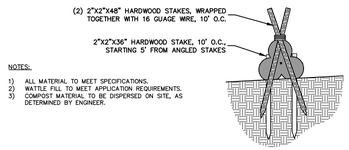


SECTION VIEW

TOP VIEW

COMPOST SOCK CONNECTION/ ATTACHMENT DETAIL

PYRAMID STAKING DETAIL

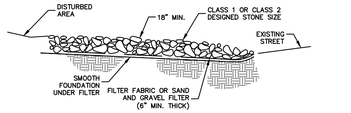


NOTES:

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

CHECK DAM DETAIL

NOT TO SCALE



TYPICAL SECTION

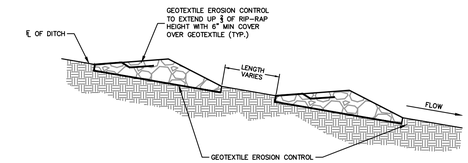
NOTES:

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

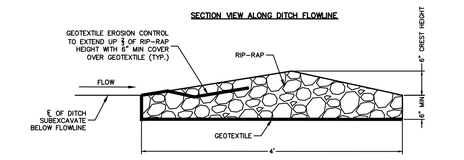
2) MINIMUM LENGTH SHALL BE 50'

MUD ABATEMENT ENTRANCE

NOT TO SCALE



SECTION VIEW ALONG DITCH FLOWLINE



SECTION VIEW OF CHECK DAM

NOTES:

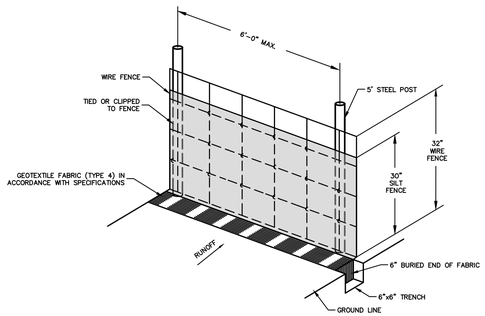
1. RIP-RAP SIZE D50 = 6" OR AS SHOWN ON THE PLANS.

ROCK CHECK DAM

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

NOTES:

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



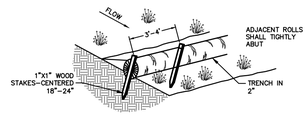
SILT FENCE NOTES

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

WIRED REINFORCED BURIED EDGE SILT FENCE

NOT TO SCALE

SWPPP DETAIL W/ WATTLES



INSTALLATION NOTES:

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

2) NOT FOR USE IN CONCENTRATED FLOW AREAS.

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

4) WATTLES SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.

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

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

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

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

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

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

11) THE CONTRACTOR SHALL INSPECT WATTLES EVERY TWO WEEKS AND AFTER ANY SIGNIFICANT STORM EVENT AND MAKE SURE REPAIRS OR REMOVE SEDIMENT ACCUMULATED BEHIND WATTLE AS NECESSARY.

12) SEDIMENT ACCUMULATED BEHIND WATTLE SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE HALF THE DIAMETER OF THE WATTLE.

13) WATTLES SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND IS ACCEPTED BY THE CITY.

WATTLE DETAIL

NOT TO SCALE

ENGINEERING SERVICES INC.
1705 S. WALTON BLVD.
SUITE 3
SPRINGDALE, ARKANSAS 72764

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

REVISION	DATE	DESCRIPTION

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THESE PLANS ARE THE PROPERTY OF ENGINEERING SERVICES, INC. AND ARE NOT TO BE USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF ENGINEERING SERVICES, INC.

SCALE: N.T.S.

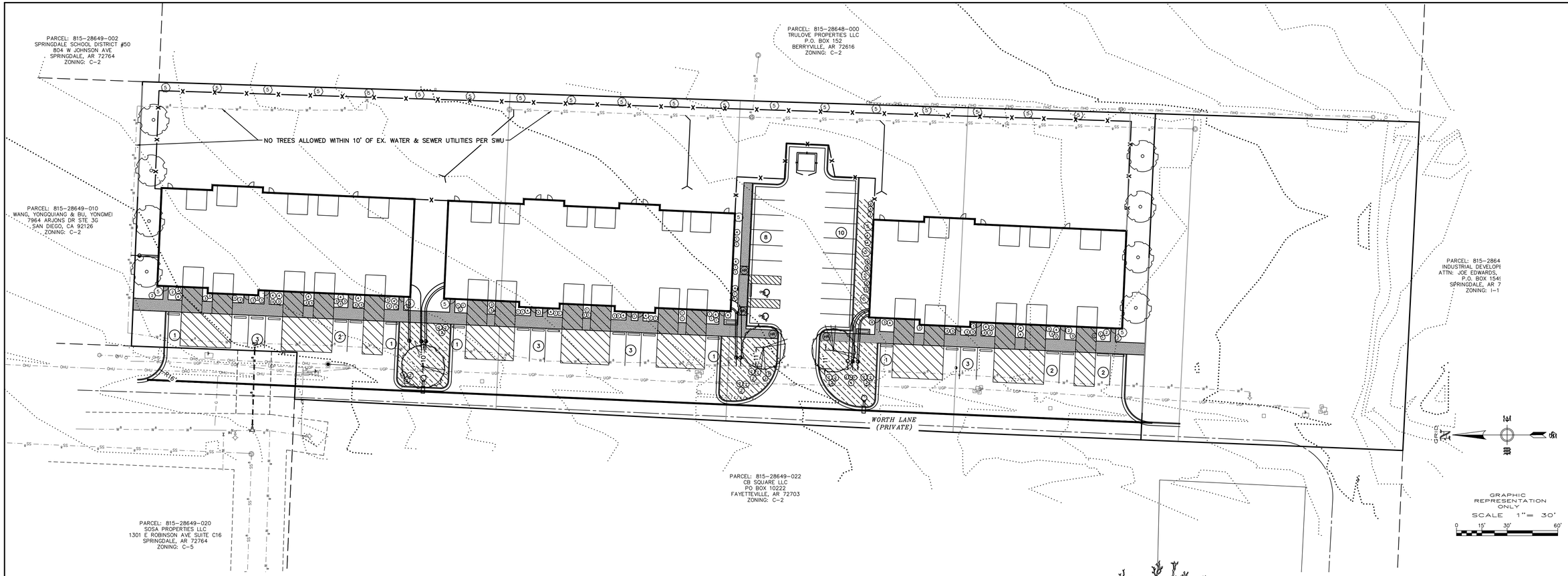
DATE: Feb 17, 2022

ENGINEER: TJA
DRAWN BY: BJR

W.O. #: 21975

6

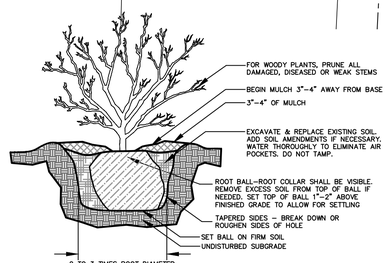
L22-06



GRAPHIC REPRESENTATION ONLY

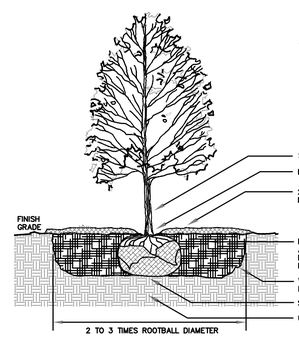
SCALE 1" = 30'

0 15' 30' 60'



SHRUB PLANTING DETAIL
NOT TO SCALE

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



TREE PLANTING DETAIL
NOT TO SCALE

PRELIMINARY INDEX OF TREES

TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	PLANTING SIZE	TYPE	MATURE HEIGHT
	Hightower Willow Oak	Quercus phellos	0	2" Cal B & B 6' H min	S	45'-55'
	Legacy Sugar Maple	Acer saccharum	2	2" Cal B & B 6' H min	S	50'-60'
	Chinese Pistache	Pistachia chinesis	8	2" Cal B & B 6' H min	S	40'-50'

INDEX OF SHRUBS

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

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

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

CITY ZONING: C-2

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

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

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

PROVIDED PARKING: SPACES (INCL ADA)

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

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

LANDSCAPE REQUIREMENTS:

TOTAL PARKING AREA PROVIDED: 7,394 SQ. FT.
TOTAL INTERIOR LANDSCAPE REQUIRED: 592 SQ. FT. (8%)
TOTAL INTERIOR LANDSCAPE PROVIDED: 4211 SQ. FT. (57.0%)

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

LANDSCAPING PLAN
WORTH LANE COMMERCIAL PARK
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=30'
DATE: Feb 17, 2022
ENGINEER: TJA
DRAWN BY: BJR
W.O. #: 21975

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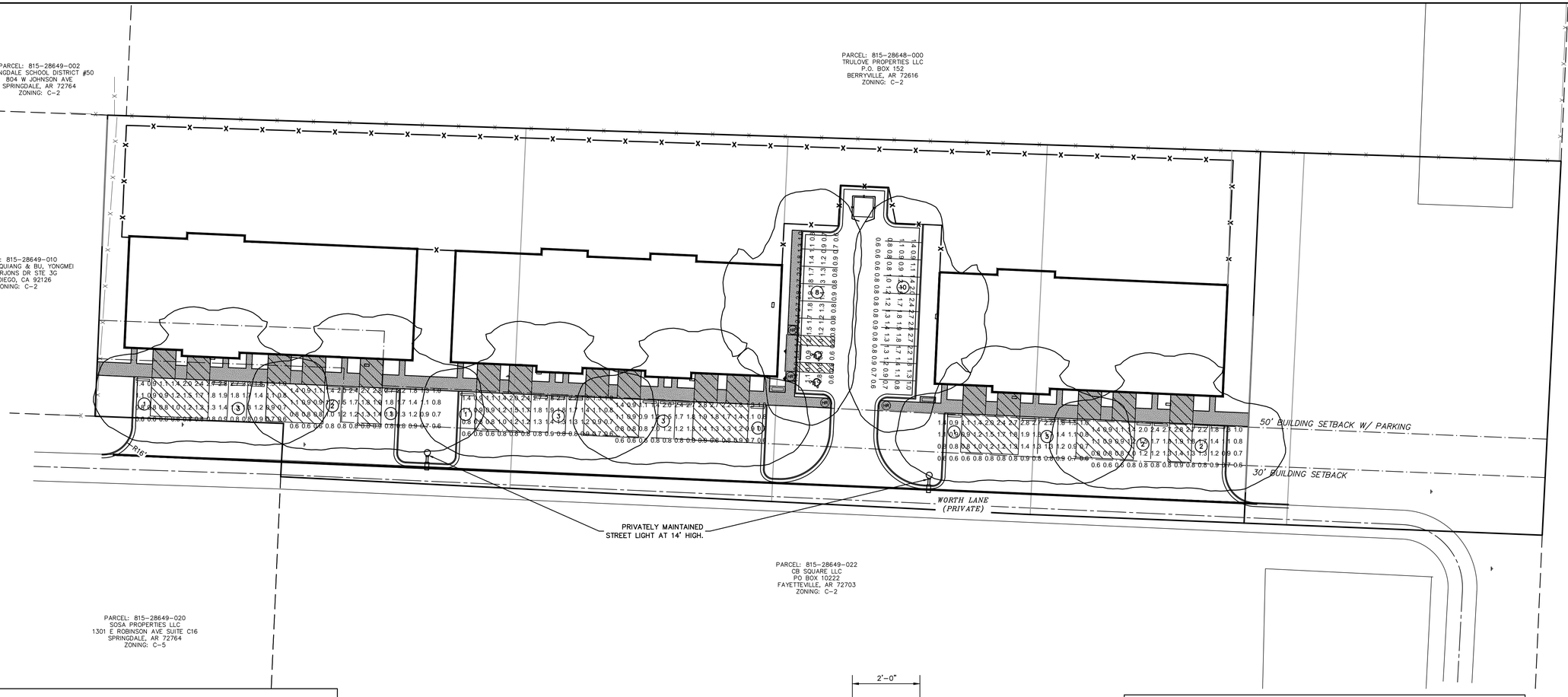


HOLOPHANE
LEADER IN LIGHTING SOLUTIONS

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°F (-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

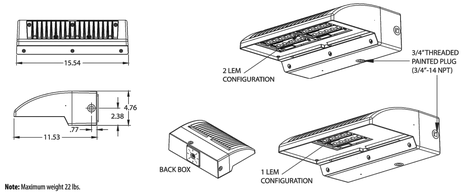
Optical
- Light engine housing is IP66 rated
- Acrylic optical system
  - Type II: E (entry), M (medium), R (rectangle) & W (wide)
  - Asymmetric

Controls
- Field adjustable output (AO)
- Button style photocontrol (PE)
- Motion sensor & ambient photocontrol combination for mounting low (8-15') (MASL) and high (15-30') (MASH) mounting heights

Certification and Standards
- Luminaire is CSA listed, US and Canada
- Suitable for operation in an ambient temperature up to 40°C/104°F per UL or CSA certification
- Design lights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- LM-79 compliant
- The projected LED Lumen Maintenance shall be based only on IES LM-80-08 and TM-21

Warranty
5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.



Note: Maximum weight 22 lbs.

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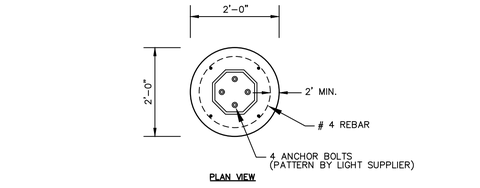


NOTES:

1. OWNER/DEVELOPER WILL BE RESPONSIBLE FOR MAINTENANCE AND BILLING OF ALL PROPOSED PRIVATE PARKING LOT LIGHTS THIS SHEET.
2. CITY OF SPRINGDALE WILL BE RESPONSIBLE FOR MAINTENANCE AND BILLING OF PROPOSED PUBLIC STREET LIGHT THIS SHEET.

LIGHT POLE FOOTING DETAIL

NOT TO SCALE

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency	Distribution
▭	A	8	Holophane	HLWPC2 P30 40K XX T4M	Wallpack Full Cutoff LED, LED Performance Package P10, 4000 series CCT, Voltage, Type IV Medium	LED	1	HLWPC2_P30_40K_XX_T4M.ies	7760	1	0.9	71	100%	TYPE IV, MEDIUM, BUG RATING: B2 - U0 - G2

DLC Premium
NIGHTTIME FRIENDLY™ Consistent with LEED® goals & Green Globes® criteria for light pollution reduction

Autobahn Series ATB0

Roadway Lighting

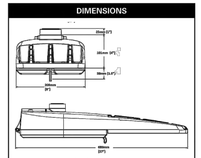
PRODUCT OVERVIEW



Applications:

Roadways
Off-ramps
Residential streets
Parking lots

DIMENSIONS



Effective Projected Area (EPA): The EPA for the ATB0 is 0.76 sq. ft. Approx. Wt. = 14 lbs.

Features:

OPTICAL

Same Light: Performance is comparable to 70-250W HPS roadway luminaires.

White Light: Correlated color temperature - 4000K, 70 CRI minimum, 3000K, 70 CRI minimum or optional 5000K, 70 CRI minimum.

Unique IP66 rated LED light engines provided 0% uplight and restrict backlight to within sidewalk depth, providing optimal application coverage and optimal pole spacing. Available in Type II, III, IV, and V roadway distributions.

ELECTRICAL

Expected Life: LED light engines are rated >100,000 hours at 25°C, L70. Electronic driver has an expected life of 100,000 hours at a 25°C ambient.

Lower Energy: Saves an expected of 40-60% over comparable HID luminaires.

Robust Surge Protection: Three different surge protection options provide a minimum of ANSI C136.2 10kV/5kA protection. 20kV/10kA protection is also available.

MECHANICAL

Includes standard AEL lineman-friendly features such as tool-less entry, 3 station terminal block and quick disconnects. Bubble level located inside the electrical compartment for easily leveling at installation.

Rugged die-cast aluminum housing and door are polyester powder-coated for durability and corrosion resistance. Rigorous five-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 7 (per ASTM D1654) after over 5000 hours exposure to salt fog chamber (operated per ASTM B117).

Mast arm mount is adjustable for arms from 1-1/4" to 2" (1-5/8" to 2-3/8" O.D.) diameter. Provides a 3G vibration rating per ANSI C136.31

Wildlife shield is cast into the housing (not a separate piece).

CONTROLS

NEMA 3 pin photocontrol receptacle is standard, with the Acuity designed ANSI standard 7 pin receptacle optionally available.

Premium solid state locking style photocontrol - PCSS (10 year rated life) Extreme long life solid state locking style photocontrol - PCLL (20 year rated life).

Multi-level dimming available to provide scheduled dimming as specified by the customer.

Optional onboard Adjustable Output module allows the light output and input wattage to be modified to meet site specific requirements, and also can allow a single fixture to be flexibly applied in many different applications.

STANDARDS

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

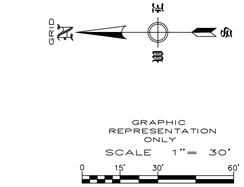
Color temperatures of ≤ 3000K must be specified for International Dark-Sky Association certification.

Rated for -40°C to 40°C ambient
CSA Certified to U.S. and Canadian standards
Complies with ANSI: C136.2, C136.10, C136.14, C136.31, C136.15, C136.37

Note: Specifications subject to change without notice. Actual performance may differ as a result of end-user environment and application.

© 2014-2019 Acuity Brands Lighting, Inc. ATB0 02/21/19

AEL American Electric Lighting



ENGINEERING SERVICES INC.
1707 E. EMMA AVE., SUITE 165
SPRINGDALE, ARKANSAS 72764

LIGHTING PLAN
WORTH LANE COMMERCIAL PARK
SPRINGDALE, ARKANSAS

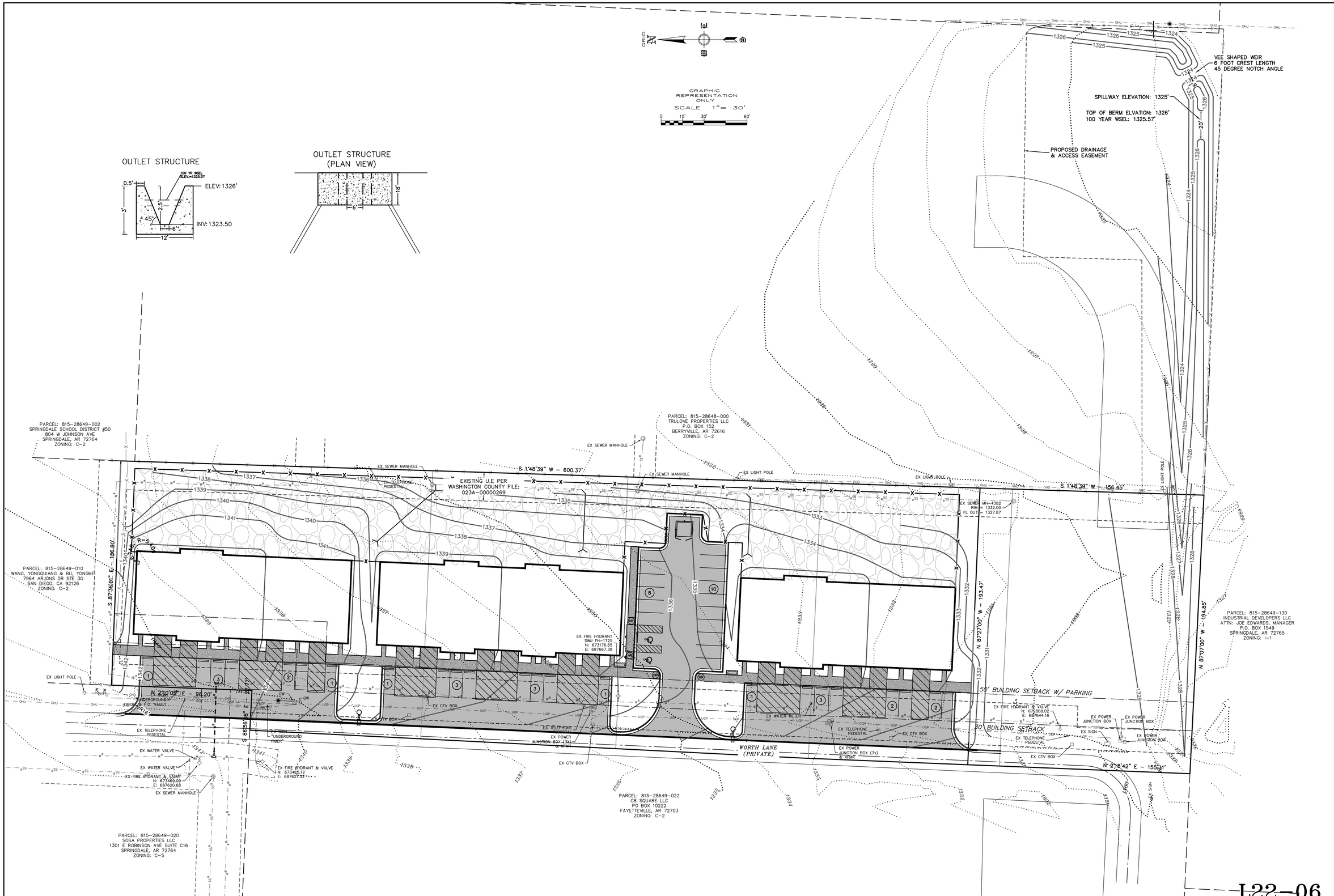
REVISION	DATE	DESCRIPTION

SCALE: 1"=30'
DATE: Feb 16, 2022
ENGINEER: TJA
DRAWN BY: BJR
W.O. #: 21975

© COPYRIGHT 2022 ENGINEERING SERVICES, INC. 2/15/2022 4:18:4 PM
C:\2021\21975 Worth Lane\21975 Worth Lane.dwg

L22-06

8



L22-06

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

OFF SITE DETENTION POND
WORTH LANE COMMERCIAL PARK
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=100'
DATE: Feb 17, 2022
ENGINEER: TJA
DRAWN BY: CAS
W.O. #: 21975

9

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Application for Variance – Board of Adjustment

STAFF USE ONLY

Date Application Submitted:_____

Date Accepted as Complete:_____ Project Number: B22-27

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

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

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)

Variance to allow gravel equipment storage in rear of units

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

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

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

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

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

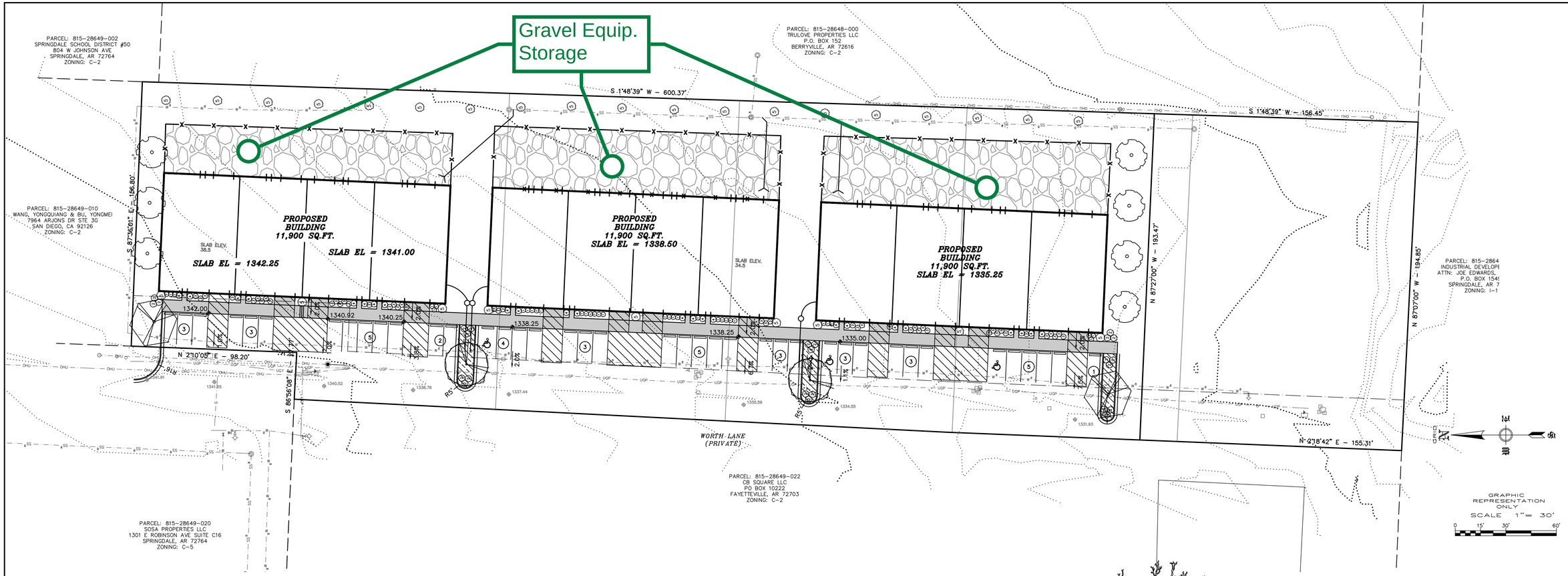
The **Applicant** understands that he/she must be present at the meeting to present the variance request and to answer questions. If the **Applicant** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on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

APPLICANT SIGNATURE(S) _____

Manager / Member

Matt Trulove

DATE: 1/11/2022



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

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

CITY ZONING: C-2

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

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

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

PROVIDED PARKING: SPACES (INCL ADA)

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

NOTES:

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

LANDSCAPE REQUIREMENTS:

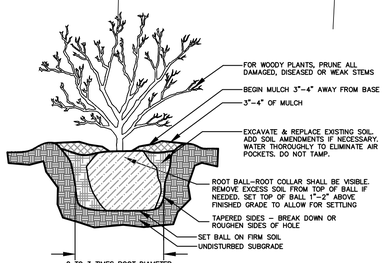
TOTAL PARKING AREA PROVIDED: 6,979 SQ. FT.
TOTAL INTERIOR LANDSCAPE REQUIRED: 558 SQ. FT. (8%)
TOTAL INTERIOR LANDSCAPE PROVIDED: 940 SQ. FT. (13.4%)

PRELIMINARY INDEX OF TREES

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

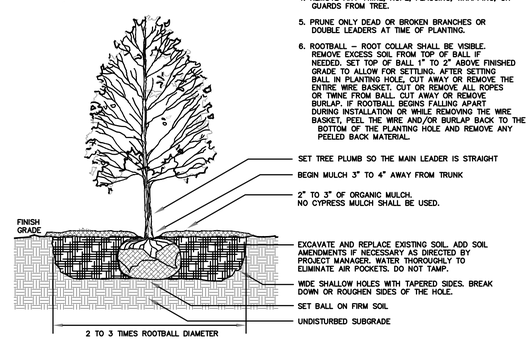
INDEX OF SHRUBS

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



SHRUB PLANTING DETAIL
NOT TO SCALE

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



TREE PLANTING DETAIL
NOT TO SCALE

L22-06

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

LANDSCAPING PLAN
WORTH LANE COMMERCIAL PARK
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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

6

Sec. 8. - Parking area design and maintenance.

8.1 *Access to parking spaces.* Each required off-street parking space shall open directly to an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to the parking space.

8.2 *Maneuvering areas.* All parking areas except those serving one- and two-family dwellings on local streets shall be designed so that cars shall not be required to back into the street.

8.3 *Surface and drainage.* All off-street parking areas shall be surfaced as follows:

a. Single-family and two-family dwelling shall provide a durable surface with suitable drainage.

b. In all commercial, industrial, institutional and mixed use districts, all areas intended to be utilized for required parking spaces and associated driveways shall be paved with a durable surface including, but not limited to, hot asphalt, bituminous or concrete.

c. Storage areas for heavy construction equipment that would damage the pavement may be exempt from the paving and surfacing requirement with an acceptable surface as follows:

i. May be located on gravel surfacing using best management practices so long as all appropriate stormwater impacts are mitigated, and all applicable buffers are in place when abutting pubic or private rights-of-way and residential zones.

ii. Graveled areas for heavy equipment are for said equipment only, and are not to be used for parking of commuter vehicles, commercial, vans, trucks, or other typical four-wheeled transportation vehicles that should be placed in surfaced parking lots.

iii. Heavy equipment refers to heavy-duty vehicles, designed specifically for executing construction task, most frequently involving earthwork operations. They are known as, heavy machines, heavy trucks, construction equipment, engineering equipment, heavy vehicles, or heavy hydraulics.

iv. Equipment yards and storage areas in industrial zoning districts may be permitted as gravel areas provided such areas are delineated and physically separated from general public parking areas.

v. The equipment and storage areas shall conform to the city specifications for street sub-base and base course, per plans to be approved by the city engineer.

vi. General public parking and access areas in all cases shall be paved in accordance with city specifications.

vii. All vehicles must be operational and have a current registration/license.

viii. No heavy mechanical work is allowed. Light maintenance such as fluid changes, with the use of proper best management practices, tire changes, and other minor repairs are permitted.

ix. Inoperative vehicles are not permitted to be stored at the site.

x. Access roads shall be sufficient to carry the equipment without sustaining undue damage to the roads and prevent the tracking of materials onto the public street.

xi. Mud, run-off, erosion and drainage, shall be controlled at all times and contained on-site.

xii. Dust shall be mitigated during dry conditions.

xiii. Storage of oil, gas, or other fluids/materials associated with the maintenance of heavy equipment must comply with state law regulating the storage of hazardous materials.

xiv. Storage of construction related material such as aggregate, sand, soil or debris is prohibited.

xv. Best management practices shall be taken to prevent leaks and spills. Any leaks and spills shall be immediately addressed.

xvi. Variances to these requirements require a restrictive covenant, enforceable by the city, to be recorded

with the title of the property limiting the use of the property accordingly.

d. Farm dwellings and farm operations' are exempt from the paving requirement.

e. City parks shall be exempt from the parking requirement if approved by the city council.

f. Heavy equipment storage in areas other than an industrial zoning district or a C-6 Large Product Retail Sales District area by variance granted by the planning commission as follows:

i. The equipment and storage area may not exceed one-half (½) acre in size where all vehicles shall be stored.

ii. The storage area shall be setback from property lines in accordance with the setbacks required for structures in the zoning district in which the storage area is located.

iii. No more than the permitted number of pieces of heavy equipment may be stored at any one time.

iv. Heavy equipment may be stored and removed on a daily basis, subject to the hours of operation of 6:00 a.m. to 6 p.m. Monday—Friday, and 8:00 a.m. to 6:00 p.m. Saturdays, Sundays and holidays.

v. All vehicles shall be screened from direct view through vegetation, or approved fencing/walls or other approved means.

vi. All vehicles must be operational and have a current registration/license.

vii. No heavy mechanical work is allowed. Light maintenance such as fluid changes, with property best management practices, tire changes, and other minor repairs are permitted.

viii. Inoperative vehicles are not permitted to be stored at the site.

ix. Access roads shall be sufficient to carry the equipment without sustaining undue damage to the roads and prevent the tracking of materials onto the public street.

x. Mud, run-off, erosion and drainage, shall be control at all times and contained on-site.

xi. Dust shall be mitigated during dry conditions.

xii. Storage of oil, gas, or other fluids/materials associated with the maintenance of heavy equipment must comply with state law regulating the storage of hazardous materials.

xiii. Store of construction related material such as aggregate, sand, soil or debris is prohibited.

xiv. Best management practices shall be taken to prevent leaks.

8.4 *Gravel driveway and parking areas.* The planning commission may authorize a portion of off-street parking spaces to be provided on pervious surfaces if the commission finds that such spaces will be used only intermittently, either for special events or for seasonal peak parking demands or overflows in patronage of the principal use or uses as follows:

a. Seasonal peak parking:

i. The planning commission must approve a number or percentage of required parking spaces that may be provided on pervious surfaces and time limitations.

ii. The city engineer is authorized to determine acceptable pervious surfaces.

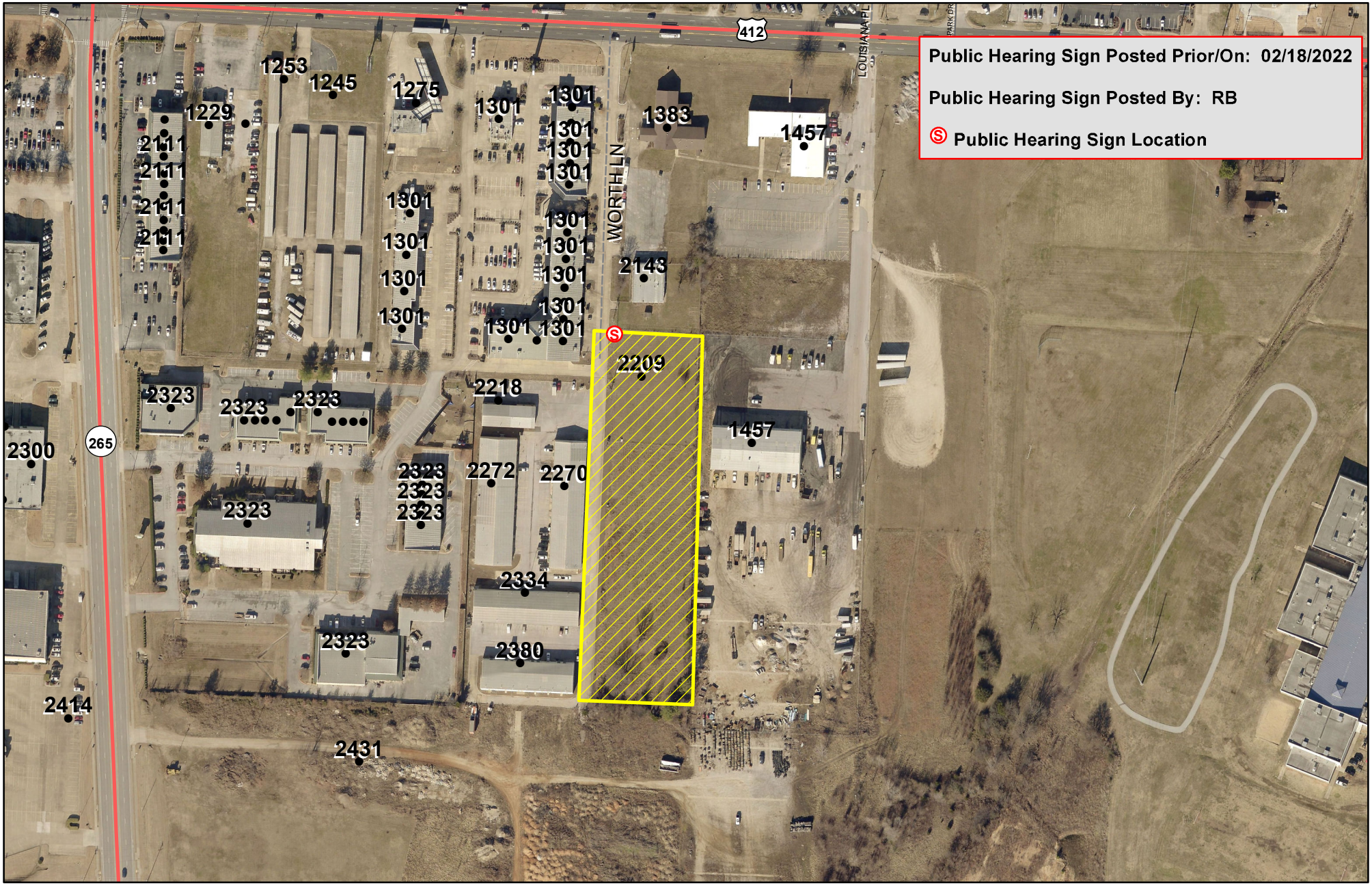
iii. Parking spaces, aisles, etc. must be marked by flags, biodegradable dyes or paints, or some other method that does not kill grass or plants.

iv. Pervious parking areas must be adequately drained.

b. Special event parking:

i. Can not be used for more than twenty (20) days in a calendar year.

ii. Can not occur for more than ten (10) days in any thirty-day period.



N

0 50 100 200 300 400 Feet

For Location Reference Only

FILE NO. B22-27
APPLICANT: Engineering Services, Inc
REQUEST: Variance of paving requirement

PLANNING COMMISSION MEETING
March 1, 2022

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Application for Variance – Commercial Design Standards

STAFF USE ONLY

Date Application Submitted:_____

Date Accepted as Complete:_____ Project Number: B22-28

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

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

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

Fee for Variance Application is $75

Check item(s) for which variance is requested:

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

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

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

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

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

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

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

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

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

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

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

☐ **LANDSCAPING**

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

☐ **SCREENING**

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

☐ **LIGHTING**

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

FOR EACH ITEM CHECKED

Variance requested: (attach visual representation of request)

Request to allow rear facade to be >50% metal panel

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

Owner/Developer will provide high-quality materials in excess of the standard on street-facing facade

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

variance will allow the Owner/ Developer to construct a building as economically as possible while still meeting the intent of the CDS.

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

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

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

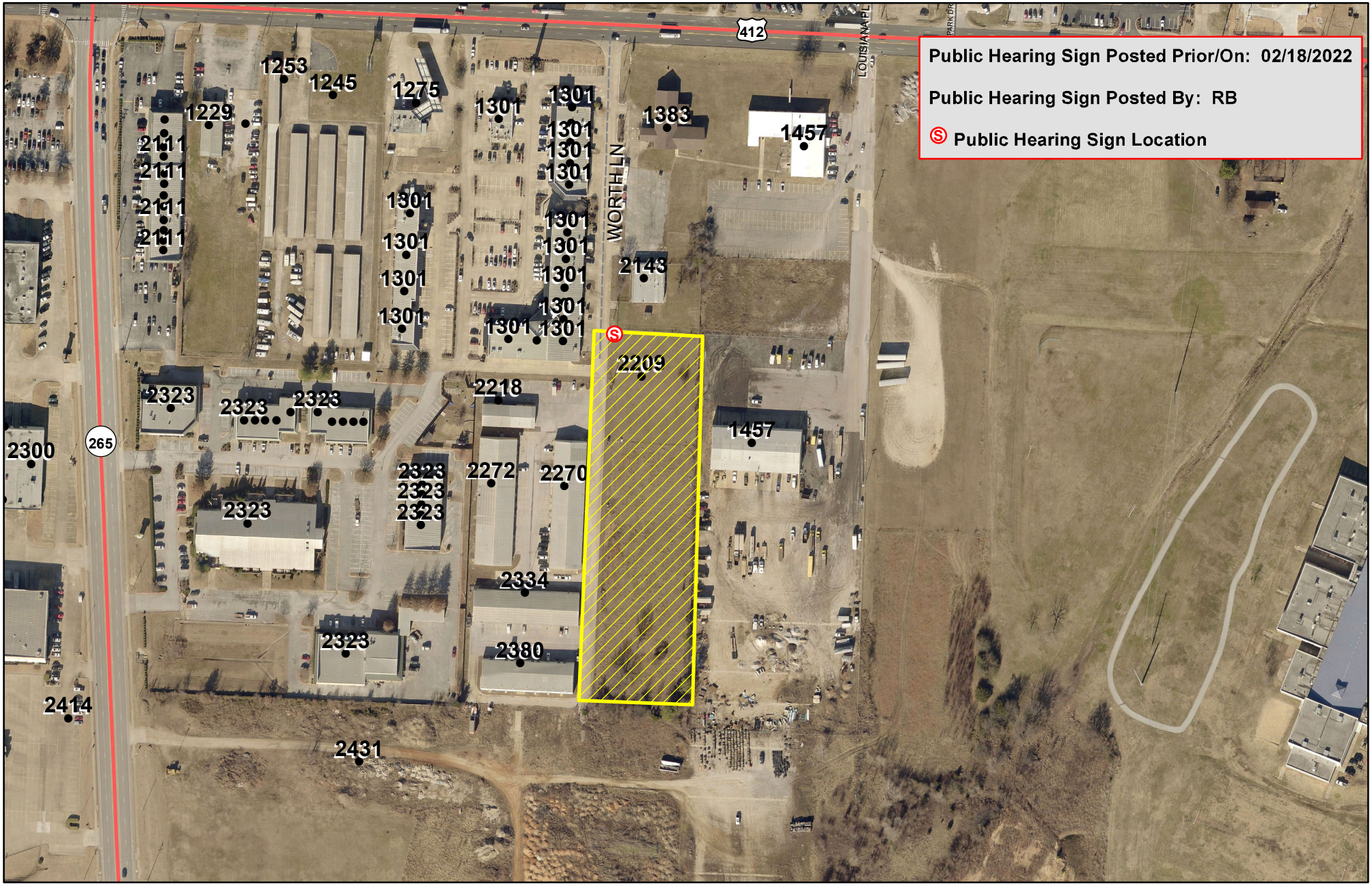
The **Applicant** understands that he/she must be present at the meeting to present the variance request and to answer questions. If the **Applicant** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on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

APPLICANT SIGNATURE(S)

Manager/Member

Matt Trulock

DATE: 2/9/2022



N

0 50 100 200 300 400 Feet

For Location Reference Only

FILE NO. B22-28
APPLICANT: Engineering Services, Inc
REQUEST: Variance of Commercial Design Standards:
(A) materials and colors

PLANNING COMMISSION MEETING
March 1, 2022

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: March 1, 2022

Re: **R22-04 Rezone**

A request by Richard C. Hind; Debbie Townsley; Janet Moore, Tim Moore, Trustee of the Tim and Connie Moore Revocable Trust for Planning Commission approval of a zone change from Agricultural District (A-1) to High Density Multi-family Residential District (MF-24) for a tract of land containing 15.603 acres. .

LOT LOCATION AND SIZE

The 15.6 acre tract is located at 1550 Gene George Blvd., west side of Gene George Blvd., south of Sunset Avenue.

A vicinity map is attached.

EXISTING ZONING

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

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

ACCESSORY USES

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

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

SITE PLAN REVIEW

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

AREA REGULATIONS

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

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

REQUESTED ZONING

The rezoning application requests a MF-24 High Density Multi-family Residential District. The district is established to provide areas for development of the maximum number of dwelling units per acre. Provides more compact residential development, and promotes more efficient use of land and utilities, and the development of less expensive housing on smaller lots. MF24 districts restricted to sites abutting collector or arterial streets and may be developed either adjacent to or in conjunction with neighborhood commercial or shopping center developments.

Uses permitted: - 1, 8, 10, 11, 12, 13, 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-24 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.

AREA REGULATIONS

(1) LOT AREA. There shall be a lot area of not less than five thousand (5,000) square feet for a single family dwelling; six thousand (6,000) square feet for a duplex; eight thousand five hundred (8,500) for a triplex; ten thousand five hundred (10,500) for a four-plex; and more than four-plex thirteen thousand (13,000) plus one thousand five hundred (1,500) square feet per unit. In addition, there shall be a minimum lot width of not less than sixty (60) feet for one family; seventy (70) feet for two family; eighty (80) feet for three family or larger on a public street at the front setback line for all dwelling unit types.
(2) DENSITY. Twenty four (24) 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		
						Interior	Corner	
							Interior	Exterior
One Family	60		5,000	30	20	8/8	8	30
Two Family	70		6,000	30	20	8/8	8	30
Three Family	80		8,500	30	20	8/8	8	30
Four Family	80		10,500	30	20	8/8	8	30
Over Four Family	80		13000+ 1500/unit					
Zero Lot Line	60		as above	30	20	8/8	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

Zoning of the surrounded area is shown on the attached map. The tract is undeveloped. The area to the north and south contains commercial use in C-5 zoning and undeveloped area in A-1 zoning. The area to the east contains commercial uses in C-5 zoning. The area to the west is undeveloped in A-1 zoning.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates medium density residential use.

The Master Street Plan indicates Gene George Blvd. 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:

Protect the positive aspects of neighborhood character throughout the City.

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

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

Larger multi-family developments should be located on sites with adequate space for off-street parking, accessory structures and recreational activity and toward the edge of single-family residential areas where higher traffic generation and taller building heights can be better accommodated.

WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

WILLIAM P. WATKINS, III, P.A.
RONALD L. BOYER, P.A.
JENNIFER E. GRAY, P.A.*
ANDREW T. CURRY, P.A.
WILLIAM A. KELLSTROM
JOHN E. JENNINGS (OF COUNSEL)
* ALSO LICENSED IN MISSOURI

WRITER'S DIRECT E-MAIL
wkellstrom@watkinslawoffice.com

DELYNN HALE, SECRETARY
AMY BENSON, PARALEGAL
WHITNEY DUCKER, OFFICE MANAGER

January 11, 2022

Springdale Planning Department
206 Blair St.
Springdale, AR 72764

RE: Rezoning Parcel No. 815-30827-000 from A-1 to MF-24

Dear Planning Staff:

My name is Will Kellstrom and I have been retained to assist the applicant in obtaining a rezone of Parcel No. 815-30827-000 (hereinafter "the Property") from A-1 to MF-24.

The applicant is currently under contract to sell the property to a developer. The developer plans to develop the property with a mix of housing types ranging from multifamily to single family dwellings. The purpose for the rezone is that, as stated above, the property is currently zoned A-1, which allows for little to no development. RMF-24 is being requested so that the developer has the flexibility to develop the widest range of housing types.

Rezoning this property to MF-24 would have little to no effect on the surrounding properties. The property is adjacent to C-5-zoned property to the North, South and East and is adjacent to A-1 zoning to the West. This property situated squarely in the Ballpark District, which is currently in need of more residential development. High density residential would not aversely affect the adjacent commercial uses, and in fact, would likely benefit them. Moreover, this property on S. Gene George Boulevard, which is a four lane arterial which has ample capacity for additional traffic.

Thank you for considering this rezoning request. If you have any questions, please feel free to contact me at 479-636-2168 or at wkellstrom@watkinslawoffice.com.

Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

Will A. Kellstrom

WK:
pc:

1106 WEST POPLAR STREET
ROGERS, AR 72756
PH: 479-636-2168
FX: 479-636-6098
WWW.WATKINSLAWOFFICE.COM

File No. R22-04

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 C. Hind;Debbie Townsley;Janet Moore; Tim Moore, Trustee of the Tim and Connie Moore Revocable Trust; Connie Moore, Trustee of the Tim and Connie Moore Revocable Trust

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

Legal Description:

See attached deeds & survey.

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) MF-24

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 Mixed residential.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: Minimal; All surrounding properties are vacant or commercial.

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 Kellstrom, Watkins, Boyer, Gray & Curry, PLLC W. Kellstrom

Address: 1106 W. Poplar St., Rogers, Arkansas 72756

PETITIONER/OWNER **SIGNATURE** W. Kellstrom

MAILING ADDRESS: c/o Watkins, Boyer, Gray & Curry PLLC

TELEPHONE: 479-636-2168 DATE: 2/2/22

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.

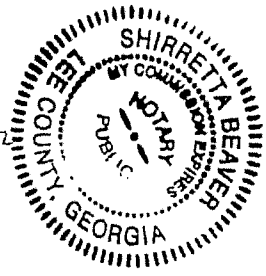
SIGNATURE
(Property Owner)

Connie Moore
(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 13th day of January, 2022.

Shirretta Beaver
Notary Public
Comm. exp 4/16/2022



VERIFICATION

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

SIGNATURE
(Property Owner)

(Property Owner)

State of ~~Arkansas~~ Missouri)
) ss.
County of ~~Washington~~ Polk)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 14 day of January, 2022.

KELLY ENGLAND
Notary Public – Notary Seal
STATE OF MISSOURI
Polk County
My Commission Expires Dec. 16, 2023
Commission #19692533

Notary Public

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 21 day of Jan, 2021.

Notary Public

OFFICIAL SEAL - #12400436
AMBER CARTER
NOTARY PUBLIC-ARKANSAS
WASHINGTON COUNTY
MY COMMISSION EXPIRES: 08-04-24

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)

Richard W. Hinds Trustee for Richard C. Hinds Trust
(Property Owner)

State of ~~Arkansas~~ Florida
County of Washington ss.

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 13 day of January, 20 22.

Notary Public

Kayly Lancaster
Notary Public
State of Florida
Comm# HH125424
Expires 5/3/2025



N

0 87.5175 350 525 700

Feet

For Location Reference Only

FILE NO. R22-04
APPLICANT: Will Kelstrom (for Richard C. Hinds et al.)
REQUEST: Rezone from A-1 to MF-24

PLANNING COMMISSION MEETING
March 1, 2022

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: March 1, 2022

Re: **R22-06 Rezone**

A request by Isaac and Griselda Roldan for Planning Commission approval of a zone change from Low Density Single Family Residential District (SF-1) to General Commercial District (C-2) for a tract of land containing 1.62 acres.

LOT LOCATION AND SIZE

The 1.62 acre tract is located at 1015 E Appleblossom Avenue, southwest corner of the intersection of E. Appleblossom Avenue and Old Wire Road.

A vicinity map is attached.

EXISTING ZONING

The existing zoning on this tract is a SF-1 Low Density Single Family Residential District. The district is established in order to provide areas in the city for development of single-family residences on lots not less than ten thousand (10,000) square feet in area with a minimum frontage on a public street of eighty (80) feet.

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

ACCESSORY USES

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

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

(3) Flower and vegetable gardens.
(4) Swimming pools, tennis courts and similar recreation facilities.

SITE PLAN REVIEW

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

HEIGHT REGULATIONS

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

AREA REGULATIONS

(1) LOT AREA. There shall be a lot area of not less than ten thousand (10,000) square feet. In addition, there shall be a minimum lot width of not less than eighty (80) feet on a public street at the front setback line.
(2) DENSITY. less than four (4) units per acre.
(3) FRONT SETBACK. There shall be a front setback having a depth of not less than thirty (30) feet. In keeping with the definition of a corner lot, all sides adjacent to streets shall be required to have front setbacks of thirty (30) feet.
(4) SIDE SETBACK. There shall be a side setback on each side of the lot having a width of not less than eight (8) feet.
(5) REAR SETBACK. There shall be a rear setback having a depth of not less than twenty (20) feet.

	LOT MINIMUMS		SETBACKS				
	Widths	Area	Front	Back	Side		
		(sq. ft.)			Interior	Corner	
						Interior	Exterior
One Family	80	10,000	30	20	8/8	8	30
Zero-lot line	80	10,000	30	20	16/0	16/0	30

BUILDING AREA

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

REQUESTED ZONING

The requested zoning of this tract is a C-2 General Commercial District. The District is established in order to be a broader range of retail uses, which comprise the commercial function of the city including groupings of freestanding commercial structures. Permitted uses include most types of retail activity except those involving open displays of merchandise and those which generate large volumes of vehicular traffic or are otherwise incompatible with the purpose and intent of the C-2 general commercial district. Retail areas zoned C-2 shall be generally concentrated as to geographical configuration. It is anticipated, however, that in some situations, change to another commercial or office classification may be appropriate to permit the transition

of strip retail areas to other productive forms of land use. It is the intent of these regulations that the C-2 district be concentrated at the intersections of arterial streets. Extension of the district along major arterial streets in linear fashion shall be discouraged.

Uses permitted: - 1, 4, 16, 17, 19, 20, 21, 22, 27, 32, 35
Conditional Uses Permitted on Appeal: - 2, 3, 12, 33

ACCESSORY USES

See Article 6 Section 3.1 of this chapter.

SITE PLAN REVIEW

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

HEIGHT REGULATIONS

There shall be no maximum height limits in C-2 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any boundary line of any residential district a distance of one (1) foot for each foot of height in excess of twenty (20) feet.

AREA REGULATIONS

SETBACKS:

Front setback	30’
Front setback if parking is allowed between R-O-W and the building	50’
Side setback (subject to applicable fire and building codes)	0
Side setback when contiguous to a residential district	20’
Rear setback	20’

GREENSPACE

Each developed lot shall provide and maintain:

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

OFF-STREET PARKING

See Article 7 of this chapter.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The tract contains a single family dwelling with accessory structures. The area to the north and east is undeveloped outside the city limits. The area to the south contains single family dwellings in SF-1 zoning. The area to the east contains a church in SF-1 zoning.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan does not cover the area that was previously in Bethel Heights.

The Master Street Plan indicates Appleblossom Avenue as a major collector and Old Wire 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:

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

File No. R22-06

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

Legal Description:

See Warranty deed

Layman's Description:

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

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

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

FROM (current zoning) SF-1 Single Family

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 _____(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: _____.

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

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

Authorized Representative: _____

Address: _____

PETITIONER/OWNER: Isaac Roldan

MAILING ADDRESS: 1015 E Apple Blossom Ave Springdale AR

TELEPHONE: 479 347-8182 DATE: ~~08-20-21~~ 01-18-22

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.

Isaac Roldan

(Property Owner)

(Property Owner)

DEBBIE A. POUNDERS
OFFICIAL SEAL - NOTARY PUBLIC
WASHINGTON COUNTY ARKANSAS
COMMISSION # 12402006
MY COMMISSION EXPIRES 12-10-2024

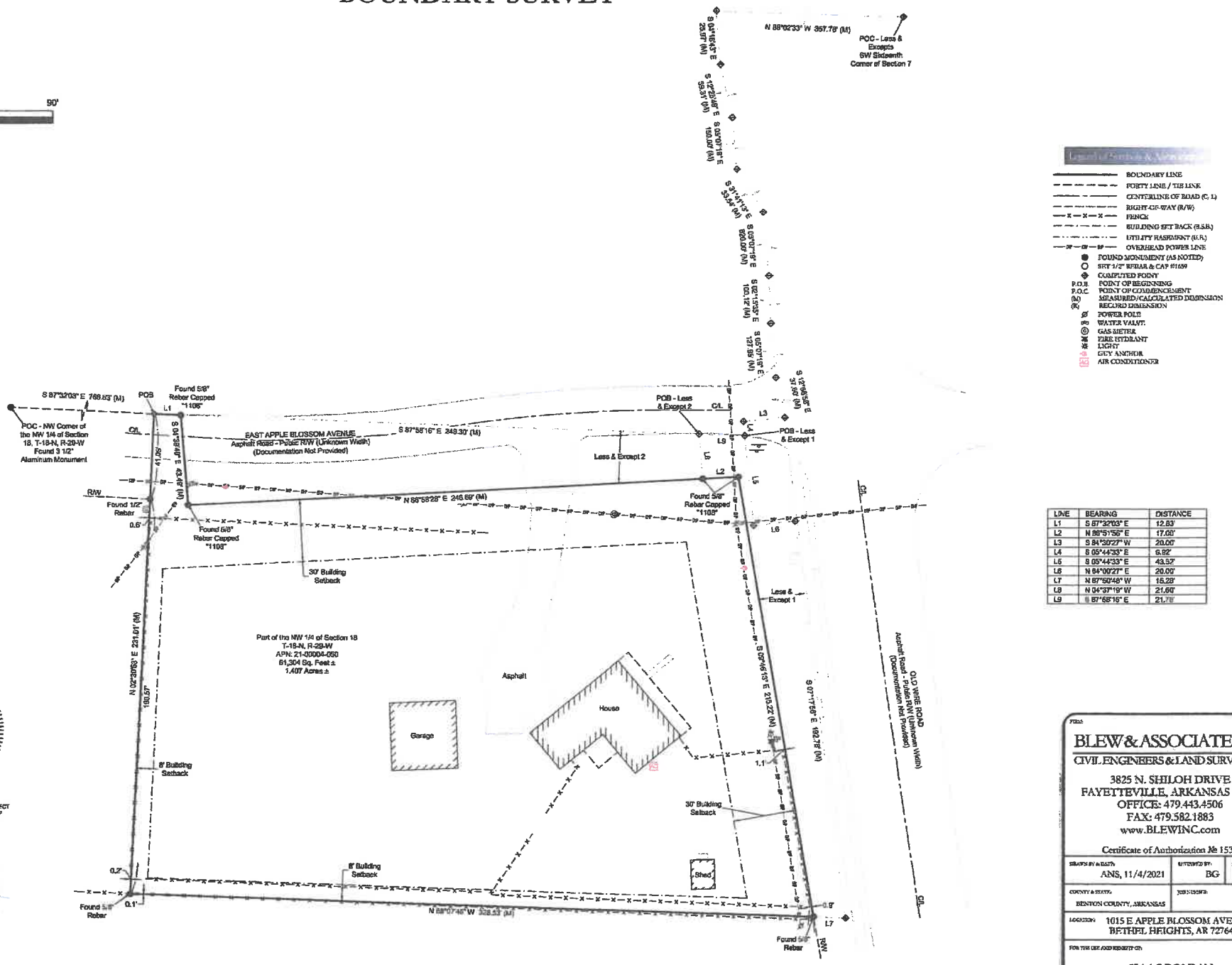
State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 27th day of September, 2021.

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

Sharon Christine Tromburg
Notary Public

BOUNDARY SURVEY



LINE	BEARING	DISTANCE
L1	S 87°32'03" E	12.83'
L2	N 88°51'56" E	17.00'
L3	S 84°30'27" W	20.00'
L4	S 05°44'33" E	6.92'
L5	S 05°44'33" E	43.52'
L6	N 84°00'27" E	20.00'
L7	N 87°50'48" W	15.28'
L8	N 04°37'19" W	21.60'
L9	S 87°58'16" E	21.78'

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

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 11TH DAY OF NOVEMBER, 2021.

REGISTERED
STATE OF ARKANSAS NO.1659
W. GAGNER
PROFESSIONAL LAND SURVEYOR

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

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS
3825 N. SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com
Certificate of Authorization № 1534

DRAWN BY & DATE	REVIEWED BY:	SUPERVISED BY:
ANS, 11/4/2021	BG	BG
COUNTY & STATE: BENTON COUNTY, ARKANSAS		JOB NUMBER: 21-7331

LOCATION: 1015 E APPLE BLOSSOM AVE, BETHEL HEIGHTS, AR 72764

FOR THE USE AND BENEFIT OF:

ISAAC ROLDAN



N

0 30 60 120 180 240

Feet

For Location Reference Only

FILE NO. R22-06
APPLICANT: Isaac Roldan
REQUEST: Rezone from SF-1 to C-2

PLANNING COMMISSION MEETING
March 1, 2022

PARCEL 21-00167-100 DESCRIPTION:
A PART OF THE NORTH HALF (N1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND MAG NAIL FOR THE NORTHWEST CORNER OF THE NORTH HALF (N1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 16; THENCE SOUTH 86°52'01" EAST A DISTANCE OF 496.06 FEET TO A COMPUTED POINT; THENCE SOUTH 02°37'29" WEST A DISTANCE OF 443.54 FEET TO A COMPUTED POINT FOR THE POINT OF BEGINNING; THENCE SOUTH 87°14'46" EAST A DISTANCE OF 588.49 FEET TO A FOUND 5/8" IRON PIN; THENCE SOUTH 87°22'03" EAST A DISTANCE OF 49.86 FEET TO A FOUND 1/2" IRON PIN; THENCE SOUTH 87°04'33" EAST A DISTANCE OF 245.10 FEET TO A FOUND 1/2" IRON PIN; THENCE SOUTH 02°35'38" WEST A DISTANCE OF 452.04 FEET TO A FOUND 1/2" DISTURBED IRON PIN; THENCE NORTH 87°12'01" WEST A DISTANCE OF 883.68 FEET TO A FOUND 5/8" IRON PIN PLS 1181; THENCE NORTH 02°37'29" EAST A DISTANCE OF 451.96 FEET TO THE POINT OF BEGINNING, CONTAINING 9.17 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS, COVENANTS, AND RESTRICTIONS OF RECORD, IF ANY.

PARCEL 21-00167-078 DESCRIPTION:
A PART OF THE NORTH HALF (N1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND MAG NAIL FOR THE NORTHWEST CORNER OF THE NORTH HALF (N1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 16; THENCE SOUTH 86°52'01" EAST A DISTANCE OF 1084.90 FEET; THENCE SOUTH 03°22'57" WEST A DISTANCE OF 19.54 FEET TO A FOUND 5/8" IRON PIN WITH CAP FOR THE POINT OF BEGINNING; THENCE SOUTH 86°48'54" EAST A DISTANCE OF 50.07 FEET TO A FOUND 1/2" IRON PIN; THENCE SOUTH 02°35'14" WEST A DISTANCE OF 419.63 FEET TO A FOUND 1/2" IRON PIN; THENCE NORTH 87°22'03" WEST A DISTANCE OF 49.86 FEET TO A FOUND 5/8" IRON PIN; THENCE NORTH 02°33'32" EAST A DISTANCE OF 420.11 FEET TO THE POINT OF BEGINNING, CONTAINING 0.48 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS, COVENANTS, AND RESTRICTIONS OF RECORD, IF ANY.

Curve Table

Curve #	Length	Radius	Chord Length	Chord Bearin
C1	4.00'	9.00'	3.97'	S10°10'14"E
C2	46.70'	41.00'	44.22'	S09°43'54"W
C3	54.14'	41.00'	50.29'	S80°11'27"W
C4	4.00'	9.00'	3.97'	N74°42'42"W
C5	9.95'	9.00'	9.45'	S60°53'01"W
C6	109.60'	59.00'	94.51'	S82°25'36"W
C7	109.68'	59.00'	94.55'	N08°54'00"E
C8	96.58'	58.93'	86.13'	S70°58'04"E
C9	9.95'	9.00'	9.45'	S55°45'57"E
C10	44.77'	28.50'	40.31'	N47°33'32"E
C11	78.54'	50.00'	70.71'	N47°33'32"E

1
21-00167-060
MYERS, LINDA M & MYERS, STANLEY ANTON JR TRUSTEES
PO BOX 2130
LOWELL AR 72745
Z: A-1

2
21-00167-063
SCOUT ENTERPRISES #3 LLC
12960 S ZION RD
LOWELL AR 72745
Z: A-1

3
21-00167-098
JOHNSON, CRYSTAL L
12988 KNIGHT LN
LOWELL AR 72745-9028
Z: A-1

4
21-00167-095
SHRUM, KENNETH R
12993 KNIGHT LN
LOWELL AR 72745-9028
Z:A-1

5
21-00167-094
BOWEN, TIM & BARBARA
426 MADISON 5244
HUNTSVILLE AR 72740-6382
Z:A-1

6 & 7
21-00167-094 & 21-00167-091
BOWEN, TIM & BARBARA
426 MADISON 5244
HUNTSVILLE AR 72740-6382
Z:A-1

8
21-00167-087
CARTER, MICHAEL DALE & LINDA SUE
12890 SHARP SPRINGS RD
LOWELL AR 72745-9033
Z:A-1

9
21-00167-084
POWELL, DIANE
8853 E BROWN RD
LOWELL AR 72745-9484
Z:A-1

10
21-00167-082
FLORES, RAMON & FIALLOS, JESSICA
5202 S 62ND ST
ROGERS AR 72758-8141
Z:A-1

11
21-00167-080
WOLFE, JEFFREY L & MAUREEN L
8899 E BROWN RD
LOWELL AR 72745-9484
Z:A-1

12
21-00167-079
BEAVER, SCOT & SAMMIE
PO BOX 1425
LOWELL AR 72745-1425
Z:A-1

13
12-02591-100
ADAMS, AMY M
821 PARADISE PL
LOWELL AR 72745-9312
Z:A-1

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

SIGNATURES

ACCEPTANCE OF DEDICATION
DATE — CITY CLERK, CITY OF SPRINGDALE
DATE — MAYOR, CITY OF SPRINGDALE

APPROVAL FOR RECORDING
DATE — SECRETARY, PLANNING CITY OF SPRINGDALE
DATE — DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT, CITY OF SPRINGDALE

COMMISSION
DATE — CHAIRPERSON, PLANNING COMMISSION, CITY OF SPRINGDALE

WATER & SEWER
DATE — ENGINEER, SPRINGDALE WATER UTILITIES CITY OF SPRINGDALE

STREETS & DRAINAGE
DATE — DIRECTOR OF PUBLIC WORKS, CITY OF SPRINGDALE

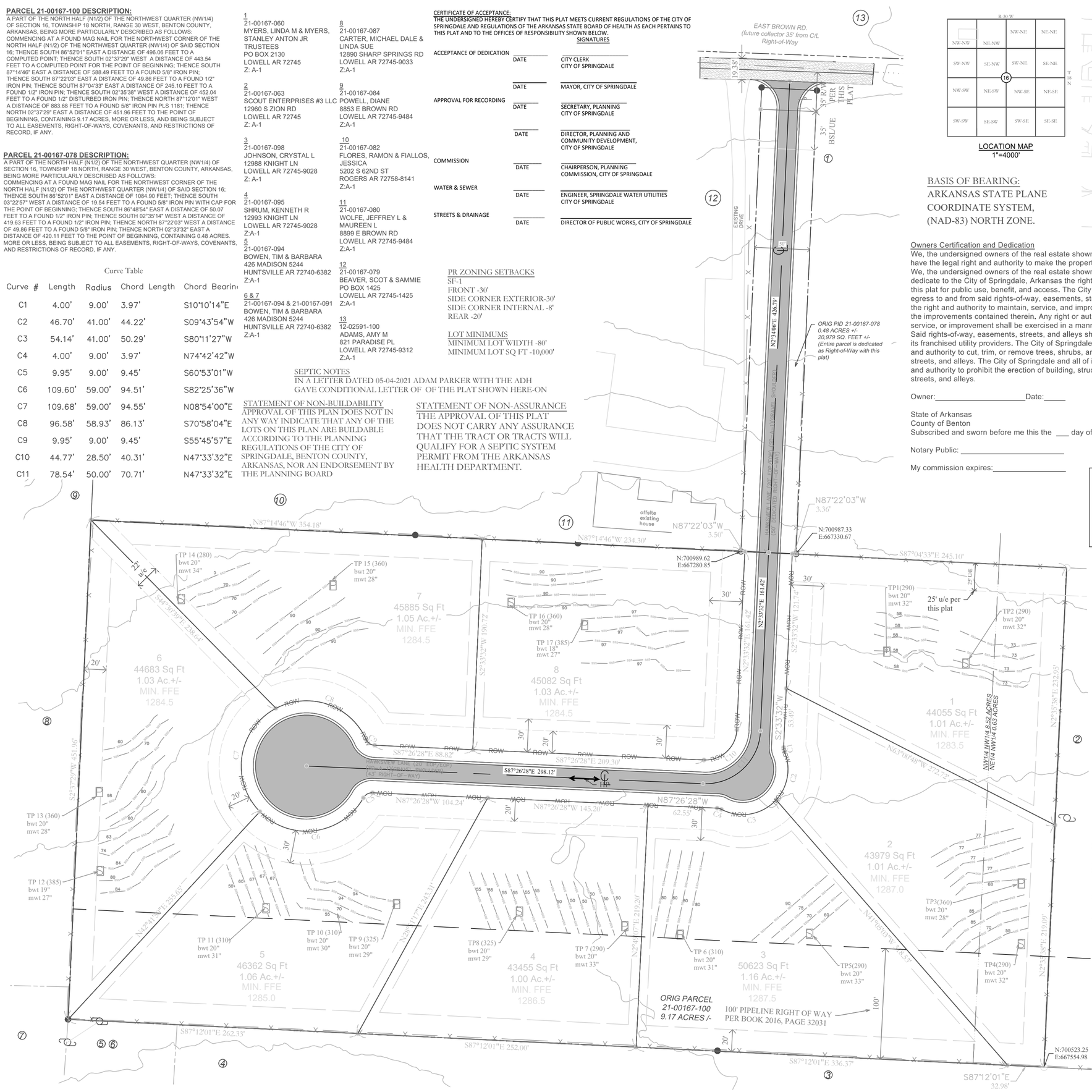
PR ZONING SETBACKS
SF-1
FRONT -30'
SIDE CORNER EXTERIOR-30'
SIDE CORNER INTERNAL -8'
REAR -20'

LOT MINIMUMS
MINIMUM LOT WIDTH -80'
MINIMUM LOT SQ FT -10,000'

SEPTIC NOTES
IN A LETTER DATED 05-04-2021 ADAM PARKER WITH THE ADH GAVE CONDITIONAL LETTER OF OF THE PLAT SHOWN HERE-ON

STATEMENT OF NON-BUILDABILITY
APPROVAL OF THIS PLAN DOES NOT IN ANY WAY INDICATE THAT ANY OF THE LOTS ON THIS PLAN ARE BUILDABLE ACCORDING TO THE PLANNING REGULATIONS OF THE CITY OF SPRINGDALE, BENTON COUNTY, ARKANSAS, NOR AN ENDORSEMENT BY THE PLANNING BOARD

STATEMENT OF NON-ASSURANCE
THE APPROVAL OF THIS PLAT DOES NOT CARRY ANY ASSURANCE THAT THE TRACT OR TRACTS WILL QUALIFY FOR A SEPTIC SYSTEM PERMIT FROM THE ARKANSAS HEALTH DEPARTMENT.



LOCATION MAP
1"=4000'



BASIS OF BEARING:
ARKANSAS STATE PLANE COORDINATE SYSTEM, (NAD-83) NORTH ZONE.

GRAPHIC SCALE
0 60' 120'
1 inch = 60 feet

Owners Certification and Dedication
We, the undersigned owners of the real estate shown and described herein, do hereby acknowledge that we have the legal right and authority to make the property interest grants contained on and within this document. We, the undersigned owners of the real estate shown and described herein, do hereby establish, grant, and dedicate to the City of Springdale, Arkansas the rights-of-way, easements, streets, and alleys as shown on this plat for public use, benefit, and access. The City of Springdale is further granted the rights of ingress and egress to and from said rights-of-way, easements, streets, and alleys. The City of Springdale is also granted the right and authority to maintain, service, and improve said rights-of-way, easements, streets, and alleys and the improvements contained therein. Any right or authority granted above specifically regarding maintenance, service, or improvement shall be exercised in a manner chosen at the discretion of the City of Springdale. Said rights-of-way, easements, streets, and alleys shall be for the benefit of the City of Springdale and all of its franchised utility providers. The City of Springdale and its franchised utility providers shall have the right and authority to cut, trim, or remove trees, shrubs, and other vegetation within said rights-of-way, easements, streets, and alleys. The City of Springdale and all of its franchised utility providers shall also have the right and authority to prohibit the erection of building, structures, or fences within said rights-of-way, easements, streets, and alleys.

Owner:_____Date:____

State of Arkansas
County of Benton
Subscribed and sworn before me this the ___ day of _____, 2021.

Notary Public: _____

My commission expires:_____

ASSOCIATED PROJECT NUMBERS

PRELIMINARY PLAT	PP22-03
REZONING TO PUD	R22-07
VARIANCE FOR GRAVEL DRIVEWAYS	B22-25
WAIVER FROM STREET IMPROVEMENTS	W22-05
WAIVER FROM DETENTION	W22-06

OWNER/DEVELOPER
21-00167-100
SCOUT ENTERPRISES LLC
2816 N THOMPSON ST
SPRINGDALE AR 72764
DEED: INST #L201956978
ZONING: SF-1

REFERENCE DOCUMENTS:
INSTRUMENT L202019068
LOT SPLIT BK 2012 PG 402
BOUNDARY SURVEY BK 2017 PG 459
SURVEY BK 2016 PG 943

GENERAL WATER MAIN NOTES
UPON APPROVAL OF PRELIMINARY PLAT CONCEPT PLANS AN 8" PUBLIC WATERMAN EXTENSION TO BE SUBMITTED TO THE CITY OF SPRINGDALE WATER & UTILITIES.

FLOOD CERTIFICATION:
NO PART OF THE HERE-ON DESCRIBED TRACTS ARE LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANEL #05007C0430J & #05007C0435J DATED 09/28/2007.

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

DATE PROFESSIONAL LAND SURVEYOR

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR PRESENT.

THIS SURVEY MEETS CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN THE STATE OF ARKANSAS.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.

ANY 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.

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 REAL ESTATE: EASEMENTS, OTHER THAN 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, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

Legend

Feature	Description
○	FOUND IRON PIN
●	SET 1/2" REBAR W/CAP, LS 1519
	POWER POLE
EP	ELECTRIC PEDESTAL
G	GAS METER
	Property Line
	Center Line
ROW ROW ROW	Right-Of-Way Line
	Building Setback Line
	Utility Easement Line
BSL-UE	Setback & Utility Easement Line
	40 Section Line
OHE OHE	Overhead Electric Line
H	275 Gallon Holding Tank (either gutter end, tie to roof)
	24" Flat Curb And Gutter
	Asphalt Pavement (See Detail Sheet & Pavement Specs)
	Existing E. Brown Road
SSS SSS	Condintionally aproved Septic Lateral Lines
P	Primary Test Pit (existing)
S	Secondary Test Pit (existing)
	Gate Vale
	Fire Hydrant & Assembly
	Single Meter per City Detail
	Proposed Light Pole

STATE PLAT CODING 500-18N-30W-0-16-400-04-1519

PROFESSIONAL LICENSED SURVEYOR STATE OF ARKANSAS No. 1519 SIGNATURE Michael D. Million

CERTIFICATE OF AUTHORIZATION A MILLION MIRACLES SURVEYING P.L.L.C No. 3323 ARKANSAS

A MILLION MIRACLES SURVEYING P.L.L.C.

Eric Heller, Project Manager
129 W Boles St., Ste. A
Fayetteville, Arkansas
eric@amms-pllc.com
Phone: (479) 387-4361

Mike Million, Project Manager
129 W Boles St., Ste. A
Fayetteville, Arkansas
mike@amms-pllc.com

HAWKSVIEW ESTATES
PRELIMINARY PLAT
FOR: SCOUT ENTERPRISES, LLC

DATE: 02/16/2022
SCALE: 1"=60'
DRWN BY:ETH
JOB: CS-01
FC: ETH
REV BY: MDM
SHEET: 1 OF 1
SP # LS21-XX

X:\Projects\76 - Springdale, Hawksview subdivision\Survey\CS-02 PR Rosewood-SOUTH 8 LOTS.dwg Plotted On 2022-02-16 Plotted By Heller

File No. R22-07

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 Scout Enterprises, LLC
The record property owner(s), petitioning to rezone the following described area:

Legal Description:

PARCEL 21-00167-100 DESCRIPTION
A PART OF THE NORTH HALF (N1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND MAG NAIL FOR THE NORTHWEST CORNER OF THE NORTH HALF (N1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 16; THENCE SOUTH 86°52'01" EAST A DISTANCE OF 496.06 FEET TO A COMPUTED POINT; THENCE SOUTH 02°37'29" WEST A DISTANCE OF 443.54 FEET TO A COMPUTED POINT FOR THE POINT OF BEGINNING; THENCE SOUTH 87°14'46" EAST A DISTANCE OF 588.49 FEET TO A FOUND 5/8" IRON PIN;

THENCE SOUTH 87°22'03" EAST A DISTANCE OF 49.86 FEET TO A FOUND 1/2" IRON PIN; THENCE SOUTH 87°04'33" EAST A DISTANCE OF 245.10 FEET TO A FOUND 1/2" IRON PIN; THENCE SOUTH 02°35'38" WEST A DISTANCE OF 452.04 FEET TO A FOUND 1/2" DISTURBED IRON PIN; THENCE NORTH 87°12'01" WEST A DISTANCE OF 883.68 FEET TO A FOUND 5/8" IRON PIN PLS 1181; THENCE NORTH 02°37'29" EAST A DISTANCE OF 451.96 FEET TO THE POINT OF BEGINNING, CONTAINING 9.17 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS, COVENANTS, AND RESTRICTIONS OF RECORD, IF ANY.

PARCEL 21-00167-078 DESCRIPTION
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Layman's Description: 8915 East Brown Road, Springdale, Benton County, Arkansas

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) PUD - Planned unit development district

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 Eight single-family homes on one-acre lots

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: Minimal. Very slight increase in traffic and residential noise. Small increase in runoff. LID procedures used to minimize impact. Improvements will be made to water system in the area to accomodate the proposed subdivision

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: David A. Gilbert, P.E.

Address: Plymouth Engineering, PLLC, 5714 Walden Street, Lowell, AR 72745

PETITIONER/OWNER **SIGNATURE**

MAILING ADDRESS: 2616 North Thompson Avenue, Springdale, AR 72764

TELEPHONE: (479) 957-7344 DATE:

VERIFICATION

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

SIGNATURE
(Property Owner)

(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 8th day of February, 2022.

JIMMY HERNANDEZ
MY COMMISSION # 12390563
EXPIRES: November 6, 2022
Washington County

Notary Public

DECLARATION OF COVENANTS OF ASSURANCE AND RESTRICTIONS OF HAWKSVIEW PLANNED DEVELOPMENT TO THE CITY OF SPRINGDALE, ARKANSAS

KNOW ALL BY THESE PRESENTS:

That SCOUT ENTERPRISES, LLC, an Arkansas limited liability company, being the owner and developer ("Developer") of the property referenced in Exhibit A, said property having been duly platted as Hawksview Planned Development (the "Development"), an Addition to the City of Springdale (the "City'), Benton County, Arkansas, said plat being recorded in the office of the Clerk and Ex-Officio recorder of Benton County, Arkansas, on [date], in Plat Book _____, Page _____, for the purpose of keeping said Development desirable, uniform and suitable in architectural design and use as herein specified, and to provide for the orderly development of the Development, does hereby make this Declaration of Covenants of Assurance and Restrictions (this "Declaration") setting forth the following limitations, restrictions and uses of the property in the Development.

Developer does hereby state that this Declaration shall establish covenants running with the land for the period of hereinafter set forth, as provided by law and shall be binding upon all purchasers and owners of the lots of the Development and upon such owners' heirs, personal representatives, successors and assigns, and upon all persons claiming under them.

It shall be lawful for the Hawksview Property Owners' Association (hereinafter referred to as the "Association" and more particularly defined herein) or for any other person or persons owning real property situated in the Development to initiate any proceedings at law or in equity against parties or persons violating or attempting to violate any of this Declaration. The invalidation of any one provision of this Declaration by a court order shall not invalidate any of the other provisions which shall remain in full force and effect.

ARTICLE I
Property Subject to this Declaration

1.1 Subject Property. The real property which is, and shall be held, transferred, sold, conveyed, and occupied subject to this Declaration, is located and situated in Benton County, Arkansas, and which the Development is located on the following lands, to-wit:

SEE **EXHIBIT A** ATTACHED HERETO AND MADE A PART HEREOF.

ARTICLE II
Definitions

2.1 Definitions. The following words, when used in this Declaration or any amendments or supplements thereto (unless the context shall otherwise clearly indicate or prohibit), shall have the respective concepts and meanings set forth below:

a. "Addition" or "Development" shall mean and refer to the property described in Exhibit A and as reflected on the plat set out on Exhibit B and any additions thereto.

b. "ARC" shall mean and refer to the Architectural Review Committee as established herein.

c. "Association" shall mean and refer to Hawksview PD Property Owners Association, Inc., an Arkansas non-profit corporation, its successors, and assigns.

d. "Board" or "Board of Directors" shall mean and refer to the Board of Directors of the Association elected in accordance with the provisions of the Association's governing documents.

e. "Builder" shall mean a residential builder licensed under Arkansas law.

f. "Common Property" shall mean and refer to any and all areas of land together with all improvements located thereon within the Development which are known, described or designated as such on any recorded development plat of the Development or intended for or devoted to the common use and enjoyment of the members of the Association including but not limited to all sidewalks, easements, and private drives. The Association shall hold such title to the Common Property as shall be consistent with the objectives envisioned herein and subject to the easement rights herein of the members to use and enjoy the Common Property. The Developer reserves the right to affect minor redesigns or reconfiguration of the Common Property.

g. "Declaration" means this Declaration of Covenants of Assurance and Restrictions of Hawksview Planned Development to the City of Springdale, Arkansas.

h. "Developer" shall mean and refer to Scout Enterprises, LLC, and its successors and assigns.

i. "Developer Control Period" shall have the meaning set forth in Article III, "Rights Reserved for Developer."

j. "Dwelling(s)" shall mean and refer to a single-family residence constructed on a Lot in the Development that has been issued a certificate of occupancy by the City of Springdale.

k. "Improvement" shall mean and include all Dwellings, buildings and roofed structures, parking areas, fences, walls, hedges, mass plantings, poles, towers, antennas, driveways, swimming pools, signs, changes in any exterior color or shape, glazing or re-glazing of exterior windows with mirrored or reflective glass, and any other new exterior construction or exterior improvement which materially alters the appearance of any Lot and which may not be included in any of the foregoing.

l. "Lot" or "Lots" shall mean and refer to any plot or tract of land which is designated as a lot on the Plat which is attached hereto and labeled Exhibit B. No lot as set forth on Exhibit B may be further subdivided or split; provided however minor adjustments to lot lines or boundaries may be made from time to time to cure title problems or to resolve procedures created by encroachments so long as such adjustments are first approved by the Board and Developer if any lots are unsold and closed.

m. "Member(s)" or "member(s)" shall mean and refer to each owner of a Lot.

n. "Owner(s)" or "owner(s)"shall mean and refer to each and every person or business entity who or which is a record owner or subsequently becomes a record owner of a fee or undivided fee interest in any Lot subject to these covenants.

o. "Plat" shall refer to the Hawksview Planned Development Final Plat set out in Exhibit B attached hereto, as well as any amended plats or additional recorded plats of future approved phases of the Development.

p. "Property" means Hawksview Planned Development to the City of Springdale, Arkansas, as the same may be shown on the plat referenced hereinabove and recorded in Benton County, Arkansas.

ARTICLE III
Rights Reserved for Developer

3.1 Developer Control Period. The Developer Control Period for the Development (the "Developer Control Period") begins when the Developer executes its first contract with a third-party purchaser to purchase a Lot and shall terminate no later than sixty (60) days after Developer deeds at least ninety-five percent (95%) of all Lots created or as may be created in Developer's sole discretion from the Property, but in no event later than ten (10) years from the date the Developer transfers and deeds its first Lot within the Development to a third-party purchaser. Once the Developer Control Period terminates, the Developer Control Period shall not be extended or reactivated. The Developer shall have the right, but not the obligation, to terminate the Developer Control Period at any time in its sole discretion by filing an instrument in the real estate records of Benton County, Arkansas providing for such termination.

3.2 Leases. During the Developer Control Period, the Association shall not enter into any lease and/or contact for goods and services for the Property that extends beyond the Developer Control Period. Any contract and/or lease in contravention of the foregoing sentence shall be voidable at the option of the Association.

3.3 Easement. Developer expressly reserves a perpetual easement over all driveways, parking areas, sidewalks and utility easements comprising a portion of the Common Property to connect them with other driveways, parking areas, sidewalks and utility easements within the Development, the location of which shall be selected by the Developer.

3.4 Association board membership. During the Developer Control Period, the Board shall consist solely of members appointed and determined by Developer and Developer reserves the right, in its sole discretion, to appoint and remove members of the Board for any reason.

3.5 Amendments.

a. Developer reserves the right to amend or supplement this Declaration in any manner necessary to establish the validity and enforceability of this Declaration or to bring this Declaration into compliance with federal law, the laws of the State of Arkansas or any common law principle or judicial decision that may affect the validity and enforceability of this Declaration.

b. Developer reserves the right to amend or supplement this Declaration in any manner necessary to satisfy the requirements of any title insurance company that may be called upon by the Developer to issue title insurance policies to Owners, provided such amendment is reasonably required to support the validity and enforceability of this Declaration.

c. Except as otherwise may be provided in this Declaration so long as Developer owns any Lot, Developer reserves the right at any time and from time to time to unilaterally amend this Declaration as it deems appropriate, in its sole discretion, to carry out the purposes of the Development established in this Declaration, or to correct an error or omission, or to address and/or correct any matter required by any lending institution, public body or title insurance company, or to change the configuration or size of any lands or Lots subject to this Declaration, or to facilitate the operation and management of the Development and the Association, or the sale of Lots. Such an amendment by the Developer may be made unilaterally, without the approval of any other party, and shall become effective upon the recording of an instrument executed by the Developer in the real estate records of Benton County, Arkansas, setting forth the amendment; provided, however, that no such amendment to this Declaration may change to any material extent the configuration or size of any Lot or change the proportion or percentage by which an Owner shares the expenses of the Association, unless such amendment is also approved by at least a majority vote of the Owners.

3.6 Additional Phases. The Developer reserves, unto itself, the right, without joinder, vote or consent of any Owner, Builder or Mortgagee, to file additional plats in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas to add additional phases which shall be subject to this Declaration. With regard to such additional phases, Developer further reserves, unto itself, in its sole discretion, the right, without joinder, vote or consent of any Owner, Builder or Mortgagee, to change the minimum square footage as stated in Section 3.12 herein.

ARTICLE IV
Restrictions on Residential Lots

4.1 Fences. Fences shall be constructed of wood, metal, PVC, or other similarly approved materials. In no event shall any fence be built which would detract from the appearance or obstruct visibility of the entry signs to the Property. All privacy fences shall be constructed so that the framing shall be toward the inside of the Owner's Lot and shall be constructed at a height of six (6) feet to maintain uniformity. Any fence, once constructed, must be maintained by the property owner who had it constructed or their successor-in-interest. There shall be an access gate upon each of said approved fences for the purpose of allowing utility personnel and other public employee's access to the Lots in the performance of their respective public duties.

4.2 Nuisances. No noxious or offensive activities or nuisances shall be permitted on any Lot.

4.3 Signs. No person shall erect or maintain upon any Lot, or improvement thereto, any sign or advertisement, except a real estate sign when the property is listed for sale or for lease, provided, however, that this restriction shall not apply to Developer during development and construction of the Development.

4.4 Animals. No animals shall be kept or maintained on any Lot except the usual household pets which shall be kept reasonably confined so as not to become a nuisance and all Owners shall comply with applicable laws, ordinances and regulations concerning animals.

4.5 Garbage and Refuse Disposal. No Owner shall accumulate on his or her Lot litter, refuse or garbage, except in approved receptacles. All Owners shall be required to have a mandatory trash pick-up as provided or required by the City of Springdale, Arkansas.

4.6 Limited Access. There shall be no access to any Lot on the perimeter except from designated streets or roads within the Development.

4.7 Drilling and Mining. No drilling, refining, quarrying, or mining operations of any kind shall be permitted on any Lot.

4.8 Communication Towers and Satellite Dishes. No communications mast, tower, or structure may be installed on any Lot, except that satellite dishes may be installed only on the rear roof of a dwelling and shall not exceed the height of the lowest roof ridge line of such dwelling.

4.9 Parking on the Streets. No vehicles may be parked overnight in the streets of the Development. Owners shall provide sufficient off-street parking to accommodate the vehicles used by their families and guests. Furthermore, no semi-trailer trucks or commercial vehicles shall be allowed to park in the Development, either on the streets or on the Lots, provided, however, that this restriction shall not apply to Developer during construction and development of the Development. No vehicles may be parked in front yard at any time.

4.10 Structures other than Dwellings. No trailer, mobile home, tent, shack, or other unsightly building or structure, temporary or permanent, shall be erected or used on said lots. However, it is permissible to have a storage building in the rear yard of a Dwelling provided that the plans are submitted to the Association's ARC for its approval. The restrictions contained in this section shall not apply to the Developer during construction and development of the Development.

4.11 Recreational Vehicles and Boats. Recreational and camping vehicles, trailers and boats may not be stored and parked on the Lots except behind the Dwelling.

4.12 Minimum and Maximum Square Footage. All Dwellings in the Development shall have a minimum of one thousand six hundred (1,000) square feet of heated area on the first floor, regardless of whether the dwelling is single story or two story. The minimum square footage requirement is exclusive of garages, porches, patios, and decks. Irrespective of other provisions regarding amendments of these covenants, the minimum square footage requirements cannot be amended except with the express approval of the Developer. No dwelling shall be larger than five thousand (5,000) square feet, including garages, porches.

4.13 Restriction of Type of Dwelling. There shall be no Dwellings erected on any Lot other than a detached single-family dwelling.

4.14 Garages. Garages are not required. Declarant reserves the right to review and approve garages that are both attached and unattached. Corner lots must also be approved by the Declarant for a garage facing the side or primary street. No garage door opening shall be taller than twenty feet (20'). Nonattached garages must be reviewed and approved by the ARC.

4.15 Approval of Plans by ARC. All plans for improvements to be constructed on each Lot shall be first submitted for review and approval by the ARC. Approval by the ARC must be obtained in writing before construction of any improvement on any Lot begins and any variances to the improvement initially approved must be authorized in writing by the ARC. Developer is exempt from this requirement to obtain written approval from the ARC.

4.16 Exterior of Dwellings. All exterior walls of all Dwellings erected on the Lots shall be finished with brick, stone, faux stone veneer construction, or concrete composition siding (such as Hardie® siding), vinyl or metal siding. Dormers or gables may be covered with any of the materials or vinyl siding. Soffits and fascia may be covered with steel, aluminum, PVC, or concrete composition materials. Roofs shall be covered with shingles using architectural composition or better. All street facing (front elevations for corner lots) windows may be true light or divided light. All replacement windows must be approved by the ARC. Any colored or decorative glass on street facing elevations must be approved by the ARC.

4.17 Lot Maintenance. All Lots shall be maintained, mowed, and kept free of noxious weeds whether they be improved or unimproved. Further, upon construction of a dwelling, the Owner shall seed the entire Lot, provided, however, that this section shall not apply to Developer during construction and development of the Development. If Owner allows grass to grow such that it is more than eight (8") inches high, Developer or Association, shall have the right, but not the

obligation, to have it mowed without giving notice to the Owner and shall charge a seventy-five dollars ($75.00) service charge for arranging the mowing in addition to the amount it costs Developer or Association to have it mowed. All lots must include design criteria sufficient to reduce runoff and adhere to Best Management Practices (BMPs) of the Karst Recharge Zone. Plans must be included in final submission review to the ARC.

4.18 Platted easements. All Lots are subject to easements that are shown on the Plat, including, but not limited to, easements for fences and entry signs.

4.19 Covenants to Run with the Land. All covenants and restrictions set forth in this Declaration are to run with the land and shall be binding on all parties, their successors, heirs and assigns, for a period of thirty (30) years from the date this Declaration is recorded; provided, however, that any time after the date this Declaration is recorded, the covenants and restrictions may be amended at any time by the record owners of at least sixty percent (60%) of the votes entitled to be cast by owners of Lots. The Developer shall have four (4) votes per Lot which Developer owns. All other Lot owners shall have one (1) vote per Lot. Such amendments shall be made and executed by said record owners so as to be recorded with the registrar of deeds of Benton County, Arkansas.

Provided, further, that after the expiration of the thirty (30) year period set forth above and any time within six (6) months from said expiration, a majority of the Lots, through their record owners, may express their intention, in writing, so drafted and executed as to be recorded with the registrar of deeds in Benton County, Arkansas, that they no longer care for the covenants, and the same shall then be terminated. In the event that no action is taken within the prescribed time, this Declaration shall continue for additional periods of ten years, and for any such ten-year period, said covenants may be terminated in accordance with the terms for the original termination

4.20 Sex Offender Restriction. No person who is required to register as a sex offender pursuant to the Sex Offender Registration Act of 1997, Ark. Code Ann. 12-12-901, et seq., as amended from time to time or any other similar federal, state, or local law, regulation, or ordinance may rent, reside in, own or occupy any Lot or Dwelling in the development either permanently or temporarily.

4.21 Driveways. Access driveways and other paved areas for vehicular use on a Lot shall have a base of compacted gravel, crushed stone, or other approved base material.

4.22 Building Height. No Dwelling shall be erected, altered, or placed on a Lot which shall contain more than two (2) stories.

ARTICLE V
Property Owners' Association

5.1 Association. The Association has been or will be formed as an unincorporated association. All Lot Owners must be members of the Association and each shall automatically become a member of the Association upon the conveyance of a Lot to him or her. The Association shall be governed by By-Laws accepted and approved by the Association. All association

memberships will pass with Lot ownership in the Development. All Lots will carry one (1) vote in the Association, except that the Developer shall have four (4) votes per Lot which Developer owns.

5.2 Creation of Lien: Each Owner of any Lot of the Development, by acceptance of a deed therefore, whether or not it shall be so expressed in any such deed, contract of purchase, or other conveyance, shall be deemed to covenant and agree to pay to the Association annual assessments or charges; and special assessments for capital improvements and other purposes. The annual and special assessments, together with such interest thereon and costs of collection thereof as hereinafter provided, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. In no event shall an annual or special assessment be applicable at any time to any Lot owned by the Developer and the Developer shall not be obligated to pay any annual or special assessment.

5.3 Purpose of Assessments. The assessments levied pursuant hereto by the Association shall be used for the purposes of acquisition, improvement and maintenance of the Common Properties, services and facilities devoted to this purpose and related to the use and enjoyment of the common properties, insurance thereon, and repair, replacement, and modifications thereto, and for the cost of labor, equipment, materials, management and supervision thereof. In addition, assessments may also be used for expenses related to the necessary and reasonable operation of the Association, including, but not limited to, collection of assessments and related costs and enforcement of the covenants and restrictions of the Development.

5.4 Basis and Maximum of Annual Assessments: The annual assessment for each lot shall be $200.00. An Owner's first such assessment shall be prorated and paid to the Association at closing according to time of conveyance of a Lot to the Owner. The annual assessment may be increased, as hereinafter provided, by a majority vote of the votes entitled to be cast by the members of the Association for the next succeeding "assessment year" (beginning January l) and at the end of each such period of one year for each succeeding period of one year. At no time shall the annual assessment per lot be increased more than twenty-five percent (25%) above the prior year's annual assessment. Said annual assessment shall be payable in advance on the 1st day of January each year. The Board of Directors may, after consideration of current maintenance costs and future needs of the Association, fix the actual assessment for any year at a lesser amount.

5.5 Special Assessments for Capital Improvements. In addition to the annual assessments authorized hereinabove, the Association may levy in any assessment year a special assessment, applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of a described capital improvement upon the common properties, including the necessary fixtures and personal property related thereto, provided that any such assessment shall have the assent of 2/3 of the votes entitled to be cast by members of the Association who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be mailed to all members at the last known address of each member at least fifteen (15) days in advance and shall set forth the purpose of the meeting.

5.6 Quorum for any Action Authorized Under This Article. The quorum of any action authorized by this Article, the presence at the meeting of members, or of proxies, entitled to cast

fifty percent (50%) of all votes of the membership shall constitute a quorum. If the required quorum is not forthcoming at any meeting, another meeting may be called, subject to the notice requirement set forth in this Article.

5.7 Late Payment of Assessments. As hereinabove provided, each annual assessment shall be due and payable on the 1st day of January of each year. In the event of default as to any payment (annual or special), and if the default is not remedied within ninety (90) days, the Association shall have the option of taking such action as permitted by law or equity and by this Declaration and the By-laws of the Association. An additional late charge of ten percent (10%) shall be assessed on any payment which is more than ninety (90) days delinquent. Costs of collection of the assessment, including reasonable attorneys' fees therefor, shall also be assessed.

5.8 Duties of the Board of Directors. In addition to the other duties of the Board of Directors as may be set forth herein or in the By-laws of the Association, the said Board of Directors shall fix the date of any special assessment against each lot for any special assessment period at least thirty (30) days in advance of such special assessment, written notice of the special assessment shall thereupon be sent to every member subject thereto at the last known mailing address of such member.

5.9 Effect of Non-Payment of Assessment and the Lien Remedies of the Association. If the assessments (annual or special) are not paid on the date when due, then such assessment shall be come delinquent as provided in this Article and shall, together with such interest, late charges thereon and costs of collection thereof as herein provided, thereupon become a continuing lien on the lot which shall bind such lot in the hands of the then owner, its successors, heirs, devisees, personal representatives and assigns. If the assessment is not paid as provided herein, it shall bear interest from date of delinquency at the maximum rate of interest allowed by law, not to exceed ten percent (10%) per annum, and the Association may foreclose the lien against said lot, and there shall be added to the amount of such assessment the cost of attorney fees in connection with any court proceedings arising therefrom, together with all court costs, late charges and expenses incurred by the Association.

5.10 Subordination of the Lien or Mortgages: The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage or first deed of trust now or hereafter placed upon the lots subject to assessment; provided however, that such subordination shall apply only to the assessments which have become due and payable prior to a sale or transfer of such lot pursuant to a Decree of Foreclosure, or any other proceeding in lieu of foreclosure. Such sale or transfer shall not relieve such lot from liability for any assessments thereafter becoming due, nor from the lien of any such subsequent assessment.

5.11 Suspension of Rights of Membership: Prior to the foreclosure of any lien upon any lot subject to this Declaration, the Board of Directors of the Association may elect to suspend all membership rights of any member or members of the Association who are delinquent in any payment due to the Association for more than thirty (30) days, with such suspension to continue for so long as any such delinquency exists. Further, the Board of Directors may suspend membership rights for a period not to exceed thirty (30) days for the infraction of any rules or regulations by the member, family of the member or guest of the member, relating to the use of

any of the common properties. Suspension of membership rights shall be effective from the date that notice of suspension is mailed to the member via U.S. Certified mail, return receipt requested, postage prepaid, to the last known address of the said member.

5.12 Cancellation and Hearing. The said Board of Directors may elect to permanently cancel the membership and all membership rights of any member who is delinquent in any payment due to the Association for more than ninety (90) days or when such member, family of the member, or guest of the member are guilty of repeated or flagrant violation(s) after a hearing conducted by said Board of Directors, which notice of such hearing mailed to such member at least thirty (30) days in advance of said hearing date, and further provided that such member may appeal any such decision of said Board of Directors to the membership of the Association by such affected member calling a special meeting of the membership of the Association by notice mailed to each member at least ten (10) days in advance of the desired special meeting date, and said notice setting forth the time, date, place and purpose of said meeting. A majority vote of the votes entitled to be cast by the members of the Association attending such special meeting shall be necessary to override the decision of the Board of Directors, and all votes shall be by secret ballot. Notice shall be mailed by the member via U.S. Certified mail, postage prepaid, return receipt requested.

5.13 Powers and Duties. The affairs of the Association shall be conducted by its Board of Directors (sometimes referred to as the "Board"). The Board, for the benefit of the Association, the Development, and the Owners, may provide and may pay for, out of the assessment fund(s) provided above, any or all of the following:

a. Care, preservation and maintenance of the Common Property and the furnishing and upkeep of any personal property and fixtures, for use in or on the Common Property;

b. Taxes, insurance, and (including, without limitation, electricity, gas, water, and sewer charges), if any, which pertain to the Common Property only;

c. The services of any person or firm (including the Developer and any affiliates of the Developer) to manage the Association or any separate portion thereof, to the extent deemed advisable by the Board, and the services of such other personnel as the Board shall determine to be necessary or proper for the operation of the Association, whether such personnel are employed directly by the Board or by a manager hired by the Board;

d. Legal and accounting services; and

e. Any other materials, supplies, equipment, labor, services, maintenance, repairs, structural alterations, taxes, or assessments which the Board is required to obtain or pay for pursuant to the terms of Declaration or which in its opinion shall be necessary or proper for the operation or protection of the Association and the Development or for the enforcement of this Declaration.

5.14 Other Powers. The Board shall have the following additional rights, powers, and duties:

a. To enter into contacts, maintain one or more bank accounts and, generally, to have all the powers necessary or incidental to the operation and management of the Association;

b. To make reasonable rules and regulations for the operation of the Common Property and, subject to the limitations herein, to amend this Declaration from time to time; and

c. To contract with any Owner (including, without limitation, the Developer) for performance, on behalf of the Association, of services which the Association is otherwise required to perform pursuant to the terms hereof, such contracts to be upon such terms and conditions and for such consideration as the Board may deem proper, advisable, and in the best interests of the Association.

5.15 Liability Limitations. Neither any member or Owner nor the directors and officers of the Association shall be personally liable for debts contracted for or otherwise incurred by the Association or for any torts committed by or on behalf of the Association or otherwise. The Developer and the Association and their respective directors, officers, agents, and employees, shall not be held liable for any incidental or consequential damages for failure to inspect any premises, improvements or portion thereof, or for failure to repair or maintain the same.

5.16 Reserve Funds. The Board may establish reserve funds which may be maintained and accounted for separately from other funds maintained for annual operating expenses.

ARTICLE VI
Architectural Review Committee

6.1 Designation of ARC. The ARC shall be comprised of at least two (2) and not more than five (5) members who shall be natural persons. Initially, the ARC shall consist of Cammie Scott, Tim Scott, Toni Fitzpatrick, or their assigns, who shall serve until their resignation. Should any of the initial ARC members resign during the Developer Control Period, the non-resigning members shall appoint the successor. Upon the resignation of the initial ARC members after the end of the Developer Control Period, the Association may change the number and composition of the ARC in accordance with the Association's governing documents.

6.2 Function of the ARC. No dwelling, building, structure or other improvement shall be constructed or maintained upon any Lot and no alteration or repainting to the exterior of a dwelling, building, structure or other improvement shall be made and no landscaping performed unless complete plans, specifications, and site plans showing the exterior design, height, building material and color scheme, the location of the structure plotted horizontally and vertically, the location and size of driveways, the general plan of landscaping, fencing walls and windbreaks, sewage systems and the grading plan shall have been submitted in writing to and approved in writing by the ARC prior to the commencement of construction. Once the ARC has approved the

plans and specifications, the ARC shall issue a permit to the Owner authorizing to commence the construction ("Permit"). A copy of the plans, specifications, and Lot plans as finally approved shall be deposited with the ARC. The ARC shall have the power to employ professional consultants to assist it in discharging its duties. The decisions of the ARC shall be final, conclusive, and binding upon the applicant.

6.3 Content of Plans and Specifications. The plans and specifications to be submitted and approved shall include the following:

a. A statement by the Owner and his architect, designer or other qualified person undertaking the design of the proposed improvements that such parties have visited the site and have reviewed and are familiar with the applicable provisions of this Declaration, including the following design guidelines.

b. Floor plans for all floors indicating interior room dimensions and use, the location and size of exterior windows, doors and other openings, the location of mechanical and electrical systems, or any other conceptual plans for which a review is requested by the ARC.

c. Exterior elevations providing the exterior views of all structures, fences, signs, and similar improvements. The elevations shall include a brief description of all exterior materials, colors, and finishes, including without limitation those of the walls, roofs, trim, chimneys, doors, and windows. Building elevations shall be provided for all sides of the dwelling.

d. A site plan drawn to scale indicating (i) Property lines, including streets, rights-of-way, easements, set back lines and all dimensions; (ii) Existing grade and location of proposed cut and/or fill, indicating approximate slope and height or depth of each (2' minimum interval); (iii) Proposed sewer system footprint; (iv) Drainage plans indicating drainage patterns away from building to swales, culverts and other drainage facilities; (v) location of contractor's temporary facility, outhouses and other temporary structures and items, to be used during construction; and (vi) Any temporary access to the site.

e. Specifications or color boards as necessary to describe the (i) exterior wall materials and colors; (ii) roof materials and colors; (iii) door materials and colors; (iv) chimney materials; (v) stained or colored pavement materials; (vi) fencing and screening material; and (vii) any other exterior site improvements. Color and material descriptions shall be keyed to the exterior elevations, differentiating between general wall colors, fascia, railing, structural elements, door, trim and accent colors, and other elements of the structure.

f. A fee in the amount of $200.00 (checks are to be made payable to the Association) for costs or expenses the ARC may incur in reviewing, or having professionals review, the plans and specifications as submitted. Such fee shall be non-refundable. The ARC reserves the right to waive all of or a portion of this fee. The Developer is exempt from this fee requirement.

ARTICLE VII
Rights Involving Common Properties

7.1 Members' Easement for Enjoyment. Subject to the provision of this article and related provisions set forth elsewhere herein, every member shall have a right of enjoyment in and to the Common Properties, subject to the rules and regulations governing such use as promulgated, from time to time, by the Association. Such right and easement shall be appurtenant to and shall pass with the conveyance of title to every lot.

7.2 Extent of Members' Rights of Enjoyment. The rights of easements of enjoyment created hereby shall be subject to the following:

a. The right of the Association to borrow money for the purpose of acquiring, constructing, improving, and maintaining the Common Properties and in aid thereof to mortgage said properties or execute a deed of trust or other instrument covering said properties. In the event of default upon any such mortgage, the lender shall have a right, after taking possession of such properties, to charge service or use charges, admission and other fees as a condition to continued enjoyment by the members, and if necessary to have other relief as permitted by law;

b. The right of the Association to take such steps as are reasonably necessary to protect the above-described properties against foreclosure;

c. The right of the Association to suspend or permanently cancel the rights of any member and membership in the Association;

d. The right of the Association to charge reasonable service or use charges, admission and other fees for the use, service and enjoyment of the common properties;

e. The right of the Association to limit the number of members per lot who may be entitled to the benefit of the easement of enjoyment as to the common properties by reason of ownership of a lot;

f. The right of individual members to have exclusive use of any of the common properties as from time to time as may be granted by the Board or its designate; and

g. The right of the Association to pass and enforce rules and regulations related to use, control and maintenance of the common properties and the areas situate thereon.

ARTICLE VIII
Miscellaneous

8.1 Violations. If the parties hereto, or their heirs, successors or assigns or any other person shall violate or attempt to violate any of the covenants or restrictions herein while said

covenants or restrictions are still in force, it shall be lawful for any person or persons owning any interest in any Lot or Lots in the Development, as well as the Association, to prosecute any violation or attempted violation of any such covenant or restriction, either to prevent the person from doing so or to recover damages or other penalties and costs, including reasonable attorney's fees for such violation.

8.2 Notices. Any notice required to be sent to any Owner under the provisions of this Declaration shall be deemed to have been properly sent when mailed, postpaid, to the last known address of the person who appears as Owner on the records of the Association at the time of such mailing.

8.3 Additional Phases. The Developer reserves, unto itself, the right, without joinder, vote or consent of any Owner, Builder or Mortgagee, to file additional plats in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas to add additional phases which shall be subject to this Declaration. With regard to such additional phases, Developer further reserves, unto itself, in its sole discretion, the right, without joinder, vote or consent of any Owner, Builder or Mortgagee, to change the minimum square footage as stated herein.

8.4 Severance. If any provision of this Declaration or any section, clause, phrase, word or the application thereof in any circumstances is held to be invalid, the validity of the remainder of this Declaration and of the application of the remaining provision shall not be affected thereby.

8.5 Waiver. Failure of any of the parties, their heirs, successors or assigns, to exercise any of the options contained herein upon breach by the other party, its heirs, successors or assigns, subject to this Declaration, shall not constitute a waiver of that party's right to exercise such option upon future breach

IN WITNESS WHEREOF, Scout Enterprises, LLC, has caused this Declaration for Hawksview Planned Development, an Addition to the City of Springdale, Arkansas, to be duly executed by the undersigned in accordance with its governing documents.

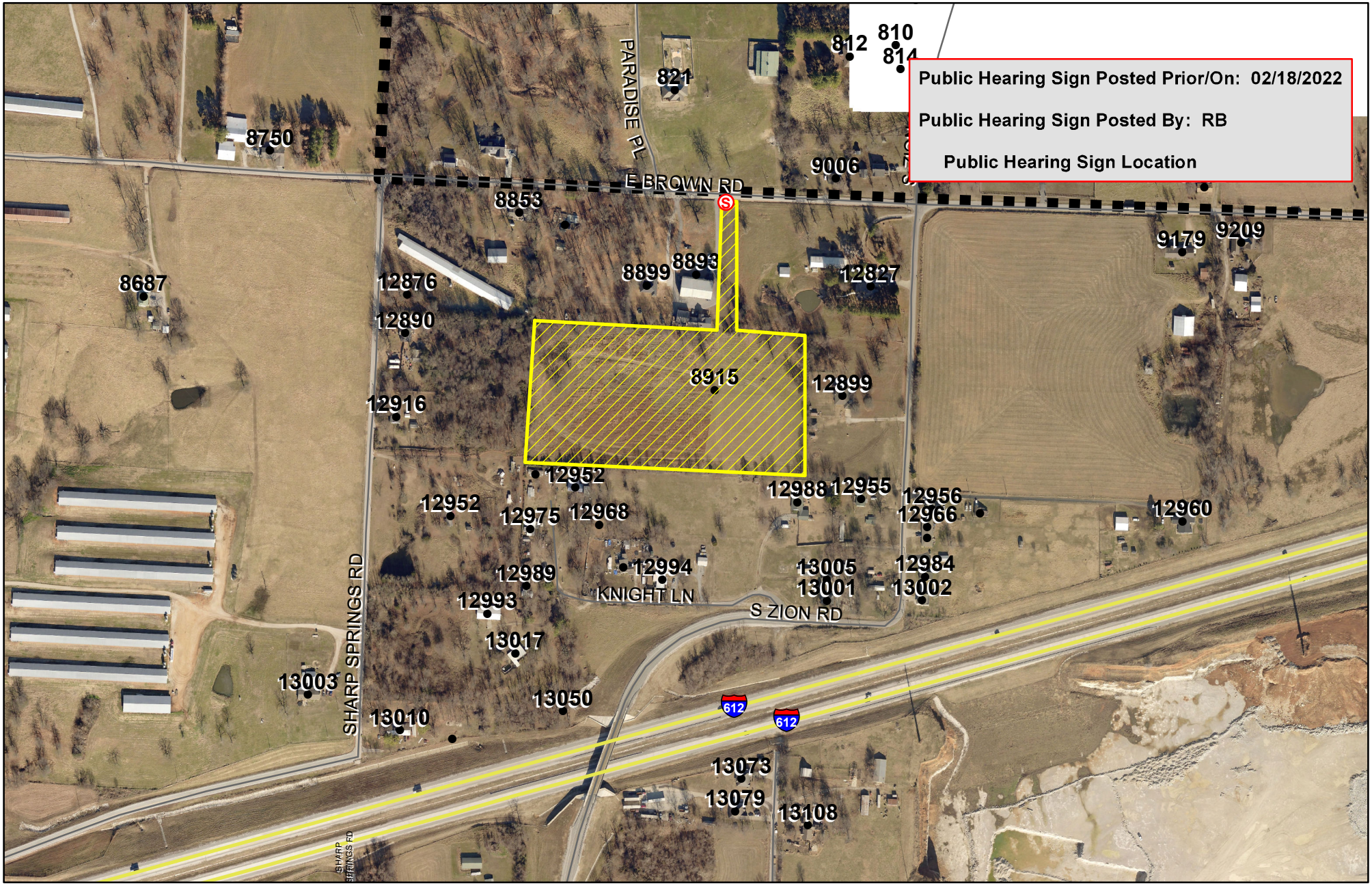
[Remainder of this page intentionally left blank.]

IN WITNESS WHEREOF, the undersigned have set their hand and seal this ____ day of January, 2021.

DEVELOPER:

SCOUT ENTERPRISES, LLC

By: _____
Cammie Scott, Manager



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Feet

For Location Reference Only

FILE NO. R22-07
APPLICANT: David Gilbert, PE
REQUEST: Rezone from A-1 to PUD

PLANNING COMMISSION MEETING
March 1, 2022

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: **March 1, 2022**

RE: **PP22-03** **Hawksview Subdivision**

Planning Comments

1. This Preliminary Plat has been given the number PP22-03. This number should be placed on the plat and all future correspondence and plats pertaining to this Preliminary Plat. (standard comment)
2. Submit PDF files at time of resubmission. (standard comment)
3. A written response to all comments is required with resubmission. (standard comment).
4. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).

Engineering Summary

- Increases in post-development peak discharge from new development areas shall be mitigated with on-site or off-site storage. (waiver has been requested)
    - Engineering recommends use of low impact development features to mitigate peak runoff. These could be incorporated into the street section using planted bioswales instead of the proposed gravel shoulder, permeable pavement for streets and/or driveway, or rain gardens as landscape features.
    - Rain barrels are not included as mitigation in Springdale's LID manual because they are not considered to be permanent features in the same way that a detention pond is permanent. If rain barrels are desired for mitigation, need to provide calculations, details, and maintenance plan.
- US Fish and Wildlife Service has written a letter in opposition to the use of septic systems in the Karst Region (included)
- *110.111* - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including

constructing sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities. (waiver requested)

Engineering Comments

1. **Chapter 106 – Stormwater Drainage**

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

- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
    - Requires a 1"=200' minimum scale 2-foot contour map.
    - Show existing and proposed contours.
- *106.1.3.3*
    - Minimum floor elevations for other areas shall be a minimum of 1-foot above the calculated 100-year WSE of open channels, swales, or overland flow. (Show Minimum Finished Floor Elevation [FFE] on proposed structures).
        - **Show FFE for each lot.**
- *106.9.7* - Channel Lining Design.
    - Temporary linings and check dams are required in accordance with an approved SWPPP throughout any project.

2. **Chapter 106 – Stormwater Drainage**

- *106.5.1*** - Increases in post-development peak discharge from new development areas shall be mitigated with on-site or off-site storage.
        - **Rain barrels are not considered as a type of stormwater mitigation in Chapter 106.**

- *106 Section XI*** - Cave Springs Area Karst Resource Conservation Regulations

This development is in a Karst Zone and is therefore subject to additional requirements as specified in Section XI of Chapter 106.

- **We have been unable to find guidance from USFWS that discourages concentrated flow, please provide source for this information.**
- **According to Community Growth Best Management Practices for Conservation of the Cave Springs Recharge Zone, it is recommended to:**
- **Establish a stormwater detention basin capable of capturing pollutants off the development**
- **Direct outlet from the detention basin to a bioretention treatment area to facilitate removal of pollutants from stormwater before infiltration.**

https://nwarpc.org/wp-content/uploads/2016/07/USFWS_Karst_Best_Management_Practices_2005.pdf

3. **Chapter 107 – Stormwater Pollution**

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

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

- *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."

- **Place note on Site Plan.**

- *107.3.D.c* - A grading and drainage plan is required for all developments showing that each lot drains to the street right-of-way, a dedicated drainage easement with improvements, or an existing drainage way without flowing across a neighboring lot. No drainage from roof drains, landscaping, or lot runoff may be directed or diverted onto neighboring properties.

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

(Ord. No. 3258, § 1, 11-12-02)

- *110.31* - Sidewalks are required one-foot (1') inside the right-of-way line.
    - Sidewalks shall be constructed with a minimum transverse slope of one-fourth inch (1/4") per foot.
    - The sidewalk shall have a minimum width of five feet (5') and a minimum thickness of four inches (4").
    - The sidewalk shall have expansion joints at each structure, curb and at minimum intervals of 200 feet. Transverse joints between expansion joints shall be scored at five-foot (5') intervals.
    - Need to show details of sidewalks on the right-of-way.
- *110.54* - All crossings under roadways by open cut must be backfilled with flowable fill.
- *110.111* - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing

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

5. **Chapter 112 – Subdivisions**

(Code 1973, § 30-1)

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

6. **Chapter 130 – Zoning Ordinance**

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

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

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

7. **Other:**

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

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

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

Plymouth Engineering, PLLC
5714 Walden Street · Lowell, AR 72745
(479) 595-5934 · www.plymoutheng.com

February 21, 2022

Blake Holte, Chief
Springdale Fire Department
417 Holcomb Street, Second Floor
Springdale, AR 72764

Re: Special Approval for Dead End Street
Hawksview Subdivision PP22-03

Dear Chief Holte:

Hawksview Subdivision is proposed in extreme northwest Springdale near the address of 8915 East Brown Road. This property lies just southwest of the intersection of East Brown Road and South Zion Road. (Please note, these directional designations seem to be based on the Cave Springs street grid, as the property lies near Cave Springs.) The property to be subdivided is landlocked, as it is surrounded by other lots with no public street frontage. To remedy this situation, the Owner has purchased an additional tract 50 feet in width to construct a public street to access the subdivision. This corridor is approximately 440 feet long and, as a result, the proposed public street constitutes a cul-de-sac approximately 1,081 feet in length. Ed Stith, Building Official, has informed us that dead end streets exceeding 800 feet in length require special approval from the Springdale Fire Chief. Please accept this letter as our formal request that this particular configuration be allowed for this unique property.

The proposed roadway configuration contains a 46-foot radius (92-foot diameter) at its western end. In addition, there is a turnaround approximately 640 feet down the roadway. The proposed subdivision will consist of eight single-family homes on one-acre lots. Rezoning to PUD is underway, ensuring that no additional lots may be created without City Council approval.

Fire hydrant spacing is currently shown at approximately 430 feet, indicating that another fire hydrant may be needed. We have asked, in our review comments, that we be allowed to discuss the appropriate location of this hydrant with your department so that the best interests of the public may be met. If installed, a third hydrant would reduce spacing to around 215 feet, which would be well in excess of current requirements. Water pressures seem to be good in the area, with two nearby hydrants on South Zion Road marked with blue bonnets. This would indicate that they are capable of delivering a minimum of 1,500 gallons per minute at 20 psi residual pressure. An eight-inch water main is proposed to be extended into the subdivision from the 12-inch main on South Zion Road. A copy of the utility plan is included for your use.

This property lies within the "Karst recharge area" for the Cave Springs cave, as designated by the US Fish and Wildlife Service. In order to help protect this environmentally sensitive area,

streets are proposed as 20 feet in paved width, with 3-foot wide gravel shoulders, giving a total roadway section of 26 feet. Curbs are not proposed. Additional measures have been taken to minimize the environmental footprint of this development.

We would appreciate your consideration and approval of this development as proposed, considering the unusual site conditions. Should you have any questions or concerns, please feel free to call me at (479) 595-5934, or to e-mail me at david@plymoutheng.com.

Sincerely,

David A. Gilbert, P.E.
Plymouth Engineering, PLLC

c: File

Fire Marshal

Arkansas Department of Health

4815 West Markham Street • Little Rock, Arkansas 72205-3867 • Telephone (501) 661-2000
Governor Asa Hutchinson
José R. Romero, MD, Secretary of Health

May 4, 2021

Adam Parker
Engineering Division
AR Dept. of Health

Re: Septic System Feasibility for Cammie Scott Proposed Subdivision
Rosewood Estates
Location East Brown Rd., Benton Co., AR Parcel # 21-00167-100
Designated Representative: Will Jones

The proposed subdivision will have eight (8) residential lots and will be serviced Public Water. Lots will be developed for 3 BR homes. Soil pits were observed on these lots, and were found to be suitable for standard subsurface sewage disposal systems. Based on the information provided and evaluation of the proposed site, this project is granted local approval based on the following provisions:

1. We relied on statements and representations made in the submitted soil information, plans and specifications. In the case that any of these statements or representations are found to be incorrect, this approval may be revoked.
2. Lots 2, 3, 4, 5, and 6 have a 100' pipeline right of way on them. Both the primary, and the alternate disposal fields must remain out of it.
3. The lots will be served by public water.
4. There shall be no deviation from the plans and specifications unless revised plans and specifications have been submitted for review and written consent given.
5. The absorption fields as listed on the plat are for subdivision review purposes only. The actual size and shape of the fields will be determined by individual home plans and site conditions at the time of construction.
6. The individual onsite wastewater system for each lot must be located in the area specified on the submitted plat of the proposed subdivision as indicated by the soil pit location. Changes made to the location of the wastewater system will require further review and approval by the Arkansas Dept. of Health.
7. The areas of the proposed primary and secondary disposal fields must be protected during the construction of all structures, roads and the placement of service lines so as not to disturb the natural properties of the soils.
8. The final acceptance of each lot depends upon submission of an APPLICATION FOR INDIVIDUAL SEWAGE DISPOSAL PERMIT to the Benton Co Health Unit. Home

construction should not be started on any lot until a permit for construction has been issued for an INDIVIDUAL SEWAGE DISPOSAL SYSTEM by the local Environmental Health Specialist.

9. Further subdivision or re-platting of any lot or lots will require the submission of soil information, plans and specifications for those lots before approval will be given for development.
10. ***Approval of the subdivision does not guarantee that an Individual Sewage Disposal Permit will be issued for any individual lot.***
11. **Final step for Subdivision State approval:**

DR or Developer submits three (3) copies of all plans for Engineering, the Senior EHS approval letter, detailed plans for water lines (if using PWS) and a check for the plan review fee to the following for final approval:

Arkansas Department of Health
Engineering Section
4815 West Markham Street
Slot 37
Little Rock, AR 72205

If you have any questions or would like more information, feel free to contact me at 479-571-0730. For questions regarding final plan review and/or water line information, contact Adam Parker at (501) 661-2623.

Sincerely,

Kyle Krievans #466

Kyle Krievans
Senior NW Region Environmental Program Specialist
Washington County Health Unit
3270 Wimberly Lane
Fayetteville, AR 72703

Cc: Richard Murphree, NW Region Environmental Manager
Will Jones, DR
Benton County EHS Staff

Stormwater Best Management Practice

Eliminating Curbs and Gutters

Minimum Measure: Post Construction Stormwater Management in New Development and Redevelopment
Subcategory: Innovative Practices for Site Plans

Description

Curbs and gutters quickly convey stormwater from the street to the storm drain and, ultimately, to a local receiving water. Consequently, they remove little to no stormwater pollutants. Instead, curbs often trap deposited pollutants in between storms that are washed away during the next storm.

Green infrastructure alternatives to curbs and gutters exist that—in addition to conveying stormwater—can address some of the problems associated with curbs and gutters. These alternatives include grassed swales, vegetated bioswales, bioretention systems or rain gardens, tree boxes and permeable pavement; all of these can provide a range of additional benefits, including stormwater discharge reduction, pollutant removal and enhanced curb appeal (Harris, 2013; Ruby & Gillespie, n.d.; U.S. EPA, 2007). Often, a community can best implement these practices as part of a larger Green Streets program.

Many communities require curbs and gutters as standard elements of road sections. Traditionally, the alternative to curbs and gutters has been grassed swales. In some cases, localities would need to revise current local road and drainage regulations to promote greater use of green infrastructure alternatives in lieu of curbs and gutters.

Applicability

Alternatives to curbs and gutters vary according to site or neighborhood conditions. Alternatives that need more space, such as grassed or vegetated swales, are more suitable in low- and medium-density residential zones where the soils, slope and housing density may accommodate them. Developers can overcome space limitations, to an extent, if they implement swales in conjunction with narrower streets or alternative street designs and patterns. For applications in higher-density residential, commercial or industrial areas that require curbs for parking purposes, developers can use regularly spaced curb cuts to direct small accumulations of stormwater to compact practices such as bioretention practices or tree boxes. Examples of successful curb cut applications appear in the City of Mesa's *Low Impact Development Toolkit* as well as the California Water Boards' guidance for low impact development projects.



Curb cuts that drain to green infrastructure practices can be used as an alternative to traditional curbs and gutters.

Credit: Photo by Center for Neighborhood Technology on Flickr (Creative Commons license)

Siting and Design Considerations

Several factors—not just the space constraints mentioned above—determine whether eliminating curbs and gutters is appropriate and which green infrastructure alternative practices best suit a particular site.

The following fact sheets provide more detailed siting and design considerations for suitable green infrastructure alternatives to curbs and gutters:

- Grassed Swales
- Bioretention (Rain Gardens)
- Permeable Pavements
- Site Design and Planning Strategies
- Right-Sized Residential Streets

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Development density. Practices such as grassed swales are often difficult to use when development density increases above four dwelling units per acre because the number of driveway culverts increases and the swale essentially becomes a broken-pipe system. In higher-density areas, other practices such as permeable pavement or tree boxes may be more appropriate.

Contributing drainage area. Most green infrastructure practices are for small or "micro" applications, not large drainage areas. For any individual green infrastructure practice serving as an alternative to curbs and gutters, where drainage areas are mostly—if not all—impervious, the drainage area should generally be smaller than 0.5 acres. In many cases, drainage areas less than 0.1 acres may be best.

Soils. Hydrologic soil groups A and B are most suitable for practices with an infiltration component. For hydrologic soil groups C and D, engineers may need to design practices with an underdrain to minimize the ponding of water.

Limitations

A number of real and perceived limitations hinder the use of green infrastructure alternatives to curbs and gutters:

- ***Snowplow operations can be more difficult without a defined road edge.*** However, roadside swales can offer more room for snow storage at the road edge; thus, smaller snowplows may be adequate. Communities may also mark the road edge using poles to help guide snowplow operators.
- A pavement edge along a swale or pervious area can experience more cracking and structural failure, increasing maintenance costs. Developers can alleviate the potential for pavement failure at the road/grass interface by "hardening" the interface with grass pavers, permeable concrete or geo-synthetics placed beneath the grass. Other options include placing a low-rising concrete strip along the pavement edge.
- ***Local code can require the use of curbs and gutters.*** Communities can consider initiating a local site-planning round table to change some of these regulations, starting with a collective effort to review local codes to promote better site design. The following resources may be helpful in addressing and overcoming barriers to implementation:
  - *Tackling Barriers to Green Infrastructure: An Audit of Local Codes and Ordinances*
  - *Green Infrastructure Opportunities and Barriers in the Greater Los Angeles Region*
  - *Barriers and Gateways to Green Infrastructure*
  - EPA's Water Quality Scorecard

Maintenance Considerations

Curbs and gutters generally require little maintenance aside from regular street cleaning and debris removal. Communities can remove accumulated pollutants in curbs and gutters using street sweepers. Maintenance requirements for vegetated roadside practices are different and can be more demanding depending on the type of practice. Practices with grass, such as swales or open pervious areas, require mowing during the growing season, while vegetated systems such as bioretention practices require periodic trimming and debris removal. In addition, it may be necessary to remove sediment deposits from the bottom of the roadside practice if clogging becomes a concern.

Effectiveness

Replacing curbs and gutters with green infrastructure practices can decrease peak flow rates and total discharge of stormwater and can provide enhanced pollutant removal in some cases. Developers can enhance the effectiveness of these approaches by implementing them within a comprehensive Green Streets design. EPA's Green Streets handbook provides guidance on how to design and implement an effective Green Streets program. A groundbreaking project in Seattle, Washington, dubbed the Street Edge Alternatives, incorporated vegetated swales, bioretention cells and narrower streets without curbs within a single neighborhood to reduce stormwater discharge and enhance infiltration. Compared to a conventional curb and gutter system, the project reduced the volume of stormwater discharge by 99 percent and reduced peak flows to pre-developed rates. There are additional examples of successful projects that eliminated curbs and gutters in the EPA report *Reducing Stormwater Costs through Low Impact Development (LID) Strategies and Practices*.

Cost Considerations[1]

The cost of curbs and gutters ranges from about $20 to $40 per linear foot (RS Means, 2019). This standalone cost is often used to justify the cost-effectiveness of this traditional approach. However, this cost does not include drainage pipes or downstream stormwater controls necessary to treat stormwater discharge that is generated by this practice. Especially for new development projects, a comprehensive comparison of all relevant costs of traditional curbs and gutters and alternative practices is necessary to provide a more accurate evaluation of cost-effectiveness. In many cases, sound design using green infrastructure can offer cost savings compared to traditional curb and gutter approaches. In the case of Seattle's Street Edge Alternatives, which incorporated bioretention and other green infrastructure alongside curbless streets, the total cost was approximately $1 million, compared to an estimated cost of $1.3 million for a conventional curb and gutter approach. Moreover, at a total project length of 660 feet, curb and gutter costs would have only been around $40,000 (3 percent of the total conventional cost), illustrating how small their direct costs are relative to total system costs. In a review of the cost of 12 green infrastructure projects compared to conventional counterparts, U.S. EPA (2007) similarly found average cost savings of 35 percent in 11 of the 12 projects.

[1] Prices updated to 2019 dollars. Inflation data obtained from the Bureau of Labor Statistics CPI Inflation Calculator Web site: https://data.bls.gov/cgi-bin/cpicalc.pl. Reference dates for the calculation are January 2001 and January 2019.

Additional Information

Additional information on related practices and the Phase II MS4 program can be found at EPA's National Menu of Best Management Practices (BMPs) for Stormwater website

References

Harris, H. (2013). *Alternatives to curb and gutter on streets: Benefits and challenges* [Fact sheet]. Kansas Local Technical Assistance Program.

RSMeans. (2019). RSMeans data from Gordian [Online data file]. 3216 Curbs, gutters, sidewalks and driveways.

Ruby, E., & Gillespie, D. (n.d.). *Low impact development (LID): A sensible approach to land development and stormwater management* [Fact sheet]. Office of Environmental Health Hazard Assessment and the California Water & Land Use Partnership.

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Disclaimer

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Stormwater Best Management Practice

On-Lot Treatment

Minimum Measure: Post Construction Stormwater Management in New Development and Redevelopment
Subcategory: Retention/Detention

Description

The term "on-lot treatment" refers to a range of stormwater controls that treat discharges from individual residential lots. The primary purpose of most stormwater controls for on-lot treatment is to manage discharges from rooftops and, to a lesser extent, driveways and sidewalks. On-lot treatment reduces surface discharge, either by enhancing infiltration or by temporarily storing the water for irrigation or infiltration during dry times. Although the volume of stormwater that individual lots generate is small and its quality is generally good compared to other urban stormwater (NAS, 2016), the cumulative effect of untreated stormwater from thousands of households can be a major contributor to problems like water quality pollution and erosive flows in urban streams (Walsh et al., 2005). Treating residential discharges at the source is therefore one of the best and easiest ways to restore a community's natural hydrology.

There are many options for on-lot treatment stormwater controls. The best option depends on a community's goals, local laws, the feasibility at a specific site and the property owner's preferences. Table 1 summarizes common practices. Additional information can be found in the individual links.



A rain barrel decorated by a homeowner and used for watering a garden.
Credit: Alisha Goldstein, USEPA

Table 1. Common stormwater controls for on-lot treatment for residential homes

Stormwater Control	Description and Siting Considerations
Bioretention (rain gardens)	▪ Consists of a shallow depression with multiple layers, including soil mix media, a mulch layer and native vegetation. ▪ Provides landscaping and aesthetic benefits. ▪ Requires regular maintenance.
Cisterns and rain barrels	▪ Cisterns and rain barrels are the simplest on-lot treatment method. ▪ Property owners can retrofit existing roof drains to lead into rain barrels. ▪ Sites can use harvested rainwater to water plants during dry weather. ▪ Their effectiveness depends on storage volume and seasonal rainfall rates.
Dry wells	▪ Subsurface storage facilities can receive and temporarily store stormwater from roof structures.

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Stormwater Control	Description and Siting Considerations
	▪ Property owners can retrofit existing roof drains to connect to dry wells. ▪ Wells help store stormwater with high flow and encourage groundwater recharge. ▪ They are only practical in areas with high soil infiltration rates.
Grassed swales or filter strips	▪ Strips of grass or vegetation can transport stormwater to a larger pervious area for infiltration. ▪ They are most effective in conjunction with other stormwater controls.
Infiltration trenches	▪ Property owners fill trenches with various-sized rocks to reduce the stormwater flow rate and encourage infiltration. ▪ They are most effective in areas with highly permeable soils. ▪ They require regular maintenance.

Application and Design Considerations

With very few exceptions (e.g., very small lots or lots with no landscaping), some sort of on-lot treatment applies to most sites. Traditionally, municipalities have encouraged but not widely adopted on-lot treatment of residential stormwater discharge, as the property owner is responsible for initial and maintenance costs. However, more local governments are offering financial incentives for on-lot treatment, such as reducing fees and supporting public outreach (see "Cost Considerations" below).

Although simpler than other types of stormwater controls, on-lot treatment still has certain design elements common to all practices. Pretreatment is important to ensure the controls do not clog with leaf litter or debris. For rainwater collection systems, a settling tank, first flush diverter, or debris-trapping grate or filter in the downspout is recommended.

Common Terms

Pretreatment plays an important role in stormwater treatment. Pretreatment structures, installed immediately upgradient to a stormwater control, reduce flow rates and remove sediment and debris before stormwater enters the stormwater control. This helps to improve the stormwater control's pollutant removal efficiency and reduces maintenance requirements.

Both infiltration- and storage-based on-lot treatment stormwater controls typically incorporate some type of bypass to direct heavy stormwater discharges away from buildings. In many cases, this simply entails allowing for an overflow route that will not cause erosion or flooding. For cisterns or rain barrels, emptying the container before large storm events helps prevent the container from overfilling. For example, property owners typically mount a hose at the bottom of the barrel or cistern to irrigate gardens or for landscaping; owners can use the hose to manually empty the tank or connect the hose to a drip tape to allow for slow drawdown after each rain event. In infiltration-based on-lot treatment, an aboveground opening in the downspout can serve as the bypass. Additionally, design engineers can design grassed swales and bioretention cells to absorb all but the largest of stormwater flows. In extreme cases, flows generally pass untreated over these stormwater controls.

When designing infiltration-based on-lot treatment stormwater controls, it is important to locate the infiltration area far enough away from the building's foundation to prevent the undermining of the foundation or basement seepage. The infiltration area should be at least 10 feet away from the house.

Limitations

Limitations to the use of on-lot treatment include the following:

- Property owners should perform some basic maintenance.
- Property owners who do not enjoy landscaping may struggle to find uses for water stored in rain barrels or cisterns, since the water is not potable.
- Some of these stormwater controls may be impractical on very small lots.

- Rainwater harvesting may have restrictions in some arid states, where water rights laws apply. Always consult local limitations.
- Even if every property in a watershed uses on-lot treatment, these stormwater controls would only treat a portion of the watershed imperviousness, because they would not address roads and parking areas (see the Right-Sized Residential Streets and Green Parking fact sheets).

Maintenance Considerations

Bioretention practices, infiltration trenches, filter strips and grassed swales require regular maintenance to ensure that the vegetation remains in good condition and clogging does not occur; see the Bioretention (Rain Gardens), Vegetated Filter Strip and Grassed Swales fact sheets for more detailed information. Infiltration-based stormwater controls require regular removal of sediment and debris that settle in the pretreatment or treatment area (see the Bioretention and Infiltration Trench fact sheets). Property owners might also need to replace the media if they become clogged.

Rain barrels and cisterns require minimal maintenance, but the property owner should maintain the rain barrel and any apparatus to prevent freezing or cracking. In addition, the property owner should clean the tank about once per year and periodically check that rain barrels and cisterns are properly sealed to prevent mosquito breeding.

Effectiveness

On-lot treatment is most effective at reducing the volume of stormwater that individual lots generate. Pollutant removal may not be as high as larger-scale stormwater controls—see the Infiltration Trench, Bioretention (Rain Gardens), Vegetated Filter Strip and Grassed Swales fact sheets—because the pollutant concentrations entering the systems are generally low. Still, benefits can be significant if implemented on many lots throughout a watershed. Even if only 10 to 20 percent of properties adopt on-lot treatment, these controls can measurably reduce peak discharge rates and total discharge volumes (Jarden, Jefferson, & Grieser, 2016).

In an assessment of three watersheds in the Mid-Atlantic region, sub-watersheds with over 10 percent adoption of rain gardens, detention ponds, bioswales and green roofs showed a 26 to 44 percent reduction in peak flow, a reduced frequency of discharge-generating events and up to a 50 percent reduction in stormwater nitrogen export (Pennino et al., 2016).

Many on-lot treatment stormwater controls also promote groundwater recharge, helping address typical urban stream problems such as reduced baseflow and increased frequency of erosive flows (Walsh et al., 2005). Finally, landscaped areas such as rain gardens beautify the landscape and may also provide habitat for pollinators and other native wildlife.

Cost Considerations and Local Incentivization Programs

On-lot treatment can be relatively inexpensive. Typical costs are $100 for a rain barrel and $500 for a dry well. The property owner is usually directly responsible for the cost, which can make adoption rates low. For dry wells, rain barrels and cisterns, property owners can reduce costs by making their own rather than purchasing a commercial product. Incentive and rebate programs are also becoming more popular, which can offset nearly all installation costs. Currently, some municipalities offer credits or other incentives for installing stormwater controls on residential properties. Consult local agencies to determine if these incentives are available.

The city of Seattle, Washington, developed the RainWise program for residents, offering up to $4 per square foot of controlled rooftop discharge, with an average rebate of $4,800 to each qualifying household in the Seattle area (City of Seattle, n.d.).

Montgomery County, Maryland, has a similar program, called RainScapes, which provides a variety of incentives for installing and maintaining on-lot treatment stormwater controls. These incentives include a rebate of $1 per gallon for cisterns and rain barrels, $10 per square foot of rain garden total area, and $3 to $7 per square foot of pavement removal (MCDEP, n.d.).

Additional Resources

- Soak Up the Rain: Rain Barrels
- What is Green Infrastructure?
- What is EPA Doing to Support Green Infrastructure?
- Green Infrastructure Modeling Tools
- Green Infrastructure Design and Implementation
- Green Infrastructure Funding Opportunities
- Tools, Strategies and Lessons Learned from EPA Green Infrastructure Technical Assistance Projects
- Manage Flood Risk
- Build Resiliency to Drought
- Green Infrastructure Webcast Series

Additional Information

Additional information on related practices and the Phase II MS4 program can be found at EPA's National Menu of Best Management Practices (BMPs) for Stormwater website

References

City of Seattle. (n.d.) *The rebate process.*

Jarden, K. M., Jefferson, A. J., & Grieser, J. M. (2016). Assessing the effects of catchment-scale urban green infrastructure retrofits on hydrograph characteristics. *Hydrological Processes, 30*(10), 1536–1550.

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Stormwater Best Management Practice

Preserving Natural or Existing Vegetation

Minimum Measure: Construction Site Stormwater Runoff Control
Subcategory: Construction Site Planning and Management

Description

Preserving natural or existing vegetation is the practice of protecting desirable trees, vines, bushes and grasses from damage during project development. This practice has benefits during and after construction because natural, existing or established vegetation generally:

- Can withstand greater quantities of stormwater flow than newly seeded areas.
- Does not require time to establish.
- Has a higher infiltration capacity than newly planted vegetation due to a more developed and deeper root structure.
- Reduces stormwater discharge through greater interception and evapotranspiration.
- Buffers and screens against noise and visual disturbance.
- Provides habitat for wildlife.
- Improves air quality.
- Usually requires less maintenance (e.g., irrigation, fertilizer) than planting new vegetation.
- Enhances aesthetics.

Applicability

Construction staff can preserve natural or existing vegetation at any construction site where vegetation exists in the predevelopment condition. This practice can be particularly beneficial for floodplains, wetlands, perennial and intermittent streams, environmentally sensitive areas, steep slopes, and other areas where erosion controls would be difficult to establish, install or maintain (SPU, 2017).

Siting and Design Considerations

As part of the project planning phase, design engineers should visit the site to identify and map site features that may influence natural or existing vegetation stabilization measures such as drainage ways, highly erodible soils and steep slopes (MDE, NRCS, & MASCD, 2011). They should prepare a site map with the location and extent of trees, environmentally sensitive areas, and buffer zones to be preserved. They should also plan the locations of roads, buildings and other structures to avoid sensitive areas. Before clearing activities begin, construction staff should clearly mark the vegetation and other natural features that are to be preserved. Successfully preserving natural or existing vegetation requires careful site design and construction management to minimize the impact of construction activities on existing vegetation.



A construction safety fence preserves existing grass near a paved area.

Direct contact and adjacent compaction, filling or excavation activities can damage trees and other vegetation (SPU, 2017). Therefore, construction staff should protect large trees near construction zones, as damage during construction could result in reduced vigor or death after construction ends. It is important to extend and mark the boundaries around contiguous natural areas and tree drip lines to protect the root zone from damage. Construction staff should clearly set limits using orange safety fence and signs spaced 100 feet apart (WES, 2008). Design engineers should consult local regulation and design standards for buffer zone width requirements near streams and other environmentally sensitive areas.

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A certified arborist can help inform the choice of which trees to preserve, offering information on the following sorts of factors:

- *Tree vigor.* Preserve healthy trees that are less susceptible to damage, disease and insects. Indicators of poor vigor include dead branch tips, stunted leaf growth, sparse foliage and pale foliage color. Hollow, rotten, split, cracked or leaning trees also have a lesser chance of survival.
- *Tree age.* Choose older trees because they are more aesthetically pleasing as long as they are healthy.
- *Tree species.* Preserve species that are well suited to present and future site conditions. Keeping a mixture of evergreens and hardwoods can help conserve energy—specifically, keep evergreens on the northern side of the site to protect against cold winter winds and keep deciduous trees on the southern side to provide shade in the summer and sunshine in the winter.
- *Wildlife and aquatic species benefits.* Choose trees that wildlife prefer for food, cover and nesting. Protect low-hanging trees, bushes and grasses, which provide habitat for fish in streams.

Other considerations include following natural contours and maintaining preconstruction drainage patterns. Altered hydrology may no longer meet the environmental needs of preserved vegetation, which could lead to its death (SPU, 2017).

The following are best practices for preserving natural or existing vegetation:

- Do not nail boards to trees during building operations.
- Do not cut tree roots inside the tree drip line.
- Use barriers to prevent equipment from approaching protected areas.
- Keep equipment, construction materials, topsoil and fill dirt outside the limit of preserved areas.
- Keep the duff layer (partially decomposed organic matter), native topsoil and natural vegetation undisturbed to the maximum extent practicable (SPU, 2017).
- Consider assigning a monetary value for trees or vegetated areas and visibly post this value on fencing (SPU, 2017).
- If construction activities damage a tree or shrub marked for preservation, remove and replace it with a tree of the same or similar species with a 2-inch or larger caliper width from balled and burlap nursery stock when construction is complete.
- During final site cleanup, remove barriers from around preserved areas and trees.

Limitations

Several factors can limit the practicality of preserving natural or existing vegetation throughout the development process. First, the practice is only suitable for sites with ample existing stands of healthy vegetation. In many urban areas, existing vegetation may be patchy and unhealthy, providing little overall benefit to site hydrology or aesthetics. In these cases, new vegetation may provide greater benefit. During planning, design engineers should consider the footprint of proposed structures relative to the total footprint of the site; for high-density development or where land prices are high, preserving existing vegetation may not be cost-effective. During construction, staff may need to remove existing vegetation that would interfere with the maneuverability of construction equipment.

Maintenance Considerations

Even if workers take precautions, some damage to protected areas might occur. If this happens, construction staff should repair or replace damaged vegetation immediately to maintain the integrity of the natural system. They should also consider enhancing the preserved area (e.g., removing invasive species). If fertilization is needed, construction staff should minimize adverse water quality effects by using the following practices (MPCA, 2019):

- Apply fertilizers to the minimum area needed.
- Apply fertilizer in lower amounts and more often if necessary.
- Work the fertilizer deeply into the soil (without harming root structures) to reduce nutrients' exposure to stormwater.
- Limit hydroseeding (i.e., simultaneously applying lime and fertilizers).

- Ensure that erosion and sediment control practices are in place to prevent stormwater from transporting fertilizers and sediments off-site.
- Inspect fencing and signs to ensure they are secure and undamaged.
- Do not mow protected areas.

Effectiveness

Preserving natural or existing vegetation can provide water quality benefits by reducing the quantity and improving the quality of stormwater discharge that a construction site generates. The overall effectiveness varies depending on the size of the area preserved, the type of vegetation and the amount of stormwater directed to the preserved area. Table 1 lists load reductions from several practices that are similar to the conservation of natural or existing vegetation. Although they are specific to the Chesapeake Bay region, they provide an approximation of the range of effectiveness that could be achieved by these practices in other locations.

Table 1. Range in annual load reductions provided by natural vegetation buffers.

Buffer Practice	Units	Total Nitrogen	Total Phosphorus	Total Suspended Solids
Forest buffer	lb/acre of buffer	5.9–12	0.36–1.5	120–1,500
Conservation landscaping practices	lb/acre treated	2.2–4.8	0.070–0.23	NA
Filter strip	lb/acre treated	1.1–2.5	0.15–0.49	68–900

Source: CPB, 2018

Cost Considerations

When implemented successfully, preserving natural or existing vegetation is a low-cost practice. Damaging existing vegetation (and needing to replace it) can increase costs. Preserving natural or existing vegetation can also require additional labor costs to maneuver around trees or protected areas.

Additional Information

Additional information on related practices and the Phase II MS4 program can be found at EPA's National Menu of Best Management Practices (BMPs) for Stormwater website

References

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Stormwater Best Management Practice

Protection of Natural Features

Minimum Measure: Post Construction Stormwater Management in New Development and Redevelopment
Subcategory: Innovative BMPs for Site Plans

Description

Undeveloped sites can have numerous natural features that provide environmental, aesthetic and recreational benefits if preserved and protected from the impacts of construction and development. These features include wetlands, riparian areas, aquifer recharge areas, mature trees, woodlands and other wildlife habitat. Site designs should also protect restricted areas such as floodplains and steep slopes.

Natural area protection can also be important on properties undergoing redevelopment. They might have attractive open space, well-drained soils or riparian areas that design engineers should identify and consider for preservation early in the planning process.

Design engineers, construction staff, and municipalities can protect natural features and open space—both during development and after a site is in use—through a combination of site planning techniques, construction site stormwater controls and post-construction stormwater controls.

A mixed-use community called Abacoa in Jupiter, Florida, puts many smart growth principles into action, including cluster design and land preservation. The community encompasses 2,055 acres, including 393 acres preserved for open space and another 260 acres reserved for green space. Local ordinances and mixed-use cluster development make this protection of open space possible. The community and surrounding landscape focus on protecting wildlife habitat and riparian buffers, including native pine woods, wetlands and habitat for the endangered gopher tortoise. Abacoa's natural features also provide stormwater management benefits by reducing stormwater discharge through natural infiltration and providing water quality treatment in streams, lakes and wetlands.



A teacher and students on an elevated path in a marshland.

Implementation

Site Planning Techniques

Developments can incorporate existing environmental features into a site's design and market them as amenities. This can be accomplished by delineating a "development envelope" for buildings and infrastructure that keeps them from affecting natural features. Current design manuals for cities like Portland, Seattle and Philadelphia (City of Portland, 2016; PWD, 2018; SPU, 2017) build on this concept through incorporation of other *smart growth* practices, which provide financial and planning incentives to combat urban sprawl, promote compact development and conserve natural lands.

The first step in urban conservation is to assemble background information by:

- Determining the local context (urban, agricultural, forested, etc.).
- Mapping significant features as candidate conservation areas, including floodplains, slopes, soils, wildlife habitats, woodlands, farmland, historical/cultural sites, views, aquifer recharge areas and others.

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- Ranking conservation areas based on how special, unique, irreplaceable, environmentally valuable, historic or scenic they are.
- Identifying areas to place buildings and infrastructure so as to minimally impact conservation areas.
- Establishing the layout of buildings and infrastructure, using techniques such as clustering buildings and designing smaller lots, shared driveways and narrower streets.

Site evaluation and design can enable the preservation of significant features while maintaining the desired overall site density (although density in localized parts of the development will be higher when open space is set aside). There can be some negative perceptions associated with high-density residential areas. Developers want to achieve a particular development density when building subdivisions or commercial sites. Also, for residential developments, lot size is an important factor in determining lot prices. Setting aside natural areas can take space away from yards, parking, transportation infrastructure and other built features. Developers can accommodate overall site density using clustering techniques, smaller lots, density increases and more efficient street layouts. To offset lost premiums from smaller individual lots, developers can market a lot's proximity to natural areas and attractive views as amenities.

Also, local zoning codes might restrict the use of clustering, reduced road widths and other techniques for natural area preservation. Developers should work with local regulatory agencies to determine whether they can obtain waivers to protect natural features.

Stormwater Controls During Construction

Design engineers and construction staff need to take extra care during site preparation to protect environmentally significant areas of the property (see Preservation of Natural or Existing Vegetation). They should indicate a limit of disturbance and the locations of protected areas in design drawings, stormwater pollution prevention plans and on-site maps. They should also post signs with prohibitions and educate workers about the importance of and special considerations for the protected areas. Without training and explicit signage, vehicle traffic, stored waste and materials, and other construction-related activities could damage areas slated for protection. Construction staff should check areas regularly to identify problems and determine if additional controls are needed (e.g., more training, explicit signage, obvious barriers). Operators should also look for signs of unintended consequences of construction activities on the natural areas (e.g., changes in hydrology, flooding, accidental spills) and take appropriate actions to mitigate the damage.

Developers and construction site operators can employ the following specific practices to protect each type of resource:

- **Mature trees or woodlands.** Surround the area to protect with bright orange fencing placed at or beyond the tree's dripline. Prohibit clearing and grubbing, limit heavy equipment traffic and prohibit material storage inside the barrier. Include signage with specific prohibitions and educate employees. Visually monitor vegetation to ensure that construction is not damaging it (e.g., soil compaction from heavy equipment traffic might cause localized flooding in nearby natural areas).
- **Steep slopes.** Protect steep slopes and vegetation. Avoid development and removal of vegetation on steep slopes. Fence off these areas and assess whether to add further erosion controls. Check erosion controls on upslope areas that will be cleared and graded; use either a pipe slope drain or a diversion (placed at the top of the slope) to divert stormwater away from or around the slope. Post signs prohibiting heavy vehicle traffic and educate crews about the sensitivity of steep slopes to erosion.
- **Well-drained soils and aquifer recharge areas.** Protect areas with well-drained soils and those that feed aquifers from compaction. Maintain vegetation if possible; for a cleared area, minimize heavy traffic by fencing the area and posting signs. Before planting permanent vegetation, aerate the soil to ensure that stormwater infiltrates. These areas may later be critical to the success of post-construction stormwater controls.
- **Wetlands and riparian areas.** Establish a buffer around marshes, swamps or other wetlands and along stream corridors in which no construction activity occurs. Avoid stream crossings wherever possible. When necessary, set up perimeter sediment controls (e.g., silt fence) and visually

monitor protected areas—especially after each storm—to check for damage from flooding and for signs of impacts from construction activities, including sedimentation, vegetation disruption, erosion, dumping, habitat destruction or fish kills. Set up stream crossings to minimize disturbance of streamside vegetation and instream habitat. Post signs and educate workers about the sensitive nature of the area; include prohibitions for storing or dumping materials. Make sure all development activities comply with Section 404 of the Clean Water Act.

The Mill Creek subdivision in Kane County, Illinois, uses mixed-use and cluster development principles. The site includes 1,500 acres with the goal of protecting natural wildlife habitats and maintaining open spaces to increase flood resiliency. The redevelopment project focused on reducing impervious spaces and maintaining 45 percent of the neighborhood as open space through cluster development. The developers conducted an economic study and determined that by increasing the housing density within the community, cluster development saved about $3,700 per lot over conventional development approaches (CRI, 2005). In addition to a reduced building footprint, using natural or existing vegetation and green infrastructure practices reduced the amount of stormwater discharge, which in turn provided further cost savings through reduced drainage infrastructure costs.

- **Wildlife habitat**. Contact a local wildlife authority if you find nests, dens or other animal dwellings on the property—if any are found, remove or relocate them before construction begins.
- The presence of threatened or endangered species or habitats critical to their survival on the site might require a consultation with the U.S. Fish and Wildlife Service or the National Oceanic and Atmospheric Administration's (NOAA's) National Marine Fisheries Service. Ensure compliance with all regulations and any state or local permit requirements.
- **Floodplains**. Municipal code typically restricts the placement of buildings in floodplains because of safety concerns and the risk of property damage, so these areas should remain outside the limit of disturbance (restrictions will vary from one municipality to the next, so check with local authorities about floodplain restrictions in the area).

Establish perimeter controls, including fencing, and post signage that prohibits dumping and material storage in these areas. Inspect protected areas regularly to ensure that vegetation has not been disturbed and that no dumping has occurred.

After Site Development

After development, natural areas become amenities for the site's occupants (e.g., property owners or commercial tenants). These natural areas also become the responsibility of the owner or occupant. Developers should inform the occupant about each natural area or protected feature's importance and outline activities that the occupant should prohibit to adequately protect the resource.

Developers should also provide guidance to occupants on how to maintain these areas. For example, occupants should not mow a preserved prairie or riparian stream buffer or manicure it like turf. Property owners or maintenance crews should employ special procedures to preserve native species, such as integrated pest management practices like hand-weeding and limiting chemical use. They should use the same practices in areas where traditional landscape maintenance activities could threaten water quality, such as in or adjacent to wetlands and riparian areas or where endangered species are present. Property owners can post interpretive signage to educate occupants and visitors about the significance of the features, as well as to describe prohibited activities such as mowing, dumping and vehicle traffic. They can install barriers to protect natural areas from damage without detracting from their aesthetics and function. These barriers can include strategic placement of low fences, walls, bollards or large rocks that unobtrusively limit access to the areas.

Using Conservation Easements

Developers can use conservation easements to maintain open space over the long term. For example, the Minnesota Land Trust implements "subdivision conservation," protecting thousands of acres and hundreds of shoreline miles along various lakes. This approach involves compacting development areas and preserving part of the development area as natural land. For example, the Fields of St. Croix residential development in Lake Elmo, Minnesota, permanently protected 60 percent of the development's 226 acres

through a conservation easement granted to the Minnesota Land Trust (Anderson, 2014).

Effectiveness

A Johns Hopkins University study showed that conserving natural areas can improve stormwater quality and reduce pollutant loading to receiving streams. Specifically, riparian forest buffers and riparian grass buffers achieved a 20 to 60 percent reduction in total nitrogen, total phosphorus and total suspended solids depending on buffer width, slope and hydrogeological conditions (Baish & Caliri, 2009). Similar data from the Chesapeake Bay region show forested buffers can achieve load reductions of 6–12 lbs total nitrogen, 0.4–1.5 lbs total phosphorus and 120–1,500 lbs total suspended solids per acre of forest buffer (CBP, 2018). Preserving natural spaces and maintaining natural stream buffers will help to remove pollutants from stormwater, thus improving aquatic life, habitat and water quality.

Cost Considerations[1]

Cost comparisons for preserving natural areas and open space versus traditional development are difficult to determine because the quantity and type of natural features vary from site to site. In general, preserving natural areas can add costs for planning and inspections to meet local regulatory requirements using innovative site designs. Also, the need for smaller construction equipment could increase costs if equipment operators need to maneuver around trees and other protected features. Offsetting these higher costs are the cost savings that come with disturbing less space—costs for clearing, grading, temporary erosion control, landscaping and stormwater management. These savings can be substantial; the cost of clearing and grading alone can easily exceed $10,000 per acre (RSMeans, 2019) while the cost of implementing a new post-construction stormwater control can entail capital costs of $50,000 to $100,000 per acre of impervious surface treated (King & Hagan, 2011).

Additionally, developments that use clustering can reduce infrastructure costs by shortening road lengths, eliminating curbs and gutters, and using vegetated areas and swales instead of structural stormwater controls. Preserving forested or other natural areas can save up to $12 per square foot (or $525,000 per acre) over conventional landscape solutions, thanks to a long-term reduction in maintenance requirements for mowing grass and purchasing fertilizer (SSI, 2009).

Additional Resources

- Pennsylvania Department of Transportation, Pennsylvania Department of Conservation and Natural Resources, Pennsylvania Department of Community and Economic Development, & Pennsylvania Land Trust Association. (2011). *The official map: A handbook for preserving and providing public lands and facilities* (PUB 703).
- U.S. Environmental Protection Agency (U.S. EPA). (2011). *Smart growth illustrated.*

Additional Information

Additional information on related practices and the Phase II MS4 program can be found at EPA's National Menu of Best Management Practices (BMPs) for Stormwater website

[1] Prices updated to 2019 dollars. Inflation rates obtained from the Bureau of Labor Statistics CPI Inflation Calculator website: https://data.bls.gov/cgi-bin/cpicalc.pl.

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Stormwater Best Management Practice

Right-Sized Residential Streets

Minimum Measure: Post Construction Stormwater Management in New Development and Redevelopment
Subcategory: Innovative BMPs for Site Plans

Description

Roadway planning is a delicate balance between meeting the needs of the community while also ensuring that roads are right-sized to provide the right amount of paved surface. Reducing the width of residential streets is a practice that can provide a number of community benefits, including a reduction in impervious surface and stormwater discharge. Currently, many communities require residential street widths of 32, 36 or even 40 feet. Wide streets include two parking lanes and two moving lanes, but they often provide more parking than is necessary and enable higher traffic speeds, which negatively affect pedestrian safety (NHTSA, 1999; SGA, 2019). In many residential settings, street widths can be as narrow as 22 to 26 feet without sacrificing emergency access, on-street parking, or vehicular and pedestrian safety. Developers can install even narrower access streets or shared driveways when they only need to serve a small number of homes. However, developers need to balance many competing interests and often have little flexibility because most communities require wide residential streets as a standard element of their local road and zoning standards. Revisions to current local road standards, based on an inclusive review of street design needs, are often necessary to promote the narrowing of residential streets. Communities typically accomplish this by implementing a more comprehensive Green Streets program.

Applicability

Narrower streets are appropriate for local streets with limited traffic, not collectors (roadways that connect local roads or streets with arterials) or arterials (freeways and multi-lane highways that supplement the interstate system). Combining narrow streets with green infrastructure can also enhance their benefits. Through a comprehensive Green Streets design, communities can substantially reduce stormwater discharge and become more livable. EPA's Green Streets handbook provides guidance on how to implement a holistic green streets program.



Right sized residential streets can reduce the impervious area in a neighborhood.

Siting and Design Considerations

Residential street design requires balancing competing objectives: design, speed, traffic volume, emergency access, parking and safety. Solutions for accommodating these competing interests may include alternative street parking configurations, vehicle pullout space, connected street networks, prohibitions on parking near intersections and smaller block lengths (Lukes & Kloss, 2008).

Other practices that complement right-sized streets:

- Permeable pavements
- Green parking
- Elimination of curbs and gutters
- Alternative street design and patterns
- Bioretention (rain gardens)
- Site design and planning strategies

Communities that want to change their road standards to permit narrower streets need to involve all the stakeholders who influence street design in the revision process. A common concern with right-sizing streets is a lack of parking. One method to preserve parking is to

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use curb bump-outs at intersections. These slow traffic and allow pedestrians and vehicles to see each other, increasing safety. Several communities across the nation have adopted narrower street width standards. Table 1 provides examples of these new standards.

Table 1. Examples of adopted narrow street widths.

Jurisdiction	Street Width (in Feet)	Parking Condition
Phoenix, Arizona	28	Parking both sides
Santa[EH1] Rosa, California	30	Parking both sides, less than 1000 average daily traffic
	26–28	Parking one side
	20	No parking
	20	Neck-downs at intersection
Orlando, Florida	28	Parking both sides, residential lots greater than 55 ft wide
	22	Parking both sides, residential lots greater than 55 ft wide
Birmingham, Michigan	26	Parking both sides
	20	Parking one side
Howard County, Maryland	24	Parking unregulated
Kirkland, Washington	12	Alley
	20	Parking one side
	24	Parking both sides, low density only
	28	Parking both sides
Madison, Wisconsin	27	Parking both sides, less than 3 dwelling units per acre
	28	Parking both sides, 3–10 dwelling units per acre

Source: WERF, 2009

In any location, efficient access for emergency responders and their vehicles is often the main concern when implementing narrow street designs. EPA provides a number of resources to help communities confront these emergency response challenges on their Smart Growth Streets and Emergency Response webpage.

Limitations

Real and perceived barriers hinder wider acceptance of narrower streets at local levels. Advocates for narrower streets need to respond to the concerns of local agencies and the general public. Some of the more frequent concerns about narrower streets include:

- **Inadequate on-street parking.** Research and local experience have demonstrated that narrow streets can adequately accommodate residential parking demand. A single-family home typically requires 2 to 2.5 parking spaces. In most residential zones, one parking lane on the street and a driveway can satisfy this parking demand.
- **Car and pedestrian safety.** Research indicates that narrow streets have lower accident rates than wide streets (NHTSA, 1999; SGA, 2019). Narrow streets tend to lower vehicle speeds and calm traffic. Furthermore, adding sidewalks can improve pedestrian safety. Although this might create additional impervious area, greater reductions in street width and incorporation of additional green infrastructure and green design strategies can decrease the net impervious area.
- **Emergency access.** With proper designs, narrower streets can easily accommodate fire trucks, ambulances and other emergency vehicles. The Uniform Fire Code requires that streets have a minimum of 20 feet of unobstructed width, which narrow street designs easily accommodate. EPA provides additional resources for addressing emergency access.
- **Large vehicle access.** Field tests have shown that school buses, garbage trucks, moving vans and other large vehicles can generally safely negotiate narrower streets, even with cars parked on both

sides. In regions with high snowfall, streets may need to be slightly wider to accommodate snow plows and other equipment.

- **Utility corridors.** Often it is necessary to place utilities underneath the street rather than in the right-of-way.

In addition, local communities may lack the authority to change road standards when state agencies retain the review of public roads. In these cases, narrowing can only occur on private streets that residents rather than local or state agencies maintain.

Examples of how communities have overcome various barriers and successfully implemented narrow street designs as standalone programs or as part of wider Green Streets programs are below:

- *Neighborhood Street Design Guidelines: An Oregon Guide for Reducing Street Widths*
- *Implementing Living Streets: Ideas and Opportunities for the City and County of Denver*
- *Green Infrastructure Opportunities and Barriers in the Greater Los Angeles Region*
- *Flexible Design of New Jersey's Main Streets*

Maintenance Considerations

Narrower streets should slightly reduce road maintenance costs for local communities because they have a smaller surface area to maintain and repair.

Effectiveness

Urban roads, sidewalks and parking lots make up two-thirds of the total impervious cover in urban environments (Lukes & Kloss, 2008). A reduction in width from 36 feet to 26 feet represents a nearly 30 percent reduction in impervious surface, which translates directly to reductions in stormwater discharge. Moreover, if developers can use the space they save for additional stormwater controls, such as grassed swales or bioretention systems, they can dramatically reduce stormwater discharge and roadway pollutants.

Cost Considerations

Because narrower streets require less material, they cost less to build than wider streets. Asphalt alone costs around $1 to $2 per square foot depending on the thickness and type (RSMeans, 2019), while typical road construction can cost more than $15 per square foot when considering full construction costs (ARTBA, 2019; FDOT, 2019). Reducing road width by just 4 feet can yield savings in asphalt paving costs alone of more than $35,000 per mile of residential street. In addition, because narrower streets produce less impervious cover and stormwater discharge, developers can realize additional savings by reducing the size and cost of downstream stormwater management facilities.

Additional Information

Additional information on related practices and the Phase II MS4 program can be found at EPA's National Menu of Best Management Practices (BMPs) for Stormwater website

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Stormwater Best Management Practice

Vegetated Filter Strip

Minimum Measure: Post Construction Stormwater Management in New Development and Redevelopment
Subcategory: Filtration

Description

Vegetated filter strips (grassed filter strips, filter strips and grassed filters) are vegetated surfaces that treat sheet flow from adjacent surfaces. Filter strips function by slowing stormwater velocities, filtering out sediment and other pollutants, and providing some infiltration into underlying soils. Filter strips were originally an agricultural treatment practice and have more recently evolved into an urban practice. With proper design and maintenance, filter strips can provide relatively high pollutant removal. However, for the filter strip to be effective, stormwater should maintain sheet flow throughout the length of the filter strip. This creates a challenge, as heavier, concentrated flows that receive little or no treatment can overwhelm the practice.

Common Terms

Stormwater hot spots are areas where land use or activities generate highly contaminated stormwater discharges, with pollutant concentrations exceeding those typically found in stormwater. Examples include gas stations, vehicle repair areas and waste storage areas.

A **stormwater retrofit** is a stormwater management practice (usually structural) put into place after development or construction of a stormwater control to improve water quality, protect downstream channels, reduce flooding or meet other specific objectives that did not exist at the time of original construction.

Pretreatment plays an important role in stormwater treatment. Pretreatment structures, installed immediately upgradient to a stormwater control, reduce flow rates and remove sediment and debris before stormwater enters a stormwater control. This helps to improve the stormwater control's pollutant removal efficiency and reduces maintenance requirements.

Applicability

Filter strips are applicable in most regions but are restricted in some situations because they consume a large amount of space relative to other practices. Filter strips are most suitable for treating stormwater discharge from roads and highways, roof downspouts, very small parking lots, and pervious surfaces. They are also ideal components of the "outer zone" of a stream buffer (see Riparian/Forested Buffer fact sheet) or as pretreatment to a structural practice. For example, the *Maryland Stormwater Design Manual* does not consider the filter strip a treatment practice, but does encourage the use of filter strips to supplement other practices (MDE, 2009).



A vegetated filter strip can infiltrate and treat stormwater flow from adjacent surfaces using a variety of plants.

Photo Credit: Steven Chase for USEPA, 2019

Regional Applicability

Filter strips are applicable in most regions of the country. However, they may be impractical in arid areas where the cost of irrigating the grass on the filter strip will most likely outweigh its water quality benefits.

Urban Areas

Urban areas are areas with dense development in which little pervious surface exists. Filter strips are impractical in urban areas because they require a large amount of space.

Stormwater Hot Spots

Filter strips should not receive hot spot stormwater because the practice has minimal pollutant removal

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ability and encourages infiltration, both of which may encourage dispersal of hot spot pollutants. Similarly, filter strips should not slope toward or convey stormwater over septic drain fields or contaminated groundwater plumes.

Stormwater Retrofit

Filter strips are generally a poor retrofit option because they take up a relatively large amount of space and cannot treat large drainage areas.

Cold Water (Trout) Streams

Some cold water species, such as trout, are sensitive to changes in temperature. While some treatment practices, such as wet ponds (see Wet Ponds fact sheet), can warm stormwater substantially, filter strips do not pond water and are therefore not likely to increase stormwater temperatures. Thus, these practices are good for protecting cold water streams, as the *Massachusetts Stormwater Handbook* suggests (MDEP, 2008).

Siting and Design Considerations

Siting Considerations

In addition to assessing the applicability of filter strips for different regions and land uses, designers need to ensure that this management practice is feasible at the site in question. The following section provides basic guidelines for siting filter strips.

Drainage Area

Typically, filter strips treat very small drainage areas such as roads, sidewalks and small parking lots. Although some guidelines include area-based limits—for example, the Pennsylvania Department of Environmental Protection recommends the ratio of drainage area to filter strip area be less than 6:1 (PDEP, 2006)—most limiting design factors refer to the length of flow leading to the practice. As stormwater flows over the ground's surface, it changes from sheet flow to concentrated flow. Rather than moving uniformly over the surface, the concentrated flow forms rivulets that are slightly deeper and cover less area than the sheet flow. When flow concentrates, it moves too rapidly for a grassed filter strip to effectively treat it. Furthermore, this concentrated flow can lead to scouring. To prevent this, the length of the filter strip (with length measured normal, or parallel, to flow) should span at least the length of the drainage area. The recommended maximum flow length (the length of the drainage area, measured normal to flow) depends on the drainage area's permeable and impermeable surface areas. Generally, flow lengths should not exceed 75 feet for impervious surfaces and 150 feet for pervious surfaces (Battiata et al., 2014).

Slope

To encourage sheet flow, filter strips should have slopes of at least 2 percent, with a maximum slope of 5 to 6 percent (Battiata et al., 2014; MDEP, 2008). However, certain combinations of filter strip length, soil type and vegetation can allow for slightly steeper slopes (PDEP, 2006). Slopes that are too steep can encourage the formation of concentrated flow.

Soils

Topsoil depth and composition are important for the establishment and maintenance of healthy vegetation, as well as the proper functioning of the filter strip. Topsoil should be at least 8 to 18 inches deep (PDEP, 2006; Battiata et al., 2014). The soil should be native or amended with organic compost to allow for water retention and infiltration. Soils with high clay content are not suitable for filter strips, as they prevent infiltration. An ideal soil infiltration rate is between 0.5 and 12 inches per hour (Cahill et al., 2018). The *Pennsylvania Stormwater Best Management Practices Manual* recommends a time of 48 to 72 hours maximum for the filter strip to filter standing water; if standing water doesn't drain in that time, reexamine the soil composition and consider a lower-density soil (PDEP, 2006).

Groundwater

Filter strips should be separate from the groundwater or any confining layer (e.g., bedrock) by between 2 and 4 feet to prevent contamination and to ensure that the filter strip can adequately drain between storms (MDEP, 2008; PDEP, 2006).

Design Considerations

Filter strips appear to be a minimal design practice because they are basically a grassed slope. However, certain design features can improve the filter strip's ability to provide a small amount of water quality treatment. The following are design variations or features that can improve the function of a filter strip:

- The top layer of a vegetated filter strip can consist of turf grasses, meadow grasses, shrubs, native vegetation or trees. The planting of the vegetation should be dense to increase infiltration, withstand

relatively high-velocity flows and prevent soil erosion.

- For larger versions of the practice, a pea gravel diaphragm, level spreader or concrete curb stop at the top of the slope can maintain sheet flow into the practice. A pea gravel diaphragm (a small, gravel-filled trench running along the top of the filter strip) also acts as a pretreatment device, settling out sediment particles before they reach the practice. A typical pea gravel diaphragm is 12 inches long and 24 to 36 inches deep (PDEP, 2006).
- To help reduce ponding, the filter strip design can incorporate a pervious berm of vegetated sand and gravel at the toe of the slope. This berm should be 6 to 12 inches tall and resistant to erosion. The berm should allow for the infiltration of ponded water within 24 hours (PDEP, 2006).
- The filter strip length (normal, or parallel, to flow) should be a function of slope, vegetation cover, soil type, stream sensitivity and contamination level (PDEP, 2006). Lengths are often 50 to 200 feet (Cahill et al., 2018), though the *Minnesota Stormwater Best Management Practices Manual* recommends a minimum length of 25 feet and a maximum length of 300 feet (MPCA, 2000). As the slope increases and the soil composition becomes less permeable (i.e., higher clay or silt fractions), the length should increase to maintain sheet flow and infiltration. For examples of specific recommendations, see the *NJ Stormwater Best Management Practices Manual* (NJDEP, 2014) and Pennsylvania's stormwater manual (PDEP, 2006).
- Both the top and toe of the slope should be as flat as possible to encourage sheet flow and prevent erosion. The top of the slope should be directly next to the pea gravel diaphragm.

Regional Variations

In cold climates, filter strips provide a convenient area for snow storage and treatment. If serving this purpose, vegetation in the filter strip should be salt-tolerant, and a maintenance schedule should include the removal of sand built up at the bottom of the slope (PDEP, 2006). In arid or semiarid climates, designers should specify drought-tolerant grasses to minimize irrigation requirements.

Limitations

Filter strips have several limitations related to their performance and space consumption:

- Sheet flow is difficult to maintain, and concentrated flow will limit the practice's effectiveness.
- Filter strips are not suitable for the treatment of high-velocity flows.
- Filter strips require a large amount of space, typically equal to the impervious area they treat, often making them infeasible in urban environments where land prices are high.
- If standing water remains for 3 days or more, filter strips can allow mosquitos to breed.
- Proper design requires careful planning and execution. Slight problems in the design, such as improper grading, can render the practice ineffective in terms of pollutant removal or sediment buildup.

For treating large volumes of stormwater, a more suitable treatment control, such as a bioretention, should follow filter strips.

Maintenance Considerations

Filter strips require similar maintenance to other vegetative practices (e.g., see Grassed Swales fact sheet). Maintenance is very important for filter strips, particularly to ensure that concentrated flow does not short-circuit the practice. Maintenance practices include:

- Monitoring of recently planted vegetation to ensure the filter strip is establishing it properly.
- Regular mowing, trimming, watering, fertilizing and reseeding of the vegetation, as applicable to the local conditions.
- Regular inspection of the vegetation for damage from foot or vehicle traffic. To prevent pollution, sediment buildup and damage to the vegetation, municipalities should discourage public use of the strips.
- Removal of accumulated sediment and debris at the toe, the berm and the strip itself. This monitoring is important to make sure preferential flow paths haven't developed and sheet flow is consistent. This should happen at least biannually, or when sediment accumulates to a height of 2 inches or greater.
- Soil aeration if the drainage time of the filter strip becomes significantly slower than the original drainage time due to soil compaction.

Effectiveness

Filter strips can provide a small amount of groundwater recharge as stormwater flows over the vegetated surface and ponds at the toe of the slope. Through this infiltration, or stormwater reduction, filter strips can provide some pollutant removal. Based on a review of

multiple studies, a report by the Center for Watershed Protection calculated an average stormwater reduction of 51 percent and average load reductions for total nitrogen, total phosphorus and total solids of 56, 66 and 86 percent, respectively (Battiata et al., 2014).

Filter strips also have the potential to reduce stormwater by 20 to 85 percent via infiltration by soil and plants. Filter strips are most effective during 80 to 95 percent of annual storm events. However, effectiveness is less for very large storm events or when flow velocities exceed 1.3 feet per second (Battiata et al, 2014).

A North Carolina study observed four different urban vegetative filter strip systems (two 25-foot, two 50-foot) for the removal of pollutants by infiltration. Although both sizes were effective at removing total suspended solids, only the 50-foot systems were able to consistently remove nitrogen and phosphorus (Winston et al., 2011).

Cost Considerations[1]

Filter strip costs depend on a number of factors, the first and most important of which is the land available for the practice. In some situations, this land is available as wasted space beyond backyards or adjacent to roadsides, but this practice is cost-prohibitive when land prices are high and land could serve other purposes.

In addition to land costs, construction costs can vary depending on the size, type and complexity of the practice. Costs can be low when the practice only includes seeding or planting for small, simple variations. For more complex variations that require grading, level spreaders, pea gravel diaphragms or toe berms, additional excavation, grading and material costs will be necessary. Due to these variations, cost estimates range from $0 to $65,000 per acre of practice (PDEP, 2006), with other estimates falling closer to the middle of the range at $25,000 to $35,000 per acre (King & Hagan, 2011).

Annual maintenance costs include mowing, weeding, inspection and litter removal, which can be $130 to $1,800 per acre of the filter strip. The cost may be toward the lower end of the range if maintenance needs are already part of the site's existing landscape maintenance routine or if local vegetation growth rates or landscaping labor rates are low (PDEP, 2006).

[1] Prices updated to 2020 dollars. Inflation rates obtained from the Bureau of Labor Statistics CPI Inflation Calculator Web site https://data.bls.gov/cgi-bin/cpicalc.pl.

Additional Information

Additional information on related practices and the Phase II MS4 program can be found at EPA's National Menu of Best Management Practices (BMPs) for Stormwater website

References

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Disclaimer

This fact sheet is intended to be used for informational purposes only. These examples and references are not intended to be comprehensive and do not preclude the use of other technically sound practices. State or local requirements may apply.

ASSOCIATED PROJECT NUMBERS	
PRELIMINARY PLAT	PP22-03
REZONING TO PUD	R22-07
VARIANCE FOR GRAVEL DRIVEWAYS	B22-25
WAIVER FROM STREET IMPROVEMENTS	W22-05
WAIVER FROM DETENTION	W22-06

HAWKSVIEW SUBDIVISION

8915 EAST BROWN ROAD

SPRINGDALE, BENTON COUNTY, ARKANSAS

CITY-REQUIRED DISCLAIMER STATEMENT:
"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."

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

CERTIFICATE OF AUTHORIZATION PLYMOUTH ENGINEERING, PLLC No. 2344 ARKANSAS

Plymouth Engineering, PLLC
5714 Walden Street
Lowell, Arkansas 72745
(479) 595-5934
www.plymoutheng.com

PRELIMINARY NOT FOR CONSTRUCTION

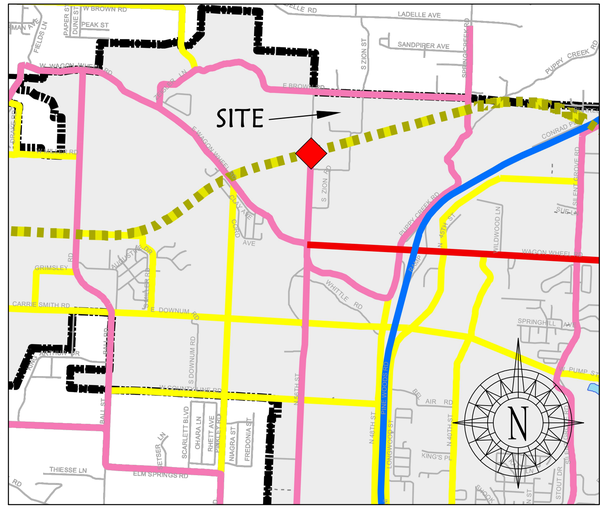
Scout Enterprises, LLC
2616 North Thompson Avenue
Springdale, AR 72764

Hawksview Subdivision
Springdale ID# PP22-03

Rev.	Description	Date
A	Tech review comments	2/7/2022
-	Initial LDS submittal	1/27/2022

SPRINGDALE, ARKANSAS





PARCEL 21-00167-100 DESCRIPTION:
A PART OF THE NORTH HALF (N1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND MAG NAIL FOR THE NORTHWEST CORNER OF THE NORTH HALF (N1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 16; THENCE SOUTH 86°52'01" EAST A DISTANCE OF 496.06 FEET TO A COMPUTED POINT; THENCE SOUTH 02°37'29" WEST A DISTANCE OF 443.54 FEET TO A COMPUTED POINT FOR THE POINT OF BEGINNING; THENCE SOUTH 87°14'46" EAST A DISTANCE OF 588.49 FEET TO A FOUND 5/8" IRON PIN; THENCE SOUTH 87°22'03" EAST A DISTANCE OF 49.86 FEET TO A FOUND 1/2" IRON PIN; THENCE SOUTH 87°04'33" EAST A DISTANCE OF 245.10 FEET TO A FOUND 1/2" IRON PIN; THENCE SOUTH 02°35'38" WEST A DISTANCE OF 452.04 FEET TO A FOUND 1/2" DISTURBED IRON PIN; THENCE NORTH 87°12'01" WEST A DISTANCE OF 883.68 FEET TO A FOUND 5/8" IRON PIN PLS 1181; THENCE NORTH 02°37'29" EAST A DISTANCE OF 451.96 FEET TO THE POINT OF BEGINNING, CONTAINING 9.17 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS, COVENANTS, AND RESTRICTIONS OF RECORD, IF ANY.

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PROPOSED LEGEND

- REDUCER (SEE PLAN FOR SIZE)
- RESTRAINED PLUG
- FIRE HYDRANT
- WATER VALVE
- TAPPING SLEEVE/SADDLE
- SMS WATER METER
- TEE
- 45° BEND
- 90° BEND
- DEMOLITION AREA
- PAVEMENT
- GRAVEL SHOULDER/DRIVE
- STREET LIGHT (SEE PLAN FOR SIZE)
- 1% SLOPE
- 1284.48 SPOT ELEVATION
- INLET PROTECTION
- CONCRETE WASHOUT AREA
- SEDIMENT LOG
- 1" WATER SERVICE LINE
- WATER MAIN (SEE PLAN FOR SIZE)
- DRAINAGE PIPE
- 1337 EXISTING CONTOUR
- 1337 PROPOSED CONTOUR

General Site Notes

1. All dimensions are to edge of pavement, unless noted otherwise.

2. Contractor shall be responsible for all staking.

3. All traffic signage and pavement markings shall conform to the Manual on Uniform Traffic Control Devices (MUTCD).

4. Utility permits shall be obtained from the City of Springdale Street Department. The Contractor shall bear full responsibility for compliance with all terms and conditions of the permit, and shall be liable for any fines or enforcement actions.

5. Basis of Bearings: Arkansas State Plane Coordinate System, (NAD-83) North Zone

Grading Notes

1. This property is located in an "Area of Minimal Flood Hazard" (Zone X) per FEMA Flood Insurance Rate Map (FIRM) panels 05007C0430J and 05007C0435J, effective September 28, 2007.

2. Benchmark data referred to herein is for informational purposes only. Contractor shall verify project benchmark prior to site construction and inform the engineer of any deviation immediately.

SITE BENCHMARK:
ELEV. = (SEE PLAN).

BASIS OF ELEVATIONS:

3. Refer to building plans for exact building dimensions, exact dimensions and locations of exit porches, and exact building utility entrance locations.

4. Refer to architectural building plans for compaction requirements beneath proposed building areas.

5. Remove topsoil from all areas of proposed construction and compact the top 12 inches of the existing subgrade to 95 percent of maximum density as determined by ASTM D-698 (Standard Proctor).

6. Compact all fill material to 95 percent of maximum density as determined by ASTM D698, in lifts not exceeding 8 inches thickness of loosely placed soil.

7. Compact Class 7 aggregate base to 98 percent of the maximum density as determined by ASTM D1557 (Modified Proctor) in lifts not exceeding 8 inches thickness of loosely placed material.

8. All unsurfaced areas shall be covered with a minimum of four inches of topsoil (as compacted by a standard lawn roller), and shall be seeded, mulched, watered, and maintained by the Contractor until a healthy stand of grass is obtained, covering a minimum of 80 percent of the disturbed area.

9. Grass seed shall consist of U-3 Bermuda (50% unhulled), free of weeds and inert elements.

10. All areas outside the limits of paving, grading, and utility installation as shown shall remain undisturbed.

11. The Contractor shall follow all applicable federal, state, and local regulations, including OSHA trench safety regulations as specified in 29CFR1926, Subpart P.

General Utility Notes

1. All utility installation shall conform to the requirements of the appropriate utility company. The Contractor shall follow all applicable federal, state, and local regulations, including OSHA trench safety regulations as specified in 29CFR1926, Subpart P.

2. Construction of any water line, sewer line, or appurtenances shall conform to the requirements of Springdale Water Utilities, including Specification Requirements for the Construction of Water and Sewer Facilities Adopted March 10th, 1987 and Amended August 27th, 2014. SWU standard details are incorporated herein by reference.

3. Where grade changes near existing manholes, Contractor shall adjust the lid height to the new elevation.

4. In accordance with City of Springdale requirements, all utility wires, lines, and/or cable utilized by electric and/or telecommunications companies shall be placed underground, excluding 12Kv and above.

Erosion Control Notes

1. It is the Contractor's responsibility to comply with local, state, and federal regulations regarding erosion control. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFORM WITH THE REQUIREMENTS OF THE OWNER'S STORM WATER POLLUTION PREVENTION PLAN AND THE PERMIT.

2. The Contractor shall be solely responsible for erecting, maintaining, and repairing all erosion control devices until the site is stabilized, and for removing these devices when stabilization is complete. The Contractor alone shall be liable for all penalties, fines, or other consequences of his failure to maintain erosion control.

3. Erosion control devices must remain in place until the upslope area has been permanently stabilized.

4. Permanent improvements such as streets, storm sewers, curb and gutter, and other features for control of runoff shall be scheduled coincidentally to removal of vegetative cover from the area, so that large areas are not left exposed which would overwhelm the capacity of temporary erosion control measures.

5. The Contractor shall incorporate temporary erosion control features before stripping the site, and shall incorporate permanent erosion control measures (e.g.: pavement) at the earliest practical time.

6. Contractor shall spray water on the site as needed to prevent airborne dust from leaving the site.

7. Concrete truck washout shall be limited to the designated on-site area.

General Notes

1. The Contractor shall be responsible for payment of all construction and permit fees.

2. The Contractor shall take all precautions necessary to avoid damage to adjacent properties.

3. The Contractor shall be responsible for the protection of survey monuments. When removal of a survey monument is necessary, the Contractor shall inform the Owner in writing seven days prior to commencement of any construction activity which would disturb the monument.

4. The Contractor shall be responsible for removal and lawful disposal of all construction debris, including excess soil, rock and other debris or trash created by the construction process.

5. The location of all existing underground utilities shown is approximate and based upon the best available information. No responsibility for the accuracy of such information is assumed by the Engineer or the Owner. The Contractor shall field determine the exact location and depth of utilities prior to construction. Prior to beginning any type of excavation, the Contractor shall contact the various utility companies and make arrangements for the location of the utility on the ground. It shall be the responsibility of the Contractor to maintain the utility location markings until they are no longer needed.

6. The Contractor shall coordinate closely with the respective utility companies when connecting to existing facilities.

7. In accordance with generally accepted construction practices, the Contractor shall be solely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement shall apply continuously and shall not be limited to working hours.

8. The duty of the Engineer or Owner to conduct review of the Contractor's performance is not intended to include review of the adequacy of the Contractor's safety measures in, on, or near the construction site.

9. The Contractor shall coordinate the submission of all submittals to the Owner for materials review and approval.

10. The Contractor shall notify the Owner and the City a minimum of 72 hours prior to conducting field tests. The Contractor shall also be responsible for notifying and arranging for inspections by state and local governments and utility companies having jurisdiction.

11. The Contractor shall maintain, at the job site, a record copy of construction drawings and specifications on which all field changes are to be shown. These record documents are to be made available to the Owner and Engineer during construction and shall be delivered to the Owner upon completion of the project.

12. The Contractor shall notify the Owner immediately upon discovery of any discrepancies in the plan, or any variation of field conditions from those shown.

13. The Contractor shall possess a valid Arkansas Contractor's license.

Existing Legend

Feature	Description
○	FOUND IRON PIN
●	SET 1/2" REBAR W/CAP, LS 1519
	POWER POLE
	ELECTRIC PEDESTAL
	GAS METER
	Property Line
	Center Line
	Right-Of-Way Line
	Building Setback Line
	Utility Easement Line
	Setback & Utility Easement Line
	40 Section Line
	Overhead Electric Line
	275 Gallon Holding Tank (either gutter end, tie to roof)
	24" Flat Curb And Gutter
	Asphalt Pavement (See Detail Sheet & Pavement Specs)
	Existing E. Brown Road
	Conditionally aproved Septic Lateral Lines
	Primary Test Pit (existing)
	Secondary Test Pit (existing)
	Gate Vale
	Fire Hydrant & Assembly
	Single Meter per City Detail
	Proposed Light Pole

Owner:
Scout Enterprises, LLC
2616 North Thompson Avenue
Springdale, AR 72764
(479) 957-7344
Cammie K. Scott, Manager

Engineer:
Plymouth Engineering, PLLC
5714 Walden Street
Lowell, Arkansas 72745
(479) 595-5934
David A. Gilbert, P.E.

Surveyor:
A Million Miracles Surveying, PLLC
129 West Boles Street, Suite A
Fayetteville, AR 72701
(479) 387-4361
Michael D. Million, P.S.

Designed by: David A. Gilbert, P.E.
Drawn by: Cad by:
Date: 8/24/2021
Design file no.
Drawing code:
File name: Hawksview
Plot date:
Plot scale: As Noted

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Cover and Notes

Sheet reference number:
C-101

Sheet 1 of 7

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Curve Table

Curve #	Length	Radius	Chord Length	Chord Bearin
C1	4.00'	9.00'	3.97'	S10°10'14"E
C2	46.70'	41.00'	44.22'	S09°43'54"W
C3	54.14'	41.00'	50.29'	S80°11'27"W
C4	4.00'	9.00'	3.97'	N74°42'42"W
C5	9.95'	9.00'	9.45'	S60°53'01"W
C6	109.60'	59.00'	94.51'	S82°25'36"W
C7	109.68'	59.00'	94.55'	N08°54'00"E
C8	96.58'	58.93'	86.13'	S70°58'04"E
C9	9.95'	9.00'	9.45'	S55°45'57"E
C10	44.77'	28.50'	40.31'	N47°33'32"E
C11	78.54'	50.00'	70.71'	N47°33'32"E

1
21-00167-060
MYERS, LINDA M & MYERS, STANLEY ANTON JR TRUSTEES
PO BOX 2130
LOWELL AR 72745
Z: A-1

2
21-00167-063
SCOUT ENTERPRISES #3 LLC
12960 S ZION RD
LOWELL AR 72745
Z: A-1

3
21-00167-098
JOHNSON, CRYSTAL L
12988 KNIGHT LN
LOWELL AR 72745-9028
Z: A-1

4
21-00167-095
SHRUM, KENNETH R
12993 KNIGHT LN
LOWELL AR 72745-9028
Z:A-1

5
21-00167-094
BOWEN, TIM & BARBARA
426 MADISON 5244
HUNTSVILLE AR 72740-6382
Z:A-1

6 & 7
21-00167-094 & 21-00167-091
BOWEN, TIM & BARBARA
426 MADISON 5244
HUNTSVILLE AR 72740-6382
Z:A-1

8
21-00167-087
CARTER, MICHAEL DALE & LINDA SUE
12890 SHARP SPRINGS RD
LOWELL AR 72745-9033
Z:A-1

9
21-00167-084
POWELL, DIANE
8853 E BROWN RD
LOWELL AR 72745-9484
Z:A-1

10
21-00167-082
FLORES, RAMON & FIALLOS, JESSICA
5202 S 62ND ST
ROGERS AR 72758-8141
Z:A-1

11
21-00167-080
WOLFE, JEFFREY L & MAUREEN L
8899 E BROWN RD
LOWELL AR 72745-9484
Z:A-1

12
21-00167-079
BEAVER, SCOT & SAMMIE
PO BOX 1425
LOWELL AR 72745-1425
Z:A-1

13
12-02591-100
ADAMS, AMY M
821 PARADISE PL
LOWELL AR 72745-9312
Z:A-1

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

SIGNATURES

ACCEPTANCE OF DEDICATION
DATE — CITY CLERK, CITY OF SPRINGDALE
DATE — MAYOR, CITY OF SPRINGDALE
APPROVAL FOR RECORDING
DATE — SECRETARY, PLANNING CITY OF SPRINGDALE
DATE — DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT, CITY OF SPRINGDALE
COMMISSION
DATE — CHAIRPERSON, PLANNING COMMISSION, CITY OF SPRINGDALE
WATER & SEWER
DATE — ENGINEER, SPRINGDALE WATER UTILITIES CITY OF SPRINGDALE
STREETS & DRAINAGE
DATE — DIRECTOR OF PUBLIC WORKS, CITY OF SPRINGDALE

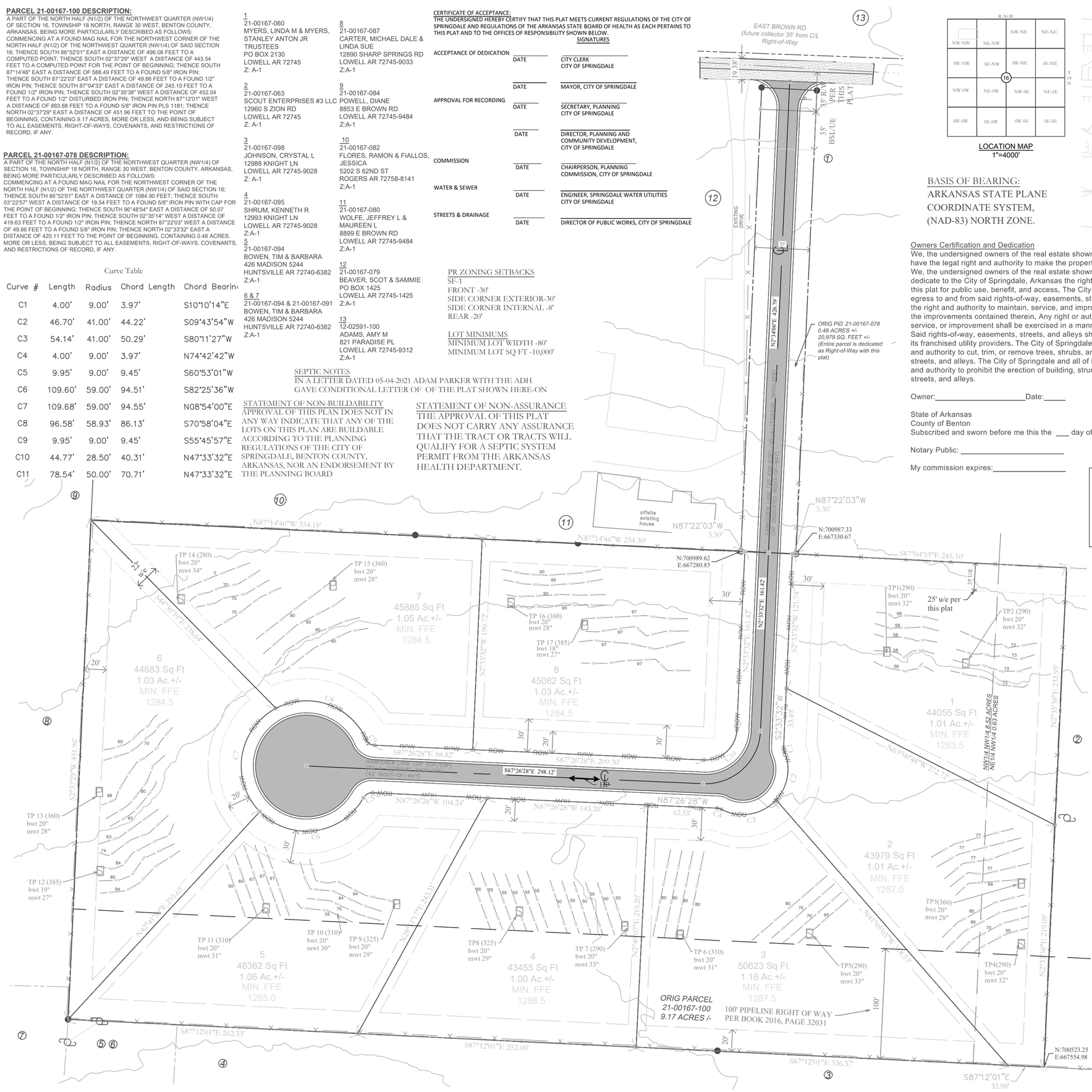
PR ZONING SETBACKS
SF-1
FRONT -30'
SIDE CORNER EXTERIOR-30'
SIDE CORNER INTERNAL -8'
REAR -20'

LOT MINIMUMS
MINIMUM LOT WIDTH -80'
MINIMUM LOT SQ FT -10,000'

SEPTIC NOTES
IN A LETTER DATED 05-04-2021 ADAM PARKER WITH THE ADH GAVE CONDITIONAL LETTER OF OF THE PLAT SHOWN HERE-ON

STATEMENT OF NON-BUILDABILITY
APPROVAL OF THIS PLAN DOES NOT IN ANY WAY INDICATE THAT ANY OF THE LOTS ON THIS PLAN ARE BUILDABLE ACCORDING TO THE PLANNING REGULATIONS OF THE CITY OF SPRINGDALE, BENTON COUNTY, ARKANSAS, NOR AN ENDORSEMENT BY THE PLANNING BOARD

STATEMENT OF NON-ASSURANCE
THE APPROVAL OF THIS PLAT DOES NOT CARRY ANY ASSURANCE THAT THE TRACT OR TRACTS WILL QUALIFY FOR A SEPTIC SYSTEM PERMIT FROM THE ARKANSAS HEALTH DEPARTMENT.



LOCATION MAP
1"=4000'



BASIS OF BEARING:
ARKANSAS STATE PLANE COORDINATE SYSTEM, (NAD-83) NORTH ZONE.

GRAPHIC SCALE
0 60' 120'
1 inch = 60 feet

Owners Certification and Dedication
We, the undersigned owners of the real estate shown and described herein, do hereby acknowledge that we have the legal right and authority to make the property interest grants contained on and within this document. We, the undersigned owners of the real estate shown and described herein, do hereby establish, grant, and dedicate to the City of Springdale, Arkansas the rights-of-way, easements, streets, and alleys as shown on this plat for public use, benefit, and access. The City of Springdale is further granted the rights of ingress and egress to and from said rights-of-way, easements, streets, and alleys. The City of Springdale is also granted the right and authority to maintain, service, and improve said rights-of-way, easements, streets, and alleys and the improvements contained therein. Any right or authority granted above specifically regarding maintenance, service, or improvement shall be exercised in a manner chosen at the discretion of the City of Springdale. Said rights-of-way, easements, streets, and alleys shall be for the benefit of the City of Springdale and all of its franchised utility providers. The City of Springdale and its franchised utility providers shall have the right and authority to cut, trim, or remove trees, shrubs, and other vegetation within said rights-of-way, easements, streets, and alleys. The City of Springdale and all of its franchised utility providers shall also have the right and authority to prohibit the erection of building, structures, or fences within said rights-of-way, easements, streets, and alleys.

Owner:_____Date:____

State of Arkansas
County of Benton
Subscribed and sworn before me this the ___ day of _____, 2021.

Notary Public: _____

My commission expires:_____

ASSOCIATED PROJECT NUMBERS

PRELIMINARY PLAT	PP22-03
REZONING TO PUD	R22-07
VARIANCE FOR GRAVEL DRIVEWAYS	B22-25
WAIVER FROM STREET IMPROVEMENTS	W22-05
WAIVER FROM DETENTION	W22-06

OWNER/DEVELOPER
21-00167-100
SCOUT ENTERPRISES LLC
2816 N THOMPSON ST
SPRINGDALE AR 72764
DEED: INST #L201956978
ZONING: SF-1

REFERENCE DOCUMENTS:
INSTRUMENT L202019068
LOT SPLIT BK 2012 PG 402
BOUNDARY SURVEY BK 2017 PG 459
SURVEY BK 2016 PG 943

GENERAL WATER MAIN NOTES
UPON APPROVAL OF PRELIMINARY PLAT CONCEPT PLANS AN 8" PUBLIC WATERMAN EXTENSION TO BE SUBMITTED TO THE CITY OF SPRINGDALE WATER & UTILITIES.

FLOOD CERTIFICATION:
NO PART OF THE HERE-ON DESCRIBED TRACTS ARE LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANEL #05007C0430J & #05007C0435J DATED 09/28/2007.

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

DATE PROFESSIONAL LAND SURVEYOR

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR PRESENT.

THIS SURVEY MEETS CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN THE STATE OF ARKANSAS.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.

ANY 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.

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 REAL ESTATE: EASEMENTS, OTHER THAN 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, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

Legend

Feature	Description
○	FOUND IRON PIN
●	SET 1/2" REBAR W/CAP, LS 1519
	POWER POLE
EP	ELECTRIC PEDESTAL
G	GAS METER
	Property Line
	Center Line
ROW ROW ROW	Right-Of-Way Line
	Building Setback Line
	Utility Easement Line
BSL-UE	Setback & Utility Easement Line
	40 Section Line
OHE OHE	Overhead Electric Line
H	275 Gallon Holding Tank (either gutter end, tie to roof)
	24" Flat Curb And Gutter
	Asphalt Pavement (See Detail Sheet & Pavement Specs)
	Existing E. Brown Road
SSS SSS	Condintionally aproved Septic Lateral Lines
P	Primary Test Pit (existing)
S	Secondary Test Pit (existing)
	Gate Vale
	Fire Hydrant & Assembly
	Single Meter per City Detail
	Proposed Light Pole

STATE PLAT CODING 500-18N-30W-0-16-400-04-1519

PROFESSIONAL LICENSED SURVEYOR STATE OF ARKANSAS No. 1519 SIGNATURE Michael D. Million

CERTIFICATE OF AUTHORIZATION A MILLION MIRACLES SURVEYING P.L.L.C No. 3323 ARKANSAS

A MILLION MIRACLES SURVEYING P.L.L.C.

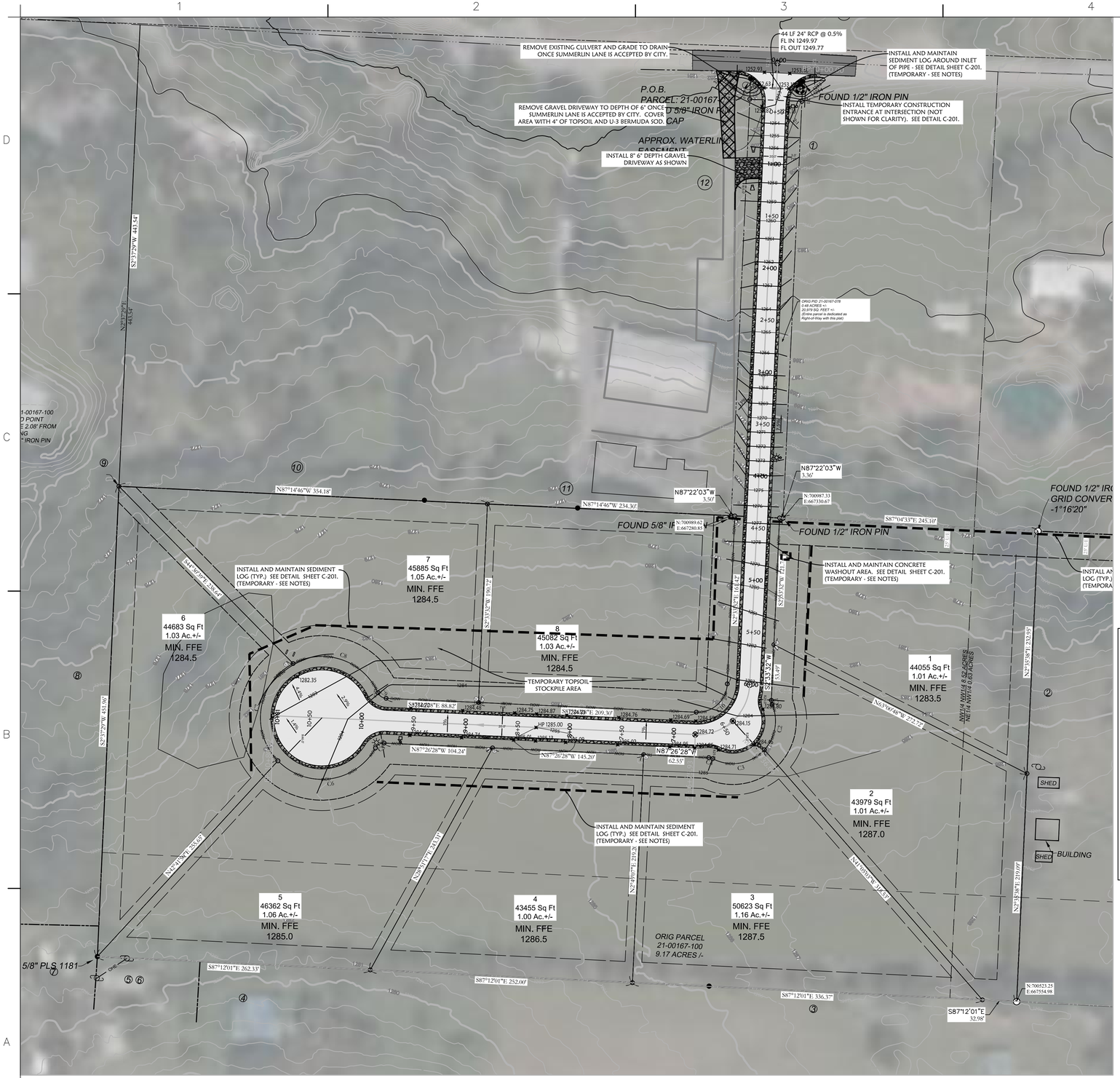
Eric Heller, Project Manager
129 W Boles St., Ste. A
Fayetteville, Arkansas
eric@amms-pllc.com
Phone: (479) 387-4361

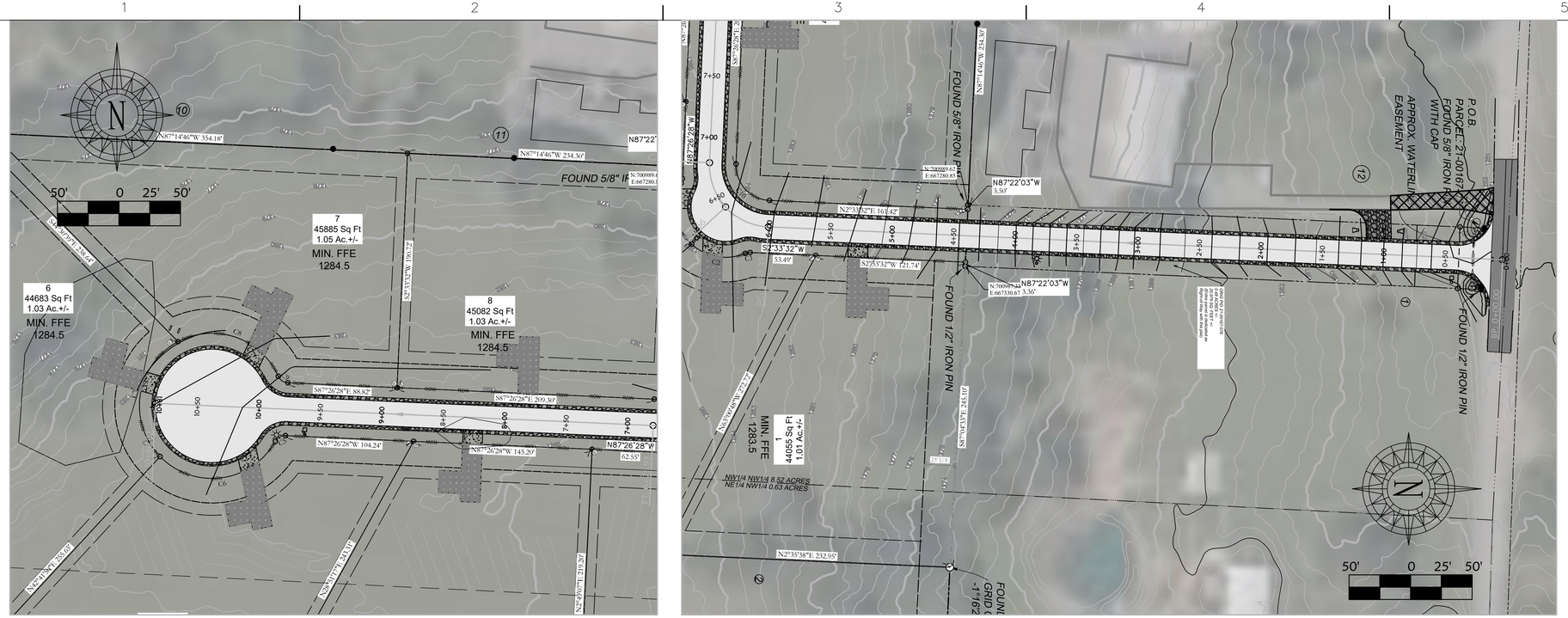
Mike Million, Project Manager
129 W Boles St., Ste. A
Fayetteville, Arkansas
mike@amms-pllc.com

HAWKSVIEW ESTATES
PRELIMINARY PLAT
FOR: SCOUT ENTERPRISES, LLC

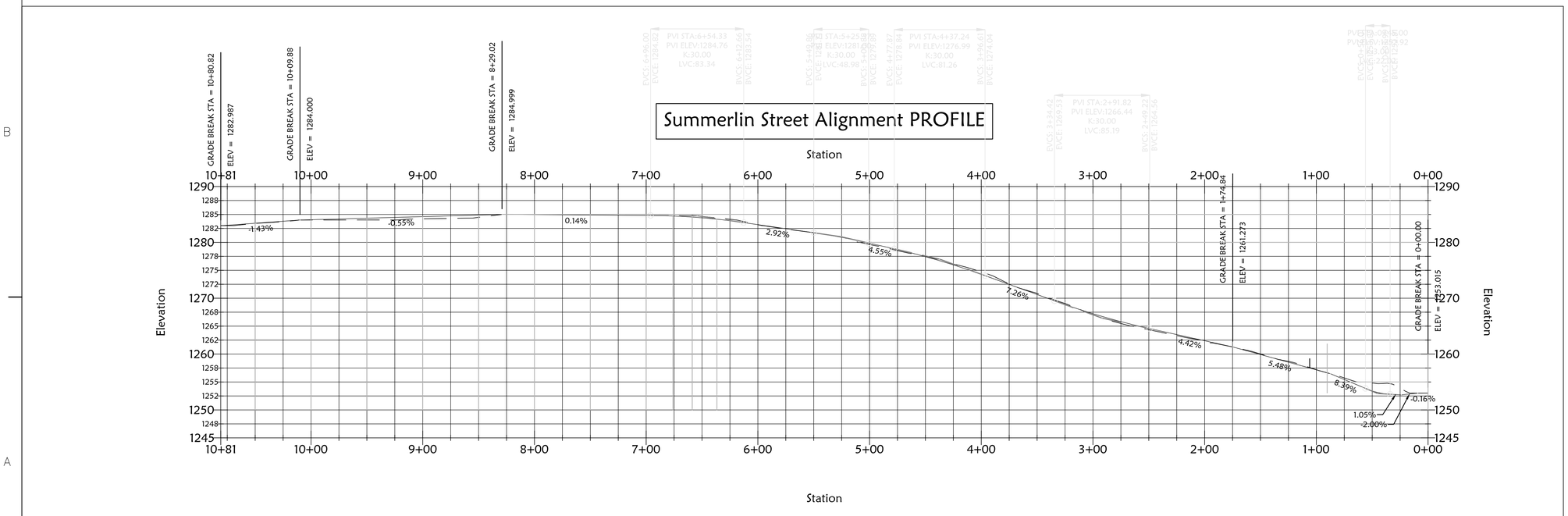
DATE: 02/16/2022
SCALE: 1"=60'
DRWN BY:ETH
JOB: CS-01
FC: ETH
REV BY: MDM
SHEET: 1 OF 1
SP # LS21-XX

X:\Projects\76 - Springdale, Hawksview subdivision\Survey\CS-02 PR Rosewood-SOUTH 8 LOTS.dwg Plotted On 2022-02-16 Plotted By Heller


REMOVE EXISTING CULVERT AND GRADE TO DRAIN ONCE SUMMERLIN LANE IS ACCEPTED BY CITY.
44 LF 24" RCP @ 0.5%
FL IN 1249.97
FL OUT 1249.77
INSTALL AND MAINTAIN SEDIMENT LOG AROUND INLET OF PIPE - SEE DETAIL SHEET C-201. (TEMPORARY - SEE NOTES)
P.O.B.
PARCEL: 21-00167-
FOUND 1/2" IRON PIN
REMOVE GRAVEL DRIVEWAY TO DEPTH OF 6" ONCE SUMMERLIN LANE IS ACCEPTED BY CITY. COVER AREA WITH 4" OF TOPSOIL AND U-3 BERMUDA SOD.
INSTALL TEMPORARY CONSTRUCTION ENTRANCE AT INTERSECTION (NOT SHOWN FOR CLARITY). SEE DETAIL C-201.
APPROX. WATERLIN
INSTALL 8" 6" DEPTH GRAVEL DRIVEWAY AS SHOWN
ORIG PID 21-00167-070
0.48 ACRES +/-
20,979 SQ. FEET +/-
(Entire parcel is dedicated as Right-of-Way with this plat)
N87°22'03"W
3.36'
N87°14'46"W 354.18'
N87°14'46"W 234.30'
N87°22'03"W
3.50'
N: 700987.33
E: 667330.63
N: 700989.62
E: 667280.85
FOUND 5/8" IR
FOUND 1/2" IRON PIN
FOUND 1/2" IR
GRID CONVER
-1°16'20"
S87°04'33"E 245.10'
INSTALL AND MAINTAIN SEDIMENT LOG (TYP.). SEE DETAIL SHEET C-201. (TEMPORARY - SEE NOTES)
INSTALL AND MAINTAIN CONCRETE WASHOUT AREA. SEE DETAIL SHEET C-201. (TEMPORARY - SEE NOTES)
INSTALL AN
LOG (TYP.)
(TEMPORA
7
45885 Sq Ft
1.05 Ac.+/-
MIN. FFE
1284.5
6
44683 Sq Ft
1.03 Ac.+/-
MIN. FFE
1284.5
8
45082 Sq Ft
1.03 Ac.+/-
MIN. FFE
1284.5
1
44055 Sq Ft
1.01 Ac.+/-
MIN. FFE
1283.5
TEMPORARY TOPSOIL STOCKPILE AREA
INSTALL AND MAINTAIN SEDIMENT LOG (TYP.). SEE DETAIL SHEET C-201. (TEMPORARY - SEE NOTES)
2
43979 Sq Ft
1.01 Ac.+/-
MIN. FFE
1287.0
SHED
SHED
BUILDING
5
46362 Sq Ft
1.06 Ac.+/-
MIN. FFE
1285.0
4
43455 Sq Ft
1.00 Ac.+/-
MIN. FFE
1286.5
3
50623 Sq Ft
1.16 Ac.+/-
MIN. FFE
1287.5
ORIG PARCEL
21-00167-100
9.17 ACRES +/-
5/8" PLS 1181
S87°12'01"E 262.33'
S87°12'01"E 252.00'
S87°12'01"E 336.37'
S87°12'01"E
32.98'
N: 700523.25
E: 667554.98
N87°26'28"W 104.24'
N87°26'28"W 145.20'
N87°26'28"W
62.55'
S87°24'28"E 88.82'
S87°24'28"E 209.30'
S87°24'28"E
62.53'
S43°37'29"W 445.54'
N43°37'29"W 445.54'
N43°37'29"W 451.95'
N43°37'29"W 253.05'
N43°37'29"W 238.44'
N2°33'52"W 190.72'
N2°33'52"W 104.72'
N2°33'52"W
53.50'
N2°35'38"E 232.95'
N2°35'38"E 219.09'
N2°40'07"E 219.25'
N2°40'07"E 234.31'
N0°41'48"W 272.73'
N0°41'48"W 314.53'
NWLY MOST 8.92 ACRES
NET 4 WHITE OAKS
1282.35
1284.48
1284.78
1284.97
1284.76
1284.69
1284.15
1284.72
1284.71
1284.58
1284.50
1284.30
1284.60
1284.69
1284.69
1284.69



Plan View
1" = 50'



Profile
1" = 50' H, 1" = 10' V

Plymouth Engineering, PLLC
5714 Walden Street
Lowell, Arkansas 72745
(479) 595-5934
www.plymoutheng.com

PRELIMINARY
NOT FOR CONSTRUCTION

Scout Enterprises, LLC
2616 North Thompson Avenue
Springdale, AR 72764

Hawksview Subdivision
Springdale ID# PP22-03

Rev.	Date	Description
A	2/17/2022	Tech review comments
-	1/27/2022	Initial LSD submittal

Designed by: David A. Gilbert, P.E.
Dwn by:
Ckd by:
Date: 8/24/2021
Design file no.
Drawing code:
File name: Hawksview
Plot date:
Plot scale: as noted

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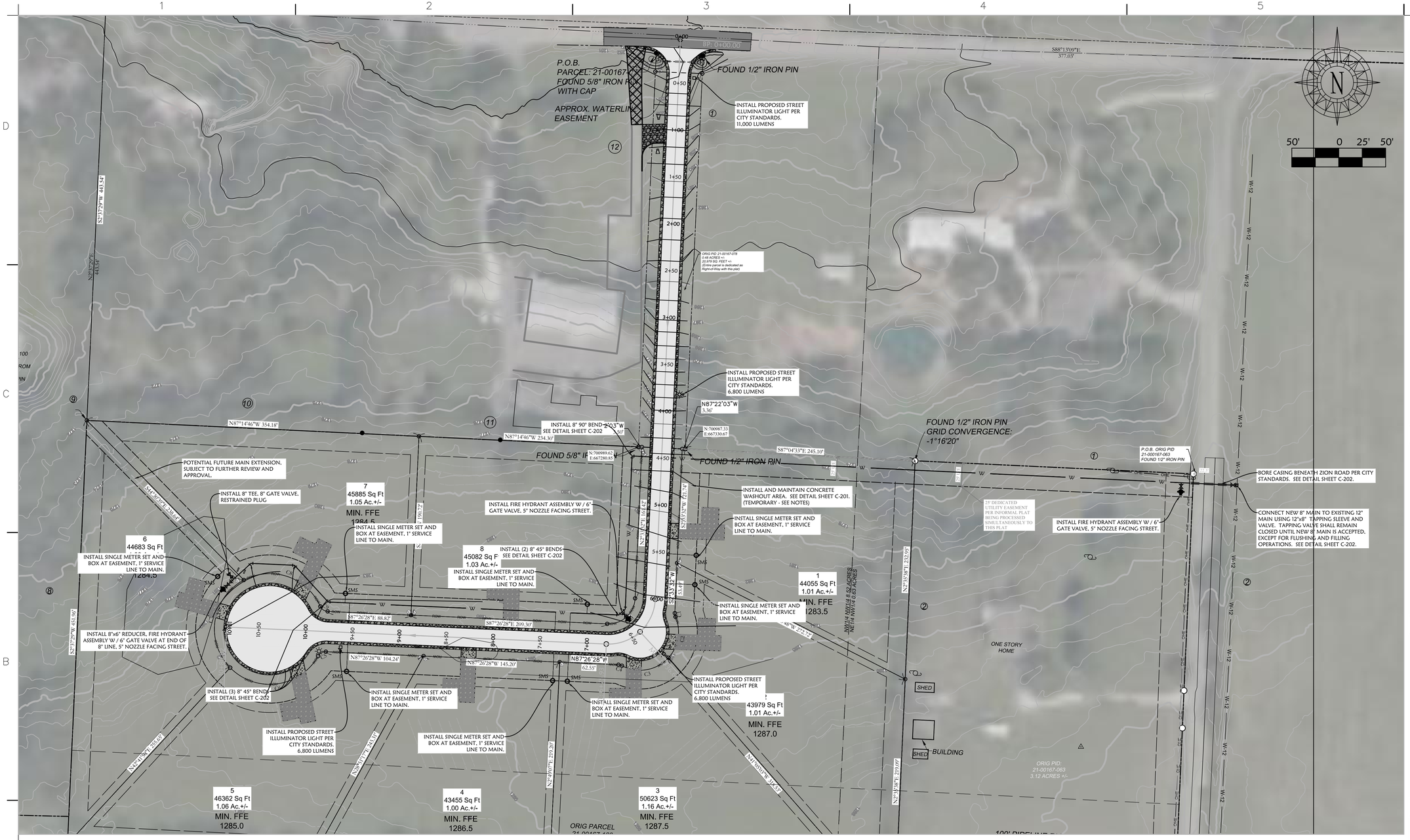
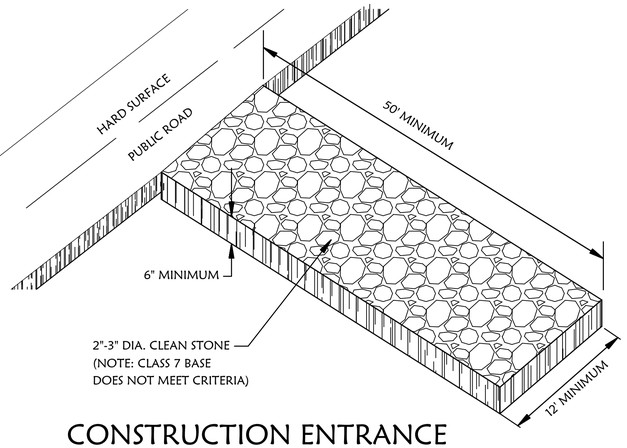
Street Plan and Profile
Sta. 0+00 - 10+81

Sheet reference number:
C-103

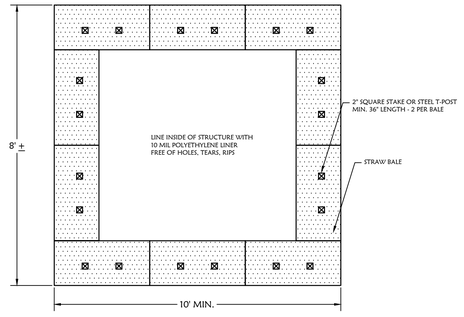
Sheet 4 of 7


P.O.B. PARCEL: 21-00167-003 FOUND 5/8" IRON PIN WITH CAP
APPROX. WATERLINE EASEMENT
FOUND 1/2" IRON PIN
S88°13'09"E 377.03'
BRF 04°00'00"
INSTALL PROPOSED STREET ILLUMINATOR LIGHT PER CITY STANDARDS. 11,000 LUMENS
ORIG PID: 21-00167-078 0.65 ACRES +/- 20,979 SQ. FEET +/- (Entire parcel is dedicated as Right-of-Way with this plat)
INSTALL PROPOSED STREET ILLUMINATOR LIGHT PER CITY STANDARDS. 6,800 LUMENS
N87°22'03"W 3.36'
N: 700987.33 E:667330.67
INSTALL 8" 90° BEND SEE DETAIL SHEET C-202
N87°14'46"W 354.18'
N87°14'46"W 234.30'
N: 700989.62 E:667280.85
FOUND 5/8" IR
FOUND 1/2" IRON PIN
S87°04'33"E 245.10'
FOUND 1/2" IRON PIN GRID CONVERGENCE: -1°16'20"
P.O.B. ORIG PID 21-00167-003 FOUND 1/2" IRON PIN
BORE CASING BENEATH ZION ROAD PER CITY STANDARDS. SEE DETAIL SHEET C-202.
CONNECT NEW 8" MAIN TO EXISTING 12" MAIN USING 12"x8" TAPPING SLEEVE AND VALVE. TAPPING VALVE SHALL REMAIN CLOSED UNTIL NEW 8" MAIN IS ACCEPTED, EXCEPT FOR FLUSHING AND FILLING OPERATIONS. SEE DETAIL SHEET C-202.
INSTALL FIRE HYDRANT ASSEMBLY W / 6" GATE VALVE, 5" NOZZLE FACING STREET.
25' DEDICATED UTILITY EASEMENT PER INFORMAL PLAT. BEING PROCESSED SIMULTANEOUSLY TO THIS PLAT
POTENTIAL FUTURE MAIN EXTENSION, SUBJECT TO FURTHER REVIEW AND APPROVAL.
INSTALL 8" TEE, 8" GATE VALVE, RESTRAINED PLUG
INSTALL FIRE HYDRANT ASSEMBLY W / 6" GATE VALVE, 5" NOZZLE FACING STREET.
INSTALL AND MAINTAIN CONCRETE WASHOUT AREA. SEE DETAIL SHEET C-201. (TEMPORARY - SEE NOTES)
INSTALL SINGLE METER SET AND BOX AT EASEMENT, 1" SERVICE LINE TO MAIN.
INSTALL (2) 8" 45° BENDS SEE DETAIL SHEET C-202
INSTALL (2) 8" 45° BENDS SEE DETAIL SHEET C-202
INSTALL (3) 8" 45° BENDS SEE DETAIL SHEET C-202
INSTALL 8"x6" REDUCER, FIRE HYDRANT ASSEMBLY W / 6" GATE VALVE AT END OF 8" LINE, 5" NOZZLE FACING STREET.
INSTALL PROPOSED STREET ILLUMINATOR LIGHT PER CITY STANDARDS. 6,800 LUMENS
INSTALL PROPOSED STREET ILLUMINATOR LIGHT PER CITY STANDARDS. 6,800 LUMENS
7 45885 Sq Ft 1.05 Ac.+/- MIN. FFE 1284.5
6 44683 Sq Ft INSTALL SINGLE METER SET AND BOX AT EASEMENT, 1" SERVICE LINE TO MAIN. 1284.5
8 45082 Sq F 1.03 Ac.+/-
1 44055 Sq Ft 1.01 Ac.+/- MIN. FFE 1283.5
43979 Sq Ft 1.01 Ac.+/- MIN. FFE 1287.0
5 46362 Sq Ft 1.06 Ac.+/- MIN. FFE 1285.0
4 43455 Sq Ft 1.00 Ac.+/- MIN. FFE 1286.5
3 50623 Sq Ft 1.16 Ac.+/- MIN. FFE 1287.5
INSTALL SINGLE METER SET AND BOX AT EASEMENT, 1" SERVICE LINE TO MAIN.

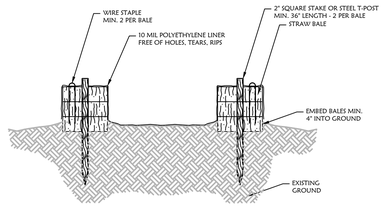


CONSTRUCTION ENTRANCE

N.T.S.



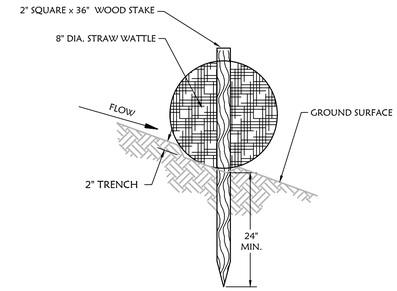
PLAN VIEW



CROSS-SECTION

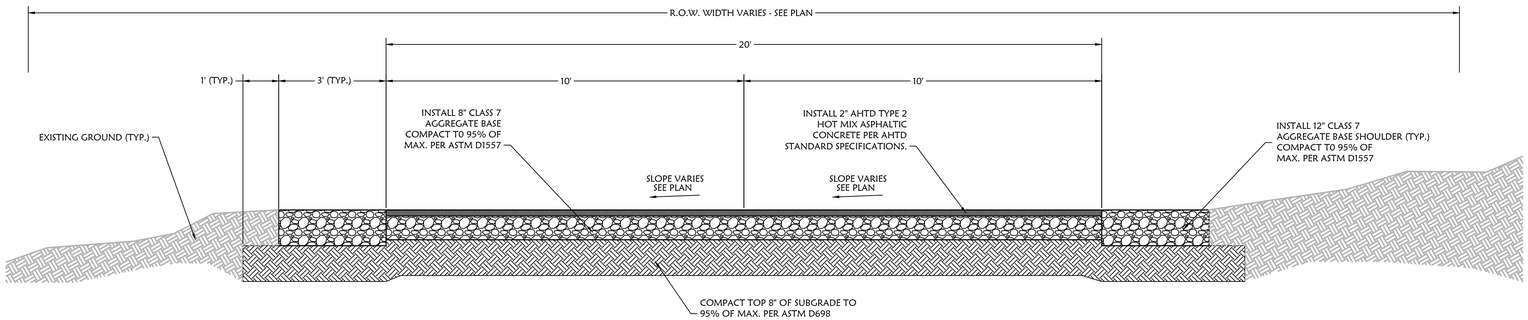
CONCRETE WASHOUT AREA

NOT TO SCALE



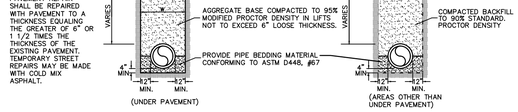
SEDIMENT LOG (STRAW WATTLE)

NOT TO SCALE



TYPICAL ROADWAY SECTION

NOT TO SCALE



STORM SEWER BEDDING AND BACKFILL

NOT TO SCALE

Plymouth Engineering, PLLC
5714 Walden Street
Lowell, Arkansas 72745
(479) 595-5934
www.plymoutheng.com

PRELIMINARY
NOT FOR CONSTRUCTION

Scout Enterprises, LLC
2616 North Thompson Avenue
Springdale, AR 72764

Hawkeview Subdivision
Springdale / D# PP22-03

A	Tech review comments
-	Initial LDD submittal

1/27/2022
2/17/2022

Rev.: A
Date: 8/24/2021
Design file no.:
Drawing code:
File name: Hawkvalley
Plot date:
Plot scale: as noted

Designed by: David A. Gilbert, P.E.
Drwn by:
Chkd by:

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Details

Sheet reference number:
C-201

Sheet 6 of 7

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

TRENCH WIDTH SCHEDULE

NOTES:

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



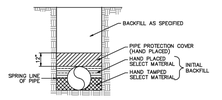
TYPICAL PIPE TRENCH

N.T.S.

SPRINGDALE WATER UTILITIES
526 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5750

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

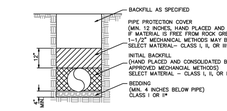
DRAWN BY:	DRAWING NO.	DATE:
JNK	S-17	MARCH 2008



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.

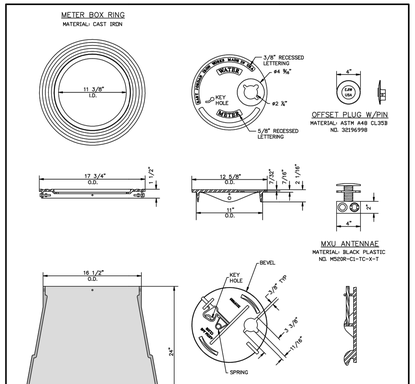
* CLASS I, II, AND III AS DEFINED IN ASTM D2487 AND THE PIPE BACKFILL MATERIAL AND AGGREGATE BASE COURSE FILL SECTION OF THE SPECIFICATIONS

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

SPRINGDALE WATER UTILITIES
526 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5750

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO.	DATE:
TLS	S-18	MARCH 2008



STANDARD METER BOX

N.T.S.

SPRINGDALE WATER UTILITIES
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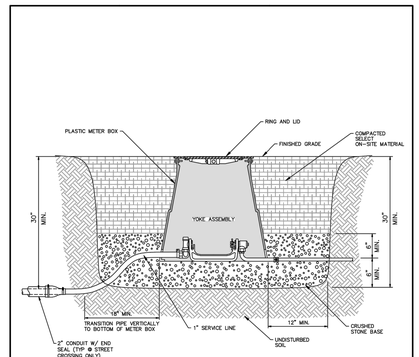
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO.	DATE:
TLS	S-22	MARCH 2008



STANDARD METER BOX INSTALLATION

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

N.T.S.

NOTES:

1.) 2" CONDUITS TO BE INSTALLED ON ALL STREET CROSSINGS AND SHALL EXTEND FROM BACK OF SIDEWALK TO BACK OF SIDEWALK

2.) ALL SERVICE TUBING SHALL HAVE 30" MIN. COVER EXCEPT FOR TRANSITION TO METER BOX AS SHOWN ABOVE.

3.) SEE "TECHNICAL SPECIFICATIONS" FOR MATERIAL AND INSTALLATION SPECIFICATIONS

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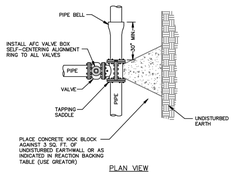
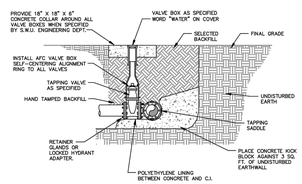
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO.	DATE:
TLS	S-23	MARCH 2008



PLAN VIEW



PROFILE VIEW

TAPPING SADDLE & VALVE

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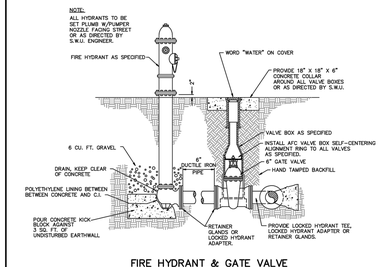
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO.	DATE:
CAC	S-5	MARCH 2008

NOTE:
ALL HYDRANTS TO BE SET PLUMB W/PUMPER NOZZLE FACING STREET OR AS DIRECTED BY S.W.U. ENGINEER.



FIRE HYDRANT & GATE VALVE

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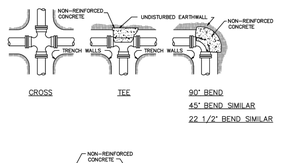
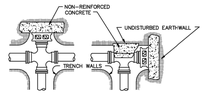
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO.	DATE:
KM	S-1	MARCH 2008



CROSS TEE 90° BEND
45° BEND SIMILAR
22 1/2" BEND SIMILAR



CROSS W/PLUG TEE W/PLUG

NOTES:

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

REACTION BACKING TABLE

SIZE	REQUIRED SQ. FT. OF UNDISTURBED EARTHWALL FOR REACTION BACKING			
	TYPE OF FITTINGS			
	TEE	90°	45°	22 1/2°
3"x3"x3"	1	1	1	1
4"x4"x4"	1	1	1	1
6"x6"x6"	2	2	1	1
8"x8"x8"	3	4	2	1
10"x10"x10"	7	7	3	2
12"x12"x12"	10	10	5	3
14"x14"x14"	13	13	7	4
16"x16"x16"	17	17	9	5
18"x18"x18"	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

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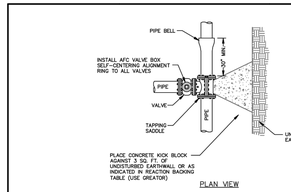
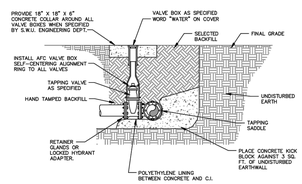
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



PLAN VIEW



PROFILE VIEW

TAPPING SADDLE & VALVE

N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO.	DATE:
CAC	S-5	MARCH 2008

Plymouth Engineering, PLLC
5714 Walden Street
Lowell, Arkansas 72745
(479) 595-5934
www.plymoutheng.com

PRELIMINARY NOT FOR CONSTRUCTION

Scott Enterprises, LLC.
2616 South Thompson Avenue
Springdale, AR 72764

Hawkridge Subdivision
Springdale / D# PP22-03

Rev.	Date	Description
A	2/7/2022	Tech review comments
-	1/27/2022	Initial LDD submittal

Designed by: David A. Gilbert, P.E.
Drawn by: CAC

Date: 8/24/2021
Design file no.:
Drawing code:
File name: Hawkridge
Plot date:
Plot scale: as noted

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Details

Sheet reference number:
C-202

Sheet 7 of 7

Plymouth Engineering, PLLC
5714 Walden Street · Lowell, AR 72745
(479) 595-5934 · www.plymoutheng.com

Development Plan for
Hawksview Subdivision
Planned Unit Development
February 10, 2022

This Development Plan for Hawksview Subdivision is hereby submitted per City of Springdale requirements.

The approved Final Development Plan shall be binding on all subsequent owners of the land until revised or repealed as set forth in Springdale's Code of Ordinances, Chapter 130.

General Eligibility and Staging Requirements

1. Location: The PUD district covered in this application shall apply to 9.65 acres of land in extreme northwest Springdale identified by Benton County parcel numbers 21-00167-078 and 21-00167-100; located at 8915 East Brown Road. This property lies within the "Karst recharge area" as designated by the United States Fish and Wildlife Service (USFWS). This area is subject to stringent USFWS requirements and other environmental requirements. The area is designated as low-density residential on the City's master land use plan.

2. Ownership: The property is owned by Scout Enterprises, LLC, who is also the rezoning applicant and the developer of the property. A copy of the warranty deed has been submitted with the rezoning application.

3. Project Size: The property in question is approximately 9.65 acres in size. The entire tract is proposed to be developed as part of this project.

4. Staging: No staging is proposed. All 8 lots are to be developed simultaneously upon receipt of all required approvals. In the initial construction, the only grading to be performed will be that needed to install the roadway and required utilities. Homesites will be graded as needed. In order to minimize impact on the environment, no mass grading is proposed.

The Owner intends to begin construction as soon as all required approvals can be obtained.

APPLICATION REVIEW PROCEDURES

5. Three phases:
    a. A preapplication conference with planning and community development staff – The Owner and Staff have met several times over the past 2 and a half years to discuss this project. The Engineer and Staff met together on October 4, 2021 to discuss this project and another, unrelated, large-scale development. Another

meeting was held on December 14, 2021 and involved the Owner, the Owner's engineer, the Owner's attorney, the City attorney, and members of the Planning staff.

b. A preliminary development plan has been submitted to the City in the form of a preliminary plat for the development. A number of other supporting documents, including restrictive covenants, construction drawings, and a preliminary drainage report have also been submitted. This PUD is scheduled to be heard by the Planning Commission on March 1, 2022, with consideration by the City Council to follow.
c. The final development plan has yet to be developed, as the PUD has just been submitted and has not yet been considered by the Planning Commission or the City Council.
d. The final development plan shall be approved prior to the issuance of any building permits within the PUD. The final development shall be recorded prior to the issuance of any building permits.

6. Civil Engineer: Plymouth Engineering, PLLC; 5714 Walden Street; Lowell, AR 72745; (479) 595-5934; david@plymoutheng.com

   Surveyor: A Million Miracles Surveying, PLLC; 129 W. Boles Street, Suite A; Fayetteville, AR 72701; (479) 387-4361; eric@amms-pllc.com

7. Size: The PUD will cover approximately 9.65 acres.

PARCEL 21-00167-100 DESCRIPTION:
A PART OF THE NORTH HALF (N1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND MAG NAIL FOR THE NORTHWEST CORNER OF THE NORTH HALF (N1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 16; THENCE SOUTH 86°52'01" EAST A DISTANCE OF 496.06 FEET TO A COMPUTED POINT; THENCE SOUTH 02°37'29" WEST A DISTANCE OF 443.54 FEET TO A COMPUTED POINT FOR THE POINT OF BEGINNING; THENCE SOUTH 87°14'46" EAST A DISTANCE OF 588.49 FEET TO A FOUND 5/8" IRON PIN; THENCE SOUTH 87°22'03" EAST A DISTANCE OF 49.86 FEET TO A FOUND 1/2" IRON PIN; THENCE SOUTH 87°04'33" EAST A DISTANCE OF 245.10 FEET TO A FOUND 1/2" IRON PIN; THENCE SOUTH 02°35'38" WEST A DISTANCE OF 452.04 FEET TO A FOUND 1/2" DISTURBED IRON PIN; THENCE NORTH 87°12'01" WEST A DISTANCE OF 883.68 FEET TO A FOUND 5/8" IRON PIN PLS 1181; THENCE NORTH 02°37'29" EAST A DISTANCE OF 451.96 FEET TO THE POINT OF BEGINNING, CONTAINING 9.17 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS, COVENANTS, AND RESTRICTIONS OF RECORD, IF ANY.

PARCEL 21-00167-078 DESCRIPTION:
A PART OF THE NORTH HALF (N1/2) OF THE NORTHWEST QUARTER (NW1/4) OF

SECTION 16, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND MAG NAIL FOR THE NORTHWEST CORNER OF THE NORTH HALF (N1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 16; THENCE SOUTH 86°52'01" EAST A DISTANCE OF 1084.90 FEET; THENCE SOUTH 03°22'57" WEST A DISTANCE OF 19.54 FEET TO A FOUND 5/8" IRON PIN WITH CAP FOR THE POINT OF BEGINNING; THENCE SOUTH 86°48'54" EAST A DISTANCE OF 50.07 FEET TO A FOUND 1/2" IRON PIN; THENCE SOUTH 02°35'14" WEST A DISTANCE OF 419.63 FEET TO A FOUND 1/2" IRON PIN; THENCE NORTH 87°22'03" WEST A DISTANCE OF 49.86 FEET TO A FOUND 5/8" IRON PIN; THENCE NORTH 02°33'32" EAST A DISTANCE OF 420.11 FEET TO THE POINT OF BEGINNING, CONTAINING 0.48 ACRES. MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS, COVENANTS, AND RESTRICTIONS OF RECORD, IF ANY.

8. Project Name: Hawksview Subdivision PUD

9. Site Plan: A copy of the proposed preliminary plat is attached. The plan indicates proposed setbacks, roadways, and locations of driveways. It is not yet known exactly where the homes will be placed on the individual lots, or exactly what size each home will be. No common spaces are proposed. This preliminary plat has not yet been considered by the Planning Commission.

10. Development Strategy: The Owner's intent is to create eight, one-acre minimum size lots for single family homes. The lots are similar in size to the R-E zoning district, but have smaller setbacks due to a number of site constraints. Lots will front a two-lane public street which is slightly narrower than standard to reduce the amount of impervious area within the Karst recharge area. The road will be constructed without curbs or gutters, but have 3-foot gravel shoulders as is allowed within an R-E zone. Gravel driveways are also proposed, along with the exclusion of concrete sidewalks which are typically required, all to reduce impervious area and channeling of water within the recharge zone as requested by the US Fish and Wildlife Service to protect endangered species living in the Cave Springs cave.

11. District Requirements:

Hawksview Subdivision - Planned Unit Development #__

PURPOSE.

PUD #__ is established to accommodate single-family residential and complementary land uses on large lots. This zone specifically applies to a specific parcel on the fringe area of the city, lying within the Karst recharge zone of the Cave Springs cave.

USES PERMITTED.

Unit 1, city-wide public uses by right.

Unit 8, single-family dwellings.

Unit 16, offices, studios and related services.

Unit 28, home occupation.

Unit 29, home office.

CONDITIONAL USES PERMISSIBLE ON APPEAL TO THE PLANNING COMMISSION.

Unit 2, city-wide uses by conditional use permit.

Unit 3, utility facilities.

Unit 4, cultural, recreational and health facilities.

Unit 6, agriculture.

Unit 7, animal husbandry.

Unit 9, zero lot line.

Unit 36, horses kept in residential areas.

Unit 40, temporary classrooms.

Unit 45, health care clinic.

TEMPORARY USES.

Unit 34, model home/temporary marketing office.

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:

a. Accessory buildings, including private garages, storage facilities, gazeboes, pergolas, and children's playhouses as set forth in article 6, subsection 2.7 of Chapter 130 – Zoning Ordinance.

b. Private greenhouses and horticultural collections.

c. Porches, awnings, screen rooms, sun rooms, and pool enclosures.

d. Flower and vegetable gardens.

e. Swimming pools, tennis courts and similar recreation facilities.

SITE PLAN REVIEW.

When a conditional use is proposed in PUD #__, 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 Chapter 130 – Zoning Ordinance 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 one acre. In addition, there shall be a minimum lot width of not less than eighty (80) feet on a public street at the front setback line.
(2) *Density.* One (1) unit 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 Minima		Setbacks				
	Widths	Area	Front	Back	Side		
						Corner	
						Interior	Exterior
One-family	80	1 acre	30	20	8/8	8	30
Zero-lot line	80	1 acre	30	20	8/0	8/0	30

OFF STREET PARKING.

See article 7 of Chapter 130 – Zoning Ordinance.

STREET CONSTRUCTION STANDARDS.

Consistent with US Fish and Wildlife recommendations for the Karst recharge area, no concentration of runoff is proposed. Street sections shall not include curb and gutter, as is allowable under existing City standards for an R-E district. To reduce the amount of impervious area in the Karst recharge zone, sidewalks are not proposed for internal streets; and internal streets shall be twenty (20) feet in width unless noted otherwise as needed to provide access for fire suppression apparati. A three (3) foot gravel shoulder shall be provided adjacent to internal streets. Roadside ditches shall not be provided, as sheet flow is to be maintained wherever possible.

12. Narrative: Scout Enterprises, LLC, the Owner and developer of the proposed Hawksview Subdivision, proposes to create a planned unit district within the City of Springdale in order to develop eight single-family homesites. The property is located at 8915 East Brown Road in extreme northwest Springdale, approximately 1,700 feet northwest of Sharp's Quarry. This property lies within the Karst recharge area as designated by the US Fish and Wildlife Service to protect endangered species living within the Cave Springs cave. The recharge area is designated in order to place a special emphasis on surface water quality as it impacts losing streams and similar features which are thought to be tied to the cave's ecosystem. As such, it is subject to special regulations which are not applicable to typical sites within the city.

    The site consists of approximately 9.65 acres of open pasture which is currently zoned A-1, as is typical for properties annexed into Springdale. The city's master land use plan currently shows this site as intended for low-density residential use, which is consistent with this application.

    The intent of the development is to provide a neighborhood of single-family homes on one-acre minimum lots, as could be found within an R-E zone. Unfortunately, a number of site constraints exist which will not accommodate the large setbacks required within an R-E zone. These include a large area taken up by a water transmission line from the Beaver Water District's treatment plant to the City of Bentonville, and a significant area required to provide septic system drainage fields as required by the Arkansas Department of Health. When approached about a variance to the setbacks, Planning staff did not appear supportive, but instead suggested development of a planned unit development so that surrounding property owners would have the comfort of seeing what will be required in the subdivision. Staff also indicated that they would not be able to support rezoning this property to SF-1, as the allowable lot size and housing density might be resisted by the neighbors.

    Proposed acreage requirements and lot frontage requirements match those found in the Code of Ordinances for a R-E zone. Setbacks were taken from the setback table for an SF-1 zone. Every effort has been made to utilize features already listed in various district regulations contained within the Code of Ordinances and to avoid specialized features. Proposed use units have similarly been borrowed from R-E and SF-1 regulations, with a few additions which were considered appropriate to the setting and intended use. Use unit 16 (offices, studios and related services) is not found in

R-E or RSF-1 and has been added. Units 4, 6, 7, and 45 are not found in R-E, but have been added as conditional uses in this PUD. Units 4 (cultural, recreational and health facilities) and 45 (health care clinic) are allowed as conditional uses in SF-1. Units 6 (agriculture) and 7 (animal husbandry) are allowed within A-1, and have been listed as conditional uses in this PUD. We believe this array of uses (primarily R-E, with a couple of SF-1 and A-1 uses thrown in) will provide good balance for this area.

Minimum square footages required of homes within this subdivision is 1,000 square feet, as listed in the proposed covenants which have been submitted along with the preliminary plat. Typical lot size is just over 1 acre. All lots are at least one acre as shown on the preliminary plat.

As listed above, accessory buildings, private garages, storage facilities, gazeboes, pergolas, and children's playhouses as set forth in article 6, subsection 2.7 of Chapter 130 – Zoning Ordinance would be allowed; along with private greenhouses and horticultural collections, porches, awnings, screen rooms, sun rooms, pool enclosures, flower and vegetable gardens, swimming pools, tennis courts and similar recreation facilities.

The primary use of the development is single-family residential. The following specific use units would be allowed within the development:

USES PERMITTED.
Unit 1, city-wide public uses by right.
Unit 8, single-family dwellings.
Unit 16, offices, studios and related services.
Unit 28, home occupation.
Unit 29, home office.
CONDITIONAL USES PERMISSIBLE ON APPEAL TO THE PLANNING COMMISSION.
Unit 2, city-wide uses by conditional use permit.
Unit 3, utility facilities.
Unit 4, cultural, recreational and health facilities.
Unit 6, agriculture.
Unit 7, animal husbandry.
Unit 9, zero lot line.
Unit 36, horses kept in residential areas.
Unit 40, temporary classrooms.
Unit 45, health care clinic.
TEMPORARY USES.
Unit 34, model home/temporary marketing office.

One model home would be allowed within the development as a temporary use.

Covenants will specify exterior building material requirements. Per the Covenants, "All exterior walls of all Dwellings erected on the Lots shall be finished with brick, stone, faux stone veneer construction, or concrete composition siding (such as Hardie® siding), vinyl or metal siding. Dormers or gables may be covered with any of the materials or vinyl siding. Soffits and fascia may be covered with steel, aluminum, PVC, or concrete composition materials. Roofs shall be covered with shingles using architectural composition or better. All street facing (front elevations for corner lots) windows may be true light or divided light. All replacement windows must be approved by the ARC. Any colored or decorative glass on street facing elevations must be approved by the ARC."

Covenants will specify requirements for lot maintenance. Per the covenants, "All Lots shall be maintained, mowed, and kept free of noxious weeds whether they be improved or unimproved. Further, upon construction of a dwelling, the Owner shall seed the entire Lot, provided, however, that this section shall not apply to Developer during construction and development of the Development. If Owner allows grass to grow such that it is more than eight (8") inches high, Developer or Association, shall have the right, but not the obligation, to have it mowed without giving notice to the Owner and shall charge a seventy-five dollars ($75.00) service charge for arranging the mowing in addition to the amount it costs Developer or Association to have it mowed. All lots must include design criteria sufficient to reduce runoff and adhere to Best Management Practices (BMPs) of the Karst Recharge Zone. Plans must be included in final submission review to the ARC."

This development is planned as a small residential subdivision, with single-family homes placed on one acre lots. No common space is proposed. No amenities are proposed, other than the large residential lots. No swimming pool, clubhouse, or other common facility is proposed. The development is intended to blend in with surrounding residential uses which, until recently, have been fairly rural in nature, while providing an opportunity to enjoy the setting for those who cannot afford to purchase and/or maintain large tracts of land.

The primary street is proposed to be constructed within a 43-foot right-of-way (the entrance street will be partially located within a 50-foot right-of-way), and will consist of a 20-foot wide asphalt section with 3-foot gravel shoulders. The roadway will be constructed without curb and gutter to minimize concentration of runoff and maintain a sheet-mode of flow per USFWS guidelines for the Karst recharge area. (It should be noted that curb and gutter are not required, if a 3-foot gravel shoulder is provided, in R-E zoning, although the typical minimum street width is 24 feet.) The reduction in roadway width, along with the elimination of sidewalk within the development and the use of gravel residential driveways for the homes, is intended to reduce the amount of impervious area within the development for environmental purposes. The

proposed street is proposed to be dedicated to the City as a public street within the aforementioned dedicated street right-of-way.

Access to the subdivision will be from East Brown Road as shown on the attached preliminary plat. This preliminary plat has not yet been considered by the Planning Commission or City Council.

Per the Covenants,

> "No vehicles may be parked overnight in the streets of the Development. Owners shall provide sufficient off-street parking to accommodate the vehicles used by their families and guests. Furthermore, no semi-trailer trucks or commercial vehicles shall be allowed to park in the Development, either on the streets or on the Lots, provided, however, that this restriction shall not apply to Developer during construction and development of the Development. No vehicles may be parked in front yard at any time."

The proposed density of the revised development is 8 residential lots on 9.65 acres, or 1.21 lots per acre.

No common areas or amenities are proposed.

This project has not yet been considered by the Planning Commission or City Council. Construction has not yet started, and cannot begin until all required permits are received.

The proposed development is in harmony with the surrounding uses and the master land use plan. It is not anticipated to cause adverse impact to the existing infrastructure in the area. By developing this property as a planned unit development, the neighbors may rest assured when it comes to what will be built on this property, and the manner in which it will be built.

END OF DOCUMENT

PARCEL 21-00167-100 DESCRIPTION:
A PART OF THE NORTH HALF (N1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND MAG NAIL FOR THE NORTHWEST CORNER OF THE NORTH HALF (N1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 16; THENCE SOUTH 86°52'01" EAST A DISTANCE OF 496.06 FEET TO A COMPUTED POINT; THENCE SOUTH 02°37'29" WEST A DISTANCE OF 443.54 FEET TO A COMPUTED POINT FOR THE POINT OF BEGINNING; THENCE SOUTH 87°14'46" EAST A DISTANCE OF 588.49 FEET TO A FOUND 5/8" IRON PIN; THENCE SOUTH 87°22'03" EAST A DISTANCE OF 49.86 FEET TO A FOUND 1/2" IRON PIN; THENCE SOUTH 87°04'33" EAST A DISTANCE OF 245.10 FEET TO A FOUND 1/2" IRON PIN; THENCE SOUTH 02°35'38" WEST A DISTANCE OF 452.04 FEET TO A FOUND 1/2" DISTURBED IRON PIN; THENCE NORTH 87°12'01" WEST A DISTANCE OF 883.68 FEET TO A FOUND 5/8" IRON PIN PLS 1181; THENCE NORTH 02°37'29" EAST A DISTANCE OF 451.96 FEET TO THE POINT OF BEGINNING, CONTAINING 9.17 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS, COVENANTS, AND RESTRICTIONS OF RECORD, IF ANY.

PARCEL 21-00167-078 DESCRIPTION:
A PART OF THE NORTH HALF (N1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND MAG NAIL FOR THE NORTHWEST CORNER OF THE NORTH HALF (N1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 16; THENCE SOUTH 86°52'01" EAST A DISTANCE OF 1084.90 FEET; THENCE SOUTH 03°22'57" WEST A DISTANCE OF 19.54 FEET TO A FOUND 5/8" IRON PIN WITH CAP FOR THE POINT OF BEGINNING; THENCE SOUTH 86°48'54" EAST A DISTANCE OF 50.07 FEET TO A FOUND 1/2" IRON PIN; THENCE SOUTH 02°35'14" WEST A DISTANCE OF 419.63 FEET TO A FOUND 1/2" IRON PIN; THENCE NORTH 87°22'03" WEST A DISTANCE OF 49.86 FEET TO A FOUND 5/8" IRON PIN; THENCE NORTH 02°33'32" EAST A DISTANCE OF 420.11 FEET TO THE POINT OF BEGINNING, CONTAINING 0.48 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS, COVENANTS, AND RESTRICTIONS OF RECORD, IF ANY.

Curve Table

Curve #	Length	Radius	Chord Length	Chord Bearin
C1	4.00'	9.00'	3.97'	S10°10'14"E
C2	46.70'	41.00'	44.22'	S09°43'54"W
C3	54.14'	41.00'	50.29'	S80°11'27"W
C4	4.00'	9.00'	3.97'	N74°42'42"W
C5	9.95'	9.00'	9.45'	S60°53'01"W
C6	109.60'	59.00'	94.51'	S82°25'36"W
C7	109.68'	59.00'	94.55'	N08°54'00"E
C8	96.58'	58.93'	86.13'	S70°58'04"E
C9	9.95'	9.00'	9.45'	S55°45'57"E
C10	44.77'	28.50'	40.31'	N47°33'32"E
C11	78.54'	50.00'	70.71'	N47°33'32"E

1
21-00167-060
MYERS, LINDA M & MYERS, STANLEY ANTON JR TRUSTEES
PO BOX 2130
LOWELL AR 72745
Z: A-1

2
21-00167-063
SCOUT ENTERPRISES #3 LLC
12960 S ZION RD
LOWELL AR 72745
Z: A-1

3
21-00167-098
JOHNSON, CRYSTAL L
12988 KNIGHT LN
LOWELL AR 72745-9028
Z: A-1

4
21-00167-095
SHRUM, KENNETH R
12993 KNIGHT LN
LOWELL AR 72745-9028
Z:A-1

5
21-00167-094
BOWEN, TIM & BARBARA
426 MADISON 5244
HUNTSVILLE AR 72740-6382
Z:A-1

6 & 7
21-00167-094 & 21-00167-091
BOWEN, TIM & BARBARA
426 MADISON 5244
HUNTSVILLE AR 72740-6382
Z:A-1

8
21-00167-087
CARTER, MICHAEL DALE & LINDA SUE
12890 SHARP SPRINGS RD
LOWELL AR 72745-9033
Z:A-1

9
21-00167-084
POWELL, DIANE
8853 E BROWN RD
LOWELL AR 72745-9484
Z:A-1

10
21-00167-082
FLORES, RAMON & FIALLOS, JESSICA
5202 S 62ND ST
ROGERS AR 72758-8141
Z:A-1

11
21-00167-080
WOLFE, JEFFREY L & MAUREEN L
8899 E BROWN RD
LOWELL AR 72745-9484
Z:A-1

12
21-00167-079
BEAVER, SCOT & SAMMIE
PO BOX 1425
LOWELL AR 72745-1425
Z:A-1

13
12-02591-100
ADAMS, AMY M
821 PARADISE PL
LOWELL AR 72745-9312
Z:A-1

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

SIGNATURES

ACCEPTANCE OF DEDICATION	DATE	CITY CLERK, CITY OF SPRINGDALE
	DATE	MAYOR, CITY OF SPRINGDALE
APPROVAL FOR RECORDING	DATE	SECRETARY, PLANNING CITY OF SPRINGDALE
	DATE	DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT, CITY OF SPRINGDALE
COMMISSION	DATE	CHAIRPERSON, PLANNING COMMISSION, CITY OF SPRINGDALE
WATER & SEWER	DATE	ENGINEER, SPRINGDALE WATER UTILITIES CITY OF SPRINGDALE
STREETS & DRAINAGE	DATE	DIRECTOR OF PUBLIC WORKS, CITY OF SPRINGDALE

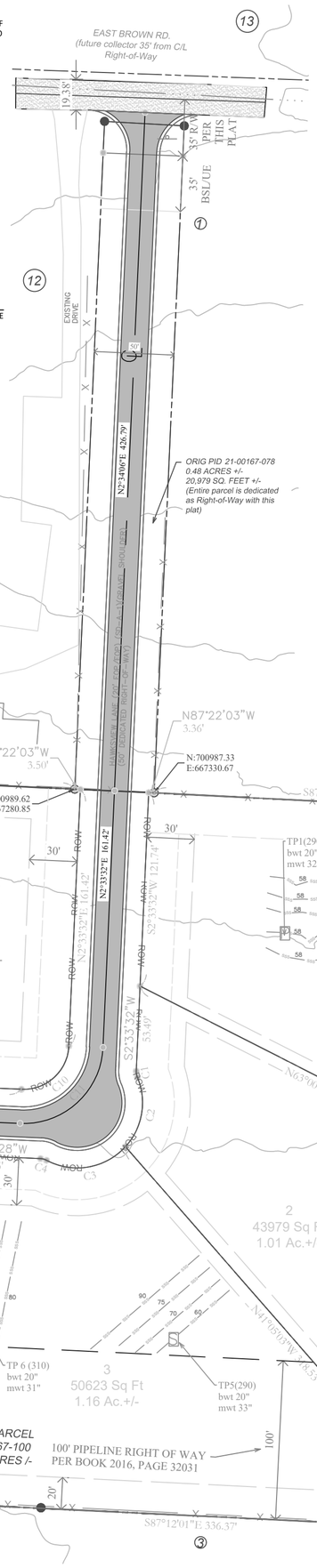
PR ZONING SETBACKS
SF-1
FRONT -30'
SIDE CORNER EXTERIOR-30'
SIDE CORNER INTERNAL -8'
REAR -20'

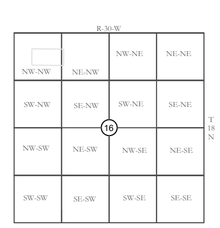
LOT MINIMUMS
MINIMUM LOT WIDTH -80'
MINIMUM LOT SQ FT -10,000'

SEPTIC NOTES
IN A LETTER DATED 05-04-2021 ADAM PARKER WITH THE ADH GAVE CONDITIONAL LETTER OF OF THE PLAT SHOWN HERE-ON

STATEMENT OF NON-BUILDABILITY
APPROVAL OF THIS PLAN DOES NOT IN ANY WAY INDICATE THAT ANY OF THE LOTS ON THIS PLAN ARE BUILDABLE ACCORDING TO THE PLANNING REGULATIONS OF THE CITY OF SPRINGDALE, BENTON COUNTY, ARKANSAS, NOR AN ENDORSEMENT BY THE PLANNING BOARD

STATEMENT OF NON-ASSURANCE
THE APPROVAL OF THIS PLAT DOES NOT CARRY ANY ASSURANCE THAT THE TRACT OR TRACTS WILL QUALIFY FOR A SEPTIC SYSTEM PERMIT FROM THE ARKANSAS HEALTH DEPARTMENT.





LOCATION MAP
1"=4000'



BASIS OF BEARING:
ARKANSAS STATE PLANE COORDINATE SYSTEM, (NAD-83) NORTH ZONE.

GRAPHIC SCALE
0 60' 120'
1 inch = 60 feet

Owners Certification and Dedication
We, the undersigned owners of the real estate shown and described herein, do hereby acknowledge that we have the legal right and authority to make the property interest grants contained on and within this document. We, the undersigned owners of the real estate shown and described herein, do hereby establish, grant, and dedicate to the City of Springdale, Arkansas the rights-of-way, easements, streets, and alleys as shown on this plat for public use, benefit, and access. The City of Springdale is further granted the rights of ingress and egress to and from said rights-of-way, easements, streets, and alleys. The City of Springdale is also granted the right and authority to maintain, service, and improve said rights-of-way, easements, streets, and alleys and the improvements contained therein. Any right or authority granted above specifically regarding maintenance, service, or improvement shall be exercised in a manner chosen at the discretion of the City of Springdale. Said rights-of-way, easements, streets, and alleys shall be for the benefit of the City of Springdale and all of its franchised utility providers. The City of Springdale and its franchised utility providers shall have the right and authority to cut, trim, or remove trees, shrubs, and other vegetation within said rights-of-way, easements, streets, and alleys. The City of Springdale and all of its franchised utility providers shall also have the right and authority to prohibit the erection of building, structures, or fences within said rights-of-way, easements, streets, and alleys.

Owner:_____Date:____

State of Arkansas
County of Benton
Subscribed and sworn before me this the ___ day of _____, 2021.

Notary Public: _____

My commission expires:_____

OWNER/DEVELOPER
21-00167-100
SCOUT ENTERPRISES LLC
2816 N THOMPSON ST
SPRINGDALE AR 72764
DEED: INST #L201956978
ZONING: SF-1

REFERENCE DOCUMENTS:
INSTRUMENT L202019068
LOT SPLIT BK 2012 PG 402
BOUNDARY SURVEY BK 2017 PG 459
SURVEY BK 2016 PG 943

GENERAL WATER MAIN NOTES
UPON APPROVAL OF PRELIMINARY PLAT CONCEPT PLANS AN 8" PUBLIC WATERMAN EXTENSION TO BE SUBMITTED TO THE CITY OF SPRINGDALE WATER & UTILITIES.

FLOOD CERTIFICATION:
NO PART OF THE HERE-ON DESCRIBED TRACTS ARE LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANEL #05007C0430J & #05007C0435J DATED 09/28/2007.

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

DATE PROFESSIONAL LAND SURVEYOR

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR PRESENT.

THIS SURVEY MEETS CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN THE STATE OF ARKANSAS.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.

ANY 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.

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 REAL ESTATE: EASEMENTS, OTHER THAN 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, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

Legend

Feature	Description
○	FOUND IRON PIN
●	SET 1/2" REBAR W/CAP, LS 1519
	POWER POLE
E	ELECTRIC PEDESTAL
G	GAS METER
	Property Line
	Center Line
ROW ROW ROW	Right-Of-Way Line
	Building Setback Line
	Utility Easement Line
BSL-UE	Setback & Utility Easement Line
	40 Section Line
OHE OHE	Overhead Electric Line
H	275 Gallon Holding Tank (either gutter end, tie to roof)
	24" Flat Curb And Gutter
	Asphalt Pavement (See Detail Sheet & Pavement Specs)
	Existing E. Brown Road
SSS SSS	Condintionally aproved Septic Lateral Lines
P	Primary Test Pit (existing)
S	Secondary Test Pit (existing)
	Gate Vale
	Fire Hydrant & Assembly
	Single Meter per City Detail
	Proposed Light Pole

STATE PLAT CODING 500-18N-30W-0-16-400-04-1519

LICENSED PROFESSIONAL SURVEYOR — STATE OF ARKANSAS — No. 1519 — SIGNATURE — Michael D. Million

CERTIFICATE OF AUTHORIZATION — A MILLION MIRACLES SURVEYING P.L.L.C — No. 3323 — ARKANSAS

A MILLION MIRACLES SURVEYING P.L.L.C.

Eric Heller, Project Manager
129 W Boles St., Ste. A
Fayetteville, Arkansas
eric@amms-pllc.com
Phone: (479) 387-4361

Mike Million, Project Manager
129 W Boles St., Ste. A
Fayetteville, Arkansas
mike@amms-pllc.com

HAWKSVIEW ESTATES
PRELIMINARY PLAT
FOR: SCOUT ENTERPRISES, LLC

DATE:	1/27/2022
SCALE:	1"=60'
DRWN BY:	ETH
JOB:	CS-01
FC:	ETH
REV BY:	MDM
SHEET:	1 OF 1
SP #	LS21-XX

X:\Projects\76 - Springdale, Hawksview subdivision\Survey\CS-02 PR Rosewood-SOUTH 8 LOTS.dwg Plotted On 2022-01-27 Plotted By Heller

United States Department of the Interior

FISH AND WILDLIFE SERVICE
110 S. Amity Road, Suite 300
Conway, Arkansas 72032
Tel.: 501/513-4470 Fax: 501/513-4480

IN REPLY REFER TO:

August 30, 2021

Springdale Planning Commission
Planning Office, Room 214
City Administration Building
201 North Spring Street 750-8588
Springdale, Arkansas 72764

Subject: Rezoning of 8915 and 8750 E. Brown Road, Lowell, Arkansas 72745

Dear Springdale Planning Commission:

The U.S. Fish and Wildlife Service (Service) has reviewed your letter dated May 20, 2021, requesting review of correspondence with the Arkansas Department of Health in regard to proposed septic service of subdivisions at Parcel 21-00167-100 and 21-00167-063. Please reference our October 31, 2020, letter for previous comments on this subject. Our comments are submitted in accordance with the Endangered Species Act (87 Stat. 884, as amended 16 U.S.C. 1531 et seq.).

The city of Springdale developed Chapter 11 of the Springdale Drainage Criteria Manual from the Cave Springs Direct Recharge Area Water Quality Protection Requirements (Chapter 10). However, Chapter 11 does not specifically address septic systems outside the inner and outer buffer zones. In this situation, the Service defers back to the original intent of Chapter 10. Under Chapter 10, a diverse group of stakeholders, including the city of Springdale, developed recommended practices for sewer service in new subdivisions that would protect groundwater quality while promoting economic development in the region. Recommended practices included service of each lot by a gravity sewer system. In cases where sewer is unavailable, they recommended new subdivisions have a gravity sewer system installed to each lot, with a "drainage basin" type lift station installed and stubbed out, such that when gravity sewer is available, it will provide one point for connection to the new gravity sewer system. However, the Service lacks information to determine if a sewer treatment facility or a sewer line run to the proposed subdivision equates to sewer availability. We defer to the Springdale Planning Commission for that determination.

In karst systems, it is often the cumulative effects of many activities in the recharge area that gradually degrade groundwater quality to a level where adverse effects to species, such as Ozark Cavefish, occur. The establishment of concentrated septic systems may contribute to pollutants in the Cave Springs Cave recharge area and may adversely affect Ozark Cavefish. However, identifying the pollution level at which adverse effects occur to the species and the source of that pollution is often difficult.

While the Service cannot predict how concentrated septic systems in the subject parcels will affect Ozark Cavefish, the stakeholder group that developed Chapter 10 recognized the potential adverse effects associated with concentrated septic systems in karst habitats. We hope this information aids the Springdale Planning Commission in making an informed decision that considers potential environmental effects in this sensitive and unique region of Arkansas. We recognize the ultimate regulatory decision lies with the Springdale Planning Commission. If we can be of further assistance

regarding potential effects to Ozark Cavefish or karst habitats, please contact Pedro Ardapple at (501) 548-5152 or Pedro_Ardapple-Kindberg@fws.gov.

Sincerely,



Melvin L. Tobin
Field Supervisor

IN REPLY REFER TO:

United States Department of the Interior

FISH AND WILDLIFE SERVICE
110 S. Amity Road, Suite 300
Conway, Arkansas 72032
Tel.: 501/513-4470 Fax: 501/513-4480

October 31, 2020

Springdale Planning Commission
Planning Office, Room 214
City Administration Building
201 North Spring Street 750-8588

Dear Springdale Planning Commission,

The City of Springdale is considering a proposal to rezone two tracts of land located within the Cave Springs Cave Recharge Area. The first tract is located at 8915 East Brown Road and a second tract at 8750 East Brown Road in Lowell, Arkansas, 72745. The applicant requested to rezone this property from A-1 single family 2 acre lots to SF-1 10,000 square foot single family lots with the intention of servicing all lots with septic. Our comments are submitted in accordance with the Endangered Species Act (87 Stat. 884, as amended 16 U.S.C. 1531 et seq.).

The largest known population of the federally threatened Ozark Cavefish (*Amblyopsis rosae*) occurs in Cave Springs Cave. In 2014, The Nature Conservancy and Ozark Underground Laboratory performed an extensive literature review of the cave's hydrology, biology, and water quality. In the study, they identified primary water quality goals for the Cave Springs Cave Recharge Area and appropriate best management practices (BMPs) for the site. With input from a diverse stakeholder group involving the cities of Cave Springs, Rogers, Lowell and Springdale, Northwest Arkansas Regional Planning Commission, University of Arkansas, Arkansas Department of Transportation, landowners, and industry representatives, among others, the group developed the goals and practices into the Cave Springs Direct Recharge Area Water Quality Protection Requirements (Chapter 10). The purpose of Chapter 10 is to provide criteria and BMPs to protect the unique karst resources of Cave Springs Cave Recharge Area while allowing for future growth and development.

The City of Springdale later incorporated portions of Chapter 10 into the city's drainage criteria manual. However, Chapter 11 of the Springdale Drainage Criteria Manual does not specifically address septic systems outside the inner and outer karst feature buffer zones. The establishment of septic systems in a karst environment may adversely affect water quality and the Ozark Cavefish. In this particular situation, the U.S. Fish and Wildlife Service (Service) defers back to the original intent of Chapter 10 developed through a stakeholder process involving the city. Chapter 10 established a recommended policy for sewer service in new subdivisions to be gravity sewer systems to each lot. Therefore, the Service recommends the city only authorize the subject subdivisions in accordance with Chapter 10 and other applicable city ordinances. Please contact Pedro Ardapple at 501-548-5152 or pedro_ardapple-kindberg@fws.gov for additional information.

Sincerely,

For Melvin Tobin
Field Supervisor

Plymouth Engineering, PLLC
5714 Walden Street · Lowell, AR 72745
(479) 595-5934 · www.plymoutheng.com

February 8, 2022

Rick Barry
City of Springdale
206 Blair Avenue
Springdale, AR 72764

Re: Waiver Requests for Hawksview Subdivision
W22-05, Related to PP22-03

Dear Mr. Barry:

The following is the first of two waivers the Owner wishes to request for this project. *This is being prepared during City review, and additional items may be discovered as the approval process progresses.*

1. **Waiver for street improvements on East Brown Road (per 112.11(2)d.).** East Brown Road is shown on the City's master street plan as a proposed major collector, with a pavement width of 40 feet and a right-of-way width of 70 feet. The street is currently two lanes wide, with a total width of 19.38 feet. Right-of-way of 35 feet will be dedicated by this plat; however, the frontage is only 50 feet. To our knowledge, there are no curbs, gutters, or sidewalks anywhere along the entire length of East Brown Road within the city limits of Springdale. Furthermore, this property is located within the "Karst recharge area" of the Cave Springs cave, and is subject to stringent regulation by the US Fish and Wildlife Service, whose rules call for limiting concentration of runoff as much as is possible. This policy promotes maintenance of sheet or shallow concentrated flow of runoff, and discourages the use of curbs and gutters. Building out 50 feet of one side of Brown Road would serve more as a distraction to drivers than it would as a useful addition to the City's infrastructure. Further, placement of a necessary culvert beneath the proposed subdivision street is already difficult due to the position of the existing roadside ditch, and moving the culvert back to clear the new pavement would require extensive grading on adjacent properties. We respectfully request that the planning commission and city council waive the requirements for street improvements on East Brown Road; as they are not necessary for the public interest and are inappropriate because connecting facilities on nearby or adjacent property are inadequate or lacking.

We appreciate your assistance with this project, and hope you will feel free to call at any time should you have any questions, comments, or concerns.

Sincerely,

David A. Gilbert, P.E.
Plymouth Engineering, PLLC

c: File

OFF STREET PARKING.

See article 7 of Chapter 130 – Zoning Ordinance.

STREET CONSTRUCTION STANDARDS.

Consistent with US Fish and Wildlife recommendations for the Karst recharge area, no concentration of runoff is proposed. Street sections shall not include curb and gutter, as is allowable under existing City standards for an R-E district. To reduce the amount of impervious area in the Karst recharge zone, sidewalks are not proposed for internal streets; and internal streets shall be twenty (20) feet in width unless noted otherwise as needed to provide access for fire suppression apparati. A three (3) foot gravel shoulder shall be provided adjacent to internal streets. Roadside ditches shall not be provided, as sheet flow is to be maintained wherever possible.

Plymouth Engineering, PLLC
5714 Walden Street · Lowell, AR 72745
(479) 595-5934 · www.plymoutheng.com

February 8, 2022

Rick Barry
City of Springdale
206 Blair Avenue
Springdale, AR 72764

Re: Waiver Requests for Hawksview Subdivision
W22-05, Related to PP22-03

Dear Mr. Barry:

The following is the second of two waivers the Owner wishes to request for this project. *This is being prepared during City review, and additional items may be discovered as the approval process progresses.*

2. Waiver for Detention Requirement (per 5.1 of the Drainage Criteria Manual, adopted by 106.1).

At the time of its adoption, Section 5.1 of the Drainage Criteria Manual read

> "If hydrologic and hydraulic studies reveal that the proposed development would cause increased flood stages that would increase the flood damages to existing developments or property, or increase flood elevations beyond the vertical limits set for the floodplain districts, then the grading or construction permit applications shall be denied unless one or more of the following mitigations measures are used:
> 1. Onsite storage,
> 2. offsite storage, or" *(sic.)*

At some point, another phrase was added just below which read "Increases in post-development peak discharge from new development areas shall be mitigated with on-site or off-site detention." (We know this to be the case because until fairly recently it was allowed to build a development with no detention as long as any necessary downstream improvements were made to prevent damage from occurring downstream.) It is from this phrase that we respectfully ask for a waiver, from the requirement of on-site or off-site detention.

As indicated in our drainage report for this project, peak discharge from the site is calculated to increase by relatively minor amounts as a result of the proposed grading and construction. While an increase of nearly 6 cfs in the 1% event may seem substantial, it should be considered that the flow path is approximately 640 feet wide. At this width, an increase of 5.86 cfs is calculated to raise the water level by approximately 1/8th of one inch. This very small increase should not pose any risk to properties downstream, and the benefits of detention may well be outweighed by the environmental concerns.

It is the Owner's intent to install rain barrels on each house to capture rainwater, which should have the effect of reducing runoff slightly. It is also their intent to surround the foundation of each home with water-loving plant materials in a gravel bed to increase the uptake of runoff and decrease its volume. Additional plantings along the downstream edge of each lot may also be

considered to increase uptake and reduce runoff. These methods would be more in line with the US Fish and Wildlife Service requirements than would conventional detention or the aforementioned LID devices, by eliminating concentration of runoff and decreasing the amount of runoff entering the water table by utilizing evapotranspiration.

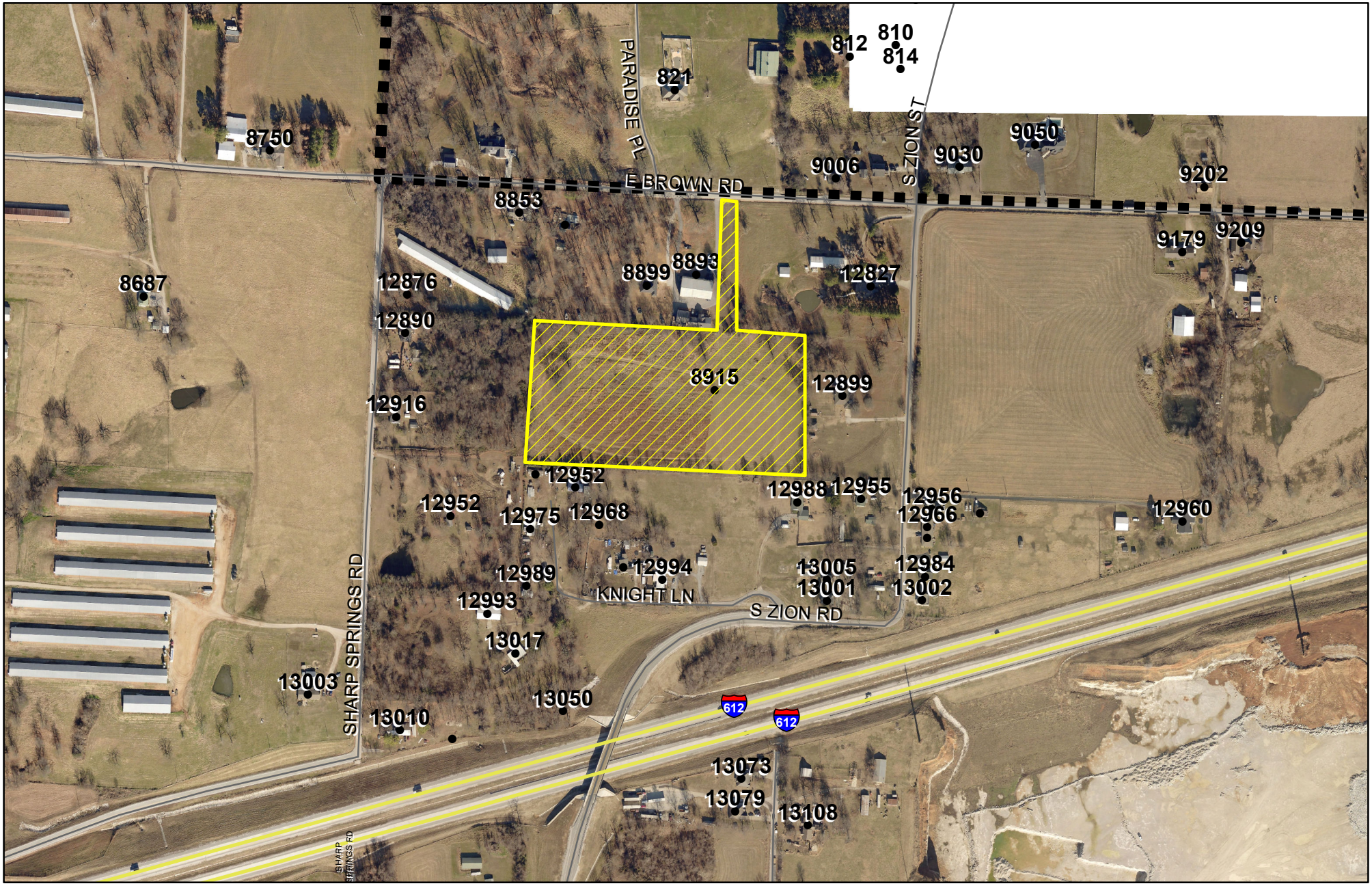
Detention can only be provided by concentrating runoff, which is a major violation of USFWS' "Best Management Practices" for the "Karst recharge area." Runoff must be collected to a centralized location, and is then dispersed through a control structure which, by its nature, must concentrate flow. It is thought that concentration of runoff in the recharge area could increase the amount of surface water entering the cave's ecosystem, which could threaten the habitat of endangered species. For this reason, USFWS calls for concentration of runoff to be avoided whenever possible. Every effort has been made to maintain the natural, "shallow concentrated" runoff pattern which currently, naturally exists on this site, in order to help protect the recharge area. For this particular site, with its environmental limitations, and in light of the minimal impact on surrounding and downstream properties, we respectfully request a waiver from the requirement to provide detention.

We appreciate your assistance with this project, and hope you will feel free to call at any time should you have any questions, comments, or concerns.

Sincerely,

David A. Gilbert, P.E.
Plymouth Engineering, PLLC

c: File



N

0 87.5175 350 525 700

Feet

For Location Reference Only

FILE NO. W22-06
APPLICANT: David Gilbert, PE
REQUEST: Waiver of detention requirements

PLANNING COMMISSION MEETING
March 1, 2022

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: March 1, 2022

Re: **R22-08 Rezone**

A request by Hector Torres and Raquel Perez for Planning Commission approval of a zone change from General Commercial District (C-2) to Thoroughfare Commercial District (C-5) for a tract of land containing .47 acres.

LOT LOCATION AND SIZE

The .47 acre tract is located at 1400 Young Street, west side of Young Street, north of Porter Avenue.

A vicinity map is attached.

EXISTING ZONING

The existing 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.

REQUESTED ZONING

The requested zoning of this tract is a C-5 thoroughfare commercial district. The district is established in order to provide adequate locations for retail uses which serve the needs of the motoring public and are characterized by a high level of vehicular ingress and egress. Among these uses, transient sleeping accommodations, and eating and drinking establishments. Such uses are not generally compatible with pedestrian-oriented commercial districts and shopping center since they tend to obstruct and interfere with pedestrian movement. Appropriate locations for this district are along heavily traveled major traffic arterials.

Uses permitted: - 1, 4, 5, 16, 17, 18, 19, 20, 21, 22, 27, 31, 38
Conditional Uses Permitted on Appeal: - 2, 3, 12, 23,24, 30, 33, 35
Temporary Uses: - 32

DEVELOPMENT CRITERIA

i. All yards unoccupied by buildings or merchandise or used as traffic ways shall be landscaped with grass and shrubs and maintained in an orderly condition.
ii. All of the lot used for the parking of vehicles, for the storage and display of merchandise shall be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced by continued use.
iii. All servicing of vehicles and assembly of equipment carried on as an incidental part of the sales operation shall be conducted within a completely enclosed building.
iv. No article or material stored or offered for sale in connection with the permitted or conditional uses listed herein shall be stored or displayed outside the confines of the building unless it is so screened by a permanent opaque screening fence or wall so that is cannot be seen from an adjoining lot. The following screening and display criteria shall apply to uses located in the C-5 open display district:
    b. Automobile, truck, tractor, mobile home, boat or motorcycle sales areas are not required to screen fully assembled merchandise that is ready for sale.
    c. No permanent open display will be permitted on sidewalks, or public right-of-way.
    d. Automobile service stations shall be permitted open display of merchandise commonly sold by such operations as long as the area of said display is not taller than the building nor larger than an area equal to one-half of the façade areas of the front of the building.
    e. Automobile service stations may be used for the storage of rental trucks or trailers, provided, however, the storage space shall be paved, shall not exceed four thousand (4,000) square feet in area and the above screening requirements are met.

i. There shall be no open display of any kind whatsoever in the first twenty (20) feet of the required front yard setback.

ACCESSORY USES

See Article 6 Section 3.1 of this chapter.

SITE PLAN REVIEW

When a conditional use is proposed in a C-5 district a site plan review shall be required. See Article 2, Section 13 of this chapter for the procedure and requirements of a site plan review.

HEIGHT REGULATIONS

There shall be no maximum height limits in C-5 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any boundary line of any residential district a distance of one (1) foot for each foot of height in excess of twenty (20) feet.

AREA REGULATIONS

There shall be a minimum lot area of fourteen thousand (14,000) square feet. In addition, there shall be a lot width of not less than one hundred (100) feet.

SETBACKS:

Front setback	30’	
Front setback if parking is allowed between R-O-W and the building	50’	
Side setback	0	(subject to applicable fire and building codes)
Side setback when contiguous to a residential district	20’	

Rear setback 20’

GREENSPACE

Each developed lot shall provide and maintain:

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

OFF-STREET PARKING

See Article 7 of this chapter.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The tract contains two commercial structures. The area to the north, south and west contain commercial uses in C-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 Commercial use.

The Master Street Plan indicates Young Street as a local street.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is not in keeping with the Comprehensive Land Use Plan and is not recommended for approval. Current zoning is in keeping with the adopted plan.

File No. R22-08

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 Hector Torres and Raquel Perez

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

1400 Young st Springdale AR 72764

Legal Description:

We are requesting to change zone of the building stated above to provide the community a new building for events. These events can be described as people gathering to celebrate with music and food. Some examples of these events might include (but not limited to) birthday parties, baptism, graduations, quinceañeras, baby showers, and all community events to which we can accommodate to.

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

TO (proposed zoning) C-5

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: no effects anticipated. _____.

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

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

Authorized Representative: _____

Address: _____

PETITIONER/OWNER **SIGNATURE** Raquel Perez R. Hector Torres

MAILING ADDRESS: 714 Catcher ST Springdale AR 72764

TELEPHONE: (479) 871 4281 DATE: 2.9.22

(479) 871 0480

Sandy.Torres00@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.

SIGNATURE
(Property Owner)

Victor Torres
(Property Owner)

Raquel Reiz R.

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 9 day of February, 2022.

Debbie A. Pounders
Notary Public

DEBBIE A. POUNDERS
OFFICIAL SEAL - NOTARY PUBLIC
WASHINGTON COUNTY ARKANSAS
COMMISSION # 12402006
MY COMMISSION EXPIRES 12-10-2024

To whomever it may concern,

I Julio Romero, my residential address is: 1309 Young St Springdale and have lived at this property for 5 months. I have spoken with owners of the property located at 1400 Young St. Springdale AR 72764, Hector Torres and Raquel Perez and their desire to utilize this property as a venue for small gatherings and celebrations. I am in agreement for the zoning of such property to change to C5.

Thank you,

Signature

2-18-22

Date

To whomever it may concern,

I Blanca Rivera, my residential address is: 1303 Young St. Apt A Springdale AR 72764 and have lived at this property for 7 mo.. I have spoken with owners of the property located at 1400 Young St. Springdale AR 72764, Hector Torres and Raquel Perez and their desire to utilize this property as a venue for small gatherings and celebrations. I am in agreement for the zoning of such property to change to C5.

Thank you,

Blanca Rivera
Signature

2-18-22
Date

To whomever it may concern,

I Charles Ermatinger, my residential address is: 1401 Young St. Springdale AR 72764 and have lived at this property for over 20 yrs. I have spoken with owners of the property located at 1400 Young St. Springdale AR 72764, Hector Torres and Raquel Perez and their desire to utilize this property as a venue for small gatherings and celebrations. I am in agreement for the zoning of such property to change to C5.

Thank you,

Charles Ermatinger
Signature

2 18 22
Date



N

0 30 60 120 180 240

Feet

For Location Reference Only

FILE NO. R22-08
APPLICANT: Hector Torres & Raquel Perez
REQUEST: Rezone from C-2 & C-5

PLANNING COMMISSION MEETING
March 1, 2022

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: February 24, 2022

Re: R22-09 NWA LD, LLC Barberry Court Revision to PUD

In June 2021 the Barberry Court Planned Unit Development (PUD) was approved for the 15 acre tract located north of 3018 E Robinson Avenue. The approved Development Plan indicated the 15 acres tract was the entirety of the the project and the developer did not anticipate bringing any additional/other properties into the PUD. Two access points existed to Robinson Avenue and the distance between the two access points did not meet Fire Code standards and required all dwellings to be sprinklered.

The intent of the PUD was to develop a unique single family residential development with creative greenspaces areas that provide opportunity for outdoor recreation with a density of 5.6 units per acre. The development consists of single-family homes to be constructed on 85 residential lots with the developer to build and sell homes on the lots and/or sell lots. The lots are similar to conventional subdivision lots with front load garages accessing a public street in the front and a private back yard. Typical lot size is 40' wide by 110'-140' deep.

Covenants specified exterior building material requirements, all of which to be high quality, upscale materials. The first floor (up to the second floor plate) of each home 100% brick, stone, or manufactured stone with no siding. Primary building materials to include brick, stone, manufactured stone, wood, and concrete siding (such as Hardy brand). Plans and elevations of several sample homes similar in appearance/materials to the types of homes to be built in the subdivision were made apart of the development plan.

Covenants include various provisions to ensure the pleasing appearance of the neighborhood typical of many developments, including, but are not limited to, specifying the location, materials, and minimum/maximum heights for fences, requiring trash containers stored out of sight, and that all yards are to be maintained in an orderly manner

The PUD provides access to amenities. Sidewalks throughout the subdivision along streets and through the neighborhood green provide connectivity within the PUD and connectivity to areas outside the subdivision. Sidewalks allow pedestrians to access the neighborhood green space and the playground. Greenspace for the development is 2.4 acres or 15.9% with the majority of the green space located across the middle of the subdivision where it is easily accessible to all residents to include a soccer field with a walking trail with bollard style lighting. A “tot-lot” is located in the smaller green space with play equipment and seating.

The developer is proposing to acquire the 8.77 tract to the east owned by Huddle Club Venture, LLC. And develop as a Phase 2 of Barberry Court PUD. Upon approval of a rezoning request for this tract an amendment to the existing PUD will be made in the northeast corner to allow for connectivity to the 8.77 tract and provide a second access that will meet the distance requirement for the Fire Code and eliminate the need for the structures to be sprinklered.

File No._____

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 NWA LD, LLC, the record property owners, petitioning to rezone the following described area:

Legal Description:

See Attached Legal Description

Layman's Description: Approximately 15 acres situated behind 3018 East Robinson Avenue (U.S. Highway 412). Property is located approximately 150 feet east of Apple Butter Street, 700 feet west of Butterfield Coach Road, and 150 feet south of Kasey Avenue, in Springdale, Washington County, Arkansas.

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

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

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

FROM (current zoning) MF-12 (Medium Density Multi-Family Residential District)

TO (proposed zoning) PUD (Planned Unit Development

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

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

2. **Develop** the property NO (Yes or No), and if so, the proposed use is N/A. (Note: Development of residential PUD by others is anticipated, but not by Petitioner).

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: None anticipated–proposed PUD is for a single family residential development and existing adjacent uses to north and west are residential. Adjacent property to the east is vacant, and proposed PUD will not impact existing commercial uses along this portion of Robinson Avenue in this 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: Engineering Services, Inc.

Address: P.O. Box 282, Springdale, AR 72765

PETITIONER/OWNER: _____
(Authorized Signature - NWA LD, LLC)

MAILING ADDRESS: P.O. Box 10560, Fayetteville, AR 72703

TELEPHONE: (479) 439-0375 DATE: February 9, 2022

VERIFICATION

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

(Property Owner Signature)

(Property Owner Signature)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 9th day of February, 2022.

Notary Public

Kristy Payne
Notary Public
Washington County, Arkansas
Comm. No. 12390934
Comm. Exp. 11-17-22

PLANS FOR A

REVISED PRELIMINARY PLAT

FOR

BARBERRY COURT PHASE 1

TO SERVE

NWA LD, LLC

IN THE CITY OF

SPRINGDALE, ARKANSAS

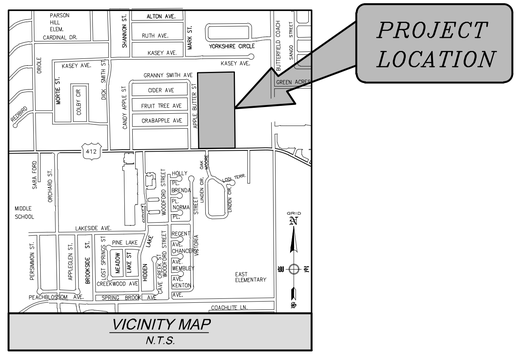
PP22-01

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
–	COVER
1	PRELIMINARY PLAT
2	TYPICAL DETAILS
3–4	WATER AND SANITARY SEWER DETAILS
5–6	STORM WATER POLLUTION PREVENTION PLAN
7	LANDSCAPE PLAN

LOT SIZE TABLE			LOT SIZE TABLE			LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES	LOT #	LOT SQ. FT.	LOT ACRES	LOT #	LOT SQ. FT.	LOT ACRES
1	5132.65	0.12	32	4000.00	0.09	63	4000.00	0.09
2	5372.33	0.12	33	4000.00	0.09	64	4000.00	0.09
3	5493.40	0.13	34	4000.00	0.09	65	4000.00	0.09
4	5500.68	0.13	35	4000.00	0.09	66	7323.43	0.17
5	5496.86	0.13	36	4000.00	0.09	67	5608.77	0.13
6	5498.25	0.13	37	4000.00	0.09	68	5642.45	0.13
7	5499.64	0.13	38	4000.00	0.09	69	5633.96	0.13
8	5501.03	0.13	39	4000.00	0.09	70	5629.72	0.13
9	5502.41	0.13	40	4000.00	0.09	71	5625.49	0.13
10	5503.80	0.13	41	4000.00	0.09	72	5621.25	0.13
11	5505.19	0.13	42	4000.00	0.09	73	5617.01	0.13
12	5506.58	0.13	43	4000.00	0.09	74	5612.78	0.13
13	5507.96	0.13	44	4000.00	0.09	75	5608.54	0.13
14	5508.24	0.13	45	4000.19	0.09	76	5604.31	0.13
15	5504.69	0.13	46	4031.03	0.09	77	5600.07	0.13
16	5500.81	0.13	47	4044.72	0.09	78	5595.84	0.13
17	5496.93	0.13	48	4000.00	0.09	79	5591.60	0.13
18	5493.05	0.13	49	4000.00	0.09	80	5587.37	0.13
19	5489.17	0.13	50	4000.00	0.09	81	5583.13	0.13
20	5489.17	0.13	51	4000.00	0.09	82	5578.90	0.13
21	5361.06	0.12	52	4000.00	0.09	83	5574.66	0.13
22	7012.68	0.16	53	4000.00	0.09	84	5570.43	0.13
23	10934.65	0.25	54	4002.26	0.09	85	5566.19	0.13
24	9868.69	0.23	55	4000.00	0.09	86	5561.96	0.13
25	6121.85	0.14	56	4000.00	0.09	87	5561.40	0.13
26	5419.02	0.12	57	4000.00	0.09	88	62912.56	1.44
27	6112.34	0.14	58	4000.00	0.09	89	25654.23	0.59
28	6123.66	0.14	59	4000.00	0.09	90	32197.44	0.74
29	7333.53	0.17	60	4000.00	0.09			
30	4000.00	0.09	61	4000.00	0.09			
31	4000.00	0.09	62	4000.00	0.09			

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

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.



February 17, 2022

BY

ENGINEERING SERVICES INC.

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

PRELIMINARY

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

NOTES :

1) ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF SPRINGDALE, ARKANSAS, AS CONTAINED IN CHAPTER 110, PART. III, OF THE CODE OF ORDINANCES, CITY OF SPRINGDALE, ARKANSAS.
2) ALL WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES OF THE CITY OF SPRINGDALE WATER UTILITIES. ADOPTED MARCH 10TH, 1987 BY ORDINANCE NO. 1640 AMENDED AUGUST 27, 2017 BY THE SPRINGDALE WATER AND SEWER COMMISSION.

SURVEY DESCRIPTION: PARCEL: 815-30506-000

A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION FIVE (5), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-NINE (29) WEST, OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, BEING TRACT 2 OF AN INFORMAL PLAT FILED AS PLAT FILE 24-313 OF THE WASHINGTON COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

***BEGINNING** AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 5, SAID POINT BEING A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE ALONG THE NORTH LINE OF SAID SE 1/4 OF THE SW 1/4, S87°28'54"E A DISTANCE OF 635.15 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID NORTH LINE AND ALONG A WOVEN WIRE AND BARBED WIRE FENCE AS REFERENCED IN QUITCLAIM DEED 2018-24438, S02°51'25"W A DISTANCE OF 506.76 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE CONTINUING ALONG SAID FENCE, S03°02'44"W A DISTANCE OF 482.84 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID FENCE AND ALONG A PIPE FENCE AS REFERENCED IN QUITCLAIM DEED 2018-24438, S03°22'33"W A DISTANCE OF 48.40 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID FENCE, N87°28'59"W A DISTANCE OF 632.89 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE ALONG THE EAST LINE OF "THE APPLE ORCHARD" SUBDIVISION AS SHOWN ON THE FINAL PLAT (REVISED) OF "THE APPLE ORCHARD" FILED FEBRUARY 18, 1999 IN PLAT BOOK 15 AT PAGE 138 OF THE WASHINGTON COUNTY RECORDS, N02°50'39"E A DISTANCE OF 1038.00 FEET TO THE **POINT OF BEGINNING**, CONTAINING 15.12 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.*

OWNER: NWA LD LLC, PO BOX 10560, FAYETTEVILLE, AR 72703

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

WORK ORDER #: 20081

CITY ZONING: PUD & C-5

SETBACKS (PUD): FRONT - 25', SIDE - 5', REAR - 20'

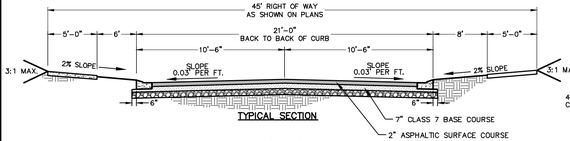
SETBACKS (C-5): FRONT - 30 (50' IF PARKING BETWEEN ROW AND BUILDING), SIDE - 0' (20' WHEN CONTIGUOUS TO RESIDENTIAL), REAR - 20'

FEMA FLOOD PLAIN ZONE: *THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'X', (NO SHADING) DESIGNATED AS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE F.I.R.M. MAP # 05143C0090 F, PANEL 90 OF 575, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAP REVISED: MAY 16, 2008.*

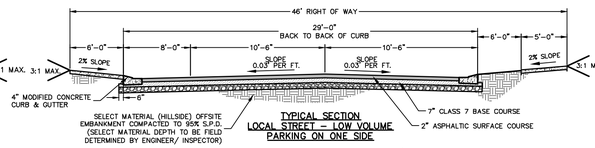
ROAD CENTERLINE CURVE DATA				
	R	Δ	T	L
C3	125.0'	8°33'07"	9.346'	18.6575'
C4	125.0'	8°30'08"	9.291'	18.5491'
C1	74.0'	90°00'00"	73.998'	116.2359'

NOTES :

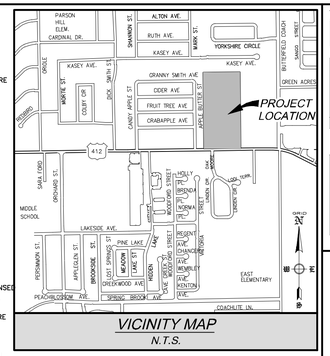
1. STREET LIGHTS IN SUBDIVISION TO BE A MINIMUM OF 6800 LUMENS. STREET LIGHTS ALONG HWY 412 SHALL BE A MINIMUM OF 20,000 LUMENS. ALL STREET LIGHTS SHALL BE PUBLIC AND MAINTAINED/ BILLED BY THE CITY. DEVELOPER IS RESPONSIBLE TO COORDINATE WITH LOCAL ELECTRIC UTILITY PROVIDER ON INSTALLATION AND FIXTURE SELECTION.
2. ALL LOT CORNER RADII ARE 30' UNLESS OTHERWISE NOTED.
3. A.D.A. ACCESSIBLE RAMPS TO HAVE A MAXIMUM INCLINATION RATIO OF 12:1.
4. MODIFIED CURB REQUIRED AT ALL DRIVES.
5. THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
6. THE MAP PROJECTION IS REFERENCED TO THE HORIZONTAL CONTROL DATUM OF NAD83 (NORTH AMERICAN DATUM OF 1983), STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301). THE BASIS OF BEARINGS FOR THIS PLAT ARE STATE PLANE GRID BEARING. THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TWO TEMPORARY BENCHMARKS UTILIZING THIS DATUM ARE SHOWN HEREON.
7. ALL DEVELOPMENTS AFTER AUGUST 20, 2007 MUST HAVE UTILITY WIRES, LINES, AND/OR CABLES IN SAID DEVELOPMENTS MUST BE PLACED UNDERGROUND. EXCLUDING 12KV AND ABOVE.
8. ANY DAMAGE OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.
9. STREET NAMES MUST BE APPROVED BY THE CITY OF SPRINGDALE 911 ADDRESS COORDINATOR.
10. ALL CONDUITS PLACED BY DEVELOPER MUST HAVE 48 INCH COVER AT FINAL GRADE. (6-4" CONDUITS FOR ROAD CROSSINGS, ETC.)
11. LOT 90 IS TO BE USED FOR A DETENTION POND. THE ENTIRETY OF THE LOT IS A DRAINAGE EASEMENT.
12. THERE ARE NO KNOWN WETLANDS ON THIS PROPERTY.
13. NO KNOWN EROSION PROBLEMS EXIST ON THIS SITE.
14. 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.
    14.1. DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
    14.2. THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
    14.3. NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
    14.4. NO NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
    14.5. ALL HEAVY EQUIPMENT, STOCKPILES AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
15. A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.
16. 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.
17. IF PERIMETER WALLS, FENCES, OR SIGNS ARE PROPOSED FOR THE DEVELOPMENT, DETAILED DRAWINGS WILL NEED TO BE SUBMITTED FOR APPROVAL TO THIS OFFICE PRIOR TO THEIR CONSTRUCTION.
18. PLEASE BE ADVISED THAT PERMANENT STRUCTURES, BUILDINGS, SIGNS OR OTHER ITEMS SHALL NOT BE ERECTED OR CONSTRUCTED WITHIN UTILITY EASEMENTS.
19. PLEASE BE ADVISED THAT FENCES SHALL NOT BE BUILT ACROSS DRAINAGE EASEMENTS.
20. REMOVAL OF THE EXISTING BUILDING WILL REQUIRE A DEMOLITION PERMIT FROM THE BUILDING DEPARTMENT PRIOR TO ISSUING A DEMOLITION PERMIT, AN INSPECTION FOR ASBESTOS CONTAINING MATERIALS MUST BE PERFORMED BY A LICENSED ASBESTOS INSPECTOR AND A NOTICE OF INTENT MUST BE SUBMITTED TO THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY – AIR DEVISION – ASBESTOS SECTION, HTTP://WWW.ADEQ.STATE.AR.US/AIR/PROGRAM/ (501) 682-0773.
21. EXISTING AND PROPOSED FIRE HYDRANTS AND METER SERVICES MUST BE LOCATED IN A GREEN SPACE A MINIMUM OF 4' BEHIND ANY CURB AND GUTTER AND 4' BEHIND ANY SIDEWALKS.
22. PLEASE BE ADVISED THAT THE FIRE HYDRANT PLACEMENT, FIRE HYDRANT LOCATION, FIRE FLOW CAPACITY, AND OTHER ITEMS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF SPRINGDALE FIRE DEPARTMENT, STATE FIRE CODE, OTHER AGENCIES, OR JURISDICTIONS.
23. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING POTABLE WATER METERS AND SANITARY SEWER TAPS FOR ALL PLOTTED LOTS WITHIN A SUBDIVISION.
24. ACCESSIBILITY FOR PERSONS WITH DISABILITIES IN PARKING LOTS AD BUILDING APPROACHES SHALL BE AS REQUIRED BY THE CURRENT ADA AND AS MANY FROM TIME TO TIME BE AMENDED.
25. THE SITE AREA OF DISTURBANCE IS GREATER THAN 0.5 ACRES. A GRADING PERMIT APPLICATION, A SWPPP DELINEATING ALL ANTICIPATED DISTURBED AREAS, A PLAN IN THOSE AREAS TO ACHIEVE FINAL STABILIZATION (WHICH AT MINIMUM MUST PROVIDE 80% GRASS COVERAGE AND 100% STABILIZATION), A DUST CONTROL PLAN WITH APPROPRIATE BMPS DESIGNED TO CONTROL DUST, AND AND APPROPRIATE FEE AS SHOWN ON THE APPLICATION MUST BE SUBMITTED TO THE CITY OF SPRINGDALE STORM WATER MANAGER FOR REVIEW PRIOR TO RECEIVING FINAL PLAN APPROVAL.
26. PHASING ON LARGER CONSTRUCTION SITES 5 ACRES OF MORE MUST BE UTILIZED TO ALLOW ONLY DISTURBANCE ON NEAR TERM CONSTRUCTION AREAS. CONSTRUCTION SITES REQUIRING CUTTING AND FILLING MUST BE SEEDED ONCE THE CUTTING AND FILLING ACTIVITY IS FINISHED.
27. COMMERCIAL AREA IS NOT INCLUDED AS PART OF THIS DEVELOPMENT.
28. THE OWNER/DEVELOPER SHALL COORDINATE WITH OZARK ELECTRIC DURING REGARDING FIXTURE SELECTION AND INSTALLATION.



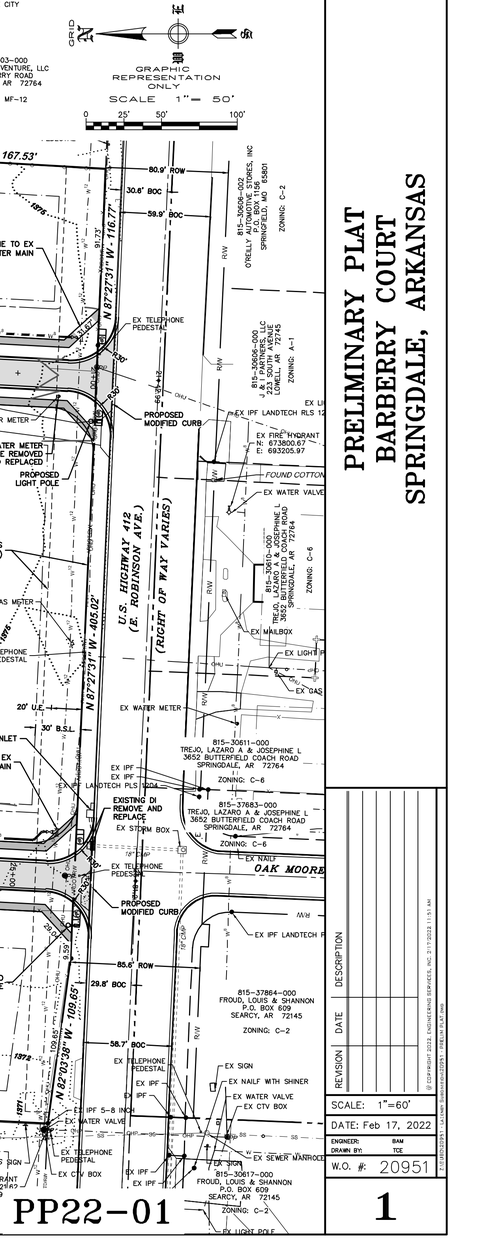
TYPICAL SECTION



TYPICAL SECTION
LOCAL STREET – LOW VOLUME
PARKING ON ONE SIDE



VICINITY MAP
N.T.S.



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

PRELIMINARY PLAT
BARBERRY COURT
SPRINGDALE, ARKANSAS

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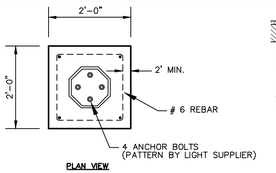
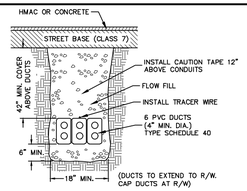
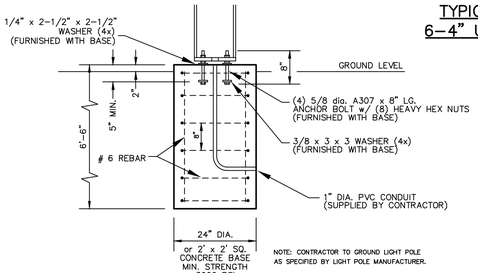


PLAN VIEW



TYPICAL SECTION 6-4" UTILITY DUCTS

NOT TO SCALE

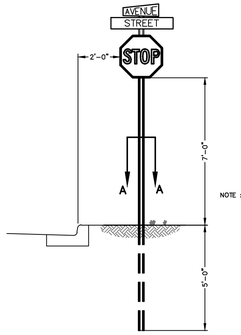


NOTE: CONTRACTOR TO GROUND LIGHT POLE AS SPECIFIED BY LIGHT POLE MANUFACTURER.

SECTION VIEW

LIGHT POLE FOOTING DETAIL

NOT TO SCALE



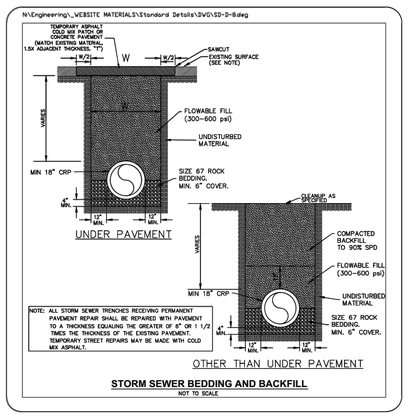
2 LB./FOOT

SECTION A–A
U-CHANNEL SIGN SUPPORT

NOTE : SIGN SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" AS APPROVED BY THE FEDERAL HIGHWAY ADMINISTRATION AND AHTD AND WASHINGTON COUNTY STANDARDS

STOP SIGN DETAIL

NOT TO SCALE

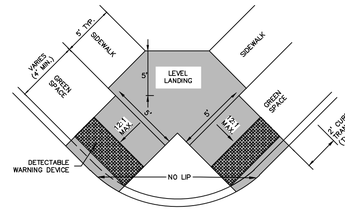


STORM SEWER BEDDING AND BACKFILL

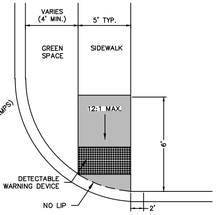
NOT TO SCALE

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2016 DESIGNED BY: KPP DRAWN BY: KPP CHECKED BY: BNB APPROVED BY: BNB
SECTION D DROP INLET DETAILS	FILE NO. SD-D-8

SPRINGDALE
WE'RE MAKING IT HAPPEN



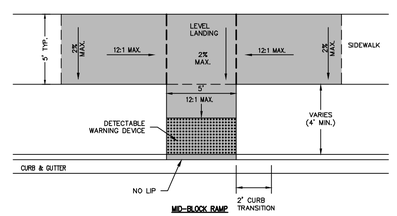
TYPE 1 RAMP



TYPE 2 RAMP

NOTES:

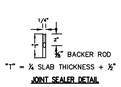
1) THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1.
2) THE NORMAL GUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
3) THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".
4) DETECTABLE WARNING DEVICES SHALL BE PLACED AT THE LOCATIONS WHERE RAMPS CROSS A CURB.



MID-BLOCK RAMP

HANDICAP RAMP DETAILS

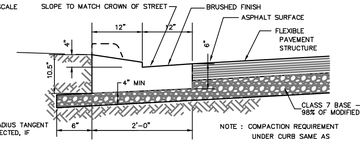
NOT TO SCALE



JOINT SEALER DETAIL

NOTES:

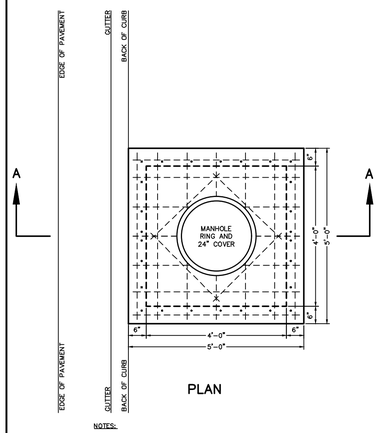
1) DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2) 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD–1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3) CONCRETE CURB TO BE SAW–CUT AT 15' INTERVALS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



NOTE : COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

MOUNTABLE CURB DETAIL

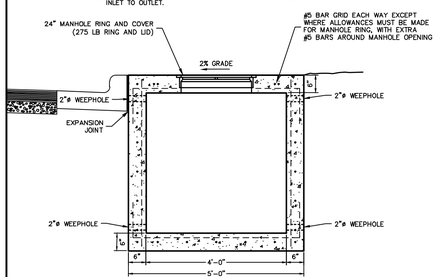
NOT TO SCALE



PLAN

NOTES:

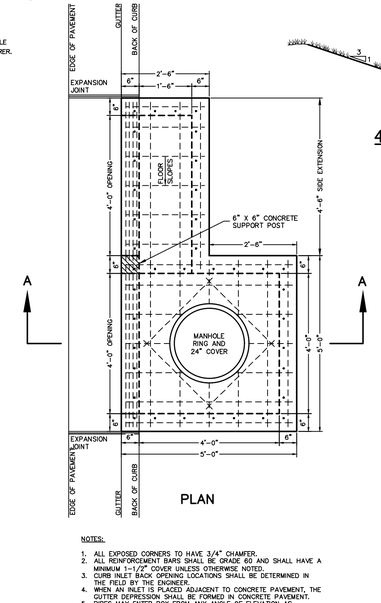
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2. ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 1–1/2" COVER UNLESS OTHERWISE NOTED.
3. CURB INLET BACK OPENING LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
4. WHEN AN INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT, THE GUTTER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



SECTION A–A

TYPICAL JUNCTION BOX

NOT TO SCALE



PLAN

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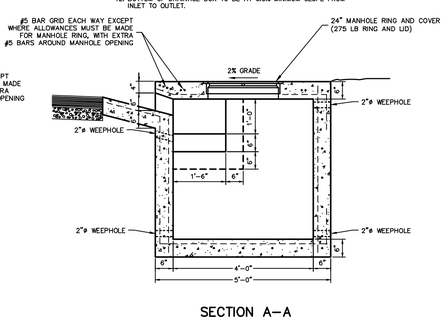
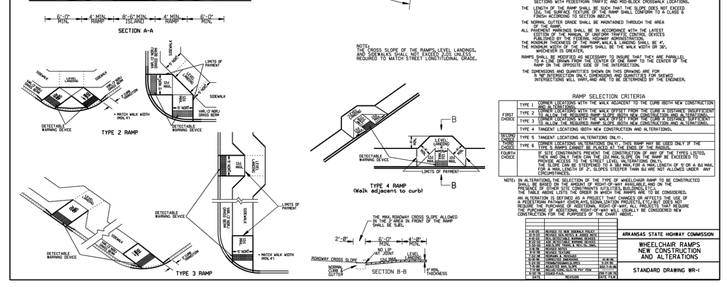
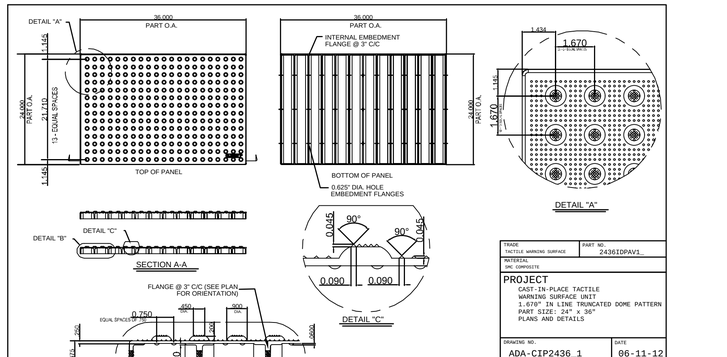


SECTION A–A

TYPICAL DROP INLET

NOT TO SCALE



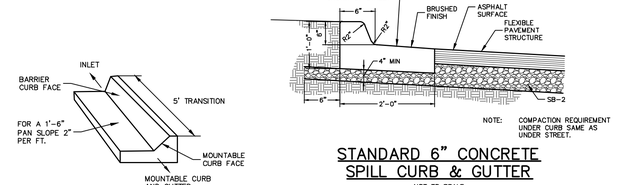


TRADE	PART NO.
TACTILE WARNING SURFACE	2436IDPAV1_
MATERIAL	
INV. COMPOSITE	

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

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

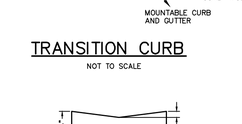
ADA SOLUTIONS, INC.
DETECTABLE WARNING SURFACES
PRE-FABRICATED TACTILE SOLUTIONS
WWW.ADATILE.COM
PHONE: (800)372-0519
EMAIL: INFO@ADATILE.COM



NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

STANDARD 6" CONCRETE SPILL CURB & GUTTER

NOT TO SCALE



TRANSITION CURB

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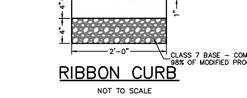
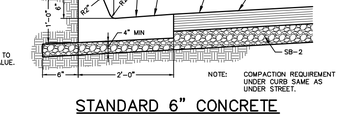


RIBBON CURB

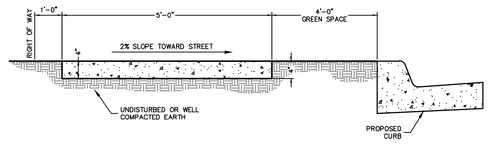
NOT TO SCALE



NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

STANDARD 6" CONCRETE CURB & GUTTER

NOT TO SCALE



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

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

SIDEWALK DETAIL

NOT TO SCALE

ENGINEERING SERVICES INC.
2 MUSIC CITY CIRCLE, STE. 100
SPRINGDALE, ARKANSAS 72764

TYPICAL DETAILS BARBERRY COURT SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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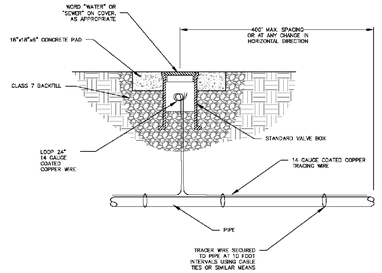
SCALE: N.T.S.
DATE: Feb 16, 2022
ENGINEER: BAM
DRAWN BY: TCE
W.O. #: 20951

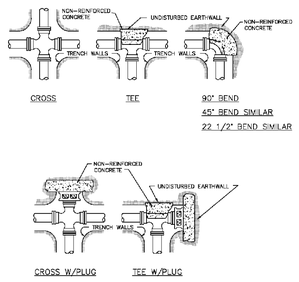
PP22-01

2



TRACING WIRE CONNECTION PORT

N.T.S.



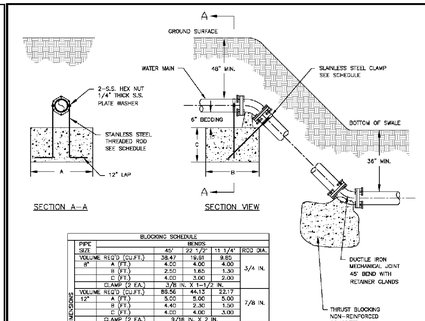
NOTES:

1. ALL FITTINGS SHALL BE MECHANICAL JOINTS, UNLESS OTHERWISE SPECIFIED.
2. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
3. WRAP ALL FITTINGS WITH POLYETHYLENE AS SPECIFIED.
4. BACK ALL TEES ACCORDING TO SIZE OF BRANCH.
5. BACKING FOR FUTURE LINE EXTENSIONS SHALL BE SUCH THAT REMOVAL OF BACKING IS POSSIBLE IN THE FUTURE.
6. ALL BENDS WHERE FITTINGS ARE USED, BOTH HORIZONTAL AND VERTICAL, SHALL BE BACKED.
7. THE REACTION BACKING TABLE IS BASED ON 150 PSI AND A SOIL BEARING PRESSURE OF 2,000 LBS/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	3
12"	10	10	6	4
14"	13	13	7	4
16"	17	17	9	5
18"	21	21	12	6
20"	26	26	14	7
24"	36	36	20	10
30"	59	59	32	16
36"	85	85	46	23

REACTION BACKING

N.T.S.



BLOCKING SCHEDULE					
PIPE SIZE		BENDS			
		45°	22 1/2°	11 1/4°	ROD SIA
UNBLOCKED 8"	VOLUME REQ'D (CU.FT.)	38.47	19.61	9.82	3/4 IN.
	A (FT.)	4.00	4.00	4.00	
	B (FT.)	2.50	1.85	1.30	
	C (FT.)	4.00	3.00	2.00	
	CLAMP (2 EA)	3/8 IN. X 1-1/2 IN.			
UNBLOCKED 12"	VOLUME REQ'D (CU.FT.)	85.56	44.13	22.17	7/8 IN.
	A (FT.)	5.00	5.00	5.00	
	B (FT.)	4.40	3.30	1.30	
	C (FT.)	4.00	4.00	3.00	
	CLAMP (2 EA)	3/16 IN. X 2 IN.			
UNBLOCKED 20"	VOLUME REQ'D (CU.FT.)	240.43	125.25	65.66	1 IN.
	A (FT.)	6.00	6.00	6.00	
	B (FT.)	5.10	4.00	2.75	
	C (FT.)	6.00	5.00	4.00	
	CLAMP (2 EA)	5/8 IN. X 2-3/16 IN.			
UNBLOCKED 24"	VOLUME REQ'D (CU.FT.)	345.35	180.36	94.58	1 IN.
	A (FT.)	6.00	6.00	6.00	
	B (FT.)	7.25	4.90	3.30	
	C (FT.)	8.00	7.00	5.00	
	CLAMP (2 EA)	5/8 IN. X 3 IN.			

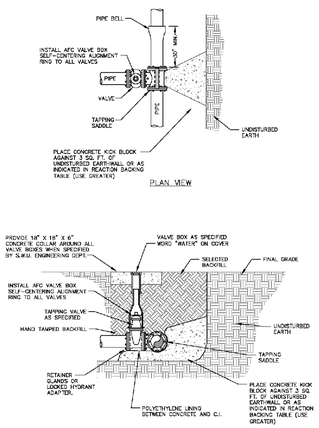
VOLUME CALCULATED ON TEH BASIS OF CONCRETE REACTING THRUST ON THE RESPECTIVE BENDS UNDER AN INTERNAL PRESSURE OF 150 PSI AND THE WEIGHT OF CONCRETE IS 150 LBS PER CU. FT.

NOTES:

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

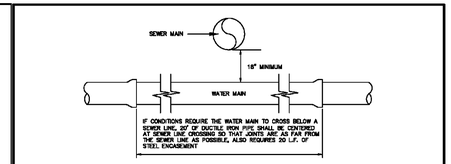
VERTICAL TIE-DOWN BLOCKING

N.T.S.



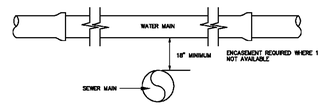
TAPPING SADDLE & VALVE

N.T.S.



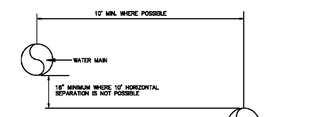
WATER LINE CROSSING UNDER SEWER LINE

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

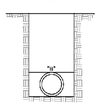
N.T.S.

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

TRENCH WIDTH SCHEDULE

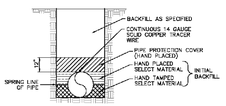
NOTES:

TRENCH WIDTH SHALL BE AS SET FORTH IN ANSI/AWWA B00. INCLUDED AS THIS 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

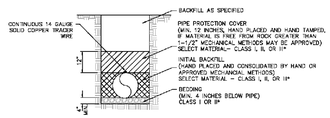
N.T.S.



D.I. PRESSURE WATER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 5")

N.T.S.



D.I. PRESSURE PIPE TRENCH FOR FORCE MAINS

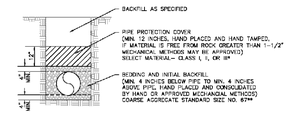
(STANDARD LAYING CONDITION "TYPE 5")

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

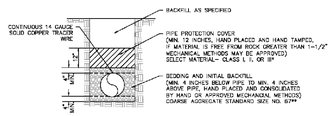
** STANDARD SIZE NO. 67 AS DEFINED IN ASTM D448



D.I./PVC GRAVITY SEWER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 5")

N.T.S.



PE/PVC PRESSURE SEWER PIPE TRENCH

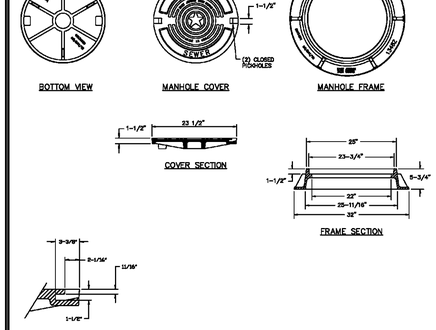
(STANDARD LAYING CONDITION "TYPE 5")

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



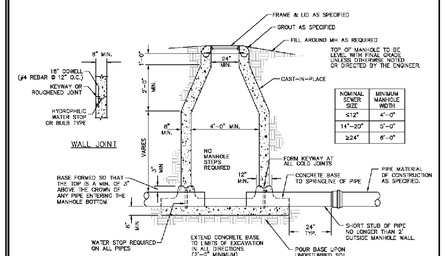
MANHOLE FRAME & COVER

(WITHIN AND OUTSIDE OF STREETS AND OTHER DRIVING SURFACES)

N.T.S.

VULCAN FOUNDRY V-1348-1

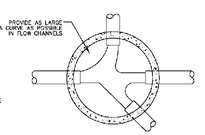
NOTE:
MINIMUM WEIGHTS:
COVER: 130 LBS
FRAME: 142 LBS
MINIMUM COMBINED WEIGHT: 280 LBS
(SEE SPECS FOR ADDITIONAL REQUIREMENTS)



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

CAST IN PLACE MANHOLE

N.T.S.



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

MANHOLE BOTTOM

FOR 6" THROUGH 24" SEWER MAINS

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

N.T.S.

ENGINEERING SERVICES INC.
1703 S. MAIN STREET
SPRINGDALE, ARKANSAS 72764

WATER & SEWER DETAILS
BARBERRY COURT
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: N.T.S.

DATE: Feb 16, 2022

ENGINEER: BAM

DRAWN BY: TCE

W.O. #: 20951

PP22-01

3

SPRINGDALE WATER UTILITIES — 526 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5701

MISCELLANEOUS DETAILS FOR WATER AND SEWER CONSTRUCTION — DRAWN BY: CAC — DRAWING NO. M-1 — DATE: AUGUST 2014

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION — DRAWN BY: KM/JNK — DRAWING NO. S-3 — DATE: MARCH 2008

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION — DRAWN BY: TLS — DRAWING NO. S-4 — DATE: MARCH 2008

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION — DRAWN BY: CAC — DRAWING NO. S-5 — DATE: AUGUST 2014

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION — DRAWN BY: TLS — DRAWING NO. S-6 — DATE: MARCH 2008

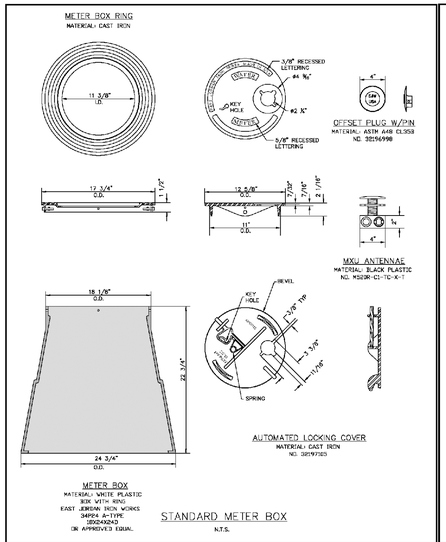
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION — DRAWN BY: JNK — DRAWING NO. S-17 — DATE: MARCH 2008

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION — DRAWN BY: TLS — DRAWING NO. S-18 — DATE: AUGUST 2014

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION — DRAWN BY: TLS — DRAWING NO. S-19 — DATE: AUGUST 2014

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION — DRAWN BY: JNK — DRAWING NO. S-7 — DATE: MARCH 2008

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION — DRAWN BY: TLS — DRAWING NO. S-11 — DATE: MARCH 2008



STANDARD METER BOX

N.T.S.

SPRINGDALE WATER UTILITIES

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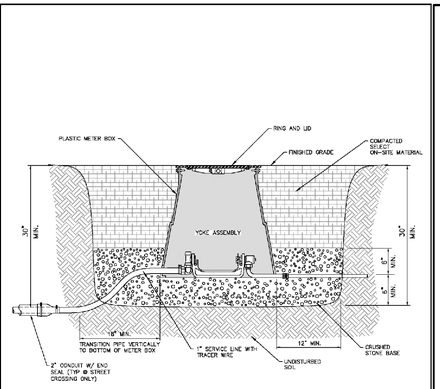
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

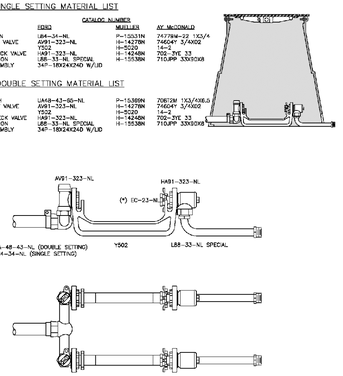
DRAWN BY: TLS | DRAWING NO: S-23 | DATE: OCTOBER 2014

SINGLE SETTING MATERIAL LIST

QTY	DESCRIPTION	FORD	CATALOG NUMBER MUELLER	AY McDONALD
1	INLET CONNECTION	LB4-34-NL	P-10533N	74778W-22 1X3/4
1	YOKE ANGLE KEY VALVE	AV81-323-NL	H-14278N	74604Y 3/4X02
1	YOKE BAR	Y502	H-5020	14-3
1	YOKE ANGLE CHECK VALVE	HA91-323-NL	H-14248N	70S-3YE 33
1	OUTLET CONNECTION	L88-33-NL SPECIAL	H-15538N	710JPP 33X3X3X8
1	METER BOX ASSEMBLY	347-18X24X24D W/LID		

DOUBLE SETTING MATERIAL LIST

QTY	DESCRIPTION	FORD	CATALOG NUMBER MUELLER	AY McDONALD
1	ANGLE U BRANCH	UA49-43-66-NL	P-15889N	70B72W 1X3/4X6.5
2	YOKE ANGLE KEY VALVE	AV81-323-NL	H-14278N	74604Y 3/4X02
2	YOKE BAR	Y502	H-5020	14-3
2	YOKE ANGLE CHECK VALVE	HA91-323-NL	H-14248N	70S-3YE 33
2	OUTLET CONNECTION	L88-33-NL SPECIAL	H-15538N	710JPP 33X3X3X8
1	METER BOX ASSEMBLY	347-18X24X24D W/LID		



TYPICAL 5/8" DOUBLE METER SETTING

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

N.T.S.

NOTES:

ALL MATERIALS INSTALLED IN POTABLE WATER SYSTEMS ARE REQUIRED TO COMPLY WITH THE FEDERAL DEFINITION OF "LEAD FREE" CONTAINED IN PUBLIC LAW 111-380.

*METER AND EXPANSION CONNECTION EC-23-NL ARE PROVIDED BY THE DEPARTMENT.

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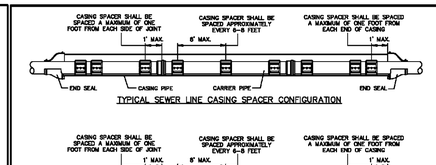
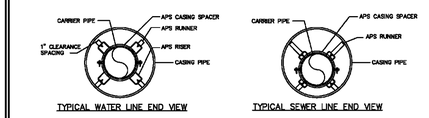
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-25 | DATE: AUGUST 2014



TYPICAL SEWER LINE CASING SPACER CONFIGURATION

TYPICAL WATER LINE CASING SPACER CONFIGURATION



TYPICAL WATER LINE END VIEW

TYPICAL SEWER LINE END VIEW

ENCASEMENT DETAILS

N.T.S.

NOTES:

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

ENCASEMENT/CARRIER PIPE SIZING CHART

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

CARRIER NOM. SIZE*	CARRIER PIPE O.D.	CARRIER BELL O.D.	CASING NOM. SIZE*
4"	4.80	11.08	12"
6"	6.90	13.20	16"
8"	9.05	15.51	20"
10"	11.30	17.82	20"
12"	13.40	20.03	24"
14"	15.30	22.05	24"
16"	17.40	22.40	24"
18"	19.50	24.70	30"
20"	21.60	27.00	30"
24"	25.80	31.20	36"

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

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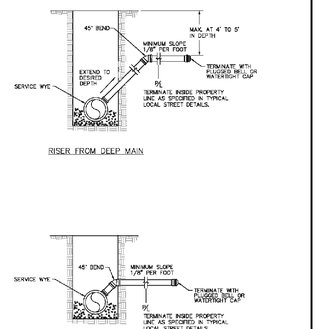
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: KMI/MK | DRAWING NO: S-31 | DATE: MARCH 2008



RISER FROM DEEP MAIN

NORMAL DEPTH

SEWER SERVICE CONNECTIONS

N.T.S.

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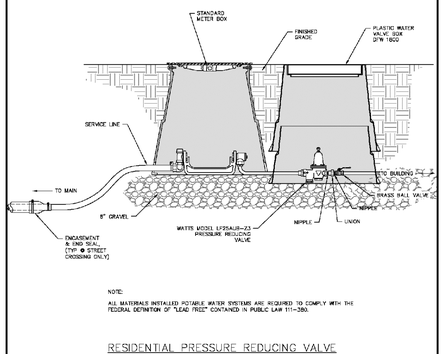
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



NOTE:

ALL MATERIALS INSTALLED POTABLE WATER SYSTEMS ARE REQUIRED TO COMPLY WITH THE FEDERAL DEFINITION OF "LEAD FREE" CONTAINED IN PUBLIC LAW 111-380.

RESIDENTIAL PRESSURE REDUCING VALVE

N.T.S.

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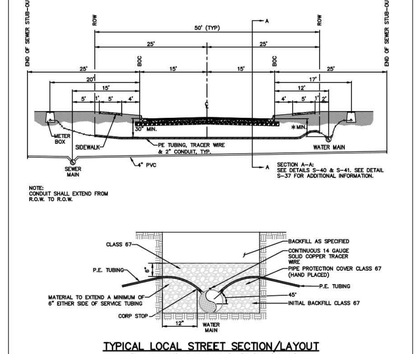
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: CAG | DRAWING NO: S-28 | DATE: AUGUST 2014

WIDTH OF STREET	WIDTH OF R.O.W.	C/L LOCATION OF SEWER MAIN	C/L LOCATION OF WATER MAIN	END LOCATION OF SEWER STUB-OUT	C/L LOCATION OF METER BOX (SHORT)	C/L LOCATION OF METER BOX (LONG)
29'	48'	15' BOC	12' BOC	25' BOC	17' BOC	20' BOC
30'	50'	15' BOC	12' BOC	25' BOC	17' BOC	20' BOC
36'	60'	17' BOC	14' BOC	27' BOC	19' BOC	22' BOC
48'	70'	19' BOC	17' BOC	29' BOC	19' BOC	23' BOC
60'	80'	15' BOC	12' BOC	25' BOC	17' BOC	20' BOC

NOTE:
CONSULT SWU ENGINEERING DEPT. FOR ADDITIONAL LOCATION DIMENSIONS WHEN R.O.W. IS GREATER THAN 80' IN WIDTH OR WHEN WIDTH OF SIDEWALK OR WIDTH OF GREENSPACE VARIES FROM TYPICAL.

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



TYPICAL LOCAL STREET SECTION/LAYOUT

30' WIDTH SHOWN (SEE CHART FOR 29', 30', 48' & 60' WIDTHS)

N.T.S.

SPRINGDALE WATER UTILITIES

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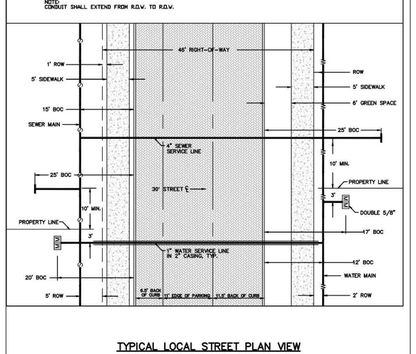
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: JSB | DRAWING NO: S-29 | DATE: JANUARY 2017

WIDTH OF STREET	WIDTH OF R.O.W.	C/L LOCATION OF SEWER MAIN	C/L LOCATION OF WATER MAIN	END LOCATION OF SEWER STUB-OUT	C/L LOCATION OF METER BOX (SHORT)	C/L LOCATION OF METER BOX (LONG)
29'	48'	15' BOC	12' BOC	25' BOC	17' BOC	20' BOC
30'	50'	15' BOC	12' BOC	25' BOC	17' BOC	20' BOC
36'	60'	17' BOC	14' BOC	27' BOC	19' BOC	22' BOC
48'	70'	19' BOC	17' BOC	29' BOC	19' BOC	23' BOC
60'	80'	15' BOC	12' BOC	25' BOC	17' BOC	20' BOC

NOTE:
CONSULT SWU ENGINEERING DEPT. FOR ADDITIONAL LOCATION DIMENSIONS WHEN R.O.W. IS GREATER THAN 80' IN WIDTH OR WHEN WIDTH OF SIDEWALK OR WIDTH OF GREENSPACE VARIES FROM TYPICAL.

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



TYPICAL LOCAL STREET PLAN VIEW

30' WIDTH SHOWN (SEE CHART FOR 36', 48' & 60' WIDTHS)

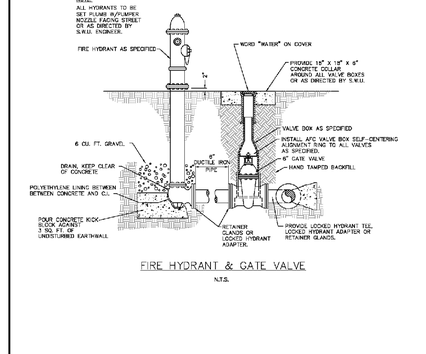
N.T.S.

SPRINGDALE WATER UTILITIES

520 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5731

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-30 | DATE: MARCH 2008



FIRE HYDRANT & GATE VALVE

N.T.S.

SPRINGDALE WATER UTILITIES

520 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5731

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

PP22-01

ENGINEERING SERVICES INC.
1707 E. HUNTSVILLE
SPRINGDALE, ARKANSAS 72764

WATER & SEWER DETAILS
BARBERRY COURT
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: N.T.S.
DATE: Feb 16, 2022
ENGINEER: BAM
DRAWN BY: TCE
W.O. #: 20951

4

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.

NOTE:

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

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

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

CONSTRUCTION SEQUENCE:

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

NOTES:

1) NATURAL VEGETATION SHALL BE RETAINED WHEREVER POSSIBLE.

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

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

4) PLACE FILTER FABRIC ON ALL CURB INLETS.

*SILT FENCE ARE USED AS ENERGY DISSIPATION DEVICES

*SILT FENCE ARE USED TO CONTROL POLLUTANTS DURING STORM WATER DISCHARGE

*SILT FENCE MUST BE MAINTAINED UNTIL SITE IS PERMANENTLY STABILIZED

AREA OF SOIL DISTURBANCE: 15.9 ACRES

OWNER: NWA LD LLC, PO BOX 10560, FAYETTEVILLE, AR 72703

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

WORK ORDER #: 20081

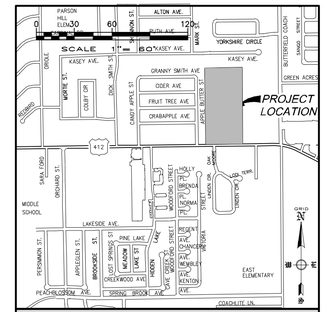
CITY ZONING: PUD & C-5

FEMA FLOOD PLAIN ZONE:

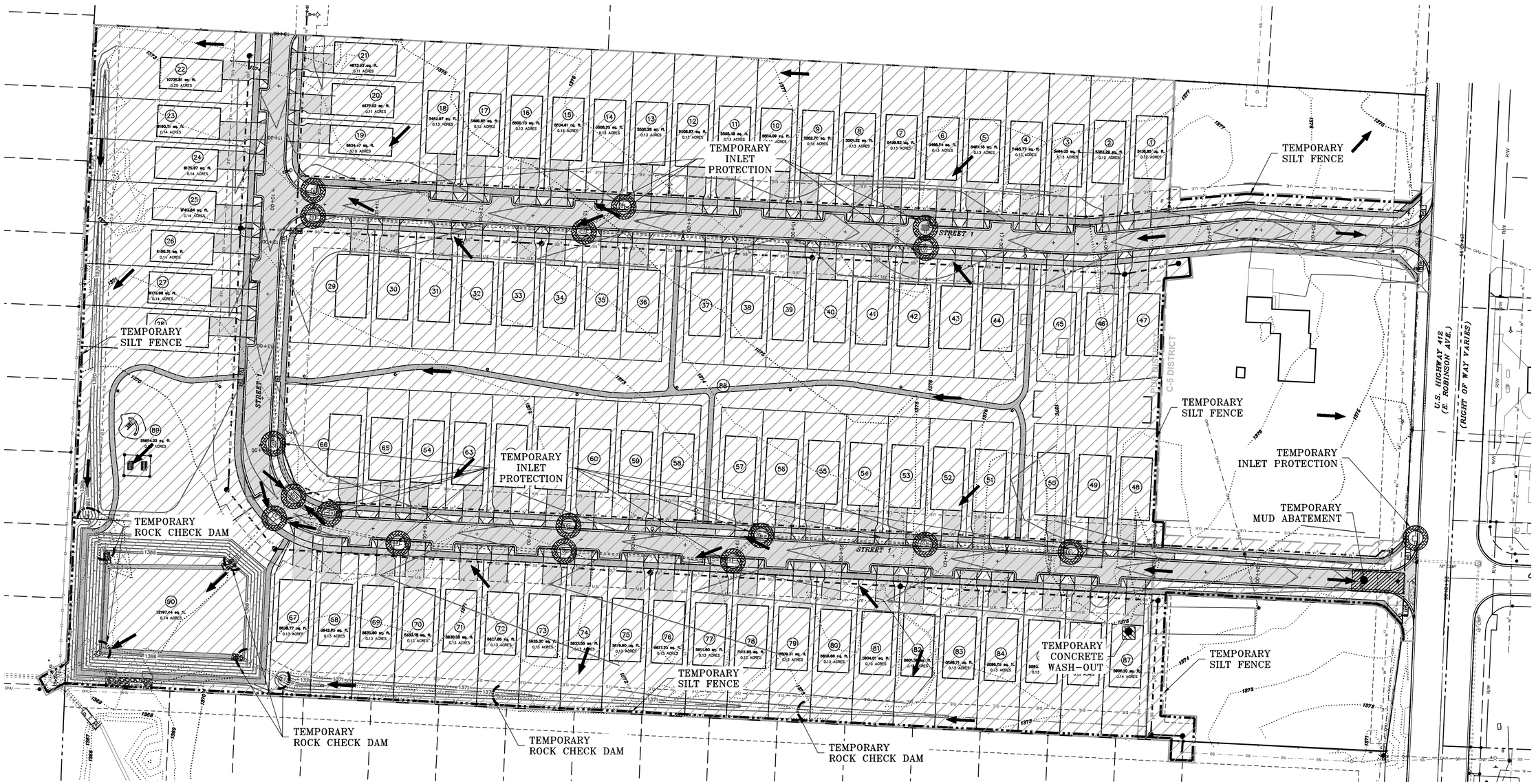
THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE "X" (NO SHADING) DESIGNATED AS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE F.I.R.M. MAP # 05143C0090 F, PANEL 90 OF 575, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAP REVISED: MAY 16, 2008.

LEGEND

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



VICINITY MAP
N.T.S.



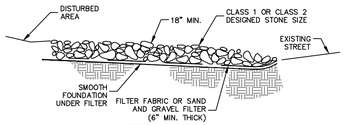
PP22-01

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

STORM WATER POLLUTION PREVENTION PLAN
BARBERRY COURT
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=50'
DATE: Feb 16, 2022
ENGINEER: BAM
DRAWN BY: TCE
W.O. #: 20951



TYPICAL SECTION

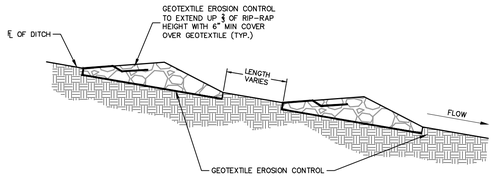
NOTES:

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

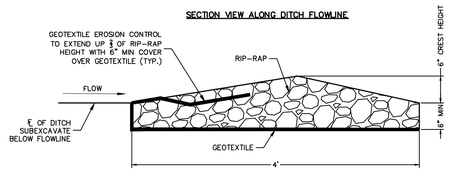
2) MINIMUM LENGTH SHALL BE 50'

MUD ABATEMENT ENTRANCE

NOT TO SCALE



SECTION VIEW ALONG DITCH FLOWLINE

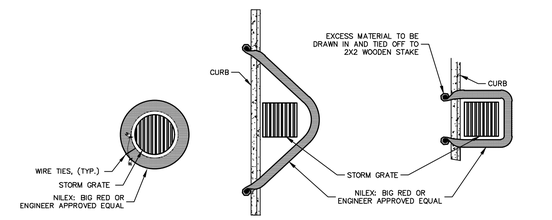


SECTION VIEW OF CHECK DAM

NOTES:

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

ROCK CHECK DAM



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

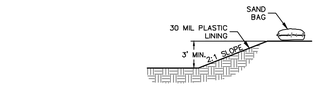
DRAIN INLET SECTION — CURBSIDE SECTION

NOTES:

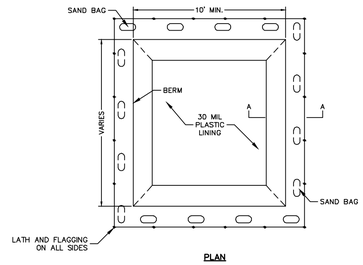
1) ALL MATERIAL TO MEET SPECIFICATIONS.
2) NILEX-BIG RED TO MEET APPLICATION REQUIREMENTS.
3) COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

INLET PROTECTION

NOT TO SCALE



SECTION A – A



PLAN

NOTES:

1) LATH AND FLAGGING SHOULD BE COMMERCIAL TYPE.

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

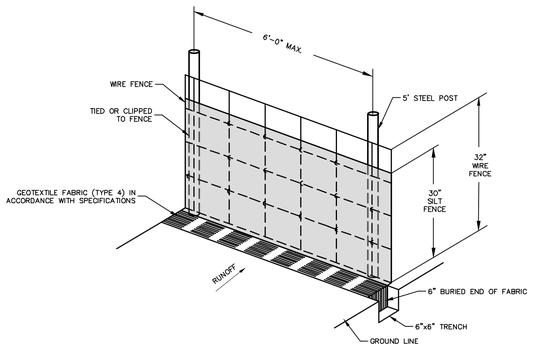
CONCRETE WASH-OUT AREA

NOT TO SCALE

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

NOTES:

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



SILT FENCE NOTES

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

WIRED REINFORCED BURIED EDGE SILT FENCE

NOT TO SCALE

PP22-01

ENGINEERING SERVICES INC.
2701 S. MISSOURI
SPRINGDALE, ARKANSAS 72764

STORM WATER POLLUTION PREVENTION DETIALS
BARBERRY COURT
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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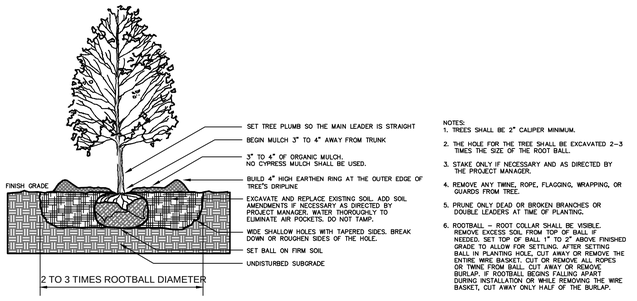
SCALE: N.T.S.

DATE: Feb 16, 2022

ENGINEER: BAM
DRAWN BY: TCE

W.O. #: 20951

6



TREE PLANTING DETAIL
NOT TO SCALE

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

INDEX OF TREES

TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	SIZE
	Shumard Oak	Quercus shumardi	21	2" Cal B & B
	Alle Elm	Ulmus americana 'Alle'	43	2" Cal B & B
	Chinese Pistache	Pistachia chinensis	9	2" Cal B & B
	Littleleaf Linden	Tilia cordata	23	2" Cal B & B
	Northern Red Oak	Quercus rubra	12	2" Cal B & B

OWNER: BRENDA LAZENBY, 3019 E. ROBINSON AVE., SPRINGDALE, AR 72764

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

WORK ORDER #: 20081

CITY ZONING: PUD & C-5

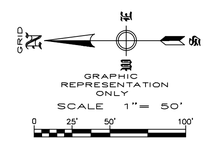
SETBACKS (MF-12): FRONT - 30', SIDE - 8', REAR - 20'

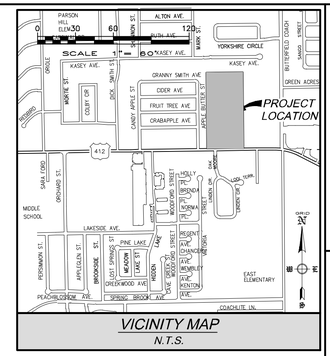
SETBACKS (C-5): FRONT - 30' (50' IF PARKING BETWEEN ROW AND BUILDING), SIDE - 0' (20' WHEN CONTIGUOUS TO RESIDENTIAL), REAR - 20'

COMMON OPEN SPACE REQUIREMENTS:

TOTAL COMMON OPEN SPACE REQUIRED – 15%
TOTAL AREA – 658,091 SQ FT
REQUIRED: 15% – 98,713 2.26 ACRES
PROVIDED: 18.35% –120,773 2.77 ACRES

OPEN SPACE:





VICINITY MAP
N.T.S.

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

LANDSCAPE PLAN
BARBERRY COURT
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: 1"=60'
DATE: Feb 16, 2022
ENGINEER: BAM
DRAWN BY: JLS
W.O. #: 20951

7

PP22-01

Development Plan for
BARBERRY COURT 2
Planned Unit Development
February 9, 2022

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.

General Eligibility and Staging Requirements

1. Location: The intent is to apply the PUD district to approximately 23.89 acres, which includes a previously approved PUD, Barberry Court, all of which are within the municipal limits of Springdale. The Land Use Plan Map shows that both properties are designated for Commercial use. In 2018, the 8.77-acre property was rezoned to MF-12. In 2020 the 15.12-acre property was rezoned to MF-12. The Planning Commission approved a PUD for the 15.12-acre property in 2021, allowing for 87 single-family lots on 40-foot wide lots. There are several out-lots along Hwy 412 that are still zoned for commercial use.

2. Ownership: The 15.12-acre property (Phase 1) is owned by NWA LD, LLC. The 8.77-acre property (Phase 2) is owned by Huddle Club Venture, LLC. A Commissioner's Deed establishing ownership is included in the rezoning application materials.

3. Project size: The property includes approximately 15.12 acres + 8.77 acres, more than the ten-acre minimum required by city code.

4. Staging: The 15.12 acres is already approved for development. The 8.77-acre property will be combined to create one cohesive development with interconnected streets, utilities, and community amenities.

The project includes two phases, the first of which is already under construction. Walking trails, a pavilion, BBQ grill, and tot-lot located within Phase 1 will be built during Phase 1 construction. Additional trails within Phase 2 of the development will provide connectivity between phases and throughout the development. The additional trails, a tot-lot, and two pavilions with BBQ grills located in Phase 2 will be constructed during Phase 2 construction.

Developer intends to begin construction as quickly as is practical once construction plans are approved by all appropriate regulatory entities. Anticipated timeframe is completion of construction within twenty four months of City Council PUD approval.

APPLICATION REVIEW PROCEDURES

1. Two Phases:

a. A preapplication conference with planning and community development staff. – An initial pre-application conference with planning department was held on April 12, 2021. A second pre-application conference was held on April 23, 2021. A third pre-application was held on January 12, 2022.

b. The preliminary development plan is submitted for review and approval by the planning department staff along with the preliminary plat, rezoning application, and other supporting materials. Following staff review and revisions, revised application materials will be reviewed and potentially approved by Planning Commission and City Council.

c. Final development plan approved as a whole or in phases by the planning commission and city council following its review for conformity with the preliminary development plan.

d. The final development plan shall be approved prior to the issuance of any building permits within any portion of the planned unit development and shall be recorded prior to the issuance of a building permit.

5. Civil Engineer & Land Surveyor: Engineering Services, Inc., 1207 South Old Missouri Road, Springdale, AR 72764, (479) 751-8733, jappel@engineeringservices.com.

6. Size: Approximately 23.89 acres: 15.12 acre existing + a new phase containing approximately 8.77 acres– legal descriptions as follows:

SURVEY DESCRIPTION:

A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION FIVE (5), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-NINE (29) WEST, OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, BEING TRACT 2 OF AN INFORMAL PLAT FILED AS PLAT FILE 24-313 OF THE WASHINGTON COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 5, SAID POINT BEING A FOUND IRON PIN WITH CAP “PLS 1156”; THENCE ALONG THE NORTH LINE OF SAID SE 1/4 OF THE SW 1/4, S87°28'54”E A DISTANCE OF 635.15 FEET TO A FOUND IRON PIN WITH CAP “PLS 1156”; THENCE LEAVING SAID NORTH LINE AND ALONG A WOVEN WIRE AND BARBED WIRE FENCE AS REFERENCED IN QUITCLAIM DEED 2018-24438, S02°51'25”W A DISTANCE OF 506.76 FEET TO A FOUND IRON PIN WITH CAP “PLS 1156”; THENCE CONTINUING ALONG SAID FENCE, S03°02'44”W A DISTANCE OF 482.84 FEET TO A FOUND IRON PIN WITH CAP “PLS 1156”; THENCE LEAVING SAID FENCE AND ALONG A PIPE FENCE AS REFERENCED IN QUITCLAIM DEED 2018-24438, S03°22'33”W A DISTANCE OF 48.40 FEET TO A FOUND IRON PIN WITH CAP “PLS 1156”; THENCE LEAVING SAID FENCE, N87°28'59”W A DISTANCE OF 632.89 FEET TO A FOUND IRON PIN WITH CAP “PLS 1156”; THENCE ALONG THE EAST LINE OF “THE APPLE ORCHARD” SUBDIVISION AS SHOWN ON THE FINAL PLAT (REVISED) OF “THE APPLE ORCHARD” FILED FEBRUARY 18, 1999 IN PLAT BOOK 15 AT PAGE 138 OF THE WASHINGTON COUNTY RECORDS, N02°50'39”E A DISTANCE OF 1038.00 FEET TO THE POINT OF BEGINNING, CONTAINING 15.12 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

PT SE SW 4.728 AC FURTHER DESCRIBED IN 2019-8174 AS: Part of the Southeast Quarter of the Southwest

Quarter of Section 5, Township 17 North, Range 29 West of the fifth principal meridian, Springdale, Washington County, Arkansas, more particularly described as follows: Commencing at the Southeast corner of said Southwest Quarter; thence along the east line thereof, N02°17'14"E 45.95 feet; thence N87°36'05"W 703.99 feet to a set 1/2" rebar, PS 1728, for a Point of Beginning; thence N03°15'25"E 167.53 feet to a set 1/2" rebar, PS 1728; thence N02°59'49"E 617.97 feet to a set 1/2" rebar, PS 1728; thence S87°12'44"E 320.49 feet to a set 112" rebar, PS 1728; thence S02°15'28"W 634.82 feet to a set 1/2" rebar, PS 1728; thence N87°04'25"W 171.08 feet, to a set 1/2" rebar, PS 1728; thence S02°16'30"W 150.44 feet to a set 1/2" rebar, PS 1728 on the north right of way line of US Highway 412; thence along said north line, N87°27'27"W 160.26 feet, to the Point of Beginning. Containing 5.28 acres more or less LESS & EXCEPT: 1/4 of the SW 1/4 of Section 5, Township 17 North, Range 29 West, Washington County, Arkansas, more particularly described as follows: From the SE Comer of the SE 1/4 of the SW 1/4 of Section 5, Township 17 North, Range 29 West, proceed North 45.95 feet; thence South 89°48'30" West 543.04 feet to the Point of Beginning; thence South 89°49'30" West 160.96 feet; thence North 00°43'50" East 152.03 feet; thence South 89°07'00" East 158.43 feet; thence South 00°14'00" East 149.04 feet to the Point of Beginning, containing 0.552 acres, more or less.

And Parcel ID 815-30503-000

PT SE SW .552 A. FURTHER DESCRIBED AS: A part of the SE 1/4 of the SW 1/4 of Section 5, Township 17 North, Range 29 West, Washington County, Arkansas, more particularly described as follows: From the SE Corner of the SE 1/4 of the SW 1/4 of Section 5, Township 17 North, Range 29 West, proceed North 45.95 feet; thence South 89°48'30" West 543.04 feet to the Point of Beginning; thence South 89°49'30" West 160.96 feet; thence North 00°43'50" East 152.03 feet; thence South 89°07'00" East 158.43 feet; thence South 00°14'00" East 149.04 feet to the Point of Beginning, containing 0.552 acres, more or less.

7. Project Name: Barberry Court 2 Planned Unit Development

8. Site Plan: Drawings are attached illustrating the subdivision layout, typical setbacks, connectivity, green space, monument sign concept, landscaping, and sample home elevations.

1. Development Strategy – Intent is to develop an approximately 23.89 acre site as a PUD with single-family homes on 133 residential lots. Developer intends to build and sell homes on the lots and/or sell lots.

a) Lots will be similar to conventional subdivision lots with a front load garage accessing a public street in front of the home and a private back yard behind the house. Typical lot size is 40’ wide by 110’-140’ deep.

2. Permitted Uses in Barberry Court PUD: The entire development will be single family residential homes. No multi-family residential or industrial uses are proposed or allowed for this development.

For all areas, specific Use Units allowed are:

Use Unit 1 – Citywide Public Uses by Right
Use Unit 4 – Cultural, Recreational, and Health Facilities
Use Unit 8 – Single Family Dwellings
Use Unit 34 – Model Home/Temporary Marketing Office

3. Site Development Requirements

A) Density, Bulk, Area and Yard Regulations

Density – Phase 1: 87 Homes / 15.12 Acres = 5.75 Homes / Acre
Phase 2: 46 Homes / 8.77 Acres = 5.25 Homes / Acre
Total: 133 Homes / 23.89 Acres = 5.57 Homes / Acre

Green Space – Phase 1: 2.40 Acres / 15.12 Acres = 15.9% (15.0% Minimum Required)
Phase 2: 1.96 Acres / 8.77 Acres = 22.3% (15.0% Minimum Required)
Total: 4.36 Acres / 23.89 Acres = 18.3% (15.0% Minimum Required)

Lot size - 40’ Wide x 110’-140’ Deep Typical Lots (4,400 s.f.–5,600 s.f. / Lot)

B) Building Setbacks

Front Load Residential Building Setbacks:
Front – 25 Feet
Front – 30 Feet (Applicable to Exterior Lots in Phase 1 Only)
Interior Side – 5 Feet
Exterior Side – 10 Feet (Along Street ROW for Corner Lots)
Rear – 20 Feet

PLANNED UNIT DEVELOPMENT CONCEPT AND NARRATIVE

NWA LD, LLC, the Developer of the Barberry Court project, proposes a Planned Unit Development (PUD) with 133 residential homes located on approximately 23.89 acres in east Springdale. The subject property includes 15.12 acres of Washington County Parcel 815-30506-003 owned by NWA, LD, LLC, as well as 8.77 acres comprised of Parcels 815-30503-000, 815-30502-000 and 815-30501-000 owned by Huddle Club, LLC. The project is situated north of East Robinson Avenue (U.S. Highway 412) between Apple Butter Street and Butterfield Coach Road. All 23.89 acres are designated for commercial use by the City's Land Use Plan, but the 15.12 acre tract is already included in a PUD and the 8.77 acre property was recently recently rezoned to MF-12.

The intent of the development is to provide a unique single family residential development with creative green space areas that provides opportunities for outdoor recreation. The project will provide homes within one mile of Parsons Hills Elementary School and Harp Elementary School.

The project is being proposed as a Planned Unit Development to provide a mix of housing options not widely available in this area and not achievable within the City's standard residential zoning districts due to the shape and size of the of the proposed lots. Proposed building setbacks within the PUD will vary between the interior lots and the exterior lots within Phase1. The interior lots will have a standard 25-foot front setback. However, within Phase I, the exterior lots will all have 30-foot front setbacks, allowing additional stacking space for vehicles in the driveway. Front setbacks for Phase 2 will be 25 feet for all lots. Net residential project density (5.57 lots/acre) is comparable to conventional residential developments in Springdale and is not the primary factor for proposing the PUD (density across both phases has actually decreased by adding Phase 2). Instead, the smaller lot width will allow the developer to achieve this same density while also preserving more than 15% of the natural green space and creating a development which stands out in many respects from typical offerings.

For corner lots, the exterior side setback (setback along street right-of-way the house does not face) is proposed to be 20 feet.

Proposed side setbacks are five feet wide for all residential lots. This will ensure eaves of adjacent homes are separated by at least ten feet to comply with fire code separation requirement.

Rear setbacks are proposed to be twenty feet. This will ensure all lots have a useable back yard area and provides room for any necessary utilities.

Each home is required to have an attached garage with capacity for at least two vehicles. The covenants provide requirements for any accessory structures to be placed on the lots.

Use of the development is single family residential. There are no duplex, triplex, or multi-family use units allowed in the development. The following specific use units will be allowed in the residential portion of the development:

Use Unit 1 – Citywide Public Uses by Right
Use Unit 4 – Cultural, Recreational, and Health Facilities
Use Unit 8 – Single Family Dwellings
Use Unit 34 – Model Home/Temporary Marketing Office

Covenants specify exterior building material requirements, all of which will be required to be high quality, upscale materials. The first floor (up to the second floor plate) of each home will be 100% brick, stone, or manufactured stone with no siding. Primary building materials will include brick, stone, manufactured stone, wood, and concrete siding (such as Hardy brand). Developer intends to build and sell the homes, as opposed to building and then renting homes or selling lots to individuals or home builders. Plans and elevations of several sample homes similar in appearance/materials to the types of homes developer will build in this subdivision are enclosed with this development plan. To facilitate marketing and selling homes, developer will operate a temporary sales office and up to four model homes with four different floor plans at a time in the development. Covenants include various provisions to ensure the pleasing appearance of the neighborhood is maintained and which are typical of many developments. These include, but are not limited to, specifying the location, materials, and minimum/maximum heights for fences, requiring trash containers will be required to be stored out of sight, and that all yards are to be maintained in an orderly manner.

The residents of the PUD will have access to a wide array of amenities, including tot-lot playgrounds, and pavilions with barbecue grills in both phases. The development will have sidewalks throughout the subdivision along streets and through the neighborhood green for connectivity within the PUD and connectivity to areas outside the subdivision. These sidewalks will allow pedestrians to access the neighborhood green space and the playgrounds. The off-street sidewalks through green spaces will have bollard type lighting typically spaced at 90 feet.

More than 15% of the development is reserved as neighborhood green space. Greenspace has been spread across both phases of development for equitable access to all residents.

Six foot privacy fencing shall be required along the rear property line of Lots 29 – 66 in Phase I and shall be initially constructed and installed by the Builder.

For Phase I amenities, Developer is planning a “tot-lot” in the smaller green space with play equipment and seating along with pavilions and barbecue grills. The larger, center greenspace will be utilized for a soccer field and walking trail with bollard style lighting. An additional park area is planned for Phase 2 and will contain grills, seating and covered pavilions. An image of a play structure similar in size and type to the proposed equipment for Barberry Court is attached.

Home builder will install one tree per lot during house construction. Installation of the tree is a requirement prior to issuance of Certificate of Occupancy. Developer will install trees and landscaping in common areas as shown on landscape plans. Builder or developer shall provide a standard one year warranty for each tree. All trees installed by developer and/or home builder shall be one of the following species:

- Alle Elm (Ulmus americana)
- Northern Red Oak (Quercus rubra)
- Shumard Oak (Quercus shumardii)
- Littleleaf Linden (Tilia cordata)
- Chinese Pistache (Pistachia chinensis)

The primary streets along the front of the houses are proposed to be constructed within 46 foot-wide rights-of-way and will be 21 feet wide measured from back of curb to back of curb in the drive lane and 29 feet wide were parking is located on onside of the street.

The entire project will be developed in two phases with three access points off Robinson Avenue (U.S. Highway 412). The previous landowner of Phase 1 has retained ownership of the frontage lots for future development and they are not a part of the PUD.

The frontage streets will include sidewalks along both sides of the road, to be constructed by the home builder during construction of the home. Developer will construct the sidewalk along the portions of these roads though green space areas and through pedestrian courtyards. The Developer will also construct sidewalk along entry streets to Hwy 412.

Overnight parking is prohibited on all streets within the development, other than designated parking areas. All streets are proposed to be dedicated to the City as public streets within dedicated rights-of-way.

Monument signs are planned for the entrances into the subdivision. Signs will be constructed of stone or brick with cedar accents. An image of a sign of similar size and type to the proposed signs is attached. The monument signs will be located in a common easement to be maintained by the P.O.A.

The gross acreage is 23.89 acres. Gross residential density is 5.57 lots / acre (133 lots / 23.89 acres).

Project includes common 4.36 acres of neighborhood green space, which is 18.3% of the total property. With 133 proposed homes, 1,428 square feet of neighborhood green space is provided per residential unit.

Phase 1 construction is already underway. Developer intends to begin construction of Phase2 as quickly as possible once the PUD and construction plans are approved. It is anticipated that construction will be complete within twenty four months of City Council approval of the PUD.

The proposed development is compatible with existing and future land uses in this area. Current land uses of adjacent properties are single-family homes north, west and east, and undeveloped, commercial land to the south. Future development of frontage properties along Highway 412 is likely to be commercial or institutional, which are both compatible with the proposed PUD. Any future development of the property to the east will be residential in nature, and compatible with the proposed residential subdivision as well. We believe the proposed project is well-suited for this location and will be harmonious with existing and future land uses

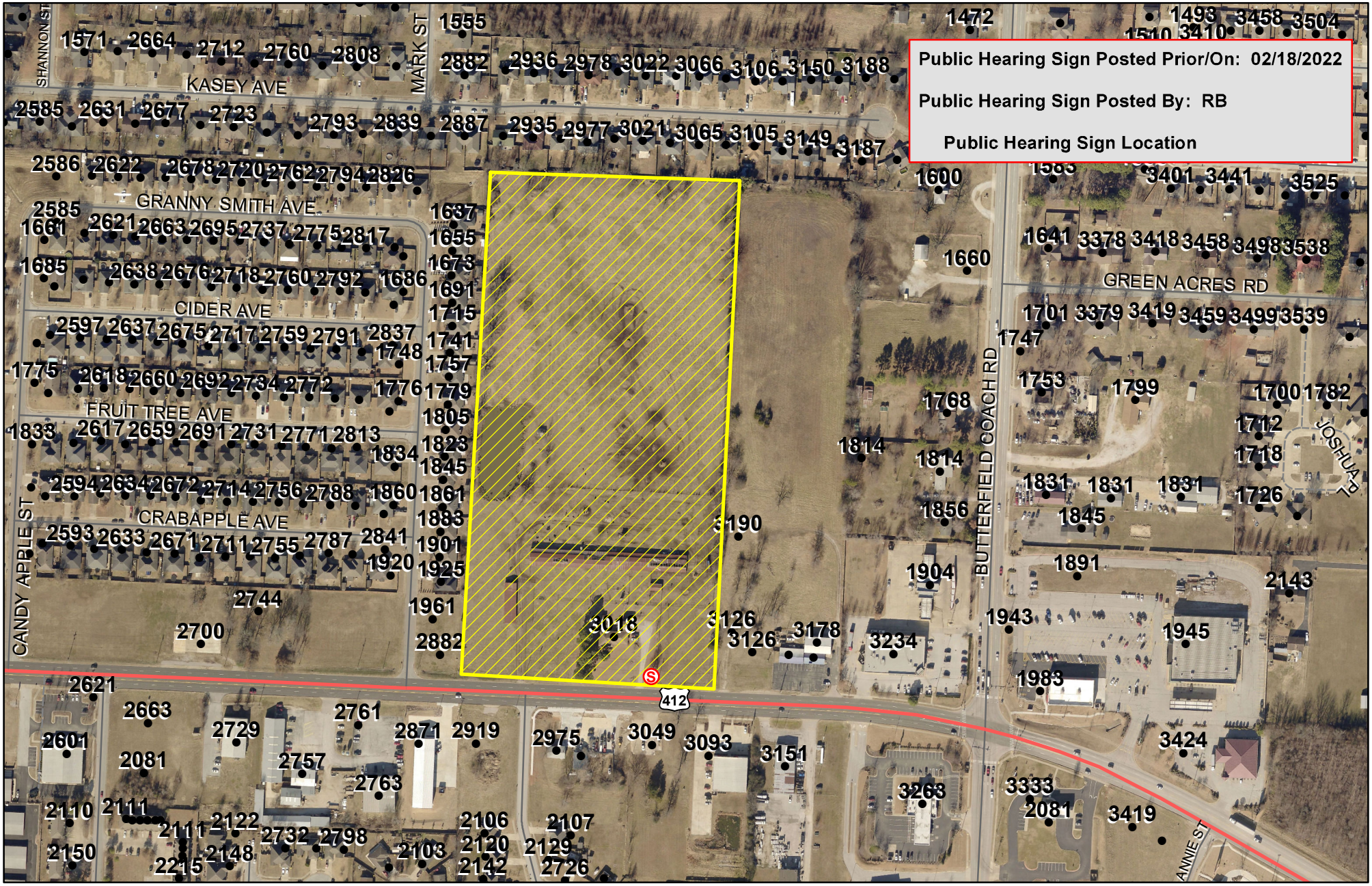
in the area.

It is not anticipated the development will strain public services or infrastructure in the area. The nearby C.L. “Charlie” and Willie George Park is nearby and provides a wide range of outdoor recreation opportunities. There are many schools located near the project, many of which have been constructed recently. Nearby schools include:

- Walter Turnbow Elementary – 1.3 Miles
- Don Tyson School of Innovation – 0.8 Miles
- Lakeside Junior High School – 0.8 Miles
- Sonora Middle School – 2.5 miles
- Sonora Elementary School – 2.7 Miles
- Harp Elementary School – 0.5 Miles

The project will have street access to East Robinson Avenue, which is major east/west artery through Springdale with multiple driving lanes in each direction.

Water and sewer infrastructure is already present in this area. Springdale Water Utilities has a twelve-inch water main and an eight-inch sewer line along the north side of Highway 412.



FILE NO. R22-09
APPLICANT: Engineering Services, Inc (Barberry Court, Phase I)
REQUEST: Rezone from PUD to revised PUD

PLANNING COMMISSION MEETING
March 1, 2022

N
0 70 140 280 420 560
Feet
For Location Reference Only

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PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: February 24, 202

Re: **R22-10 Huddle Club Ventures, LLC -- MF-12 Medium Density Multi-Family Residential District to Planned Unit Development (PUD)**

A request by Huddle Club Venture, LLC (Jacklyn Perry) for Planning Commission approval of a zone change from Medium Density Multi-Family Residential District (MF-12) to Planned Unit Development District (PUD) for a tract of land containing 8.77 acres.

LOT LOCATION AND SIZE
The 8.77 acre tract is located north of Robinson Avenue, east of Apple Butter Street.

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 rezoning application requests a PUD Planned Unit Development district. The District is established to permit the subdivision of land and zoning review into one process. The combination review permits a development proposal to be acted upon simultaneously by the developer and the city. This system is advantageous when the developer that plats the land and provides access and utilities also provides the amenities that make the overall project marketable. An additional advantage is that the approved PUD plan remains intact even if transfer in ownership occurs. The approved PUD plan represents a commitment by both the developer and the city.

The PUD process permits more flexibility in the choice of building types, the arrangement of varied land uses, and the use of generalized rather than specific development regulation. By permitting and encouraging the use of such procedures the planning commission and the city council will be able to make more informed land use decisions and thereby guide development more effectively in the best interest of the city.

The PUD should:

(1) Facilitate and encourage a maximum of social and community interactions and activity among those who live, shop, play and work there.
(2) Provide open space not only for traditional private use in setbacks and yards surrounding structures, but also conveniently located with respect to points of residential and commercial concentration for the general benefit of the community and public as places for relaxation, recreation and social activity.
(3) Provide a comprehensive, multi-modal circulation system separated from vehicular roadways which links residential, non-residential and open space areas
(4) Preserve the natural environment by minimizing the grading necessary for construction.
(5) Achieve a maximum of safety, convenience and amenity for both the residents of the PUD and the residents of neighboring areas and assure compatibility with existing and proposed surrounding land uses.

The development plan may be submitted in conjunction with the rezoning of the site or prior to the development of the site.

Uses permitted: - 1, 4, 8, 9,10, 11, 12, 13, 16, 17, 18, 19,20, 22, 27, 29
Conditional Uses Permitted on Appeal: - 2, 3, 6,7,15, 28

ACCESSORY USES
See Article 6, Section 2.7 of this chapter for residential uses and Article 6, Section 3.1 for commercial uses.

SITE PLAN REVIEW
When a proposal is made to develop a Planned Unit Development, a PUD Site Plan review shall be required. See Article 6, Section 5 of this chapter for the Planned Unit Development application review procedure.

DENSITY, BULK, AREA AND YARD REGULATIONS

Density. PUD densities may be determined on the basis of any and all of the following considerations; the densities designated by the land use plan, the densities of surrounding development, the densities allowed under the various zoning districts, the urban development goals and other policies of the city, topography and character of the natural environment and the impact of a given density on the specific site and adjacent properties. The city also has the discretion to consider any other relevant factors.,

Lot size. There shall be no minimum standards for lot size although existing standards of zoning and subdivision regulations may be used as a guide.

Setback. There shall be no minimum standard although existing standards of the zoning and subdivision regulations will be used as a guide.

OFF-STREET PARKING

See Article 7 of this chapter.

ENCLOSURE OF USES

All commercial uses shall be restricted to closed buildings except parking lots, plant nurseries, temporary farmers markets and craft fairs, promotional events, and normal pump island fuel services. In addition, outdoor display of merchandise is allowed in an area equal to one-half (1/2) of the façade area of the front of the building as long as said display of merchandise is stored inside the building or other completely enclosed structure after normal working hours.

SCREENING AND LANDSCAPING

In order to enhance the integrity and attractiveness of the development, and when deemed necessary to protect adjacent properties, the planning commission shall require landscaping and screening as part of a PUD. The nature and extent of screening and landscaping shall be determined by the planning commission in relation to the overall character of the development and its specific location. The required screening shall be submitted to the planning commission as part of the final development plan. Landscape plans shall show the general location, type and quality (size/age) of plant material. Screening plans shall include typical details of fences, berms and plant material to be used.

OPEN SPACE

Due to the flexibility allowed in development density, well-designed open space is an important factor in providing for innovative design and visual attractiveness. A minimum of fifteen (15) percent of gross residential areas shall be designated as common usable open space.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The tract is undeveloped. The area to the north and west contain single family dwelling and accessory structure in SF-2 and MF-4 zoning. The area to the east contains a mixture of uses in A-1 and C-2 zoning. The area to the south contains commercial uses in C-2 and C-5 zoning.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates commercial use for the area.

The Master Street Plan indicates Robinson Avenue as an 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:

- ✓ Protect the positive aspects of neighborhood character throughout the City.

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

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

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

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File No._____

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 Huddle Club Ventures, LLC.
The record property owner(s), petitioning to rezone the following described area:

Legal Description: Parcel # 815-30502-000 and 815-30501-000

REVISED LOT 1 DESCRIPTION:

Part of the Southeast Quarter of the Southwest Quarter of Section 5, Township 17 North, Range 29 West of the Fifth Principal Meridian, Springdale, Washington County, Arkansas, more particularly described as follows:

Commencing at the Southeast Corner of said Southwest Quarter; Thence along the east line thereof, N02°17'14"E, 45.95 feet; Thence N87°36'05"W, 703.99 feet, to a set ½" rebar, PS 1728, for a Point of Beginning; Thence N03°15'25"E, 167.53 feet, to a set ½" rebar, PS 1728; Thence N02°59'49"E, 617.97, to a set ½" rebar, PS 1728; Thence S87°12'44"E, 315.56 feet, to a set ½" rebar, PS 1728; Thence S02°29'33"W, 634.78 feet, to a set ½" rebar, PS 1728; Thence N87°04'25"W, 163.55 feet, to a set ½" rebar, PS 1728; Thence S02°16'30"W, 150.44 feet, to a set ½" rebar, PS 1728 on the north right of way line of US Highway 412; Thence along said north line, N87°27'27"W, 160.26 feet, to the Point of Beginning. Containing 5.19 acres more or less, being subject to easements and right of ways of record.

And

REVISED LOT 2 DESCRIPTION:

Part of the Southeast Quarter of the Southwest Quarter of Section 5, Township 17 North, Range 29 West of the Fifth Principal Meridian, Springdale, Washington County, Arkansas, more particularly described as follows:

Commencing at the Southeast Corner of said Southwest Quarter; Thence along the east line thereof, N02°17'14"E, 45.95 feet; Thence N87°36'05"W, 703.99 feet, to a set ½" rebar, PS 1728; Thence N03°15'25"E, 167.53 feet, to a set ½" rebar, PS 1728; Thence N02°59'49"E, 617.97, to a set ½" rebar, PS 1728, for a Point of Beginning; Thence continuing N02°59'49"E, 493.74 feet, to a set ½" rebar, PS 1728 on the south line of Candlestick Place, being the north line of said Southeast Quarter of the Southwest Quarter; Thence along said common lines, S87°28'50"E, 311.21 feet, to a set ½" rebar, PS 1728; Thence leaving said common lines, S02°29'33"W, 495.20 feet, to a set ½" rebar, PS 1728; Thence N87°12'44"W, 315.56 feet, to the Point of Beginning. Containing 3.56 acres more or less, being subject to easements or right of ways of record.

Layman's Description: Approximately 9.07 Acres situated behind 3178 E Robinson Ave (U.S. Highway 412). Approximately 850 LF east of Apple Butter Street and approximately 600 feet west of Butterfield Coach Road in Springdale, ıington County, Arkansas.

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 Multi-Family Residential District)

TO (proposed zoning) PUD (Planned Unit Development)

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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 No (Yes or No), and if so, the proposed use is N/A.
   (Note: Development of residential PUD by others is anticipated, not by Petitioner.)

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: None anticipated-proposed PUD is for a single family residential development and existing adjacent uses to north and west are residential. Adjacent property to the east is a mixture of residential and commercial. The proposed PUD will not impact the existing commercial uses along this portion of Robinson Avenue in this 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: Engineering Services, Inc.

Address: P.O. Box 282, Springdale, AR 72765

PETITIONER/OWNER**SIGNATURE**

MAILING ADDRESS: 21365 Perry Rd, Springdale, AR 72764

TELEPHONE:_____DATE:_____

DocuSign Envelope ID: AA537A72-7F37-4D7F-AD57-419148A532AC

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)

DocuSigned by:
jacklyn perry
1DC3AA60EDGE449...
(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this _____day of _____, 20_____.

_____
Notary Public

PLANS FOR A

PRELIMINARY PLAT
BARBERRY COURT, PHASE 2

TO SERVE

NWA LD, LLC

IN THE CITY OF

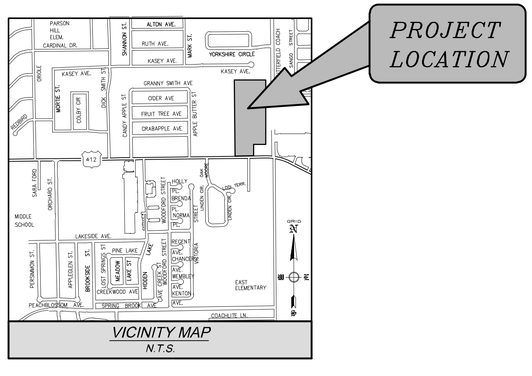
SPRINGDALE, ARKANSAS

PP22-02

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
1	PRELIMINARY PLAT
2–3	TYPICAL DETAILS
4–5	STORM WATER POLLUTION PREVENTION PLAN

REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS 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.

February 17, 2022



BY

ENGINEERING SERVICES INC.

CONSULTING ENGINEERS

SPRINGDALE, ARKANSAS

PHONE: 479-751-8733

FAX: 479-751-8746

WWW.ENGINEERINGSERVICES.COM

PRELIMINARY

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

NOTES :

1) ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF SPRINGDALE, ARKANSAS, AS CONTAINED IN CHAPTER 110, PART. III, OF THE CODE OF ORDINANCES, CITY OF SPRINGDALE, ARKANSAS.
2) ALL WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES OF THE CITY OF SPRINGDALE WATER UTILITIES. ADOPTED MARCH 10TH, 1987 BY ORDINANCE NO. 1640 AMENDED AUGUST 27, 2017 BY THE SPRINGDALE WATER AND SEWER COMMISSION.

PARCEL: 815-30502-000, 815-30501-000, 815-30503-000

REVISED LOT 1 DESCRIPTION:

Part of the Southeast Quarter of the Southwest Quarter of Section 5, Township 17 North, Range 29 West of the Fifth Principal Meridian, Springdale, Washington County, Arkansas, more particularly described as follows:

Commencing at the Southeast Corner of said Southwest Quarter; Thence along the east line thereof, N02°17'14"E, 45.95 feet; Thence N87°36'05"W, 703.99 feet, to a set ½" rebar, PS 1728, for a Point of Beginning; Thence N03°15'25"E, 167.53 feet, to a set ½" rebar, PS 1728; Thence N02°59'49"E, 617.97, to a set ½" rebar, PS 1728; Thence S87°12'44"E, 315.56 feet, to a set ½" rebar, PS 1728; Thence S02°29'33"W, 634.78 feet, to a set ½" rebar, PS 1728; Thence N87°04'25"W, 163.55 feet, to a set ½" rebar, PS 1728; Thence S02°16'30"W, 150.44 feet, to a set ½" rebar, PS 1728 on the north right of way line of US Highway 412; Thence along said north line, N87°27'27"W, 160.26 feet, to the Point of Beginning. Containing 5.19 acres more or less, being subject to easements and right of ways of record.

And

REVISED LOT 2 DESCRIPTION:

Part of the Southeast Quarter of the Southwest Quarter of Section 5, Township 17 North, Range 29 West of the Fifth Principal Meridian, Springdale, Washington County, Arkansas, more particularly described as follows:

Commencing at the Southeast Corner of said Southwest Quarter; Thence along the east line thereof, N02°17'14"E, 45.95 feet; Thence N87°36'05"W, 703.99 feet, to a set ½" rebar, PS 1728; Thence N03°15'25"E, 167.53 feet, to a set ½" rebar, PS 1728; Thence N02°59'49"E, 617.97, to a set ½" rebar, PS 1728, for a Point of Beginning; Thence continuing N02°59'49"E, 493.74 feet, to a set ½" rebar, PS 1728 on the south line of Candlestick Place, being the north line of said Southeast Quarter of the Southwest Quarter; Thence along said common lines, S87°28'50"E, 311.21 feet, to a set ½" rebar, PS 1728; Thence leaving said common lines, S02°29'33"W, 495.20 feet, to a set ½" rebar, PS 1728; Thence N87°12'44"W, 315.56 feet, to the Point of Beginning. Containing 3.56 acres more or less, being subject to easements or right of ways of record.

NOTES :

1. STREET LIGHTS IN SUBDIVISION TO BE A MINIMUM OF 6800 LUMENS. STREET LIGHTS ALONG HWY 412 SHALL BE A MINIMUM OF 20,000 LUMENS. ALL STREET LIGHTS SHALL BE PUBLIC AND MAINTAINED/ BILLED BY THE CITY. DEVELOPER IS RESPONSIBLE TO COORDINATE WITH LOCAL ELECTRIC UTILITY PROVIDER ON INSTALLATION AND FIXTURE SELECTION.
2. ALL LOT CORNER RADII ARE 30' UNLESS OTHERWISE NOTED.
3. A.D.A. ACCESSIBLE RAMPS TO HAVE A MAXIMUM INCLINATION RATIO OF 12:1.
4. MODIFIED CURB REQUIRED AT ALL DRIVES.
5. THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
6. THE MAP PROJECTION IS REFERENCED TO THE HORIZONTAL CONTROL DATUM OF NAD83 (NORTH AMERICAN DATUM OF 1983), STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301). THE BASIS OF BEARINGS FOR THIS PLAT ARE STATE PLANE GRID BEARING. THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TWO TEMPORARY BENCHMARKS UTILIZING THIS DATUM ARE SHOWN HEREON.
7. ALL DEVELOPMENTS AFTER AUGUST 20, 2007 MUST HAVE UTILITY WIRES, LINES, AND/OR CABLES IN SAID DEVELOPMENTS MUST BE PLACED UNDERGROUND. EXCLUDING 12KV AND ABOVE.
8. ANY DAMAGE OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.
9. STREET NAMES MUST BE APPROVED BY THE CITY OF SPRINGDALE 911 ADDRESS COORDINATOR.
10. ALL CONDUITS PLACED BY DEVELOPER MUST HAVE 48 INCH COVER AT FINAL GRADE. (6-4" CONDUITS FOR ROAD CROSSINGS, ETC.)
11. LOTS 24 AND 50 ARE TO BE USED FOR A DETENTION POND. THE ENTIRETY OF THE LOTS ARE TO BE A DRAINAGE EASEMENT.
12. THERE ARE NO KNOWN WETLANDS ON THIS PROPERTY.
13. NO KNOWN EROSION PROBLEMS EXIST ON THIS SITE.
14. 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.
    - 14.1. DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
    - 14.2. THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
    - 14.3. NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
    - 14.4. NO NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
    - 14.5. ALL HEAVY EQUIPMENT, STOCKPILES AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
15. A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.
16. 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.
17. IF PERIMETER WALLS, FENCES, OR SIGNS ARE PROPOSED FOR THE DEVELOPMENT, DETAILED DRAWINGS WILL NEED TO BE SUBMITTED FOR APPROVAL TO THIS OFFICE PRIOR TO THEIR CONSTRUCTION.
18. PLEASE BE ADVISED THAT PERMANENT STRUCTURES, BUILDINGS, SIGNS OR OTHER ITEMS SHALL NOT BE ERECTED OR CONSTRUCTED WITHIN UTILITY EASEMENTS.
19. PLEASE BE ADVISED THAT FENCES SHALL NOT BE BUILT ACROSS DRAINAGE EASEMENTS.
20. REMOVAL OF THE EXISTING BUILDING WILL REQUIRE A DEMOLITION PERMIT FROM THE BUILDING DEPARTMENT PRIOR TO ISSUING A DEMOLITION PERMIT, AN INSPECTION FOR ASBESTOS CONTAINING MATERIALS MUST BE PERFORMED BY A LICENSED ASBESTOS INSPECTOR AND A NOTICE OF INTENT MUST BE SUBMITTED TO THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY – AIR DEVISON – ASBESTOS SECTION, HTTP://WWW.ADEQ.STATE.AR.US/AIR/PROGRAM/ / (501) 682-0773.
21. EXISTING AND PROPOSED FIRE HYDRANTS AND METER SERVICES MUST BE LOCATED IN A GREEN SPACE A MINIMUM OF 4' BEHIND ANY CURB AND GUTTER AND 4' BEHIND ANY SIDEWALKS.
22. PLEASE BE ADVISED THAT THE FIRE HYDRANT PLACEMENT, FIRE HYDRANT LOCATION, FIRE FLOW CAPACITY, AND OTHER ITEMS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF SPRINGDALE FIRE DEPARTMENT, STATE FIRE CODE, OTHER AGENCIES, OR JURISDICTIONS.
23. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING POTABLE WATER METERS AND SANITARY SEWER TAPS FOR ALL PLOTTED LOTS WITHIN A SUBDIVISON.
24. ACCESSIBILITY FOR PERSONS WITH DISABILITIES IN PARKING LOTS AD BUILDING APPROACHES SHALL BE AS REQUIRED BY THE CURRENT ADA AND AS MANY FROM TIME TO TIME BE AMENDED.
25. THE SITE AREA OF DISTURBANCE IS GREATER THAN 0.5 ACRES. A GRADING PERMIT APPLICATION, A SWPPP DELINEATING ALL ANTICIPATED DISTURBED AREAS, A PLAN IN THOSE AREAS TO ACHIEVE FINAL STABILIZATION (WHICH AT MINIMUM MUST PROVIDE 80% GRASS COVERAGE AND 100% STABILIZATION), A DUST CONTROL PLAN WITH APPROPRIATE BMPS DESIGNED TO CONTROL DUST, AND AND APPROPRIATE FEE AS SHOWN ON THE APPLICATION MUST BE SUBMITTED TO THE CITY OF SPRINGDALE STORM WATER MANAGER FOR REVIEW PRIOR TO RECEIVING FINAL PLAN APPROVAL.
26. PHASING ON LARGER CONSTRUCTION SITES 5 ACRES OF MORE MUST BE UTILIZED TO ALLOW ONLY DISTURBANCE ON NEAR TERM CONSTRUCTION AREAS. CONSTRUCTION SITES REQUIRING CUTTING AND FILLING MUST BE SEEDED ONCE THE CUTTING AND FILLING ACTIVITY IS FINISHED.
27. COMMERCIAL AREA IS NOT INCLUDED AS PART OF THIS DEVELOPMENT.
28. THE OWNER/DEVELOPER SHALL COORDINATE WITH OZARK ELECTRIC DURING REGARDING FIXTURE SELECTION AND INSTALLATION.

LOT SIZE TABLE			LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES	LOT #	LOT SQ. FT.	LOT ACRES
1	42096.07	0.97	26	4527.77	0.10
2	4502.80	0.10	27	5225.03	0.12
3	4564.75	0.10	28	5318.88	0.12
4	4564.75	0.10	29	5329.06	0.12
5	4564.75	0.10	30	5339.24	0.12
6	4564.75	0.10	31	5349.41	0.12
7	4564.75	0.10	32	5351.53	0.12
8	4564.75	0.10	33	5069.06	0.12
9	4564.75	0.10	34	4656.84	0.11
10	4564.75	0.10	35	4598.64	0.11
11	4564.75	0.10	36	4614.09	0.11
12	4502.12	0.10	37	4629.53	0.11
13	4853.91	0.11	38	4644.98	0.11
14	4579.50	0.11	39	4660.42	0.11
15	4564.81	0.10	40	4675.86	0.11
16	4564.81	0.10	41	4691.31	0.11
17	4564.81	0.10	42	4706.75	0.11
18	4564.81	0.10	43	4722.20	0.11
19	8042.58	0.18	44	4751.18	0.11
20	6746.08	0.15	45	5126.49	0.12
21	6241.03	0.14	46	6173.39	0.14
22	5883.50	0.14	47	7066.81	0.16
23	5591.70	0.13	48	10321.80	0.24
24	22080.22	0.51	49	4483.83	0.10
25	4772.52	0.11	50	16272.92	0.37

OWNER: HUDDLE CLUB VENTURE LLC, 21365 PERRY RD, SPRINGDALE, AR 72764

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

TOTAL AREA: 57.20 ACRES

TOTAL LOTS: 47 (43 BUILDABLE / 4 UNBUILDABLE)

GREEN SPACE REQUIRED: 1.67 ACRES

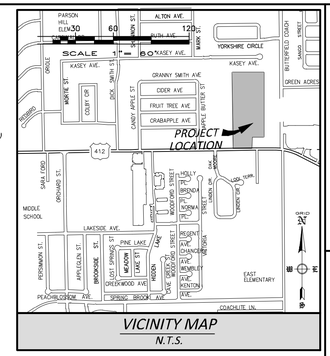
GREEN SPACE PROVIDED: 1.98 ACRES

CITY ZONING: PUD

SETBACKS (PUD): FRONT - 25', SIDE - 5', REAR - 20'

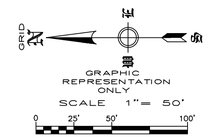
FEMA FLOOD PLAIN ZONE:

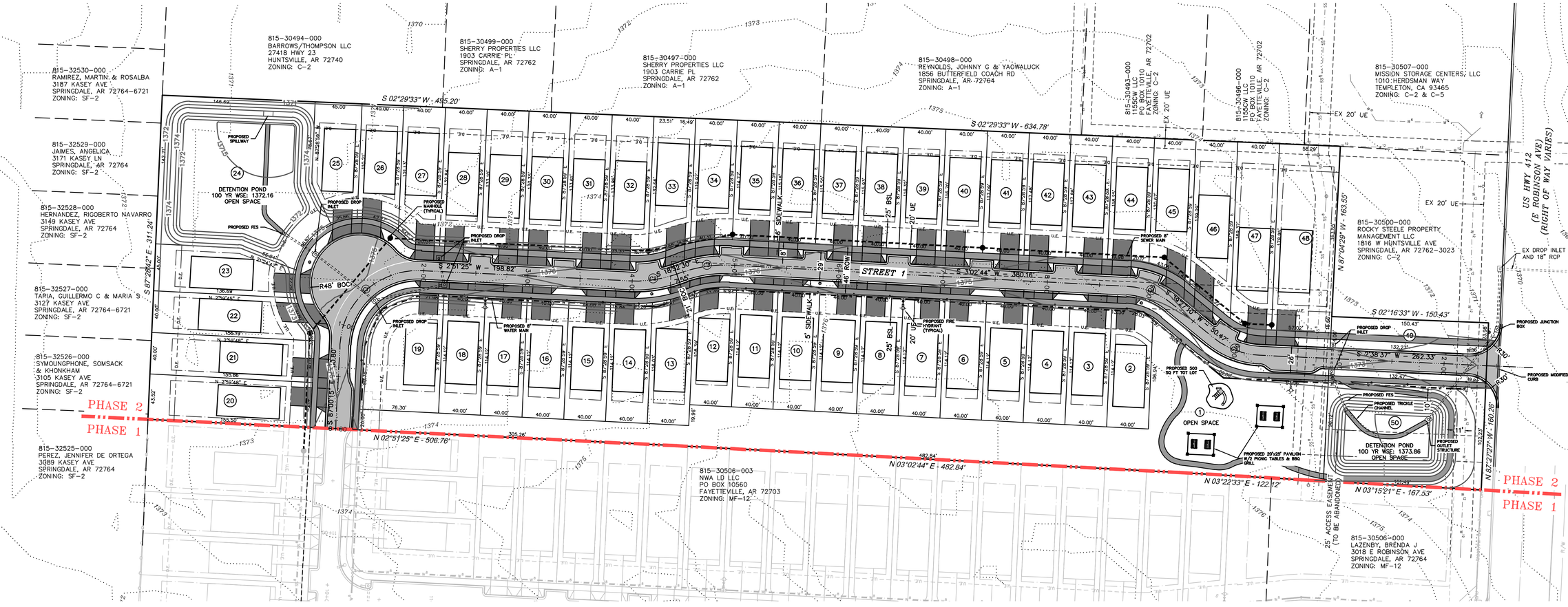
THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'X' (NO SHADING) DESIGNATED AS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE F.I.R.M. MAP # 05143C0090 F, PANEL 90 OF 575, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS, MAP REVISED: MAY 16, 2008.



VICINITY MAP
N.T.S.

ROAD CENTERLINE CURVE DATA				
	R	Δ	T	L
C1	75.0'	89°51'40"	74.8184'	117.6279'
C2	120.0'	21°43'55"	23.0343'	45.5151'
C3	120.0'	21°55'14"	23.2392'	45.9101'
C4	75.0'	36°24'28"	24.6641'	47.6571'
C5	75.0'	36°48'33"	24.9559'	48.1833'





PP22-02

PRELIMINARY PLAT
BARBERRY COURT PHASE 2
SPRINGDALE, ARKANSAS

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

REVISION	DATE	DESCRIPTION

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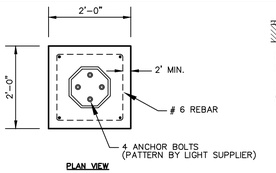
SCALE: 1"=50'

DATE: Feb 17, 2022

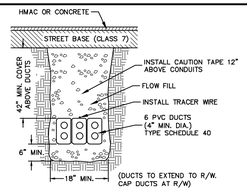
ENGINEER: BAM
DRAWN BY: JKC

W.O. #: 22910

1

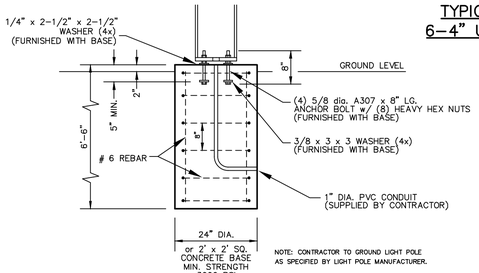


PLAN VIEW



TYPICAL SECTION 6-4" UTILITY DUCTS

NOT TO SCALE

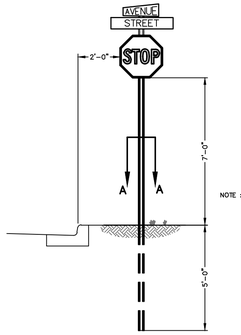


NOTE: CONTRACTOR TO GROUND LIGHT POLE AS SPECIFIED BY LIGHT POLE MANUFACTURER.

SECTION VIEW

LIGHT POLE FOOTING DETAIL

NOT TO SCALE



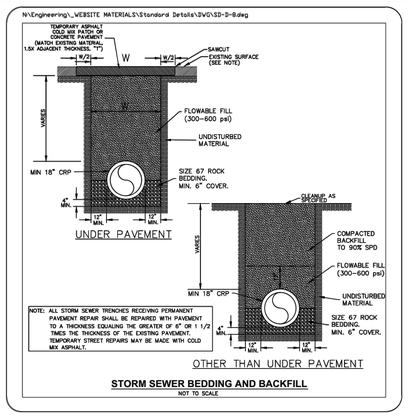
2 LB./FOOT

SECTION A–A
U-CHANNEL SIGN SUPPORT

NOTE : SIGN SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" AS APPROVED BY THE FEDERAL HIGHWAY ADMINISTRATION AND AHTD AND WASHINGTON COUNTY STANDARDS

STOP SIGN DETAIL

NOT TO SCALE

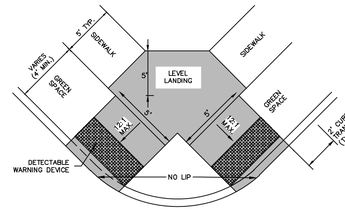


STORM SEWER BEDDING AND BACKFILL

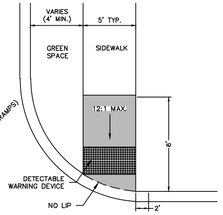
NOT TO SCALE

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2016 DESIGNED BY: KPP DRAWN BY: KPP CHECKED BY: BNB APPROVED BY: BNB
SECTION D DROP INLET DETAILS	FILE NO. SD-D-8

SPRINGDALE
WE'RE MAKING IT HAPPEN



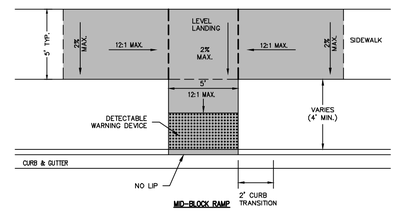
TYPE 1 RAMP



TYPE 2 RAMP

NOTES:

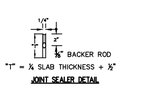
1) THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1.
2) THE NORMAL GUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
3) THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".
4) DETECTABLE WARNING DEVICES SHALL BE PLACED AT THE LOCATIONS WHERE RAMPS CROSS A CURB.



MID-BLOCK RAMP

HANDICAP RAMP DETAILS

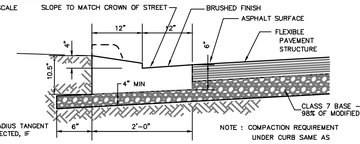
NOT TO SCALE



JOINT SEALER DETAIL

NOTES:

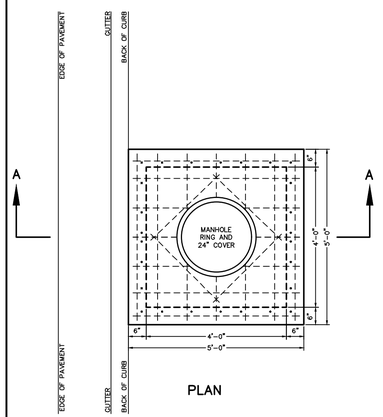
1) DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2) 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD–1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3) CONCRETE CURB TO BE SAW–CUT AT 15' INTERVALS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



NOTE : COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

MOUNTABLE CURB DETAIL

NOT TO SCALE



PLAN

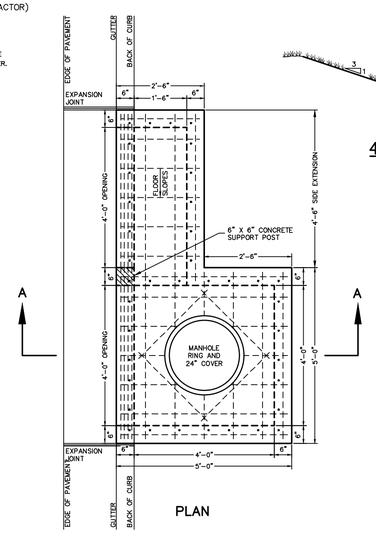
NOTES:

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

SECTION A–A

TYPICAL JUNCTION BOX

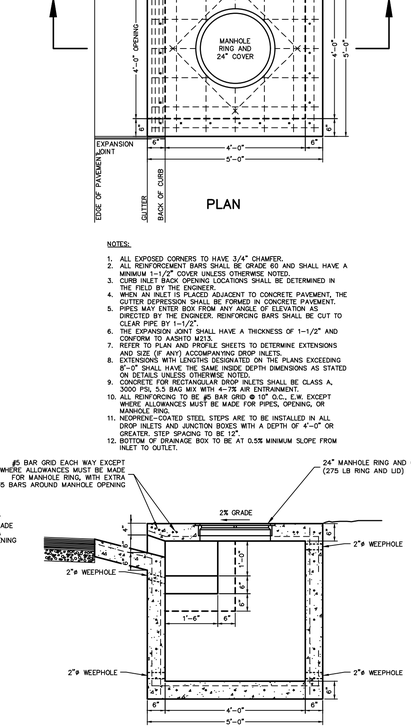
NOT TO SCALE



PLAN

NOTES:

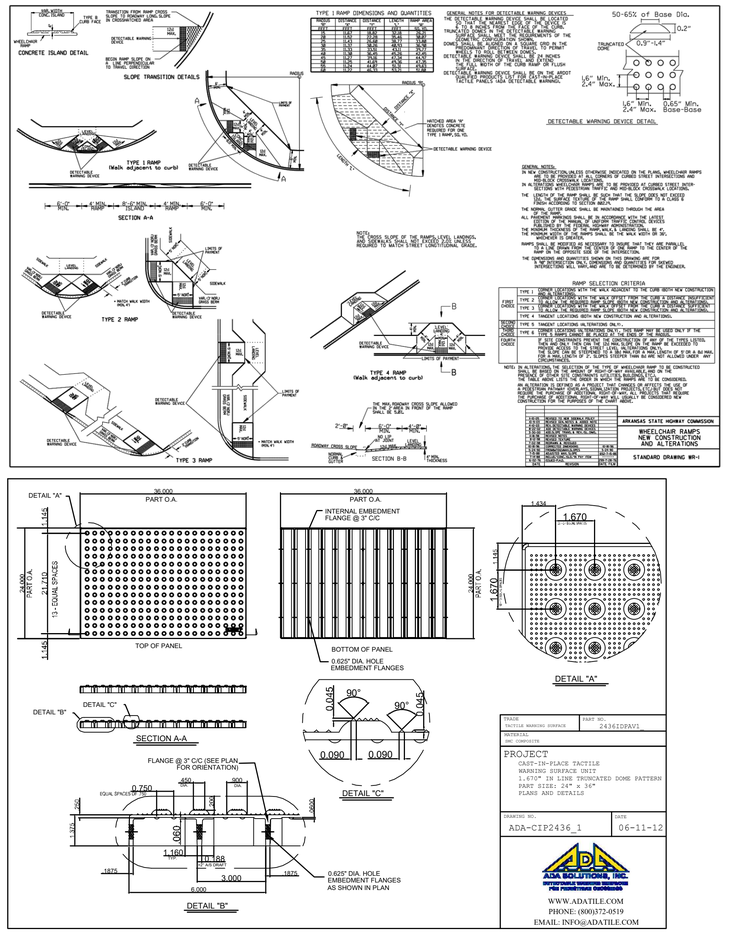
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2. ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 1–1/2" COVER UNLESS OTHERWISE NOTED.
3. CURB INLET BACK OPENING LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
4. WHEN AN INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT, THE GUTTER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



SECTION A–A

TYPICAL DROP INLET

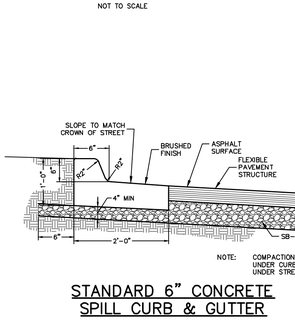
NOT TO SCALE



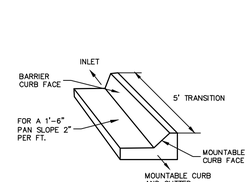
NAME TACTILE WARNING SURFACE	PART NO. 2436IDPAVE	
MATERIAL ADA COMPLIANT		
PROJECT CAST-IN-PLACE TACTILE WARNING SURFACE UNIT 1.670" IN LINE TRUNCATED DOME PATTERN PART SIZE: 24" x 36" PLANS AND DETAILS		
DRAWING NO. ADA-CIP2436_1	DATE 06-11-12	

ADA SOLUTIONS, INC.
INNOVATIVE WARNING SOLUTIONS
PRE-FABRICATED TACTILE SOLUTIONS

WWW.ADATILE.COM
PHONE: (800)372-0519
EMAIL: INFO@ADATILE.COM



NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

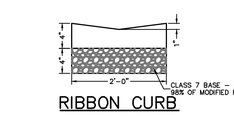


TRANSITION CURB

NOT TO SCALE

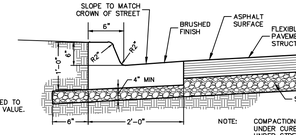
STANDARD 6" CONCRETE SPILL CURB & GUTTER

NOT TO SCALE



RIBBON CURB

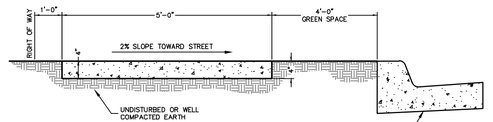
NOT TO SCALE



NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

STANDARD 6" CONCRETE CURB & GUTTER

NOT TO SCALE



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

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

SIDEWALK DETAIL

NOT TO SCALE

ARKANSAS STATE HIGHWAY COMMISSION
WHEELCHAIR RAMPS NEW CONSTRUCTION AND ALTERATIONS
STANDARD DRAWING MR-1

ENGINEERING SERVICES INC.
2 EAST MAPLE, SUITE 390
SPRINGDALE, ARKANSAS 72764

TYPICAL DETAILS
BARBERRY COURT PHASE 2
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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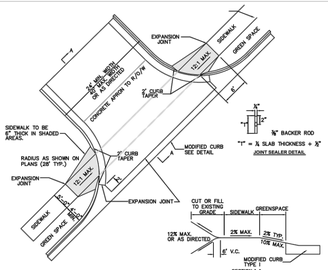
SCALE: NTS
DATE: Feb 16, 2022
ENGINEER: BAM
DRAWN BY: JKC
W.O. #: 22910

2

PP22-02



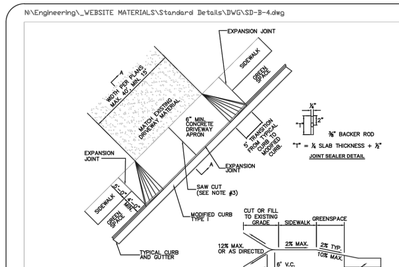
1. DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2. 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3. CONCRETE CURB TO BE SAWCUT AT 15' INTERVALS 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	



NOTES:

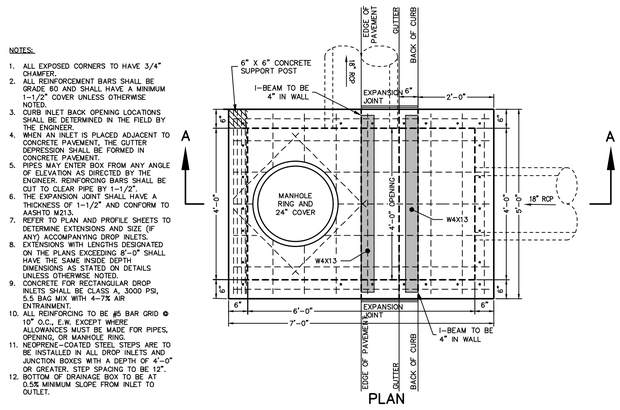
1. ½" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-1752, TYPE 1 OR REDWOOD SHALL BE PLACED IN LOCATIONS SHOWN, OR AS DIRECTED BY ENGINEER.
2. DRIVEWAY SECTION BEHIND APRON SHALL BE 6" AGGREGATE BASE COURSE FOR EXISTING GRAVEL DRIVES, 2" ASPHALT W/ 4" AGGREGATE BASE COURSE FOR EXISTING ASPHALT DRIVES, OR 4" CONCRETE FOR EXISTING CONCRETE DRIVES TO MATCH EXISTING D/W SURFACE MATERIAL.
3. CONCRETE DRIVEWAY APRON TO BE SAWCUT AT 15' INTERVALS AS SHOWN, AND FILLED WITH APPROVED JOINT SEALER (SEE DETAIL).
4. CONCRETE DRIVEWAYS TO BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4-7% AIR ENTRAINMENT.

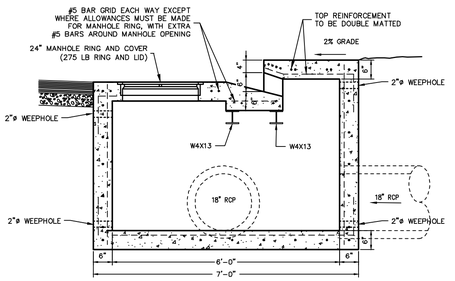
RESIDENTIAL DRIVEWAY DETAIL

NOT TO SCALE

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-4	

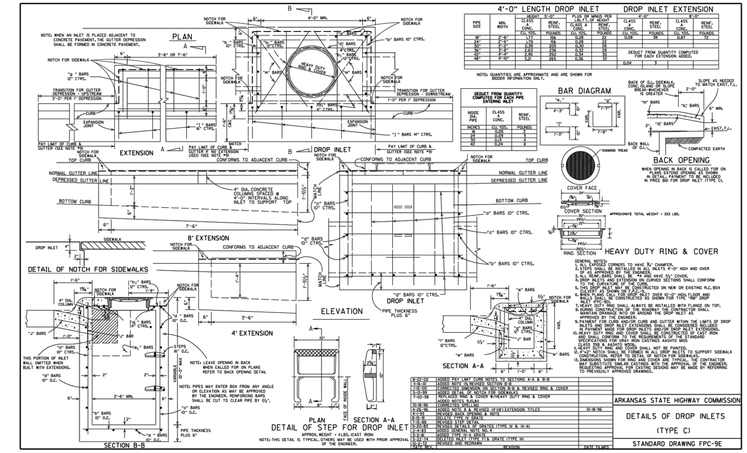


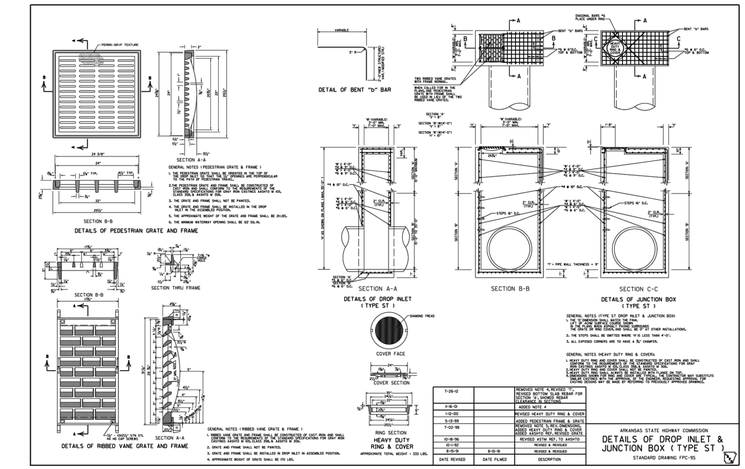


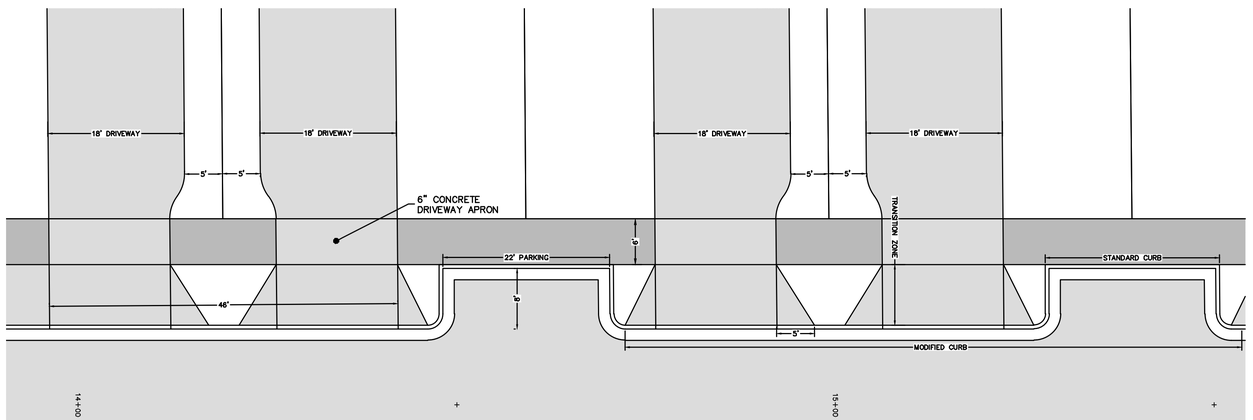
SECTION A-A

TYPICAL REVERSE DROP INLET

NOT TO SCALE







DRIVEWAY AND STREET PARKING DETAIL

*RESIDENTIAL DRIVEWAY AND APRON ARE TO BE CONSTRUCTED PER CITY OF SPRINGDALE STANDARD DETAILS FOR STREET DRAINAGE CONSTRUCTION SD-B-4

PP22-02

ESI
ENGINEERING SERVICES INC.
P.O. BOX 1777
SPRINGDALE, ARKANSAS 72764

TYPICAL DETAILS
BARBERRY COURT PHASE 2
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: NTS

DATE: Feb 16, 2022

ENGINEER: BAM
DRAWN BY: JKC

W.O. #: 22910

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3

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.

NOTE:

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

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

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

CONSTRUCTION SEQUENCE:

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

NOTES:

1) NATURAL VEGETATION SHALL BE RETAINED WHEREVER POSSIBLE.

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

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

4) PLACE FILTER FABRIC ON ALL CURB INLETS.

*SILT FENCE ARE USED AS ENERGY DISSIPATION DEVICES

*SILT FENCE ARE USED TO CONTROL POLLUTANTS DURING STORM WATER DISCHARGE

*SILT FENCE MUST BE MAINTAINED UNTIL SITE IS PERMANENTLY STABILIZED

AREA OF SOIL DISTURBANCE: 8.8 ACRES

OWNER: HUDDLE CLUB VENTURE LLC
21365 PERRY RD.
SPRINGDALE, AR 72764

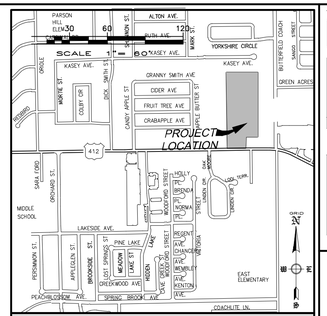
SURVEYOR: ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, AR 72762

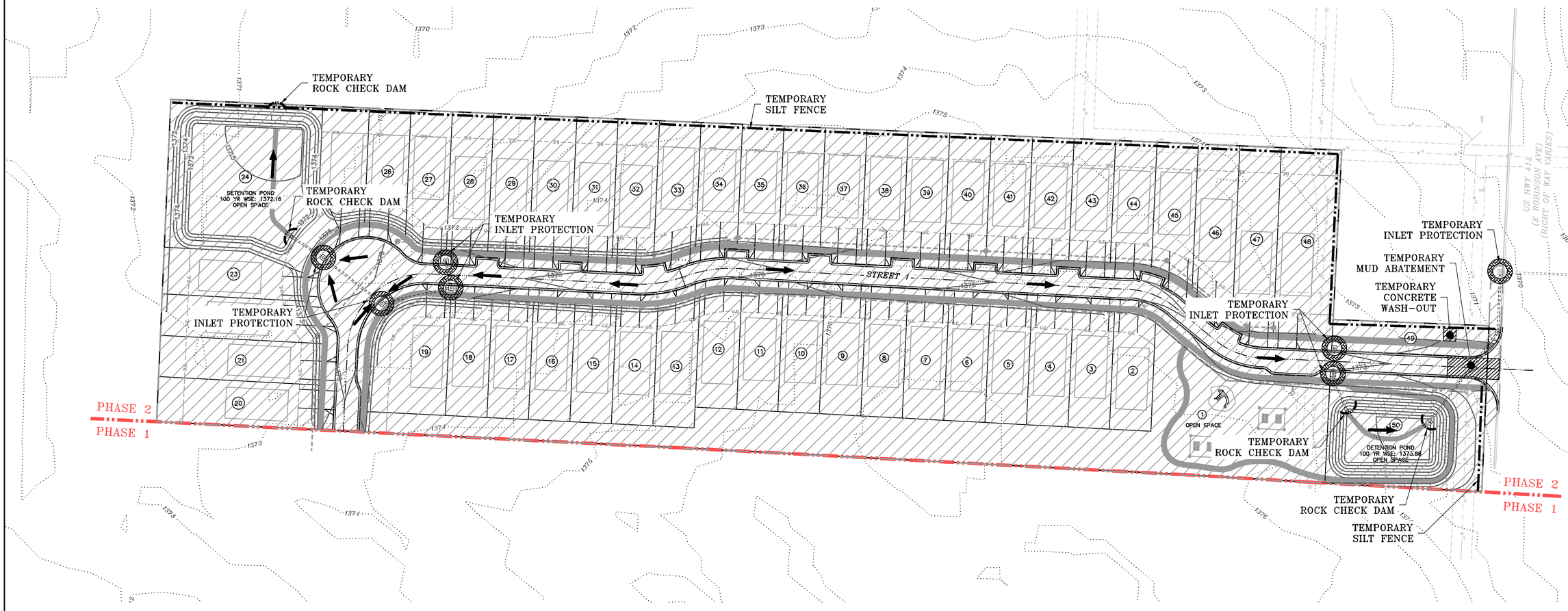
TOTAL AREA: 57.20 ACRES
TOTAL LOTS: 47 (43 BUILDABLE / 4 UNBUILDABLE)
GREEN SPACE REQUIRED: 1.67 ACRES
GREEN SPACE PROVIDED: 1.96 ACRES
CITY ZONING: PUD
SETBACKS (PUD): FRONT - 30'
SIDE - 5'
REAR - 20'

FEMA FLOOD PLAIN ZONE:
THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE "X" (NO SHADING) DESIGNATED AS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE F.I.R.M. MAP # 05143C0090 F, PANEL 90 OF 575, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAP REVISED: MAY 16, 2008.

LEGEND

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





PP22-02

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

STORM WATER POLLUTION PREVENTION PLAN
BARBERRY COURT PHASE 2
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=50'
DATE: Feb 16, 2022
ENGINEER: BAM
DRAWN BY: JKC
W.O. #: 22910

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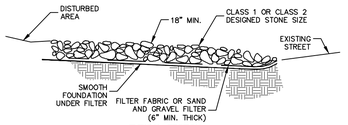


TYPICAL SECTION

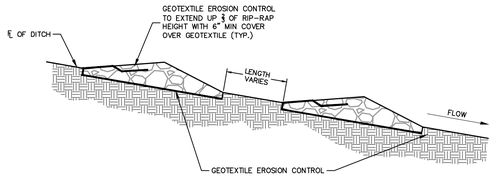
NOTES:

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

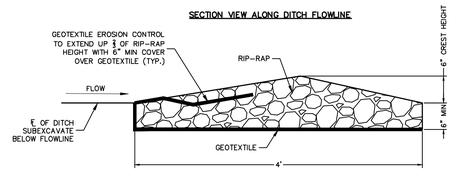
2) MINIMUM LENGTH SHALL BE 50'

MUD ABATEMENT ENTRANCE

NOT TO SCALE



SECTION VIEW ALONG DITCH FLOWLINE

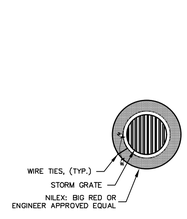


SECTION VIEW OF CHECK DAM

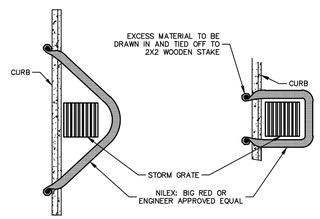
NOTES:

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

ROCK CHECK DAM

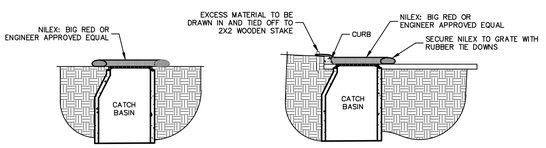


DRAIN INLET PLAN



CURBSIDE OPTION "A" PLAN

CURBSIDE OPTION "B" PLAN



DRAIN INLET SECTION

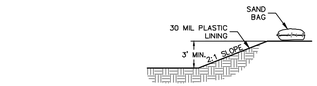
CURBSIDE SECTION

NOTES:

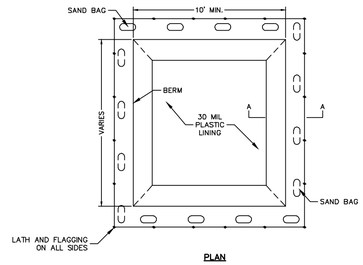
1) ALL MATERIAL TO MEET SPECIFICATIONS.
2) NILEX-BIG RED TO MEET APPLICATION REQUIREMENTS.
3) COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

INLET PROTECTION

NOT TO SCALE



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.

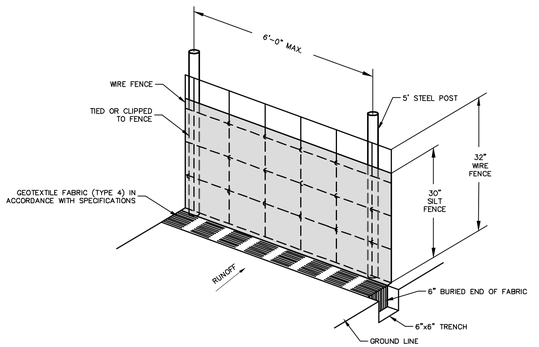
CONCRETE WASH-OUT AREA

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

PP22-02

ENGINEERING SERVICES INC.
2 CENTERPOINTE DRIVE, SUITE 200
SPRINGDALE, ARKANSAS 72764

STORM WATER POLLUTION PREVENTION DETAILS
BARBERRY COURT PHASE 2
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

©COPYRIGHT 2022 ENGINEERING SERVICES, INC. 2/16/2022 2:43 PM
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF ENGINEERING SERVICES, INC. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF ENGINEERING SERVICES, INC.

SCALE: NTS

DATE: Feb 16, 2022

ENGINEER: BAM
DRAWN BY: JKC

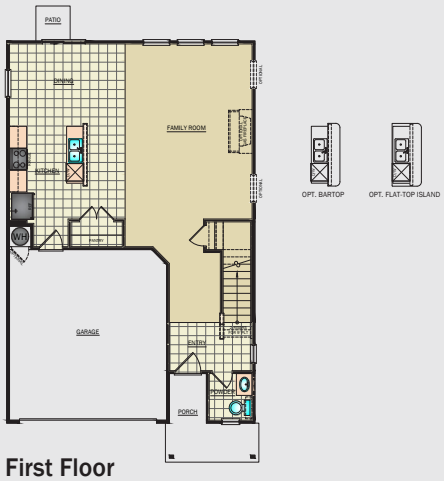
W.O. #: 22910

5





Second Floor



First Floor

RC Chelsey

4 BED • 2 BATH
2 CAR GARAGE

2-10 HOME BUYERS WARRANTY®

LONG LIVE HAPPY HOMES®

Drawing is an artistic rendering only. Actual home, options and floorplans may vary from rendering and by community. Optional elevation drawings on reverse side.

RAUSCH COLEMAN HOMES®

rauschcoleman.com

844.4RCHomes

EQUAL HOUSING OPPORTUNITY

Version 04

ELEVATIONS



RC Chelsey Elevation A



RC Chelsey Elevation B

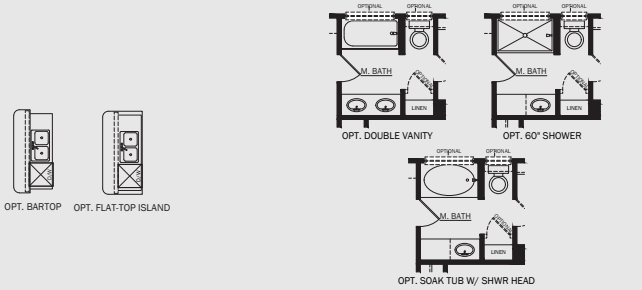


RC Chelsey Elevation C



RC Chelsey Elevation D







First Floor

Second Floor

RC Kingston

4 BED • 2.5 BATH
2 CAR GARAGE

2-10 HOME BUYERS WARRANTY®

LONG LIVE HAPPY HOMES®

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EQUAL HOUSING OPPORTUNITY

Version 03

ELEVATIONS



RC Kingston Elevation A



RC Kingston Elevation B

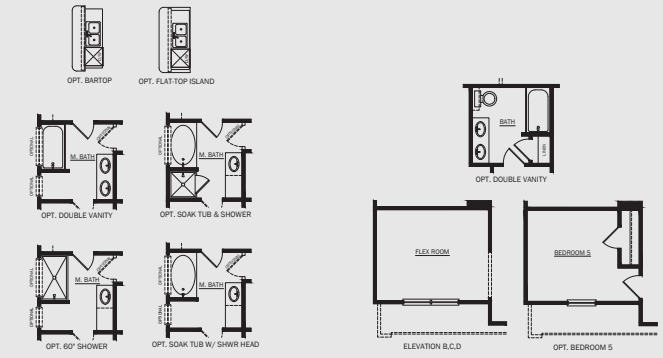


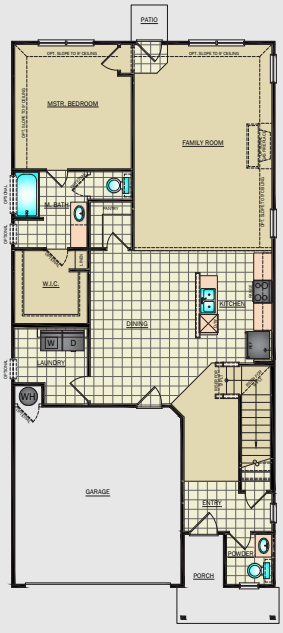
RC Kingston Elevation C



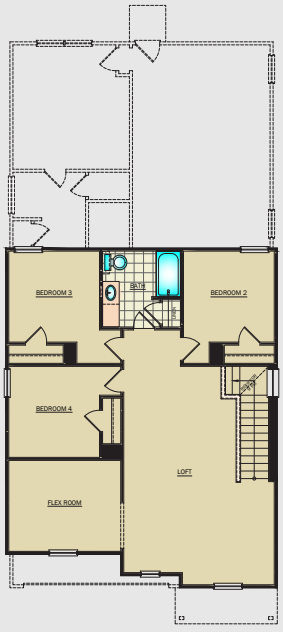
RC Kingston Elevation D







First Floor



Second Floor

RC Manchester

4 BED • 2 BATH
2 CAR GARAGE

210 HOME BUYERS WARRANTY®

LONG LIVE HAPPY HOMES®

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844.4RCHomes

EQUAL HOUSING OPPORTUNITY

Version 03

ELEVATIONS



RC Manchester Elevation A



RC Manchester Elevation B



RC Manchester Elevation C



RC Manchester Elevation D





First Floor

OPT. DOUBLE VANITY

OPT. 60" SHOWER

OPT. SOAK TUB W/ SHWR HEAD

OPT. BARTOP

OPT. FLAT-TOP ISLAND

RC Mitchell

3 BED • 2 BATH
2 CAR GARAGE

210 HOME BUYERS WARRANTY
LONG LIVE HAPPY HOMES®

Drawing is an artistic rendering only. Actual home, options and floorplans may vary from rendering and by community. Optional elevation drawings on reverse side.

RAUSCH COLEMAN HOMES®

rauschcoleman.com

844.4RCHomes

EQUAL HOUSING OPPORTUNITY

Version 02

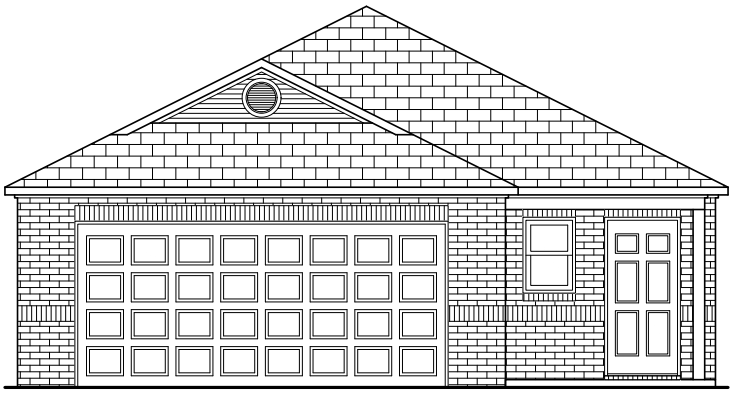
ELEVATIONS



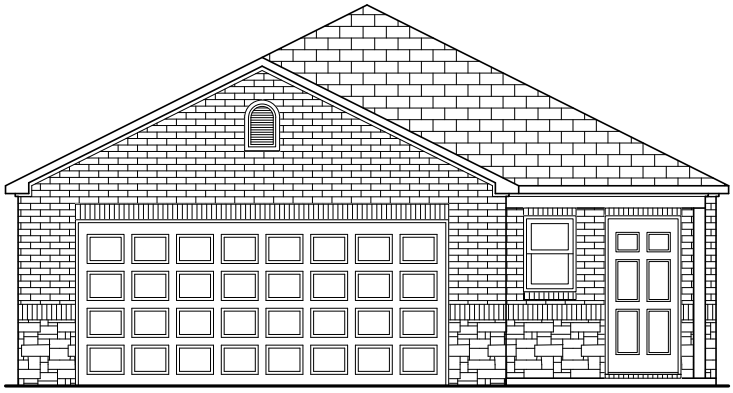
RC Mitchell Elevation A



RC Mitchell Elevation B

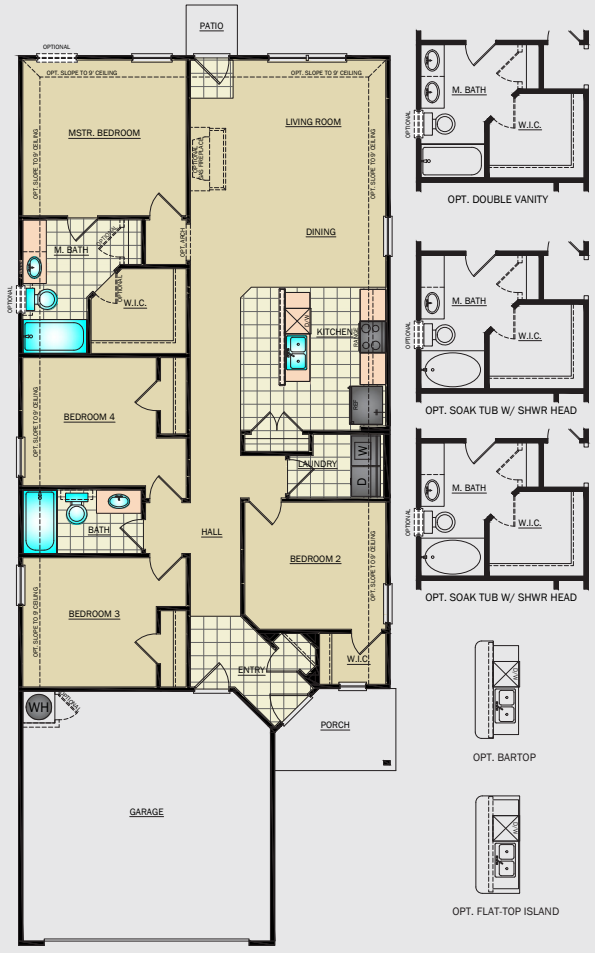


RC Mitchell Elevation C



RC Mitchell Elevation D





First Floor

RC Ridgeland

4 BED • 2 BATH
2 CAR GARAGE

2-10 HOME BUYERS WARRANTY®

LONG LIVE HAPPY HOMES®

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RAUSCH COLEMAN HOMES

rauschcoleman.com

844.4RCHomes

EQUAL HOUSING OPPORTUNITY

Version 01

ELEVATIONS



RC Ridgeland Elevation A



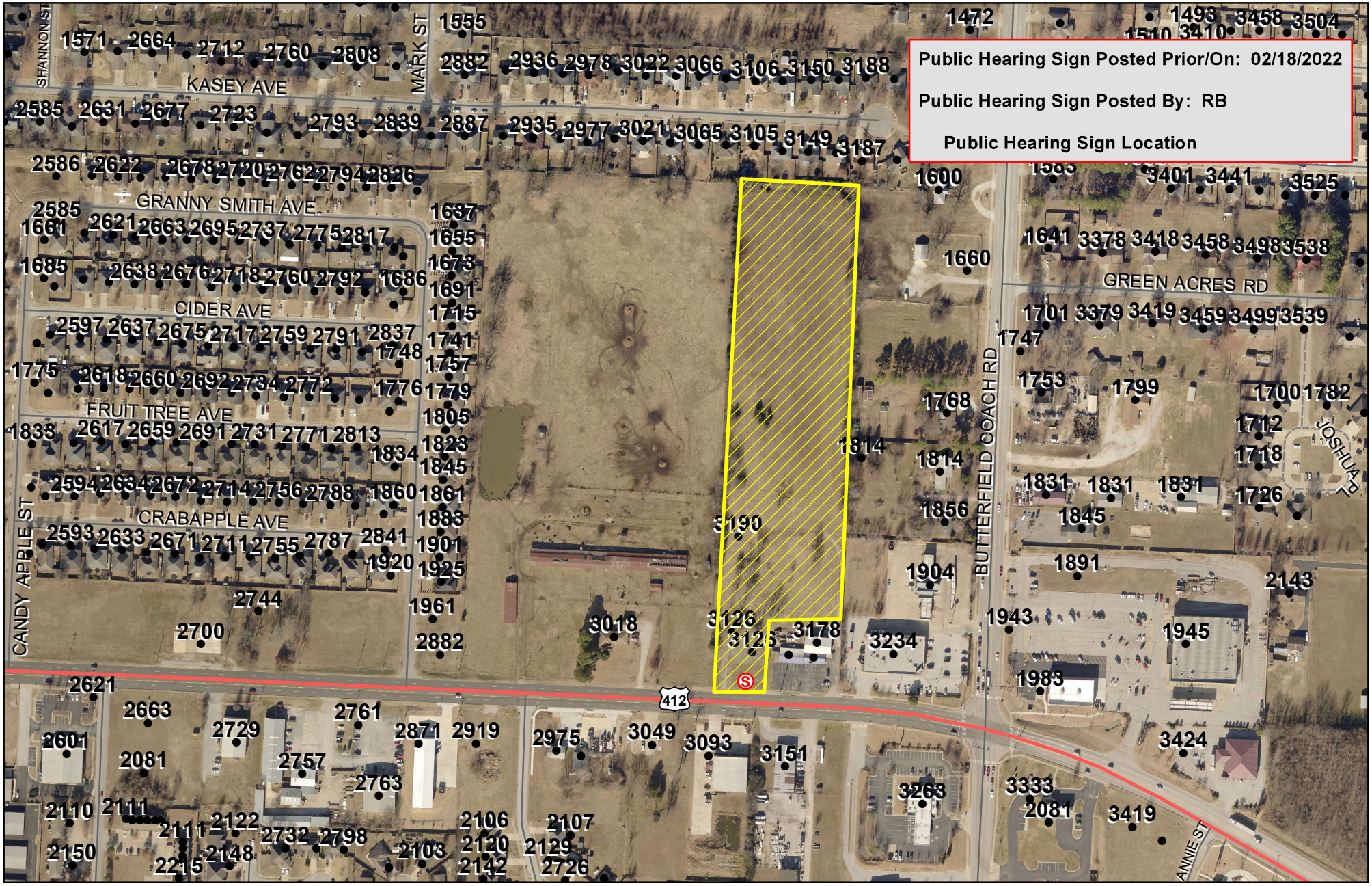
RC Ridgeland Elevation B



RC Ridgeland Elevation C



RC Ridgeland Elevation D



FILE NO. R22-10

APPLICANT: Engineering Services, Inc (Barberry Court, Phase II)

REQUEST: Rezone from MF-12 to revised PUD

PLANNING COMMISSION MEETING
March 1, 2022

N

0 70 140 280 420 560 Feet

For Location Reference Only

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: March 1, 2022

Re: **R22-11 Rezone**

A request by Jose and Maria Ballesteros for Planning Commission Approval of a zone change from Agricultural District (A-1) to Low/Medium Density Single Family Residential District (SF-2).

LOT LOCATION AND SIZE

The 4.3 acre tract is located at 7660 W. Gibbs Road, east side of Gibbs Road, north of Har-Ber Avenue

A vicinity map is attached.

EXISTING ZONING

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

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

ACCESSORY USES

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

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

SITE PLAN REVIEW

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

AREA REGULATIONS

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

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

REQUESTED ZONING

The rezoning application requests a 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.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The tract contains a single family dwelling. The area to the north and east contain residential uses on large tracts in A-1 zoning. The area to the south contains single family homes in SF-2 zoning. The area to the west is under development for single family dwellings and townhomes in SF-2 and PUD zoning.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates low density residential use.

The Master Street Plan indicates Gibbs Road as a local street.

STAFF COMMENTS AND RECOMMENDATIONS

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

Protect the positive aspects of neighborhood character throughout the City.

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

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

File No._____

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 Jose Ballesteros and Maria G. Ballesteros the record property owners, petitioning to rezone the following described area:

Legal Description:

(See Attached)

Layman's Description: 7660 West Gibbs Road. Includes approximately 4.3 acres along the east side of Gibbs Road approximately 650 feet north of Har-Ber Avenue.

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

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

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

FROM (current zoning) A-1 (Agricultural District)

TO (proposed zoning) SF-2 (Low/Medium Density Single Family Residential District)

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

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

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

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: ___No significant effects are anticipated. Request will bring property into conformance with current use and uses/zoning for much of the surrounding 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:_____

Address: _____

PETITIONER/OWNER: José Ballesteros
(Property Owner Signature – Jose Ballesteros)

Maria G Ballesteros
(Property Owner Signature – Maria Ballesteros)

MAILING ADDRESS: 7660 West Gibbs Road, Springdale, AR 72764

TELEPHONE: _____ DATE: February 9, 2022

VERIFICATION

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

Jose Ballesteros
(Property Owner Signature – Jose Ballesteros)

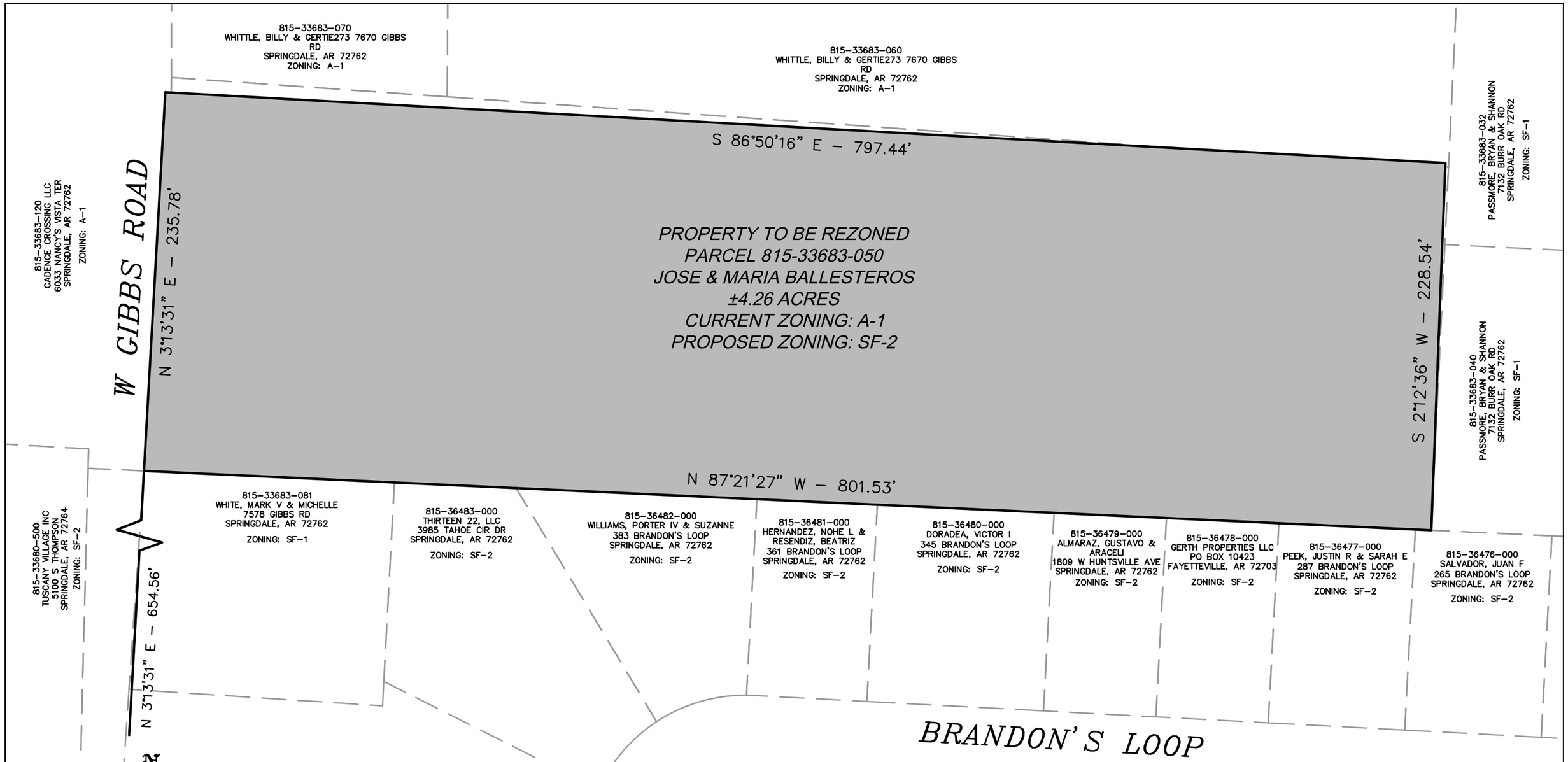
Maria G Ballesteros
(Property Owner Signature – Maria Ballesteros)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 9th day of February, 2022.

Notary Public

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



LEGAL DESCRIPTION OF PROPERTY TO BE REZONED:

A part of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section 31, Township 18 North, Range 30 West, Washington County, Arkansas, being more particularly described as follows: Beginning at a 6 inch Steel Fence Post marking the SW corner of said NE ¼ of the SE ¼; thence along the West line of the Northeast Quarter of the Southeast Quarter, N 03° 13' 31" E 654.56 feet to a set rebar and the POINT OF BEGINNING. Thence continue along the West line of said Forty, N 03° 13' 31" E 235.78 feet to a set p/k nail, thence leaving said West line S 86° 50' 16" E 797.44 feet to a set rebar; thence S 02° 12' 36" W 228.54 feet to a set rebar; thence along the North line of Brandon's Way Subdivision, N 87° 21' 27" W 801.53 feet to the Point of Beginning, containing 4.26 acres, more or less, and subject to Road Right-of-Ways and any easements of record.

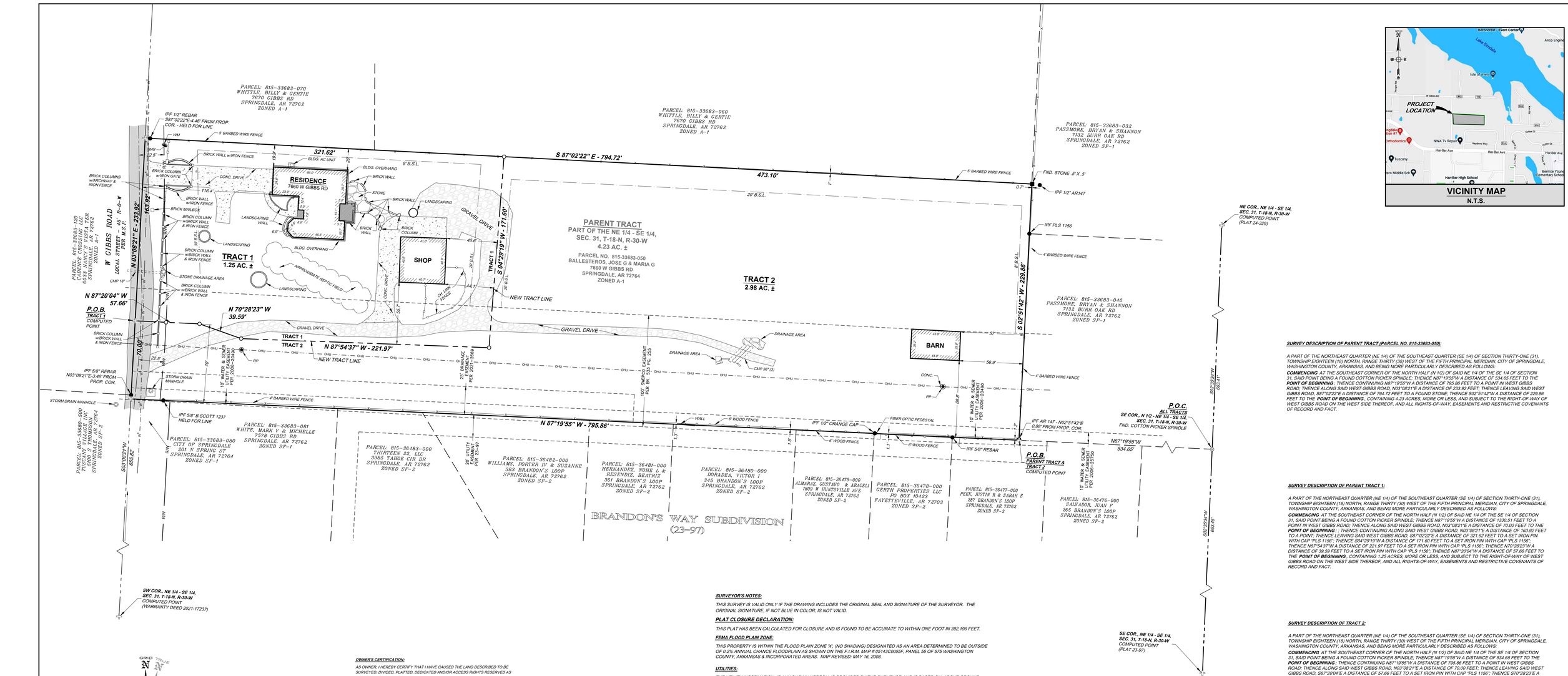
REZONING EXHIBIT

Jose and Maria Ballesteros
7660 West Gibbs Road
Springdale, Washington County, Arkansas

DWG: d:\Brian Spec\21996-312 County Line Road\Rezon
DATE: February 9, 2022
SCALE 1" = 60'

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

ENGINEERING SERVICES INC.



GRID NORTH TRUE NORTH

GRAPHIC REPRESENTATION ONLY

BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM NORTH ZONE 0301

0 20 40 80

SCALE 1"= 40'

LEGEND

	PROPERTY LINE	P.O.C.	POINT OF COMMENCEMENT
	SECTION LINE	P.O.B.	POINT OF BEGINNING
	SECTION "40" LINE	●	IPF - IRON PIN FOUND (AS NOTED)
	ADJACENT OWNER	■	FOUND STONE
	EASEMENT (AS NOTED)	○	IRON PIN SET w/ CAP "PLS 1156"
R/W	RIGHT-OF-WAY	⊗	FOUND COTTON PICKER SPINDLE
	BUILDING SETBACK LINE (B.S.L.)	✣	COMPUTED POINT
	PHYSICAL ROAD CENTERLINE	◎	MANHOLE (AS NOTED)
X X	FENCE LINE (AS NOTED)	◒	WATER METER (WM)
	CHAIN LINK FENCE LINE	◉	POWER POLE (PP)
	WOOD FENCE LINE		
OHU	OVERHEAD UTILITIES		
W	WATER LINE		

OWNER'S CERTIFICATION:

AS OWNER, I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, PLATTED, DEDICATED AND/OR ACCESS RIGHTS RESERVED AS REPRESENTED ON THIS PLAT.

OWNER/AUTHORIZED REPRESENTATIVE *DATE*
JOSE BALLESTEROS

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

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CITY OF SPRINGDALE

APPROVAL FOR RECORDING *DATE* *SIGNATURE*

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION

SURVEY DESCRIPTION OF PARENT TRACT (PARCEL NO. 815-33683-050):

A PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

***COMMENCING** AT THE SOUTHEAST CORNER OF THE NORTH HALF (N 1/2) OF SAID NE 1/4 OF THE SE 1/4 OF SECTION 31, SAID POINT BEING A FOUND COTTON PICKER SPINDLE; THENCE N87°19'55"W A DISTANCE OF 534.65 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING N87°19'55"W A DISTANCE OF 795.86 FEET TO A POINT IN WEST GIBBS ROAD; THENCE ALONG SAID WEST GIBBS ROAD, N03°08'21"E A DISTANCE OF 233.92 FEET; THENCE LEAVING SAID WEST GIBBS ROAD, S87°02'22"E A DISTANCE OF 794.72 FEET TO A FOUND STONE; THENCE S02°51'42"W A DISTANCE OF 229.86 FEET TO THE **POINT OF BEGINNING**, CONTAINING 4.23 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF WEST GIBBS ROAD ON THE WEST SIDE THEREOF, AND ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.*

SURVEY DESCRIPTION OF PARENT TRACT 1:

A PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

***COMMENCING** AT THE SOUTHEAST CORNER OF THE NORTH HALF (N 1/2) OF SAID NE 1/4 OF THE SE 1/4 OF SECTION 31, SAID POINT BEING A FOUND COTTON PICKER SPINDLE; THENCE N87°19'55"W A DISTANCE OF 1330.51 FEET TO A POINT IN WEST GIBBS ROAD; THENCE ALONG SAID WEST GIBBS ROAD, N03°08'21"E A DISTANCE OF 70.00 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID WEST GIBBS ROAD, N03°08'21"E A DISTANCE OF 163.92 FEET TO A POINT; THENCE LEAVING SAID WEST GIBBS ROAD, S87°02'22"E A DISTANCE OF 321.62 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S04°29'19"W A DISTANCE OF 171.60 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N87°54'37"W A DISTANCE OF 221.97 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N70°28'23"W A DISTANCE OF 39.59 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N87°20'04"W A DISTANCE OF 57.66 FEET TO THE **POINT OF BEGINNING**, CONTAINING 1.25 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF WEST GIBBS ROAD ON THE WEST SIDE THEREOF, AND ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.*

SURVEY DESCRIPTION OF TRACT 2:

A PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

***COMMENCING** AT THE SOUTHEAST CORNER OF THE NORTH HALF (N 1/2) OF SAID NE 1/4 OF THE SE 1/4 OF SECTION 31, SAID POINT BEING A FOUND COTTON PICKER SPINDLE; THENCE N87°19'55"W A DISTANCE OF 534.65 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING N87°19'55"W A DISTANCE OF 795.86 FEET TO A POINT IN WEST GIBBS ROAD; THENCE ALONG SAID WEST GIBBS ROAD, N03°08'21"E A DISTANCE OF 70.00 FEET; THENCE LEAVING SAID WEST GIBBS ROAD, S87°20'04"E A DISTANCE OF 57.66 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S70°28'23"E A DISTANCE OF 39.59 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S87°54'37"E A DISTANCE OF 221.97 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N04°29'19"E A DISTANCE OF 171.60 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S87°02'22"E A DISTANCE OF 473.10 FEET TO A FOUND STONE; THENCE S02°51'42"W A DISTANCE OF 229.86 FEET TO THE **POINT OF BEGINNING**, CONTAINING 2.98 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF WEST GIBBS ROAD ON THE WEST SIDE THEREOF, AND ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.*

SURVEY'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 392,196 FEET.

FEMA FLOOD PLAIN ZONE:

THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'X', (NO SHADING) DESIGNATED AS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE F.I.R.M. MAP # 05143C0055F, PANEL 55 OF 575 WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAP REVISED: MAY 16, 2008.

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 WASHINGTON COUNTY, ARKANSAS UNLESS OTHERWISE NOTED.

*A. **WARRANTY DEED:** JOSE BALLESTEROS AND MARIA G. BALLESTEROS, RECORDED NOVEMBER 15, 2004, FILE NO. 2004-46813.*

*B. **FINAL PLAT OF BRANDON'S WAY SUBDIVISION:** BY KEYSTONE CONSULTANTS, INC., BRIAN D. SCOTT, PLS NO. 1287, RECORDED APRIL 23, 2004 IN FILE NO. 23-97.*

*C. **SURVEY:** BY SATTERFIELD LAND SURVEYORS, P.A., CLOVIS SATTERFIELD, PLS NO. 147, RECORDED DECEMBER 13, 2004 IN FILE NO. 2004-50786.*

*D. **INFORMAL PLAT:** BY ENGINEERING SERVICES, INC., S. CRAIG DAVIS, PLS NO. 1156, RECORDED APRIL 20, 2021 IN FILE NO. 24-329.*

*E. **WARRANTY DEED:** CADENCE CROSSING, LLC, RECORDED MAY 7, 2021 IN FILE NO. 2021-17237.*

SURVEYOR'S DECLARATION:

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

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

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

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

OWNER:	*BALLESTEROS, JOSE G & MARIA G* *7660 W GIBBS RD* *SPRINGDALE, AR 72764*
SURVEYOR:	*ENGINEERING SERVICES, INC.* *1207 S. OLD MISSOURI ROAD* *P.O. BOX 282* *SPRINGDALE, AR 72765*
WORK ORDER #:	*21352*
CITY ZONING:	*SF-2*
SETBACKS:	*FRONT - 30'* *SIDE - 8'* *STREET SIDE - 35'* *REAR - 20'*

RECORDING INFORMATION

REVISION	DATE	DESCRIPTION

INFORMAL PLAT
FOR JOSE BALLESTEROS
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

SCALE: 1"=40' | DATE: February 23, 2022 | DRAWN BY: KND

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

© COPYRIGHT 2021, ENGINEERING SERVICES, INC. | 08/2022 12:50 AM

W.O.# 21352 | SHEET 01

PLAT CODE: 500-18N-30W-0-31-210-72-1156


Public Hearing Sign Posted Prior/On: 02/18/2022
Public Hearing Sign Posted By: RB
Public Hearing Sign Location
NICHOLS RD
W GIBBS RD
BRANDON'S LOOP
HAYDEN'S WAY
HARBER AVE
BURR OAK RD
ROBIN HILL LN
KETCH CT
7956
546
528
1094
1072
7959
7955
7943
7865
7719
855
7947
7670
7655
7132
7133
7951
7660
3558
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3558
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PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: March 1, 2022

Re: **R22-12 Rezone**

A request by Lighthouse Baptist Church for Planning Commission approval of a zone change from Agricultural District (A-1) to Institutional District (P-1) for a tract of land containing 6.46 acres.

LOT LOCATION AND SIZE

The 6.46 acre tract is located at 8564 and 8572 E. Wagon Wheel Road, north side of Wagon Wheel Rd., west of Cory Street.

A vicinity map is attached.

EXISTING ZONING

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

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

ACCESSORY USES

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

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

SITE PLAN REVIEW

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

AREA REGULATIONS

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

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

REQUESTED ZONING

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

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

HEIGHT REGULATIONS

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

AREA REGULATIONS

(1) SETBACKS:

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

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

GREENSPACE

Each developed lot shall provide and maintain:

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

OFF-STREET PARKING

See Article 7 of this chapter.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The tract contains a single family dwelling. The area to the north, east and west is undeveloped in A-1 zoning. The area to the south contains single family dwellings in SF-2 zoning.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates low density residential use.

The Master Street Plan indicates Wagon Wheel 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:

Schools, parks and community facilities should be located close to or within residential neighborhoods for accessibility and to provide a focal point for effective and cohesive neighborhood design.

Locating elementary schools off major streets near the center of residential neighborhoods along collector streets, within close walking distance for most schools.

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

File No._____

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 Lighthouse Baptist Church
The record property owner(s), petitioning to rezone the following described area:

Legal Description:

See attached Exhibit A

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, Agricultural

TO (proposed zoning) P-1, Institutional

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 Church.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: None, all surrounding properties are residential or agricultural, which both are compatible with church usage.

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 Kellstrom, Watkins, Boyer, Gray & Curry, PLLC

Address: 1106 W. Poplar St., Rogers, Arkansas 72756

PETITIONER/OWNER **SIGNATURE**

MAILING ADDRESS: 766 Via Sangro Tontitown AR 72762

TELEPHONE: 479 - ~~818~~ 365 - 0050 DATE: 2/7/22

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 7th day of February, 2022.

Notary Public

DELYNN HALE
MY COMMISSION # 12385477
EXPIRES: January 18, 2032
Benton County

NOTICE OF PUBLIC HEARING BEFORE THE SPRINGDALE PLANNING COMMISSION ON AN APPLICATION TO REZONE PROPERTY

To All Owners of land lying adjacent to the property at:

Location: 8564 & 8572 E. Wagon Wheel Rd.

Owned by: Lighthouse Baptist Church

NOTICE IS HEREBY GIVEN THAT an application has been filed for zoning of the above property requesting a change of zone classification from: A-1 _____ which permits use of the property as: Agriculture

to: P-1 which permits use of the property as: Public Institutions, religious institutions

If approved, the rezoning will occur only upon the property described above. ***It will not change the zoning or permitted uses on neighboring properties.***

The Purpose of this request is to :X(1) Build, (2) Develop; (3) Sell after rezoning.
Explanation: Construct a church.

A public hearing on said petition to rezone will be held by the Springdale Planning Commission in the Council Chambers at the City Administration Building, 201 N. Spring Street, on March 1, 2022 at 5:00 p.m.

All parties interested in this matter may appear and be heard at said time and place or may notify the Planning Commission of their views on this matter by letter. All persons interested in this request are invited to call or visit the Planning Office, Room 214, City Administration Building, 201 North Spring Street, 750-8588, and to review the application and discuss the same with the Planning Staff.

AFFIDAVIT

I hereby certify that I W. Kellstrom
Print or type name

acting as agent/owner, have provided notice to affected parties in accordance with the requirements set forth in the instruction given with the rezoning application and that the notice information provided is to the best of my knowledge true and factual. I am hereby enclosing the following supporting documents: copies of the notice, mailing receipts, return cards and any notices that were undeliverable.

Name: Will Kellstrom

Date: 2/7/2022

TO THE SPRIINGDALE PLANNING COMMISSION

I, Jared Zaborowski, Director of Lighthouse Baptist Church hereby authorize
(property owner/applicant)

Will Kellstrom, Watkins, Boyer, Gray & Curry, PLLC to represent me and to
(authorized representative)

make decisions on my behalf for a rezoning which is
(Rezoning, Conditional use, Variance, Large-Scale Development, Subdivision)

to be presented to the Springdale Planning Commission at their meeting to be held on

March 1, 2022.
(meeting date)

Dated: 2/07/2022

Property Owner/Applicant

Property Owner/Applicant

Property Owner/Applicant

WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

WILLIAM P. WATKINS, III, P.A.
RONALD L. BOYER, P.A.
JENNIFER E. GRAY, P.A.*
ANDREW T. CURRY, P.A.
WILLIAM A. KELLSTROM
JOHN E. JENNINGS (OF COUNSEL)
* ALSO LICENSED IN MISSOURI

WRITER'S DIRECT E-MAIL
wkellstrom@watkinslawoffice.com

DELYNN HALE, SECRETARY
AMY BENSON, PARALEGAL
WHITNEY DUCKER, OFFICE MANAGER

February 9, 2022

Springdale Planning Department
206 Blair St.
Springdale, AR 72764

RE: Rezoning Parcel No. 21-00167-298from A-1 to P-1

Dear Planning Staff:

My name is Will Kellstrom and I have been retained to assist the applicant in obtaining a rezoning of Parcel No. 21-00167-298 (hereinafter "the Property") from A-1, Agricultural to P-1, Institutional.

The applicant recently purchased the Property with the intention of building a new church location for the Lighthouse Baptist Church. Rezoning this property to P-1 would have little to no effect on the surrounding properties. The P-1 zoning designation is designed to protect and facilitate use of property owned by larger public institutions and church-related organizations. All properties surrounding and adjacent to the Property to be rezoned are either agricultural or low-density residential. The uses under P-1 are limited to religious, public, and medical uses. In short, the only allowed uses under P-1 are those which would most likely benefit surrounding neighbors. P-1 zoning is compatible with the other zones and uses that surround the property, and will not adversely affect surrounding properties.

Thank you for considering this rezoning request. If you have any questions, please feel free to contact me at 479-636-2168 or at wkellstrom@watkinslawoffice.com.

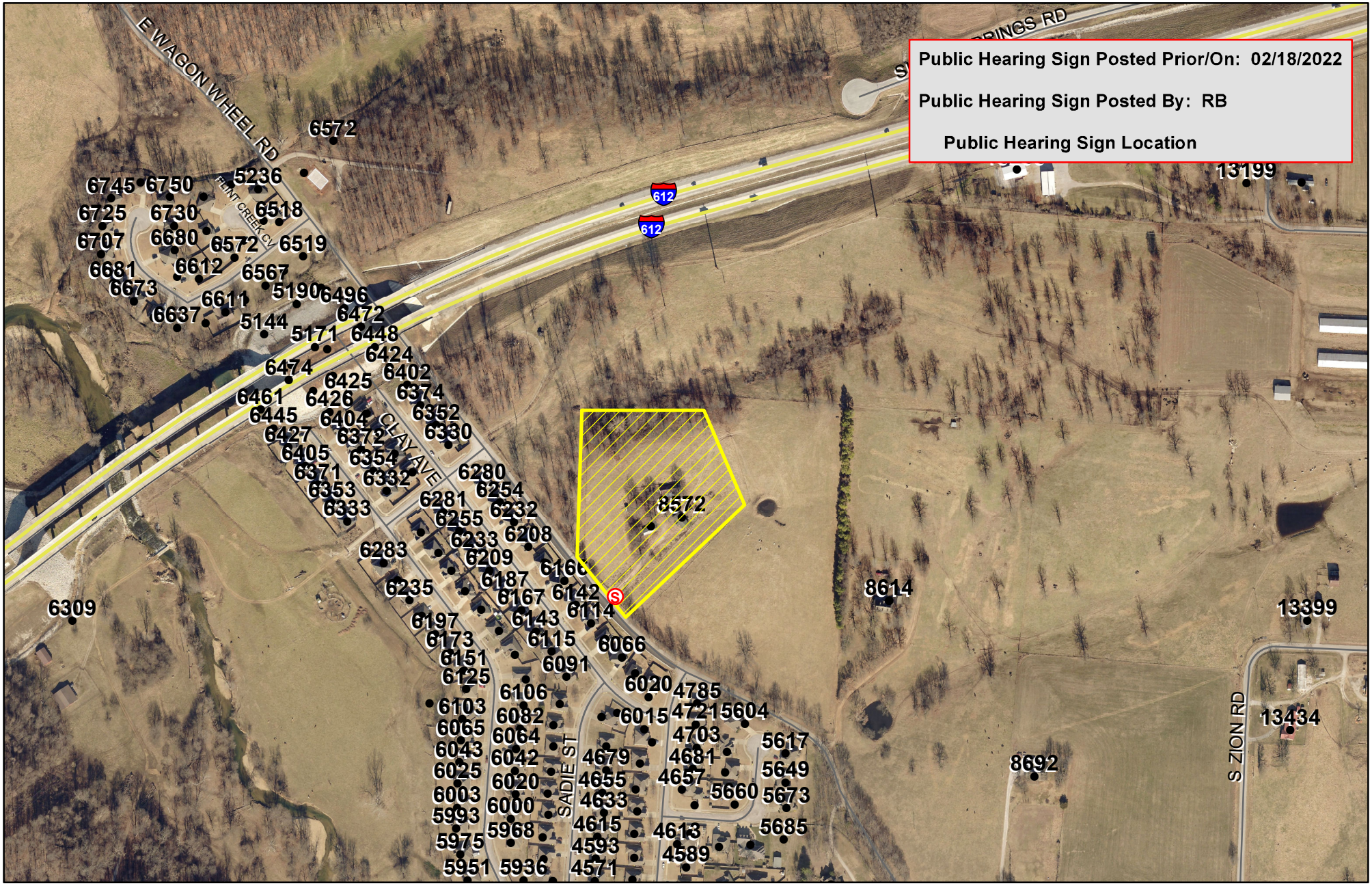
Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

/s/ Will A. Kellstrom

Will A. Kellstrom

WK:
pc:



N

0 87.5175 350 525 700

Feet

For Location Reference Only

FILE NO. R22-12

APPLICANT: Will Kellstrom (for Lighthouse Baptist Church)

REQUEST: Rezone from A-1 to P-1

PLANNING COMMISSION MEETING
March 1, 2022

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PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: March 1, 2022

Re: **R22-13 Rezone**

A request by 3265 N. Thompson, LLC (David G. Nixon) for Planning Commission approval of a zone change from Large Product Retail Sales (C-6) to Thoroughfare Commercial District (C-5) for a tract of land containing 2.52 acres.

LOT LOCATION AND SIZE

The 2.52 acre tract is located at 3265 N. Thompson Street, southeast corner of the intersection of N. Thompson Street and W. Morris Avenue.

A vicinity map is attached.

EXISTING ZONING

The existing zoning for this tract is a C-6 Large Product Retail Sales District. The district is established in order to provide adequate locations for retail uses which serve the needs of the motoring public and are characterized by a high level of vehicular ingress and egress. Among these uses, are automobile and other vehicular service establishments. The C-6 district is also intended to provide a location for the limited amount of merchandise, equipment and material being offered for retail sale that, because of the type of material or transportation requirements, is suitable for display and storage outside the confines of an enclosed building. Such uses are not generally compatible with pedestrian-oriented commercial districts and shopping centers since they tend to obstruct and interfere with pedestrian movement. Appropriate locations for this district are along heavily traveled major traffic arterials.

DEVELOPMENT CRITERIA

i. All yards unoccupied by buildings or merchandise or used as traffic ways shall be landscaped with grass and shrubs and maintained in an orderly condition.

ii. All of the lost used for the parking of vehicles, for the storage and display of merchandise shall be paved with a sealed surf ace pavement and maintained in such a manner that no dust will be produced by continued use.

iii. All servicing of vehicles and assembly of equipment carried on as an incidental part of the sales operation shall be conducted within a completely enclosed building.

iv. No article or material stored or offered for sale in connection with the permitted or conditional uses listed herein shall be stored or displayed outside the confines of the building unless it is so screened by a permanent opaque screening fence or wall so that it cannot be seen from an adjoining lot. The following screening and display criteria shall apply to uses located in the C-6 large product retail sales.

   a. Except as provided in Use Unit 43: Automobile Sales-Damaged Vehicles, automobile, truck, tractor, mobile home, boat or motorcycle sales areas are not required to screen fully assembled merchandise that is ready for sale.

   b. No permanent open display will be permitted on sidewalks, or public right-of-way.

   c. Automobile service stations shall be permitted open display of merchandise commonly sold by such operations as long as the area of said display is not taller than the building nor larger than an area equal to one-half of the façade areas of the front of the building.

   d. Automobile service stations may be used for the storage of rental trucks or trailers, provided, however, the storage space shall be paved, shall not exceed four thousand (4,000) square feet in area and the above screening requirements are met.

v. There shall be no open display of any kind whatsoever in the first twenty (20) feet of the required front yard setback.

ACCESSORY USES

See Article 6 Section 3.1 of this chapter.

SITE PLAN REVIEW

When a conditional use is proposed in a C-6 district a site plan review shall be required. See article 2, section 13 of this chapter for the procedure and requirements of a site plan review.

HEIGHT REGULATIONS

There shall be no maximum height limits in C-6 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any boundary line of any residential district a distance of one (1) foot for each foot of height in excess of twenty (20) feet.

AREA REGULATIONS

The shall be a minimum lot area of fourteen thousand (14,000) square feet. In addition, there shall be a lot width of not less than one hundred (100) feet.

SETBACKS:

Front setback	30’
Front setback if parking is allowed between R-O-W and the building	50’
Side setback (subject to applicable fire and building codes)	0

Side setback when contiguous to a residential district	20’
Rear setback	20’

GREENSPACE

Each developed lot shall provide and maintain:

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

OFF-STREET PARKING

See Article 7 of this chapter.

REQUESTED ZONING

The requested zoning of this tract is a C-5 thoroughfare commercial district. The district is established in order to provide adequate locations for retail uses which serve the needs of the motoring public and are characterized by a high level of vehicular ingress and egress. Among these uses, transient sleeping accommodations, and eating and drinking establishments. Such uses are not generally compatible with pedestrian-oriented commercial districts and shopping center since they tend to obstruct and interfere with pedestrian movement. Appropriate locations for this district are along heavily traveled major traffic arterials.

Uses permitted: - 1, 4, 5, 16, 17, 18, 19, 20, 21, 22, 27, 31, 38
Conditional Uses Permitted on Appeal: - 2, 3, 12, 23,24, 30, 33, 35
Temporary Uses: - 32

DEVELOPMENT CRITERIA

i. All yards unoccupied by buildings or merchandise or used as traffic ways shall be landscaped with grass and shrubs and maintained in an orderly condition.
ii. All of the lot used for the parking of vehicles, for the storage and display of merchandise shall be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced by continued use.
iii. All servicing of vehicles and assembly of equipment carried on as an incidental part of the sales operation shall be conducted within a completely enclosed building.
iv. No article or material stored or offered for sale in connection with the permitted or conditional uses listed herein shall be stored or displayed outside the confines of the building unless it is so screened by a permanent opaque screening fence or wall so that is cannot be seen from an adjoining lot. The following screening and display criteria shall apply to uses located in the C-5 open display district:
    b. Automobile, truck, tractor, mobile home, boat or motorcycle sales areas are not required to screen fully assembled merchandise that is ready for sale.
    c. No permanent open display will be permitted on sidewalks, or public right-of-way.
    d. Automobile service stations shall be permitted open display of merchandise commonly sold by such operations as long as the area of said display is not taller than the building nor larger than an area equal to one-half of the façade areas of the front of the building.

e. Automobile service stations may be used for the storage of rental trucks or trailers, provided, however, the storage space shall be paved, shall not exceed four thousand (4,000) square feet in area and the above screening requirements are met.

i. There shall be no open display of any kind whatsoever in the first twenty (20) feet of the required front yard setback.

ACCESSORY USES

See Article 6 Section 3.1 of this chapter.

SITE PLAN REVIEW

When a conditional use is proposed in a C-5 district a site plan review shall be required. See Article 2, Section 13 of this chapter for the procedure and requirements of a site plan review.

HEIGHT REGULATIONS

There shall be no maximum height limits in C-5 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any boundary line of any residential district a distance of one (1) foot for each foot of height in excess of twenty (20) feet.

AREA REGULATIONS

There shall be a minimum lot area of fourteen thousand (14,000) square feet. In addition, there shall be a lot width of not less than one hundred (100) feet.

SETBACKS:

Front setback	30’	
Front setback if parking is allowed between R-O-W and the building	50’	
Side setback	0	(subject to applicable fire and building codes)
Side setback when contiguous to a residential district	20’	
Rear setback	20’	

GREENSPACE

Each developed lot shall provide and maintain:

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

OFF-STREET PARKING

See Article 7 of this chapter.

SURROUNDING ZONING AND LAND USE

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

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates Regional Commercial use.

The Master Street Plan indicates N. Thompson as a principal arterial and Morris 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:

> 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.

File No._____

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 3265 N. Thompson, LLC
The record property owner(s), petitioning to rezone the following described area:

Legal Description:

THE NW1/4 OF THE NW1/4 OF THE SW1/4 OF THE SW1/4 OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 30 WEST, ALL BEING IN SPRINGDALE, BENTON COUNTY, ARKANSAS: SUBJECT TO THE RIGHTS-OF-WAY ALONG THE NORTH AND WEST SIDES THEREOF, MORRIS AVENUE AND U.S. HIGHWAY 71, AS PER LARGE SCALE DEVELOPMENT PLAT FILED FOR RECORD AUGUST 15, 1986 IN PLAT RECORD 6 AT PAGE 277.

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-6 Large Product Sales

TO (proposed zoning) C-5 Thoroughfare Commercial District

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 Construction Yard.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: Downzone from current 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: Jason Ingalls, Expedient Civil Engineering, PLLC

Address: PO Box 5484, Bella Vista, AR 72714

PETITIONER/OWNER **SIGNATURE**

MAILING ADDRESS: 4100 Wagon Wheel Rd, Springdale, AR 72762

TELEPHONE: 479-236-4653 DATE: 02/09/2022

VERIFICATION

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

SIGNATURE
(Property Owner)

APPROVED
By David G. Nixon at 2:50 pm, Feb 09, 2022

(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 9th day of February, 2022.

JULIE L. ENGLISH
NOTARY PUBLIC
MY COMMISSION # 12691432
EXPIRES: October 4, 2025
Benton County

Notary Public

NOTICE OF PUBLIC HEARING BEFORE THE SPRINGDALE PLANNING COMMISSION ON AN APPLICATION TO REZONE PROPERTY

To All Owners of land lying adjacent to the property at:

Location: 3265 N Thompson, Springdale, AR 72762

Owned by: 3265 N. Thompson, LLC

NOTICE IS HEREBY GIVEN THAT an application has been filed for zoning of the above property requesting a change of zone classification from: C-6 which permits use of the property as: Large Retail Sales

to: C-5 which permits use of the property as: construction yard.

If approved, the rezoning will occur only upon the property described above. ***It will not change the zoning or permitted uses on neighboring properties.***

The Purpose of this request is to : (1) Build, (2) Develop; (3) Sell after rezoning.
Explanation: Renovate the existing building, add paved parking spaces to support the existing building and use, and lease to a prospective lessee.

A public hearing on said petition to rezone will be held by the Springdale Planning Commission in the Council Chambers at the City Administration Building, 201 N. Spring Street, on March 1, 2022 at 5 p.m.

All parties interested in this matter may appear and be heard at said time and place or may notify the Planning Commission of their views on this matter by letter. All persons interested in this request are invited to call or visit the Planning Office, Room 214, City Administration Building, 201 North Spring Street, 750-8588, and to review the application and discuss the same with the Planning Staff.

TO THE SPRIINGDALE PLANNING COMMISSION

I, David Nixon,Manager, 3265 N Thompson, LLC hereby authorize
(property owner/applicant)

Jason Ingalls, Expedient Civil Engineering, PLLC to represent me and to
(authorized representative)

make decisions on my behalf for rezoning which is
(Rezoning, Conditional use, Variance, Large-Scale Development, Subdivision)

to be presented to the Springdale Planning Commission at their meeting to be held on

March 1, 2022.
(meeting date)

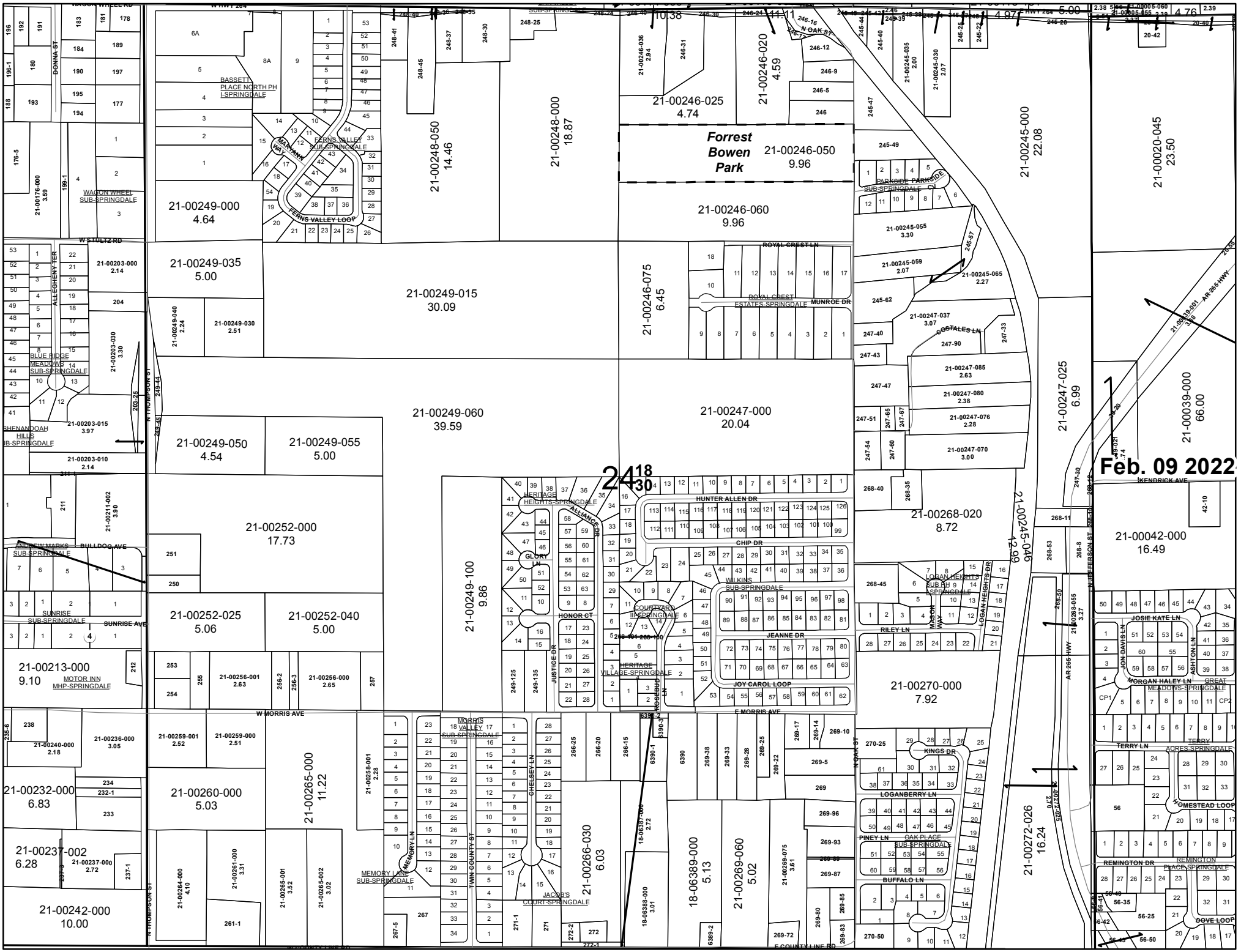
Dated: 2/9/22

APPROVED
By David G. Nixon at 2:51 pm, Feb 09, 2022

Property Owner/Applicant

Property Owner/Applicant

Property Owner/Applicant


Feb. 09 2022
Forrest Bowen Park
21-00246-050 9.96
21-00246-025 4.74
21-00246-020 4.59
21-00248-000 18.87
21-00248-050 14.46
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21-00249-015 30.09
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21-00249-055 5.00
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21-00252-025 5.06
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21-00270-000 7.92
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21-00020-045 23.50
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21-00245-046 12.99
BASSETT PLACE NORTH PH I-SPRINGDALE
FERNS VALLEY SUB-SPRINGDALE
FERNS VALLEY LOOP
MANTHEY WAY
WAGON WHEEL SUB-SPRINGDALE
W STULTZ RD
ALLEGHENY TER
BLUE RIDGE MEADOWS SUB-SPRINGDALE
SHENANDOAH HILLS SUB-SPRINGDALE
N THOMPSON ST
ANDREW MARKS SUB-SPRINGDALE
BULLDOG AVE
SUNRISE SUB-SPRINGDALE
SUNRISE AVE
MOTOR INN MHP-SPRINGDALE
W MORRIS AVE
E MORRIS AVE
MORRIS VALLEY SUB-SPRINGDALE
MEMORY LN
MEMORY LANE SUB-SPRINGDALE
TWIN COUNTY ST
CHELSEY LN
JACOB'S COURT-SPRINGDALE
HERITAGE HEIGHTS-SPRINGDALE
HERITAGE VILLAGE-SPRINGDALE
ALLIANCE DR
GLORY LN
HONOR CT
JUSTICE DR
HOSEBUD LN
COURTYARD II-SPRINGDALE
HUNTER ALLEN DR
CHIP DR
WILKINS SUB-SPRINGDALE
JEANNE DR
JOY CAROL LOOP
E COUNTY LINE RD
N OAK ST
PARKSIDE SUB-SPRINGDALE
PARKSIDE DR
ROYAL CREST LN
ROYAL CREST ESTATES-SPRINGDALE
MUNROE DR
COOTALES LN
KENDRICK AVE
JEFFERSON ST
LOGAN HEIGHTS SUB DIV-SPRINGDALE
LOGAN HEIGHTS DR
MASON WAY
RILEY LN
KINGS DR
LOGANBERRY LN
PINEY LN
OAK PLACE SUB-SPRINGDALE
BUFFALO LN
JOSIE KATE LN
JON DAVIS LN
ASHTON LN
MORGAN HALEY LN
GREAT MEADOWS-SPRINGDALE
TERRY LN
TERRY ACRES-SPRINGDALE
HOMESTEAD LOOP
REMINGTON DR
REMINGTON PLACE-SPRINGDALE
DOVE LOOP
AR 265 HWY
AR 265-HWY
W HWY 264
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2418
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N

0 30 60 120 180 240 Feet

For Location Reference Only

FILE NO. R22-13
APPLICANT: Jason Ingalls (for 3265 N. Thompson, LLC)
REQUEST: Rezone from C-6 to C-5

PLANNING COMMISSION MEETING
March 1, 2022

Plat
Application

Please indicate project type (choose one):

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

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

APPLICATION CONTACTS:

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

Applicant/Property Owner (person making request)	Site Information
Name: Haag-Brown Development, LLC	Location/Address: Elm Springs Rd., Springdale, AR
E-mail: josh@haagbrown.com	
Address: Elm Springs Rd., Springdale, AR	
Phone: 870-336-8000	Assessor's Parcel Number(s): N/A
Representative Contact Information (if applicable)	Current Zoning District: C-5
Name: Horizon Land Surveying, LLC	Rezone required: No
E-mail: danny@horizonlandsurveying.com	Total Acreage: 2.62 Acres
Address: 2918 Wood St., Jonesboro, AR 72404	
Phone: 870-243-0092	

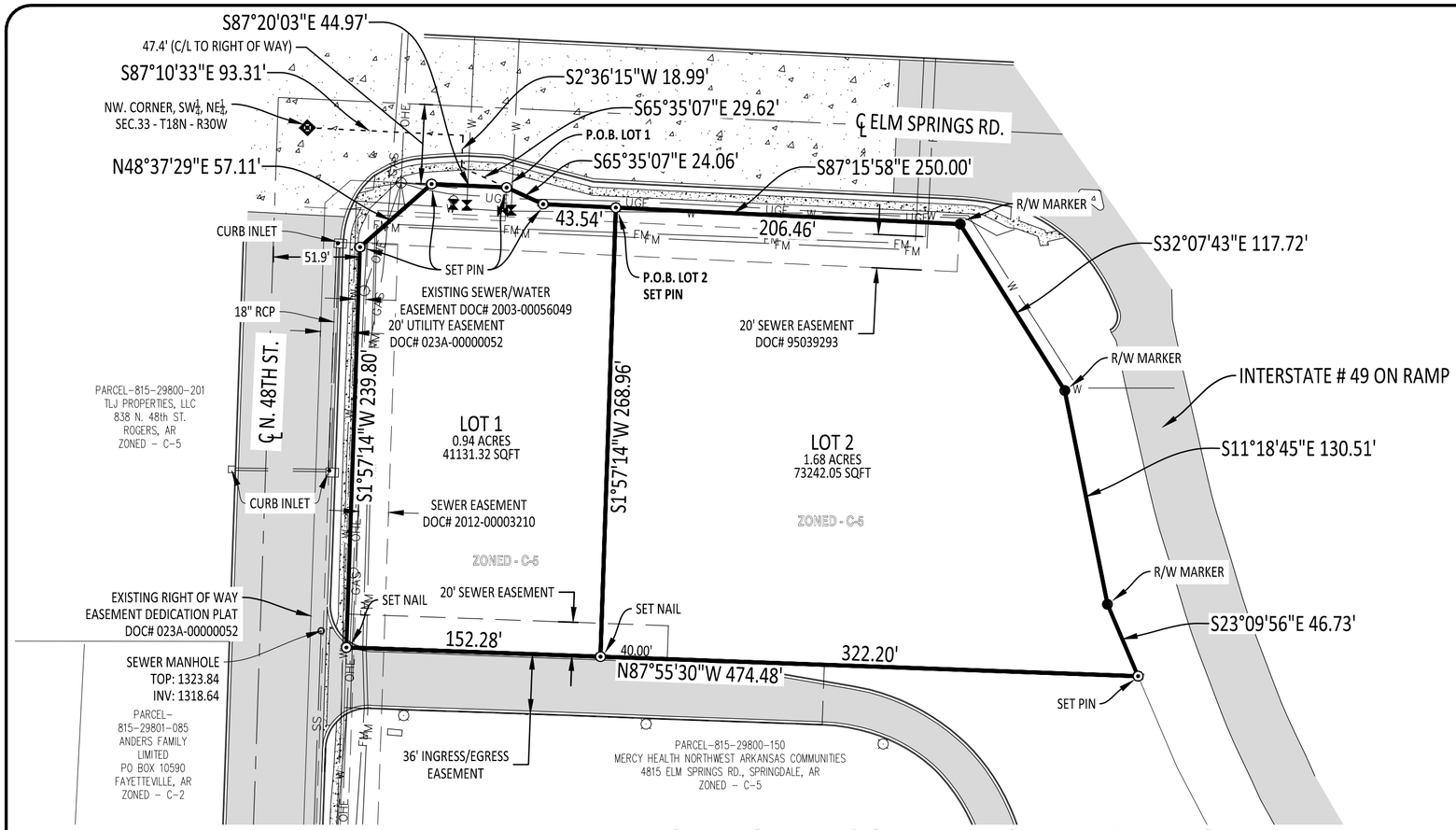
APPLICANT & REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information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

Name of Applicant/Property Owner (printed): Haag-Brown Development, LLC Date: 01/26/2022

Signature: _____

Name of Representative (if applicable): Horizon Land Surveying, LLC Date: 01/26/2022

Signature: _____





VICINITY MAP
NOT TO SCALE

HAAG-BROWN COMMERCIAL ADDITION

A REPLAT OF LOT 1 OF MERCY HEALTH ADDITION OF PART OF THE SW ¼ OF THE NE¼
AND
PART OF THE NW¼ OF THE SE¼ ALL IN SECTION 33, TOWNSHIP 18 NORTH, RANGE 30 WEST
WASHINGTON COUNTY, SPRINGDALE, ARKANSAS

LEGEND:

FOUND MONUMENT (AS NOTED)	ELECTRIC BOX/METER
SET MONUMENT (AS NOTED)	LIGHT POLE
COMPUTED POINT	CLEANOUT
SECTION CORNER	TRAFFIC CONTROL SIGN
WATER METER	GAS METER
FIRE HYDRANT	UGE — UNDERGROUND ELECTRIC
WATER VALVE	OHE — OVERHEAD ELECTRIC
UTILITY POLE	FENCE
TELEPHONE PEDESTAL	SS — SEWER
SEWER MANHOLE	W — WATER
STORM DRAIN MANHOLE	GAS — GAS
GRATED DRAIN INLET	T — TELEPHONE
ELECTRIC TRANSFORMER	

60 30 0 60
SCALE 1" = 60'

SURVEYORS NOTES:

1) BASIS OF BEARINGS: GPS OBSERVATIONS (ARKANSAS NORTH STATE PLANE COORDINATE SYSTEM)
2) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES:
   - WARRANTY DEED: DOCUMENT NO. 2016-00028091
   - EASEMENT DEDICATION PLAT: DOCUMENT NO. 023A-00000052
   - ARDOT HIGHWAY RIGHT OF WAY MAPS
   - EASEMENT: DOCUMENT NO. 2012-00003210
   - EASEMENT: DOCUMENT NO. 2003-00056049
   - ARDOT HIGHWAY AQUSITION CONSENT JUDGMENT: DOCUMENT NO. 2016-00006505
   - EASEMENT: DOCUMENT NO. 95039293
   - MERCY HEALTH ADDITION PLAT (DOCUMENT NO. _____)
3) ALL CORNER MONUMENTS SET ARE ½" REBAR, UNLESS NOTED OTHERWISE ON THE PLAT.
4) OWNER: HAAG-BROWN DEVELOPMENT, LLC. 2221 HILL PARK CV., JONESBORO, AR 72401.
5) FLOOD PLAIN: THIS TRACT DOES NOT LIE WITHIN THE 100-YR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP OF WASHINGTON CO., AR, AND INCORPORATED AREAS, COMMUNITY PANEL NO. 05143C0060F WITH AN EFFECTIVE DATE OF 05/16/2008.
6) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
7) ALL UTILITIES SHOWN ARE BASED UPON OBSERVED EVIDENCE TOGETHER WITH EXISTING ON SITE LOCATION MARKS.
8) HORIZON LAND SURVEYING, LLC HOLDS NO LIABILITY TO THE LOCATION OF UTILITIES ILLUSTRATED OR NOT ILLUSTRATED UPON THIS SURVEY. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO ANY CONSTRUCTION OR EARTH MOVING WORK.
9) CURRENT ZONING: C-5
   SETBACK INFORMATION: 30 FT. FRONT/ 50 FT. FRONT IF PARKING IS BETWEEN BUILDING AND RIGHT OF WAY 20 FT. SIDE; 20 FT. REAR
10) THERE SHALL BE NO ACCESS ALONG ELM SPRINGS ROAD.

CERTIFICATE OF SURVEY:

TO ALL PARTIES INTERESTED IN TITLE TO THESE PREMISES: I HEREBY CERTIFY THAT I HAVE PRIOR TO THIS DAY MADE A SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN ON THE PLAT OF SURVEY HEREON. THE PROPERTY LINES AND CORNER MONUMENTS, TO THE BEST OF MY KNOWLEDGE AND ABILITY, ARE CORRECTLY ESTABLISHED: THE IMPROVEMENTS ARE AS SHOWN ON THE PLAT OF SURVEY. ENCROACHMENTS, IF ANY, AS DISCLOSED BY SURVEY, ARE SHOWN HEREON.

OWNERS CERTIFICATION:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE ADOPT THE PLAN OF SUBDIVISION AND DEDICATE PERPETUAL USE OF ALL STREETS, RIGHTS OF WAY, AND EASEMENTS AS DEPICTED ON THIS SURVEY.

HAAG-BROWN DEVELOPMENT, LLC — DATE

NOTARY — DATE

PLANNING DEPARTMENT APPROVAL:

CITY OF SPRINGDALE APPROVAL FOR RECORDING:

SIGNATURE: _____ _____
DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION — DATE:

ACCEPTANCE OF DEDICATIONS

SIGNATURE: _____ _____
CITY CLERK — DATE

_____ _____
MAYOR — DATE

LEGAL DESCRIPTIONS:

LOT 1:

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, SPRINGDALE, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33; THENCE S87°10'33"E ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 93.31 FT. TO A POINT ALONG THE WEST RIGHT OF WAY OF U.S. I-540; THENCE ALONG SAID RIGHT OF WAY S02°36'15"W A DISTANCE OF 18.99 FT. TO A POINT; THENCE S65°35'07"E A DISTANCE OF 29.62 FT. TO A POINT WHERE SAID RIGHT OF WAY INTERSECTS WITH THE SOUTH RIGHT OF WAY OF ELM SPRINGS ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID U.S. I-540 RIGHT OF WAY AS FOLLOWS: S65°35'07"E A DISTANCE OF 24.06 FT. TO A POINT, THENCE S87°15'58"E A DISTANCE OF 43.54 FT. TO A POINT; THENCE LEAVING SAID U.S. I-540 RIGHT OF WAY, RUN S01°57'14"W A DISTANCE OF 268.96 FT. TO A POINT; THENCE N87°55'30"W A DISTANCE OF 152.28 FT. TO A POINT ALONG THE EAST RIGHT OF WAY OF N. 48TH STREET; THENCE ALONG SAID RIGHT OF WAY RUN N01°57'14"E A DISTANCE OF 239.80 FT. TO A POINT; THENCE RUN N48°37'29"E A DISTANCE OF 57.11 FT. TO A POINT WHERE SAID EAST RIGHT OF WAY OF N. 48TH STREET INTERSECTS WITH THE SOUTH RIGHT OF WAY OF ELM SPRINGS ROAD; THENCE LEAVING THE EAST RIGHT OF WAY OF N. 48TH STREET RUN S87°20'03"E ALONG SAID SOUTH RIGHT OF WAY OF ELM SPRINGS ROAD A DISTANCE OF 44.97 FT. TO THE POINT OF BEGINNING, CONTAINING 0.94 ACRES, AND BEING SUBJECT TO ANY EASEMENT, RESERVATIONS, OR RIGHT OF WAY OF RECORD.

THERE IS HEREBY GRANTED, TO AND FROM ALL LOTS SHOWN, INGRESS AND EGRESS, AND PARKING EASEMENTS OVER AND ACROSS ALL DRIVING SURFACES. THESE EASEMENTS SHALL RUN IN PERPETUITY WITH THE LAND.

LOT 2

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, SPRINGDALE, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33; THENCE S87°10'33"E ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 93.31 FT. TO A POINT ALONG THE WEST RIGHT OF WAY OF U.S. I-540; THENCE ALONG SAID RIGHT OF WAY S02°36'15"W A DISTANCE OF 18.99 FT. TO A POINT; THENCE S65°35'07"E A DISTANCE OF 29.62 FT. TO A POINT WHERE SAID RIGHT OF WAY INTERSECTS WITH THE SOUTH RIGHT OF WAY OF ELM SPRINGS ROAD; THENCE CONTINUE ALONG SAID U.S. I-540 RIGHT OF WAY AS FOLLOWS: S65°35'07"E A DISTANCE OF 24.06 FT. TO A POINT, THENCE S87°15'58"E A DISTANCE OF 43.54 FT. TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID U.S. I-540 RIGHT OF WAY AS FOLLOWS: S87°15'58"E A DISTANCE OF 206.46 FT. TO A POINT, THENCE S32°07'43"E A DISTANCE OF 117.72 FT. TO A POINT, THENCE S11°18'45"E A DISTANCE OF 130.51 FT. TO A POINT, THENCE S23°09'56"E A DISTANCE OF 46.73 FT. TO A POINT; THENCE LEAVING SAID U.S. I-540 RIGHT OF WAY, RUN N87°55'30"W A DISTANCE OF 322.20 FT. TO A POINT; THENCE N01°57'14"E A DISTANCE OF 268.96 FT. TO A POINT, SAID POINT BEING THE POINT OF BEGINNING, CONTAINING 1.68 ACRES, AND BEING SUBJECT TO ANY EASEMENT, RESERVATIONS, OR RIGHT OF WAY OF RECORD.

THERE IS HEREBY GRANTED, TO AND FROM ALL LOTS SHOWN, INGRESS AND EGRESS, AND PARKING EASEMENTS OVER AND ACROSS ALL DRIVING SURFACES. THESE EASEMENTS SHALL RUN IN PERPETUITY WITH THE LAND.

Horizon
LAND SURVEYING, LLC
2918 WOOD STREET, JONESBORO, AR 72404
PHONE: 870-243-0092

PROJECT:
REPLAT LOT 1, MERCY HEALTH ADDITION, SPRINGDALE, AR

CLIENT:
HAAG-BROWN DEVELOPMENT, LLC

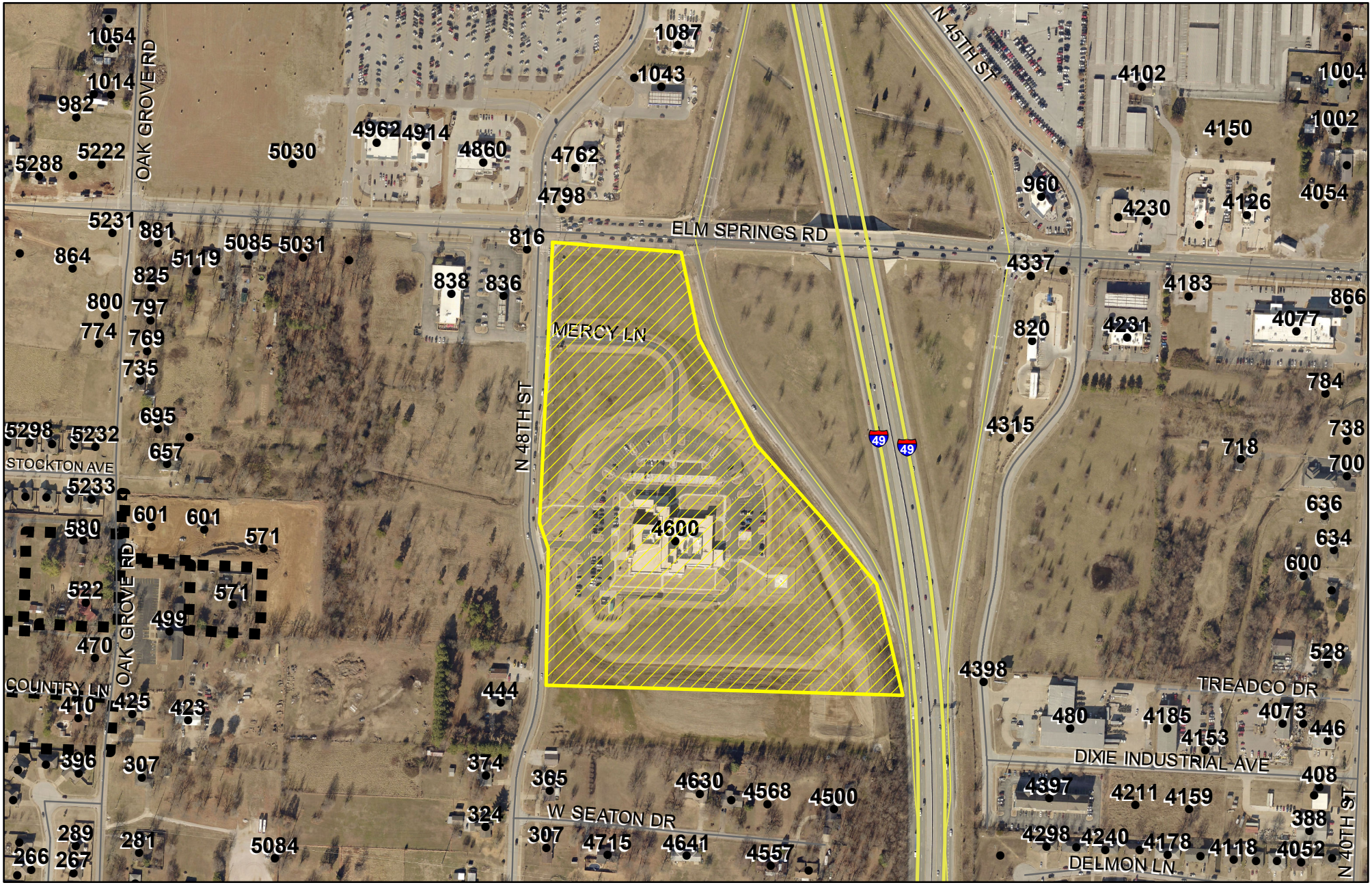
CERTIFICATE OF AUTHORIZATION
HORIZON LAND SURVEYING, LLC
No. 3472
ARKANSAS

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
P.S.
R. BURNS
PRELIMINARY

DRAWING INFO			
DRAWN BY:	BRE	SCALE:	1"=60'
DATE:	01/11/2022	JOB NO.:	H20-160

REPLAT

SHEET NUMBER:
1 of 1



N

0 87.5175 350 525 700 Feet

For Location Reference Only

FILE NO. RP22-02
APPLICANT: Horizon Land Surveying, Inc
REQUEST: Replat of Mercy Commercial Addition

PLANNING COMMISSION MEETING
March 1, 2022

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: March 1, 2022

Re: **L22-09** **Large-Scale** **Chad Reed Storage**

Planning Comments:

1. This Large Scale Development Plan has been given the number L22-09 (replace L21-23). 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 of the plan set, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
5. For R-O-W dedication, you will need to complete a R-O-W dedication form (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. All sides of a principal building that directly faces an abutting public right-of-way shall feature at least one customer entrance unless, the principal building directly faces more than 2 abutting rights-of-way then only 2 entrances are required, one along the primary street and one along a secondary street.
    a. Variance requested

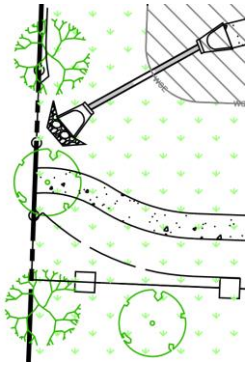
2. Internal pedestrian walkways shall connect focal points of pedestrian activity and shall feature landscaped areas along no less than 50% of their length.
    a. Variance requested
3. Internal pedestrian walkways must be distinguishable from driving surfaces through the use of low maintenance surface material such as pavers, bricks, or scored concrete.
    a. Variance requested
4. Weather protection features such as awnings or arcades are required within 30' of all customer entrances, shall be constructed parallel to the façade of the building, and cannot extend into the parking area or drive aisle.
    a. Variance requested
5. A 5' wide sidewalk along the full length of the building along any side that features a customer entrance is required. This sidewalk shall be setback from the building foundation at least 6' to provide areas for foundation landscaping.
    a. Variance requested
6. Foundation landscaping is required.
    a. Variance requested
7. Provide at least two of the items listed under Central Feature and Community Spaces in the Springdale Commercial Design Standard.
    a. Variance requested
8. Central features and community spaces shall have direct access to the public sidewalk.
    a. Variance requested
9. Each principal building on a site shall have clearly defined, highly visible customer entrances featuring any three (3) of the following: canopies or porticos, overhangs, recesses/projections, arcades, raised corniced parapets over the door, peaked roof forms, arches, outdoor patios, display windows, integrated tile work and/or moldings, integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
    a. Variance requested

Engineering Summary:

- Apply for grading permit

Engineering Comments:

1. **Chapter 106 – Stormwater Drainage**
    - **Is it possible to add energy dissipation blocks to the concrete swale? Need to ensure the flow that bypasses the pond will not create issues on the neighboring property.**
    - **Landscaping Plan: tree location interferes with concrete swale**



- **Submit draft of drainage easement**

2. Chapter 107 – Stormwater Pollution

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

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

- *107.3* - The following note is required as a General Note on the Site Plan:

"Stockpiling of construction spoil material at particular locations shall only be allowed for a limited time period, not to exceed (6) months. Prior to a final inspection of the Grading Permit, the following standards shall be achieved for Completion of Construction:

a) development and grading within the disturbed area is complete and matches plans as approved by the Planning Commission, and

b) the disturbed soil area is observed to have 80% grass coverage and 100% stability, and

c) No slopes steeper than a 3:1 pitch unless otherwise approved in writing by the Director of Engineering, and

d) Notice of Violations issued have all corrective actions approved with an inspection report signed by a representative of the Director of Engineering, and

e) all heavy equipment, stockpiles, and construction site materials have been removed from the Construction Site."

- **Add the note above to the Site Plan.**

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

(Ord. No. 3258, § 1, 11-12-02)

- *110.31* - Sidewalks are required one-foot (1') inside the right-of-way line.
    - Sidewalks shall be constructed with a minimum transverse slope of one-fourth inch (1/4") per foot.
    - The sidewalk shall have a minimum width of five feet (5') and a minimum thickness of four inches (4").
    - The sidewalk shall have expansion joints at each structure, curb and at minimum intervals of 200 feet. Transverse joints between expansion joints shall be scored at five-foot (5') intervals.
    - Need to show details of sidewalks on the right-of-way.

- *110.111* - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.
        - **Need to show street improvements or apply for a waiver. Engineering Department cannot approve a payment in lieu.**

4. Chapter 130 – Zoning Ordinance

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

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

5. Other:

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

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

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

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted:_____ Payment Method:_____

Date Accepted as Complete:_____ Project Number:_____

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: Chad Reed

E-mail: chad.michael.reed@gmail.com

Address: 2202 E Elaine Ave
Fayetteville, AR 72703

Phone: 573-429-6902

Site/ Location: W County Line Rd
Springdale, AR

Assessor's Parcel Number(s): 21-00265-002

Development Point of Contact for Question & Staff Reviews

Name: Swope Engineering

E-mail: phil@civilfirst.com; audrey@civilfirst.com

Address: 7 Halsted Circle, Suite 210
Rogers, AR 72756

Phone: 479-877-7388

Current Zoning District: C-2

Rezone required: _____

Total Acreage: 3.02

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): Phil Swope Date: 2.17.2022

Signature: Phil Swope

Staff Notes:

CHAD REED STORAGE COMPLEX

STORAGE FACILITY

560 W COUNTY LINE ROAD
SPRINGDALE, AR 72764

General Notes:

- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF THE CLEARANCES ARE LESS THAN SPECIFIED ON THE PLANS OR 18", WHICHEVER IS LESS, CONTACT SWOPE CONSULTING AT 479-268-6099 PRIOR TO PROCEEDING WITH CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED / NECESSARY SHEETING, SHORING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. SWOPE CONSULTING, ACCEPTS NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SAID ITEMS. CALL THE ARKANSAS STATE ONE-CALL UTILITY LOCATION CENTER (1-800-522-6543) BEFORE YOU DIG.
- THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE DAILY RECORD KEEPING OF THE AS-BUILT CONDITION OF ALL OF THE UNDERGROUND UTILITIES AND CONSTRUCTION STAKEOUT ASSOCIATED WITH THE PROJECT.
- ALL WATER LINE AND SEWER LINE INSTALLATION SHALL CONFORM TO THE STANDARDS AND DETAILS OF SPRINGDALE, AR AND ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY SPECIFICATIONS.
- IF APPLICABLE TO THIS PROJECT, THE LAND DISTURBANCE PERMIT MUST BE KEPT ON THE WORK SITE AND SHOWN UPON REQUEST.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY CITY OF SPRINGDALE, AR
- THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DE-WATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY AND ALL COST ASSOCIATED WITH PROVIDING A PROFESSIONAL ENGINEER ON-SITE IF THE CONTRACTOR DOES NOT ADEQUATELY HANDLE STORMWATER MANAGEMENT FACILITIES AND A PROFESSIONAL ENGINEER IS REQUIRED BY A GOVERNING AGENCY DURING THE CONSTRUCTION OF SAID FACILITIES.
- THE OWNER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS, AND/OR RIGHTS OF WAY THAT MAY BE REQUIRED FOR THE SEDIMENT AND EROSION CONTROL PRACTICES, STORMWATER ONTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES, INCLUDED IN THIS PLAN. SAID OWNER IS ALSO RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS, AND/OR RIGHTS OF WAY THAT MAY BE REQUIRED FOR GRADING AND/OR WORK ON ADJACENT PROPERTIES INCLUDED IN THIS PLAN.
- SEDIMENT CONTROL MEASURES MUST BE INSPECTED AND MAINTAINED REGULARLY TO ENSURE THAT THE INTENDED PURPOSES ARE ACCOMPLISHED.
- THE CONTRACTOR SHALL INCLUDE IN HIS CONTRACT PRICE THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL HE DETERMINES IS NOT REQUIRED TO PERFORM THE FINAL GRADING AND LANDSCAPING OPERATIONS.
- BUILDING CONTRACTOR SHALL INSTALL ALL UTILITY SERVICE LINES, METERS, AND OTHER UTILITY APPURTENANCES NECESSARY FOR THE CONNECTION OF BUILDING UTILITIES.
- A MINIMUM OF FORTY EIGHT (48) HOURS PRIOR TO ANY EXCAVATION OR GRADING, CONTRACTOR SHALL CONTACT THE STATE ONE-CALL SYSTEM AT 811TO LOCATE ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY IN THE EVENT THAT UNDERGROUND UTILITIES ARE NOT SHOWN ON PLAN AND / OR CONFLICT WITH PROPOSED CIVIL WORKS.
- THE CONTRACTOR IS TO BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO NEIGHBORING PROPERTIES DURING CONSTRUCTION OF THIS PROJECT.
- THE CONTRACTOR SHALL REVIEW THE CONSTRUCTION DOCUMENTS PRIOR TO ANY CONSTRUCTION, AND NOTIFY THE ENGINEER OF RECORD IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES THAT MAY OCCUR ON THE DRAWINGS. ALL WORK SHALL DISCONTINUE UNTIL SUCH TIME THAT THE ENGINEER OF RECORD HAS RESOLVED SAID DISCREPANCY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF CONSTRUCTION WASTE MATERIALS INCLUDING BUT NOT LIMITED TO DEMOLITION MATERIALS, DEBRIS, CONTAMINATED SOILS / MATERIALS, ETC. IN A LAWFUL MANNER, AT STATE AND FEDERALLY ACCEPTED DISPOSAL SITES.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND CONSTRUCTING IN ACCORDANCE WITH THE STRICTER OF: THESE CONSTRUCTION DOCUMENTS AND ANY ASSOCIATED DETAILS & SPECIFICATIONS; AND ALL MUNICIPALITIES / GOVERNING AGENCIES' STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION.
- NO EVIDENCE IS FOUND ON-SITE OF WETLANDS OR OTHER "WATERS OF THE U.S."
- THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE THROUGHOUT THE PROJECT SITE. IF ANY DISCREPANCIES ARE FOUND ON PLANS OR IN THE FIELD WHICH WOULD PREVENT POSITIVE DRAINAGE, CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY TO AVOID ADDITIONAL COST TO THE OWNER.
- REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF SPRINGDALE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.

CONTACT INFORMATION:

PROPERTY OWNER/DEVELOPER:
Parcel #: 21-00265-002
CHAD & CLAIRE REED
2202 E ELAINE AVE
FAYETTEVILLE, AR 72703

CIVIL ENGINEER/SURVEYOR
Phil Swope, P.E.
Terry Ging, P.S.
Swope Engineering
3511 SE J Street, Suite 9
Bentonville, Arkansas 72712
479.685.8399 office
479.250.4285 fax

CITY OF SPRINGDALE PLANNING DEPT.
PLANNING DIRECTOR
CONTACT: Patsy Christie
(479) 750-8550 OFFICE
pchristie@springdalear.gov

CITY OF SPRINGDALE public works
269 E Randall Wobbe Lane
Springdale, AR 72764
CONTACT: Brad Baldwin
(479) 750-8135 OFFICE
bbaldwin@springdalear.gov

CITY ENGINEER
201 Spring Street
Springdale, AR 72764
CONTACT: Brad Baldwin
(479) 750-8135 OFFICE
bbaldwin@springdalear.gov

FIRE DEPARTMENT
417 Holcomb, 2nd floor
Springdale, AR 72719
CONTACT: Duane Miller
(479) 751-4510 OFFICE
dmiller@springdalear.gov

CITY OF SPRINGDALE MAYOR
201 Spring Street
Springdale, AR 72764
CONTACT: Doug Sprouse
(479) 750-8114 OFFICE
dsprouse@springdalear.gov

WATER AND SEWER
Springdale Water Utilities
526 Oak Avenue - P.O. Box 769
Springdale, AR 72764
CONTACT: Rick Pulvirenti
(479) 751-5751 OFFICE
(rpulvirenti@springdalewater.com

Utility Information:

GAS COMPANY
BLACK HILLS ENERGY
ATTN: JOSH KNIGHT
1301 FEDERAL WAY
PO BOX 2129
LOWELL, AR 72745
PH: (479) 333-7005
JOSHUA.KNIGHT@BLACKHILLSCORP.COM

TELEPHONE COMPANY
AT&T
ATTN: SCOTT SEAMAN
OR LAYNE RHODES
627 WHITE ROAD
SPRINGDALE, AR 7276
PH: 479-442-1967 (SCOTT)
PH: 479-442-1977 (LAYNE)
SS7513@ATT.COM
LR159@ATT.COM

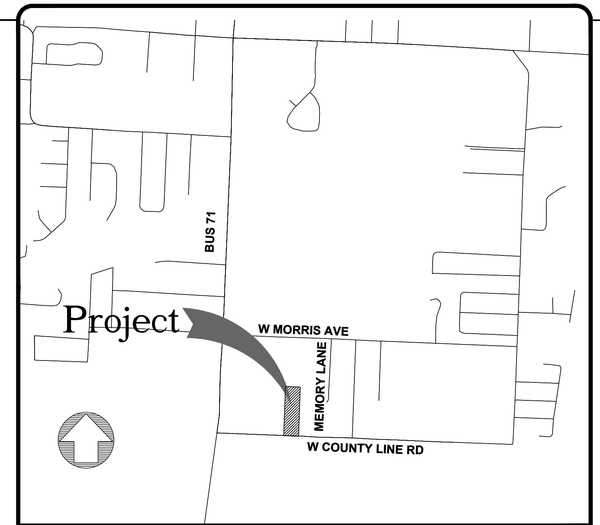
CENTURYTEL PHONE COMPANY
2601 WAUKESHA ROAD
SILOAM SPRINGS, AR 72761
PH: 479-524-9943
FAX: 479-524-9936
MICHAEL.EDWARDS@CENTURYLINK.COM

CABLE COMPANY
COX COMMUNICATIONS
ATTN: KIP SMITH,
4901 S. 48TH STREET,
SPRINGDALE, AR 72762,
PH: (479) 717-3796
KIP.SMITH@COX.COM

ARKANSAS DOT
ATTN: DOUG MEARS
215 INDUSTRIAL PARK ROAD
PO BOX 610
HARRISON, AR 72602
DOUG.MEARS@AHTD.GOV

ARKANSAS DEPARTMENT OF HEALTH
ATTN: ADAM PARKER
DIVISION OF ENGINEERING, SLOT 37
4815 W MARKHAM
LITTLE ROCK, AR 72205
661-2623 OFFICE
ADAM.PARKER@ARKANSAS.GOV

CARROLL ELECTRIC
ATTN: RYAN BUTLER
PO BOX 329
BENTONVILLE, AR 72712
PH: 479-273-2421 EXT 1415
RBUTLER@CARROLLECC.COM



VICINITY MAP
N.T.S.

SURVEY DESCRIPTION - PARCEL# 21-00265-002

PART OF THE SW ¼ OF THE SW ¼, SECTION 24, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON PIN FOR THE SOUTHEAST CORNER OF THE SW ¼ OF THE SW ¼; THENCE ALONG THE SOUTH LINE OF SAID FORTY, N 87°31'57" W, 232.83 FEET TO A POINT; THENCE N 01°59'27" W, 35.00 FEET TO A SET IRON PIN FOR THE POINT OF BEGINNING; THENCE N 87°31'57" W, 199.60 FEET TO A ½" SET IRON PIN; THENCE N 02°05'33" E, 625.57 FEET TO A FOUND IRON PIN; THENCE S 87°29'29" E, 198.29 FEET TO A FOUND IRON PIN; THENCE S 01°59'27" W, 625.44 FEET TO THE POINT OF BEGINNING, CONTAINING 2.86 ACRES, MORE OR LESS, SUBJECT TO ANY COVENANTS, EASEMENTS, OR RIGHT-OF-WAYS OF RECORD OR FACT.

WEST COUNTY LINE ROAD
RIGHT OF WAY DEDICATION
SURVEY DESCRIPTION - PARCEL# 21-00265-002

PART OF THE SW ¼ OF THE SW ¼, SECTION 24, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON PIN FOR THE SOUTHEAST CORNER OF THE SW ¼ OF THE SW ½; THENCE ALONG THE SOUTH LINE OF SAID FORTY, N 87°31'57" W, 232.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE, N 87°31'57" W, 199.66 FEET TO A FOUND COTTON SPINDLE; THENCE LEAVING SAID SOUTH LINE, N 02°05'33" E, 35.00 FEET TO A ½" SET IRON PIN; THENCE S 87°31'57" E, 199.60 FEET TO A ½" SET IRON PIN; THENCE S 01°59'27" W, 35.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.16 OF AN ACRE, LEAVING A TOTAL OF 2.86 ACRES, MORE OR LESS, SUBJECT TO ANY COVENANTS, EASEMENTS, OR RIGHT-OF-WAYS OF RECORD OR FACT.

CERTIFICATIONS:

REVIEW OF THESE PLANS IS LIMITED TO GENERAL COMPLIANCE WITH CITY CODES AND REGULATIONS AND DOES NOT WARRANT THE ENGINEER'S DESIGN OR RELIEVE THE DEVELOPER OF ANY REQUIREMENTS, EVEN IF ERRORS, OMISSIONS, OR ANY INADEQUACIES ARE DISCOVERED AFTER PLAN APPROVAL. THE CITY'S REQUIREMENTS SHALL GOVERN OVER ANY CONFLICTS WITH THE PLANS OR SPECIFICATIONS. ANY CONDITIONS DETERMINED IN THE FIELD WHICH REQUIRE CHANGES SHALL BE SUBJECT TO FURTHER REVIEW AND CORRECTIVE ACTION.

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C0.0	Cover Sheet
C1.0	All General Notes
C2.0	Site & Utility Plan
C3.0	Demo & Erosion Control 1
C3.1	Erosion Control 2
C3.2	Erosion Control Details
C4.0	Grading Plan
C6.0	Landscape Plan
C10.0	Detail Sheet
C10.1	Detail Sheet
A.1	Site Plan
A4.0	Exterior Elevations
A4.1	Exterior Elevations
A4.2	Exterior Elevations
A4.3	Exterior Elevations
A4.4	Exterior Elevations
L.1	Lighting Plan

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER 2022 No.11426 PHILLIP B. SWOPE

THIS DRAWING IS "PRELIMINARY - NOT FOR CONSTRUCTION" UNTIL ABOVE SEAL HOLDER ACKNOWLEDGES THE CANCELLATION OF THIS DISCLAIMER BELOW.

DATE

CERTIFICATE OF AUTHORIZATION SWOPE ENGINEERING No. 2831 ARKANSAS

L21-23
DATE: MAY 20, 2021
REVISED: 02/17/2022

REVISION LIST

#	TITLE	DATE	NOTES:
1	RE-1	05/27/2021	1st SUBMITTAL
2	RE-2	09/30/2021	2nd SUBMITTAL
3	RE-3	01/14/2022	3rd SUBMITTAL
4	RE-4	02/17/2022	4th SUBMITTAL
5	RE-5	--/--/--20	----------
6	RE-6	--/--/--20	----------

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

*** CAUTION ***

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

(L22-09)

C0.0

R:\ SWOPE\21-131 CHAD REED STORAGE\CIVIL DRAWINGS\21-131PR.DWG - PLOTTED ON 2/17/2022 10:47:56 AM @ A SCALE OF 1:1 TO _AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 BY CASSY

General Notes:

- ✕ Dimensions are measured from the Back of Curb, the Edge of Pavement, the Edge of Sidewalk the Face/Corner of the Building(s) or the Center/End of Stripe.
- ✕ All radii shall be 4 foot at Face of Curb unless otherwise specified.
- ✕ Layout of Site Plan is based on and limited to survey information.
- ✕ All Curb & Gutter shall be Type "A" 24" wide per detail sheet.
- ✕ All Pavement Marking shall be applied in accordance with the requirements outlined in the most current edition of the "Manual on Uniform Traffic Control Devices" (MUTCD).
- ✕ All Signs, Traffic Control Devices, etc. shall follow the guidelines of the MUTCD.
- ✕ The Contractor shall refer to the Architectural drawings for Building Floor plans and Dimensions, Wall Sections, Door Openings, Building Utility Entrance Points, etc. The Contractor shall immediately notify the Architect and Engineer in the event that the Civil Site Plans Building Layout does not match the Architectural drawings.
- ✕ All handicap spaces shall be striped / marked in accordance with the handicap striping detail.
- ✕ All pavement indicated shall be standard duty bituminous pavement unless otherwise noted on plan. The pavement shall be constructed in accordance with the pavement section detail.
- ✕ All ramps shall have detectable truncated dome panels per A.D.A. and city standards and the detail sheet
- ✕ Owner shall be responsible to obtain any/all offsite easements needed to construct the required improvements.
- ✕ Install base rock prior to combustibles being brought on site.

Notes

- Unless Otherwise Noted On The Plat, All Houses Minimum Finished Floor Elevation Shall Be A Minimum Of Twelve (12) Inches Above The Highest Curb Elevation In Front Of The Home/Building.
- Where Proposed Easement Is Larger Than Building Setback A 2' Building Setback Line Is Required Off Of Proposed Easement (As Shown on Plans).
- Builder shall be responsible for replacement in kind of any existing sidewalk or ADA Ramps damaged during construction.
- The Developer/Contractor will be responsible for all ADA Ramp construction and all common property sidewalk construction.
- Lot Developer/Builder shall be responsible for construction of sidewalks prior to Certificate of Occupancy, per City of SPRINGDALE Specifications and the American Disablitity Act, (5' green space BOC and 5' sidewalk on all street frontages).
- 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.

Demolition Notes:

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

Erosion General Notes:

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

Sequence Of Construction:

SWPPP Phase I:
1. Pre-construction meeting.
2. Install stabilized construction exit(s) and concrete wash area(s).
3. Prepare temporary parking and storage area. Upon implementation and installation of the following areas:
   a. Trailer
   b. Parking & storage areas
   c. Lay down
   d. Porta potty
   e. Wheel wash &/or concrete washout
   f. Masons area
   g. Fuel and material storage containers
   h. Solid waste containers, etc.,

   denote them on the site maps immediately and note any changes in the locations as they occur throughout the construction process.
4. The following shall be shown on the erosion control site map upon implementation and installation:
   a. Construction trailer(s)
   b. Parking & storage areas
   c. Lay down
   d. Porta-potty
   e. Wheel wash &/or concrete washout
   f. Fuel and material storage containers
   g. Solid waste containers, etc.
5. Construct the silt fences on the site.
6. Contractor shall halt all ground disturbance activities and contact the civil engineer of record to perform inspection and certification of bmps. General contractor shall schedule and conduct storm water pre-construction meeting with engineer and all ground-disturbing contractors before proceeding with construction.
7. Construct the sediment basin(s) with outfall structure as shown on plan.
8. Clear and grub the site.
9. Start construction of building pad, structures, if any and Detention Pond Modifications.
10. Begin grading the site.

SWPPP Phase II
1. Temporarily seed denuded areas.
2. Install utilities, underdrains, storm sewers, curbs and gutters.
3. Install rip rap around outlet structures where noted on plans.
4. Install inlet protection around all storm sewer structures.
5. Prepare site for paving.
6. Pave site.
7. Install inlet protection devices.
8. Complete grading and install permanent seeding and planting.
9. Remove all temporary erosion and sediment control devices (only if site is stabilized).

Maintenance:

All measures stated on this erosion and sediment control plan, and in the storm water pollution prevention plan, shall be maintained in fully functional condition until no longer required for a completed phase of work or final stabilization of the site. All erosion and sedimentation control measures shall be checked by a qualified person in accordance with the contract documents or the applicable permit, whichever is more stringent, and repaired in accordance with the following:
1. Inlet protection devices and barriers shall be repaired or replaced if they show signs of undermining, or deterioration.
2. All seeded areas shall be checked regularly to see that a good stand is maintained. Areas should be fertilized, watered, and reseeded as needed.
3. Silt fences shall be repaired to their original conditions if damaged. Sediment shall be removed from the silt fences when it reaches one-half the height of the silt fence.
4. The construction entrances shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing of the construction entrances as conditions demand.
5. The temporary parking and storage area shall be kept in good condition (suitable for parking and storage). This may require periodic top dressing of the temporary parking as conditions demand.
6. Outlet structures in the sedimentation basins shall be maintained in operational conditions at all times. Sediment shall be removed from sediment basins or traps when the design capacity has been reduced by 50%.

Grading Notes:

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

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

STORM SYSTEM:
- ✕ All drainage structures under paved areas and / or areas expecting heavy duty traffic loading shall be designed to meet AASHTO Heavy Duty (H-20) traffic loading.
- ✕ Storm pipe / box shall be bedded in accordance with the bedding detail and in accordance with the specifications of ASTM D2321 (latest edition available at http://www.ASTM.org).
- ✕ Storm system is measured from the center of the box and from the end of the flared end sections.
- ✕ Drainage structures shall be constructed so that the appropriate section of the box, such as the gutter for curb inlets, the grate for drop inlets, is at an elevation that will allow for the maximum drainage into the box in accordance with proposed grades and spot elevation shown on the plan. The contractor shall notify the engineer of record in the event of a discrepancy.
- ✕ All drainage structures located within the State or Local Right of Way shall be constructed in accordance with the specifications and details of the Appropriate Governing Agency.

Grading Notes:

POST-CONSTRUCTION:
- ✕ Contractor shall scarify any area to receive top soil to a min. depth of 3".
- ✕ All unpaved disturbed areas shall be graded smooth and receive a minimum of 4" of topsoil. The area shall be seeded and / or sodded in accordance with the landscape plan. The area shall be watered until a hardy cover of grass has been established and 70% of the site has been stabilized in accordance with ADEQ'S Construction General Permit (ARR150000).
- ✕ Once the site has reached final stabilization in accordance to the requirements set forth in adeq's construction general permit, the contractor shall file a notice of termination.
- ✕ Sod is required for entire Detention Pond area.

Utility Notes:

GENERAL:
- ✕ The contractor shall contact "One-Call" and / or the appropriate utility company a minimum of 48 hours prior to excavation in areas of existing utilities. The contractor is responsible for any damage to underground utility lines and shall make every effort necessary to coordinate with the appropriate utility company for repair of the utility.
- ✕ A minimum of 48 hours prior to start of construction / installation of any utilities, the contractor shall be responsible for contacting the local municipality / governing agency or utility to schedule a pre-construction meeting as required by said municipality / agency / utility. No work shall occur on the site prior to the pre-construction meeting. contractor shall also be responsible for obtaining any necessary state / local permits for construction.
- ✕ Water and sanitary sewer lines shall have a minimum separation of 18" vertically and 10' of horizontally.
- ✕ All water and sewer force main fitting shall be restrained through the use of thrust blocking per the detail sheets or approved equivalent anchors.
- ✕ Contractor shall refer to architectural or plumbing drawings for utility connection locations for the building.
- ✕ Dimensions are to the face / corner of the building, back of curb, and centerline of pipe and fitting.
- ✕ Contractor shall coordinate disruption of utility service with all surrounding / adjacent property owners.
- ✕ Existing utilities shown on plans have been shown in their approximate locations per available information.
- ✕ Contractor shall obtain authorization of the local municipalities prior to connection to any existing water lines, sewer lines, or sewer manholes. Contractor shall avoid spillage of any raw materials from the sewer system. In the event that a spill occurs, the contractor shall provide all equipment necessary to repair the sewer line, and remove all spilt sewage including contaminated soils per the requirements of the local municipality.
- ✕ Proposed utilities that are to be buried within the same trench shall be coordinated with and approved by the appropriate utility company.
- ✕ Contractor shall field verify depth and location of existing utilities prior to construction of proposed utilities.
- ✕ Fire hydrants shall be installed in accordance with the standards / specification of the local water utility company and local municipality.
- ✕ Proposed utilities shall be constructed in accordance with the standards / specifications of the governing agency.
- ✕ Contractor shall coordinate with appropriate utility company as listed on the cover sheet for adjustment of utility lines affected by cut and fill.
- ✕ Utility lines less than 12 kv shall be relocated underground as required by the local municipality.
- ✕ Contractor shall coordinate with appropriate utility companies for routing of gas, telephone, cable, and electricity.
- ✕ Coordinate with Springdale Utilities for making the hot taps. Springdale Utilities does all hot taps on our system.
- ✕ ALL meter cans, valves, fire hydrants, manholes MUST be installed at finished grade. NO valves within the sidewalks.
- ✕ All meter cans and other appurtenances must be level with finished grade. This is finished grade when home is built.
- ✕ Springdale Utility personnel is to observe all connections to the existing sewer system.

CITY OF SPRINGDALE WATER UTILITIES
STANDARD WATER & SEWER SPECIFICATIONS MANUAL
2014
COMMISSION APPROVED – AUGUST 24, 2020

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

(L22-09)

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE
02

ALL GENERAL NOTES

CHAD REED STORAGE COMPLEX

STORAGE FACILITY
CHAD REED
560 W COUNTY LINE ROAD
SPRINGDALE, AR 72764

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopecivilengineering.com

DRAWN BY: CASSY	JOB NUMBER: 21-131PR
SUBMITTAL DATE: 02/17/2022	CITY NUMBER: L21-23
DRAWING NAME: 21-131PR.DWG	
SHEET NUMBER: C1.0	

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PRELIMINARY PLAT LEGEND

FEATURE LINES AND SURVEY SYMBOLS

- PROPERTY LINE
- OFFSITE PROPERTY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- ACCESS EASEMENT
- BUILDING SET BACK
- UTILITY EASEMENT
- CURB AND GUTTER
- ASPHALT PAVEMENT
- SET/FOUND REBAR
- SET/FOUND NAIL
- FENCE CORNER POST
- FOUND STONE
- STATE MONUMENT
- SET/FOUND ALUM. MONUMENT
- SET/FOUND COTTON SPINDLE
- SET / FOUND P/K NAIL
- RAILROAD SPIKE
- BENCH MARK (ELEV.)

UTILITY SYMBOLS

- FLARED END SECTION
- CURB INLET
- AREA INLET
- JUNCTION BOX
- GRATE INLET
- SIGN
- SANITARY SEWER
- SEWER SERVICE
- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- WATER SERVICE
- WATER METER
- POWER POLE
- LIGHT
- ELECTRICAL BOX
- TELEPHONE PEDESTAL
- GAS METER

HATCHES

- ASPHALT
- CONCRETE
- FLOOD ZONE
- GRAVEL
- POND

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW

GRAPHIC SCALE

0 40' 80'

1 inch = 40 feet

WETLANDS INFORMATION

There are no known Wetlands on this Site.

MISCELLANEOUS INFORMATION

BASIS OF BEARING:
ARKANSAS STATE PLANE, NORTH ZONE (NAD 83), BASED UPON CITY OF BENTONVILLE GPS MONUMENT, CONVERGENCE ANGLE -01°19'24.76", COMBINED SCALE FACTOR: 0.999973753.

PARKING SPACE REQUIREMENTS:

WAREHOUSE AND STORAGE USE:

ONE (1) SPACE FOR EACH ONE THOUSAND TWO HUNDRED (1,200) SQUARE FEET OF GROSS FLOOR AREA. FOR ADA PARKING, 26 TO 50 PARKING SPACES REQUIRES THAT A MINIMUM OF 2 REQUIRED ACCESSIBLE SPACES SHALL BE PROVIDED.

PARKING PROVIDED		
9' X 19' TYP PARKING	55 PROVIDED	27 REQUIRED
ADA VAN STALL	1 PROVIDED	1 REQUIRED
ACCESSIBLE SPACES	1 PROVIDED	1 REQUIRED
TOTAL PARKING REQUIRED	56 PROVIDED	29 REQUIRED

SITE INFORMATION:

PROPERTY INFORMATION		
Gross Site Area:	131,486 sf	3.02 acres
Proposed Dedicated R.O.W:	6,994 sf	0.16 acres
Net Site Area:	124,492 sf	2.86 acres
Zoning: C-2		
ZONING REGULATIONS		
Front Setback:		30 ft
Rear Setback:		20 ft
Side Setback: (not contiguous to a residential district, subject to applicable fire and building codes)		0 ft
Side Setback: (contiguous to a residential district)		20 ft

NOTES:

A City of Springdale Detention/Retention Certification form must be completed, stamped, and signed by a Certified Professional Engineer, post-development and submitted to the City of Springdale Engineering Department.

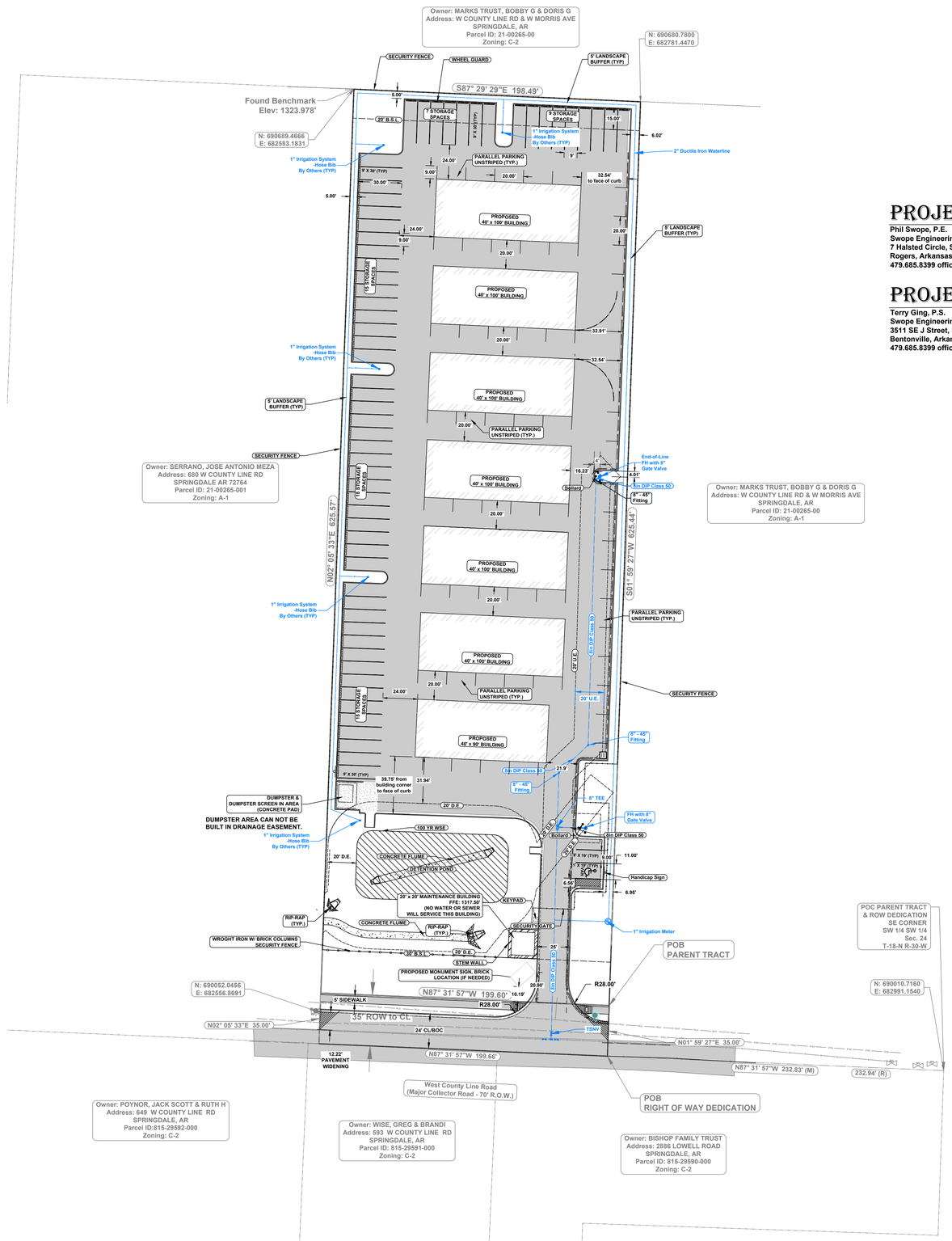
"Stockpiling of construction spoil material at particular locations shall only be allowed for a limited time period, not to exceed (6) months. Prior to a final inspection of the Grading Permit, the following standards shall be achieved for Completion of Construction:

- **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."**

Extend widening to property lines & stripe at 45°.

FLOOD INFORMATION

This property does not lie in Zone 'A/AE' (Special Flood Hazard Areas Inundated by 100-year Flood) as determined from the F.I.R.M. maps of Benton County, Arkansas, and Incorporated Areas, Map Number O5007C0435J, Effective Date September 28, 2007.



PROJECT ENGINEER

Phil Swope, P.E.
Swope Engineering
7 Halsted Circle, Suite 210
Rogers, Arkansas 72756
479.685.8399 office

PROJECT SURVEYOR

Terry Ging, P.S.
Swope Engineering
3511 SE J Street, Suite 9
Bentonville, Arkansas 72712
479.685.8399 office

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE
12

SITE & UTILITY PLAN

CHAD REED STORAGE COMPLEX

STORAGE FACILITY
CHAD REED
560 W COUNTY LINE ROAD
SPRINGDALE, AR 72764

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

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

(L22-09)

DRAWN BY: CASSY	JOB NUMBER: 21-131PR
SUBMITTAL DATE: 02/17/2022	CITY NUMBER: L21-23
DRAWING NAME: 21-131PR.DWG	
SHEET NUMBER: C2.0	

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EROSION CONTROL LEGEND

FEATURE LINES

- SILT FENCE
- STOCKPILE/STAGING AREA
- LIMITS OF DISTRUBANCE
- TEMPORARY CONSTRUCTION ENTRANCE
- MAJOR CONTOUR
- MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

SYMBOLS

- INLET PROTECTION
- ROCK CHECK DAM
- SLOPE ARROW
- TEMPORARY CONSTRUCTION ENTRANCE
- WATTLE

HATCHES

- ASPHALT
- CONCRETE
- FLOOD ZONE
- GRAVEL
- POND

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW

GRAPHIC SCALE

0 40' 80'

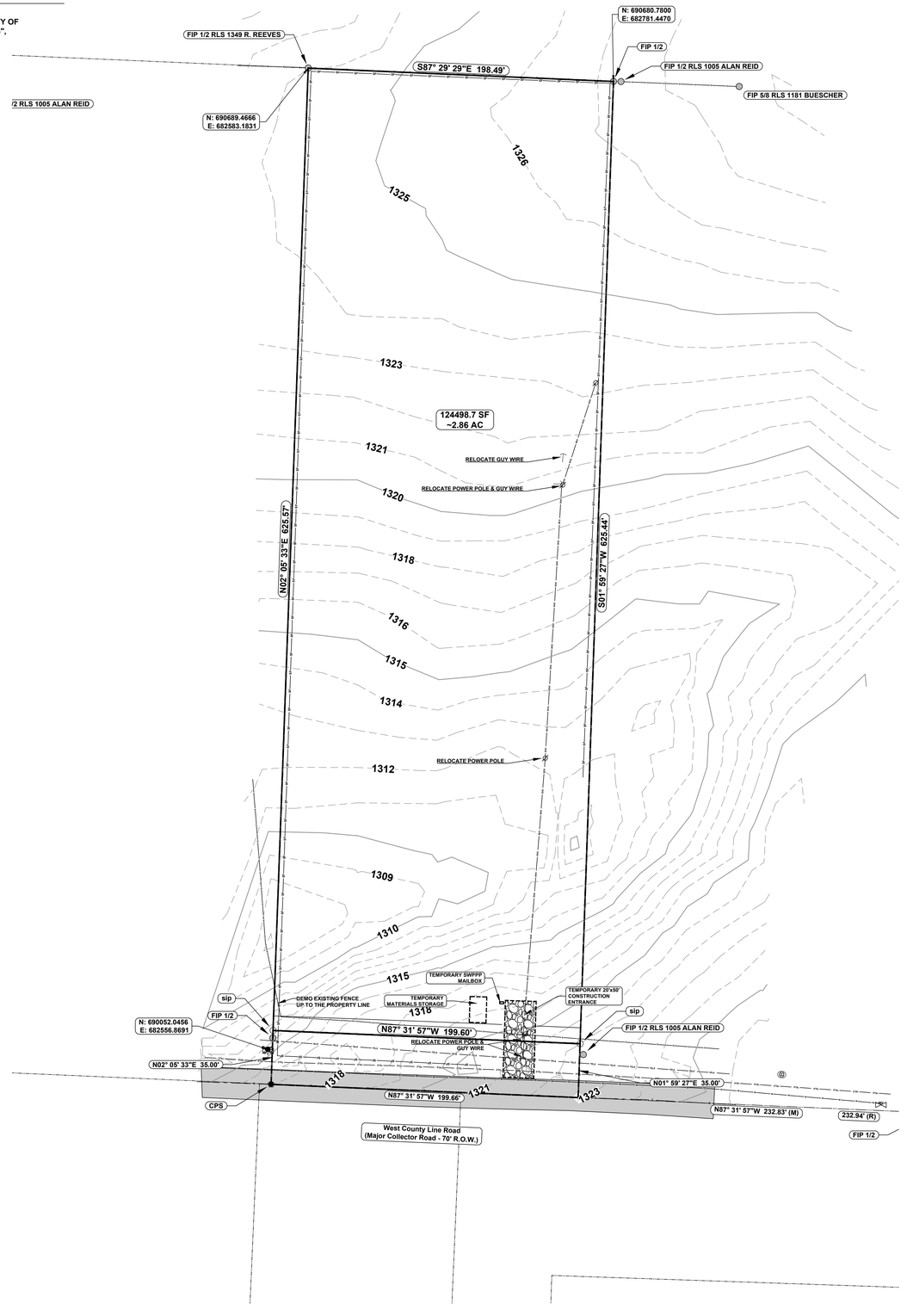
1 inch = 40 feet

WETLANDS INFORMATION

There are no known Wetlands on this Site.

MISCELLANEOUS INFORMATION

BASIS OF BEARING:
ARKANSAS STATE PLANE, NORTH ZONE (NAD 83), BASED UPON CITY OF BENTONVILLE GPS MONUMENT, CONVERGENCE ANGLE -01°19'24.76", COMBINED SCALE FACTOR: 0.999973753.



NOTES:

Contractor shall order and facilitate relocation of power poles and guy wires with the power company.

FLOOD INFORMATION

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Phil Swope, P.E.
Swope Engineering
7 Halsted Circle, Suite 210
Rogers, Arkansas 72756
479.685.8399 office

PROJECT SURVEYOR

Terry Ging, P.S.
Swope Engineering
3511 SE J Street, Suite 9
Bentonville, Arkansas 72712
479.685.8399 office

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11426 PHILLIP R. SWOPE 12-31-2022

DEMO & EROSION CONTROL 1

CHAD REED STORAGE COMPLEX

STORAGE FACILITY
CHAD REED
560 W COUNTY LINE ROAD
SPRINGDALE, AR 72764

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

DRAWN BY: CASSY	JOB NUMBER: 21-131PR
SUBMITTAL DATE: 02/17/2022	CITY NUMBER: L21-23
DRAWING NAME: 21-131PR.DWG	
SHEET NUMBER: C3.0	

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EROSION CONTROL LEGEND

FEATURE LINES

- SILT FENCE
- STOCKPILE/STAGING AREA
- LIMITS OF DISTRUBANCE
- TEMPORARY CONSTRUCTION ENTRANCE
- MAJOR CONTOUR
- MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

SYMBOLS

- INLET PROTECTION
- ROCK CHECK DAM
- SLOPE ARROW
- TEMPORARY CONSTRUCTION ENTRANCE
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GRAPHIC SCALE

0 40' 80'

1 inch = 40 feet

NOTES:

DUST CONTROL VIA WATER TRUCK.

WETLANDS INFORMATION

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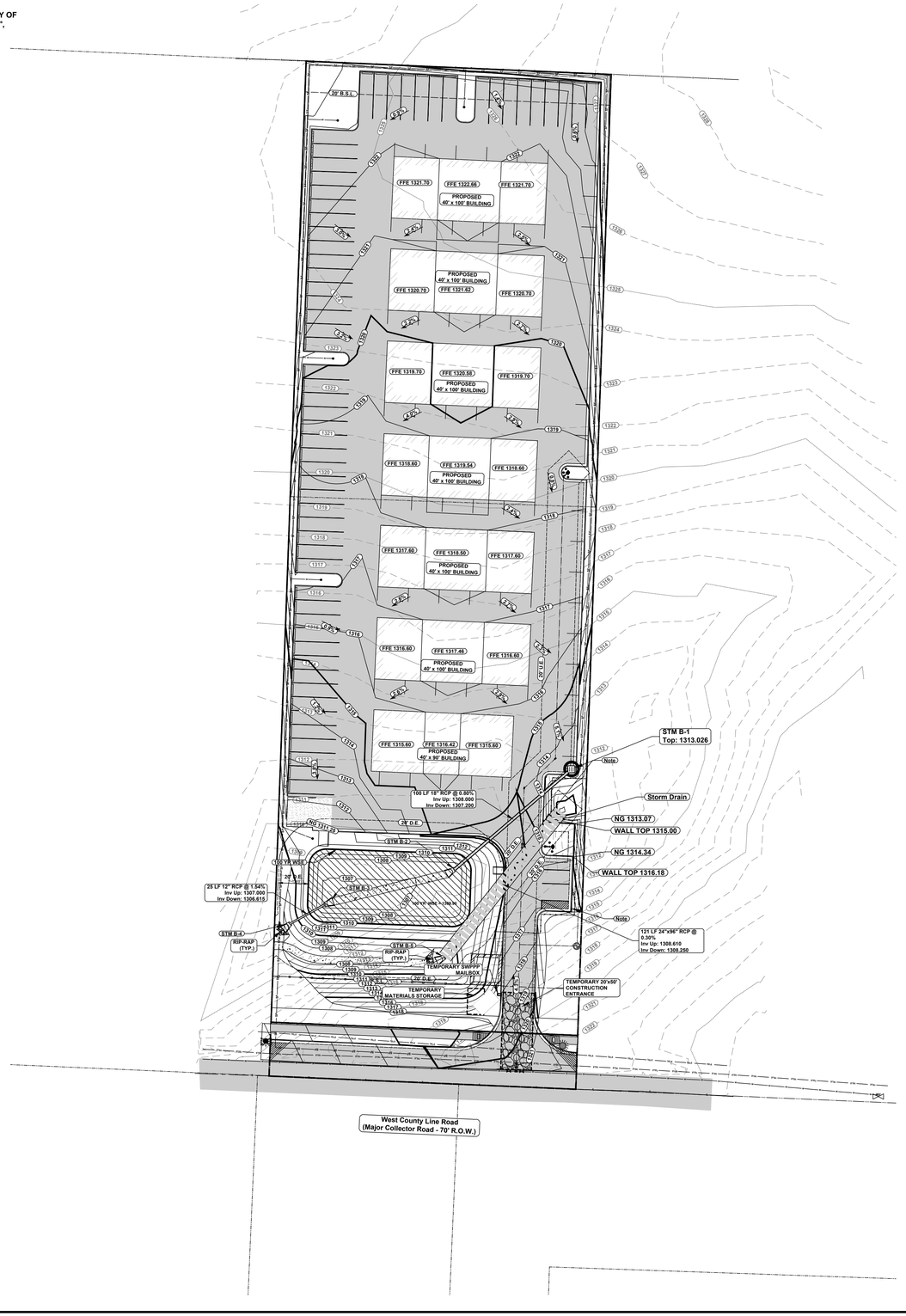

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7 Halsted Circle, Suite 210
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Terry Ging, P.S.
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3511 SE J Street, Suite 9
Bentonville, Arkansas 72712
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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11426 PHILLIP R. SWOPE 2022

EROSION CONTROL 2

CHAD REED STORAGE COMPLEX

STORAGE FACILITY
CHAD REED
560 W COUNTY LINE ROAD
SPRINGDALE, AR 72764

SWOPE ENGINEERING
Civil Engineering and Land Surveying
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SUBMITTAL DATE: 02/17/2022	CITY NUMBER: L21-23
DRAWING NAME: 21-131PR.DWG	
SHEET NUMBER: C3.1	

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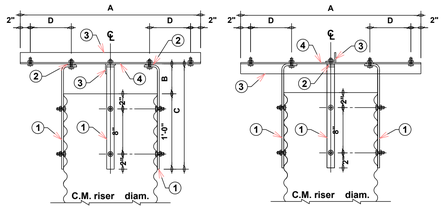
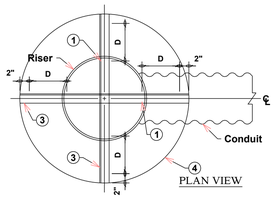
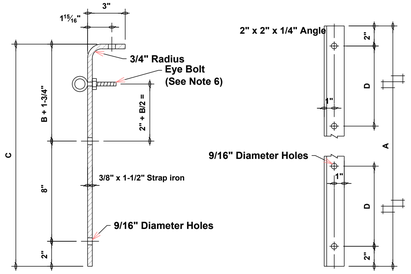


SIDE ELEVATION

DOWNSTREAM ELEVATION



PLAN VIEW



MARK 1 DETAIL

MARK 3 DETAIL

Bill of Materials			
Mark	Item	Length	Quan.
1	3/8" x 1-1/2" Strap		4
2	1/4" x 1-1/2" Strap Spacer	2"	2
3	2" x 2" x 1/4" Angle		2
4	Baffle - 1/4" thick Metal Plate		1
-	1/2" diam. hex bolts with nuts and lock washers	1-1/2"	16
-	5/16" x 3-1/2" Eye Bolt *		4
-	7/16" rod with tank lug for... diam. C.M. pipe		1

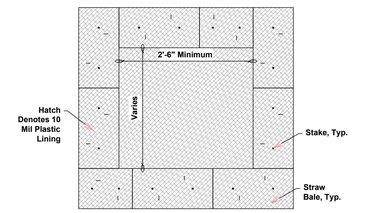
* See Note 6

Table of Dimensions				
Riser Diam.	A (diam.)	B	C	D
18"	36"	6"	17-3/4"	8"
24"	48"	9"	20-3/4"	11"
30"	60"	12"	23-3/4"	14"
36"	72"	14"	25-3/4"	17"

NOTES:
1. If the C.M. riser is steel, the baffle plate and angles shall be steel.
2. All steel shall be painted.
3. If the C.M. riser is aluminum, the baffle plate and angles shall be aluminum.
4. All bolts, nuts, and lock washers shall be galvanized, cadium plated or stainless steel.
5. The antivortex baffle plate may be left square providing all corners are rounded with a 6" radius.
6. Optional for 30" and 36" diameter risers: The 7/16" diameter rod may be used in areas where a safety hazard exists. Do not use where trash accumulation is a problem. A 5/16" x 3-1/2" eye bolt with nut and lock washer shall be used to support the 7/16" diameter rod.

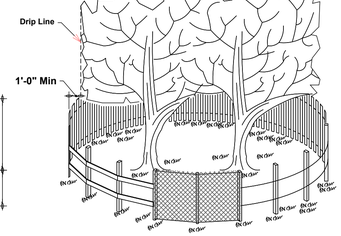
Anti-Vortex Device

Not to Scale



Concrete Washout

nts



POST AND FENCE DETAIL

Drip Line
1'-0" Min
Bk Over
Bk Over
Bk Over

PRELIMINARY PLAT LEGEND

FEATURE LINES AND SURVEY SYMBOLS

- PROPERTY LINE
- OFFSITE PROPERTY LINE
- CENTERLINE OF ROAD
- ROW — RIGHT-OF-WAY
- X — FENCE
- ACCESS EASEMENT
- BUILDING SET BACK
- UTILITY EASEMENT
- CURB AND GUTTER
- ASPHALT PAVEMENT
- SET/FOUND REBAR
- SET/FOUND NAIL
- FENCE CORNER POST
- FOUND STONE
- STATE MONUMENT
- SET/FOUND ALUM. MONUMENT
- SET/FOUND COTTON SPINDLE
- SET / FOUND P/K NAIL
- RAILROAD SPIKE
- BENCH MARK (ELEV.)

UTILITY SYMBOLS

- FLARED END SECTION
- CURB INLET
- AREA INLET
- JUNCTION BOX
- GRATE INLET
- SANITARY SEWER
- SEWER SERVICE
- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- WATER SERVICE
- WATER METER
- POWER POLE
- LIGHT
- ELECTRICAL BOX
- TELEPHONE PEDESTAL
- GAS METER

HATCHES

- ASPHALT
- CONCRETE
- FLOOD ZONE
- GRAVEL
- WET
- 13M POND

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW

GRAPHIC SCALE

0 40' 80'

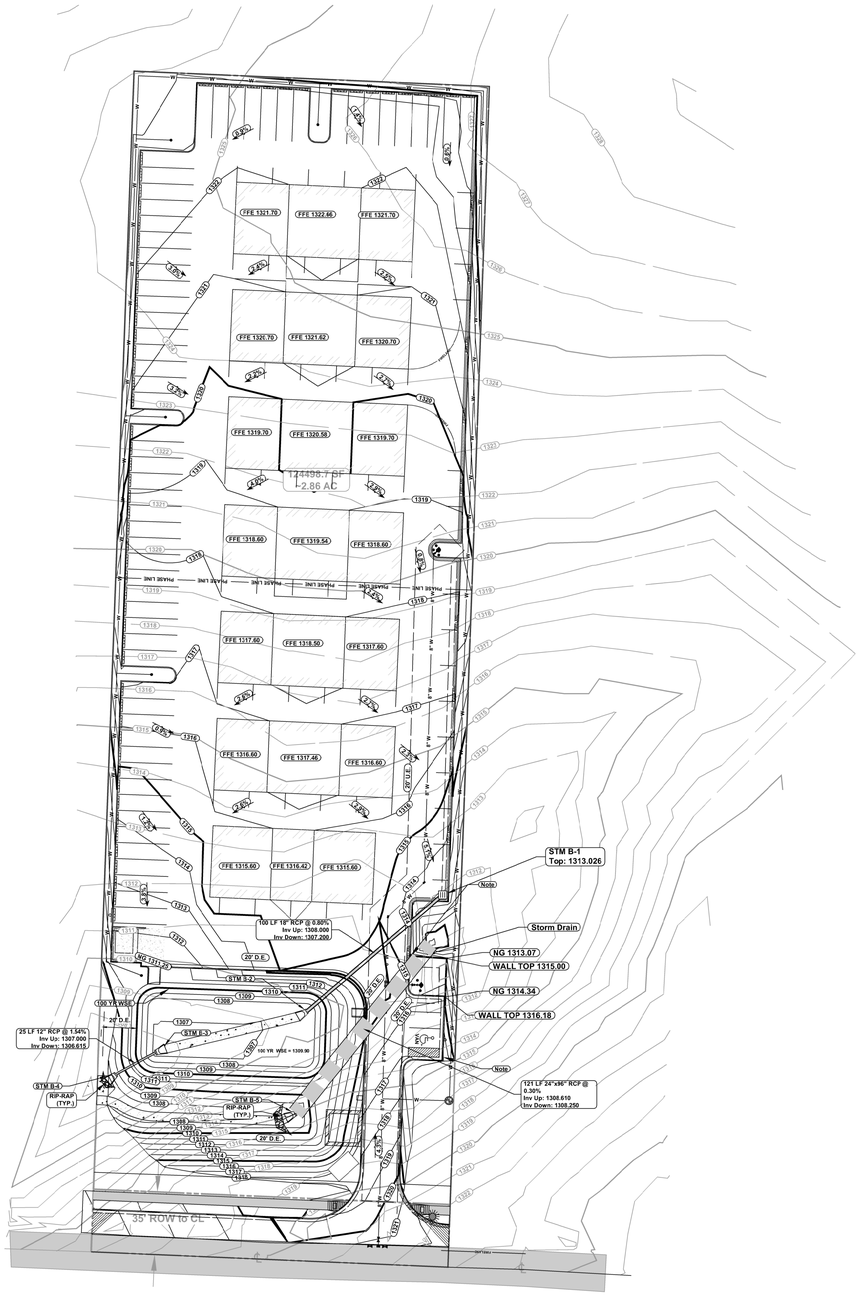
1 inch = 40 feet

WETLANDS INFORMATION

There are no known Wetlands on this Site.

MISCELLANEOUS INFORMATION

BASIS OF BEARING:
ARKANSAS STATE PLANE, NORTH ZONE (NAD 83), BASED UPON CITY OF BENTONVILLE GPS MONUMENT, CONVERGENCE ANGLE -01°19'24.76", COMBINED SCALE FACTOR: 0.999973753.



FLOOD INFORMATION

This property does not lie in Zone 'A/AE' (Special Flood Hazard Areas Inundated by 100-year Flood) as determined from the F.I.R.M. maps of Benton County, Arkansas, and Incorporated Areas, Map Number O5007C0435J, Effective Date September 28, 2007.

PROJECT ENGINEER

Phil Swope, P.E.
Swope Engineering
7 Halsted Circle, Suite 210
Rogers, Arkansas 72756
479.685.8399 office

PROJECT SURVEYOR

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3511 SE J Street, Suite 9
Bentonville, Arkansas 72712
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811 Know what's **below.** **Call** before you dig.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
PHILLIP R. SWOPE
No.11426
2022

GRADING PLAN

CHAD REED STORAGE COMPLEX

STORAGE FACILITY
CHAD REED
560 W COUNTY LINE ROAD
SPRINGDALE, AR 72764

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

DRAWN BY:	JOB NUMBER:
CASSY	21-131PR
SUBMITTAL DATE:	CITY NUMBER:
02/17/2022	L21-23
DRAWING NAME:	
21-131PR GRADING.DWG	
SHEET NUMBER:	
C4.0	

(L22-09)

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PRELIMINARY PLAT LEGEND

FEATURE LINES AND SURVEY SYMBOLS

- PROPERTY LINE
- OFFSITE PROPERTY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- ACCESS EASEMENT
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- TELEPHONE PEDESTAL
- GAS METER

HATCHES

- ASPHALT
- CONCRETE
- FLOOD ZONE
- GRAVEL
- POND

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW

GRAPHIC SCALE

0 10' 20'

1 inch = 10 feet

WETLANDS INFORMATION

There are no known Wetlands on this Site.

MISCELLANEOUS INFORMATION

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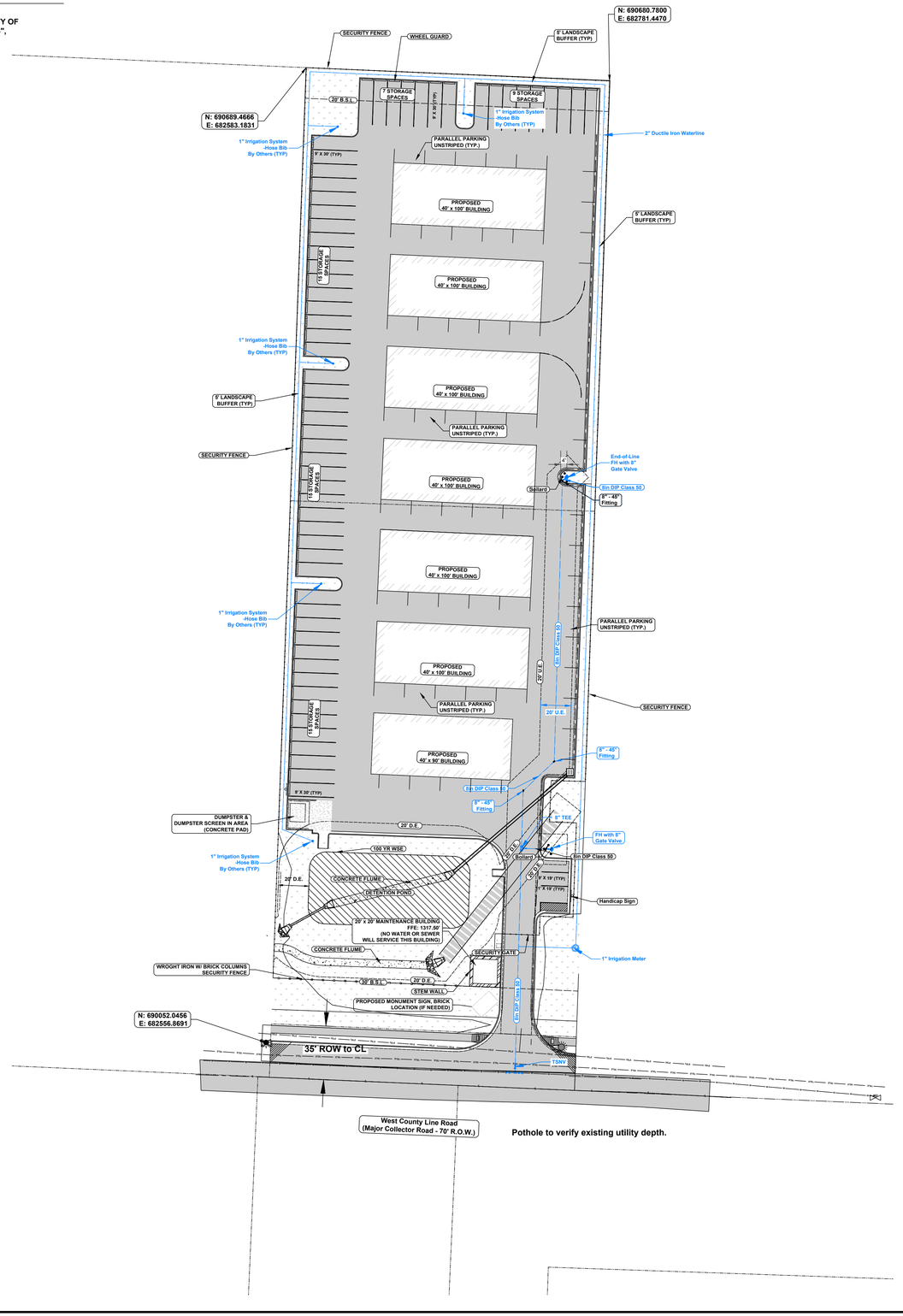
ARKANSAS STATE PLANE, NORTH ZONE (NAD 83), BASED UPON CITY OF BENTONVILLE GPS MONUMENT, CONVERGENCE ANGLE -01°19'24.76", COMBINED SCALE FACTOR: 0.999973753.



Pothole to verify existing utility depth.

FLOOD INFORMATION

This property does not lie in Zone 'A/AE' (Special Flood Hazard Areas Inundated by 100-year Flood) as determined from the F.I.R.M. maps of Benton County, Arkansas, and Incorporated Areas, Map Number O5007C0235K, Effective Date September 28, 2007.

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Swope Engineering
7 Halsted Circle, Suite 210
Rogers, Arkansas 72756
479.685.8399 office

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11426 PHILLIP R. SWOPE 2022

UTILITY SHEET

CHAD REED STORAGE COMPLEX

STORAGE FACILITY
CHAD REED
560 W COUNTY LINE ROAD
SPRINGDALE, AR 72764

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

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SUBMITTAL DATE: 02/17/2022	CITY NUMBER: PP##-####
DRAWING NAME: 21-131PR.DWG	
SHEET NUMBER: C5.0	

(L22-09)

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PRELIMINARY PLAT LEGEND

FEATURE LINES AND SURVEY SYMBOLS

- PROPERTY LINE
- OFFSITE PROPERTY LINE
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- FENCE
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- POND

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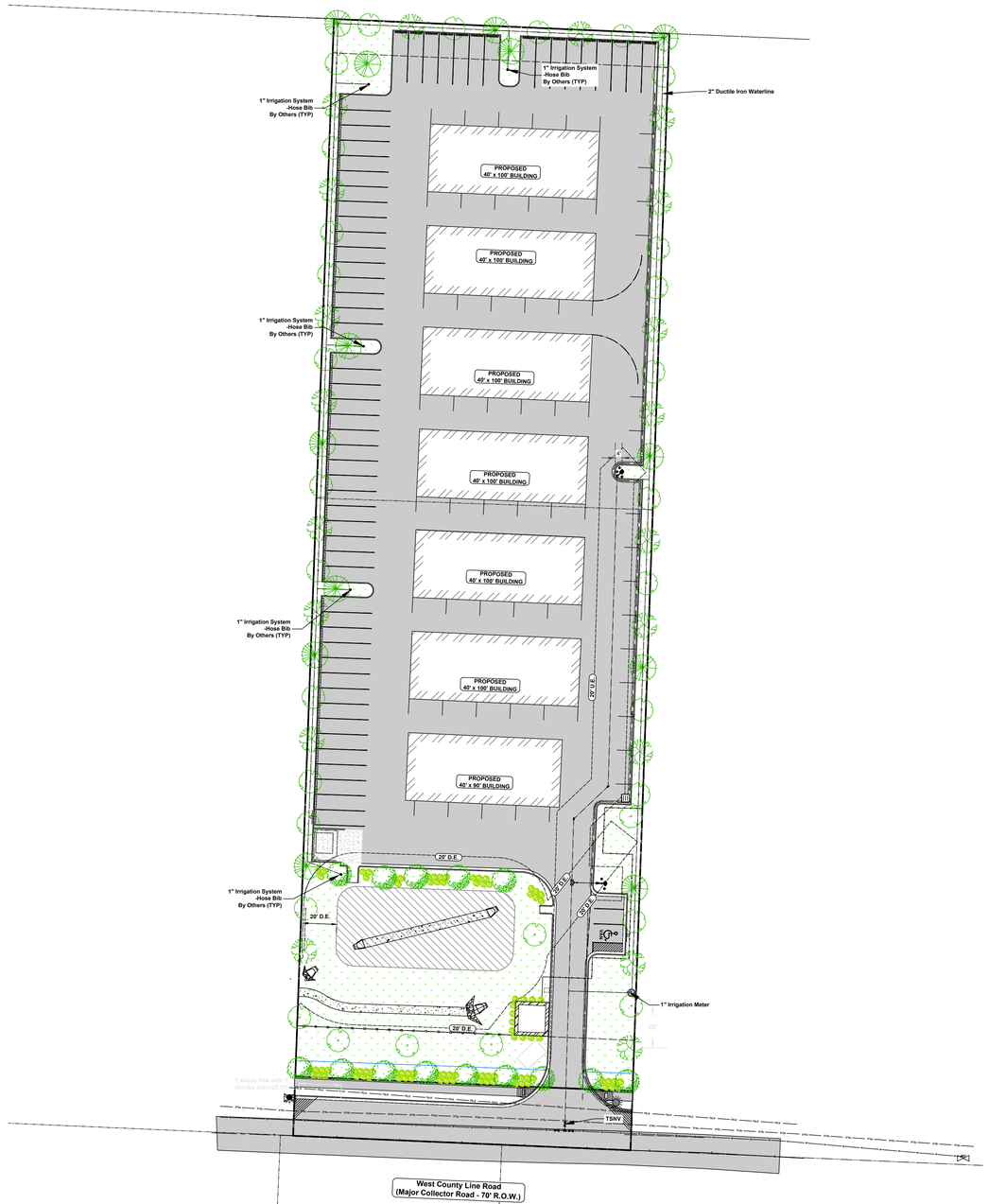
0 40' 80'

1 inch = 40 feet



NOTES:

AN AUTOMATIC OR OTHER IRRIGATION SYSTEM SHALL BE REQUIRED FOR ALL LANDSCAPED AREAS.

FLOOD INFORMATION

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Immediately upon planting, trees shall be a minimum of eight feet tall and shall have a minimum caliber (widest width of trunk) of two inches.

Landscaping must be guaranteed over two years.

Required -One tree per planting island is required for the interior parking area with the balance planted in grass or other vegetation. Provided - 4 trees are provided within the 4 planting island.

LANDSCAPING INFORMATION:

PROPERTY INFORMATION		
Gross Site Area:	131,486 sf	3.02 acres
Proposed Dedicated R.O.W:	6,994 sf	0.16 acres
Net Site Area:	124,492 sf	2.86 acres
Zoning: C-2		
INTERIOR PARKING LANDSCAPE REQUIREMENTS		
Parking Lot Area	65,430.98 SQ FT/1.50 Acres	
Required Greenspace:	Minimum 10% Greenspace (6,543.10 SQ FT/0.15 Acres)	
Provided Greenspace:	20.8% (25,835.87 SQ FT/0.59 Acres)	
TREE AND SHRUB REQUIREMENTS		
Required minimum of 75¼ shade trees	**Provided 38¼ shade trees.**	

LANDSCAPE LEGEND:

Symbol	Qty	Botanical	Common	Size	Shade, Ornamental	Plant Height
STREET TREES:						
	9	Acer rubrum 'Franksred' Red Sunset	Red Sunset MapleTree	2.5" caliper	Shade	40-50 feet
PARKING TREES:						
	5	Ginkgo biloba	Gingko Tree	2.5" caliper	Shade	40-70 feet
		Cornus florida	White Dogwood	2.5" caliper	Ornamental	15-25 feet
PERIMETER TREES:						
	28	Cornus florida	White Dogwood	2.5" caliper	Ornamental	15-25 feet
	19	Acer rubrum 'Franksred' Red Sunset	Red Sunset MapleTree	2.5" caliper	Shade	40-50 feet
	9	Ginkgo biloba	Gingko Tree	2.5" caliper	Shade	40-70 feet
SHRUBS:						
	61	Berberis julianae	Wintergreen Barberry	3 gallons	Shrub	2-4 ft
GRASS:						
		Seeded/Sodded Grasses		25,835.87 SQ FT		

(L22-09)

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11426 PHILLIP R. SWOPE 2022

LANDSCAPE PLAN

CHAD REED STORAGE COMPLEX

STORAGE FACILITY
CHAD REED
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DRAWN BY: CASSY	JOB NUMBER: 21-131PR
SUBMITTAL DATE: 02/17/2022	CITY NUMBER: L21-23
DRAWING NAME: 21-131PR.DWG	
SHEET NUMBER: C6.0	

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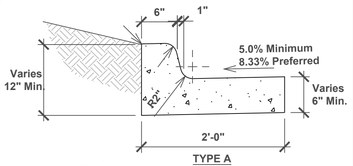
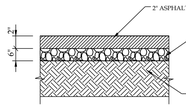


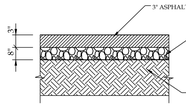
TYPE A

Notes:

1. Curb and gutter shall be constructed of Portland cement concrete meeting the requirements of AHTD Class S (AE) air entrained concrete, shall have a minimum 28 day compressive strength of 4,000 psi, and a maximum slump of 4.
2. For flexible pavement, curb and gutter shall have contraction joints at intervals not to exceed 20 feet. Contraction joints shall be constructed to the proper width and depth, cleaned, and joint filler material installed in compliance with manufacturer's recommendations.
3. Expansion joints shall be provided at all stationary structures, and at intervals not to exceed 200 feet. Expansion joint material shall comply with AASHTO M 213.
4. All Curb and Gutter shall have a broomed finish unless otherwise specified.
5. Modified Curb (Type I) shall be placed across all Driveway Entrances.
6. Modified Curb (Type II) shall be placed as shown on plan.



REGULAR DUTY ASPHALT PAVEMENT
(N.T.S.)

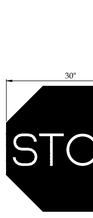


HEAVY DUTY ASPHALT PAVEMENT
(N.T.S.)

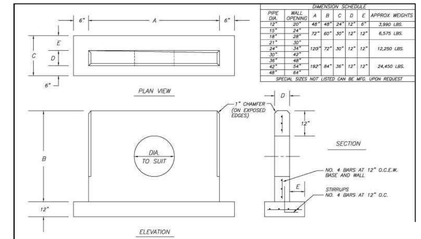
NOTES:
PAVEMENT SUBGRADE SHALL CONSIST OF NATIVE, SILTY LEAN CLAY OR LEAN CLAY WITH SILT SOILS, OR ENGINEERED FILL MATERIAL. NATIVE SOILS SHALL BE OVER EXCAVATED AND REPLACED WITH 8 INCHES OF SELECT FILL. SELECT FILL SHALL CONSIST OF APPROVED LOW VOLUME CHANGE MATERIAL HAVING AN EFFECTIVE PLASTICITY INDEX OF 18 OR LESS AND CONTAINING AT LEAST 15 PERCENT FINES (MATERIAL PASSING THE NO. 200 SIEVE, BASED ON DRY WEIGHT). LOCALLY AVAILABLE CLAYEY GRAVEL ("HILLSIDE") MATERIALS CAN BE USED AS FILL, BUT SHOULD BE TESTED AND APPROVED PRIOR TO THEIR USE. SOILS CONTAINING ORGANIC MATTER OR DEBRIS SHOULD NOT BE USED AS FILL. SILTY SOILS, INCLUDING SOILS MEETING UNIFIED CLASSIFICATION GROUP SYMBOLS ML, SM AND CL-ML SHALL NOT BE USED. EXPOSED SUBGRADE SHALL BE PROOF-ROLLED WITH A RUBBER-TIRED CONSTRUCTION VEHICLE SUCH AS A LOADED SCRAPER OR TANDEM-AXEL DUMP TRUCK WEIGHING AT LEAST 25 TONS. THE SUBGRADE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 9 INCHES. MOISTURE CONTENT SHALL BE AT THE MATERIAL'S MAXIMUM LABORATORY DRY DENSITY DETERMINED IN ACCORDANCE WITH ASTM SPECIFICATION D-698 USING STANDARD PROCTOR PROCEDURE. SCARIFIED SUBGRADE SHALL THEN BE COMPACTED TO 95 PERCENT MAXIMUM LABORATORY DRY DENSITY. SEE GEOTECHNICAL REPORT FOR WET WEATHER CONDITIONS.

ASPHALTIC CONCRETE SURFACE COURSE MIXTURES SHALL CONFORM TO SECTION 407 OF THE ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. THE ASPHALTIC CONCRETE SURFACE COURSE SHALL BE COMPACTED TO A MINIMUM DENSITY EQUAL TO 97 PERCENT OF ASTM SPECIFICATION D 1559 WITH A MINIMUM MARSHALL STABILITY OF 1,800 POUNDS.

CITY APPROVAL STAMP



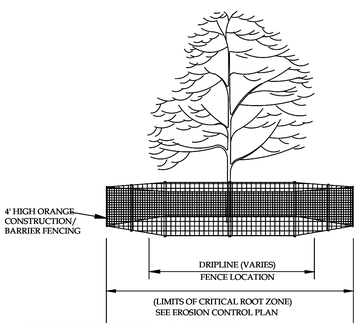
R1-1 "STOP" SIGN
N.T.S.



DIMENSION SCHEDULE							
PIPE DIA	WALL OPENING	A	B	C	D	E	APPROX. WEIGHTS
12"	20"	48"	48"	24"	12"	8"	3,990 LBS.
15"	23"	51"	51"	27"	12"	12"	8,575 LBS.
21"	30"						
24"	33"	135°	72°	30"	12"	12"	12,250 LBS.
30"	42"						
36"	48"						
42"	54"	150°	84"	36"	12"	12"	24,450 LBS.
48"	64"						

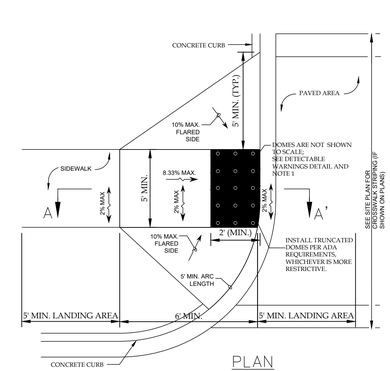
SPECIAL SIZES NOT LISTED CAN BE MFG. UPON REQUEST

HEADWALL DETAIL FOR POND OUTFALL PIPE

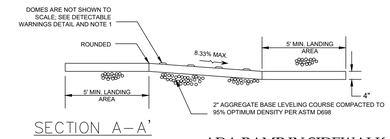


NOTES FOR TREE AND NATURAL AREA PROTECTION:
1. ALL TREES AND NATURAL AREAS SHOWN TO BE PRESERVED ON THIS PLAN SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY 4' HIGH ORANGE CONSTRUCTION/ BARRIER FENCING.
2. PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO COMMON STANDARDS FOR TREE PROTECTION.
3. PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR GRADING) AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
4. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIPLINES.
5. PROTECTIVE FENCES SHALL SURROUND THE TREES OR GROUP OF TREES, AND WILL BE LOCATED AT THE DRIPLINE. FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE IN ORDER TO PREVENT THE FOLLOWING:
   A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS;
   B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES OF CUT OR FILL) OR TRENCHING;
   C. WOUNDS TO EXPOSED ROOTS, TRUNKS, OR LIMBS BY MECHANICAL EQUIPMENT;
   D. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CONCRETE TRUCK CLEANING, AND FIRES.
6. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIPLINES MAY BE PERMITTED IN THE FOLLOWING CASES:
   A. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, PERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT.
   B. WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN A TREE'S DRIPLINE, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA (PRIOR TO SITE GRADING SO THAT THIS AREA IS GRADED SEPARATELY PRIOR TO PAVING INSTALLATION TO MINIMIZE ROOT DAMAGE)
   C. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE TO ALLOW 6 TO 10 FEET OF WORK SPACE BETWEEN THE FENCE AND THE BUILDING.
   D. WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS.
7. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED ON PLANING TO A HEIGHT OF 8 FEET (OR LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
8. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
9. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF UTILITIES SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
10. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIPLINES OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
11. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.
12. DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NON-COMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.

TREE PROTECTION



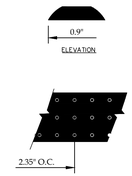
PLAN



SECTION A–A'

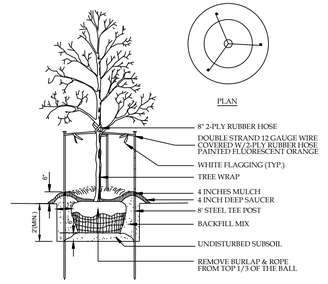
ADA RAMP IN SIDEWALK
N.T.S.

NOTES:
1. THE SURFACE OF RAMP SHALL HAVE DETECTABLE WARNINGS AS SHOWN. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES. SEE DETECTABLE WARNINGS DETAIL.
2. RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 10% AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP.
3. CONSTRUCT PER A.D.A. STANDARDS.
4. REFER TO PLANS FOR ADJACENT SLOPES.
5. THE CROSS SLOPE OF THE RAMP SURFACE SHALL BE NO GREATER THAN 1:50.



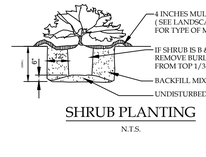
NOTE: PREFABRICATED PANELS PER A.D.A. ACCESSIBILITY GUIDELINES SECTION 4.29.2 & A4.29.2 SHALL BE USED.

DETECTABLE WARNINGS DETAIL



NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

TREE PLANTING
N.T.S.



SHRUB PLANTING
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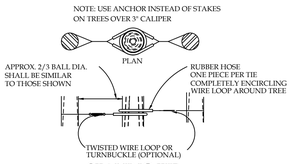
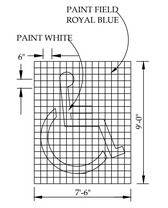
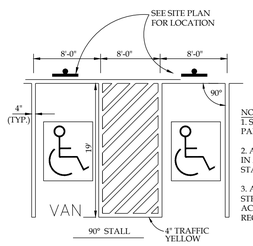


STAKING TIE
N.T.S.

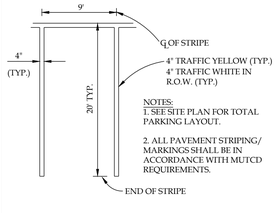


PAINT SYMBOL PROPORTIONAL TO THIS DRAWING

ACCESSIBLE PARKING SPACE MARKER

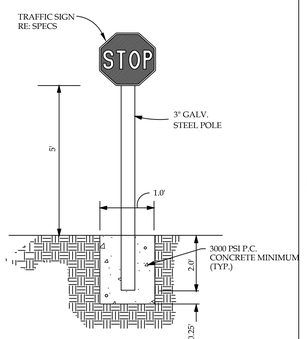


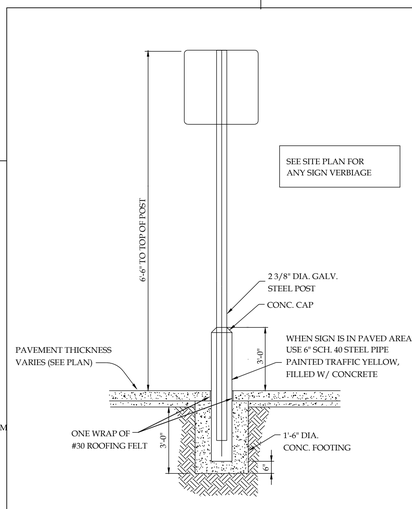
NOTES:
1. SEE SITE PLAN FOR TOTAL PARKING LAYOUT.
2. ACCESSIBLE STRIPING SHALL BE IN ACCORDANCE WITH ADA STANDARDS.
3. ALL PAVEMENT STRIPING/MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD REQUIREMENTS.

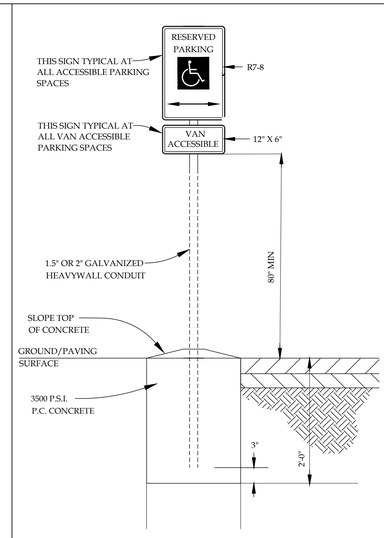


NOTES:
1. SEE SITE PLAN FOR TOTAL PARKING LAYOUT.
2. ALL PAVEMENT STRIPING/ MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD REQUIREMENTS.

PARKING SPACE STRIPING
(N.T.S.)







(L22-09)

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
PHILLIP R. SWOPE
No.11426

DETAIL SHEET

CHAD REED STORAGE COMPLEX

STORAGE FACILITY
CHAD REED
560 W COUNTY LINE ROAD
SPRINGDALE, AR 72764

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

DRAWN BY: CASSY	JOB NUMBER: 21-131PR
SUBMITTAL DATE: 02/17/2022	CITY NUMBER: L21-23
DRAWING NAME: 21-131PR.DWG	
SHEET NUMBER: C10.0	

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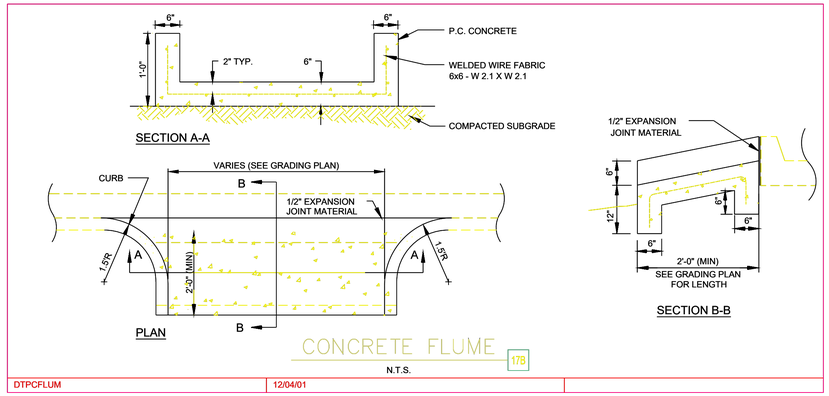
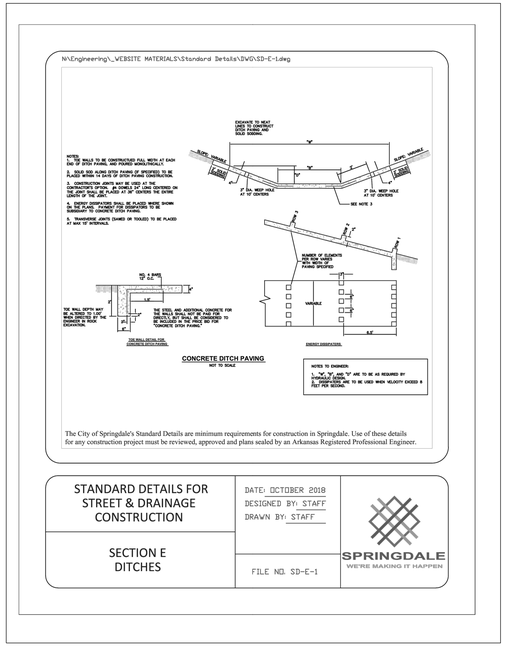
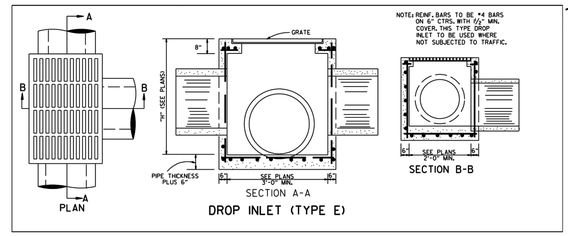
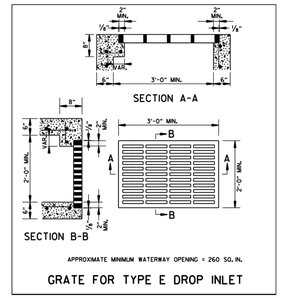
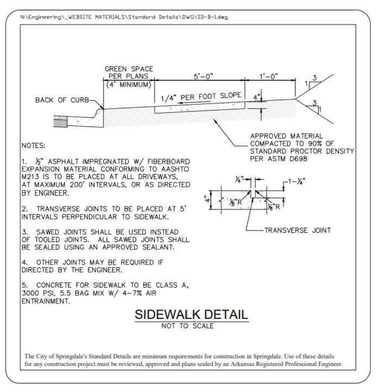
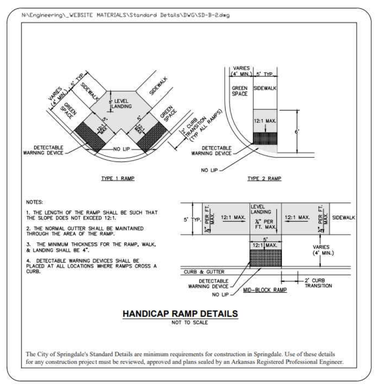


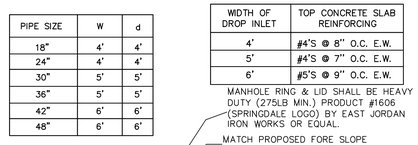






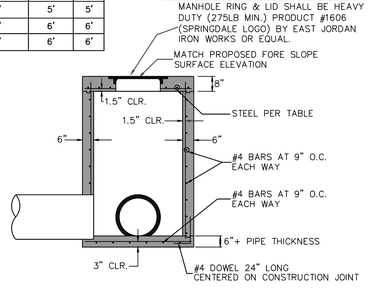






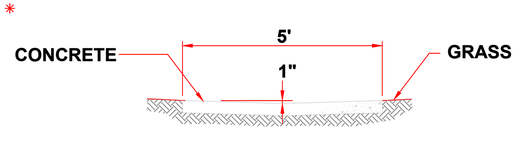
REINFORCING TABLE

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.



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



CONCRETE TRICKLE CHANNEL
N.T.S.

(L22-09)

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE
2022

DETAIL SHEET

CHAD REED STORAGE COMPLEX

STORAGE FACILITY
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DRAWN BY: CASSY	JOB NUMBER: 21-131PR
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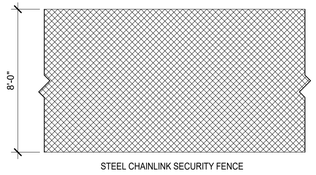
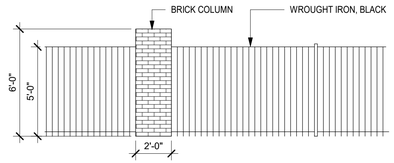
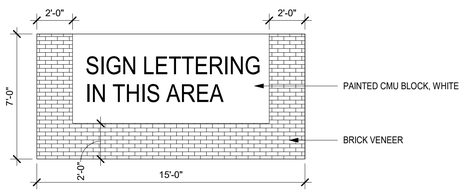


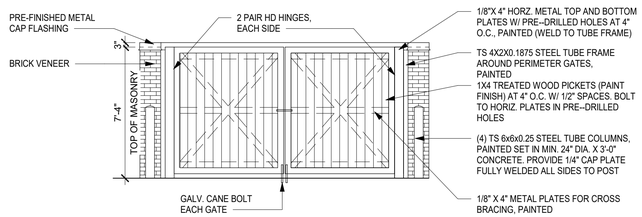
SECURITY FENCE DETAIL
1/4" = 1'-0"



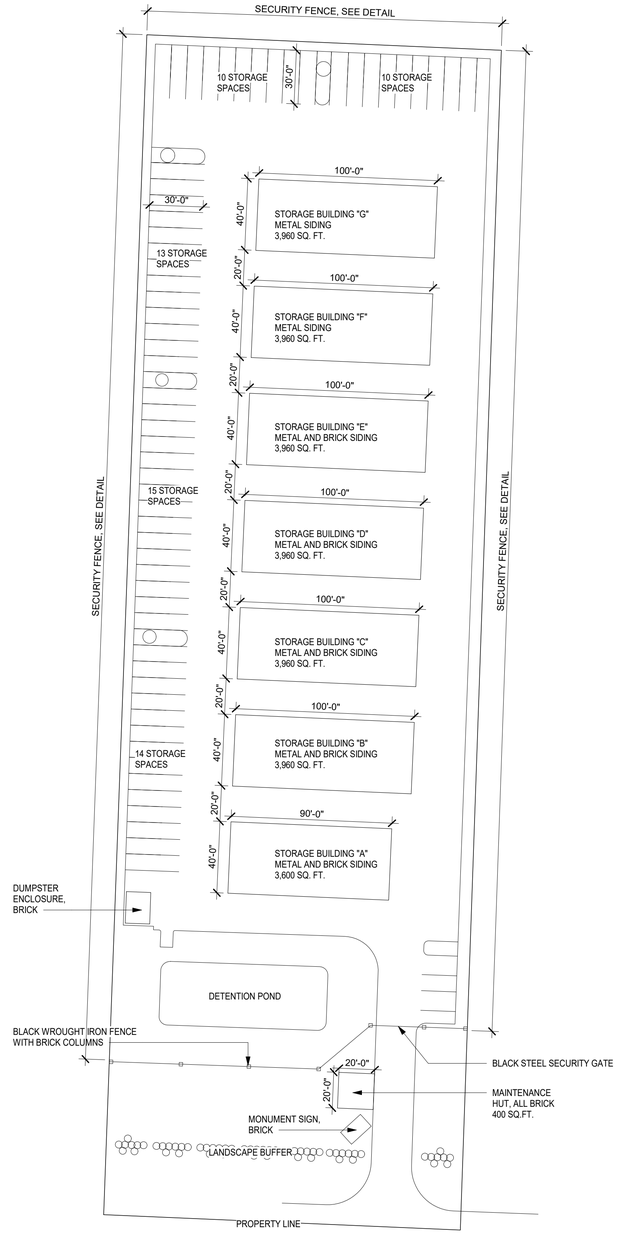
DECORATIVE FENCE DETAIL
1/4" = 1'-0"



MONUMENT SIGN
1/4" = 1'-0"



DUMPSTER SCREEN ELEVATION
1/4" = 1'-0"



ARCHITECTURAL SITE PLAN
1" = 40'-0"

NATHAN M. MORTON,
ARCHITECT

A NEW STORAGE FACILITY FOR
CHAD REED
560 W COUNTY LINE ROAD SPRINGDALE, AR 72764

ISSUE DATE: 2.14.2022
PROJECT NO.: 2105

REVISION DATES

A1

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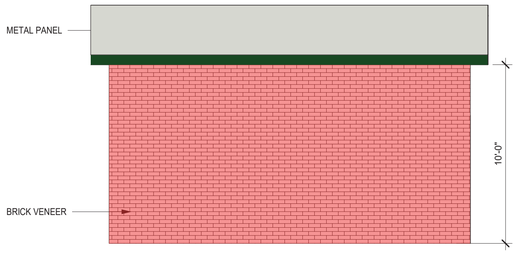
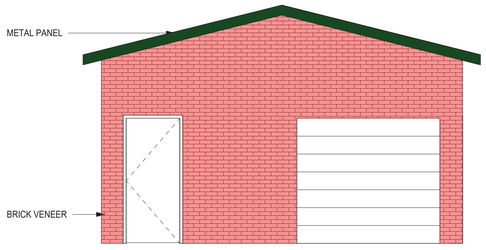
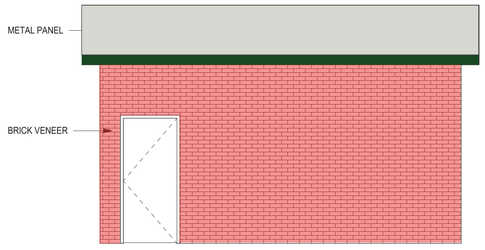


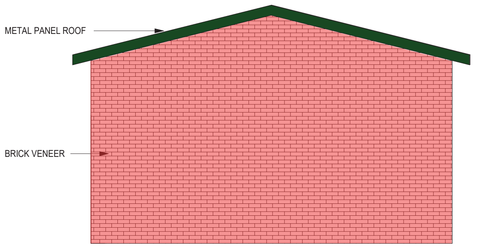
SOUTH ELEVATION



EAST ELEVATION



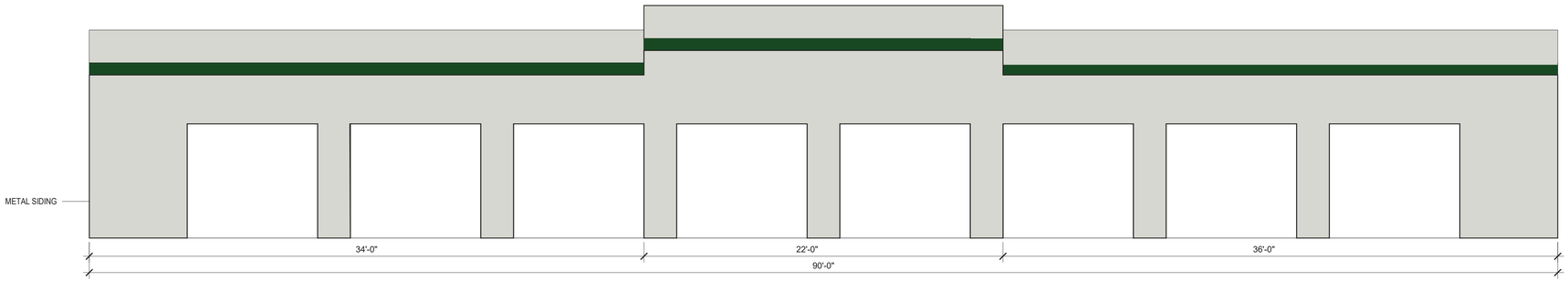
NORTH ELEVATION



WEST ELEVATION

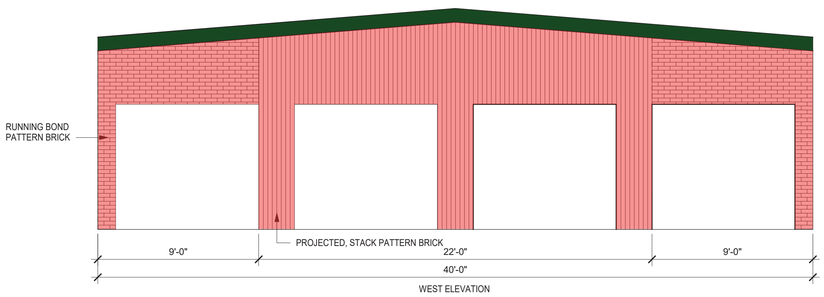
MAINTENANCE HUT ELEVATIONS 100% BRICK

1/4" = 1'-0"



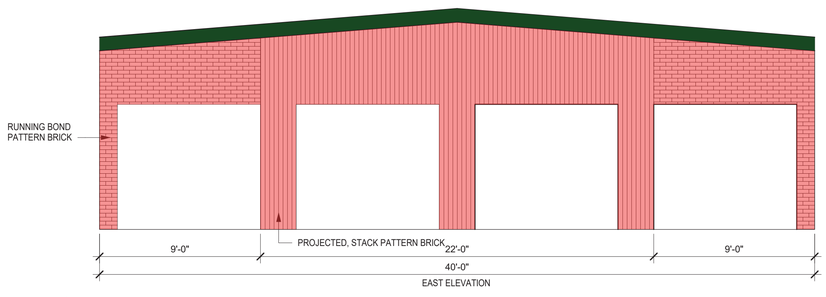
NORTH ELEVATION

TOTAL FASCADE AREA: 452 SQ. FT.
METAL SIDING AREA: 452 SQ. FT.
METAL AREA %: 100



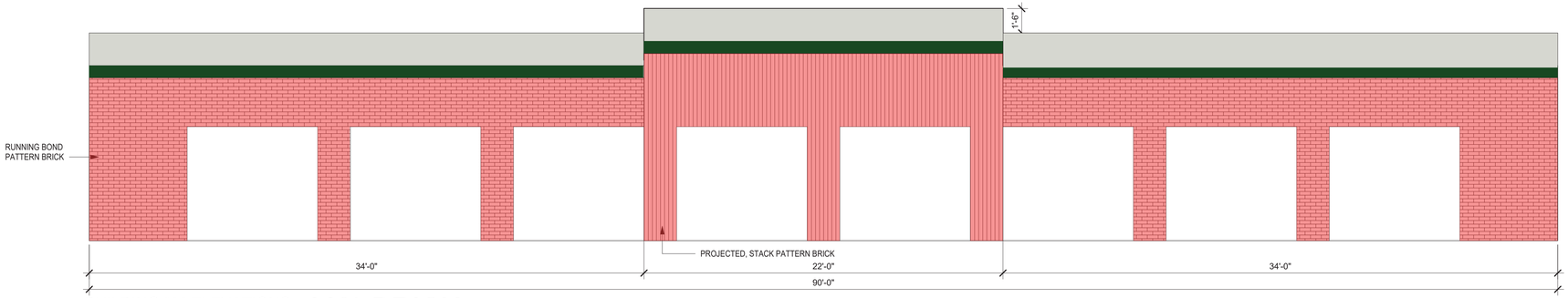
WEST ELEVATION

TOTAL FASCADE AREA: 208 SQ. FT.
BRICK VENEER AREA: 208 SQ. FT.
BRICK AREA %: 100



EAST ELEVATION

TOTAL FASCADE AREA: 208 SQ. FT.
BRICK VENEER AREA: 208 SQ. FT.
BRICK AREA %: 100



SOUTH ELEVATION

TOTAL FASCADE AREA: 452 SQ. FT.
BRICK VENEER AREA: 452 SQ. FT.
BRICK AREA %: 100

BUILDING "A" ELEVATIONS 66% BRICK

1/4" = 1'-0"

NATHAN M. MORTON, ARCHITECT

A NEW STORAGE FACILITY FOR
CHAD REED
560 W COUNTY LINE ROAD SPRINGDALE, AR 72764

ISSUE DATE: 12.13.2021
PROJECT NO.: 2105

REVISION DATES

A4.0

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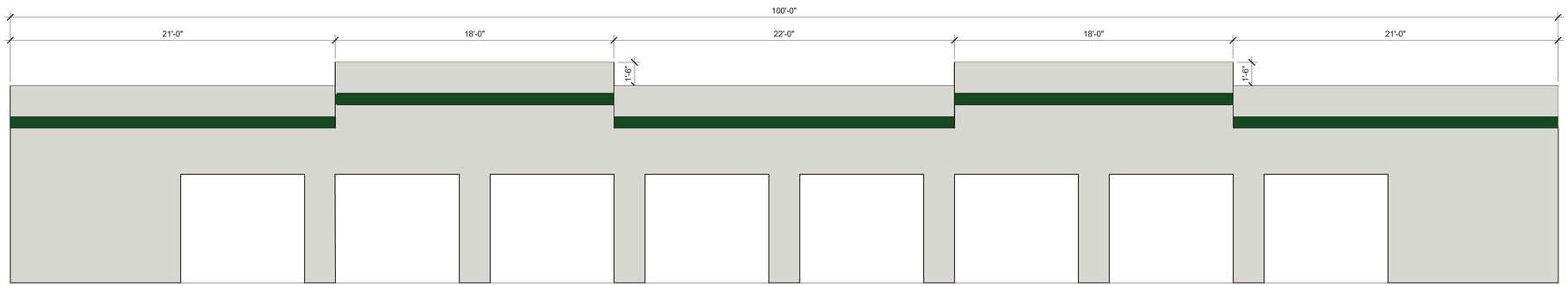
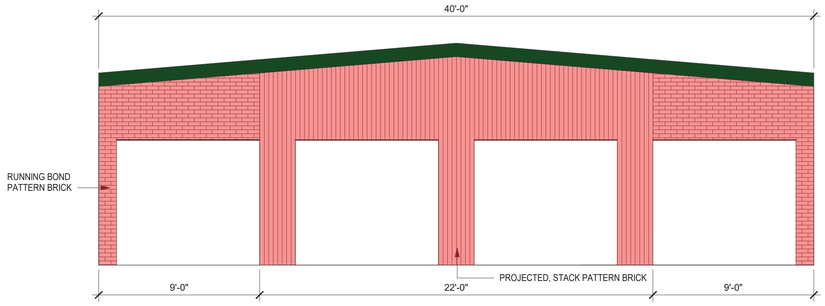
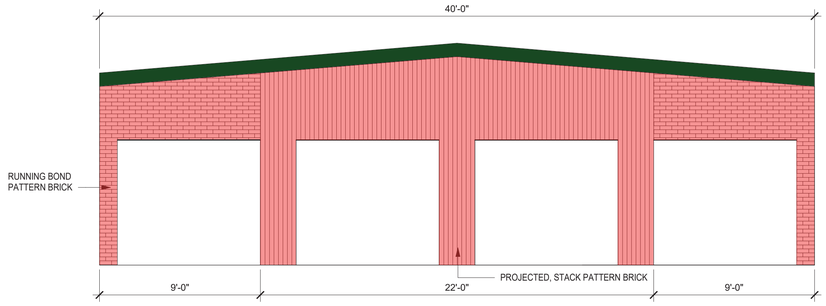


NORTH ELEVATION

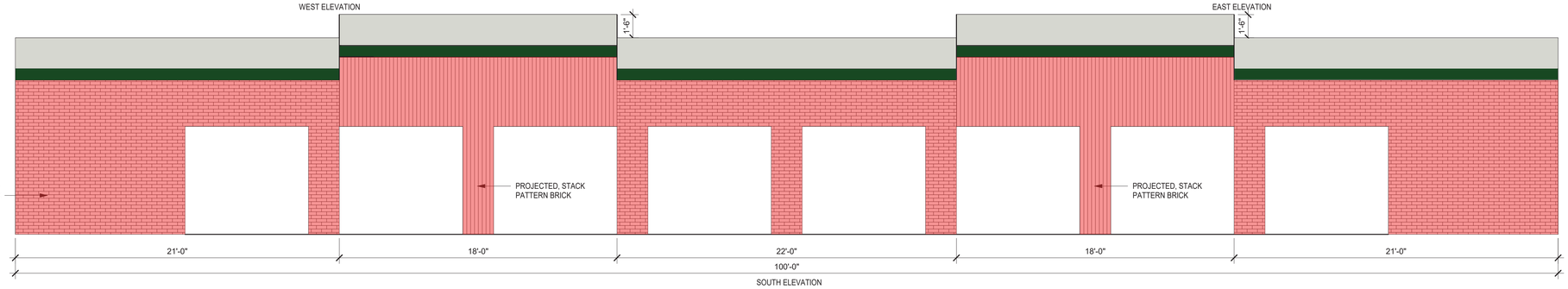
TOTAL FASCADE AREA: 542 SQ. FT.
BRICK VENEER AREA: 0 SQ. FT.
METAL SIDING AREA: 542 SQ. FT.
BRICK VENEER AREA%: 0



TOTAL FASCADE AREA: 209 SQ. FT.
BRICK VENEER AREA: 209 SQ. FT.
BRICK VENEER AREA %: 100



TOTAL FASCADE AREA: 209 SQ. FT.
BRICK VENEER AREA: 209 SQ. FT.
BRICK VENEER AREA %: 100



SOUTH ELEVATION

TOTAL FASCADE AREA: 542 SQ. FT.
BRICK VENEER AREA: 542 SQ. FT.
BRICK VENEER AREA%: 100

BUILDING "B" ELEVATIONS
1/4" = 1'-0"

64% BRICK

NATHAN M. MORTON, ARCHITECT

A NEW STORAGE FACILITY FOR
CHAD REED
560 W COUNTY LINE ROAD SPRINGDALE, AR 72764

ISSUE DATE 12.13.2021
PROJECT NO. 2105

REVISION DATES

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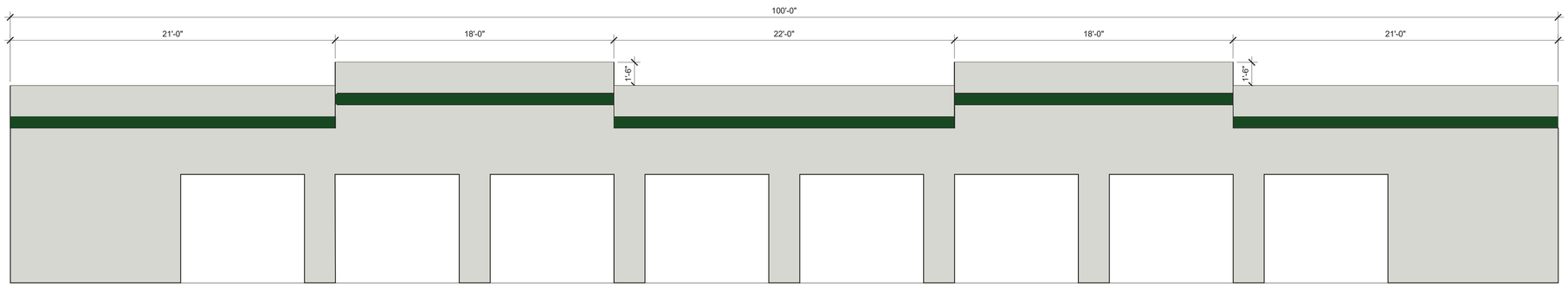
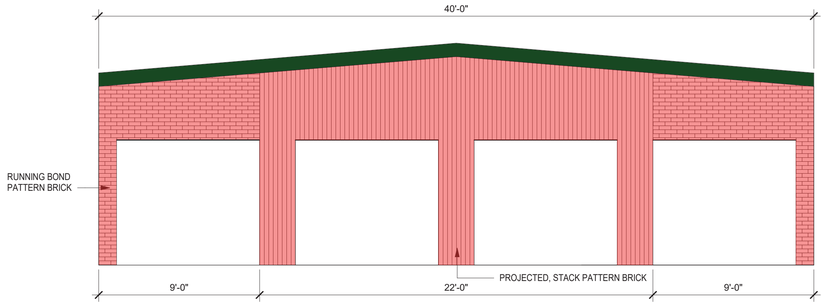
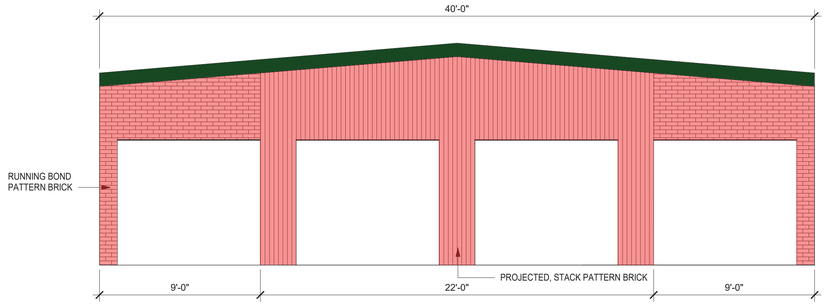


NORTH ELEVATION

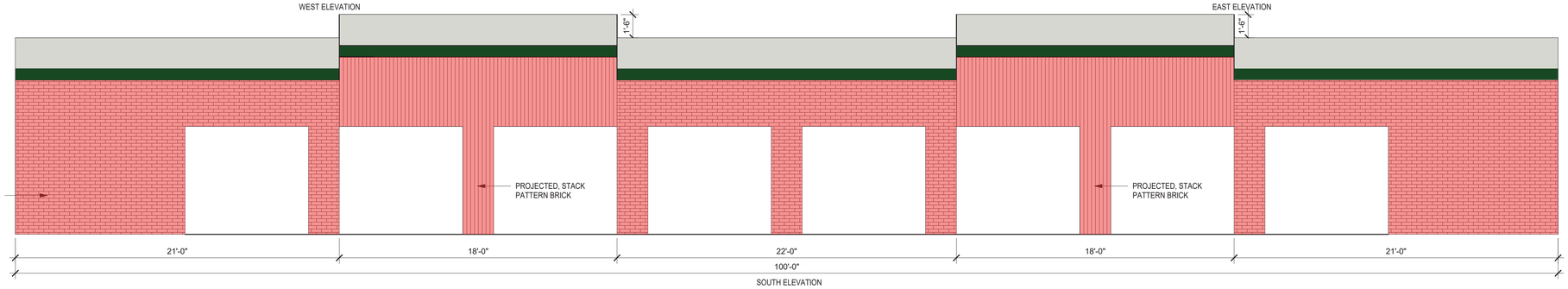
TOTAL FASCADE AREA: 542 SQ. FT.
BRICK VENEER AREA: 0 SQ. FT.
METAL SIDING AREA: 542 SQ. FT.
BRICK VENEER AREA%: 0



TOTAL FASCADE AREA: 209 SQ. FT.
BRICK VENEER AREA: 209 SQ. FT.
BRICK VENEER AREA %: 100



TOTAL FASCADE AREA: 209 SQ. FT.
BRICK VENEER AREA: 209 SQ. FT.
BRICK VENEER AREA %: 100



SOUTH ELEVATION

TOTAL FASCADE AREA: 542 SQ. FT.
BRICK VENEER AREA: 542 SQ. FT.
BRICK VENEER AREA%: 100

BUILDING "C" ELEVATIONS
1/4" = 1'-0"

64% BRICK

NATHAN M. MORTON, ARCHITECT

A NEW STORAGE FACILITY FOR
CHAD REED
560 W COUNTY LINE ROAD SPRINGDALE, AR 72764

ISSUE DATE 12.13.2021
PROJECT NO. 2105

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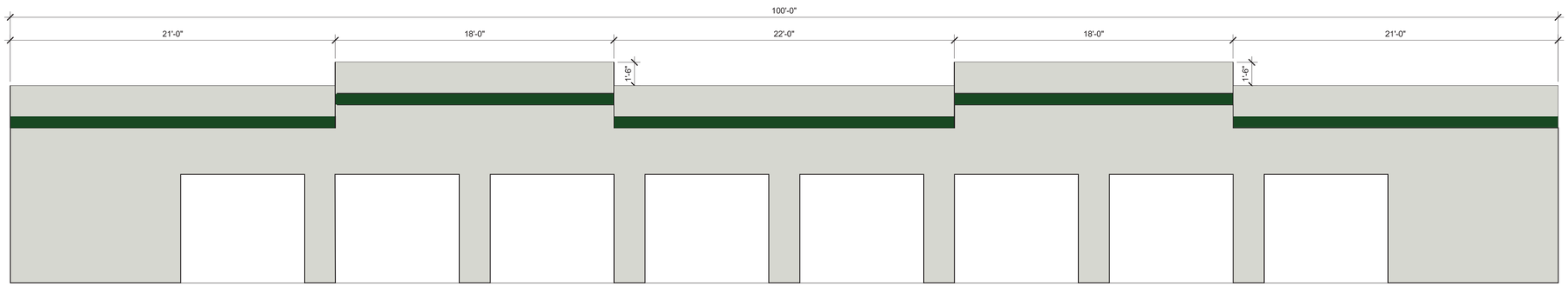
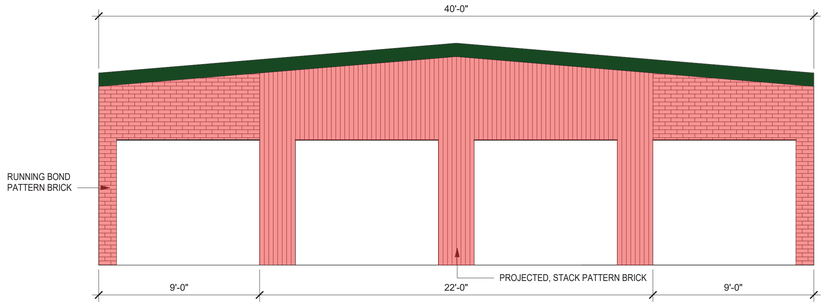
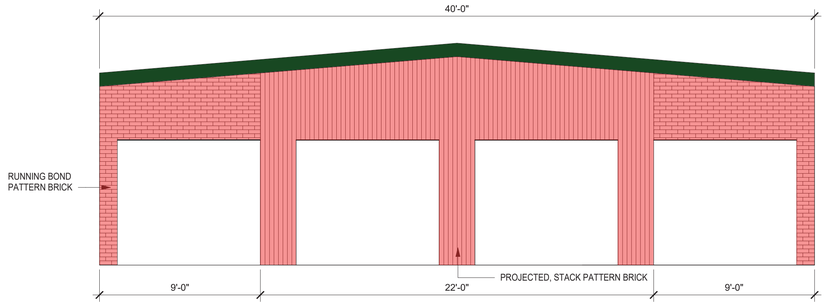


NORTH ELEVATION

TOTAL FASCADE AREA: 542 SQ. FT.
BRICK VENEER AREA: 0 SQ. FT.
METAL SIDING AREA: 542 SQ. FT.
BRICK VENEER AREA%: 0



TOTAL FASCADE AREA: 209 SQ. FT.
BRICK VENEER AREA: 209 SQ. FT.
BRICK VENEER AREA %: 100



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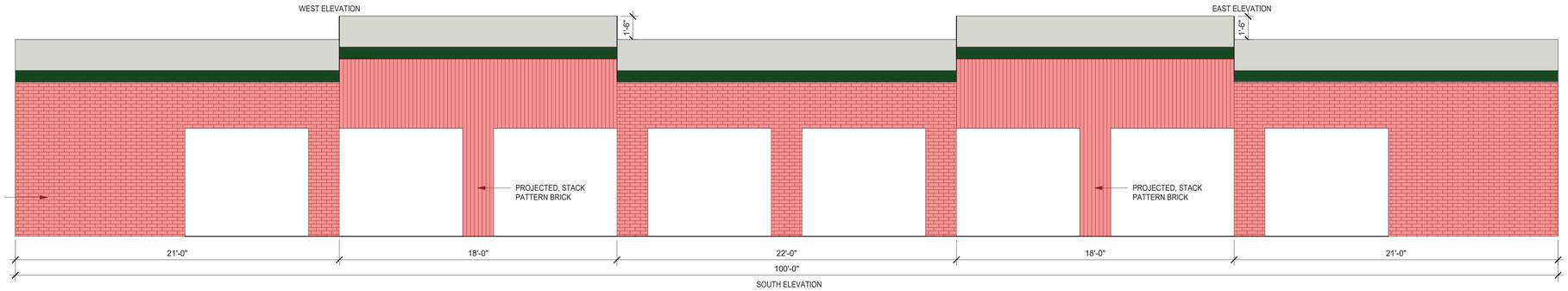

SOUTH ELEVATION

TOTAL FASCADE AREA: 542 SQ. FT.
BRICK VENEER AREA: 542 SQ. FT.
BRICK VENEER AREA%: 100

BUILDING "D" ELEVATIONS
1/4" = 1'-0"

64% BRICK

NATHAN M. MORTON, ARCHITECT

A NEW STORAGE FACILITY FOR
CHAD REED
560 W COUNTY LINE ROAD SPRINGDALE, AR 72764

ISSUE DATE 12.13.2021
PROJECT NO. 2105

REVISION DATES

A4.3

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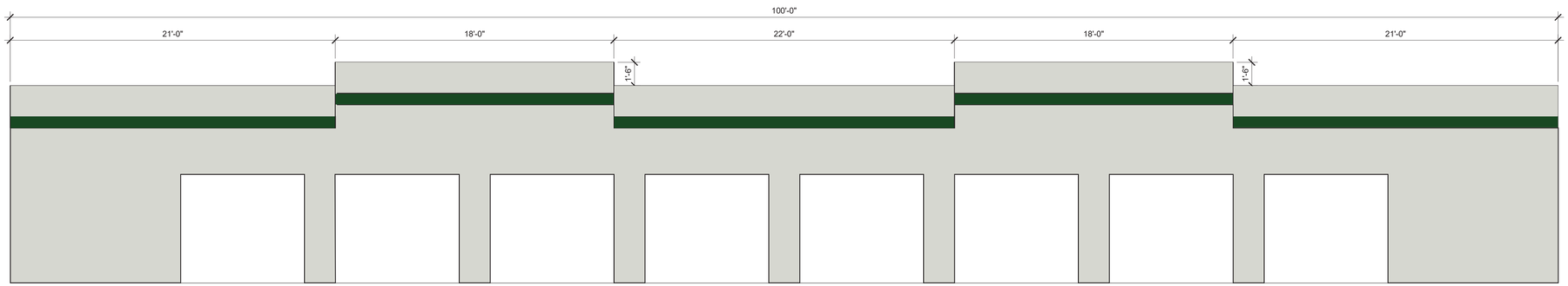
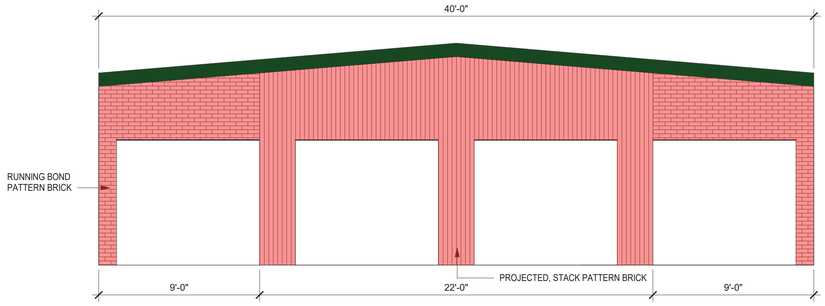


NORTH ELEVATION

TOTAL FASCADE AREA: 542 SQ. FT.
BRICK VENEER AREA: 0 SQ. FT.
METAL SIDING AREA: 542 SQ. FT.
BRICK VENEER AREA%: 0



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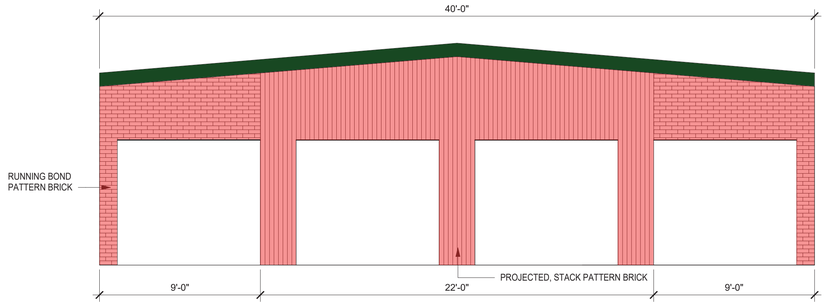
BRICK VENEER AREA %: 100



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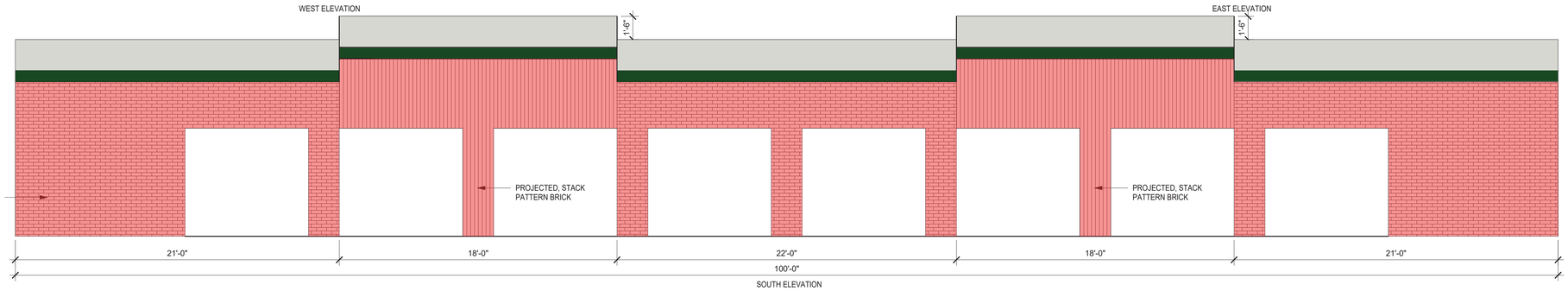
BRICK VENEER AREA: 209 SQ. FT.
BRICK VENEER AREA %: 100



SOUTH ELEVATION

TOTAL FASCADE AREA: 542 SQ. FT.
BRICK VENEER AREA: 542 SQ. FT.
BRICK VENEER AREA%: 100

BUILDING "E" ELEVATIONS
1/4" = 1'-0"

64% BRICK

NATHAN M. MORTON, ARCHITECT

A NEW STORAGE FACILITY FOR
CHAD REED
560 W COUNTY LINE ROAD SPRINGDALE, AR 72764

ISSUE DATE 12.13.2021
PROJECT NO. 2105

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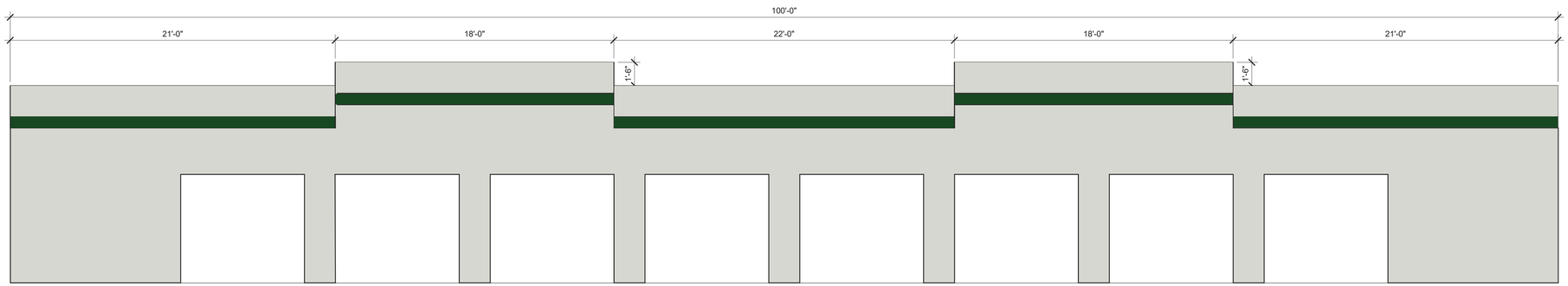
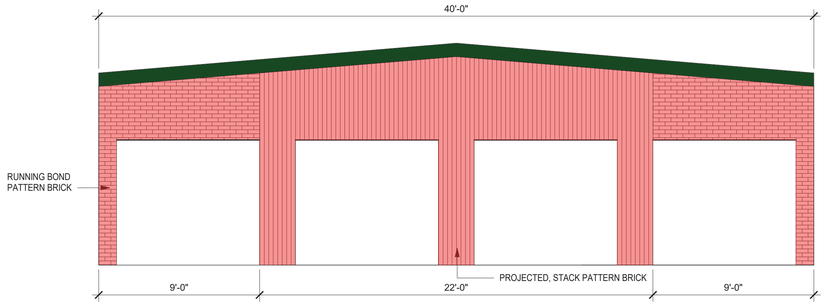


NORTH ELEVATION

TOTAL FASCADE AREA: 542 SQ. FT.
BRICK VENEER AREA: 0 SQ. FT.
METAL SIDING AREA: 542 SQ. FT.
BRICK VENEER AREA%: 0



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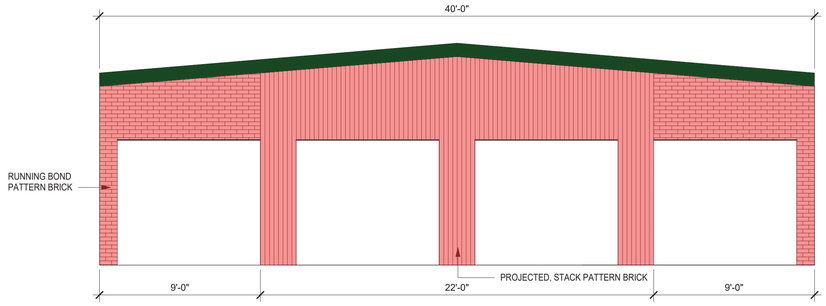
BRICK VENEER AREA %: 100



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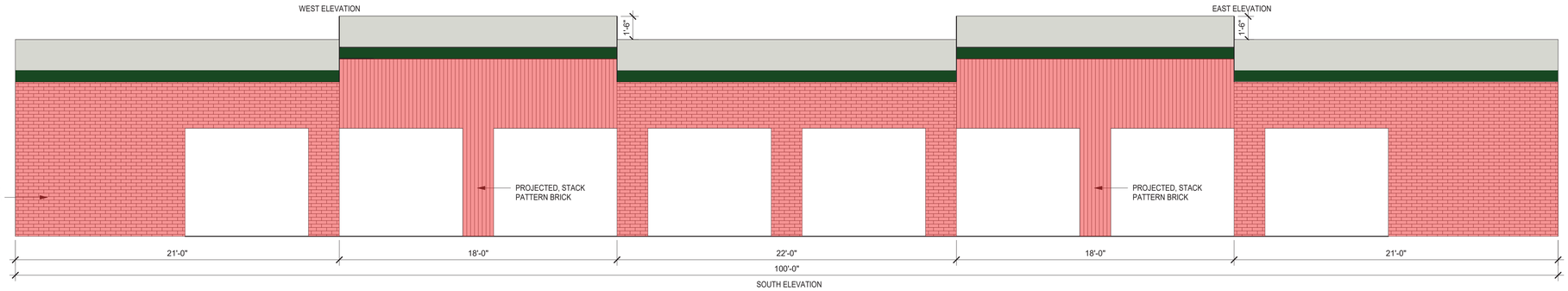
BRICK VENEER AREA %: 100



SOUTH ELEVATION

TOTAL FASCADE AREA: 542 SQ. FT.
BRICK VENEER AREA: 542 SQ. FT.
BRICK VENEER AREA%: 100

BUILDING "F" ELEVATIONS
1/4" = 1'-0"

64% BRICK

NATHAN M. MORTON, ARCHITECT

A NEW STORAGE FACILITY FOR
CHAD REED
560 W COUNTY LINE ROAD SPRINGDALE, AR 72764

ISSUE DATE 12.13.2021
PROJECT NO. 2105

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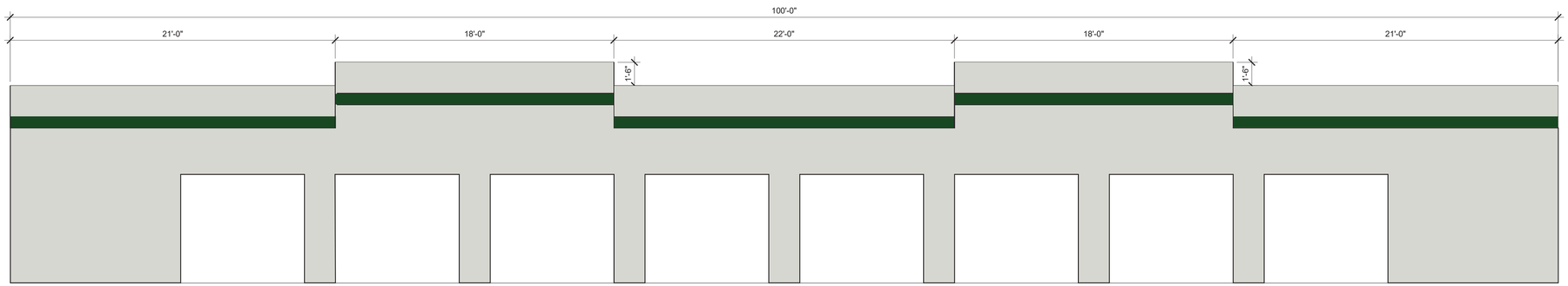
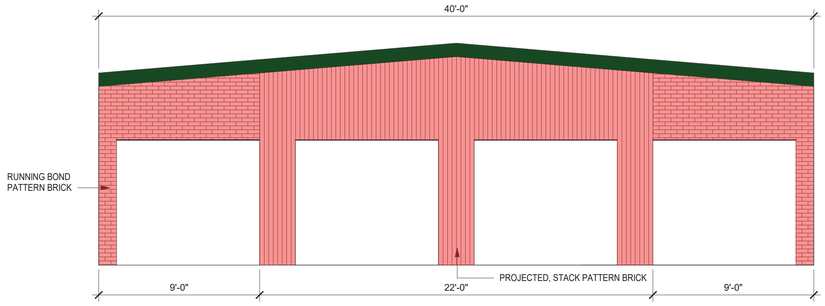


NORTH ELEVATION

TOTAL FASCADE AREA: 542 SQ. FT.
BRICK VENEER AREA: 0 SQ. FT.
METAL SIDING AREA: 542 SQ. FT.
BRICK VENEER AREA%: 0



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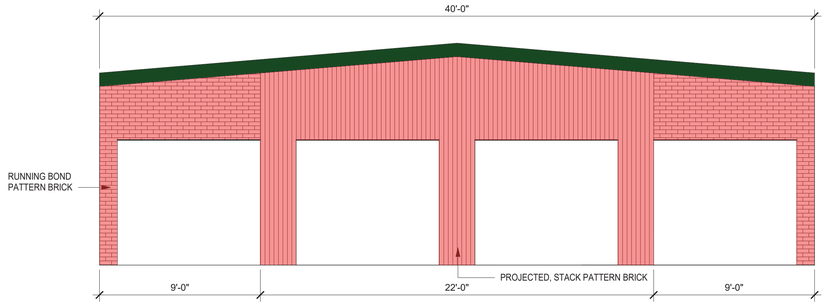
BRICK VENEER AREA %: 100



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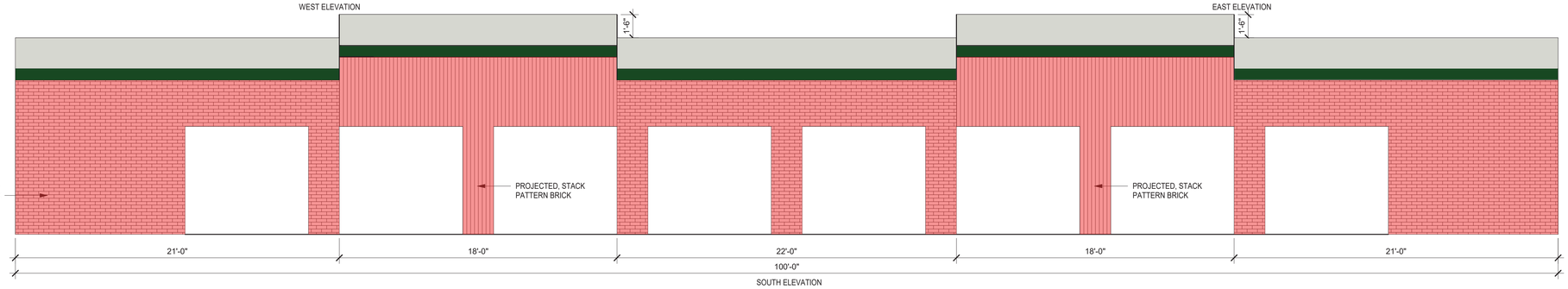

SOUTH ELEVATION

TOTAL FASCADE AREA: 542 SQ. FT.
BRICK VENEER AREA: 542 SQ. FT.
BRICK VENEER AREA%: 100

BUILDING "G" ELEVATIONS 64% BRICK

1/4" = 1'-0"

NATHAN M. MORTON, ARCHITECT

A NEW STORAGE FACILITY FOR
CHAD REED
560 W COUNTY LINE ROAD SPRINGDALE, AR 72764

ISSUE DATE 12.13.2021
PROJECT NO. 2105

REVISION DATES

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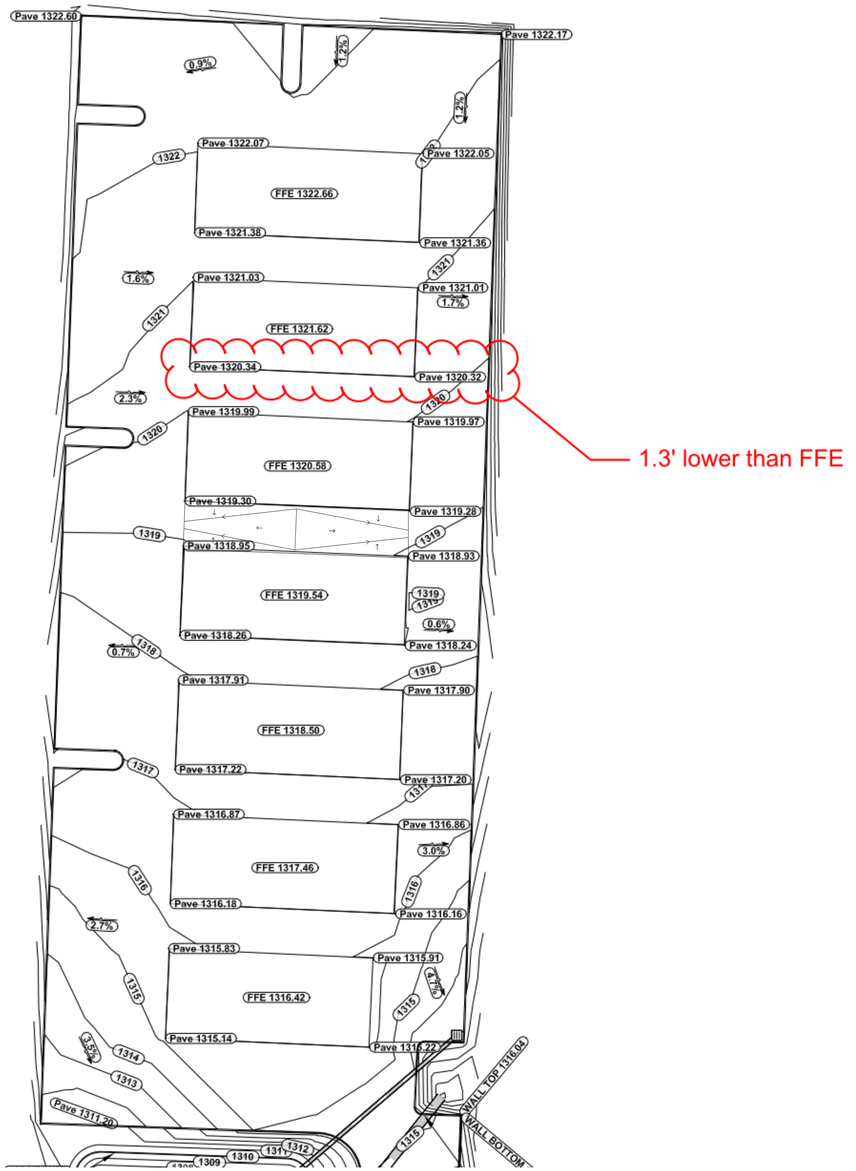

SITE GRADING
1" = 20'-0"

NATHAN M. MORTON, ARCHITECT

A NEW STORAGE FACILITY FOR
CHAD REED
560 W COUNTY LINE ROAD SPRINGDALE, AR 72764

ISSUE DATE 12.27.2021
PROJECT NO. 2105

REVISION DATES

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AS1 LED
LED Area Luminaire

Catalog Number
Notes
Type

Acuity Brands | Buy American

Specifications

EPA: 0.7 ft² (0.07 m²)
Length: 22-1/4" (56.4 cm)
Width: 13" (33.0 cm)
Height: 6-3/8" (15.9 cm)
Weight (max): 33 lbs (14.4 kg)



Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

EXAMPLE: AS1 LED 42C 700 40K SR5 MVOLT SPA DDBXD | QUANTITY | 24

Ordering Information

AS1 LED

Series	LEDs	Drive Current	Color Temperature	Distribution	Voltage	Mounting
AS1 LED	42C 42 LEDs (one engine)	350 350mA 530 530mA 700 700mA	30K 3000 K 40K 4000 K 50K 5000 K	SR2 Type II SR3 Type III SR4 Type IV SR5 Type V	MVOLT[1] 277[1] 120[1] 347[1] 208[1] 480 240[1]	SPA Square pole mounting RPA Round pole mounting WBA Wall bracket

Control Options			Other Options	Finish (required)
Shipped installed	PIRTDD3 Part night, dim 0-10v dim [2]	**Shipped separately***	SF Single fuse (120, 277, 347V) [1]	DDBXD Dark bronze
PER Nema® twist-lock receptacle only (no controls) [1]	PIRTDD5 Part night, dim 0-10v [2]	VG Vandal guard	DF Double fuse (208, 240, 480V) [1]	DBLXD Black
PERS Five-wire receptacle only (no controls) [1]	PIRTDD7 Part night, dim 0-10v [2]		SPD Diffusing lens	DNAXD Natural aluminum
PIRT Motion sensor for ambient control, ordered separately [2]	PIRTDD9 Part night, dim 0-10v [2]			DWHXD White
DMG 0-10v dimming wires pulled outside fixture (for use with external control, ordered separately) [2]	PIRTDD10 Part night, dim 0-10v [2]			DDBTXD Textured dark bronze
BL30 Bi-level switched dimming, 30% [2]				DBLBXD Textured black
BL50 Bi-level switched dimming, 50% [2]				DNATXD Textured natural aluminum
				DWHGXD Textured white

[1] Not available with SPA, RPA, WBA.
[2] Not available with PER, PERS, PIRT, PIRTDD3, PIRTDD5, PIRTDD7, PIRTDD9, PIRTDD10, DMG, BL30, BL50.

LITHONIA LIGHTING
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

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COMMERCIAL OUTDOOR

Ordering Information

Template #5 Top of Pole

The Ikon™ has a unique drilling pattern. Specify this drilling pattern when specifying poles, per the table below.

DK7HD	7 at 90°	DK8IKS	2 at 180°
DK8IKS	2 at 90°	DK8IKS	3 at 90°
DK8IKS	4 at 90°	DK8IKS	3 at 120° *

Example: SSA 20 4C DK8IKS DDBXD

Pole ordering info: [1] [2] [3] [4] [5] [6] [7] [8] [9] [10] [11] [12] [13] [14] [15] [16] [17] [18] [19] [20] [21] [22] [23] [24] [25] [26] [27] [28] [29] [30] [31] [32] [33] [34] [35] [36] [37] [38] [39] [40]

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Application for Variance – Commercial Design Standards

STAFF USE ONLY

Date Application Submitted:_____

Date Accepted as Complete:_____ Project Number:_____

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: NATHAN MORTON	Name: CHAD REED
E-mail: NMORTONBUILDING@GMAIL.COM	E-mail: chad.michael.reed@gmail.com
Address: 716 W WHILLOCK ST FAYETTEVILLE, AR 72701	Address:
Phone: 918.776.5253	Phone: 573.429.6902
Site/ Location: 560 W COUNTY LINE SPRINGDALE, AR 72764	Current Zoning District:
Assessor's Parcel Number(s): 21-00265-002	Rezone required:
	Total Acreage:

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

Check item(s) for which variance is requested:

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

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

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

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

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

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

☐ **FACADES AND EXTERIOR WALLS** – face over 100' in linear length incorporate wall projections or recesses
- ☐ 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)

VARIANCE REQUESTED FOR:

PEDESTRIAN FLOW
CENTRAL FEATURES AND COMMUNITY SPACES
BUILDING FOUNDATION LANDSCAPING

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

PEDESTRIAN FLOW-	1 TOO MANY CUSTOMER ENTRANCES TO PROVIDE WEATHER PROTECTION FEATURES FOR EACH 2 ALMOST ENTIRE SITE IS DRIVING SURFACE WHERE PEDESTRIANS ARE ALLOWED
CENTRAL FEATURES AND COMMUNITY SPACES -	1 CENTRAL FEATURES ARE NOT CONSISTENT WITH A MINI STORAGE USE 2 DIRECT ACCESS WOULD THREATEN SECURITY/SAFETY OF CUSTOMERS
BUILDING FOUNDATION LANDSCAPING	1 ENTIRE PERIMETER OF ALL BUILDINGS ARE USED FOR CUSTOMER ENTRANCES, EXTRA LANDSCAPING IS ADDED ELSEWHERE. SEE CIVIL SHEETS

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

VARIANCE WOULD ALLEVIATE THE DESIGN GUIDELINES
NOT PRACTICAL FOR AN OFFICE FREE MINI-STORAGE

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

Landscaping has been added to the pond area to make up for lack of foundation landscaping.

BUILDING FACADES HAVE BEEN TREATED IN HARMONY WITH THE DESIGN STANDARDS AND SURROUNDING AREA

THE SAFETY AND SECURITY OF THE CUSTOMERS HAS BEEN NUMBER THE ONE PRIORITY

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) NATHAN MORTON

DATE: 12.14.2021



FILE NO. B22-17
APPLICANT: Nathan Morton (for Chad Reed)
REQUEST: Variance of a) pedestrian flow, b) central features and c) foundation landscaping

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

PLANNING COMMISSION MEETING
March 1, 2022

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: March 1, 2022

Re: **L22-10** **Large-Scale** **NWA Food Systems**

Planning Comments:

1. This Large Scale Development Plan has been given the number L22-10. 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. A plat combining the two impacted parcels must be submitted to the Springdale Planning Dept as an "Informal Plat".
    a. RB spoke with Brahm Driver, who stated that this plat will be a lot combination that also features easement dedications and ROW dedications.
6. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
7. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

Engineering Summary:

- Street to be dedicated needs to match master street plan
- Apply for grading permit
    - Show trickle channel in large pond.
- Add detention pond certification note
- Submit No Rise Certification

Engineering Comments:

1. **Chapter 106 – Stormwater Drainage**

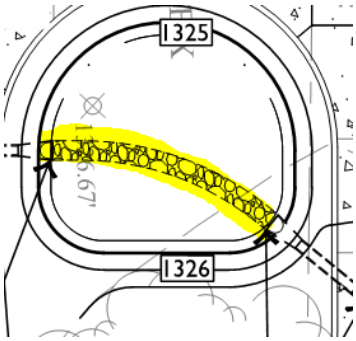
   (Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)

   - *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
     - ~~Requires a 1"=200' minimum scale 2-foot contour map.~~
     - ~~Show existing and proposed contours.~~
   - *106.9.7* - Channel Lining Design.
     - Temporary linings and check dams are required in accordance with an approved SWPPP throughout any project.

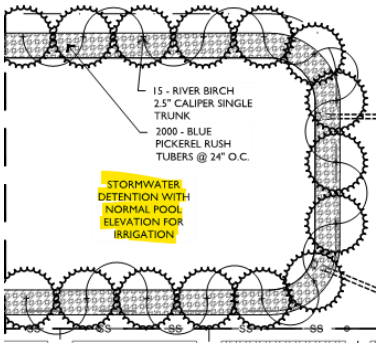
2. **Chapter 106 – Stormwater Drainage**

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

   - **What does this hatch pattern signify? Please provide detail.**



   - Is detention pond intended to hold water for irrigation? Drainage report and plans appear to show a dry pond, but the landscape plan shows a pond with a normal water surface elevation. Please clarify.



   - *106.4.6*** - All piping in right of way and easements must be reinforced concrete.
     - Drainage easements are not necessary on internal piping if it's desired to keep them as HDPE

3. **Chapter 107 – Stormwater Pollution**

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

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

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

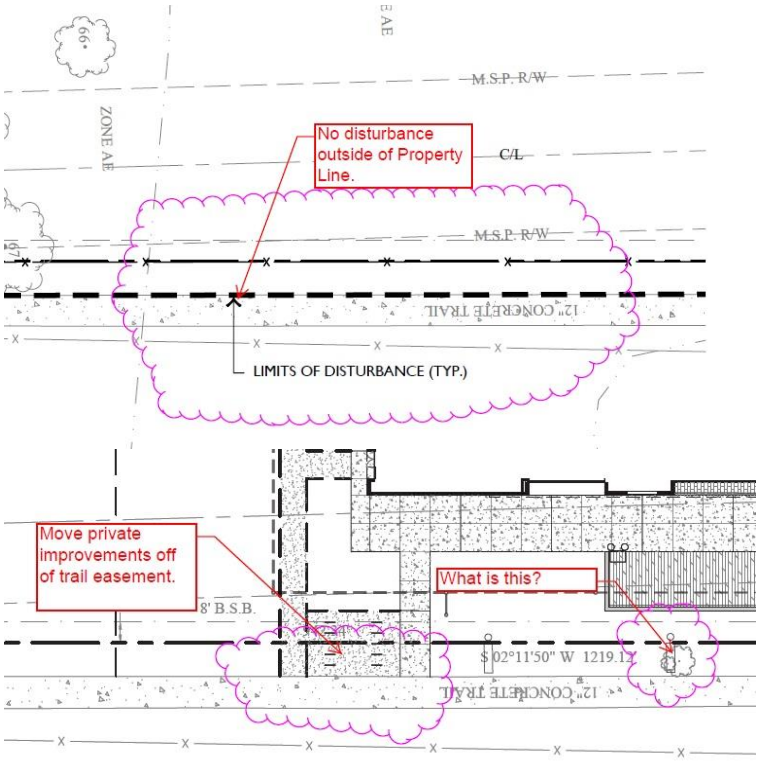
"Stockpiling of construction spoil material at particular locations shall only be allowed for a limited time period, not to exceed (6) months. Prior to a final inspection of the Grading Permit, the following standards shall be achieved for Completion of Construction:

a) development and grading within the disturbed area is complete and matches plans as approved by the Planning Commission, and
b) the disturbed soil area is observed to have 80% grass coverage and 100% stability, and
c) No slopes steeper than a 3:1 pitch unless otherwise approved in writing by the Director of Engineering, and
d) Notice of Violations issued have all corrective actions approved with an inspection report signed by a representative of the Director of Engineering, and
e) all heavy equipment, stockpiles, and construction site materials have been removed from the Construction Site."

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

(Ord. No. 3258, § 1, 11-12-02)

- *110.31* - Sidewalks are required one-foot (1') inside the right-of-way line.
    - Sidewalks shall be constructed with a minimum transverse slope of one-fourth inch (1/4") per foot.
    - The sidewalk shall have a minimum width of five feet (5') and a minimum thickness of four inches (4").
    - The sidewalk shall have expansion joints at each structure, curb and at minimum intervals of 200 feet. Transverse joints between expansion joints shall be scored at five-foot (5') intervals.
    - Need to show details of sidewalks on the right-of-way.
        - **Parallel parking is not permitted on minor collector streets.**



5. Chapter 112 – Subdivisions

(Code 1973, § 30-1)

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

- *112-4* - Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street.
  - The minimum initial rating for the streetlight shall be 6,800 lumens for a local street, 11,000 lumens for a collector street, or 20,000 lumens for an arterial street.
    - Label all lights as Proposed or Existing.
    - Show the direction of the mast arm.
    - Show the size and type of lights based on the location and classification of the street.
    - Add note to determine if the light is designed for area parking lot lights or as a street illuminator.
    - Include a note stating if the lights are public or private lights and who will be responsible for maintenance and billing.
- *112.7 - Street Design Standards.*
  - ~~Sight Distance: 90-ft Ordinary / 70-ft hilly.~~
  - ~~Max grades w/in 100-ft of intersection: 4%.~~
  - ~~Min intersection angle: 75°.~~
  - Min curb radius ~~25-ft~~ **28-ft** minor St / 50-ft collector St.
  - The right-of-way must be graded so that the entire width slopes toward the street at a 2% slope toward the street centerline.

- **It appears that the entrance encroaches on the adjacent property owner.**

6. Chapter 130 – Zoning Ordinance

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

- *130.7.9* Entrance/Exit Drives.
  - Need to note that modified curb is required at the drives and a modified curb detail.
  -
- *130.7.6.1 ADA* requirements.
  - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
    - **This note is left in place throughout the design process to insure that access is maintained.**

7. Other:

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

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

- *Permitting -* Some development within the City of Springdale may require additional state or federal permits not administered by the City of Springdale to be granted prior to approval of the project. This includes, but may not be limited to, any work that is being proposed within rights-of-way and/or easements within the jurisdiction of the Arkansas Department of Transportation, the Arkansas Natural Resources Commission, the Arkansas Department of Environmental Quality, or the U.S. Army Corps of Engineers. Prior to final approval of this project, please provide a copy of any required Federal, State, and Local permits that are required. Final approval of this project does not waive or exempt any requirements by State or Federal laws.
  - ***Please confirm whether the following permits will be required:***
    - **Corps of Engineers 404 Permit**
    - **ADEQ Short Term Activity Authorization**
    - **No-Rise Certification (This will depend on when construction begins, I assume it is desired to wait until new floodplain maps are adopted to avoid the need for a No-Rise study)**

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: Bradford Payne, WEI; Eric Hoffman, Patterhn Ives; Brahm Driver, EDG
Name of main point of contact for project: Brahm Driver, PE: 501-944-3090
Parcel Number(s): 815-28463-000, 815-28464-000, 815-28444-000* * City of Springdale Property
Acreage of the proposed development: 10.98
Type of project: Civic / Institutional
When is the intended application date? 27 January 2022
Per the date above, the earliest Planning Commission meeting date would be: 1 March 2022

Is there a street address? If not, please complete the 911 Address Assignment form on the City of Springdale's GIS Department website.

713 E. Meadow, vacant property west of municipal airport

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.

Yes

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.

Are you intending to bond for any aspects of this project? (landscaping, sidewalks, etc)

No

Is there a prepared photometric plan?

Yes

Is there a prepared landscaping plan featuring perimeter and frontage landscaping?

Yes

Based upon this discussion, what variances/waivers will be required?

None

Please state all of the Fire Code issues mentioned.

None

C100 annotation clarified as requested by City of Springdale.

NORTHWEST ARKANSAS
FOOD SYSTEMS
2017-00

LARGE SCALE DEVELOPMENT
APPLICATION

Ecological Design Group
216 West Birch Street
Rogers, Arkansas 72756
501 944 3090

www.ecologicaldg.com
bdriver@ecologicaldg.com

SPRINGDALE LARGE SCALE DEVELOPMENT

APPLICATION PACKAGE

SECTION 01 – FORM BASED CODE

01.A .....LSD – APPLICATION + PRE-APPLICATION NOTES .....
01.B .....AUTHORIZATION OF REPRESENTATION .....
01.C .....GENERAL WARRANY DEED .....
01.D .....FLOODPLAIN DEVELOPMENT PERMIT APPLICATION .....
01.E .....DRAINAGE REPORT .....
01.F .....CERTIFIED LIST OF ADJACENT PROPERTY OWNERS .....

SECTION 02 – DESIGN DOCUMENTS (24X42)

G000.....COVER .....
C000.....INDEX & AREA PLAN .....
C001.....GENERAL NOTES & LEGENDS.....
C010.....DEMOLITION & TREE PRESERVATION PLAN.....
C100.....OVERALL SITE PLAN .....
C101.....SITE PLAN.....
C102.....SITE PLAN.....
C200.....UTILITY PLAN .....
C300.....GRADING & DRAINAGE PLAN.....
C301.....GRADING & DRAINAGE PLAN.....
C310.....SPOT GRADE PLAN .....
C311.....SPOT GRADE PLAN .....
C400.....EROSION CONTROL PLAN .....
C410.....EROSION CONTROL PLAN DETAILS .....
C500.....SITE DETAILS .....
C501.....SITE DETAILS .....
C502.....SITE DETAILS .....
C503.....SITE DETAILS .....
C504.....SITE DETAILS .....
C505.....SITE DETAILS .....
C506.....SITE DETAILS .....
C507.....SITE DETAILS .....
C508.....SITE DETAILS .....
C509.....SITE DETAILS .....
C600.....UTILITY CUTSHEET DETAILS .....
L100 .....LANDSCAPE PLAN.....
L101 .....LANDSCAPE PLAN.....
A201 .....FLOOR PLAN – LEVEL 01 .....
A400 .....BUILDING ELEVATIONS .....
A400A.....BUILDING ELEVATIONS ANNOTATED .....
A401 .....BUILDING ELEVATIONS .....
A401A.....BUILDING ELEVATIONS ANNOTATED .....
EL100.....SITE LIGHTING PLAN.....
EL100A.....SITE LIGHTING PHOTOMETRIC PLAN.....

END OF INDEX

ARKANSAS FOOD SYSTEMS, LLC

27 JANUARY 2022

NORTHWEST ARKANSAS
FOOD SYSTEMS
2017-00

SECTION 01.A
LARGE SCALE DEVELOPMENT APPLICATION + PRE-APPLICATION MEETING NOTES

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted:_____ Payment Method:_____

Date Accepted as Complete:_____ Project Number:_____

Must meet the below criteria for a Large Scale Submittal:

- ☒ Pre-application meeting held with Springdale Planning Department. Date: 12 JANUARY 2022
- ☐ Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.

  (Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting.)
- ☐ Submit three (3) hard copies and one pdf of plans as well as SWPPP/Drainage Docs
- ☒ 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: Bob Smith, Treasurer - Arkansas Food Systems LLC

E-mail: bpayne@weioffice.com

Address: 110 NW 2nd Street, Suite 200
Bentonville, AR 72712

Phone: 336.407.7934

Site/ Location: 713 E. Meadow, vacant property west of municipal airport

Assessor's Parcel Number(s): 815-28464-000,
815-28463-000,
815-28444-000*

Development Point of Contact for Question & Staff Reviews

Name: Brahm Driver, PE

E-mail: bdriver@ecologicaldg.com

Address: 216 W. Birch St.
Rogers, AR 72756

Phone: 501-944-3090

Current Zoning District: FORM BASED CAMPUS TYPE 1

Rezone required: NO

Total Acreage: 10.98

* City of Springdale Property

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): Brahm Driver, PE Date: 1/27/22

Signature: _____

Staff Notes:

Northwest Arkansas Food Systems

"The proposed Market Center of the Ozarks (MCO) in downtown Springdale would act as a food hub, entrepreneurship, and education building including access roads, parking, loading, trail connections, and associated site amenities to support the building and surrounding community. The proposed MCO supports charitable and educational purposes, serving as a community centric food center with three distinct functions: a produce aggregation space for area farms; certified commercial kitchen space for food entrepreneurs; and a learning and community center for local food. Code-based building occupancy & use falls under: Business (B), Food Processing & Commercial Kitchens (F1) and Storage (S)."

NORTHWEST ARKANSAS
FOOD SYSTEMS
2017-00

FORM BASED CODE
REVIEW

patterhn ives llc
7751 Carondelet Avenue
Clayton Tower Suite 500
Saint Louis, Missouri 63105
314 833 0301

www.patterhn-ives.com
info@patterhn-ives.com

Planning and Community Development Division
102 Spring Street
Springdale, AR 72764
(479)750-8550 Fax (479)-750-8539
E-mail: pchristie@springdalear.gov

DOWNTOWN FORM BASED CODE – REVIEW CHECKLIST

PLEASE NOTE: This checklist is not intended to identify all the requirements of the code but is meant as a tool to document specific requirements of the code. Additional information may be required or requested to complete a review of your proposal.
Please refer to htpp://www.springdalear.gov/_____ for the full requirements of the code.

PROJECT NAME: **Northwest Arkansas Food Systems** DEVELOPER: **Arkansas Food Systems, LLC**

ADDRESS: **713 East Meadow Avenue** PARCEL NO(s): 815-28463-000, 815-28464-000, 815-28444-000* City Parcel

CONTACT INFORMATION: **Eric Hoffman, Patterhn Ives LLC - 314 409 6947, ehoffman@patterhn-ives.com**
Bradford Payne, WEI - 336 407 7934, bpayne@weioffice.com

BRIEF DESCRIPTION OF DEVELOPMENT PROPOSAL:
Project Summary: Food hub, entrepreneurship, and education building including access roads, parking, loading, trail connections, and associated site amenities to support the building and surrounding community.

Project Description: Located a half-mile east of Downtown Springdale, adjacent to the Municipal Airport and the Jones Center, the Northwest Arkansas Food Systems facility will become a model for supporting local, sustainable, and regenerative agriculture. A carefully considered landscape and integrated architectural design engages the existing trail system and reinforces Emma Avenue as Springdale's primary commercial and cultural corridor. The program endeavors to grow farmers through training courses, market access and technical assistance; grow markets through distribution of quality produce to local retailers, restaurants, and the public; grow entrepreneurship through access to state-of-the-art commissary kitchens; and educational programs to empower the next generation of food-based businesses. This proposal will serve as a community anchor by connecting its residents to locally grown food and expanding opportunities for its farmers; strengthening and expanding Northwest Arkansas' capacity to grow fresh food for its residents.

Parcel Acreage: **10.98** Project Square-footage: **40,662 gsf** Footprint: **47,013 gsf**

For Building Additions: Existing Sq. Ft.: **n/a** New Sq. Ft.: **n/a**

*For the purpose of determining required compliance with the code, the value of the proposed improvements may be required.

DEVELOPMENT COMPLIANCE WITH MASTER PLAN GOALS: Select the Downtown Master Plan goal(s) the proposed development will provide a mechanism to implement the selected goal(s): (may select more than one applicable goal)

- ☐ Capitalize on public investment in existing infrastructure.
  The proposal reinforces and extends Springdale's Emma Avenue "Main Street" corridor and supports the adjacent Razorback Greenway Trail System through added public infrastructure and amenities.

- ☐ Promote compact, mixed use development at moderate to high densities.
  The proposal not only supports continued growth along Emma Avenue, but also further reinforces urban edge and context. Moreover, employment and community outreach will encourage new business and increase demand for mixed use development in the community.

- ☐ Ensure transit-supportive and transit-serviceable development.
  The proposal's orientation at the site's NE corner, improved access routes that re-direct vehicular traffic, and landscape amenities support transit-supportive and -serviceable development from the Emma Avenue corridor as well as promoting future options for a parkway along Baggett.

- ☐ Require pedestrian-oriented and transit-oriented design.
  The proposal is purposely sited alongside the existing Razorback Greenway; reinforcing public access, walkability, and pedestrian traffic patterns as well as access to public transportation.

- ☐ Ensure a complementary relationship with surrounding neighborhoods.
  The position and massing of the proposal compliments the scale and context including vernacular forms and nearby airport structures. Robust landscape improvements, planted trees, and the reinforcement of existing pedestrian circulation routes enhance the neighborhood's streetscapes and connectivity.

FORM BASED CODE DISTRICT ZONE: Downtown District
(Zone to be identified using the project address and parcel number(s) to determine zone as shown on 2.0 The Regulating Plan)

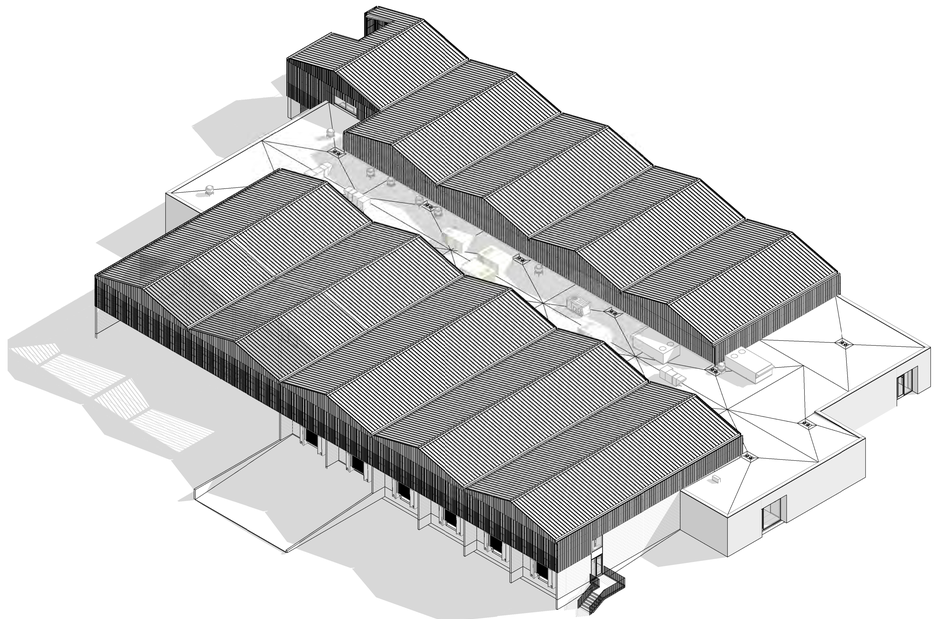
PROJECT EVALUATION: Attach applicable Building Envelope Standards for applicable zone

If Administrative Adjustments or Deviations are being requested, identify the relevant sections of the code below. Please note: Deviation requests require a public hearing and justification for the request. See the criteria requirements for a deviation as shown on the attached appendix. Please attach an analysis of the deviation requested.

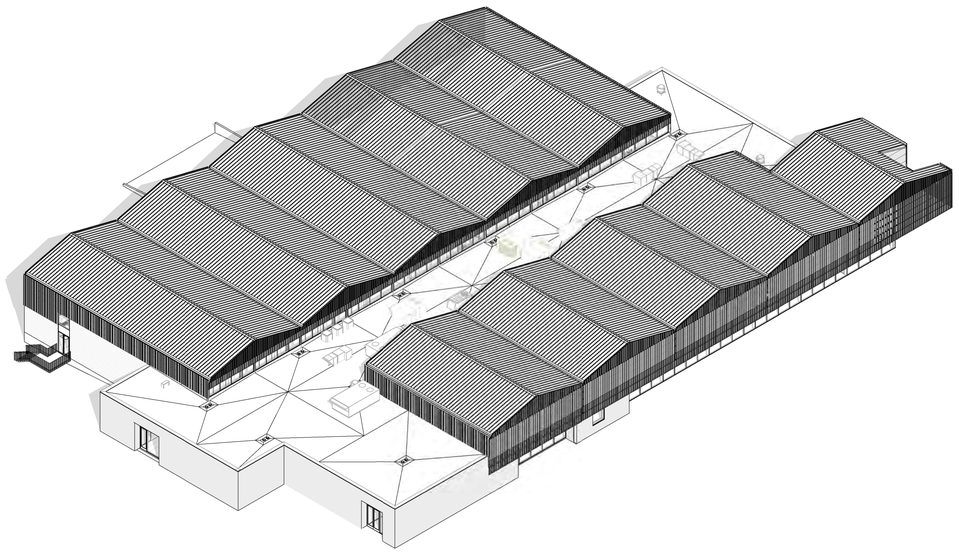
Submitted By: **Eric R. Hoffman, AIA NCARB LEED AP, Patterhn Ives LLC - Partner** Date: **27 January 2022**



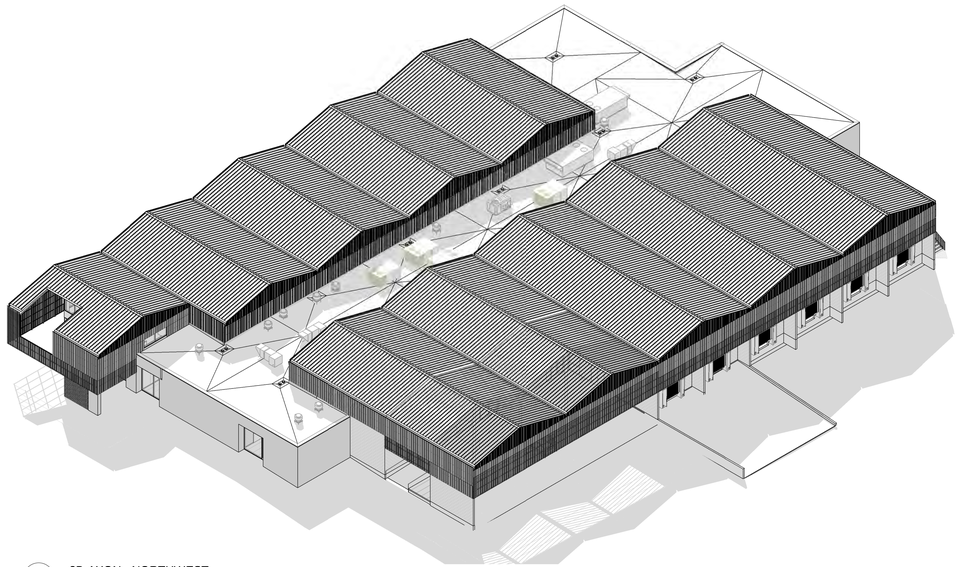
EAST FACADE FROM SOCLE



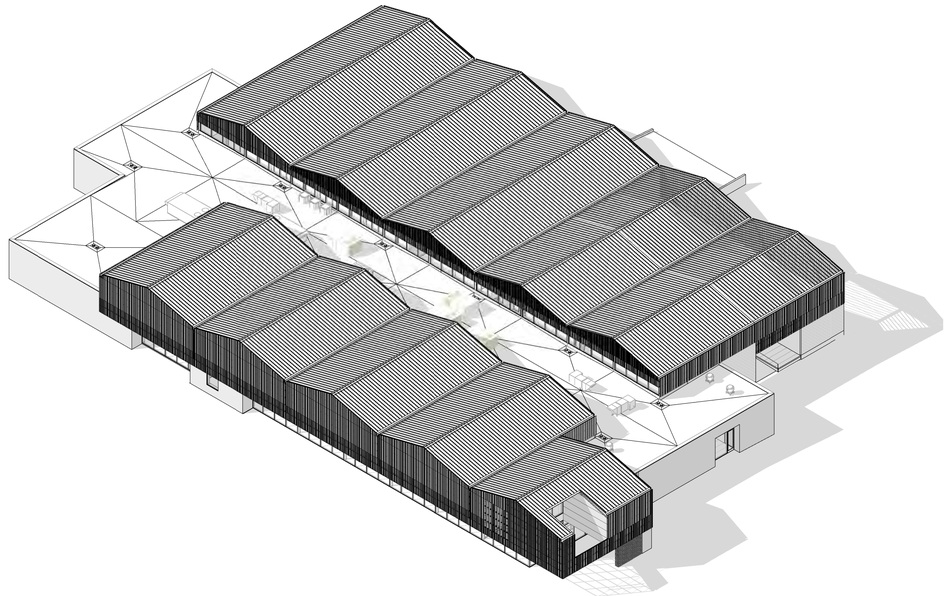
3 3D AXON - SOUTHWEST



2 3D AXON - SOUTHEAST



4 3D AXON - NORTHWEST



1 3D AXON - NORTHEAST

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A R K A N S A S
FOOD SYSTEMS
713 e meadow avenue springdale arkansas 72764

ARCHITECT:
patterhn ives llc
7751 carondelet avenue
clayton tower suite 500
st louis missouri 63105
3 0 3 . 2 2 1 . 0 5 0 0
www.patterhn-ives.com
Arkansas Firm License Number: LL291

FOOD SERVICE & KITCHEN:
RICCA DESIGN STUDIOS
5613 dtc parkway, suite 130
greenwood village colorado 80111
3 0 3 . 2 2 1 . 0 5 0 0
w w w . r i c c a . c o m

CIVIL & LANDSCAPE:
ECOLOGICAL DESIGN GROUP
120 south izard street
little rock arkansas 72201
5 0 1 . 3 7 5 . 0 2 0 0
www.ecologicaldg.com
Arkansas Firm License Number: 2911

MEPFT:
HSA ENGINEERING
1150 bob courtway drive
s u i t e 4 0 5
conway arkansas 72032
5 0 1 . 5 0 4 . 0 8 8 5
www.hsaconsultants.com
Arkansas Firm License Number: 359

STRUCTURAL:
MARTIN / MARTIN ENGINEERS
106 south main street
bentonville arkansas 72712
4 7 9 . 4 2 7 . 0 9 4 5
www.martinmartin.com
Arkansas Firm License Number: 3183

LIGHTING:
H2LTG LIGHTING DESIGN
1015 grupp road #31493
saint louis missouri 63131
3 1 4 . 5 3 1 . 9 2 0 0
w w w . h 2 l t g . c o m

PROJECT NUMBER:
2017-00

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PROFESSIONAL SEALS:

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ERIC R HOFFMAN - ARCHITECT ARH9934

REVISION HISTORY:

no.	description	date

SHEET TITLE:
VISUALIZATIONS - 3D AXONS

SHEET NUMBER:
G006

FORM BASED CODE REVIEW

DRAWN BY: CEK
ISSUE DATE: 27 JANUARY 2022

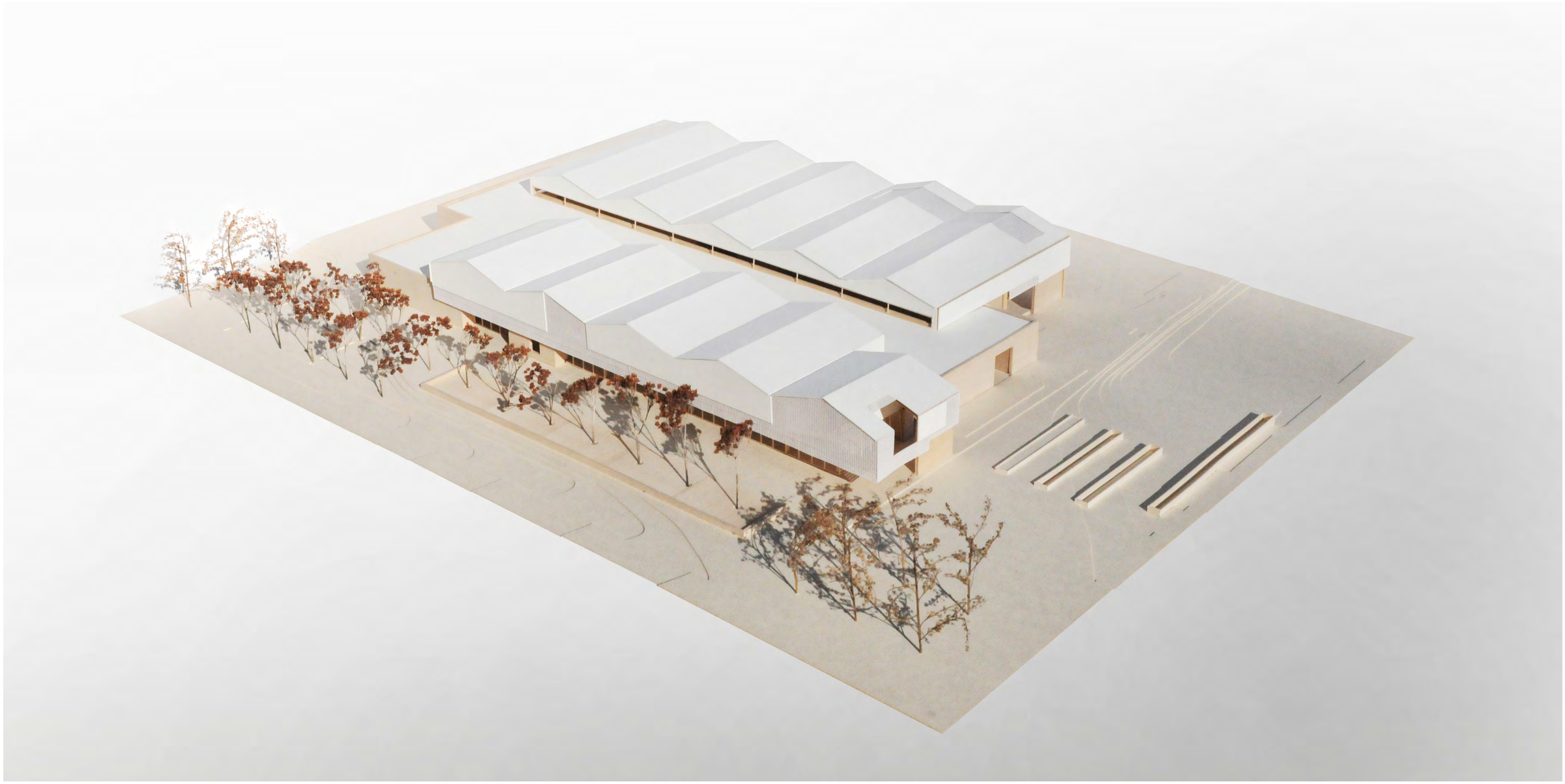
NORTHWEST ARKANSAS FOOD SYSTEMS

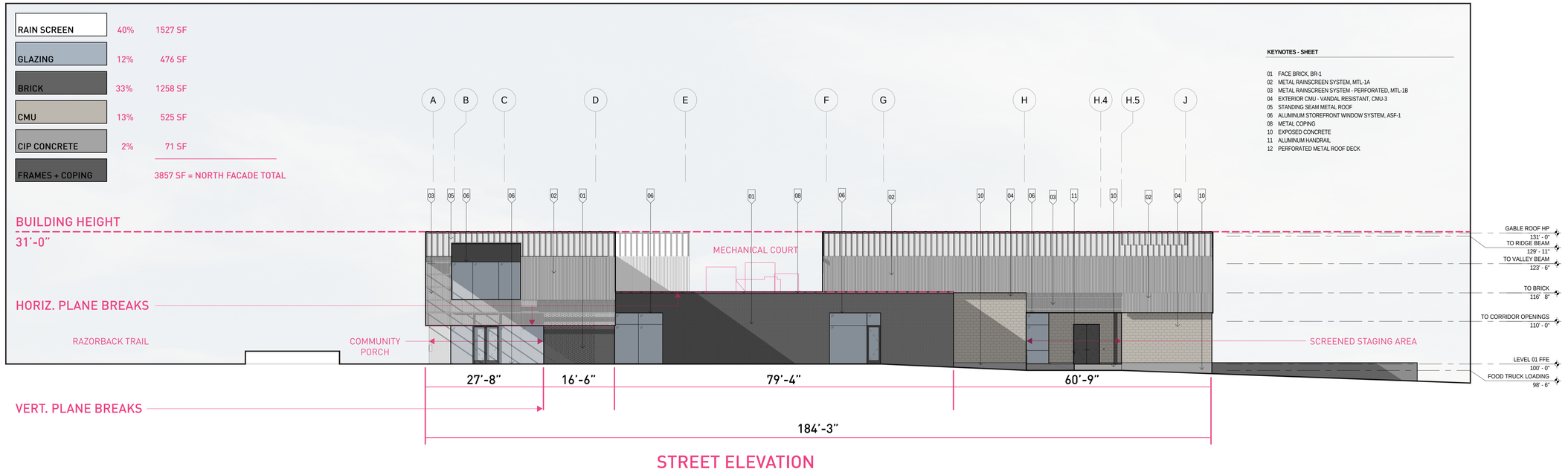










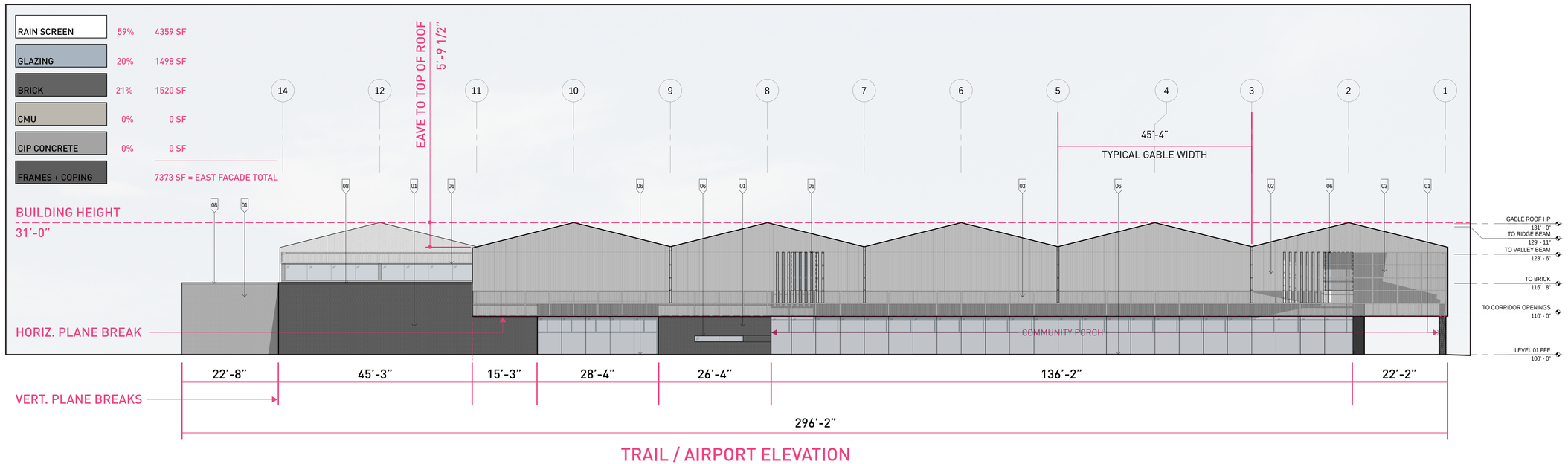


KEYNOTES - SHEET

01 FACE BRICK, BR-1
02 METAL RAINSCREEN SYSTEM, MTL-1A
03 METAL RAINSCREEN SYSTEM - PERFORATED, MTL-1B
04 EXTERIOR CMU - VANDAL RESISTANT, CMU-3
05 STANDING SEAM METAL ROOF
06 ALUMINUM STOREFRONT WINDOW SYSTEM, ASF-1
08 METAL COPING
10 EXPOSED CONCRETE
11 ALUMINUM HANDRAIL
12 PERFORATED METAL ROOF DECK

2 BUILDING ELEVATION - NORTH
1 - A201

3/32" = 1'-0" 0 4' 8' 16' 24'



1 BUILDING ELEVATION - EAST
1 - A201

3/32" = 1'-0" 0 4' 8' 16' 24'

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Arkansas Firm License Number: 2511

MEP/T:
HSA ENGINEERING
1150 bob courtway drive suite 400 conway arkansas 72032 314 504 0845 www.hsaconsultants.com
Arkansas Firm License Number: 359

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100 south main street bentonville arkansas 72712 479 657 0945 www.martinmartin.com
Arkansas Firm License Number: 3183

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1015 grupp road #31493 saint louis missouri 63131 314 531 5200 www.h2ltg.com

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1"

PROFESSIONAL SEALS:

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ERIC R HOFFMAN - ARCHITECT ARH9934

REVISION HISTORY:

no.	description	date

SHEET TITLE:
BUILDING ELEVATIONS

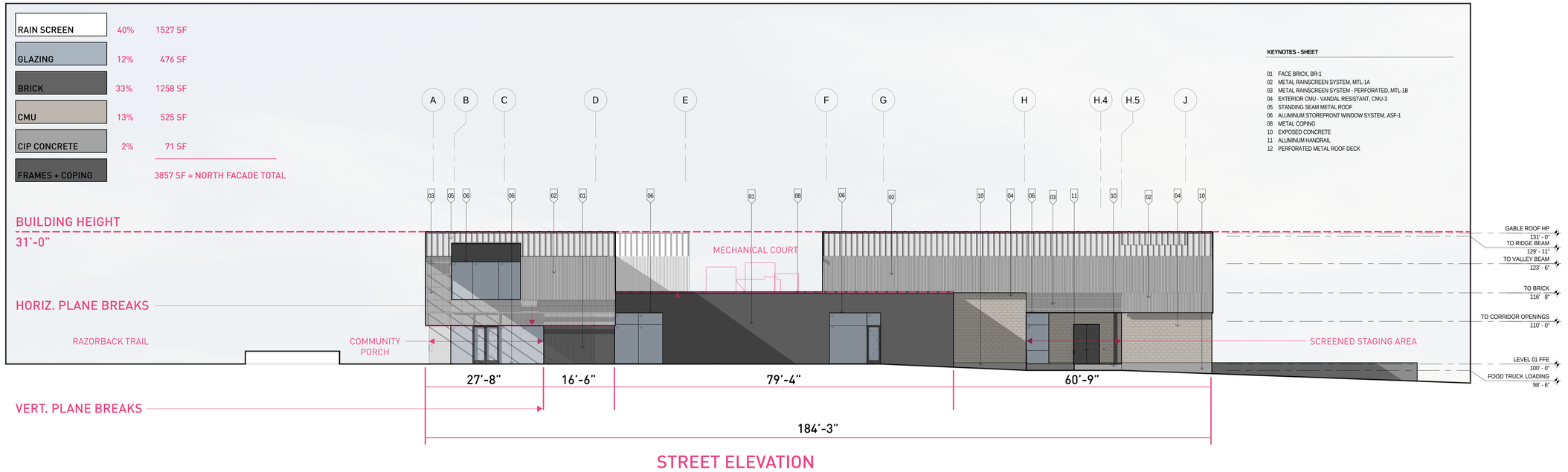
SHEET NUMBER:
A400A

LARGER SCALE DESIGN REVIEW APPLICATION

DRAWN BY: CEK
ISSUE DATE: 27 JANUARY 2022

PROJECT NUMBER:
2017-00

NORTHWEST ARKANSAS FOOD SYSTEMS



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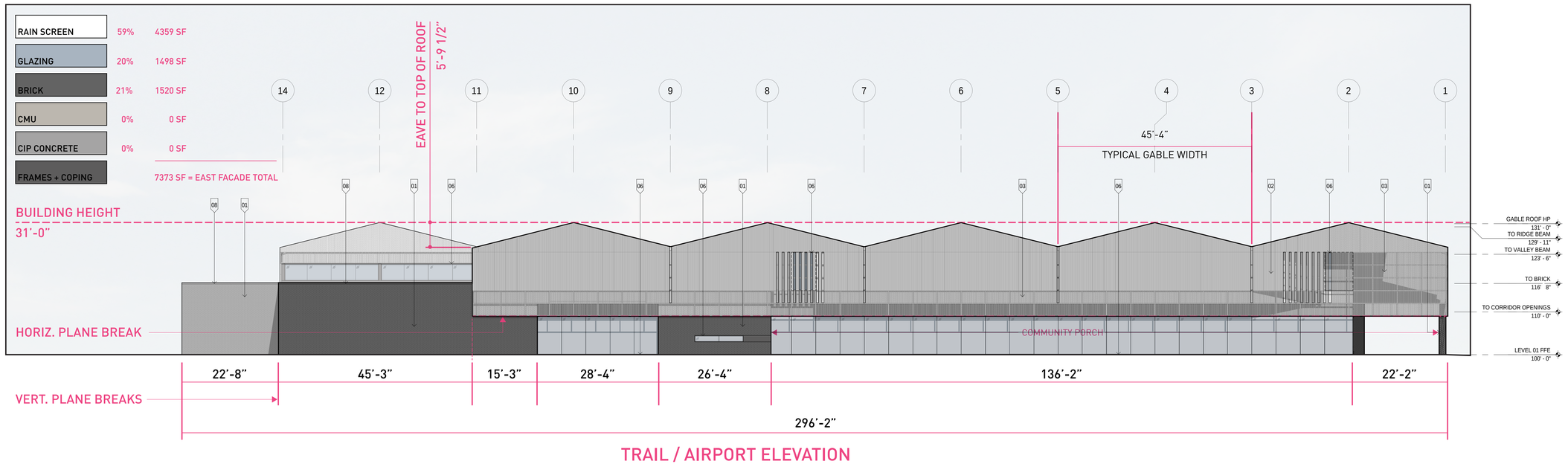

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FOOD SERVICE & KITCHEN:
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5613 dtc parkway, suite 100 greenwood village colorado 80111 303 221 0500 www.ricca.com

CIVIL & LANDSCAPE:
ECOLOGICAL DESIGN GROUP
120 south izard street little rock arkansas 72201 501 378 0200 www.ecologicaldg.com
Arkansas Firm License Number: 2511

MEP/T:
HSA ENGINEERING
1150 bob courtway drive suite 400 conway arkansas 72032 314 504 0845 www.hsaconsultants.com
Arkansas Firm License Number: 359

STRUCTURAL:
MARTIN / MARTIN ENGINEERS
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Arkansas Firm License Number: 3183

LIGHTING:
H2LTG LIGHTING DESIGN
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PROFESSIONAL SEALS:

NOT FOR CONSTRUCTION

ERIC R HOFFMAN - ARCHITECT ARH9934

REVISION HISTORY:

no.	description	date

SHEET TITLE:
BUILDING ELEVATIONS

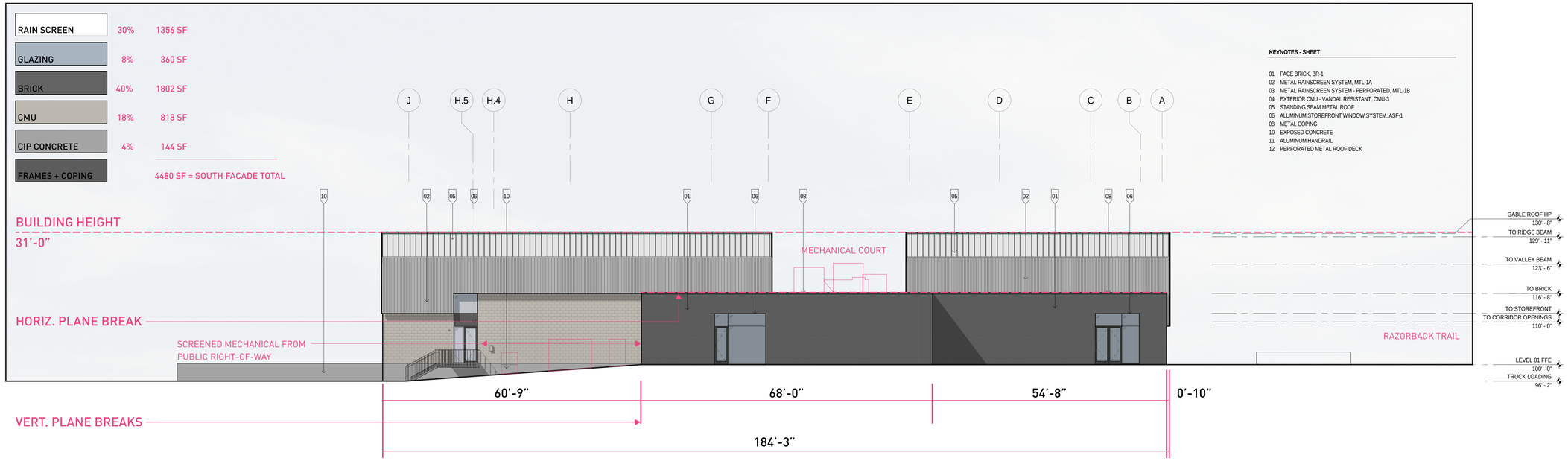
SHEET NUMBER:
A400A

LARGER SCALE DESIGN REVIEW APPLICATION

DRAWN BY: CEK
ISSUE DATE: 27 JANUARY 2022

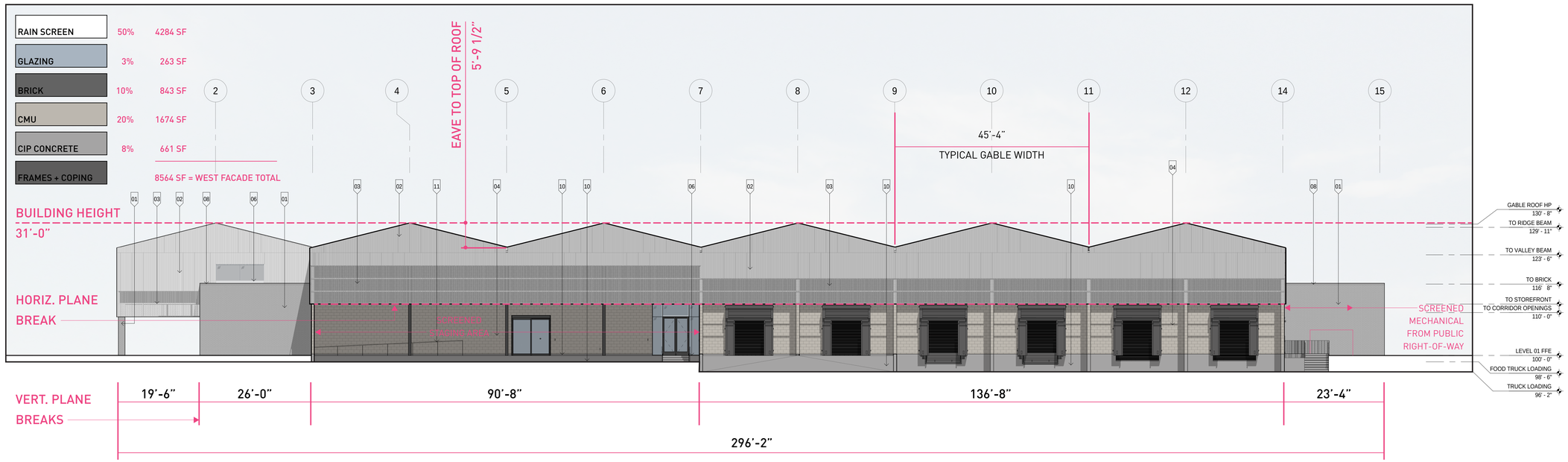
PROJECT NUMBER:
2017-00

NORTHWEST ARKANSAS FOOD SYSTEMS



2 BUILDING ELEVATION - SOUTH
1 - A201

3/32" = 1'-0" 0 4' 8' 16' 24'



1 BUILDING ELEVATION - WEST
1 - A201

3/32" = 1'-0" 0 4' 8' 16' 24'

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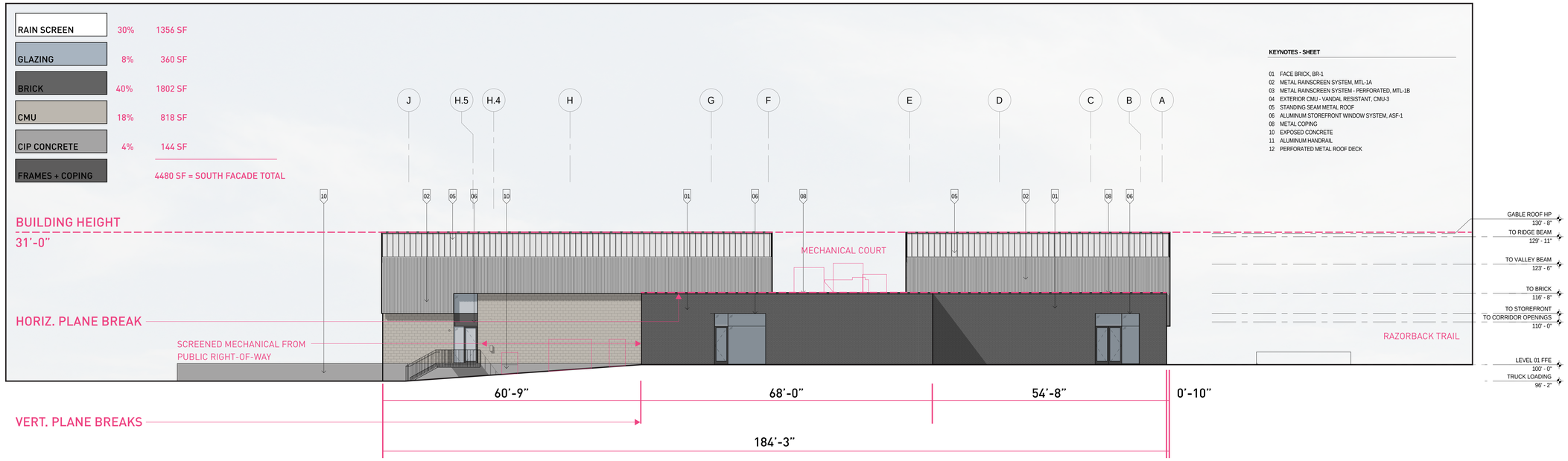

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1 - A201

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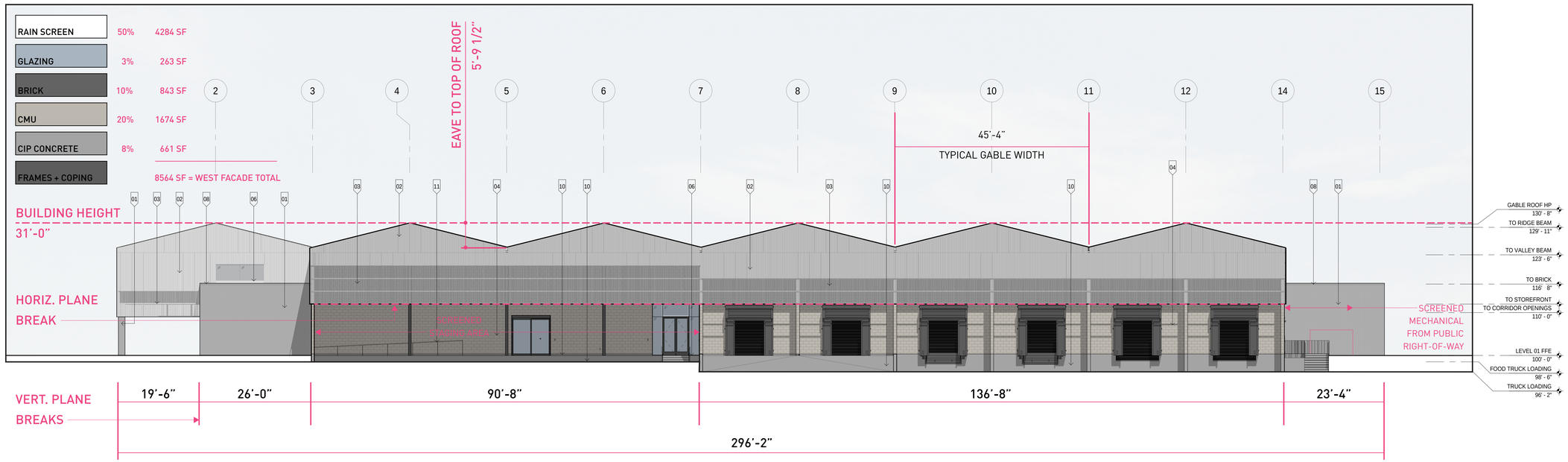

1 BUILDING ELEVATION - WEST
1 - A201

3/32" = 1'-0" 0 4' 8' 16' 24'

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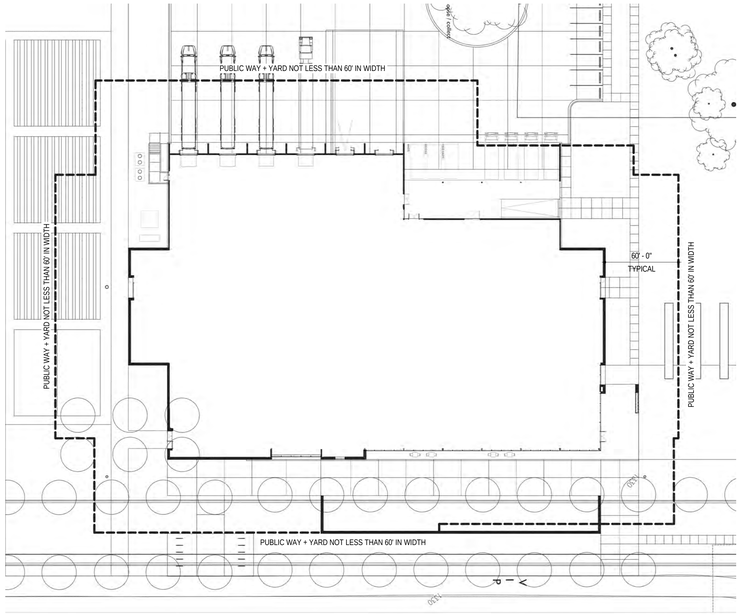
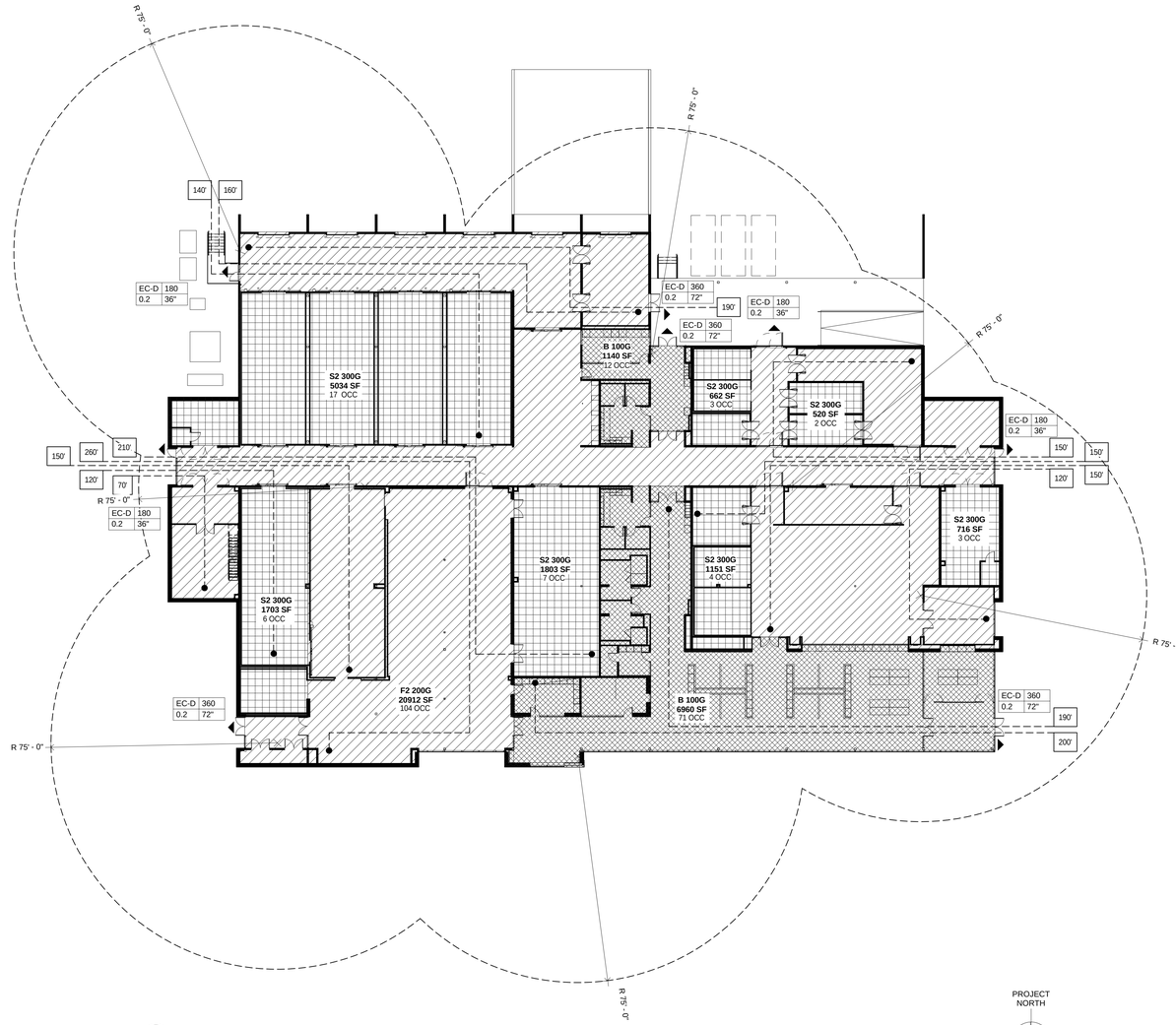


02 PUBLIC WAY / YARD DIAGRAM
G003A

1:50 0' 25' 50' 100' 150'

PROJECT NORTH
TRUE NORTH



01 LEVEL 01 LIFE SAFETY PLAN
G003A

1:20 0' 10' 20' 40' 60'

PROJECT NORTH
TRUE NORTH

LEVEL 01
OCCUPANT LOAD = 229

Occupant Load Calculation
B - Business: 8,100 sf / 100 sf per occ = 83
F2 - Factory: 20,912 sf / 200 sf per occ = 104
S2 - Storage: 11,547 sf / 300 sf per occ = 42

NOTE 1: ONLY LONGER PATH OF EGRESS TRAVEL SHOWN FOR EACH SPACE. ACCESS TO SECOND EXIT EITHER NOT REQUIRED OR PROVIDED AT LESSER DISTANCE.

NOTE 2: MULTIPLE EGRESS PATHS EXIST FROM EVERY SPACE: EGRESS DOOR WIDTHS ARE EACH CALCULATED BASED ON 1/4 OF THE OVERALL OCCUPANCY.

LIFE SAFETY GRAPHIC LEGEND

EC-D 360
0.2 72"
EXIT COMPONENT - STAIR/DOOR
EXIT CAPACITY
EXIT WIDTH
EXIT COMPONENT FACTOR

30' EXIT ACCESS TRAVEL DISTANCE FROM MOST REMOTE AREA

B: BUSINESS - OFFICES 100 GSF / OCCUPANT

F2 FACTORY (LOW HAZARD) 200 GSF / OCCUPANT

S2: STORAGE (LOW HAZARD) 300 GSF / OCCUPANT

1 HR FIRE RATED BARRIER
2 HR FIRE RATED BARRIER
3 HR FIRE RATED BARRIER
COMMON PATH OF EGRESS TRAVEL

INFORMATION ONLY

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FOOD SYSTEMS
713 e meadow avenue springdale arkansas 72764

ARCHITECT:
patterhn ives llc
7751 carondelet avenue
clayton tower suite 500
st louis missouri 63105
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ECOLOGICAL DESIGN GROUP
120 south izard street
little rock arkansas 72201
501.378.0200
www.ecologicaldg.com
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MEPFT:
HSA ENGINEERING
1150 bob courtway drive
suite 400
conway arkansas 72032
314 504 8848
www.hsaconsultants.com
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MARTIN / MARTIN ENGINEERS
106 south main street
bentonville arkansas 72712
479 407 0945
www.martinmartin.com
Arkansas Firm License Number: 3163

LIGHTING:
H2LTG LIGHTING DESIGN
1015 grupp road #31493
saint louis missouri 63131
314 531 9200
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ERIC R HOFFMAN - ARCHITECT AR#9934

REVISION HISTORY:

no.	description	date

SHEET TITLE:
LIFE SAFETY & CODE COMPLIANCE

SHEET NUMBER:
G003A

FORM BASED CODE REVIEW

DRAWN BY: JB
ISSUE DATE: 27 JANUARY 2022

NORTHWEST ARKANSAS FOOD SYSTEMS

APPLICABLE PROVISIONS - 2012 ARKANSAS FIRE PREVENTION CODE:

[P] 2902.1.1 Fixture calculations.
To determine the *occupant load* of each sex, the total *occupant load* shall be divided in half. To determine the required number of fixtures, the fixture ratio or ratios for each fixture type shall be applied to the *occupant load* of each sex in accordance with Table 2902.1. Fractional numbers resulting from applying the fixture ratios of Table 2902.1 shall be rounded up to the next whole number, or calculations involving multiple occupancies such fractional numbers for each occupancy: shall first be summed and then rounded up to the next whole number.

Exception: The total *occupant load* shall not be required to be divided in half where *approved* statistical data indicate a distribution of the sexes of other than 50 percent of each sex.

No.	CLASSIFICATION	OCCUPANCY	DESCRIPTION	WATER CLOSETS (URINALS SEE SECTION 419.2 OF THE INTL PLUMBING CODE)		LAVATORIES		BATHTUBS / SHOWERS	DRINKING FOUNTAINS (SEE SECTION 410.1 OF THE INTL PLUMBING CODE)	OTHER
				MALE	FEMALE	MALE	FEMALE			
2	Business	B	Buildings for the transaction of business, professional services, other services involving merchandise, office buildings, banks, light industrial and similar uses.	1 per 25 for the first 1,500 and 1 per 120 for the remainder exceeding 1,500		1 per 40 for the first 80 and 1 per 80 for the remainder exceeding 80		–	1 per 100	1 service sink
4	Factory and Industrial	F	Structures in which occupants are engaged in work fabricating, assembly, or processing of products and materials.	1 per 100		1 per 100		See Section 411 of the Intl Plumbing Code	1 per 400	1 service sink
8	Storage	S-1 S-2	Structures for the storage of goods, warehouses, storehouses and freight depots, low and moderate hazard.	1 per 100		1 per 100		See Section 411 of the Intl Plumbing Code	1 per 1000	1 service sink

REQUIRED R VALUES

TABLE 502.3
BUILDING ENVELOPE REQUIREMENTS: FENESTRATION

CLIMATE ZONE	1	2	3	4 EXCEPT MARINE	5 AND MARINE 4	6	7	8
Vertical fenestration (30% maximum of above-grade wall)								
U-factor								
Framing materials other than metal with or without metal reinforcement or cladding								
U-factor	1.20	0.75	0.65	0.40	0.35	0.35	0.35	0.35
Metal framing with or without thermal break								
Curtain wall/storefront *U*-factor	1.20	0.70	0.60	0.50	0.45	0.45	0.40	0.40
Entrance door *U*-factor	1.20	1.10	0.90	0.85	0.80	0.80	0.80	0.80
All other *U*-factor[a]	1.20	0.75	0.65	0.55	0.55	0.55	0.45	0.45
SHGC-all frame types								
SHGC: PF < 0.25	0.25	0.25	0.25	0.40	0.40	0.40	0.45	0.45
SHGC: 0.25 ≤ PF < 0.5	0.33	0.33	0.33	NR	NR	NR	NR	NR
SHGC: PF ≥ 0.5	0.40	0.40	0.40	NR	NR	NR	NR	NR
Skylights (3% maximum)								
U-factor	0.75	0.75	0.65	0.60	0.60	0.60	0.60	0.60
SHGC	0.35	0.35	0.35	0.40	0.40	0.40	NR	NR

NR = No requirement.

PF = Projection factor (see Section 502.3.2).

a. All others includes operable windows, fixed windows and nonentrance doors.

TABLE 502.2(1)
BUILDING ENVELOPE REQUIREMENTS - OPAQUE ASSEMBLIES

CLIMATE ZONE	1		2		3		4 EXCEPT MARINE		5 AND MARINE 4		6		7		8	
	All other	Group R	All other	Group R	All other	Group R	All other	Group R	All other	Group R	All other	Group R	All other	Group R	All other	Group R
Roofs																
Insulation entirely above deck	R-15ci	R-20ci	R-20ci	R-20ci	R-20ci	R-20ci	R-20ci	R-20ci	R-20ci	R-20ci	R-20ci	R-20ci	R-25ci	R-25ci	R-25ci	R-25ci
Metal buildings (with R-5 thermal blocks[b] [c])	R-19	R-19	R-13 + R-13	R-13 + R-13	R-13 + R-13	R-19	R-13 + R-13	R-19	R-13 + R-13	R-19	R-13 + R-19	R-19	R-13 + R-19	R-19 + R-10	R-11 + R-19	R-19 + R-10
Attic and other	R-30	R-38	R-38	R-38	R-38	R-38	R-38	R-38	R- 38	R-38	R-38	R-38	R-38	R-38	R-49	R-49
Walls, Above Grade																
Mass	NR	R-5.7ci[c]	R-5.7ci[c]	R-7.6ci	R-7.6ci	R-9.5ci	R-9.5ci	R-11.4ci	R-11.4ci	R-13.3 ci	R-13.3ci	R-15.2ci	R-15.2ci	R-15.2ci	R-25ci	R-25ci
Metal building[b]	R-16	R-16	R-16	R-16	R-19	R-19	R-19	R-19	R-13 + R-5.6ci	R-13 + R-5.6ci	R-13 + R-5.6ci	R-13 + R-5.6ci	R-13 + R-5.6ci	R-19 + R-5.6ci	R-19 + R-5.6ci	R-19 + R-5.6ci
Metal framed	R-13	R-13	R-13	R-13+ 7.5ci	R-13 + R-3.8ci	R-13 + R-7.5ci	R-13 + R-7.5	R-13 + R-7.5ci	R-13 + R-7.5 ci	R-13 + R-7.5ci	R-13 + R-7.5ci	R-13 + R-7.5ci	R-13 + R-7.5ci	R-13 + R-15.6ci	R-13 + R-7.5ci	R-13 + R-18.8ci
Wood framed and other	R-13	R-13	R-13	R-13	R-13	R-13	R-13	R-13+ R-3.8ci	R-13 + R-3.8ci	R-13 + R-3.8ci	R-13 + R-7.5ci	R-13 + R-7.5ci	R-13+ R-7.5ci	R-13 +7.5ci	R-13 + R-15.6ci	R-13 + R-15.6ci
Walls, Below Grade																
Below grade wall[d]	NR	NR	NR	NR	NR	NR	NR	R-7.5ci	R-7.5ci	R-7.5ci	R-7.5ci	R-7.5ci	R-7.5ci	R-10ci	R-7.5ci	R-12.5ci
Floors																
Mass	NR	NR	R-6.3ci	R-8.3ci	R-6.3ci	R-8.3ci	R-10ci	R-10.4ci	R-10ci	R-12.5ci	R-12.5ci	R-14.6ci	R-15ci	R-18.7ci	R-15ci	R-16.7ci
Joist/Framing (steel/wood)	NR	NR	R-19	R-30	R-19	R-30	R-30	R-30	R-30	R-30	R-30	R-30[e]	R-30	R-30[e]	R-30[e]	R-30[e]
Slab-on-Grade Floors																
Unheated slabs	NR	NR	NR	NR	NR	NR	NR	R-10 for 24 in. below	NR	R-10 for 24 in. below	R-10 for 24 in. below	R-15 for 24 in. below	R-15 for 24 in. below	R-15 for 24 in. below	R-15 for 24 in. below	R-20 for 24 in. below
Heated slabs	R-7.5 for 12 in. below	R-7.5 for 12 in. below	R-7.5 for 12 in. below	R-7.5 for 12 in. below	R-10 for 24 in. below	R-10 for 24 in. below	R-15 for 24 in. below	R-15 for 24 in. below	R-15 for 24 in. below	R-15 for 24 in. below	R-15 for 24 in. below	R-20 for 48 in. below	R-20 for 24 in. below	R-20 for 48 in. below	R-20 for 48 in. below	R-20 for 48 in. below
Opaque doors																
Swinging	U-0.70	U-0.70	U-0.70	U-0.70	U-0.70	U-0.70	U-0.70	U-0.70	U-0.70	U-0.70	U-0.70	U-0.50	U-0.50	U-0.50	U-0.50	U-0.50
Roll-up or sliding	U-1.45	U-1.45	U-1.45	U-1.45	U-1.45	U-1.45	U-0.50	U-0.50	U-0.50	U-0.50	U-0.50	U-0.50	U-0.50	U-0.50	U-0.50	U-0.50

For SI: 1 inch = 25.4 mm.

ci = Continuous insulation. NR = No requirement.

a. When using *R*-value compliance method, a thermal spacer block is required, otherwise use the *U*-factor compliance method. [see Tables 502.1.2 and 502.2(2)].

b. Assembly descriptions can be found in Table 502.2(2)

c. R-5.7 ci is allowed to be substituted with concrete block walls complying with ASTM C 90, ungrouted or partially grouted at 32 inches or less on center vertically and 48 inches or less on center horizontally, with ungrouted cores filled with material having a maximum thermal conductivity of 0.44 Btu·in./hr · ft² · °F.

d. When heated slabs are placed below grade, below-grade walls must meet the exterior insulation requirements for perimeter insulation according to the heated slab-on-grade construction.

e. Steel floor joist systems shall to be R-38.

APPLICABLE PROVISIONS - 2012 ARKANSAS FIRE PREVENTION CODE (2012 IBC):

CHAPTER 2: DEFINITIONS
FIRE AREA. The aggregate floor area enclosed and bounded by fire walls, fire barriers, exterior walls or horizontal assemblies of a building. Areas of the building not provided with surrounding walls shall be included in the fire area if such areas are included within the horizontal projection of the roof or floor next above.

FIRE BARRIER. A fire-resistance-rated wall assembly of materials designated to restrict the spread of fire in which continuity is maintained.

FLOOR AREA, NET. The actual occupied area not including accessory areas such as corridors, stairways, ramps, toilet rooms, mechanical rooms and closets.

FLOOR AREA, GROSS. The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction of corridors, stairways, ramps, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts.

CHAPTER 3
302.1 Occupancy classification.
Structures containing multiple occupancy groups shall comply with Section 508.

303.1.2 Small Assembly Spaces.The following rooms and spaces shall not be classified as assembly occupancies:
1. A room or space used for assembly purposes with an occupant load of less than 50 persons and accessory to another occupancy shall be classified as a Group B occupancy or as part of that occupancy.
2. A room or space used for assembly purposes that is less than 750 square feet in area and accessory to another occupancy shall be classified as a Group B occupancy or as part of that occupancy.

CHAPTER 5: GENERAL BUILDING HEIGHT AND AREA LIMITATIONS
503.1 General
The *building height and area* shall not exceed the limits specified in Table 503 based on the type of construction as determined by Section 602 and the occupancies as determined by Section 302 except as modified hereafter. Each portion of a building separated by one or more *fire walls* complying with Section 706 shall be considered to be a separate building.

504 Building Height
504.1 General. The *building height* permitted by Table 503 shall be increased in accordance with Sections 504.2 and 504.3.
504.2 Automatic sprinkler system increase. Where a building is equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1, the value specified in Table 503 for maximum *building height* is increased by 20 feet and the maximum number of *stories* is increased by one. These increases are permitted in addition to the building area increase in accordance with Sections 506.2 and 506.3.
507.3 Sprinklered, one story. The area of a Group B, F, M or S building no more than one *story above grade plane* of any construction type, or the area of a Group A-4 building no more than one story above grade plane of other than Type V construction, shall not be limited where the building is provided with an *automatic sprinkler system* throughout in accordance with Section 903.3.1.1 and is surrounded and adjoined by *public ways* or *yards* not less than 60 feet in width.

CHAPTER 7: FIRE AND SMOKE PROTECTION FEATURES
IBC 712.1.9 Two-Story openings [Vertical Openings]. Item 1 Does not connect more than two stories.

CHAPTER 9: FIRE PROTECTION SYSTEMS
906 Portable Fire Extinguishers

906.1 Where Required
Portable fire extinguishers shall be installed in the following locations:
1. In new and existing Group B, F, M, and S occupancies
2. Within 30 feet of commercial cooking equipment
3. Special hazard areas, including but not limited to laboratories, computer rooms, and generator rooms, where required by the fire code official.

PUBLIC WAY. A street, alley or other parcel of land open to the outside air leading to a street, that has been deeded, dedicated or otherwise permanently appropriated to the public for public use and which has a clear width and height of not less than 10 feet (3048 mm).

YARD. An open space, other than a *court*, unobstructed from the ground to the sky, except where specifically provided by this code, on the lot on which a building is situated.

CHAPTER 10: MEANS OF EGRESS
1007.1.1.1 Measurement Point. 1. The separation distance to exit or exit access doorways shall be measured to any point along the width of the doorway.

1019.3 Open Exit Access Stairways. Item 1 - Exit access stairways that serve, or atmospherically communicate between, only two stories are not required to be enclosed. Travel distance on exit access stairways or ramps shall be included in the exit access travel distance measurement per 1016.3.1.

TABLE 1018.1 Corridor Fire-Resistance Rating. Occupancy B,F,M,S: Occupant Load Served by Corridor - Greater than 30: With Sprinkler System - 0 HR

FINISH CRITERIA (IBC Section 803)

For occupancies B & M (Sprinklered):
1. Interior exit stairways, interior exit ramps and exit passageways: B
2. Corridors and enclosure for exit access stairways and exit access ramps: C
3. Rooms and enclosed spaces: C

For occupancies F & S (Sprinklered):
1. Interior exit stairways, interior exit ramps and exit passageways: C
2. Corridors and enclosure for exit access stairways and exit access ramps: C
3. Rooms and enclosed spaces: C

STAIR (IBC 1007.3 Stairways, Exceptions)

1. The clear width of 48 inches between *handrails* is not required in buidlings equipped with throughout with an automatic sprinkler system installed in accordance with Section 903.1.1 or 903.3.1.2
2. Areas of refuge are not required at stairways in buidlings equipped with throughout with an automatic sprinkler system installed in accordance with Section 903.1.1 or 903.3.1.2

CODE COMPLIANCE - REF SHEET G003A

PROJECT INFORMATION:

OWNER:	ARKANSAS FOOD SYSTEMS, LLC
PROJECT:	NORTHWEST ARKANSAS FOOD SYSTEMS
PROJECT MANAGER:	BRADFORD PAYNE - CONSTRUCTION MANAGER
PROJECT TYPE:	NEW CONSTRUCTION

APPLICABLE ADOPTED BUILDING CODES AND STANDARDS:
As adopted by City of *Springdale*

2012 ARKANSAS FIRE PREVENTION CODE VOL. I - FIRE (BASED ON ICC FIRE CODE)
2012 ARKANSAS FIRE PREVENTION CODE VOL. II - BUILDING (BASED ON ICC BUILDING CODE)
2017 NATIONAL ELECTRIC CODE
2010 ARKANSAS MECHANICAL CODE
2006 ARKANSAS PLUMBING CODE
2006 ARKANSAS GAS CODE
2014 ARKANSAS ENERGY CODE
1998 ANSI ACCESSIBILITY CODE
AMERICANS WITH DISABILITIES ACT - STANDARDS FOR ACCESSIBLE DESIGN 2010

SPRINGDALE DOWNTOWN FORM BASED CODE
Building Envelope Standards: 3.6 Campus Type 1 (C1)
Building Type: 4.1.14 Civic / Institutional Building

FDA GUIDANCE FOR INDUSTRY: GUIDE TO MINIMIZE MICROBIAL FOOD SAFETY HAZARDS OF FRESH-CUT FRUITS AND VEGETABLES

SITE & BUILDING INFORMATION:

ADDRESS:	713 E. MEADOW AVE. SPRINGDALE, ARKANSAS 72764
COUNTY:	WASHINGTON COUNTY
SITE ELEVATION:	1332.35' LOWER LEVEL FINISH FLOOR ELEVATION (FFE 100'-0")
CLIMATE ZONE:	ASHRAE ZONE 4A
SEISMIC:	SOIL SITE CLASS 'C' / SEISMIC DESIGN CATEGORY 'B' / EQ IMPORTANCE FACTOR 1.0
AUTHORITY HAVING JURISDICTION:	CITY OF SPRINGDALE, ARKANSAS
LEVEL ONE (CONDITIONED):	40,662 GSF
LEVEL ONE (COVERED LOADING):	4,741 GSF
TOTAL AREA:	45,403 GSF
BUILDING HEIGHT:	SINGLE (1) STORY

GRAPHIC SUMMARY:

2012 ARKANSAS FIRE PREVENTION CODE (2012 IBC)									
A	B	E	F	H	I	M	R	S	U
IA	IB	IIA	IIB	IIIA	IIIB	IV HT	VA	VB	
S						NS			
ALLOWABLE HEIGHT: 75' (504.2)						ALLOWABLE HEIGHT: 55'			
ALLOWABLE STORIES: 3 / 1 WITH UL AREA (507.3)						ALLOWABLE STORIES: 2			
ALLOWABLE AREA: UL						ALLOWABLE AREA: 12,500			

OCCUPANCY AND USE:

USE GROUP(S):	BUSINESS GROUP, B (OFFICES) FACTORY, F1 (LOW HAZARD FACTORY INDUSTRIAL - FOOD PRODUCTS) STORAGE, S-2 (LOW HAZARD INCLUDING FOOD PRODUCTS)	IBC 304 IBC 306 IBC 311
MINIMUM NUMBER OF EXITS:	2 PER STORY (1-500 OCCUPANTS PER STORY)	IBC TABLE 1006.3.2
EXIT ACCESS TRAVEL DISTANCE:	300 FT (OCCUPANCY B - WITH SPRINKLER SYSTEM) 250 FT (OCCUPANCY F1 - WITH SPRINKLER SYSTEM) 400 FT (OCCUPANCY S2 - WITH SPRINKLER SYSTEM)	IBC TABLE 1016.2 IBC TABLE 1016.2 IBC TABLE 1016.2
OCCUPANT LOAD:	234 OCCUPANTS (REFERENCE LIFE SAFETY PLAN GOO3A)	
RISK CATEGORY - STRUCTURAL:	CLASS II (<500 OCCUPANT LOAD)	IBC TABLE 1604.5
MIXED USE(S):	YES: NON-SEPARATED MULTIPLE-USE / MIXED USED BUILDING	IBC TABLE 508.2.4
ACCESSORY USE:	NO ACCESSORY USE (>10% OF FLOOR AREA PER STORY)	IBC TABLE 508.4
CHANGE IN USE / OCCUPANCY:	NO	

FUNCTION OF SPACE	OCCUPANT LOAD FACTOR	
B: BUSINESS	100 GROSS	IBC TABLE 1004.1.2
F1: FACTORY / COMMERCIAL KITCHEN	200 GROSS	IBC TABLE 1004.1.2
S2: STORAGE / SHIPPING / MECHANICAL	300 GROSS	IBC TABLE 1004.1.2

HEIGHT & AREA LIMITATIONS:

CONSTRUCTION TYPE:	TYPE IIB (REF APPLICABLE PROVISIONS)	IBC TABLE 602.2
AUTOMATIC SPRINKLERS:	S (AUTOMATIC SPRINKLER SYSTEM)	IBC TABLE 504.2
ALLOWABLE BUILDING HEIGHT:	75' / 3 STORIES	IBC TABLE 503
ALLOWABLE BUILDING AREA:	UNLIMITED	IBC TABLE 503

* Note allowable height increased by one story and unlimited area due to sprinklers.

BUILDING ELEMENT	TYPE IIB	
PRIMARY STRUCTURAL FRAME	0 HR	IBC TABLE 601
BEARING WALLS	0 HR	IBC TABLE 601
NONBEARING WALLS - EXTERIOR	0 HR	IBC TABLE 601
NONBEARING WALLS - INTERIOR	0 HR	IBC TABLE 601
FLOOR CONSTRUCTION	0 HR	IBC TABLE 601
ROOF CONSTRUCTION	0 HR	IBC TABLE 601

FUNCTION OF SPACE	MAXIMUM EGRESS DISTANCE (SPRINKLERED)	
B:BUSINESS	300 FT	IBC TABLE 1016.2
F1: FACTORY / COMMERCIAL KITCHEN	250 FT	IBC TABLE 1016.2
S2: STORAGE / SHIPPING / MECHANICAL	400 FT	IBC TABLE 1016.2

INFORMATION ONLY

NORTHWEST ARKANSAS
FOOD SYSTEMS
713 e meadow avenue springdale arkansas 72764

ARCHITECT:
patterhn ives llc
7751 carondelet avenue clayton tower suite 500 st louis missouri 63105 314 221 0500 www.patterhn-ives.com
Arkansas Firm License Number: LL291

FOOD SERVICE & KITCHEN:
RICCA DESIGN STUDIOS
5613 dtc parkway, suite 100 greenwood village,colorado 80111 303 221 0500 www.ricca.com

CIVIL & LANDSCAPE:
ECOLOGICAL DESIGN GROUP
120 south izard street little rock arkansas 72201 501 378 0200 www.ecologicaldg.com
Arkansas Firm License Number: 2511

MEPFT:
HSA ENGINEERING
1150 bob courtway drive suite 400 conway arkansas 72032 314 514 8845 www.hsaconsultants.com
Arkansas Firm License Number: 359

STRUCTURAL:
MARTIN / MARTIN ENGINEERS
106 south main street bentonville arkansas 72712 479 407 0945 www.martinmartin.com
Arkansas Firm License Number: 3183

LIGHTING:
H2LTG LIGHTING DESIGN
1015 grupp road #31493 saint louis missouri 63131 314 531 9200 www.h2ltg.com

PROJECT NUMBER:
2017-00

WHEN DRAWING IS REPRODUCED AT ORIGINAL SCALE, THIS BAR = 1 INCH
1"

PROFESSIONAL SEALS:

NOT FOR CONSTRUCTION

ERIC R HOFFMAN - ARCHITECT ARK#9934

REVISION HISTORY:

no.	description	date

SHEET TITLE:
LIFE SAFETY & CODE COMPLIANCE

SHEET NUMBER:
G003B

FORM BASED CODE REVIEW

DRAWN BY: JB
ISSUE DATE: 27 JANUARY 2022

NORTHWEST ARKANSAS FOOD SYSTEMS

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NORTHWEST ARKANSAS FOOD SYSTEMS

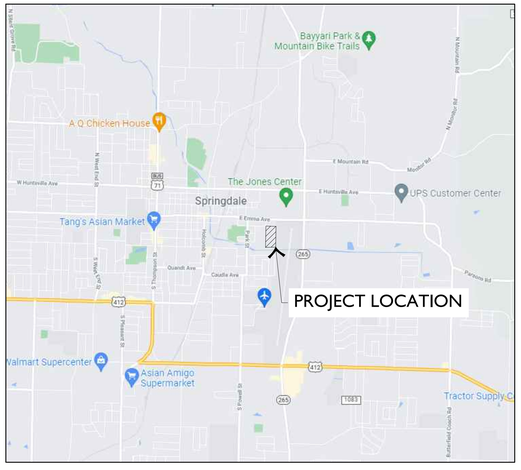
SITE DEVELOPMENT PLANS - PHASE 1

713 E. MEADOW AVENUE SPRINGDALE, ARKANSAS

(L22-10) 1

CONSTRUCTION DOCUMENTS

February 11, 2022



VICINITY MAP
NOT TO SCALE

NORTH



AERIAL MAP
NOT TO SCALE

NORTH

OWNER:
ARKANSAS FOOD SYSTEMS LLC
4 NE 10TH STREET, #435
OKLAHOMA CITY, OK 73104

DEVELOPER:
ARKANSAS FOOD SYSTEMS LLC
4 NE 10TH STREET, #435
OKLAHOMA CITY, OK 73104

ARCHITECT:
PATTERHN IVES LLC
ERIC HOFFMAN
7751 CARONDELET AVENUE
CLAYTON TOWER SUITE 500
ST. LOUIS, MISSOURI 63105
EHOFFMAN@PATTERHN-IVES.COM
314.833.0301

LANDSCAPE :
ECOLOGICAL DESIGN GROUP, INC.
MARTIN SMITH, ASLA
210 EAST MERRIMAN AVENUE
WYNNE, AR 72396
MSMITH@ECOLOGICALDG.COM
870.588.6426

CIVIL ENGINEER:
ECOLOGICAL DESIGN GROUP, INC.
BRAHM DRIVER, PE
216 W BIRCH ST.
ROGERS, AR 72756
BDRIVER@ECOLOGICALDG.COM
501.944.3090

SURVEYOR:
BATES & ASSOCIATES, INC.
JUSTIN REID
7230 S PLEASANT RIDGE DRIVE
FAYETTEVILLE, AR 72704
JUSTIN@BATESNWA.COM
479.442.9350

SITE SUMMARY

ZONING:
C1-CAMPUS TYPE 1

BUILDING USE:
FOOD HUB, ENTREPRENEURSHIP, AND EDUCATION

TOTAL GROSS AREA:
10.54 AC
TOTAL NET AREA:
10.13 AC

TOTAL FLOOR AREA:
45,403 SF

LEVEL ONE (CONDITIONED):
40,622 SF
LEVEL ONE (COVERED LOADING): 4,741 SF
LEVEL ONE (PORCH): 1,610 SF

BUILDING HEIGHT: 30'-8"
BUILDING ELEVATION: 1332.35'

CITY OF SPRINGDALE PROJECT NOTES

1. THE CITY OF SPRINGDALE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, SPRINGDALE WATER UTILITIES WATER AND SEWER UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF FAYETTEVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS, APPROVED IN WRITING BY THE CITY ENGINEER.
2. TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT OR SPRINGDALE WATER UTILITIES, INSPECTIONS MUST BE CALLED IN BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.
3. REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF SPRINGDALE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.

SHEET INDEX

CIVIL	
C000	COVER SHEET
C001	LEGEND SHEET
C010	DEMOLITION PLAN
C100	SITE PLAN
C101	SITE LAYOUT PLAN
C200	UTILITY PLAN
C300	GRADING AND DRAINAGE PLAN
C301	GRADING AND DRAINAGE PLAN
C310	SPOT GRADE PLAN
C311	SPOT GRADE PLAN
C400	EROSION AND SEDIMENT CONTROL PLAN
C410	EROSION AND SEDIMENT CONTROL DETAILS
C500	DETAIL SHEET 1
C501	DETAIL SHEET 2
C502	DETAIL SHEET 3
C503	DETAIL SHEET 4
C504	DETAIL SHEET 5
C505	DETAIL SHEET 6
C506	DETAIL SHEET 7
C507	DETAIL SHEET 8
C508	DETAIL SHEET 9
C509	DETAIL SHEET 10
C510	DETAIL SHEET 11
C600	UTILITY CUT SHEETS
L100	LANDSCAPE PLAN
L101	LANDSCAPE NOTES AND DETAILS
SURVEY	
SHEET 1 OF 1	RECORDED PLAT
SHEET 2 OF 3	ALTA SURVEY

FLOOD NOTE:

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 #05143C0090F. DATED 05/16/2008)

WETLAND NOTE:

IT HAS BEEN DETERMINED THAT NO WETLANDS EXIST ON SITE PER US FISH AND WILDLIFE WETLAND MAPPER (DATA LAST MODIFIED OCTOBER ,15 2018).

LEGAL DESCRIPTION FOR PARCEL NUMBER 815-28463-000

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE EAST LINE OF SAID FORTY ACRE TRACT WHICH IS N02°11'50"E 47.72' FROM AN EXISTING REBAR MARKING THE SOUTHEAST CORNER THEREOF AND RUNNING THENCE S89°47'38"W 462.32', THENCE N02°11'40"E 967.89', THENCE S87°02'19"E 235.72', THENCE N02°14'04"E 291.59' TO AN EXISTING REBAR ON THE SOUTH RIGHT-OF-WAY OF EMMA AVENUE, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: S85°42'52"E 2.38' TO AN EXISTING REBAR, S82°16'27"E 172.80', S86°35'16"E 51.71' TO THE INTERSECTION OF SAID RIGHT-OF-WAY AND THE EAST LINE OF SAID FORTY ACRE TRACT, THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG SAID EAST LINE S02°11'50"W 1219.12' TO THE POINT OF BEGINNING, CONTAINING 11.60 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN EAST MEADOW AVENUE RIGHT-OF-WAY AND BAGGETT STREET RIGHT-OF-WAY ON THE WEST SIDE OF HEREIN DESCRIBED TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LEGAL DESCRIPTION FOR PARCEL NUMBER 815-28444-000 1

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE EAST LINE OF SAID FORTY ACRE TRACT WHICH IS N02°11'50"E 990.06' FROM AN EXISTING REBAR MARKING THE SOUTHEAST CORNER THEREOF AND RUNNING THENCE N87°02'19"W 111.76', THENCE N02°14'39"E 282.17' TO AN EXISTING REBAR ON THE SOUTH RIGHT-OF-WAY OF EAST EMMA AVENUE, THENCE ALONG SAID RIGHT-OF-WAY S82°16'27"E 60.10', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S86°35'16"E 51.71' TO THE EAST LINE OF SAID FORTY ACRE TRACT, THENCE ALONG SAID EAST LINE S02°11'50"W 276.77' TO THE POINT OF BEGINNING, CONTAINING 0.71 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

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NORTHWEST ARKANSAS FOOD SYSTEMS
713 e meadow avenue springdale arkansas 72764

ARCHITECT:
patterhn ives llc
7751 carondelet avenue clayton tower suite 500 st louis missouri 63105 303 221 0500 www.patterhn-ives.com
Arkansas Firm License Number: LL291

FOOD SERVICE & KITCHEN:
RICCA DESIGN STUDIOS
5613 dtc parkway, suite 100 greenwood village colorado 80111 303 221 0500 www.ricca.com

CIVIL & LANDSCAPE:
ECOLOGICAL DESIGN GROUP
120 south izard street little rock arkansas 72201 501 378 0200 www.ecologicaldg.com
Arkansas Firm License Number: 2511

MEPFT:
HSA ENGINEERING
1150 bob courtway drive suite 400 conway arkansas 72032 314 354 6885 www.hsaconsultants.com
Arkansas Firm License Number: 359

STRUCTURAL:
MARTIN / MARTIN ENGINEERS
108 south main street bentonville arkansas 72712 479 407 0945 www.martinmartin.com
Arkansas Firm License Number: 3163

LIGHTING:
H2LTG LIGHTING DESIGN
1015 grupp road #31493 saint louis missouri 63131 314 531 5200 www.h2ltg.com

PROJECT NUMBER:
2017-000

WHEN DRAWING IS REPRODUCED AT ORIGINAL SCALE, THIS BAR = 1 INCH

1"

PROFESSIONAL SEALS:

NOT FOR CONSTRUCTION

ERIC R HOFFMAN - ARCHITECT AR#9934

REVISION HISTORY:

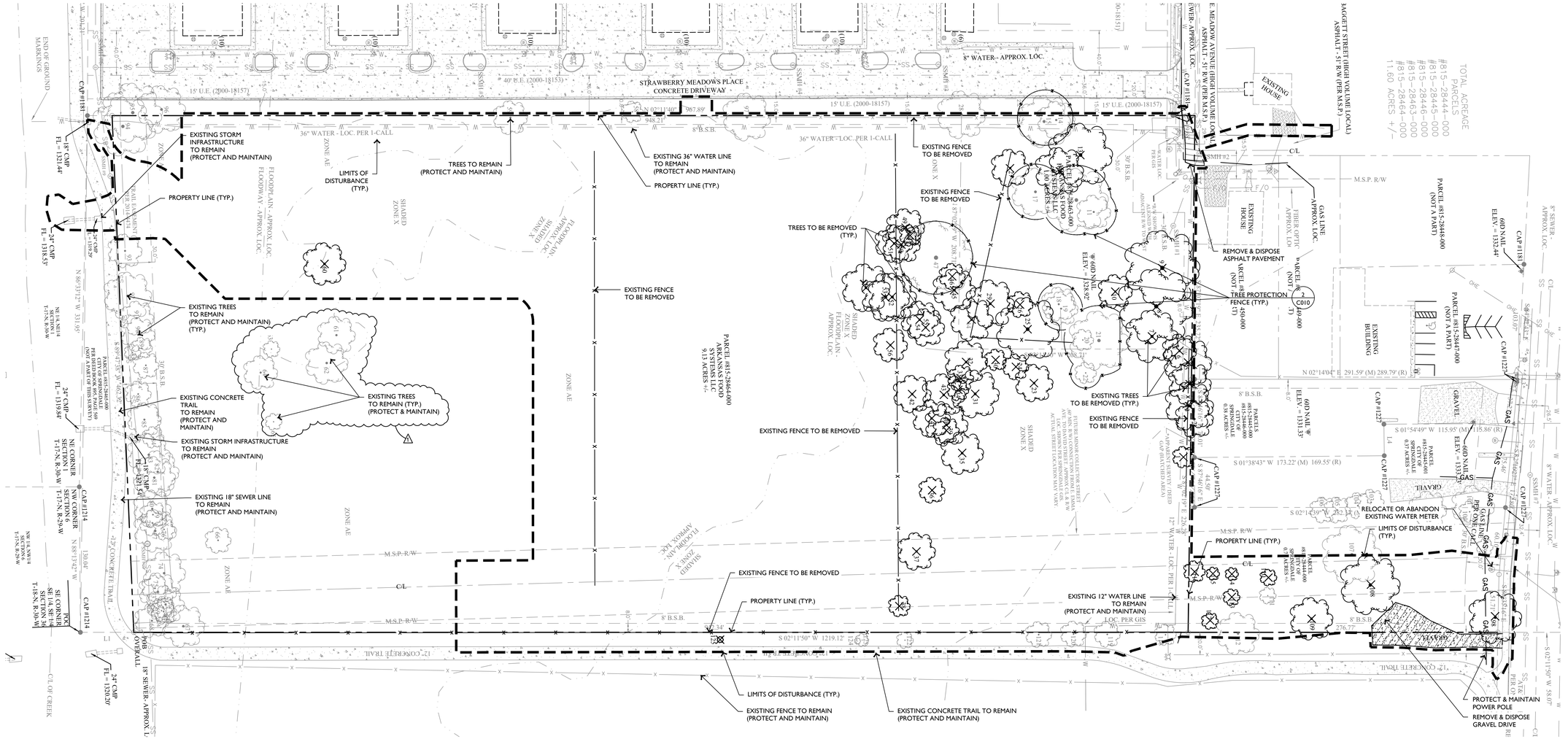
no.	description	date
1	City Revisions	02-17-2022

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C000

LSD L22-10
LARGE SCALE DEVELOPMENT APPLICATION

DRAWN BY: EDG
ISSUE DATE: 17 FEBRUARY 2022


STRAWBERRY MEADOWS PLACE
CONCRETE DRIVEWAY
15' U.E. (2000-18157)
40' B.E. (2000-18153)
8" WATER - APPROX. LOC.
JAGGETT STREET (HIGH VOLUME LOCAL)
ASPHALT - 51' R/W (PER M.S.P.)
E. MEADOW AVENUE (HIGH VOLUME LOCAL)
ASPHALT - 51' R/W (PER M.S.P.)
SEWER - APPROX. LOC.
EXISTING HOUSE
C/L
M.S.P. R/W
PARCEL #815-28446-000 (NOT A PART)
60D NAIL ELEV. = 1332.44'
CAP #1181
CAP #1227
GAS LINE APPROX. LOC.
FIBER OPTIC APPROX. LOC.
EXISTING BUILDING
GRAVEL
OHE
GAS
SS
SSMH #2
W
8" WATER - APPROX. LOC.
TOTAL ACREAGE PARCELS
#815-28444-000
#815-28445-000
#815-28446-000
#815-28463-000
#815-28464-000
11.60 ACRES +/-
36" WATER - LOC. PER I-CALL
8" B.S.B.
ZONE AE
FLOODPLAIN - APPROX. LOC.
FLOODWAY - APPROX. LOC.
SHADED ZONE X
FLOODWAY LAN - APPROX LOC.
SHADED ZONE X
PARCEL #815-28464-000 ARKANSAS FOOD SYSTEMS LLC 9.13 ACRES +/-
PARCEL #815-28463-000 CITY OF SPRINGDALE 0.37 ACRES +/-
PARCEL #815-28447-000 (NOT A PART)
PARCEL #815-28448-000 (NOT A PART)
PARCEL #815-28446-000 CITY OF SPRINGDALE 0.58 ACRES +/-
PARCEL #815-28445-000 CITY OF SPRINGDALE 0.37 ACRES +/-
PARCEL #815-28444-000 CITY OF SPRINGDALE 0.14 ACRES +/-
EXISTING STORM INFRASTRUCTURE TO REMAIN (PROTECT AND MAINTAIN)
PROPERTY LINE (TYP.)
LIMITS OF DISTURBANCE (TYP.)
TREES TO REMAIN (PROTECT AND MAINTAIN)
EXISTING 36" WATER LINE TO REMAIN (PROTECT AND MAINTAIN)
EXISTING FENCE TO BE REMOVED
TREES TO BE REMOVED (TYP.)
EXISTING TREES TO REMAIN (PROTECT AND MAINTAIN) (TYP.)
EXISTING CONCRETE TRAIL TO REMAIN (PROTECT AND MAINTAIN)
EXISTING TREES TO REMAIN (TYP.) (PROTECT & MAINTAIN)
EXISTING STORM INFRASTRUCTURE TO REMAIN (PROTECT AND MAINTAIN)
EXISTING 18" SEWER LINE TO REMAIN (PROTECT AND MAINTAIN)
EXISTING TREES TO BE REMOVED (TYP.)
REMOVE & DISPOSE ASPHALT PAVEMENT
TREE PROTECTION FENCE (TYP.) (264-000 LF)
EXISTING 12" WATER LINE TO REMAIN (PROTECT AND MAINTAIN)
LOC. PER GIS
RELOCATE OR ABANDON EXISTING WATER METER
LIMITS OF DISTURBANCE (TYP.)
PROTECT & MAINTAIN POWER POLE
REMOVE & DISPOSE GRAVEL DRIVE
LIMITS OF DISTURBANCE (TYP.)
EXISTING FENCE TO REMAIN (PROTECT AND MAINTAIN)
EXISTING CONCRETE TRAIL TO REMAIN (PROTECT AND MAINTAIN)
12' CONCRETE TRAIL
OVERALL
C/L OF CREEK
18" SEWER - APPROX. LOC.
24" CMP FL = 1320.20'
24" CMP FL = 1319.84'
18" CMP FL = 1321.54'
24" CMP FL = 1318.53'
18" CMP FL = 1321.43'
NE 1/4, NE1/4 SECTION 1 T-17-N, R-30-W
NW CORNER SECTION 6 T-17-N, R-29-W
NW 1/4, NW1/4 SECTION 6 T-17-N, R-29-W
SW 1/4, SW1/4 SECTION 31 T-18-N, R-30-W
SE CORNER SECTION 1 T-17-N, R-30-W
SE 1/4, SE 1/4 SECTION 1 T-17-N, R-30-W
POC
POB
N 86°33'12" W 331.95'
N 88°13'42" W 130.06'
S 02°11'50" W 1219.12'
S 01°54'49" W 115.95' (M) 115.86' (R)
S 01°38'43" W 173.22' (M) 169.55' (R)
S 87°46'19" E 220.38'
N 02°14'04" E 291.59' (M) 289.79' (R)
S 02°11'50" W 558.07'
N 87°46'19" W 376.27'
60D NAIL ELEV. = 1334.91'
60D NAIL ELEV. = 1331.33'
60D NAIL ELEV. = 1333.52'
CAP #1227
L1
L2
L3
L4
L5
L6
L7
L8
L9
L10
L11
L12
L13
L14
L15
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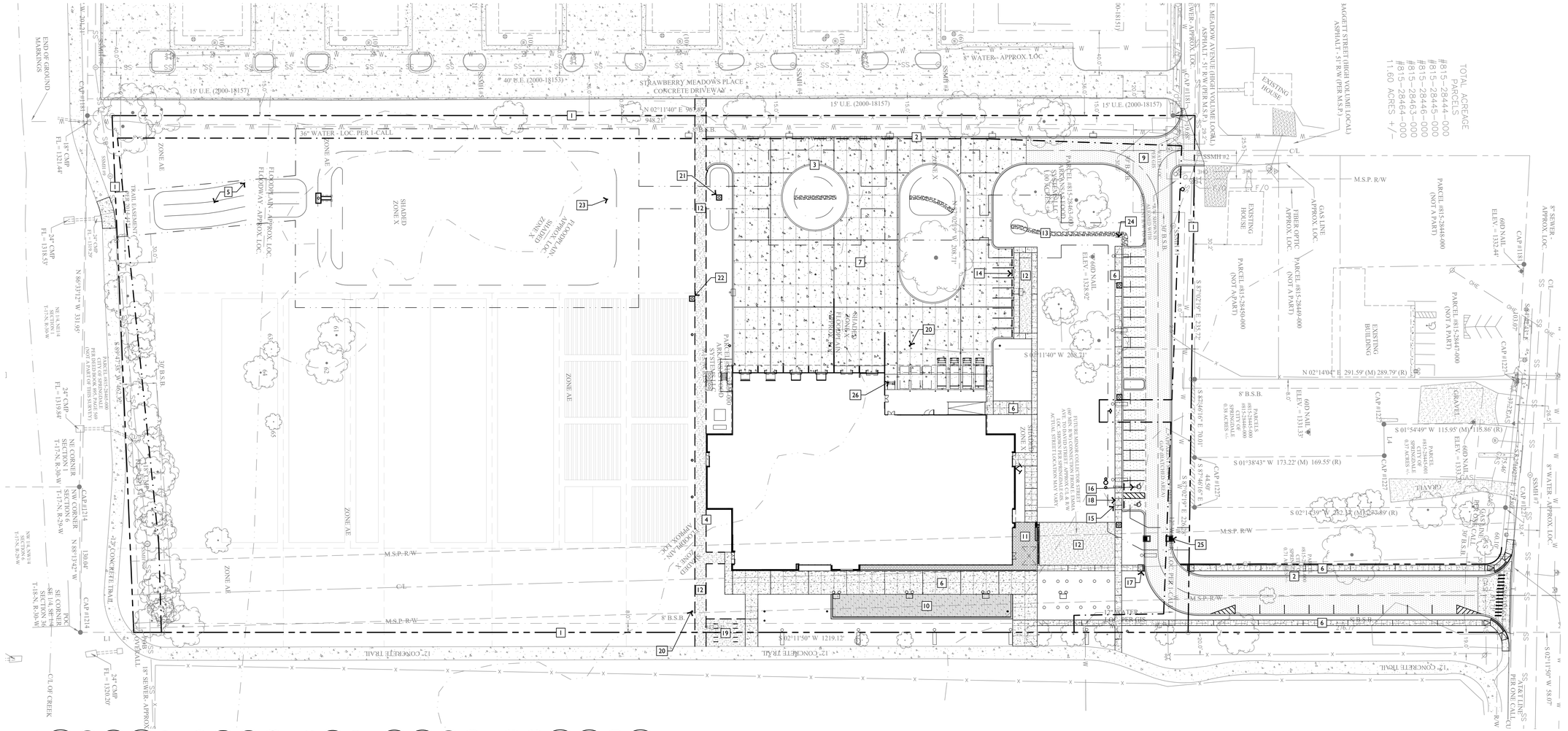
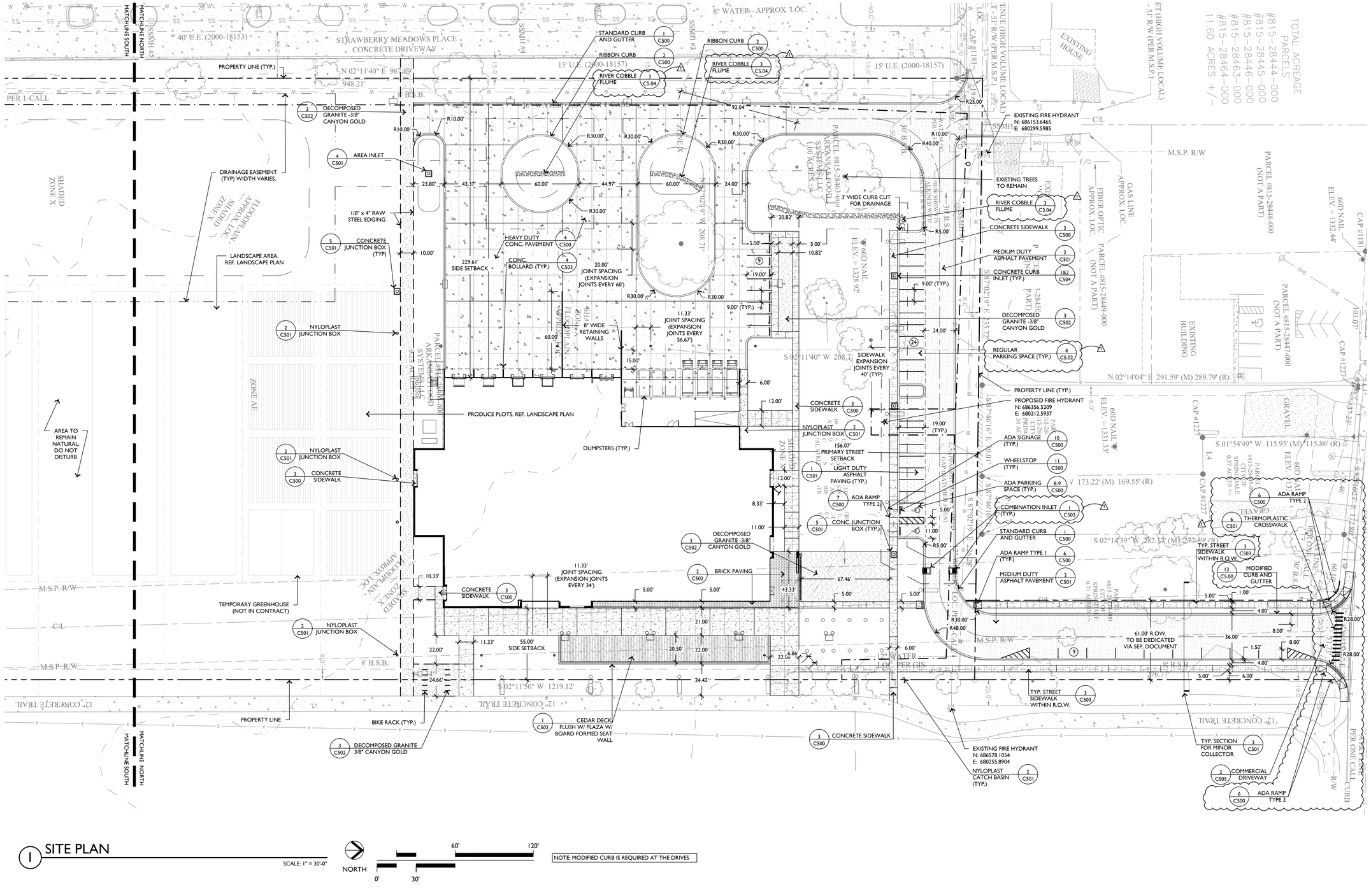
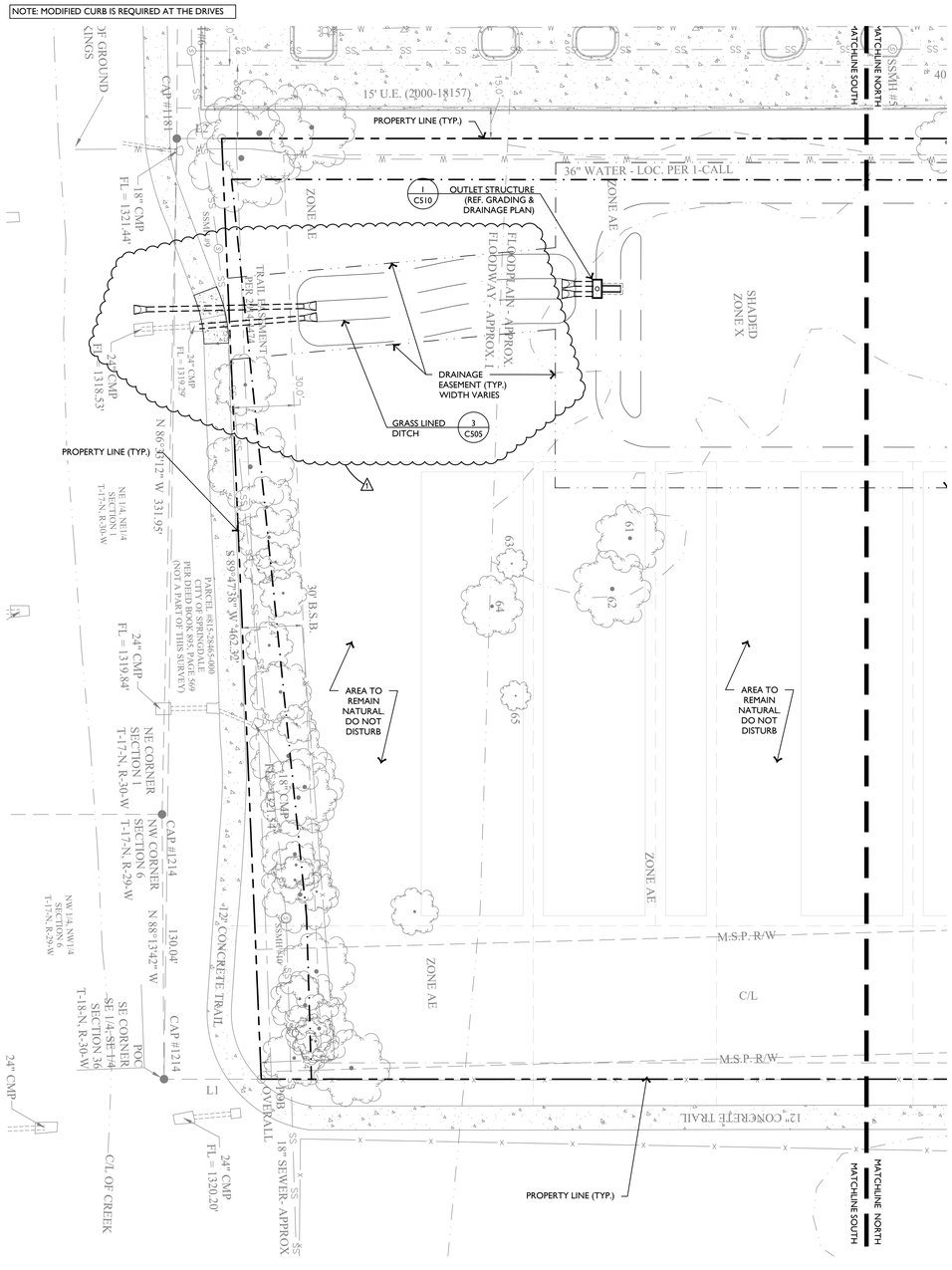

STRAWBERRY MEADOWS PLACE
CONCRETE DRIVEWAY
E. MEADOW AVENUE (HIGH VOLUME LOCAL)
ASPHALT - 51' R/W (PER M.S.P.)
JAGGETT STREET (HIGH VOLUME LOCAL)
ASPHALT - 51' R/W (PER M.S.P.)
8" WATER - APPROX. LOC.
15' U.E. (2000-18157)
40' B.E. (2000-18153)
36" WATER - LOC. PER I-CALL
S 02°11'40" E 948.21'
S 02°11'50" W 1219.12'
S 87°02'19" E 335.72'
N 02°14'04" E 291.59' (M) 289.79' (R)
S 01°54'49" W 115.95' (M) 115.86' (R)
S 01°38'43" W 173.22' (M) 169.55' (R)
S 87°46'16" E 70.01'
S 87°46'16" E 229.69'
S 02°14'09" W 252.34' (M) 252.89' (R)
N 87°13'42" W 130.04'
N 86°33'12" W 331.95'
S 87°46'16" E 229.69'
TOTAL ACREAGE PARCELS
#815-28444-000
#815-28445-000
#815-28446-000
#815-28463-000
#815-28464-000
11.60 ACRES +/-
EXISTING HOUSE
EXISTING BUILDING
EXISTING HOUSE
FIBER OPTIC APPROX. LOC.
GAS LINE APPROX. LOC.
PARCEL #815-28448-900 (NOT A PART)
PARCEL #815-28449-800 (NOT A PART)
PARCEL #815-28464-000 (NOT A PART)
PARCEL #815-28447-000 (NOT A PART)
PARCEL #815-28445-000 CITY OF SPRINGDALE 69 ACRES +/- (NOT A PART OF THIS SURVEY)
PARCEL #815-28445-001 CITY OF SPRINGDALE 0.38 ACRES +/-
PARCEL #815-28445-000 CITY OF SPRINGDALE 0.37 ACRES +/-
PARCEL #815-28444-000 CITY OF SPRINGDALE 0.37 ACRES +/-
PARCEL #815-28466-000 CITY OF SPRINGDALE 0.38 ACRES +/-
PARCEL #815-28465-000 CITY OF SPRINGDALE 1.00 ACRES +/-
PARCEL #815-27591-000 CITY OF SPRINGDALE SYSTEM 0.86 ACRES +/-
ZONE AE
ZONE X
SHADED ZONE X
FLOODWAY - APPROX. LOC.
FLOODWAY APPROX. LOC. SHADED ZONE X
TRAIL EASEMENT (PER PLAT)
M.S.P. R/W
C/L
12' CONCRETE TRAIL
8' B.S.B.
30' B.S.B.
8" SEWER - APPROX. LOC.
8" WATER - APPROX. LOC.
SSMH #2
SSMH #3
SSMH #4
SSMH #5
SSMH #6
SSMH #7
SSMH #8
SSMH #9
SSMH #10
SSMH #11
SSMH #12
SSMH #13
SSMH #14
SSMH #15
SSMH #16
SSMH #17
SSMH #18
SSMH #19
SSMH #20
SSMH #21
SSMH


STRAWBERRY MEADOWS PLACE
CONCRETE DRIVEWAY
40' U.E. (2000-18153)
15' U.E. (2000-18157)
8" WATER - APPROX. LOC.
PROPERTY LINE (TYP.)
PER 1-CALL
MATCHLINE SOUTH
MATCHLINE NORTH
STANDARD CURB AND GUTTER
RIBBON CURB
RIVER COBBLE FLUME
DECOMPOSED GRANITE -3/8" CANYON GOLD
AREA INLET
DRAINAGE EASEMENT (TYP) WIDTH VARIES.
1/8" x 4" RAW STEEL EDGING
CONCRETE JUNCTION BOX (TYP)
LANDSCAPE AREA. REF. LANDSCAPE PLAN
HEAVY DUTY CONC. PAVEMENT
CONC. BOLLARD (TYP.)
229.61' SIDE SETBACK
20.00' JOINT SPACING (EXPANSION JOINTS EVERY 60')
11.33' JOINT SPACING (EXPANSION JOINTS EVERY 56.67')
8' WIDE RETAINING WALLS
SIDEWALK EXPANSION JOINTS EVERY 40' (TYP)
NYLOPLAST JUNCTION BOX
PRODUCE PLOTS. REF. LANDSCAPE PLAN
DUMPSTERS (TYP.)
AREA TO REMAIN NATURAL. DO NOT DISTURB
CONCRETE SIDEWALK
TEMPORARY GREENHOUSE (NOT IN CONTRACT)
BIKE RACK (TYP.)
DECOMPOSED GRANITE 3/8" CANYON GOLD
CEDAR DECK FLUSH W/ PLAZA W/ BOARD FORMED SEAT WALL
3' WIDE CURB CUT FOR DRAINAGE
MEDIUM DUTY ASPHALT PAVEMENT
CONCRETE CURB INLET (TYP.)
REGULAR PARKING SPACE (TYP.)
PROPOSED FIRE HYDRANT N: 686356.5209 E: 680212.5937
ADA SIGNAGE (TYP.)
WHEELSTOP (TYP.)
ADA PARKING SPACE (TYP.)
LIGHT DUTY ASPHALT PAVING (TYP.)
ADA RAMP TYPE 2
CONC. JUNCTION BOX (TYP.)
BRICK PAVING
COMBINATION INLET (TYP.)
STANDARD CURB AND GUTTER
ADA RAMP TYPE 1 (TYP.)
MEDIUM DUTY ASPHALT PAVEMENT
EXISTING FIRE HYDRANT N: 686578.1054 E: 680255.8904
NYLOPLAST CATCH BASIN (TYP.)
EXISTING FIRE HYDRANT N: 686153.6465 E: 680099.5985
EXISTING TREES TO REMAIN
EXISTING HOUSE
EXISTING BUILDING
TOTAL ACREAGE PARCELS
#815-28444-000
#815-28445-000
#815-28446-000
#815-28463-000
#815-28464-000
11.60 ACRES +/-
PARCEL #815-28449-000 (NOT A PART)
PARCEL #815-28447-000 (NOT A PART)
PARCEL #815-28448-000 (NOT A PART)
PARCEL #815-28463-000 ARKANSAS FOOD SYSTEMS, LLC 11.60 ACRES +/-
SHADED ZONE X
ZONE AE
ZONE AH
FLOODPLAIN APPROX. LOC.
GAS LINE APPROX. LOC.
FIBER OPTIC APPROX. LOC.
OHE
M.S.P. R/W
C/L
61.00' R.O.W. TO BE DEDICATED VIA SEP. DOCUMENT
TYP. STREET SIDEWALK WITHIN R.O.W.
TYP. SECTION FOR MINOR COLLECTOR
COMMERCIAL DRIVEWAY
THERMOPLASTIC CROSSWALK
MODIFIED CURB AND GUTTER
GRAVEL
CAP #1181
CAP #1227
60D NAIL ELEV. = 1332.44'
60D NAIL ELEV. = 1331.33'
N 02°11'40" E 967.89' 948.21'
S 02°11'50" W 1219.12'
S 02°11'40" W 208.7
N 02°14'04" E 291.59' (M) 289.79' (R)
S 01°54'49" W 115.95' (M) 115.86' (R)
S 02°14'39" W 282.13' (M) 277.80' (R)
S 87°46'16" E 70.01'
S 87°46'16" E 173.22' (M) 169.55' (R)
S 87°46'19" E 235.72'
S 87°46'19" E 235.72'
S 87°46'19" E 235.72'

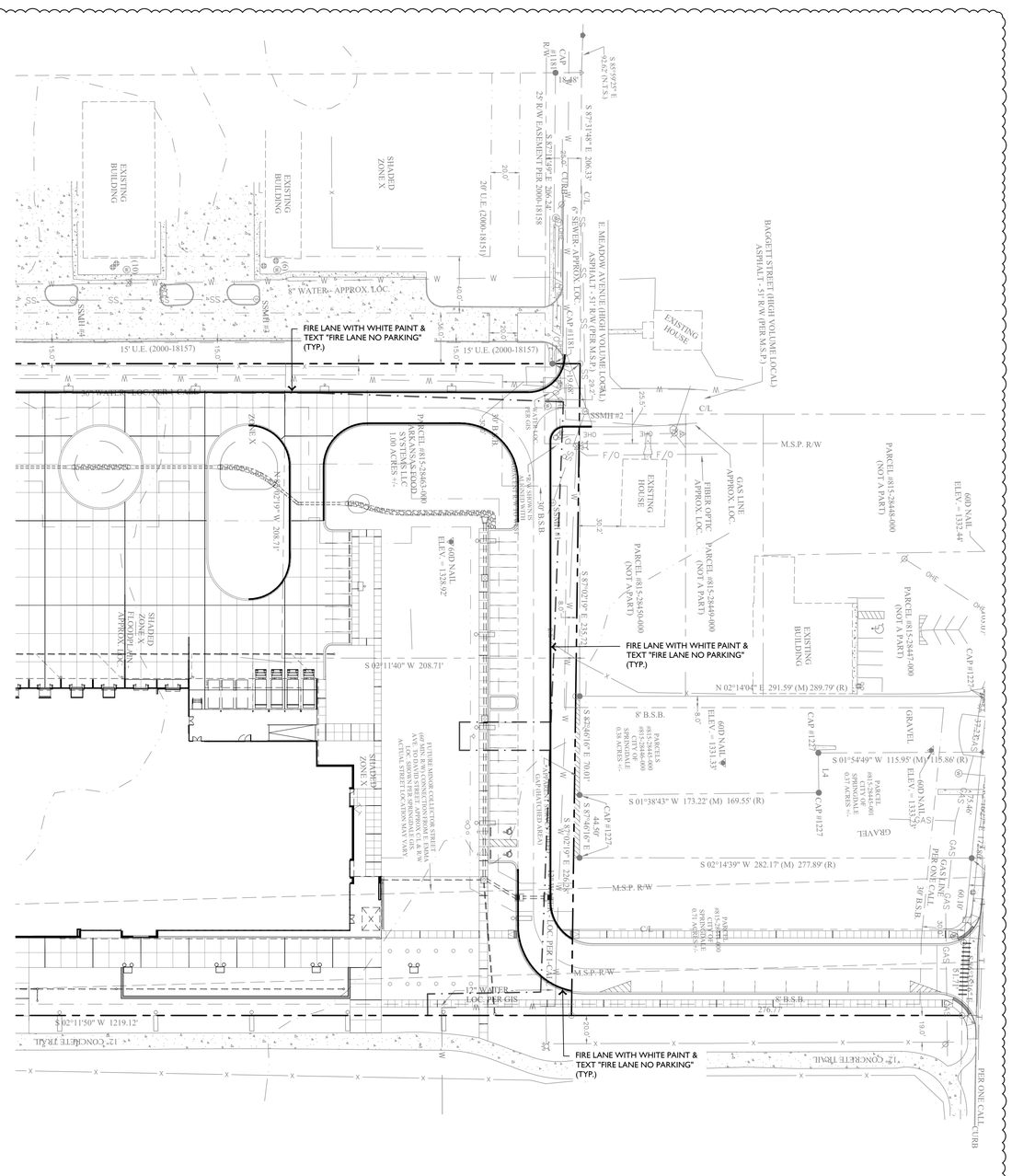
NOTE: MODIFIED CURB IS REQUIRED AT THE DRIVES



1 SITE PLAN

SCALE: 1" = 30'-0"

NORTH 0' 30' 60' 120'



2 FIRE LANE EXHIBIT

SCALE: 1" = 40'-0"

NORTH 0' 40' 80' 160'

NORTHWEST ARKANSAS
FOOD SYSTEMS
713 e meadow avenue springdale arkansas 72764

ARCHITECT:
patterhn ives llc
7751 carondelet avenue clayton tower suite 500 st louis missouri 63105 303 221 0500 www.patterhn-ives.com
Arkansas Firm License Number: LL291

FOOD SERVICE & KITCHEN:
RICCA DESIGN STUDIOS
5613 dtc parkway, suite 100 greenwood village colorado 80111 303 221 0500 www.ricda.com

CIVIL & LANDSCAPE:
ECOLOGICAL DESIGN GROUP
120 south izard street little rock arkansas 72201 501 378 0200 www.ecologicaldg.com
Arkansas Firm License Number: 2511

MEPFT:
HSA ENGINEERING
1150 bob courtway drive suite 400 conway arkansas 72032 314 354 6868 www.hsaconsultants.com
Arkansas Firm License Number: 359

STRUCTURAL:
MARTIN / MARTIN ENGINEERS
100 south main street bentonville arkansas 72712 479 367 0945 www.martinmartin.com
Arkansas Firm License Number: 3163

LIGHTING:
H2LTG LIGHTING DESIGN
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PROJECT NUMBER:
2017-000

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1"

PROFESSIONAL SEALS:

NOT FOR CONSTRUCTION

ERIC R HOFFMAN - ARCHITECT AR#9934

REVISION HISTORY:

no.	description	date
1	City Revisions	02-17-2022

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C102

LSD L22-10
LARGE SCALE DEVELOPMENT APPLICATION

DRAWN BY: EDG
ISSUE DATE: 17 FEBRUARY 2022

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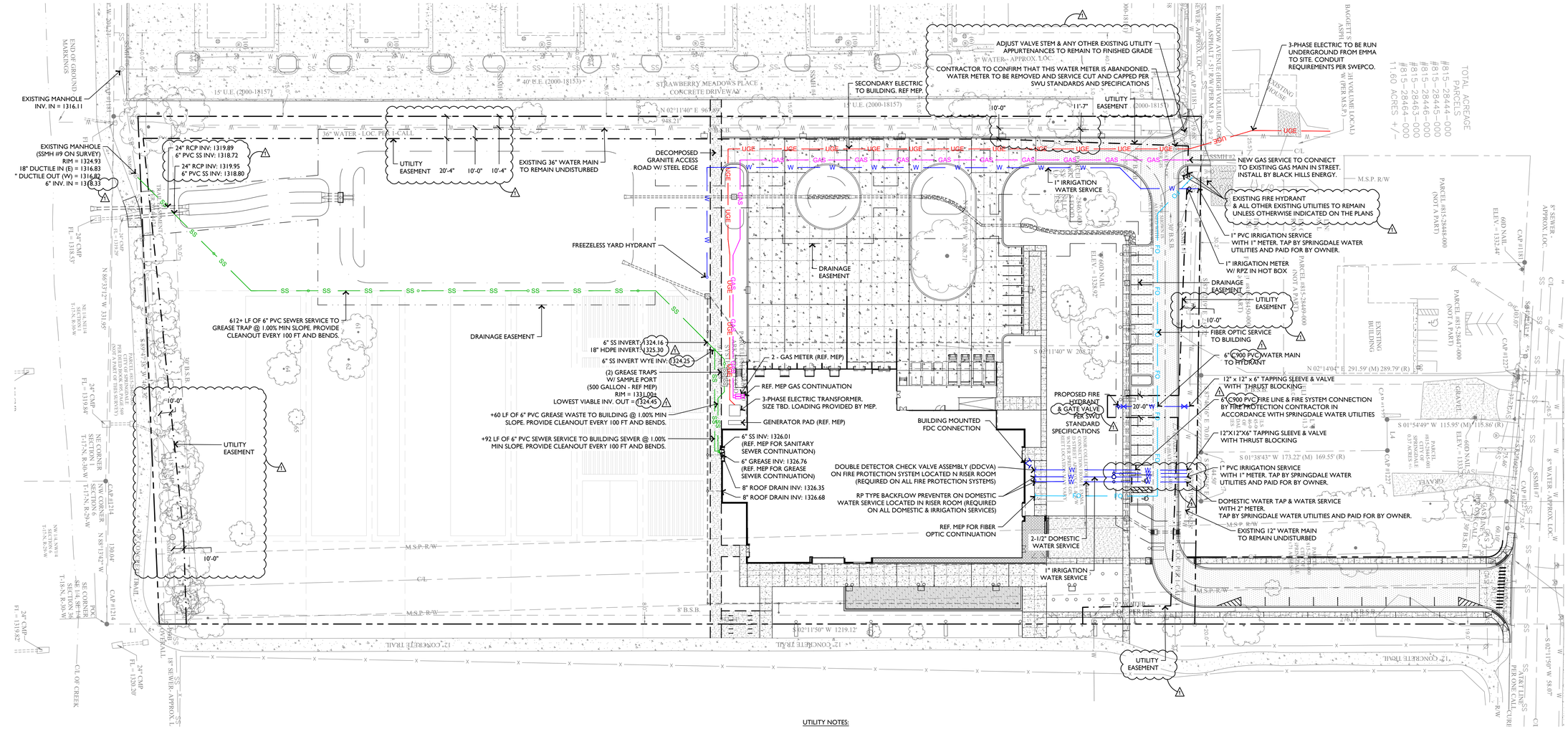
M:\24"x36"\2017-000 NWA FOOD SYSTEMS\DRAWINGS\C102 SITE PLAN.dwg



UTILITY NOTES:

1. EXISTING STRUCTURES AND UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND FOR INFORMATION PURPOSES ONLY. ALL STRUCTURES AND UTILITIES MAY NOT BE SHOWN. ALL EXISTING UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION (WHETHER SHOWN OR NOT SHOWN). UTILITY SERVICE MUST BE MAINTAINED DURING AND AFTER CONSTRUCTION
2. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES.
3. ALL WATER LINE AND SANITARY SEWER WORK MUST BE PERFORMED IN ACCORDANCE WITH (LOCAL JURISDICTION) STANDARD SPECIFICATIONS AND DETAILS, AND SHALL BE COORDINATED WITH LOCAL JURISDICTION
4. THE CONTRACTOR SHALL COORDINATE THE CONNECTIONS TO THE EXISTING WATER LINES WITH THE LOCAL JURISDICTION.
5. PROVIDE THRUST BLOCKING FOR THE PROPOSED WATERLINES AS SHOWN ON THE DETAIL SHEETS AND AS REQUIRED BY THE LOCAL JURISDICTION.
6. ALL WATER AND SEWER LINES AND SERVICES CROSSING ROADWAYS ARE TO BE BACKFILLED WITH COMPACTED CLASS 7 AGGREGATE BASE COURSE.
7. ALL WATER MAINS SHALL BE A MINIMUM OF 4-FT BELOW FINISHED GRADE AND A MINIMUM OF 1-FT BELOW STORM DRAINS.
8. ALL WATER MAINS ARE TO CROSS OVER SEWER MAINS WITH A MINIMUM OF 18-IN OF VERTICAL SEPARATION AND WATER AND SEWER MAINS SHALL HAVE A MINIMUM OF 10-FT HORIZONTAL SEPARATION.
9. ALL SANITARY SEWER WORK SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE LOCAL JURISDICTIONS STANDARD SPECIFICATIONS AND DETAILS AND SHALL BE COORDINATED WITH THE LOCAL JURISDICTION.
10. ALL PROPOSED FIRE HYDRANTS AND WATER METERS MUST BE LOCATED A MINIMUM OF 4' BEHIND ANY CURB AND GUTTER AND 4' BEHIND ANY SIDEWALK.
11. THE CONTRACTOR SHALL VERIFY THE ELEVATION AND LOCATION OF THE EXISTING WATER AND SEWER LINES ON SITE. IF THE COVER IS FOUND TO BE BELOW THE MINIMUM STANDARD OR IF THE EXISTING WATER OR SANITARY SEWER LINES ARE DAMAGED DUE TO CONSTRUCITON ACTIVITY, THEN THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR REPLACING THE EXISTING WATER AND SANITARY SEWER LINES WITHIN THE PROPOSED PROJECT AREA AT THE OWNER/DEVELOPER'S EXPENSE.

UTILITY LINETYPE LEGEND

- W — PROPOSED WATER SERVICE
- SS — PROPOSED SANITARY SEWER SERVICE
- GAS — PROPOSED GAS SERVICE
- FO — PROPOSED FIBER OPTIC SERVICE
- UGE — PROPOSED UNDERGROUND ELECTRIC SERVICE
- PROPOSED DRAINAGE EASEMENT
- PROPOSED UTILITY EASEMENT

1 UTILITY PLAN

SCALE: 1" = 40'-0"

NORTH 0' 40' 80' 160'

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NORTHWEST ARKANSAS
FOOD SYSTEMS
713 e meadow avenue springdale arkansas 72764

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FOOD SERVICE & KITCHEN:
RICCA DESIGN STUDIOS
5613 dtc parkway, suite 1100 greenwood village colorado 80111 3 0 3 . 2 2 1 . 0 5 0 0 w w w . r i c c a . c o m

CIVIL & LANDSCAPE:
ECOLOGICAL DESIGN GROUP
120 south izard street little rock arkansas 72201 5 0 1 . 3 7 6 . 0 2 0 0 www.ecologicaldg.com Arkansas Firm License Number: 2511

MEPFT:
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PROJECT NUMBER:
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ERIC R HOFFMAN - ARCHITECT AR#9934

REVISION HISTORY:

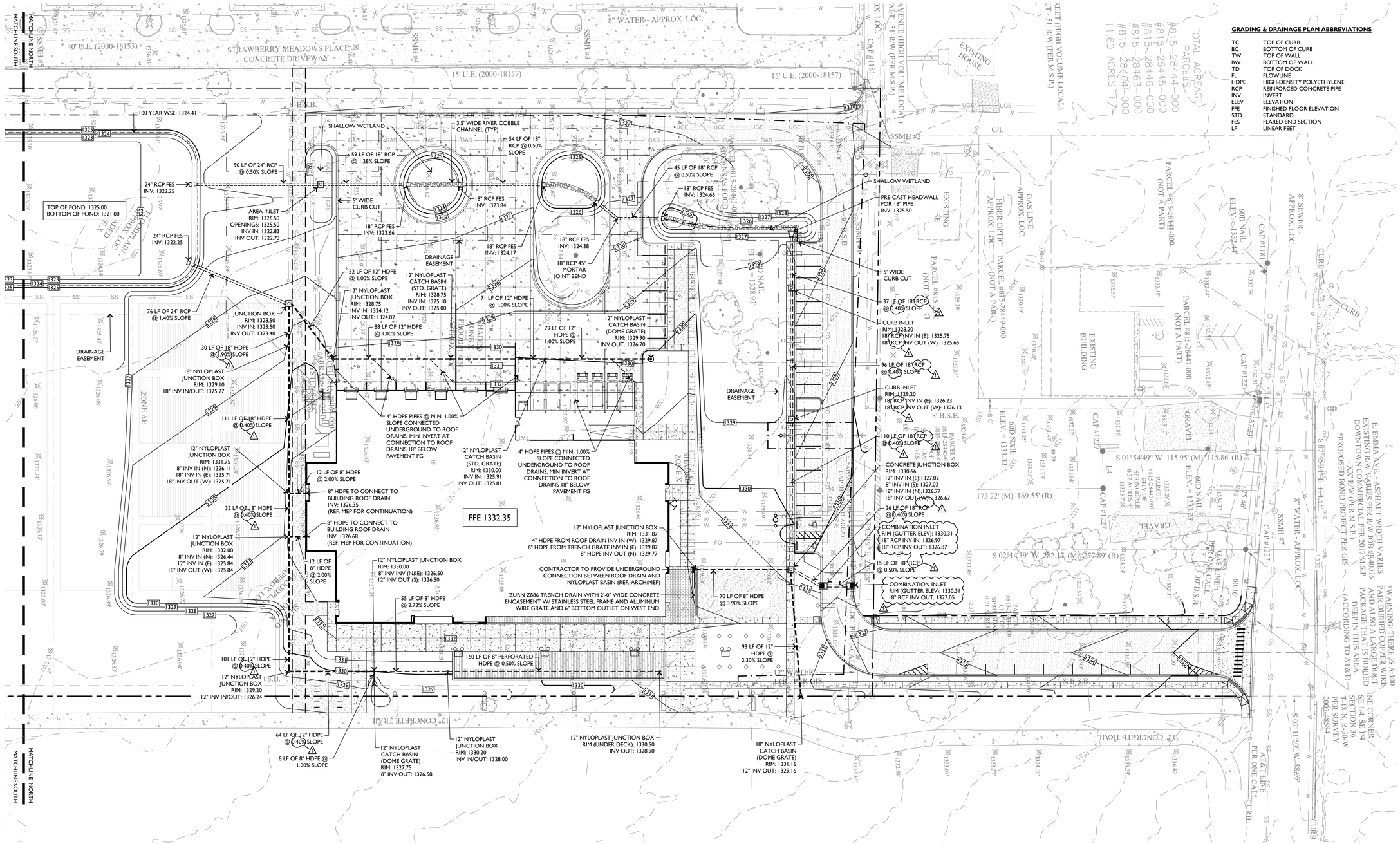
no.	description	date
1	City Revisions	02-17-2022

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C200

LSD L22-10
LARGE SCALE DEVELOPMENT APPLICATION

DRAWN BY: EDG
ISSUE DATE: 17 FEBRUARY 2022



GRADING & DRAINAGE PLAN

SCALE: 1" = 30'-0"

NORTH

0' 30' 60' 120'

GRADING & DRAINAGE PLAN ABBREVIATIONS

TC	TOP OF CURB
BC	BOTTOM OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
TD	TOP OF DOCK
FL	FLOWLINE
HDPE	HIGH-DENSITY POLYETHYLENE
RCP	REINFORCED CONCRETE PIPE
INV	INVERT
ELEV	ELEVATION
FFE	FINISHED FLOOR ELEVATION
STD	STANDARD
FES	FLARED END SECTION
LF	LINEAR FEET

NORTHWEST ARKANSAS FOOD SYSTEMS
713 e meadow avenue springdale arkansas 72764

ARCHITECT:
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Arkansas Firm License Number: LL291

FOOD SERVICE & KITCHEN:
RICCA DESIGN STUDIOS
5613 dtc parkway, suite 100 greenwood village colorado 80111 303 221 0500 www.ricca.com

CIVIL & LANDSCAPE:
ECOLOGICAL DESIGN GROUP
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ERIC R HOFFMAN - ARCHITECT AR#9934

REVISION HISTORY:

no.	description	date
1	City Revisions	02-17-2022

SHEET TITLE:
GRADING & DRAINAGE PLAN

SHEET NUMBER:
C300

LSD L22-10
LARGE SCALE DEVELOPMENT APPLICATION

DRAWN BY: EDG
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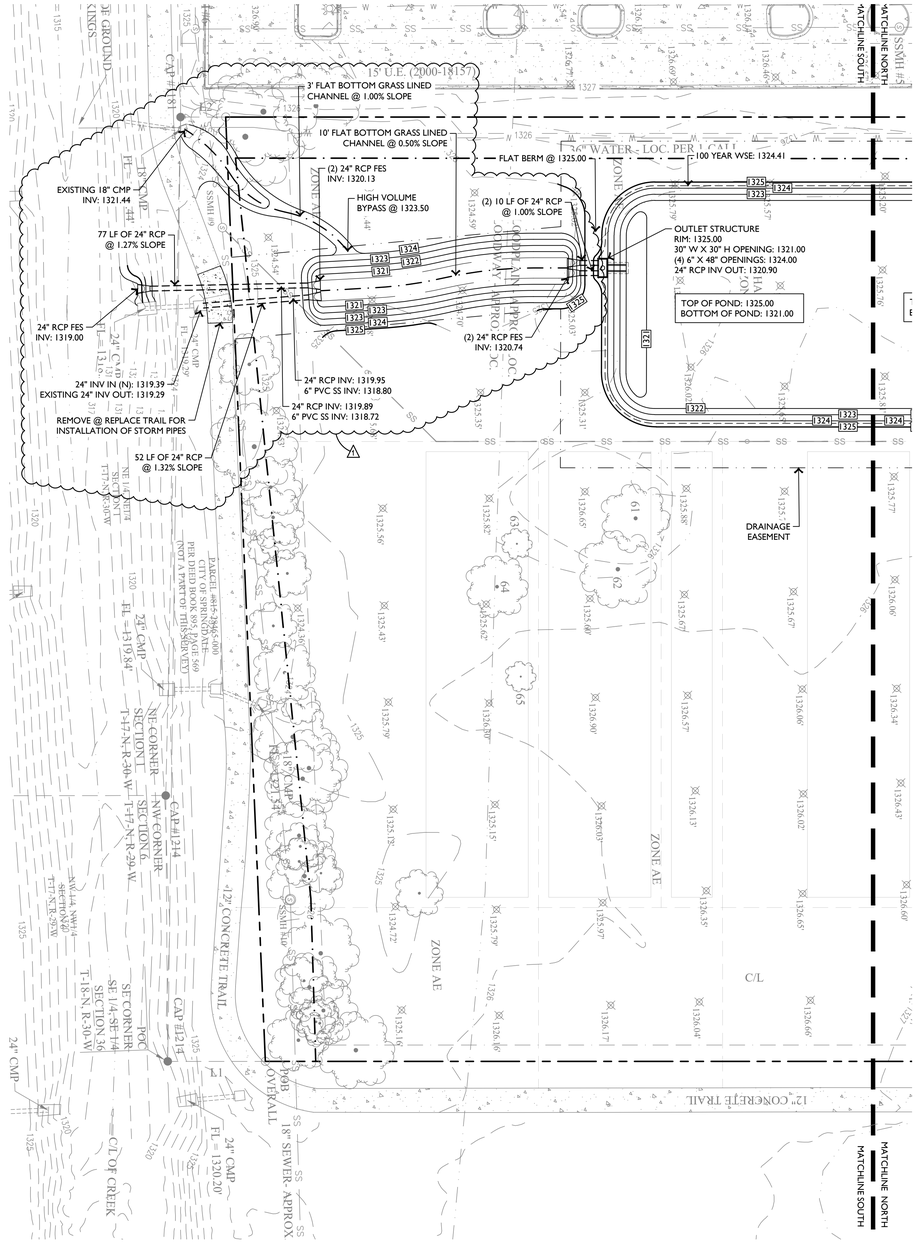

1 GRADING & DRAINAGE PLAN

SCALE: 1" = 30'-0"

NORTH 0' 30' 60' 120'

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GRADING & DRAINAGE PLAN ABBREVIATIONS

TC	TOP OF CURB
BC	BOTTOM OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
TD	TOP OF DOCK
FL	FLOWLINE
HDPE	HIGH-DENSITY POLYETHYLENE
RCP	REINFORCED CONCRETE PIPE
INV	INVERT
ELEV	ELEVATION
FFE	FINISHED FLOOR ELEVATION
STD	STANDARD
FES	FLARED END SECTION
LF	LINEAR FEET

NORTHWEST ARKANSAS
FOOD SYSTEMS
713 e meadow avenue springdale arkansas 72764

ARCHITECT:
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Arkansas Firm License Number: LL291

FOOD SERVICE & KITCHEN:
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CIVIL & LANDSCAPE:
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HSA ENGINEERING
1150 bob courtway drive suite 400 conway arkansas 72032 314 354 6889 www.hsaconsultants.com
Arkansas Firm License Number: 359

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Arkansas Firm License Number: 3163

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PROJECT NUMBER:
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ERIC R HOFFMAN - ARCHITECT AR#9934

REVISION HISTORY:

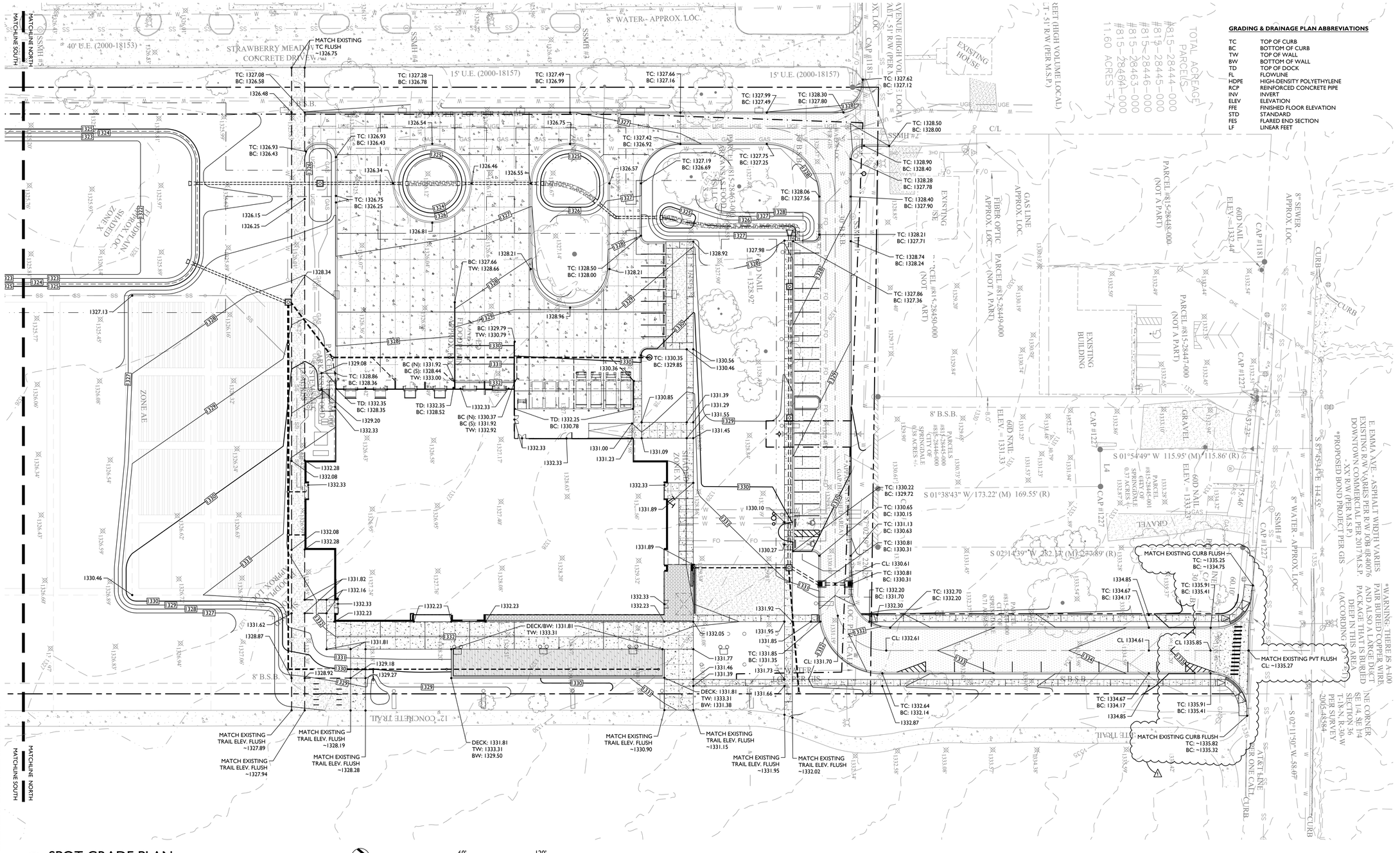
no.	description	date
1	City Revisions	02-17-2022

SHEET TITLE:
GRADING & DRAINAGE PLAN

SHEET NUMBER:
C301

LSD L22-10
LARGE SCALE DEVELOPMENT APPLICATION

DRAWN BY: EDG
ISSUE DATE: 17 FEBRUARY 2022



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INV	INVERT
ELEV	ELEVATION
FFE	FINISHED FLOOR ELEVATION
STD	STANDARD
FES	FLARED END SECTION
LF	LINEAR FEET

1 SPOT GRADE PLAN

SCALE: 1" = 30'-0"

NORTH 0' 30' 60' 120'

NORTHWEST ARKANSAS
FOOD SYSTEMS
713 e meadow avenue springdale arkansas 72764

ARCHITECT:
patterhn ives llc
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Arkansas Firm License Number: LL291

FOOD SERVICE & KITCHEN:
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5613 dtc parkway, suite 100 greenwood village colorado 80111 3 0 3 . 2 2 1 . 0 5 0 0 w w w . r i c c a . c o m

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PROJECT NUMBER:
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REVISION HISTORY:

no.	description	date
1	City Revisions	02-17-2022

SHEET TITLE:
SPOT GRADE PLAN

SHEET NUMBER:
C310

LSD L22-10
LARGE SCALE DEVELOPMENT APPLICATION

DRAWN BY: EDG
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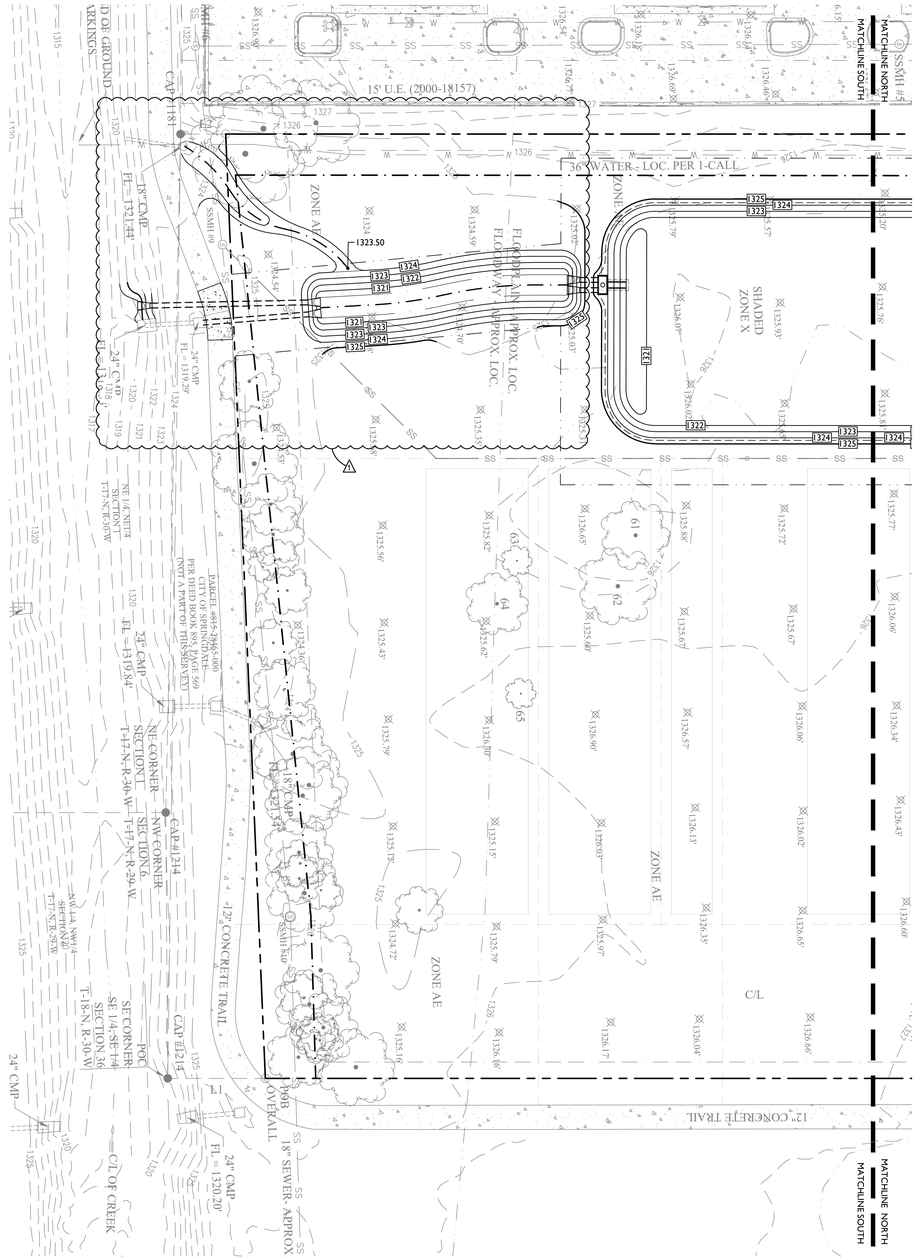

1 SPOT GRADE PLAN

SCALE: 1" = 30'-0"

NORTH

60' 120'

0' 30'

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GRADING & DRAINAGE PLAN ABBREVIATIONS

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BC	BOTTOM OF CURB
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STD	STANDARD
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NORTHWEST ARKANSAS
FOOD SYSTEMS
713 e meadow avenue springdale arkansas 72764

ARCHITECT:
patterhn ives llc
7751 carondelet avenue
clayton tower suite 500
st louis missouri 63105
3 0 3 . 2 2 1 . 0 5 0 0
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Arkansas Firm License Number: LL291

FOOD SERVICE & KITCHEN:
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5613 dtc parkway, suite 100
greenwood village colorado 80111
3 0 3 . 2 2 1 . 0 5 0 0
w w w . r i c c a . c o m

CIVIL & LANDSCAPE:
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120 south izard street
little rock arkansas 72201
5 0 1 . 3 7 8 . 0 2 0 0
w w w . e c o l o g i c a l d g . c o m
Arkansas Firm License Number: 2511

MEPFT:
HSA ENGINEERING
1150 bob courtway drive
suite 400
conway arkansas 72032
3 1 4 . 3 5 4 . 6 8 8 9
w w w . h a s c o n s u l t a n t s . c o m
Arkansas Firm License Number: 359

STRUCTURAL:
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106 south main street
bentonville arkansas 72712
4 7 9 . 4 0 7 . 0 9 4 5
w w w . m a r t i n m a r t i n . c o m
Arkansas Firm License Number: 3163

LIGHTING:
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1015 grupp road #31493
saint louis missouri 63131
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REVISION HISTORY:

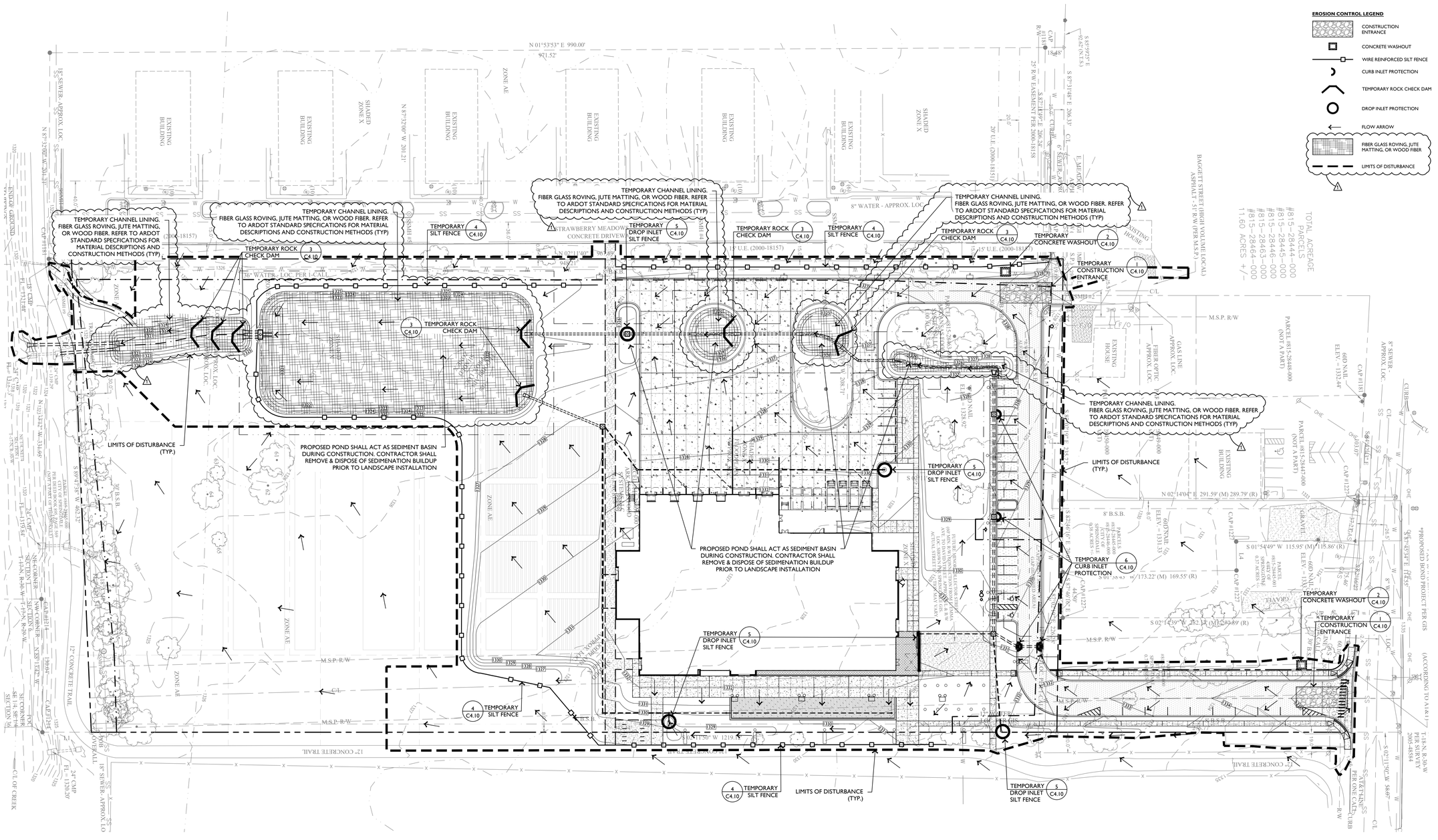
no.	description	date
1	City Revisions	02-17-2022

SHEET TITLE:
SPOT GRADE PLAN

SHEET NUMBER:
C311

LSD L22-10
LARGE SCALE DEVELOPMENT APPLICATION

DRAWN BY: EDG
ISSUE DATE: 17 FEBRUARY 2022



1 EROSION CONTROL PLAN

SCALE: 1" = 40'-0"

NORTH 0' 40' 80' 160'

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NORTHWEST ARKANSAS
FOOD SYSTEMS
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CIVIL & LANDSCAPE:
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1"

PROFESSIONAL SEALS:

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ERIC R HOFFMAN - ARCHITECT AR#9934

REVISION HISTORY:

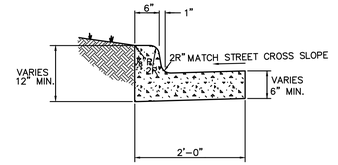
no.	description	date
1	City Revisions	02-17-2022

SHEET TITLE:
EROSION CONTROL PLAN

SHEET NUMBER:
C400

LSD L22-10
LARGE SCALE DEVELOPMENT APPLICATION

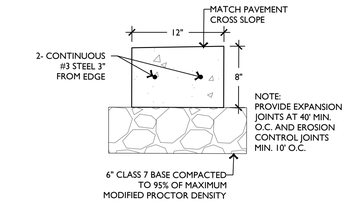
DRAWN BY: EDG
ISSUE DATE: 17 FEBRUARY 2022



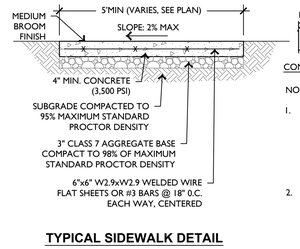
STANDARD CURB AND GUTTER
NOT TO SCALE

TO BE USED AT STREET INTERSECTIONS WITH LESS THAN 1% GRADE

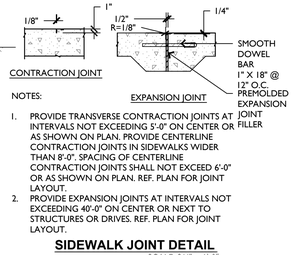
1 STANDARD CURB & GUTTER
SCALE: N.T.S.



2 RIBBON CURB
SCALE: N.T.S.



TYPICAL SIDEWALK DETAIL

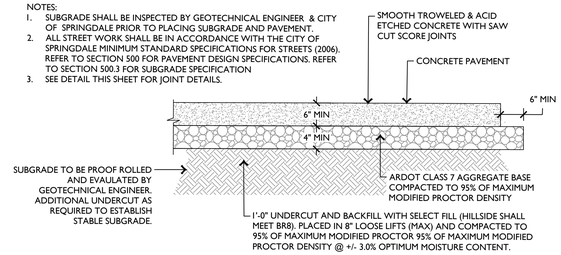


NOTES:
1. PROVIDE TRANSVERSE CONTRACTION JOINTS AT INTERVALS NOT EXCEEDING 5'-0" ON CENTER OR AS SHOWN ON PLAN. PROVIDE CENTERLINE CONTRACTION JOINTS IN SIDEWALKS WIDER THAN 8'-0". SPACING OF CENTERLINE CONTRACTION JOINTS SHALL NOT EXCEED 6'-0" OR AS SHOWN ON PLAN. REF. PLAN FOR JOINT LAYOUT.
2. PROVIDE EXPANSION JOINTS AT INTERVALS NOT EXCEEDING 40'-0" ON CENTER OR NEXT TO STRUCTURES OR DRIVES. REF. PLAN FOR JOINT LAYOUT.

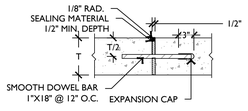
SIDEWALK JOINT DETAIL

3 CONCRETE SIDEWALK & JOINT DETAIL
SCALE: N.T.S.

NOTES:
1. SUBGRADE SHALL BE INSPECTED BY GEOTECHNICAL ENGINEER & CITY OF SPRINGDALE PRIOR TO PLACING SUBGRADE AND PAVEMENT.
2. ALL STREET WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SPRINGDALE MINIMUM STANDARD SPECIFICATIONS FOR STREETS (2006). REFER TO SECTION 500 FOR PAVEMENT DESIGN SPECIFICATIONS. REFER TO SECTION 500.3 FOR SUBGRADE SPECIFICATION
3. SEE DETAIL THIS SHEET FOR JOINT DETAILS.

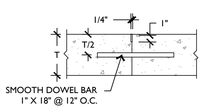


4 HEAVY DUTY CONCRETE PAVEMENT
SCALE: N.T.S.

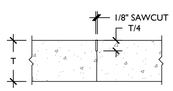


NOTE: INSTALL IN CONCRETE AT 60 FT O.C. OR AS SHOWN ON PLANS

EXPANSION JOINT

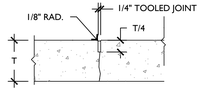


CONSTRUCTION JOINT



NOTE: INSTALL IN CONCRETE AT 15 FT O.C. OR AS SHOWN IN PLANS OR PAVEMENT DETAILS

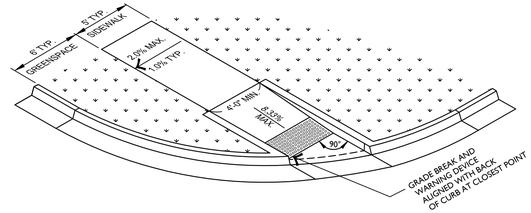
SAWED CONTRACTION JOINT



NOTE: INSTALL IN CONCRETE AT 15 FT O.C. OR AS SHOWN IN PLANS OR PAVEMENT DETAILS

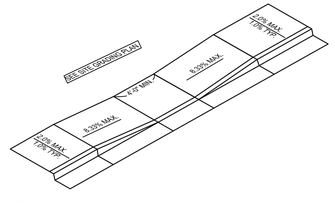
TOOLED CONTRACTION JOINT

5 CONCRETE PAVEMENT JOINT DETAILS
SCALE: N.T.S.



NOTES:
1. FULL DEPTH EXPANSION JOINTS (FOUR INCHES) SHALL BE PROVIDED AT THE EDGE OF THE SIDEWALK AND RAMP.
2. CONCRETE TO BE SAWCUT OR PLACE A TOOL JOINT AT THE CENTER OF DRIVE AND SEALED. IF POSSIBLE CONTRACTOR SHALL TRY TO ALIGN THE JOINT AT THE CENTER OF THE DRIVE WITH THE A JOINT IN THE ADJACENT SIDEWALK.
3. ALL CONCRETE DRIVEWAYS AND SIDEWALKS SHALL BE CONSTRUCTED OF A PORTLAND CEMENT CONCRETE MIXTURE WHICH WILL PRODUCE A CONCRETE OF A COMPRESSIVE STRENGTH OF 3500 P.S.I. AFTER 28 DAYS SET UNDER STANDARD LABORATORY METHODS.
4. ALL SIDEWALKS REQUIRE A CONCRETE CURING COMPOUND, SUCH AS SEALTIGHT 1600-WHITE MANUFACTURED BY W.R. MEADOWS, OR AN APPROVED EQUAL
5. ALL SIDEWALKS AND DRIVEWAY APPROACHES SHALL BE CONSTRUCTED WITH A BROOM FINISH.
6. ALL SIDEWALKS AND CURB CUTS FOR HANDICAP RAMPS REQUIRE AN INSPECTION PRIOR TO CONCRETE PLACEMENT.
7. IF THE EXISTING GUTTER PAN IS DAMAGED OR DAMAGED DURING CURB REMOVAL, REFER TO DETAIL HR2 AND REMOVE FROM JOINT TO JOINT WITHIN THE LIMITS OF SAW CUT.

6 ADA RAMP TYPE 1
SCALE: N.T.S.



NOTES:
1. FULL DEPTH EXPANSION JOINTS (FOUR INCHES) SHALL BE PROVIDED AT THE EDGE OF THE SIDEWALK AND RAMP.
2. CONCRETE TO BE SAWCUT OR PLACE A TOOL JOINT AT THE CENTER OF DRIVE AND SEALED. IF POSSIBLE CONTRACTOR SHALL TRY TO ALIGN THE JOINT AT THE CENTER OF THE DRIVE WITH THE A JOINT IN THE ADJACENT SIDEWALK.
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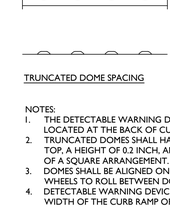
4. ALL SIDEWALKS REQUIRE A CONCRETE CURING COMPOUND, SUCH AS SEALTIGHT 1600-WHITE MANUFACTURED BY W.R. MEADOWS, OR AN APPROVED EQUAL
5. ALL SIDEWALKS AND DRIVEWAY APPROACHES SHALL BE CONSTRUCTED WITH A BROOM FINISH.

SCALE: N.T.S.

7 ADA RAMP TYPE 2
SCALE: N.T.S.



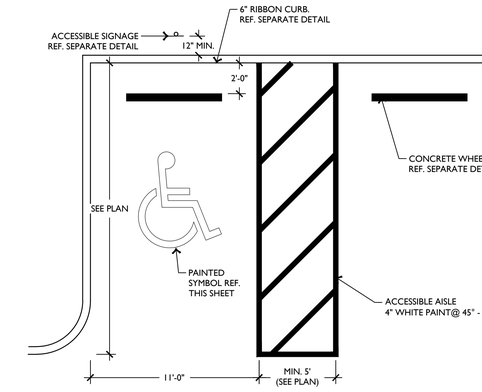
TRUNCATED DOME SPACING



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')

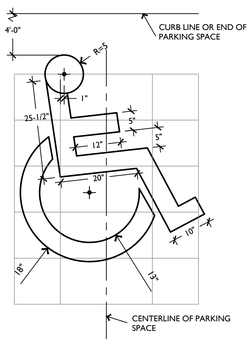
12 TRUNCATED DOMES
SCALE: N.T.S.



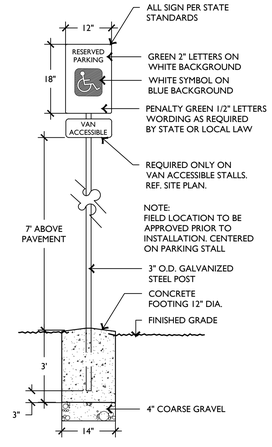
ADA PARKING NOTES:

1. ADA SPACES ARE UNIQUE TO EACH LAYOUT, REFER TO SITE PLAN FOR EXACT CONFIGURATION AND RELATION TO SIDEWALK, CURBS, LANDSCAPE AREAS, AND RAMPS. CONFIRM ALL DIMENSION ON SITE PLAN.
2. SLOPE MAY NOT EXCEED 2% IN ANY DIRECTION WITHIN THE ENTIRE ACCESSIBLE AREA (STALLS AND AISLE)
3. REFER TO U.S. ACCESS BOARD FOR ALL ADA REQUIREMENTS. CHAPTER 5 INCLUDES PARKING SPACE REQUIREMENTS.
4. ALL MEASUREMENTS ARE MADE TO CENTERLINE OF STRIPE OR FACE OF CURB (FLUSH OR RAISED).

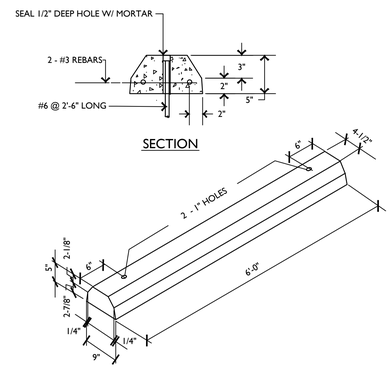
8 ACCESSIBLE PARKING SPACE
SCALE: N.T.S.



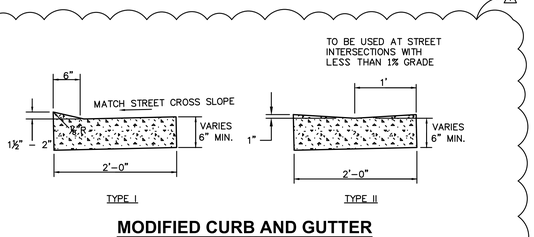
9 ACCESSIBLE PAVEMENT MARKING
SCALE: N.T.S.



10 ACCESSIBLE PARKING SIGN
SCALE: N.T.S.



11 WHEELSTOP
SCALE: N.T.S.



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.

13 MODIFIED CURB & GUTTER
SCALE: N.T.S.

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NORTHWEST ARKANSAS
FOOD SYSTEMS
713 e meadow avenue springdale arkansas 72764

ARCHITECT:
patternh ives llc
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PROJECT NUMBER:
2017-000

WHEN DRAWING IS REPRODUCED AT ORIGINAL SCALE, THIS BAR = 1 INCH
1"

PROFESSIONAL SEALS:

NOT FOR CONSTRUCTION

ERIC R HOFFMAN - ARCHITECT AR#9934

REVISION HISTORY:

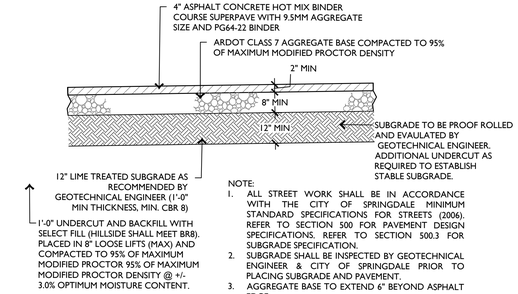
no.	description	date
1	City Revisions	02-17-2022

SHEET TITLE:
SITE DETAILS

SHEET NUMBER:
C500

LSD L22-10
LARGE SCALE DEVELOPMENT APPLICATION

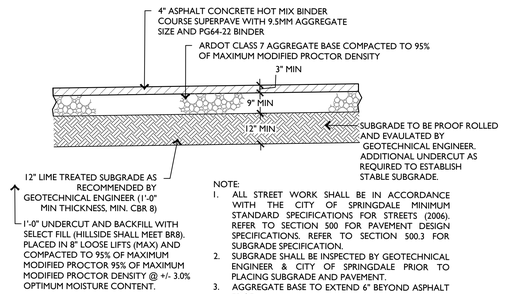
DRAWN BY: EDG
ISSUE DATE: 17 FEBRUARY 2022



NOTE:
1. ALL STREET WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SPRINGDALE MINIMUM STANDARD SPECIFICATIONS FOR STREETS (2006). REFER TO SECTION 500 FOR PAVEMENT DESIGN SPECIFICATIONS. REFER TO SECTION 500.3 FOR SUBGRADE SPECIFICATION.
2. SUBGRADE SHALL BE INSPECTED BY GEOTECHNICAL ENGINEER & CITY OF SPRINGDALE PRIOR TO PLACING SUBGRADE AND PAVEMENT.
3. AGGREGATE BASE TO EXTEND 6" BEYOND ASPHALT EDGE.

1 LIGHT DUTY ASPHALT PAVEMENT

SCALE: N.T.S.



NOTE:
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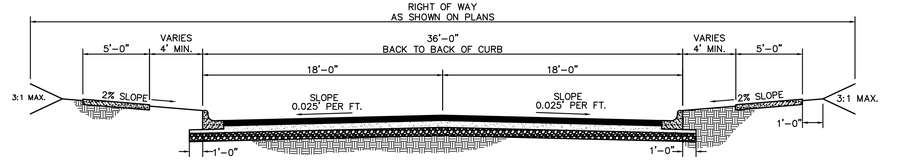
2. SUBGRADE SHALL BE INSPECTED BY GEOTECHNICAL ENGINEER & CITY OF SPRINGDALE PRIOR TO PLACING SUBGRADE AND PAVEMENT.
3. AGGREGATE BASE TO EXTEND 6" BEYOND ASPHALT EDGE.

2 MEDIUM DUTY ASPHALT PAVEMENT

SCALE: N.T.S.



3 TYPICAL SECTION FOR MINOR COLLECTOR - 36'

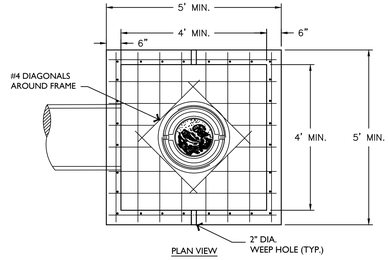
SCALE: N.T.S.

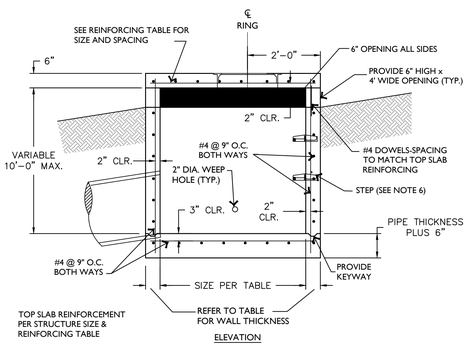
STRUCTURE SIZING & REINFORCING TABLE		
INSIDE DIMENSION	* DIAMETER OF OUTLET PIPE	TOP CONCRETE SLAB REINFORCING
4'	12" - 27"	# 4'S @ 8" O.C. E.W.
5'	30" - 42"	# 4'S @ 7" O.C. E.W.
6'	48" - 54"	# 5'S @ 9" O.C. E.W.

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

JUNCTION BOX NOTES

1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2. ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 2" COVER UNLESS OTHERWISE NOTED.
3. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 p.s.i. -TOP 18" SHALL BE CAST-IN-PLACE.
4. INVERTS SHALL BE POURED MONOLITHICALLY WITH FOOTING.
5. PIPES MAY ENTER BOX FROM ANY ANGLE OF ELEVATION AS DIRECTED BY THE ENGINEER. REINFORCING BARSSHALL BE CUT TO CLEAR PIPE BY 2".
6. STEPS ARE REQUIRED IN STORM DRAIN MANHOLES THAT ARE AT 4 FT OF DEPTH AND GREATER (FROM INVERT TO RIM). CENTERLINE OF MANHOLE LID SHALL BE 2 FT FROM THE WALL WHERE STEPS ARE LOCATED. STEPS (6" x 12") SHALL BE COPOLYMER POLYPROPYLENE PLASTIC WITH STEEL CORE AT 16" APART.

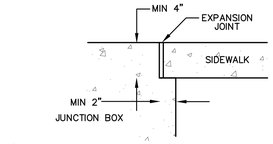




AREA INLET

4 TYPICAL AREA INLET

SCALE: N.T.S.



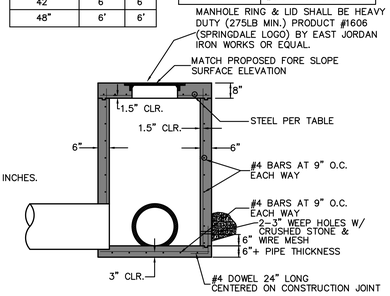
1) SIDEWALK TO OVERLAP JUNCTION BOX BY MINIMUM 2 INCHES.

SIDEWALKS AT JUNCTION BOXES
NOT TO SCALE

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

REINFORCING TABLE

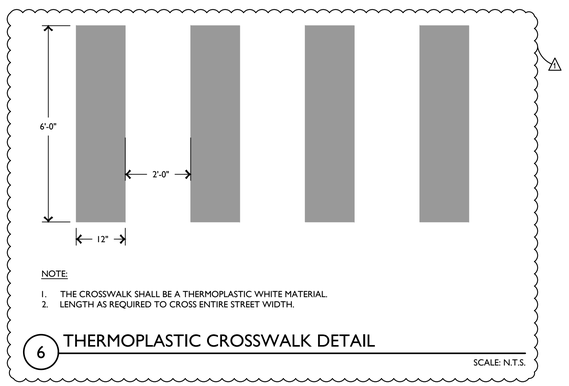
WIDTH OF DROP INLET	TOP CONCRETE SLAB REINFORCING
4'	#4'S @ 8" O.C. E.W.
5'	#4'S @ 7" O.C. E.W.
6'	#5'S @ 9" O.C. E.W.



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.

5 TYPICAL RECTANGULAR JUNCTION BOX

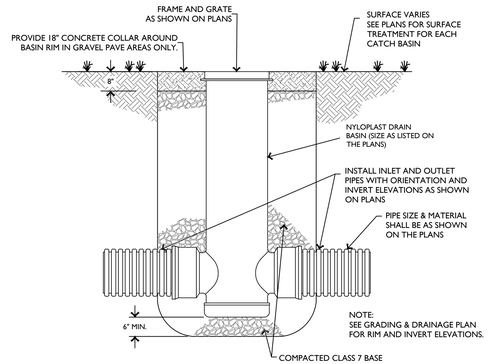
SCALE: N.T.S.



NOTE:
1. THE CROSSWALK SHALL BE A THERMOPLASTIC WHITE MATERIAL.
2. LENGTH AS REQUIRED TO CROSS ENTIRE STREET WIDTH.

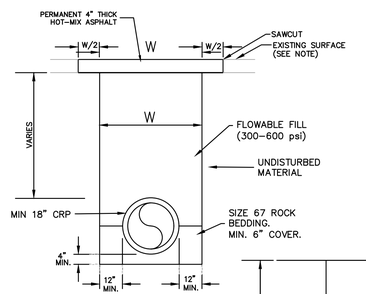
6 THERMOPLASTIC CROSSWALK DETAIL

SCALE: N.T.S.

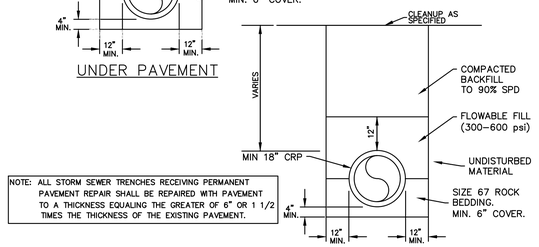


2 NYLOPLAST CATCH BASIN / JUNCTION BOX

SCALE: N.T.S.



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

7 STORM SEWER BEDDING AND BACKFILL

SCALE: N.T.S.

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NORTHWEST ARKANSAS
FOOD SYSTEMS
713 e meadow avenue springdale arkansas 72764

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7751 carondelet avenue clayton tower suite 500 st louis missouri 63105 3 0 3 . 2 2 1 . 0 5 0 0 www.patternh-ives.com
Arkansas Firm License Number: LL291

FOOD SERVICE & KITCHEN:
RICCA DESIGN STUDIOS
5613 dtc parkway, suite 100 greenwood village colorado 80111 3 0 3 . 2 2 1 . 0 5 0 0 www.ricca.com

CIVIL & LANDSCAPE:
ECOLOGICAL DESIGN GROUP
120 south izard street little rock arkansas 72201 5 0 1 . 3 7 6 . 0 2 0 0 www.ecologicaldg.com
Arkansas Firm License Number: 2511

MEPFT:
HSA ENGINEERING
1150 bob courtway drive suite 400 conway arkansas 72032 3 1 4 . 3 5 4 . 6 8 8 9 www.hsaconsultants.com
Arkansas Firm License Number: 359

STRUCTURAL:
MARTIN / MARTIN ENGINEERS
106 south main street bentonville arkansas 72712 4 7 9 . 4 0 7 . 0 9 4 5 www.martinmartin.com
Arkansas Firm License Number: 3163

LIGHTING:
H2LTG LIGHTING DESIGN
1015 grupp road #31493 saint louis missouri 63131 3 1 4 . 5 3 1 . 5 2 0 0 www.h2ltg.com

PROJECT NUMBER:
2017-000

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1"

PROFESSIONAL SEALS:
NOT FOR CONSTRUCTION
ERIC R HOFFMAN - ARCHITECT AR#9934

REVISION HISTORY:

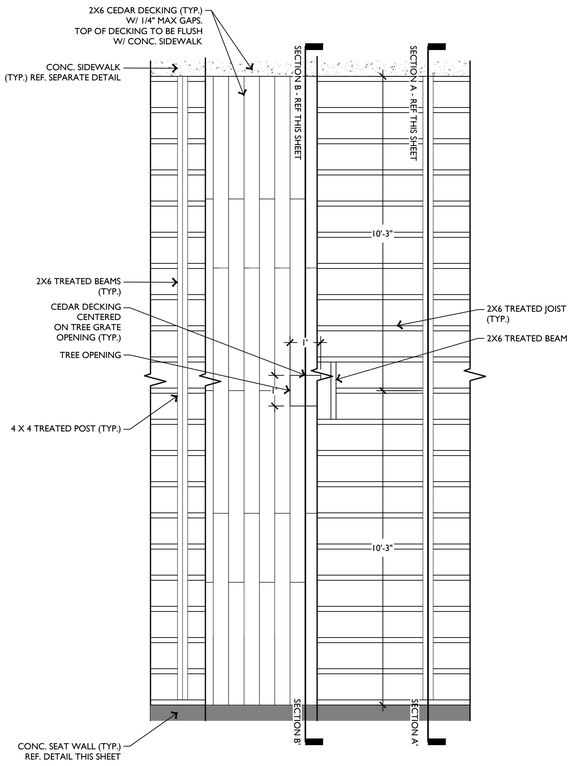
no.	description	date
1	City Revisions	02-17-2022

SHEET TITLE:
SITE DETAILS

SHEET NUMBER:
C501

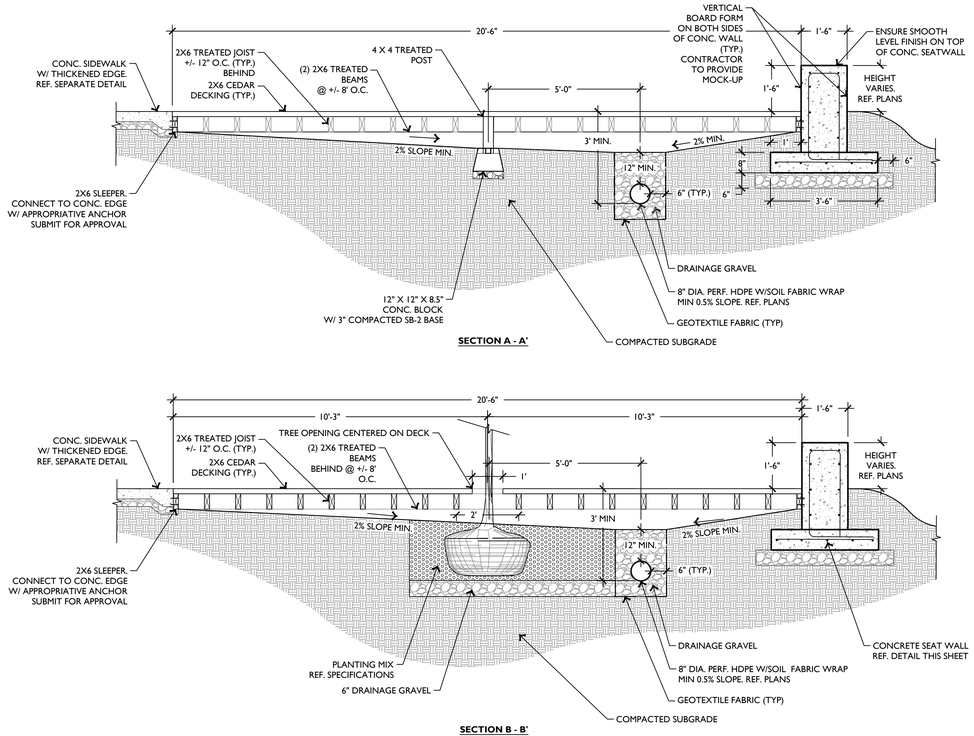
LSD L22-10
LARGE SCALE DEVELOPMENT APPLICATION

DRAWN BY: EDG
ISSUE DATE: 17 FEBRUARY 2022



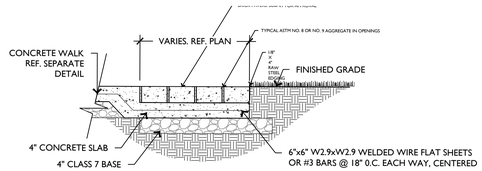
1 CEDAR DECK W/ BOARD FORM SEAT WALL

SCALE: N.T.S.



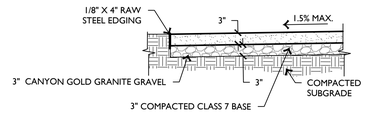
SECTION A - A'

SECTION B - B'



2 BRICK PAVERS

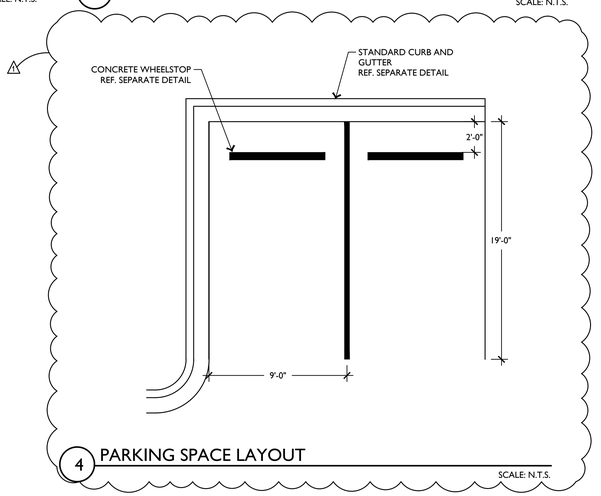
SCALE: N.T.S.



NOTES:
1. REFERENCE GRADING PLAN FOR DIRECTION OF SLOPE FOR DRAINAGE
2. INSTALL DG IN 2" LIFTS AND COMPACTED

3 DECOMPOSED GRANITE

SCALE: N.T.S.



4 PARKING SPACE LAYOUT

SCALE: N.T.S.

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REVISION HISTORY:

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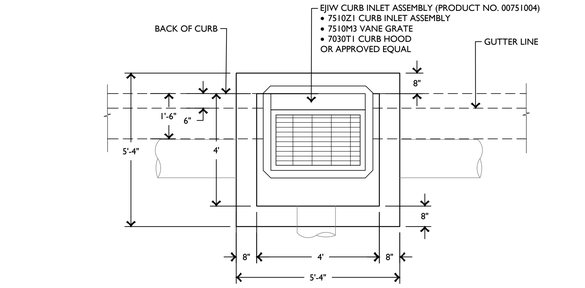
1	City Revisions	02-17-2022

SHEET TITLE:
SITE DETAILS

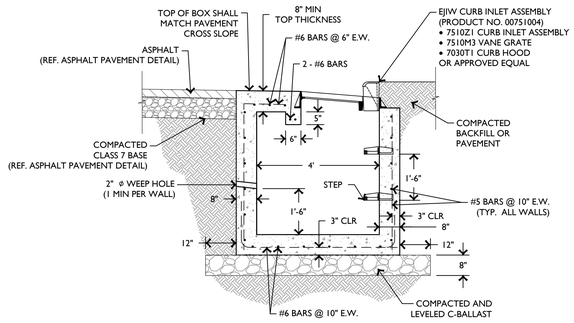
SHEET NUMBER:
C502

LSD L22-10
LARGE SCALE DEVELOPMENT APPLICATION

DRAWN BY: EDG
ISSUE DATE: 17 FEBRUARY 2022

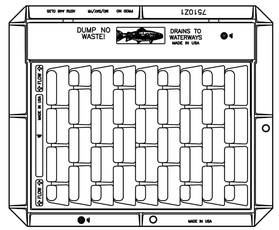


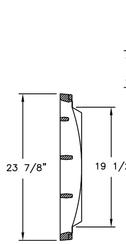
PLAN



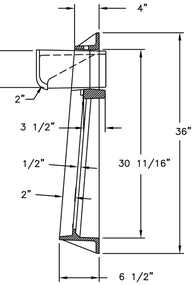
SECTION

7030T1 7510Z1 7510M3 Assembly

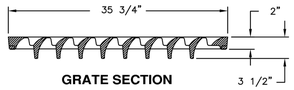




GRATE SECTION

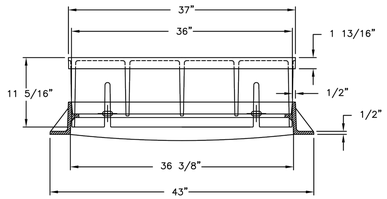


FRAME SECTION



GRATE SECTION

CURB ADJUSTMENT
3 1/4" TO 9"



FRAME SECTION

BILL OF MATERIAL:
00703072
00751012
00751044
00981234
00981290
00981291

NOTE: SEE SPECIAL PALLETIZING WORK INSTRUCTION BEFORE SHIPPING.

Product Number
00751004

Design Features
-Materials
Hood
Gray Iron (CL35B)
Curb Inlet Frame
Gray Iron (CL35B)
Grate
Gray Iron (CL35B)

-Design Load
Non-Traffic
-Open Area
446 Sq. Inches
-Coating
Dipped
- √ Designates Machined Surface

Certification
- ASTM A48
-
-
-Country of Origin: USA

Major Components
00703072
00751012
00751044

Drawing Revision
08/14/2002 Designer: SBB
03/25/2014 Revised By: DVD

Disclaimer
Weights (lbs./kg) dimensions (inches/mm) and drawings provided for your guidance. We reserve the right to modify specifications without prior notice.

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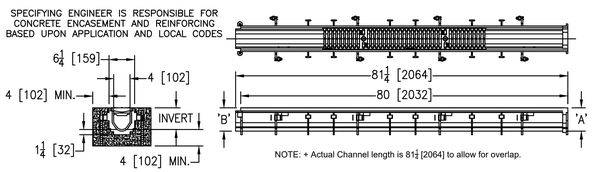
Contact
800 626 4653
ejco.com

1 COMBINATION INLET

SCALE: N.T.S.

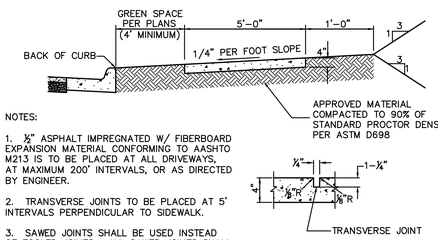
SPECIFYING ENGINEER IS RESPONSIBLE FOR CONCRETE ENCASEMENT AND REINFORCING BASED UPON APPLICATION AND LOCAL CODES



NOTE: + Actual Channel length is 81¼ [2064] to allow for overlap.

2 ZURN Z886 TRENCH GRATE W/ ALUMINUM WIRE GRATE (AWG)

SCALE: N.T.S.



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.

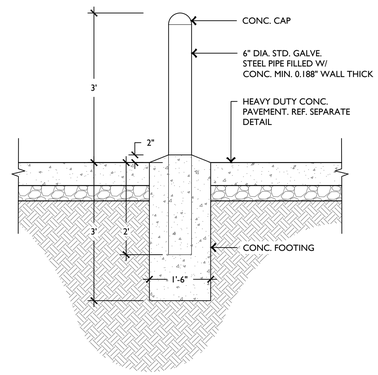
3. SAWED JOINTS SHALL BE USED INSTEAD OF TOOLED JOINTS. ALL SAWED JOINTS SHALL BE SEALED USING AN APPROVED SEALANT.

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.

3 TYPICAL STREET SIDEWALK WITHIN R.O.W.

SCALE: N.T.S.



4 CONCRETE BOLLARD

SCALE: N.T.S.

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ERIC R HOFFMAN - ARCHITECT AR#9934

REVISION HISTORY:

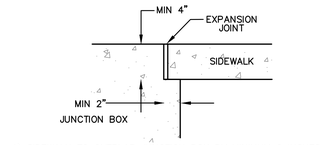
no.	description	date
1	City Revisions	02-17-2022

SHEET TITLE:
SITE DETAILS

SHEET NUMBER:
C503

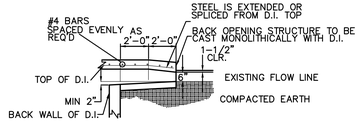
LSD L22-10
LARGE SCALE DEVELOPMENT APPLICATION

DRAWN BY: EDG
ISSUE DATE: 17 FEBRUARY 2022



1) SIDEWALK TO OVERLAP JUNCTION BOX BY MINIMUM 2 INCHES.

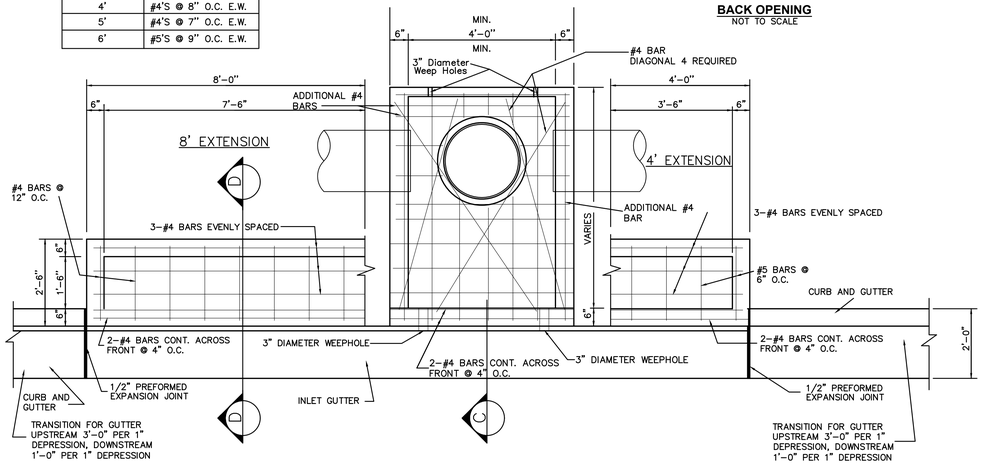
SIDEWALKS AT JUNCTION BOXES
NOT TO SCALE



BACK OPENING
NOT TO SCALE

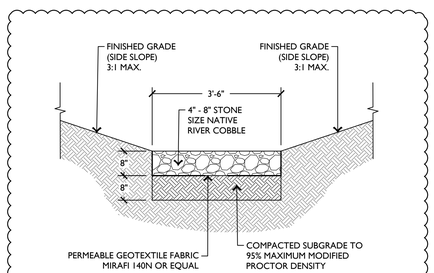
REINFORCING TABLE

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.



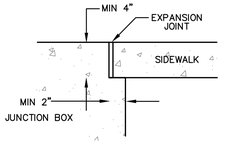
1 RECTANGULAR DROP INLET - PLAN

SCALE: N.T.S.



3 RIVER COBBLE FLUME

SCALE: N.T.S.



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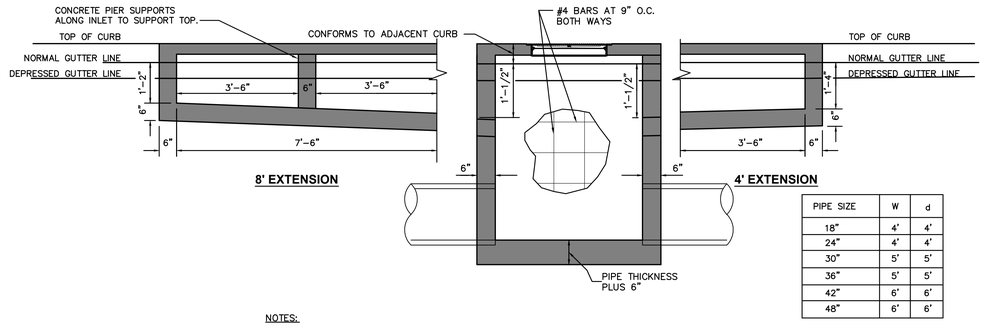
SIDEWALKS AT JUNCTION BOXES
NOT TO SCALE



8' EXTENSION

4' EXTENSION

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

NOTES:

1.) ALL EXPOSED CORNERS TO HAVE 3/4"" CHAMFER.

2.) ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 1-1/2" COVER UNLESS OTHERWISE NOTED.

3.) CURB INLET BACK OPENING LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.

4.) WHEN AN INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT THE GUTTER DEPRESSION SHALL BE FORMED IN CONCRETE PAVEMENT.

5.) PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION AS DIRECTED BY THE ENGINEER. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 1-1/2"

6.) THE EXPANSION JOINT SHALL HAVE A THICKNESS OF ONE-HALF INCH AND CONFORM TO AASHTO M213.

7.) ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM OF 1-1/2" COVER UNLESS OTHERWISE NOTED.

8.) REFER TO PLAN AND PROFILE SHEETS TO DETERMINE EXTENSIONS AND SIZE (IF ANY) ACCOMPANYING DROP INLET.

9.) EXTENSIONS WITH LENGTHS DESIGNATED ON THE PLANS EXCEEDING 8'-0" SHALL HAVE THE SAME INSIDE DEPTH DIMENSIONS AS STATED ON DETAILS UNLESS OTHERWISE NOTED.

10.) CONCRETE FOR RECTANGULAR DROP INLETS SHALL BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4-7% AIR ENTRAINMENT.

2 RECTANGULAR DROP INLET - SECTION

SCALE: N.T.S.

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C504

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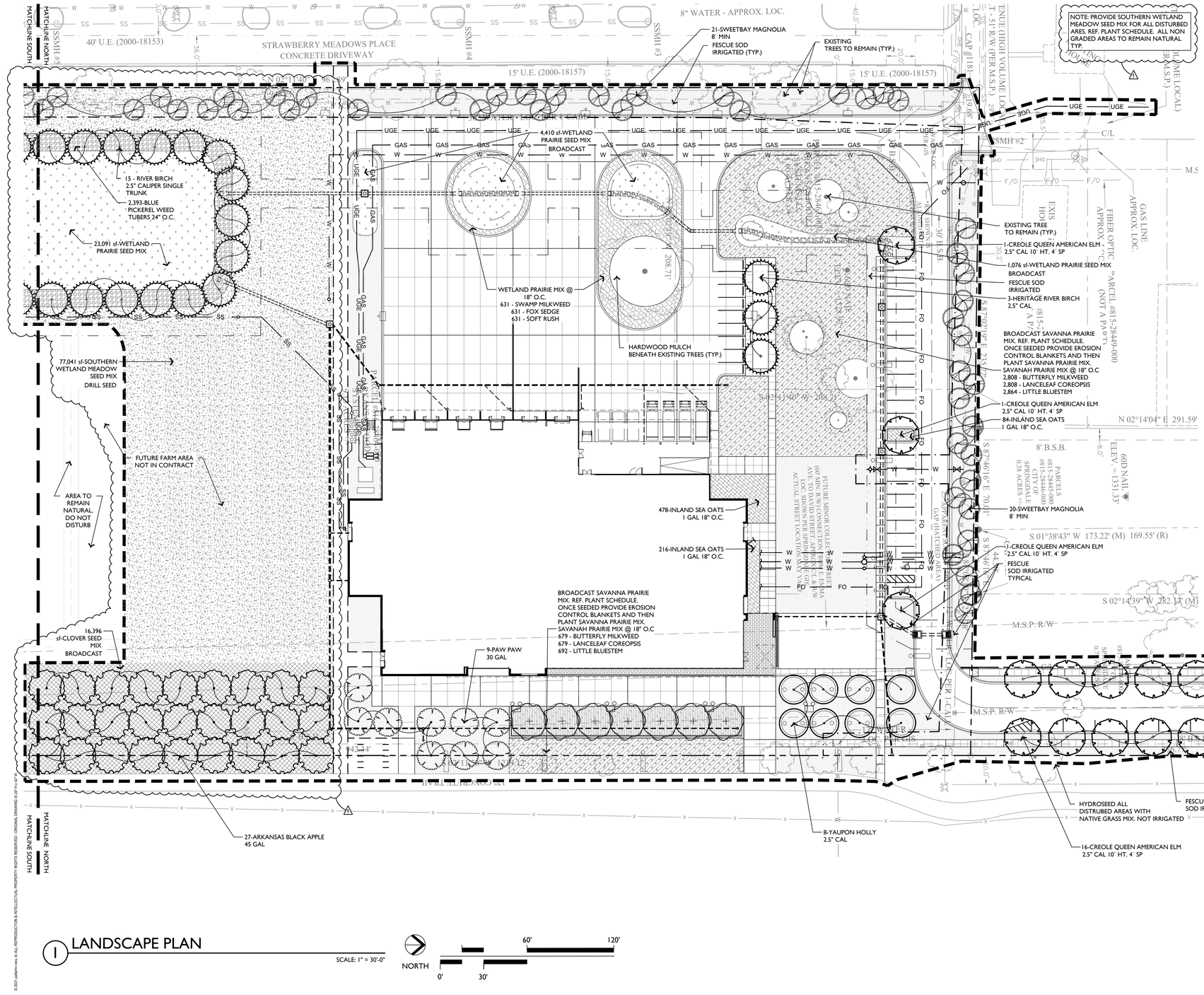
ISSUE DATE: **17 FEBRUARY 2022**



CITY OF SPRINGDALE LANDSCAPE REQUIREMENTS

TOTAL DEVELOPMENT AREA: 441,263 SF		REQUIRED	PROVIDED
STREET FRONTAGE			
PROPOSED ROW	MIN.10 FT BUFFER	YES	YES
	ONE (1) TREE PER 25 LF. OF STREET FRONTAGE: 276.77 LF / 25 = 11.07 ~ 11 TREES REQUIRED	11 TREES	16 NEW TREES
PERIMETER LANDSCAPE STRIP			
NORTHERN LOT LINE	MIN. 5' LANDSCAPE STRIP	YES	YES
	ONE (1) TREE PER 25 LF OF LENGTH: 235.72 / 25 = 9.42 ~ 10 TREES REQUIRED	10 TREES	20 NEW TREES
WESTERN LOT LINE	MIN. 5' LANDSCAPE STRIP	YES	YES
	ONE (1) TREE PER 25 LF OF LENGTH: 967.89 / 25 = 38.72 ~ 39 TREES REQUIRED	39 TREES	45 NEW TREES + 9 EXISTING
EASTERN LOT LINE	MIN. 5' LANDSCAPE STRIP	YES	YES
	ONE (1) TREE PER 25 LF OF LENGTH: 1219.12 / 25 = 48.76 ~ 49 TREES REQUIRED	49 TREES	50 TREES
SOUTHERN LOT LINE	MIN. 5' LANDSCAPE STRIP	YES	YES
	ONE (1) TREE PER 25 LF OF LENGTH: 462.32 / 25 = 18.49 ~ 18 TREES REQUIRED	18 TREES	27 EXISTING TREES
INTERIOR PARKING LOT LANDSCAPING			
	REQUIRED INTERIOR LANDSCAPE AREA: TOTAL PARKING AREA = 14,926.53 sf 8% * 14,926.53 = 1,194.12 SF	YES	N/A
PLANTING ISLANDS	MAX. SPACING OF 15 SPACES APART	YES	YES
	ONE TREE PER PLANTING ISLAND	YES	YES
SCREENING REQUIREMENTS			
SOUTHERN LOT LINE	INDUSTRIAL / RESIDENTIAL OPAQUE SCREEN TYPE A REQUIRED	YES	NEW EVERGREEN TREES
WESTERN LOT LINE	INDUSTRIAL / MULTI-FAMILY OPAQUE SCREEN TYPE A REQUIRED	YES	NEW EVERGREEN TREEES + EXISTING TREES

LANDSCAPE NOTES:

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ARKANSAS ONE-CALL TO CONFIRM ALL UTILITIES.
2. ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
3. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
4. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON THE PLANT LIST.
5. ALL REQUIRED TREES SHALL MEET MINIMUM REQUIREMENT PER CITY OF SPRINGDALE STANDARDS.
6. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED, UNLESS SPECIFIED OTHERWISE, AND MUST MEET ALL REQUIREMENTS SPECIFIED ON PLANS.
7. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
8. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED WITH A 4" LAYER OF ORGANIC HARDWOOD MULCH. MULCH SHALL BE NOT BE PLACED IMMEDIATELY ADJACENT TO TREE TRUNKS, BUT SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE.
9. ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS.
10. ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING MATERIAL OTHER THAN VEGETATION.
11. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION AT NO COST TO THE OWNER.
12. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
12. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
13. 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. PRESERVED TREES FOR WHICH CREDIT WAS AWARDED BUT WHICH SUBSEQUENTLY DIE, SHALL BE REPLACED BY THE REQUISITE NUMBER OF LIVING TREES ACCORDING TO THE STANDARDS SET FORTH IN THIS CHAPTER (ORD. NO.3306, 3-25-03).
14. 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.
15. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE CONSTRUCTION BEGINS.
16. ALL AREAS TO BE SEEDED SHALL RECEIVE 3" OF TOPSOIL AND BE GRADED PER THE GRADING PLAN.
17. IRRIGATION SYSTEM SHALL COMPLY WITH THE CITY OF SPRINGDALE REQUIREMENTS.
18. MAINTENANCE: THE CURRENT OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE ONGOING MAINTENANCE OF REQUIRED LANDSCAPING.
19. REPLACEMENT LANDSCAPING: REQUIRED LANDSCAPING THAT DIES OR IS DAMAGED SHALL BE REMOVED AND REPLACED BY THE CURRENT OWNER OF THE PROPERTY. THE OWNER SHALL HAVE 60 DAYS FROM THE RECEIPT OF WRITTEN NOTICE ISSUED BY THE CITY TO REMOVE AND REPLACE ANY REQUIRED LANDSCAPING THAT DIES OR IS DAMAGED.
20. TWO (2) YEAR MAINTENANCE SURETY SHALL BE DEPOSITED FOR EACH REQUIRED TREE.
21. MAINTAIN 5' MINIMUM HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND UTILITY LINES.
22. ENSURE THAT LIGHTING IN THE PARKING LOTS DOES NOT CONFLICT WITH PROPOSED TREES.
23. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
24. LANDSCAPING MUST BE GUARANTEED FOR TWO YEARS.
25. AN AUTOMATIC OR OTHER IRRIGATION SYSTEM SHALL BE REQUIRED FOR ALL LANDSCAPED AREAS. SHOW IRRIGATION SYSTEM OR LOCATION OF HOSE BIBS.

1 LANDSCAPE PLAN

SCALE: 1" = 30'-0"

NORTH 0' 30' 60' 120'

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NORTHWEST ARKANSAS
FOOD SYSTEMS
713 e meadow avenue springdale arkansas 72764

ARCHITECT:
patternh ives llc
7751 carondelet avenue
clayton tower suite 500
st louis missouri 63105
3 0 3 . 2 2 1 . 0 5 0 0
w w w . p a t t e r n h - i v e s . c o m
Arkansas Firm License Number: LL291

FOOD SERVICE & KITCHEN:
RICCA DESIGN STUDIOS
5613 dtc parkway, suite 110
greenwood village colorado 80111
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w w w . r i c d s . c o m

CIVIL & LANDSCAPE:
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little rock arkansas 72201
5 0 1 . 3 7 6 . 0 2 0 0
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Arkansas Firm License Number: 2511

MEP/FP:
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suite 400
conway arkansas 72032
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Arkansas Firm License Number: 3163

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saint louis missouri 63131
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PROJECT NUMBER:
2017-000

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1"

PROFESSIONAL SEALS:

NOT FOR CONSTRUCTION

ERIC R HOFFMAN - ARCHITECT AR#9934

REVISION HISTORY:

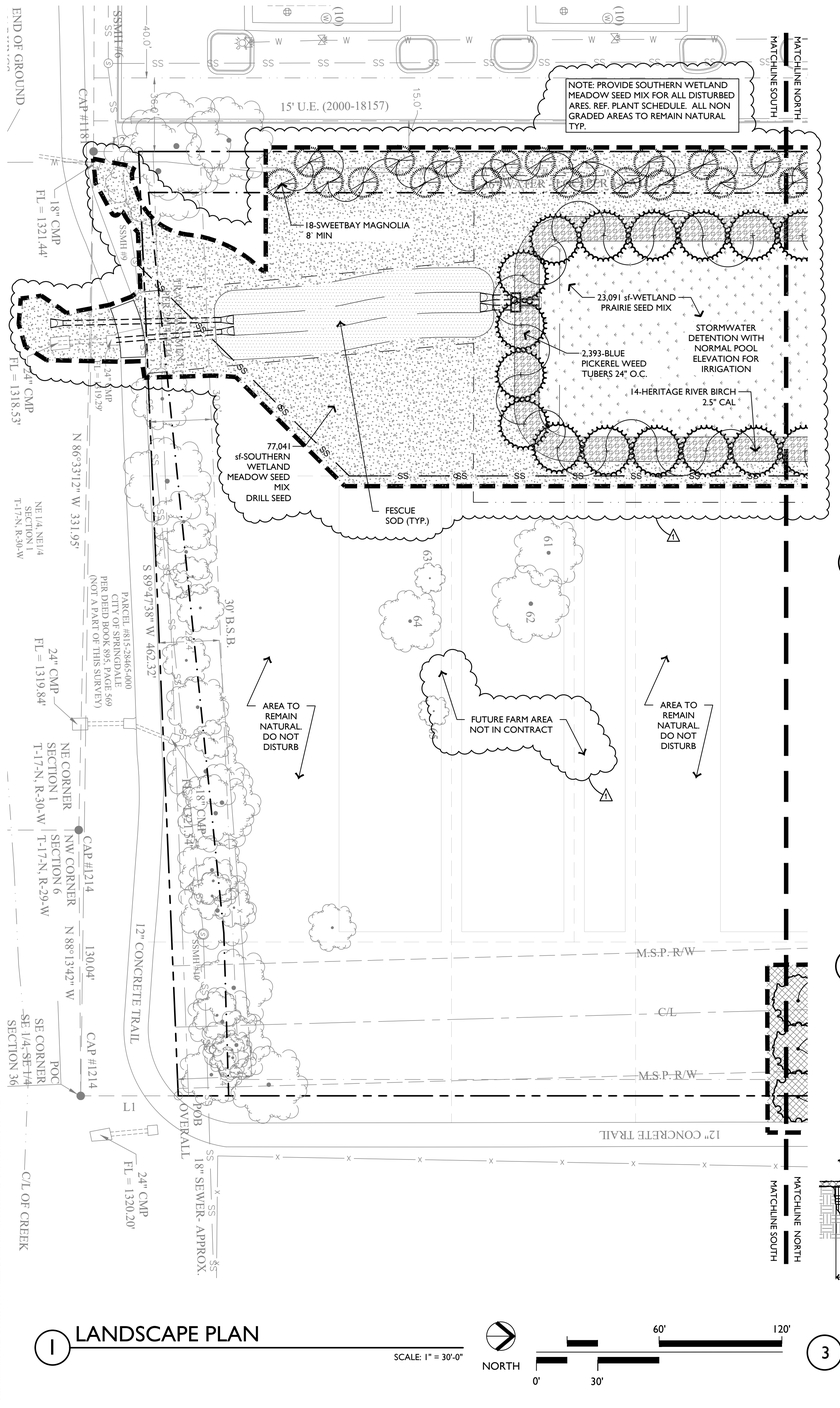
no.	description	date
1	City Revisions	02-17-2022

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L100

LSD L22-10
LARGE SCALE DEVELOPMENT APPLICATION

DRAWN BY: EDG
ISSUE DATE: 17 FEBRUARY 2022


NOTE: PROVIDE SOUTHERN WETLAND MEADOW SEED MIX FOR ALL DISTURBED ARES. REF. PLANT SCHEDULE. ALL NON GRADED AREAS TO REMAIN NATURAL TYP.
MATCHLINE SOUTH
MATCHLINE NORTH
15' U.E. (2000-18157)
18-SWEETBAY MAGNOLIA 8' MIN
23,091 sf-WETLAND PRAIRIE SEED MIX
STORMWATER DETENTION WITH NORMAL POOL ELEVATION FOR IRRIGATION
2,393-BLUE PICKEREL WEED TUBERS 24" O.C.
14-HERITAGE RIVER BIRCH 2.5" CAL
77,041 sf-SOUTHERN WETLAND MEADOW SEED MIX DRILL SEED
FESCUE SOD (TYP.)
AREA TO REMAIN NATURAL. DO NOT DISTURB
FUTURE FARM AREA NOT IN CONTRACT
AREA TO REMAIN NATURAL. DO NOT DISTURB
12" CONCRETE TRAIL
30' B.S.B.
18" SEWER- APPROX.
C/L OF CREEK
M.S.P. R/W
C/L
CAP #1214
CAP #1218
POC SE CORNER SE 1/4-SE1/4 SECTION 36
NE CORNER SECTION 1 T-17-N, R-30-W
NW CORNER SECTION 6 T-17-N, R-29-W
N 86°33'12" W 331.95'
S 89°47'38" W 462.32'
N 88°13'42" W 130.04'
18" CMP FL = 1321.44'
24" CMP FL = 1318.53'
24" CMP FL = 1319.84'
24" CMP FL = 1320.20'
PARCEL 0901-25046-000 CITY OF SPRINGDALE PER DEED BOOK 895, PAGE 569 (NOT A PART OF THIS SURVEY)
NE 1/4 NE1/4 SECTION 1 T-17N, R30W
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L2
L3
L4
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L6
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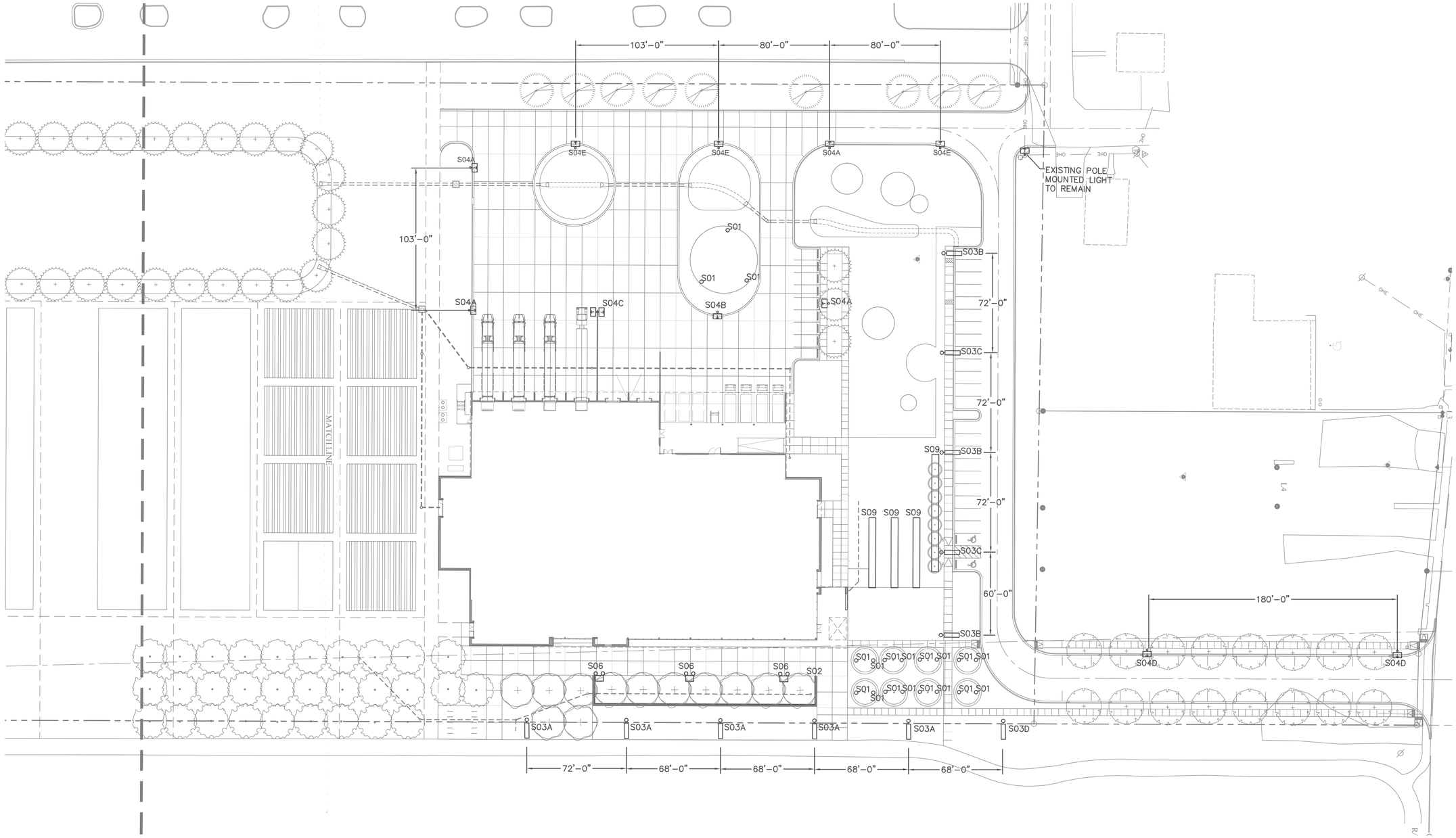

1 SITE LIGHTING PLAN
1" = 30'-0"

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Arkansas Firm License Number: 2511

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HSA ENGINEERING
1150 bob courtway drive
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PROJECT NUMBER:
2017-00

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1"

PROFESSIONAL SEALS:

NOT FOR CONSTRUCTION

ERIC R HOFFMAN - ARCHITECT AR#9334

REVISION HISTORY:

no.	description	date

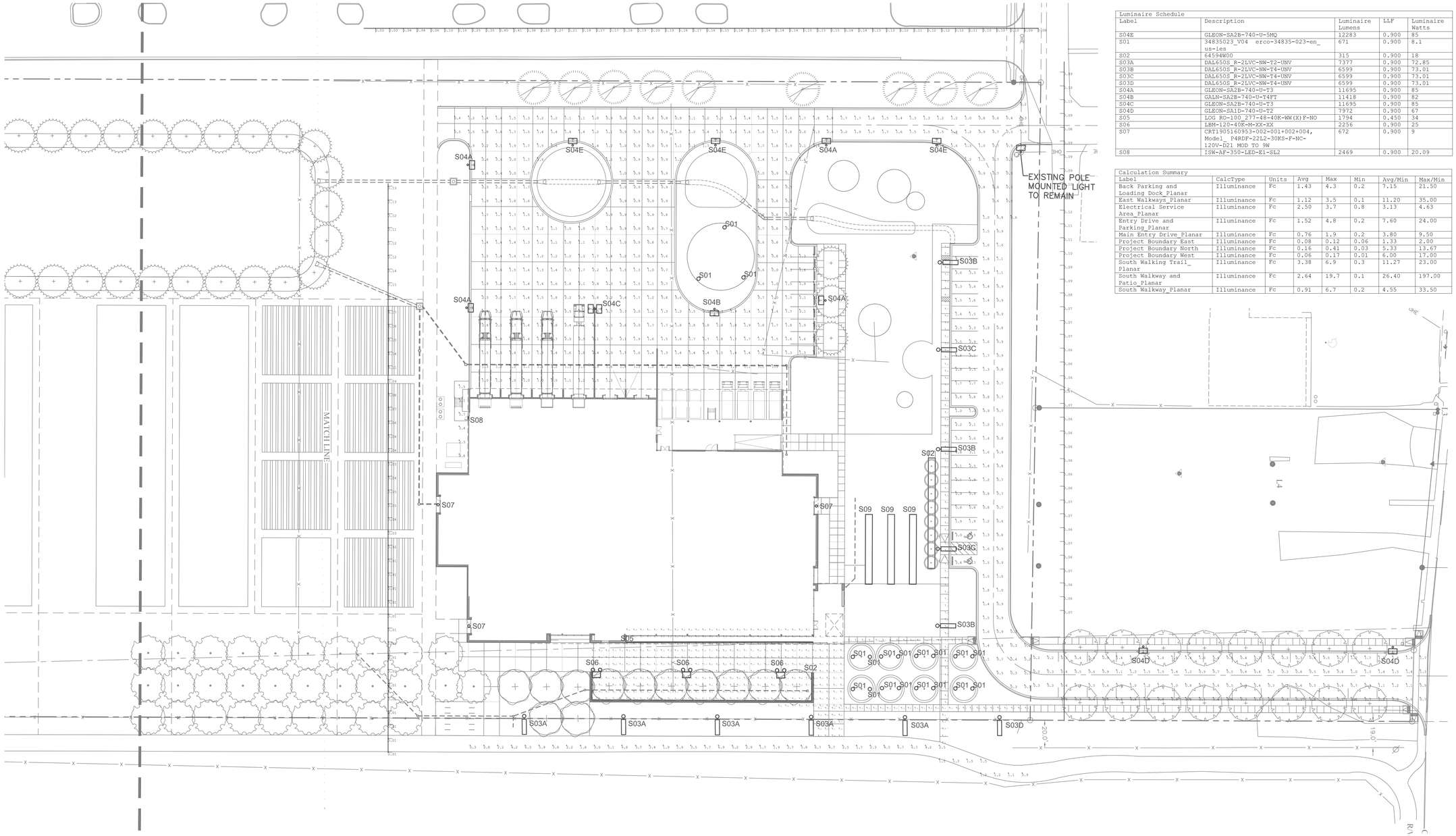
SHEET TITLE:
SITE LIGHTING PLAN

SHEET NUMBER:
EL100

CD PROGRESS PRINT

DRAWN BY: BJR
ISSUE DATE: 15 FEBRUARY 2022

NORTHWEST ARKANSAS FOOD SYSTEMS



1 SITE LIGHTING PHOTOMETRIC PLAN
1" = 30'-0"

Luminaire Schedule				
Label	Description	Luminaire Lumens	LLF	Luminaire Watts
S04E	GLEON-SA2B-740-U-SMQ	12283	0.900	85
S01	34835023_V04 erco-34835-023-en_us-ies	671	0.900	8.1
S02	64594W00	315	0.900	18
S03A	DAL650S_R-2LVC-NW-T2-UNV	7377	0.900	72.85
S03B	DAL650S_R-2LVC-NW-T4-UNV	6599	0.900	73.01
S03C	DAL650S_R-2LVC-NW-T4-UNV	6599	0.900	73.01
S03D	DAL650S_R-2LVC-NW-T4-UNV	6599	0.900	73.01
S04A	GLEON-SA2B-740-U-T3	11695	0.900	85
S04B	GALN-SA2B-740-U-T4FT	11418	0.900	82
S04C	GLEON-SA2B-740-U-T3	11695	0.900	85
S04D	GLEON-SA1D-740-U-T2	7972	0.900	67
S05	LOG RO-100_277-48-40K-WW(X)F-NO	1794	0.450	34
S06	LBM-120-40K-M-XX-XX	2256	0.900	25
S07	CRT1905160953-002-001+002+004, Model_ P4RDF-22L2-30KS-F-NC-120U-D21 MOD TO 9W	672	0.900	9
S08	ISW-AF-350-LED-E1-SL2	2469	0.900	20.09

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Back Parking and Loading Dock_Planar	Illuminance	Fc	1.43	4.3	0.2	7.15	21.50
East Walkways_Planar	Illuminance	Fc	1.12	3.5	0.1	11.20	35.00
Electrical Service Area_Planar	Illuminance	Fc	2.50	3.7	0.8	3.13	4.63
Entry Drive and Parking_Planar	Illuminance	Fc	1.52	4.8	0.2	7.60	24.00
Main Entry Drive_Planar	Illuminance	Fc	0.76	1.9	0.2	3.80	9.50
Project Boundary East	Illuminance	Fc	0.08	0.12	0.06	1.33	2.00
Project Boundary North	Illuminance	Fc	0.16	0.41	0.03	5.33	13.67
Project Boundary West	Illuminance	Fc	0.06	0.17	0.01	6.00	17.00
South Walking Trail_ Planar	Illuminance	Fc	3.38	6.9	0.3	11.27	23.00
South Walkway and Patio_Planar	Illuminance	Fc	2.64	19.7	0.1	26.40	197.00
South Walkway_Planar	Illuminance	Fc	0.91	6.7	0.2	4.55	33.50

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PROJECT NUMBER:
2017-00

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1"

PROFESSIONAL SEALS:

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ERIC R HOFFMAN - ARCHITECT AR#9334

REVISION HISTORY:

no.	description	date

SHEET TITLE:

SITE LIGHTING PHOTOMETRIC PLAN

EL100A

CD PROGRESS PRINT

DRAWN BY: BJR
ISSUE DATE: 15 FEBRUARY 2022

NORTHWEST ARKANSAS FOOD SYSTEMS

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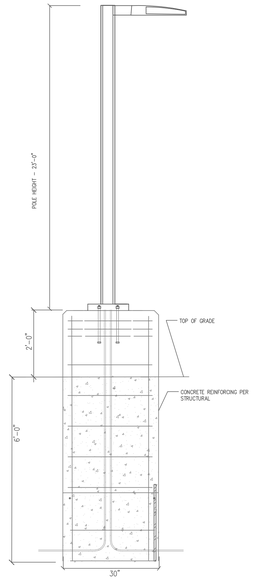
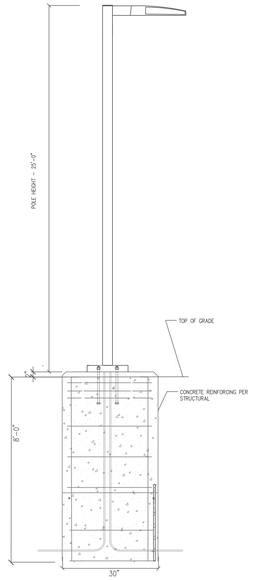


1 S04A, S04B, S04C, S04E POLE–MOUNT FIXTURE
NOT TO SCALE

GENERAL NOTES:

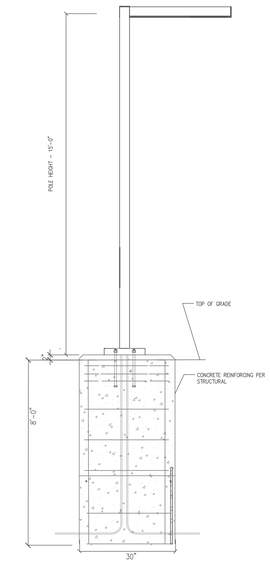
PARKING LOT LIGHTS AND PRIVATE STREET ILLUMINATOR. MAINTENANCE AND BILLING ARE BY OWNER.



2 S04D SERIES POLE–MOUNT FIXTURE
NOT TO SCALE

GENERAL NOTES:

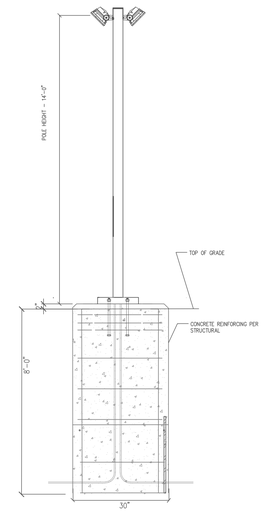
PUBLIC LOCAL STREET ILLUMINATOR. PURCHASE AND INSTALLATION BY OWNER, MAINTENANCE AND BILLING BY CITY.



3 S03A–S03D SERIES POLE–MOUNT FIXTURE
NOT TO SCALE

GENERAL NOTES:

PRIVATE STREET AND PEDESTRIAN PATH ILLUMINATOR. MAINTENANCE AND BILLING ARE BY OWNER.



3 S06 POLE–MOUNT FIXTURES
NOT TO SCALE

GENERAL NOTES:

PEDESTRIAN AREA LIGHTING. MAINTENANCE AND BILLING ARE BY OWNER.

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FOOD SYSTEMS
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PROJECT NUMBER:
2017-00

Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

GLEON Galleon

Area / Site Luminaire

Typical Applications

Outdoor • Parking Lots • Walkways • Roadways • Building Areas

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

Product Certifications

Product Features

Luminaire Technology · Intelligent · Wireless · Light Architecture™

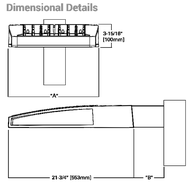
Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt

Connected Systems

- WaveLinx
- Enlighted

Dimensional Details



Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Extended Arm Length	"B" Quick Mount Arm Length	"B" Quick Mount Extended Arm Length
1-4	15-1/2"	7"	10"	10-5/8"	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	--
9-10	33-3/4"	7"	16"	--	--

NOTES:
For arm selection requirements and additional fine art, see Mounting Details section.

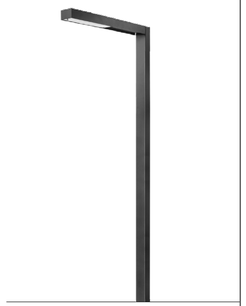
COOPER Lighting Solutions

P150000202N page 1
April 12, 2021 1:40 PM

.hess

LINEA 450 LVC Specification

The LINEA series features distinctly linear design qualities and exceptional versatility. Perceptively capturing today's minimal design philosophy, the reduced form is sure to retain its validity far into the future. It is available in three mounting heights in single or twin mounting configurations. The pedestrian-scale model is 15 feet, with intermediate and larger sizes at 20 and 26 feet, respectively, giving proper scale for a variety of applications. Units for bi-level mounting are available, where the street-side luminaire is mounted high and a second fixture is mounted on the sidewalk side at a lower height for pedestrian illumination. An LED illuminating bollard for low-level pathway illumination complements the family of products. CSA Listed for Wet Locations



Model	LED Module	Color Temperature	Distribution	Volt	Mounting	Pole	Pole Mat	Finish	Option
LN450	21VC - 2 modules	WW -3000K	T2 - Type II	UNV - 120-277V	A - Single Mount B - Twin	15SR - 15' Straight Rectangular	A - Aluminum	SG - Silver Grey	DIM - 0-10VDC Dimming

Ordering Information

| LN450 | 21VC | | |

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: March 1, 2022

Re: **L22-11** **Large-Scale** **Shiloh Indoor Practice Facility**

Planning Comments:

1. This Large Scale Development Plan has been given the number L22-11. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (standard comment)
3. 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).

Commercial Design Standards Comments

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

Engineering Summary:

- No comments

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted:_____ Payment Method:_____

Date Accepted as Complete:_____ Project Number:_____

Must meet the below criteria for a Large Scale Submittal:

- ☒ Pre-application meeting held with Springdale Planning Department. Date: 1/19/22
- ☒ Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.

  (Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting.)
- ☒ Submit three (3) hard copies and one pdf of plans as well as SWPPP/Drainage Docs electronic, can submit hard copies upon request
- ☒ Submit complete architectural elevations. (If Applicable)
- ☒ Submit a copy of the warranty deed showing ownership of property.
- ☐ Submit a unified lighting plan in pdf format. (If Applicable) NA, no new parking proposed
- ☒ 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: Shiloh Christian School

E-mail: keithm@shilohsaints.org

Address: 1707 Johnson Road
Springdale, AR 72762

Phone: 479-756-1140

Site/ Location: 1707 Johnson Rd
Springdale, AR

Assessor's Parcel Number(s): 815-29015-000

Development Point of Contact for Question & Staff Reviews

Name: ESI - Brandon Rush

E-mail: brush@engineeringservices.com

Address: 1207 S. Old Missouri Rd
Springdale, AR 72764

Phone: 479-751-8733

Current Zoning District: P-1

Rezone required: No

Total Acreage: 1.8

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

Name (printed): Brandon Rush Date: 1/24/22

Signature: 

Staff Notes:

SPRINGDALE™
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Shiloh IPF

Pre-Application Meeting Notes

Please include this document with the project's Large Scale Development or Non Large Scale Development application.

Names of all persons present at pre-application meeting:	Patsy Christie, Rick Barry, Jason Appel, Brandon Rush, Katie Hollingshead, Gil Newnum, Ed Stith, Steve Goss
Name of main point of contact for project:	Brandon Rush
Parcel Number(s):	815-29015-000
Acreage of the proposed development:	1.8 ac
Type of project:	Educational / athletic facility
When is the intended application date?	1/27/22
Per the date above, the earliest Planning Commission meeting date would be:	March 1

Is there a street address? If not, please complete the 911 Address Assignment form on the City of Springdale's GIS Department website. Form completed 1/24

Is this proposal in a commercial zone? If yes, Commercial Design Standards will need to be met. No.

Is this project located in the Downtown Form-Based Code District or S.E.E.D. Districts? If yes, the Form-Based Code rules will apply. No.

Does this project involve a multifamily structure? If yes, Multifamily Design Standards will apply. No.

All projects must meet the requirements of the Drainage Criteria Manual. Letter

Are you intending to bond for any aspects of this project? (landscaping, sidewalks, etc) No.

Is there a prepared photometric plan? No parking proposed

Is there a prepared landscaping plan featuring perimeter and frontage landscaping? Yes, variance requested

Based upon this discussion, what variances/waivers will be required?

Landscaping only. Unless no arch. treatments on east side

Please state all of the Fire Code issues mentioned.

Need 26' aerial app. road along east side
Add hydrant. Gated access road ok

First Baptist Church, Springdale
1709 Johnson Rd
Springdale, AR 72762-6099

January 26, 2022

City of Springdale Planning Commission
Charles McKinney City Administration Building
201 Spring Street
Springdale, Arkansas 72764

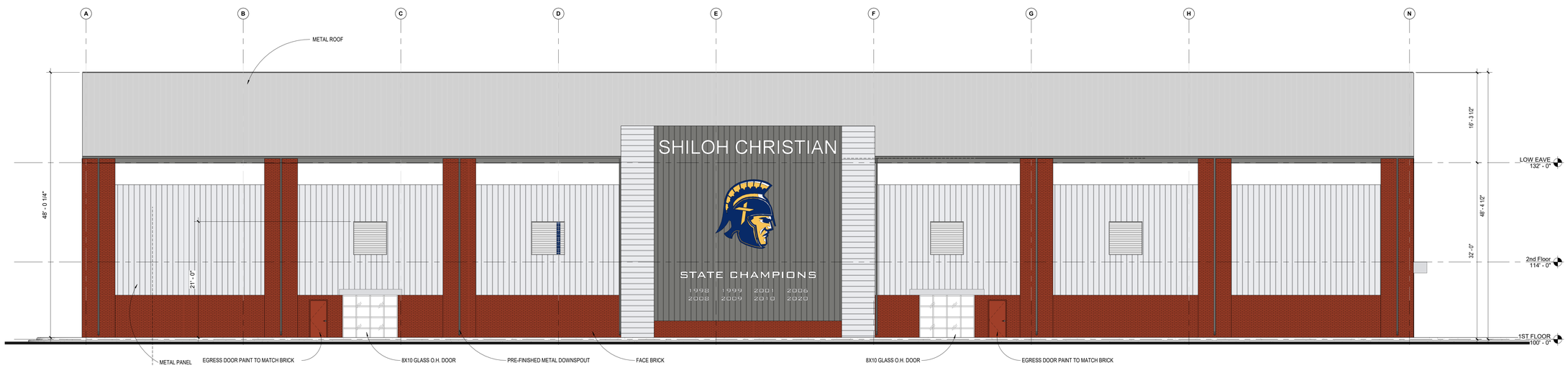
Re: Parking Letter
Large Scale Development
Shiloh Indoor Practice Facility
1707 Johnson Road
Springdale, AR

We understand construction of the proposed facility will reduce the available parking on our campus. Adequate parking for academic, athletic, and ecclesiastical uses will remain available on our campus for employees, students, and guests.

First Baptist Church, Springdale

Signature

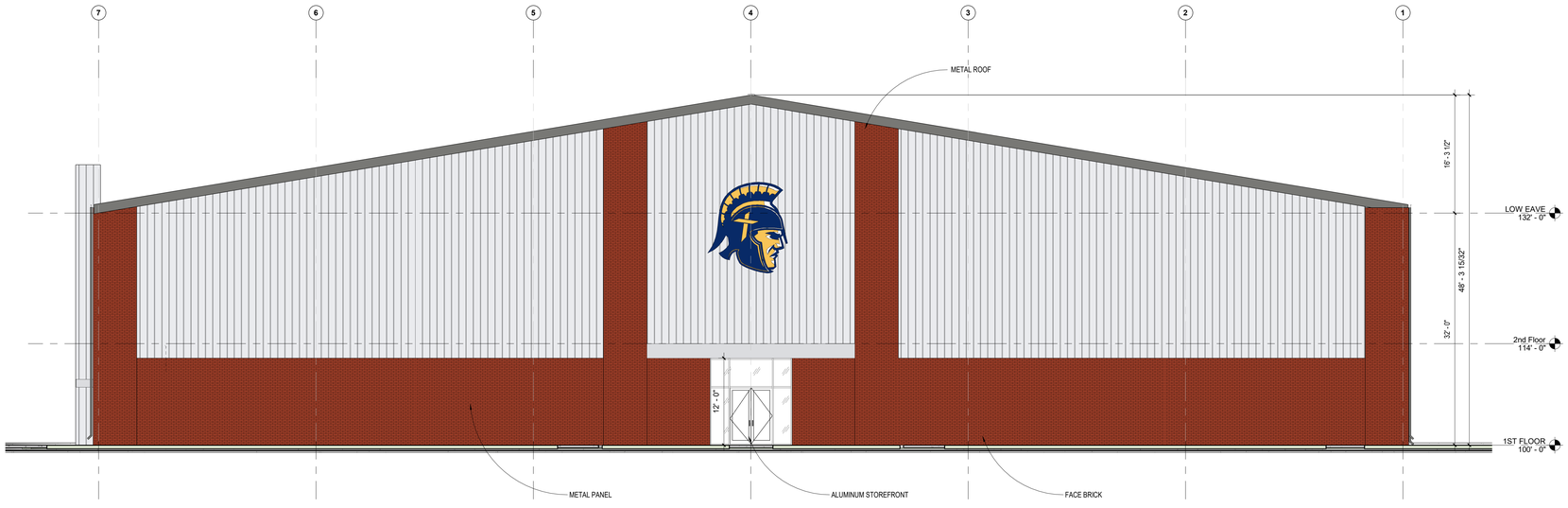
BEN R. MAYES, TREASURER
Print Name / Title*



4 WEST ELEVATION
1/8" = 1'-0"

WEST ELEVATION

BRICK	2,449 SF	29.7%
ARCH METAL PANELS	4,984 SF	60.5%
TRANSLUCENT PANELS	627 SF	7.6%
GLAZING / DOORS	182 SF	2.2%
	8,242 SF	



2 SOUTH ELEVATION
1/8" = 1'-0"

SOUTH ELEVATION

BRICK	2,674 SF	35.1%
ARCH METAL PANELS	4,812 SF	63.1%
GLAZING / DOORS	136 SF	1.8%
	7,622 SF	

CORE ARCHITECTS
1800 S. OSAGE SPRINGS DR. - SUITE 100 - ROGERS, AR 72758
PH - 479.631.2673 FX - 479.631.2674 www.core-arch.com

ARCHITECT OF RECORD:
NOT FOR CONSTRUCTION

REVISION		
NO.	ISSUE	DATE

CONSULTANT:

SHILOH INDOOR PRACTICE

1707 JOHNSON ROAD
SPRINGDALE, AR 72762

DRAWN BY: GON
CHECKED BY: DG

PROJECT #: 21-014

DATE: 2022.02.17

DRAWING: A3.1
EXTERIOR BUILDING ELEVATION(S)

C:\Users\gnewnum.CORE\Desktop\My Revit Projects\21-014 Shiloh Indoor Practice Facility_gnewnum@core-arch.com.rvt
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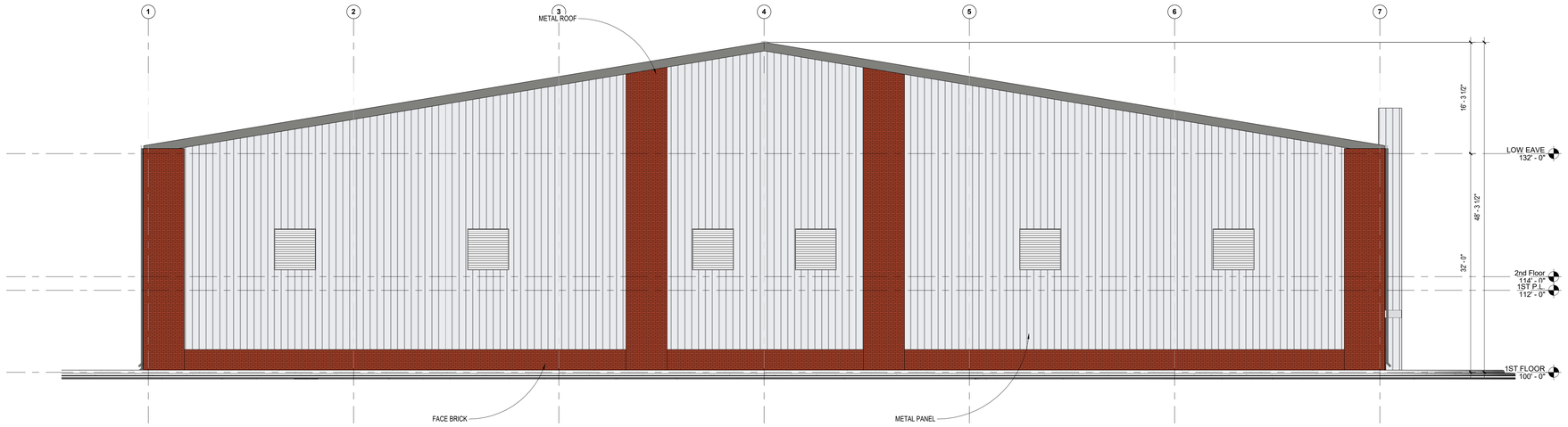
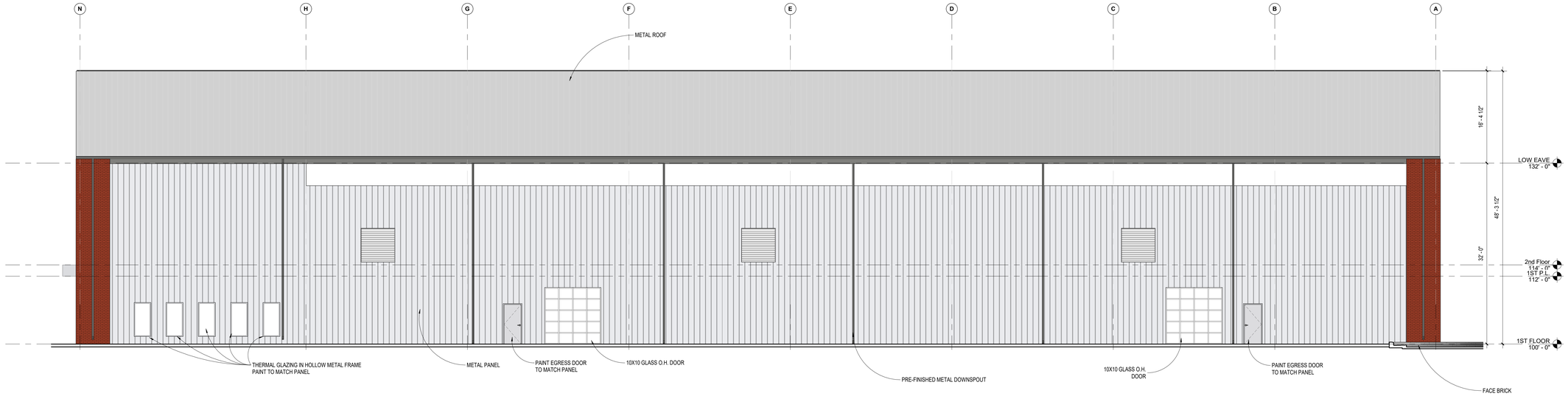


1 NORTH ELEVATION
1/8" = 1'-0"

NORTH ELEVATION

BRICK	1,388 SF	19.5%
ARCH METAL PANELS	5,719 SF	80.5%
	7,107 SF	



2 EAST ELEVATION
1/8" = 1'-0"

EAST ELEVATION

BRICK	393 SF	4.9%
ARCH METAL PANELS	6,137 SF	76.8%
TRANSLUCENT PANELS	925 SF	11.6%
GLAZING / DOORS	535 SF	6.7%
	7,990 SF	

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CORE ARCHITECTS
1800 S. OLAGE SPRINGS DR. - SUITE 150 - ROGERS, AR 72758
PH: 479.631.8079 FX: 479.631.8079 • www.core-arch.com

ARCHITECT OF RECORD:
NOT FOR CONSTRUCTION

REVISION		
NO.	ISSUE	DATE

CONSULTANT:

SHILOH INDOOR PRACTICE

1707 JOHNSON ROAD
SPRINGDALE, AR 72762

DRAWN BY: GON
CHECKED BY: DG

PROJECT #: **21-014**

DATE: 2022.02.17

DRAWING: **A3.2**
EXTERIOR BUILDING ELEVATION(S)

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



PLANS FOR AN

INDOOR PRACTICE FACILITY

SERVING

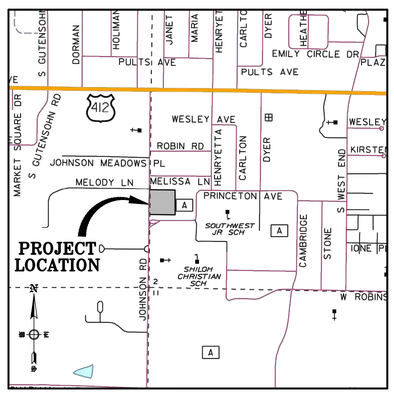
SHILOH CHRISTIAN SCHOOL

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
–	COVER
1	LARGE SCALE DEVELOPMENT
2	GRADING PLAN
3	TYPICAL DETAILS
4	SWU DETAILS
5	LANDSCAPING PLAN
6	STORM WATER POLLUTION PREVENTION PLAN

1707 JOHNSON ROAD
SPRINGDALE, ARKANSAS

L22–11

February 16, 2022



VICINITY MAP

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.

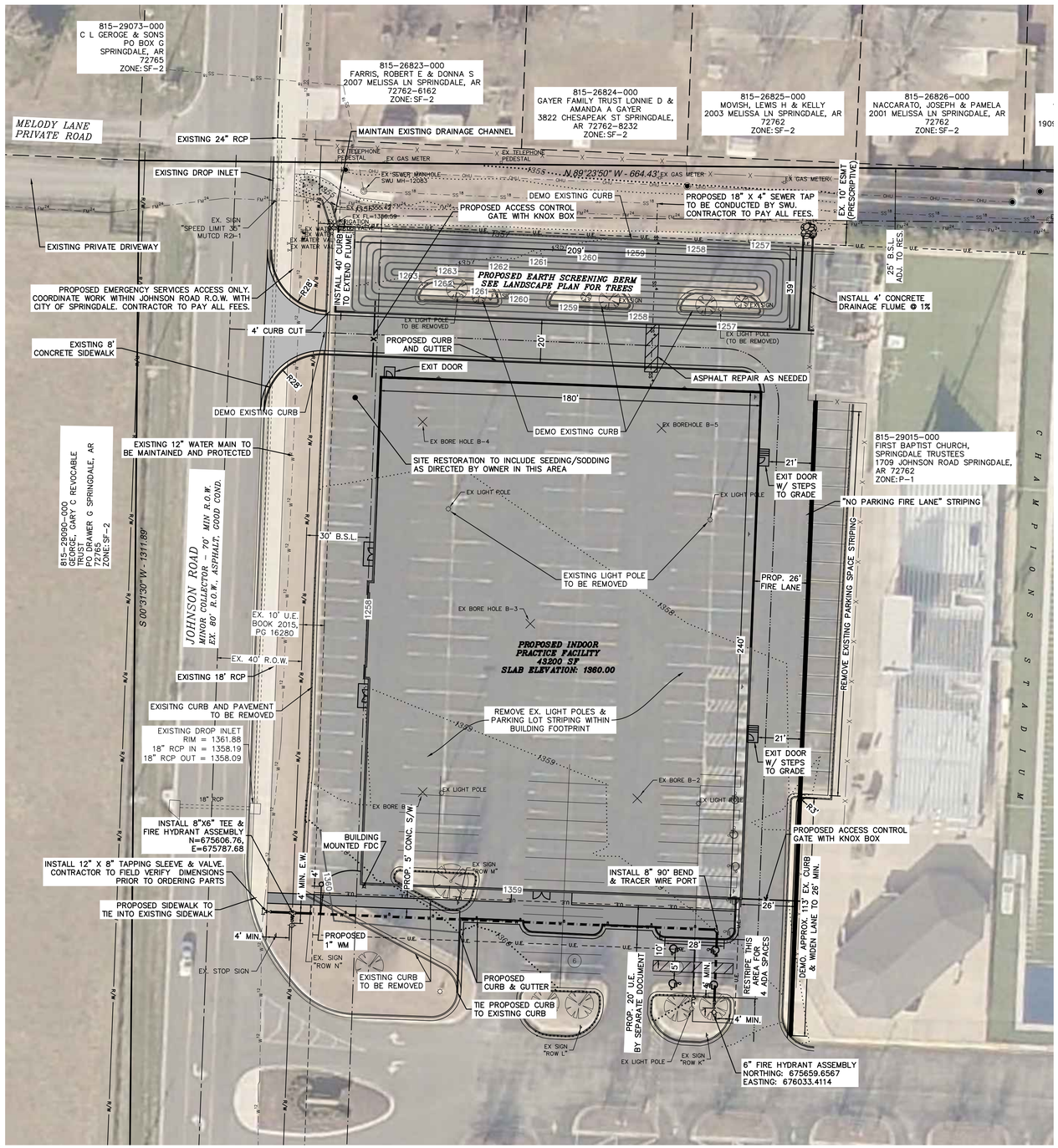
NOTES :

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 WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES OF THE CITY OF SPRINGDALE WATER UTILITIES. ADOPTED MARCH 10TH, 1987 BY ORDINANCE NO. 1640. AMENDED AUGUST 27, 2014 BY RESOLUTION No. 15–14 OF THE SPRINGDALE WATER AND SEWER COMMISSION, INCLUDING SECTION T38 AND ASSOCIATED DETAILS ADDED ON SEPTEMBER 3, 2020.

3. (PLACEHOLDER) VARIANCE FROM CITY OF SPRINGDALE COMMERCIAL DESIGN STANDARDS GRANTED AT MARCH 1, 2022 PLANNING COMMISSION MEETING (B22–19): DESIGN ELEMENTS ALONG EAST SIDE, BUILDING FOUNDATION LANDSCAPING.

4. CAPITAL COST OF PROPOSED PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE IS ESTIMATED TO EXCEED $25,000.



GRID N

GRAPHIC REPRESENTATION ONLY

SCALE 1"= 30'

0 15' 30' 60'

PARCEL NO. 815-29015-000

SURVEY DESCRIPTION:

PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 2, TOWNSHIP 17 NORTH OF RANGE 30 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2 RUN SOUTH 00° 31' 30" WEST 599.19 FEET, THENCE SOUTH 89° 33' 49" EAST 217.48 FEET, THENCE SOUTH 00° 10' 08" WEST 194.90 FEET, THENCE NORTH 89° 33' 49" WEST 218.69 FEET, THENCE SOUTH 00° 31' 30" WEST 517.80 FEET TO THE SOUTHWEST CORNER OF SAID SECTION, THENCE SOUTH 89° 07' 20" EAST 1308.60 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, THENCE NORTH 00° 23' 07" EAST 661.08 FEET, THENCE NORTH 89° 15' 37" WEST 637.72 FEET, THENCE NORTH 00° 06' 13" EAST 655.60 FEET, THENCE NORTH 89° 23' 50" WEST 644.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 28.85 ACRES, MORE OR LESS.

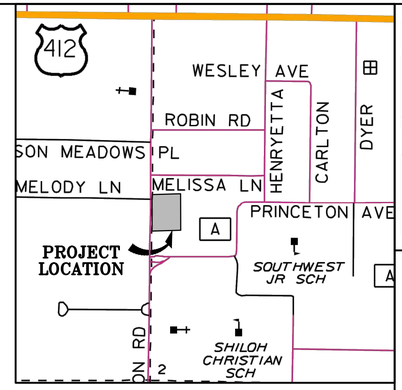
OWNER/DEVELOPER:	FIRST BAPTIST CHURCH SPRINGDALE TRUSTEES 1707 JOHNSON RD SPRINGDALE, AR 72762-6099 (479) 756-1140 KEITHM@SHILOHSAINTS.ORG
ENGINEER:	ENGINEERING SERVICES, INC. 1207 S. OLD MISSOURI ROAD P.O. BOX 282 SPRINGDALE, AR 72762
CITY ZONING:	P-1
BUILDING SETBACKS:	FRONT – 30' FRONT IF PARKING ALLOWED BTWN ROW & BUILDING – 50' SIDE (SUBJECT TO APPLICABLE FIRE AND BUILDING CODES) – 0' SIDE WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT – 25' REAR – 25'
FEMA FLOODPLAIN ZONE:	THIS PROPERTY IS NOT WITHIN A 100 YEAR FLOODPLAIN ZONE AS SHOWN ON THE F.I.R.M. MAP # 05143C0070F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: APRIL 2, 2008
PARCEL:	815-29015-000
NET AREA:	7.30 ACRES
GROSS AREA:	7.78 ACRES
REQUIRED PARKING:	1 SPACE/500 SF 87 SPACES (INC. 2 ADA)
PROVIDED PARKING:	SEE LETTER FROM OWNER SUBMITTED WITH LSD APPLICATION.

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).
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:
   - 9.1. DEVELOPMENT AND GRADING WITH THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
   - 9.2. THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
   - 9.3. NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING.
   - 9.4. NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
   - 9.5. 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. "NO PARKING FIRE LANE" SIGNS MUST BE MOUNTED TO THE BUILDING ALONG THE EAST AND NORTH SIDES, OR AS DIRECTED BY THE FIRE MARSHAL.
13. CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR ALL STREET CUTS, BORES, AND RESPECTIVE RIGHT-OF-WAY PERMITS FOR THE PROPOSED PROJECT.

NOTES (CONT'D):

14. 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.
15. 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.FULL DEPTH COMPACTED CLASS 7 BASE MATERIAL IS REQUIRED FOR THE WATER AND SEWER TRENCHES UNDER PRIVATE EXISTING OR PROPOSED DRIVING SURFACES.
16. 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.
17. ALL WATER AND SEWER MAIN LINE EXTENSIONS AND SERVICES SHALL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE SPRINGDALE WATER UTILITIES SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES.
18. 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.
19. A PRE-CONSTRUCTION MEETING IS TO BE HELD WITH THE WATER AND SEWER CONTRACTOR AND SWU PRIOR TO BEGINNING ANY CONSTRUCTION.
20. ALL WATER MAIN SHALL BE SPECIAL CLASS 50 DUCTILE IRON.
21. CONTRACTOR SHALL CONTACT SWU PRIOR TO PERFORMING WORK.
22. SWU STAFF SHALL BE PRESENT DAY OF TAPPING, DISINFECTION AND FLUSHING.
23. SWU SHALL PERFORM AND BE PRESENT FOR ALL TAPS TO EXISTING SYSTEM.
24. LONG WATER SERVICES SHALL BE ENCASED WITH 2" SLEEVE.
25. STAKE ALL FIRE HYDRANTS FOR SWU APPROVAL PRIOR TO INSTALLATION.
26. TRACER WIRE PORTS SHALL BE INSTALLED AT EVERY CHANGE IN DIRECTION OR EVERY 400'.



VICINITY MAP

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13828
THOMAS JASON APPEL

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

LEGEND

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

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

LARGE SCALE DEVELOPMENT
SHILOH INDOOR PRACTICE FACILITY
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=30'

DATE: Feb 15, 2022

ENGINEER: TJA
DRAWN BY: XXX

W.O. #: 22905

L22-11

1

EX FL=1356.59

EX WATER METER
EX WATER VALVE
EX WATER VALVE

EX LIGHT POLE
TO BE REMOVED

EX LIGHT POLE
(TO BE REMOVED)

EX SIGN

EX BORE HOLE B-4

EX BOREHOLE B-5

EX LIGHT POLE

EX LIGHT POLE

EX BORE HOLE B-3

PROPOSED INDOOR
PRACTICE FACILITY
43200 SF
SLAB ELEVATION: 1360.00

EX BORE B-2

EX LIGHT POLE

EX BORE B-1

EX LIGHT POLE

EX SIGN
"ROW M"

EX SIGN
"ROW L"

EX LIGHT POLE

EX SIGN
"ROW K"

GRID
N
W E
S

GRAPHIC
REPRESENTATION
ONLY

SCALE 1" = 20'

0 10' 20' 40'

ESI
ENGINEERING SERVICES INC.
1705 S. 48th STREET, SUITE 1
SPRINGDALE, ARKANSAS 72764

GRADING PLAN
SHILOH INDOOR PRACTICE FACILITY
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

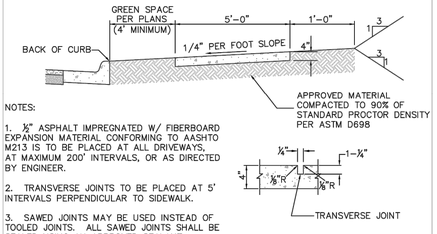
© COPYRIGHT 2022 ENGINEERING SERVICES, INC. 2/15/2022 2:51 PM

SCALE: 1"=30'
DATE: Feb 15, 2022
ENGINEER: TJA
DRAWN BY: BJR
W.O. #: 22905

L22-11

2

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 MAY BE USED INSTEAD OF TOOLED JOINTS. ALL SAWED JOINTS SHALL BE SEALED USING AN APPROVED SEALANT.

4. OTHER JOINTS MAY BE REQUIRED IF DIRECTED BY THE ENGINEER.

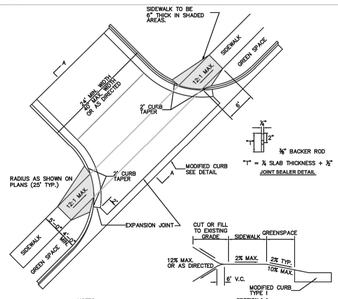
5. CONCRETE FOR SIDEWALK TO BE CLASS A, 3000 PSI, 5.5 BAG MIX W/ 4-7% AIR ENTRAINMENT.

SIDEWALK DETAIL
NOT TO SCALE

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2016 DESIGNED BY: WWP DRAWN BY: WWP CHECKED BY: KPP APPROVED BY: BNB
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-1

SPRINGDALE
WE'RE MAKING IT HAPPEN

N:\Engineering_WEBSITE MATERIALS\Standard Details\DWG\SD-B-3.dwg



NOTES:

1. DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.

1. ½" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.

2. CONCRETE CURB TO BE SAWCUT AT 15' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.

3. HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.

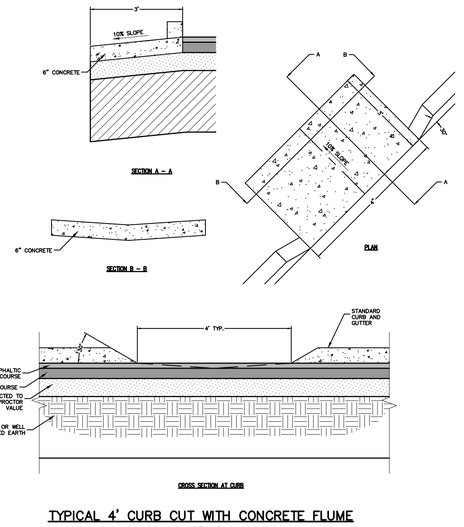
4. CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.

5. DRIVEWAY SECTION TO BE 2" ASPHALT WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.

COMMERCIAL DRIVEWAY DETAIL
NOT TO SCALE

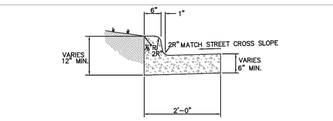
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2016 DESIGNED BY: WWP DRAWN BY: WWP CHECKED BY: KPP APPROVED BY: BNB
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-3

SPRINGDALE
WE'RE MAKING IT HAPPEN

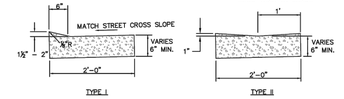


TYPICAL 4' CURB CUT WITH CONCRETE FLUME
NOT TO SCALE

D:\Users\kristiflerpa\appdata\local\temp\AcPublish_5864\SD-A-12.dwg



STANDARD CURB AND GUTTER
NOT TO SCALE



MODIFIED CURB AND GUTTER
NOT TO SCALE

NOTES:

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

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2016 DESIGNED BY: WWP DRAWN BY: WWP CHECKED BY: KPP APPROVED BY: BNB
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-12

SPRINGDALE
WE'RE MAKING IT HAPPEN

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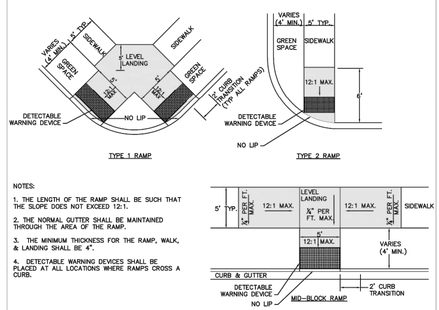


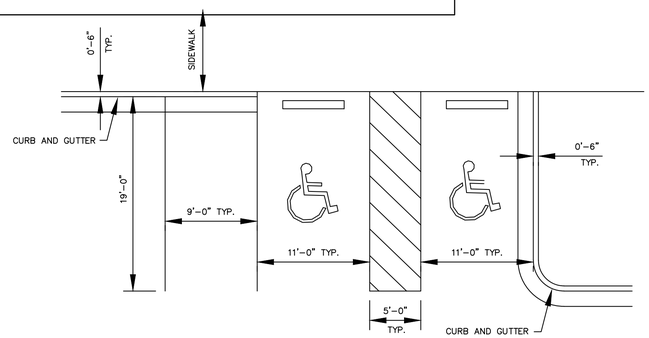
NOTES:

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

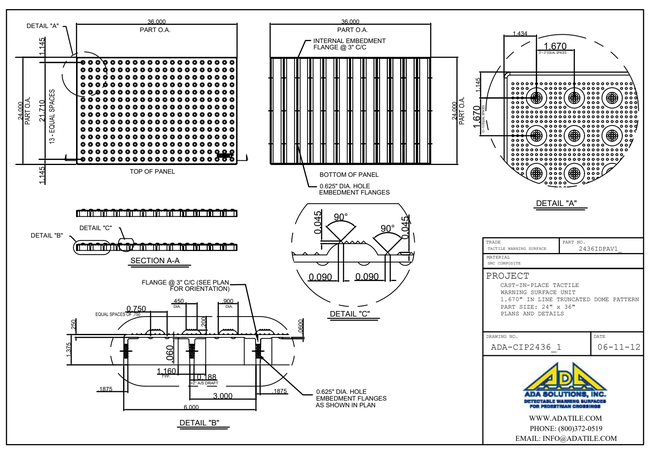
HANDICAP RAMP DETAILS
NOT TO SCALE

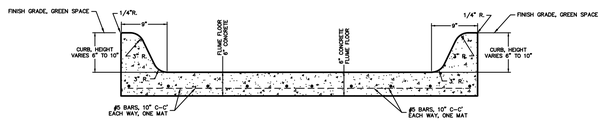
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: NOVEMBER 2016 DESIGNED BY: KPP DRAWN BY: KPP CHECKED BY: KPP APPROVED BY: BNB
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-2

SPRINGDALE
WE'RE MAKING IT HAPPEN

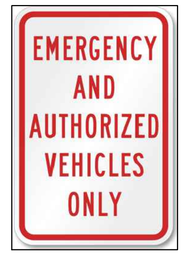


HANDICAPPED RAMP AND PARKING DETAILS





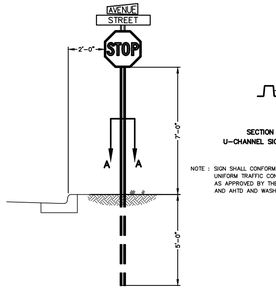
FLUME CURB DETAIL
NOT TO SCALE



GATE-MOUNTED SIGNAGE
NOT TO SCALE



BUILDING-MOUNTED SIGNAGE
NOT TO SCALE



STOP SIGN DETAIL
NOT TO SCALE



ENGINEERING SERVICES INC.
1705 S. 48TH ST., SUITE 1
SPRINGDALE, ARKANSAS 72764

TYPICAL DETAILS
SHILOH INDOOR PRACTICE FACILITY
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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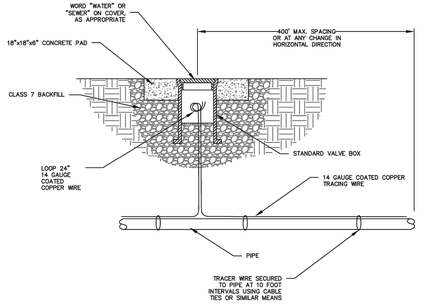
S:\ENGINEERING\SHILOH\TYPICAL DETAILS.DWG

SCALE: NTS
DATE: Feb 15, 2022
ENGINEER: TJA
DRAWN BY: BJR
W.O. #: 22905

L22-11

3



TRACING WIRE CONNECTION PORT

N.T.S.

SPRINGDALE WATER UTILITIES

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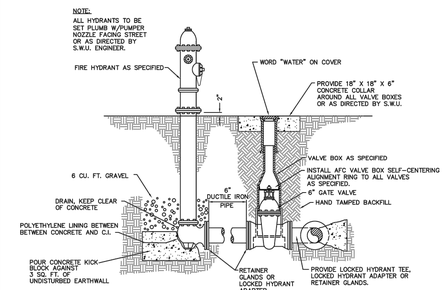
MISCELLANEOUS DETAILS FOR WATER AND SEWER CONSTRUCTION

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



FIRE HYDRANT & GATE VALVE

N.T.S.

SPRINGDALE WATER UTILITIES

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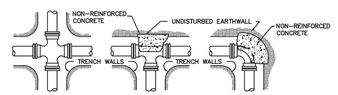
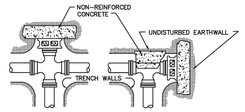
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



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



CROSS W/PLUG TEE W/PLUG

NOTES:

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

REACTION BACKING TABLE

SIZE	REQUIRED SQ. FT. OF UNDISTURBED EARTHWALL FOR REACTION BACKING			
	TYPE OF FITTINGS			
	TEE	90°	45°	22 1/2°
3"	1	1	1	1
3"	1	1	1	1
4"	2	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

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SPRINGDALE WATER UTILITIES

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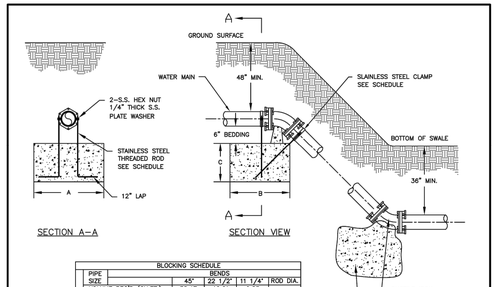
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



BLOCKING SCHEDULE

PIPE SIZE		BENDS 45°	22 1/2°	11 1/4°	ROD DIA.
	VOLUME REQ'D. (CU.FT.)	38.47	19.61	9.85	
8"	A (FT.)	4.00	4.00	4.00	3/4 IN.
	B (FT.)	2.50	1.65	1.30	
	C (FT.)	4.00	3.00	2.00	
	CLAMP (2 EA.)	3/8 IN. X 1-1/2 IN.			
	VOLUME REQ'D. (CU.FT.)	86.56	44.13	23.17	
12"	A (FT.)	5.00	5.00	5.00	7/8 IN.
	B (FT.)	4.40	2.30	1.50	
	C (FT.)	4.00	4.00	3.00	
	CLAMP (2 EA.)	9/16 IN. X 2 IN.			
	VOLUME REQ'D. (CU.FT.)	240.43	125.23	65.66	
20"	A (FT.)	6.00	6.00	6.00	1 IN.
	B (FT.)	5.10	4.20	2.75	
	C (FT.)	8.00	5.00	4.00	
	CLAMP (2 EA.)	5/8 IN. X 2-9/16 IN.			
	VOLUME REQ'D. (CU.FT.)	346.25	180.39	94.58	
24"	A (FT.)	6.00	6.00	6.00	1 IN.
	B (FT.)	7.25	4.50	3.20	
	C (FT.)	8.00	7.00	5.00	
	CLAMP (2 EA.)	3/8 IN. X 3 IN.			

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

NOTES:

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

VERTICAL TIE-DOWN BLOCKING

N.T.S.

SPRINGDALE WATER UTILITIES

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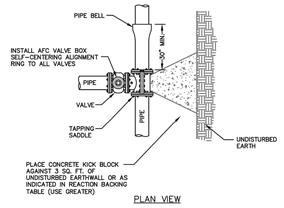
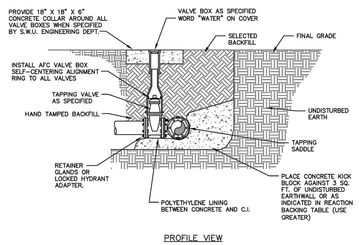
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



PLAN VIEW



PROFILE VIEW

TAPPING SADDLE & VALVE

N.T.S.

SPRINGDALE WATER UTILITIES

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

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

TRENCH WIDTH SCHEDULE

NOTES:

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



TYPICAL PIPE TRENCH

N.T.S.

SPRINGDALE WATER UTILITIES

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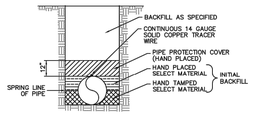
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

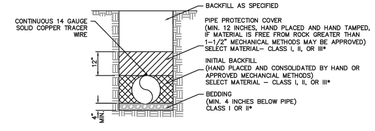
DRAWN BY:	DRAWING NO:	DATE:
JNK	S-17	MARCH 2008



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

ENGINEERING SERVICES INC.
1302 N. 48TH STREET
SPRINGDALE, ARKANSAS 72764

SWU STANDARD DETAIL DRAWINGS
SHILOH INDOOR PRACTICE FACILITY
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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C:\DESIGN\SHEET DETAILS\SWU DETAILS.DWG

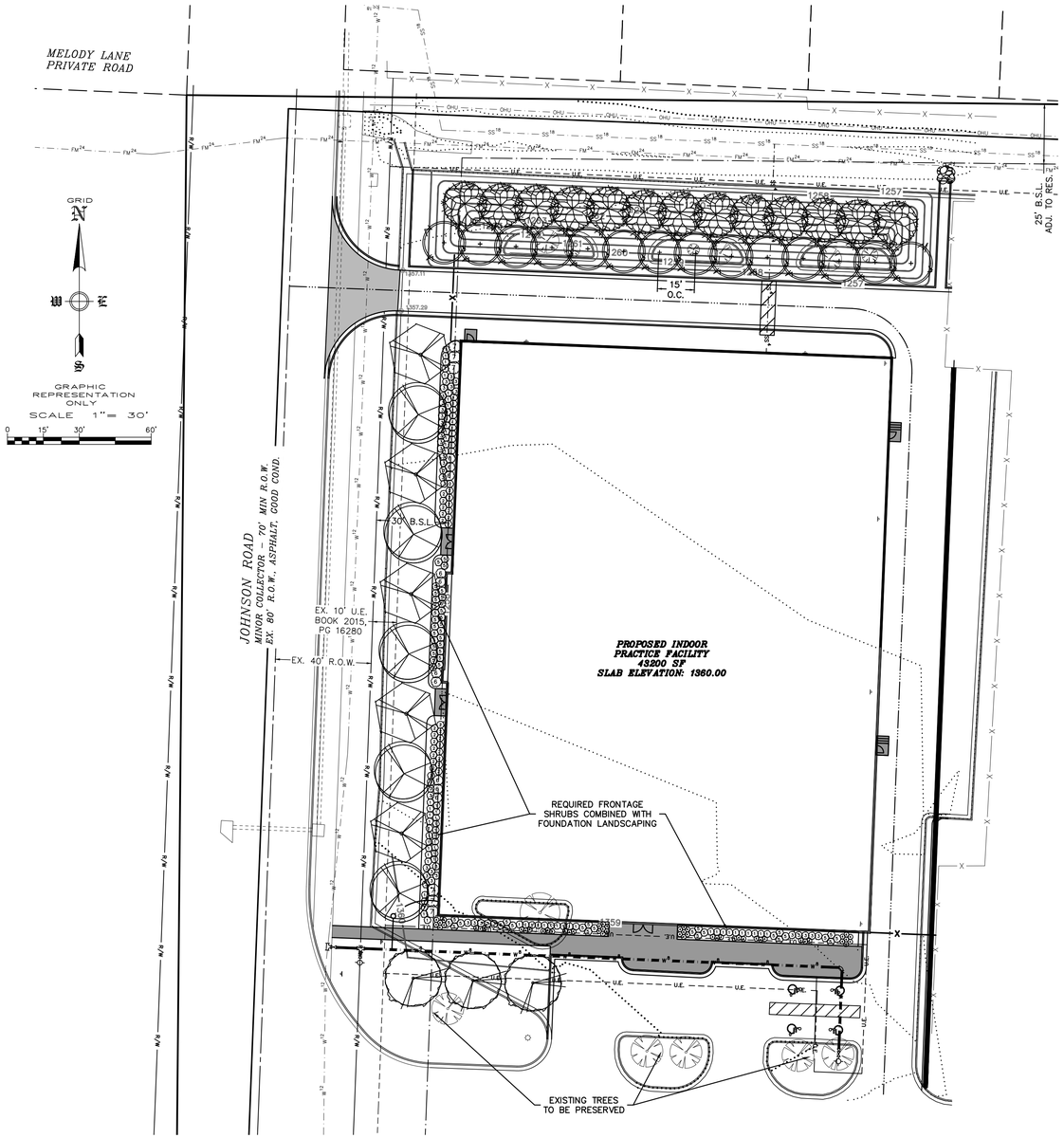
SCALE: 1"=30'

DATE: Feb 15, 2022

ENGINEER: TJA
DRAWN BY: SWU

W.O. #: 22905

L22-11


MELODY LANE
PRIVATE ROAD
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GRAPHIC REPRESENTATION ONLY
SCALE 1"= 30'
0 15' 30' 60'
JOHNSON ROAD
MINOR COLLECTOR - 70' MIN R.O.W.
EX. 80' R.O.W. ASPHALT, GOOD COND.
EX. 10' U.E.
BOOK 2015,
PG 16280
EX. 40' R.O.W.
30' B.S.L.
25' B.S.L.
ADJ. TO RES.
15' O.C.
PROPOSED INDOOR
PRACTICE FACILITY
43200 SF
SLAB ELEVATION: 1360.00
REQUIRED FRONTAGE
SHRUBS COMBINED WITH
FOUNDATION LANDSCAPING
EXISTING TREES
TO BE PRESERVED
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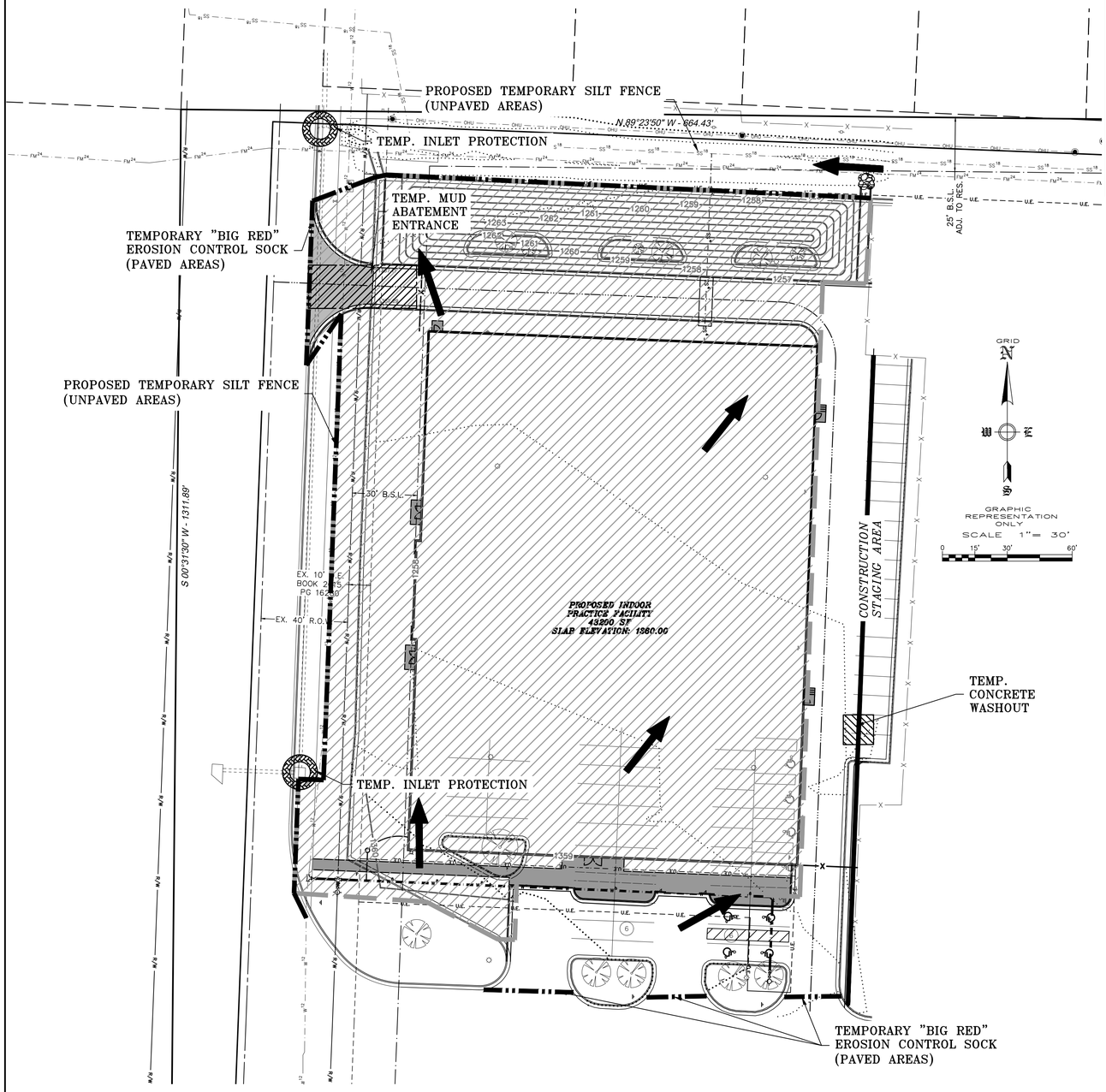
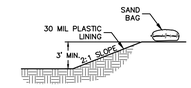
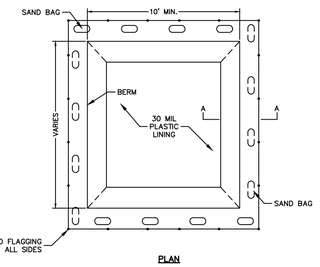


LEGEND

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



SECTION A – A



PLAN

NOTES:

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

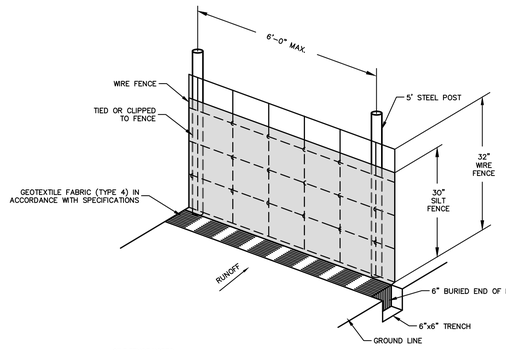
CONCRETE WASH-OUT AREA

NOT TO SCALE

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

NOTES:

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



SILT FENCE NOTES

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

WIRED REINFORCED BURIED EDGE SILT FENCE

NOT TO SCALE

NOTES:

1.) ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOP SOIL AND RE-VEGETATED PER SECTION 169.06 OF THE UDC. VEGETATION MUST BE ESTABLISHED TO MINIMIZE EROSION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

2.) WHEN SILT FENCE IS NOT PLACED AT A CONSTANT ELEVATION FOLLOWING CONTOURS ON STEEP SLOPES, THE "J" HOOP METHOD SHOULD BE USED (AT 50 FT INTERVALS) TO CREATE PONDING AND PREVENT EROSION OF THE TRENCH BACKFILL OF SILT FENCE INSTALLATION.

3.) ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 15 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.

4.) PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.

5.) TOP SOIL OR OTHER SOIL TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.

6.) RE-VEGETATION. RE-VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS (SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED) UNLESS OTHERWISE ALLOWED BY THE CITY ENGINEER:

- TOPSOIL: A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REQUIRED TO BE EITHER EXISTING OR INSTALLED IN AREAS TO BE REVEGETATED AS SET FORTH IN§169.06(F)(6) BELOW. ANY APPLICATION OF TOPSOIL AND SEEDING UNDER THE DRIP LINE OF A TREE SHOULD BE MINIMIZED TO 3 INCHES SO AS NOT TO DAMAGE THE TREES ROOT SYSTEM.
- ZERO TO 10% GRADE: RE-VEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
- 10:1 UP TO 4:1 GRADE: RE-VEGETATION SHALL BE A MINIMUM OF HYDRO-SEEDING WITH MULCH AND FERTILIZER, SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
- 4:1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDED WITH MULCH AND FERTILIZER, OR STAKED SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF
- MORE THAN 3:1 GRADE: ANY FINISH GRADE OVER 3:1 SHALL BE STABILIZED WITH ONE OR MORE OF THE FOLLOWING:
  - RETAINING WALLS; CRIBBING WITH LANDSCAPE FABRIC; TERRACING WITH GROUNDCOVER; RIPRAP; STAKED SOD (UP TO 2:1 SLOPE)
  - IF CRIBBING, TERRACING, OR RIPRAP IS USED, THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.

7.) PERMANENT EROSION CONTROL. THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.

8.) DUST. WHERE EXCESSIVE DUST MAY BECOME A PROBLEM, A PLAN FOR SPRAYING WATER ON HEAVILY TRAVELED DIRT AREAS SHALL BE ADDRESSED.

9.) CONSTRUCTION EXITS. A STABILIZED ROCK EXIT IS REQUIRED ON CONSTRUCTION SITES. ROCK EXITS MUST BE AT LEAST 20' WIDE BY 50' LONG BY 6" THICK STABILIZED ROCK HAVING A MINIMUM AVERAGE DIAMETER OF 3". IF THERE IS AN EXISTING CURB, LOOSE MATERIAL SUCH AS FILL DIRT OR GRAVEL SHALL NOT BE USED TO RAMP UP TO IT FROM THE STREET. TEMPORARY WOODEN RAMPS IN FRONT OF CURBS ARE ACCEPTABLE.

10.) DEBRIS, MUD, AND SOIL IN PUBLIC STREETS. DEBRIS, MUD AND SOIL SHALL NOT BE ALLOWED ON PUBLIC STREETS BUT IF ANY DEBRIS, MUD, OR SOIL FROM DEVELOPMENT SITES REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED VIA SWEEPING OR OTHER METHODS OF PHYSICAL REMOVAL. DEBRIS, MUD, OR SOIL IN THE STREET MAY NOT BE WASHED OFF THE STREET OR WASHED INTO THE STORM DRAINAGE SYSTEM. STORM DRAINAGE SYSTEMS DOWNSTREAM OF A DEVELOPMENT SITE SHOULD BE PROTECTED FROM DEBRIS, MUD, OR SOIL IN THE EVENT THAT DEBRIS, MUD, OR SOIL REACHES THE DRAINAGE SYSTEM.

11.) FRANCHISE AND PRIVATE UTILITIES. THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.

NOTES:

1) NATURAL VEGETATION SHALL BE RETAINED WHEREVER POSSIBLE.

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

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

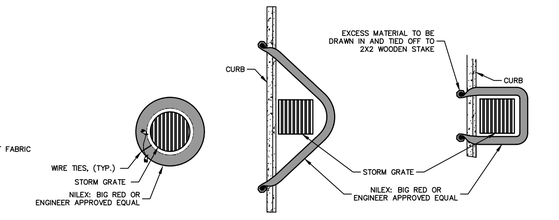
4) PLACE WATTLES ON ALL CURB INLETS.

*SILT FENCE IS USED AS AN ENERGY DISSIPATION DEVICE

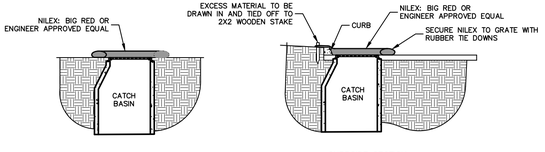
*SILT FENCE IS USED TO CONTROL POLLUTANTS DURING STORM WATER DISCHARGE

*SILT FENCE MUST BE MAINTAINED UNTIL SITE IS PERMANENTLY STABILIZED

AREA OF SOIL DISTURBANCE: 1.74 ACRES



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



DRAIN INLET SECTION | CURBSIDE SECTION

NOTES:

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

INLET PROTECTION

NOT TO SCALE

L22-11

ENGINEERING SERVICES INC.
2 INNER CIRCLE
P.O. BOX 1787
SPRINGDALE, ARKANSAS 72764

SWPPP PLAN AND DETAILS
SHILOH INDOOR PRACTICE FACILITY
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

COPYRIGHT 2022 ENGINEERING SERVICES, INC. S:\ESI\2022\2205.dwg

SCALE: 1"=40'

DATE: Feb 16, 2022

ENGINEER: TJA
DRAWN BY: CAS

W.O. #: 22905

6

ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72764 • (479) 751-8733 • Established 1971

January 27, 2022

City of Springdale
Planning & Community Development Division
c/o Debbie Pounders
206 S. Blair Street
Springdale, Arkansas 72764

Via email: dpounders@springdalear.gov

Re: Large Scale Development and Variance Transmittal Letter
Shiloh Christian School Indoor Practice Facility
1707 Johnson Road

Debbie:

On behalf of our client, we hereby submit a new large-scale development application for an indoor practice facility serving Shiloh Christian School. With this letter, please find enclosed:

- Plans,
- LSD Application,
- Parking letter,
- Drainage letter,
- Architectural elevations,
- Copy of warranty deed,
- Certified List of Adjacent Property Owners,

and the Owner will deliver:

- Variance Application for the Commercial Design Standards variance,
- Authorization of Representation, and
- $500 and $75 fees.

We look forward to working with you to make this project a success.

Very truly yours,

Digitally signed by:
Brandon J. Rush

Enclosures

Brandon Rush, PE

cc Patsy Christie, Rick Barry, Sharon Tromburg, Sarah Curry (City of Springdale Planning, via email)
Katie Hollingshead, PE, CFM (City of Springdale Engineering Department, via email).
Gil Newnum (Core Architects, via email)
Jason Appel, PE (ESI, via email)

Z:\Engineers\00 - Engineer Projects\22905 SPS IPF\03 Pre-Construction Plan Submittals\01-27-2022 Submittal #1\Transmittal Letter.docx

SPRINGDALE™
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Application for Variance – Commercial Design Standards

STAFF USE ONLY

Date Application Submitted: 1-25-22

Date Accepted as Complete: _____ Project Number: B22-19

APPLICATION CONTACTS:

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: ESI - Brandon Rush	Name: First Baptist Church, Springdale
E-mail: brush@engineeringservices.com	E-mail: keithm@shilohsaints.org
Address: 1207 S. Old Missouri Rd Springdale, AR 72764	Address: 1707 Johnson Rd Springdale, AR 72762
Phone: 479-751-8733	Phone: 479-756-1140
Site/ Location: 1707 Johnson Rd Springdale, AR	Current Zoning District: P-1
Assessor's Parcel Number(s): 815-29015-000	Rezone required: No
	Total Acreage: 1.8

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

Fee for Variance Application is $75

Check item(s) for which variance is requested:

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

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

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

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

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

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

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

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

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

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

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

☒ **LANDSCAPING**

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

☐ **SCREENING**

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

☐ **LIGHTING**

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

FOR EACH ITEM CHECKED

Variance requested: (attach visual representation of request)

See attached elevations & landscaping plan

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

Project is on a large property owned by Owner. Detail features on the east side of the building will be obscured by the existing Shiloh football stadium grandstands and will thus provide limited benefits

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

Variance will allow Owner to construct project without needing to include landscaping and architectural elements that will not be seen by the public

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)

Sec. III.C.3.a - "Buildings should have architectural features and patterns that provide visual interests, at the scale of the pedestrian, and reduce massive aesthetic effects. ..."

Due to the football field grandstand, the need for mitigating massing effects is obviated and any details added will not provide visual interest.

Landscape intent is met by placing same count of plantings in visible areas.

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) [signature], TREASURER

DATE: 1/25/2022

PRELIMINARY PLANS FOR AN

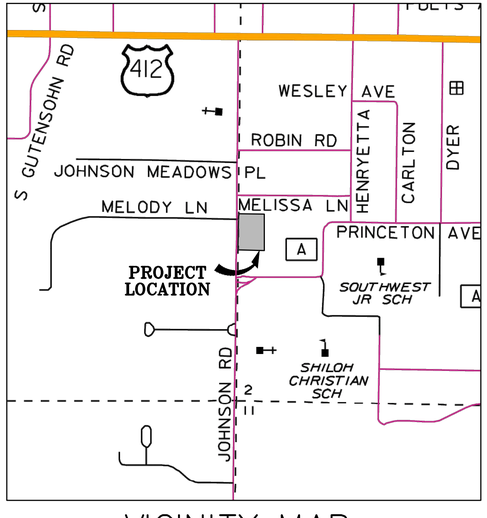
INDOOR PRACTICE FACILITY SERVING SHILOH CHRISTIAN SCHOOL

IN THE CITY OF

SPRINGDALE, ARKANSAS

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

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



VICINITY MAP

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
0	COVER
1	LARGE SCALE DEVELOPMENT
2	TYPICAL DETAILS
3	SWU DETAILS
4	LANDSCAPING PLAN
5	STORM WATER POLLUTION PREVENTION PLAN

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

L22–XX

January 27, 2022

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

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

BY

ENGINEERING SERVICES INC.

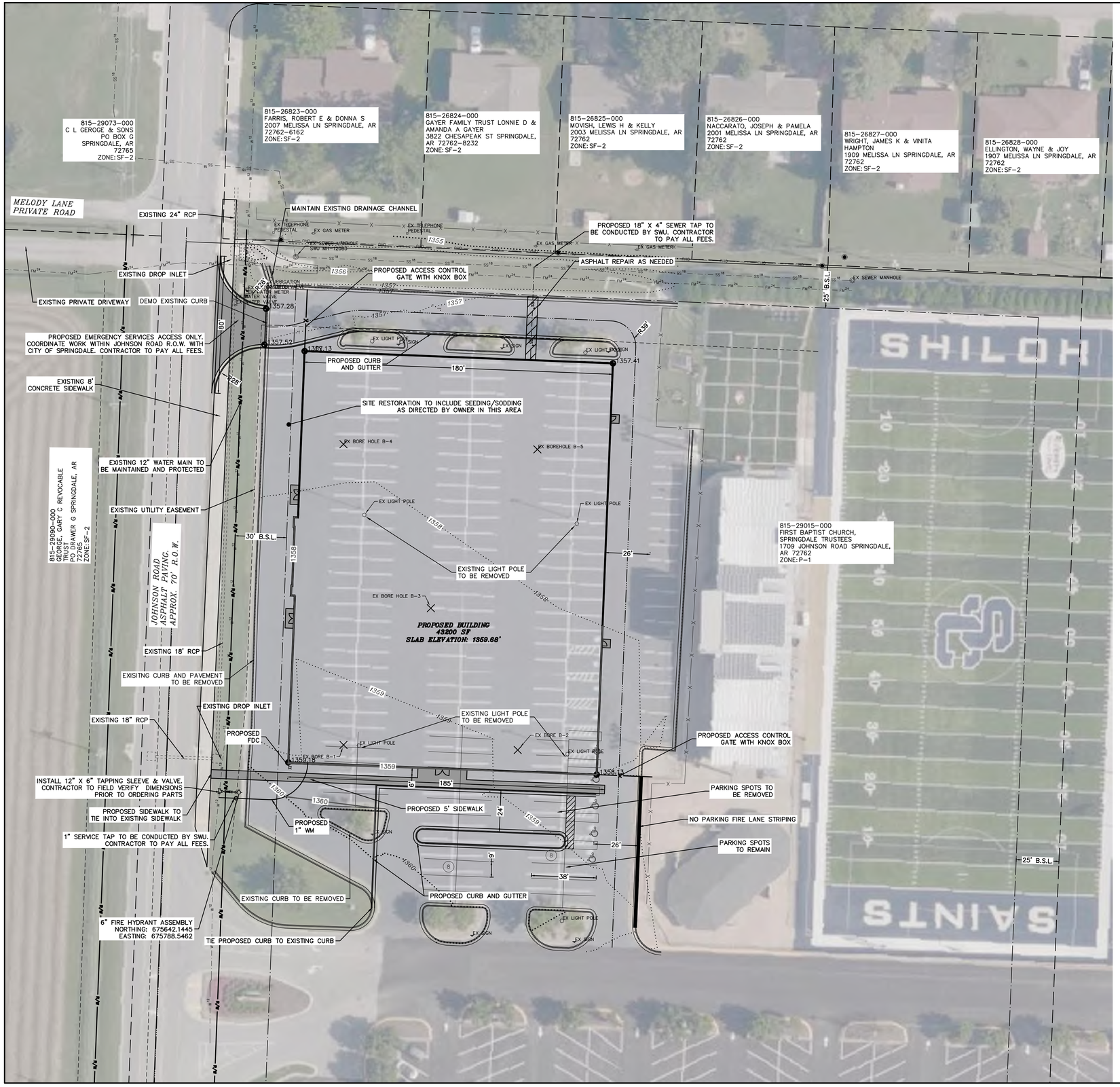
CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733
FAX: 479-751-8746
WWW.ENGINEERINGSERVICES.COM

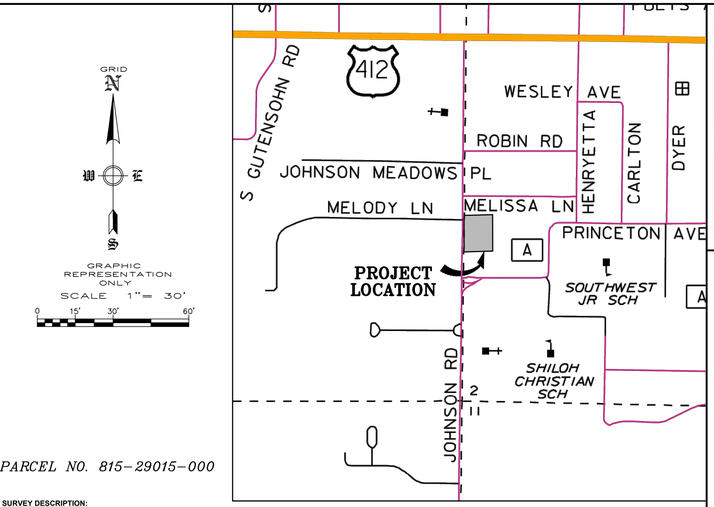
NOTES :

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 WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES OF THE CITY OF SPRINGDALE WATER UTILITIES. ADOPTED MARCH 10TH, 1987 BY ORDINANCE NO. 1640. AMENDED AUGUST 27, 2014 BY RESOLUTION No. 15–14 OF THE SPRINGDALE WATER AND SEWER COMMISSION, INCLUDING SECTION T38 AND ASSOCIATED DETAILS ADDED ON SEPTEMBER 3, 2020.

3. CAPITAL COST OF PROPOSED PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE IS ESTIMATED TO EXCEED $25,000.





PARCEL NO. 815-29015-000

SURVEY DESCRIPTION:

PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 2, TOWNSHIP 17 NORTH OF RANGE 30 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2 RUN SOUTH 00° 31' 30" WEST 599.19 FEET, THENCE SOUTH 89° 33' 49" EAST 217.48 FEET, THENCE SOUTH 00° 10' 08" WEST 194.90 FEET, THENCE NORTH 89° 33' 49" WEST 218.69 FEET, THENCE SOUTH 00° 31' 30" WEST 517.80 FEET TO THE SOUTHWEST CORNER OF SAID SECTION, THENCE SOUTH 89° 07' 20" EAST 1308.60 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, THENCE NORTH 00° 23' 07" EAST 661.08 FEET, THENCE NORTH 89° 15' 37" WEST 637.72 FEET, THENCE NORTH 00° 06' 13" EAST 655.60 FEET, THENCE NORTH 89° 23' 50" WEST 644.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 28.85 ACRES, MORE OR LESS.

OWNER/DEVELOPER: FIRST BAPTIST CHURCH
SPRINGDALE TRUSTEES
1709 JOHNSON RD SPRINGDALE, AR 72762-6099

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

CITY ZONING: P-1

BUILDING SETBACKS: FRONT – 30'
FRONT IF PARKING IS ALLOWED BETWEEN R-O-W AND THE BUILDING – 50'
SIDE (SUBJECT TO APPLICABLE FIRE AND BUILDING CODES) – 0'
SIDE WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT – 25'
REAR – 25'

FEMA FLOODPLAIN ZONE: THIS PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN ZONE AS SHOWN ON THE F.I.R.M. MAP # 05143C0070F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: APRIL 2, 2008

PARCEL: 815-29015-000

NET AREA: 7.30 ACRES

GROSS AREA: 7.78 ACRES

LEGEND

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

LARGE SCALE DEVELOPMENT PLAN
SHILOH INDOOR PRACTICE FACILITY
SPRINGDALE, ARKANSAS

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

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2022 ENGINEERING SERVICES, INC. | ES2022-042.dwg

SCALE: 1"=30'

DATE: Jan 27, 2022

ENGINEER: BJR
DRAWN BY: XXX

W.O. #: 22905

1

L22-XX

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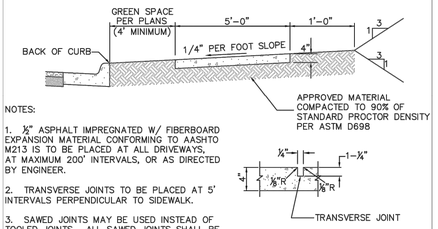

NOTES:

1. ½" ASPHALT IMPREGNATED W/ FIBERBOARD EXPANSION MATERIAL CONFORMING TO AASHTO M213 IS TO BE PLACED AT ALL DRIVEWAYS, AT MAXIMUM 200' INTERVALS, OR AS DIRECTED BY ENGINEER.

2. TRANSVERSE JOINTS TO BE PLACED AT 5' INTERVALS PERPENDICULAR TO SIDEWALK.

3. SAWED JOINTS MAY BE USED INSTEAD OF TOOLED JOINTS. ALL SAWED JOINTS SHALL BE SEALED USING AN APPROVED SEALANT.

4. OTHER JOINTS MAY BE REQUIRED IF DIRECTED BY THE ENGINEER.

5. CONCRETE FOR SIDEWALK TO BE CLASS A, 3000 PSI, 5.5 BAG MIX W/ 4-7% AIR ENTRAINMENT.

SIDEWALK DETAIL
NOT TO SCALE

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2016 DESIGNED BY: WWP DRAWN BY: WWP CHECKED BY: KPP APPROVED BY: BNB
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-1

SPRINGDALE
WE'RE MAKING IT HAPPEN

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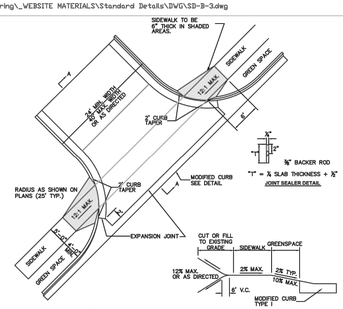

NOTES:

1. DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.

1. ½" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.

2. CONCRETE CURB TO BE SAWCUT AT 15' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.

3. HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.

4. CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.

5. DRIVEWAY SECTION TO BE 3" ASPHALT WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.

COMMERCIAL DRIVEWAY DETAIL
NOT TO SCALE

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2016 DESIGNED BY: WWP DRAWN BY: WWP CHECKED BY: KPP APPROVED BY: BNB
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-3

SPRINGDALE
WE'RE MAKING IT HAPPEN

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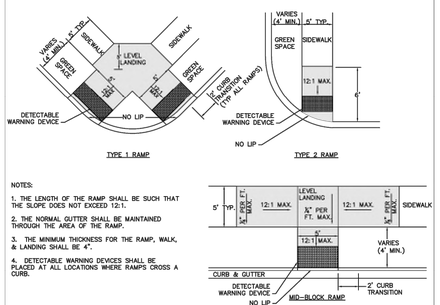


NOTES:

1. THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1.

2. THE NORMAL GUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.

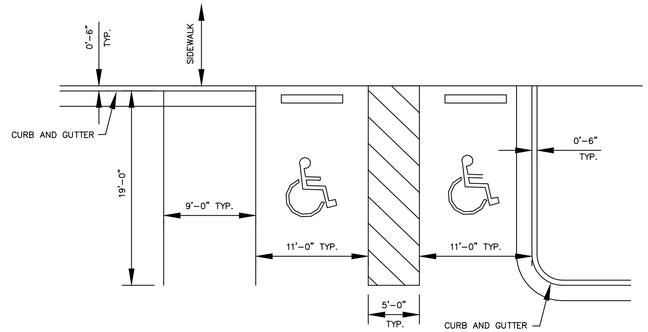
3. THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".

4. DETECTABLE WARNING DEVICES SHALL BE PLACED AT ALL LOCATIONS WHERE RAMPS CROSS A CURB.

HANDICAP RAMP DETAILS
NOT TO SCALE

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: NOVEMBER 2016 DESIGNED BY: KPP DRAWN BY: KPP CHECKED BY: KPP APPROVED BY: BNB
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-2

SPRINGDALE
WE'RE MAKING IT HAPPEN



HANDICAPPED RAMP AND PARKING DETAILS

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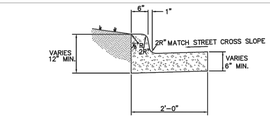
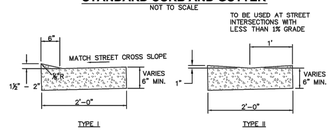


STANDARD CURB AND GUTTER
NOT TO SCALE



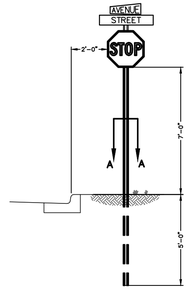
MODIFIED CURB AND GUTTER
NOT TO SCALE

NOTES:

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

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2016 DESIGNED BY: WWP DRAWN BY: WWP CHECKED BY: KPP APPROVED BY: BNB
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-12

SPRINGDALE
WE'RE MAKING IT HAPPEN



SECTION A-A
U-CHANNEL SIGN SUPPORT

NOTE : SIGN SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" AS APPROVED BY THE FEDERAL HIGHWAY ADMINISTRATION AND AHTD AND WASHINGTON COUNTY STANDARDS

STOP SIGN DETAIL
NOT TO SCALE

ESI
ENGINEERING SERVICES INC.
1705 DEER TRAIL DRIVE
SPRINGDALE, ARKANSAS 72764

TYPICAL DETAILS
SHILOH INDOOR PRACTICE FACILITY
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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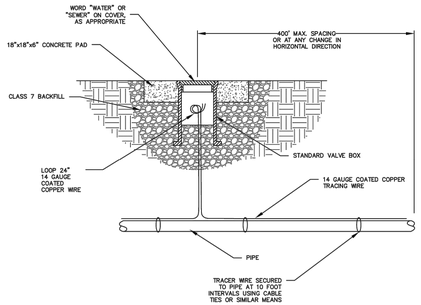
SCALE: 1"=30'
DATE: Jan 27, 2022
ENGINEER: BJR
DRAWN BY: XXX
W.O. #: 22905

2



TRACING WIRE CONNECTION PORT

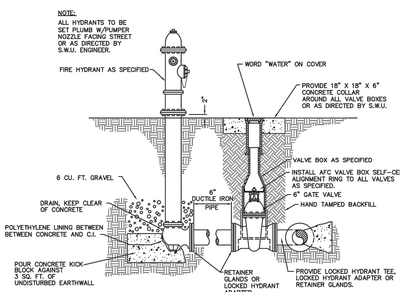
N.T.S.

SPRINGDALE WATER UTILITIES

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

MISCELLANEOUS DETAILS FOR WATER AND SEWER CONSTRUCTION

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



FIRE HYDRANT & GATE VALVE

N.T.S.

SPRINGDALE WATER UTILITIES

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
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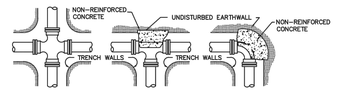
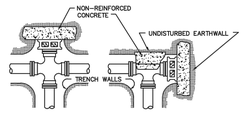


CROSS TEE 90° BEND

45° BEND SIMILAR

22 1/2° BEND SIMILAR



CROSS W/PLUG TEE W/PLUG

NOTES:

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

REACTION BACKING TABLE

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

REACTION BACKING

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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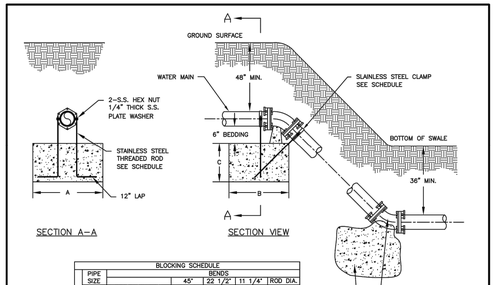
KMI/JNK	S-3	MARCH 2008



BLOCKING SCHEDULE					
PIPE SIZE		BENDS 45°	22 1/2°	11 1/4°	ROD DIA.
6"	VOLUME REQ'D (CU.FT.)	38.47	19.61	9.85	3/4 IN.
	A (FT.)	4.00	4.00	4.00	
	B (FT.)	2.50	1.65	1.30	
	C (FT.)	4.00	3.00	2.00	
	CLAMP (2 EA.)	3/8 IN. X 1-1/2 IN.			
12"	VOLUME REQ'D (CU.FT.)	86.56	44.13	23.17	7/8 IN.
	A (FT.)	5.00	5.00	5.00	
	B (FT.)	4.40	2.30	1.50	
	C (FT.)	4.00	4.00	3.00	
	CLAMP (2 EA.)	9/16 IN. X 2 IN.			
20"	VOLUME REQ'D (CU.FT.)	240.43	125.23	65.66	1 IN.
	A (FT.)	6.00	6.00	6.00	
	B (FT.)	5.10	4.20	2.75	
	C (FT.)	8.00	5.00	4.00	
	CLAMP (2 EA.)	5/8 IN. X 2-9/16 IN.			
24"	VOLUME REQ'D (CU.FT.)	346.25	180.39	94.58	1 IN.
	A (FT.)	6.00	6.00	6.00	
	B (FT.)	7.25	4.50	3.20	
	C (FT.)	8.00	7.00	5.00	
	CLAMP (2 EA.)	3/8 IN. X 3 IN.			

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

NOTES:

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

VERTICAL TIE-DOWN BLOCKING

N.T.S.

SPRINGDALE WATER UTILITIES

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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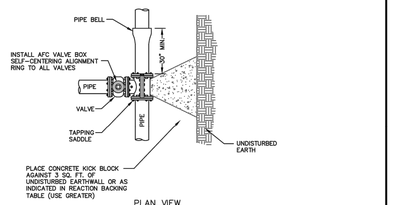
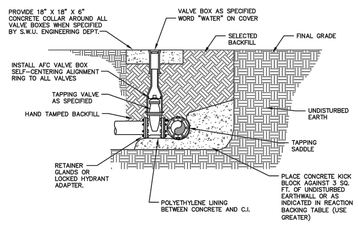


PLAN VIEW



PROFILE VIEW

TAPPING SADDLE & VALVE

N.T.S.

SPRINGDALE WATER UTILITIES

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

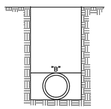
DRAWN BY:	DRAWING NO:	DATE:
CAG	S-5	AUGUST 2014

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

TRENCH WIDTH SCHEDULE

NOTES:

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



TYPICAL PIPE TRENCH

N.T.S.

SPRINGDALE WATER UTILITIES

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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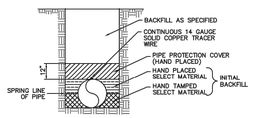
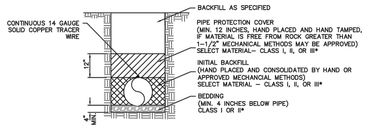
JNK	S-17	MARCH 2008



D.I. PRESSURE WATER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 2")

N.T.S.



D.I. PRESSURE PIPE TRENCH FOR FORCE MAINS

(STANDARD LAYING CONDITION "TYPE 3")

N.T.S.

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

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

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

SPRINGDALE WATER UTILITIES

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

ENGINEERING SERVICES INC.
1500 S. 48TH STREET
SPRINGDALE, ARKANSAS 72764

SWU DETAILS
SHILOH INDOOR PRACTICE FACILITY
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: NTS

DATE: Jan 27, 2022

ENGINEER:

DRAWN BY:

W.O. #: 22905

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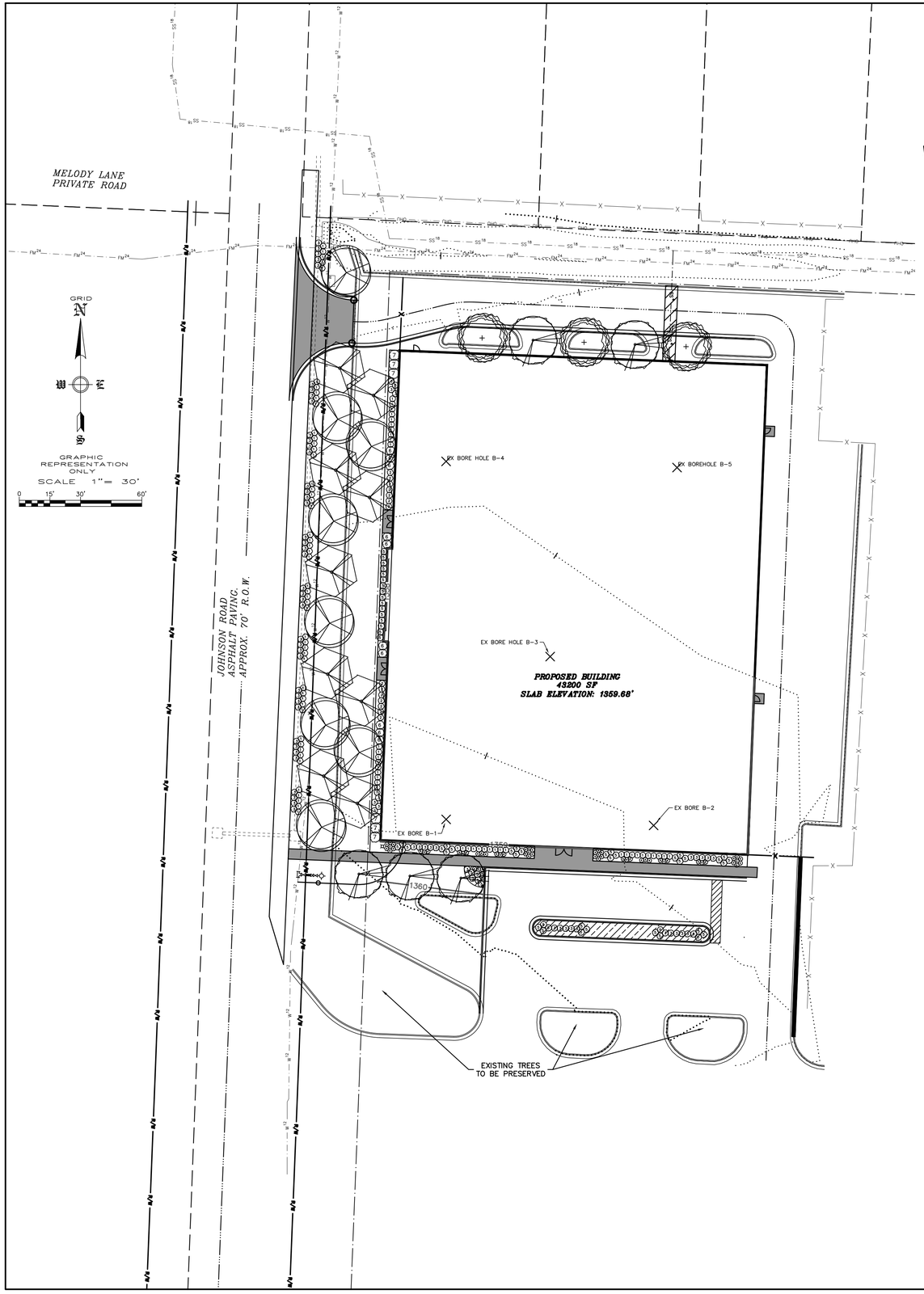
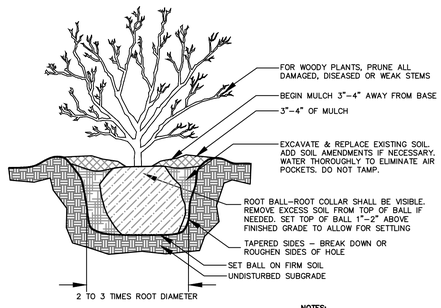
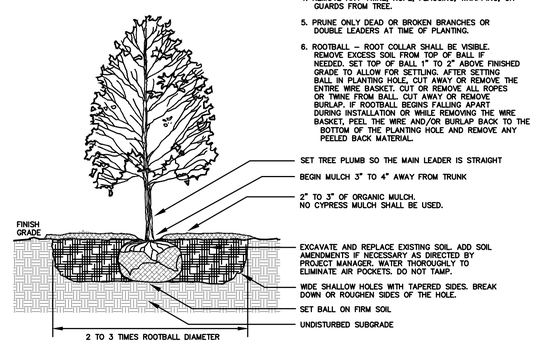




SHRUB PLANTING DETAIL
NOT TO SCALE

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



TREE PLANTING DETAIL
NOT TO SCALE

INDEX OF TREES

TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	PLANTING SIZE	TYPE
	Littleleaf Linden	Tilia Cordata	9	2" Cal B & B 6' H min	S
	Legacy Sugar Maple	Acer saccharum	8	2" Cal B & B 6' H min	S
+	Eastern Redbud	Cercis canadensis	3	1.5" Cal B & B 6' H min	O
	Black Gum 'Wildfire'	Nyssa slyvatica 'Wildfire'	5	2" Cal B & B 6' H min	S

INDEX OF SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
1	Wintergreen Boxwood	Buxus microphylla 'Wintergreen'	90	3 GAL.
2	Virginia Sweetspire	Itea virginica 'Little Henry'	14	3 GAL.
3	Kaleidoscope Abelia	Abelia x 'kaleidoscope'	59	3 GAL.
4	Dwarf Fountain Grass	Pennisetum alopecuriodes 'Hameln'	52	3 GAL.
5	Drift Groundcover Rose	Rosa x drift	40	3 GAL.
6	North Pole Arborvitae	Thuja occedentalis 'North Pole'	10	3 GAL.
7	Dwarf Burford Holly	Ilex cornuta 'Dwarf Burford'	6	3 GAL.

LANDSCAPE NOTES:

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

LANDSCAPE REQUIREMENTS:

TOTAL PARKING AREA PROVIDED: 8859 SQ. FT.
TOTAL INTERIOR LANDSCAPE REQUIRED: 708 SQ. FT. (8%)
TOTAL INTERIOR LANDSCAPE PROVIDED: 718 SQ. FT. (8.1%)

TOTAL TREES PROVIDED: 25

ENGINEERING SERVICES INC.
1707 E. DIANNE ROAD, SUITE 103
SPRINGDALE, ARKANSAS 72764

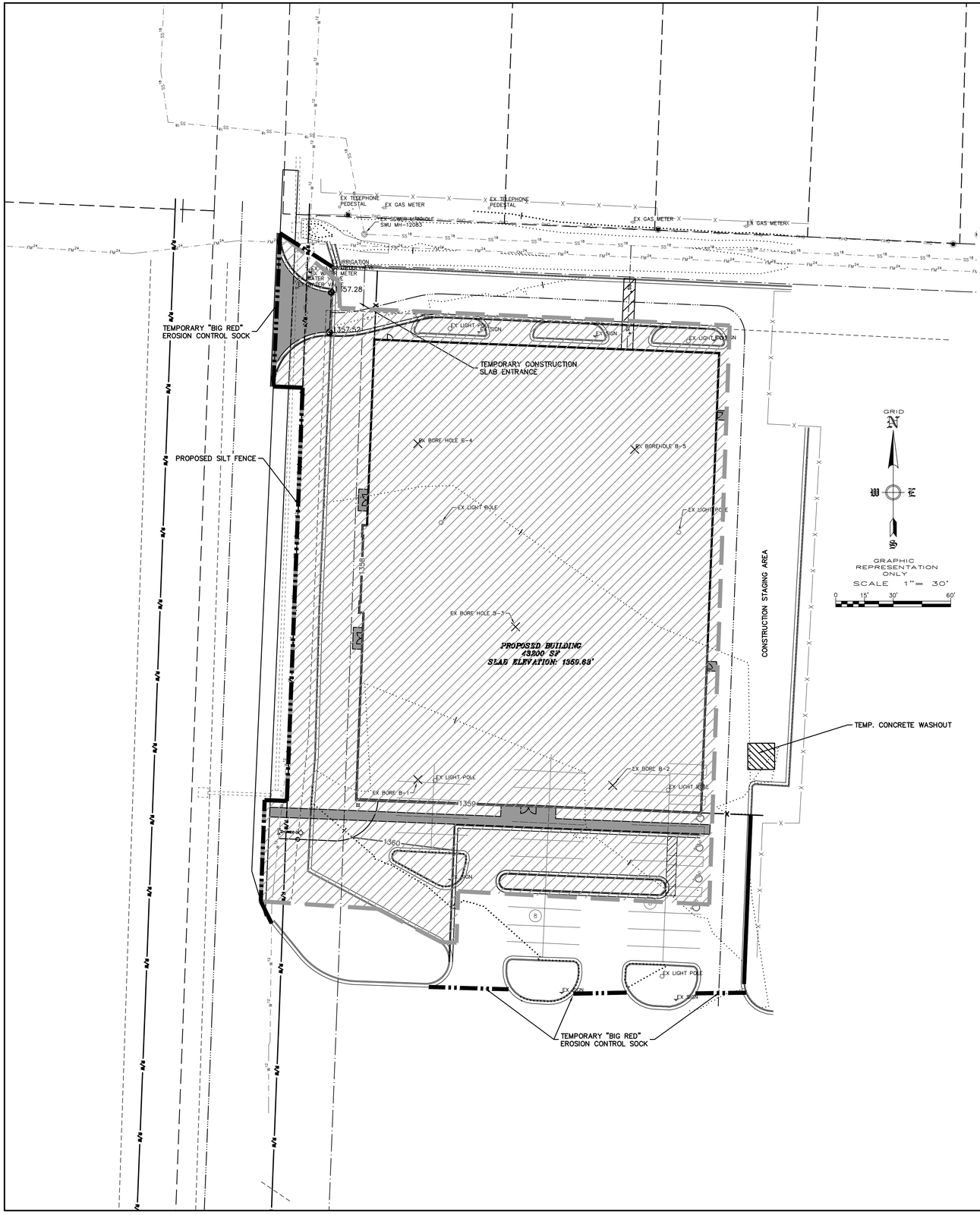
LANDSCAPING PLAN
SHILOH INDOOR PRACTICE FACILITY
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2022 ENGINEERING SERVICES, INC. 1/27/2022 2:30:01 PM
THESE PLANS ARE THE PROPERTY OF ENGINEERING SERVICES, INC. AND ARE NOT TO BE USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF ENGINEERING SERVICES, INC.

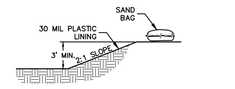
SCALE: 1"=30'
DATE: Jan 27, 2022
ENGINEER: BJR
DRAWN BY: XXX
W.O. #: 22905

3

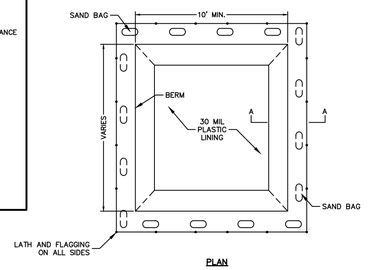


LEGEND

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



SECTION A – A



PLAN

NOTES:

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

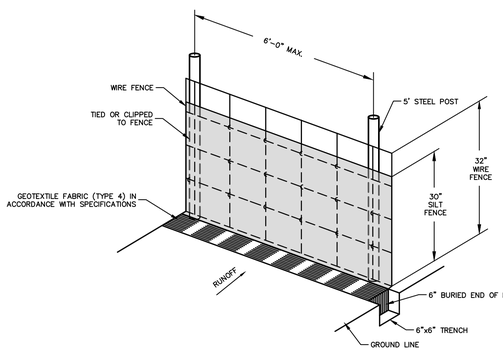
CONCRETE WASH-OUT AREA

NOT TO SCALE

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

NOTES:

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



SILT FENCE NOTES

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

WIRED REINFORCED BURIED EDGE SILT FENCE

NOT TO SCALE

NOTES:

1.) ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOP SOIL AND RE-VEGETATED PER SECTION 169.06 OF THE UDC. VEGETATION MUST BE ESTABLISHED TO MINIMIZE EROSION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

2.) WHEN SILT FENCE IS NOT PLACED AT A CONSTANT ELEVATION FOLLOWNG 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 TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.

6.) RE-VEGETATION. RE-VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS (SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED) UNLESS OTHERWISE ALLOWED BY THE CITY ENGINEER:

- TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REQUIRED TO BE EITHER EXISTING OR INSTALLED IN AREAS TO BE REVEGETATED AS SET FORTH IN§169.06(F)(6) BELOW. ANY APPLICATION OF TOPSOIL AND SEEDING UNDER THE DRIP LINE OF A TREE SHOULD BE MINIMIZED TO 3 INCHES SO AS NOT TO DAMAGE THE TREES ROOT SYSTEM.
- ZERO TO 10% GRADE: RE-VEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
- 10:1 UP TO 4:1 GRADE: RE-VEGETATION SHALL BE A MINIMUM OF HYDRO-SEEDING WITH MULCH AND FERTILIZER, SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
- 4:1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDED WITH MULCH AND FERTILIZER, OR STAKED SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF
- MORE THAN 3:1 GRADE: ANY FINISH GRADE OVER 3:1 SHALL BE STABILIZED WITH ONE OR MORE OF THE FOLLOWING:
  - RETAINING WALLS; CRIBBING WITH LANDSCAPE FABRIC; TERRACING WITH GROUNDCOVER; RIPRAP; STAKED SOD (UP TO 2:1 SLOPE)
  - IF CRIBBING, TERRACING, OR RIPRAP IS USED, THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.

7.) PERMANENT EROSION CONTROL. THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.

8.) DUST. WHERE EXCESSIVE DUST MAY BECOME A PROBLEM, A PLAN FOR SPRAYING WATER ON HEAVILY TRAVELED DIRT AREAS SHALL BE ADDRESSED.

9.) CONSTRUCTION EXITS. A STABILIZED ROCK EXIT IS REQUIRED ON CONSTRUCTION SITES. ROCK EXITS MUST BE AT LEAST 20' WIDE BY 50' LONG BY 6' THICK STABILIZED ROCK HAVING A MINIMUM AVERAGE DIAMETER OF 3". IF THERE IS AN EXISTING CURB, LOOSE MATERIAL SUCH AS FILL DIRT OR GRAVEL SHALL NOT BE USED TO RAMP UP TO IT FROM THE STREET. TEMPORARY WOODEN RAMPS IN FRONT OF CURBS ARE ACCEPTABLE.

10.) DEBRIS, MUD, AND SOIL IN PUBLIC STREETS. DEBRIS, MUD AND SOIL SHALL NOT BE ALLOWED ON PUBLIC STREETS BUT IF ANY DEBRIS, MUD, OR SOIL FROM DEVELOPMENT SITES REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED VIA SWEEPING OR OTHER METHODS OF PHYSICAL REMOVAL. DEBRIS, MUD, OR SOIL IN THE STREET MAY NOT BE WASHED OFF THE STREET OR WASHED INTO THE STORM DRAINAGE SYSTEM. STORM DRAINAGE SYSTEMS DOWNSTREAM OF A DEVELOPMENT SITE SHOULD BE PROTECTED FROM DEBRIS, MUD, OR SOIL IN THE EVENT THAT DEBRIS, MUD, OR SOIL REACHES THE DRAINAGE SYSTEM.

11.) FRANCHISE AND PRIVATE UTILITIES. THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.

NOTES:

1) NATURAL VEGETATION SHALL BE RETAINED WHEREVER POSSIBLE.

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

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

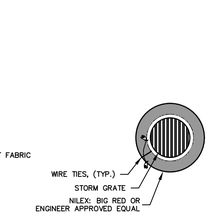
4) PLACE WATTLES ON ALL CURB INLETS.

*SILT FENCE IS USED AS AN ENERGY DISSIPATION DEVICE

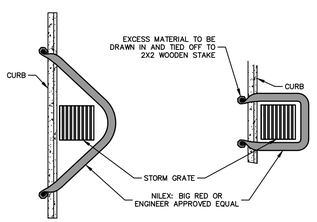
*SILT FENCE IS USED TO CONTROL POLLUTANTS DURING STORM WATER DISCHARGE

*SILT FENCE MUST BE MAINTAINED UNTIL SITE IS PERMANENTLY STABILIZED

AREA OF SOIL DISTURBANCE: 1.59 ACRES

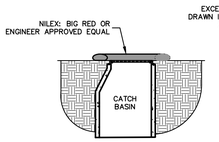


DRAIN INLET PLAN

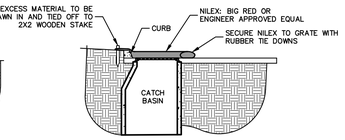


CURBSIDE OPTION "A" PLAN

CURBSIDE OPTION "B" PLAN



DRAIN INLET SECTION



CURBSIDE SECTION

NOTES:

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

INLET PROTECTION

NOT TO SCALE

ENGINEERING SERVICES INC.
2 SUNRISE DRIVE
P.O. BOX 1564
SPRINGDALE, ARKANSAS 72764

STORM WATER POLUTION PREVENTION PLAN
SHILOH INDOOR PRACTICE FACILITY
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

COPYRIGHT 2022, ENGINEERING SERVICES, INC. - 2/7/2022 10:43 AM
C:\DRAWINGS\SHILOH\SHILOH SWPPP.DWG

SCALE: 1"=30'

DATE: Jan 27, 2022

ENGINEER: BJR
DRAWN BY: XXX

W.O. #: 22905

5



FILE NO. B22-19
APPLICANT: Engineering Services, Inc (for Shiloh Schools)
REQUEST: Variance of Commercial Design Standards:
(A) detail features, (B) landscaping

PLANNING COMMISSION MEETING
March 1, 2022

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: March 1, 2022

Re: **L22-12** **Large-Scale** **Bright Haven Learning Center**

Planning Comments:

1. This Large Scale Development Plan has been given the number L22-12. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (standard comment)
3. 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. On the cover page, please show the legal description immediately below the legal description.
6. Submit the approved authorization of representation form, if the property owner will not be present at Planning Commission meeting.
7. On the landscaping plan (page 11 of 12), please correct the North arrow.
8. Need a copy of the warranty deed.
9. Need the name, address and contact information of the developer shown on the cover page.
10. Show the gross area of the site.
11. Show the net area of the site (gross area less street r/w).
12. Please show the location of handicap parking signs.
13. Due to project being located on the West side of a major collector, a minimum 8' multi-use sidewalk is required.
    a. Waiver requested
14. Need to show required parking in the table featuring provided parking.
    a. Variance requested to decrease total number of provided parking spaces.
15. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).

16. A lighting plan is required, displaying at least 1 foot candle in all parking and pedestrian areas.
    a. It appears that there are some spots near the front entryway to the building that are not meeting the minimum foot candle requirement.
17. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
18. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

Commercial Design Standards Comments

1. Foundation landscaping is required.
    a. Variance requested
2. Roof lines shall be varied with a change in height every 100 linear feet in the building length.
    a. Variance requested

Engineering Summary:

- Check commercial drive detail, needs to show concrete to the ROW line
- Apply for grading permit.
- Add note that pond shall be sodded to the 100 year WSE
- Submit a PDF of the signed and sealed Drainage Report to Engineering
- Drainage easement needed around pond

Engineering Comments:

1. Chapter 106 – Stormwater Drainage

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

- *106.4.6*** - All piping in right of way and easements must be reinforced concrete.
    - **Show all pipe material and sizes**
- *106.5.4.10*** - "An easement shall be provided in Plans for detention facilities. A minimum 20' wide drainage easement shall be provided around the 100-year flood pool, connecting the tributary pipes and the discharge system along the most passable routing of piping system." Ownership of the detention facility will remain with the land.
    - **Show 20' drainage easement around pond.**
- *106.5.4.11.1*** - A General Note is needed on the Site Plan stating that "A City of Springdale Detention/Retention Certification form must be completed, stamped, and signed by a Certified Professional Engineer, post-development and submitted to the City of Springdale Engineering Department."
    - **Add note above.**
    - **Show outlet structure detail.**

2. Chapter 107 – Stormwater Pollution

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

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

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

"Stockpiling of construction spoil material at particular locations shall only be allowed for a limited time period, not to exceed (6) months. Prior to a final inspection of the Grading Permit, the following standards shall be achieved for Completion of Construction:

a) development and grading within the disturbed area is complete and matches plans as approved by the Planning Commission, and
b) the disturbed soil area is observed to have 80% grass coverage and 100% stability, and
c) No slopes steeper than a 3:1 pitch unless otherwise approved in writing by the Director of Engineering, and
d) Notice of Violations issued have all corrective actions approved with an inspection report signed by a representative of the Director of Engineering, and
e) all heavy equipment, stockpiles, and construction site materials have been removed from the Construction Site."

- **Place note on Site Plan.**

- *107.3.D.c* - A grading and drainage plan is required for all developments showing that each lot drains to the street right-of-way, a dedicated drainage easement with improvements, or an existing drainage way without flowing across a neighboring lot. No drainage from roof drains, landscaping, or lot runoff may be directed or diverted onto neighboring properties.

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

(Ord. No. 3258, § 1, 11-12-02)

- *110.31* - Sidewalks are required one-foot (1') inside the right-of-way line.
    - Sidewalks shall be constructed with a minimum transverse slope of one-fourth inch (1/4") per foot.
    - The sidewalk shall have a minimum width of five feet (5') and a minimum thickness of four inches (4").
    - The sidewalk shall have expansion joints at each structure, curb and at minimum intervals of 200 feet. Transverse joints between expansion joints shall be scored at five-foot (5') intervals.
    - Need to show details of sidewalks on the right-of-way.
        - **Sidewalks are to be placed 1' inside of the R.O.W. line.**

        - **Private amenities should be placed outside of the R.O.W. line**

- *110.54* - All crossings under roadways by open cut must be backfilled with flowable fill.
- *110.111* - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.
        - **Sidewalks should be 8' wide on the west side of Major Collector streets.**
        - **Will second drive be demolished? Minimum separation for drives on the same parcel is 150'.**

4. Chapter 112 – Subdivisions

(Code 1973, § 30-1)

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

5. Chapter 130 – Zoning Ordinance

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

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

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

6. Other:

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

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

- *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.

CITY OF SPRINGDALE
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Reviewer: Ed Stith – City of Springdale Building and Fire Departments Date: Feb 23, 2022

Large Scale Development – Bright Haven Learning Center Rev L22-12
1838 South 48th Street

Engineer/Architect: Earthplan Design Alternatives, PA

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

Development is for a site to construction of an approximately 12,716 sf child care center. (occupancy Group I-4) Building is of wood frame construction. (VB) and will be sprinklered. All references are to the Arkansas Fire Prevention Code Vol I Fire unless otherwise noted.

Fire access is acceptable.

A minimum fire flow of 1500 GPM @ 20 psi and one hydrant is required for a sprinklered 12,716 sf type VB constructed building. (Vol I Table B105.1)
Site is serviced by an 8 inch dead end main A flow test of the fire hydrant at the end of this main demonstrates sufficient fire flow.

Hydrant Locations are acceptable

Locate FDC on front wall closest to the parking lot. Remote FDCs are no longer allowed unless installed in a hot box with wet FDC line. Please note a FDC takes up little space within the interior of the building. Consult with Sprinkler contractor.

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

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www.SpringdaleAR.gov

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: James Geurtz
Name of main point of contact for project: James Geurtz
Parcel Number(s): 815-30075-020
Acreage of the proposed development: 3.45
Type of project: Child Care Facility
When is the intended application date? 1/27/22
Per the date above, the earliest Planning Commission meeting date would be: 3/1/22

Is there a street address? If not, please complete the 911 Address Assignment form on the City of Springdale's GIS Department website. Yes - 1838 S 48th St

Is this proposal in a commercial zone? If yes, Commercial Design Standards will need to be met. Yes (C-5). Understood

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. It is not.

Does this project involve a multifamily structure? If yes, Multifamily Design Standards will apply. It does not.

All projects must meet the requirements of the Drainage Criteria Manual. Understood.

Are you intending to bond for any aspects of this project? (landscaping, sidewalks, etc) no.

Is there a prepared photometric plan? yes

Is there a prepared landscaping plan featuring perimeter and frontage landscaping? Yes

Based upon this discussion, what variances/waivers will be required? Two Variances(1 for the buildings & 1 for the parking. 1 Wavier for trail constuction

Please state all of the Fire Code issues mentioned. We needed to calculate fire flows and we have requeste this data but not received it yet).

Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

January 25, 2022

Springdale Planning Department
Attention: Patsy Christie
201 Spring Street
Springdale, AR 72764

RE: Bright Haven Learning Center
Pre-Development meeting notes

Variances discussed:

1) Foundation landscaping. Due to AC/Units around building. Plants will be relocated as possible.
2) Architecture. Roof line break up.
3) Parking Reduction. Staff recommended reduction and owner suggested reducing by 20 spots

Wavier Discussed:

1) Trail required along frontage. Existing culvert bridge is not wide enough to accommodate trail. And Street is already improved.

Fire lane may encroach into the pickup que lane.

Building department would like to see fire flows. These have been requested from SWU.

If you have any questions, please do not hesitate to contact us.

Sincerely,

James Geurtz, PE
jrg@eda-pa.com

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted:_____ Payment Method:_____

Date Accepted as Complete:_____ Project Number:_____

Must meet the below criteria for a Large Scale Submittal:

- [x] Pre-application meeting held with Springdale Planning Department. Date: 1-19-22
- [x] Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.

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

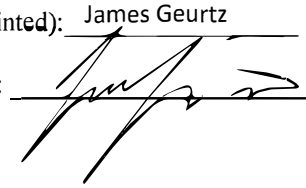
APPLICATION CONTACTS:

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

Applicant (person making request)	Development Point of Contact for Question & Staff Reviews
Name: Clint Engle	Name: James Geurtz
E-mail: clint@brighthavenshines.com	E-mail: jrg@eda-pa.com
Address:	Address: 134 W. Emma Ave. Springdale, AR 72764
Phone:	Phone: 479-756-1266
Site/ Location: 1838 S 48th St	Current Zoning District: c-5
Assessor's Parcel Number(s): 815-30075-020	Rezone required: no
	Total Acreage: 2.48

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): James Geurtz Date: 1/27/22

Signature: 

Staff Notes:

BRIGHT HAVEN LEARNING CENTER

Large Scale Development

Springdale, AR

Springdale Project #: L22-12

EDA Project No. 2328

January 27, 2022

GENERAL NOTES:

1) THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES THAT MAY RESULT.

2) THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLANS ARE GENERAL IN NATURE AND ARE BASED ON INFORMATION PROVIDED BY THE UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE EXACT LOCATION OF ALL UTILITIES BEFORE PROCEEDING WITH THE CONSTRUCTION.

3) OTHER CONTRACTORS, LABORERS, WORKMEN, UTILITY COMPANIES, ETC., MAY BE WORKING WITHIN OR AROUND THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH OTHERS TO MINIMIZE ANY CONFLICTS THAT ARISE.

4) 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.

5) CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF EROSION CONTROL THROUGHOUT THE CONSTRUCTION OF THE PROJECT.

6) ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET OR EXCEED THE MINIMUM STANDARD AS SPECIFIED BY THE ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT AND THE CITY OR COUNTY WITH JURISDICTION.

7) THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING, PAYING AND POSTING FOR ALL PAYMENT, PERFORMANCE, AND MAINTENANCE BONDS NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT.

8) 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. THE CONTRACTOR SHALL PROVIDE ADEQUATE CONSTRUCTION SIGNAGE AND OTHER TRAFFIC CONTROL DEVICES WHEN WORKING IN ANY RIGHT OF WAY. SIGNAGE AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO ALL FEDERAL, STATE AND LOCAL GUIDELINES AND REGULATIONS.

9) 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 DEPARTMENT OF TRANSPORTATION STANDARDS.

10) CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY MEASURES TO PROVIDE ADEQUATE TRENCH SAFETY, AND ALL OTHER ITEMS NECESSARY TO SATISFY ACT 291-1993 OF THE STATE OF ARKANSAS.

11) THE CONTRACTOR SHALL VERIFY WITH THE ENGINEER BEFORE BEGINNING CONSTRUCTION, THE PROCUREMENT AND LOCATION OF ALL EASEMENTS, TEMPORARY AND PERMANENT, NECESSARY TO CARRY OUT THE WORK OUTLINED WITHIN THESE DRAWINGS AND RELATED CONTRACT DOCUMENTS. PRIOR TO ANY CONSTRUCTION ACTIVITIES OFF THE SUBJECT PROPERTY. CONSTRUCTION STAKING OF PROPOSED WORK BY ENGINEER DOES NOT CONSTITUTE VERIFICATION OF EASEMENT OR AUTHORIZE THE CONTRACTOR TO PROCEED WITH WORK. VERIFICATION SHALL BE IN WRITING FROM ENGINEER.

12) THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL STATE AND FEDERAL REGULATIONS PERTAINING TO THE AUTHORIZATION TO DISCHARGE UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM AND THE ARKANSAS WATER AND AIR POLLUTION CONTROL ACT. CONTRACTOR IS TO FILE NOTICE OF INTENT WITH THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY

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

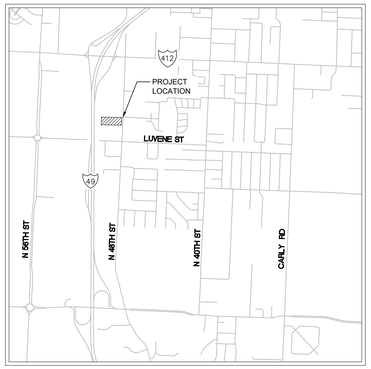
A. DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND

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.



Vicinity Map

Not to Scale

REQUESTED VARIANCES AND WAIVERS:

B22-20 VARIANCE, BOARD OF ADJUSTMENT PROJECT # B22-20
REDUCTION IN REQUIRED PARKING SPACES FROM 70 -> 50 SPACES

B22-21 VARIANCE, BOARD OF ADJUSTMENT PROJECT # B22-21
FACADES / EXTERIOR WALLS, ROOFS & FOUNDATIONAL LANDSCAPING

W22-04 WAIVER OF TRAIL REQUIREMENT

UTILITY CONTACTS:

Fire Department: Mike Irwin, Chief, 417 Holcomb 2nd Floor Springdale, AR 72764 (479)751-4510
Electric Company: Ozarks Electric 406 W Emma Ave Springdale, AR (800)521-6144
Electric Company: John Lee, SWEPCO, 101 W Township St. Fayetteville, AR (888)216-3523
Gas Company: Brandon Stubbs, Black Hills Energy, 655 Millsap Road Fayetteville, AR (888)890-5554
Cable Company: Doug Ellison, Cox Communications, 4901 S. 48th Street, Springdale, AR 72762, (479)236-4913
Telephone: Layne Rhodes, AT&T, 627 White Road Springdale, AR 72762 (479)442-1963

PARCEL#: 815-29801-040

RECORDED LEGAL DESCRIPTION

Part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section (4), in Township Seventeen (17) North, Range Thirty (30) West, described as follows, to-wit: Beginning 660 feet South of the Northeast corner of said Forty Acre (40) tract, Thence South 165 feet, thence West 654.0 feet, thence North 165 feet, thence North 89°51' East 654 feet to the point of beginning.

PROPERTY DESCRIPTION

Part of the Southeast Quarter of the Southwest Quarter of Section 4, Township 17 North, Range 30 West, Washington County, Arkansas being more particularly described as follows:

Commencing at an existing p/k nail marking the Northeast Corner of the Southeast Quarter of the Southwest Quarter. Thence along the East line of said Forty, South 02 degrees 43 minutes 32 seconds West, 660.00 feet to a set p/k nail and the Point of Beginning. Thence continuing along said East line, South 02 degrees 43 minutes 32 seconds West, 165.00 feet to a set p/k nail. Thence leaving said East line, North 87 degrees 36 minutes 24 seconds West, 654.00 feet to an existing rebar. Thence North 02 degrees 43 minutes 32 seconds East, 165.00 feet to a set p/k nail. Thence South 87 degrees 36 minutes 24 seconds East, 654.00 feet to the Point of Beginning, containing 2.48 acres and subject to Road Rights of Way and any Easements of Record.

FLOOD CERTIFICATION:
THIS PROPERTY IS LOCATED IN ZONE X PER FIRM
MAP #05143C0070F, EFFECTIVE DATE: APRIL 2, 2008

DEVELOPER:
CLINT ENGLE
811 ARDEMANGI RD
TONTITOWN, AR 72762
479-422-2658
clint@brighthavenshines.com

ENGINEER:
EARTHPLAN DESIGN ALTERNATIVES, PA
JAMES GEURTZ, PE
134 WEST EMMA
SPRINGDALE, AR 72764
479-756-1266

SURVEYOR:
JAMES LAYOUT SERVICES, LLC
MATT JAMES
P.O. BOX 611
FARMINGTON, AR 72730
479-439-9929

BASIS OF BEARING:
ARKANSAS STATE PLANE SYSTEM NORTH ZONE
HORIZONTAL NAD 83
VERTICAL NAVD 88

INDEX	SHEET
Survey	V101
Demolition Plan	C100
Site Plan	C101
Utility Plan	C102
Grading Plan	C103
Details	C501
Details	C502
Details	C503
Details	C504
Landscape Plan	L101
Landscape Details	L501

"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."

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

DRAWN BY:	CLP
CHECKED BY:	JRG
DRAWING CREATION DATE:	120921
JOB NUMBER:	2328
P:\PROJECTS\2328\CIVIL\2328 COVER.DWG	C000
LAST SAVED: 2/17/2022 12:37 PM	L22-12
PLOT DATE: 2/17/2022 12:44 PM	

#	REVISION DESC.	DATE

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 15,162
JAMES R. GEURTZ

PRELIMINARY NOT FOR CONSTRUCTION

CERTIFICATE OF AUTHORIZATION
EARTHPLAN DESIGN ALTERNATIVES, PA
No. 322
ARKANSAS ENGINEER

COVER

BRIGHT HAVEN LEARNING CENTER
SPRINGDALE, ARKANSAS

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

C000

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This plat is copyright material and is provided solely for the use of the person(s) named on this plat and may not be used or distributed to any other person(s) or company for their benefit. No license has been created, expressed or implied to copy the survey without the written consent of Satterfield Land Surveyors, P.A.. No one including the person(s) named, may reproduce this plat. Only authentic copies that appear with the surveyor's seal in red may be used. Any copies used without this red seal are considered unauthorized copies and are considered a copyright infringement. After filing with State Surveyor's office, survey becomes public record.

SURVEYOR'S NOTE: This survey was done to mark the corners on the ground and to show observed structures. Utilities located if Requested according to utility company records, and or above ground inspection. This survey was done from description furnished to us or instruction from the person(s) named on this plat. No title search was done and record ownership, Rights of Way of road and Easements to and across this property must be confirmed by others. The Buyer or Owner of this property should satisfy themselves as to the correct owner through a title search or review by an attorney.

SURVEYOR'S NOTE: This survey was conducted under the supervision of Clovis W. Satterfield, No. 0147, or Ricky Hill, No. 1443, Satterfield Land Surveyors, P.A., Certificate of Authorization No. 718. Satterfield Land Surveyors, P.A., 1-(479)-632-3565 Hwy. 71 North, P.O. Box 640, Alma, AR 72921

SURVEYOR'S NOTE: This property does not lie within the 100-Year Flood Zone, according to the Flood Map for Washington County, Arkansas Community Panel No. 05143C0070F Dated: May 16, 2008.

To: Maxine Dorsey & Fidelity National Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a) and 7(b)1) of Table A thereof. The fieldwork was completed on September 23, 2021

Date of Plat or Map: October 4, 2021

(signed) Ricky Hill (seal)

by Ricky Hill

Registration No. 1443

STATE OF ARKANSAS — REGISTERED PROFESSIONAL LAND SURVEYOR — No. 1443 — RICKY HILL — 10-4-21

RECORDED LEGAL DESCRIPTION

Part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section (4), in Township Seventeen (17) North, Range Thirty (30) West, described as follows, to-wit: Beginning 660 feet South of the Northeast corner of said Forty Acre (40) tract, Thence South 165 feet, thence West 654.0 feet, thence North 165 feet, thence North 89°51' East 654 feet to the point of beginning.

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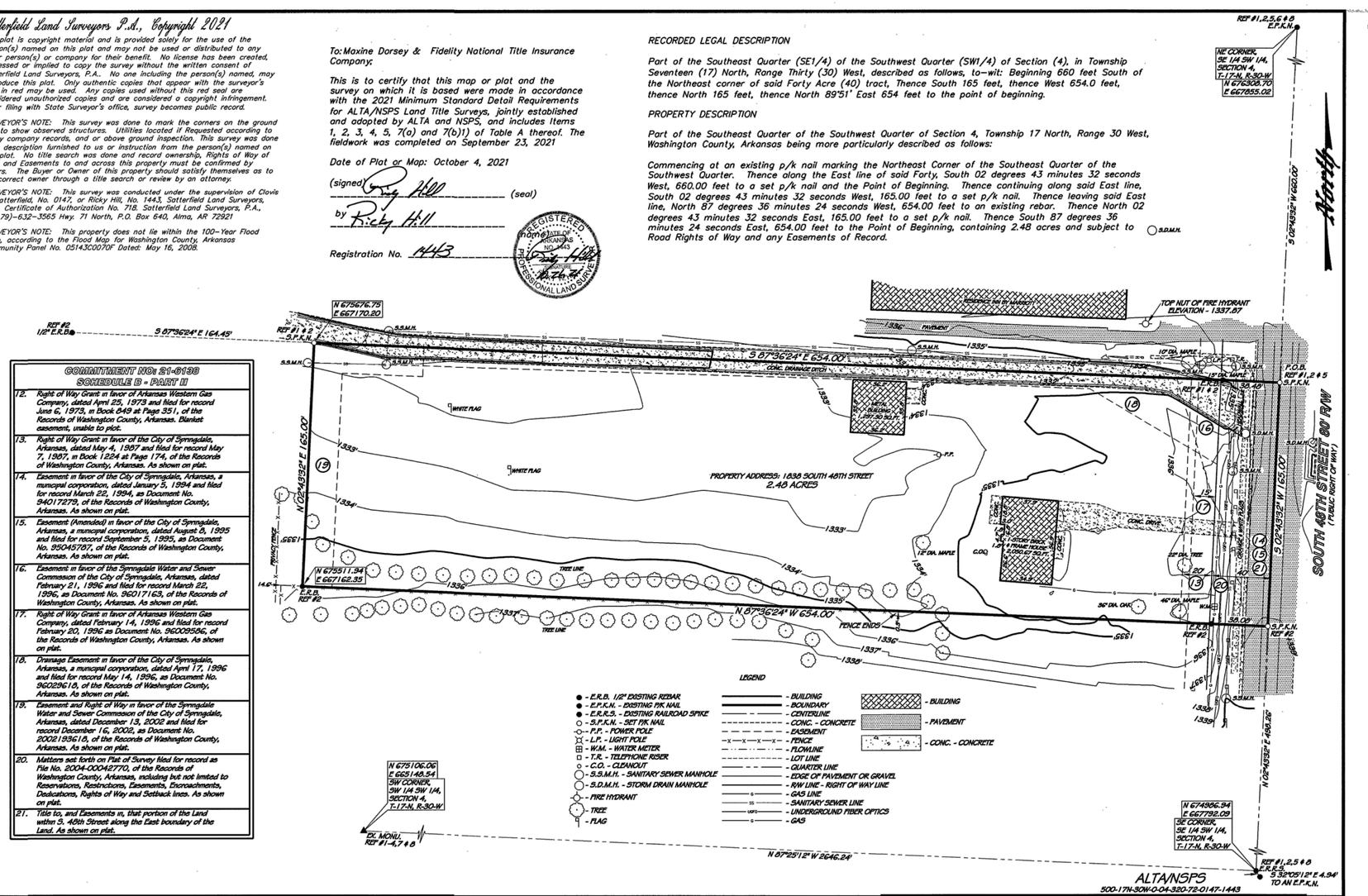
COMMITMENT NO: 21-6138
SCHEDULE B - PART II

12. Right of Way Grant in favor of Arkansas Western Gas Company, dated April 25, 1973 and filed for record June 6, 1973, in Book 649 at Page 351, of the Records of Washington County, Arkansas. Blanket easement, unable to plot.
13. Right of Way Grant in favor of the City of Springdale, Arkansas, dated May 4, 1987 and filed for record May 7, 1987, in Book 1224 at Page 174, of the Records of Washington County, Arkansas. As shown on plat.
14. Easement in favor of the City of Springdale, Arkansas, a municipal corporation, dated January 5, 1994 and filed for record March 22, 1994, as Document No. 94017279, of the Records of Washington County, Arkansas. As shown on plat.
15. Easement (Amended) in favor of the City of Springdale, Arkansas, a municipal corporation, dated August 8, 1995 and filed for record September 5, 1995, as Document No. 95045787, of the Records of Washington County, Arkansas. As shown on plat.
16. Easement in favor of the Springdale Water and Sewer Commission of the City of Springdale, Arkansas, dated February 21, 1996 and filed for record March 22, 1996, as Document No. 96017163, of the Records of Washington County, Arkansas. As shown on plat.
17. Right of Way Grant in favor of Arkansas Western Gas Company, dated February 14, 1996 and filed for record February 20, 1996 as Document No. 96009596, of the Records of Washington County, Arkansas. As shown on plat.
18. Drainage Easement in favor of the City of Springdale, Arkansas, a municipal corporation, dated April 17, 1996 and filed for record May 14, 1996, as Document No. 96029618, of the Records of Washington County, Arkansas. As shown on plat.
19. Easement and Right of Way in favor of the Springdale Water and Sewer Commission of the City of Springdale, Arkansas, dated December 13, 2002 and filed for record December 16, 2002, as Document No. 2002193615, of the Records of Washington County, Arkansas. As shown on plat.
20. Matters set forth on Plat of Survey filed for record as File No. 2004-00042770, of the Records of Washington County, Arkansas, including but not limited to Reservations, Restrictions, Easements, Encroachments, Dedications, Rights of Way and Setback lines. As shown on plat.
21. Title to, and Easements in, that portion of the Land within S. 46th Street along the East boundary of the Land. As shown on plat.



LEGEND

- E.R.B. 1/2" EXISTING REBAR
- E.P.K.N. - EXISTING PK NAIL
- E.R.R.S. - EXISTING RAILROAD SPIKE
- S.P.K.N. - SET PK NAIL
- P.P. - POWER POLE
- L.P. - LIGHT POLE
- W.M. - WATER METER
- T.R. - TELEPHONE RISER
- C.O. - CLEANOUT
- S.S.M.H. - SANITARY SEWER MANHOLE
- S.D.M.H. - STORM DRAIN MANHOLE
- FIRE HYDRANT
- TREE
- FLAG
- BUILDING
- BOUNDARY
- CENTERLINE
- CONC. - CONCRETE
- EASEMENT
- FENCE
- FLOWLINE
- LOT LINE
- QUARTER LINE
- EDGE OF PAVEMENT OR GRAVEL
- R/W LINE - RIGHT OF WAY LINE
- GAS LINE
- SANITARY SEWER LINE
- UNDERGROUND FIBER OPTICS
- GAS
- BUILDING
- PAVEMENT
- CONC. - CONCRETE

40' 20' 0 GRAPHIC SCALE 40' 80'

REFERENCE DEED

SURVEY REFERENCES
1 – ALAN REID & ASSOCIATES – #04401A – 9/6/04
2 – ALAN REID & ASSOCIATES – #04401 – 9/6/04
3 – SURVEY 1, INC. – #2082 – 5/14/03
4 – ALAN REID & ASSOCIATES – #97050 – 5/20/97
5 – SURVEY 1, INC. – #95098 – 5/17/95
6 – NORTHWEST ENGINEERS – #97100.00 – 5/14/97
7 – ALAN REID & ASSOCIATES – #95279 – 8/17/95
8 – HEMINGWAY & ASSOCIATES – #A-2092 – 4/23/91

BASIS OF BEARING
ARKANSAS STATE PLANE COORDINATES GRID NORTH.

REVISIONS:

VICINITY MAP
T-17-N R-30-W
NW NE
4
NW SW NE SW SE
SW SW
ERWIN
MONU ERRS

LEGEND
- S.R.B. = SET 1/2" REBAR W/ CAP
- S.P.K.N. = SET P/K NAIL
- S.R.R.S. = SET RAILROAD SPIKE
- S.N. = SET NAIL
- E.R.B. = EXISTING REBAR
- E.I.P. = EXISTING IRON PIN
- E.P./K.N. = EXISTING P/K NAIL
- E.N. = EXISTING NAIL
- E.R.R.S. = EXISTING RAILROAD SPIKE
- = EXISTING GOVERNMENT MONUMENT
- = EXISTING STONE
- = EXISTING STATE MONUMENT
- = EXISTING R/W MARKER
- = EXISTING FENCE
- = COMPUTED POINT
- F.C. = FENCE CORNER

SURVEYORS DISCLAIMER AND STATEMENT OF USE

This survey was conducted by the written or verbal authorization of the person named as the buyer and/or Use by as shown on this plat. No one has the authority to use the data or legal description from this survey except those named or their agents and the survey is only certified to the date shown on this plat. This plat is protected by copyright and any person other than those named using or relying upon this plat will be held responsible. Satterfield Land Surveyors, P.A. will not be responsible or have any liability to any other person or company who uses this plat without written authorization. After filing with State Surveyor's office, survey becomes public record.

CERTIFICATE OF AUTHORIZATION — SATTERFIELD LAND SURVEYORS P.A. — No. 718 — ARKANSAS

WASHINGTON COUNTY, ARKANSAS
SURVEY OF PART OF THE

SE 1/4 SW 1/4, SECTION 4, T-17-N, R-30-W

FOR USE BY: MAXINE DORSEY

DRAWN BY:	J.D.B.
SCALE:	1"=40'
DATE:	10-1-21
JOB NO.	46,567

Satterfield Land Surveyors P.A.
REG. ARK. & OKLA.
1928 HWY. 71 NORTH, ALMA, ARK. – PHONE No. (479) 632-3565
FAX (479) 632-5002 – WEBSITE: http://www.slsurveying.com

DRAWN BY:	CLP
DRAWING CREATION DATE:	2328
JOB NUMBER:	120921
CHECKED BY:	JRG
P:\PROJECTS\2328\DWL\2328 SURVEY.DWG LAST MODIFIED: 2/17/2022 12:44 PM PLOT DATE: 2/17/2022 12:44 PM	L22-12

#	REVISION DESC.	DATE

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No. 15,162 — JAMES R. GEURTZ

CERTIFICATE OF AUTHORITY — EARTHPLAN DESIGN ALTERNATIVES, P.A. No. 322 — ARKANSAS ENGINEER

PRELIMINARY NOT FOR CONSTRUCTION

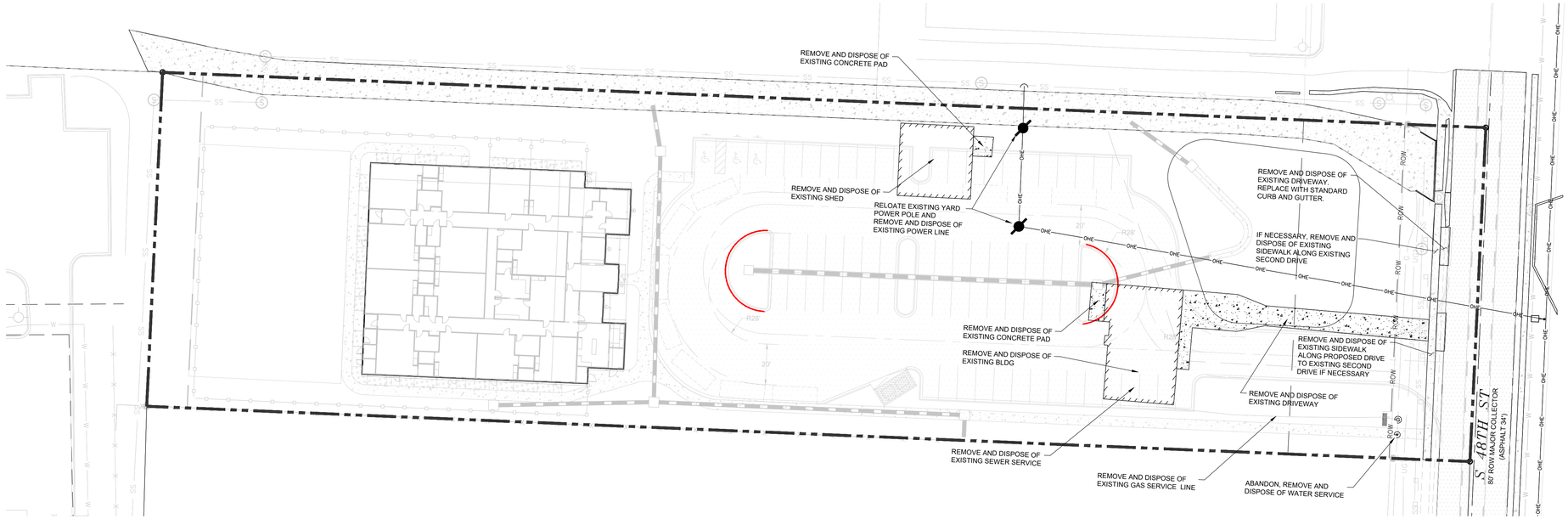
SURVEY

BRIGHT HAVEN LEARNING CENTER
SPRINGDALE, ARKANSAS

Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture
(479) 756-1266
www.edpa-pa.com

EDA
134 West Emma Avenue
Springdale, Arkansas 72764

V101



Legend

- Property Line
- Adjacent Property Line
- Building Set Back Line
- ROW — Right of Way
- Easement Line
- Centerline
- X — Chainlink Fence
- Metal Fence
- Board Fence
- W — Water Line
- SS — Sanitary Sewer
- UGE — Underground Electric
- UGT — Underground Comm
- SS — Existing Sanitary Sewer Line
- W — Existing Water Line
- G — Gas Line
- T — Existing Overhead Comm
- UGE — Existing Underground Electric
- OHE — Existing Overhead Electric
- Drainage Pipe

Existing / Proposed

- Valve
- Water Meter
- Fire Hydrant
- Drainage Manhole,
- Sewer Manhole
- Cleanout, Reducer, FDC
- Found Iron Pin, Set Iron Pin, Sign, Bollard
- Street Light, Gas Reg, Tapping Saddle
- Existing Telephone Pedestal, Existing Electric Pedestal, Existing Power Pole
- Concrete/ Existing Concrete
- Easement/ Backfill
- Heavy Duty Dumpster Pad/ Riprap

DUE TO THE SCALE OF THE DRAWINGS, CERTAIN SYMBOLS AND HORIZONTAL COORDINATES OF CERTAIN FEATURES WILL NOT BE TO SCALE DUE TO PRODUCTION PURPOSES. CONTRACTOR TO VERIFY WITH LOCAL UTILITY FOR EXACT LOCATION AND ORIENTATION OF ALL METERS, VALVES, FIRE HYDRANTS, AIR RELEASE VALVES, BENDS, LIGHT POLES ETC. PRIOR TO COMMENCING WITH CONSTRUCTION.

30 0 30 60

30 SCALE GRAPHIC SCALE IN FEET

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

#	REVISION DESC.	DATE

DRAWN BY: JRG
CHECKED BY: CLP
DRAWING CREATION DATE: 120921
JOB NUMBER: 2328
P:\PROJECTS\2328\CIVIL\2328 C100 DEMOLITION PLAN.DWG
LAST XREF: 2/17/2022 1:00 PM
PLOT DATE: 2/17/2022 1:00 PM
L22-12

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 15,162
JAMES R. GEURTZ

PRELIMINARY NOT FOR CONSTRUCTION

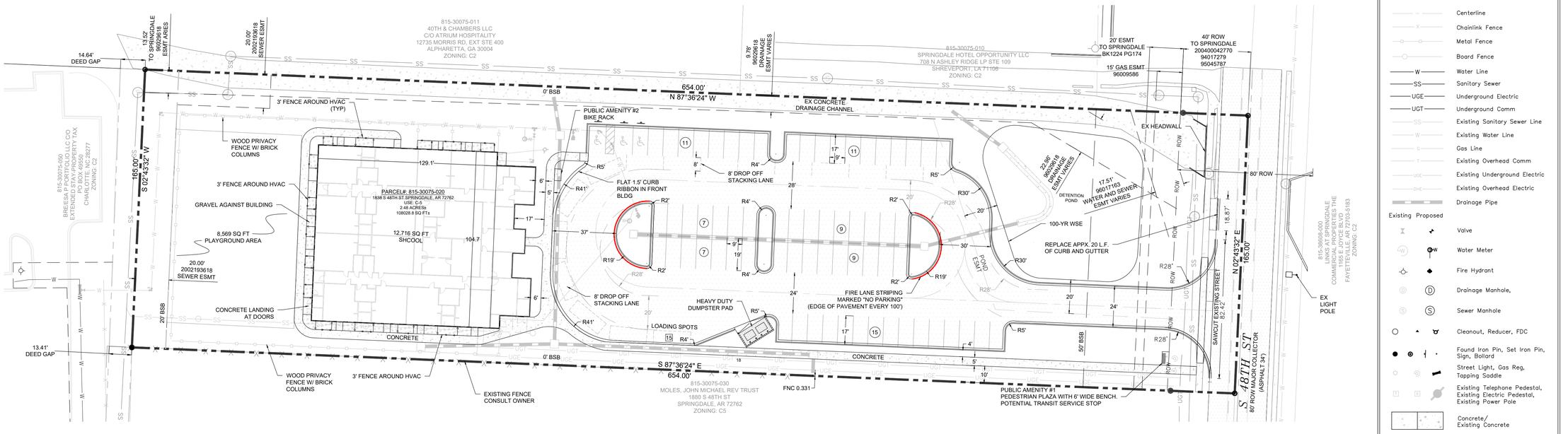
CERTIFICATE OF AUTHORIZATION NO. 1471
EARTHPLAN DESIGN ALTERNATIVES, PA
No. 322
ARKANSAS ENGINEER

DEMOLITION PLAN

BRIGHT HAVEN LEARNING CENTER
SPRINGDALE, ARKANSAS

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

C000



Legend

- Property Line
- Adjacent Property Line
- Building Set Back Line
- ROW — Right of Way
- Easement Line
- Centerline
- Chainlink Fence
- Metal Fence
- Board Fence
- W — Water Line
- SS — Sanitary Sewer
- UGE — Underground Electric
- UGT — Underground Comm
- Existing Sanitary Sewer Line
- Existing Water Line
- Gas Line
- Existing Overhead Comm
- Existing Underground Electric
- OHE — Existing Overhead Electric
- Drainage Pipe

Existing / Proposed

- Valve
- Water Meter
- Fire Hydrant
- Drainage Manhole,
- Sewer Manhole
- Cleanout, Reducer, FDC
- Found Iron Pin, Set Iron Pin, Sign, Bollard
- Street Light, Gas Reg, Tapping Saddle
- Existing Telephone Pedestal, Existing Electric Pedestal, Existing Power Pole
- Concrete/ Existing Concrete
- Asphalt/ Existing Asphalt or Street
- Easement/ Backfill
- Heavy Duty Dumpster Pad/ Riprap
- HVAC Gravel Base/ Decomposed Granite Path

CONCRETE NOTES:

1. CONCRETE STRUCTURES SHOULD CONFORM TO THE ARKANSAS DEPARTMENT OF HIGHWAY AND TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, SECTION 501.
2. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,500 PSI WITH A FOUR INCH MAXIMUM SLUMP. CONCRETE SHALL COMPLY WITH TYPE 1 PORTLAND CEMENT COMPLIANCE WITH ACI COMMITTEE 318-89 REQUIREMENTS.
3. REINFORCING STEEL AND WELDED WIRE FABRIC SHALL BE AS SPECIFIED IN THE CONSTRUCTION DETAILS.
4. 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 SPECIFICATIONS.
5. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION JOINTS BY SAW-CUT OR OTHER APPROVED MEANS. THE CONSTRUCTION JOINTS SHALL BE LOCATED 15-FOOT ON-CENTERS, MAXIMUM EACH WAY. THE CONSTRUCTION JOINTS SHALL BE CONSTRUCTED TO A DEPTH EQUAL TO AT LEAST 1/4 CONCRETE THICKNESS. CONTRACTOR IS TO FURNISH JOINT FILLERS APPROVED BY THE ENGINEER OR AS DETAILED ON PLANS.

SITE NOTES:

1. NO KNOWN EROSION PROBLEMS EXIST ON-SITE OR WITHIN 100' DOWNSTREAM OF THE PROPERTY.
2. THERE ARE NO EXISTING OR PROPOSED GROUND LEASES.
3. TOPOGRAPHIC INFORMATION SHOWN IS BY JAMES LAYOUT SERVICES.
4. ALL EXTERIOR LIGHTS SHALL BE "CUT-OFF" TYPE.
5. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIRED ADJUSTMENTS TO THE EXISTING WATER AND SEWER FACILITIES DUE TO SITE GRADING, PAVING, LOT LINE ADJUSTMENTS OR OTHER MATTERS.
6. MAIN ENTRANCE TO HAVE APPROVED KNOX BOX.

UTILITY NOTES:

1. ALL FRANCHISE UTILITIES HAVE ACCESS TO SITE.
2. ALL UTILITY WIRES, LINES AND/OR CABLES SHALL BE UNDERGROUND UNLESS 12 KV OR ABOVE.
3. EXTERIOR GROUND MOUNTED OR BUILDING-MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES AND BANKS OF METER SHALL BE SCREEN FROM PUBLIC VIEW WITH LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.

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

PAVING NOTES:

1. ASPHALTIC CONCRETE SURFACE AND BASE COURSE MATERIALS SHOULD MEET OR EXCEED THE REQUIREMENTS SPECIFIED IN THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, SECTIONS 406 AND 303.
2. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID 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.
3. CRUSHED STONE BASE SHALL BE CLEAN CRUSHER RUN STONE IN THE THICKNESS AND COMPACTION REQUIREMENTS AS REQUIRED AND SPECIFIED ON THE PLANS. CRUSHED STONE BASE COURSE SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS FOR CLASS 7 BASE MATERIAL AS REQUIRED BY THE ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT.
4. BITUMINOUS PRIME COAT SHALL BE CUTBACK ASPHALT, TYPE MC-30 OR MC-70 IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARKANSAS STATE HIGHWAY SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
5. HOT-MIX ASPHALTIC CONCRETE SHALL CONFORM TO THE PROVISIONS OF SECTION 409, MATERIALS AND EQUIPMENT FOR HOT MIX BITUMINOUS BINDER AND SURFACE COURSES IN THE ARKANSAS STATE HIGHWAY STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

DRAINAGE SYSTEM NOTES:

1. THE CONTRACTOR SHALL INSTALL THE DRAINAGE SYSTEM AS INDICATED ON THE PLANS, IN ACCORDANCE WITH THE SPECIFICATION AND DETAILS.
2. REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS III OR CLASS IV IN SIZE, TYPE, DIAMETER, AND LENGTH AS INDICATED ON THE PLANS. ALL RCP TO BE USED ON THESE PLANS SHALL BE TONGUE AND GROOVE TYPE.
3. RCP FLARED END SECTIONS SHALL BE CLASS II.
4. ALL TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH AASHTO T280, LATEST REVISION. THE MANUFACTURE AND FURNISHING OF CIRCULAR PIPE SHALL BE IN ACCORDANCE WITH AASHTO M170.
5. JOINTS SHALL BE SEALED WITH PREFORMED RUBBER GASKETS OR BITUMEN/BUTYL RUBBER PLASTIC GASKETS CONFORMING TO AASHTO M198, TYPE A.
6. ALL SPOT ELEVATIONS TO GUTTER UNLESS OTHERWISE NOTED.

A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT

SITE AREA
GROSS AREA: 2.48 ACRES
NET AREA: 2.33 ACRES

FLOOD CERTIFICATION:
THIS PROPERTY IS LOCATED IN ZONE X PER FIRM
MAP #05143C0070F, EFFECTIVE DATE: APRIL 2, 2008

ZONING:
C-5
SETBACKS:

FRONT SETBACK	30'
FRONT SETBACK (W/FRONT PARKING)	50'
SIDE SETBACK (SUBJECT TO FIRE AND BUILDING CODES)	0'
SIDE SETBACK (ADJACENT TO RESIDENTIAL):	20'
REAR SETBACK:	20'
USE: LIMITED COMMERCIAL	

DUE TO THE SCALE OF THE DRAWINGS, CERTAIN SYMBOLS AND HORIZONTAL COORDINATES OF CERTAIN FEATURES WILL NOT BE TO SCALE DUE TO PRODUCTION PURPOSES. CONTRACTOR TO VERIFY WITH LOCAL UTILITY FOR EXACT LOCATION AND ORIENTATION OF ALL METERS, VALVES, FIRE HYDRANTS, AIR RELEASE VALVES, BENDS, LIGHT POLES ETC. PRIOR TO COMMENCING WITH CONSTRUCTION.

30 0 30 60
30 SCALE GRAPHIC SCALE IN FEET

PARKING CALCULATION SUMMARY: REQUIRED		TOTAL
NUMBER OF SPOTS 1 PER EMPLOYEE	40 EMPLOYEE	40
NUMBER OF SPOTS 1/300 SQFT	8,958 SQFT	30
NUMBER OF LOADING SPOT 1/10 CHILDREN	149 CHILDREN	15
TOTAL PARKING SPOTS		70
NUMBER OF ADA ACCESSIBLE SPACES		3
	TOTAL:	70

REQUESTED VARIANCES AND WAIVERS:

B22-20 VARIANCE, BOARD OF ADJUSTMENT PROJECT # B22-20
REDUCTION IN REQUIRED PARKING SPACES FROM 70 -> 50 SPACES

THERE ARE NO EXISTING SURFACE WATERS ON THIS SITE.

ALL BEST MANAGEMENT PRACTICES AND EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE PROJECT AS SPECIFIED BY THE MANUFACTURER OR AS SPECIFIED IN THE DETAILS.

IF TOPSOIL IS TO BE STOCKPILED ON THE SITE, THE STOCKPILE AREA SHALL BE RINGED WITH SILT FENCE AND THE STOCKPILED SOIL SHALL BE TEMPORARILY SEEDED.

REFER TO THE REVEGETATION REQUIREMENTS NOTES 1 THROUGH 4 ON THE EROSION CONTROL NOTES THIS SHEET FOR STABILIZATION PRACTICES FOR ALL DISTURBED AREAS. IF CONSTRUCTION IS NOT EXPECTED TO RESUME WITHIN 3 WEEKS ON AN UNFINISHED AREA, THE AREA SHALL BE TEMPORARILY STABILIZED WITHIN 2 WEEKS.

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

#	REVISION DESC.	DATE

DRAWN BY: CLP
CHECKED BY: JRG
DRAWING CREATION DATE: 120921
JOB NUMBER: 2328
PLAN DWG: P:\PROJECTS\2328 CIVIL\2328 CIVIL.DWG
PLOT DATE: 2/17/2022 1:48 PM
L22-12

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 15,162
JAMES R. GEURTZ

PRELIMINARY NOT FOR CONSTRUCTION

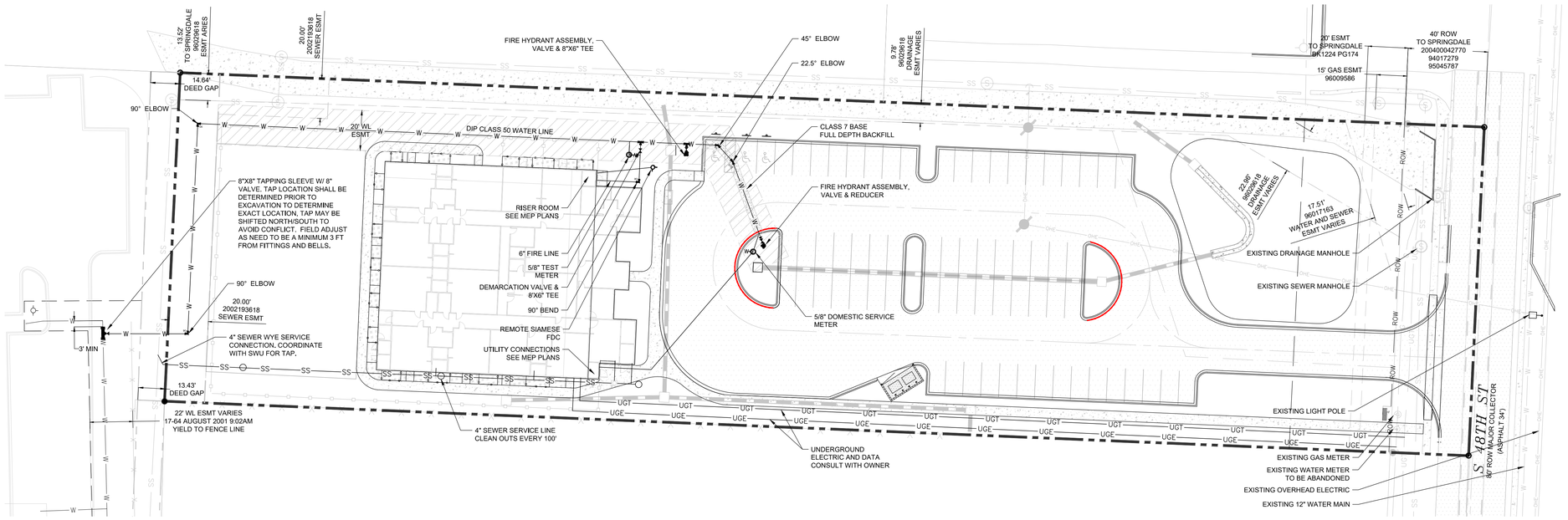
CERTIFICATE OF AUTHORIZATION
EARTHPLAN DESIGN ALTERNATIVES, P.A.
No. 322
ARKANSAS ENGINEER

SITE PLAN

BRIGHT HAVEN LEARNING CENTER
SPRINGDALE, ARKANSAS

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

C101



Legend

- Water Line
- Sanitary Sewer
- Underground Electric
- Underground Comm
- Existing Sanitary Sewer Line
- Existing Water Line
- Gas Line
- Existing Overhead Comm
- Existing Underground Electric
- Existing Overhead Electric
- Drainage Pipe
- Property Line
- Adjacent Property Line
- Building Set Back Line
- Right of Way
- Easement Line
- Centerline
- Chainlink Fence
- Metal Fence
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Existing / Proposed

- Valve
- Water Meter
- Fire Hydrant
- Drainage Manhole,
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- Concrete/ Existing Concrete
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SITE NOTES:

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UTILITY NOTES:

4. ALL FRANCHISE UTILITIES HAVE ACCESS TO SITE.
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WATER SYSTEM NOTES:

1. ALL WATER MAIN SHALL BE SIZED ACCORDING TO SPRINGDALE WATER UTILITIES STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
2. ALL GATE VALVES SHALL BE CONFORMING TO SPRINGDALE WATER UTILITES STANDARD SPECIFICATIONS, LATEST EDITION.
3. AFTER COMPLETION OF THE WATER SYSTEM, THE CONTRACTOR SHALL FLUSH, TEST, AND DISINFECT THE WATER SYSTEM IN ACCORDANCE WITH SPRINGDALE WATER UTILITIES STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.
4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL NECESSARY STREET CUTS, PERMITS OR FEES. ALL STREET CUTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS OR REGULATIONS.
5. PLACEMENT OF FIRE HYDRANTS BEHIND CURB PER SPRINGDALE WATER UTILITES WATER SPECIFICATIONS
6. METER AND HYDRANT LOCATIONS PER SPRINGDALE WATER UTILITES. PLACEMENT SHOWN ON THESE PLANS ARE EXAGGERATED FOR REVIEW ONLY.

DUE TO THE SCALE OF THE DRAWINGS, CERTAIN SYMBOLS AND HORIZONTAL COORDINATES OF CERTAIN FEATURES WILL NOT BE TO SCALE DUE TO PRODUCTION PURPOSES. CONTRACTOR TO VERIFY WITH LOCAL UTILITY FOR EXACT LOCATION AND ORIENTATION OF ALL METERS, VALVES, FIRE HYDRANTS, AIR RELEASE VALVES, BENDS, LIGHT POLES ETC. PRIOR TO COMMENCING WITH CONSTRUCTION.

30 0 30 60

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DRAWING CREATION DATE: 2328 | JOB NUMBER: 120921

P:\PROJECTS\2328\CIVIL\2328 C102 UTILITY PLAN.DWG
LAST SAVED: 2/17/2022 1:44 PM
PLOT DATE: 2/17/2022 1:44 PM

L22-12

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 15,162 JAMES R. GEURTZ

PRELIMINARY NOT FOR CONSTRUCTION

CERTIFICATE OF AUTHORIZATION EARTHPLAN DESIGN ALTERNATIVES, PA No. 322 ARKANSAS ENGINEER

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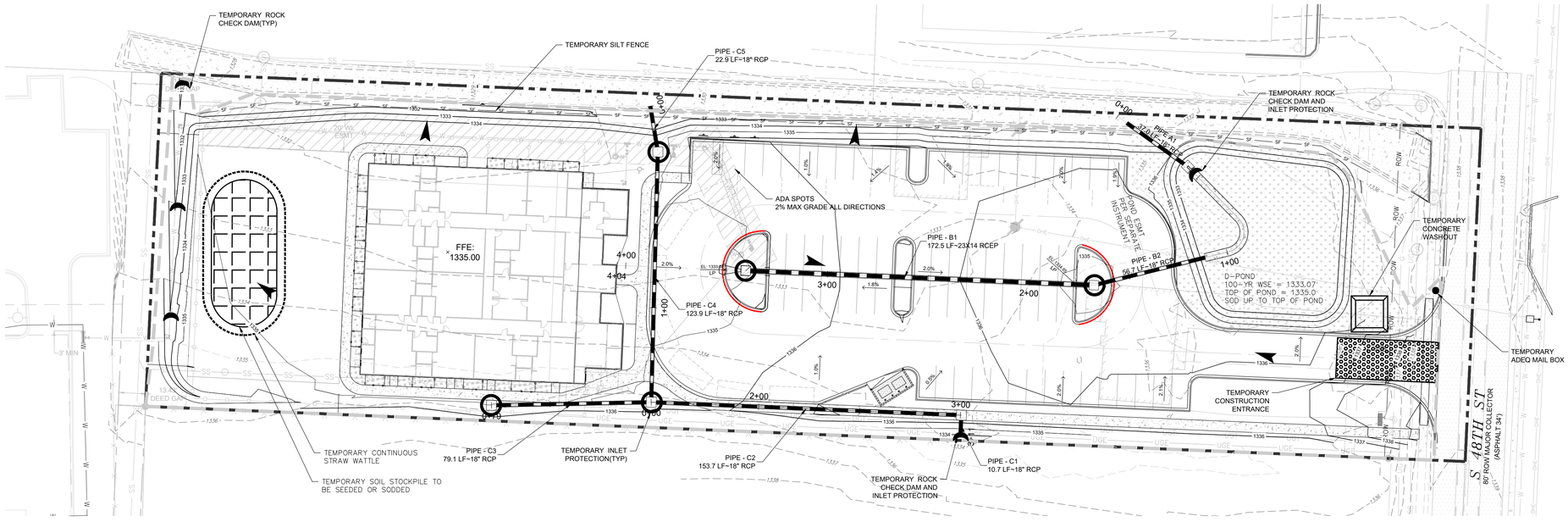

Legend

- Found Iron Pin
- Set Iron Pin
- Property Line
- Building Set Back Line
- Storm Water Pipe
- Existing Contour
- Proposed Contour
- Silt Fence
- Tree Protection Fence
- Pond Easement
- Limits of Disturbance
- Flow Arrow
- Temporary Stock Pile
- Temporary Construction Exit
- Concrete Washout
- Inlet Protection
- Temporary Rock Check Dam
- Rip-Rap
- Sod
- ADEQ Mailbox
- Flood Way
- Flood Zone

DISTURBED AREA: 2.2 ACRES

NOTES:
1) SPOT ELEVATIONS ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED

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30 0 30 60
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GRADING NOTES:
1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REMOVAL AND PROPER DISPOSAL OF DEBRIS, CLEARING, GRUBBING, AND STRIPPING OF TOPSOIL AND ORGANIC MATTER AS NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT. TOPSOIL MAY BE STOCKPILED ON SITE, AS DIRECTED BY THE ENGINEER. THE BURNING OF TIMBER AND DEBRIS WILL NOT BE PERMITTED UNLESS APPROVAL IS GAINED FROM THE OWNER, ENGINEER, AND GOVERNING OFFICIALS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, ETC. REQUIRED.

2) BUILDING SETBACK AREAS TO RECEIVE FILL MATERIAL SHALL BE SCARIFIED TO A DEPTH OF 8-INCH DEPTH AND PROPERLY COMPACTED TO 95% STANDARD PROCTOR DENSITY. ANY UNSUITABLE AREAS SHALL BE FURTHER UNDERCUT AND REPLACED WITH SUITABLE MATERIAL, AS DIRECTED BY THE ENGINEER.

3) OFF-SITE FILL MATERIAL SHALL HAVE A PLASTICITY INDEX OF 20 OR LESS, A LIQUID LIMIT OF 50 OR LESS, AND CONTAIN NO ROCK LARGER THAN FOUR INCHES. OFF SITE FILL MATERIAL SHALL BE APPROVED BY THE ENGINEER.

4) AREAS THAT ARE TO BE CUT TO SUB-GRADE LEVELS SHALL BE PROOF-ROLLED WITH A LOADED TANDEM AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOIL CONDITIONS. CUT AREAS ARE TO BE SCARIFIED AND RE-COMPACTED TO 95% STANDARD PROCTOR AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.

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

6) THE DEVELOPER SHALL PROVIDE AN INDEPENDENT TESTING LABORATORY TO PERFORM CONSTRUCTION TESTING OF THE SUB-GRADE FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF SUB-GRADE DENSITIES. THE CONTRACTOR SHALL PROVIDE 48 HOURS ADVANCED NOTIFICATION SO THE DEVELOPER CAN SCHEDULE TESTING.

7) THE CONTRACTOR SHALL MAINTAIN ALL SLOPES 3:1 OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS. ALL SLOPES EXCEEDING 3:1, BUT LESS THAN 2:1 SHALL BE SODDED.

8) CONTRACTOR SHALL CONTROL EROSION ALONG THE EDGE OF THE PROPERTY INCLUDING BOTTOM OF SLOPE LOCATIONS AND ALONG DITCHES LINES. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEANS TO PREVENT MUD AND DEBRIS FROM FLOWING ONTO ADJACENT PROPERTY.

9) ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR-INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOP-SOIL 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 70% GRASS COVER IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR.

REVEGETATION REQUIREMENTS:
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:

1. TOPSOIL. ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOPSOIL AND REVEGETATED. TOPSOIL SHALL BE REQUIRED TO BE EITHER EXISTING OR INSTALLED IN AREAS TO BE REVEGETATED AS SET
FORTH IN 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.

2. 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.

3. 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. 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.

EROSION CONTROL NOTES:

1) ALL WASH WATER SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.

2) CONTRACTOR SHALL MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

3) ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO CONFIRM THAT A GOOD STAND IS MAINTAINED. AREAS SHALL BE FERTILIZED, IRRIGATED AND RESEEDED AS REQUIRED.

4) A MINIMUM VEGETATIVE BUFFER OF 25 FEET SHALL BE PROVIDED BETWEEN CONSTRUCTION OPERATIONS AND WETLANDS AND ORDINARY HIGH WATER MARKS OF RIVERS AND STREAMS.

5) 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.

6) PERMANENT EROSION CONTROL: THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORSEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSIONS CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.

7) THE CONTRACTOR SHALL TAKE ALL REASONABLE MEANS TO ELIMINATE THE
TRANSPORT OF DUST FROM THE PROJECT SITE. SPECIAL MEASURES, SUCH AS PERIODICALLY APPLYING WATER TO THE WORK SITE TO PREVENT DUST SHALL BE INCORPORATED INTO THE CONTRACTORS WORK PLAN.

8) 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 STABALIZED ROCK HAVEING 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.

9) 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 WASTER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.

10) STOCKPILING OF TOPSOIL SHALL HAVE WATTLES INSTALLED AROUND PILE.

DRAINAGE SYSTEM NOTES:

1. THE CONTRACTOR SHALL INSTALL THE DRAINAGE SYSTEM AS INDICATED ON THE PLANS, IN ACCORDANCE WITH THE SPECIFICATION AND DETAILS.
2. REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS III OR CLASS IV IN SIZE, TYPE, DIAMETER, AND LENGTH AS INDICATED ON THE PLANS. ALL RCP TO BE USED ON THESE PLANS SHALL BE TONGUE AND GROOVE TYPE.
3. RCP FLARED END SECTIONS SHALL BE CLASS II.
4. ALL TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH AASHTO T280, LATEST REVISION. THE MANUFACTURE AND FURNISHING OF CIRCULAR PIPE SHALL BE IN ACCORDANCE WITH AASHTO M170.
5. JOINTS SHALL BE SEALED WITH PREFORMED RUBBER GASKETS OR BITUMEN/BUTYL RUBBER PLASTIC GASKETS CONFORMING TO AASHTO M198, TYPE A.
6. ALL SPOT ELEVATIONS TO GUTTER UNLESS OTHERWISE NOTED.

THERE ARE NO EXISTING SURFACE WATERS ON THIS SITE.

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REFER TO THE REVEGETATION REQUIREMENTS NOTES 1 THROUGH 4 ON THE EROSION CONTROL NOTES THIS SHEET FOR STABILIZATION PRACTICES FOR ALL DISTURBED AREAS. IF CONSTRUCTION IS NOT EXPECTED TO RESUME WITHIN 3 WEEKS ON AN UNFINISHED AREA, THE AREA SHALL BE TEMPORARILY STABILIZED WITHIN 2 WEEKS.

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CHECKED BY:	JRG
DRAWING CREATION DATE:	120921
JOB NUMBER:	2328
PLAN DWG:	P:\PROJECTS\2328\CIVIL\2328 C103 GRADING PLAN.DWG
PLOT DATE:	2/17/2022 2:24 PM
	L22-12

#	DATE	REVISION DESC.

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 15,162 JAMES R. GEURETTY

PRELIMINARY NOT FOR CONSTRUCTION

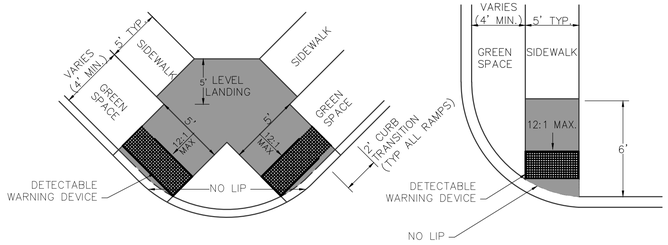
CERTIFICATE OF AUTHORITY EARTHPLAN DESIGN ALTERNATIVES, PA No. 322 ARKANSAS ENGINEER

GRADING/EROSION CONTROL PLAN

BRIGHT HAVEN LEARNING CENTER
SPRINGDALE, ARKANSAS

Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture
(479) 756-1265
www.edap.com
134 West Emma Avenue
Springdale, Arkansas 72764

C103



TYPE 1 RAMP

TYPE 2 RAMP

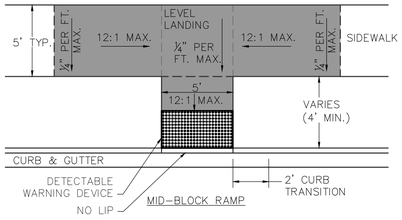
NOTES:

1. THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1.

2. THE NORMAL GUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.

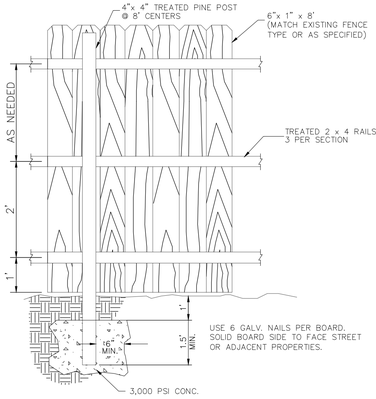
3. THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".

4. DETECTABLE WARNING DEVICES SHALL BE PLACED AT ALL LOCATIONS WHERE RAMPS CROSS A CURB.



ADA RAMP DETAIL

N.T.S.



PRIVACY FENCE DETAIL

N.T.S.

GENERAL NOTES FOR DETECTABLE WARNING DEVICES

1) THE DETECTABLE WARNING DEVICE SHALL BE LOCATED SO THAT THE NEAREST EDGE OF THE DEVICE IS 6 TO 8 INCHES FROM THE FACE OF THE CURB.

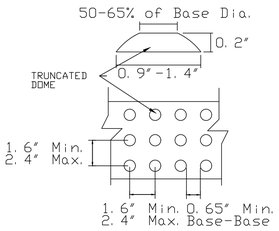
2) TRUNCATED DOMES IN THE DETECTABLE WARNING SURFACE SHALL MEET THE REQUIREMENTS OF THE GEOMETRIC CONFIGURATION SHOWN.

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

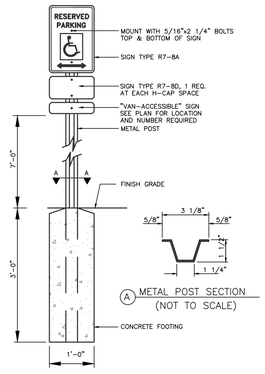
4) DETECTABLE WARNING DEVICE SHALL BE 24 INCHES IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE.

5) DETECTABLE WARNING DEVICE SHALL BE ON THE AHTD QUALIFIED PRODUCTS LIST FOR CAST-IN-PLACE TACTILE PANELS (ADA DETECTABLE WARNING).

6) DETECTABLE WARNING DEVICE SHALL CONTRAST VISUALLY WITH THE ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.



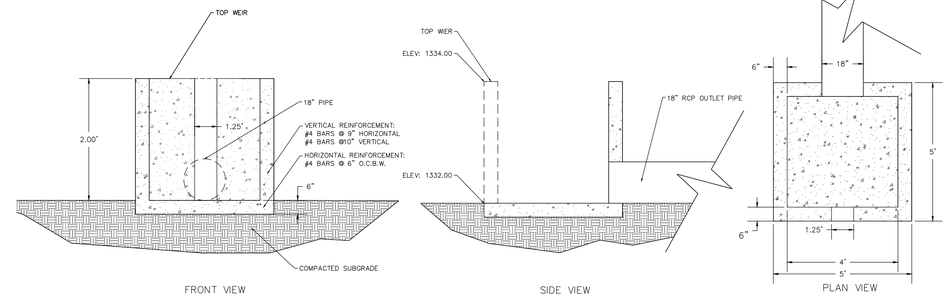
DETECTABLE WARNING DEVICE DETAIL



A METAL POST SECTION (NOT TO SCALE)

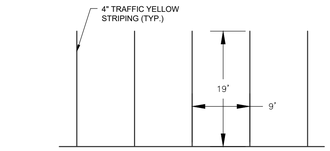
ACCESSIBLE SIGN DETAIL MD 1.10

N.T.S.

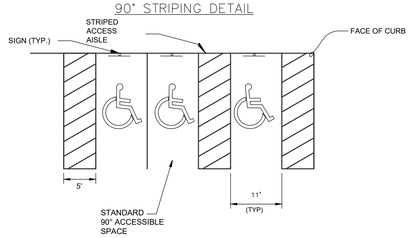


POND OUTLET STRUCTURE

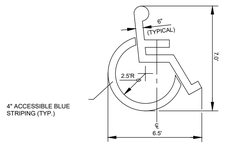
N.T.S.



90° STRIPING DETAIL



ACCESSIBLE STRIPING



NOTES:

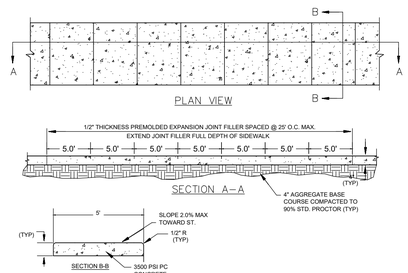
1. SEE SITE PLAN FOR TOTAL LAYOUT.

2. THESE DETAILS ARE FOR REFERENCE AND DIMENSION CONTROL ONLY.

3. ALL DIMENSIONS ARE TO CL OF STRIPE UNLESS OTHERWISE INDICATED

ACCESSIBLE PARKING GLYPH

MD 1.9



CONCRETE SIDEWALK

N.T.S.

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L22-12

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 15,162
JAMES R. GEUEKTY

PRELIMINARY NOT FOR CONSTRUCTION

CERTIFICATE OF AUTHORIZATION
EARTHPLAN DESIGN ALTERNATIVES, PA
No. 322
ARKANSAS ENGINEER

DETAILS

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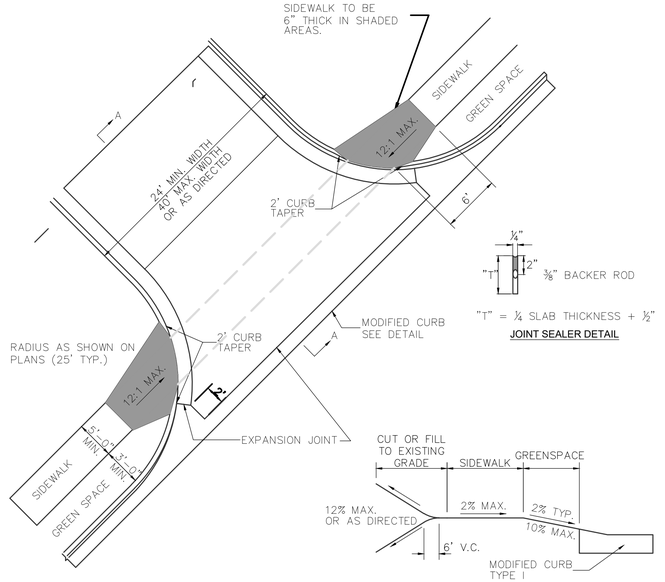


NOTES:

1. DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.

1. ½" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.

2. CONCRETE CURB TO BE SAWCUT AT 15' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.

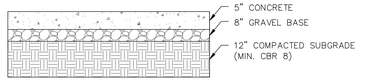
3. HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.

4. CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.

5. DRIVEWAY SECTION TO BE 3" ASPHALT WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.

COMMERCIAL DRIVEWAY DETAIL

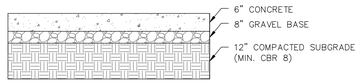
NOT TO SCALE



NOTES:
1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI
2. GRAVEL BASE SHALL BE ARDOT CLASS 7 MATERIAL COMPACTED TO 95% STANDARD PROCTOR

CONCRETE PAVING

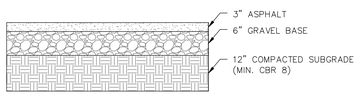
N.T.S.



NOTES:
1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI
2. GRAVEL BASE SHALL BE ARDOT CLASS 7 MATERIAL COMPACTED TO 95% STANDARD PROCTOR
3. STEEL REINFORCEMENT #4 BARS 18" OCBW.

HEAVY DUTY CONCRETE DUMPSTER PAD

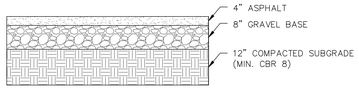
N.T.S.



NOTES:
1. ASPHALT SHALL SHALL BE HMAC TYPE II.
2. GRAVEL BASE SHALL BE ARDOT CLASS 7 MATERIAL COMPACTED TO 95% STANDARD PROCTOR.

STANDARD DUTY ASPHALT PAVING

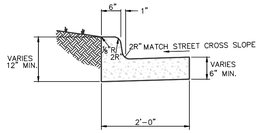
N.T.S.



NOTES:
1. ASPHALT SHALL SHALL BE HMAC TYPE II.
2. GRAVEL BASE SHALL BE ARDOT CLASS 7 MATERIAL COMPACTED TO 95% STANDARD PROCTOR.

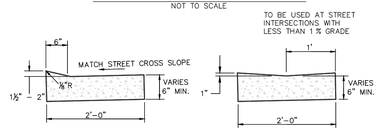
HEAVY DUTY ASPHALT PAVING

N.T.S.



STANDARD CURB AND GUTTER

NOT TO SCALE



MODIFIED CURB AND GUTTER

NOT TO SCALE

NOTES:

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

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#	REVISION DESC.	DATE

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 15,162
JAMES R. GEURETTY

NOT RELEASED FOR CONSTRUCTION

CERTIFICATE OF AUTHORIZATION
EARTHPLAN DESIGN ALTERNATIVES, PA
No. 322
ARKANSAS ENGINEER

DETAILS

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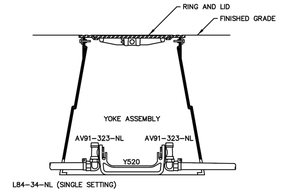
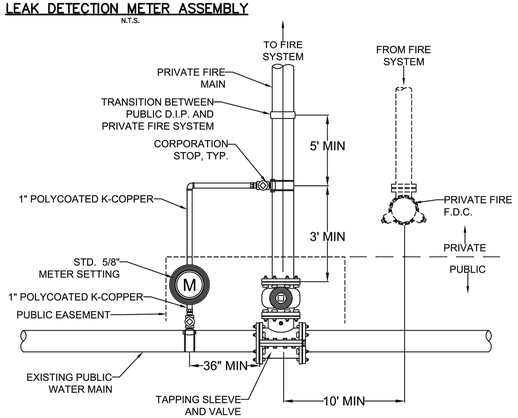


LEAK DETECTION METER ASSEMBLY

N.T.S.



FIRE SYSTEM CONNECTION

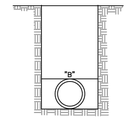
N.T.S.

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

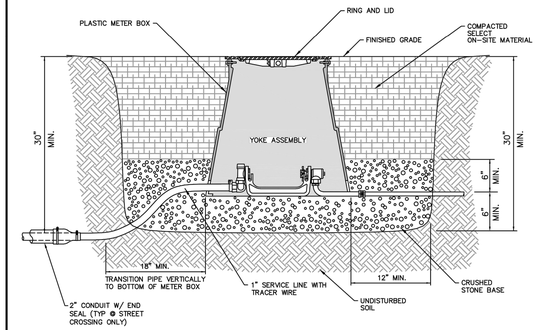
NOTES:

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.



STANDARD METER BOX INSTALLATION

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

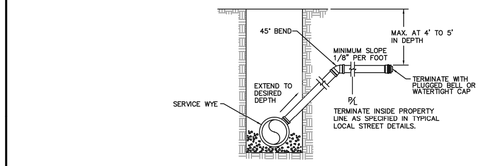
N.T.S.

NOTES:

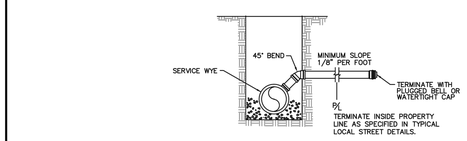
1.) 2" CONDUITS TO BE INSTALLED ON ALL STREET CROSSINGS AND SHALL EXTEND FROM BACK OF SIDEWALK TO BACK OF SIDEWALK

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



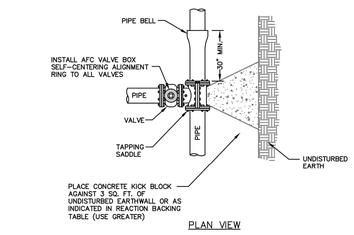
RISER FROM DEEP MAIN



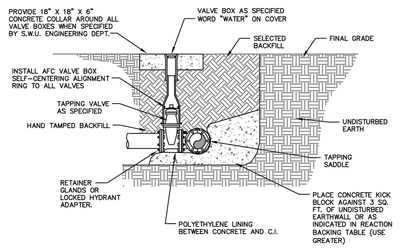
NORMAL DEPTH

SEWER SERVICE CONNECTIONS

N.T.S.



PLAN VIEW



PROFILE VIEW

TAPPING SADDLE & VALVE

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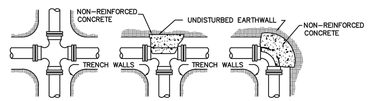
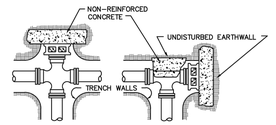


CROSS TEE 90° BEND
45° BEND SIMILAR
22 1/2° BEND SIMILAR



CROSS W/PLUG TEE W/PLUG

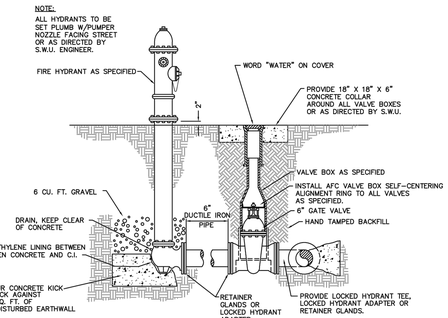
NOTES:

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.



FIRE HYDRANT & GATE VALVE

N.T.S.

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 15,162 JAMES R. GEUEKE

PRELIMINARY NOT FOR CONSTRUCTION

CERTIFICATE OF AUTHORIZATION EARTHPLAN DESIGN ALTERNATIVES, P.A. No. 322 ARKANSAS ENGINEER

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C503

GENERAL NOTES:
1) CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF EROSION CONTROL THROUGHOUT THE CONSTRUCTION OF THE PROJECT.

2) THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL STATE AND FEDERAL REGULATIONS PERTAINING TO THE AUTHORIZATION TO DISCHARGE UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM AND THE ARKANSAS WATER AND AIR POLLUTION CONTROL ACT. CONTRACTOR IS TO FILE NOTICE OF INTENT WITH THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY.

3) ALL BMP'S AND EROSION CONTROL PRACTICES SHOWN ON THIS PLAN SHALL BE MAINTAINED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS THROUGHOUT THE PROJECT.

GRADING NOTES:
1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REMOVAL AND PROPER DISPOSAL OF DEBRIS, CLEARING, GRUBBING, AND STRIPPING OF TOPSOIL AND ORGANIC MATTER AS NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT. TOPSOIL MAY BE STOCKPILED ON SITE, AS DIRECTED BY THE ENGINEER. THE BURNING OF TIMBER AND DEBRIS WILL NOT BE PERMITTED UNLESS APPROVAL IS GAINED FROM THE OWNER, ENGINEER, AND GOVERNING OFFICIALS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, ETC. REQUIRED.

2) BUILDING SETBACK AREAS TO RECEIVE FILL MATERIAL SHALL BE SCARIFIED TO A DEPTH OF 8-INCH DEPTH AND PROPERLY COMPACTED TO 95% STANDARD PROCTOR DENSITY. ANY UNSUITABLE AREAS SHALL BE FURTHER UNDERCUT AND REPLACED WITH SUITABLE MATERIAL, AS DIRECTED BY THE ENGINEER.

3) OFF-SITE FILL MATERIAL SHALL HAVE A PLASTICITY INDEX OF 20 OR LESS, A LIQUID LIMIT OF 50 OR LESS, AND CONTAIN NO ROCK LARGER THAN FOUR INCHES. OFF SITE FILL MATERIAL SHALL BE APPROVED BY THE ENGINEER.

4) AREAS THAT ARE TO BE CUT TO SUB-GRADE LEVELS SHALL BE PROOF-ROLLED WITH A LOADED TANDEM AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOIL CONDITIONS. CUT AREAS ARE TO BE SCARIFIED AND RE-COMPACTED TO 95% STANDARD PROCTOR AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.

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

6) THE DEVELOPER SHALL PROVIDE AN INDEPENDENT TESTING LABORATORY TO PERFORM CONSTRUCTION TESTING OF THE SUB-GRADE FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF SUB-GRADE DENSITIES. THE CONTRACTOR SHALL PROVIDE 48 HOURS ADVANCED NOTIFICATION SO THE DEVELOPER CAN SCHEDULE TESTING.

7) THE CONTRACTOR SHALL MAINTAIN ALL SLOPES 3:1 OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS. ALL SLOPES EXCEEDING 3:1, BUT LESS THAN 2:1 SHALL BE SODDED.

8) CONTRACTOR SHALL CONTROLL EROSION ALONG THE EDGE OF THE PROPERTY INCLUDING BOTTOM OF SLOPE LOCATIONS AND ALONG DITCHES LINES. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEANS TO PREVENT MUD AND DEBRIS FROM FLOWING ONTO ADJACENT PROPERTY.

9) ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR-INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOP-SOIL 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 70% GRASS COVER IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR.

REVEGETATION REQUIREMENTS:
1. 0% TO 10% EXISTING GRADE: REVEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING, SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUN-OFF IN NO MORE THAN TWO GROWING SEASONS.

2. 10% TO 25% EXISTING GRADE: REVEGETATION SHALL BE A MINIMUM OF HYDROSEEDING WITH MULCH AND FERTILIZER, STAKED SOD AND / OR GROUND COVER, SAID PLANTINGS SHALL PROVIDE COMPLETE AND UNIFORM COVER IN NO MORE THAN TWO GROWING SEASONS.

3. 25% TO 33% FINISH GRADE: THE SLOPE SHALL BE COVERED WITH EROSION CONTROL FABRIC AND PLANTED WITH GROUND COVER (PER CITY STANDARDS) OR COVERED WITH RIP-RAP. IF RIP-RAP IS USED, THE SLOPE'S STABILITY AND ERODABILITY MUST BE EQUIVALENT TO OR BETTER THAN IT'S PREDEVELOPED STATE.

4. MORE THAN 33% FINISH GRADE: ANY FINISH GRADE OVER 33% REQUIRES EROSION CONTROL FABRIC AND STABILIZATION.

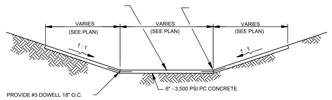
EROSION CONTROL NOTES:
1) ALL WASH WATER SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.

2) CONTRACTOR SHALL MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

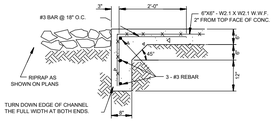
3) OFF-SITE VEHICLE TRACKING OF SEDIMENTS SHALL BE MINIMIZED. PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY TO OR EXIT FROM THE SITE. THE CONTRACTOR SHALL APPLY ADDITIONAL STONE TO THE TOP OF THE CONSTRUCTION ENTRANCE AS NECESSARY TO PREVENT TRACKING OF MUD ONTO PUBLIC RIGHT-OF-WAY. MATERIALS SPILLED , TRACKED, DROPPED, OR WASHED ONTO PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.

4) ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO CONFIRM THAT A GOOD STAND IS MAINTAINED. AREAS SHALL BE FERTILIZED, IRRIGATED AND RESEEDED AS REQUIRED.

5) A MINIMUM VEGETATIVE BUFFER OF 25 FEET SHALL BE PROVIDED BETWEEN CONSTRUCTION OPERATIONS AND WETLANDS AND ORDINARY HIGH WATER MARKS OF RIVERS AND STREAMS.



X-SECTION
N.T.S.

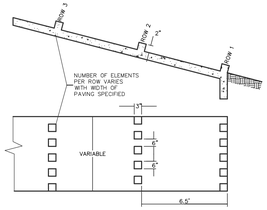


END-SECTION
N.T.S.

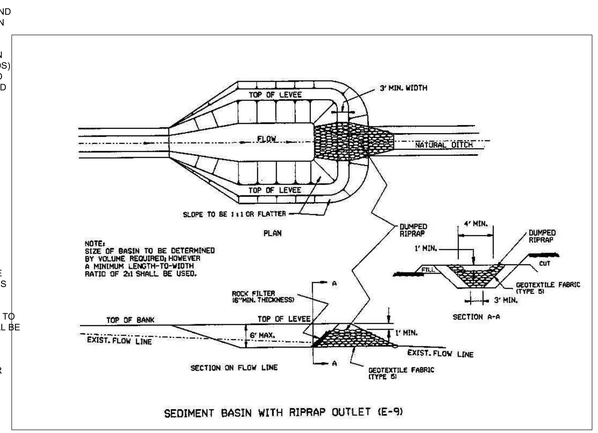
GENERAL NOTES:

1. SCARIFY TOP 8" OF SUBGRADE AND COMPACT TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY AT +2% OF OPTIMUM MOISTURE CONTENT.
2. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,500 PSI WITH A FOUR INCH MAXIMUM SLUMP. CONCRETE SHALL COMPLY WITH TYPE I PORTLAND CEMENT COMPLIANCE WITH ACI COMMITTEE 318-89 REQUIREMENTS.
3. REINFORCING STEEL SHALL BE GRADE 60 DEFORMED TYPE AND SHALL COMPLY WITH ASTM A 615 "STANDARD SPECIFICATIONS FOR DEFORMED AND PLAIN BILET-STEEL BARS FOR CONCRETE REINFORCING." LATEST EDITION.
4. CONTROL JOINTS TO BE 10' O.C. . FILL JOINTS WITH SEALANT.
5. PROVIDE 6"X6" - W2.1 X W2.1 WELDED WIRE FABRIC AS SHOWN.
6. ENERGY DISSIPATORS SHALL BE PLACED ONLY WHERE SHOWN ON THE PLANS. PAYMENT FOR DISSIPATORS TO BE SUBSIDIARY TO CONCRETE DITCH PAVING.

CONCRETE
DRAINAGE CHANNEL
N.T.S.

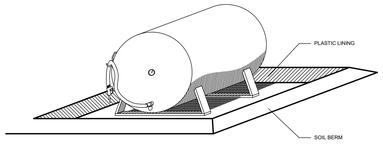


DETAIL FOR DISSIPATORS
N.T.S.



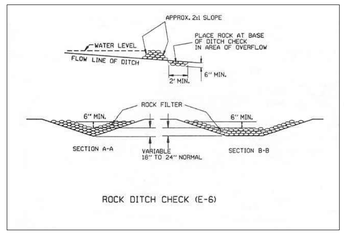
SEDIMENT BASIN WITH RIPRAP OUTLET (E-9)

(BASED ON AHTD STANDARDS)
N.T.S.



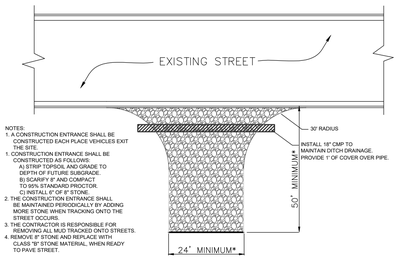
BERM SHALL BE HIGH ENOUGH TO CONTAIN THE TOTAL VOLUME PLUS 10% OF THE FUEL HELD BY THE STORAGE TANK.

FUEL STORAGE DETAIL
N.T.S.



ROCK DITCH CHECK (E-6)

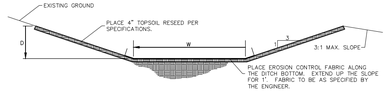
(BASED ON AHTD STANDARDS)
N.T.S.



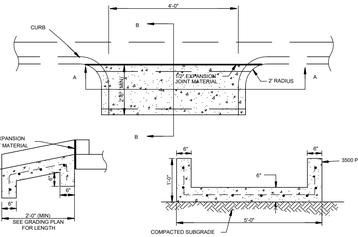
NOTES:
1. A CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED EACH PLACE VEHICLES EXIT THE SITE.
2. CONSTRUCTION ENTRANCES SHALL BE CONSTRUCTED AS FOLLOWS:
   A) STRIP TOPSOIL AND GRADE TO DEPTH OF FUTURE SUBGRADE.
   B) SCARIFY 8" AND COMPACT TO 95% STANDARD PROCTOR.
   C) INSTALL 6" OF 8" STONE.
3. THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED PERIODICALLY BY ADDING MORE STONE WHEN TRACKING ONTO THE STREET OCCURS.
4. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING ANY MUD SPILLED ONTO STREETS.
5. REMOVE 6" STONE AND REPLACE WITH CLASS "B" STONE MATERIAL WHEN READY TO PAVE STREET.

*REFER TO GRADING PERMIT FOR ALTERNATE DIMENSIONS; USE THE STRICTER OF THE TWO DIMENSIONS.

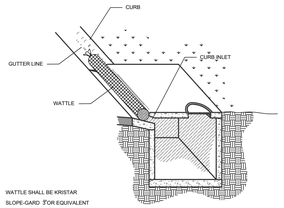
CONSTRUCTION ENTRANCE
N.T.S.



GRASS LINED DRAINAGE CHANNEL
NOT TO SCALE



4' CONCRETE FLUME
N.T.S.

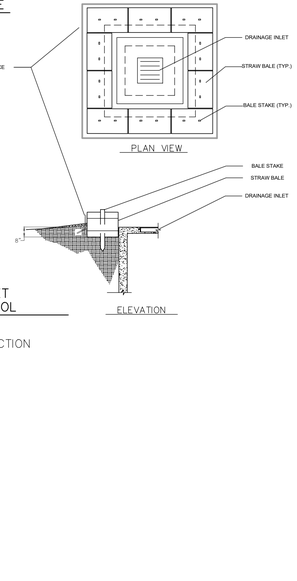


WATTLE SHALL BE KRISTAR SLOPE-GARD 3"OR EQUIVALENT www.kristar.com/specsslope3.html

DRAINAGE INLET
EROSION CONTROL
N.T.S.

POST-CONSTRUCTED
TO BE USED IN A SAG CONDITION ONLY

NOTES:
1. THIS DETAIL APPLIES TO NEWLY CONSTRUCTED GRATED INLETS AND INLET BOXES UNDER CONSTRUCTION.
2. STRAW BALES SHALL BE EITHER WIRE OR STRING BOUND.
3. STRAW BALES SHALL BE PLACED SO THAT BINDINGS RUN HORIZONTAL TO GROUND.
4. INSTALL SILT FENCING MATERIAL IN ACCORDANCE WITH THE STANDARD DETAIL FOR INSTALLATION OF SILT FENCING.
5. INSTALL STRAW BALES IN ACCORDANCE WITH THE STANDARD DETAIL FOR INSTALLATION OF SILT FENCING.
6. THE USE OF THIS DETAIL IS LIMITED TO AREAS WHERE WATER PONDING AROUND THE INLET DOES NOT CAUSE A SAFETY HAZARD.

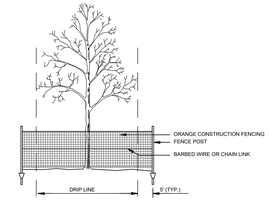


DRAINAGE INLET
EROSION CONTROL
N.T.S.

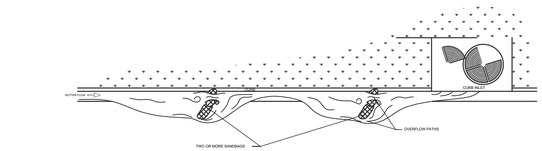
DURING CONSTRUCTION

TREE PROTECTION NOTES:

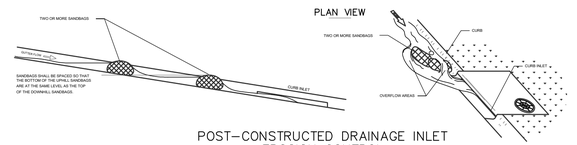
1. ALL TREES SHOWN ON THIS PLAN TO BE RETAINED SHALL BE PROTECTED DURING ALL PHASES OF DEMOLITION/CONSTRUCTION WITH TEMPORARY FENCING. IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY TO COORDINATE WITH LANDSCAPE CONTRACTOR.
2. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING).
3. FENCES SHALL COMPLETELY SURROUND TREE OR CLUSTERS OF TREES. SHALL BE LOCATED 5' FROM THE OUTERMOST LIMITS OF THE TREE BRANCHES (DRIP LINE) AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE FOLLOWING:
   A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS.
   B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL) OR TRENCHING.
   C. WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT.
   D. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES.
4. EXCEPTIONS TO INSTALLING FENCES IF FROM TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASES:
   A. WHERE PERMEABLE PAVING IS TO BE INSTALLED. ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA.
   B. WHERE TREES ARE CLOSE TO THE PROPOSED BUILDING: ERECT THE FENCE NO CLOSER THAN 6 FEET TO THE BUILDING.
5. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF 8 FEET (OR TO THE LIMITS OF LOWER BRANCHES) IN ADDITION TO THE REDUCED FENCING PROVIDED.
6. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN AREAS OF UNPROTECTED ROOT ZONES (UNDER DRIP LINES), THOSE AREAS SHOULD BE COVERED WITH 4 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION.
7. ALL GRADING WITHIN PROTECTED ROOT ZONE AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE. PRIOR TO GRADING, RELOCATE PROTECTIVE FENCING TO 2 FEET BEHIND THE GRADE CHANGE AREA.
8. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED WITH A CLEAN CUT FLUSH WITH THE SOIL. SHOVEL PUT EXPOSED ROOTS BACK BELOW FINISH GRADE AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
9. PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIP LINES, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE DAMAGE TO REMAINING ROOTS.
10. TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES SHOULD BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. IF NECESSARY, MULCH THE ROOT ZONE WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
11. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
12. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIP LINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
13. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.
14. ALL PRUNING MUST BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES) BY A CERTIFIED ARBORIST.



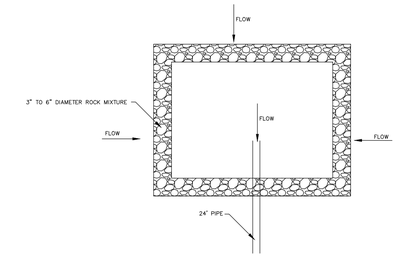
TREE PROTECTION
N.T.S.



PLAN VIEW



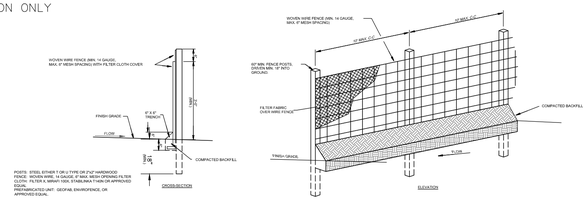
POST-CONSTRUCTED DRAINAGE INLET
EROSION CONTROL
N.T.S.



ADDITIONAL SECTION DETAIL

NOTE: THE ROCK FILTER DAM IS FOR TEMPORARY EROSION CONTROL ONLY AND SHALL BE REMOVED BY CONTRACTOR ONCE GRASS HAS BEEN ESTABLISHED.

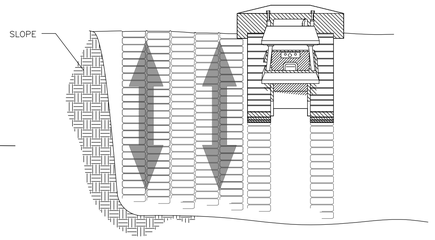
(CONCRETE WASHOUT)
DEWATERING STRUCTURE EC 1.14
N.T.S.



POSTS: STEEL EITHER T OR L TYPE OR 2"x2" HARDWOOD
FENCE: WOVEN WIRE, 14 GAUGE MINIMUM WITH FILTER CLOTH. FILTER IS WIRE MESH WITH EITHER STRAW OR SHREDDED BARK
ALTERNATE FABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE



SOIL ROUGHENING
N.T.S.

NOTE: ONCE THE SLOPE HAS BEEN SHAPED TO FINAL GRADE, A FINAL PASS WITH A TRACKED VEHICLE

NOTES

1. THESE STANDARD DRAWINGS SHALL BE USED UNLESS A STRICTER LOCAL DETAIL EXISTS, IN WHICH CASE THE LOCAL DETAIL SHALL BE USED.
2. ALL SPECIFICATIONS FOR ANY ITEMS TO BE USED AS AN EQUIVALENT FOR A SPECIFIED ITEM SHALL BE SUBMITTED TO THE ENGINEER FOR PRIOR APPROVAL.

#	REVISION DESC:	DATE

DRAWN BY: CLP
CHECKED BY: JRG
DRAWING CREATION DATE: 120921
JOB NUMBER: 2328
P:\PROJECTS\2328 OVIL\2328 C501 DETAILS.DWG
PLOT DATE: 2/15/2022 4:51 PM
PLOT DATE: 2/17/2022 12:48 PM
L22-12

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 15,162
JAMES R. GEURTZ

PRELIMINARY NOT FOR CONSTRUCTION

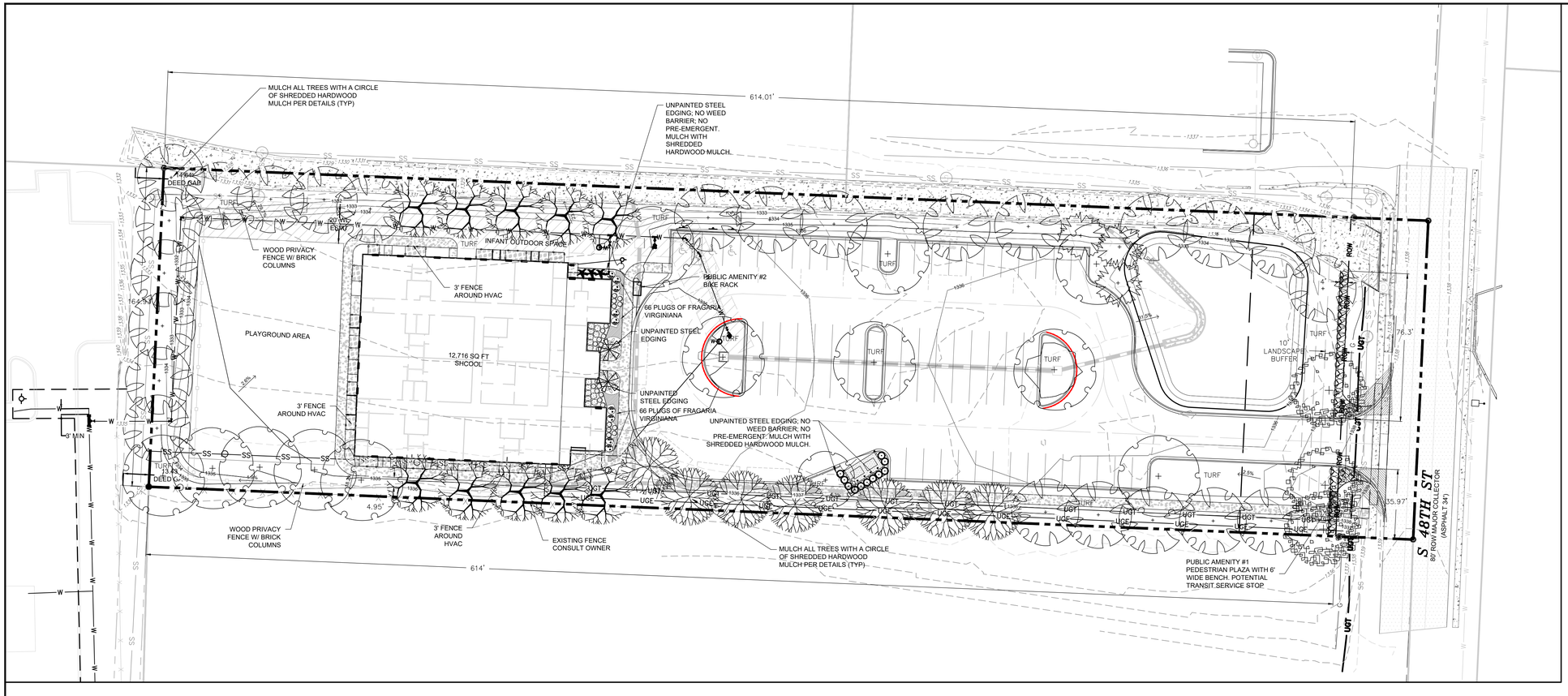
CERTIFICATE OF AUTHORITY
EARTHPLAN DESIGN ALTERNATIVES, PA
No. 322
ARKANSAS ENGINEER

DETAILS

BRIGHT HAVEN LEARNING CENTER
SPRINGDALE, ARKANSAS

Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture
(479) 756-1265
www.edap-pa.com
134 West Emma Avenue
Springdale, Arkansas 72764

C504



DUE TO THE SCALE OF THE DRAWINGS, CERTAIN SYMBOLS AND HORIZONTAL COORDINATES OF CERTAIN FEATURES WILL NOT BE TO SCALE DUE TO PRODUCTION PURPOSES. CONTRACTOR TO VERIFY WITH LOCAL UTILITY FOR EXACT LOCATION AND ORIENTATION OF ALL METERS, VALVES, FIRE HYDRANTS, AIR RELEASE VALVES, BENDS, LIGHT POLES ETC. PRIOR TO COMMENCING WITH CONSTRUCTION.

30 0 30 60

30 SCALE GRAPHIC SCALE IN FEET

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

LANDSCAPE REQUIREMENTS

	REQUIRED	PROVIDED
LANDSCAPED STREET FRONTAGE BUFFER (SEC. 56-31, (1)		
OPTION 1: 10' MIN. BUFFER W/ 1 SHADE TREE & 7 SHRUBS PER 25' LINEAR FEET		
	10' LANDSCAPE BUFFER	10' LANDSCAPE BUFFER BETWEEN DEVELOPMENT & ELM STREET.
NORTH SIDE OF ENTRANCE DR: 76.3'	3.05 TREES & 20.52 SHRUBS	3 TREES & 21 SHRUBS
SOUTH SIDE OF ENTRANCE: 35.97	1.43 TREES & 10.02 SHRUBS	1 TREE & 10 SHRUBS
INTERIOR PARKING PLANTING REQUIREMENTS (SEC 56-31, (2)		
c. 8% OF BALANCE PLANTED IN GRASS OR GROUNDCOVER PROPOSED PARKING AREA = 23,556.93 SF	1,884.55 SF PLANTED	1990.57 SF PROVIDED
d. 1 ISLAND PER 15 SPACES; IF 13 OR MORE SPACES REMAIN, ADD 1 PARKING SPACE PER 15 SPACES.	4.66 PARKING ISLANDS	PARKING ISLANDS WITH TREES AND GROUNDCOVER PROVIDED MEETING THIS REQUIREMENT.
e. 1 TREE PER ISLAND, BALANCE PLANTED IN GRASS OR OTHER VEG.	4 PARKING ISLANDS PLANTED	
PERIMETER LANDSCAPING (other than street frontage landscaping) (SEC 56-31 (3)		
GREENSPACE	5' LANDSCAPED STRIP ALONG SIDE AND REAR LOT LINES	PROVIDED
1 TREE PER 25' LINEAR FEET ALONG SIDE AND REAR LOT LINES	SOUTH: 614'=24.56 TREES REQ WEST: 164.93'=6.60 TREES REQ NORTH: 614.01=24.56 TREES REQ	25 TREES 7 TREES 25 TREES
SCREENING		
SURROUNDING PROPERTIES ZONED COMMERCIAL	N/A SINCE THE SURROUNDING PROPERTIES ARE ALL ZONED COMMERCIAL	N/A
COMMERCIAL DESIGN STANDARDS AND GUIDELINES, D		
BUILDING FOUNDATION LANDSCAPING		PROVIDED AS SHOWN IN PLAN; SEE VARIANCE REQUEST FROM SOME OF FOUNDATION PLANTING REQUIREMENTS.

TREE LEGEND

#	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	MATURE SIZE (HEIGHT X WIDTH)	NOTES
3		AMELANCHIER ARBOREA	SERVICEBERRY	5 GAL OR LARGER	20' X 15'	AR-NATIVE TOUGH TREE. WHITE FLOWERS IN SPRING FOLLOWED BY RED BERRIES.
24		ULMUS AMERICANA (a mix of any of the below cultivars considerably more than 1 of these cultivars): "JEFFERSON" "LEWIS & CLARK" "NEW HARMONY" "PRINCETON" "VALLEY FORGE"	AMERICAN ELM (a mix of any of the below cultivars considerably more than 1 of these cultivars): "JEFFERSON" "LEWIS & CLARK" "NEW HARMONY" "PRINCETON" "VALLEY FORGE"	2" CAL B&B AND MIN. OF 8' TALL MIN.	70' X 50'	AR-NATIVE DECIDUOUS TREE. THESE LISTED CULTIVARS ARE ALL DISEASE-RESISTANCE CULTIVARS OF STRAIGHT AMERICAN ELM
7		QUERCUS RUBRA	NORTHERN RED OAK	2" B&B AND MIN. OF 8' TALL	60' X 60'	AR-NATIVE, LARGE HARDY TREE, DECIDUOUS.
24		CELTIS OCCIDENTALIS OR CELTIS LAEVIGATA	HACKBERRY OR SUGARBERRY	2" B&B AND MIN. OF 8' TALL	50' X 50'	AR-NATIVE, LARGE HARDY TREES, DECIDUOUS. AIRY FORM. SIMILAR TO ELM TREES. GNARLY BARK.
3		ILEX DECIDUA 'RED ESCORT'	DECIDUOUS HOLLY RED ESCORT (OR ANY OTHER MALE ILEX DECIDUA -- NEEDED TO CAUSE BERRY SET ON THE FEMALES)	5 GAL POT	15' X 12'	AR-NATIVE SMALL DECIDUOUS HOLLY. WHITE SPRING FLOWERS. MALE VARIETIES TO FERTILIZE FLOWERS OF FEMALE DECIDUOUS HOLLIES IN THIS LANDSCAPE PLAN SO FEMALES WILL SET FRUIT.
2		ARONIA ARBUTIFOLIA	CHOKEBERRY	3 GAL	8' X 6'	AR-NATIVE SHRUB THAT GROWS IN AN OPEN FORMED UPSIDE ALLOW VASE SHAPE. GOOD FOR MASS PLANTING. WHITE SPRING FLOWERS FOLLOWED WITH RED BERRIES.
3		QUERCUS MACROCARPA	BURR OAK	2" B&B AND MIN. OF 8' TALL	70' X 70'	AR-NATIVE LARGE OAK, TOUGH, TOLERATES DRY SOIL, CLAY SOIL, DROUGHT, HEAT..
10		NYSSA SYLVATICA	BLACK TUPELO	2" B&B AND MIN. OF 8' TALL	40' X 30'	AR-NATIVE TREE, HORIZONTAL BRANCHING, BEAUTIFUL RED & YELLOW FALL COLORS. GLOSSY FOLIAGE. DROUGHT TOLERANT/WET SOIL TOLERANT/CLAY SOIL TOLERANT. PYRAMIDAL FORM WHEN GROWN IN OPEN.

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.

SHRUB & PERENNIAL LEGEND

#	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	MATURE SIZE (HEIGHT X WIDTH)	
10		COTONEASTER DAMMERI 'LOWFAST' OR 'WONERI'	LOWFAST COTONEASTER OR CANADIAN CREEPER COTONEASTER	3 GAL	0.5' X 6'	EVERGREEN TO SEMI-EVERGREEN. SPREADING GROUNDCOVER SHRUB. WINTER FOLIAGE IS PURPLISH & RED BERRIES HOLD THROUGH WINTER
33		RHUS AROMATICA 'GRO LOW'	GRO LOW FRAGRANT SUMAC	2 GAL	2' X 6'	LOW GROWING CULTIVAR OF A NATIVE SHRUB. EXCELLENT FALL AND APRICOT FALL COLOR. BEAUTIFUL FOLIAGE. SUCKERS TO FILL A SPACE.
14		RUDBECKIA FULGIDA	ORANGE CONEFLOWER	4" POT	3' X 3'	AR-NATIVE. SUMMER LONG YELLOW FLOWERS. INTERESTING FALL & WINTER SEED HEADS. BASAL FOLIAGE IS EVERGREEN/SEMI-EVERGREEN
9		ILEX X 'CONTY'	LIBERTY RED HOLLY	3 GAL	14' X 8'	EVERGREEN. RED BERRIES. KEEP TRIMMED. PYRAMIDAL GROWTH
24		SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED GRASS	4" POT	2' X 3'	AR NATIVE BUNCH-TYPE GRASS. AIRY TEXTURE.
11		ILEX CRENATA 'FARROWONE'	SKY BOX HOLLY PP20049	3 GAL	5' x 3'	EVERGREEN SHRUB. SHOULDN'T REQUIRE MUCH PRUNING.
3		HYDRANGEA ARBORESCENS	WILD HYDRANGEA	3 GAL	5' X 5'	DECIDUOUS NATIVE WILDFLOWER. SUCKERS TO FILL A SPACE. TOUGH IN DROUGHT. WHITE FLOWERS IN SUMMER.
132		FRAGARIA VIRGINIANA	WILD STRAWBERRY	PLUGS	PLANT ON 14" CENTERS	EVERGREEN GROUNDCOVER. SPREADS BY RUNNERS AT TO CREATE A DENSE MAT. WHITE SPRING FLOWERS FOLLOWED BY SMALL & DELICIOUS BERRIES.

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.

LANDSCAPE NOTES:
1. ALL PLANT MATERIALS SHALL BE WARRANTED FOR A PERIOD OF 24 MONTHS FROM THE TIME OF INSTALLATION. IF ANY OF THE PLANT MATERIAL SHOULD FAIL TO SURVIVE DURING THAT PERIOD, IT SHALL BE REPLACED DURING THE APPROPRIATE PLANTING SEASON.
2. IRRIGATION SYSTEM TO BE DESIGNED AND INSTALLED BY OTHERS.

COMMERCIAL DESIGN STANDARDS

SURROUNDING PROPERTIES ARE ZONED COMMERCIAL SO NO BUFFERING REQUIRED.

#	REVISION DESC.	DATE

DRAWN BY: SDG
CHECKED BY: JRG
DRAWING CREATION DATE: 120921
JOB NUMBER: 2328
P:\PROJECTS\2328\CIVIL\2328 L101 LANDSCAPE PLAN.DWG
LAST SAVED: 2/17/2022 1:35 PM
PLOT DATE: 2/17/2022 1:36 PM
L22-12

BENTONVILLE LANDSCAPE ARCHITECT
BAPAN KUNTZ
LICENSE NUMBER 1451
STATE OF ARKANSAS

PRELIMINARY NOT FOR CONSTRUCTION

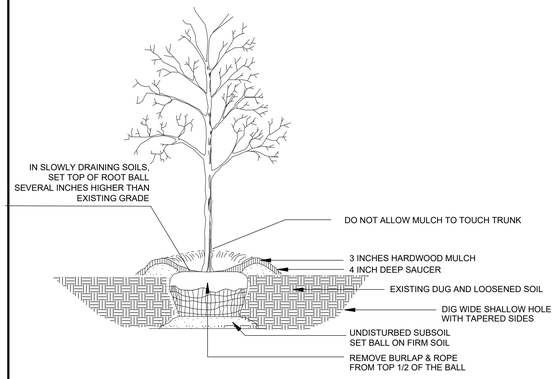
CERTIFICATE OF AUTHORIZATION
EARTHPLAN DESIGN ALTERNATIVES, P.A.
No. 322
ARKANSAS ENGINEER

LANDSCAPE PLAN

BRIGHT HAVEN LEARNING CENTER
SPRINGDALE, ARKANSAS

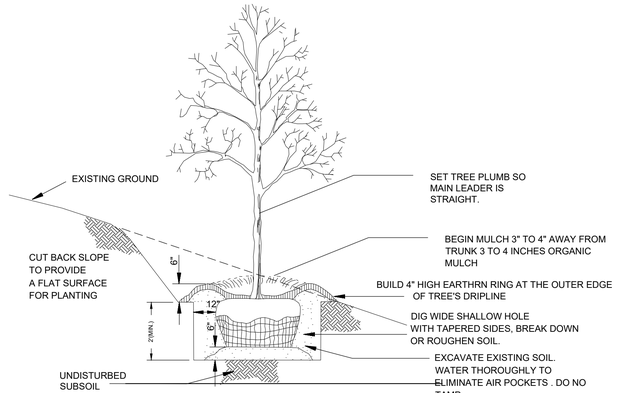
Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture
(479) 756-1266
www.edap.com
134 West Emma Avenue
Springdale, Arkansas 72764

L101



TREE PLANTING

N.T.S.



TREE PLANTING ON SLOPE

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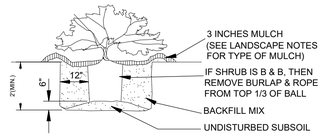
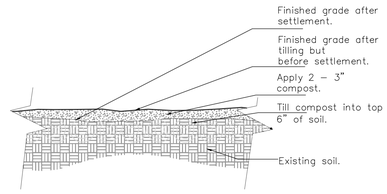


SHRUB PLANTING

N.T.S.

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



TILLING OF COMPACTED SURFACE SOIL

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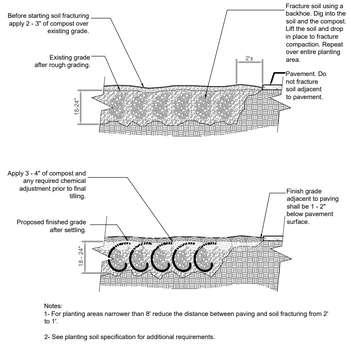
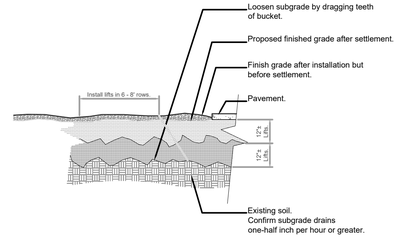


Notes:
1- For planting areas narrower than 8' reduce the distance between paving and soil fracturing from 2' to 1'.

2- See planting soil specification for additional requirements.

FRACTURING OF COMPACTED SUB SOIL

N.T.S.



INSTALLED PLANTING MIX

N.T.S.

SPRINGDALE GUARANTEE

1. THE DEVELOPER SHALL GUARANTEE THAT ALL PLANT MATERIALS WILL BE WARRANTED FOR A PERIOD OF 24 MONTHS FROM THE TIME OF INSTALLATION. IF ANY OF THE MATERIAL SHOULD FAIL TO SURVIVE DURING THAT PERIOD IT SHALL BE REPLACED DURING THE APPROPRIATE PLANTING SEASON.

INSTALLATION NOTES:

2. ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
3. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
4. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON THE PLANT LIST (IF BALLED AND BURLAPPED IS SPECIFIED ON THE PLAN).
5. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED, UNLESS SPECIFIED OTHERWISE, AND MUST MEET ALL REQUIREMENTS SPECIFIED ON PLANS.
6. SHREDDED HARDWOOD MULCH SHALL NOT BE PLACED IMMEDIATELY ADJACENT TO TREE TRUNKS AND SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE. EXCESSIVE MULCHING OVER TREE ROOTS IS NOT ALLOWED. THE DEPTH OF SHREDDED HARDWOOD MULCH COVERING TREE ROOTS SHALL BE 4" THICK.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION AT NO COST TO THE OWNER.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL (INCLUDING BUT NO LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
10. 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.
11. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE CONSTRUCTION BEGINS.
12. ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED WITH TURF-TYPE FESCUE. SEE LANDSCAPE PLAN NOTES. ALL AREAS TO BE SEEDED OR SODDED SHALL RECEIVE 3" OF TOPSOIL AND BE GRADED PER THE GRADING PLAN.

PLANT SELECTION

A. Plants shall be true to species and variety specified and nursery-grown in accordance with good horticultural practices under climatic conditions similar to those in the locality of the project for at least two years. B&B plants shall have been freshly dug (during the most recent favorable harvest season).
   1. All plants shall be grown and harvested in accordance with the American Standard for Nursery Stock 3. Unless approved by the landscape architect, plants shall have been grown at a latitude not more than 200 miles north or south of the latitude of the project unless the provenance of the plant can be documented to be compatible with the latitude and cold hardiness zone of the planting location. (NOTE: Many tree species are sensitive to the photoperiod of their native provenance. For example, red maple stock from native southern stock will not harden off in time for northern winters.

B. Unless specifically noted, all plants shall be of specimen quality, exceptionally heavy, symmetrical, and so trained or favored in development and appearance as to be unquestionably and outstandingly superior in form, compactness, and symmetry. They shall be sound, healthy, vigorous, well branched, and densely foliated when in leaf; free of disease and insects, eggs, or larvae; and shall have healthy, well-developed root systems. They shall be free from physical damage or other conditions that would prevent vigorous growth.
   1. Trees with multiple leaders, unless specified, will be rejected. Trees with a damaged or crooked leader, bark abrasions, sunscald, disfiguring knots, insect damage, or cuts of limbs over 3/4 in. in diameter that are not completely closed will be rejected.

C. Plants shall conform to the measurements specified, except that plants larger than those specified may be used if approved by the landscape architect. Use of larger plants shall not increase the contract price. If larger plants are approved, the root ball shall be increased in proportion to the size of the plant.
   1. Caliper measurements shall be taken on the trunk 6 in. above the natural ground line for trees up to and including 4 in. in caliper, and 12 in. above the natural ground line for trees over 4 in. in caliper. Height and spread dimensions specified refer to the main body of the plant and not from branch tip to branch tip. Plants shall be measured when branches are in their normal position. If a range of sizes is given, no plant shall be less than the minimum size, and no less than 50 percent of the plants shall be as large as the maximum size specified. Measurements specified are minimum sizes acceptable after pruning, where pruning is required. Plants that meet measurements but do not possess a standard relationship between height and spread, according to the American Standards for Nursery Stock, shall be rejected.

D. Substitutions of plant materials will not be permitted unless authorized by the landscape architect. If proof is submitted in writing that a plant specified is not obtainable, consideration will be given to the nearest available size or similar variety, with a corresponding adjustment of the contract price.

E. The plant list on the drawing is for the contractor's information only, and no guarantee is expressed or implied that quantities therein are correct or that the list is complete. The contractor shall ensure that all plant materials shown on the drawings are included in his or her bid.

F. Balled and Burlapped (B&B) Plant Materials:
   Trees designated B&B shall be properly dug with firm, natural balls of soil retaining as many fibrous roots as possible, in sizes and shapes as specified in the American Standard for Nursery Stock. Balls shall be firmly wrapped with nonsynthetic, rottable burlap and secured with nails and heavy, nonsynthetic, rottable twine. The root collar shall be apparent at surface of ball. Trees with loose, broken, processed, or manufactured root balls will not be accepted, except with special written approval before planting. (NOTE: Some nurseries practice result in the root flare being buried several inches deep. The top of the root ball may be at ground level, but the root flare actually is too deep. Remove the excess soil on the top of the root ball. Proper planting depth requires the root flare to be at or slightly above the finished grade.) Trees showing evidence of current or past trunk girdling will not be accepted; check base of trunk carefully for girdling evidence arising from B&B twine around the trunk).

G. Container Plants
   Plants grown in containers shall be of appropriate size for the container as specified in the most recent edition of the American Standard for Nursery Stock and be free of circling roots on the exterior and interior of the root ball.
   1. Container plants shall have been grown in the container long enough to have established roots throughout the growing medium yet not to the point of being pot bound. If there are circling roots, the exterior bottom and sides of the root ball shall have the roots lightly loosened so as to redirect the roots outwards.

EXCAVATION OF PLANTED AREAS

H. Tree, shrub, and groundcover beds are to be excavated to the depth and widths indicated on the drawings. If the planting area under any tree is initially dug too deep, the soil added to bring it up to the correct level should be thoroughly tamped.
   2. The sides of the excavation of all planting areas shall be sloped at 45 degrees. The bottom of all beds shall slope parallel to the proposed grades or toward any subsurface drain lines within the planting bed. The bottom of the planting bed directly under any tree shall be horizontal such that the tree sits plumb.
   3. Subgrade soils shall be separated from the topsoil, removed from the area, and not used as backfill in any planted or lawn area.

J. For trees and shrubs planted in individual holes in areas of good soil that is to remain in place and/or to receive amendment in the top 6 in. layer, excavate the hole to the depth of the root ball and to widths shown on the drawing. Slope the sides of the excavation at a 45 degree angle up and away from the bottom of the excavation.
   1. In areas of slowly draining soils, the root ball may be set up to 3 in. or 1/8 of the depth of the root ball above the adjacent soil level.
   2. Save the existing soil to be used as backfill around the tree or shrub.

MODIFYING COMPACTED SOIL. IF COMPACTED SOIL IS DISCOVERED, UTILIZE THE METHOD NEEDED FROM BELOW:

A. EXISTING COMPACTED SURFACE SOIL
   Description of condition to be modified: Surface soil compaction a maximum of 6 inches deep from traffic or light grading. Original A horizon may be previously removed or graded but lower profile intact with acceptable compaction levels and limited grading. The soil organic matter, pH and chemistry in the A horizon may not be suitable for the proposed plants and may need to be modified as required.
   - Tilling
     Till top 6 inches or deeper of the soil surface, with a roto tiller, spade tiller, ripper or agricultural plow. Spread 2 – 3 inches of Compost on the surface of the tilled soil. Till or disk the compost into the loosened soil. Smooth out grades with a drag rake or drag slip.

B. EXISTING COMPACTED SUBSOIL
   Description of condition to be modified: Deep soil compaction the result of previous grading, filling and dynamic or static compaction forces. Original A horizon likely removed or buried. The soil organic matter, pH and chemistry in the A horizon is likely not suitable for the proposed plants and should be modified as required. Choose the below option as required by the space/situation:
   - Soil Ripping (used in large spaces):
     Step 1: After grading and removing all plants and debris from the surface, using a tracked dozer or similar large grading equipment, loosen the soil by dragging a ripping shank or chisel thru the soil to depths of 24 inches with ripping shanks spaced 18 inches or less apart in two directions. The number of shanks per pull is dependent on the degree of soil compaction and the size of the dozer.
     Step 2: Spread 3–4 inches of Compost over the ripped area and till into the top 6 inches of the soil surface.
   - Soil Fracturing (used in small to medium spaces)
     Step 1: After grading and removing all plants and debris from the surface, spread 2 – 3 inches of Compost over the surface of the soil. Loosen the soil to depth of 18 – 24 inches, using a backhoe to dig into the soil through the Compost. Lift and then drop the loosened soil immediately back into the hole. The bucket then moves to the adjacent soil and repeats the process until the entire area indicated has been loosened.
     Step 2: Spread 3–4 inches of Compost over the ripped area and till into the top 6 inches of the soil surface.
     Do not start planting into ripped or fractured soil until soil has been settled or leave grades sufficiently high to anticipate settlement of 10 – 15% of ripped or fractured soil depth.

C. Modified existing soil – low organic matter
   Description of condition to be modified: Low soil organic matter and/or missing A horizon but soil is not compacted except for some minor surface compaction. The soil organic matter, pH and/or chemistry are likely not suitable for the proposed plants and should be modified as required.
   Step 1: Spread 3 – 4 inches of Compost over the surface of the soil and make chemical adjustment as recommended by the soil test.
   Step 2: Till Compost into the top 6 inches of the soil.

PLANTING OPERATIONS

A. Plants shall be set on flat-tamped or unexcavated pads at the same relationship to finished grade as they were to the ground from which they were dug, unless otherwise noted on the drawings. Plants must be set plumb and braced in position until topsoil or planting mix has been placed and tamped around the base of the root ball. Improper compacting of the soil around the root ball may result in the tree settling or leaning. Plants shall be set so that they will be at the same depth and so that the root ball does not shift or move laterally one year later.

B. (NOTE: Proper planting depth requires the root flare to be at or slightly above the finished grade. It is important to determine how deep the root flare is in the ball before it is placed in the planting hole. Sometimes the top of the ball may need to be raised until the root flare is at the proper planting depth and/or soil must be removed from the top of the ball.)
   1. Determine the elevation of the root flare and ensure that it is planted at grade. This may require that the tree be set higher than the grade in the nursery.
   2. If the root flare is less than 2 in. below the soil level of the root ball, plant at the appropriate level above the grade to set the flare even with the grade.

C. Lift plants only from the bottom of the root balls or with belts or lifting harnesses of sufficient width not to damage the root balls. Do not lift trees by their trunk or use the trunk as a lever in positioning or moving the tree in the planting area.

D. Remove plastic, paper, or fiber pots from containerized plant material. Pull roots out of the root mat and cut circling roots with a sharp knife. Loosen the potting medium and shake away from the root mat. Immediately after removing the container, install the plant such that the roots do not dry out. Pack planting mix around the exposed roots while planting. See detail, this sheet, about shaving method for containerized trees.

E. The roots of bare-root trees shall be pruned at the time of planting to remove damaged or undesirable roots (those likely to become a detriment to future growth of the root system). Bare-root trees shall have the roots spread to approximate the natural position of the roots and shall be centered in the planting pit. The planting-soil backfill shall be worked firmly into and around the roots, with care taken to fill in completely with no air pockets.

F. If circling roots are present on container TREES, the periphery roots shall be shaved off (see root ball shaving detail) to a maximum of 2 in. thick.

G. Cut ropes or strings from the top of shrub root balls and trees smaller than 3 in. caliper after plant has been set. Remove burlap or cloth wrapping and any wire baskets from around top one-half of balls. Do not turn under and bury portions of burlap: cut away and remove all material and wire.
   1. Completely remove any waterproof or water-repellant strings or wrappings from the Root ball and trunk before backfilling.

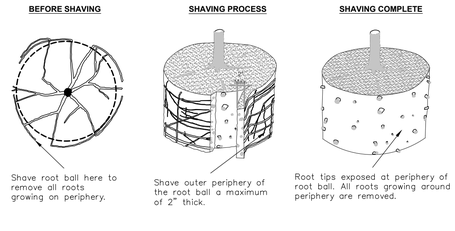
F. Place amended soils into the area in a planting bed, tamping lightly to reduce settlement.
   1. For plants planted in large beds of prepared soil, add soil amendments during the soil installation process.
   2. Ensure that the backfill immediately around the base of the root ball is tamped with foot pressure sufficient to prevent the root ball from shifting or leaning.

G. Thoroughly water all plants immediately after planting. Apply water by hose directly to the root ball and the adjacent soil.

H. Remove all tags, labels, strings, etc. from all plants.

I. Remove any excess soil, debris, and planting material from the job site at the end of each workday.

J. Form watering saucers 4 in. high immediately outside the area of the root ball of each tree or as indicated in details.



Notes:
1. Only shave in this manner root balls of containerized trees. See specifications on this page regarding how to address circling periphery roots for other container vegetation.
2. Shaving to be conducted using a sharp blade or hand saw eliminating no more than needed to remove all roots on the periphery of root ball.
3. Shaving can be performed just prior to planting or after placing in the hole.

TREE CONTAINER ROOT BALL SHAVING DETAIL

N.T.S.

STAKING AND GUYING

A. Stake or guy a tree only when necessary for the specific conditions encountered and with the approval of the landscape architect. Staking may be required in unusual circumstances such as sandy soils in either the root ball or adjacent soils or in extremely windy locations. Poor-quality trees with cracked, wet, or loose root balls, poorly developed trunk-to-crown ratios, or undersized root balls shall be rejected if they require staking, unless written approval to permit staking or guying as a remedial treatment is obtained from the landscape architect. Trees that settle out of plumb due to inadequate soil compaction either under or adjacent to the root ball shall be excavated and reset. In no case shall trees that have settled out of plumb be pulled upright using guy wires.

B. When required, staking and guying methods shall be approved by the landscape architect. If no staking or guying requirements appear on the drawings, submit for approval a drawing of the staking or guying method to be used. Stakes, anchors, and wires shall be of sufficient strength to maintain the tree in an upright position that overcomes the particular circumstances that initiated the need for staking or guying. Guy wires shall be galvanized, multi-strand, twisted wire.

C. Where guy wires are attached around the tree, the trunk shall be protected with 3/4 in. diameter rubber hose, black in color, and of sufficient length to extend past the trunk by more than 6 in. Stakes and guys shall be installed immediately upon approval or planting.

MULCHING

A. All trees to be mulched with shredded hardwood mulch or an approved equal: the mulch shall be 4 in. deep. Mulch must not be placed within 3 in. of the trunks of those trees or shrubs.

B. Absolutely no volcano mulching is allowed. ANY mulched areas exceeding the depth indicated on the notes or specifications shall have the excess mulch removed by contractor and disposed.

GUARANTEE PERIOD AND REPLACEMENTS

A. The guarantee period for trees and shrubs shall begin at the date of acceptance.

B. The contractor shall guarantee all plant material to be in healthy and flourishing condition for a period of one year from the date of acceptance.

C. When work is accepted in parts, the guarantee periods extend from each of the partial acceptances to the terminal date of the guarantee of the last acceptance. Thus, all guarantee periods terminate at one time.

D. The contractor shall replace, without cost, as soon as weather conditions permit, and within a specified planting period, all plants determined by the landscape architect to be dead or in an unacceptable condition during and at the end of the guarantee period. To be considered acceptable, plants shall be free of dead or dying branches and branch tips and shall bear foliage of normal density, size, and color. Replacements shall closely match adjacent specimens of the same species. Replacements shall be subject to all requirements stated herein.

E. The guarantee of all replacement plants shall extend for an additional period of one year from the date of their acceptance after replacement. In the event that a replacement plant is not acceptable during or at the end of said extended guarantee period, the landscape architect may elect subsequent replacement or credit for that item.

F. At the end of the guarantee, the contractor shall reset grades that have settled below the proposed grades on the drawings.

G. The contractor shall make periodic inspections, at no extra cost, during the guarantee period to determine what changes, if any, should be made in the maintenance program. If changes are recommended, they shall be submitted in writing to the landscape architect. Claims by the contractor that the owners maintenance practices or lack of maintenance resulted in dead or dying plants will not be considered if such claims have not been documented by the contractor during the guarantee period.

#	REVISION DESC.	DATE

DRAWN BY: SDG
CHECKED BY: JRG
DRAWING CREATION DATE: 120921
JOB NUMBER: 2328
P:\PROJECTS\2328\CIVIL\2328 L101 LANDSCAPE PLAN.DWG
LAST SAVED BY: SDG 2/17/2022 9:26 AM
PLOT DATE: 2/17/2022 12:49 PM
L22-12

BRIGHTWOOD LANDSCAPE ARCHITECTS
SARAH STULTZ
License # 1644.000-LA
STATE OF ARKANSAS

CERTIFICATE OF AUTHORITY
EARTHPLAN DESIGN ALTERNATIVES, P.A.
No. 322
ARKANSAS ENGINEER

LANDSCAPE DETAILS

BRIGHT HAVEN LEARNING CENTER
SPRINGDALE, ARKANSAS

Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture
(479) 756-1265
www.edpa-pa.com
EDA
134 West Emma Avenue
Springdale, Arkansas 72764

L501

ELEVATION LEGEND

- ACME BRICK - ELDERWOOD
- HARDIE-BOARD REVEAL PANEL SYSTEM - PAINT LIGHT GRAY
- OZARKS SOUTHERN STONE SOUTHERN BLEND VENEER
- ASPHALT ROOF SHINGLE - ONYX BLACK

MATERIAL CALCULATIONS

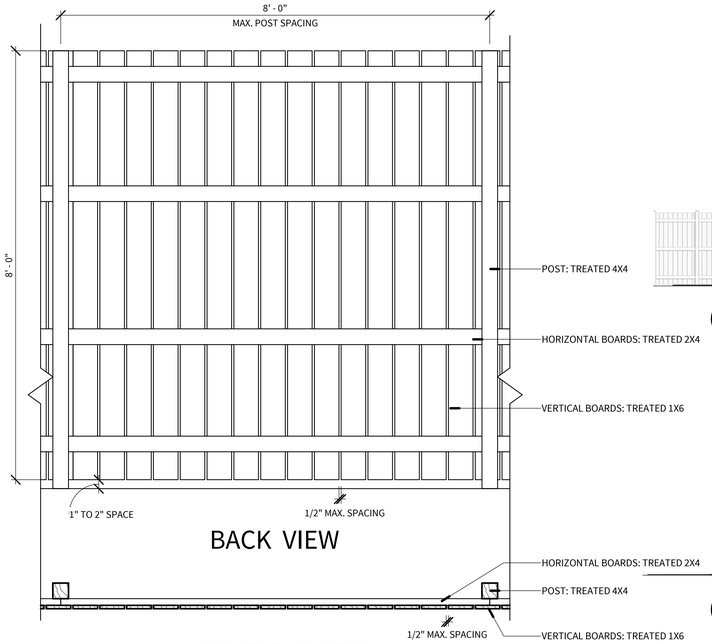
NORTH FACADE:
GLASS = 13%
MASONRY = 36%
HARDI-BOARD = 51%
STONE = 0%
METAL = 0%

SOUTH FACADE:
GLASS = 13%
MASONRY = 25%
HARDI-BOARD = 60%
STONE = 0%
METAL = 2%

EAST FACADE:
GLASS = 11%
MASONRY = 21%
HARDI-BOARD = 0%
STONE = 63%
METAL = 5%

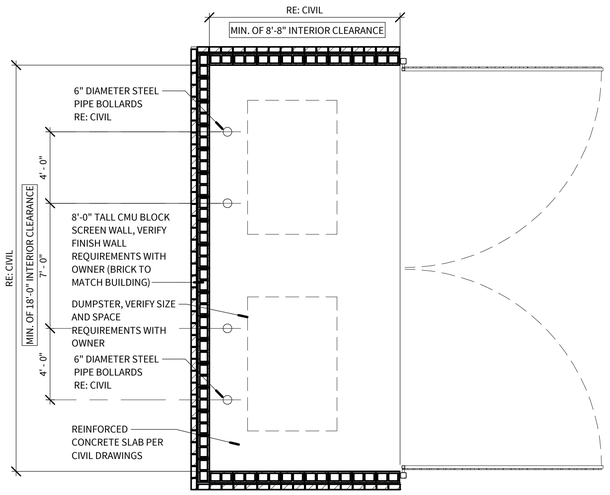
WEST FACADE:
GLASS = 12%
MASONRY = 0%
HARDI-BOARD = 83%
STONE = 0%
METAL = 6%

TOTAL BUILDING MATERIAL CALCULATION:
GLASS = 12%
MASONRY = 22%
HARDI-BOARD = 51%
STONE = 12%
METAL = 3%



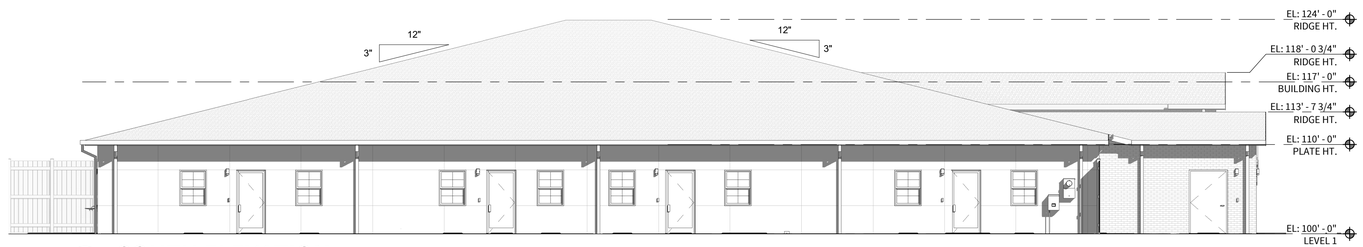
6 STOCKADE FENCE ELEVATION

SCALE: 3/4" = 1'-0"



5 DUMPSTER ENCLOSURE ENLARGED PLAN

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



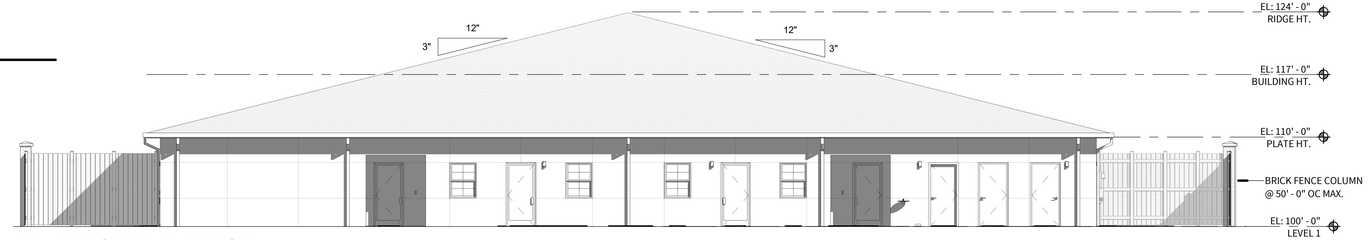
4 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



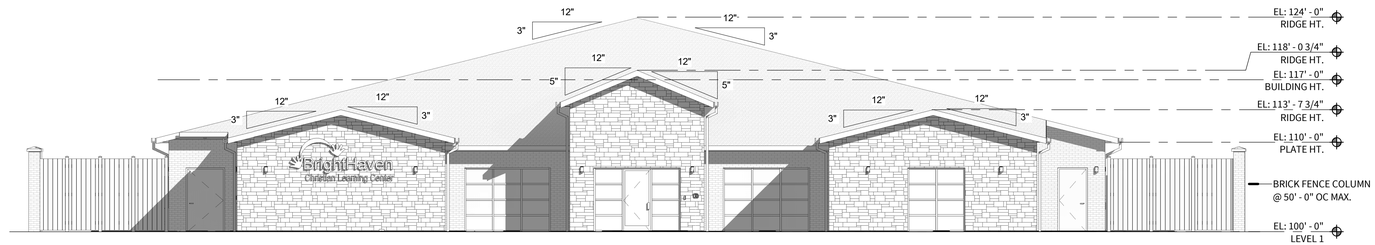
3 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



2 WEST ELEVATION

SCALE: 1/8" = 1'-0"



1 EAST ELEVATION

SCALE: 1/8" = 1'-0"

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LEVEL 5
Level 5 Architecture
Mansfield, TX | Springdale, AR
level5architecture.com

THESE DOCUMENTS ARE FOR REVIEW ONLY AND ARE NOT INTENDED FOR CONSTRUCTION PURPOSES

ARCHITECT:
JUSTIN S. GILMORE
LEVEL 5 ARCHITECTURE

PROJECT INFORMATION:

A NEW LEARNING CENTER FOR

BrightHaven Christian Learning Center

SPRINGDALE, AR

PROJECT NUMBER: 21-56A
ISSUE DATE: 02/17/2022
REVISIONS:

SHEET NAME:

EXTERIOR ELEVATIONS

SHEET NUMBER:

LSD01

2/17/2022 3:04:41 PM

ELEVATION LEGEND

- ACME BRICK - ELDERWOOD
- HARDIE-BOARD REVEAL PANEL SYSTEM - PAINT LIGHT GRAY
- OZARKS SOUTHERN STONE SOUTHERN BLEND VENEER
- ASPHALT ROOF SHINGLE - ONYX BLACK



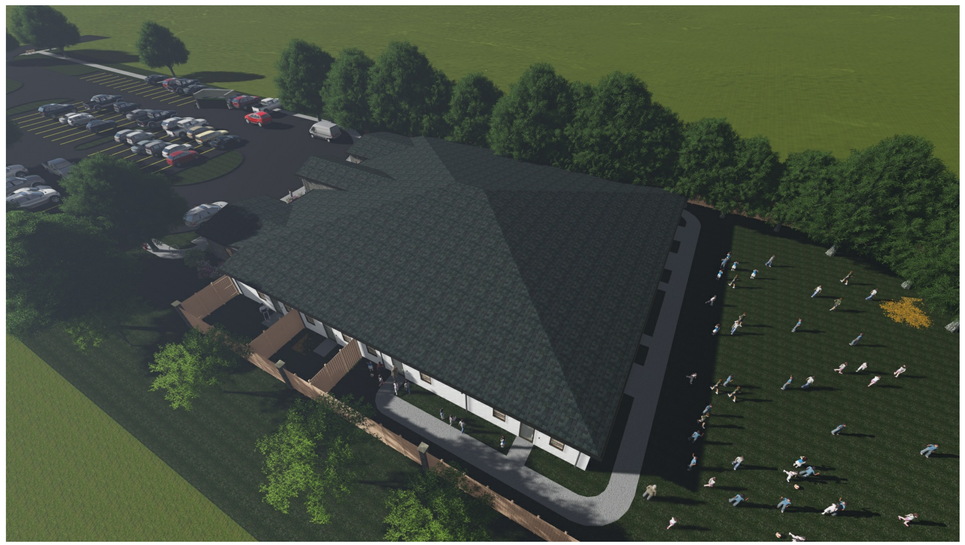
④ *3D RENDERING*
SCALE: 6" = 1'-0"



③ *3D RENDERING*
SCALE: 6" = 1'-0"



② *3D RENDERING*
SCALE: 6" = 1'-0"



① *3D RENDERING*
SCALE: 6" = 1'-0"

LEVEL 5
Level 5 Architecture
Mansfield, TX | Springdale, AR
level5architecture.com

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ARCHITECT:
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A NEW LEARNING CENTER FOR

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PROJECT NUMBER: 21-56A
ISSUE DATE: 02/17/2022
REVISIONS:

SHEET NAME:
3D RENDERINGS

SHEET NUMBER:
LSD02

2/17/2022 3:04:41 PM

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Bright Haven Learning Center Parking Variance request

www.SpringdaleAR.gov

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Application for Variance – Board of Adjustment

STAFF USE ONLY

Date Application Submitted:_____

Date Accepted as Complete:_____ Project Number:_____

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: James Geurtz	Name: ClintEngle
E-mail: jrg@eda-pa.com	E-mail:
Address: 134 W. Emma Ave. Springdale, AR 72764	Address: 1838 S 48TH ST SPRINGDALE, AR 72762-5801
Phone: 479-756-1266	Phone:
Site/ Location: 1838 48th St Springdale AR 72762	Current Zoning District: C-5
Assessor's Parcel Number(s): 815-30075-020	Rezone required: no
	Total Acreage: 2.48 ac

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)

Variance from Chapter 130 (Zoning), Article 7, 7.4 Standards, the Table of Parking Spaces Required
See attached letter

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

Please view the included letter addressing this.

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

Please view the included letter addressing this.

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

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

APPLICANT SIGNATURE(S) 

DATE: 1/27/2022

Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

January 27, 2022

Springdale Planning Department
Attention: Patsy Christie
201 Spring Street
Springdale, AR 72764

RE: Bright Haven Learning Center Parking Variance
Explanation Letter

Ms. Christie,
For the project known as Bright Haven Learning Center LSD, EDA would like to request a Variance from a portion of the City's parking code requirements. The area of the code which this Variance request applies is:

> *Chapter 130 (Zoning), Article 7, 7.4 Standards, the Table of Parking Spaces Required under the Schools and institutions—Nursery, kindergarten and day-care centers; One (1) space for each three hundred (300) square feet of net floor area and one (1) space per employee plus on-site loading and unloading spaces shall be required at a rate of one (1) for each ten (10) children accommodated*

Strict application of this code's school and institution parking space requirement would unreasonably burden the use of our client's property. This would be a demonstrable hardship because our client would have to provide parking spaces (impervious surfacing) that are not needed and his building size would have to decrease. Our client's existing company, Bright Haven Learning Center, knows from experience how many parking spaces are needed for his businesses and he considers 50 parking spaces for his employee and clients to be sufficient.

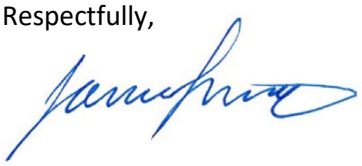
Granting of this Variance would alleviate our client's hardship of having to provide more parking area that he knows from experience is not needed for his business. The nature of a daycare facility is that some parents will drive up and drop off their child and if parking, they will pick up their child and leave the facility within 15 minutes.

This Variance would not grant a special privilege or convenience to our client because unused parking can be converted into green space and because the code's required parking number is not needed for this childcare facility.

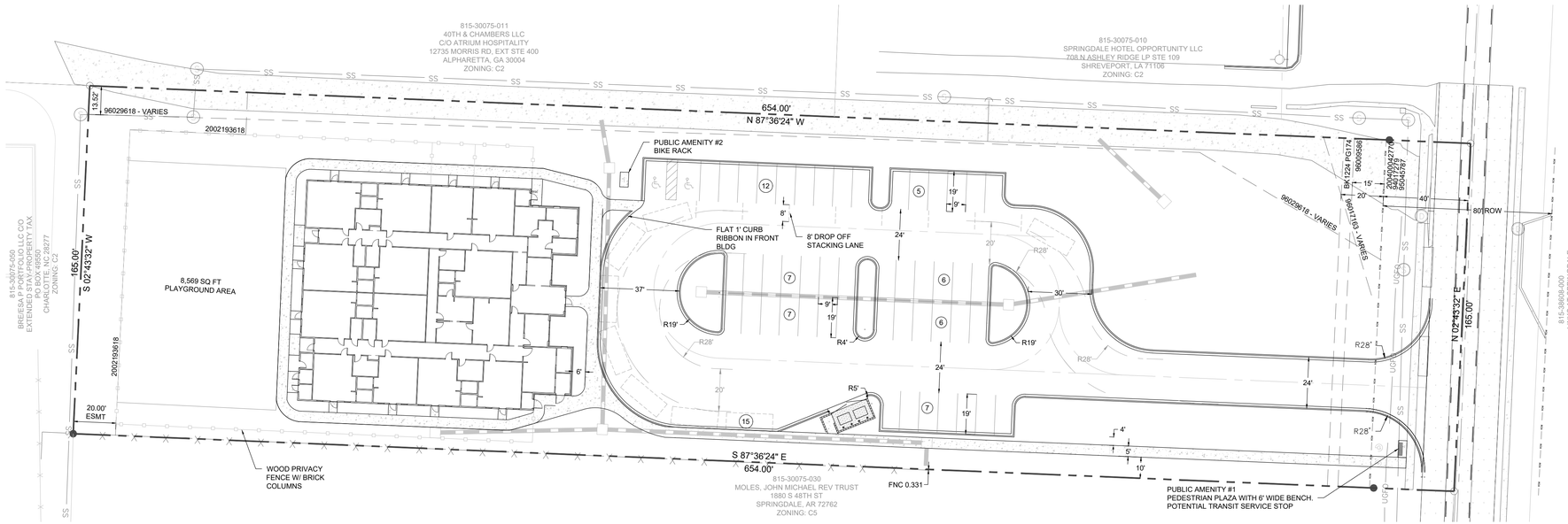
Granting this Variance request would alleviate the hardship of our client being required to increase the amount of impervious surfacing and stormwater runoff on his property and it would actually increase the amount of pervious greenspace.

Please contact us if additional documentation is needed to process this Variance request. We look forward to working with your staff to complete the review of this proposed rezone.

Respectfully,



James R. Geurtz, PE
jrg@eda-pa.com



Legend

- Property Line
- Adjacent Property Line
- Building Set Back Line
- Right of Way
- Easement Line
- Centerline
- Existing Sanitary Sewer Line
- Existing Water Line
- Gas Line
- Existing Overhead Comm
- Existing Underground Electric
- Existing Overhead Electric
- Chainlink Fence
- Metal Fence
- Board Fence
- Drainage Pipe

Existing Proposed

- Valve
- Water Meter
- Fire Hydrant
- Drainage Manhole,
- Sewer Manhole
- Found Iron Pin, Ballard, Sign
- Street Light, Gas Reg, Tapping Saddle
- Existing Telephone Pedestal, Existing Electric Pedestal, Existing Power Pole
- Concrete
- Existing Concrete
- Asphalt
- Existing Asphalt
- Local Street
- Riprap

DUE TO THE SCALE OF THE DRAWINGS, CERTAIN SYMBOLS AND HORIZONTAL COORDINATES OF CERTAIN FEATURES WILL NOT BE TO SCALE DUE TO PRODUCTION PURPOSES. CONTRACTOR TO VERIFY WITH LOCAL UTILITY FOR EXACT LOCATION AND ORIENTATION OF ALL METERS, VALVES, FIRE HYDRANTS, AIR RELEASE VALVES, BENDS, LIGHT POLES ETC. PRIOR TO COMMENCING WITH CONSTRUCTION.

30 0 30 60

30 SCALE GRAPHIC SCALE IN FEET

FLOOD CERTIFICATION:
THIS PROPERTY IS LOCATED IN ZONE X PER FIRM MAP #05143C0070F, EFFECTIVE DATE: APRIL 2, 2008

ZONING:
C-3
SETBACKS:

FRONT SETBACK	**30'**
FRONT SETBACK (W/FRONT PARKING)	**50'**
SIDE SETBACK (SUBJECT TO FIRE AND BUILDING CODES)	**0'**
SIDE SETBACK (ADJACENT TO RESIDENTIAL):	**20'**
REAR SETBACK:	**20'**

USE: LIMITED COMMERCIAL

PARKING CALCULATION SUMMARY: REQUIRED		TOTAL
NUMBER OF SPOTS 1 PER EMPLOYEE	40 EMPLOYEE	40
NUMBER OF SPOTS 1/300 SQFT	8,958 SQFT	30
LESS VARIANCE REQUESTED FOR PARKING		-20
TOTAL PARKING SPOTS PROVIDED		50
NUMBER OF ADA ACCESSIBLE SPACES		2
	TOTAL:	50
NUMBER OF LOADING SPOT 1/10 CHILDREN	149 CHILDREN	15

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

CONCRETE NOTES:

1) CONCRETE STRUCTURES SHOULD CONFORM TO THE ARKANSAS DEPARTMENT OF HIGHWAY AND TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, SECTION 501.

2) CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,500 PSI WITH A FOUR INCH MAXIMUM SLUMP. CONCRETE SHALL COMPLY WITH TYPE 1 PORTLAND CEMENT COMPLIANCE WITH ACI COMMITTEE 318-89 REQUIREMENTS.

3) REINFORCING STEEL AND WELDED WIRE FABRIC SHALL BE AS SPECIFIED IN THE CONSTRUCTION DETAILS.

4) 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 SPECIFICATIONS.

5) THE CONTRACTOR SHALL PROVIDE CONSTRUCTION JOINTS BY SAW-CUT OR OTHER APPROVED MEANS. THE CONSTRUCTION JOINTS SHALL BE LOCATED 15-FOOT ON-CENTERS, MAXIMUM EACH WAY. THE CONSTRUCTION JOINTS SHALL BE CONSTRUCTED TO A DEPTH EQUAL TO AT LEAST 1/4 CONCRETE THICKNESS. CONTRACTOR IS TO FURNISH JOINT FILLERS APPROVED BY THE ENGINEER OR AS DETAILED ON PLANS.

SITE NOTES:

1. **NO KNOWN EROSION PROBLEMS EXIST ON-SITE OR WITHIN 100' DOWNSTREAM OF THE PROPERTY.**
2. **THERE ARE NO EXISTING OR PROPOSED GROUND LEASES.**
3. **TOPOGRAPHIC INFORMATION SHOWN IS BY JAMES LAYOUT SERVICES.**
4. **ALL EXTERIOR LIGHTS SHALL BE "CUT-OFF" TYPE.**
5. **THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIRED ADJUSTMENTS TO THE EXISTING WATER AND SEWER FACILITIES DUE TO SITE GRADING, PAVING, LOT LINE ADJUSTMENTS OR OTHER MATTERS.**

UTILITY NOTES:

4. **ALL FRANCHISE UTILITIES HAVE ACCESS TO SITE.**
5. **ALL UTILITY WIRES, LINES AND/OR CABLES SHALL BE UNDERGROUND UNLESS 12 KV OR ABOVE.**
6. **EXTERIOR GROUND-MOUNTED OR BUILDING-MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES AND BANKS OF METER SHALL BE SCREEN FROM PUBLIC VIEW WITH LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.**

PAVING NOTES:

1) ASPHALTIC CONCRETE SURFACE AND BASE COURSE MATERIALS SHOULD MEET OR EXCEED THE REQUIREMENTS SPECIFIED IN THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, SECTIONS 406 AND 303.

2) AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID 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.

3) CRUSHED STONE BASE SHALL BE CLEAN CRUSHER RUN STONE IN THE THICKNESS AND COMPACTION REQUIREMENTS AS REQUIRED AND SPECIFIED ON THE PLANS. CRUSHED STONE BASE COURSE SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS FOR CLASS 7 BASE MATERIAL AS REQUIRED BY THE ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT.

4) BITUMINOUS PRIME COAT SHALL BE CUTBACK ASPHALT, TYPE MC-30 OR MC-70 IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARKANSAS STATE HIGHWAY SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

5) HOT-MIX ASPHALTIC CONCRETE SHALL CONFORM TO THE PROVISIONS OF SECTION 409, MATERIALS AND EQUIPMENT FOR HOT MIX BITUMINOUS BINDER AND SURFACE COURSES IN THE ARKANSAS STATE HIGHWAY STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

DRAINAGE SYSTEM NOTES:

1. THE CONTRACTOR SHALL INSTALL THE DRAINAGE SYSTEM AS INDICATED ON THE PLANS, IN ACCORDANCE WITH THE SPECIFICATION AND DETAILS.
2. REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS III OR CLASS IV IN SIZE, TYPE, DIAMETER, AND LENGTH AS INDICATED ON THE PLANS. ALL RCP TO BE USED ON THESE PLANS SHALL BE TONGUE AND GROOVE TYPE.
3. RCP FLARED END SECTIONS SHALL BE CLASS II.
4. ALL TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH AASHTO T280, LATEST REVISION. THE MANUFACTURE AND FURNISHING OF CIRCULAR PIPE SHALL BE IN ACCORDANCE WITH AASHTO M170.
5. JOINTS SHALL BE SEALED WITH PREFORMED RUBBER GASKETS OR BITUMEN/BUTYL RUBBER PLASTIC GASKETS CONFORMING TO AASHTO M198, TYPE A.
6. ALL SPOT ELEVATIONS TO GUTTER UNLESS OTHERWISE NOTED.

THERE ARE NO EXISTING SURFACE WATERS ON THIS SITE.

ALL BEST MANAGEMENT PRACTICES AND EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE PROJECT AS SPECIFIED BY THE MANUFACTURER OR AS SPECIFIED IN THE DETAILS.

IF TOPSOIL IS TO BE STOCKPILED ON THE SITE, THE STOCKPILE AREA SHALL BE RINGED WITH SILT FENCE AND THE STOCKPILED SOIL SHALL BE TEMPORARILY SEEDED.

REFER TO THE REVEGETATION REQUIREMENTS NOTES 1 THROUGH 4 ON THE EROSION CONTROL NOTES THIS SHEET FOR STABILIZATION PRACTICES FOR ALL DISTURBED AREAS. IF CONSTRUCTION IS NOT EXPECTED TO RESUME WITHIN 3 WEEKS ON AN UNFINISHED AREA, THE AREA SHALL BE TEMPORARILY STABILIZED WITHIN 2 WEEKS.

#	REVISION DESC.	DATE

DRAWN BY: CLP | CHECKED BY: JRG | DRAWING CREATION DATE: 120921 | JOB NUMBER: 2328

P:\PROJECTS\2328\CIVIL\2328 CIVIL SITE PLAN_VARIANCE.DWG
LAST SAVED: 1/19/2022 4:26 PM
PLOT DATE: 1/19/2022 4:26 PM

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 15,162
JAMES R. GEUEKTY

PRELIMINARY NOT FOR CONSTRUCTION

CERTIFICATE OF AUTHORITY
EARTHPLAN DESIGN ALTERNATIVES, P.A.
No. 322
ARKANSAS ENGINEER

SITE PLAN–VARIANCE REQUEST

BRIGHT HAVEN LEARNING CENTER
SPRINGDALE, ARKANSAS

Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture
(479) 750-1266
www.dap-pa.com
134 West Emma Avenue
Springdale, Arkansas 72764

C101

BRIGHT HAVEN LEARNING CENTER BUILDING VARIANCE SUBMITTAL

www.SpringdaleAR.gov

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Application for Variance – Commercial Design Standards

STAFF USE ONLY

Date Application Submitted:_____

Date Accepted as Complete:_____ Project Number:_____

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: James Geurtz	Name: Clint Engle
E-mail: jrg@eda-pa.com	E-mail: clint@!brighthavenshines.com
Address: 134 W. Emma Ave. Springdale, AR 72764	Address: 1838 S. 48TH ST SPRINGDALE, AR 72762-2801
Phone: 479-756-1266	Phone:
Site/ Location: 1838 S 48th St. Springdale AR, 72762	Current Zoning District: C-5
Assessor's Parcel Number(s): 815-30075-020	Rezone required: no
	Total Acreage: 2.48 ac

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)

The requested Variance is from some aspects of the Commercial Design Standards and Guidelines involving building facades and roofs. Please view the enclosed building elevations being proposed.

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

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

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

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

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

APPLICANT SIGNATURE(S) _____

_____

_____

DATE: _2-8-22_____

Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

January 27, 2022

Springdale Planning Department
Attention: Patsy Christie
201 Spring Street
Springdale, AR 72764

RE: Bright Haven Learning Center Commercial Building Standards Variance Request
Cover letter/Explanation Letter

Ms. Christie,
For the project known as Bright Haven Learning Center LSD, EDA would like to request a Variance from portions of the City's Commercial Design Standards and Guidelines code involving roof lines over 100 ft in linear length.

Facades and Exterior Walls, Roofs, and Projections/Recesses on Faces Over 100 ft in Linear Length
We respectfully request a Waiver from the above listed Commercial Design Standard requirements for break up roof lines over 100'. The roof line for the sides of the building are 106'. All other items related to the Commercial Building Design standards for building facade, walls and roof have been met.

Please contact us if additional documentation is needed to process this Variance request. We look forward to working with your staff to complete the review of this proposed rezone.

Respectfully,

James R. Geurtz, PE
jrg@eda-pa.com

Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

January 27, 2022

Springdale Planning Department
Attention: Patsy Christie
201 Spring Street
Springdale, AR 72764

RE: Bright Haven Learning Center Foundation Landscape Variance
Cover letter/Explanation Letter

Ms. Christie,
For the project known as Bright Haven Learning Center, EDA would like to request a Variance from a portion of the City's foundation landscaping code. The area of the code which this Variance request applies is:

> *Commercial Design Standards and Guidelines, III. Commercial Design Guidelines & Standards, D. Landscaping, 5 Building Foundation Landscaping which requires building foundation landscaping.*

Strict application of this code's foundation landscaping requirement would prevent the buildings from being used in a manner the owner intends. The rear and sides of the building will have many AC units that serve classrooms around the building; fencing around these units is shown on the plan.

Our submitted plans provide the required Street Frontage Buffer plantings, Interior Parking plantings, and Perimeter Landscaping plantings, as well as entrance landscaping, extra plantings on the south side between the parking and Elm Springs Rd, and foundation plantings. We are proposing *all* Arkansas-native perimeter trees around our property which will act to buffer the property from the surrounding properties.

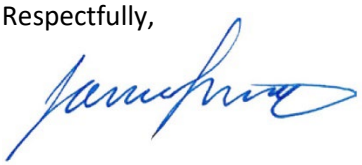
In an effort to show good faith in our intent to meet the code's intent, our drawing shows plantings at the entrance, more plantings between the parking and street than what are required, and extensive foundation plantings within a 6 ft-deep front foundation planting.

The shown landscape design was designed carefully to provide a visible indication of a quality development that ties the development together and that defines the major entryway. We have mixed plant heights such as to give interest and to pull the eye upwards as well as to provide scaled plantings. Our design mixed ornamental trees, flowering shrubs, perennial flowers, and groundcovers, and we used many AR-native plants in the design.

Granting this Variance request would alleviate the hardship of our client being unable to use his cild care facility in the manner needed because he must have the AC units. Also, the children will be running all over in the outdoor play areas on the building's sides and rear and the children would not be gently wit foundation plantings in these areas. We feel that granting of the Variance would not cause this development to be unattractive, as there are still many, many, shown proposed trees, shrubs, and groundcovers carefully designed within this development.

Please contact us if additional documentation is needed to process this Variance request. We look forward to working with your staff to complete the review of this proposed rezone.

Respectfully,



James R. Geurtz, PE
jrg@eda-pa.com

Bright Haven Learning Center
Foundation Planting Variance request

www.SpringdaleAR.gov

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WE'RE MAKING IT HAPPEN

Application for Variance – Board of Adjustment

STAFF USE ONLY

Date Application Submitted:_____

Date Accepted as Complete:_____ Project Number:_____

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: James Geurtz	Name: Clint Engle
E-mail: jrg@eda-pa.com	E-mail: clint@brighthavenshines.com
Address: 134 W. Emma Ave. Springdale, AR 72764	Address: 1838 S 48TH ST SPRINGDALE, AR 72762-5801
Phone: 479-756-1266	Phone:
Site/ Location: 1848 Elm Springs Rd, Springdale	Current Zoning District: C-5
Assessor's Parcel Number(s): 815-30075-020	Rezone required: no
	Total Acreage: 2.48 ac

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)

Variance from the Commercial Design Standards and Guidelines, III. Commercial Design Guidelines & Standards, D. Landscaping, 5 Building Foundation Landscaping which requires building foundation landscaping. The specifics of the requested Variance is discussed in the enclosed letter.

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

Please view the included letter addressing this.

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

Please view the included letter addressing this.

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

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

APPLICANT SIGNATURE(S) 

DATE: 1/27/2022

Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

January 27, 2022

Springdale Planning Department
Attention: Patsy Christie
201 Spring Street
Springdale, AR 72764

RE: Bright Haven Learning Center Foundation Landscape Variance
Cover letter/Explanation Letter

Ms. Christie,
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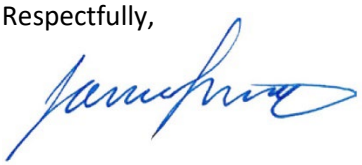
Please contact us if additional documentation is needed to process this Variance request. We look forward to working with your staff to complete the review of this proposed rezone.

Respectfully,



James R. Geurtz, PE
jrg@eda-pa.com

Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

January 27, 2022

Springdale Planning Department
Attention: Patsy Christie
201 Spring Street
Springdale, AR 72764

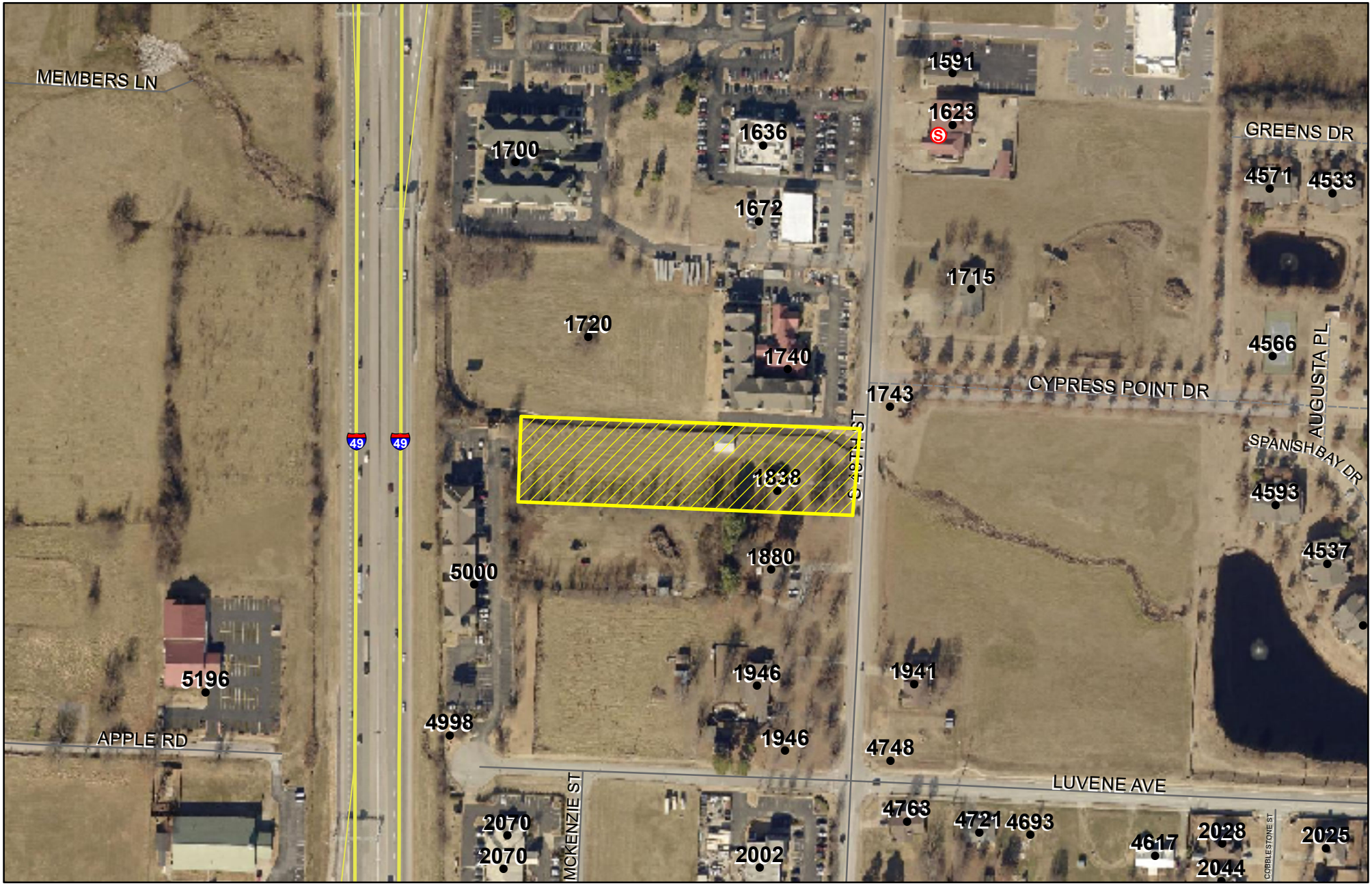
RE: Bright Haven Learning Center Waiver Request

Ms. Christie,
For the project known as Bright Haven Learning Center LSD, EDA would like to request a Wavier from the Master Street Plan requirements for a 10' Trail required along S 48th Street. At the north of the property is a Storm Box Culvert, under 48th St, that is not wide enough to support the 10' Trail.

Please contact us if additional documentation is needed to process this Variance request. We look forward to working with your staff to complete the review of this proposed rezone.

Respectfully,

James R. Geurtz, PE
jrg@eda-pa.com



N

0 50 100 200 300 400 Feet

For Location Reference Only

FILE NO. W22-04
APPLICANT: James Geurtz of EDA (for Bright Haven)
REQUEST: Waiver of trail requirements

PLANNING COMMISSION MEETING
March 1, 2022

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: March 1, 2022

Re: **L22-13** **Large-Scale** **Elm Springs U-Storage**

Planning Comments:

1. This Large Scale Development Plan has been given the number L22-13. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (standard comment)
3. 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. Please fill in the missing elements under "required" on the parking summary table on page 4 of 13.
    a. Variance requested for decrease in number of required parking spaces.
6. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
7. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
8. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

Commercial Design Standards Comments

1. Foundation landscaping is required.
    a. Variance requested
2. Roof lines shall be varied with a change in height every 100 linear feet in the building length.
    a. Variance requested

3. 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).
4. Predominant exterior building materials shall not be: smooth-faced concrete block, tilt-up concrete panels, or pre-fabricated steel panels.

Engineering Summary:

- *106.5.4.10*** - Fences built across drainage easements shall not impede the flow of storm water flow and must have removable panels to allow drainage system maintenance. Need to ensure screening fence will not impede the pond outlet
- Need agreement from neighboring property owner for drainage outlet since it's draining directly onto their property. Existing swale just appears to be a low spot
- Apply for grading permit.
- Submit drafts of drainage and access easements
- Add flume under sidewalk for parking lot drainage

Engineering Comments:

1. Chapter 106 – Stormwater Drainage

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

- **Will flow from curb cut on the southwest side of the parking lot drain across the trail? Is it possible to discharge at the drive so it flows directly into the gutter?**
- **Where are concrete dissipators being used?**

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

Call out pipe materials

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

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

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.

- *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 Site Plan.**

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.
    - **Move amenities outside of the R.O.W. line.**
    -

4. Chapter 112 – Subdivisions

(Code 1973, § 30-1)

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

5. Chapter 130 – Zoning Ordinance

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

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

6. Other:

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

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

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

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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: James Geurtz
Name of main point of contact for project: James Geurtz
Parcel Number(s): 815-29801-040
Acreage of the proposed development: 3.45
Type of project: Interior Mini Storage
When is the intended application date? 1/27/22
Per the date above, the earliest Planning Commission meeting date would be: 3/1/22

Is there a street address? If not, please complete the 911 Address Assignment form on the City of Springdale's GIS Department website. Yes - 5324 Elm Springs Rd

Is this proposal in a commercial zone? If yes, Commercial Design Standards will need to be met. Yes (C-5). Understood

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. It is not.

Does this project involve a multifamily structure? If yes, Multifamily Design Standards will apply. It does not.

All projects must meet the requirements of the Drainage Criteria Manual. Understood.

Are you intending to bond for any aspects of this project? (landscaping, sidewalks, etc) no.

Is there a prepared photometric plan? to be supplied when completed

Is there a prepared landscaping plan featuring perimeter and frontage landscaping? Yes

Based upon this discussion, what variances/waivers will be required? 3 (1 for the buildings, 1 for the parking 1 for foundation planting

Please state all of the Fire Code issues mentioned. We needed to calculate fire flows and we have requeste this data but not received it yet).

Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

January 25, 2022

Springdale Planning Department
Attention: Patsy Christie
201 Spring Street
Springdale, AR 72764

RE: e Elm Springs Rd U-Storage
Pre-Development meeting notes

Variances discussed:

1) Foundation landscaping. Due to roll up garage for the mini storage accessed from the outside. Plants will be relocated as possible.
2) Architecture. Roof line break up, Façade material.
3) Parking Reduction. Parking codes states that storage will have to provide 1 spot per 1,200 sqft of building. This would require 88 spots. Owner only anticipates 10 to 15 patrons per day. We will be proposing 10 spots with 30 loading spots along the driveways adjacent to the buildings.

Planning Staff would like to see AC units shown on plans. We are still waiting for HVAC design work to be completed to show the location. Also, an 8' vegetated screen was acceptable on west and east side, adjacent to residential use, to screen the building. Where we will have moving trucks and vans, for rent, an 8' tall wooden fence will be required. Staff would like variance listed on Cover sheet.

Building department would like to see fire flows. These have been requested from SWU. Also, the department will send over electric gate requirements.

If you have any questions, please do not hesitate to contact us.

Sincerely,

James Geurtz, PE
jrg@eda-pa.com

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted:_____ Payment Method:_____

Date Accepted as Complete:_____ Project Number:_____

Must meet the below criteria for a Large Scale Submittal:

- ☒ Pre-application meeting held with Springdale Planning Department. Date: 1-19-22
- ☒ Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.

  (Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting.)

- ☒ ~~Submit three (3) hard copies and one pdf of plans as well as SWPPP/Drainage Docs~~ Digitals Submitted
- ☒ 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

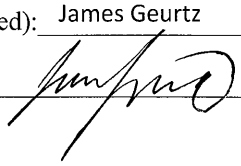
APPLICATION CONTACTS:

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

Applicant (person making request)	Development Point of Contact for Question & Staff Reviews
Name: Rory Thompson	Name: James Geurtz
E-mail: rory@myustorage.com	E-mail: jrg@eda-pa.com
Address: 831 Faulkner St Conway, AR 72034	Address: 134 W Emma Ave Springdale, AR 72764
Phone: 501-472-8787	Phone: 501-472-8787
Site/ Location: 5324 Elm Springs Rd	Current Zoning District: C-5 (recently rezoned to)
Assessor's Parcel Number(s): 815-29801-040	Rezone required: no
	Total Acreage: 3.45 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): James Geurtz Date: 1/27/22

Signature: 

Staff Notes:

ELM SPRINGS ROAD U-STORAGE

Large Scale Development

Springdale, AR

EDA Project No. 2337
Springdale Project # L22-13
January 27, 2022

PARCEL#: 815-29801-040

SURVEY DESCRIPTION:

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 33 WEST SITUATED IN SPRINGDALE, WASHINGTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARER OF SAID SECTION 33; THENCE NORTH 87°18'55" WEST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87°18'55" WEST CONTINUING ALONG SAID SOUTH LINE A DISTANCE OF 165.23 FEET; THENCE NORTH 02°24'50" EAST DEPARTING SAID SOUTH LINE A DISTANCE OF 662.67 FEET; THENCE SOUTH 87°12'49" EAST A DISTANCE OF 344.96 FEET; THENCE SOUTH 02°22'01" WEST A DISTANCE OF 229.65 FEET; THENCE NORTH 87°14'37" WEST A DISTANCE OF 180.00 FEET; THENCE SOUTH 02°24'13" WEST A DISTANCE OF 432.64 FEET TO THE POINT OF BEGINNING. CONTAINING 150,755 SQUARE FEET OR 3.46 ACRES MORE OR LESS. SUBJECT OT ANY EASEMENTS AND RIGHTS-OF-WAY OF RECORD IF ANY.

GENERAL NOTES:

1) THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES THAT MAY RESULT.

2) THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLANS ARE GENERAL IN NATURE AND ARE BASED ON INFORMATION PROVIDED BY THE UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE EXACT LOCATION OF ALL UTILITIES BEFORE PROCEEDING WITH THE CONSTRUCTION.

3) OTHER CONTRACTORS, LABORERS, WORKMEN, UTILITY COMPANIES, ETC., MAY BE WORKING WITHIN OR AROUND THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH OTHERS TO MINIMIZE ANY CONFLICTS THAT ARISE.

4) 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.

5) CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF EROSION CONTROL THROUGHOUT THE CONSTRUCTION OF THE PROJECT.

6) ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET OR EXCEED THE MINIMUM STANDARD AS SPECIFIED BY THE ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT AND THE CITY OR COUNTY WITH JURISDICTION.

7) THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING, PAYING AND POSTING FOR ALL PAYMENT, PERFORMANCE, AND MAINTENANCE BONDS NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT.

8) 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. THE CONTRACTOR SHALL PROVIDE ADEQUATE CONSTRUCTION SIGNAGE AND OTHER TRAFFIC CONTROL DEVICES WHEN WORKING IN ANY RIGHT OF WAY. SIGNAGE AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO ALL FEDERAL, STATE AND LOCAL GUIDELINES AND REGULATIONS.

9) 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 DEPARTMENT OF TRANSPORTATION STANDARDS.

10) CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY MEASURES TO PROVIDE ADEQUATE TRENCH SAFETY, AND ALL OTHER ITEMS NECESSARY TO SATISFY ACT 291-1993 OF THE STATE OF ARKANSAS.

11) THE CONTRACTOR SHALL VERIFY WITH THE ENGINEER BEFORE BEGINNING CONSTRUCTION, THE PROCUREMENT AND LOCATION OF ALL EASEMENTS, TEMPORARY AND PERMANENT, NECESSARY TO CARRY OUT THE WORK OUTLINED WITHIN THESE DRAWINGS AND RELATED CONTRACT DOCUMENTS PRIOR TO ANY CONSTRUCTION ACTIVITIES OFF THE SUBJECT PROPERTY. CONSTRUCTION STAKING OF PROPOSED WORK BY ENGINEER DOES NOT CONSTITUTE VERIFICATION OF EASEMENT OR AUTHORIZE THE CONTRACTOR TO PROCEED WITH WORK. VERIFICATION SHALL BE IN WRITING FROM ENGINEER.

12) THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL STATE AND FEDERAL REGULATIONS PERTAINING TO THE AUTHORIZATION TO DISCHARGE UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM AND THE ARKANSAS WATER AND AIR POLLUTION CONTROL ACT. CONTRACTOR IS TO FILE NOTICE OF INTENT WITH THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY

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

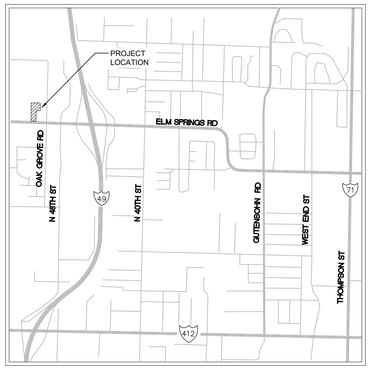
A. DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND

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.



Vicinity Map
Not to Scale

FLOOD CERTIFICATION:
THIS PROPERTY IS LOCATED IN ZONE X PER FIRM
MAP #05143C0055F, EFFECTIVE DATE: MAY 16, 2008

DEVELOPER:
DT REAL ESTATE
831 FAUULKNER ST
CONWAY, AR 72034
501-472-8787
rory@myustorage.com

ENGINEER:
EARTHPLAN DESIGN ALTERNATIVES, PA
JAMES GEURTZ, PE
134 WEST EMMA
SPRINGDALE, AR 72764
479-756-1266
jrg@eda-pa.com

SURVEYOR:
JAMES LAYOUT SERVICES, LLC
MATT JAMES
P.O. BOX 611
FARMINGTON, AR 72730
479-439-9929

BASIS OF BEARING:
ARKANSAS STATE PLANE SYSTEM NORTH ZONE
HORIZONTAL NAD 83
VERTICAL NAVD 88

INDEX	SHEET
Survey	V101
Demolition Plan	C100
Site Plan	C101
Utility Plan	C102
Grading Plan	C103
Grading Profiles	C203
Details	C501-C505
Landscape Plan	L101
Landscape Details	L501

VARIANCES:

B22-22 ELM SPRINGS uSTORAGE
5325 ELM SPRINGS ROAD
VARIANCE OF REQUIRED PARKING SPACES FROM 88 TO 57 SPACES
PRESENTED BY EARTHPLAN DESIGN ALTERNATIVES , PA

B22-23 ELM SPRINGS uSTORAGE
5325 ELM SPRINGS ROAD
VARIANCE OF COMMERCIAL DESIGN STANDARDS
A. FACADES AND EXTERIOR WALLS
B. ROOFS
C. MATERIALS AND COLORS
D. FOUNDATIONAL LANDSCAPING
PRESENTED BY EARTHPLAN DESIGN ALTERNATIVES , PA

"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."

UTILITY CONTACTS:

Fire Department: Mike Irwin, Chief, 417 Holcomb 2nd Floor Springdale, AR 72764 (479)751-4510
Electric Company: Ozarks Electric 406 W Emma Ave Springdale, AR (800)521-6144
Electric Company: John Lee, SWEPCO, 101 W Township St. Fayetteville, AR (888)216-3523
Gas Company: Brandon Stubbs, Black Hills Energy, 655 Millsap Road Fayetteville, AR (888)890-5554
Cable Company: Doug Ellison, Cox Communications, 4901 S. 48th Street, Springdale, AR 72762, (479)236-4913
Telephone: Layne Rhodes, AT&T, 627 White Road Springdale, AR 72762 (479)442-1963

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

DRAWN BY:	CLP
CHECKED BY:	JRG
DRAWING CREATION DATE:	081221
JOB NUMBER:	2337
P:\PROJECTS\2337\CIVIL\2337 COVER.DWG	C000
PLOT DATE: 2/16/2022 2:28 PM	L22-13
PLOT DATE: 2/16/2022 3:59 PM	

#	REVISION DESC.	DATE

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 15,162
JAMES R. GEURTZ

PRELIMINARY NOT FOR CONSTRUCTION

CERTIFICATE OF AUTHORIZATION
EARTHPLAN DESIGN ALTERNATIVES, PA
No. 322
ARKANSAS ENGINEER

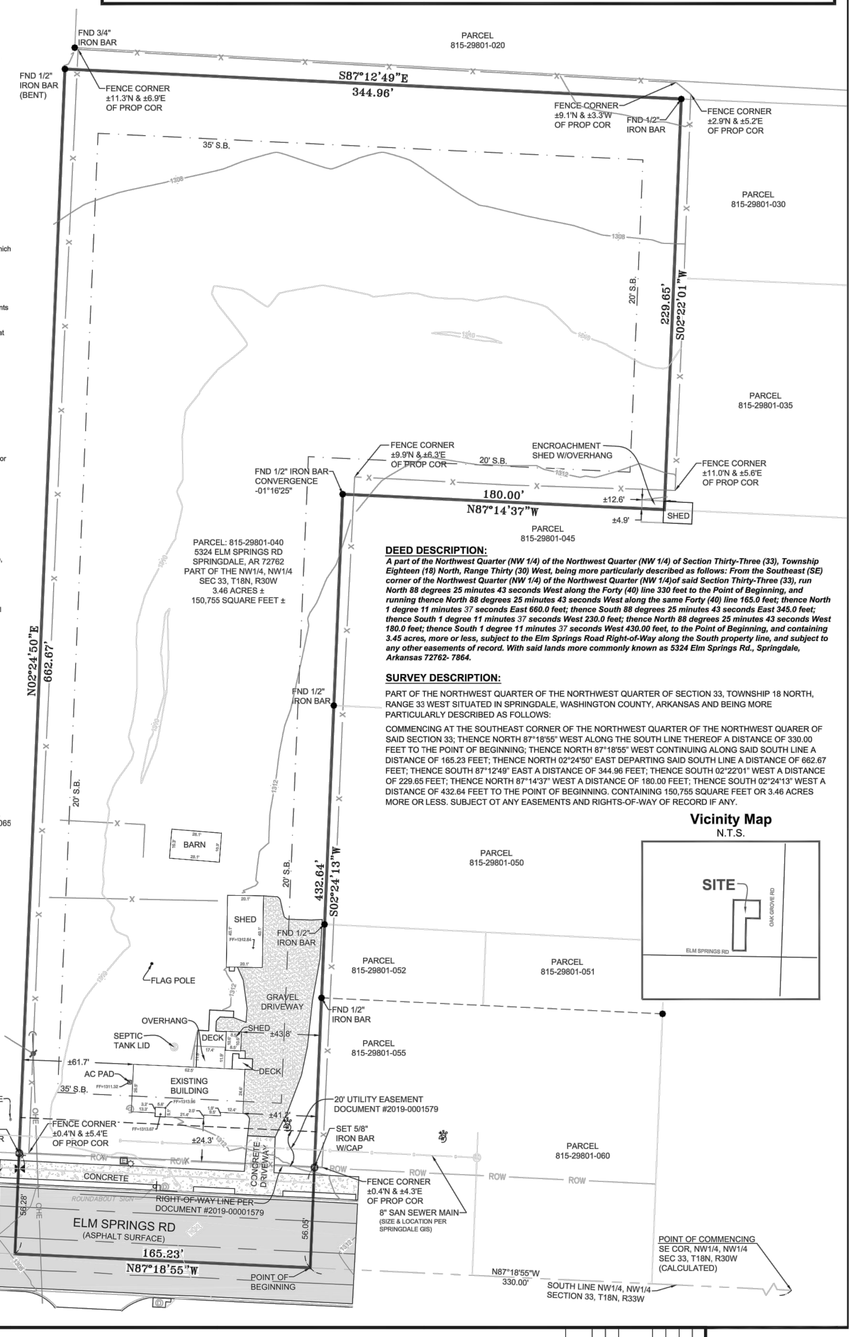
COVER

ELM SPRINGS ROAD U-STORAGE
SPRINGDALE, ARKANSAS

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

C000

ALTA/NSPS LAND TITLE SURVEY OF PARCEL 815-29801-040 5324 ELM SPRINGS RD SPRINGDALE, AR 72762



SCHEDULE B, PART II EXCEPTIONS:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I–Requirements are met. (NOT SURVEY RELATED)
2. **Taxes for the year 2021 and subsequent years, a lien not yet due and payable. Taxes for the year 2020 and prior years are paid.** (NOT SURVEY RELATED)
3. **Any inaccuracy in the area, square footage, or acreage of the Land, or attached plat, if any. The Company does not insure the area, square footage, or acreage of the Land.** (NOT SURVEY RELATED)
4. **Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an ALTA/NSPS Land Title Survey of the Land and that could be ascertained by an inspection of the Land. (AS SHOWN HEREON)**
5. **Rights of tenants in possession under unrecorded leases solely as tenants and solely with respect to space occupied by each such tenant, (together with non-exclusive rights in common with other tenants in areas used by all tenants).** (NOT SURVEY RELATED)
6. **Easements, or claims of easements, not shown by the public records. (AS SHOWN HEREON)**
7. **Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records. (NOT SURVEY RELATED)**
8. **Taxes or special assessments, if any, which are not shown as existing liens by the Public Records. (NOT SURVEY RELATED)**
9. **Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. (NOT SURVEY RELATED)**
10. **Any Judgment Liens or other Liens of Record in any United States District Court or Bankruptcy Court in the State of Arkansas as of the Effective Date hereof that are not reflected in the real property records of the county in which the Land is located. (NOT SURVEY RELATED)**
11. **Any security interest evidenced by Financing Statements and Liens filed of record as of the effective date hereof, under the Arkansas Uniform Commercial Code in the State of Arkansas. (NOT SURVEY RELATED)**
12. **Matters as set forth on Plat of Survey filed for record in/as File No. ID#2-00000278, of the Records of Washington County, Arkansas, including but not limited to Reservations, Restrictions, Easements, Encroachments, Dedications, Rights of Way and Setback lines. (AS SHOWN HEREON)**
13. **Right of Way and Utility Easements as set forth in Consent Judgment entered April 2, 2019 in favor of City of Springdale, Arkansas in Washington County Circuit Court Case No. 72CV-18-2409, styled as City of Springdale, Arkansas v. Connie G. Burnett, and filed for record April 2, 2019 in/as File No. 2019-00001578, of the Records of Washington County, Arkansas. (AS SHOWN HEREON)**
14. **Title to, and easements in, that portion of the Land within Elm Springs Road along the South boundary of the Land.**

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 than 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. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor.
3. This plat represents a boundary survey of the parcel recorded in Deed Records, File Number 2013-00034803 at the Office of the Circuit Clerk Washington County, Arkansas.
4. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
5. Basis of Bearings: Arkansas State Plane System North Zone (NAD83).
6. This survey is valid only if the drawing includes the seal and signature of the surveyor.
7. This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats."
8. This survey is based on a Title Commitment File #21-5415 supplied by City Title & Closing, LLC, and dated August 02, 2021 7:00 AM.
9. Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
10. Building setbacks for zone A-1 are as follows:
    FRONT - 35'
    SIDE - 20'
    REAR- 35'
11. No attempt was made to show building setback lines graphically on the survey.
12. Subsurface and environmental conditions were not examined nor considered a part of this survey.
13. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
14. Not all utilities were located at the time of this survey.
15. (BY GRAPHICAL PLOTTING ONLY)
    This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Washington County, Arkansas. Map Number 05143C0095F. Revised date May 16, 2008.

Surveyor's Certification To:

U Storage Searcy, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1,2,3,4,6b,7,8,9, & 11b of Table A thereof. The field work was completed on November 11, 2021.

Date of Plat or Map:_____

Matthew D. James PLS #1845

DEED DESCRIPTION:

A part of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty-Three (33), Township Eighteen (18) North, Range Thirty (30) West, being more particularly described as follows: From the Southeast (SE) corner of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4)of said Section Thirty-Three (33), run North 88 degrees 25 minutes 43 seconds West along the Forty (40) line 330 feet to the Point of Beginning, and running thence North 88 degrees 25 minutes 43 seconds West along the same Forty (40) line 165.0 feet; thence North 1 degree 11 minutes 37 seconds East 660.0 feet; thence South 88 degrees 25 minutes 43 seconds East 345.0 feet; thence South 1 degree 11 minutes 37 seconds West 230.0 feet; thence North 88 degrees 25 minutes 43 seconds West 180.0 feet; thence South 1 degree 11 minutes 37 seconds West 430.00 feet, to the Point of Beginning, and containing 3.45 acres, more or less, subject to the Elm Springs Road Right-of-Way along the South property line, and subject to any other easements of record. With said lands more commonly known as 5324 Elm Springs Rd., Springdale, Arkansas 72762- 7864.

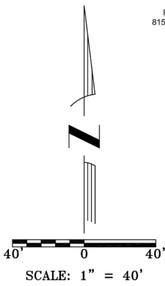
SURVEY DESCRIPTION:

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 33 WEST SITUATED IN SPRINGDALE, WASHINGTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARER OF SAID SECTION 33; THENCE NORTH 87°18'55" WEST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87°18'55" WEST CONTINUING ALONG SAID SOUTH LINE A DISTANCE OF 165.23 FEET; THENCE NORTH 02°24'50" EAST DEPARTING SAID SOUTH LINE A DISTANCE OF 662.67 FEET; THENCE SOUTH 87°12'49" EAST A DISTANCE OF 344.96 FEET, THENCE SOUTH 02°22'01" WEST A DISTANCE OF 229.65 FEET; THENCE NORTH 87°14'37" WEST A DISTANCE OF 180.00 FEET; THENCE SOUTH 02°24'13" WEST A DISTANCE OF 432.64 FEET TO THE POINT OF BEGINNING. CONTAINING 150,755 SQUARE FEET OR 3.46 ACRES MORE OR LESS. SUBJECT OT ANY EASEMENTS AND RIGHTS-OF-WAY OF RECORD IF ANY.

Vicinity Map
N.T.S.

State Filing Code:
500-18N-30W-0-33-440-72-1845



JLS

James Layout Services, LLC
P.O. Box 611
Farmington, Arkansas 72730
Telephone: (479) 439-9929
survey@jlsnwa.com

ALTA Survey for: EDA

PROFESSIONAL LAND SURVEYOR — REGISTERED — STATE OF ARKANSAS — MATTHEW D. JAMES — REGISTERED NO. 1845 — SIGNATURE

CERTIFICATE OF AUTHORIZATION · ARKANSAS · JAMES LAYOUT SERVICES, LLC · NO. 2389

SHEET NO.
1 OF 1

LEGEND

- MONUMENT FOUND (AS NOTED)
- MONUMENT SET (AS NOTED)
- AHTD R-O-W MONUMENT
- BENCHMARK
- GUARD POST
- UTILITY POLE
- TELEPHONE RISER
- FIBER OPTIC TELEPHONE RISER
- ELECTRICAL RISER
- CABLE RISER
- TRAFFIC SIGNAL
- SIGN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- WATER SPIGOT
- GAS METER
- DRAINAGE MANHOLE
- (MEASURED) RECORD DISTANCE
- (NE"W"SW) RECORD BEARING
- SANITARY SEWER MANHOLE
- DECIDUOUS TREE
- EVERGREEN TREE
- TREE LINE
- WOOD FENCE
- CHAIN LINK FENCE
- WIRE FENCE
- PAINTED STRIPE
- TELEPHONE LINE
- EXISTING WATER LINE
- OVERHEAD ELECTRIC LINE
- UGE UNDERGROUND ELECTRIC LINE
- GAS LINE
- TV TELEVISION CABLE
- PROPERTY LINES
- BUILDING SETBACK
- UTILITY POLE (WITH GUY WIRE)

Basis of Bearings(NAD83): Arkansas State Plane North Zone

Scale: 1"=40'

Date: 11/16/2021

Certificate of Authorization Arkansas No. 2389

Checked By: MJ

Drawn By: MWS

Field Work: MWS

Job Number: 21-382

Recording Information

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

V101

SURVEY

ELM SPRINGS ROAD U-STORAGE
SPRINGDALE, ARKANSAS

CERTIFICATE OF AUTHORIZATION — JAMES LAYOUT SERVICES, LLC — NO. 2389 — SURVEYING

ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — NO. 15,162 — MATTHEW B. GERRETZ

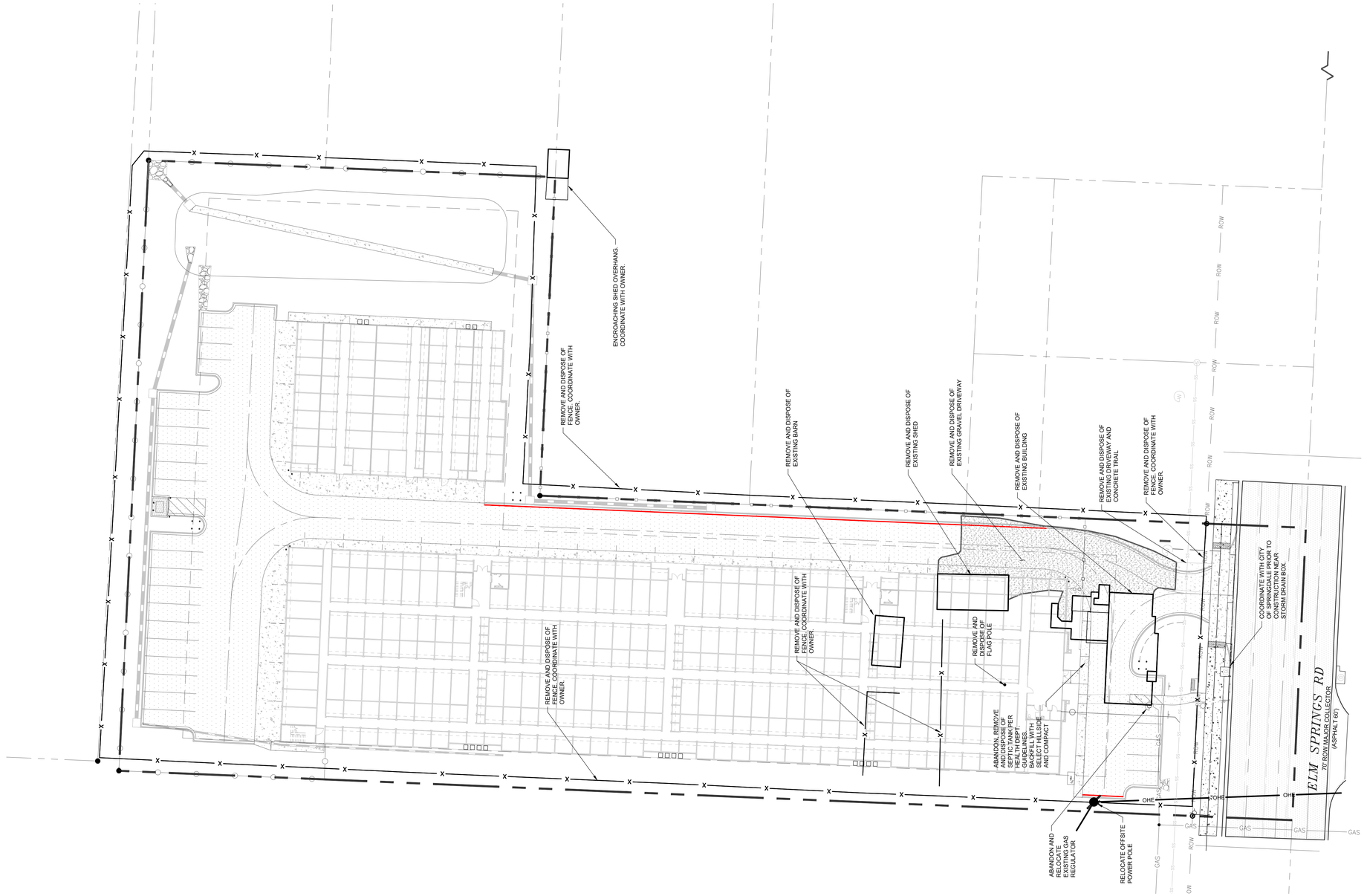
PRELIMINARY — NOT FOR CONSTRUCTION

DRAWN BY:	CLP	CHECKED BY:	JRG
DRAWING CREATION DATE:		081221	
JOB NUMBER:		2337	

P:\PROJECTS\2337\CIVIL\2337 V101 SURVEY.DWG
LAST SAVED: 1/27/2022 11:25 AM
PLOT DATE: 2/16/2022 3:50 PM

L22-13

DATE	#	REVISION DESC.



Legend

- Property Line
- Adjacent Property Line
- Building Set Back Line
- Right of Way
- Easement Line
- Centerline
- Existing Sanitary Sewer Line
- Existing Water Line
- Gas Line
- Existing Overhead Comm
- Existing Underground Electric
- Existing Overhead Electric
- Chainlink Fence
- Metal Fence
- Board Fence
- Drainage Pipe

Existing Proposed

- Valve
- Water Meter
- Fire Hydrant
- Drainage Manhole,
- Sewer Manhole
- Cleanout, Reducer, FDC
- Found Iron Pin, Set Iron Pin, Sign, Bollard
- Street Light, Gas Reg, Tapping Saddle
- Existing Telephone Pedestal, Existing Electric Pedestal, Existing Power Pole
- Concrete/ Existing Concrete
- Asphalt/ Existing Asphalt or Street
- Easement/ Gravel Drive
- Heavy Duty Dumpster Pad/ Riprap

DUE TO THE SCALE OF THE DRAWINGS, CERTAIN SYMBOLS AND HORIZONTAL COORDINATES OF CERTAIN FEATURES WILL NOT BE TO SCALE DUE TO PRODUCTION PURPOSES. CONTRACTOR TO VERIFY WITH LOCAL UTILITY FOR EXACT LOCATION AND ORIENTATION OF ALL METERS, VALVES, FIRE HYDRANTS, AIR RELEASE VALVES, BENDS, LIGHT POLES ETC. PRIOR TO COMMENCING WITH CONSTRUCTION.

30 0 30 60

30 SCALE GRAPHIC SCALE IN FEET

811

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

DATE	#	REVISION DESC.

DRAWN BY: CLP
CHECKED BY: JRG
DRAWING CREATION DATE: 081221
JOB NUMBER: 2337
P:\PROJECTS\2337\CIVIL\2337 C100 DEMOLITION PLAN.DWG
LAST SAVED: 2/16/2022 4:01 PM
PLOT DATE: 2/16/2022 4:02 PM
L22-13

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 15,162 JAMES R. GEURTZ

CERTIFICATE OF AUTHORIZATION EARTHPLAN DESIGN ALTERNATIVES, PA No. 322 ARKANSAS ENGINEER

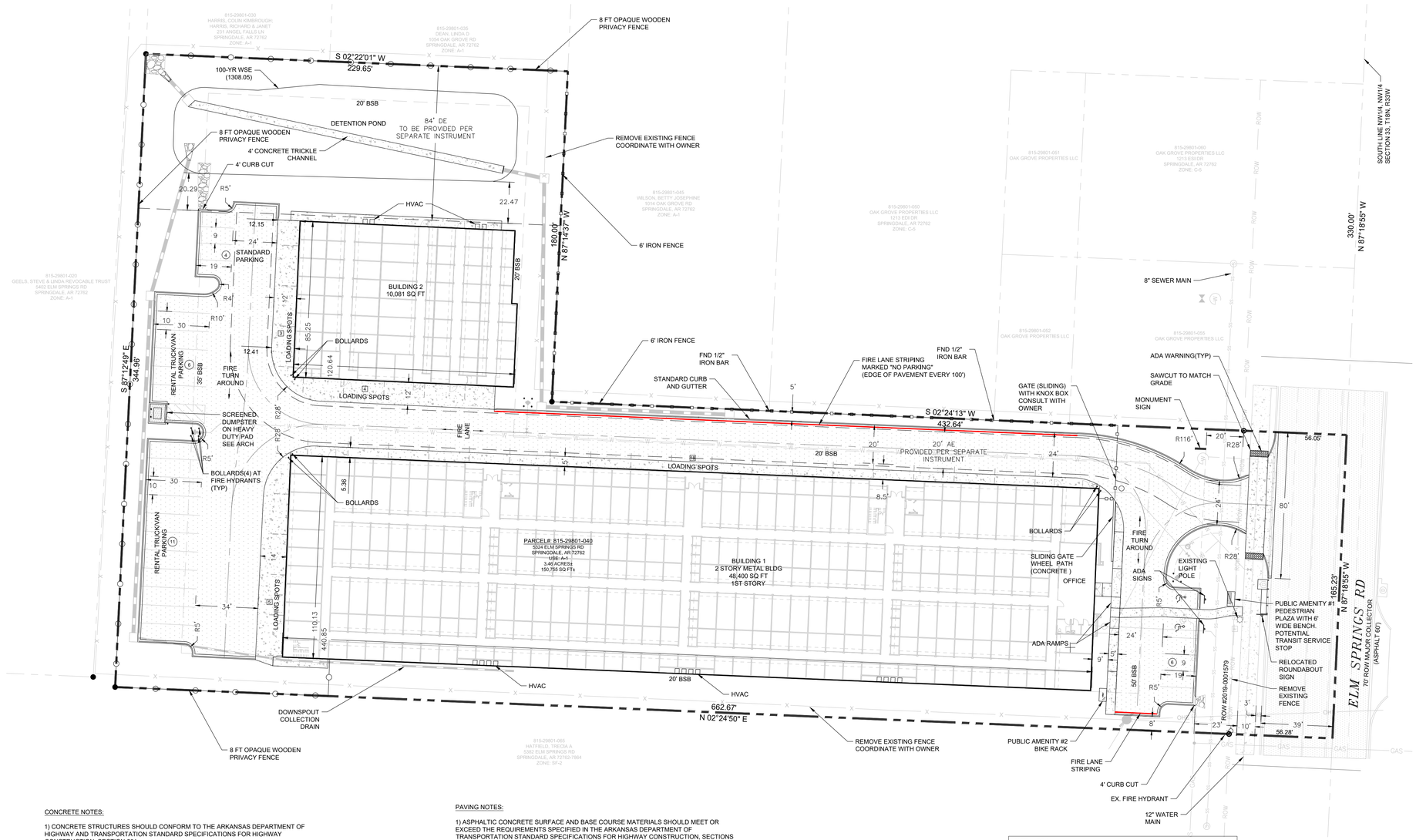
PRELIMINARY NOT FOR CONSTRUCTION

DEMOLITION PLAN

ELM SPRINGS ROAD U-STORAGE
SPRINGDALE, ARKANSAS

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

C100



Legend

- Property Line
- Adjacent Property Line
- Building Set Back Line
- ROW — Right of Way
- Easement Line
- Centerline
- SS — Existing Sanitary Sewer Line
- W — Existing Water Line
- G — Gas Line
- T — Existing Overhead Comm
- UGE — Existing Underground Electric
- OHE — Existing Overhead Electric
- X — Chainlink Fence
- Metal Fence
- Board Fence
- Drainage Pipe

Existing Proposed

- Valve
- Water Meter
- Fire Hydrant
- Drainage Manhole,
- Sewer Manhole
- Cleanout, Reducer, FDC
- Found Iron Pin, Set Iron Pin, Sign, Bollard
- Street Light, Gas Reg, Tapping Saddle
- Existing Telephone Pedestal, Existing Electric Pedestal, Existing Power Pole
- Concrete/ Existing Concrete
- Asphalt/ Existing Asphalt or Street
- Easement/ Backfill
- Heavy Duty Dumpster Pad/ Riprap
- ADA Tactile Detection

DUE TO THE SCALE OF THE DRAWINGS, CERTAIN SYMBOLS AND HORIZONTAL COORDINATES OF CERTAIN FEATURES WILL NOT BE TO SCALE DUE TO PRODUCTION PURPOSES. CONTRACTOR TO VERIFY WITH LOCAL UTILITY FOR EXACT LOCATION AND ORIENTATION OF ALL METERS, VALVES, FIRE HYDRANTS, AIR RELEASE VALVES, BENDS, LIGHT POLES ETC. PRIOR TO COMMENCING WITH CONSTRUCTION.

30 0 30 60

30 SCALE GRAPHIC SCALE IN FEET

FLOOD CERTIFICATION:
THIS PROPERTY IS LOCATED IN ZONE X PER FIRM
MAP #05143C0055F, EFFECTIVE DATE: MAY 16, 2008

ZONING: C-5

FRONT SETBACK	35'
FRONT SETBACK (W/FRONT PARKING)	50'
SIDE SETBACK (SUBJECT TO FIRE AND BUILDING CODES)	0'
SIDE SETBACK (ADJACENT TO RESIDENTIAL):	20'
REAR SETBACK:	35'
USE: LIMITED COMMERCIAL	

A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT

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

A) DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
B) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
C) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
D) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
E) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE

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

SITE AREA
GROSS AREA: 3.46 ACRES
NET AREA: 3.25 ACRES

PARKING CALCULATION SUMMARY:	BASIS	REQ'D	PROVIDED
NUMBER OF SPOTS (PER STORAGE USE) 1/1200 SQFT	(106,052 NET SQFT)	88	7
NUMBER OF SPOTS (PER OFFICE) 1/300 SQFT	(829 NET SQFT)	3	3
	PARKING PROVIDED:	91	10*
NUMBER OF LOADING SPOTS: 0/0 PER SQ FT	N/A	0	30
NUMBER OF RENTAL TRUCK SPOTS: 0/0 PER SQ FT	N/A	0	17
	TOTAL PROVIDED:		57
NUMBER OF ADA ACCESSIBLE SPACES 1/25 PARKING SPOTS		1	2

* VARIANCE REQUESTED TO REDUCE REQUIRED PARKING

VARIANCES:

B22-22 ELM SPRINGS uSTORAGE
5325 ELM SPRINGS ROAD
VARIANCE OF REQUIRED PARKING SPACES FROM 88 TO 57 SPACES
PRESENTED BY EARTHPLAN DESIGN ALTERNATIVES , PA

B22-23 ELM SPRINGS uSTORAGE
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VARIANCE OF COMMERCIAL DESIGN STANDARDS
A. FACADES AND EXTERIOR WALLS
B. ROOFS
C. MATERIALS AND COLORS
D. FOUNDATIONAL LANDSCAPING
PRESENTED BY EARTHPLAN DESIGN ALTERNATIVES , PA

CONCRETE NOTES:

1) CONCRETE STRUCTURES SHOULD CONFORM TO THE ARKANSAS DEPARTMENT OF HIGHWAY AND TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, SECTION 501.

2) CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,500 PSI WITH A FOUR INCH MAXIMUM SLUMP. CONCRETE SHALL COMPLY WITH TYPE 1 PORTLAND CEMENT COMPLIANCE WITH ACI COMMITTEE 318-89 REQUIREMENTS.

3) REINFORCING STEEL AND WELDED WIRE FABRIC SHALL BE AS SPECIFIED IN THE CONSTRUCTION DETAILS.

4) 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 SPECIFICATIONS.

5) THE CONTRACTOR SHALL PROVIDE CONSTRUCTION JOINTS BY SAW-CUT OR OTHER APPROVED MEANS. THE CONSTRUCTION JOINTS SHALL BE LOCATED 15-FOOT ON-CENTERS, MAXIMUM EACH WAY. THE CONSTRUCTION JOINTS SHALL BE CONSTRUCTED TO A DEPTH EQUAL TO AT LEAST 1/4 CONCRETE THICKNESS. CONTRACTOR IS TO FURNISH JOINT FILLERS APPROVED BY THE ENGINEER OR AS DETAILED ON PLANS.

SITE NOTES:

1. NO KNOWN EROSION PROBLEMS EXIST ON-SITE OR WITHIN 100' DOWNSTREAM OF THE PROPERTY.
2. THERE ARE NO EXISTING OR PROPOSED GROUND LEASES.
3. TOPOGRAPHIC INFORMATION SHOWN IS BY JAMES LAYOUT SERVICES.
4. ALL EXTERIOR LIGHTS SHALL BE "CUT-OFF" TYPE.
5. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIRED ADJUSTMENTS TO THE EXISTING WATER AND SEWER FACILITIES DUE TO SITE GRADING, PAVING, LOT LINE ADJUSTMENTS OR OTHER MATTERS.
6. CONTRACTOR TO FOLLOW GUIDANCE FOR AUTOMATIC ELECTRIC GATES - NOVEMBER 10,2020' FOR SLIDING GATE SPECIFICATIONS.
7. EACH BUILDING TO HAVE APPROVED KNOX BOX

UTILITY NOTES:

1. ALL FRANCHISE UTILITIES HAVE ACCESS TO SITE.
2. ALL UTILITY WIRES, LINES AND/OR CABLES SHALL BE UNDERGROUND UNLESS 12 KV OR ABOVE.
3. EXTERIOR GROUND-MOUNTED OR BUILDING-MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES AND BANKS OF METER SHALL BE SCREEN FROM PUBLIC VIEW WITH LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.

PAVING NOTES:

1) ASPHALTIC CONCRETE SURFACE AND BASE COURSE MATERIALS SHOULD MEET OR EXCEED THE REQUIREMENTS SPECIFIED IN THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, SECTIONS 406 AND 303.

2) AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID 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.

3) CRUSHED STONE BASE SHALL BE CLEAN CRUSHER RUN STONE IN THE THICKNESS AND COMPACTION REQUIREMENTS AS REQUIRED AND SPECIFIED ON THE PLANS. CRUSHED STONE BASE COURSE SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS FOR CLASS 7 BASE MATERIAL AS REQUIRED BY THE ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT.

4) BITUMINOUS PRIME COAT SHALL BE CUTBACK ASPHALT, TYPE MC-30 OR MC-70 IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARKANSAS STATE HIGHWAY SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

5) HOT-MIX ASPHALTIC CONCRETE SHALL CONFORM TO THE PROVISIONS OF SECTION 409, MATERIALS AND EQUIPMENT FOR HOT MIX BITUMINOUS BINDER AND SURFACE COURSES IN THE ARKANSAS STATE HIGHWAY STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

DRAINAGE SYSTEM NOTES:

1. THE CONTRACTOR SHALL INSTALL THE DRAINAGE SYSTEM AS INDICATED ON THE PLANS, IN ACCORDANCE WITH THE SPECIFICATION AND DETAILS.
2. REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS III OR CLASS IV IN SIZE, TYPE, DIAMETER, AND LENGTH AS INDICATED ON THE PLANS. ALL RCP TO BE USED ON THESE PLANS SHALL BE TONGUE AND GROOVE TYPE.
3. RCP FLARED END SECTIONS SHALL BE CLASS II.
4. ALL TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH AASHTO T280, LATEST REVISION. THE MANUFACTURE AND FURNISHING OF CIRCULAR PIPE SHALL BE IN ACCORDANCE WITH AASHTO M170.
5. JOINTS SHALL BE SEALED WITH PREFORMED RUBBER GASKETS OR BITUMEN/BUTYL RUBBER PLASTIC GASKETS CONFORMING TO AASHTO M198, TYPE A.
6. ALL SPOT ELEVATIONS TO GUTTER UNLESS OTHERWISE NOTED.

#	DATE	REVISION DESC.

DRAWN BY: CLP
CHECKED BY: JRG
DRAWING CREATION DATE: 081221
JOB NUMBER: 2337
P:\PROJECTS\2337\DWL\2337 C101 SITE PLAN.DWG
LAST SAVED: 2/16/2022 3:36 PM
PLOT DATE: 2/16/2022 3:38 PM
L22-13

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 15,162
JAMES R. GEURTZ

CERTIFICATE OF AUTHORIZATION
EARTHPLAN DESIGN ALTERNATIVES, PA
No. 322
ARKANSAS ENGINEER

SITE PLAN

ELM SPRINGS ROAD U-STORAGE
SPRINGDALE, ARKANSAS

Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture
(479) 756-7266
www.dda-pa.com
134 West Emma Avenue
Springdale, Arkansas 72764

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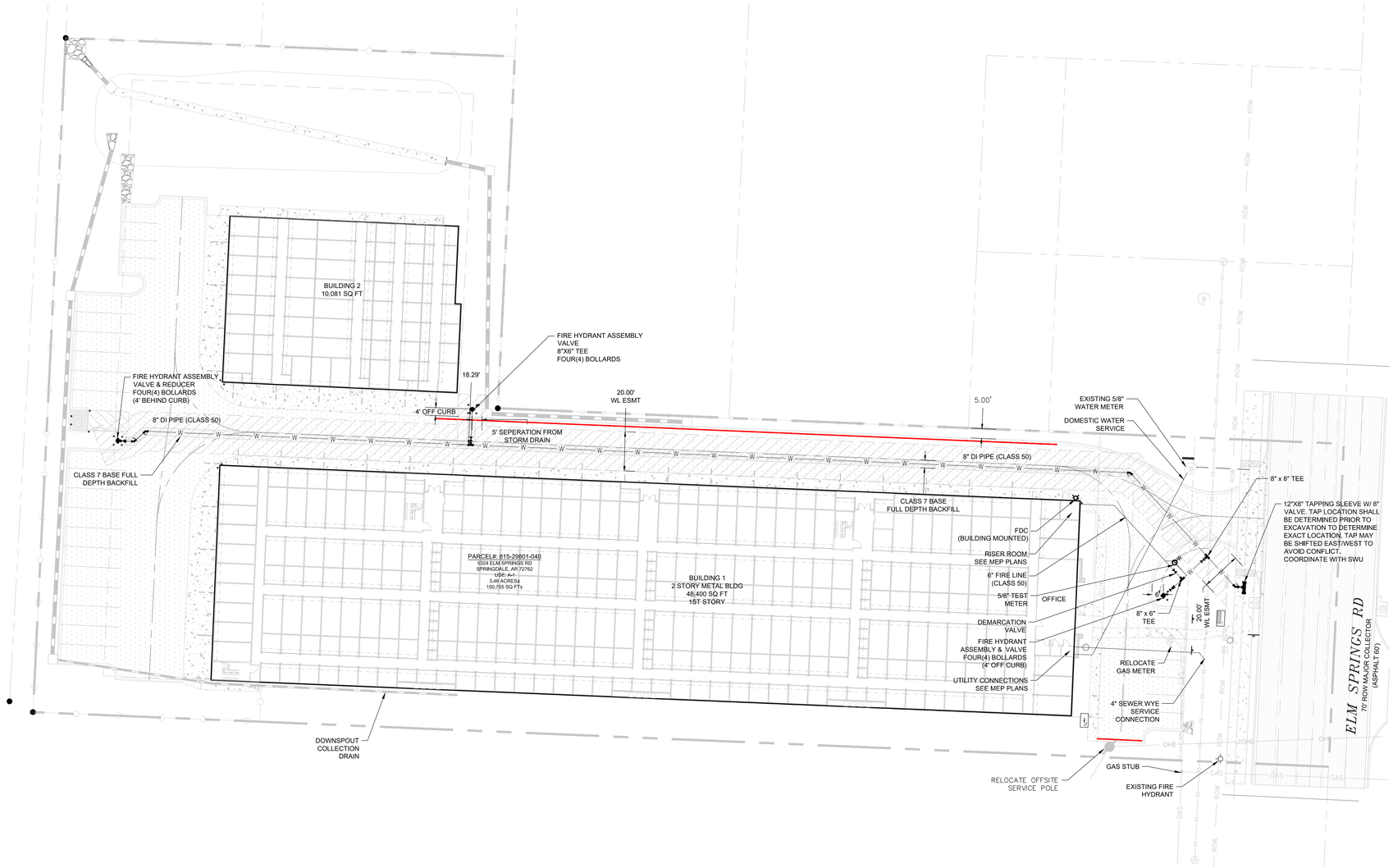

Legend

- Property Line
- Adjacent Property Line
- Building Set Back Line
- ROW — Right of Way
- Easement Line
- Centerline
- Existing Sanitary Sewer Line
- Existing Water Line
- Gas Line
- Existing Overhead Comm
- Existing Underground Electric
- Existing Overhead Electric
- Chainlink Fence
- Metal Fence
- Board Fence
- Drainage Pipe

Existing / Proposed

- Valve
- Water Meter
- Fire Hydrant
- Drainage Manhole,
- Sewer Manhole
- Cleanout, Reducer, FDC
- Found Iron Pin, Set Iron Pin, Sign, Bollard
- Street Light, Gas Reg, Tapping Saddle
- Existing Telephone Pedestal, Existing Electric Pedestal, Existing Power Pole
- Concrete/ Existing Concrete
- Asphalt/ Existing Asphalt or Street
- Easement/ Backfill
- Heavy Duty Dumpster Pad/ Riprap

DUE TO THE SCALE OF THE DRAWINGS, CERTAIN SYMBOLS AND HORIZONTAL COORDINATES OF CERTAIN FEATURES WILL NOT BE TO SCALE DUE TO PRODUCTION PURPOSES. CONTRACTOR TO VERIFY WITH LOCAL UTILITY FOR EXACT LOCATION AND ORIENTATION OF ALL METERS, VALVES, FIRE HYDRANTS, AIR RELEASE VALVES, BENDS, LIGHT POLES ETC. PRIOR TO COMMENCING WITH CONSTRUCTION.

30 0 30 60

30 SCALE GRAPHIC SCALE IN FEET

FLOOD CERTIFICATION:
THIS PROPERTY IS LOCATED IN ZONE X PER FIRM
MAP #05143C0055F. EFFECTIVE DATE: MAY 16, 2008

SITE NOTES:
1. NO KNOWN EROSION PROBLEMS EXIST ON-SITE OR WITHIN 100' DOWNSTREAM OF THE PROPERTY.
2. THERE ARE NO EXISTING OR PROPOSED GROUND LEASES.
3. TOPOGRAPHIC INFORMATION SHOWN IS BY JAMES LAYOUT SERVICES.
4. ALL EXTERIOR LIGHTS SHALL BE "CUT-OFF" TYPE.
5. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIRED ADJUSTMENTS TO THE EXISTING WATER AND SEWER FACILITIES DUE TO SITE GRADING, PAVING, LOT LINE ADJUSTMENTS OR OTHER MATTERS.

UTILITY NOTES:
4. ALL FRANCHISE UTILITIES HAVE ACCESS TO SITE.
5. ALL UTILITY WIRES, LINES AND/OR CABLES SHALL BE UNDERGROUND UNLESS 12 KV OR ABOVE.
6. EXTERIOR GROUND-MOUNTED OR BUILDING-MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES AND BANKS OF METER SHALL BE SCREEN FROM PUBLIC VIEW WITH LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.

WATER SYSTEM NOTES:

1. ALL WATER MAIN SHALL BE SIZED ACCORDING TO SPRINGDALE WATER UTILITIES STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
2. ALL GATE VALVES SHALL BE CONFORMING TO SPRINGDALE WATER UTILITES STANDARD SPECIFICATIONS, LATEST EDITION.
3. AFTER COMPLETION OF THE WATER SYSTEM, THE CONTRACTOR SHALL FLUSH, TEST, AND DISINFECT THE WATER SYSTEM IN ACCORDANCE WITH SPRINGDALE WATER UTILITIES STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.
4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL NECESSARY STREET CUTS, PERMITS OR FEES. ALL STREET CUTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS OR REGULATIONS.
5. PLACEMENT OF FIRE HYDRANTS BEHIND CURB PER SPRINGDALE WATER UTILITES WATER SPECIFICATIONS
6. METER AND HYDRANT LOCATIONS PER SPRINGDALE WATER UTILITES. PLACEMENT SHOWN ON THESE PLANS ARE EXAGGERATED FOR REVIEW ONLY.

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

DRAWN BY: CLP | CHECKED BY: JRG | DATE | # | REVISION DESC.:

DRAWING CREATION DATE: 2337 | JOB NUMBER: 081221

P:\PROJECTS\2337\DWL\2337 C102 UTILITY PLAN.DWG
LAST SAVED: 2/16/2022 3:41 PM
PLOT DATE: 2/16/2022 3:41 PM

L22-13

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 15,162
JAMES R. GEURETY

CERTIFICATE OF AUTHORITY
EARTHPLAN DESIGN ALTERNATIVES, PA
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UTILITY PLAN

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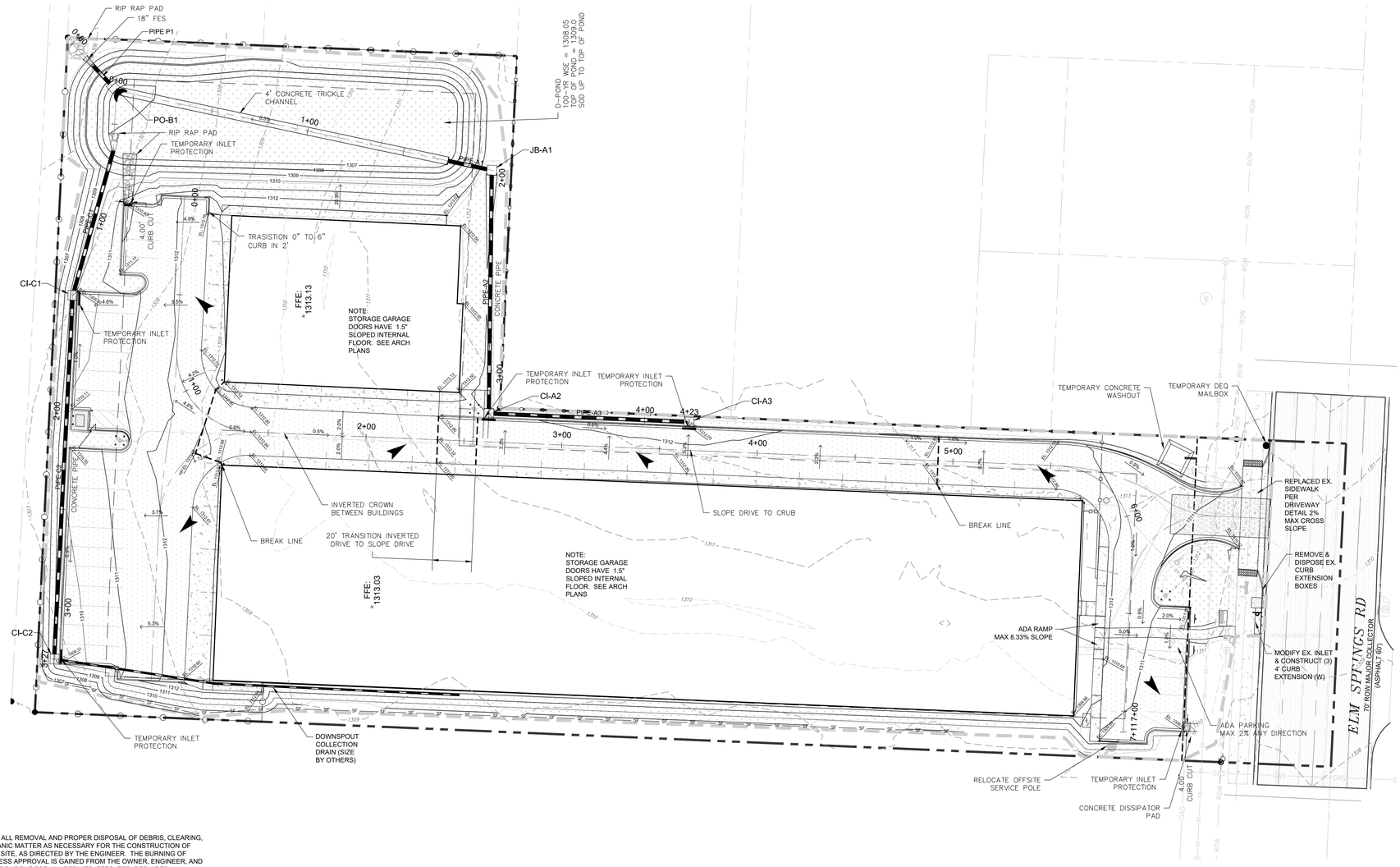
C102



Legend

- Found Iron Pin
- Set Iron Pin
- Property Line
- Building Set Back Line
- Storm Water Pipe
- Existing Contour
- Proposed Contour
- Silt Fence
- Tree Protection Fence
- Pond Easement
- Limits of Disturbance
- Flow Arrow
- Temporary Stock Pile
- Temporary Construction Exit
- Concrete Washout
- Inlet Protection
- Temporary Rock Check Dam
- Rip-Rap
- Sod
- DEQ Mailbox
- Flood Way
- Flood Zone
- Drainage Easement

DUE TO THE SCALE OF THE DRAWINGS, CERTAIN SYMBOLS AND HORIZONTAL COORDINATES OF CERTAIN FEATURES WILL NOT BE TO SCALE DUE TO PRODUCTION PURPOSES. CONTRACTOR TO VERIFY WITH LOCAL UTILITY FOR EXACT LOCATION AND ORIENTATION OF ALL METERS, VALVES, FIRE HYDRANTS, AIR RELEASE VALVES, BENDS, LIGHT POLES ETC. PRIOR TO COMMENCING WITH CONSTRUCTION.

30 0 30 60

10 SCALE GRAPHIC SCALE IN FEET

TOTAL DISTURBED AREA: 3.16 ACRES

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

GRADING NOTES:
1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REMOVAL AND PROPER DISPOSAL OF DEBRIS, CLEARING, GRUBBING, AND STRIPPING OF TOPSOIL AND ORGANIC MATTER AS NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT. TOPSOIL MAY BE STOCKPILED ON SITE, AS DIRECTED BY THE ENGINEER. THE BURNING OF TIMBER AND DEBRIS WILL NOT BE PERMITTED UNLESS APPROVAL IS GAINED FROM THE OWNER, ENGINEER, AND GOVERNING OFFICIALS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, ETC. REQUIRED.

2) BUILDING SETBACK AREAS TO RECEIVE FILL MATERIAL SHALL BE SCARIFIED TO A DEPTH OF 8-INCH DEPTH AND PROPERLY COMPACTED TO 95% STANDARD PROCTOR DENSITY. ANY UNSUITABLE AREAS SHALL BE FURTHER UNDERCUT AND REPLACED WITH SUITABLE MATERIAL, AS DIRECTED BY THE ENGINEER.

3) OFF-SITE FILL MATERIAL SHALL HAVE A PLASTICITY INDEX OF 20 OR LESS, A LIQUID LIMIT OF 50 OR LESS, AND CONTAIN NO ROCK LARGER THAN FOUR INCHES. OFF SITE FILL MATERIAL SHALL BE APPROVED BY THE ENGINEER.

4) AREAS THAT ARE TO BE CUT TO SUB-GRADE LEVELS SHALL BE PROOF-ROLLED WITH A LOADED TANDEM AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOIL CONDITIONS. CUT AREAS ARE TO BE SCARIFIED AND RE-COMPACTED TO 95% STANDARD PROCTOR AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.

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

6) THE DEVELOPER SHALL PROVIDE AN INDEPENDENT TESTING LABORATORY TO PERFORM CONSTRUCTION TESTING OF THE SUB-GRADE FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF SUB-GRADE DENSITIES. THE CONTRACTOR SHALL PROVIDE 48 HOURS ADVANCED NOTIFICATION SO THE DEVELOPER CAN SCHEDULE TESTING.

7) THE CONTRACTOR SHALL MAINTAIN ALL SLOPES 3:1 OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS. ALL SLOPES EXCEEDING 3:1, BUT LESS THAN 2:1 SHALL BE SODDED.

8) CONTRACTOR SHALL CONTROL EROSION ALONG THE EDGE OF THE PROPERTY INCLUDING BOTTOM OF SLOPE LOCATIONS AND ALONG DITCHES LINES. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEANS TO PREVENT MUD AND DEBRIS FROM FLOWING ONTO ADJACENT PROPERTY.

9) ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR-INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOP-SOIL 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 70% GRASS COVER IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR.

REVEGETATION REQUIREMENTS:
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:

1. TOPSOIL. ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOPSOIL AND REVEGETATED. TOPSOIL SHALL BE REQUIRED TO BE EITHER EXISTING OR INSTALLED IN AREAS TO BE REVEGETATED AS SET FORTH IN 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.

2. 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.

3. 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. 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.

EROSION CONTROL NOTES:

1) ALL WASH WATER SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.

2) CONTRACTOR SHALL MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

3) ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO CONFIRM THAT A GOOD STAND IS MAINTAINED. AREAS SHALL BE FERTILIZED, IRRIGATED AND RESEEDED AS REQUIRED.

4) A MINIMUM VEGETATIVE BUFFER OF 25 FEET SHALL BE PROVIDED BETWEEN CONSTRUCTION OPERATIONS AND WETLANDS AND ORDINARY HIGH WATER MARKS OF RIVERS AND STREAMS.

5) 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.

6) PERMANENT EROSION CONTROL: THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORSEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSIONS CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.

7) THE CONTRACTOR SHALL TAKE ALL REASONABLE MEANS TO ELIMINATE THE TRANSPORT OF DUST FROM THE PROJECT SITE. SPECIAL MEASURES, SUCH AS PERIODICALLY APPLYING WATER TO THE WORK SITE TO PREVENT DUST SHALL BE INCORPORATED INTO THE CONTRACTORS WORK PLAN.

8) 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 STABALIZED ROCK HAVEING 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.

9) 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 WASTER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.

10) STOCKPILING OF TOPSOIL SHALL HAVE WATTLES INSTALLED AROUND PILE.

DRAINAGE SYSTEM NOTES:

1. THE CONTRACTOR SHALL INSTALL THE DRAINAGE SYSTEM AS INDICATED ON THE PLANS, IN ACCORDANCE WITH THE SPECIFICATION AND DETAILS.
2. REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS III OR CLASS IV IN SIZE, TYPE, DIAMETER, AND LENGTH AS INDICATED ON THE PLANS. ALL RCP TO BE USED ON THESE PLANS SHALL BE TONGUE AND GROOVE TYPE.
3. RCP FLARED END SECTIONS SHALL BE CLASS II.
4. ALL TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH AASHTO T280, LATEST REVISION. THE MANUFACTURE AND FURNISHING OF CIRCULAR PIPE SHALL BE IN ACCORDANCE WITH AASHTO M170.
5. JOINTS SHALL BE SEALED WITH PREFORMED RUBBER GASKETS OR BITUMEN/BUTYL RUBBER PLASTIC GASKETS CONFORMING TO AASHTO M198, TYPE A.
6. ALL SPOT ELEVATIONS TO GUTTER UNLESS OTHERWISE NOTED.

THERE ARE NO EXISTING SURFACE WATERS ON THIS SITE.

ALL BEST MANAGEMENT PRACTICES AND EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE PROJECT AS SPECIFIED BY THE MANUFACTURER OR AS SPECIFIED IN THE DETAILS.

IF TOPSOIL IS TO BE STOCKPILED ON THE SITE, THE STOCKPILE AREA SHALL BE RINGED WITH SILT FENCE AND THE STOCKPILED SOIL SHALL BE TEMPORARILY SEEDED.

REFER TO THE REVEGETATION REQUIREMENTS NOTES 1 THROUGH 4 ON THE EROSION CONTROL NOTES THIS SHEET FOR STABILIZATION PRACTICES FOR ALL DISTURBED AREAS. IF CONSTRUCTION IS NOT EXPECTED TO RESUME WITHIN 3 WEEKS ON AN UNFINISHED AREA, THE AREA SHALL BE TEMPORARILY STABILIZED WITHIN 2 WEEKS.

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

DRAWN BY:	CHECKED BY:	JRG
LAST SAVED:	DRAWING CREATION DATE:	JOB NUMBER: 2337
CLP	2/16/2022 3:44 PM	081221

P:\PROJECTS\2337\CIVIL\2337 C103 GRADING PLAN.DWG
PLOT DATE: 2/16/2022 3:44 PM

L22-13

#	REVISION DESC.	DATE

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 15,162
JAMES R. GEURETY

CERTIFICATE OF AUTHORIZATION
EARTHPLAN DESIGN ALTERNATIVES, PA
No. 322
ARKANSAS ENGINEER

GRADING/EROSION CONTROL PLAN

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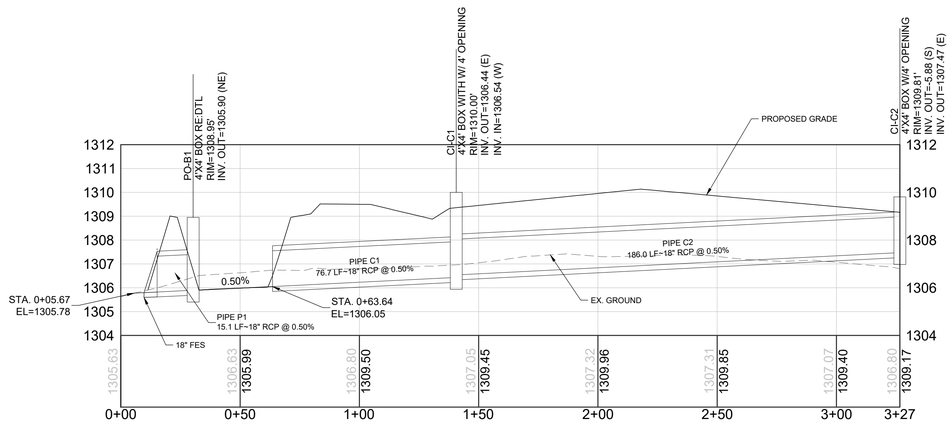
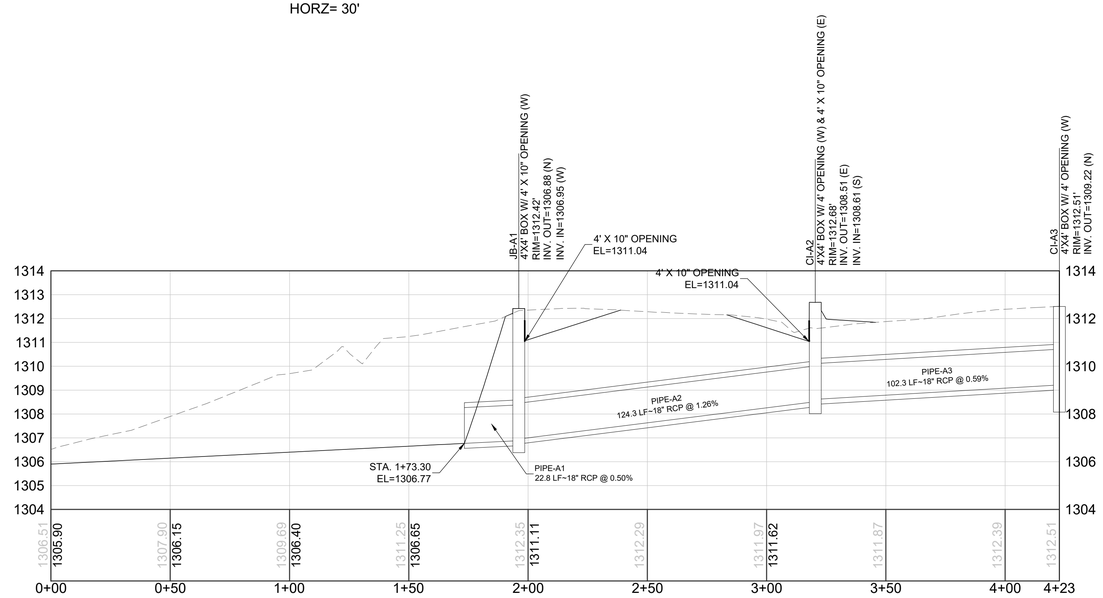


STORM SEWER C PROFILE
VERT= 3'
HORZ= 30'



STORM SEWER A PROFILE
VERT= 3'
HORZ= 30'

DUE TO THE SCALE OF THE DRAWINGS, CERTAIN SYMBOLS AND HORIZONTAL COORDINATES OF CERTAIN FEATURES WILL NOT BE TO SCALE DUE TO PRODUCTION PURPOSES. CONTRACTOR TO VERIFY WITH LOCAL UTILITY FOR EXACT LOCATION AND ORIENTATION OF ALL METERS, VALVES, FIRE HYDRANTS, AIR RELEASE VALVES, BENDS, LIGHT POLES ETC. PRIOR TO COMMENCING WITH CONSTRUCTION.

10 0 10 20
10 SCALE GRAPHIC SCALE IN FEET

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

DRAWN BY:	CLP	CHECKED BY:	JRG	DATE	#	REVISION DESC.:
DRAWING CREATION DATE:		081221				
JOB NUMBER:	2337					
P:\PROJECTS\2337\CIVIL\2337 C103 GRADING PLAN.DWG LAST SAVED: 2/16/2022 3:45 PM PLOT DATE: 2/16/2022 3:45 PM			L22-13			

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 15,162
JAMES R. GEURTZ

PRELIMINARY NOT FOR CONSTRUCTION

CERTIFICATE OF AUTHORIZATION
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No. 322
ARKANSAS ENGINEER

STORM PROFILE

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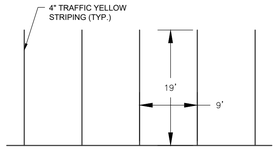
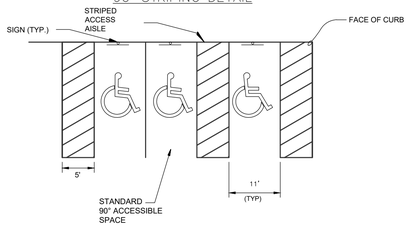
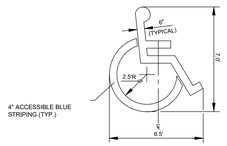
C203



90° STRIPING DETAIL



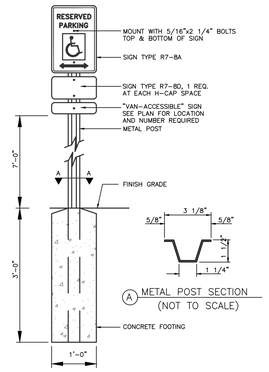
ACCESSIBLE STRIPING



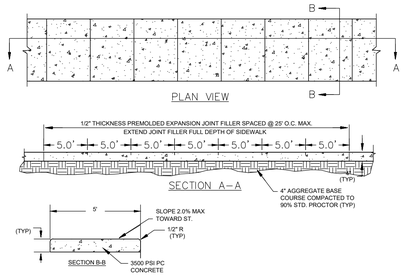
NOTES:

1. SEE SITE PLAN FOR TOTAL LAYOUT.
2. THESE DETAILS ARE FOR REFERENCE AND DIMENSION CONTROL ONLY.
3. ALL DIMENSIONS ARE TO CL OF STRIPE UNLESS OTHERWISE INDICATED

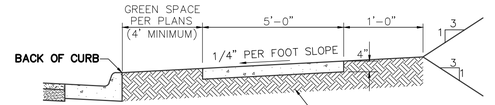
ACCESSIBLE PARKING GLYPH
MD 1.9



ACCESSIBLE SIGN DETAIL MD 1.10
N.T.S.

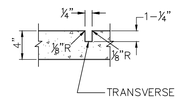


CONCRETE SIDEWALK
N.T.S.

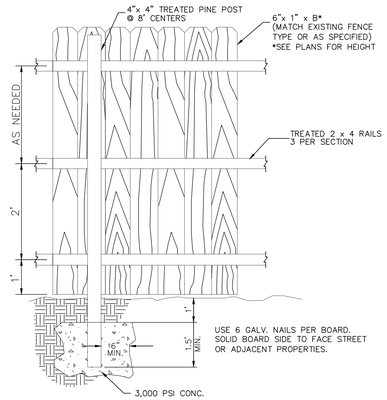


NOTES:

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



SIDEWALK DETAIL
NOT TO SCALE



PRIVACY FENCE DETAIL
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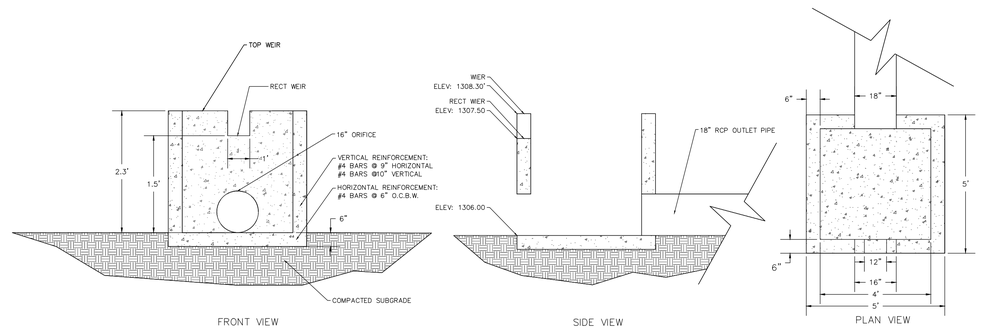


POND OUTLET STRUCTURE
N.T.S.

DRAWN BY:	CLP
CHECKED BY:	JRG
DRAWING CREATION DATE:	081221
JOB NUMBER:	2337
P:\PROJECTS\2337\CIVIL\2337 C501 DETAILS.DWG LAST MODIFIED: 2/14/2022 3:47 PM PLOT DATE: 2/16/2022 3:47 PM	L22-13

#	REVISION DESC.	DATE

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 15,162
JAMES R. GEURETTY

PRELIMINARY NOT FOR CONSTRUCTION

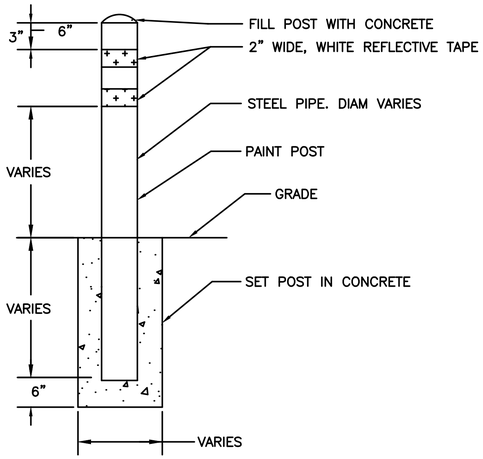
CERTIFICATE OF AUTHORITY
EARTHPLAN DESIGN ALTERNATIVES, PA
No. 322
ARKANSAS ENGINEER

DETAILS

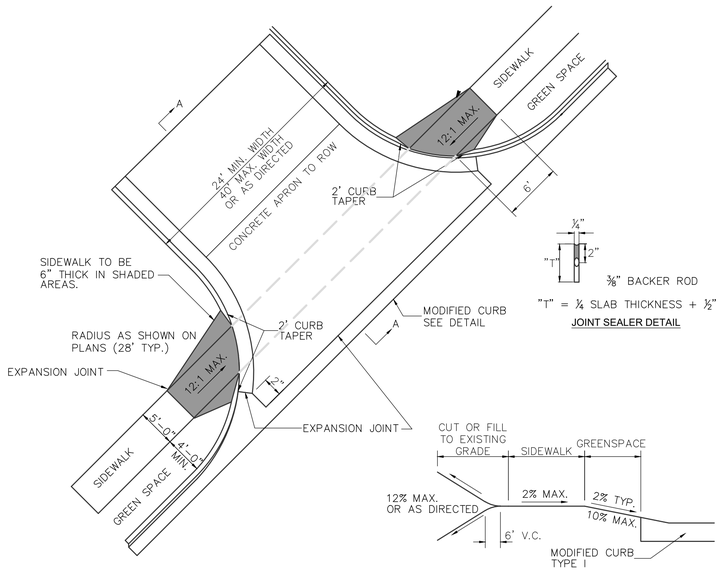
ELM SPRINGS ROAD U–STORAGE
SPRINGDALE, ARKANSAS

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

C501



TYPICAL BOLLARD DETAIL



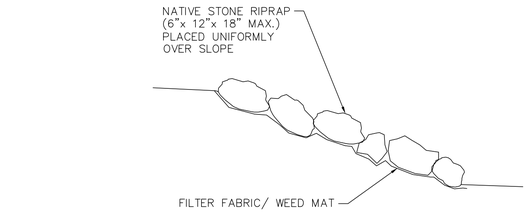
SECTION A-A

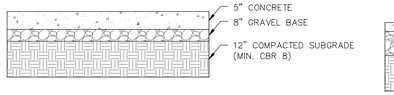
NOTES:

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 VERTICAL AND HORIZONTAL)
8. INDUSTRIAL DRIVES SHOULD INCREASE RADIUS AT DRIVEWAY ENTRANCES TO 50–FT.

COMMERCIAL DRIVEWAY DETAIL

NOT TO SCALE

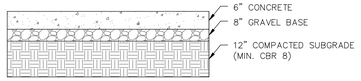




NOTES:
1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI
2. GRAVEL BASE SHALL BE ARDOT CLASS 7 MATERIAL COMPACTED TO 95% STANDARD PROCTOR

CONCRETE PAVING

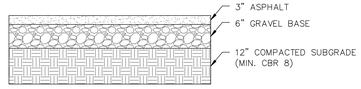
N.T.S.



NOTES:
1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI
2. GRAVEL BASE SHALL BE ARDOT CLASS 7 MATERIAL COMPACTED TO 95% STANDARD PROCTOR
3. STEEL REINFORCEMENT #4 BARS 18" OCBW.

HEAVY DUTY CONCRETE DUMPSTER PAD

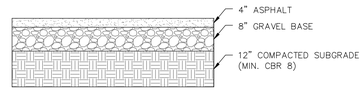
N.T.S.



NOTES:
1. ASPHALT SHALL SHALL BE HMAC TYPE II.
2. GRAVEL BASE SHALL BE ARDOT CLASS 7 MATERIAL COMPACTED TO 95% STANDARD PROCTOR.

STANDARD DUTY ASPHALT PAVING

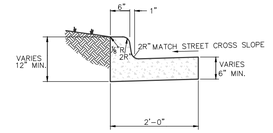
N.T.S.



NOTES:
1. ASPHALT SHALL SHALL BE HMAC TYPE II.
2. GRAVEL BASE SHALL BE ARDOT CLASS 7 MATERIAL COMPACTED TO 95% STANDARD PROCTOR.

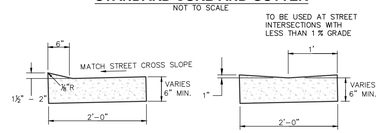
HEAVY DUTY ASPHALT PAVING

N.T.S.



STANDARD CURB AND GUTTER

NOT TO SCALE



MODIFIED CURB AND GUTTER

NOT TO SCALE

NOTES:

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

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CHECKED BY:	JRG
DRAWING CREATION DATE:	081221
JOB NUMBER:	2337
P:\PROJECTS\2337\DWL\2337 C501 DETAILS.DWG LAST SAVED: 2/14/2022 3:47 PM PLOT DATE: 2/16/2022 3:48 PM	L22-13

DATE	#	REVISION DESC.

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114 West Emma Avenue
Springdale, Arkansas 72764

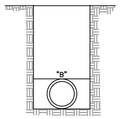
C502

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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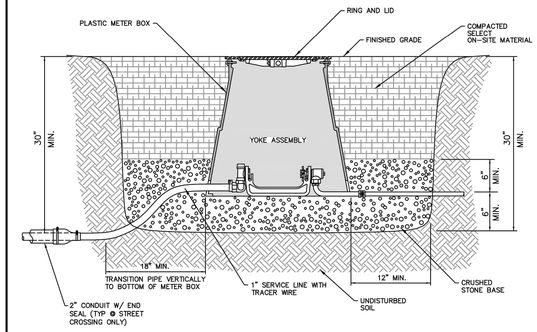
JNK	S-17	MARCH 2008



STANDARD METER BOX INSTALLATION

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

N.T.S.

NOTES:

1.) 2" CONDUITS TO BE INSTALLED ON ALL STREET CROSSINGS AND SHALL EXTEND FROM BACK OF SIDEWALK TO BACK OF SIDEWALK

2.) ALL SERVICE TUBING SHALL HAVE 30" MIN. COVER EXCEPT FOR TRANSITION TO METER BOX AS SHOWN ABOVE

3.) SEE "TECHNICAL SPECIFICATIONS" FOR MATERIAL AND INSTALLATION SPECIFICATIONS

SPRINGDALE WATER UTILITIES
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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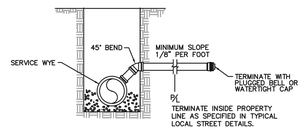
TLS	S-23	OCTOBER 2014

RISER FROM DEEP MAIN



NORMAL DEPTH

SEWER SERVICE CONNECTIONS

N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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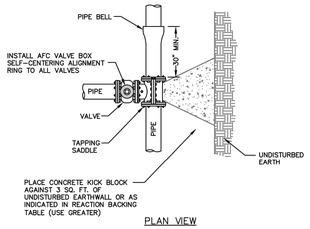
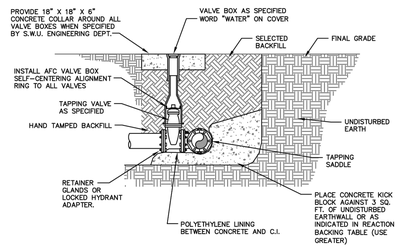


PLAN VIEW



PROFILE VIEW

TAPPING SADDLE & VALVE

N.T.S.

SPRINGDALE WATER UTILITIES
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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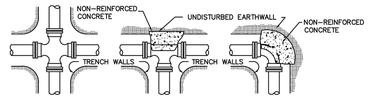
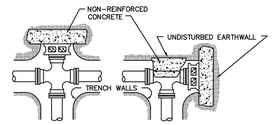
CAG	S-5	AUGUST 2014



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



CROSS W/PLUG TEE W/PLUG

NOTES:

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

REACTION BACKING TABLE

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

REACTION BACKING

N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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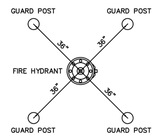
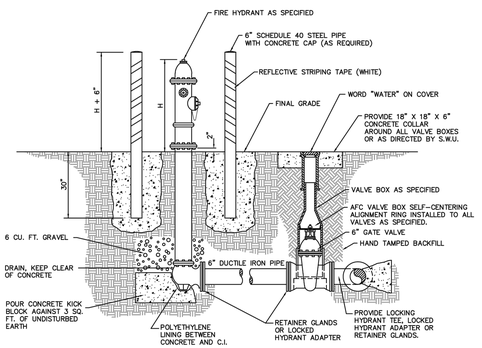
KMI/JNK	S-3	MARCH 2008



PLAN VIEW

NOTES:

1. ALL HYDRANTS SHALL BE SET PLUMB WITH THE PUMPER NOZZLE FACING THE STREET OR AS DIRECTED BY S.W.U.
2. HYDRANTS SHALL BE LOCATED IN STREET RIGHT-OF-WAY OR DEDICATED UTILITY EASEMENT, AND A MINIMUM OF 4' BEHIND ANY CURB AND GUTTER OR SIDEWALK.
3. IF REQUIRED, GUARD POSTS SHALL BE SET PLUMB WITH SPACING AND ORIENTATION AS INDICATED IN THE PLAN VIEW OR AS OTHERWISE SHOWN ON THE PLANS.
4. ALL HYDRANTS AND GUARD POSTS SHALL BE PAINTED USING RUSTOLEUM V2100 SILVER ALUMINUM ENAMEL AEROSOL, OR APPROVED EQUAL, PRIOR TO FINAL ACCEPTANCE COORDINATE WITH SWU TO DETERMINE THE FLOW RATE AND PAINT BONNET AND CAP ACCORDING TO SECTION 718 OF THE STANDARD SPECIFICATIONS.



FIRE HYDRANT WITH GUARD POSTS

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

SPRINGDALE WATER UTILITIES
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
KMI/JNK	S-2	AUGUST 2014

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DRAWN BY: CLP
CHECKED BY: JRG
DRAWING CREATION DATE: 081221
JOB NUMBER: 2337
P:\PROJECTS\2337\DWL\2337 CS01 DETAILS.DWG
LAST EDITED: 2/14/2022 3:47 PM
PLOT DATE: 2/16/2022 3:46 PM
L22-13

STATE OF ARKANSAS
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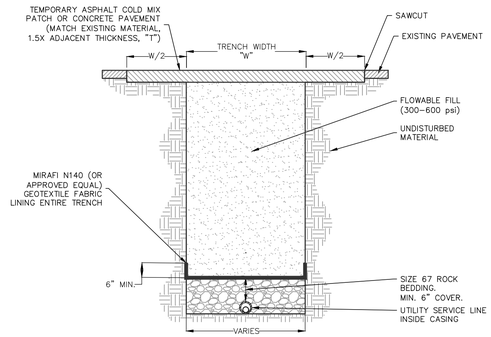

PROFILE VIEW
SECTION A–A

STREET CUT (TRENCH) REPAIR

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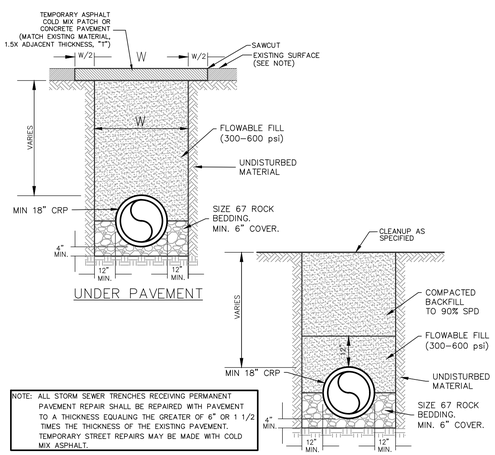


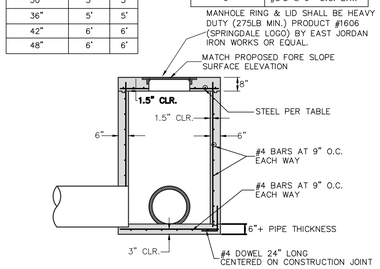
STORM SEWER BEDDING AND BACKFILL

NOT TO SCALE

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.

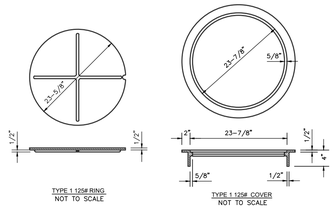


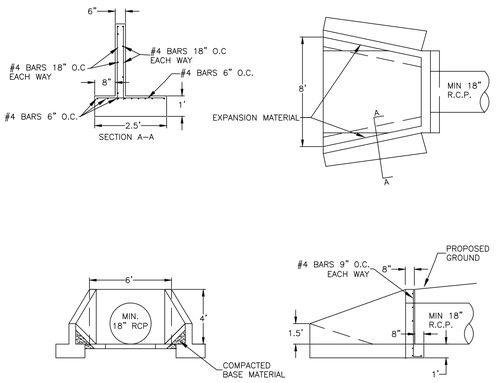
NOTES:

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

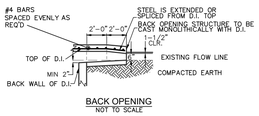
NOT TO SCALE





TYPICAL HEADWALL DETAIL

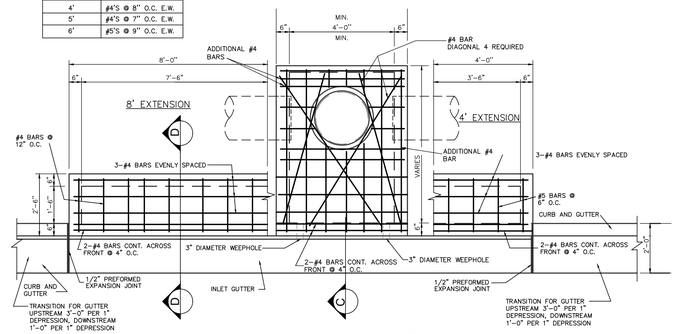
N.T.S.



BACK OPENING
NOT TO SCALE

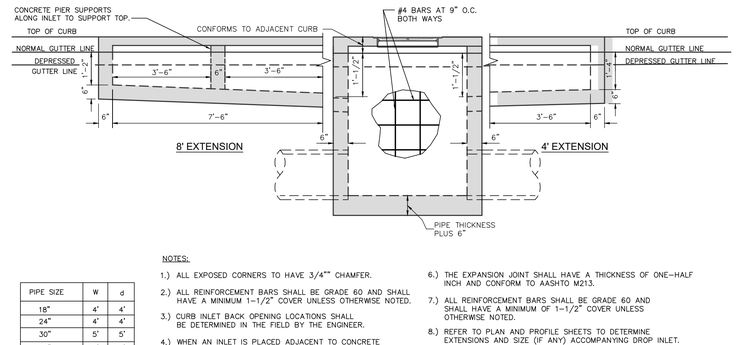
REINFORCING TABLE

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.



PLAN - RECTANGULAR DROP INLET

NOT TO SCALE



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

NOTES:

1.) ALL EXPOSED CORNERS TO HAVE 3/4"" CHAMFER.

2.) ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 1–1/2" COVER UNLESS OTHERWISE NOTED.

3.) CURB INLET BACK OPENING LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.

4.) WHEN AN INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT THE GUTTER DEPRESSION SHALL BE FORMED IN CONCRETE PAVEMENT.

5.) PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION AS DIRECTED BY THE ENGINEER. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 1–1/2"

6.) THE EXPANSION JOINT SHALL HAVE A THICKNESS OF ONE–HALF INCH AND CONFORM TO AASHTO M213.

7.) ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM OF 1–1/2" COVER UNLESS OTHERWISE NOTED.

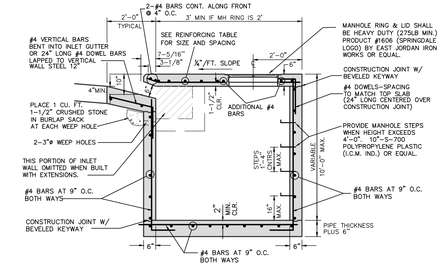
8.) REFER TO PLAN AND PROFILE SHEETS TO DETERMINE EXTENSIONS AND SIZE (IF ANY) ACCOMPANYING DROP INLET.

9.) EXTENSIONS WITH LENGTHS DESIGNATED ON THE PLANS EXCEEDING 8'–0" SHALL HAVE THE SAME INSIDE DEPTH DIMENSIONS AS STATED ON DETAILS UNLESS OTHERWISE NOTED.

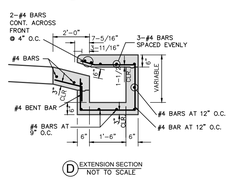
10.) CONCRETE FOR RECTANGULAR DROP INLETS SHALL BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4–7% AIR ENTRAINMENT.

SECTION - RECTANGULAR DROP INLET

NOT TO SCALE



Ⓒ SECTION
NOT TO SCALE



Ⓓ EXTENSION SECTION
NOT TO SCALE

DETAILED SECTIONS - RECTANGULAR DROP INLET

NOT TO SCALE

#	REVISION DESC.	DATE

DRAWN BY: CLP
DRAWING CREATION DATE: JOB NUMBER: 2337 JRG 081221
P:\PROJECTS\2337\CIVIL\2337 C501 DETAILS.DWG
LAST SAVED: 2/14/2022 3:47 PM
PLOT DATE: 2/16/2022 3:49 PM
L22–13

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 15,162
JAMES R. GEURETZ

PRELIMINARY NOT FOR CONSTRUCTION

CERTIFICATE OF AUTHORIZATION
EARTHPLAN DESIGN ALTERNATIVES, PA
No. 322
ARKANSAS ENGINEER

DETAILS

ELM SPRINGS ROAD U–STORAGE
SPRINGDALE, ARKANSAS

Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture
(479) (479) 1266
www.EDAstudio.com
FAX (479)
www.EDAstudio.com
1.34 MiA/West-Emma-Avenue
Springdale,Arkansas-Arkansas-929/2R764

C504

GENERAL NOTES:
1) CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF EROSION CONTROL THROUGHOUT THE CONSTRUCTION OF THE PROJECT.

2) THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL STATE AND FEDERAL REGULATIONS PERTAINING TO THE AUTHORIZATION TO DISCHARGE UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM AND THE ARKANSAS WATER AND AIR POLLUTION CONTROL ACT. CONTRACTOR IS TO FILE NOTICE OF INTENT WITH THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY.

3) ALL BMP'S AND EROSION CONTROL PRACTICES SHOWN ON THIS PLAN SHALL BE MAINTAINED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS THROUGHOUT THE PROJECT.

GRADING NOTES:
1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REMOVAL AND PROPER DISPOSAL OF DEBRIS, CLEARING, GRUBBING, AND STRIPPING OF TOPSOIL AND ORGANIC MATTER AS NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT. TOPSOIL MAY BE STOCKPILED ON SITE, AS DIRECTED BY THE ENGINEER. THE BURNING OF TIMBER AND DEBRIS WILL NOT BE PERMITTED UNLESS APPROVAL IS GAINED FROM THE OWNER, ENGINEER, AND GOVERNING OFFICIALS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, ETC. REQUIRED.

2) BUILDING SETBACK AREAS TO RECEIVE FILL MATERIAL SHALL BE SCARIFIED TO A DEPTH OF 8-INCH DEPTH AND PROPERLY COMPACTED TO 95% STANDARD PROCTOR DENSITY. ANY UNSUITABLE AREAS SHALL BE FURTHER UNDERCUT AND REPLACED WITH SUITABLE MATERIAL, AS DIRECTED BY THE ENGINEER.

3) OFF-SITE FILL MATERIAL SHALL HAVE A PLASTICITY INDEX OF 20 OR LESS, A LIQUID LIMIT OF 50 OR LESS, AND CONTAIN NO ROCK LARGER THAN FOUR INCHES. OFF SITE FILL MATERIAL SHALL BE APPROVED BY THE ENGINEER.

4) AREAS THAT ARE TO BE CUT TO SUB-GRADE LEVELS SHALL BE PROOF-ROLLED WITH A LOADED TANDEM AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOIL CONDITIONS. CUT AREAS ARE TO BE SCARIFIED AND RE-COMPACTED TO 95% STANDARD PROCTOR AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.

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

6) THE DEVELOPER SHALL PROVIDE AN INDEPENDENT TESTING LABORATORY TO PERFORM CONSTRUCTION TESTING OF THE SUB-GRADE FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF SUB-GRADE DENSITIES. THE CONTRACTOR SHALL PROVIDE 48 HOURS ADVANCED NOTIFICATION SO THE DEVELOPER CAN SCHEDULE TESTING.

7) THE CONTRACTOR SHALL MAINTAIN ALL SLOPES 3:1 OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS. ALL SLOPES EXCEEDING 3:1, BUT LESS THAN 2:1 SHALL BE SODDED.

8) CONTRACTOR SHALL CONTROLL EROSION ALONG THE EDGE OF THE PROPERTY INCLUDING BOTTOM OF SLOPE LOCATIONS AND ALONG DITCHES LINES. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEANS TO PREVENT MUD AND DEBRIS FROM FLOWING ONTO ADJACENT PROPERTY.

9) ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR-INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOP-SOIL 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 70% GRASS COVER IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR.

REVEGETATION REQUIREMENTS:
1. 0% TO 10% EXISTING GRADE: REVEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING, SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUN-OFF IN NO MORE THAN TWO GROWING SEASONS.

2. 10% TO 25% EXISTING GRADE: REVEGETATION SHALL BE A MINIMUM OF HYDROSEEDING WITH MULCH AND FERTILIZER, STAKED SOD AND / OR GROUND COVER, SAID PLANTINGS SHALL PROVIDE COMPLETE AND UNIFORM COVER IN NO MORE THAN TWO GROWING SEASONS.

3. 25% TO 33% FINISH GRADE: THE SLOPE SHALL BE COVERED WITH EROSION CONTROL FABRIC AND PLANTED WITH GROUND COVER (PER CITY STANDARDS) OR COVERED WITH RIP-RAP. IF RIP-RAP IS USED, THE SLOPE'S STABILITY AND ERODABILITY MUST BE EQUIVALENT TO OR BETTER THAN IT'S PREDEVELOPED STATE.

4. MORE THAN 33% FINISH GRADE: ANY FINISH GRADE OVER 33% REQUIRES EROSION CONTROL FABRIC AND STABILIZATION.

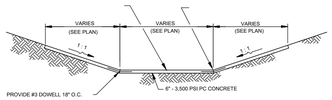
EROSION CONTROL NOTES:
1) ALL WASH WATER SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.

2) CONTRACTOR SHALL MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

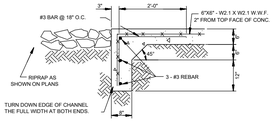
3) OFF-SITE VEHICLE TRACKING OF SEDIMENTS SHALL BE MINIMIZED. PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY TO OR EXIT FROM THE SITE. THE CONTRACTOR SHALL APPLY ADDITIONAL STONE TO THE TOP OF THE CONSTRUCTION ENTRANCE AS NECESSARY TO PREVENT TRACKING OF MUD ONTO PUBLIC RIGHT-OF-WAY. MATERIALS SPILLED , TRACKED, DROPPED, OR WASHED ONTO PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.

4) ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO CONFIRM THAT A GOOD STAND IS MAINTAINED. AREAS SHALL BE FERTILIZED, IRRIGATED AND RESEEDED AS REQUIRED.

5) A MINIMUM VEGETATIVE BUFFER OF 25 FEET SHALL BE PROVIDED BETWEEN CONSTRUCTION OPERATIONS AND WETLANDS AND ORDINARY HIGH WATER MARKS OF RIVERS AND STREAMS.



X-SECTION
N.T.S.

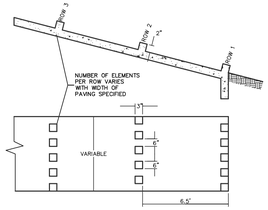


END-SECTION
N.T.S.

GENERAL NOTES:

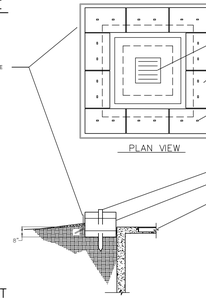
1. SCARIFY TOP 8" OF SUBGRADE AND COMPACT TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY AT ±2% OF OPTIMUM MOISTURE CONTENT.
2. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,500 PSI WITH A FOUR INCH MAXIMUM SLUMP. CONCRETE SHALL COMPLY WITH TYPE I PORTLAND CEMENT COMPLIANCE WITH ACI COMMITTEE 318-89 REQUIREMENTS.
3. REINFORCING STEEL SHALL BE GRADE 60 DEFORMED TYPE AND SHALL COMPLY WITH ASTM A 615 "STANDARD SPECIFICATIONS FOR DEFORMED AND PLAIN BILET-STEEL BARS FOR CONCRETE REINFORCING." LATEST EDITION
4. CONTROL JOINTS TO BE 10' O.C. FILL JOINTS WITH SEALANT.
5. PROVIDE 6"X6" - W2.1 X W2.1 WELDED WIRE FABRIC AS SHOWN.
6. ENERGY DISSIPATORS TO BE INSTALLED ONLY WHERE SHOWN ON THE PLANS. PAYMENT FOR DISSIPATORS TO BE SUBSIDIARY TO CONCRETE DITCH PAVING.

CONCRETE
DRAINAGE CHANNEL
N.T.S.



DETAIL FOR DISSIPATORS
N.T.S.

PLAN VIEW



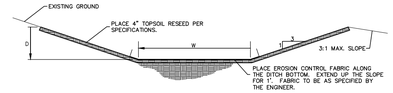
ELEVATION

NOTES:

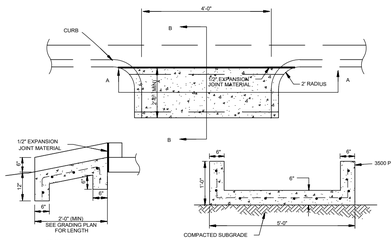
1. THIS DETAIL APPLIES TO NEWLY CONSTRUCTED GRATED INLETS AND INLET BOXES UNDER CONSTRUCTION.
2. STRAW BALES SHALL BE EITHER WIRE OR STRING BOUND.
3. STRAW BALES SHALL BE PLACED SO THAT BINDINGS RUN HORIZONTAL TO GROUND.
4. INSTALL SILT FENCING MATERIAL IN ACCORDANCE WITH THE STANDARD DETAIL FOR INSTALLATION OF SILT FENCING.
5. INSTALL STRAW BALES IN ACCORDANCE WITH THE STANDARD DETAIL FOR INSTALLATION OF SILT FENCING.
6. THE USE OF THIS DETAIL IS LIMITED TO AREAS WHERE WATER PONDING AROUND THE INLET DOES NOT CAUSE A SAFETY HAZARD.

DRAINAGE INLET
EROSION CONTROL
N.T.S.

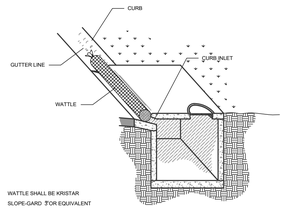
DURING CONSTRUCTION



GRASS LINED DRAINAGE CHANNEL
NOT TO SCALE



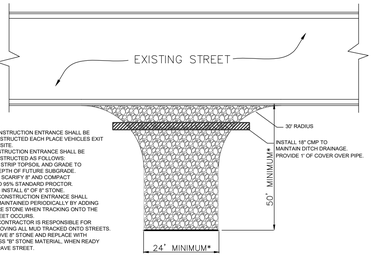
4' CONCRETE FLUME
N.T.S.



WATTLE SHALL BE KRISTAR SLOPE-GARD 3"OR EQUIVALENT
www.kristar.com/specsslope3.html

DRAINAGE INLET
EROSION CONTROL
N.T.S.

POST-CONSTRUCTED
TO BE USED IN A SAG CONDITION ONLY



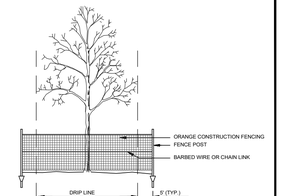
NOTES:
1. A CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED EACH PLACE VEHICLES EXIT THE SITE.
2. CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AS FOLLOWS:
   A) STRIP TOPSOIL AND GRADE TO DEPTH OF FUTURE SUBGRADE.
   B) SCARIFY 6" AND COMPACT TO 95% STANDARD PROCTOR.
   C) INSTALL 6" OF 8" STONE.
2. THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED PERIODICALLY BY ADDING MORE STONE WHEN TRACKING ONTO THE STREET OCCURS.
3. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY MUD TRACKED ONTO STREETS.
4. REMOVE 6" STONE AND REPLACE WITH CLASS "B" STONE MATERIAL WHEN READY TO PAVE STREET.

*REFER TO GRADING PERMIT FOR ALTERNATE DIMENSIONS; USE THE STRICTER OF THE TWO DIMENSIONS.

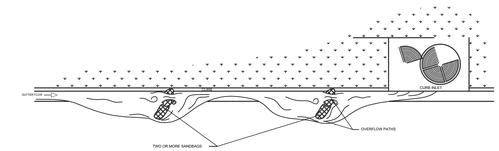
CONSTRUCTION ENTRANCE
N.T.S.

TREE PROTECTION NOTES:

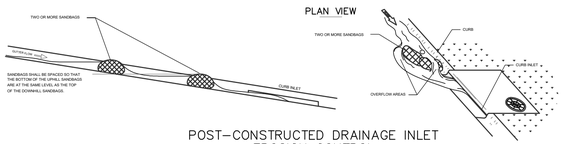
1. ALL TREES SHOWN ON THIS PLAN TO BE RETAINED SHALL BE PROTECTED DURING ALL PHASES OF DEMOLITION/CONSTRUCTION WITH TEMPORARY FENCING. IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY TO COORDINATE WITH LANDSCAPE CONTRACTOR.
2. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING).
3. FENCES SHALL COMPLETELY SURROUND TREE OR CLUSTERS OF TREES. SHALL BE LOCATED 5' FROM THE OUTERMOST LIMITS OF THE TREE BRANCHES (DRIP LINE) AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE FOLLOWING:
   A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR OR PEDESTRIAN TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS.
   B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL) OR TRENCHING.
   C. WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT.
   D. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES.
4. EXCEPTIONS TO INSTALLING FENCES IF FROM TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASES:
   A. WHERE PERMEABLE PAVING IS TO BE INSTALLED. ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA.
   B. WHERE TREES ARE CLOSE TO THE PROPOSED BUILDING: ERECT THE FENCE NO CLOSER THAN 6 FEET TO THE BUILDING.
5. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF 8 FEET (OR TO THE LIMITS OF LOWER BRANCHES) IN ADDITION TO THE REDUCED FENCING PROVIDED.
6. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN AREAS OF UNPROTECTED ROOT ZONES (UNDER DRIP LINES), THOSE AREAS SHOULD BE COVERED WITH 4 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION.
7. ALL GRADING WITHIN PROTECTED ROOT ZONE AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE. PRIOR TO GRADING, RELOCATE PROTECTIVE FENCING TO 2 FEET BEHIND THE GRADE CHANGE AREA.
8. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED WITH A CLEAN CUT FLUSH WITH THE SOIL. BACKFILL ROOT AREAS. ROOT AREAS ARE NOT TO BE LEFT EXPOSED FOR MORE THAN 2 DAYS. COVER ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
9. PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIP LINES, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT AREAS WITH A SHARP SPADE OR SIMILAR EQUIPMENT TO MINIMIZE DAMAGE TO REMAINING ROOTS.
10. TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES SHOULD BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. IF NECESSARY, WATER TREES ONCE A WEEK WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
11. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
12. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIP LINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
13. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.
14. ALL PRUNING MUST BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES) BY A CERTIFIED ARBORIST.



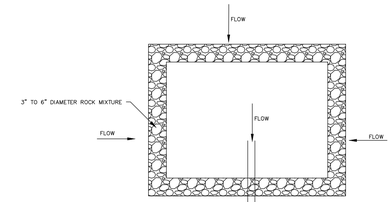
TREE PROTECTION
N.T.S.



PLAN VIEW



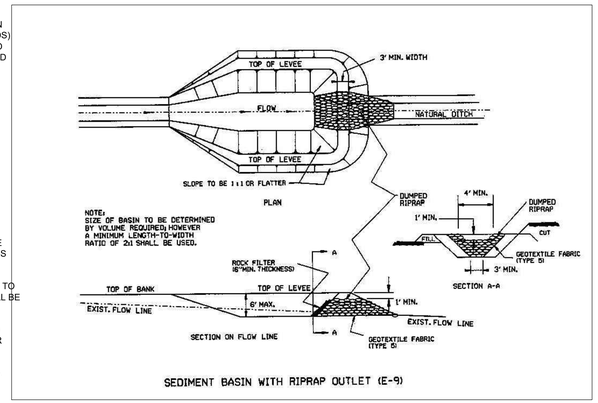
POST-CONSTRUCTED DRAINAGE INLET
EROSION CONTROL
N.T.S.



ADDITIONAL SECTION DETAIL

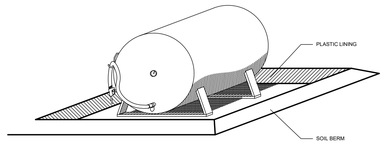
NOTE: THE ROCK FILTER DAM IS FOR TEMPORARY EROSION CONTROL ONLY AND SHALL BE REMOVED BY CONTRACTOR ONCE GRASS HAS BEEN ESTABLISHED.

(CONCRETE WASHOUT)
DEWATERING STRUCTURE EC 1.14
N.T.S.



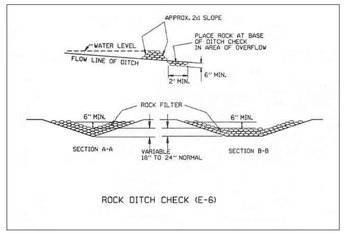
SEDIMENT BASIN WITH RIPRAP OUTLET (E-9)

(BASED ON AHTD STANDARDS)
N.T.S.



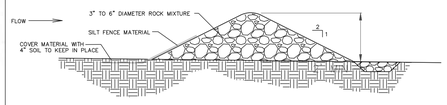
BERM SHALL BE HIGH ENOUGH TO CONTAIN THE TOTAL VOLUME PLUS 10% OF THE FUEL HELD BY THE STORAGE TANK.

FUEL STORAGE DETAIL
N.T.S.



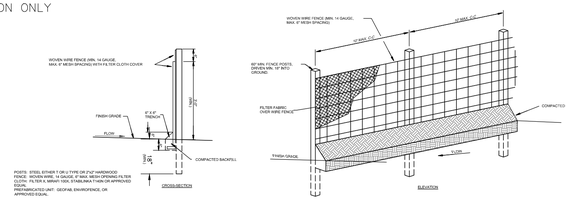
ROCK DITCH CHECK (E-6)

(BASED ON AHTD STANDARDS)
N.T.S.



ADDITIONAL SECTION DETAIL

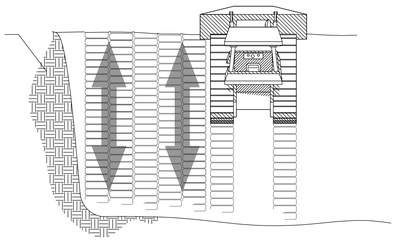
NOTE: THE ROCK FILTER DAM IS FOR TEMPORARY EROSION CONTROL ONLY AND SHALL BE REMOVED BY CONTRACTOR ONCE GRASS HAS BEEN ESTABLISHED.



POSTS: STEEL EITHER T OR L TYPE OR 2"x2" HARDWOOD
FILTER CLOTH: MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL
FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION
FABRIC REINFORCED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE



SOIL ROUGHENING
N.T.S.

NOTE: ONCE THE SLOPE HAS BEEN SHAPED TO FINAL GRADE, A FINAL PASS WITH A TRACKED VEHICLE

NOTES

1. THESE STANDARD DRAWINGS SHALL BE USED UNLESS A STRICTER LOCAL DETAIL EXISTS, IN WHICH CASE THE LOCAL DETAIL SHALL BE USED.
2. ALL SPECIFICATIONS FOR ANY ITEMS TO BE USED AS AN EQUIVALENT FOR A SPECIFIED ITEM SHALL BE SUBMITTED TO THE ENGINEER FOR PRIOR APPROVAL.

#	REVISION DESC.	DATE

DRAWN BY: CLP
CHECKED BY: JRG
DRAWING CREATION DATE: 081221
JOB NUMBER: 2337
P:\PROJECTS\2337\DWL\2337 DETAILS.DWG
PLOT DATE: 2/14/2022 3:47 PM - 2/16/2022 3:49 PM
L22-13

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 15,162
JAMES R. GEURTZ

PRELIMINARY NOT FOR CONSTRUCTION

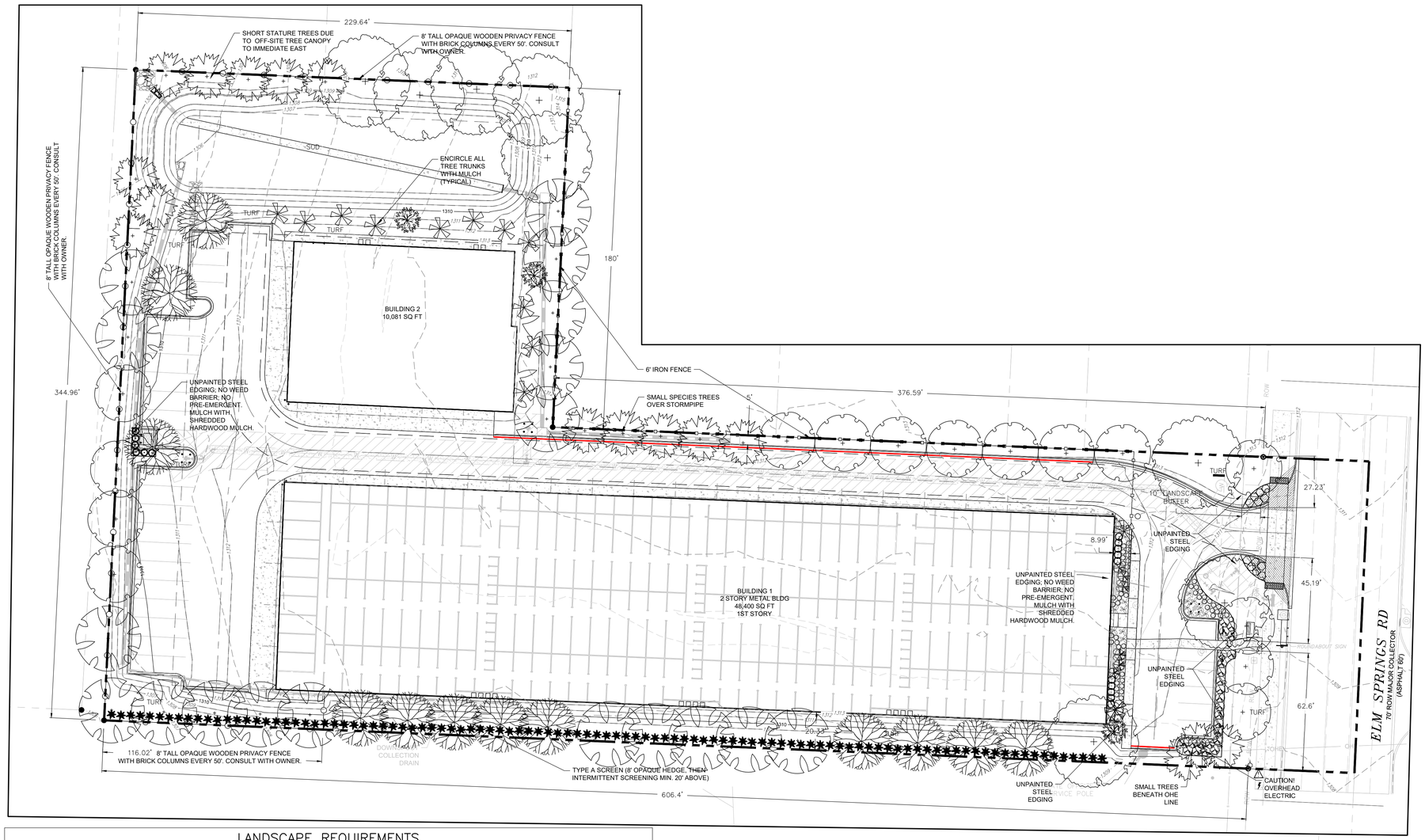
CERTIFICATE OF AUTHORIZATION
EARTHPLAN DESIGN ALTERNATIVES, PA
No. 322
ARKANSAS ENGINEER

DETAILS

ELM SPRINGS ROAD U-STORAGE
SPRINGDALE, ARKANSAS

Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture
(479) 756-1265
www.edap-pa.com
134 West Emma Avenue
Springdale, Arkansas 72764

C505



Legend

- Property Line
- Adjacent Property Line
- Building Set Back Line
- ROW — Right of Way
- Easement Line
- Centerline
- SS — Existing Sanitary Sewer Line
- W — Existing Water Line
- G — Gas Line
- T — Existing Overhead Comm
- UGE — Existing Underground Electric
- OHE — Existing Overhead Electric
- X — Chainlink Fence
- Metal Fence
- Board Fence
- Drainage Pipe

Existing Proposed

- Valve
- Water Meter
- Fire Hydrant
- Drainage Manhole, (D)
- Sewer Manhole (S)
- Cleanout, Reducer, FDC
- Found Iron Pin, Set Iron Pin, Sign, Bollard
- Street Light, Gas Reg, Tapping Saddle
- Existing Telephone Pedestal, Existing Electric Pedestal, Existing Power Pole
- Concrete/ Existing Concrete
- Asphalt/ Existing Asphalt or Street
- Easement/ Backfill
- Heavy Duty Dumpster Pad/ Riprap
- ADA Tactile Warning

DUE TO THE SCALE OF THE DRAWINGS, CERTAIN SYMBOLS AND HORIZONTAL COORDINATES OF CERTAIN FEATURES WILL NOT BE TO SCALE DUE TO PRODUCTION PURPOSES. CONTRACTOR TO VERIFY WITH LOCAL UTILITY FOR EXACT LOCATION AND ORIENTATION OF ALL METERS, VALVES, FIRE HYDRANTS, AIR RELEASE VALVES, BENDS, LIGHT POLES ETC. PRIOR TO COMMENCING WITH CONSTRUCTION.

30 0 30 60

30 SCALE GRAPHIC SCALE IN FEET

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

LANDSCAPE REQUIREMENTS

	REQUIRED	PROVIDED
LANDSCAPED STREET FRONTAGE BUFFER (SEC. 56-31, (1)		
OPTION 1: 10' MIN. BUFFER W/ 1 SHADE TREE & 7 SHRUBS PER 25' LINEAR FEET		
	5.4 TREES 37.81 SHRUBS	10' LANDSCAPE BUFFER BETWEEN DEVELOPMENT & ELM STREET. 5 TREES 37+ SHRUBS
INTERIOR PARKING PLANTING REQUIREMENTS (SEC 56-31, (2)		
c. 8% OF BALANCE PLANTED IN GRASS OR GROUNDCOVER PROPOSED PARKING AREA = 16,851.46 SF d. 1 ISLAND PER 15 SPACES; IF 13 SPACES REMAIN, ADD 1 PARKING ISLAND.27 PARKING SPACES e. 1 TREE PER ISLAND, BALANCE PLANTED IN GRASS OR OTHER VEG.	1,348.12 SF PLANTED 1 PARKING ISLAND 1 PARKING ISLAND PLANTED	1744.20 SF PROVIDED PARKING ISLANDS WITH TREES AND GROUNDCOVER PROVIDED MEETING THIS REQUIREMENT.
PERIMETER LANDSCAPING (other than street frontage landscaping) (SEC 56-31 (3)		
GREENSPACE	5' LANDSCAPED STRIP ALONG SIDE AND REAR LOT LINES	PROVIDED
1 TREE PER 25' LINEAR FEET ALONG SIDE AND REAR LOT LINES	WEST: 606.40'=24.26 TREES REQ NORTH: 344.96'=13.80 TREES REQ EAST: 229.64+376.59'=24.25 TREES REQ SOUTH: 180'=7.2 TREES REQ	WEST: 26 TREES PROVIDED NORTH: 14 TREES PROVIDED EAST: 24 TREES PROVIDED SOUTH: 7 PROVIDED
SCREENING		
NORTHERN PROPERTIES & SOME OF EASTERN PROPERTIES: A	OPAQUE WOODEN FENCE	8' TALL OPAQUE WOODEN PRIVACY FENCE
WESTERN PROPERTIES: SF-2	TYPE A SCREEN OPAQUE SCREEN TO 8' HIGH AND INTERMITTENT VISUAL OBSTRUCTIONS TO AT LEAST 20' HIGH	EVERGREEN HEDGE WITH PERIMETER TREES PROVIDING THE 20' INTERMITTENT VISUAL OBSTRUCTIONS
EASTERN PROPERTIES (SOME ZONED AGRI / SOME C-5)	ORNAMENTAL IRON FENCING	ORNAMENTAL IRON FENCING
SOUTHERN PROPERTIES: C-5	N/A	N/A
COMMERCIAL DESIGN STANDARDS AND GUIDELINES, D		
BUILDING FOUNDATION LANDSCAPING		PROVIDED AS SHOWN IN PLAN; SEE VARIANCE REQUEST FROM SOME OF FOUNDATION PLANTING REQUIREMENTS.

TREE LEGEND

#	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	MATURE SIZE (HEIGHT X WIDTH)	NOTES
16		AMELANCHIER ARBOREA	SERVICEBERRY	5 GAL OR LARGER	20' X 15'	AR-NATIVE TOUGH TREE. WHITE FLOWERS IN SPRING FOLLOWED BY RED BERRIES.
15		ULMUS AMERICANA (any of the below cultivars): "JEFFERSON" 'LEWIS & CLARK' 'NEW HARMONY' "PRINCETON" "VALLEY FORGE"	AMERICAN ELM (any of the below cultivars which are resistant to disease): "JEFFERSON" 'LEWIS & CLARK' 'NEW HARMONY' "PRINCETON" "VALLEY FORGE"	2" CAL B&B AND MIN. OF 8' TALL MIN.	70' X 50'	AR-NATIVE DECIDUOUS TREE. THESE LISTED CULTIVARS ARE ALL DISEASE-RESISTANCE CULTIVARS OF STRAIGHT AMERICAN ELM.
12		QUERCUS RUBRA	NORTHERN RED OAK	2" B&B AND MIN. OF 8' TALL	60' X 60'	AR-NATIVE, LARGE HARDY TREE, DECIDUOUS.
18		CELTIS OCCIDENTALIS OR CELTIS LAEVIGATA	HACKBERRY OR SUGARBERRY	2" B&B AND MIN. OF 8' TALL	50' X 50'	AR-NATIVE, LARGE HARDY TREES, DECIDUOUS, AIRY FORM SIMILAR TO ELM TREES. GNARLY BARK.
8		PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2" B&B AND MIN. OF 8' TALL	85' X 85'	AR-NATIVE, LARGE HARDY TREE, DECIDUOUS. WHITE FLAKING BARK. LARGE, STATELY, EYE-CATCHING TREE. LIKES WATER BUT CAN GROW IN DRY SOIL.
13		ILEX DECIDUA 'PARSON'S PRIDE' OR 'WARREN'S RED'	DECIDUOUS HOLLY PARSON'S PRIDE OR WARREN'S RED	5 GAL POT	15' X 12'	AR-NATIVE SMALL DECIDUOUS TREE. WHITE SPRING FLOWERS FOLLOWED BY RED BERRIES THAT HOLD THROUGH MOST OF WINTER. FEMALE PLANT.
3		ILEX DECIDUA 'RED ESCORT'	DECIDUOUS HOLLY RED ESCORT (OR ANY OTHER MALE ILEX DECIDUA - NEEDED TO CAUSE BERRY SET ON THE FEMALES)	5 GAL POT	15' X 12'	AR-NATIVE SMALL DECIDUOUS TREE. WHITE SPRING FLOWER. MALE NEEDED TO FERTILIZE FLOWERS OF FEMALE DECIDUOUS HOLLIES. IN THIS LANDSCAPE PLAN 52 FEMALES WILL SET FRUIT.
6		ARONIA ARBUTIFOLIA	CHOKEBERRY	3 GAL	8' X 6'	AR-NATIVE SHRUB THAT GROWS IN AN OPEN FORMED UPSIDE DOWN VASE SHAPE WHICH ALLOWS FOR UNDERPLANTING. WHITE SPRING FLOWERS FOLLOWED WITH RED BERRIES.

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.

SHRUB LEGEND

#	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	MATURE SIZE (HEIGHT X WIDTH)	
18		COTONEASTER DAMMERI 'LOWFAST' OR 'MONERI'	LOWFAST COTONEASTER OR CANADIAN CREEPER COTONEASTER	3 GAL	0.5' X 6'	EVERGREEN TO SEMI-EVERGREEN SPREADING GROUNDCOVER SHRUB. WINTER FOLIAGE IS PURPLISH & RED BERRIES HOLD THROUGH WINTER
24		RHUS AROMATICA 'GRO LOW'	GRO LOW FRAGRANT SUMAC	2 GAL	2' X 6'	LOW GROWING CULTIVAR OF A NATIVE SHRUB. EXCELLENT FALL AND APRICOT FALL COLOR. BEAUTIFUL FOLIAGE. SPREADS TO FILL A SPACE.
18		RUDBECKIA FULGIDA	ORANGE CONEFLOWER	4" POT	3' X 3'	AR NATIVE; SUMMER LONG YELLOW FLOWERS. INTERESTING FALL & WINTER SEED HEADS. BASAL FOLIAGE IS EVERGREEN/SEMI-EVERGREEN
17		COTONEASTER DAMMERI 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	2 GAL	2.5' X 5'	NON-NATIVE EVERGREEN SHRUB/GROUNDCOVER. RED BERRIES. WHITE SPRING FLOWERS. MOUNDING/CREEPING FORM
103		THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN AMERICAN ARBORVITAE	3 GAL	10' X 4'	DENSE EVERGREEN. PYRAMIDAL SHAPE.
10		ABELIA X GRANDIFLORA 'COMPACTA'	COMPACT ABELIA	3 GAL	4' x 4'	
49		SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED GRASS	4" POT	2' X 3'	AR NATIVE BUNCH-TYPE GRASS. AIRY TEXTURE.
6		ILEX CRENATA 'FARROWONE'	SKY BOX HOLLY PP20049	3 GAL	5' x 3'	EVERGREEN SHRUB. SHOULDN'T REQUIRE MUCH PRUNING.

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.

LANDSCAPE NOTES:
1. ALL PLANT MATERIALS SHALL BE WARRANTED FOR A PERIOD OF 24 MONTHS FROM THE TIME OF INSTALLATION. IF ANY OF THE PLANT MATERIAL SHOULD FAIL TO SURVIVE DURING THAT PERIOD, IT SHALL BE REPLACED DURING THE APPROPRIATE PLANTING SEASON.
2. IRRIGATION SYSTEM TO BE DESIGNED AND INSTALLED BY OTHERS.

COMMERCIAL DESIGN STANDARDS

BLDG 1	NORTH: VARIANCE APPLIED FOR WEST: VARIANCE APPLIED FOR SOUTH: PROVIDED EAST: PROVIDED
BLDG 2	NORTH: VARIANCE APPLIED FOR WEST: PROVIDED (EVERGREEN HEDGE) EAST: VARIANCE APPLIED FOR SOUTH: PROVIDED

#	DATE	REVISION DESC.

DRAWN BY: SDG
CHECKED BY: JRG
DRAWING CREATION DATE: 081221
JOB NUMBER: 2337
P:\PROJECTS\2337\DWL\2337 L101 LANDSCAPE.DWG
LAST XREF: 2/17/2022 1:26 PM
PLOT DATE: 2/17/2022 1:27 PM
L22-13

BARAM SLUTZ
LICENSED LANDSCAPE ARCHITECT
STATE OF ARKANSAS

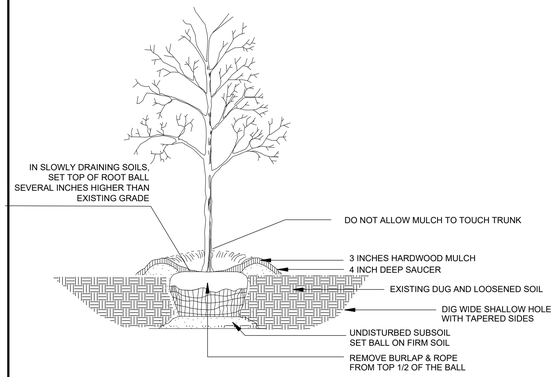
CERTIFICATE OF AUTHORIZATION
EARTHPLAN DESIGN ALTERNATIVES, P.A.
No. 322
ARKANSAS ENGINEER

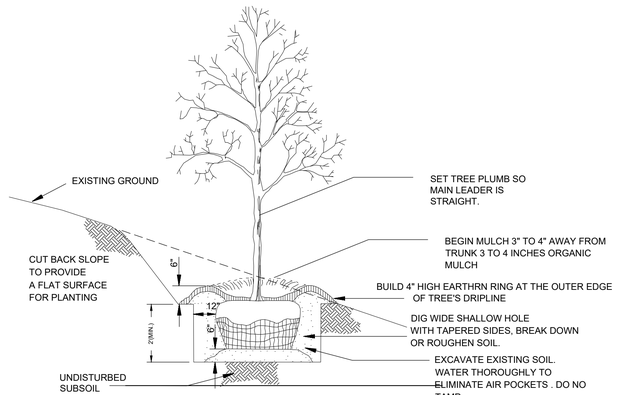
LANDSCAPE PLAN

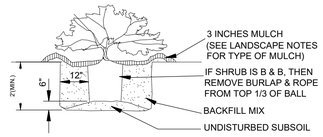
ELM SPRINGS ROAD U-STORAGE
SPRINGDALE, ARKANSAS

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

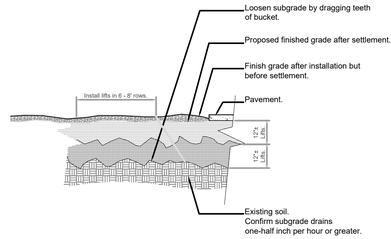
L101

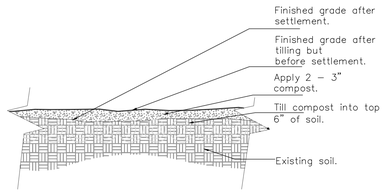


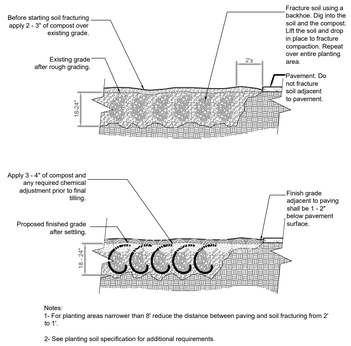




Know what's **below.**
Call before you dig.



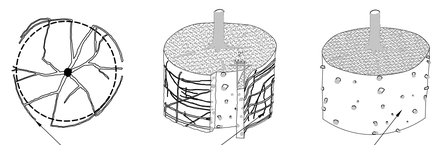




Notes:
1- For planting areas narrower than 8' reduce the distance between paving and soil fracturing from 2' to 1'.

2- See planting soil specification for additional requirements.

BEFORE SHAVING **SHAVING PROCESS** **SHAVING COMPLETE**



Shave root ball here to remove all roots growing on periphery.

Shave outer periphery of the root ball a maximum of 2" thick.

Root tips exposed at periphery of root ball. All roots growing around periphery are removed.

Notes:
1. Only shave in this manner root balls of containerized trees. See specifications on this page regarding how to address circling periphery roots for other container vegetation.
2. Shaving to be conducted using a sharp blade or hand saw eliminating no more than needed to remove all roots on the periphery of root ball.
3. Shaving can be performed just prior to planting or after placing in the hole.

SPRINGDALE GUARANTEE

1. THE DEVELOPER SHALL GUARANTEE THAT ALL PLANT MATERIALS WILL BE WARRANTED FOR A PERIOD OF 24 MONTHS FROM THE TIME OF INSTALLATION. IF ANY OF THE MATERIAL SHOULD FAIL TO SURVIVE DURING THAT PERIOD IT SHALL BE REPLACED DURING THE APPROPRIATE PLANTING SEASON.

INSTALLATION NOTES:

2. ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
3. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
4. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON THE PLANT LIST (IF BALLED AND BURLAPPED IS SPECIFIED ON THE PLAN).
5. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED, UNLESS SPECIFIED OTHERWISE, AND MUST MEET ALL REQUIREMENTS SPECIFIED ON PLANS.
6. SHREDDED HARDWOOD MULCH SHALL NOT BE PLACED IMMEDIATELY ADJACENT TO TREE TRUNKS AND SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE. EXCESSIVE MULCHING OVER TREE ROOTS IS NOT ALLOWED. THE DEPTH OF SHREDDED HARDWOOD MULCH COVERING TREE ROOTS SHALL BE 4" THICK.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION AT NO COST TO THE OWNER.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL (INCLUDING BUT NO LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
10. 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.
11. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE CONSTRUCTION BEGINS.
12. ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED WITH TURF–TYPE FESCUE. SEE LANDSCAPE PLAN NOTES. ALL AREAS TO BE SEEDED OR SODDED SHALL RECEIVE 3" OF TOPSOIL AND BE GRADED PER THE GRADING PLAN.

PLANT SELECTION

A. Plants shall be true to species and variety specified and nursery–grown in accordance with good horticultural practices under climatic conditions similar to those in the locality of the project for at least two years. B&B plants shall have been freshly dug (during the most recent favorable harvest season).
1. All plants shall be grown and harvested in accordance with the American Standard for Nursery Stock 3. Unless approved by the landscape architect, plants shall have been grown at a latitude not more than 200 miles north or south of the latitude of the project unless the provenance of the plant can be documented to be compatible with the latitude and cold hardiness zone of the planting location. (NOTE: Many tree species are sensitive to the photoperiod of their native provenance. For example, red maple stock from native southern stock will not harden off in time for northern winters.

B. Unless specifically noted, all plants shall be of specimen quality, exceptionally heavy, symmetrical, and so trained or favored in development and appearance as to be unquestionably and outstandingly superior in form, compactness, and symmetry. They shall be sound, healthy, vigorous, well branched, and densely foliated when in leaf; free of disease and insects, eggs, or larvae; and shall have healthy, well–developed root systems. They shall be free from physical damage or other conditions that would prevent vigorous growth.
1. Trees with multiple leaders, unless specified, will be rejected. Trees with a damaged or crooked leader, bark abrasions, sunscald, disfiguring knots, insect damage, or cuts of limbs over 3/4 in. in diameter that are not completely closed will be rejected.

C. Plants shall conform to the measurements specified, except that plants larger than those specified may be used if approved by the landscape architect. Use of larger plants shall not increase the contract price. If larger plants are approved, the root ball shall be increased in proportion to the size of the plant.
1. Caliper measurements shall be taken on the trunk 6 in. above the natural ground line for trees up to and including 4 in. in caliper, and 12 in. above the natural ground line for trees over 4 in. in caliper. Height and spread dimensions specified refer to the main body of the plant and not from branch tip to branch tip. Plants shall be measured when branches are in their normal position. If a range of sizes is given, no plant shall be less than the minimum size, and no less than 50 percent of the plants shall be as large as the maximum size specified. Measurements specified are minimum sizes acceptable after pruning, where pruning is required. Plants that meet measurements but do not possess a standard relationship between height and spread, according to the American Standards for Nursery Stock, shall be rejected.

D. Substitutions of plant materials will not be permitted unless authorized by the landscape architect. If proof is submitted in writing that a plant specified is not obtainable, consideration will be given to the nearest available size or similar variety, with a corresponding adjustment of the contract price.

E. The plant list on the drawing is for the contractor's information only, and no guarantee is expressed or implied that quantities therein are correct or that the list is complete. The contractor shall ensure that all plant materials shown on the drawings are included in his or her bid.

F. Balled and Burlapped (B&B) Plant Materials:
Trees designated B&B shall be properly dug with firm, natural balls of soil retaining as many fibrous roots as possible, in sizes and shapes as specified in the American Standard for Nursery Stock. Balls shall be firmly wrapped with nonsynthetic, rottable burlap and secured with nails and heavy, nonsynthetic, rottable twine. The root collar shall be apparent at surface of ball. Trees with loose, broken, processed, or manufactured root balls will not be accepted, except with special written approval before planting. (NOTE: Some nurseries practice result in the root flare being buried several inches deep. The top of the root ball may be at ground level, but the root flare actually is too deep. Remove the excess soil on the top of the root ball. Proper planting depth requires the root flare to be at or slightly above the finished grade.) Trees showing evidence of current or past trunk girdling will not be accepted; check base of trunk carefully for girdling evidence arising from B&B twine around the trunk).

G. Container Plants
Plants grown in containers shall be of appropriate size for the container as specified in the most recent edition of the American Standard for Nursery Stock and be free of circling roots on the exterior and interior of the root ball.
1. Container plants shall have been grown in the container long enough to have established roots throughout the growing medium yet not to the point of being pot bound. If there are circling roots, the exterior bottom and sides of the root ball shall have the roots lightly loosened so as to redirect the roots outwards.

EXCAVATION OF PLANTED AREAS

H. Tree, shrub, and groundcover beds are to be excavated to the depth and widths indicated on the drawings. If the planting area under any tree is initially dug too deep, the soil added to bring it up to the correct level should be thoroughly tamped.
2. The sides of the excavation of all planting areas shall be sloped at 45 degrees. The bottom of all beds shall slope parallel to the proposed grades or toward any subsurface drain lines within the planting bed. The bottom of the planting bed directly under any tree shall be horizontal such that the tree sits plumb.
3. Subgrade soils shall be separated from the topsoil, removed from the area, and not used as backfill in any planted or lawn area.

J. For trees and shrubs planted in individual holes in areas of good soil that is to remain in place and/or to receive amendment in the top 6 in. layer, excavate the hole to the depth of the root ball and to widths shown on the drawing. Slope the sides of the excavation at a 45 degree angle up and away from the bottom of the excavation.
1. In areas of slowly draining soils, the root ball may be set up to 3 in. or 1/8 of the depth of the root ball above the adjacent soil level.
2. Save the existing soil to be used as backfill around the tree or shrub.

MODIFYING COMPACTED SOIL. IF COMPACTED SOIL IS DISCOVERED, UTILIZE THE METHOD NEEDED FROM BELOW:

A. EXISTING COMPACTED SURFACE SOIL
Description of condition to be modified: Surface soil compaction a maximum of 6 inches deep from traffic or light grading. Original A horizon may be previously removed or graded but lower profile intact with acceptable compaction levels and limited grading. The soil organic matter, pH and chemistry in the A horizon may not be suitable for the proposed plants and may need to be modified as required.
- Tilling
  Till top 6 inches or deeper of the soil surface, with a roto tiller, spade tiller, ripper or agricultural plow. Spread 2 – 3 inches of Compost on the surface of the tilled soil. Till or disk the compost into the loosened soil. Smooth out grades with a drag rake or drag slip.

B. EXISTING COMPACTED SUBSOIL
Description of condition to be modified: Deep soil compaction the result of previous grading, filling and dynamic or static compaction forces. Original A horizon likely removed or buried. The soil organic matter, pH and chemistry in the A horizon is likely not suitable for the proposed plants and should be modified as required. Choose the below option as required by the space/situation:
- Soil Ripping (used in large spaces):
  Step 1: After grading and removing all plants and debris from the surface, using a tracked dozer or similar large grading equipment, loosen the soil by dragging a ripping shank or chisel thru the soil to depths of 24 inches with ripping shanks spaced 18 inches or less apart in two directions. The number of shanks per pull is dependent on the degree of soil compaction and the size of the dozer.

  Step 2: Spread 3–4 inches of Compost over the ripped area and till into the top 6 inches of the soil surface.
- Soil Fracturing (used in small to medium spaces)
  Step 1: After grading and removing all plants and debris from the surface, spread 2 – 3 inches of Compost over the surface of the soil. Loosen the soil to depth of 18 – 24 inches, using a backhoe to dig into the soil through the Compost. Lift and then drop the loosened soil immediately back into the hole. The bucket then moves to the adjacent soil and repeats the process until the entire area indicated has been loosened.
  Step 2: Spread 3–4 inches of Compost over the ripped area and till into the top 6 inches of the soil surface.
  Do not start planting into ripped or fractured soil until soil has been settled or leave grades sufficiently high to anticipate settlement of 10 – 15% of ripped or fractured soil depth.

C. Modified existing soil – low organic matter
Description of condition to be modified: Low soil organic matter and/or missing A horizon but soil is not compacted except for some minor surface compaction. The soil organic matter, pH and/or chemistry are likely not suitable for the proposed plants and should be modified as required.
Step 1: Spread 3 – 4 inches of Compost over the surface of the soil and make chemical adjustment as recommended by the soil test.
Step 2: Till Compost into the top 6 inches of the soil.

PLANTING OPERATIONS

A. Plants shall be set on flat–tamped or unexcavated pads at the same relationship to finished grade as they were to the ground from which they were dug, unless otherwise noted on the drawings. Plants must be set plumb and braced in position until topsoil or planting mix has been placed and tamped around the base of the root ball. Improper compacting of the soil around the root ball may result in the tree settling or leaning. Plants shall be set so that they will be at the same depth and so that the root ball does not shift or move laterally one year later.

B. (NOTE: Proper planting depth requires the root flare to be at or slightly above the finished grade. It is important to determine how deep the root flare is in the ball before it is placed in the planting hole. Sometimes the top of the ball may need to be raised until the root flare is at the proper planting depth and/or soil must be removed from the top of the ball.)
1. Determine the elevation of the root flare and ensure that it is planted at grade. This may require that the tree be set higher than the grade in the nursery.
2. If the root flare is less than 2 in. below the soil level of the root ball, plant at the appropriate level above the grade to set the flare even with the grade.

C. Lift plants only from the bottom of the root balls or with belts or lifting harnesses of sufficient width not to damage the root balls. Do not lift trees by their trunk or use the trunk as a lever in positioning or moving the tree in the planting area.

D. Remove plastic, paper, or fiber pots from containerized plant material. Pull roots out of the root mat and cut circling roots with a sharp knife. Loosen the potting medium and shake away from the root mat. Immediately after removing the container, install the plant such that the roots do not dry out. Pack planting mix around the exposed roots while planting. See detail, this sheet, about shaving method for containerized trees.

E. The roots of bare–root trees shall be pruned at the time of planting to remove damaged or undesirable roots (those likely to become a detriment to future growth of the root system). Bare–root trees shall have the roots spread to approximate the natural position of the roots and shall be centered in the planting pit. The planting–soil backfill shall be worked firmly into and around the roots, with care taken to fill in completely with no air pockets.

F. If circling roots are present on container TREES, the periphery roots shall be shaved off (see root ball shaving detail) to a maximum of 2 in. thick.

G. Cut ropes or strings from the top of shrub root balls and trees smaller than 3 in. caliper after plant has been set. Remove burlap or cloth wrapping and any wire baskets from around top one–half of balls. Do not turn under and bury portions of burlap: cut away and remove all material and wire.
1. Completely remove any waterproof or water–repellant strings or wrappings from the Root ball and trunk before backfilling.

F. Place amended soils into the area in a planting bed, tamping lightly to reduce settlement.
1. For plants planted in large beds of prepared soil, add soil amendments during the soil installation process.

2. Ensure that the backfill immediately around the base of the root ball is tamped with foot pressure sufficient to prevent the root ball from shifting or leaning.

G. Thoroughly water all plants immediately after planting. Apply water by hose directly to the root ball and the adjacent soil.

H. Remove all tags, labels, strings, etc. from all plants.

I. Remove any excess soil, debris, and planting material from the job site at the end of each workday.

J. Form watering saucers 4 in. high immediately outside the area of the root ball of each tree or as indicated in details.

STAKING AND GUYING

A. Stake or guy a tree only when necessary for the specific conditions encountered and with the approval of the landscape architect. Staking may be required in unusual circumstances such as sandy soils in either the root ball or adjacent soils or in extremely windy locations. Poor–quality trees with cracked, wet, or loose root balls, poorly developed trunk–to–crown ratios, or undersized root balls shall be rejected if they require staking, unless written approval to permit staking or guying as a remedial treatment is obtained from the landscape architect. Trees that settle out of plumb due to inadequate soil compaction either under or adjacent to the root ball shall be excavated and reset. In no case shall trees that have settled out of plumb be pulled upright using guy wires.

B. When required, staking and guying methods shall be approved by the landscape architect. If no staking or guying requirements appear on the drawings, submit for approval a drawing of the staking or guying method to be used. Stakes, anchors, and wires shall be of sufficient strength to maintain the tree in an upright position that overcomes the particular circumstances that initiated the need for staking or guying. Guy wires shall be galvanized, multi–strand, twisted wire.

C. Where guy wires are attached around the tree, the trunk shall be protected with 3/4 in. diameter rubber hose, black in color, and of sufficient length to extend past the trunk by more than 6 in. Stakes and guys shall be installed immediately upon approval or planting.

MULCHING

A. All trees to be mulched with shredded hardwood mulch or an approved equal: the mulch shall be 4 in. deep. Mulch must not be placed within 3 in. of the trunks of those trees or shrubs.

B. Absolutely no volcano mulching is allowed. ANY mulched areas exceeding the depth indicated on the notes or specifications shall have the excess mulch removed by contractor and disposed.

GUARANTEE PERIOD AND REPLACEMENTS

A. The guarantee period for trees and shrubs shall begin at the date of acceptance.

B. The contractor shall guarantee all plant material to be in healthy and flourishing condition for a period of one year from the date of acceptance.

C. When work is accepted in parts, the guarantee periods extend from each of the partial acceptances to the terminal date of the guarantee of the last acceptance. Thus, all guarantee periods terminate at one time.

D. The contractor shall replace, without cost, as soon as weather conditions permit, and within a specified planting period, all plants determined by the landscape architect to be dead or in an unacceptable condition during and at the end of the guarantee period. To be considered acceptable, plants shall be free of dead or dying branches and branch tips and shall bear foliage of normal density, size, and color. Replacements shall closely match adjacent specimens of the same species. Replacements shall be subject to all requirements stated herein.

E. The guarantee of all replacement plants shall extend for an additional period of one year from the date of their acceptance after replacement. In the event that a replacement plant is not acceptable during or at the end of said extended guarantee period, the landscape architect may elect subsequent replacement or credit for that item.

F. At the end of the guarantee, the contractor shall reset grades that have settled below the proposed grades on the drawings.

G. The contractor shall make periodic inspections, at no extra cost, during the guarantee period to determine what changes, if any, should be made in the maintenance program. If changes are recommended, they shall be submitted in writing to the landscape architect. Claims by the contractor that the owners maintenance practices or lack of maintenance resulted in dead or dying plants will not be considered if such claims have not been documented by the contractor during the guarantee period.

#	REVISION DESC.	DATE

DRAWN BY: JRG
SDG
CHECKED BY:
DRAWING CREATION DATE: 081221
JOB NUMBER: 2337
P:\PROJECTS\2337\CIVIL\2337 L101 LANDSCAPE.DWG
LAST SAVED: 2/16/2022 1:43 PM
PLOT DATE: 2/16/2022 3:52 PM
L22–13

BENTONWOOD LANDSCAPE ARCHITECTS
BARAM STULTZ
License # Number: 1452
STATE OF ARKANSAS

PRELIMINARY NOT FOR CONSTRUCTION

CERTIFICATE OF AUTHORIZATION
EARTHPLAN DESIGN ALTERNATIVES, P.A.
No. 322
ARKANSAS ENGINEER

LANDSCAPE DETAILS

ELM SPRINGS ROAD U–STORAGE
SPRINGDALE, ARKANSAS

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

L501













A0.2
RENDERINGS

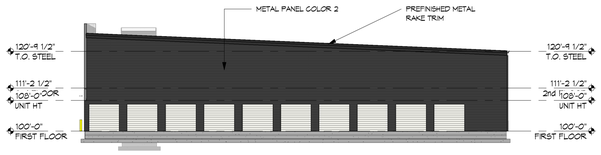
DATE 1-25-22
JOB NO. 21152
REVISIONS

Burris
Architecture
820 Tiger Blvd, Bentonville, Ar 72712
479-636-3531

U STORAGE SPRINGDALE
ELM SPRINGS RD
SPRINGDALE, AR

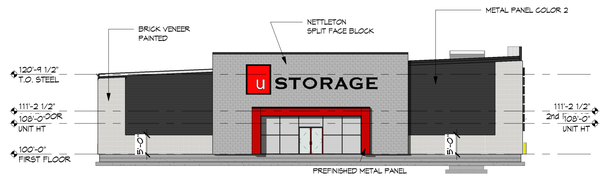
THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT, AND IS INTENDED FOR USE ON THIS PROJECT ONLY. THIS DRAWING REMAINS THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED TO HIM UPON COMPLETION OF THE CONSTRUCTION WORK. ALL DRAWING, SPECIFICATION, IDEAS, DESIGN AND ARRANGEMENTS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT. ANY REPRODUCTION, USE, OR DISCLOSURE OF THE PROPRIETARY INFORMATION CONTAINED HEREIN WITHOUT THE PRIOR CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.

PRELIMINARY
NOT FOR CONSTRUCTION



TOTAL AREA: 1781 SF 100%
METAL COLOR 2: 1781 SF 100%

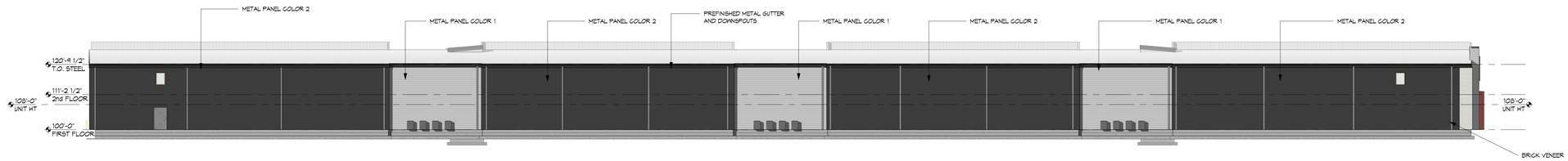
4 NORTH ELEVATION COLOR
1/16" = 1'-0"



TOTAL AREA: 2661 SF 100%
SPLIT FACE BLOCK: 970 SF 36%
BRICK VENEER: 540 SF 20%
METAL COLOR 2: 770 SF 30%
METAL RED: 108 SF 4%
GLASS: 263 SF 10%

3 SOUTH ELEVATION COLOR
1/16" = 1'-0"

EXTERIOR FINISH LEGEND	
SPLIT FACE	NETTLETON SPLIT FACE BLOCK - ANTIQUE WHITE
BRICK VENEER	KING SIZE BRICK VENEER - PAINTED WHITE
METAL PANEL COLOR 1	MCELROY - WAVE PANEL - CONCEALED FASTENER - 24 GA HORIZONTAL METAL PANEL - REGAL WHITE
METAL PANEL COLOR 2	MCELROY - WAVE PANEL - CONCEALED FASTENER - 24 GA HORIZONTAL METAL PANEL - COLOR - MATTE BLACK



TOTAL AREA: 8736 SF 100%
SPLIT FACE BLOCK: 62 SF 1%
BRICK VENEER: 49 SF 1%
METAL COLOR 1: 1732 SF 20%
METAL COLOR 2: 6860 SF 76%
METAL RED: 20 SF 1%
GLASS: 20 SF 1%

2 WEST ELEVATION COLOR
1/16" = 1'-0"



TOTAL AREA: 9072 SF 100%
SPLIT FACE BLOCK: 62 SF 1%
BRICK VENEER: 95 SF 1%
METAL COLOR 1: 1580 SF 18%
METAL COLOR 2: 7243 SF 78%
METAL RED: 20 SF 1%
GLASS: 72 SF 1%

1 EAST ELEVATION COLOR
1/16" = 1'-0"

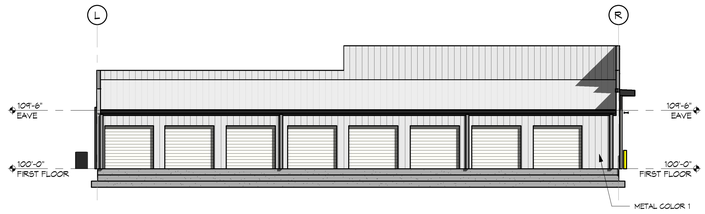
U STORAGE
ELM SPRINGS ROAD
SPRINGDALE, AR

Burris Architecture
820 Tiger Blvd, Bentonville, Ar 72712
479-636-3531

DATE 1-25-22
JOB NO. 21152
REVISIONS

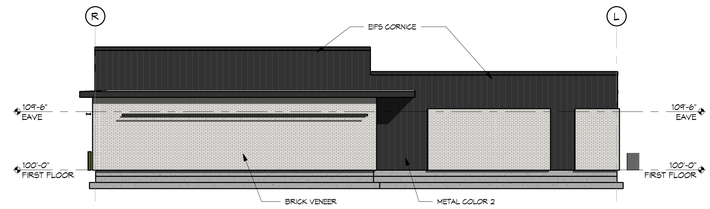
A1.5
BLDG 1 COLOR ELEVATIONS

EXTERIOR FINISH LEGEND	
BRICK VENEER	KING SIZE BRICK VENEER - PAINTED WHITE
METAL PANEL COLOR 1	MCELROY - WAVE PANEL - CONCEALED FASTENER - 24 GA HORIZONTAL METAL PANEL - REGAL WHITE
METAL PANEL COLOR 2	MCELROY - WAVE PANEL - CONCEALED FASTENER - 24 GA HORIZONTAL METAL PANEL - COLOR - MATTE BLACK



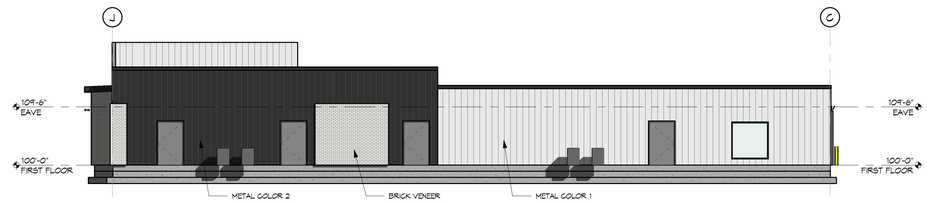
TOTAL AREA: 551 SF 100%
METAL COLOR 2: 551 SF 100%

4 *NORTH COLOR ELEVATION*
1" = 10'-0"



TOTAL AREA: 1429 SF 100%
BRICK VENEER: 813 SF 57%
METAL COLOR 2: 617 SF 43%

3 *SOUTH COLOR ELEVATION*
1" = 10'-0"



TOTAL AREA: 1647 SF 100%
BRICK VENEER: 185 SF 11%
METAL COLOR 2: 1426 SF 87%
GLASS: 36 SF 2%

2 *EAST COLOR ELEVATION*
1" = 10'-0"



TOTAL AREA: 1203 SF 100%
BRICK VENEER: 208 SF 17%
METAL COLOR 2: 1002 SF 83%

1 *WEST COLOR ELEVATION*
1" = 10'-0"

U STORAGE
ELM SPRINGS ROAD
SPRINGDALE, AR

Burris Architecture
820 Tiger Blvd, Bentonville, Ar 72712
479-636-3531

DATE
1-25-22

JOB NO.
21152

REVISIONS

A2.2
BLDG 2 COLOR ELEVATIONS

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U STORAGE PARKING VARIANCE SUB

www.SpringdaleAR.gov

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WE'RE MAKING IT HAPPEN

Application for Variance – Board of Adjustment

STAFF USE ONLY

Date Application Submitted:_____

Date Accepted as Complete:_____ Project Number:_____

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: James Geurtz	Name: U Storage Searcy, LLC (Rory Thompson)
E-mail: jrg@eda-pa.com	E-mail: rory@myustorage.com
Address: 134 W. Emma Ave. Springdale, AR 72764	Address: 831 Faulkner St Conway, AR 72034
Phone: 479-756-1266	Phone: (501) 472-8787
Site/ Location: 5324 Elm Springs Rd	Current Zoning District: C-5 (recently rezoned to)
Assessor's Parcel Number(s): 815-29801-040)	Rezone required: no
	Total Acreage: 3.45 ac

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)

Variance from Chapter 130 (Zoning), Article 7, 7.4 Standards, the Table of Parking Spaces Required under the Warehousing land use that requires 1 parking space/1,200 sf.

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

Please view the included letter addressing this.

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

Please view the included letter addressing this.

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

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

APPLICANT SIGNATURE(S) 

DATE: 1/27/2022

Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

January 27, 2022

Springdale Planning Department
Attention: Patsy Christie
201 Spring Street
Springdale, AR 72764

RE: Elm Springs Rd U Storage Parking Variance
Cover letter/Explanation Letter

Ms. Christie,
For the project known as U Storage LSD, EDA would like to request a Variance from a portion of the City's parking code requirements. The area of the code which this Variance request applies is:

> *Chapter 130 (Zoning), Article 7, 7.4 Standards, the Table of Parking Spaces Required under the Warehousing land use's requirement of 1 parking space per 1,200 sf of building space.*

Our proposed land use of mini storage with most units being located inside two buildings experiences low traffic volumes.

Strict application of this code's warehouse parking space requirement would unreasonably restrict the use of our client's property for the allowed use of mostly internal storage and rental van/truck use. Our proposed two buildings are 106,052 sf in size. At the rate of 1 parking space per 1,200 sf, 88 parking spaces would be required; this would be a demonstrable hardship because our client would have to provide parking spaces (impervious surfacing) that are not needed and his building size would have to decrease. Our client's company, U Storage, knows from experience how many parking spaces are needed for his businesses and he considers 10 parking spaces for his product storage customers to be sufficient. Please note that there are 17 additional parking spaces provided to the north for the van/truck rental part of this business. For the exterior pull-up doors, 30 loading parking spaces are provided in addition to those enumerated above. In total, that makes 57 spaces being a mixture of parking spaces, loading spaces, and the rental truck/van spaces (which would be a mixture of occupied and unoccupied depending on the rate of truck/van rentals at any one time).

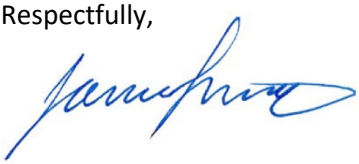
Granting of this Variance would alleviate our client's hardship of having to reduce the size of his needed buildings in order to provide parking that he knows from experience is not needed for his business. Our Client reports that, on average, customers are on site for around 15-30 minutes unless it's a complete move-in which takes around 1-2 hours. In a day's time, he reports that they typically experience around 10-15 customers a day. Employees on site are 1 to 2.

This Variance would not grant a special privilege or convenience to our client because while internal storage falls under the general heading of "warehousing" in the code's parking number chart, parking for a general warehousing use would require more parking spaces than a mini storage facility needs. Mini storage facilities have people dropping off/picking up their belongings, and leaving. They do not stay at these sites for long and they do not generally visit them frequently. There are also few employees.

Granting this Variance request would alleviate the hardship of our client having to decrease the size of his building in order to provide parking spaces that would go unused for the proposed mini storage facility due to this land use falling under "Warehousing" in the code. He would like to keep his buildings the proposed and needed size while not adding additional paving and impervious surfacing which more parking spaces would require.

Please contact us if additional documentation is needed to process this Variance request. We look forward to working with your staff to complete the review of this proposed rezone.

Respectfully,



James R. Geurtz, PE
jrg@eda-pa.com

Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

January 27, 2022

Springdale Planning Department
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201 Spring Street
Springdale, AR 72764

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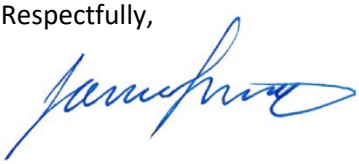

James R. Geurtz, PE
jrg@eda-pa.com

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Application for Variance – Commercial Design Standards

STAFF USE ONLY

Date Application Submitted:_____

Date Accepted as Complete:_____ Project Number:_____

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: James Geurtz	Name: Rory Thompson
E-mail: jrg@eda-pa.com	E-mail: rory@myustorage.com
Address: 134 W. Emma Ave. Springdale, AR 72764	Address: 831 Faulkner St Conway, AR 72034
Phone: 479-756-1266	Phone: (501) 472-8787
Site/ Location: 5324 Elm Springs Rd.	Current Zoning District: C-5 (recently rezoned to)
Assessor's Parcel Number(s): 815-29801-040	Rezone required: no
	Total Acreage: 3.45 ac

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)

The requested Variance is from some aspects of the Commercial Design Standards and Guidelines involving building facades and roofs. Please view the enclosed building elevations being proposed.

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

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

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

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

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

APPLICANT SIGNATURE(S) _____ _____

_____ _____

_____

DATE: __2-8-22_____

Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

January 27, 2022

Springdale Planning Department
Attention: Patsy Christie
201 Spring Street
Springdale, AR 72764

RE: Elm Springs Rd U Storage Commercial Building Standards Variance Request
Cover letter/Explanation Letter

Ms. Christie,
For the project known as Elm Springs Rd U Storage LSD, EDA would like to request a Variance from portions of the City's Commercial Design Standards and Guidelines code involving having projections or recesses on faces and roof lines over 100 ft in linear length.

Facades and Exterior Walls, Roofs, and Projections/Recesses on Faces Over 100 ft in Linear Length
We respectfully request a Waiver from the above listed Commercial Design Standard requirements for the sides of the proposed buildings not facing the public right of way as shown on the submitted architectural submittal sheets. The proposed design utilizes improved materials, changes in building elevations, eave height changes, and design elements on all visible facades from the right of way and fencing and landscaping is proposed on all sides of the development.

Granting of this Variance request would alleviate our client's hardship of providing a building exterior perhaps more often seen on buildings with more public interaction than our proposed mini-storage facility.

Please contact us if additional documentation is needed to process this Variance request. We look forward to working with your staff to complete the review of this proposed rezone.

Respectfully,

James R. Geurtz, PE
jrg@eda-pa.com

Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

January 27, 2022

Springdale Planning Department
Attention: Patsy Christie
201 Spring Street
Springdale, AR 72764

RE: Elm Springs Rd U Storage Foundation Landscape Variance
Cover letter/Explanation Letter

Ms. Christie,
For the project known as U Storage LSD, EDA would like to request a Variance from a portion of the City's foundation landscaping code. The area of the code which this Variance request applies is:

> *Commercial Design Standards and Guidelines, III. Commercial Design Guidelines & Standards, D. Landscaping, 5 Building Foundation Landscaping which requires building foundation landscaping.*

Strict application of this code's foundation landscaping requirement would prevent the buildings from being used in the manner required for mini storage due to the two building's shared and back sides containing pull-up loading door spaces. However, unlike most mini-storage facilities which often have doors on most or all sides of many outdoor buildings, this proposed storage facility only has two buildings and only two sides of each building preclude foundation landscaping. The remaining building sides contain turf and plantings.

Our submitted plans provide the required Street Frontage Buffer plantings, Interior Parking plantings, and Perimeter Landscaping plantings, as well as entrance landscaping, extra plantings on the south side between the parking and Elm Springs Rd, and foundation plantings.

We are proposing ***many*** Arkansas-native perimeter trees around our property; these will act to buffer the property from the surrounding properties. Also, due to buffering requirements, the western property side has a buffer planting of evergreens which are also planted with deciduous shade trees. These provide foundation landscaping on Building 1's western side. On Building 2's southern and eastern property sides, we have specified an Arkansas-native deciduous shrub (both male and female

for berry set) and an iron fence as well as deciduous trees as perimeter plantings. Most of the eastern side of Building 1 has native deciduous trees planted as the perimeter plantings. The north sides of both buildings and the parking portion of the northern parking area will be hidden from adjacent properties by an 8 ft tall opaque wooden fence.

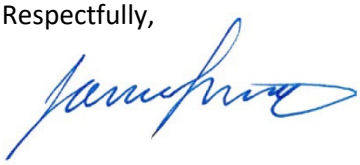
In an effort to show good faith in our intent to meet the code's intent, our drawing shows plantings at the entrance, more plantings between the parking and street than what are required, and extensive foundation plantings within an 8 ft-deep foundation planting on Building 1's south side facing Elm Springs Rd.

The shown landscape design was designed carefully to provide a visible indication of a quality development that ties the development together and that defines the major entryway. We have mixed plant heights such as to give interest and to pull the eye upwards as well as to provide scaled plantings. Our design mixed ornamental trees, flowering shrubs, perennial flowers, and groundcovers, and we used many AR-native plants in the design.

Granting this Variance request would alleviate the hardship of our client being unable to use his storage facility in the manner needed which is with some units being accessible from the outside. We feel that granting of the Variance would not cause this development to be unattractive, as there are still many, many, shown proposed trees, shrubs, and groundcovers carefully designed within this development.

Please contact us if additional documentation is needed to process this Variance request. We look forward to working with your staff to complete the review of this proposed rezone.

Respectfully,



James R. Geurtz, PE
jrg@eda-pa.com



FILE NO. B22-23
APPLICANT: James Geurtz of EDA (for Elm Springs U-Storage)
REQUEST: Variance for Commercial Design Standards
(A) facades & exterior walls, (B) roofs, (C) materials and colors,
(D) foundation landscaping

PLANNING COMMISSION MEETING
March 1, 2022

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

SPRINGDALE™
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Application for Variance – Board of Adjustment

STAFF USE ONLY
Date Application Submitted: 1-28-22
Date Accepted as Complete: 1-28-22 Project Number: B22-18

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Gene Housley	Name:
E-mail: gene@genehousley.com	E-mail:
Address: 47 W. Buckingham Dr. Rogers, Ar 72758	Address:
Phone: 479-530-2430	Phone:
Site/ Location: 697 W. Hwy 264 Springdale Ar 72764	Current Zoning District: C-6
Assessor's Parcel Number(s): 21-00409-000	Rezone required:
	Total Acreage:

Variance requested: (attach visual representation of request)

See Included Picture of parking Area Proposed

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

The Tracks on the Construction Equipment For Sale will Tear up Asphalt or Concrete. For Example A Dozier or Track Loader.

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

THE EQUIPMENT WE WILL BE SELLING HAS TO BE ON GRAVEL AND NOT ASPHALT OR CONCRETE BECAUSE EQUIPMENT SUCH AS A DOZIER OR TRACK LOADER WILL SEVERELY DAMAGE THAT TYPE OF SURFACE.

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) Steve Housley

DATE: 1-28-2022


DUNCS DISCOUNT AUTO
Write a description for your map.
Legend
? ?Dunc's Discount Auto
? ?Precision Service and Sales
697 W State Hwy 264
264
43'
55'
Dunc's Discount Auto
697 W State Hwy 264
Google Earth
100 ft
N

Gmail

Gene Housley <gene@genehousley.com>

Asphalt Paving - Dunc's Discount Auto

1 message

Lexington Long <LLong@pavecon.com> Fri, Jan 28, 2022 at 3:36 PM
To: Gene Housley <gene@genehousley.com>

Gene,

I have this project in our queue. Based on the current weather forecast I estimate that we'll have this project complete the week of February 7th or 14th. We'll get this knocked out as quickly as possible.

Thank you,

Lexington Long, PMP

Project Manager

(479) 321 9096 Mobile

(479) 203 7550 Office

706 S Main St

Cave Springs, AR 72718

www.pavecon.com



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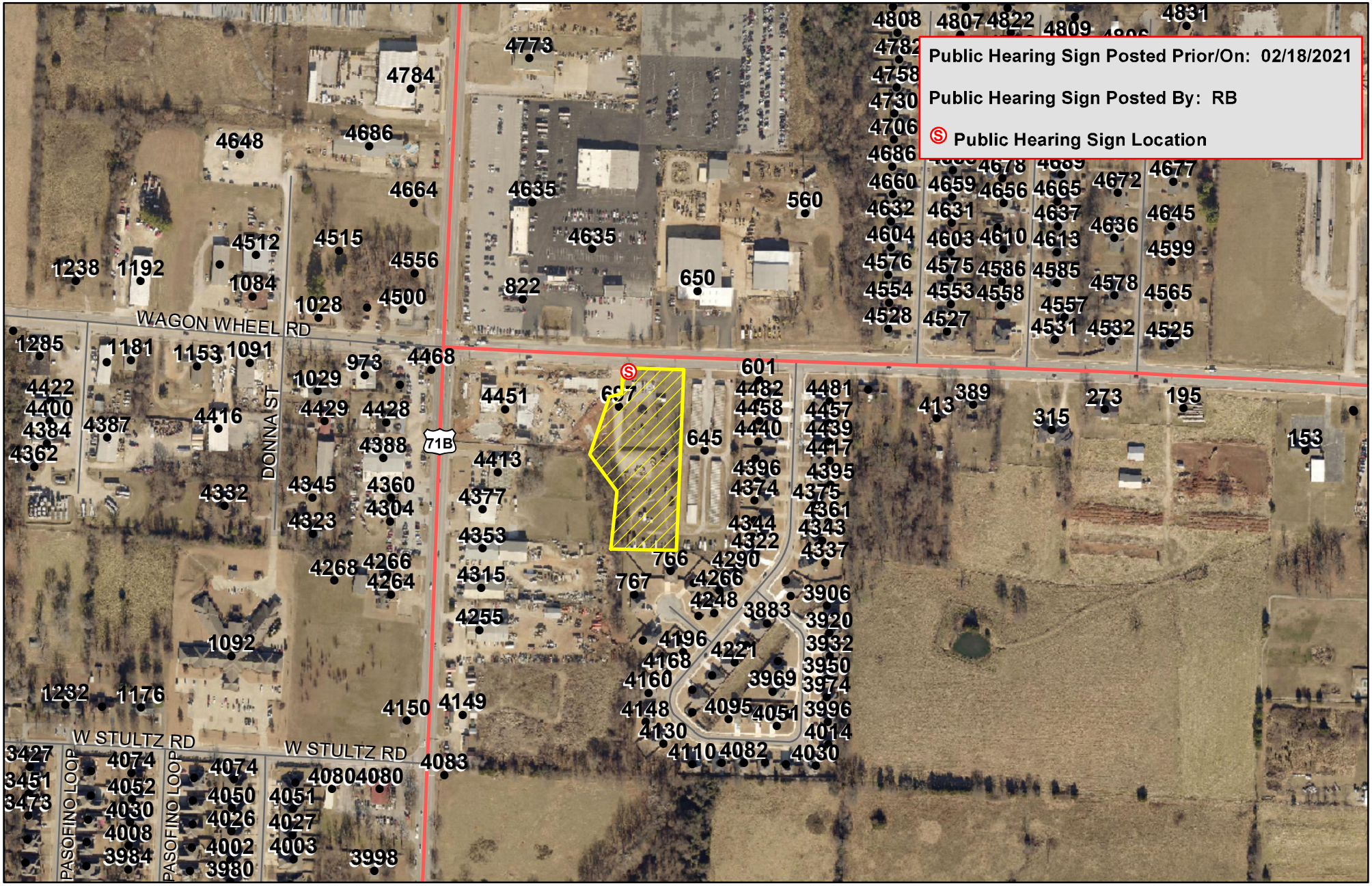
Facility Assessment • Asphalt • Concrete • Waterproofing & Restoration

The contents and any attachments of this electronic mail message are confidential and are privileged and intended only for the named addressees. Dissemination, forwarding, publication, copying or other use of the



N

0 87.5175 350 525 700 Feet

For Location Reference Only

FILE NO. B22-18

APPLICANT: Gene Housley (Commercial Computer Services)

REQUEST: Variance for paved parking requirement and expansion

PLANNING COMMISSION MEETING
March 1, 2022

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Application for Variance – Commercial Design Standards

STAFF USE ONLY

Date Application Submitted:_____

Date Accepted as Complete:_____ Project Number:_____

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: Elm Springs Flex LLC	Name: ESI - Brandon Rush
E-mail: bmoore@engineeringservices.com	E-mail: brush@engineeringservices.com
Address: PO Box 4796 Fayetteville, AR 72702	Address: 1207 S. Old Missouri Rd Springdale, AR 72764
Phone: 479-751-8733	Phone: 479-751-8733
Site/ Location: White Road across from Mimosa Ave	Current Zoning District: C-2
Assessor's Parcel Number(s): 815-36042-000 815-36042-001 815-36042-002 815-36042-003	Rezone required: No
	Total Acreage: 4.33

The Planning Commission may approve variances to depart from the literal requirements of the Commercial Design Standards where strict enforcement of said requirements would cause undue hardship due to circumstances unique to the individual property under consideration, and the granting of such variance is demonstrated to be within the spirit and intent of the provisions of the design standards.

Fee for Variance Application is $75

Check item(s) for which variance is requested:

- ☐ **ENTRANCES** – one customer entrance on all sides of principal building directly facing abutting public right of-way
- ☐ **PARKING LOT ORIENTATION** – no more than 60% of off-street parking area located between the front façade within the front yard of the principal building

- ☐ **STRUCTURE BACK AND SIDES**
  - ☐ Minimum setback according to zoning district requirements
  - ☐ Earthen berm installed with trees and landscaping for façade facing adjacent residential uses or area on Comprehensive Land Use Plan
- ☐ **PEDESTRIAN FLOW**
  - ☐ Sidewalk along all sides of lot abutting public right-of-way required per Master Street Plan
  - ☐ 5' continuous internal pedestrian walkways from public sidewalk to principal customer entrance of all principal building on site
  - ☐ 5' sidewalk along the full length of building on façade featuring customer entrance an façade abutting public parking areas 6' from façade of building
  - ☐ Weather protection features within 30' of all customer entrances, constructed parallel to building façade
  - ☐ Internal walkway distinguished from driving surface through use of durable, low maintenance surface materials to enhance safety and comfort
- ☐ **CENTRAL FEATURES AND COMMUNITY SPACES**
  - ☐ Provision of at least 2 central features
  - ☐ Direct access to public sidewalk network
- ☐ **MULTIPLE BUILDINGS IN COMMERCIAL CENTERS**
  - ☐ Use of similar building materials
  - ☐ Use of similar architectural styles or theme
- ☐ **OUTDOOR STORAGE, TRASH COLLECTION AND LOADING AREAS**
  - ☐ Not visible from public right-of-way, located within 20' of any public street, sidewalk or internal pedestrian way
  - ☐ Incorporated into the overall design of the building
  - ☐ Screening material similar to principal materials of the building and landscape
  - ☐ Landscaped so that visual and acoustic impacts fully contained and out of view of adjacent property and public streets
  - ☐ Landscaped so not attention is attached to the function by the use of screening material an no attention is attached to the function by the use
- ☐ **FACADES AND EXTERIOR WALLS** – face over 100' in linear length incorporate wall projections or recesses
  - ☐ Minimum 3' depth
  - ☐ Minimum of 20 contiguous feet within each 100' of façade length
  - ☐ Extends 20% of the façade
- ☐ **DETAIL FEATURES**
  - ☐ Facades include a repeating pattern with no less than 3 elements (color change, texture change, material change)
  - ☐ At least one element repeating horizontally
  - ☐ Elements repeat at intervals of more than 30' horizontally or vertically
  - ☐ Change in plane no less than 12" in width (offset, reveal or projecting rib)
- ☐ **ROOFS** – change in height every 100 liner feet in building length
- ☐ **MATERIALS AND COLORS**
  - ☐ Predominate exterior materials high quality materials
  - ☐ Façade color – low reflectance, subtle, neutral or earth tone
- ☐ **ENTRYWAYS** – 3 defined, highly visible customer entrances

☒ **LANDSCAPING**

- ☐ Entryway landscaping
- ☐ Parking lot landscaping
- ☐ Perimeter parking area landscaping
- ☒ Building foundation landscaping

☐ **SCREENING**

- ☐ Trash containers, trash compactor, and recycling bins screened from public view 4 sides
- ☐ Exterior ground-mounted or building-mounted equipment
- ☐ Rooftop equipment
- ☐ Solid fence or wall not less than 6' in height along all rear and side property lines common to property zoned for residential purposes
- ☐ Required screening fence or wall maximum height 8', high quality materials
- ☐ Required screening fence or wall maximum continuous length of 50'
- ☐ Earthen berm installed with trees and landscaping for façades facing areas indicated for residential use by the Comprehensive Land Use Plan

☐ **LIGHTING**

- ☐ Pedestrian walkway lighting – 4' maximum height for bollard-type lighting, pedestrian areas illuminated a minimum of 1 footcandle
- ☐ Parking lot lighting – 35' maximum mounting fixture height with all parking areas maintaining 3 footcandles
- ☐ Parking lot lighting – maximum maintained vertical footcandle at any adjoining residential property line 0.5 footcandle measured at 5' above grade
- ☐ Uniformity ratios throughout parking l – not more than a 6:1 ratio of average to minimum illumination and not more than 20:1 maximum to minimum
- ☐ Canopy lighting – 35 footcandles maximum average maintained footcandles under canopy
- ☐ Canopy lighting fixtures lens cover recessed or flush with bottom surface (ceiling) of canopy
- ☐ Canopy indirect light beamed upward and then reflected down shielded focused exclusively on the underside of canopy

FOR EACH ITEM CHECKED

Variance requested: (attach visual representation of request)

Request to provide no foundation landscaping around buildings
An equal amount of bushes/shrubs will be provided in the greenspace between ROW and parking lot

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)

Owner/Developer proposed office/warehouse commercial space with front garage doors and customer doors. Change in elevation necessary for garage door access and narrow widths mean very limited space remains for foundation landscaping along building fronts without interfering with building operations.

Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)

Variance would allow the flexible commercial space to be constructed with driveways and sidewalks as proposed

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)

Same amount of plantings will be provided on-site but in a different location from the standard.

The **Applicant** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Applicant.

The **Applicant** understands that he/she must be present at the meeting to present the variance request and to answer questions. If the **Applicant** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the applicant.

APPLICANT SIGNATURE(S) _____

_____

_____

DATE: 1/20/2022



ELM SPRINGS WAREHOUSES

PRELIMINARY PLANS FOR

ELM SPRINGS FLEX LLC

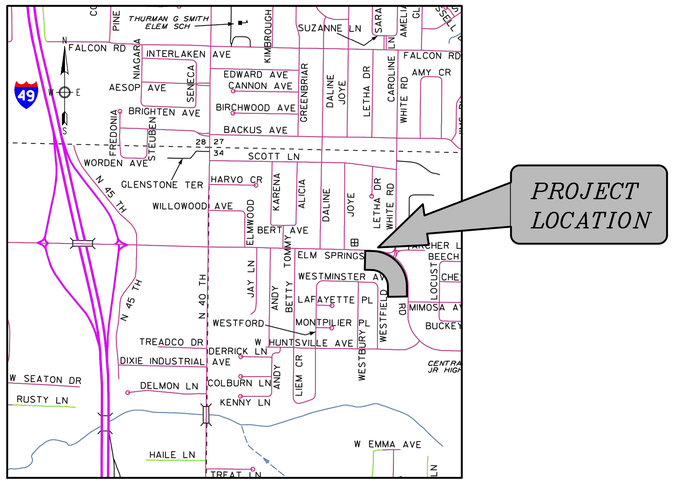
A

NON-LARGE SCALE DEVELOPMENT

IN THE CITY OF

SPRINGDALE, ARKANSAS

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
–	COVER
1	OVERALL LAYOUT
2	GRADING AND STORM PLAN
3	TYPICAL DETAILS
4	STORM WATER POLLUTION PREVENTION PLAN
5	LANDSCAPE PLAN
6	LIGHTING PLAN



PROJECT LOCATION

VICINITY MAP

January 27, 2022

BY

ENGINEERING SERVICES INC.

CONSULTING ENGINEERS

SPRINGDALE, ARKANSAS

PHONE: 479-751-8733

FAX: 479-751-8746

WWW.ENGINEERINGSERVICES.COM

PRELIMINARY

NOT FOR CONSTRUCTION

THOMAS J. APPEL, P.E. No. 13828

ENGINEERING SERVICES, INC.

NOTES :

1. REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF SPRINGDALE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.
2. ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF SPRINGDALE, ARKANSAS, AS CONTAINED IN CHAPTER 110, PART. III, OF THE CODE OF ORDINANCES, CITY OF SPRINGDALE, ARKANSAS.
3. ALL WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES OF THE CITY OF SPRINGDALE WATER UTILITIES. ADOPTED MARCH 10TH, 1987 BY ORDINANCE NO. 1640. AMENDED AUGUST 27, 2014 BY RESOLUTION No. 15-14 OF THE SPRINGDALE WATER AND SEWER COMMISSION, INCLUDING SECTION T38 AND ASSOCIATED DETAILS ADDED ON SEPTEMBER 3, 2020.
4. CAPITAL COST OF PROPOSED PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE IS ESTIMATED TO NOT EXCEED $25,000.

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.

PARCEL NO. (NOT YET ASSIGNED)

LEGAL DESCRIPTION: LOT 2G OF THE REPLAT OF LOTS 2A, 2B, 2C-1, 2C-2, & 2D OF WESTFIELD SUBDIVISION PHASE I AS SHOWN IN THE WASHINGTON COUNTY RECORDS AS PLAT FILE 24A-387, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS.

PARCEL NO. (NOT YET ASSIGNED)

LEGAL DESCRIPTION: LOT 2H OF THE REPLAT OF LOTS 2A, 2B, 2C-1, 2C-2, & 2D OF WESTFIELD SUBDIVISION PHASE I AS SHOWN IN THE WASHINGTON COUNTY RECORDS AS PLAT FILE 24A-387, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS.

OWNER/DEVELOPER: ELM SPRINGS FLEX LLC
PO BOX 4796
FAYETTEVILLE, AR 72702

ENGINEER: ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, AR 72762

CITY ZONING: C-2

BUILDING SETBACKS: FRONT-30'
FRONT IF PARKING IS BETWEEN ROW AND BUILDING-50'
SIDE-0 '
SIDE WHEN CONTIGUOUS TO RESIDENTIAL DISTRICT-20'
REAR-20'

GROSS AREA: 1.16 AND 0.88 ACRES

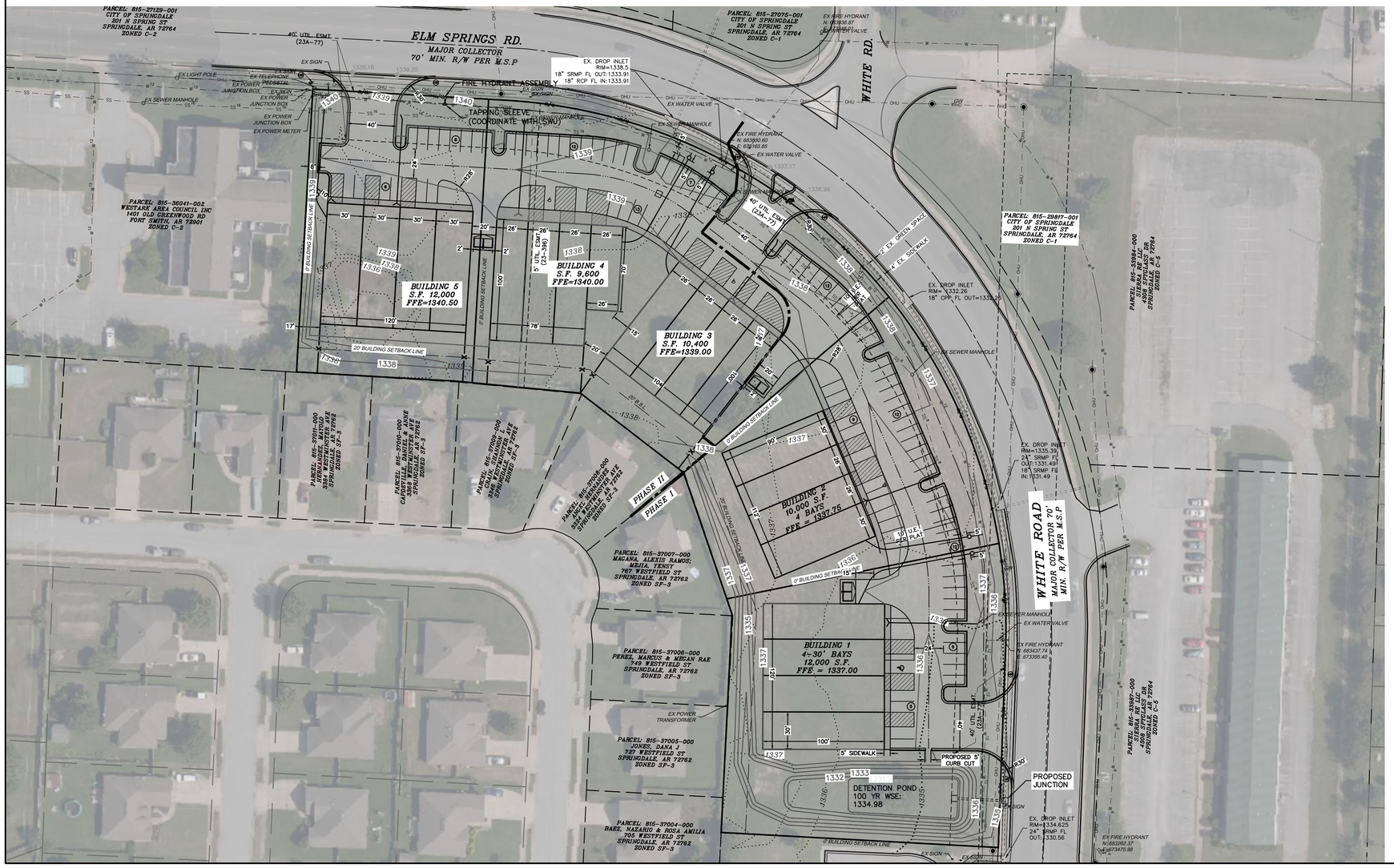
PARKING REQUIRED: 95 (4 ADA)

PARKING PROVIDED: 101 (5 ADA)

FEMA FLOODPLAIN ZONE: THIS PROPERTY IS NOT WITHIN A 100 YEAR FLOODPLAIN ZONE AS SHOWN ON THE F.I.R.M. MAP #05143C0060F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: APRIL 2, 2008



VICINITY MAP



LEGEND

○	SET IRON PIN
●	IRON PIN FOUND
+	MAG NAIL FOUND
	C. PROPERTY LINE
	SAW-CUT LINE
	EX. EASEMENT LINE
	EX. BUILDING SETBACK LINE
	EX. ROAD CENTERLINE
	EX. CURB & GUTTER
	EX. CONTOUR
1368	PROPOSED CONTOUR
OHP/T	EX. OVERHEAD POWER LINE
G	EX. GAS LINE
UGT	EX. UNDERGROUND TELEPHONE LINE
SS	EX. SEWER LINE
SD	EX. STORM DRAIN LINE
W	EX. WATER LINE
F.O.	EX. FIBER OPTIC LINE
	EX. WATER METER
	EX. FIRE HYDRANT
	EX. SEWER MANHOLE
	EX. POWER POLE
	EX. WATER VALVE
	EX. LIGHT POLE
	EX. SIGN
	EX. WATER METER
	EX. TRAFFIC POLE
	EX. GAS MANHOLE
	EX. ELECTRIC MANHOLE
	EX. TELEPHONE MANHOLE
	EX. TREES
	EX. SEWER VALVE
	EX. WATER MANHOLE
	EX. FIBER OPTIC VAULT
	EX. TELEPHONE BOX
	EX. MAILBOX
	EX. GAS METER
	EX. GAS VALVE
X	PROPOSED FENCE
	PROPOSED EASEMENT LINE
	PROPOSED SIDEWALK
G	PROPOSED GAS LINE
UGP	PROPOSED ELECTRIC LINE
W	PROPOSED WATERLINE
	PROPOSED ADA RAMP
	PROPOSED STORM BOX & PIPE
	PROPOSED SEWER MANHOLE & PIPE

ENGINEERING SERVICES INC.
1207 S. OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

NON-LARGE SCALE DEVELOPMENT PLAN
ELM SPRINGS FLEX - PHASE I
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=50'
DATE: Jan 26, 2022
ENGINEER: TJA
DRAWN BY: NJG
W.O. #: 21972

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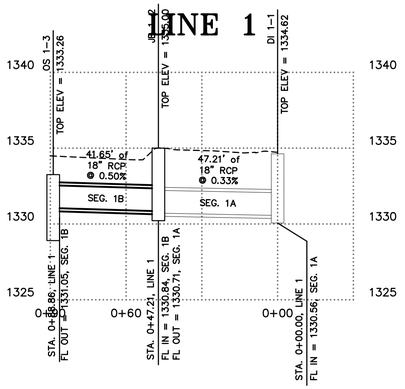

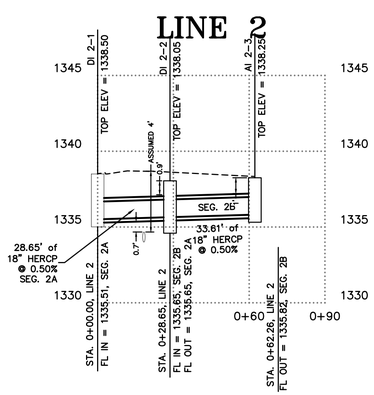

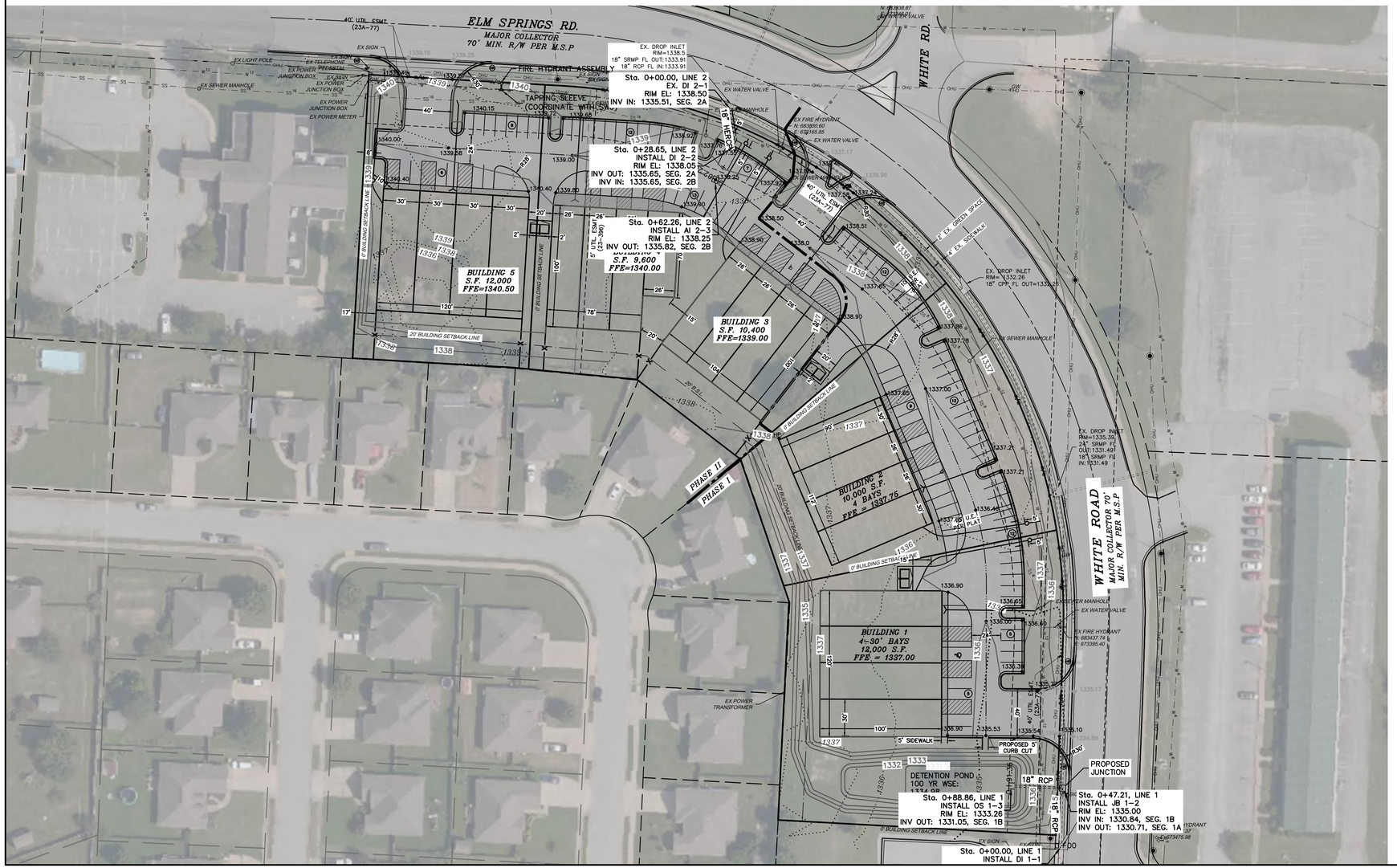

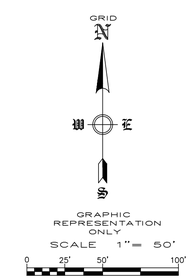

*NOTE:

1) PAVING SECTIONS ARE TO BE DETERMINED BY A GEOTECHNICAL ENGINEER. SECTIONS SHOWN SHALL BE MODIFIED TO THE GEOTECHNICAL ENGINEER RECOMMENDATION.

2) ALL STRIPING AND SYMBOLS SHALL BE COORDINATED WITH OWNER PRIOR TO INSTALLATION.

3) CONTRACTOR IS TO SUBMIT A PLAN SHOWING JOINTS FOR OWNER APPROVAL AS PART OF THE PAVING SUBMITTAL.

ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

NON-LARGE SCALE DEVELOPMENT PLAN
ELM SPRINGS FLEX - PHASE I
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=50'
DATE: Jan 26, 2022
ENGINEER: TJA
DRAWN BY: XXX
W.O. #: 21972

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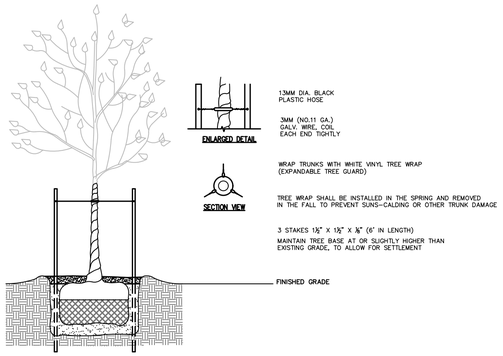
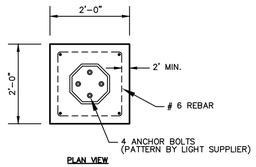


SPECIFICATIONS:

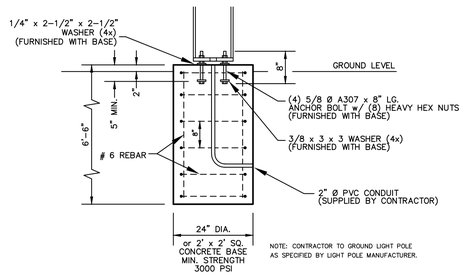
1) REFER TO SPECIFICATIONS FOR SOIL MIXTURE (MODIFIED COMPOST BLEND)
2) DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
3) REMOVE TREE RINGS AND STAKES WITHIN ONE YEAR AFTER INSTALLATION.
4) MEDIAN AND ROUNDABOUT TREE SHALL USE RIVER ROCK. RIGHT-OF-WAY TREES SHALL USE MULCH.
5) TREE STAKING IS DETERMINED AFTER INSTALLATION AS NEEDED BY AN APPROVED PROJECT REPRESENTATIVE OR QUALIFIED PROFESSIONAL.
6) TREE STAKING OR RELATED ALIGNMENT SHALL NOT BE ALLOWED AT LOCATIONS WHERE PEDESTRIAN SAFETY BY PROXIMITY IS A CONSIDERATION.
7) REFER TO THE TREE PLANTING DETAIL FOR ADDITIONAL INSTALLATION REQUIREMENTS

TREE STAKING AND WRAPPING DETAIL

NOT TO SCALE



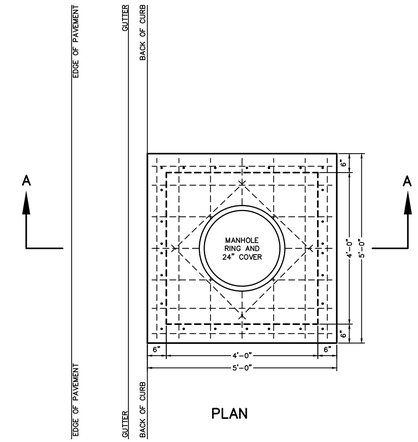
PLAN VIEW



SECTION VIEW

LIGHT POLE FOOTING DETAIL

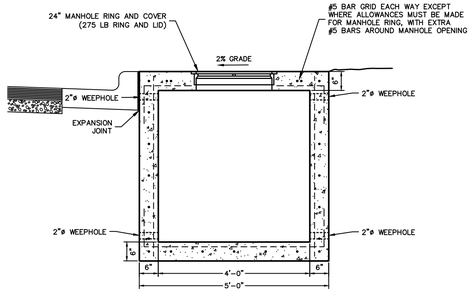
NOT TO SCALE



PLAN

NOTES:

1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2. ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 1-1/2" COVER UNLESS OTHERWISE NOTED.
3. CURB INLET BACK OPENING LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
4. WHEN AN INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT, THE GUTTER DEPRESSION SHALL BE FORMED IN CONCRETE PAVEMENT.
5. PIPES MAY ENTER BOX FROM ANY ANGLE OF ELEVATION AS DIRECTED BY THE ENGINEER. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 1-1/2".
6. THE EXPANSION JOINT SHALL HAVE A THICKNESS OF 1-1/2" AND CONFORM TO AASHTO M213.
7. REFER TO PLAN AND PROFILE SHEETS TO DETERMINE EXTENSIONS AND SIZE (IF ANY) ACCOMPANYING DROP INLETS.
8. EXTENSIONS WITH LENGTHS DESIGNATED ON THE PLANS EXCEEDING 8'-0" SHALL HAVE THE SAME INSIDE DEPTH DIMENSIONS AS STATED ON DETAILS UNLESS OTHERWISE NOTED.
9. CONCRETE FOR RECTANGULAR DROP INLETS SHALL BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4-7% AIR ENTRAINMENT.
10. ALL REINFORCING TO BE #5 BAR GRID @ 10" O.C., E.W. EXCEPT WHERE ALLOWANCES MUST BE MADE FOR PIPES, OPENING, OR MANHOLE RING.
11. NEOPRENE-COATED STEEL STEPS ARE TO BE INSTALLED IN ALL DROP INLETS AND JUNCTION BOXES WITH A DEPTH OF 4'-0" OR GREATER. STEP SPACING TO BE 12".
12. BOTTOM OF DRAINAGE BOX TO BE AT 0.5% MINIMUM SLOPE FROM INLET TO OUTLET.

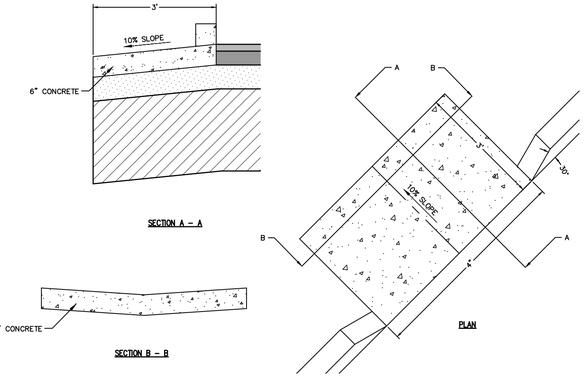


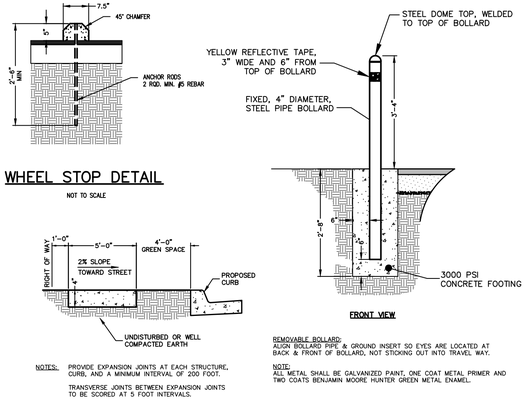
SECTION A–A

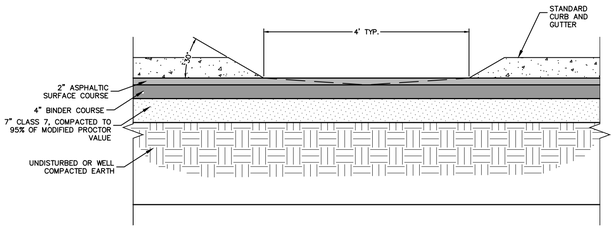
TYPICAL JUNCTION BOX

NOT TO SCALE



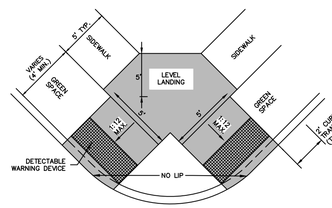


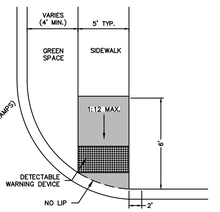




TYPICAL 4' CURB CUT WITH CONCRETE FLUME

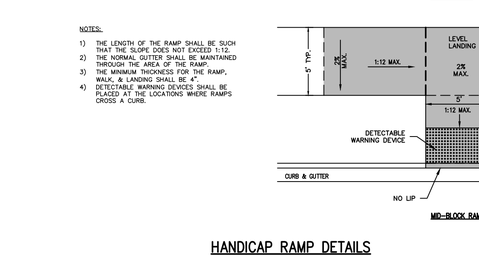
NOT TO SCALE





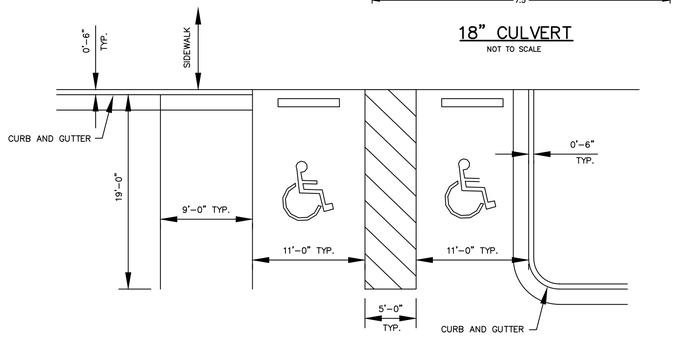
18" CULVERT

NOT TO SCALE

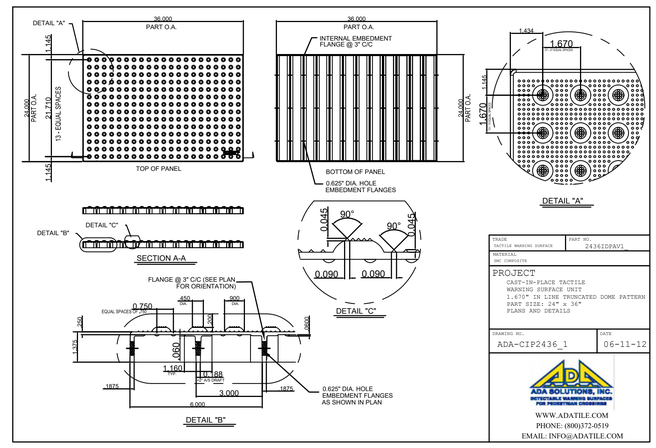


HANDICAP RAMP DETAILS

NOT TO SCALE



HANDICAPPED RAMP AND PARKING DETAILS



VALUE: TACTILE WARNING SURFACE	PART NO.: 2436IDPAV1
MATERIAL: IMC COMPOSITE	

PROJECT
CAST-IN-PLACE TACTILE WARNING SURFACE UNIT
1.670" IN LINE TRUNCATED DOME PATTERN
PART SIZE: 24" x 36"
PLANS AND DETAILS

DRAWING NO.	DATE
ADA-CIP2436_1	06-11-12

ADA SOLUTIONS, INC.
DETECTABLE WARNING SURFACES FOR PEDESTRIAN CROSSINGS
WWW.ADATILE.COM
PHONE: (800)372-0519
EMAIL: INFO@ADATILE.COM

ENGINEERING SERVICES INC.
1705 S. 48TH ST., SUITE 214
SPRINGDALE, ARKANSAS 72764

TYPICAL DETAILS
ELM SPRINGS - PHASE I
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: N.T.S.
DATE: Jan 19, 2022
ENGINEER: TJA
DRAWN BY: XXX
W.O. #: 21972

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C:\ESI\2021\21972 ELM SPRINGS PHASE I\CONSTRUCTION\21972 ELM SPRINGS PHASE I.DWG

3

NOTE:

NO CHANGE MAY BE MADE TO THESE APPROVED PLANS WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF SPRINGDALE.

WITHIN 40 DAYS OF PLACEMENT OF CURBS, THEY SHALL BE BACKFILLED, FINE GRADED WITH A MINIMUM OF 4-INCHES OF TOPSOIL, AND HYDROMULCHED OR SODDED WITH PERMANENT GRASSES.

ALL DISTURBED AREAS, THAT ARE NOT PAVED, SHALL BE TOPSOILED, SEEDED AND STRAWED UNTIL GRASS IS ESTABLISHED.

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

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.

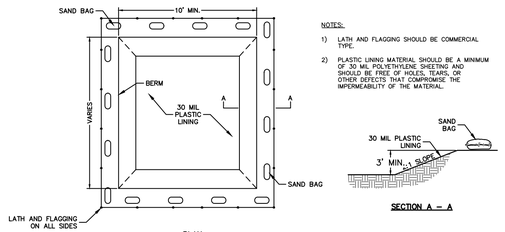
7.) PERMANENT EROSION CONTROL. THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR 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 STONE/RIZED ROCK EXIT IS REQUIRED ON CONSTRUCTION SITES. ROCK EXITS MUST BE AT LEAST 20' WIDE BY 50' LONG BY 6□ THICK STABILIZED ROCK HAVING A MINIMUM AVERAGE DIAMETER OF 3□. IF THERE IS AN EXISTING CURB, LOOSE MATERIAL SUCH AS FILL DIRT OR GRAVEL SHALL NOT BE USED TO RAMP UP TO IT FROM THE STREET. TEMPORARY WOODEN RAMPS IN FRONT OF CURBS ARE ACCEPTABLE.

10.) DEBRIS, MUD, AND SOIL IN PUBLIC STREETS. DEBRIS, MUD AND SOIL SHALL NOT BE ALLOWED ON PUBLIC STREETS BUT IF ANY DEBRIS, MUD, OR SOIL FROM DEVELOPMENT SITES REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED VIA SWEEPING OR OTHER METHODS OF PHYSICAL REMOVAL. DEBRIS, MUD, OR SOIL IN THE STREET MAY NOT BE WASHED OFF THE STREET OR WASHED INTO THE STORM DRAINAGE SYSTEM. STORM DRAINAGE SYSTEMS DOWNSTREAM OF A DEVELOPMENT SITE SHOULD BE PROTECTED FROM DEBRIS, MUD, OR SOIL IN THE EVENT THAT DEBRIS, MUD, OR SOIL REACHES THE DRAINAGE SYSTEM.

11.) FRANCHISE AND PRIVATE UTILITIES. THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.



NOTES:

1) 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

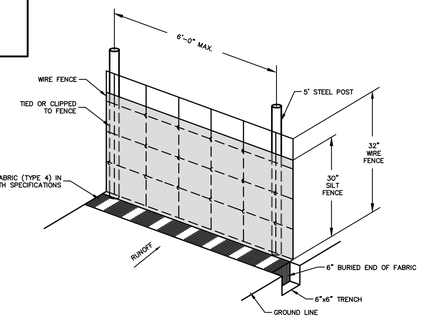
LEGEND

- PROPOSED FLOWLINE DIRECTION
- INLET PROTECTION
- WIRED REINFORCED BURIED EDGE SILT FENCE
- MUD ABATEMENT ENTRANCE
- 1390 EXISTING CONTOURS
- 1388 PROPOSED CONTOURS
- AREA OF SOIL DISTURBANCE
- CHECK DAM

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

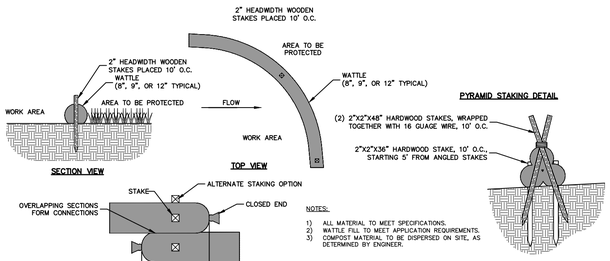
1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR 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

CONSTRUCTION SEQUENCE:

1.) INSTALL EROSION CONTROL.
2.) STRIP EXISTING TOP SOIL.
3.) PREPARE SUB-GRADE AND BASE MATERIAL.
4.) POUR CONCRETE AND ASPHALT.
5.) FINAL GRADING AND ESTABLISH VEGETATION.

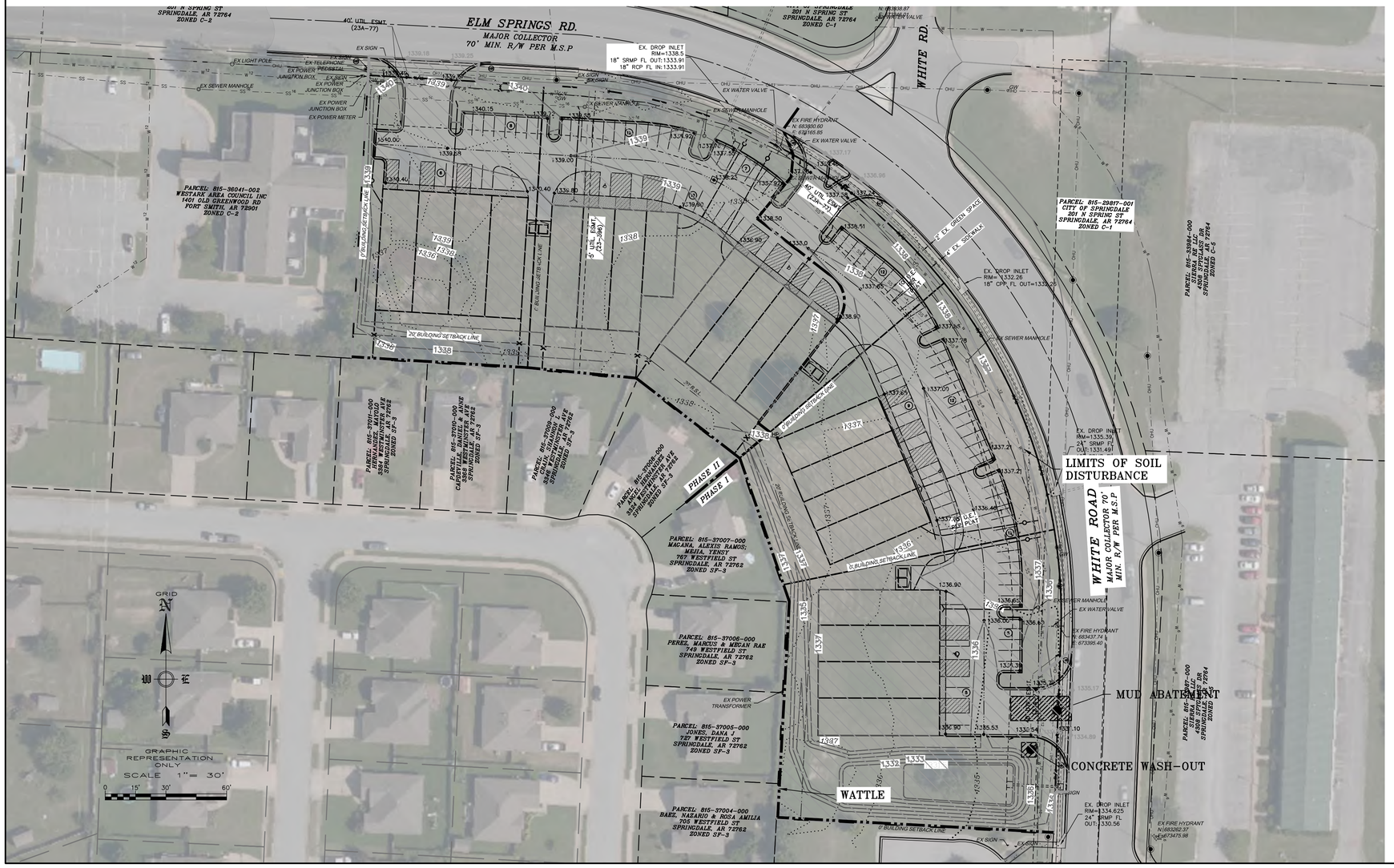


NOTES:
1) ALL MATERIAL TO MEET SPECIFICATIONS.
2) WATTLE FILL TO MEET APPLICATION REQUIREMENTS.
3) COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

CHECK DAM DETAIL

NOT TO SCALE

TOTAL DISTURBED AREA: 4.35 ACRES



ENGINEERING SERVICES INC.
1707 E. ROBINSON
SPRINGDALE, ARKANSAS 72764

STORM WATER POLLUTION PREVENTION PLAN
ELM SPRINGS FLEX - PHASE I
SPRINGDALE, ARKANSAS

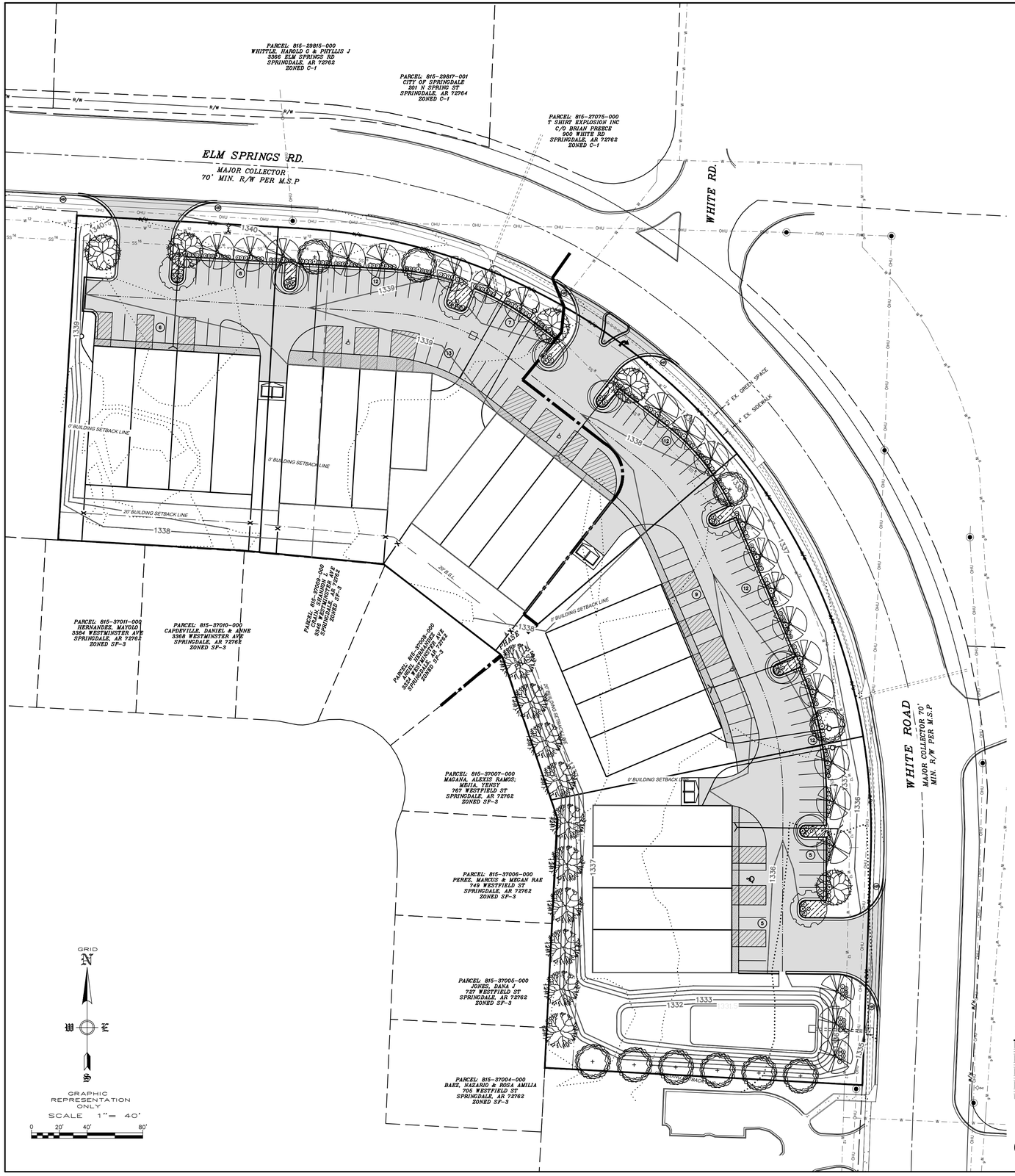
REVISION	DATE	DESCRIPTION

SCALE: 1"=50'

DATE: Dec 22, 2021

ENGINEER: TJA
DRAWN BY: XXX

W.O. #: 21972



NOTES:

1. SOIL SHALL BE AMENDED AND ALL ROCKS AND FOREIGN MATERIAL SHALL BE REMOVED PRIOR TO ANY LANDSCAPE INSTALLATION
2. ALL PLANTING BEDS SHALL RECEIVE 6" OF TOPSOIL AND COMPOST MIX FREE OF ROCKS/WEEDS/DEBRIS PRIOR TO INSTALLATION OF PLANT MATERIAL
3. ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING MATERIAL OTHER THAN VEGETATION
4. ALL PLANTING BEDS SHALL RECEIVE 3"-4" OF ORGANIC MULCH AT TIME OF INSTALLATION. MULCH SHALL NOT BE PLACED IMMEDIATELY ADJACENT TO THE TREE TRUNKS, BUT SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE.
5. WIRE BASKETS AND BURLAP TO BE REMOVED DURING TREE PLANTING
6. ALL TREES SHOULD BE INSTALLED AT A MINIMUM HEIGHT OF 8' AND 2" TRUNK CALIPER
7. ONCE INSTALLED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY LIVING CONDITION, AND IF PLANT MATERIAL DIES IT SHALL BE REPLACED PROMPTLY
8. IF CONFLICTS WITH PROPOSED LIGHTS, FIRE HYDRANTS, OR OTHER SITE FEATURES EXIST, TREES OR SHRUBS SHALL BE MOVED AND SHALL NOT INTERFERE WITH PROPOSED OR EXISTING FEATURES.
9. TREES SHALL BE STAKED AS NECESSARY TO PREVENT LEANING OR FALLING OVER.
10. TREES SHALL BE AT LEAST 5 FEET FROM ANY UTILITY MAIN LINES.
11. THE CONTRACTOR SHALL PROVIDE A TWO (2) YEAR MINIMUM WARRANTY FOR ALL PLANT MATERIALS AND INSTALLATION FROM THE DATE OF ACCEPTANCE.

LANDSCAPE REQUIREMENTS:

TOTAL PARKING AREA PROVIDED: 18,366 SQ. FT.
TOTAL INTERIOR LANDSCAPE REQUIRED: 1,470 SQ. FT. (8%)
TOTAL INTERIOR LANDSCAPE PROVIDED: 1,536 SQ. FT. (8.3%)

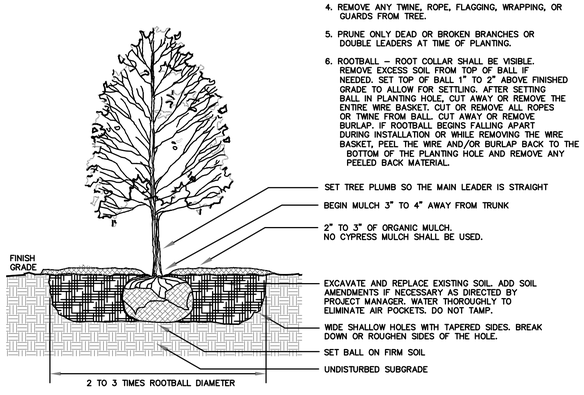
INDEX OF TREES

TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	SIZE
	CHINESE PISTACHE	Pistachia chinensis	5	2" Cal B & B
	BLACK GUM	Nyssa sylvatica	4	2" Cal B & B
	RED MAPLE	Acer rubrum	23	2" Cal B & B
	WILLOW OAK	Quercus phellos	10	2" Cal B & B
	Northern Red Oak	Quercus rubra	10	2" Cal B & B
	Jefferson Elm	Ulmus Americana 'Jefferson'	5	2" Cal B & B

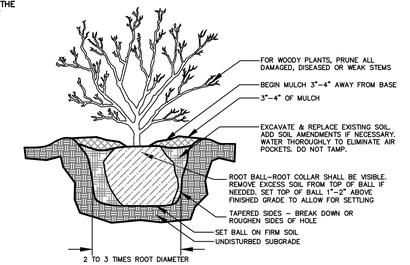
INDEX OF SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
1	WINTERGEM BOXWOOD	Buxus microphylla 'Winter Gem'	95	3 GAL.
2	JAPANESE SPIREA	Spiraea japonica	9	3 GAL.
3	HELLLERI JAPANESE HOLLY	Ilex crenata 'Helleri'	83	3 GAL.
4	DRIFT GROUNDCOVER ROSE	Rosa radrazz 'Drift'	28	3 GAL.
5	VIRGINIA SWEETSPIRE	Itea virginica	28	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

ENGINEERING SERVICES INC.
1705 S. 48TH STREET, SUITE 1
SPRINGDALE, ARKANSAS 72764

LANDSCAPING PLAN
ELM SPRINGS FLEX – PHASE I
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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ALL RIGHTS RESERVED. UNAUTHORIZED USE PROHIBITED.

SCALE: 1"=40'
DATE: Jan 27, 2022
ENGINEER: TJA
DRAWN BY: XXX
W.O. #: 21972

Valiant™ Full Cutoff LED
Series AVPCL2

PRODUCT OVERVIEW



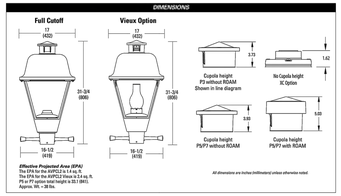
Features:

- Colonial LED lantern, replaces HID models up to 150W HPS for street and area lighting applications
- Eleven (11) LED performance packages deliver just the right amount of light for any given application up to 12,000 lumens
- Available in color temperature choices of 2700K, 3000K, 4000K, and 5000K
- Designed for up-light restrictive applications, AVPCL2 has zero up-light
- Four (4) distinct light distribution options provide design flexibility, available in Type II, Type III, Type IV, and Type V
- Die-cast aluminum housing, engineered for sturdy life-long performance
- Die-cast aluminum hood features a trigger latch (TL) option and captive thumb screws for fast, easy electrical and optical chamber access
- Standard black finish is textured / matte – all other finishes are smooth / gloss.
- Housing is tenon pole-mounted and designed for use with a 3" tall by 2-3/8" to 3" diameter tenon, and secured by three set screws.
- Rated L70, LED life greater than 100,000 hours at 25°C
- Complies with ANSI: C136.2, C136.10, C136.15
- CSA listed and suitable for up to 40°C ambient
- Surge protection device (standard) exceeds ANSI/IEEE C62.41-2002 Category C High (10kV/10kA) and ANSI C136.2-2015 Enhanced (10kV/5kA). 20kV Option exceeds ANSI/IEEE C62.41-2002 Category C High (10kV/10kA) and ANSI C136.2-2015 Extreme (20kV/10kA)
- Equipped with LED electronic 0-10V dimmable driver

Applications:

Streetscapes
Walkways
Pathways
Parks

DIMENSIONS



Effective Projected Area (EPA)
The EPA for the AVPCL2 Full Cutoff is 0.5 sq. ft.
The EPA for the AVPCL2 Vieux is 2.4 sq. ft.
P5 or P7 option total height is 33.1' (841).
Approx. Wt.: ~ 28 lbs.

All dimensions are in/mm (millimeters) unless otherwise noted.

Note: Specifications subject to change without notice.
Valiant Full Cutoff LED Series - AVPCL2

AEL American Electric Lighting

Valiant™ Full Cutoff LED
Series AVPCL2

ORDERING INFORMATION

Example: AVPCL2 30LEDE10 MVOLT 4K R3

Series	Performance Package			Voltage		Color Temperature (CCT)	
AVPCL2 Valiant Full Cutoff LED	**Package**	**Input Watts**	**Lumens (nominal)**	A5	120-277v	27K	2700K
	P10	24	2,600	A6	347V, 480V	30K	3000K
	P15	34	3,500			40K	4000K
	P20	45	4,000			50K	5000K
	P25	52	4,700				
	P30	66	5,200				
	P35	65	6,900				
	P40	78	7,800				
	P45	98	9,000				
	P50	66	7,900				
	P55	96	10,400				
	P60	111	11,900				

Distribution		Options	
R2	Type II	**Paint:**	
R3	Type III	(blank)	Black (standard), textured / matte
R4	Type IV	GY	Gray, smooth / gloss
R5	Type V	DDB	Dark Bronze, smooth / gloss
		WH	White, smooth / gloss
		BZ	Bronze, smooth / gloss

Controls (blank)	
	3 pin NEMA photocontrol (standard)
NR	No photocontrol receptacle
P7	7 pin NEMA photocontrol
PCS7*	Solid state long life photocontrol
PS4*	Solid state long life photocontrol, 347-480 volt only
P48*	Solid state long life photocontrol, 480 Volt only
PCSD*,**	Solid state photocontrol, 120-277V (not CSA Listed)
A0	Field adjustable output module
DALI	DALI driver (special request)
PBD	Part night dimming
SR	Shorting cap
SRR*	Shorting cap (not CSA listed)

Miscellaneous	
SS	Stainless steel hardware
TL	Tool-less latch
HL181	1" x 1" HEMA label
HL282	2" x 2" HEMA label
IL	Not CSA Listed
LDR*	Ladder Rest
RCS**	ROAM Copula Cap
XC*	No Copula
CR	Epoxy Pre-Coat Finish
20KV	20kV/10kA surge protection device
FPDxx	Factory programmed dimer
VX*	Vieux Option
VXLA*	V3 option with Clear Acrylic lens

House-Side Shields	
HSS	House Side Shield

Prewired leads	
L18	18 prewired leads
L83	39 prewired leads
L10	108 prewired leads
L20	208 prewired leads
L25	258 prewired leads
L30	308 prewired leads

Accessory House Side Shield shipped separately and installed in the field	
AVPCL2FHSSLBK10	AVPCL2 HSS for P10 / P15 / P20 / P25
AVPCL2FHSSLBK20	AVPCL2 HSS for P30 / P35 / P40 / P45
AVPCL2FHSSLBK30	AVPCL2 HSS for P50 / P55 / P60

Note: Check the OPTIONS MATRIX on Page 3 for compatibility & restrictions

AEL American Electric Lighting

AEL Headquarters, 3825 Columbus Road, Granville, OH 43023
www.acuitybrands.com/aeltraining.com
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Warranty Five-year limited warranty. Complete warranty terms located at www.acuitybrands.com/support/customer-support/terms-and-conditions
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.
Please contact your sales representative for the latest product information.

HOLOPHANE

Submittal Spec Sheet

Wallpack FCO LED (HLWPC2)

OVERVIEW

An energy saving solution for building entrances/exits and perimeters, the Wallpack® Full Cutoff LED brings a modern appearance to the classic wallpack. Its full cutoff design limits the sky and provide superior performance using the latest LED technology. The Wallpack is designed for mounting heights up to 20' and offers a variety of distributions, colors and controls. To meet local requirements, emergency battery backup and a variety of motion sensor options are available.



Warranty: www.acuitybrands.com/support/customer-support/terms-and-conditions

The product images shown are for illustration purposes only and may not be an exact representation of the product.

ORDERING INFORMATION	HLWPC2 P50 40K TFTM MVOLT BKSOP PR3 PCLL			
Series	**Performance Package**	**Color Temperature (CCT)**		**CRI**
HLWPC2 Wallpack FCO LED	P10 P10 performance package	30K	3000K	80CRI 80 CRI
	P20 P20 performance package	40K	4000K	
	P30 P30 performance package	50K	5000K	
	P40 P40 performance package	AWB	True white	
	P50 P50 performance package			

Additional Circuits	Distribution*	Voltage*	Surge Protection
2C3 2 independent circuits	ASYDF Type III medium diffused	120	120 volts	10KV 10kV
	BYMDF Type V diffused	208	208 volts	
	T2M Type II medium	240	240 volts	
	T2S Type II short	277	277 volts	
	T3M Type III medium	347	347 volts	
	T3S Type III short	480	480 volts	
	T4M Type IV medium	HVOLT	347/480 volts	
	RTFM Forward throw medium	MVOLT	120-277 volts	

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Finish*	Photocontrol Receptacle		Fusing		Tamperproof	
BKSOP	Black super durable paint	PR3	7 pin NEMA photocontrol receptacle (photocontrol not included)	SF	Double fuse	TTR	Tamper-resistant screws
BZSOP	Bronze super durable paint			SF	Single fuse		
GYSOP	Gray super durable paint	PR7	7 pin NEMA photocontrol receptacle (photocontrol not included)				
WHSOP	White super durable paint						

Adjustable Output	Photocontrols		Shielding		Motion Sensing	
AO	Field adjustable lumen output	PCCL	DALI photocontrol	HSS	House side shield	MAWH	Motion/ambient sensor, 15-30FT mounting height, ambient sensor enabled at 5FC
		PE	Button style photocontrol				
		Shr	Shorting cap			MAWL	Motion/ambient sensor, 8-15FT mounting height, ambient sensor enabled at 5FC

Emergency Battery	
EM	Integral emergency battery

This is a dynamic specification sheet that is based on certain selections made by the user. All results presented are for informational purposes only. The user should validate the results with the agency sales representative to determine whether the product has been configured correctly before ordering. Acuity Brands Lighting is not responsible for any loss resulting from product configuration errors.
Not all versions of the product are available with all options.
Specifications subject to change without notice.
Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
See the full specification sheet at the product page link above for full product information and detailed ordering information.
Certain airborne contaminants can diminish the integrity of acrylic and/or polycarbonate.
Visit: http://www.acuitybrands/getmedia/b3ddb4ea-ceed-4ecc-b1ed-1ed0ed0ed0ed/acrylic-polycarbonate-compatibility.pdf for Acrylic-Polycarbonate Compatibility table for outdate applications.
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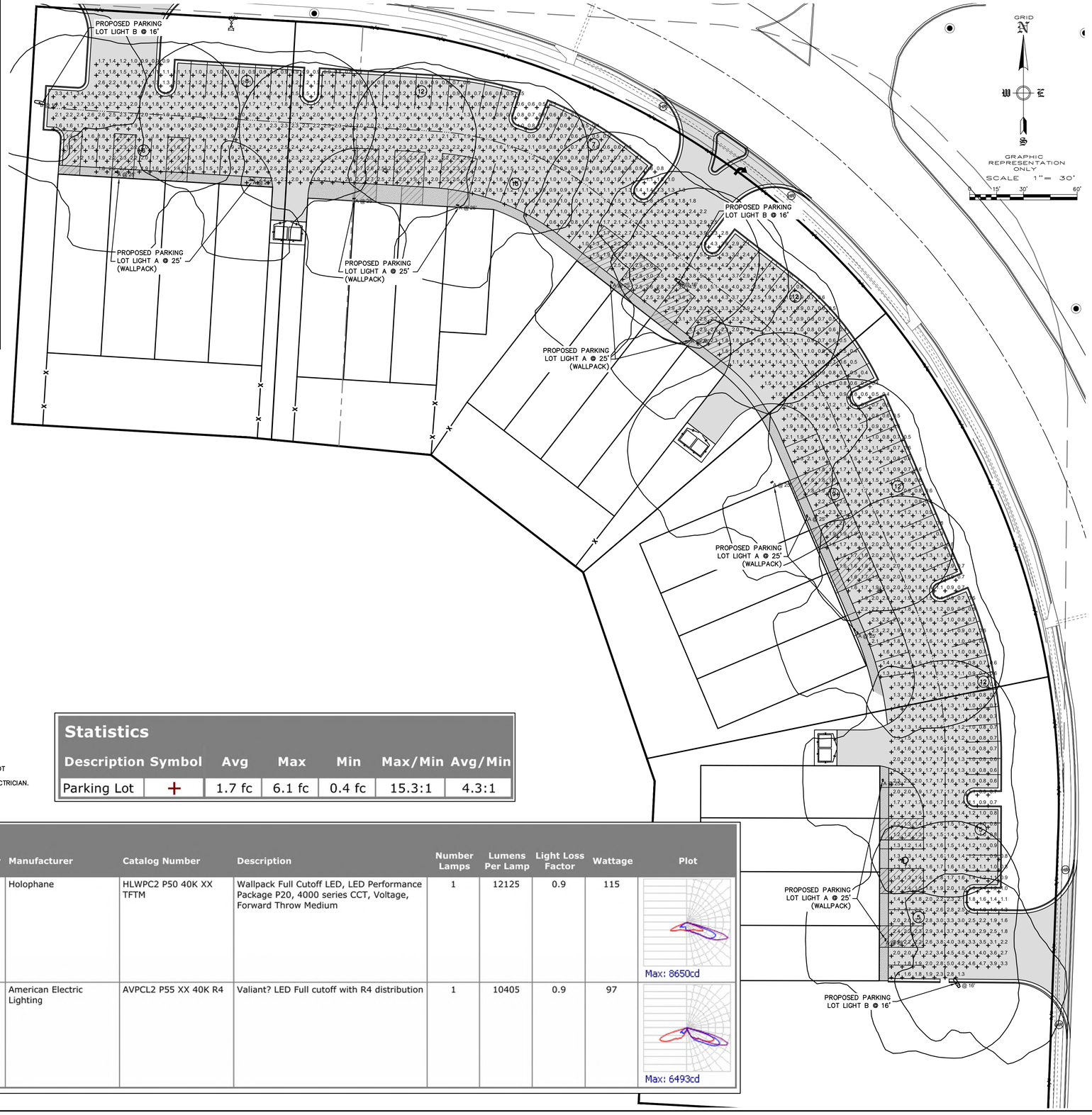
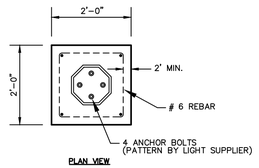
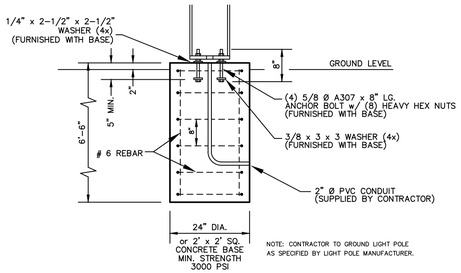




PLAN VIEW



NOTE: CONTRACTOR TO GROUND LIGHT POLE AS SPECIFIED BY LIGHT POLE MANUFACTURER.

SECTION VIEW

LIGHT POLE FOOTING DETAIL

NOT TO SCALE

NOTES:

1. ALL LIGHTS TO BE PRIVATELY MAINTAINED PARKING LOT LIGHTS UNLESS NOTED.
2. SITE CONTRACTOR TO COORDINATE LIGHTING WITH ELECTRICIAN.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	1.7 fc	6.1 fc	0.4 fc	15.3:1	4.3:1

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
▭	A		11	Holophane	HLWPC2 P50 40K XX TFTM	Wallpack Full Cutoff LED, LED Performance Package P20, 4000 series CCT, Voltage, Forward Throw Medium	1	12125	0.9	115	Max: 8650cd
▭	B		3	American Electric Lighting	AVPCL2 P55 XX 40K R4	Valiant? LED Full cutoff with R4 distribution	1	10405	0.9	97	Max: 6493cd

REVISION	DATE	DESCRIPTION

SCALE: 1"=50'
DATE: Jan 25, 2022
ENGINEER: TJA
DRAWN BY: XXX
W.O. #: 21972

6

ENGINEERING SERVICES INC.
2100 S. 48th STREET, SUITE 1
SPRINGDALE, ARKANSAS 72764

LIGHTING PLAN
ELM SPRINGS FLEX - PHASE I
SPRINGDALE, ARKANSAS

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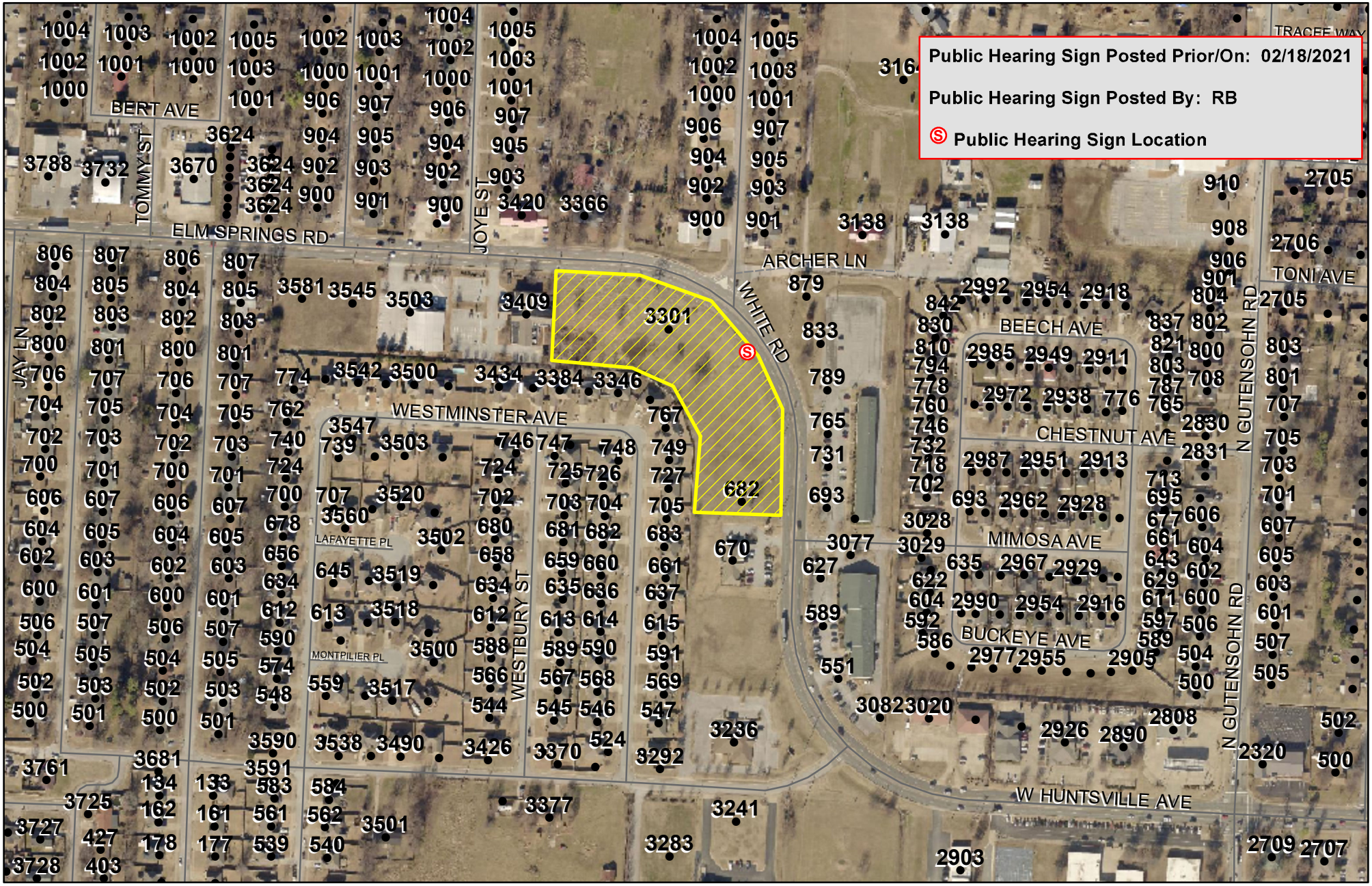


N

0 70 140 280 420 560 Feet

For Location Reference Only

FILE NO. B22-24
APPLICANT: Engineering Services, Inc
REQUEST: Variance for Commercial Design Standards
(A) foundation landscaping

PLANNING COMMISSION MEETING
March 1, 2022

SPRINGDALE™
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Application for Variance – Board of Adjustment

STAFF USE ONLY

Date Application Submitted: 2-9-2022

Date Accepted as Complete: _____ Project Number: B22-26

APPLICATION CONTACTS:

Indicate one person of contact for this request: Luis Leonardo Property Owner _____ Representative

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Luis Miguel Leonardo verde & Josseline Marlene Montes Trevino	Name:
E-mail: luisleonardo479@yahoo.com	E-mail:
Address: 3403 Corsica Ter Springdale AR 72764	Address:
Phone: 479-306-2972	Phone:
Site/ Location:	Current Zoning District:
Assessor's Parcel Number(s): 815-35688-000	Rezone required:
	Total Acreage:

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)

Requesting to reduce the setback from 30 ft to 14 ft

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)

Want to build a Pool. Other Neighbors have one on the Same Neighborhood.

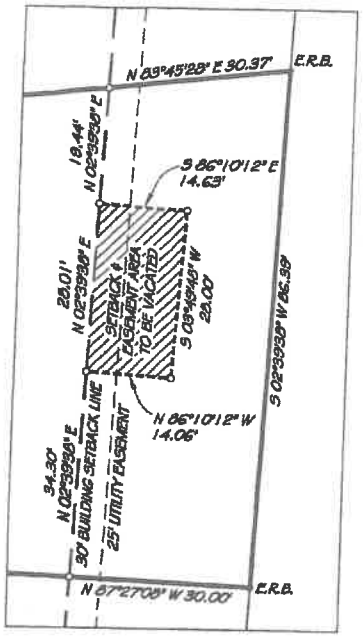
Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)

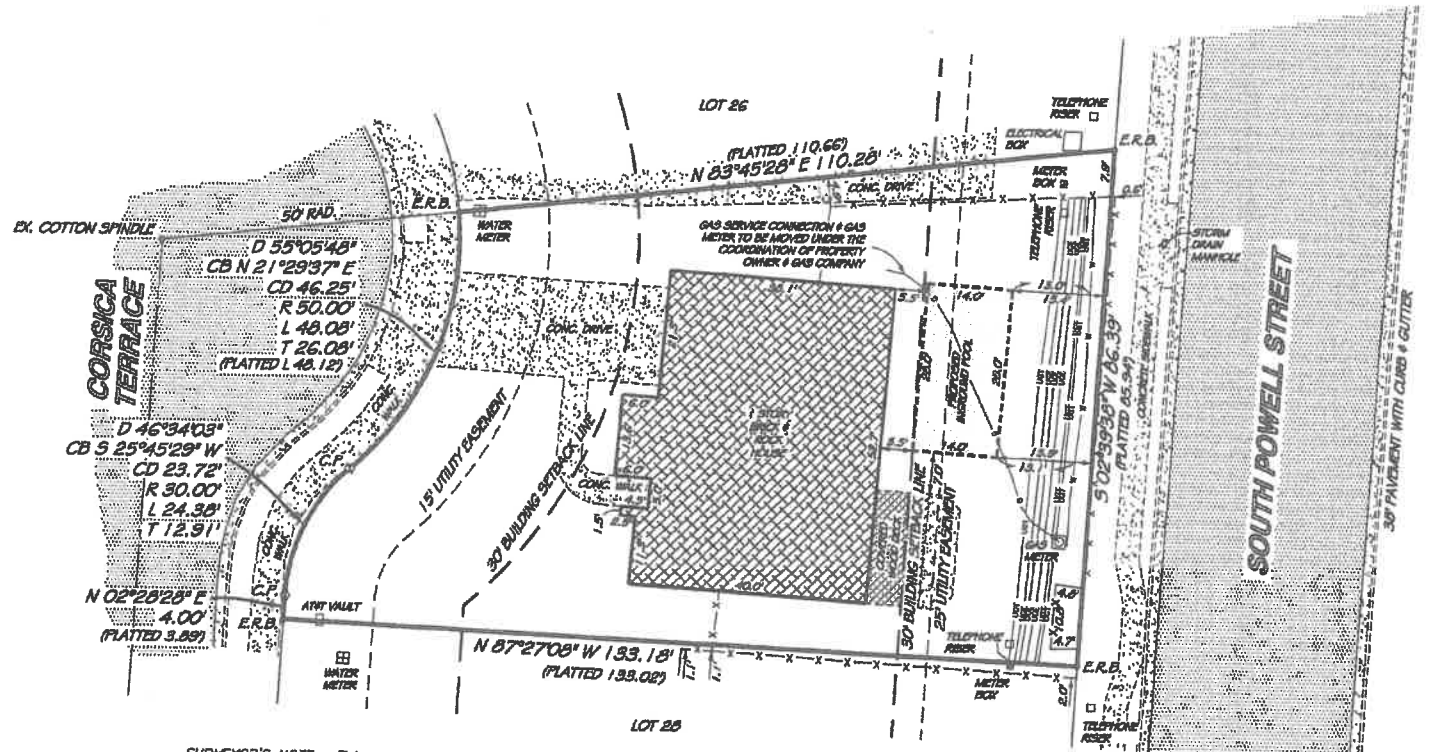
The **Applicant** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than 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: 02/09/2022





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plat is copyright material and is provided solely for the use of the on(s) named on this plat and may not be used or distributed to any r person(s) or company for their benefit. No license has been created, essed or implied to copy the survey without the written consent of erfield Land Surveyors, P.A.. No one including the person(s) named, may oduce this plot. Only authentic copies that appear with the surveyor's in red may be used. Any copies used without this red seal are idered unauthorized copies and are considered o copyright infringement. filing with State Surveyor's office, survey becomes public record.

SURVEYOR'S NOTE: This survey was conducted under the supervision of Clovis W. Satterfield, No. 0147, or Ricky Hill, No. 1443, Satterfield Land Surveyors, P.A., Certificate of Authorization No. 718. Satterfield Land Surveyors, P.A., 1-(479)-632-3565 Hwy. 71 North, P.O. Box 640, Alma, AR 72921

SURVEYOR'S NOTE: This survey was done to mark the corners on the ground and to show observed structures. Utilities located if Requested according to utility company records, and or above ground inspection. This survey was done from description furnished to us or instruction from the person(s) named on this plat. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts which an accurate and current title search my disclose.

NOTE: UTILITIES LOCATED PER ARKANSAS ONE CALL LOCATE TICKET #201925-0038.

PROPERTY ADDRESS:
3408 CORSICA TERRACE
SPRINGDALE, AR. 72764

0' 10' 0 GRAPHIC SCALE 20' 40'

CE DEED

REFERENCES

BEARING

ANSAS STATE PLANE COORDINATES GRID NORTH

LEGEND
- S.R.B. = SET 1/2" REBAR W/ CAP
- S.P./R.N. = SET P/K NAIL
- S.R.R.S. = SET RAILROAD SPIKE
- S.N. = SET NAIL
- E.R.B. = EXISTING REBAR
- E.I.P. = EXISTING IRON PIN
- E.P./R.N. = EXISTING P/K NAIL
- E.R.R.S. = EXISTING RAILROAD SPIKE
- E.N. = EXISTING NAIL
- = EXISTING GOVERNMENT MONUMENT
- = EXISTING STONE
- = EXISTING STATE MONUMENT
- = EXISTING R/W MARKER
- = EXISTING FENCE
- = COMPUTED POINT
- F.C. = FENCE CORNER

SURVEYORS DISCLAIMER AND STATEMENT OF USE

This survey was conducted by the written or verbal authorization of the person named as the buyer and/or Use by as shown on this plat. No one has the authority to use the data or legal description from this survey except those named or their agents and the survey is only certified to the date shown on this plat. This plat is protected by copyright and any person other than those named using or relying upon this plat will be held responsible. Satterfield Land Surveyors, P.A. will not be responsible or have any liability to any other person or company who uses this plat without written authorization. After filing with State Surveyor's office, survey becomes public record.

WASHINGTON COUNTY, ARKANSAS
SURVEY OF

LOT 27, RENAISSANCE EAST SUBDIVISION SPRINGDALE, ARKANSAS

FOR USE BY: LUIS LEONARDO

DRAWN BY:	D.E.R.
SCALE:	1" = 20'
DATE:	10/2/21
JOB NO.	45,595

Satterfield Land Surveyors P.A.
REG. ARK. & OKLA.
1928 HWY. 71 NORTH, ALMA, ARK. ~ PHONE No. (479) 632-3565
FAX (479) 632-5002 ~ WEBSITE: http://www.slsurveying.com

Type: REAL ESTATE
Kind: ORDINANCE
Recorded: 2/10/2022 1:27:15 PM
Fee Amt: $25.00 Page 1 of 3
Washington County, AR
Kyle Sylvester Circuit Clerk

File# 2022-00004559

ORDINANCE NO. 5683

AN ORDINANCE RELEASING, VACATING, AND ABANDONING A PORTION OF A UTILITY EASEMENT LOCATED ON PROPERTY IN SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, TO DECLARE AN EMERGENCY AND FOR OTHER PURPOSES.

WHEREAS, Luis Miguel Leonardo Verde and Josseline Mariene Montes Trevino have petitioned for the abandonment of a portion of a utility easement on Lot 27, Renaissance East Subdivision, to the City of Springdale, Washington County, Arkansas, as shown on plat record in Book 23, at Page 29, records of Washington County, Arkansas, 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:

Commencing at an existing rebar marking the Southeast Corner of Lot 27. Thence along the South line of said Lot, North 87 degrees 27 minutes 08 seconds West, 30.00 feet to a point on a 30.00 foot Building Setback line. Thence leaving said South line and along said Building Setback line, North 02 degrees 39 minutes 38 seconds East, 34.30 feet to the Point of Beginning. Thence continue along said Building Setback line, North 02 degrees 39 minutes 38 seconds East, 28.01 feet. Thence leaving said Building Setback line, South 86 degrees 10 minutes 12 seconds East, 14.63 feet. Thence South 03 degrees 49 minutes 48 seconds West, 28.00 feet. Thence North 86 degrees 10 minutes 12 seconds West, 14.06 feet to the Point of Beginning, containing 401.62 square feet and subject to any easements of record.

Tax Parcel No.: 815-35688-000
Address: 3403 Corsica Terrace

ErnestCa/2022Misc/ORDvacCorsica

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 8th day of February, 2022.

Doug Sprouse, Mayor

ATTEST:

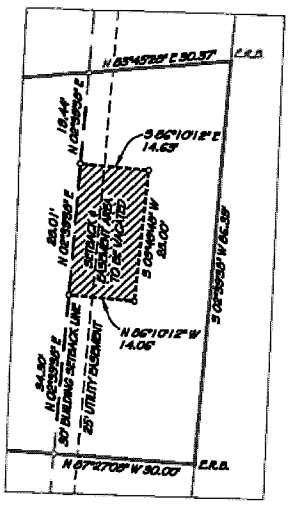
Denise Pearce, CITY CLERK

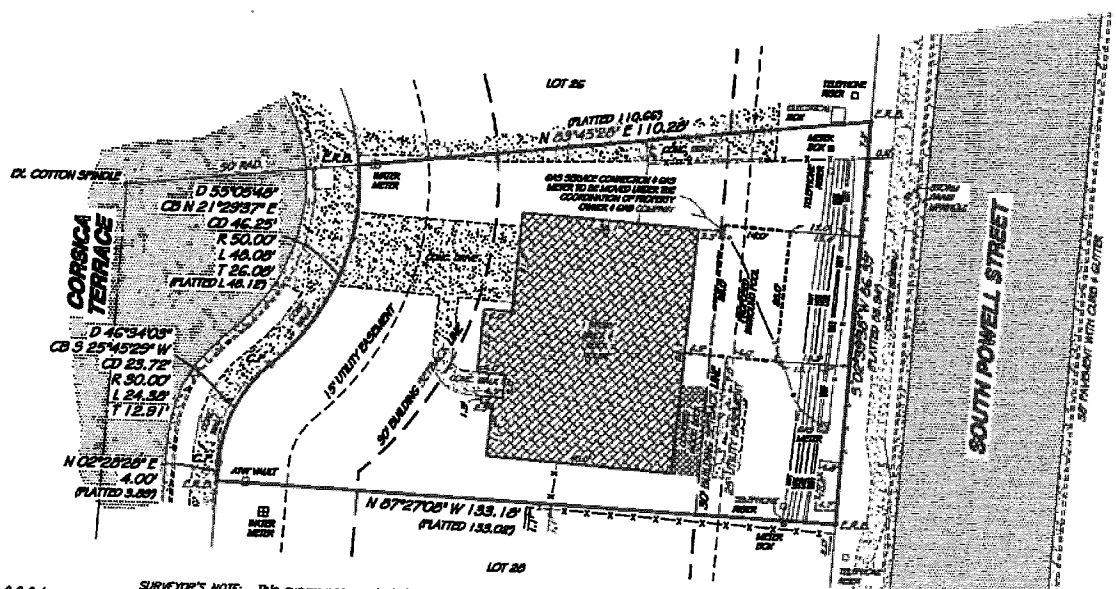
APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY

CITY OF SPRINGDALE ☆ SEAL SPRINGDALE, ARKANSAS

EmestCa/2022Misc/ORDvacCorsica





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SURVEYOR'S NOTE: This survey was conducted under the supervision of Clovis W. Satterfield, No. 0147, or Ricky Hill, No. 1443, Satterfield Land Surveyors, P.A., Certificate of Authorization No. 718. Satterfield Land Surveyors, P.A., 1-(479)-632-3565 Hwy. 71 North, P.O. Box 640, Alma, AR 72921

SURVEYOR'S NOTE: This survey was done to mark the corners on the ground and to show observed structures. Utilities located if Requested according to utility company records, and or above ground inspection. This survey was done from description furnished to us or instruction from the person(s) named on this plat. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts which an accurate and current title search my disclose.

NOTE: UTILITIES LOCATED PER ARKANSAS ONE CALL LOCATE TICKET #201925-0038.

PROPERTY ADDRESS:
3405 CORSICA TERRACE
SPRINGDALE, AR. 72764

20' 10' 0 GRAPHIC SCALE 20' 40'

REFERENCE DEED

SURVEY REFERENCES

BASIS OF BEARING

ARKANSAS STATE PLANE COORDINATES GRID NORTH

LEGEND

- S.R.B. = SET 1/2" REBAR W/ CAP
- S.R.R.B. = SET R/R BAR
- S.R.R.S. = SET RAILROAD SPIKE
- S.N. = SET NAIL
- E.R.B. = EXISTING REBAR
- E.I.R. = EXISTING IRON PIN
- E.R.R.B. = EXISTING R/R BAR
- E.R.R.S. = EXISTING RAILROAD SPIKE
- E.N. = EXISTING NAIL
- = EXISTING GOVERNMENT MONUMENT
- = EXISTING STONE
- = EXISTING STATE MONUMENT
- = EXISTING R/R MARKER
- = EXISTING FENCE
- = COMPUTED POINT
- F.C. = FENCE CORNER

SURVEYORS DISCLAIMER AND STATEMENT OF USE

This survey was conducted by the written or verbal authorization of the person named as the buyer and/or Use by as shown on this plat. No one has the authority to use the data or legal description from this survey except those named or their agents and the survey is only certified to the date shown on this plat. This plat is protected by copyright and any person other than those named using or relying upon this plat will be held responsible. Satterfield Land Surveyors, P.A. will not be responsible or have any liability to any other person or company who uses this plat without written authorization. After filing with State Surveyor's office, survey becomes public record.

WASHINGTON COUNTY, ARKANSAS
SURVEY OF

LOT 27, RENAISSANCE EAST SUBDIVISION
SPRINGDALE, ARKANSAS

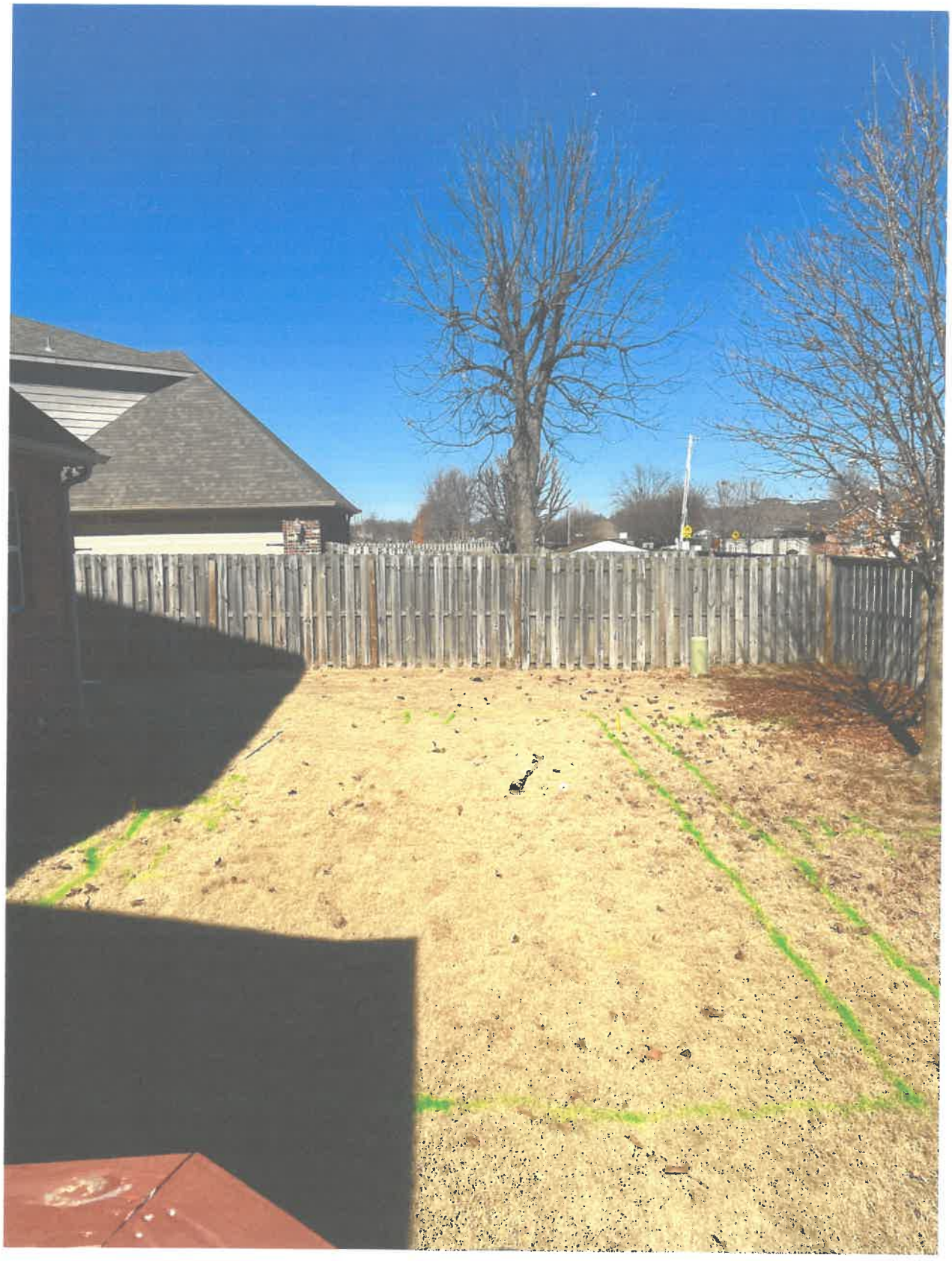
FOR USE BY: LUIS LEONARDO

DRAWN BY:	D.E.R.
SCALE:	1" = 20'
DATE:	10/2/21
JOB NO.	46,595

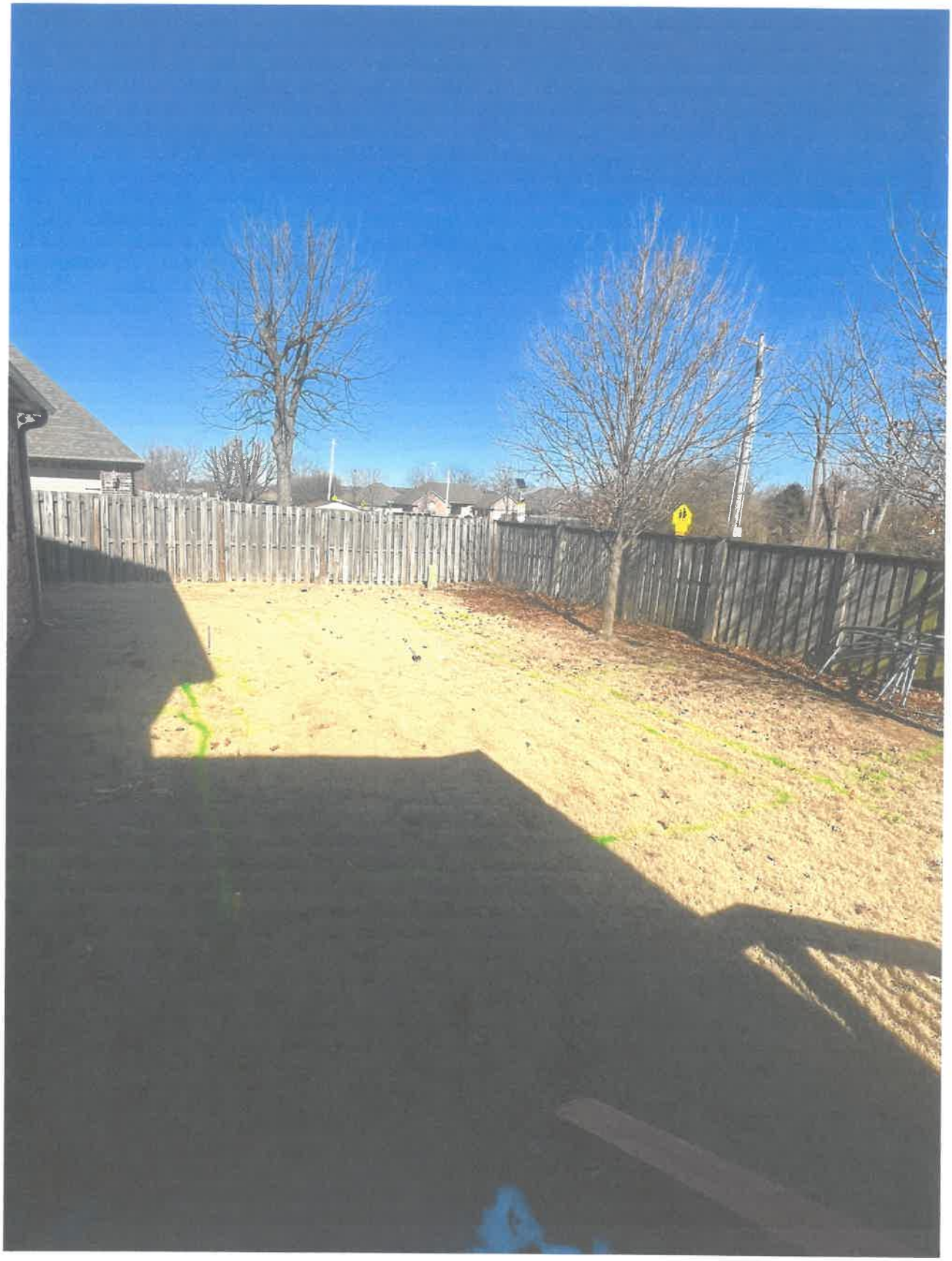
Satterfield Land Surveyors P.A.
REG. ARK. & OKLA.
1938 HWY. 71 NORTH, ALMA, ARK. - PHONE No. (479) 632-3565
FAX (479) 632-8002 - WEBSITE: http://www.sfsurveying.com

Washington County, AR
I certify this instrument was filed on
2/10/2022 1:27:15 PM
and recorded in REAL ESTATE

File# 2022-00004559
Kyle Sylvester - Circuit Clerk







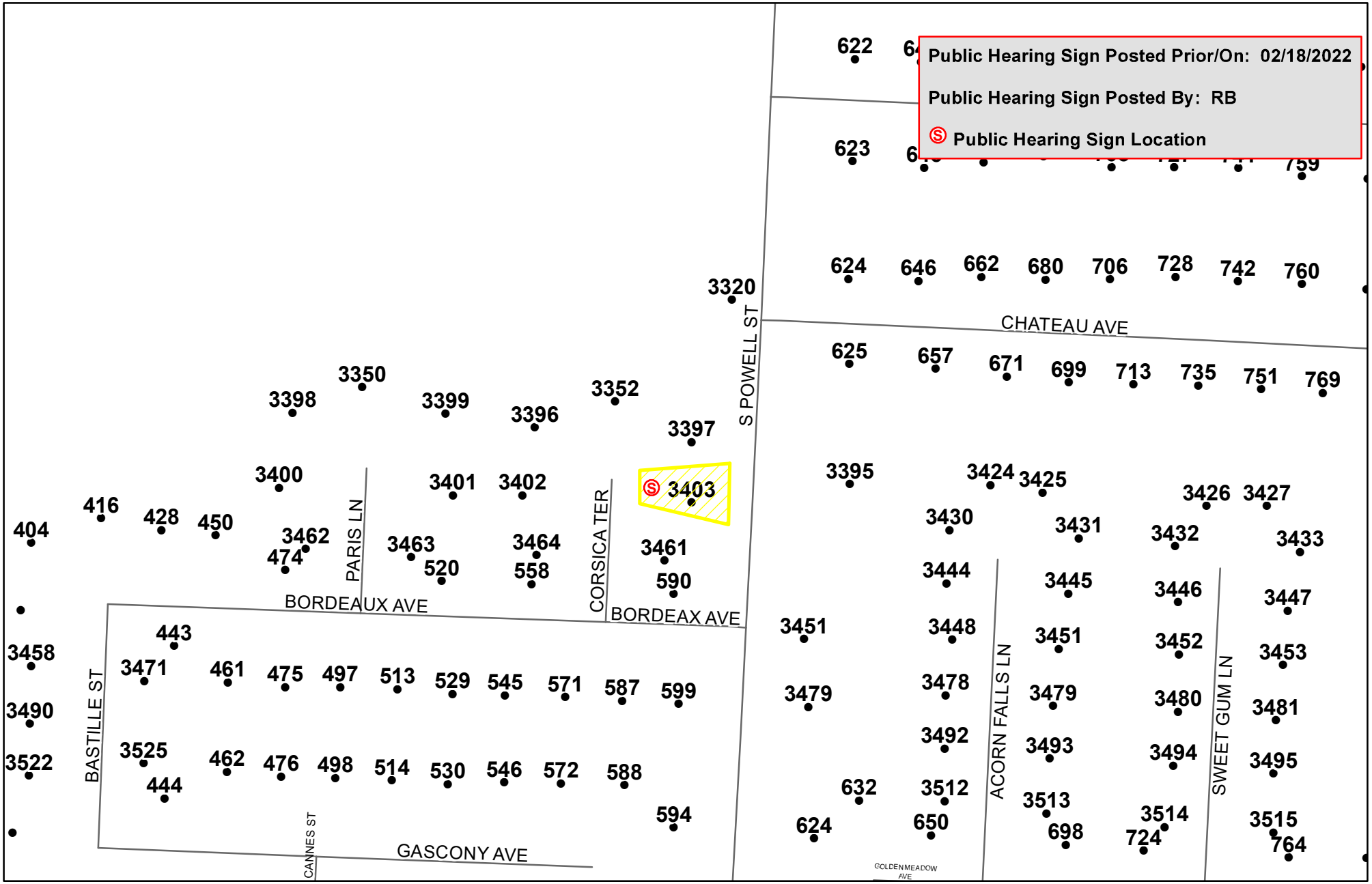









5.5 FT
14. FT.
15 FT.



N

0 30 60 120 180 240 Feet

For Location Reference Only

FILE NO. B22-26
APPLICANT: Luis Leonardo & Josseline Trevino
REQUEST: Variance for a reduction in front setback from 30' to 14'

PLANNING COMMISSION MEETING
March 1, 2022