PLANNING COMMISSION MEETING
DECEMBER 6, 2022

SPRINGDALE PLANNING COMMISSION
201 SPRING STREET
5:00 P.M.
December 6, 2022
TENTATIVE AGENDA

I. Pre-Meeting Activities
Pledge of Allegiance
Invocation

II. Call to Order

III. Roll Call

IV. Approval of Minutes (November 1, 2022)

V. Other

A. 2015 Downtown Master Plan Update
Presented by Patsy Christie

B. Amendment to Springdale Code of Ordinances
Section 110-137 & 110-138 Concerning Street Naming & Number Assignments
Presented by Ernest Cate

VI. Tabled Items

A. L22-62 Second Nature Landscaping
211 E. AR Hwy 264
B22-106 Variance for Paving Requirement
Presented by Swope Engineering

B. B22-102 Carrillo Holdings, LLC
End of S. Miller Road, S. of 612 Bypass
Variance for Minimum Lot Width from 70' to 17.70' & 18.18'
Presented by Nikki Littrell

VII. Public Hearing – Rezoning

A. R22-78 Central Baptist Church of Fayetteville
1268 Jaro Lane
From A-1 to P-1
Presented by Daryl Kendrick

B. R22-79 Tyson Foods, Inc.
3701 Johnson Road
From I-1 to C-2
Presented by Heather Chilson

C. R22-80 Mary Upshaw
2145 N. 48th Street
From A-1 to SF-2
Presented by Steve King

D. R22-81 Burrell, Inc.
3895 George Anderson Road
From P-1 to O-1
Presented by Joel Brown & Stephen Boyd

E. R22-82 Northwest Granite, LLC
287 W. County Line Road
From C-2 to I-1
Presented by Northwest Granite, LLC

VIII. Preliminary Plats, Replats, & Final Plats

A. RP22-18 Bayyari Business Park
Shaver Street
Lot 8
Presented by Allen Jay Young

B. PP22-15 Shaver Addition
3607 McRay Avenue
Presented by Allen Jay Young

C. PP22-16 Deere Creek, Ph. II, REVISED (Prev. PP22-08)
S. of W. County Line Rd Between N. 56th St & N. 48th St
Presented by Engineering Services, Inc.

D. PP22-17 Monitor Meadows
N. of E. Monitor Road, SW of Mayo Road
Presented by Engineering Services, Inc.

E. RP22-19 Sam's Club Addition
E. of S. Gene George Blvd, S. of Members Ln
Block 4, Lot 1
Presented by Engineering Services, Inc.

F. FP22-07 Habberton Ridge, Ph. II & III
Don Tyson Pkwy & Habberton Road
Presented by Engineering Services, Inc.

IX. Large Scale Developments

A. L22-06 Worth Lane Commercial Park, REVISED
1801 E. Robinson Avenue
Presented by Engineering Services, Inc.

B. L22-65 Townzen & Smith Tile
NE Corner of Wagon Wheel Road & Robbins Road
B22-114 Variance for Commercial Design Standards
(A) Entrances
(B) Materials & Colors
Presented by Halff & Associates, Inc.

C. L22-66 Car-Mart
1660 Butterfield Coach Road
Presented by Car-Mart

D. L22-67 Club Carwash
1207 N. Thompson Street
Presented by Cochran Engineering

E. L22-69 NexAir, Elemental Properties, LLC
2553 N. Thompson Street
B22-110 Variance for Commercial Design Standards
(A) Roofs
(B) Landscaping
W22-23 Waiver of Street Improvements
Presented by Crafton Tull & Associates

F. L22-70 Sturdivant's Air Conditioning & Heating Expansion
101 Butterfield Coach Road
B22-111 Variance for Commercial Design Standards
(A) Parking Lot Orientation
(B) Pedestrian Flow
(C) Central Features & Community Spaces
(D) Outdoor Storage, Trash Collection, & Loading Areas
(E) Detail Features
(F) Materials & Colors
(G) Entryways
(H) Landscaping
(I) Screening
(J) Lighting
W22-24 Waiver of Street Improvements
Waiver of Street Requirements for Projected Major Collector
Presented by James Geurtz

G. L22-72 Powers of Arkansas, REVISED (Prev. L22-33)
1100 Kendrick Avenue
W22-27 Waiver of Master Street Plan Improvements on Kendrick Avenue
Presented by Engineering Services, Inc.

X. Board of Adjustment

A. B22-110 NexAir
2553 N. Thompson Street
Variance for Commercial Design Standards
(A) Roofs
(B) Landscaping
Presented by Crafton Tull & Associates

B. B22-111 Sturdivant's Air Conditioning & Heating Expansion
101 Butterfield Coach Road
Variance for Commercial Design Standards
(A) Parking Lot Orientation
(B) Pedestrian Flow
(C) Central Features & Community Spaces
(D) Outdoor Storage, Trash Collection, & Loading Areas
(E) Detail Features
(F) Materials & Colors
(G) Entryways
(H) Landscaping
(I) Screening
(J) Lighting
Presented by James Geurtz

C. B22-112 Hangar for Dennis Moore
1600 S. Old Missouri Road
Variance for Commercial Design Standards
(A) Landscaping
Presented by Jorgensen & Associates

D. B22-113 Lucio Perez-Maldonado & Elvia Perez
3956 Butterfield Coach Road
Variance to Increase Fence Height from 3' to 6'
Presented by Lucio Perez-Maldonado

E. B22-114 Townzen & Smith Tile
NE Corner of Wagon Wheel Road & Robbins Road
Variance for Commercial Design Standards
(A) Entrances
(B) Materials & Colors
Presented by Halff & Associates, Inc.

XI. Waivers

A. W22-23 NexAir
2553 N. Thompson Street
Waiver of Street Improvements
Presented by Crafton Tull & Associates

B. W22-24 Sturdivant's Air Conditioning & Heating Expansion
101 Butterfield Coach Road
Waiver of Street Improvements
Waiver of Street Requirement for Projected Major Collector
Presented by James Geurtz

C. W22-25 Jose & Maria Ballesteros
7642 W. Gibbs Road
Waiver of Sidewalk Requirement
Presented by Jose & Maria Ballesteros

D. W22-27 Powers of Arkansas
1100 Kendrick Avenue
Waiver of Master Street Plan Improvements on Kendrick Avenue
Presented by Engineering Services, Inc.

XII. Planning Director's Report

XIII. Adjourn

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

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

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

Roll call was answered by:

Ray Cardiel
Mark Cloud
Gary Compton
Roy Covert
James David
Shannon Mueller – Vice-chairman
Dale Tyler – Chairman

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

Commissioners Howard Austin and Payton Parker were not in attendance.

Mr. Gary Compton moved to approve the October 4, 2022 minutes. Ms. Mueller seconded the motion. By a voice vote of all ayes and no nays the October minutes were approved by a unanimous vote.

Tabled Items

A. L22-49 Wagon Wheel Storage, Ph. II
3744 Wagon Wheel Road
B22-99 Variance for Commercial Design Standards
A. Pedestrian Flow
B. Facades & Exterior Walls
C. Detail Features
D. Roofs
E. Materials & Colors
F. Entryways
G. Landscaping
Presented by Anderson Engineering

Mr. Micah Souder with Anderson Engineering was present on behalf of his client to answer any questions or comments.

Mr. Tyler asked for Staff comments.

Mr. Ron Hritz read the Staff comments and Ms. Hollingshead read the Engineering comments.

Planning Comments:

1. This Large Scale Development Plan has been given the number L22-49. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (standard comment)
3. A written response to all comments is required with resubmission. (standard comment)
4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
5. Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall e submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting or may be submitted at the meeting.
6. Show the Parcel Number of the property in a prominent font above the legal description.
    a. Your comments refer me to the survey, I do not find the parcel number above the legal description.
7. Submit the approved authorization of representation form, if the property owner will not be present at Planning Commission meeting.
    a. I have an “authorization of signatures,” not an authorization of representation.
8. Show the net area of the site (gross area less street r/w).
    a. On cover page net area is given as “x.x acres.”
9. Need State Plane Coordinates (NAD 83, Feet) for all fire hydrant locations.
    a. Only hydrants found on site plan refer to previous LSD. Refer to conversation of needing previous phase shown for reference.
10. Show the floor area of commercial units divided between their usages. The usage must be shown.
    a. Could not find anything to show the division of usages for either building.
11. Need to show details of handicapped ramps.
12. Frontage landscaping is required in accordance with Chapter 56.
13. Perimeter landscaping is required in accordance with Chapter 56.
14. Minimum radius to the face of the curb for driveways is twenty-five feet (25').
    a. Verify with Katie
15. Need to show dumpster location.
    a. Needs to be shown in relation to the first phase and the expansion as discussed.
16. Show the size and location of all freestanding signs. Show distances from street right-of-way.

a. Will there be new signs for the new buildings?

17. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
18. A lighting plan is required, displaying at least 1 foot candle in all parking and pedestrian areas.
    a. The north and west side of the small building needs lighting
19. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
20. 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).
21. What about the building pad behind the main building of the first phase it was to be completed on phase 2. It is not shown on this plan.
    a. It needs to be shown on the plans and called out that it will be done at a later time with a different project. Since it was originally part of phase 2
22. Need a filed easement to show the sharing of the drive.
    a. Discussed in our conversation. Shared access easement or lot combination needs to be completed.

Commercial Design Standards Comments

1. Front, side, and rear elevations are required. Elevations shall include type and color of materials used, foundation landscaping, and any architectural features used to comply with the Commercial Design Standards.
    a. Need elevations for both buildings, and foundation landscaping is not on each side of the building. Variance may be needed
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. I do not see this on page 3 (site plan) of your revisions.
3. Internal pedestrian walkways shall connect focal points of pedestrian activity and shall feature landscaped areas along no less than 50% of their length.
    a. I do not see this on the revised plan.
4. 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. Not found on revised plan
5. 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. Need for building 1
6. Foundation landscaping is required.
    a. See #1 above
7. Provide at least two of the items listed under Central Feature and Community Spaces in the Springdale Commercial Design Standard.

a. Need to be shown on plans as discussed in phone call

8. Central features and community spaces shall have direct access to the public sidewalk.
    a. How do they connect to the new buildings?
9. Provide an area to accommodate a possible future public transit stop.
    a. Need to be shown as discussed in phone call
10. When multiple buildings are constructed in a commercial center, similar building materials and architectural themes and styles must be used.
    a. Need percentages for building 2 as discussed, and need all for building 1
11. Outdoor storage, trash collection, and loading areas must not be visible from the public right-of-way.
    a. Dumpster and its existing landscaping need to be shown on plans as discussed in phone call
12. Façades over 100' in linear length shall incorporate wall projections and/or recesses per Springdale Commercial Design Standard.
    a. Need for building 1
13. 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. Need for building 1
14. Roof lines shall be varied with a change in height every 100 linear feet in the building length.
    a. Need for building 1
15. Parapets, gable roofs, high roofs, or dormers shall be used to conceal flat roofs and roof top equipment from public view.
    a. Need for building 1
16. Predominate exterior building materials shall be high quality materials including, without limitation, the following: brick, native/natural stone, synthetic stone, concrete masonry units (smooth face units with integral color), synthetic stucco/EFS, architectural precast concrete, decorative face concrete tilt-up panels, glass, wood (natural or composite).
    a. Need for building 1 and percentages for building 2
17. Predominant exterior building materials shall not be: smooth-faced concrete block, tilt-up concrete panels, or pre-fabricated steel panels.
    a. Need for building 1
18. Façade colors shall be low reflectance, subtle, neutral, or earth tone colors.
    a. Need for building 1
19. 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. Need for building 1

20. Entryway landscaping is required per Springdale Commercial Design Standard.
    a. Needs to be shown on plans as discussed
21. Need a detailed drawings of enclosures and screening methods.
    a. Needs to be shown as discussed
22. Trash containers, trash compactors, and recycling bins shall be screened from public view on all four sides with a solid fence, wall, or gate constructed of cedar, redwood, masonry, or other compatible building material, and shall be appropriately landscaped.
    a. Needs to be shown as discussed
23. 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. Not seeing this on the site plan or landscaping plan
24. All rooftop equipment shall be screened from public view with an architectural treatment that is compatible with the building architecture.
    a. Need for building 1
25. Submit a unified lighting plan per Springdale Commercial Design Standards.
    a. See previous comments

Building and Fire Comments:

No additional comments.

Engineering Summary:

- Maximum slope is 3:1, please ensure grades are not too steep
- Submit informal plat to combine lots
- Is there landscaping proposed on west side where rip rap is shown? Perimeter landscaping required

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, E.I. on 9/30/2022

1.

2. 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.~~
        - **Grades should not be steeper than 3:1, some slopes appear too steep.**

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

(Ord. No. 3258, § 1, 11-12-02)

- **Submit informal plat to combine parcels.**

4. Chapter 107 – Stormwater Pollution

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

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

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.

Ms. Christie said that they applied for a variance for Commercial Design Standards. She asked about foundation landscaping and Mr. Souder said that they will be placing it around the site to make up for the foundation landscaping.

She stated that most of the design standards apply to the small building.

It was decided to take all the variances together.

Mr. Cloud called for the vote.

VOTE:
YES: Cardiel, Cloud, Compton, Covert, David, Mueller, Tyler
NO: None

The variances were approved by a unanimous vote.

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

VOTE:
YES: Cloud, Compton, Covert, David, Mueller, Tyler, Cardiel
NO: None

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

Public Hearing – Rezoning

A. R22-56 Hollyberry Properties, LLC (Vanhook Trust)
303 & 223 Preston Lane
From A-1 to PUD
PP22-13 Shiloh Meadows
Presented by Hollyberry Properties, LLC

Mr. Adam Daugherty with Hollyberry Properties was present on behalf of his client to answer any questions or comments.

Ms. Christie said that Staff received an application to day that states it is Silverleaf Properties, LLC. She wants to know the name of the owner of the property.

Mr. Daugherty said it will be under Silverleaf. He said that the finalized document was today but it was sent in on Friday from the title company and it was just finished processing it today.

Ms. Christie asked if Silverleaf Properties registered with the Secretary of State.

Mr. Daugherty said that it is. He said that he sent it to Sarah Curry.

Ms. Christie asked if he was an authorized representative.

He said that he is.

Ms. Christie then read the Staff report.

The adopted Comprehensive Land Use Plan indicates medium density residential and commercial uses.

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

Appropriate locations for single-family and multi-family residential development should be provided based on accessibility, site suitability, utility availability, neighborhood compatibility and environmental factors.

Assure adequate land allocation for residential purposes by providing lots of adequate size.

Allow an increase to medium or high density residential use when land value prevents economical development of low density residential.

Ms. Christie went through all the details of the PUD. She said that it is approximately a 25 acre project that is contained in two parcels. She said that since it is now known as Silverleaf Properties the PUD document will need to updated reflecting this change.

The following is the development plan that Ms. Christie went over with Mr. Daugherty.

DEVELOPMENT PLAN FOR
SHILOH MEADOWS P.U.D.
PLANNED UNIT DEVELOPMENT
September 22, 2022

NOTE: The final development plan shall be binding on all subsequent owners of the land unless and 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 two parcels, Parcel #815-30744-000 (Parcel A) and 815-30750-000 (Parcel B), that total approximately 25.0 acres to be included in the project, all of which are in an area designated as medium density and commercial on the land use plan. The project is located at 303 Preston Lane, Springdale, AR 72764 for Parcel #815-30750-000 and has approximately 265 feet of frontage along East Huntsville Avenue for Parcel #815-30744-000.

2. Ownership: The two parcels are currently owned by Hollyberry

Properties LLC, having an address at 4501 East Gulley Road, who are the applicants for the Planned Unit Development and the informal plat applicant that is being submitted to combine the two parcels. Hollyberry Properties LLC is the developer of the project.

3. Project Size: Parcel A is approximately 22.50 acres and Parcel B is approximately 2.49 acres with a total gross acreage of the project being approximately 24.99 acres, more or less.

4. Staging: The PUD as shown on the submitted Site Plan represents the entirety of the project. The developer reserves the right to bring additional/other properties into the PUD. Construction is anticipated to take place in three (3) phases.

   Developer intends to begin construction as quickly as is practical once construction plans are approved by the appropriate regulatory entities. Anticipated timeframe to complete the infrastructure is eighteen (18) to twenty-four (24) months for Phase 1, thirty (30) to thirty-six (36) months for Phase 2, and forty-two (42) to forty-eight (48) months of Phase 3 from City Council PUD approval.
   APPLICATION REVIEW PROCEDURES

   Three parts of the Application Review Procedure

   a. A preapplication conference with planning and community development staff. A preapplication conference has been held with the planning and community development staff.
   b. A preliminary development plan is submitted for review and approval by the planning and community development staff along with the Site Plan, rezoning application, and other supporting materials. Following staff review and revisions, revised application materials will be reviewed and potentially approved by the 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.

      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: CivilTech Professionals LLC 5211 S 65th Place, Rogers, AR 72758, (479) 903-3997, joseph@civiltechpros.com
Surveyor: Satterfield Land Surveyors PA, 1928 Highway 71 North, Alma, Arkansas, (479) 632-3565, jlong@slsurveying.com

6. Property Description: Layman's description of the property is a development approximately 24.99 acres along East Huntsville Avenue and Preston Lane

Legal Description of Planned Unit Development (From recent land survey):

Tract 1 (Parcel A)

Part of the NE Quarter of the Southwest Quarter of Section 32, Township 18 North, Range 29 West, Washington County, Arkansas being more particularly described as follows:

Beginning at an existing rebar marking the Northwest Corner of the Northeast Quarter of the Southwest Quarter. Thence along the North line of said Forty, South 87 degrees 27 minutes 38 seconds East, 1,331.29 feet to an existing fence post marking the Northeast Corner of the Northeast Quarter of the Southwest Quarter. Thence along the East line of said Forty, South 02 degrees 35 minutes 41 seconds West, 781.69 feet to an existing rebar. Thence leaving said East line, North 87 degrees 23 minutes 10 seconds West, 541.65 feet to an existing rebar. Thence South 02 degrees 26 minutes 24 seconds West, 200.05 feet to an existing rebar. Thence South 02 degrees 17 minutes 42 seconds West, 337.26 feet to a set p/k nail on the south line of the Northeast Quarter of the Southwest Quarter. Thence along the South line of said Forty, North 87 degrees 20 minutes 21 seconds West, 11.85 feet. Thence leaving said South line, North 02 degrees 17 minutes 42 seconds East, 300.05 feet to an existing rebar. Thence North 87 degrees 40 minutes 35 seconds West, 115.50 feet to an existing rebar. Thence North 02 degrees 13 minutes 14 seconds East 360.81 feet to an existing rebar. Thence North 87 degrees 45 minutes 01 seconds West, 581.79 feet to an existing rebar on the east right of way line of East Huntsville Avenue. Thence along said right of way line, around a curve to the left having a radius of 740.00 feet and subtended by a chord bearing and distance of North 14 degrees 00 minutes 21 seconds West, 263.91 feet to a set rebar with cap on the West line of the Northeast Quarter of the Southwest Quarter. Thence leaving said right of way line and along the West line of said Forty, North 02 degrees 06

minutes 15 seconds East, 407.82 feet to the Point of Beginning, containing 22.50 acres and subject to Road Rights of Way and any Easements of Record.

Tract 2 (Parcel B)

Part of the Northeast Quarter of the Southwest Quarter of Section 32, Township 18 North, Range 29 West, Washington County, Arkansas, being more particularly described as follows:

Commencing at an existing rebar marking the Northwest Corner of the Northeast Quarter of the Southwest Quarter. Thence along the North line of said Forty, South 87 degrees 27 minutes 38 seconds East, 1,331.29 feet to an existing fence post marking the Northeast Corner of the Northeast Quarter of the Southwest Quarter. Thence along the East line of said Forty, South 02 degrees 35 minutes 41 seconds West, 781.69 feet to an existing rebar and the Point of Beginning. Thence continuing along said East line, South 02 degrees 35 minutes 41 seconds West, 200.72 feet to an existing rebar. Thence leaving said East line, North 87 degrees 18 minutes 55 seconds West, 541.11 feet to an existing rebar. Thence North 02 degrees 26 minutes 24 seconds East, 200.05 feet to an existing rebar. Thence South 87 degrees 23 minutes 10 seconds East, 541.65 feet to the Point of Beginning, containing 2.49 acres and subject to Road Rights of Way and any Easements of Record.

7. Project Name: Shiloh Meadows Planned Unit Development

8. Site Plan: Drawings are attached illustrating the subdivision layout, typical setbacks, connectivity, green space, and landscaping.

9. Development Strategy – intent is to develop a ~25.0-acre site as a PUD with one hundred and thirty-four (134) single-family residential lots, 2 commercial lots, and one multi-family townhome lot. Developer intends to build and then sell or lease homes on all residential lots, neighborhood commercial or commercial business on the commercial lots, and townhomes on the multi-family lots. However, the developer reserves the right to sell vacant lots as market conditions warrant.

   Lot widths will be 40.00' to 92.67 variable, see attached Site Plan. Lot Depths will be no less than 90.00' up to 120.83' with the lot area to not be less than 3,600.00 sqft.

10. Permitted uses: the development will be a mix of residential, commercial, and multi-family. Specific Use Units allowed in Shiloh Meadows PUD are:

    a. Use Unit 1 – Citywide Public Uses by Right
    b. Use Unit 4 – Cultural, Recreational, and Health Facilities
    c. Use Unit 8 – Single Family Dwellings
    d. Use Unit 10 – Townhouse
    e. Use Unit 19 – Neighborhood Shopping Goods

11. Site Development Requirements

    a. Density, Bulk, Area, and Yard Regulations

    Entire Site Green Space (15% Minimum by City Code)
    3.80 Acres Greenspace Provided / 24.99 Acres = 15.21%

    1. Phase 1 total area = ~3.49 acres
       = 0.52 Greenspace required and will be provided during commercial Large Scale Development plan review
    2. Phase 2 total area = ~13.69 acres
       = 2.10 acres Greenspace Provided in Tree Preservation area (15.3%)
    3. Phase 3 total area = ~7.75 acres
       = 1.5 acres Greenspace Provided in Park area (19.4%)

    Lot size – Single Family Residential - Lot widths will be 40.00' to 92.67 variable, see attached Site Plan. Lot Depths will be no less than 90.00' up to 120.83' with the lot area to not be less than 3,600.00 sqft.

    b. Building Setbacks
        i. All residential lots will have a front set back of 20.00' and side yard setbacks of 5.00' with rear loading garages and 25.00' front set back and side yard setbacks of 5' for front loading garages
            1. Lots 1 – 19 will have 20.00' front and 5' side yard setbacks
            2. Lots 20 – 38 will have 25.00' front and 5' side yard setbacks
            3. Lots 39 – 74 will have 20.00' front and 5' side yard setbacks
            4. Lots 75 – 134 will have 25.00' front and 5' side yard setbacks
        ii. Rear setbacks:

1. Lots 1 – 19 will be 15.00' from rear Access Easement
2. Lots 20 – 38 will be 15.00' from rear lot line
3. Lot 39 – 74 will be 15.00' from rear Access Easement
4. Lot 75 – 134 will be 15.00' from rear lot line

iii. Commercial Lots:
1. 20.00' all sides

iv. Multi-Family Lot:
1. 20.00' all sides

Shiloh Meadows PUD Concept and Narrative

Applicant proposes a Planned Unit Development (PUD) with 134 single family residential lots, two commercial lots, and one mult-family townhomes lot on 24.99 acres in Northeast Springdale. The subject property is located along East Huntsville Avenue and at the end of Preston Lane and includes Washington County Parcels 815-30744-000 and 815-30750-000.

This property is designated as Medium Density Residential and Neighborhood Commercial use on the City's Comprehensive Land Use Plan and is currently in the A-1 zoning district.

The intent of the development is to provide 134 rear and front load, single family homes, multi-family townhomes, and neighborhood commercial or commercial lots. The single-family homes will have vehicle access to an improved private street proposed to be built throughout the development. The development includes an open green space throughout the development with two large open spaces, one on the east side of Phase 2 designated a Tree-Preservation Area and one on the northeast side of Phase 3 designated as a park area. There is also a volleyball court that's proposed with the development and Common Properties A, B, and C to include picnic benches and landscaping. More than 15% of the development is reserved as greenspace.

The project is being proposed as a Planned Unit Development to provide a style of housing and development that is not widely available in the area. The houses will be similar to the Olde Town Subdivision in Rogers, AR which served as inspiration for the housing development. Example home pictures have been provided to the City of Springdale, to give a visual representation of the intent of the type of development the Developer wishes to propose; however, the Developer reserves the right to change or modify the homes colors and appearance in accordance with the minimum requirements contained within the covenants and restrictions for the Shiloh Meadows Subdivision. Commercial is being provided in Phase 1 along East Huntsville Avenue to serve as a buffer to the industrial properties adjacent to the subject property. The multi-family townhome

lot is being proposed to include people that would rather lease as opposed to purchase a home. The theme and aesthetic of the development is meant to attract nurses, police, fire fighters, and first responders and to for the development to have pleasing landscaping and connectedness to promote community gatherings and involvement.

It is not anticipated the development will strain public services or infrastructure in the area. This area includes industrial areas, schools, commercial areas, churches, shopping centers, and residential housing all relatively short distances from the development. Fire station #5 is located 2.4 miles away from the subject property. East Huntsville Avenue, Highway 412, and Interstate 49 are all major vehicular corridors near the development. An existing 12" Sewer line west of East Huntsville Avenue in the southwest part of the site. There is an existing 8" waterline that runs along the east side of East Huntsville Avenue along the southwest portion of the development. Due to the number of homes, the commercial lots along the western portion of the development, and the abundance of services, existing utilities, and infrastructure available in the area the proposed development is not anticipated to strain City Services or adversely impact surrounding properties.

Proposed building setbacks within the PUD are similar to residential zoning districts in the city for the commercial lots. The proposed setbacks will allow homes to be built with a 2-car garage and a drive to allow for 2 additional cars to be parked in the driveways as shown in the attached Site Plan. The commercial lots are proposed to have the same 20' setback on all sides as well as the multi-family townhome lots.

The front building setback is proposed to be 20 feet for rear loading garages and 25' on front load garages for the residential single-family lots, similar but less than the typical Springdale residential setback of 30 feet. However, since most homes will be rear loading, and the reduced length of the homes and them being multi-story homes, needing a large front setback (having sufficient driveway length to avoid vehicles in driveways blocking sidewalks/streets) is removed from the development. The proposed setbacks will allow for substantial front yard and landscaping for these units and provide space for water and sewer infrastructure.

Each lot will have 5-foot setbacks on each side yard. This will allow enough space for each home to have a patio along the side for outdoor activities like grilling and community gathering of neighbors. Eaves or overhangs on the side of all residential units shall not overhang the 5.00' building setback

Rear setbacks will be 15 feet which allow for rear loading driveways to have enough space to have two additional cars as well as a 2-car garage will be required in each home. The front-loading homes will be built with the home

against the rear setback allowing for a longer driveway in the front as described above.

The mixed use of the development is single family residential, commercial, and multi-family townhomes. The following specific use units will be allowed in the development:

1. Use Unit 1 – Citywide Public Uses by Right
2. Use Unit 4 – Cultural, Recreational, and Health Facilities
3. Use Unit 8 – Single Family Dwellings
4. Use Unit 10 – Townhouse
5. Use Unit 19 – Neighborhood Shopping Goods

Covenants shall specify exterior building material requirements, all of which will be required to be high quality materials. Primary building materials will include brick, stone, manufactured stone, wood, and concrete siding (such as Hardy brand). Vinyl shall be allowed for soffit or fascia.

Developer intends to build then sell or lease homes on all lots. However, depending on market demand, developer reserves the right to sell lots. Plans and elevations of sample single family homes, which are 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 may operate a temporary sales office and up to two model homes at a time in the development.

Covenants shall include various provisions to ensure the pleasing appearance of the neighborhood is maintained and which are typical of many developments. These shall include, but not be limited to, requirements related to fences, yard maintenance, and storing trash cans out of sight from the road.

The residents of the PUD will have access to several amenities. The development will have sidewalks along both sides of all the roadways and along East Huntsville Avenue. 15.7% of the property will be reserved for open space. There will be two

Common Properties at the entrance road for the subdivision sign, Landscaping, and benches. Common Property C will be available for community use with landscaping and benches. A lot for volleyball courts will be available for community use. A tree preservation area, with a sidewalk, additional landscaping, and a trail with benches will be available for the community in phase 2. A park area, connected to the previous trail sidewalk in the tree preservation area will be available, with benches, park equipment, and other community features will be available in phase 3.

Home builder will be responsible for installation of one tree per lot during house construction. Installation of the tree is a requirement prior to issuance of Certificate of Occupancy, and the homeowner shall be responsible for the tree's maintenance. Developer will install trees and landscaping in common areas as shown on landscape plans. Builder and developer shall provide a standard one-year warranty for each tree they install. 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)
- Sugar Maples (Acer saccharum)
- Chinese Pistache (Pistachia chinensis)

There are two types of street sections proposed to be constructed in the subdivision.

2. West Section of Shiloh Meadows Drive at the entrance will have no residential lots fronting it. The Access Easement is 60 feet wide with a 40.5 foot wide road way with a middle turn lane. 5 foot of green space and 5 foot of sidewalk on both sides.
3. All other drives will have 45 foot Access Easements with 25 foot wide roads back of curb to back of curb. 5 foot of green space and 5 foot of sidewalks on both sides.

The development does not anticipate any improvements along East Huntsville Avenue.

Project includes a single street connection to East Huntsville Avenue.

Signage for the subdivision will consist of two monument signs, one in Common Property A and the second in Common Property B. The exterior of the sign will be constructed with primarily stone, brick, and/or metal. The developer shall install landscaping around the sign in accordance with the Landscape Plan.

Developer intends to begin construction as quickly as is practical once construction plans are approved by the appropriate regulatory entities. Anticipated timeframe to complete the infrastructure is eighteen (18) to twenty-four (24) months for Phase 1, thirty (30) to thirty-six (36) months for Phase 2, and forty-two (42) to forty-eight (48) months of Phase 3 from City Council PUD approval.

The property is in the A-1 zoning district, as there are adjacent properties to the North, East, South, and West. The adjacent property to the north is A-1 zoning. The adjacent properties to the south is C-2, A-1, and SF02. The adjacent properties to the west is A-1. The adjacent properties to the east is outside of the City's zoning district.

The proposed development is compatible with existing and future land uses in the area. The development consists of single family lots, two commercial lots, and one multi-family townhouse lot, which are used within the area on adjacent properties and within the area. There are several existing developments in the vicinity, most of which are A-1, SF-2, and C-2 as described above.

Ms. Christie went over the Development Plans and asked several questions regarding the PUD. There were many questions that were unanswered and it was decided to table this rezoning until the December 6, 2022 meeting.

B.	R22-69	Elm Springs Apartments, LLC
		SE Corner of Bob Mills & Oak Grove Roads
		From MF-16 to PUD
	L22-59	The Ramsey at Springdale
	W22-20	Waiver of Street improvement on Bob Mills Road
		Presented by Crafton Tull & Associates

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

Mr. Tyler asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates commercial use.

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

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.
uses.

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

Multi-family housing should be developed at a density and scale that is compatible with the surrounding neighborhood and available utilities and roadway capacity.

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.

She further stated that this is a PUD which will be called The Ramsey at Springdale.

She went through the PUD Development Plan as follows.

PLANNED UNIT DEVELOPMENT
DEVELOPMENT PLAN

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

1. General Project Information

   A. Project Name: The Ramsay at Springdale .

   B. Location: Southeast corner of Bob Mills Road and Oak Grove Road, Springdale, AR 72762, west of 48th street Rd. .

   C. Ownership:

Parcel 815-29790-080	Elm Springs Apartments, LLC The Ramsay at Springdale Physical/Mailing Address: 5102 Pinnacle Hills Parkway Rogers, AR 72758

Parcel 815-29790-085	Elm Springs Apartments, LLC The Ramsay at Springdale Physical/Mailing Address: 5102 Pinnacle Hills Parkway Rogers, AR 72758
Parcel 815-29790-090	Elm Springs Apartments, LLC The Ramsay at Springdale Physical/Mailing Address: 5102 Pinnacle Hills Parkway Rogers, AR 72758
Parcel 815-29790-095	Elm Springs Apartments, LLC The Ramsay at Springdale Physical/Mailing Address: 5102 Pinnacle Hills Parkway Rogers, AR 72758

D. Developer: Elm Springs Apartments, LLC (The Ramsay at Elm Springs)

E. Civil Engineer & Land Surveyor: Crafton, Tull & Associates, Inc.

F. Size: 13.91 acres

G. Staging: This project will be constructed in one phase.

2. Development Strategy:

This multi-family/ high-density residential development will serve the community in enhancing social connectivity between the residents of PURE Elm Springs and the surrounding amenities. Internal sidewalks from all buildings will maximize social and community interaction. The apartment buildings will be appropriately spaced to promote and encourage relaxation, recreation, and social activity.

3. Permitted Uses

Unit 12: High Density Residential
Unit 27: Parking Lot

4. Site Development Requirements

   A. Density, Bulk, Area and Yard Requirements

Density –	24 units per acre	
Total Developed Area	13.91 acres	
Impervious Area	323,293 (sq. ft.)	7.42 acres
Open Space	282,563 (sq. ft.)	6.49 acres
Total Space	605,861 (sq. ft.)	13.91 acres

Setbacks – Front: 30'
Side: 8'
Rear: 20'

   B. Building Types – Sample elevations attached.

   C. Parking

1.10 Parking Stalls Per Bedroom
1.65 Parking Stalls Per Unit
Total Parking Spaces Required – 429 stalls
Total Parking Spaces Provided – 441 stalls

   D. Amenities Provided (locations shown on site plan):

Interior sidewalks, Park with Pavilion, Dog Park, Benches, Trees, Lawn, Swimming Pool, and Landscaping throughout site.

   E. Exterior Building Materials:

Exterior Building Materials will be as follows:

Walls: Stone Veneer
Lapped Fiber Cement (or LP Smart Side)
Board and Batten Fiber Cement (of LP Smart Side
Brick Veneer

Roofing: Architectural Shingles, color to be Weathered Wood, Slate, or Terra Cotta.

Corrugated Metal Roofing at Awnings and Canopies. Color to be galvanized, gray, or black

Details: Painted steel brackets, balconies, and awnings
Cedar or Cypress Timbers

Windows: Vinyl Windows. Colors to be white or clay

Exterior Doors: Fiberglass Doors, painted

5. Property Management:

A. Property to remain in single ownership with all common areas to be maintained by the owner or through an agreement with a management company.

B. Garages to be used for the parking of the vehicles and shall not be used as storage units or living. Parking on the grass is prohibited.

C. The development will be accessed from Oak Grove Rd and 48th Street.

D. Sidewalks shall be constructed a minimum of 5' wide on all common areas as shown on the site plan.

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

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

G. Landscaping will meet requirements set forth within the Springdale Code of Ordinances for :

A. Sec. 56-31. - Street frontage, interior, and perimeter.

- (1)Landscaped street frontage buffer.
- (3)Perimeter landscaping other than street frontage.

B. Sec. 56-33. - Minimum tree and shrub planting requirements.

We wish to vary from requirements set forth within the Springdale Code of Ordinances for:

C. Sec. 56-31. - Street frontage, interior, and perimeter.

- (2)Interior parking lot landscaping requirements.

  i. The development will provide parking lot islands to meet the required size of 9' by 19' and provide 1 shade tree per 15 parking stalls instead of 1 shade tree per parking island.

  ii. The parking lot areas are set up to have 9' by 19' parking islands more frequently than the 1 per 15 stalls. Due to the layout of the site and the number of desired parking stalls, the interior greenspace provided will be reduced to 9% instead of the required 15%. Additional greenspace will be provided across the site outside of the parking lots to create an aesthetically pleasing community space.

6. Miscellaneous Requirements

A. The number of parking stalls proposed is to provide a minimum of 1.10 stall per bedroom. The total number of bedrooms with this development will be 389. Total number of parking stalls provided will be 441 stalls. Based on the experience the developer has with this type of development, we feel this amount will be adequate to accommodate the high density residential.

B. Sidewalks leading from each building to through the site to 48th street will promote connectivity/walkability between the development and nearby community/attractions. Planned landscaping will add to the aesthetic pleasure of the streets within and adjacent to the development.

C. Lighting and landscaping will promote security and surveillance.

She stated that they needed to ad Use Unit 1 Public facilities.

She further stated that they have asked for a waiver of street improvements on Bob Mills Road. They have no access to Bob Mills Road and they will be dedicating the right-of-

way. She asked if they would do payment in-lieu of or a Bill of Assurance. She said that it is something that the Council will have to consider.

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

Mr. Travis Johnston said that he was against this development as he has a special needs child and that the noise from the construction and delivery trucks would create anxiety for his child.

Ms. Christie said that the Commission also has a large scale to look at along with this PUD, but the PUD has to be voted on first.

Ms. Mueller called for the vote.

VOTE:
YES: Compton, Covert, David, Mueller, Tyler, Cardiel, Cloud
NO: None

The rezoning was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Ordinance that will go to Council on November 22, 2022.

Mr. Tyler asked for Staff comments regarding the large scale.

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

Planning Comments:

1. This Large Scale Development Plan has been given the number L22-59. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (standard comment)
3. A written response to all comments is required with resubmission. (standard comment)
4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
5. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
6. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
7. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

Building & Fire Comments:

Locate FDCs on building wall facing street. Locations of FDC must be submitted for review and approval by the building department prior to large scale staff approval.

Engineering Summary:

- Submit signed and sealed drainage report
- Revise drainage report, some hydrographs show negative values
- Oak Grove widening should go to the south property line, show the taper with striping
- How tall are the proposed retaining walls? (Structural Engineer design required for walls over 4 ft)

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 10/27/2022

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

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

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,

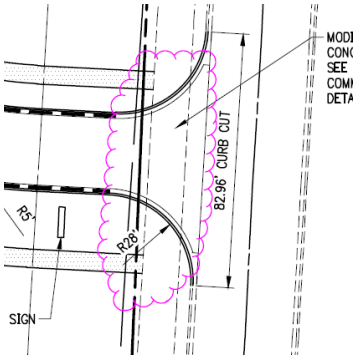
including constructing sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.

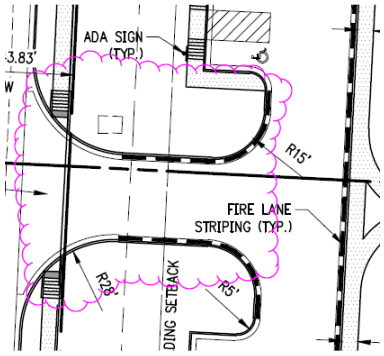
- **A waiver has been requested for Bob Mills Rd.**
- **Oak Grove widening should go to the south property line, show the taper with striping.**
- **How tall are the proposed retaining walls?**

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.**
    - **Add parking stops to any parking stalls that are adjacent to a 5' sidewalk.**
    - **Show ADA ramps for the existing trail at the entrance.**
    - **Can you connect the pedestrian access from the street?**





5. Other:

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

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

There were none.

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

VOTE:
YES: David, Mueller, Tyler, Cardiel, Cloud, Compton, Covert
NO: None

The large scale was approved subject to Staff comments.

Engineering staff recommended payment in-lieu of for the waiver.

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

VOTE:
YES: Mueller, Tyler, Cardiel, Cloud, Compton, Covert, David
NO: None

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

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

C. R22-70 Vick Enterprises, LLC
3118 Old Wire Road
From MF-2 to MF-4
Presented by Vick Enterprises, LLC

Mr. Victor Barrios was present on his own behalf to answer any questions or comments.

Mr. Tyler asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates low density residential.

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

A replat will need to be approved and filed before a building permit can be issued.

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.

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: Mueller, Tyler, Cardiel, Cloud, Compton, Covert, David
NO: None

The rezoning was approved by a unanimous vote.

Ms. Christie stated for the record that Staff will prepare the Ordinance that will go to Council on November 22, 2022 at 6:00 p.m.

D. R22-71 Westdale Holdings, LLC
S. of Har-Ber Avenue, E. of N. Maestri Road
From A-1 to SF-1
Presented by Jacob Tankersley

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

Mr. Tyler asked for Staff comments.

Ms. Christie read the Staff comments.

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

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.

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.

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

There were none.

Mr. Covert called for the vote.

VOTE:
YES: Tyler, Cardiel, Compton, Covert, David, Mueller
NO: None
ABSTAIN: Cloud

The rezoning was approved by a unanimous vote.

Ms. Christie stated for the record that Staff will prepare the Ordinance that will go to Council on November 22, 2022 at 6:00 p.m.

E. R22-72 Tiffany & Shelby Straughn & Dylan Trollinger
2544 Butterfield Coach Road
From A-1 to C-2
Presented by Jacob Tankersley

Mr. Tankersley was present on behalf of Tiffany & Shelby Straughn & Dylan Trollinger to answer any questions or comments.

Mr. Tyler asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates low density residential use.

The rezoning request is not in keeping with the comprehensive Land Use Plan and is not recommended for approval.

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

There were none.

Mr. Cardiel called for the vote.

VOTE:
YES: Cardiel
NO: Compton, Covert, David, Mueller, Tyler
ABSTAIN: Cloud

The rezoning was denied by a vote of one (1) yes, five (5) no and one (1) recusal.

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

F. R22-73 Turner Street Properties, LLC
1321 S. Turner Street
From C-2 to I-1
Presented by Engineering Services, Inc.

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

Mr. Tyler asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates commercial use.

The rezoning request is not in keeping with the comprehensive Land Use Plan and is not recommended for approval.

Mr. Covert called for the vote.

VOTE:
YES: None
NO: Cloud, Compton Covert, David, Mueller, Cardiel

The rezoning was denied by a unanimous vote.

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

G. R22-74 Partners Construction, LLC
700 S. 48th Street
From A-1 to C-6
Presented by Engineering Services, Inc.

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

Mr. Tyler asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates Commercial use.

The rezoning request is not in keeping with the comprehensive Land Use Plan and is not recommended for approval. A downgrade to a C-5 District would be in keeping with the

adopted plan use plan and recommended for approval. The proposed use of this piece of property would be a permitted use as a Use Unit 38 in a C-5.

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

Mr. Phillip Taldo who is the property owner spoke. He wanted to clarify the downgrade to a C-5 that he will be able to do the same project that had been discussed with Staff.

Ms. Christie confirmed that they would be able to do the project in a C-5 as a use unit 38.

Mr. Covert called for the vote.

VOTE:
YES: Compton, Covert, Mueller, Tyler, Cardiel, Cloud
NO: None
ABSTAIN: David

The rezoning was approved by a vote of six (6) yes and one (1) recusal.

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

H. R22-75 Commercial Space, LLC
4820 Mhoon Lane
From C-2 to C-6
Presented by Engineering Services, Inc.

Mr. Jason Appel with Engineering Services, Inc. was present on behalf of his client to answer any questions or comments. He further stated that they are requesting a downgrade to a C-5.

Mr. Tyler asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates commercial use.

The rezoning request is not in keeping with the comprehensive Land Use Plan and is not recommended for approval. The current zoning is in keeping with the Comprehensive Land Use Plan. A downgrade to a C-5 District would be in keeping with the adopted land and recommended for approval.

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: Compton, Covert, Mueller, Tyler, Cardiel Cloud
NO: None
ABSTAIN: David

The rezoning was approved by a vote of six (6) yes and one (1) recusal.

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

Public Hearing – Conditional Use

A.	C22-20	Ozarks Electric
		Use Unit 3 (Utility Facilities) in an A-1
	L22-58	NE Corner of E. Robinson Ave. & S. Friendship Rd.
	B22-96	Variance of paving requirement
	W22-19	Waiver of sidewalk requirement on E. Robinson Ave.
		Presented by Crafton Tull & Associates, Inc.

Mr. Tom Hennley with Crafton Tull was present on behalf of his client to answer any questions or comments. He said that his client wants to build a scaled down operation center like the one they have in Fayetteville.

He said that the variance is for a gravel lay-down yard. They have poles and trucks and transformers to accommodate this.

Mr. Tyler asked for Staff comments.

Ms. Christie said that the Conditional Use if for a Use Unit 3 which is a utility facility in an A-1 zone.

Acceptable **1.** Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe.

Acceptable **2.** Off-street parking and loading areas where required, with particular attention to the items mentioned above and the economic, noise, glare, or odor effects of the conditional use on adjoining properties and properties general in the district.

Acceptable **3.** Refuse and service areas, with particular reference to the item in 1 and 2 above

Acceptable 4. Utilities, with reference to locations, availability and compatibility

Acceptable 5. Screening and buffering with reference to type, dimension and character.

Acceptable 6. Sign, if any, and proposed exterior lighting with reference to glare, traffic, safety economic effect, and compatibility and harmony with properties in the district

Acceptable 7. Yard requirements and other open space requirements.

Acceptable 8. The size and shape of the site, including the size, shape and arrangement of
proposed structures in keeping with the intent of this chapter.
`

Acceptable 9. Proposed landscaping meeting the requirements of this ordinance. Landscaping may be increased in accordance with the judgement of the planning commission to
accomplish the desired protective and aesthetic effect.

Acceptable 10. General compatibility with adjacent properties and other property in the general district.
In accordance with approval of L22-58

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

There were none.

Mr. Covert called for the vote.

VOTE:
YES: David, Mueller, Tyler, Cardiel, Cloud, Compton, Covert
NO: None

The Conditional Use was approved by a unanimous vote.

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

Mr. Tyler asked for Staff comments for the Large Scale.

Mr. Hritz read the Staff comments and Ms. Hollingshead read the Engineering comments.

Planning Comments:

1. This Large Scale Development Plan has been given the number L22-58. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (standard comment)
3. A written response to all comments is required with resubmission. (standard comment)
4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
5. This property must be rezoned.
    a. C22-20 Conditional Use for Use Unit 3 (utility facilities) in an A-1
    b. .
6. All storage areas are to be paved or chip sealed.
    a. B22-96 Variance for paving requirements has been requested
7. Waiver for sidewalks on 412E has been submitted:
    a. W22-19
8. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
9. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
10. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

Building & Fire Comments:

All Comments Addressed.

Engineering Summary:

- No comments

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 10/27/2022

1. Chapter 107 – Stormwater Pollution

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

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

- **Grading Permit application.**
- **SWPPP.**
- **Notice of Coverage.**
- **Fee.**
- **Proposed Truck Route for construction vehicles.**

  - 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.

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

(Ord. No. 3258, § 1, 11-12-02)

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

3. Chapter 112 – Subdivisions

(Code 1973, § 30-1)

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

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:

- *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. Ed Gay asked about the detention ponds and what would happen with the runoff.

Ms. Hollingshead said that any increase in stormwater that is created on the site must have ponds that can mitigate that.

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

VOTE:
YES: Mueller, Tyler, Cardiel, Cloud, Compton, Covert, David
NO: None

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

Mr. Tyler asked if there were any Staff comments regarding the variance.

Ms. Christie said that the use of that area would indicate a graveled area.

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

There were none.

Mr. Covert called for the vote.

VOTE:
YES: Tyler, Cardiel, Cloud, Compton, Covert, David, Mueller
NO: None

The variance was approved by a unanimous vote.

Mr. Tyler asked for Staff comments for the waiver.

Ms. Christie stated that Staff doesn't normally recommend for waiver of sidewalks, but because this is on a State Highway, she said she doubted that they would be allowed to put a sidewalk there.

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

There were none.

Ms. Mueller moved to forward to Council with a recommendation to grant the waiver. Mr. Covert seconded the motion.

VOTE:
YES: Cardiel, Cloud, Compton, Covert, David, Mueller, Tyler
NO: None

The motion to forward to Council with a recommendation to grant the waiver was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Resolution that will go to Council on Tuesday, November 22, 2022.

Preliminary Plat, Replats, & Final Plats

A. PP22-13 Shiloh Meadows
303 & 223 Preston Lane
Presented by Hollyberry Properties, LLC

This item was tabled per the applicant.

B. RP22-16 Haag-Brown Commercial Addition
N. 48th Street & Elm Springs Rd., W. of I-49 Lot 2
Presented by Bates and Associates

Mr. Justin Reed with Bates and Associates was present on behalf of his client to answer any questions or comments.

Mr. Tyler asked for Staff comments.

Ms. Tromburg read the Staff comments.

Planning Comments:
1. This Replat has been given the number RP22-16. This number should be placed on the plat and all future correspondence and plats pertaining to this replat. (standard comment)
2. Submit PDF files at time of resubmission. (standard comment)
3. All comments from the utility companies and other city departments must be addressed prior to approval. (standard comment)

Building and Fire Comments:

No Comments.

Engineering Comments:

No Comments.

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

There were none.

Mr. Covert moved to approve subject to Staff comments. Mr. Cloud seconded the motion.

VOTE:

YES: Cloud, Compton, Covert, David, Mue3ller, Tyler, Cardiel
NO: None

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

Ms. Christie stated for the record that if Bates wants this to go to Council on Tuesday, November 8, it will need to be into the Planning office by 5:00 p.m. Wednesday, November 2, 2022.

C. RP22-17 Silent Knoll Subdivision
3560 Silent Grove Road
B22-107 Variance to increase height of front fence from 3' to 6'on lots 64,65,66, & 70
Presented by Bates & Associates and Stephen Lindsey

Mr. Stephen Lindsey, who is the owner was present to answer any questions or comments.

Mr. Tyler asked for Staff comments.

Ms. Christie asked if he was combining 3 lots into 1.

Mr. Lindsey said that he is adding a lot to a replat that was done a few years ago.

Ms. Tromburg read the Staff comments.

Planning Comments:

1. This Replat has been given the number RP22-17. This number should be placed on the plat and all future correspondence and plats pertaining to this replat. (standard comment)
2. Submit PDF files at time of resubmission. (standard comment)
3. All comments from the utility companies and other city departments must be addressed prior to approval. (standard comment)
4. Applicant will need to complete the sidewalk around their portion of the cul-de-sac prior to this replat being filed.

5. Update Streets and Drainage signature line from Director, Public Works to City Engineer.



Building and Fire Comments:

The sidewalk is not completed on Rowan Place.

Engineering Comments:

No Comments.

Ms. Christie asked Mr. Lindsey if he understood that the sidewalk has to be completed before he can get his replat.

Mr. Lindsey said that he did understand and he is in the process of getting quotes.

Ms. Christie said that when he gets a quote, he can get a bond that would be equal to one and a half times of the quote.

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

There were none.

Mr. Cloud moved to approve the Replat subject to Staff comments. Ms. Mueller seconded the motion.

VOTE:

YES: Compton, Covert, David, Mueller, Tyler, Cardiel, Cloud
NO: None

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

Ms. Christie stated for the record that if he wanted his replat to go to Council on Tuesday, November 8, 2022, he will need to have it into our office by 5:00 p.m. November 2, 2022.

Mr. Tyler asked for Staff comments regarding the variance request to increase the height from 3’ to 6’.

Ms. Christie said that the fence is already constructed at the back of the right-of-way line all the way around the cul-de-sac, rather than at the front setback where a front fence would normally be allowed.

Mr. Lindsey said that he had a slip and slide on the hillside with the pool at the end. Code enforcement told him that pool had to be inside of a fenced area. He said he worked through a few things and ended up taking it down. He said he called the building department to find out what he needed to do to get a permit for the fence. He went to the building department and was told that it would be Code Enforcement so they called them. He was told that they didn't think that he would have a problem as it is more of a back/side yard. He asked if he needed to get a permit and was told that he did not.

He said after the fence was built, he was visited by a member of the Planning Department and was told that he was in violation of the rules which has brought him to this point.

Ms. Christie said that this is an unusual circumstance.

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

There were none.

Ms. Hollingshead said that there were no sight issues.

Mr. Covert called for the vote.

VOTE:

YES: Covert, David, Mueller, Tyler, Cardiel, Cloud, Compton
NO: None

The variance was approved by a unanimous vote.

D. FP22-06 <u>Springdale's Best Storage</u>
E. Emma Avenue & Casteel Lane
Presented by Bates & Associates

Mr. Justin Reed with Bates and Associates was present on behalf of his client to answer any questions or comments.

Mr. Tyler asked for Staff comments.

Mr. Barry read the Staff comments.

Planning Comments

1. This Final Plat has been given the number FP22-06. This number should be placed on the plat and all future correspondence and plats pertaining to this Final Plat. (standard comment)
2. Submit a PDF file of the Plat with resubmission. (standard comment)
3. All comments from the utility companies and other city departments must be addressed prior to approval (standard comment).
4. All items on the attached list must be satisfied prior to obtaining the Planning Director's signature on the final plat (standard comment).
5. Applicant will need to make bond or bill of assurance for street improvements to Emma and Casteel prior to filing this final plat.

Building and Fire Comments:

No Comments.

Engineering Summary:

- Submit final plat checklist items

Ms. Christie asked if they were good with bonding or a Bill of Assurance for street improvements.

Mr. Reed said that they were.

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

There were none.

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

VOTE:

YES: David, Mueller, Tyler, Cardiel, Cloud, Compton, Covert
NO: None

The final plat was approved by a unanimous vote.

Ms. Christie stated for the record that if he wanted his final plat to go to Council on Tuesday, November 8, 2022, he will need to have it into our office by 5:00 p.m. November 2, 2022.

Large Scale Developments

A.	L22-57	I-49 Industrial Park, Phase II
		W. Apple Blossom Ave. & N. Graham Road
	B22-97	Variance for Commercial Design Standards
		A. Screening
	W22-18	Waiver of Street Improvements
		Presented by Halff Associates, Inc.

Ms. JoAnn Johnson with Halff Associates was present on behalf of her client to answer any questions or comments.

Mr. Tyler asked for Staff comments.

Mr. Hritz read the Staff comments. Ms. Hollingshead read the Engineering comments.

Planning Comments:

1. This Large Scale Development Plan has been given the number L22-57. 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 cover sheet the email for Patsy Christie, pchristy@springdalear.gov, needs to be corrected to be pchristie@springdalear.gov and moved to the Planning contact section
    a. Email is still incorrect
6. Need a landscape plan that shows the details of the landscaped areas including type, size and location of plants.
    a. Landscape plan has been submitted, a Variance for foundational landscaping and opaque screening has been submitted
7. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
8. A lighting plan is required, displaying at least 1 foot candle in all parking and pedestrian areas.
    a. Comments state “A lighting plan will be submitted as part of the building permit set, anticipated to be submitted on October 20th or shortly afterward.
9. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
10. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric

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

11. Waiver for street improvements has been submitted.

Building & Fire Comments:

All Comments Addressed.

Engineering Summary:

- Street improvements are required (waiver requested, payment in lieu or bill of assurance recommended)
- Will this development use Apple Blossom? When will interior access road to Dixieland be built?

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 10/27/2022

1. **Chapter 106 – Stormwater Drainage**

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

- *106.5.3*** - ~~All detention ponds shall be the dry-type and shall fully dewater within 48 hours.~~
    - **Show sod to at least the 100year WSE.**
    - **Add a note or symbol for sod within the detention pond at least to the 100year WSE or higher.**

2. **Chapter 107 – Stormwater Pollution**

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

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

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.
    - **A waiver has been requested.**

4. Chapter 112 – Subdivisions

(Code 1973, § 30-1)

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

5. Chapter 130 – Zoning Ordinance

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

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

Ms. Christie stated, for clarification, all the accesses for this particular structure will be on Apple Blossom.

Ms. Johnson said that that was correct.

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

There were none.

Ms. Christie said that they will add additional landscaping to compensate for the foundation landscaping.

Mr. Covert called for the vote.

VOTE:

YES: Mueller, Tyler, Cardiel, Cloud, Compton, Covert, David
NO: None

The variance was approved by a unanimous vote.

Ms. Hollingshead recommended that the waiver be approved subject to a bond or a Bill of Assurance.

Ms. Mueller moved to forward the waiver to Council with a recommendation for either a bond or a Bill of Assurance to approve. Mr. Covert seconded the motion.

VOTE:

YES: Tyler, Cardiel, Cloud, Compton, Covert, David, Muller
NO: None

The motion to forward to Council with a recommendation for approval subject to a bond or a Bill of Assurance being provided was approved by a unanimous vote.

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

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

VOTE:

YES: Cardiel, Cloud, Compton, Covert, David, Mueller, Tyler
NO: None

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

B. L22-58 Ozarks Electric
NE Corner of E. Robinson Ave. & S. Friendship Rd.
Presented by Crafton Tull and Associates, Inc.

This Large Scale was approved by a unanimous vote previously along with the Conditional Use and Waiver.

C. L22-59 The Ramsay at Springdale
SE Corner of Bob Mills & Oak Grove Roads
Presented by Crafton Tull and Associates, Inc.

This Large Scale was approved by a unanimous vote in conjunct with a rezoning and waiver.

D. L22-61 Roller Hangar
714 S. Old Missouri Road
B22-98 Variance for Commercial Design Standards
A. Central Features & Community Spaces
B. Landscaping
Presented by Engineering Services, Inc.

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

Mr. Tyler asked for Staff comments.

Ms. Tromburg read the Staff comments. Ms. Hollingshead read the Engineering comments.

Planning Comments:

1. This Large-Scale Development Plan has been given the number L22-61. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (standard comment).
3. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
    a. B22-98 Variance for Commercial Design Standards requested
        i. Central Features
        ii. Foundation Landscaping

4. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (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

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

Building & Fire Comments:

All Comments Addressed.

Engineering Summary:

- Show construction entrance on erosion control plan
- Need more information about timeline for street and trail improvements
- Show Pedestrian Access Easement for trail outside of ROW

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 10/26/2022

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)

- **Erosion Control Plan;**
    - **Show construction entrance/exit or wheel wash to prevent trackout.**

- *107.3*
    - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those

areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.

- **Apply for Grading Permit, submit the following:**
  - **Grading Permit application.**
  - **SWPPP.**
  - **Notice of Coverage.**
  - **Fee.**
  - **Proposed Truck Route for construction vehicles.**

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.
  - **Pedestrian Access Easement needed for trail improvements outside the ROW. Will the trail be built prior to this project?**

- *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.
  - **Will improvements to the access/ROW be done before this project?**

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:

- *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. Cloud called for the vote on the variances.

VOTE:

YES: Cloud, Compton, Covert, David, Mueller, Tyler, Cardiel
NO: None

The variances were approved by a unanimous vote.

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

VOTE:

YES: Compton, Covert, David, Mueller, Tyler, Cardiel, Cloud
NO: None

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

E. L22-62 Second Nature Landscaping
211 E. AR Highway 264
B22-106 Variance of paving requirement
Presented by Swope Engineering

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

Mr. Tyler asked for Staff comments.

Ms. Tromburg read the Staff comments. Ms. Hollingshead read the Engineering comments.

Planning Comments:

1. This Large-Scale Development Plan has been given the number L22-62. 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. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (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. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
    a. B22-106 variance for paving requirement
7. Comment responses noted that the proposed improvements are in "preparation for future development". Please provide a defintive answer describing the order of subsequent development and intended date of completion. Please address when commercial design standards, a unified lighting plan, parking calculations and dimensions, and lanscaping requirements will be met.

Building & Fire Comments:

No Comments.

Engineering Summary:

- Submit revised drainage report
- Show sod in pond on landscape plan
- Access Easement shown will need to be dedicated per informal plat or separate instrument
- 4110.6.2 - Need to submit a floodplain development application
- Please show BLE information on the plans. Beaver Reservoir data can be downloaded to estimate a more accurate extent and depth of the 1% flood compared to FIRM. Need to make sure all improvements are consistent with BLE, such as box culvert sizing.
- Revise Floodplain statement and correct FIRM panel referenced.

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 10/27/2022

1. Chapter 106 – Stormwater Drainage

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

- *106.1.2*** - Submit a revised drainage report.
    - **Show sod in the pond on landscape plan.**

2. Chapter 107 – Stormwater Pollution

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

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

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

(Ord. No. 3258, § 1, 11-12-02)

- **Access Easement shown will need to be dedicated per informal plat or separate instrument.**

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. Chapter 50 – Floods

(Ord. No. 4110, § 1, 9-11-07)

- *4110.6.2* - Need to submit a floodplain development application
    - **Please show BLE information on the plans. Beaver Reservoir data can be downloaded to estimate a more accurate extent and depth of the 1% flood compared to FIRM. Need to make sure all improvements are consistent with BLE, such as box culvert sizing.**
    - **Revise Floodplain statement and correct FIRM panel referenced.**

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.

Ms. Christie said that they just want a gravel driveway.

Mr. Swope said that it is a paved driveway and it is a culvert crossing. He said the variance on the paving is some parking areas and laydown areas for his business. He said that they were not proposing any new buildings on this project.

Ms. Christie said that Staff doesn't normally do infrastructure without knowing what the proposed layout of the large scale is.

Mr. Swope said that they met with Staff and showed them what the plans were. He said that at this time his client isn't ready to move forward.

Ms. Christie said that they are asking an access that goes well beyond where the existing building is.

Mr. Swope that while they have the driveway built they want to go ahead and get it across the drainage that is there so it's done when it is time to build the building.

Ms. Christie said they don't normally do infrastructure without knowing the proposed layout of the large scale is.

Mr. Swope said that they are needing a new driveway so that the lot can be split.

Mr. Cloud asked if Mr. Swope if he would be o.k. with tabling this project.

Mr. Swope said that would be fine.

F. L22-63 <u>Piney Ridge Treatment Center</u>
5060 E. Robinson Avenue
B22-101 Variance for Commercial Design Standards
A. Landscaping
B. Screening
Presented by Phillip Lewis Engineering, Inc.

Mr. Phillip Lewis with Phillip Lewis Engineering, Inc. was present on behalf of his client to answer any questions or comments.

Mr. Tyler asked for Staff comments.

Ms. Tromburg read the Staff comment. Ms. Hollingshead read the Engineering comments.

Planning Comments:

23. This Large Scale Development Plan has been given the number L22-63. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
24. Submit PDF files at time of resubmission. (standard comment)
25. A written response to all comments is required with resubmission. (standard comment)
26. 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).
27. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
    a. B22-101 Variance for Commercial Design Standards
28. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).

Commercial Design Standards Comments

26. When a commercial development includes a fence or wall, the maximum height of a fence or wall shall be 8’
    a. B22-101 Variance requested
       Fence - 11’ 8” fence with 10’ 6” block corner posts
       Landscaping – foundation plantings allocated around perimeter of fence

Building & Fire Comments:

All Comments Addressed.

Engineering Summary:

- Storm pipe at pond outlet is still shown as 12", please correct to 18"

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 10/27/2022

7. Chapter 106 – Stormwater Drainage

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

- **Storm pipe at pond outlet is still shown as 12", please correct to 18"**

8. Chapter 107 – Stormwater Pollution

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

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

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

(Ord. No. 3258, § 1, 11-12-02)

- *110.111* - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.
    - **Need to request waiver of street improvements on Hwy 412 if ArDOT does not want sidewalk, curb/gutter, etc.**

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.**

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.

Mr. Dan Hinkson said that he goes to the Friendship Church. He said that he met with Justin Hoover, who is with Piney Ridge. He stated that some of his parishioners had some concerns with this facility because of the children that go to his church. However, after speaking with Mr. Justin he felt comfortable with what this facility has to offer.

Ms. Felicia Gay said that her father-in-law owns the Gay family farm. She said that she wanted to go on record that she does have concerns regarding security. She stated that she was glad to hear that they wanted to increase the height of the fence to 11'.

Mr. Compton stated for the record that he appreciates the concerns expressed by the citizens. He said that when this project came before them a few years back, he expressed concerns about it at that time. He said that he has toured the facilities in Fayetteville and he shares the concerns of security with the citizens. He said that as the City continues to grow this project is very hard for him to support.

Ms. Christie said that the question is does Piney Ridge meet the minimum standards, which they do. She further stated that they have addressed every concern that Staff has presented.

It was decided to take both variances together.

Mr. Covert called for the vote.

VOTE:

YES: Covert, David, Mueller, Tyler, Cardiel, Cloud
NO: Compton

The variance was approved by a vote of six (6) yes and on one (1) no.

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

VOTE:

YES: David, Mueller, Tyler, Cardiel, Cloud, Covert
NO: Compton

The large scale was approved by a vote of six (6) yes and one (1) no.

G. L22-64 Village Travel Center
End of N. 45th Street
B22-104 Variance of Commercial Design Standards
A. Pedestrian Flow
B. Facades & Exterior Walls
C. Detail Features
D. Roofs
E. Materials & Colors
F. Entryways
G. Landscaping
W22-22 Waiver of Storm Water Drainage requirements & street improvements
Presented by Luke Dolechek

Mr. Jeff Arnstorf (?) who owns Village Travel was present to answer any questions or comments. They are a charter bus company; however, this project is a bus maintenance facility. It is for their offices and their maintenance facility.

Mr. Tyler asked for Staff comments.

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

At Planning Commission on 11/1/22, it was determined that the plan set will need to include a note that if the trees on the N side of property are ever removed, they will need to be replaced by trees or screening fence. This is due to the current use to the N being residential.

Planning Comments

29. This Large Scale Development Plan has been given the number L22-64. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
30. Submit PDF files at time of resubmission. (standard comment)
31. A written response to all comments is required with resubmission. (standard comment)
32. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
33. Perimeter landscaping is required in accordance with Chapter 56.
    a. Variance requested
34. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
35. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
36. 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

27. Front, side, and rear elevations are required. Elevations shall include type and color of materials used, foundation landscaping, and any architectural features used to comply with the Commercial Design Standards.
    a. Variance requested
28. Where a façade faces adjacent residential uses or an area on the Comprehensive Land Use Plan designated for residential use an earthen berm shall be installed, no less than 6' in height containing at a minimum a double row of evergreen or deciduous trees planted at a 15' interval plus all landscaping requirements set forth in Chapter 56 of the Springdale Code of Ordinance.
    a. Variance requested
29. 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
30. 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
31. Foundation landscaping is required.
    a. Variance requested
32. Central features and community spaces shall have direct access to the public sidewalk.
    a. Variance requested
33. Façades over 100' in linear length shall incorporate wall projections and/or recesses per Springdale Commercial Design Standard.
    a. Variance requested
34. 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
35. Roof lines shall be varied with a change in height every 100 linear feet in the building length.
    a. Variance requested
36. Parapets, gable roofs, high roofs, or dormers shall be used to conceal flat roofs and roof top equipment from public view.
    a. Applicant has declared that this equipment is to be determined, but that the design will conform to this requirement.
37. 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. Applicant has declared that this equipment is to be determined, but that the design will conform to this requirement.
38. All rooftop equipment shall be screened from public view with an architectural treatment that is compatible with the building architecture.
    a. Applicant has declared that this equipment is to be determined, but that the design will conform to this requirement.
39. When a commercial development includes a fence or wall, the following guidelines and standards apply:
    a. Maximum height of a fence or wall shall be 8'
    b. Constructed of high quality materials such as, decorative blocks, brick, stone, cypress, cedar, redwood, and/or wrought iron.
    c. Maximum length of a continuous, unbroken, and uninterrupted fence or wall shall be 50'. Breaks shall be provided through the use of columns, landscaping pockets, transparent sections, and/or a change to different materials.
        i. Variance requested
40. Sign design, materials, and placement should complement the overall architectural design of the building.
    a. Applicant has declared that sign design is to be determined, but that the design will conform to this requirement.

Building & Fire Comments:

Locate FDC on SW corner wall adjacent to the first fire line entrance. Show FDC location on plans submitted for staff approval.

Engineering Summary:

- Sidewalk needs to extend to the property line and meet up with sidewalk on adjoining property.
- Note: when 45th St is extended as shown on the master street plan, driveway will need to be reconfigured.
- All improvements should be contained on subject property – grading and drive apron shown outside of property line
- Detention pond outlet needs to connect to existing drainage facilities

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 10/27/2022

12. 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.

- **Detention pond outlet needs to connect to existing drainage facilities or drain to the ROW.**
- **The discharge location of this pond appears to drain over the sidewalk and curb. If this outlet pipe cannot be connected to an existing stormwater network, there should be an under sidewalk drain installed with curb cut so water does not flow over sidewalk and can drain to the street.**

- **Detention pond outlet needs to connect to existing drainage facilities or drain to the ROW**
  - **The discharge location of this pond appears to drain over the sidewalk and curb, which is not permitted. Please connect the outlet of the pond to an existing stormwater junction box such as the one shown below.**



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)

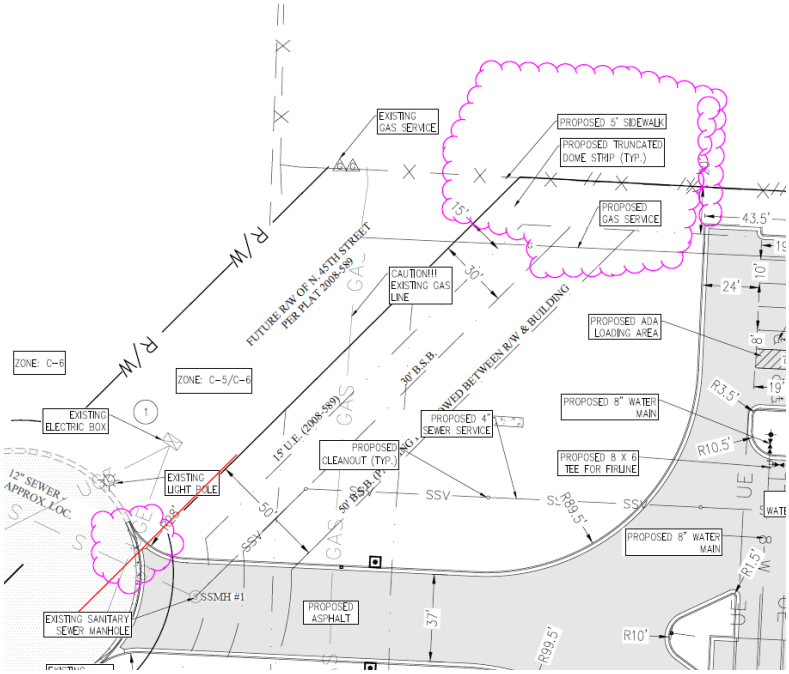
- *107.3*
  - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with 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.
    - **Apply for Grading Permit, submit the following:**
      - **Grading Permit application.**
      - **SWPPP.**
      - **Notice of Coverage.**
      - **Fee.**
      - **Proposed Truck Route for construction vehicles.**
  -

14. 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.
  - **Show sidewalk along frontage, all the way to property line on both ends.**
  -

- *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.
    - **Half street improvements on the future 45th St ROW are required without an approved waiver.**



    - **It appears that improvements are encroaching onto the future R.O.W.?**
    - **Note: when 45th St is extended as shown on the master street plan, driveway will need to be reconfigured.**
    - **All improvements should be contained on subject property – grading and drive apron shown outside of property line.**
    -

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.

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

There were none.

Ms. Christie asked if they wanted to explain the reasoning behind their variances.

She asked about their screening request.

Mr. Arnstorf(?) said that on the south side there is already an 8' foot fence that Acme Brick has and on the north side there is an existing tree line and that is enough to screen their building.

Ms. Christie said that the tree line is on the adjacent property owner's property and if they ever decide to take down the trees there would not be any screening.

He said that his client would like to put a chain link security fence around the property.

Mr. Arnstorf (?) said that they would put a wrought iron fence in the front and chain link around the rest of the property.

Ms. Christie said that they need to note on the large scale that trees will be replaced should any come down.

There will be no outside heating and cooling units that will be visible, they will all be internal. The units with the office building will be screened.

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

Mr. Dave Pruett with Acme Brick said that on their initial plan they showed two retention ponds and he only sees one.

Ms. Hollingshead said that she didn't recall seeing it on the plans.

It was decided to take all the variances together.

Mr. Covert called for the vote.

VOTE:

YES: Mueller, Cardiel, Cloud, Compton, Covert
NO: David, Tyler

The variances were approved by a vote of five (5) yes and two (2) no.

Ms. Hollingshead said that they are doing all the storm drainage required on the site and she thinks they may be associating it with street improvements. She further stated that Engineering is recommending payment-in-lieu of.

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

VOTE:

YES: Tyler, Cardiel, Cloud, Compton, Covert, David, Mueller
NO: None

The waiver was approved by a unanimous vote.

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

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

VOTE:

YES: Cardiel, Cloud, Compton, Covert, Mueller, Tyler
NO: David

The large scale was approved by a vote of six (6) yes and one (1) no.

Board of Adjustment

A. B22-96 Ozarks Electric
NE Corner of E. Robinson Ave. & S. Friendship Rd.
Variance of paving requirement
Presented by Crafton Tull & Associates, Inc.

This was approved in conjunction with the large scale development.

B. B22-97 I-49 Industrial Park, Ph. II
W. Apple Blossom Ave. & N. Graham Rd.
Variance for Commercial Design Standards
A. Screening
Presented by Halff Associates, Inc.

This was approved in conjunction with the large scale development.

C. B22-98 Roller Hangar
714 S. Old Missouri Road
Variance for Commercial Design Standards
A. Central Features & Community Spaces
B. Landscaping
Presented by Engineering Services, Inc.

This was approved in conjunction with the large scale development.

D. B22-99 Wagon Wheel Storage, Ph. II
3744 Wagon Wheel Road
Variance for Commercial Design Standards
A. Pedestrian Flow
B. Facades & Exterior Walls
C. Detail Features
D. Roofs
E. Materials & Colors
F. Entryways
G. Landscaping
Presented by Anderson Engineering

This was approved in conjunction with the large scale development.

E. B22-100 Volleyball Recreational Facility
636 N. 40th Street
Variance for Commercial Design Standards
A. Landscaping
Present ed by Roscoe Turner

This item was withdrawn per the applicant.

F. B22-101 Piney Ridge Treatment Center
5060 E. Robinson Avenue
Variance for Commercial Design Standards
A. Landscaping
B. Screening
Presented by Phillip Lewis Engineering, Inc.

This was approved in conjunction with the large scale development.

G. B22-102 Carrillo Holdings, LLC
End of S. Miller Road, S. of 612 Bypass
Variance for minimum lot width from 70' to 17.7' on the west side & 18.18 on the east side
Presented by Nikki Littrell

Ms. Littrell was present on behalf of her client to answer any questions or comments.

Mr. Tyler asked for Staff comments.

Ms. Christie asked if they were dividing the long narrow tract into two different lots.

Ms. Littrell said that they were adjusting it as it is already two lots.

Ms. Christie asked if they are buildable lots and wanted to know if they could get water and sewer to the lots.

Ms. Littrell said that her client has talked to Springdale Water Utilities about getting water. She isn't sure about the sewer.

Ms. Christie said that they couldn't allow the lot to be divided unless they know that they can get water and sewer to it.

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

Ms. Carrie Washburn said that the end of the road is a pre-approved hammerhead that is going in. It is supposed to be built by the end of the year.

Ms. Christie said that the City is providing that.

It is not shown on the plans per Ms. Littrell.

Since the question or water and sewer being accessible and other unanswered questions it was decided to table this request until December.

H. B22-103 Rodrigo A. Leon
3861 N. Oak Street
Variance for increased fence height from 3' to 6'
Presented by Rodrigo Leon

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

Mr. Tyler asked for Staff comments.

Ms. Christie asked if it is his private residence.

Mr. Leon said that he owns it but does not live there. He uses the building to store his equipment.

Ms. Christie said that he can't store business equipment in a residential zone.

He said that he is going to lease the house and use the building for storage. He said that the fence is not in front of the house but the building.

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

There were none.

Mr. Covert called for the vote.

VOTE:
YES: Cloud, Compton, Covert, Mueller, Tyler, Cardiel
NO: David

The variance was approved by a vote of six (6) yes and one (1) no.

I. B22-104 Village Travel Center
End of N. 45th Street
Variance of Commercial Design Standards
A. Pedestrian Flow
B. Facades & Exterior Walls
C. Detail Features
D. Roofs
E. Materials & Colors
F. Entryways
G. Landscaping
Presented by Luke Dolecheck

This was approved in conjunction with the large scale development.

J. B22-106 Second Nature Landscaping
211 E. AR Hwy 264
Variance of paving requirement
Presented by Swope Engineering

This was tabled until December by Swope Engineering.

K. B22-107 Stephen Lindsey
3560 Silent Grove Road
Variance to increase the height of fence from 3' to 6'
Presented by Stephen Lindsey

This was approved in conjunction with a replat.

L. B22-108 BARMAC Property
1923 Turnbow Avenue
Variance for Perimeter Landscaping a7 Screening
Presented by Engineering Services, Inc.

Mr. Brandon Rush with Engineering Services, Inc. was present as was Mr. Rick Barrows who is the owner of BARMAC property, to answer any questions or comments.

Mr. Tyler asked for Staff comments.

Ms. Christie said that they want a six foot fence as opposed to an eight foot fence.

Mr. Barrows said that that was correct.

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

There were none.

Mr. Cloud called for the vote.

VOTE:

YES: Compton, Covert, David, Mueller, Tyler, Cardiel, Cloud
NO: None

The variance was approved by a unanimous vote.

Waivers

A. W22-18 I-49 Industrial Park, Ph. II
W. Apple Blossom Ave. & N. Graham Rd
Waiver of street improvements on W. Apple Blossom Ave
Presented by Halff & Associates, Inc.

This was approved in conjunction with the large scale development.

B. W22-19 Ozarks Electric
NE Corner of E. Robinson Ave. & S. Friendship Rd.
Waiver of sidewalk requirement on E. Robinson Ave.
Presented by Crafton Tull & Associates, Inc.

This was approved in conjunction with the large scale development.

C. W22-20 The Ramsey at Springdale
SE corner of Bob Mills Rd. & Oak Grove Rd.
Waiver of street improvements on Bob Mills Rd.
Presented by Crafton Tull & Associates, Inc.

This was approved in conjunction with the large scale development.

D. W22-21 Eric & Jill Miller
6200 Copperhead Road
Waiver of sidewalk requirement on Wagon Wheel Rd.
Presented by Eric & Jill Miller

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

She said that they were building off of Wagon Wheel.

Mr. Tyler asked for Staff comments.

Ms. Christie stated that normally Staff does not promote sidewalk waivers, however, this would be out in the middle of nowhere.

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

There were none.

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

VOTE:

YES: Covert, David, Mueller, Tyler, Cardiel, Cloud, Compton
NO: None

The waiver was approved by a unanimous vote.

Ms. Christie stated for the record that Staff will prepare the Resolution that will go to Council on Tuesday, November 22, 2022.

Other

A. Springdale Planning Commission Schedule 2023
Presented by Patsy Christie

Ms. Christie said that this is the new schedule for 2023. She did point out that the July meeting will be on a Wednesday as the fourth is on the first Tuesday.

Mr. Covert moved to approve the 2023 schedule. Ms. Mueller seconded it.

VOTE:

YES: David, Mueller, Tyler, Cardiel, Cloud, Compton, Mueller
NO: None

The 2023 submission schedule was approved by a unanimous vote.

B. Expansion of a Non-Conformity in a C-2
1104 Backus Avenue
Presented by Rosaura Cantu & Eugenio Torres Martinez

Ms. Cantu was present to answer any questions or comments. She said that they just purchased the house and they would like to make some changes to the house.

Mr. Tyler asked for Staff comments.

Ms. Christie said that it can't exceed the 30% expansion and since it is at 26% Staff has no problem with the expansion.

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

There were none.

Ms. Mueller moved to approve the expansion to not exceed 26%. Mr. Covert seconded the motion.

VOTE:
YES: David, Mueller, Tyler, Cardiel, Cloud, Compton, Covert,
NO: None

The expansion for the non-conforming use was approved by a unanimous vote.

C. L21-24 PSC Indoor Soccer Extension
1940 S. Old Missouri Road
Presented by Rick McGraw

Mr. McGraw was present to make the request for the expansion and would answer any questions or comments.

Ms. Christie confirmed that they were asking for a one year extension.

Mr. McGraw said that that was correct.

Mr. Tyler asked for Staff comments.

There were none.

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

There were none.

Mr. Covert moved to approved the one year extension. Ms. Mueller seconded the motion.

VOTE:

YES: Mueller, Tyler, Cardiel, Cloud, Compton, Covert, Mueller
NO: None

The one year extension was approved by a unanimous vote.

D. PP21-16 Hackberry Woods Extension
3357 Habberton Ridge Road
Presented by Expedient Civil Engineering

Mr. Jason Ingalls with Expedient Civil Engineering was present on behalf of his client to answer any questions or comments.

Mr. Tyler asked for Staff comments.

Ms. Christie confirmed that Mr. Ingalls just wanted a one year extension.

Mr. Ingalls said that that was correct.

Mr. Covert moved to approve the one year extension. Ms. Mueller seconded the motion.

VOTE:

YES: Tyler, Cardiel, Cloud, Compton, Covert, David, Mueller
NO: None

The one year extension was approved by a unanimous vote.

Planning Director's Report

✓ Council actions

- Rezoning approved:
  - 3607 McRay – A-1 to C-2
  - East side Gene George Blvd, south of Members Lane – C-5 to MF-24
  - 2100 Old Missouri Road – I-1 & C-2 to C-5
  - 274 S. 48th – A-1 to MF-24

- Conditional Use approved:
  - 2307 Turner Street – Use Unit 45 - Health Care Facility – SF-2

- Replat approved:
  - Lots 4, Block 1, Sam's Club Addition

- Final Plats Approved
  - Deere Creek Subdivision Phase 1

- Authorized grant requests for Carbon Reduction Funds to study trail extension for Spring Creek Trail – AG&F under I-49 to 56th Street and Watkins Trail from 48th Street to Cambridge Street

- Authorized the sale of the property at 226 McCullough Drive for a workforce housing project

- Authorized entering into a non-binding letter of intent pertaining to property at 1403 Powell Street

- Authorized expansion of the Downtown Springdale Outdoor Dining District – expanded boundary along Holcomb Street, changed hours

- Authorized contract for rehabilitation of the Ritter-McDonald Log Cabin at the Shiloh Museum

- Upheld the Planning Commission approval of LSD L 22-48 Patton Industrial Park – cell tower installation

✓ Work Session

Tuesday November 15 – 5:30 pm Final review of Updated Downtown Master Plan before Public Hearing at the December 6th Planning Commission Meeting

She reminded the Commission that the Christmas dinner is scheduled for Tuesday, December 20 from 6:00 to 8:00 p.m.

There being no further business the meeting was adjourned at 8:19 p.m.

_____

Dale Tyler, Chairman

_____

Payton Parker, Secretary

_____

Patsy Christie, Director
Planning and Community Development

_____

Debbie Pounders, Recording Secretary



SPRINGDALE™
WE'RE MAKING IT HAPPEN

Downtown Springdale

MASTER PLAN UPDATE

December 2, 2022

Prepared by H3 Studio

for the

CITY OF SPRINGDALE &
DOWNTOWN SPRINGDALE ALLIANCE

Acknowledgements

CLIENT GROUP

Doug Sprouse	Mayor
Mike Lawson	Ward 1, Position 1
Randall Harriman	Ward 1, Position 2
Mike Overton	Ward 2, Position 1
Rex Bailey	Ward 2, Position 2
Brian Powell	Ward 3, Position 1
Jeff Watson	Ward 3, Position 2
Amelia Williams	Ward 4, Position 1
Mike Fougerousse	Ward 4, Position 2
Patsy Christie	Director, Planning & Community Development
Jill Dabbs	Executive Director, Downtown Springdale Alliance

PLANNING COMMISSION

Ray Cardiel	Seat 4
Mark Cloud	Seat 2
Gary Compton	Seat 3
James Robert David	Seat 1
Roy Covert	Seat 5
Shannon Mueller	Seat 6, Vice Chairman
Payton Parker	Seat 7
Howard Austin	Seat 8
Dale Tyler	Seat 9, Chairman

CITY STAFF

Mike Chamlee	Chief Building Official
Cate Ernest	City Attorney
Denise Pearce	City Clerk / Treasurer
Ben Peters	Director, Engineering
Blake Holte	Fire Chief
Ron Findley	Director, Neighborhood Services
Chad Wolf	Director, Parks and Recreation
Rick Barry	Assistant Director, Planning
Frank Gamble	Chief of Police
James Smith	Director, Public Works

STEERING COMMITTEE

Angie Albright	Shiloh Museum of Ozark History
Brenda Anderson	Blue Crane
April L. Brown	Marshallese Educational Initiative
Heather Chilson	Tyson Foods
Jose Echavarria	Northwest Medical Center
Nathan Gairhan	United Bank
Jordan Garner	Tyson Family Foundation
Gary George	Georges, Inc.
Rick George	JB Hunt
Mike Gilbert	Developer
Ken Hall	Developer
Don Harris	Developer
Daniel Hintz	Developer
Caren Kraska	Arkansas & Missouri Railroad
Melisa Laelan	Arkansas Coalition of Marshallese
Tom Lundstrom	Developer
Jennifer Matsubara	Shelby Lynn's Cake Shoppe
Katie McCraney	University of Arkansas
Nelson Peacock	Northwest Arkansas Council
Amber Perrodin	214 by CACHE
Bill Rogers	Springdale Chamber of Commerce
Yume Rudzinski	Blue Crane
Adam Rutledge	First Security Bank
Rodrigo Salas	EforAll
Archie Schaffer	Tyson Foods
Judd Semingson	Community Clinic
Chris Sooter	The Jones Center
Patrick Swope	Legacy Bank
Sarah Taldo-Brothers	Developer
Terri Trotter	The Jones Center
Olivia Tyson	Tyson Family Foundation
Ken Williamson	Arvest Bank

PLANNING TEAM

H3 Studio, Inc.

John Hoal, Ph.D., AICP	Founding Principal
Timothy Breihan, A.AIA	Principal / Project Manager
Javier Diaz Vicens	Urban Designer
Lydia Dickensheet	Urban Designer

A special thanks to...

GT Thompson, Kyra Ramsey, and Laura Parsley of the Downtown Springdale Alliance. Thalia Madewell, John Wayne Pharr, and Preston Poindexter of 214 by CACHE; and Quinton Harris and the staff of the Jones Center for graciously hosting the Downtown Springdale Master Plan Update events. Odd Soul, Con Queso's, and Shelby Lynn's for catering planning events. And to the residents, business owners, and stakeholders who participated in this process. Thank you!

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01

INTRODUCTION & EXECUTIVE SUMMARY



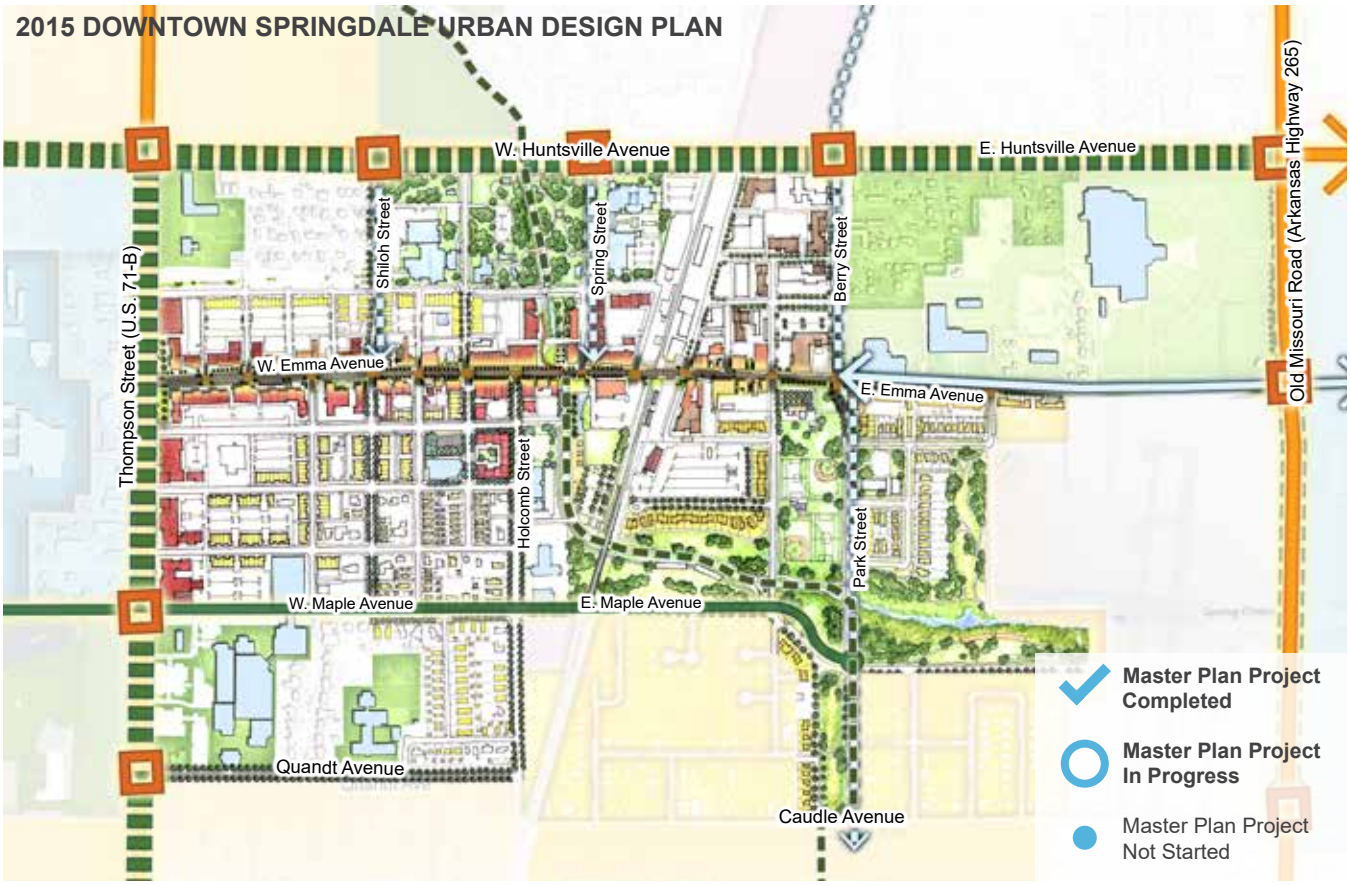
2022 Downtown Vision

Downtown Springdale will continue growing as a **vibrant, welcoming, green, and livable downtown,** celebrating local diversity, innovation, and entrepreneurship supported by a strong arts and culture program, all of which improve the quality-of-life, character, economy, and resiliency of downtown.

Introduction

In 2015, Springdale completed and adopted an ambitious, community-based Master Plan for downtown. At that time, Downtown Springdale was standing at a crossroads. It had suffered from past disinvestment, negative perceptions, and had not achieved the level of success that other Northwest Arkansas downtowns were enjoying. However, Downtown Springdale was also experiencing the beginning of a groundswell of grassroots, community-based momentum for change. The Razorback Greenway had recently been completed; construction of Walter Turnbow Park and the daylighting of Spring Creek had just begun; and Tyson Foods was embarking on the rehab of its historic first headquarters and hatchery buildings on Emma Avenue. Additionally, Springdale's Hispanic and Marshallese communities were thriving in downtown, and downtown was beginning to see an influx of new homeowners, particularly young families.

The 2015 Downtown Master Plan (the "Plan") was intended to build on Downtown Springdale's unique character and authenticity to return it to a vibrant center of commerce and creativity—making what was once a forgotten downtown back into the "main street of Northwest Arkansas". Over the past seven (7) years, a total of fifteen (15) private and public implementation projects—specifically called for in the Master Plan and listed on the facing page—have been completed or begun, at a total value of over $200 million! Collectively, these projects have added over 350 new residential units to Downtown Springdale and over 70,000 square feet of new or rehabbed commercial space, all focused along Emma Avenue. This remarkable success has led the City to revisit the Plan and consider its focus for the next several years.



2015 Downtown Springdale Master Plan Implementation

- ✓ **Walter Turnbow Park and Shiloh Square Revitalization**
- ✓ **Tyson Foods Inc. downtown office development**
- ✓ **Emma Avenue Streetscapes – Phases 1A, 1B, and 2A**
- ✓ **Emma Avenue retail revitalization and infill development**
- ✓ **Maple Avenue reconnection and realignment**
- ✓ **Adopted Form Based Code and established Springdale Elective Enhancement District (SEED)**
- ○ **Downtown housing stabilization, improvement, and infill**
- ○ **Emma Avenue streetscape improvements – Phases 1C and 2B**
- ○ **Expanded Springdale Municipal Campus**
- ○ **Spring Creek public space and green infrastructure improvements.**
- ○ **Shiloh Museum enhancements**
- ○ **Luther George Park expansion**
- ○ **Jones Center Campus master plan and enhancements**
- ○ **214 Building enhancements and downtown artists housing**
- ○ **Market Center of the Ozarks**
- ○ **Park Street realignment and intersection improvements (Park Street / Berry Street @ East Emma Avenue and Park Street @ Powell Street)**
- ○ **Expanded public space and plaza (South of Emma Avenue along the razorback greenway)**
- ○ **Northwest Medical Center campus enhancements**
- ● Berry Street mixed-use office redevelopment
- ● U.S. 71B / Thompson Street mixed-use office development and downtown hotel
- ● Parkside housing development
- ● Neighborhood housing improvement, redevelopment, and infrastructure improvements (with the Springdale Housing Authority)

Project Objective

This Downtown Master Plan Update (the "Update") will continue to serve as the roadmap for the revitalization of Downtown Springdale, building on the current Plan's implementation success. Successful downtowns must maintain a vibrant mix of residential, retail, commercial, dining, entertainment, medical, and public uses, positioned in a safe, vibrant, and walkable environment. The 2015 Plan focused on the core of Emma Avenue, from Shiloh Street to Berry Street, to revitalize this area as a functional and vibrant downtown "main street". Based on investments since 2015 and the survey of downtown residents and visitors, this strategy has been successful and Emma Avenue is functioning as a downtown "main street" once again.

This update builds upon the initiatives successfully completed or underway from the Plan. These include: the completion of Walter Turnbow Park; the new Springdale Municipal Campus; five (5) commercial or mixed-use development projects, including 202 East Emma, Via Emma, Little Emma, Big Emma, and the First Security Bank Building; the Luther George Park Master Plan; a Downtown Springdale trailhead and enhancements to the Razorback Greenway; Emma Avenue streetscape improvements; the Jones Center Campus Master Plan; planned improvements to the Creative Arkansas Community Exchange & Hub (CACHE) 214 Building (214 by CACHE; the former Arts Center of the Ozarks); property acquisition by the Shiloh Museum of Ozark History; and renovation of the historic Tyson headquarters and hatchery building by Tyson Foods. From this core of downtown revitalization, significant opportunities exist to expand this momentum outward; attract new business, arts, and cultural amenities; address emerging and future parking and infrastructure needs; develop new housing for Springdale's diverse communities; and continue to enhance the unique character and environment of Downtown Springdale.

The planning process for Downtown Springdale is structured to achieve the following overall objectives:

- **CONTINUE TO BUILD FROM STRENGTH** by capitalizing on existing downtown assets—ongoing Emma Avenue revitalization, 214 by CACHE (formerly Arts Center of the Ozarks), Luther George Park, Jones Center Campus, schools, downtown housing, Walter Turnbow Park, Razorback Greenway, Spring Creek, the Downtown Springdale Alliance's (DSA's) annual event calendar, and more—to continue to maximize the positive impact of the Plan and facilitate its implementation.
- **PLAN FOR COMPLETE COMMUNITIES** that are vibrant, comprehensively sustainable, build social capital, and provide equitable opportunities—including diverse and accessible housing opportunities—for all of Springdale's diverse cultural communities.
- **LEVERAGE PUBLIC IMPROVEMENTS** and the investment of public dollars in a way attracts and facilitates private developers; clears the path for additional private investments; and maximizes the collective impact of these investments.
- **PROVIDE VISIONARY, SPECIFIC, AND IMPLEMENTABLE SOLUTIONS** that are market-based, community-supported, and position Downtown Springdale for continued success.

Specifically, the Update continues to strengthen the core of Downtown Springdale, while expanding impact and focus of implementation activities west along Emma Avenue to U.S. 71B / Thompson Street, and to enhance the strength and identity of downtown's edges along U.S. 71B / Thompson Street, Huntsville Avenue, Arkansas Highway 265 / Old Missouri Road, and U.S. 412 / Sunset Avenue. The Plan Update leverages the ongoing projects for the Jones Center Campus, Market Center of the Ozarks, and Luther George Park, as well as the adjacent institutions of Parsons Stadium, Northwest Technical Institute, Springdale High School, Murphy Park, and the Springdale Public Library. Additionally, the Plan Update seeks to facilitate housing production and preservation throughout downtown and in the neighborhoods north and south of the 2015 Plan Boundary (parts of which are in the Springdale Elective Enhancement District [SEED]), with a focus on maintaining and enhancing diverse and accessible housing opportunities.

The Update is structured around thirteen (13) *Design and Development Principles*, which are summarized below:

1. Position and Market Downtown Springdale as a **local and regional destination.**
2. Develop a **"main street" sub-district** along Emma Avenue from Commercial Street to U.S. 71B / Thompson Street.
3. Create a **mixed-use innovation sub-district** fronting Huntsville Avenue from Hewitt Street to Ruby Street.
4. Build a signature landscaped frontage for **the municipal and civic sub-district** along Huntsville Avenue.
5. Retain and grow the **educational, health, and community service institutions.**
6. Foster a vibrant downtown **arts and culture program amplified by the Arts District and local arts organizations.**
7. Develop the full range of housing types for the provision of **diverse housing to create a mixed-income neighborhood.**
8. Provide an interconnected system of high-quality, well maintained, safe and vibrant **streets, public spaces, parks, and greenways.**
9. Create a multi-modal **access, circulation, and parking** system.
10. Expand downtown and connect to key **adjacent public amenities and employment centers** using the Springdale Elective Enhancement District (SEED).
11. Implement **targeted economic, business, and social impact programs** to support residents, businesses, and property owners.
12. Expand the partnering impact of **the City, the Downtown Springdale Alliance, the Chamber of Commerce,** and other community focused organizations.
13. Support cultural entrepreneurship to create a **welcoming, authentic, and shared opportunity** for all of Springdale's diverse communities.

ENGAGEMENT

Focus Group Work Sessions
March 30 through April 1, 2022

Public Meetings, Round #1 & Community Kick-Off
March 30-31, 2022
214 Building
Jones Center Campus

Focus Group Follow-Up Work Sessions
May 5-6, 2022
May 17-20, 2022

Public Meetings, Round #2 & Community Kick-Off
May 18-19, 2022
214 Building
Jones Center Campus

City Council & Planning Commission Framework Plan Presentation
May 17, 2022
Springdale Municipal Campus

City Council & Planning Commission Draft Plan Presentation
October 17, 2022
Springdale Municipal Campus



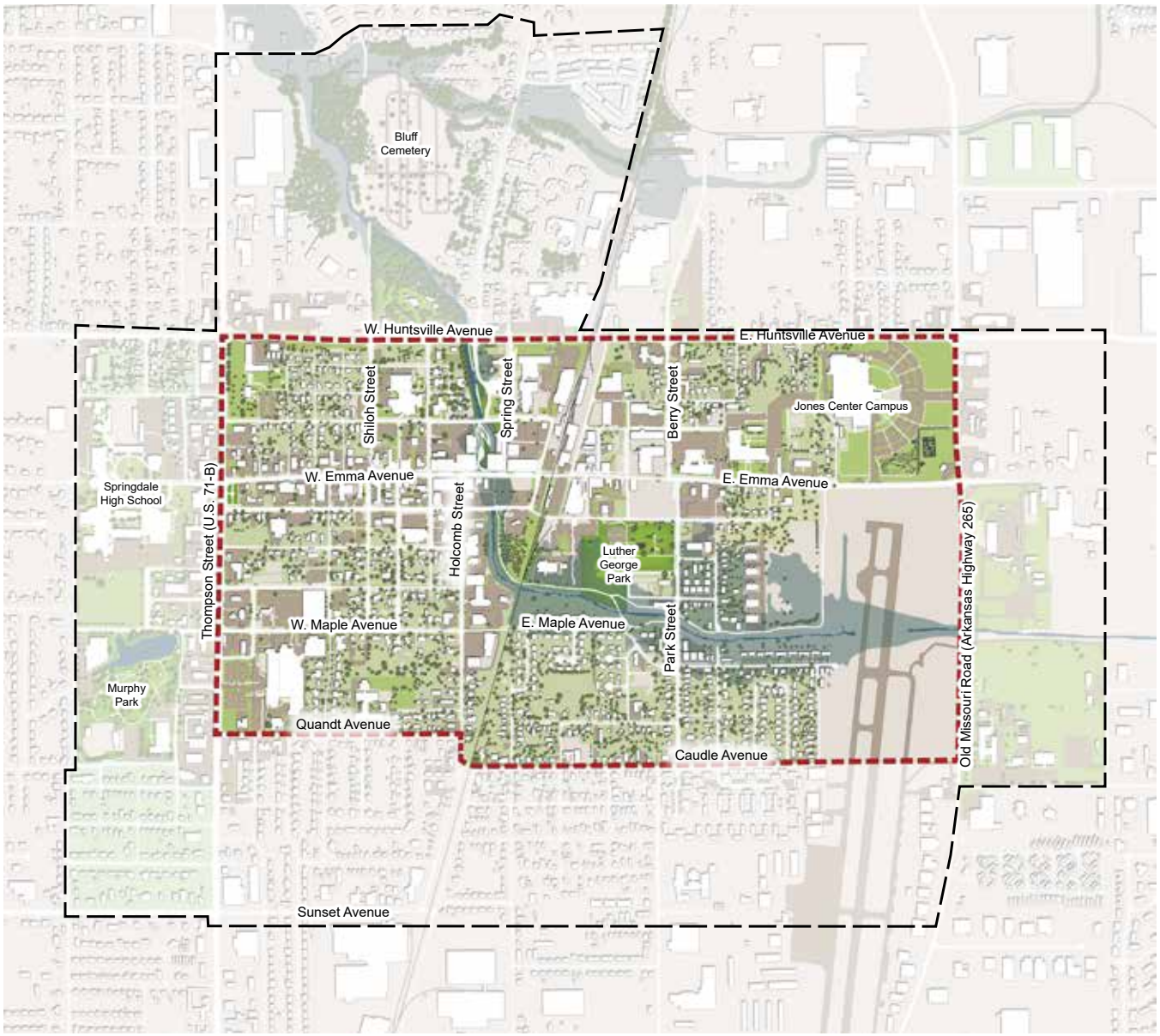
Creating the Plan

This Update is the product of a robust and comprehensive public outreach and engagement process, conducted over the course of 12 months. This process was designed to effectively access and utilize the knowledge and expertise of Downtown Springdale residents and stakeholders to create an updated vision for an authentic, vibrant, and holistically-sustainable downtown. In addition to ongoing, issue-based meetings and community outreach, the Update utilized five (5) key engagement initiatives.

- **Community & Business Owners' Surveys:** At the outset of the process, the DSA launched three (3) separate surveys—a downtown resident survey, a downtown visitor intercept survey, and a downtown business owners' survey. These surveys were presented online in English, Spanish, and Marshallese. In addition, the downtown visitor intercept survey was administered by DSA staff at downtown events between Thanksgiving and Christmas of 2021. In total, over 1,200 Springdale residents and regional visitors responded to the survey, representing seven (7) ethnic backgrounds and 11 age groups.
- **Master Plan Advisory Committee:** A ten-member Advisory Committee representing various downtown stakeholder groups, the Master Plan Advisory Committee met three (3) times throughout the planning process to provide targeted feedback and direction.
- **Stakeholder Focus Group Workshops**: Seven (7) initial stakeholder Focus Group Workshops were conducted to get input on the success of the Plan and current issues and opportunities facing downtown, followed by five (5) follow-up meetings to review emerging recommendations of the Plan Update. These meetings were collectively attended by over 35 individual stakeholders.
- **Community Planning Charrette:** The Project Team conducted two (2) rounds of four (4) public planning workshop, two each at the 214 Building and the Jones Center Campus, in which approximately 195 individuals participated.
- **Elected & Appointed Officials:** The Project Team conducted two (2) rounds of briefing and review sessions with both the Planning & Zoning Commissioners and City Council members.

Over 1,300 downtown residents, stakeholders, and visitors participated in this process, through which the Update was created. This Plan represents the Springdale community's consensus vision for Downtown Springdale!

Over **1,300** downtown residents and stakeholders have engaged in the planning process, with over **1,480 unique points of contact!**



BASE MAP OF STUDY AREA

Downtown Master Plan Area Boundary

- U.S. 71B / Thompson Street to the west
- Quandt Avenue to Holcomb Street to Caudle Avenue to the south
- Arkansas Highway 265 / Old Missouri Road to the east
- Huntsville Avenue to the north

Expanded Downtown Study Area Boundary

This map represents the existing conditions of the Downtown Springdale Study Area.



FRAMEWORK PLAN PUBLIC WORKSHOP

Structure of the Plan

The Update is organized into the following key sections:

1. **Introduction & Executive Summary:** This section describes the objective of the Update and provides an overview of the planning process, existing conditions, and the Plan Update's key priorities and principles. (Pages 5-15.)

2. **Revitalization Framework & Urban Design Plan**: The *Revitalization Framework Plan* provides the geographic framework to guide ongoing and future revitalization efforts within the downtown area. It consists of thirteen (13) Design and Development Principles, which describe specific development strategies and activities. The Design and Development Principles also outline recommendations for the variety of downtown systems that make up the social, cultural, and operational fabric of the community, which facilitate and promote the sustainable reinvestment and health of Downtown Springdale.

   The Urban Design Plan illustrates the specific proposals of the Design and Development Principles and Framework Plan. In addition, it provides Detail Area Plans and options for key development initiatives. (Refer to pages 17-77.)

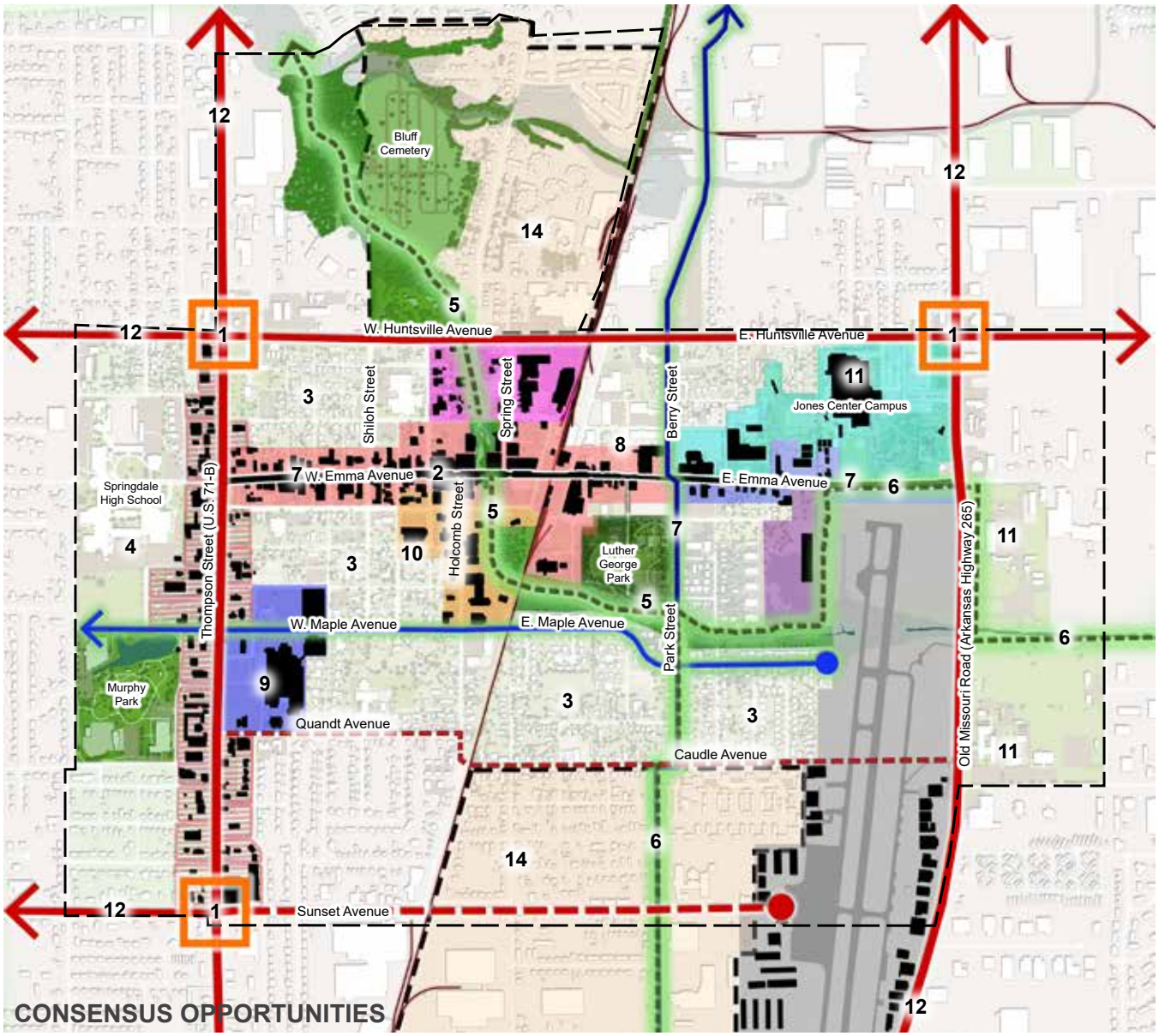
3. **Implementation Plan:** The *Implementation Plan* provides recommended implementation phasing, describes key *Early Action Items* to be completed in the next six (6) to twelve (12) months, and summarizes the various project initiatives in a comprehensive *Implementation Phasing* strategy. (Refer to pages 79-85.)

This structure results in a Master Plan Update that is visionary, concise, and clearly outlines Springdale's goals and aspirations for the future of downtown. The Implementation Plan describes, in detail, the tools and activities that will help to make this vision a reality.

Consensus Opportunities

Over the course of engaging the Downtown Springdale community, H3 Studio compiled a list of key issues facing downtown. Draft issues were first identified through the stakeholder focus group work sessions. These issues were then reviewed, revised, and added to by the community-at-large during public meetings.

The Consensus Issues identified with the community are presented on the facing page. These issues, supported by the study area analysis, form the basis of the Community Vision and the Design & Development Principles, presented in the following section.



1. Capitalize on Downtown Springdale's central location in the Northwest Arkansas Region.
2. Continue improving the amenities, visual character, and vibrancy of Emma Avenue.
3. Improve the quality, safety, and affordability of housing along Emma Avenue and downtown residential areas.
4. Reconnect institutions west of Downtown Springdale, including Murphy Park and Springdale High School, to downtown.
5. Enhance the amenities along Emma Avenue and the Razorback Greenway.
6. Continue to expand the trail and greenway systems including the Razorback Greenway, Shiloh Trail, Dean's Trail, and Pride of Springdale Trail.
7. Increase the safety and continuity of sidewalks and bike paths between the neighborhoods and Emma Avenue, and recreational amenities like the Jones Center Campus and Luther George Park.
8. Build upon Tyson's success and increase the access and quality of tech industry and workforce training opportunities.
9. Continue enhancing the impact and services of the Northwest Medical Center and Community Clinicr in downtown.
10. Build upon the initiatives of the 214 Building to leverage arts and culture to create niche artist incubation opportunities.
11. Expand programs and events at institutions like the Jones Center Campus, Parsons Stadium, and Northwest Technical Institute.
12. Expand regional public transportation routes and micro mobility systems into Downtown Springdale.
13. Regionally market the events and successes of Downtown Springdale.
14. Enhance the Springdale Elective Enhancement District (SEED) to expand the economic development and growth of the downtown area.

Market Assessment Update

As originally presented in the 2015 Plan, the Downtown Springdale Market Assessment examines study area, city and metropolitan statistical area (MSA) demographic characteristics and trends, retail supply and demand, employment and projections for the metropolitan statistical area, and an estimate of potential space needs for commercial and retail land uses in a five-year time frame.

During the recovery from the 2008 economic downturn—as well as the more recent recovery from the COVID-19 pandemic of 2020 and 2021, Springdale has been competing to create the environment and conditions that will enable them to capture the population of the next 30 years. In large part, that population is dominated by two groups: millennials and seniors. The strategy for positioning to capture these future population groups is based upon lifestyle desires for the millennials, and need on the part of seniors. Both groups are looking for similar characteristics. According to research by RCLCO and Kiplinger, 88% of millennials want:

- **Walkable, bikable neighborhoods and streets**
- **Amenities and work within walking radius**
- **Smaller houses or smaller units at lower cost**
- **An urban street environment**
- **Access to transit**
- **Access to nature and recreation**
- **Strong sense of community**

Meanwhile, seniors want the following:

- **The ability to do without a car**
- **The ability to age in place in their home or neighborhood**
- **Smaller housing to replace larger units**
- **The ability to close the door and go**
- **Services within walking distance**
- **Access to all modes of mobility**
- **Access to nature and recreation**
- **A strong sense of community**

The overlap between these groups indicates a strong market in the future for neighborhoods with the following attributes: retail and services; employment space; supportive of all forms of mobility; a mix of units that includes smaller units and rentals as well as for-sale units; and a sense of genuine community identity and authenticity.

Downtown Springdale has long-possessed many of the building blocks necessary for success, and the investments in mixed-use development, community amenities, and the production of downtown housing over the past seven (7) years has proven this point.

The Plan began the process of creating and enhancing downtown as both a community and regional destination. The purpose of this update is to continue that work, of making the vision for Downtown Springdale a reality. As such, placemaking becomes an economic development tool to attract future residents who will balance the mix of incomes downtown, increase the labor force and make downtown a destination also for future employers and businesses.

DEMOGRAPHIC TRENDS

The Center for Business and Economic Research (CBER) at the University of Arkansas regularly issues population projections for counties and metropolitan statistical areas in Arkansas. Compared to the baseline projections presented in the 2015 Plan, actual growth for the region has been slightly less than projected (±492,000 actual versus ±510,000 projected). However, this growth rate is in line with the CBER's current 2030 and 2040 projections for the Benton County / Washington County region of ±648,000 and ±802,000, respectively.

Utilizing current 2020 Census data and U.S. Census American Community Survey (ACS) estimates from 2015 and 2021 shows whether Springdale and the region are on track with these projections. Springdale has gained over 12,000 new residents (87,255 population), for a total growth rate of 16.2% (2.7% per annum). This is the second-fastest growth rate in NWA and above the regional average of 12.6%. Bentonville has grown the fastest, at nearly 30% growth in 5 years. Springdale remains the second-largest city by population in NWA by a comfortable margin, and the City's growth is more than four times the national growth rate from 2015 to 2020 of 3.2%. The CBER projections cited earlier require a regional average growth rate, per annum, of 2.1%. The observed growth rate since 2015 is 2.5% per annum, almost 25% higher than projected!

The 2015 Plan—using CBER projections for that time—estimated that Springdale would grow to between ±88,000 to ±94,000 residents by 2030. Today, these

projections have increased to ±123,000 by 2030 and ±155,000 by 2040. This growth rate would require a per annum average growth of between 4.3% and 4.5%. This is about one-and-a-half times Springdale's growth trend over the past seven (7) years, but well within the regional average. But, using Springdale's recent growth trend, the City is on-track to reach about 106,000 people by 2030. At current estimates of household size, this would equate to a need for between ±5,000 and ±7,000 units of housing to accommodate growth.

For the purposes of downtown revitalization, these estimates offer scope for planning more intensive residential use in downtown that could support amenities and services not currently there. Adding 2,000 units to the downtown area is not out of the question and would change the prospects for retail and services, dramatically enabling, for instance, a high-quality grocery of medium size. To date, approximately 370 new housing units have been built or are in the process of being built downtown. This is less than rate needed to achieve 2,000 new units by 2030, indicating that downtown is not being as competitive as it could be in attracting City-wide new housing development. However, it does demonstrate that the market for downtown housing has significantly improved in the past seven (7) years. Furthermore, it indicates a potential market that can be capitalized upon to help the City as a whole attract its fair share of regional growth.

DEMOGRAPHIC & HOUSING CHARACTERISTIC CHANGES

A significant challenge facing the NWA region is housing affordability. While Springdale remains the second-lowest income City in NWA (ahead only of Fayetteville) with the lowest median housing values, both of these characteristics have changed significantly since 2015.

Compared to the 2015 median household income of $42,319, Springdale's median household income has increased 22.6% to $51,868. While higher than only Fayetteville's and lower than the national median income, Springdale's growth in median household income is the second-highest in the region and is over 10% higher than both the region's and the nation's growth, which are virtually the same.

Springdale has seen a 20.7% growth (from $137,600 to $166,100) in median housing value which—although it is the lowest growth rate in NWA (compared to 41.7% in Bentonville, 31% in Fayetteville, and 26.5% in Rogers)—it is over 23% higher than the national increase in median home value over the same period.

The City of Springdale and downtown residents and stakeholder have expressed valid concerns about skyrocketing housing costs in the region as a whole. In order to ensure equitable housing opportunities and the creation of social capital for all of Springdale's diverse populations, maintaining diverse and accessible housing opportunities is critical to successful, continued revitalization of downtown.

Conclusion

The Downtown Springdale Market Assessment Update supports several key conclusions, which the Update has been developed to address:

- **There is sufficient demand from growth in population, income and employment to fuel increased retail services, increased employment space and increased housing infill in downtown Springdale.**
- **Opportunities for housing are not limited to current income demographics in downtown.**
- **There will be demand for housing for seniors, empty nesters and young households if downtown can develop appropriate housing coupled with amenities that drive a downtown lifestyle.**
- **Creating an attractive center with the critical mass to operate as a destination is possible given demand.**
- **Given long-term projections, planning for downtown to act as a destination to receive future households may accelerate the pace of change downtown.**

Capitalizing on these opportunities with effective infrastructure investments, physical development, supportive programming, policies, and operations is key to the continued, sustainable, long-term revitalization of Downtown Springdale.

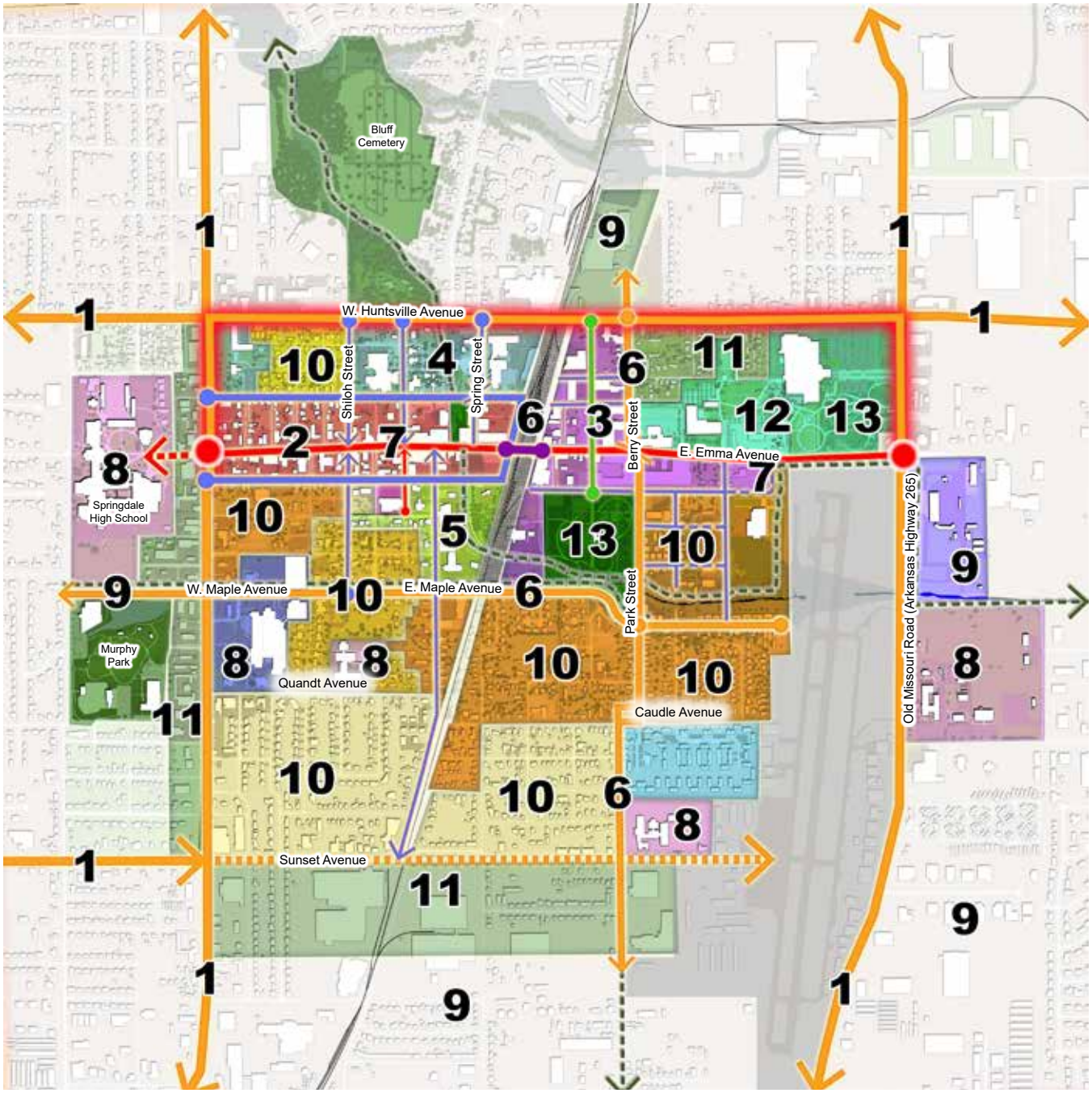




02

REVITALIZATION FRAMEWORK & URBAN DESIGN PLAN

The Downtown Springdale Master Plan Update articulates the community's vision for the future of Downtown Springdale and provides a variety of tools, programming and policy recommendations, and physical development initiatives to achieve this vision. The Design & Development Principles, Revitalization Framework Plan, and Urban Design Plan presented in this chapter illustrate the "place-based" physical and geographic recommendations of the Master Plan. These recommendations build upon Downtown Springdale's success over the past seven years and will continue to transform Downtown Springdale into the vibrant, regional downtown that it once was and is once again becoming.



DOWNTOWN SPRINGDALE REVITALIZATION FRAMEWORK PLAN

Downtown Revitalization Framework Plan

The Downtown Revitalization Framework Plan is the physical realization of Springdale's Vision for the future. The Plan describes the place-based initiatives that will work to achieve that Community Vision, and provides the geographic framework to guide ongoing and future revitalization efforts within the downtown area. The Downtown Revitalization Framework addresses the priority issues identified by the community, to ensure that future revitalization investments are made in a coordinated way that fulfills the Vision of the downtown's residents, businesses, and stakeholders.

The Downtown Revitalization Framework comprise thirteen (13) Revitalization Principles, which consist of specific development strategies and implementation activities (the "Plan Recommendations"). These Revitalization Principles are presented in detail on the following pages.

Design & Development Principles

1. Position and Market Downtown Springdale as a **LOCAL AND REGIONAL DESTINATION.**

2. Develop a **"MAIN STREET" SUB-DISTRICT** along Emma Avenue from Commercial Street to U.S. 71B / Thompson Street.

3. Create a **MIXED-USE INNOVATION SUB-DISTRICT** fronting Huntsville Avenue from Hewitt Street to Ruby Street.

4. Build a signature landscaped frontage for **THE MUNICIPAL AND CIVIC SUB-DISTRICT** along Huntsville Avenue.

5. Retain and grow the **EDUCATIONAL, HEALTH, AND COMMUNITY SERVICE INSTITUTIONS.**

6. Foster a vibrant downtown **ARTS & CULTURE PROGRAM AMPLIFIED BY THE ARTS DISTRICT AND LOCAL ARTS ORGANIZATIONS.**

7. Develop the full range of housing types for the provision of **DIVERSE HOUSING TO CREATE A MIXED-INCOME NEIGHBORHOOD.**

8. Provide an interconnected system of high-quality, well maintained, safe and vibrant **STREETS, PUBLIC SPACES, PARKS, AND GREENWAYS.**

9. Create a **MULTI-MODAL DOWNTOWN ACCESS, CIRCULATION, AND PARKING** system.

10. Expand downtown and connect to key **ADJACENT PUBLIC AMENITIES AND EMPLOYMENT CENTERS** using the Springdale Elective Enhancement District (SEED).

11. Implement **TARGETED ECONOMIC, BUSINESS, AND SOCIAL IMPACT PROGRAMS** to support residents, businesses, and property owners.

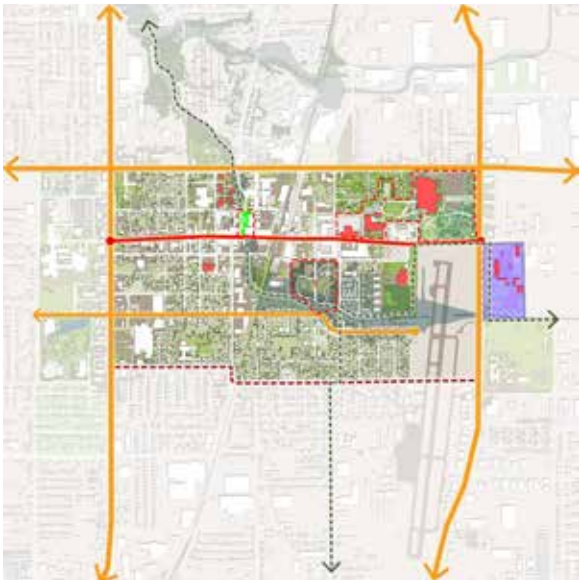
12. Expand the **PARTNERING IMPACT OF THE CITY, THE DOWNTOWN SPRINGDALE ALLIANCE, THE CHAMBER OF COMMERCE,** and other community focused organizations.

13. Support cultural entrepreneurship to create a **WELCOMING, AUTHENTIC, AND SHARED OPPORTUNITY** for all of Springdale's diverse communities.

Design & Development Principle 1:

LET'S POSITION AND MARKET DOWNTOWN SPRINGDALE AS A **LOCAL AND REGIONAL DESTINATION.**

Since 2015, Downtown Springdale has enjoyed significant redevelopment, revitalization, and activity. What was once the region's "forgotten" downtown is now growing into a destination with a unique identity and character. Moving forward, Downtown Springdale's identity must continue to be strengthened and refined, and the City must market downtown as the premier multi-cultural arts, crafts, and food destination in NWA.



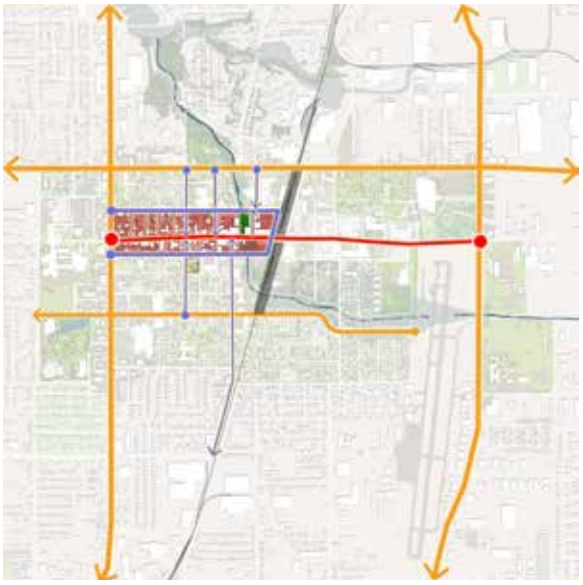
Plan Recommendations

- Revise Downtown Springdale's regional brand identity based upon the Update's vision statement and downtown's unique history; character; diversity of people; current developments; and the evolution of adjacent neighborhoods.
- Market Downtown Springdale's central location in the fast-growing Northwest Arkansas region to attract businesses and residents aligned with Springdale's downtown niche market opportunity for creatives, with 18-hour | 6-day-a-week, high-amenity downtown community living, and as the place for family and community gathering.
- Strengthen Downtown Springdale's community and economic development role and participation in growing the city-wide and regional economic opportunity and initiatives.
- Determine downtown's desired business mix—retaining and building upon current businesses and identifying new business clusters and niche market opportunities for continued growth—and achieve this mix through active recruiting, business development, and support.
- Continue to build Downtown Springdale as an important regional hub in the region's arts, culture, and recreational ecosystem.
- Create an on-going regional, integrated multi-lingual social media presence.
- Provide enhanced wayfinding to downtown from each of Springdale's major entrances from the regional transportation network, including Arkansas Highway 264 / West Monroe Avenue, Arkansas Highway 265 / Old Missouri Road, U.S. 71B / Thompson Street, Elm Springs Road, U.S. 412 / Sunset Avenue; and Don Tyson Parkway.

Design & Development Principle 2:

LET'S DEVELOP A **"MAIN STREET" SUB-DISTRICT** ALONG EMMA AVENUE FROM COMMERCIAL STREET TO U.S. 71B / THOMPSON STREET.

Under the guidance of the Master Plan, Emma Avenue has experienced significant reinvestment in new development, including rehabilitation of historic buildings, new housing, and destination businesses, restaurants, and drinking establishments. The core of Emma Avenue, functioning as downtown's "main street" should be expanded to the east and west, from Commercial Street all the way to U.S. 71B / Thompson Street.



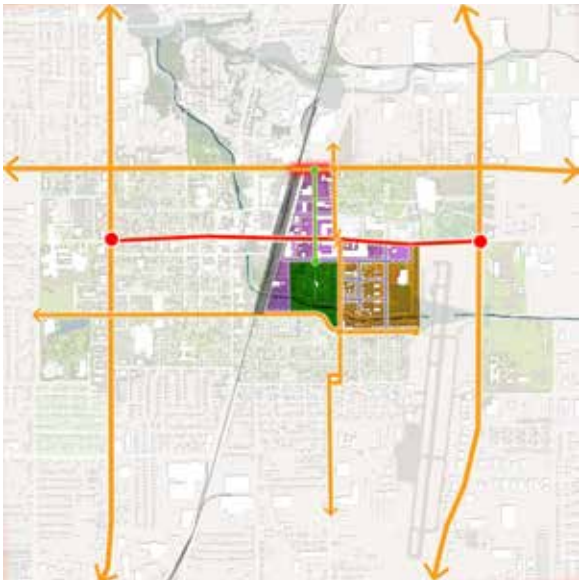
Plan Recommendations

- Extend the recently-completed street, sidewalk, lighting, landscaping, and outdoor improvements on Emma Avenue from Shiloh Street west to U.S. 71B / Thompson Street.
- Ensure a high-quality, walkable, and pedestrian friendly environment with minimal curb cuts on Emma Avenue.
- Intensify, diversify, and activate the Emma Avenue's streetscape with ground floor primary retail; dining and entertainment venues; outdoor seating; public amenities and gathering spaces; micro-retailing with pop-up stores; and food truck designated parking.
- Encourage Emma Avenue businesses to provide a digitally-first customer experience; maintain storefront displays that highlight their interiors; and to remain open at night and light their storefront displays on all evenings.
- Connect all anchor developments along and adjacent to Emma Avenue inclusive of: Springdale High School; Springdale Public Library; Shiloh Museum of History; 214 by CACHE; Shiloh Square and the Razorback Greenway; and the railroad station.
- Provide secondary circulation to the "main street" section of Emma Avenue using Johnson Avenue, Commercial, Street and Meadow Avenue. Implement planned streetscape and parking improvements as well as a coordinated curbside goods pick-up system and pick-up/drop-off points for micro- and shared mobility. This secondary circulation permits Emma Avenue to be temporary closed for special events and farmers' markets.
- Strengthen West Johnson, West Meadow, and Maple Avenues as entrances to downtown from U.S. 71B / Thompson Street and Shiloh Street, Main Street, and Spring Street as entrances to downtown from Huntsville Avenue.
- Support new mixed-use buildings and/or the redevelopment of existing buildings along Emma Avenue with live/work above and active primary retail ground floor uses that promote a vibrant pedestrian environment. Primary retail includes restaurants and catering establishments, bars and brew pubs, art and craft studios, boutique retailers, wineries, and other similar uses.
- Consider providing designated areas for sidewalk pop-stores, public art, impromptu performance areas, seating and game areas, bike racks, and food truck parking spaces with the necessary supporting electrical infrastructure within the public realm along Emma Avenue and in Walter Turnbow Park.
- Support new mixed-use buildings and/or redevelopment of existing buildings along Johnson and Meadow Avenues, and the side streets intersecting Emma Avenue, that provide ground floor secondary retail and non-active office and service uses.
- Prohibit e-commerce warehouses and logistics centers in Downtown Springdale.
- Ensure that new buildings in the "main street" sub-district are designed to accommodate first floor retail uses, micro retailing, and walk-up retail windows even if they are not initially used for retail businesses.
- Encourage the provision of roof-top venues on existing and new buildings.
- Provide safe and protected bike and pedestrian crossings at the U.S. 71B / Thompson Street intersections of Johnson Avenue, Meadow Avenue, Emma Avenue, and Maple Avenue.
- Brand the "main street" sub-district through accent lighting of buildings, pedestrian lighting, shade trees, micro green, seating, bike racks, pet-friendly facilities, and signage and wayfinding.
- Enhance the existing Arts District with land use, regulatory, and building code incentives to promote the full spectrum of arts and creative enterprises land uses—including studio and maker space, artist housing, and performance venues—and facilitate public art; expand the enhanced Arts District to be coterminous with the "main street" sub-district and innovation sub-district.
- Expand the existing Outdoor Dining District to be coterminous with the "main street" sub-district, the Innovation Sub-District, and the expanded Arts District (with City Council approval as licensed restaurant and drinking establishment apply for business licenses).
- Consider the provision of a Farmers Market area at Shiloh Square, the area of East Emma Avenue between Holcomb Street and Spring Street, and along Mill Street.
- Provide free wi-fi zones and hotspots along Emma Avenue and in public gathering spaces.

Design & Development Principle 3:

LET'S CREATE A **MIXED-USE INNOVATION SUB-DISTRICT** FRONTING HUNTSVILLE AVENUE FROM HEWITT STREET TO RUBY STREET.

East of the railroad tracks is the historic industrial core of Springdale, the birthplace of Tyson Foods and Jones Truck Lines. Anchored by the Jones Center Campus and Tyson's Berry Street Plant, as well as recent and planned investments including the adaptive rehab of the historic Tyson Hatchery Building, the new Tyson Manufacturing Automation Center, Tyson Company Store, Parsons Stadium, Northwest Technical Institute (NWTI), Springdale Municipal Airport, and the future Market Center of the Ozarks, this sub-district is well-positioned to become an emerging-tech, ag-tech, and food production innovation center with a new front door along Huntsville Avenue.



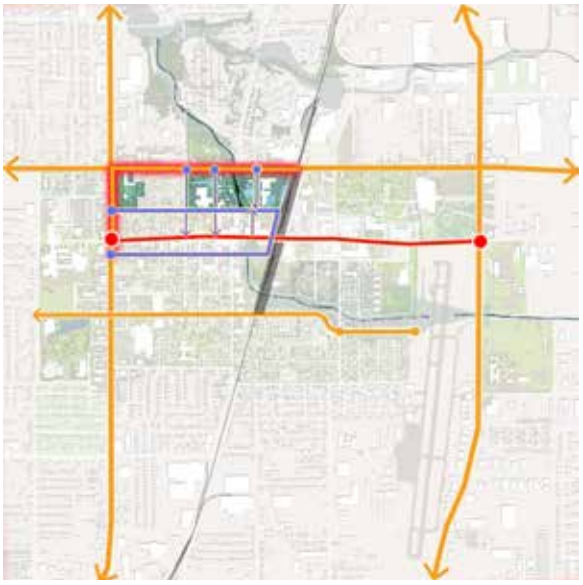
Plan Recommendations

- Create a walkable, vibrant, mixed-use, and high-amenity downtown innovation sub-district to attract the creative and innovation sectors of the knowledge-based economy by leveraging the Tyson Foods Information Technology Offices, the in-process improvements to Luther George Park, Parsons Stadium, Northwest Technical Institute (NWTI), Springdale Municipal Airport the proposed Market Center of the Ozarks, the Jones Center Campus, the unique warehouse buildings and current businesses, and the regional Northwest Arkansas Council's Life Works Here Initiative.
- Define the Innovation District from Huntsville Avenue to Spring Creek, and from the railroad to the boundaries of the Jones Center Campus and the Springdale Municipal Airport.
- Establish a significant gateway redevelopment project opportunity area along Huntsville Avenue from Hewitt Street to the Jones Center Campus focus on the Berry Street sub-district entrance.
- Provide a new gateway entrance to the sub-district at Water Street and Huntsville Avenue and as a link to Luther George Park.
- Create a new Maple Street entrance to the subdistrict from U.S. 71B / Thompson Street with connections at Berry Street and the extension of Strawberry Meadows Place.
- Develop mixed-use infill development and/or the redevelopment of existing buildings to support the creative / innovation business sector.
- Consider the development of a co-working, maker, and/or entrepreneurship organization and incubator space for the start-up innovation economy as an additional anchor development. Development should facilitate the opportunity for micro-retailing and pop-up shops.
- Ensure that new buildings in the Downtown Innovation Sub-District are designed to accommodate first floor retail uses on Emma Avenue, Water, and Berry Streets even if they are not initially used for retail businesses and encourage the provision of roof-top venues.
- Support the Innovation Sub-District with new apartments and mixed-income multi-family residential developments, and safe bike and walking connections to adjacent neighborhoods.
- Enhance the existing Arts District with land use, regulatory, and building code incentives to promote the full spectrum of arts and creative enterprises land uses—including studio and maker space, artist housing, and performance venues—and facilitate public art; expand the enhanced Arts District to be coterminous with the "main street" sub-district and innovation sub-district.
- Expand the existing Outdoor Dining District to be coterminous with the "main street" sub-district, the Innovation Sub-District, and the expanded Arts District (with City Council approval as licensed restaurant and drinking establishment apply for business licenses).
- Create a Public Space Activation Plan that ensures a year-long series of public events in Luther George Park and a vibrant streetscape along Water and Berry Streets, and along Emma Avenue from U.S. 71B / Thompson Street to Berry Street.
- Intensify, diversify, and activate the Emma Avenue streetscape with ground floor primary retail, dining and entertainment venues, out-door seating, public amenities and gathering spaces, micro-retailing with pop-up stores, and food truck parking.
- Provide free Wi-Fi zones and hotspots along Emma Avenue and in public gathering spaces.
- Develop the Train Station into a visitor attraction with restaurants, out-door public gathering spaces and a pedestrian friendly crossing at Emma Avenue and the railroad line.
- Explore the development of one or more public / private parking structures within the district, located along Huntsville Avenue between Berry Street and the Jones Center Campus. These parking structure(s) can serve special events at Luther George Park; expanded development and programs on the Jones Center Campus; and provide shared off-site parking for new development in the district.
- Engage a regional or national economic development organization to provide workforce readiness, skills training, and similar initiatives to ensure equity and inclusivity.

Design & Development Principle 4:

LET'S BUILD A SIGNATURE LANDSCAPE FRONTAGE FOR THE **MUNICIPAL AND CIVIC SUB-DISTRICT** ALONG HUNTSVILLE AVENUE.

The City is in the process of completing its new municipal campus along Huntsville Avenue, one of the key recommendations of the 2015 Plan. In order to continue the implementation of this recommendation, the City should work with the Shiloh Museum of Ozark History and First United Methodist Church to develop this integrated municipal and civic district and downtown gateway.



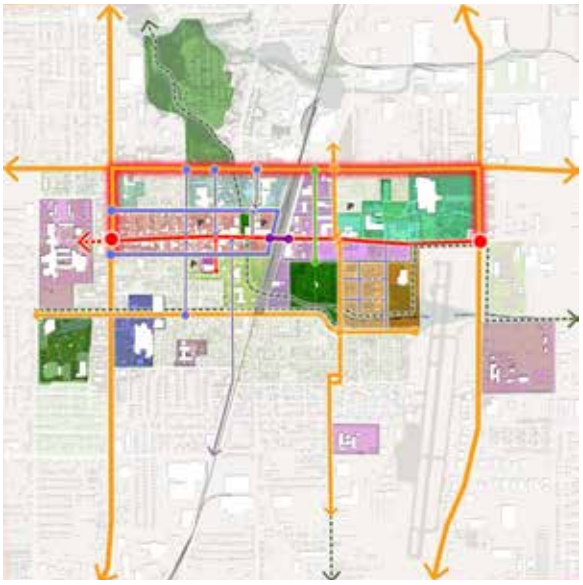
Plan Recommendations

- Create a visually-engaging and -inviting landscaped edge to downtown along Huntsville Avenue, utilizing an enhanced streetscape design with a wide side path and tree lawn on the south side of Huntsville Avenue from U.S. 71B / Thompson Street to Arkansas Highway 265 / Old Missouri Road; a comprehensive way-finding signage system; and the coordinated use of signature architecture and landscape at key gateways, including First United Methodist Church and Shiloh Museum of Ozark History.
- Create primary gateways into downtown along Shiloh Street, Main Street, Spring Street, Water Street, and Berry Street.
- Create a major signature landscape for the Municipal Campus along Huntsville Avenue between Main Street and the railroad tracks
- Provide a new public/private parking structure at the corner of Johnson Avenue and Commercial Street to serve the Municipal Campus, Emma Avenue businesses, and events at Luther George Park.
- Support and facilitate the expansion plans for the Shiloh Museum of Ozark History and strengthen both its connection to Emma Avenue and presence on Huntsville Avenue.
- Create a unique streetscape along Main Street that links the Shiloh Museum of Ozark History and First United Methodist Church to Emma Avenue and 214 by CACHE (former Arts Center of the Ozarks).
- Encourage the First United Methodist Church to complete a comprehensive long-range development plan.
- Consider a new public/private lot or parking structure to serve the Shiloh Museum of Ozark History and First United Methodist Church in the middle of the block between Shiloh Street and Main Street.

Design & Development Principle 5:

LET'S RETAIN AND GROW THE **EDUCATIONAL, HEALTH AND COMMUNITY SERVICE INSTITUTIONS.**

The City should work with both local and regional partners to improve individual and community health. Enhancing actual and perceived safety in downtown, expanding opportunities with existing education and community service providers to improve the safety and comfort of streets for all users. Support expanding access to healthy, local, and affordable food choices to build upon the existing educational, health, and community service amenities in Downtown Springdale.



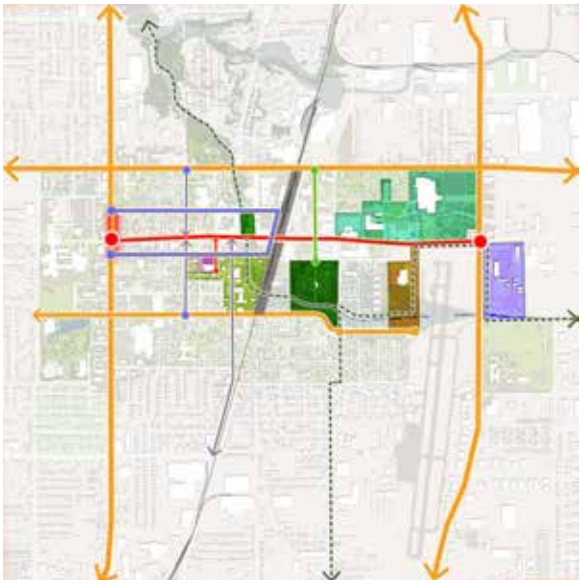
Plan Recommendations

- Support the evolution of the Jones Center Campus Master Plan.
- Facilitate the continued growth of and expansion of services at Northwest Medical Center and Community Clinic.
- Facilitate the implementation of the proposed Market Center of the Ozarks.
- Encourage a partnership between the Northwest Medical Center, the Community Clinic, and the Market Center of the Ozarks to develop and support a healthy and active living program in Downtown Springdale.
- Expand grocery and convenience store options within walking distance of the project boundary.
- Support and work with the Market Center of the Ozarks to promote local downtown food production through demonstration gardens and other projects; teach residents about local food, home gardening, and healthy cooking and eating; develop a community supported agriculture (CSA) program.
- Expand the Springdale Farmers Market and host it on Emma Avenue.
- Support the retention of the various education facilities in and adjacent to downtown including Springdale High School, Springdale Early Childhood Center, Jones Elementary School, Archer Alternate Learning Center, Lisa Academy, Haas Hall Academy, and Northwest Technical Institute (NWTI).
- Integrate and link Murphy Park, Springdale Public Library, Springdale Aquatic Center, Archer Alternate Learning Center, and Springdale High School into downtown.
- Retain the Marshallese Consulate, the Arkansas Coalition of Marshallese (ACOM) and the Marshallese Educational Initiative (MEI) in downtown.
- Support to the extent possible the diverse array of community and social services and programs such as, but not limited to, RootED NWA, the Hispanic Women's Organization, the Economic Opportunity Agency (EOA), the Northwest Arkansas Food Bank, Project Compassion, The Bread of Life, Samaritan Community Center, and others.
- Link all these community supportive service institutions to public transit systems.

Design & Development Principle 6:

LET'S FOSTER A VIBRANT DOWNTOWN **ARTS & CULTURE PROGRAM AMPLIFIED BY THE ARTS DISTRICT AND LOCAL ARTS ORGANIZATIONS.**

Springdale has long been recognized as Northwest Arkansas' arts, crafts, and maker center, with the region's most diverse cultural history. Downtown Springdale is home to 214 by CACHE (the 214 Building, formerly Arts Center of the Ozarks), a long-standing visual and performing arts center. As a key downtown revitalization strategy, the City should work with local and regional partners to foster an expanded arts and culture program for downtown, built upon 214 and other existing assets.



"NWA must double down on its already significant investments in arts and culture, which are essential for attracting and retaining talent and building the future economy".

Heartland Forward

Plan Recommendations

- Define, embrace, and celebrate Downtown Springdale's maker-history; current arts and cultural assets; and cultural diversity as the basis for a unique creative ecosystem and the resultant economic and community development opportunity.
- Build strong and supportive local and regional public and private partnerships to realize the positive and inclusive economic and community development potential of Downtown Springdale's creative ecosystem.
- Continue Springdale's membership and participation in the Municipal Arts Agency facilitated by the Creative Arkansas Community Hub and Exchange.
- Create a Springdale Arts and Culture Commission that will develop and guide the City's Arts and Cultural Action Plan that focus's initially on the economic development potential of the arts in downtown.
- Hire an Arts and Culture Coordinator as a City employee to manage the Arts Commission; facilitate the development and implementation of the Arts and Cultural Action Plan; create networking opportunities and venues for the cultural community; and provide educational resources and venues for emerging artists to advance their careers.
- Enhance the existing Arts District with land use, regulatory, and building code incentives to promote the full spectrum of arts and creative enterprises land uses—including studio and maker space, artist housing, and performance venues—and facilitate public art; expand the enhanced Arts District to be coterminous with the "main street" sub-district and innovation sub-district.
- Expand the existing Outdoor Dining District to be coterminous with the "main street" sub-district, the Innovation Sub-District, and the expanded Arts District (with City Council approval as licensed restaurant and drinking establishment apply for business licenses).
- Support and build upon the success and the current long-term expansion plans, projects, and programs of the 25,000 sq. ft. performing and visual arts center—the 214 Building—managed CACHE.
- Consider the following physical improvement opportunities for 214 by CACHE:
  - Expand the presence of the 214 Building along Main and Meadow Streets through the creation of a plaza for community gathering with an exterior stage for events.
  - Expand the 214 Building entrance lobby area with a public-use areas such as shop, café and/or restaurant onto the plaza. Line the plaza with work /live artist studio's that assists in activating the plaza.
  - As an alternate building expansion option, develop a public parking structure with work/live artist studios as a liner building to the parking structure west of the 214 Building. Close Blair Street between Meadow Avenue and Grove Avenue.
  - Establish Main Street as an active connector from the 214 Building to Emma Avenue with an expanded sidewalk and arts walk. Permit the option to close Main Street for special events.
  - Enhance the existing link between the 214 Building to the Razorback Greenway with a pedestrian and bike-friendly streetscape along Meadow Street.
  - Reconfigure and landscape Holcomb Street and Shiloh Street as gateways from Maple Avenue.
- Support and facilitate the expansion plans for the Shiloh Museum of Ozark History and strengthen its connection to Emma Avenue and presence on Huntsville Avenue.
- Encourage participation from a broad mix of cultural organizations and achieve greater diversity in downtown arts and cultural programming.
- Grow partnerships between neighborhood schools, the Jones Center Campus, and residents to advance arts and cultural events and installations in downtown.

Plan Recommendations (continued)

- Support and market the numerous existing individual artist studios and creative businesses in Downtown Springdale.
- Sponsor a public art program and annual special events that celebrate and strengthen the community's diverse arts and cultural identity. Focus initially along Emma Avenue, Main and Holcomb Streets, Shiloh Square, Luther George Park, and the Razorback Greenway.
- Investigate the opportunity for a Percent-for-Public Art Program in downtown.
- Consider the long-term opportunity to building upon the maker history of Springdale through the re-use of the under-utilized industrial and warehouse buildings in downtown.
- Utilize the recommended Springdale Arts Commission, through partnerships with local schools, the Jones Center Campus, regional arts organizations, and funders, to develop a downtown-focused community arts and culture youth and work-force education program and supporting grant program to foster emerging talent.
- Market, educate and engage the regional and national audience in understanding the emergent strength of the arts in Downtown Springdale with events such as the downtown mural tour, storefront art exhibitions, open studios, and on-going events at the 214 Building.

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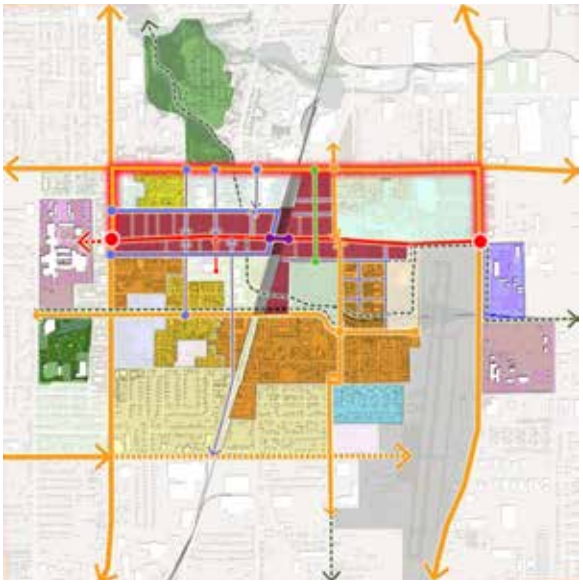
Design & Development Principle 7:

LET'S DEVELOP THE FULL RANGE OF HOUSING TYPES FOR THE PROVISION OF **DIVERSE HOUSING TO CREATE A MIXED-INCOME NEIGHBORHOOD.**

As Downtown Springdale continues to develop, it is critical to ensure a diversity of housing options and price points that support a variety of homeowners and renters at all income levels and stages of life. This includes workforce populations employed in downtown's major job centers; professionals in emerging and high-tech industries; artists, entrepreneurs, and small-business owners; first time renters and homebuyers; young families; mature families; and senior citizens aging in place. Preserving and enhancing a diverse, mixed-income community is fundamental to maintaining a vibrant, sustainable downtown.



"Housing affordability is a challenge that requires regional solutions developed and implemented through local partnerships.

"A more dense mix of commercial and residential development enables people to walk or bike to many of their daily needs, reducing transportation costs and providing health and environmental benefits".

Northwest Arkansas Housing Policy Landscape Assessment, 2021

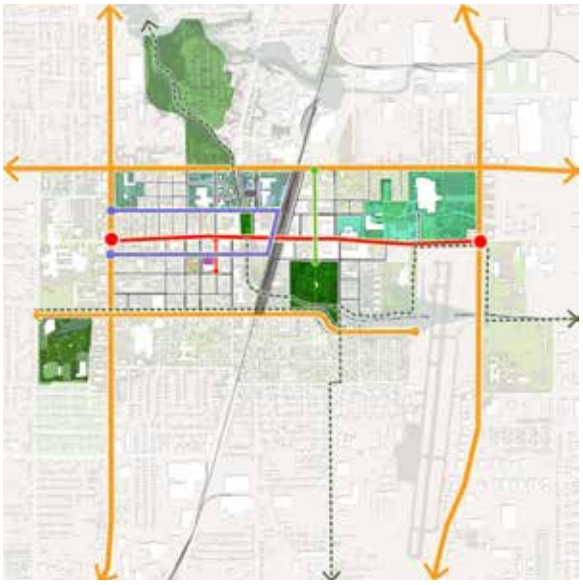
Plan Recommendations

- Increase downtown's and the adjacent neighborhoods' resident population as an economic and community development strategy and improve the connectivity between downtown and the adjacent neighborhoods.
- Support and plan for incremental, high-quality, and market-driven residential infill that will enhance neighborhood character, diversify housing types, and provide a mixed-income neighborhood.
- Collect and maintain city-wide market-rate, workforce, and affordable housing data to understand the current workforce and housing characteristics—including affordability thresholds, housing supply, housing demand, and the physical condition of existing housing—in Springdale; update this data annually to track changing conditions over time.
- Establish city-wide, downtown, and neighborhood work-force goals for housing type, diversity, and mix.
- Align the Downtown Form-Based code with the adopted Update and housing diversity goals.
- Reconsider the range of uses allowable in each Form-Based Code district to respond to trends in hybrid working conditions and the development of small business.
- Consider using "density bonuses", reduction of the on-site parking requirements, and other regulatory incentives for meeting green building standard (National Green Building Standard (ICC 700-2008)) and the Sustainable SITES Initiative (SITES) Rating System for landscapes for all downtown development.
- Encourage use of the U.S. Green Building Council's LEED-ND+ and the Natural Resources Defense Council's (NRDC's) Green Neighborhoods metrics in the continued development of downtown and adjacent neighborhoods.
- Consider the redevelopment of Springdale Housing Authority's properties from a single-site development to an integrated mixed-income, mixed-use neighborhood.
- Ensure all residents have easy and immediate access to recreational opportunities and parks, trails, and greenways to foster healthy and active living.
- Assist developers and property owners in accessing State of Arkansas and Federal Historic Preservation Tax Credits to preserve and maintain historic homes and the architectural fabric of the neighborhood while promoting home ownership and responsible renting practices.
- Continue to support Springdale's CDBG Housing Rehabilitation Program that assists with home repairs for senior citizens and low- to moderate-income residents; explore additional program funding from general revenue, public-private partnerships, and other HUD entitlement grant funding.
- Support regional partners (including community reinvestment banks working under the Community Reinvestment Act) to increase home-ownership and owner-occupancy. Services should credit-counseling, first-time homebuyer education programs, and down-payment assistance for qualifying households.
- Promote responsible renting practices, rental property management, and provide high-quality rental housing in partnership with local and regional partners. Services should include landlord education services, tenant screening services, tenant rights and responsibilities education, and enhanced code enforcement
- Increase support for local, minority, and/or small-scale property developers through education and capacity building programs, including pre-approved development plans under the Form-Based Code and participation in a multi-jurisdictional CDC.
- Support the Downtown Springdale Alliance to strengthen the sense of community, engagement, and agency in promoting public health and education, a clean and safe neighborhood, high-quality property maintenance and up-keep, mobility options, and improved access to daily opportunities, necessities, and livability.
- Advocate for a regional financial incentive policy for mixed-income housing development and explore local financial incentives—including the use of Opportunity Zone funds—for mixed-income housing once a regional policy has been established.

Design & Development Principle 8:

LET'S PROVIDE AN INTERCONNECTED SYSTEM OF HIGH-QUALITY, WELL MAINTAINED, SAFE, AND VIBRANT **STREETS, PUBLIC SPACES, PARKS, AND GREENWAYS.**

Enhance downtown parks and open spaces to make them beautiful and functional community gathering spaces. Enhance downtown character and identity with improved entrances and edges, and build the branding and marketing of the neighborhood to tout the great characteristics and qualities of Downtown Springdale.



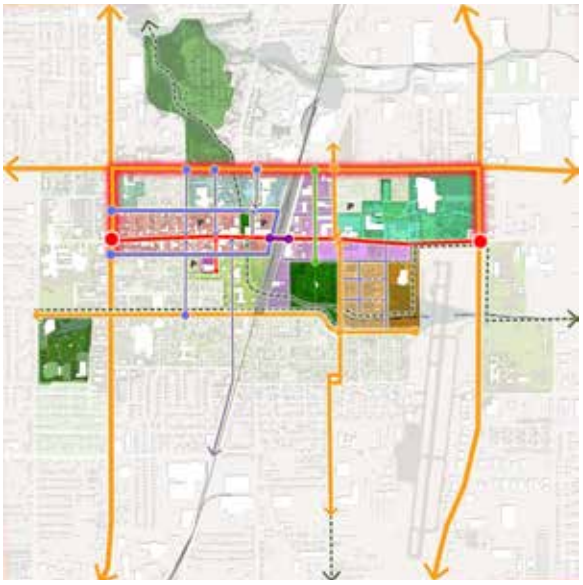
Plan Recommendations

- Establish a public works improvement and maintenance program throughout downtown to improve pedestrian, bike, and wheelchair safety; sidewalk and crosswalk conditions; and the provision of street furniture and pedestrian lighting.
- Improve the remaining streetscape of Emma Avenue to U.S. 71B / Thompson Street and provide public space for outdoor dining, sidewalk retail, and community festivals and events.
- Develop a comprehensive downtown public landscape and green infrastructure program with a focus on a planting bio-diverse street trees on all downtown streets.
- Redesign U.S. 71B / Thompson Street and enhance Huntsville Avenue as great, walkable boulevards (Institute of Transportation Engineers (ITE) Context-Sensitive Urban Boulevard facility-type classification) that provide a visually appealing and identifiable edge to downtown.
- Maximize pedestrian and bike connectivity to the Razorback Greenway, Luther George Park, and Murphy Park.
- Activate Emma Avenue, Main and Holcomb Streets, Shiloh Square, Luther George Park, Murphy Park, and the Razorback Greenway with outdoor seating and venues, a public art program, and frequent special events to celebrate and strengthen the community's diverse arts and cultural identity.
- Develop an open / shared streets program to improve the safety and livability of in downtown and adjacent neighborhood streets.
- Provide a bike greenway connection from Downtown Springdale to Bayyari Park and the Fitzgerald Mountain Bike Trail.
- Develop a community beautification committee and volunteer corps to provide on-going clean-up and maintenance support.

Design & Development Principle 9:

LET'S CREATE A MULTI-MODAL **DOWNTOWN ACCESS, CIRCULATION, AND PARKING** SYSTEM.

Improve walking and cycling conditions and amenities throughout Downtown Springdale to enhance comfort, safety, accessibility, and enjoyment. Balance vehicle circulation and parking needs with pedestrian and cyclist safety and accessibility. Promote walking and cycling as realistic and convenient modes of travel.



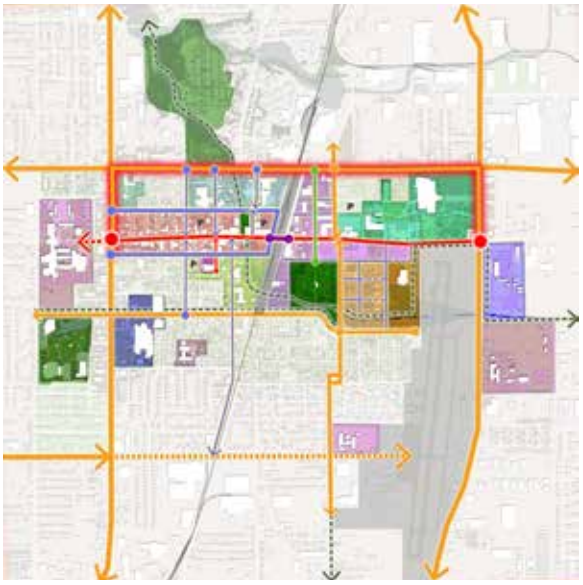
Plan Recommendations

- Ensure downtown is easy accessed from the regional transportation network with well-designed, tree-lined streets including Huntsville Avenue, U.S. 71B / Thompson Street, Robinson Avenue, and U.S. 412 / Sunset Avenue.
- Create primary gateways into downtown from Huntsville Avenue along Shiloh Street, Main Street, Spring Street, Water Street, and Berry Street; and from U.S. 71B / Thompson Street at U.S. 412 / Sunset Avenue, and Maple Avenue, Meadow Avenue, Emma Avenue, and Johnson Avenue.
- Implement traffic calming measures to reduce automobile speed, discourage cut-through traffic, and increase bicycle and pedestrian safety along Emma Avenue while facilitating traffic flow along Meadow Avenue and Johnson Avenue.
- Coordinate traffic lights for easy traffic flow and implement required vehicular stops at all street intersections and mid-block crossings.
- Develop public/private parking structures in support of key downtown amenities and destinations. Consider the following general locations:
    - At Meadow Avenue and Shiloh Street;
    - At Johnson Avenue and North Commercial Street;
    - At Johnson Avenue and Blair Street; and
    - At Berry Street and East Center Avenue.
- Eliminate all private parking requirements in downtown for residential buildings or residential units within mixed-use developments. Replace with a maximum allowable parking.
- Eliminate all private parking requirements in downtown for commercial uses.
- Establish a convenient and reliable bus transit system connecting downtown to key regional employment centers and adjacent downtown neighborhoods.
- Relocate the bike lanes on Holcomb Street to Shiloh Street, and provide a trail connection to the Razorback Greenway along Meadow Avenue.
- Ensure easy and convenient interfaces between mobility modes – walking, biking, scooters, bus, and ride-share options.
- Implement a shared member and non-member micro-mobility downtown program that accommodates bike share, and e-bike share at designated on-street corrals.
- Within downtown, designate ride-hail vehicle drop-off/ pick-up areas that are also used for delivery and service loading and unloading areas.
- Improve the Maple Street access to downtown with a roundabout at Park Street and a new bridge connection to Strawberry Meadows Place.
- Extend Sunset Avenue to the Springdale Municipal Airport as a new major airport entrance.

Design & Development Principle 10:

LET'S EXPAND DOWNTOWN TO KEY **ADJACENT PUBLIC AMENITIES AND EMPLOYMENT CENTERS** USING THE SPRINGDALE ELECTIVE ENHANCEMENT DISTRICT (SEED).

Downtown Springdale is immediately surrounded by a number of public and private community amenities (including Springdale High School, Murphy Park, Springdale Public Library, Parsons Stadium, and Northwest Technical Institute) and major employment centers (including Tyson's Berry Street Plant, Frez-N-Stor, and George's Chicken). These amenities provide opportunities to attract additional regional visitors to downtown as well as to better incorporate some of the assets into the popularly-understood definition of downtown.



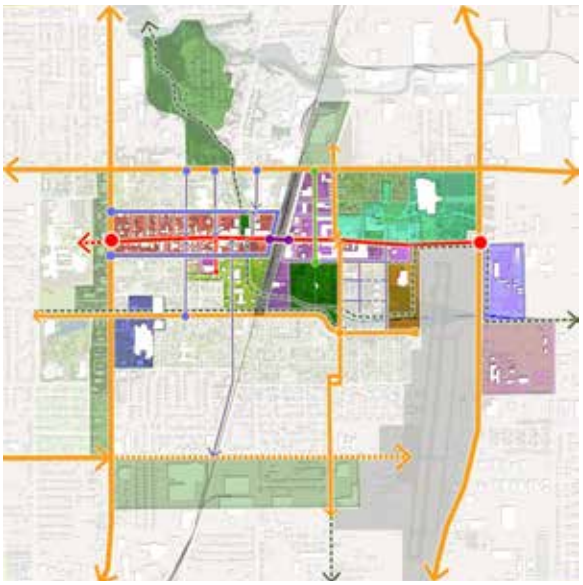
Plan Recommendations

- Expand downtown to U.S. 412 / Sunset Avenue while simultaneously extending Sunset Avenue to the Springdale Municipal Airport.
- Create a new major airport entrance at the extended Sunset Avenue and Powell Street.
- Develop a safe, signalized improved railroad crossing at the Sunset Avenue extension.
- Continue to develop major business, warehousing, and manufacturing parks as major employment centers south of the proposed extended Sunset Boulevard, north of Huntsville Avenue and adjacent to Arkansas Highway 265 / Old Missouri Road.
- Support the development of a long-range plan for the Springdale Municipal Airport.
- Establish designated safe pedestrian and separated bike trail connections to Murphy Park, Springdale Public Library, Springdale Aquatic Center, Archer Alternate Learning Center, Springdale High School, and the adjacent neighborhoods.
- Enhance the visibility and connection of Springdale High School to U.S. 71B / Thompson Street, Emma Avenue, and Downtown Springdale.
- Increase and diversify community programming in Murphy Park.
- Provide safe pedestrian and bike intersections at U.S. 71B / Thompson Street and Maple Avenue, and Emma Avenue and U.S. 71B / Thompson Street.
- Continue the development of business, warehousing, and manufacturing parks as major employment centers south of the extended Sunset Boulevard, north of Huntsville Avenue and adjacent to Arkansas Highway 265 / Old Missouri Road.
- Support the expansion of programming, events, and services at Parsons Stadium and Northwest Technical Institute.

Design & Development Principle 11:

LET'S IMPLEMENT **TARGETED ECONOMIC, BUSINESS, AND SOCIAL IMPACT & ENVIRONMENTAL RESILIENCE PROGRAMS** TO SUPPORT RESIDENTS, BUSINESSES, AND PROPERTY OWNERS.

Ensure a positive downtown business climate to support a thriving commercial district that attracts residents and visitors alike, and maintains downtown as the "heart" of Springdale and Northwest Arkansas. Retain existing businesses and attract new businesses through the development of programs and assets that add value to downtown and the City. Support retail tenanting activities with an aggressive, year-round downtown events program in cooperation with local institutions, organizations, and downtown merchants. Build the capacity of local business owners for long-term success. Introduce innovative new programs to improve downtown's sustainability and resilience, including waste disposal; water quality and stormwater management; landscape; air quality; and energy use.



Plan Recommendations

- Develop a comprehensive broadband plan and policy that provides high-speed connectivity throughout downtown and zones of free accessibility.
- Assure that the mix of businesses is market-driven and offers a variety of restaurants, retail, and office establishments that attract residents and visitors alike.
- Encourage a diversity of business types and ownership that are reflective of the community.
- Consider including business tenants as well as property owners as District members and funding the organization through sources such as property tax assessments within the improvement district.
- Develop a business incentive program for small and local businesses. Incentives should reward developers and property owners who lease their ground-floor spaces to retail businesses while also maintaining the owners' flexibility so that they have options to lease to other types of uses when necessitated by economic conditions or personal circumstances.
- Continue the Façade Improvement Program.
- Address overall environmental quality downtown, with a focus on air quality.
- Consider the adoption of a green building and sustainability program.
- Continue and expand home weatherization education and assistance programs.
- Continue and expand programing and events to educate and provide resources for sustainable energy, air, water, and landscape choices.
- Actively work to eliminate crime in Downtown Springdale and adjacent neighborhoods.
- Enhance the enforcement of building and occupancy codes and mitigate nuisance properties and crime hotspots
- Support individual and community safety and security initiatives.
- Mitigate health hazards in the home through individual home repair and stabilization programs
- Develop a comprehensive waste management plan for downtown that increases household, business, and overall neighborhood recycling, and composting.

Design & Development Principle 12:

LET'S EXPAND THE **PARTNERING IMPACT OF THE CITY, THE DOWNTOWN SPRINGDALE ALLIANCE, THE CHAMBER OF COMMERCE,** AND OTHER COMMUNITY-FOCUSED ORGANIZATIONS.

Downtown Springdale is served by several community-focused organizations and supported more broadly by regional foundations and councils. In order to facilitate implementation and ongoing reinvestment in downtown, these organizations should expand their partnerships and coordinate revitalization efforts to maximize the collective impacts of all implementation activities.

Plan Recommendations

- Create an impactful, public-private 2022 Master Plan Implementation Partnership Committee to drive downtown's economic and community development.
- Consider creation of a District Retail Curator position within the Downtown Springdale Alliance to: identify tenants for Emma Avenue; work to fill all vacant storefronts, and build and oversee strategies to create exceptional visitor and tenant experiences.
- Create an accessible communications platform for events, city information, and projects.
- Build knowledge and capacity among local, community-based business owners with training and education programs.

Design & Development Principle 13:

LET'S SUPPORT CULTURAL ENTREPRENEURSHIP TO CREATE A **WELCOMING, AUTHENTIC, AND SHARED OPPORTUNITY** FOR ALL OF SPRINGDALE'S DIVERSE COMMUNITIES!

Embrace and celebrate the diversity of Downtown Springdale while preserving and improving equal access to high-quality, affordable housing; transportation and mobility; community amenities; opportunities; and resources. Enhance physical and social connections within downtown. Utilize a collective impact model for implementation to enhance the positive effects of investments and empower all residents to be active and contributing members of the community.

Plan Recommendations

- Market Downtown Springdale as a vibrant, diverse, accessible, beautiful, and safe multi-cultural and multi-generational community.
- Develop a year-round schedule of seasonal events and programs to attract both regional visitors and Springdale residents to downtown.
- Grow resident and stakeholder participation in the Downtown Springdale Alliance and other community events, programs, and initiatives.
- Enhance communication and collaboration with downtown's diverse communities.
- Continue and expand events celebrating neighborhood diversity and community.
- Create specific efforts to engage youth and seniors in programming and events.
- Develop a plan for diverse philanthropic investment.
- Utilize tri-lingual wayfinding and signage.
- Support Downtown Springdale Alliance and other partners to develop downtown programs and events that are reflective of the community!

Downtown Springdale Urban Design Plan

The Urban Design Plan for Downtown Springdale illustrates the specific proposals of the Design & Development Principles and Revitalization Framework Plan. The Urban Design Plan sets forth detailed infrastructure, landscape, public space, and public works initiatives to shape the public realm of Downtown Springdale. The Urban Design Plan also illustrates typical recommended building and development scenarios for private investment. This includes new buildings on infill sites and large-scale redevelopment opportunities. In addition, all current proposed and ongoing development projects are illustrated. The Urban Design Plan was developed with ongoing review and input from the community and downtown stakeholders.

It is important to note that the Urban Design Plan is a Master Plan and not a detailed development proposal, capital improvements plan, or public works plan. Therefore, the recommendations illustrated should serve as a policy guideline in the evaluation of future development proposals and capital improvement projects. As illustrated, the Urban Design Plan shows recommended physical development initiatives designed to achieve the Revitalization Principles and Framework. It is expected that, when finally implemented, variations from the Urban Design Plan will exist.

The Urban Design Plan consists of numerous key projects and programs. These projects and programs are listed below and illustrated in the following pages.

1. **Emma Avenue expanded "main street" sub-district streetscape improvements**
2. **Emma Avenue retail revitalization and infill development**
3. **Mixed-use innovation sub-district**
4. **Water Street extension**
5. **Jones Center Campus master plan and enhancements**
6. **Mixed-use innovation sub-district special planning area**
7. **Expanded Shiloh Museum of Ozark History Campus and improvements**
8. **Luther George Park master plan and renovation**
9. **214 by CACHE enhancements and downtown artist housing**
10. **Market Center of the Ozarks**
11. **Strawberry Meadows Lane extension and new bridge connection**
12. **U.S. 71B / Thompson Street mixed-use development**
13. **U.S. 71B / Thompson Street special planning area**
14. **Spring Creek public space and green infrastructure improvements**
15. **Northwest Medical Center campus enhancements**
16. **Sunset Avenue extension**
17. **Sunset Avenue extension special planning area**
18. **Downtown housing stabilization, improvement & infill**



URBAN DESIGN PLAN KEY

- New Mixed-Use Development
- Existing Mixed-Use Development
- New Residential Infill Development
- New Special Planning Areas
- Civic & Institutional Buildings
- Parks & Public Open Space

What Happened to Downtown?

- **New highways increased consumers' travel range**
- **Retail and services relocated to highways in strips and malls**
- **Downtown lost sales to its newer competition**
- **Major downtown retailers retired or went out of business**

These were inexorable market forces at work.

Why is the Opportunity Here Now?

- **People have gotten tired of strips and malls**
- **Strips and malls are stagnating as investment**
- **There is a shift in preference to urban, walkable lifestyles**
- **Consumers and investors want "experience" environments that support this lifestyle**

Economic development now requires a sense of place!

Development Program

The goal of urban design is to create a framework for human interaction in which each element contributes to making a great place with physical, cultural, and economic benefits for its community. Successful placemaking involves the creation of an experience, which includes:

- **Authenticity and unique offerings**
- **Opportunity to meet friends and neighbors**
- **Public spaces for community interaction**
- **Community vitality and entertainment**

This project is an economic development effort to bring Downtown Springdale its share of regional prosperity. To this end, the Urban Design Plan is based around a development program that addresses existing market limitations while capitalizing on and leveraging current market opportunities. This includes:

- **Creating an attractive center** with the critical mass to operate as a destination is possible given demand;
- **Acknowledging that opportunities for housing are not limited** to current income demographics in downtown; and
- **Developing downtown housing** for seniors, empty nesters and young households in coordination with appropriate community amenities.

The Downtown Springdale Development Program is outlined on the facing page.

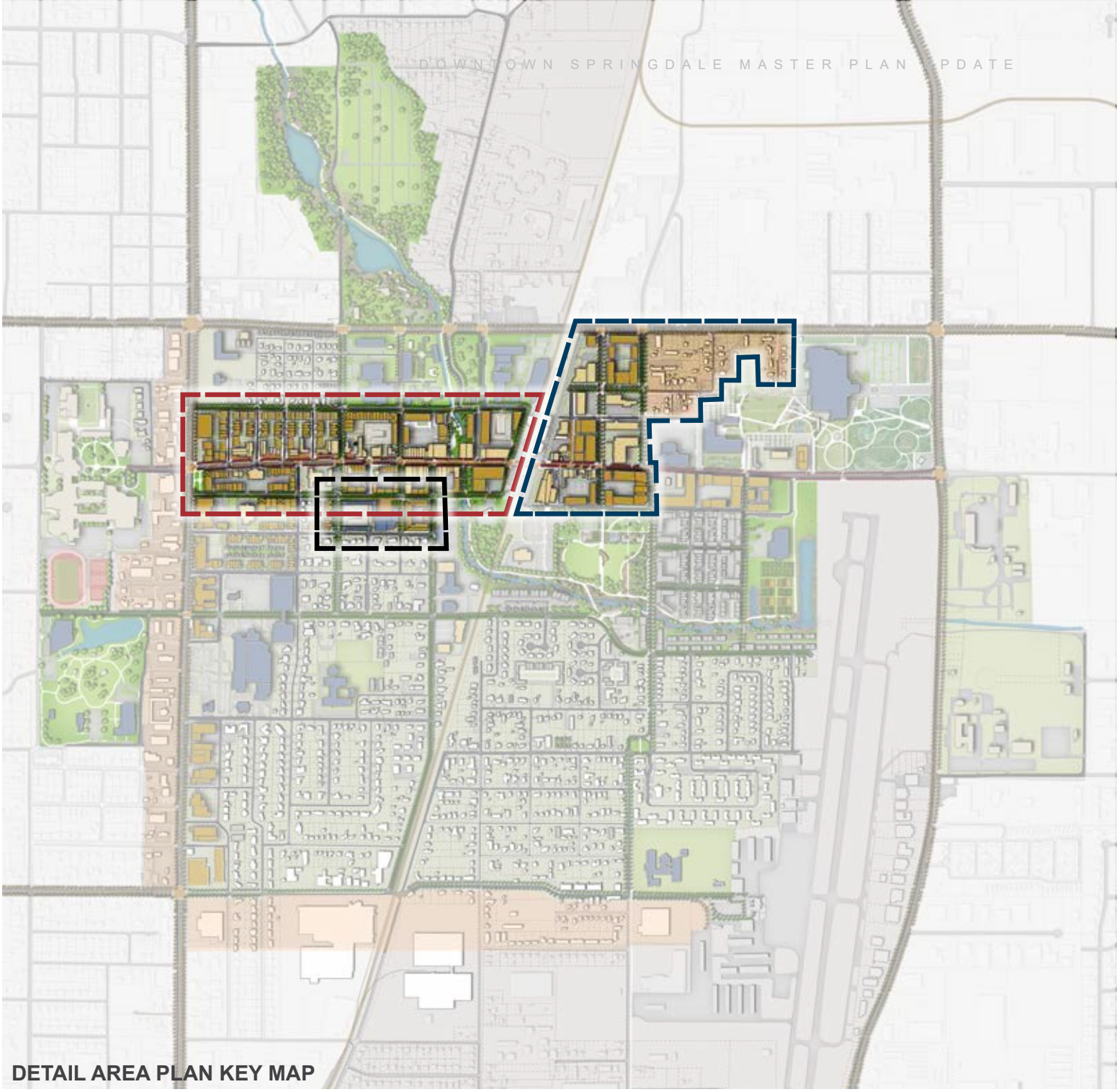
	Program Breakdown	Strategies & Considerations
Downtown Retail Program (2022 to 2030)	• ±160,000 square feet to fill existing vacant and/or underutilized retail space • ±140,000 square feet in new, mixed-use infill building and redevelopment with ground floor storefronts over time **Total Target for Revitalization:** • **± 300,000 net new retail square feet** in existing and new buildings	*Based upon Springdale market preferences and restores basic retail services to downtown* *Retains historic features and buildings* *15 to 20 restaurants as a destination amenity to increase foot traffic* *New downtown grocery store* *New housing will add support for increased retail and services*
Downtown Housing Program (2022 to 2030)	• ± 370 townhouses (market potential) • ± 210 duplex units (market potential) • ± 330 fourplex units (market potential) • ± 1,300 apartments (market potential) **Total Units in Urban Design Plan:** • **1,300 to 1,450 net new units** in downtown west of the railroad tracks • **550 to 700 net new units** in downtown east of the railroad tracks	*A range of unit types, costs, and occupancy types (rental vs. homeowner) will appeal to a wider market segment and lower risk* *Appeal to a wide range of household incomes and housing type preferences* *Development is intended to occur incrementally over time as current owners perceive opportunity* *Program mix must remain flexible to address changing market preferences*
Downtown Office Program (by 2030)	• 48,000 square feet of medical office adjacent to the Northwest Medical Center • 100 room downtown hotel with conference space	*Despite current vacancy rates, there is a net potential of ±1.7 million square feet of new office development in the Northwest Arkansas region* *New office development will most likely occur next to major employment anchors* *There is current market demand for a downtown hotel providing services in relation to the Northwest Medical Center and future downtown employment centers*
Downtown Parking Program (by 2030)	• ± 601 new on-street parking spaces • ± 2,840 to 3,725 parking spaces in new shared-use parking structures **Total Parking Spaces in Urban Design Plan:** • **± 3,954 to ± 4,739 total** on-street and shared off street parking spaces along Emma Avenue • Only 2,194 spaces are needed based upon the development program (1,760 to 2,210 space surplus for shared use)	*Shared-use parking at night and coordinated with other peak use times may be an option* *Strategically-locate shared parking structures to take advantage of access routes and leverage adjacent development and amenities*

Downtown Springdale Detail Area Plans

In addition to the urban design of the overall downtown planning area, the Urban Design Plan includes five (5) Detail Area Plans. These detail areas represent public space and infrastructure improvements that are especially important to implementation of the plan. They include:

- **Emma Avenue Expanded "Main Street" Sub-District:** Presented in detail on pages 52-57, the plan sets forth a public realm design, infill development strategies, and operational enhancements for Emma Avenue and adjacent blocks from U.S. 71B / Thompson Street to Commercial Street.
- **Mixed-Use Innovation Sub-District:** Described on pages 58-62, the plan provides key recommendations and options for creating a mixed-use district for emerging arts, high-tech, and craft manufacturing along Emma Avenue between Hewitt Street and the Jones Center Campus.
- **214 by CACHE:** Described on pages 64-69, the plan provides recommendations for the expansion or possible replacement of the 214 Building, artist housing, and shared parking.
- **Downtown Springdale Housing Strategy:** Described on pages 70-73, the plan provides strategic recommendations on new housing infill throughout downtown, with a focus on preserving housing diversity and accessibility.
- **Downtown Springdale Shared Parking Strategy:** Described on pages 74-77, the plan provides recommendations for downtown parking, including on-street parking and shared-use parking structures.

The Urban Design Plan and Detail Areas are summarized on the facing page and presented in detail on the following pages.



DETAIL AREA PLAN KEY MAP

MAP KEY

- Emma Avenue Expanded “Main Street” Sub-District
- Mixed-Use Innovation Sub District
- 214 by CACHE
- Downtown Springdale Housing Strategy (Downtown-Wide)
- Downtown Springdale Shared Parking Strategy (Downtown-Wide)

Urban Design Focus Area 1:

CREATE AN EXPANDED "MAIN STREET" SUB-DISTRICT ON EMMA AVENUE WEST OF COMMERCIAL STREET.

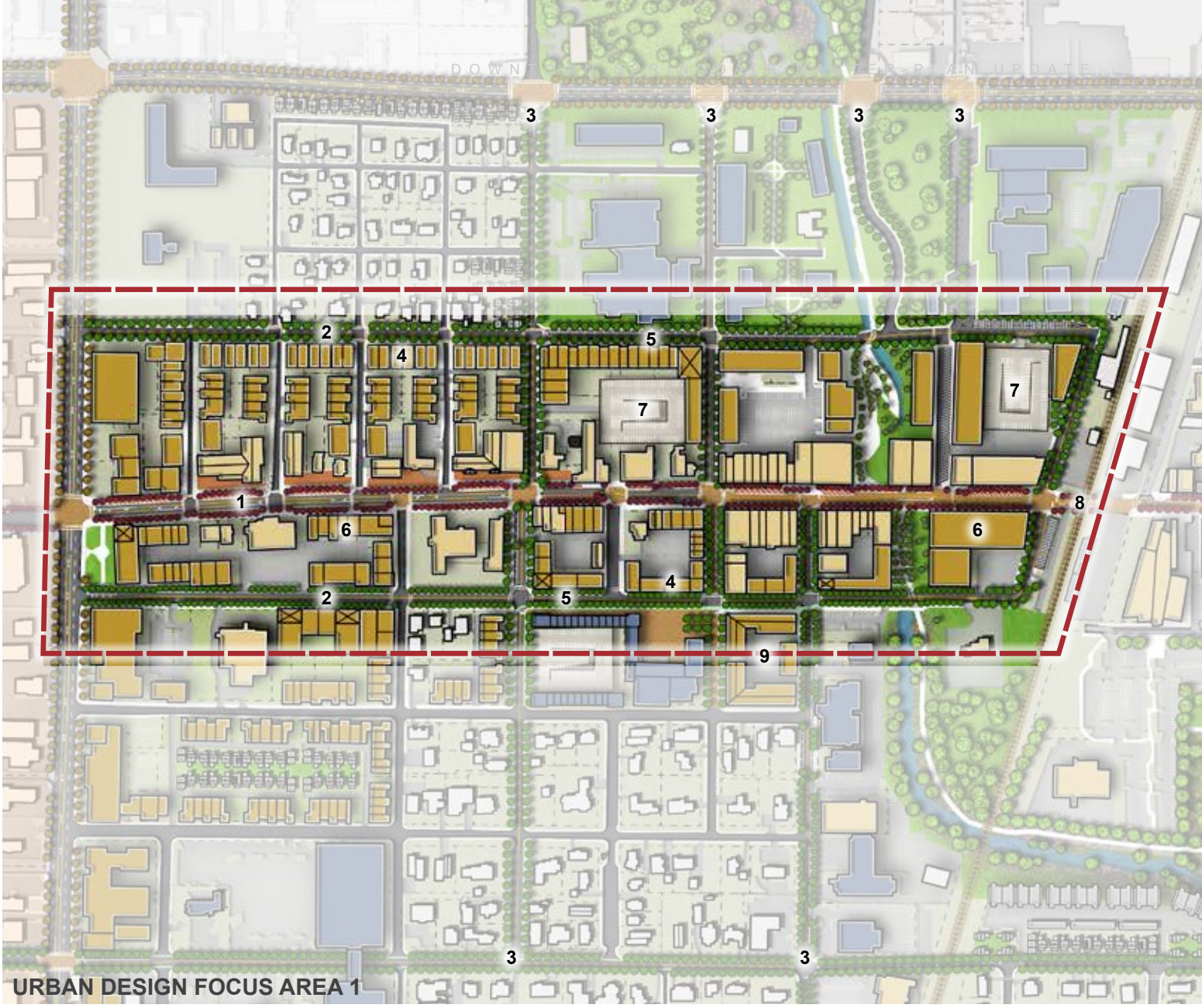
Background & Objective

A major focus of the 2015 Plan was the revitalization of Emma Avenue as a walkable, downtown "main street". Building on the momentum of the Razorback Greenway and Walter Turnbow Park, the City and the Downtown Springdale Alliance have been successful in achieving this goal over the past seven (7) years, primarily between Shiloh Street and the railroad. Successes include the rehab and tenanting of the Barracks Building; the new 202 East Emma mixed-use development; demolition of the former Helpcard building; completion of the Apollo Theater renovation; ongoing redevelopment of the First Security Bank Building; and DSA's expanded seasonal event calendar.

Moving forward, the City must expand this core of downtown activity west to U.S. 71B / Thompson Street, as well as to thicken this core north to Johnson Avenue and south to Meadow Avenue. Re-envisioning Johnson Avenue and Meadow Avenue as integral "secondary streets" to Emma Avenue as "main street" provides several key benefits to downtown's potential vibrancy:

- Johnson Avenue and Meadow Avenue will support the tenanting of Secondary Retail uses (as described in the Downtown Springdale Form-Based Code), including professional services offices and community service businesses, thereby allowing uses on Emma Avenue to be restricted to Primary Retail uses, including dining, drinking establishments, entertainment venues, galleries, and boutique retail stores.
- Johnson Avenue and Meadow Avenue will have improved street parking, to provide additional on-street parking in downtown.
- Johnson Avenue and Meadow Avenue will be used—in conjunction with Commercial Street—as a bypass to Emma Avenue for special events. This maintains east-west circulation in downtown while permitting longer sections of Emma to be closed for farmers' markets and festivals.

As part of this strategy, key improved entrances—with enhanced wayfinding, signage, and streetscapes—will be provided from Huntsville Avenue and Maple Avenue to better distribute traffic in and out of downtown and provide more direct access to future shared parking facilities.



URBAN DESIGN FOCUS AREA 1

Recommendations

Recommendations of this focus area are:

1. **Improve street, sidewalks, lighting, landscaping and outdoor areas along Emma Avenue west to U.S. 71B / Thompson Street.**
2. **Strengthen Johnson Avenue and Meadow Avenue as additional entrances and alternative circulation through downtown, parallel to Emma Avenue, including expanded off-street parking.**
3. **Improve entrances from Huntsville Avenue to Emma Avenue at Shiloh Street, Main Street, and Mill Street; and from Maple Avenue to Emma Avenue at Shiloh Street and Holcomb Street.**
4. **Support new mixed-use infill and/or redevelopment with ground floor retail and live/work above.**
5. **Permit Secondary Retail uses on Johnson Avenue and Meadow Avenue, and require Primary Retail uses on Emma Avenue through a Form-Based Code Update.**
6. **Intensify and diversify retail, dining, and live/work along Emma Avenue.**
7. **Develop one (1) or more shared-use parking structures through public-private financing.**
8. **Create a pedestrian friendly crossing at Emma Avenue and the A&M Railroad tracks.**
9. **Expand the Arts District and the Outdoor Dining District to include the boundaries of the expanded "main street" sub-district.**

Focus Area 1: **Streetscape Improvements**

West Emma Avenue





Recommendations

- Maintain existing street centerline
- New, expanded-width concrete sidewalks
- 45-degree angled parking; brick-look, pervious unit pavers
- Two (2) travel lanes (one eastbound, one westbound)
- One (1) optional center turn lane, determined based on traffic capacity and flow analysis
- Historic gas lamp-style street lights with LED fixture, to match existing downtown street lights; 40 feet on-center (O.C.)
- ADA-accessible curb cuts at 90-deg to street right-of-way (R.O.W.)
- Corner bump-outs with gardens and street trees
- Crosswalks paved with brick-look, pervious unit pavers
- Additional four- (4) way stop signs at key intersections

Focus Area 1: **Streetscape Improvements**

West Johnson Avenue





Recommendations

- Maintain existing street centerline; expand right-of-way (R.O.W.) nine (9) to ten (10) feet
- New, expanded-width concrete sidewalks with vertical curbs
- Parallel parking on north side of street only
- Two (2) travel lanes (one eastbound, one westbound)
- Historic gas lamp-style street lights with LED fixture, to match existing downtown street lights; 40 feet on-center (O.C.)
- ADA-accessible curb cuts at 90-deg to street right-of-way (R.O.W.)
- Corner bump-outs with gardens and street trees
- Crosswalks paved with brick-look, pervious unit pavers

Focus Area 1: **Streetscape Improvements**

W. EMMA AVENUE STREETSCAPE & OUTDOOR SPACE – EXISTING



W. EMMA AVENUE STREETSCAPE & OUTDOOR SPACE – PROPOSED



Focus Area 1: **Streetscape Improvements**

U.S. 71B / THOMPSON STREET STREETSCAPE – EXISTING



U.S. 71B / THOMPSON STREET STREETSCAPE – PROPOSED



Urban Design Focus Area 2:

EXPAND DOWNTOWN WITH A MIXED-USE INNOVATION SUB-DISTRICT ALONG EAST EMMA AVENUE TO HUNTSVILLE AVENUE AND THE JONES CENTER CAMPUS.

Background & Objective

"Innovate Again, Innovate Here!"

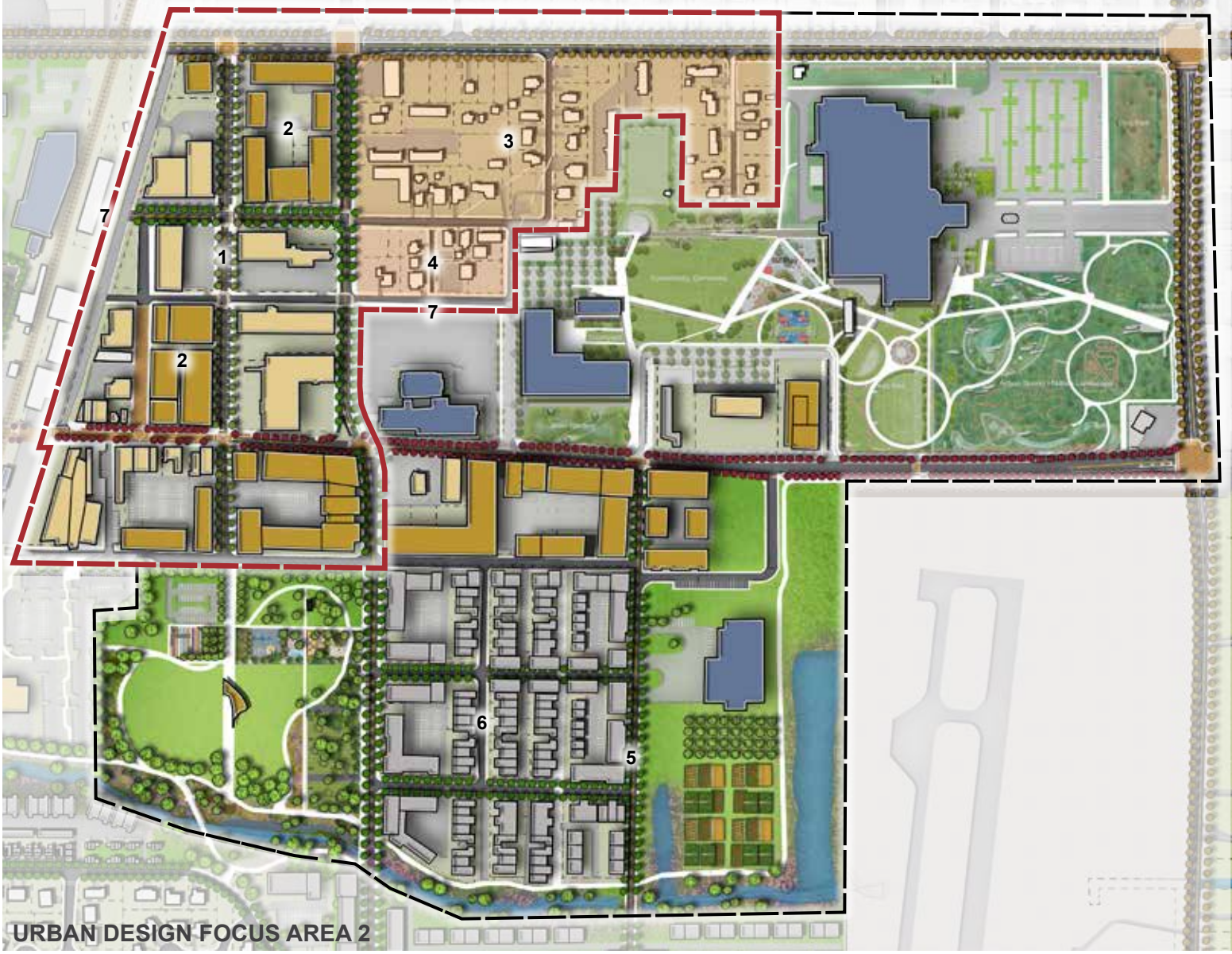
The Economic Development: Generating Entrepreneurs (EDGE) Program

During the development of the 2015 Plan, Tyson Foods announced its intention to locate 200 to 400 jobs in Downtown Springdale, utilizing its historic headquarters and hatchery buildings and a new Center for Advanced Technologies. These investments were instrumental in making major streetscape and infrastructure improvements to E. Emma Avenue between the railroad and Berry Street and has helped to facilitate additional residential and mixed-use development. The success of these investments demonstrate that the NWA region's legacy of innovation needs to be intentionally nurtured and grown through an entrepreneurial ecosystem.

The City of Springdale should focus on the development of two (2) innovation clusters in the area along E. Emma, east of the railroad and north to Huntsville Avenue and east to the Jones Center Campus and airport: (1) data science related to retail, logistics, supply chain, and mobility; and (2) food and technology. Both clusters benefit from regional strengths in the university and business sectors, while the second sector offers synergies for engaging and supporting existing regional food, beverage, art, and music ventures.

Within this focus area, these two innovation clusters can significantly synergize with Tyson Food's existing investment as well as the future investment of the Walton Family Foundation's Market Center of the Ozarks. There also exists a major opportunity for redevelopment within downtown's "warehouse district", located north of the Emma Avenue between Hewitt Street and Berry Street. The district is home to an emerging local food and craft production scene and support many Hispanic businesses. Development of food and technology innovation markets can facilitate the creation of new dining, brewing, arts, and music establishments within this district, supporting and supported by future investments to the Jones Center Campus and Luther George Park.

Revitalization of this sub-district should be a major priority of the City, as this area has traditionally been challenging, and this area represents downtown's last remaining area for major expansion and redevelopment.



URBAN DESIGN FOCUS AREA 2

Recommendations

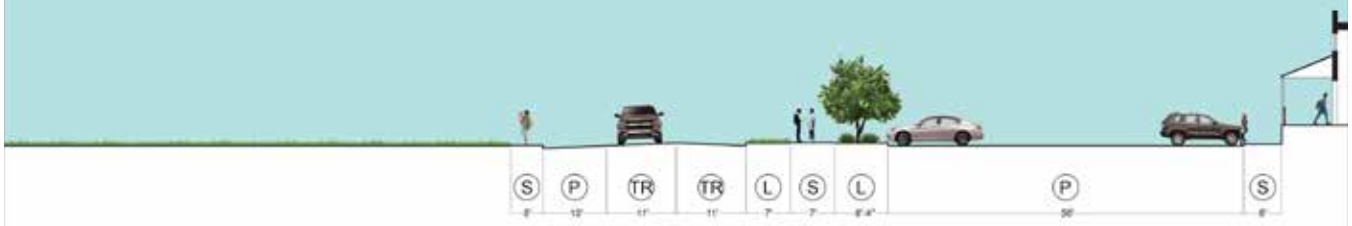
Recommendations of this focus area are:

1. **Extend Water Street north and reconnect it to Huntsville Avenue; developed an improved streetscape as a link to Luther George Park.**
2. **Expand downtown to Huntsville Avenue with mixed-use infill development structured to the creative / innovation businesses sector.**
3. **Develop and implement a special planning area between the Jones Center Campus Boundary and Berry Street; coordinate with the Jones Center's Campus Master Plan for the redevelopment of this area.**
4. **Develop one (1) or more shared-use parking structures through public-private financing.**
5. **Extend Strawberry Meadows Lane north to E. Emma Avenue and south to Maple Avenue with a new bridge connection over Spring Creek as a frontage road and gateway to the Market Center of the Ozarks.**
6. **Expand the mixed-use residential district east of Park Street and Berry Street and south of Emma Avenue.**
7. **Expand the Arts District and the Outdoor Dining District to include the boundaries of the Mixed-Use Innovation Sub-District (with City Council approval as licensed restaurant and drinking establishment apply for business licenses).**

Focus Area 2: **Streetscape Improvements**

Water Street Extension

WATER STREET, BETWEEN EMMA & JOHNSON AVENUE (LOOKING NORTH) – EXISTING



WATER STREET, BETWEEN EMMA & JOHNSON AVENUE (LOOKING NORTH) – PROPOSED



Recommendations

- **Maintain existing street centerline**
- **New, expanded-width concrete sidewalks & expanded-width tree lawn with street trees**
- **Parallel parking with brick-look, pervious unit pavers**
- **Two (2) travel lanes (one northbound, one southbound)**
- **Historic gas lamp-style street lights with LED fixture, to match existing downtown street lights; 40 feet on-center (O.C.)**
- **ADA-accessible curb cuts at 90-deg to street right-of-way (R.O.W.)**
- **Corner bump-outs with gardens and street trees**
- **Crosswalks paved with brick-look, pervious unit pavers**

Focus Area 2: **Streetscape Improvements**

East Emma Avenue

E. EMMA AVENUE @ BAGGETT STREET (LOOKING EAST) – EXISTING



E. EMMA AVENUE @ BAGGETT STREET (LOOKING EAST) – PROPOSED



Recommendations

- Maintain north property line
- New, expanded-width concrete sidewalks & expanded-width tree lawn with street trees
- Parallel parking with brick-look, pervious unit pavers (where dimensions allow)
- Two (2) travel lanes (one eastbound, one westbound) & center landscape median
- Historic gas lamp-style street lights with LED fixture, to match existing downtown street lights; 40 feet on-center (O.C.)
- ADA-accessible curb cuts at 90-deg to street right-of-way (R.O.W.)
- Crosswalks paved with brick-look, pervious unit pavers
- Corner bump-outs with gardens
- Additional four- (4) way stop signs at key intersections

Focus Area 2: **Streetscape Improvements**

WATER STREET – EXISTING



WATER STREET EXTENSION & STREETSCAPE– EXISTING



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Urban Design Focus Area 3:

EXPAND & ENHANCE 214 BY CACHE AS A MAJOR ARTS AND CULTURE VENUE PROVIDING COMMUNITY-WIDE PROGRAMS AND ARTIST HOUSING.

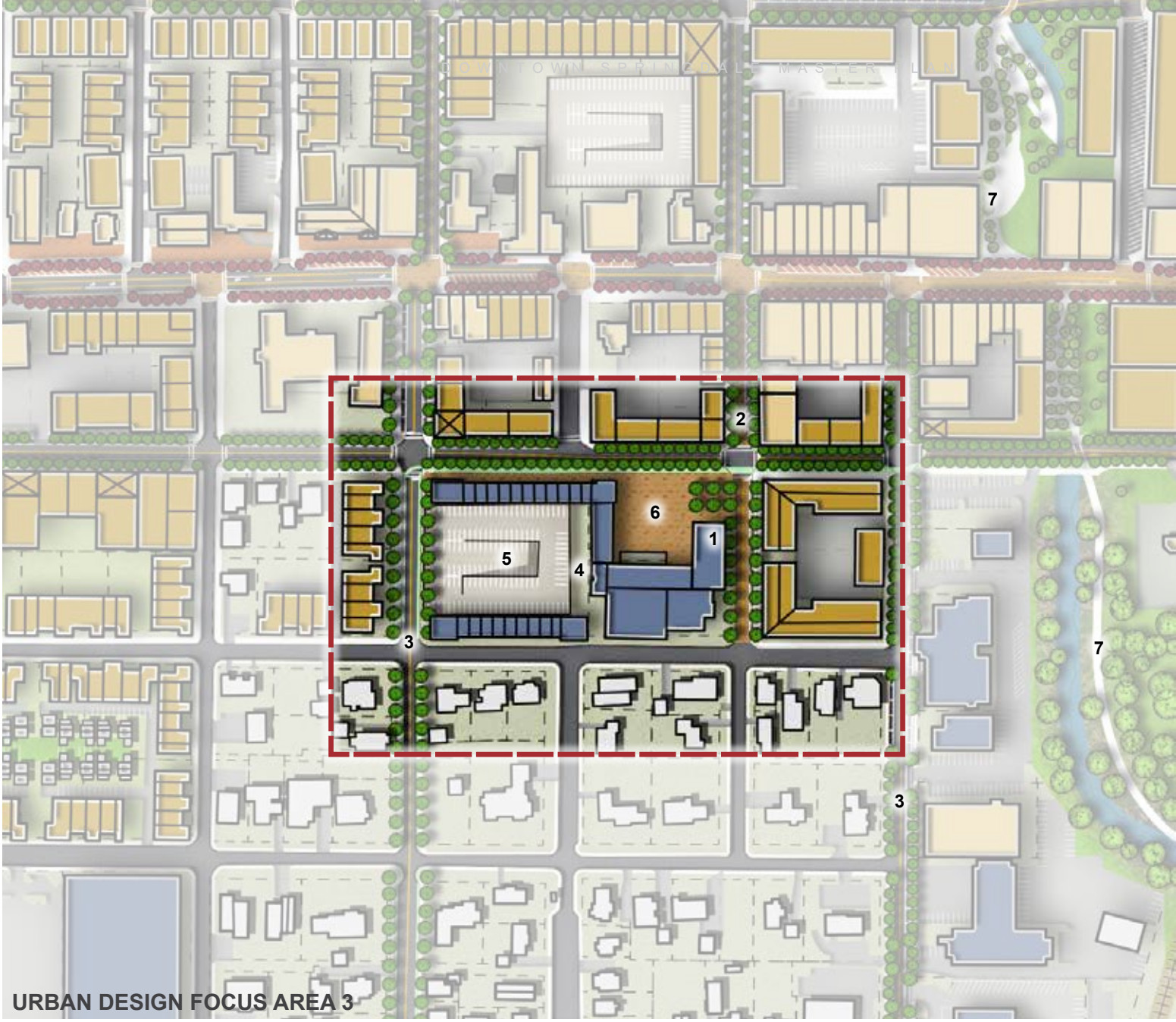
Background & Objective

Identifying, celebrating, and capitalizing on a community's unique arts and cultural legacy is important in both establishing an authentic identity and brand for the community, as well as to enhancing community vibrancy and creating a high-amenity, high quality-of-life. It also provides a foundation for local, grassroots, entrepreneurial economic development.

Since 2015, the Springdale community has done a good job of enhancing its position in the regional arts and cultural scene, which is becoming nationally-known for its innovation, particularly in music. In 2021, the Creative Arkansas Community Exchange & Hub (CACHE)—funded primarily through the Tyson Family Foundation—took over the ownership and operation of the 214 Building—formerly the Arts Center of the Ozarks (ACO). Through a program known as the Community Exchange Fund (CXF), CACHE embarked on a one-year multi-faceted programming initiative designed to activate 214 by CACHE as a community-led destination by promoting professional performing artists, artist residencies, curatorial opportunities, and music ecosystem development.

Through a series of five funding opportunities, CXF invests in local creative production capabilities and skill sets by subsidizing artist time, access to space, and professional development resources. These funding opportunities include: Artist Residencies; Call for Curators; the Mixtape Series; the Producers Fund; and the Platform. By the end of 2022, the CXF will have resulted in at least 24 live performance productions, 24 indoor and outdoor art installations, and over 20 community facing workshops and gatherings for a total of 80 activations at the 214 Building.

Leveraging this momentum and investment, the City of Springdale should facilitate the expansion or redevelopment of the 214 Building as a community-facing, mixed-use hub for the Downtown Springdale Arts District—similar to other types of facilities in the region—and other community arts organizations. As a physical development strategy, expansion or redevelopment of the 214 Building, will serve as an investment and development catalyst for the southwest quadrant of downtown.



URBAN DESIGN FOCUS AREA 3

Recommendations

Recommendations of this focus area are:

1. **Expand the uses of the 214 Building and the street presence of the northeast corner of the 214 Building at Main Street and Meadow Avenue.**
2. **Establish Main Street as an active connector from the 214 building to Emma Avenue.**
3. **Reconfigure and landscape Holcomb Street and Shiloh Street as gateways to the 214 Building from Maple Avenue.**
4. **Close Blair Street between Meadow Avenue and Grove Avenue; consolidate these two (2) blocks into a single development site.**
5. **Develop a shared-use parking structure and liner building with artist studios and housing west of the 214 Building.**
6. **Create an exterior community events and gathering space as part of the redevelopment of the 214 Building and permit the option to close Main Street**
7. **Work with CACHE and other arts organizations to sponsor and develop a public art program along the Razorback Greenway and in downtown, operated out of the 214 Building.**

Focus Area 3: **Streetscape Improvements**

South Main Street

S. MAIN STREET, BETWEEN EMMA & MEADOW AVENUE (LOOKING NORTH) – EXISTING



S. MAIN STREET, BETWEEN EMMA & MEADOW AVENUE (LOOKING NORTH) – PROPOSED



Recommendations

- **Maintain existing street centerline; reduce curb-to-curb dimension**
- **New, expanded-width concrete sidewalks**
- **Expanded-width tree lawn with street trees, west side of street only**
- **Parallel parking with brick-look, pervious unit pavers, east side of the street only**
- **Two (2) travel lanes (one northbound, one southbound)**
- **Historic gas lamp-style street lights with LED fixture, to match existing downtown street lights; 40 feet on-center (O.C.)**
- **ADA-accessible curb cuts at 90-deg to street right-of-way (R.O.W.)**
- **Corner bump-outs with gardens and street trees**
- **Crosswalks paved with brick-look, pervious unit pavers**

Focus Area 3: **Streetscape Improvements**

West Meadow Avenue





Recommendations

- Maintain existing street centerline; reduce curb-to-curb dimension
- New, expanded-width concrete sidewalks
- New ten (10) foot, two (2) way multi-use path connecting to the Razorback Greenway, south side of street only
- Two (2) travel lanes (one eastbound, one westbound)
- Landscape median with street trees between eastbound travel lane and multi-use path
- Parallel parking with brick-look, pervious unit pavers, north side of the street only
- Historic gas lamp-style street lights with LED fixture, to match existing downtown street lights; 40 feet on-center (O.C.)
- ADA-accessible curb cuts at 90-deg to street right-of-way (R.O.W.)
- Crosswalks paved with brick-look, pervious unit pavers
- Corner bump-outs with gardens

Focus Area 3: **Streetscape Improvements**

S. MAIN STREET STREETSCAPE – EXISTING



S. MAIN STREET STREETSCAPE – PROPOSED



Focus Area 3: **Streetscape Improvements**

W. MEADOW STREET STREETSCAPE – EXISTING



W. MEADOW STREET STREETSCAPE – PROPOSED



Urban Design Focus Area 4:

FACILITATE THE DEVELOPMENT OF DIVERSE HOUSING TYPES TO CREATE AND MAINTAIN A MIXED-INCOME NEIGHBORHOOD.

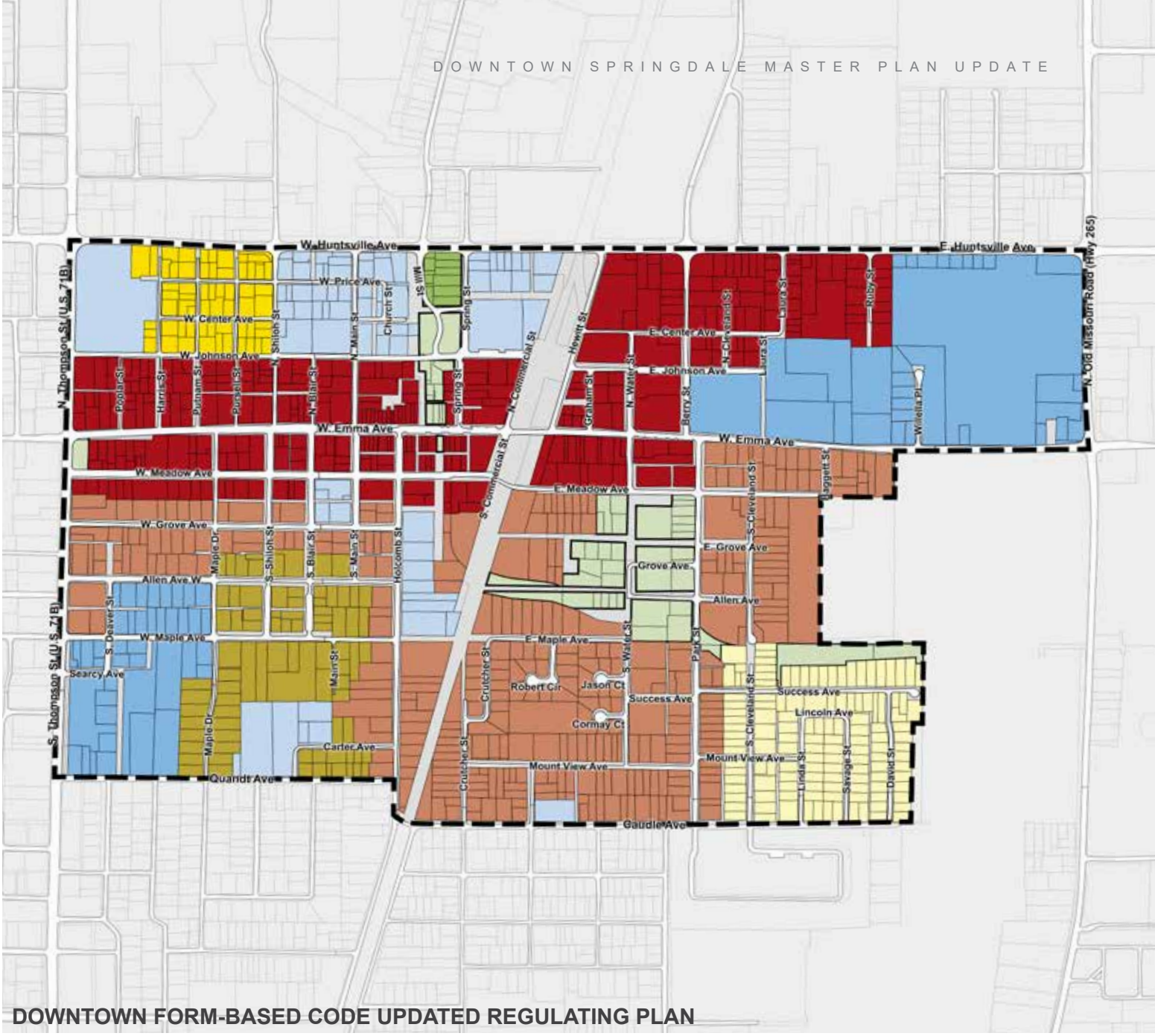
Background & Objective

As outlined in the Market Assessment Update, Springdale as a whole is on track to grow to approximately 106,000 residents over the next eight (8) years, which will require between 5,000 and 7,000 new housing units City-wide. Downtown Springdale may be able to capture up to 2,000 of those new housing units. Since 2015, approximately 370 new housing units have been constructed downtown.

Within this new market framework, the Update seeks to achieve the following objectives for new housing development:

- Improve the diversity of available housing types and housing options within downtown, including “missing middle” housing.
- Maintain and improve the accessibility of housing for Springdale’s diverse population, with options for young professionals, artists, workforce, seniors, families of all sizes and compositions, and households of all of income levels;
- Actively minimize displacement of existing downtown residents;
- Incentivize best practices for site sustainability and green buildings;
- Facilitate the development of large lots with limited street frontages that existing throughout downtown.
- Ensure that new development is compatible with existing homes, and that high-quality and stable neighborhoods are preserved; and
- Promote both new infill housing and rehab and reuse of existing buildings.

The City’s primary tool for guiding, facilitating, and regulating residential development in downtown is the Downtown Form-Based Code. The Form-Based Code should be updated in conjunction with the adoption of the Update.



DOWNTOWN FORM-BASED CODE UPDATED REGULATING PLAN

REGULATING PLAN KEY

- Neighborhood Residential Type 1 District
- Neighborhood Residential Type 2 District
- Neighborhood Residential Type 3 District
- Neighborhood Center Type 1 District
- Neighborhood Center Type 2 District
- Campus Type 1 District
- Campus Type 2 District
- Existing Public Parks (City-Owned)
- Future Park / Public-Use Space

What is Missing Middle Housing?

Image and text courtesy of Opticos Design © 2010



Missing Middle Housing are house-scale buildings with multiple units in walkable neighborhoods. These building types, such as duplexes, fourplexes, cottage courts, and courtyard buildings, provide diverse housing options and support locally-serving retail and public transportation options.

We call them "Missing" because they have typically been illegal to build since the mid-1940s and "Middle" because they sit in the middle of a spectrum between single-family homes and mid-rise apartment buildings, both in terms of form and scale, as well as number of units and often, affordability. In the diagram above, the Missing Middle types are shown in yellow, providing many housing options in between the single-family homes and higher intensity apartment buildings.

And while they are "missing" from our new building stock, these types of buildings are beloved by many who have lived in them. Ask around, and your aunt may have fond memories of living in a fourplex as a child, or you might remember visiting your grandmother as she grew old in a duplex with neighbors nearby to help her out. And today, young couples, teachers, single, professional women and baby boomers are among those looking for ways to live in a walkable neighborhood, but without the cost and maintenance burden of a single-family home. Missing Middle Housing helps solve the mismatch between the available U.S. housing stock and shifting demographics combined with the growing demand for walkability.

.THE MARKET FOR MISSING MIDDLE HOUSING

A greater variety of household sizes and demographics require a greater variety of housing choices. Young, highly educated, technology-driven millennials desire mobile, walkable lifestyles. They are willing to exchange space for shorter commutes, mixed-use neighborhoods, and shared open spaces for community interaction.

At the same time, baby boomers are working and living longer. They want to stay mobile and active in their later years. They also want to find ways to stay in their community without having to care for a large home and yard.

Multigenerational homes have increased by 17% since 1940. The growing senior population, more families with working parents, diverse family cultures, and an increased desire to live in intergenerational neighborhoods all contribute to growing demand for multigenerational households.

Finally, housing affordability is a primary concern for many Americans. There is an increasing segment of the population that spends more than 30% of their income on housing, reducing their purchasing power. Smaller homes and apartments cost less to rent or purchase and maintain, while urban neighborhoods provide services and amenities within walking distance as well as a variety of affordable transportation options.

For more information, please visit Missing Middle Housing at http://missingmiddlehousing.com.

Recommendations

Recommendations of this focus area are:

1. **Update the Downtown Form-Based Code to match the recommendations of the Downtown Springdale Master Plan Update.**
2. **Consider expansion of the Springdale Elective Enhancement District (SEED) to expand the impact of Form-Based Code regulations, based on the Master Plan Update.**
3. **Permit greater housing diversity through a new Narrow Lot House Type:**
    - » **Develop a new *Narrow Lot Single-Family House* Building Type (Form-Based Code).**
    - » **Permit the *Narrow Lot Single-Family House* Building Type in *Neighborhood Residential Type 1, Neighborhood Residential Type 2, Neighborhood Residential Type 3,* and *Neighborhood Center Type 2* districts (Form-Based Code).**
4. **Promote greater housing diversity through expanded Accessory Dwelling Unit permissions:**
    - » **Permit Accessory Dwelling Units on all existing single-family lots in downtown with the *Carriage House* and *Detached Garage* Building Types (Form-Based Code).**
    - » **Permit Accessory Dwelling Units in conjunction with all *Single-Family House, Bungalow, Duplex,* and *Triplex/Fourplex* Building Types (Form-Based Code) in all new residential construction in downtown with the *Carriage House* Building Type.**
5. **Promote greater housing diversity through expanded Duplex and Triplex permissions:**
    - » **Permit Duplexes in all downtown neighborhoods with detached single-family homes.**
    - » **Permit Triplexes/Fourplexes in the *Neighborhood Residential Type 3* and *Neighborhood Center Type 2* districts (Form-Based Code).**
    - » **Ensure zoning flexibility for Duplexes that suits multi-generational households by permitting both:**
        - ○ A traditional duplex with two entirely separate units, separate utility services, etc.,
        - ○ A large single house with 2 kitchens and other amenities.
6. **Promote greater housing diversity through new Cottage Court housing type permissions:**
    - » **Permit Cottage Courts on lots that are 0.5 acres or larger with a *Housing Special Overlay District* addition to the Form-Based Code.**
    - » **Cottage Courts should be permitted in the *Neighborhood Residential Type 2, Neighborhood Residential Type 3,* and *Neighborhood Center Type 2* districts (Form-Based Code).**
    - » **Form Standards, Building Types, and Uses shall conform to the underlying Form-Based Code to ensure compatibility.**
7. **Incentivize the provision of affordable housing units through density bonuses for multi-family and mixed-use development in the *Neighborhood Center Type 2* and *Neighborhood Center Type 1* districts (Form-Based Code).**
8. **Incentivize sustainable site and green building practices through density bonuses for multi-family and mixed-use development in the *Neighborhood Center Type 2* and *Neighborhood Center Type 1* districts (Form-Based Code).**
9. **Establish replacement of any existing affordable housing units as a prerequisite for all density-bonus incentives.**
10. **Streamline the development review and approval process with pattern house types—pre-approved development plans that conform to the Form-Based Code requirements—which contribute to the design and character of downtown and may be administratively-approved if submitted with no requested deviations.**
11. **Partner with the Springdale Housing Authority to comprehensively redevelop public housing assets as a distributed, mixed-use, and mixed-income neighborhood.**

Urban Design Focus Area 5:

PROVIDE A COORDINATED SYSTEM OF ON-STREET PARKING, SHARED OFF-STREET PARKING STRUCTURES, AND IMPROVED STREETSCAPES AND CIRCULATION.

Background & Objective

As development in Downtown Springdale continues and downtown density increases, demand for parking will continue to increase as well. Parking demand is generated from three key factors: first, demand is generated from new retail and commercial development, in order to provide convenient parking for both customers and employees. Second, demand is generated from new residential units downtown, and off-street parking required to serve the residents of these units. Finally, parking demand is generated by visitors to weekly, seasonal, and special events downtown.

While adequate parking is necessary for a successful downtown—especially a downtown that seeks to become a destination for regional visitors—too much parking is contrary to the goals of a vibrant downtown. In the current development market for multi-family residential and mixed-use projects, the feasible size and density of such projects is often limited by the number of parking spaces required, because structured parking is very expensive to construct. Therefore, parking requirements can have the unintended consequence of limiting downtown density, even when there is market demand for more units.

Separating parking by use can also result in an "over-parked" downtown. Opportunities for shared parking—particularly in mixed-use developments—can strategically reduce parking requirements by taking advantage of timeframes during which different parking modes occur. Likewise, the provision of larger, shared parking structures (which are more economical to construct on a per-space basis) can serve multiple developments, therefore reducing development costs and permitting increased density.

The Update seeks to achieve the following objectives parking, streetscapes, and circulation:

- Maximize on-street parking within the downtown commercial core;
- Provide multiple, strategically-located shared-use parking structures, convenient to different downtown amenities and access points;
- Permit shared parking to reduce the parking requirements for individual development sites;
- Provide the right amount of parking to support future development and programming;
- Link shared-use parking to downtown amenities with excellent-quality, green streetscapes; and
- Reforest downtown with a comprehensive street tree program for all downtown streets.

	Existing Parking	Proposed Parking	Net New Parking
Shared Off-Street Parking	**NORTH BLAIR STREET LOCATION** • **Approximately 134 parking spaces** in existing surface lots **COMMERCIAL STREET LOCATION** • **Approximately 78 parking spaces** in existing surface lots **214 BUILDING LOCATION** • **Approximately 83 parking spaces** in existing surface lots **EAST EMMA LOCATION** • **No shared parking**	**NORTH BLAIR STREET LOCATION** • **750 parking spaces** in a six (6) level parking garage. **(±450 surplus spaces)** **COMMERCIAL STREET LOCATION** • **750 parking spaces** in a six (6) level parking garage. **(±600 surplus spaces)** **214 BUILDING LOCATION** • **750 parking spaces** in a six (6) level parking garage. **(±260 surplus spaces)** **EAST EMMA LOCATION** • **885 to 1,770 parking spaces** in a one or two six (6) level parking garage(s). **(±450 to 900 surplus spaces)**	• **3,135 to 4,020 total** off-street parking spaces • **2,840 to 3,725 net new** off-street parking spaces • **±1,760 to ± 2,210 shared** off-street parking spaces ***(shared off-street parking spaces are surplus spaces not required by the development to which the garage is associated)***
Public On-Street Parking	**EMMA STREET (WEST)** • 90 parking spaces **EMMA STREET (EAST)** • 28 parking spaces **WATER STREET** • None **PARK STREET** • None **SPRING STREET** • None **MAIN STREET** • None **HOLCOMB STREET** • None **MEADOW AVENUE** • None **JOHNSON AVENUE** • None	**EMMA STREET (WEST)** • 200 new parking spaces **EMMA STREET (EAST)** • 90 new parking spaces **WATER STREET** • 100 new parking spaces **PARK STREET** • 64 new parking spaces **SPRING STREET** • 45 new parking spaces **MAIN STREET** • 21 new parking spaces **HOLCOMB STREET** • 54 new parking spaces **MEADOW AVENUE** • 80 new parking spaces **JOHNSON AVENUE** • 65 new parking spaces	• **± 719 total** on-street parking spaces • **± 601 net new** on-street parking spaces

Recommendations

Recommendations of this focus area are:

1. **Maximize on-street parking in the expanded "main street" sub-district and mixed-use innovation sub-district with standardized street parking lanes, bump-outs, and striping (refer to the table on the previous for the total number of on-street parking spaces).**

2. **Facilitate the development of three (3) public-use / shared-use parking structures in downtown west of the railroad, with preferred circulation and access routes:**

    - **The block bounded by West Johnson Avenue, North Main Street, West Emma Avenue, and Shiloh Street, with a preferred access route on North Main Street from Huntsville Avenue;**
    - **The block bounded by East Johnson Avenue, North Commercial Street, East Emma Avenue, and Spring Street; and**
    - **As part of the 214 Building enhancement, with a preferred access route on Shiloh Street from Maple Avenue and Huntsville Avenue.**

3. **Facilitate the development of one (1) or more public-use / shared-use parking structures in downtown east of the railroad, with a preferred circulation and access route on Berry Street.**

4. **Consider a public-private funding agreement for one (1) or more parking structures, including the use of City bond funds.**

5. **Review and consider revisions to minimum on-site parking requirements in downtown (Form-Based Code).**

6. **Permit minimum on-site parking requirements to be fulfilled in shared-use parking structures (Form-Based Code).**

7. **Extend and realign Sunset Avenue east from Holcomb Street to the Springdale Municipal Airport as a new entrance to the airport.**

8. **Complete Emma Avenue streetscape improvements west to U.S. 71B / Thompson Street and east to Arkansas Highway 265 / Old Missouri Road.**

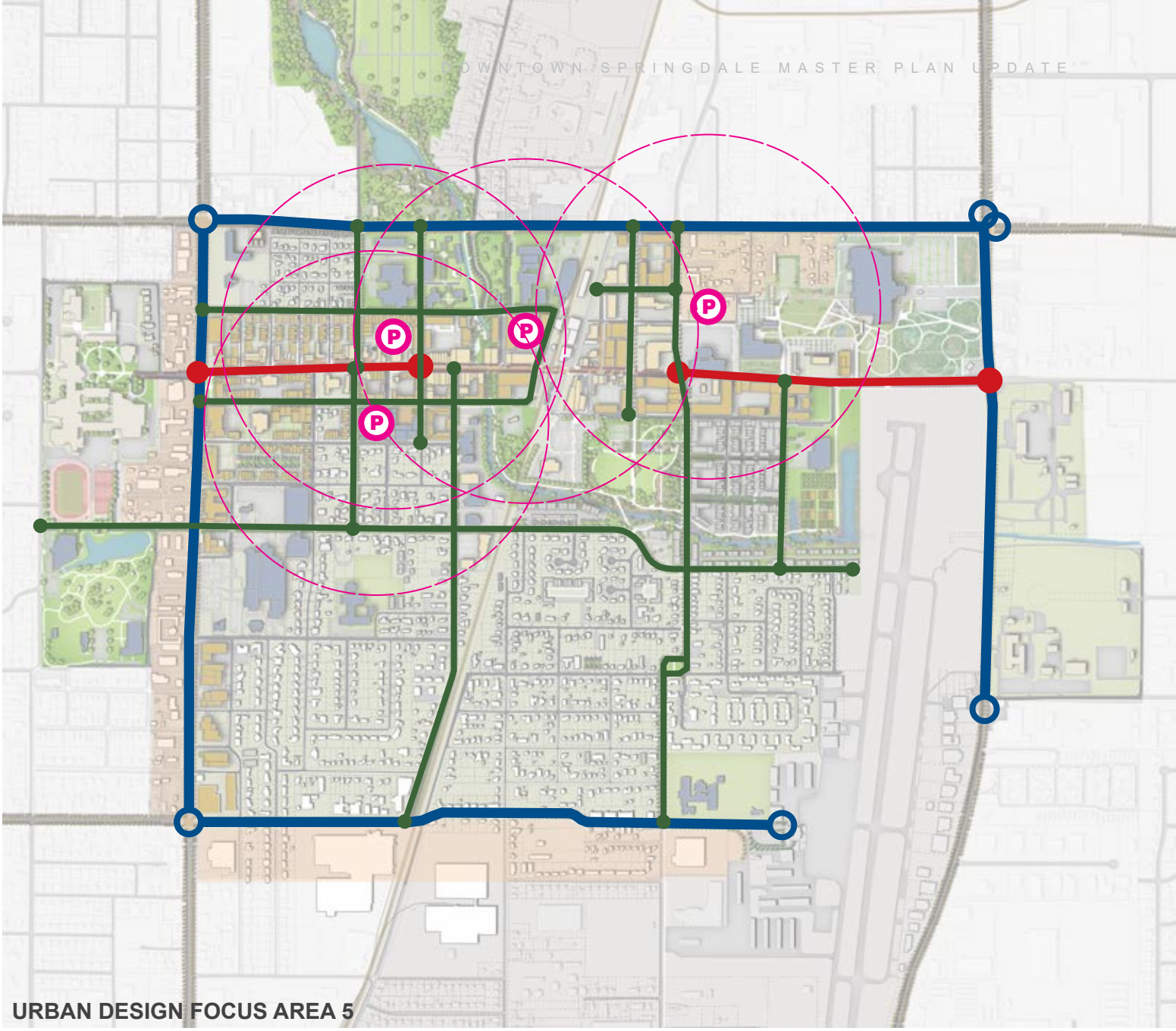
9. **Develop enhanced, signature perimeter road streetscapes consisting of continuous sidewalks, crosswalks with special pavement, street trees, signature lighting, and wayfinding signage on the following streets:**

    - U.S. 71B / Thompson Street
    - Huntsville Avenue
    - Arkansas Highway 265 / Old Missouri Road
    - Sunset Avenue Extension

10. **Develop enhanced, signature downtown street streetscapes consisting of continuous sidewalks, corner bump-outs, striped parallel parking, crosswalks with special pavement, street trees, signature lighting, and wayfinding signage on the following streets:**

    - West and East Johnson Avenue
    - West and East Meadow Avenue
    - East Center Avenue
    - West and East Maple Avenue
    - Shiloh Street
    - North and South Main Street
    - Holcomb Street
    - Mill Street
    - Spring Street
    - Water Street
    - Berry Street
    - Strawberry Meadows Place

11. **Develop a comprehensive reforestation plan for street trees on all streets. Street trees help to combat urban heat island effect, reduce cooling loads for adjacent buildings, and improve property values.**



URBAN DESIGN FOCUS AREA 5

URBAN DESIGN PLAN KEY

- New Mixed-Use Development
- Existing Mixed-Use Development
- New Residential Infill Development
- New Special Planning Areas
- Civic & Institutional Buildings
- Parks & Public Open Space
- Emma Avenue
- Perimeter Roads
- Downtown Streets
- Shared-Use Parking Structure



03

IMPLEMENTATION PLAN

The Update is an ambitious vision encompassing over 600 acres and an estimated $300 million in public/private partnerships; public capital projects; and private redevelopment investments—all facilitated through new programming, operations, policy, and governance initiatives. The Implementation Plan summarizes the key priorities and actions to be taken by the City of Springdale, private investors, and community partners. These actions have been identified to orchestrate development, capital expenditures, and policy decisions in a coordinated way that overcomes existing barriers and maximizes the value of each investment.

Implementation Success & NOW Action Items

Since 2015, Downtown Springdale has been extremely successful in achieving critical recommendations of the Plan and establishing a foundation for long-term, lasting revitalization. This is due to a number of factors, led by both the City of Springdale as well as private investors and other stakeholders, including:

- The ongoing implementation of Springdale's new municipal campus, which is nearing completion;
- Establishment of the Outdoor Dining District;
- Development and adoption of the Downtown Form-Based Code;
- Completion of the Luther George Park Master Plan and Jones Center Campus Master Plan.
- An investment of $1 million by the Tyson Foundation for downtown revitalization activities;
- An investment by Tyson Foods Inc. to locate two new office developments and approximately 300 new jobs in Downtown Springdale, including the renovation of Tyson's historic Emma Avenue headquarters;
- Completion of Phases 1A, 1B, 1C, and 2A of the Emma Avenue streetscape improvements;
- Numerous mixed-use and residential development and infill projects;
- New leadership and revitalization of the 214 Building by CACHE; and
- Expanded leadership and event production by the Downtown Springdale Alliance.

These developments demonstrate—and have proven—that Downtown Springdale is "open for business." In order to continue to capitalize on this momentum and position Downtown Springdale for even more success over the next seven (7) to ten (10) years, the updated Implementation Plan identifies key early action items. These items should be completed within 12 months or less of adoption of the Plan. They provide a critical foundation for future capital investments and development initiatives, which are presented on the following page.

Successful completion of these items will achieve important milestones in the implementation of the Update. They will enhance the competitive position of Downtown Springdale in the Northwest Arkansas region and address key issues identified by downtown stakeholders.

These early action items are presented in detail on the following pages. All early action items should be completed no more than 12 months after adoption of the Update, and some should be completed within six (6) months of adoption of the Update.

Implementation Phasing



NOW Action Items

- Complete amendments to and adopt the amended Downtown Form-Based Code.
- Create a 2022 Downtown Master Plan Update Implementation Partnership Committee.
- Develop a public works street and sidewalk program and funding Initiative for ongoing improvement of downtown streetscapes.
- Re-stripe Johnson Avenue and Meadow Avenue for on-street parking improvements.
- Complete construction of the Springdale Municipal Campus.
- Implement the Luther George Park Master Plan.
- Support the implementation of the Jones Center Campus Master Plan.
- Support implementation of the proposed Market Center of the Ozarks.
- Development and implement a “clean, safe and beautiful downtown” program in partnership with the Downtown Springdale Alliance to actively manage maintenance of downtown’s public space and physical infrastructure.
- Actively work to diversify the leadership of downtown organizations.



FRAMEWORK PLAN PUBLIC WORKSHOP

Implementation Phasing

Implementation phasing identifies and prioritizes capital improvement projects and funding programs; establishes required policies and partnerships; and targets private development in strategic ways to maximize incremental financing and investment leverage potential. Implementation phasing should apply to the City of Springdale, private investors, and community partners and stakeholders.

Implementation is divided into three (3) key phases: Phase 1 (short-term, 0-3 years); Phase 2 (medium-term, 3-7 years); and Phase 3 (long-term, 7+ years). This phasing strategy is a recommendation only and does not prohibit existing or future development projects from occurring outside of specified phases.

Recommended Implementation Phasing is described in detail on the following pages.

FRAMEWORK PLAN PUBLIC WORKSHOP



Implementation Phasing



Phase 1 (0-5 Years)

- Update Downtown Springdale's regional brand identity and create the regional marketing campaign.
- Develop the detailed business plan and campaign for downtown.
- Establish or partner with an existing community-based development organization (CBDO or CDC) to guide implementation activities.
- Develop the necessary public/private partnerships and funding mechanisms for parking structures. Focus the initial projects at the Commercial Street and Johnson Avenue and / or the Shiloh and Meadow Streets sites.
- Plan and implement the extension of Water Street to Huntsville Avenue.
- Plan the extension of Sunset Avenue to the Springdale Municipal Airport.
- Acquire U.S. 71B / Thompson Street from U.S. 412 / Sunset Avenue to Huntsville Avenue as a city street.
- Develop a Master Plan for the Shiloh Museum of Ozark History campus.
- Create an overall downtown waste management plan.
- Establish a consistent transit line between downtown and key employment centers within the region.
- Grow resident and stakeholder participation in the Downtown Springdale Alliance and other community events, programs, and initiatives.

Implementation Phasing



Phase 2 (3-7 Years)

- **Extend the recently-completed street, sidewalk, lighting, landscaping, and outdoor improvements on Emma Avenue from Shiloh Street west to U.S. 71B / Thompson Street (Phases 2A and 2B from the 2015 Plan).**
- **Improve intersection safety, landscaping, and lighting along U.S. 71B / Thompson Street.**
- **Work with CACHE and the Tyson Family Foundation to expand or redevelop the 214 Building and overall arts district programming.**
- **Plan and implement the extension of Strawberry Meadows Place across Spring Creek with a new bridge and north to Emma Avenue.**
- **Construct one (1) or more shared-use, public-private parking structures.**
- **Develop incubator and co-working spaces.**

Implementation Phasing



Phase 3 (7+ Years)

- **Support the expansion of medical services at the Northwest Medical Center Campus.**
- **Construct the extension of Sunset Avenue to the Springdale Municipal Airport.**
- **Construct one (1) or more shared-use, public-private parking structures.**
- **Support the redevelopment of commercial properties along U.S. 71B / Thompson Street.**


SPRINGDALE™
WE'RE MAKING IT HAPPEN

That which is underlined is added; that which is stricken through is deleted.

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 110-137 AND SECTION 110-138 OF THE CODE OF ORDINANCES OF THE CITY OF SPRINGDALE, ARKANSAS.

WHEREAS, Sections 110-137 and 110-138 of the Code of Ordinances of the City of Springdale, Arkansas, contains the provisions and regulations pertaining to the assignment of, and amendment to, street names in the City of Springdale, Arkansas;

WHEREAS, Sections 110-137 and 110-138 of the Code of Ordinances of the City of Springdale, Arkansas, should be amended to revise the procedures pertaining to the assignment of, and amendment to, street names in the City of Springdale, Arkansas; and

WHEREAS, a public hearing was held before the Springdale Planning Commission on December 6, 2022, after notice was given of said hearing as currently required by Section 110-138 of the Code of Ordinances of the City of Springdale, Arkansas.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS:

Section 1: Section 110-137 of the Code of Ordinances of the City of Springdale, Arkansas, is hereby amended to read as follows:

Sec. 110-137. Name and number; assignment, review, approval.

(a) *Official records maintained.* Official records of address numbers shall be maintained by the ~~planning and community development division~~ Information Technology Division (or other staff as appointed by the Mayor). The city council shall have the final authority to change any assignment upon an appeal by any affected party.

(b) *Proposed names and changes.* All proposed street names and name changes shall be reviewed for continuity with this article by the ~~director of planning and community development~~ Information Technology Division (or other staff as appointed by the Mayor), who shall recommend alternative names when a proposed name duplicates or is so similar to an existing name that confusion could hamper prompt delivery of emergency services. Appeals of street name assignment can be made to the ~~planning commission. The~~ city council, who shall have the final authority to change any assignment upon an appeal by any affected party.

(c) *Address number assignment, timing.* Addresses shall be assigned by the Information Technology Division (or other staff as appointed by the Mayor) as follows:

(1) Residential, Commercial, or Industrial Subdivisions. Addresses shall be assigned within 10 business days of the final plat acceptance by the city council.

(2) Residential, Commercial, or Industrial Developments (Large Scale, Non-Large Scale). Addresses shall be assigned within 10 business days of approval by the planning commission.

(3) All other assignments. All other addresses, including but not limited to: utility meters, suite/unit assignments, out-lot/single lot assignments; once requested, the address(s) shall be assigned within 5 business days unless otherwise prohibited.

(4) Exceptions. Addresses may be assigned to a subdivision or development at any time if the addresses are required as part of a State or Federal review, application, or approval process. Street name approvals, if any, will need to be obtained from the Information Technology Division (or other staff as appointed by the Mayor) prior to address assignment. Once requested, addresses shall be assigned within 10 business days.

(d) No plat establishing street names shall be filed with the county recorder's office prior to obtaining street name approval from the Information Technology Division (or other staff as appointed by the Mayor).

Section 2: Section 110-138 of the Code of Ordinances of the City of Springdale, Arkansas, is hereby amended to read as follows:

Sec. 110-138. Proposed amendments; hearing, notice.

On any proposed amendments to the regulations in this article or to the street address map, the ~~planning commission~~ City Council shall hold a public hearing, a notice of which shall be ~~published in a local newspaper of general distribution~~ posted on the City's website and on the City's social media platforms at least 15 days prior to the date of the hearing. Following the public hearing, the city council may adopt the amendment or amendments as recommended by the ~~planning commission~~ Information Technology Division (or other staff as appointed by the Mayor) or as determined by a majority vote of the city council.

Section 3: All other provisions of Chapter 110 of the Code of Ordinances of the City of Springdale, Arkansas, not specifically amended by this ordinance shall remain in full force and effect.

PASSED AND APPROVED this _____ day of _____, 2022.

_____
Doug Sprouse, Mayor

ATTEST:

_____
Denise Pearce, City Clerk

APPROVED AS TO FORM:

_____
Ernest B. Cate, City Attorney

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: November 1, 2022

Re: **L22-62** **Large-Scale** **Second Nature Landscaping**

Planning Comments:

1. This Large-Scale Development Plan has been given the number L22-62. 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. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (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. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
    a. B22-106 variance for paving requirement
7. Comment responses noted that the proposed improvements are in "preparation for future development". Please provide a defintive answer describing the order of subsequent development and intended date of completion. Please address when commercial design standards, a unified lighting plan, parking calculations and dimensions, and lanscaping requirements will be met.

Building & Fire Comments:

No Comments.

Engineering Summary:

- Submit revised drainage report
- Show sod in pond on landscape plan
- Access Easement shown will need to be dedicated per informal plat or separate instrument
- 4110.6.2 - Need to submit a floodplain development application

- Please show BLE information on the plans. Beaver Reservoir data can be downloaded to estimate a more accurate extent and depth of the 1% flood compared to FIRM. Need to make sure all improvements are consistent with BLE, such as box culvert sizing.

- Revise Floodplain statement and correct FIRM panel referenced.

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 10/27/2022

1. **Chapter 106 – Stormwater Drainage**

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

- *106.1.2*** - Submit a revised drainage report.
    - **Show sod in the pond on landscape plan.**

2. **Chapter 107 – Stormwater Pollution**

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

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

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

(Ord. No. 3258, § 1, 11-12-02)

- **Access Easement shown will need to be dedicated per informal plat or separate instrument.**

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. Chapter 50 – Floods

(Ord. No. 4110, § 1, 9-11-07)

- *4110.6.2* - Need to submit a floodplain development application
    - **Please show BLE information on the plans. Beaver Reservoir data can be downloaded to estimate a more accurate extent and depth of the 1% flood compared to FIRM. Need to make sure all improvements are consistent with BLE, such as box culvert sizing.**
    - **Revise Floodplain statement and correct FIRM panel referenced.**

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.

December 6, 2022

L22-62 Updated Engineering Summary

Planning Commission

Engineering Comments Summary

L22-62 Second Nature Landscaping

- Submit revised drainage report
- Show sod in pond on landscape plan
- Access Easement shown will need to be dedicated per informal plat or separate instrument
- 4110.6.2 - Need to submit a floodplain development application
- Please show BLE information on the plans. Beaver Reservoir data can be downloaded to estimate a more accurate extent and depth of the 1% flood compared to FIRM. Need to make sure all improvements are consistent with BLE, such as box culvert sizing.
- Revise Floodplain statement and correct FIRM panel referenced

LARGE SCALE APPLICATION

STAFF USE ONLY

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

Date Accepted as Complete: _____ Project Number: L22-62

Must meet the below criteria for a Large Scale Submittal:

- ☒ Pre-application meeting held with Springdale Planning Department. Date: 8/18/2022
- ☒ 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)	Development Point of Contact for Question & Staff Reviews
Name: William Kimbrough	Name: Swope Engineering - Phil Swope
E-mail: whkimbrough@cox.net	E-mail: phil@civilfirst.com
Address: 211 E Hwy 264 Springdale, AR 72764	Address: 7 Halsted Circle, Suite 210 Rogers, AR 72756
Phone: 479-530-9191	Phone: 479-877-7388
Site/ Location: 211 E Hwy 264	Current Zoning District: C-2
Assessor's Parcel Number(s): 21-00246-031, 21-00246-025	Rezone required: No
	Total Acreage: 6.64

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: 9.29.2022

Signature: Phil Swope

Staff Notes:

LS22-63 Corresponding Informal Plat

Parent Tract 1
PARCEL# 21-00246-031
SURVEY DESCRIPTION

A PART OF THE NW1/4 OF THE NE1/4 OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 30 WEST IN BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF TRACT 1 BEING A FOUND 5/8" IRON REBAR; THENCE S82°15'59"E 213.10' TO A 5/8" IRON REBAR; THENCE S03°19'57"W 299.43' TO A 5/8" IRON REBAR; THENCE S59°29'06"W 268.10' TO A 5/8" IRON REBAR; THENCE N03°45'57"E 213.43' TO A 5/8" IRON REBAR; THENCE N07°36'56"E 152.07' TO A 5/8" IRON REBAR; THENCE N01°44'32"E 100.07' TO THE POINT OF BEGINNING, CONTAINING 82,762 SQ. FEET, 1.90 ACRES. SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.

New Tract 1
SURVEY DESCRIPTION

A PART OF THE NW1/4 OF THE NE1/4 OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 30 WEST IN BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NW CORNER OF TRACT 1 BEING A FOUND 5/8" IRON REBAR; THENCE S82°15'59"E 213.10' TO A FOUND 5/8" IRON REBAR; THENCE S82°15'59"E 88.03' TO A SET 5/8" IRON REBAR; THENCE S88°40'28"E 8.83' TO A SET 5/8" IRON REBAR; THENCE S03°14'05"W 242.09' TO A SET 5/8" IRON REBAR; THENCE S59°06'35"W 540.40' TO A SET 5/8" IRON REBAR; THENCE N87°44'15"W 130.33' TO A POINT; THENCE N02°13'18"E 101.32' TO A FOUND 5/8" IRON REBAR; THENCE S87°44'15"E 259.47' TO A FOUND 5/8" IRON REBAR; THENCE N03°45'57"E 213.43' TO A FOUND 5/8" IRON REBAR; THENCE N07°36'56"E 152.07' TO A FOUND 5/8" IRON REBAR; THENCE N01°44'32"E 100.07' TO THE POINT OF BEGINNING, CONTAINING 134,106 SQ. FEET, 3.08 ACRES .SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.

Parent Tract 2
PARCEL# 21-00246-025
SURVEY DESCRIPTION

A PART OF THE NW1/4 OF THE NE1/4 OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 30 WEST IN BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF TRACT ONE BEING A FOUND 5/8" IRON REBAR; THENCE S82°15'59"E 213.10' TO THE POINT OF BEGINNING BEING A FOUND 5/8" IRON REBAR; THENCE S82°15'59"E 88.03' TO A SET 5/8" IRON REBAR; THENCE S88°40'28"E 86.62' TO A FOUND 5/8" IRON REBAR; THENCE S01°58'47"W 606.12' TO A FOUND 5/8" IRON REBAR; THENCE N87°29'13"W 667.59' TO A FOUND 1/2" IRON REBAR; THENCE N02°13'18"E 165.65' TO A FOUND 5/8" IRON REBAR; THENCE S87°44'15"E 259.47' TO A FOUND 5/8" IRON REBAR; THENCE N59°29'06"E 268.10' TO A FOUND 5/8" IRON REBAR; THENCE N03°19'57"E 299.43' TO THE POINT OF BEGINNING, CONTAINING 206,394 SQ. FEET, 4.7 ACRES. SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.

New Tract 2
SURVEY DESCRIPTION

A PART OF THE NW1/4 OF THE NE1/4 OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 30 WEST IN BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NW CORNER OF TRACT ONE THENCE; THENCE S82°15'59"E 213.10' TO A FOUND 5/8" IRON REBAR; THENCE S82°15'59"E 88.03' TO A SET 5/8" IRON REBAR; THENCE S88°40'27"E 8.83' TO A THE POINT OF BEGINNING BEING A SET 5/8" IRON REBAR; THENCE S88°40'27"E 77.79' TO A FOUND 5/8" IRON REBAR; THENCE S01°58'47"W 606.12' TO A FOUND 5/8" IRON REBAR; THENCE N87°29'13"W 667.59' TO A FOUND 1/2" IRON REBAR; THENCE N02°13'18"E 64.08' TO A SET 5/8" IRON REBAR; THENCE S87°44'15"E 130.33' TO A SET 5/8" IRON REBAR; THENCE N59°06'35"E 540.40' TO A SET 5/8" IRON REBAR; THENCE N03°14'05"E 242.09' TO THE POINT OF BEGINNING, CONTAINING 155,051 SQ. FEET, 3.56 ACRES. SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.

24' INGRESS EASEMENT
SURVEY DESCRIPTION

A PART OF THE NW1/4 OF THE NE1/4 OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 30 WEST IN BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8" IRON REBAR; THENCE N 88°45'21" W 65.78' TO A POINT BEING THE POINT OF BEGINNING; THENCE S 03°14'05" W 250.57' TO A POINT; THENCE N 86°46'23" W 24.00' TO A POINT; THENCE N 03°14'05" E 250.22' TO A POINT; THENCE S 82°16'03" E 3.18' TO A SET 5/8" IRON REBAR; THENCE S 88°25'00" E 20.84' TO THE POINT OF BEGINNING.

NOTARY

State of: _____

County of: _____
Subscribed and sworn before me this _____ day of _____, 2022.

_____
Notary Public

_____
My commission expires

ACCEPTANCE OF DETICATION

CITY CLERK_____

MAYOR _____

NOTES

- PLEASE BE ADVISED THAT REQUESTS FOR METER SERVICES LARGER THAN A 5/8-INCH METER SETTER FOR IRRIGATION OR LARGER THAN 1-INCH METER SETTER FOR POTABLE WATER WILL HAVE TO BE APPROVED IN WRITING BY THE ENGINEERING DIRECTOR OF SPRINGDALE WATER UTILITIES. APPROPRIATE REQUEST FORMS ARE AVAILABLE AT SPRINGDALE WATER UTILITIES ENGINEERING DEPARTMENT.
- PLEASE BE ADVISED THAT IF ANY NEW WATER METER OR SEWER SERVICE TAPS ARE NEEDED IN THE FUTURE FROM EXISTING FACILITIES, THEY WILL BE INSTALLED BY SPRINGDALE WATER UTILITIES AT THE OWNER/DEVELOPER'S EXPENSE SHOULD CAPACITY EXIST.
- PLEASE BE ADVISED THAT PERMANENT STRUCTURES, BUILDINGS, FOOTINGS, AIR CONDITIONING UNITS OR PADS, SIGNS, RETAINING WALLS, AWNINGS, COVERED WALKWAYS, OR OTHER ITEMS SHALL NOT BE ERECTED OR CONSTRUCTED WITHIN UTILITY EASEMENTS.
- PLEASE BE ADVISED THAT PRIVATE WATER METER AND SEWER SERVICE LINES, INCLUDING SERVICES FROM SEPTIC SYSTEMS, CANNOT CROSS ADJACENT PROPERTIES IN ORDER TO ACCESS SERVICE OR BE LOCATED AND RUN PARALLEL WITHIN A PUBLIC UTILITY EASEMENT.

City Of Springdale Approval For Recording

_____ _____
Date DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION

CERTIFICATE OF OWNERSHIP

We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted, and subdivided and do hereby lay off, plat, subdivide said real estate in accordance with this plat and do hereby dedicate to the use of the public the streets, alleys, easements, etc. as shown on said plat.

Date: _____

Signed by: _____

SURVEYING SYMBOLS

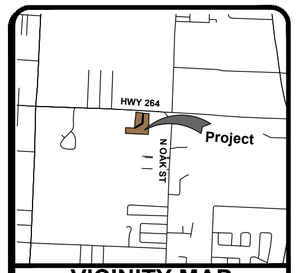
SET/FOUND REBAR	AIR CONDITIONER	POWER POLE
TREE	FIRE HYDRANT	WATER METER
SET/FOUND MAG NAIL	LIGHT POLE	WATER VALVE
FLOOD PLANE	MANHOLE	IRRIGATION CONTROL VALVE
	GAS METER	CLEAN OUT
	STORM WATER	

FEATURE LINES

BOUNDARY LINE	OVERHEAD POWER LINE
BUILDING SET BACK	TELEPHONE LINE
CENTERLINE OF ROAD	FENCE
INGRESS EASEMENT	

Recording Block

BASIS OF BEARING:
ARKANSAS STATE PLANE,
COORDINATE SYSTEM,
(NAD-83) NORTH ZONE.



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATION

1. In providing this survey, no attempt has been made to show data concerning size, depth, condition, or capacity of underground utilities existing on site. Only visible utilities have been located on this survey.
2. No abstract of title nor title commitment, or results of a title search were furnished to the surveyor. All documents of record reviewed were provided by Benton County records. There may exist other documents of record that may affect this surveyed parcel.
3. No additional investigation or independent search by Swope Engineering has been made for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
4. This survey is valid only if the drawing includes the seal and signature of the surveyor.
5. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.

FLOOD INFORMATION

This property lies in Zone 'A' (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 05007C0435J, effective September 28th, 2007.

Zone C-2 Building Setbacks

Front/Exterior Side	30' OR 50' IF PARKING IS ALLOWED BETWEEN THE R.O.W. AND BUILDING
Side	0' OR 20' WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT
Rear	20'

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com
Certificate of Authorization № 2831

Informal Plat
for

Kimbrough Family Revocable Trust

135 E HWY 264

Springdale, AR 72764

Parcel# 21-00246-025 & 21-00246-031

CERTIFICATE OF SURVEYING ACCURACY

I, PHILLIP R. SWOPE, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.
DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO.1889
STATE OF ARKANSAS

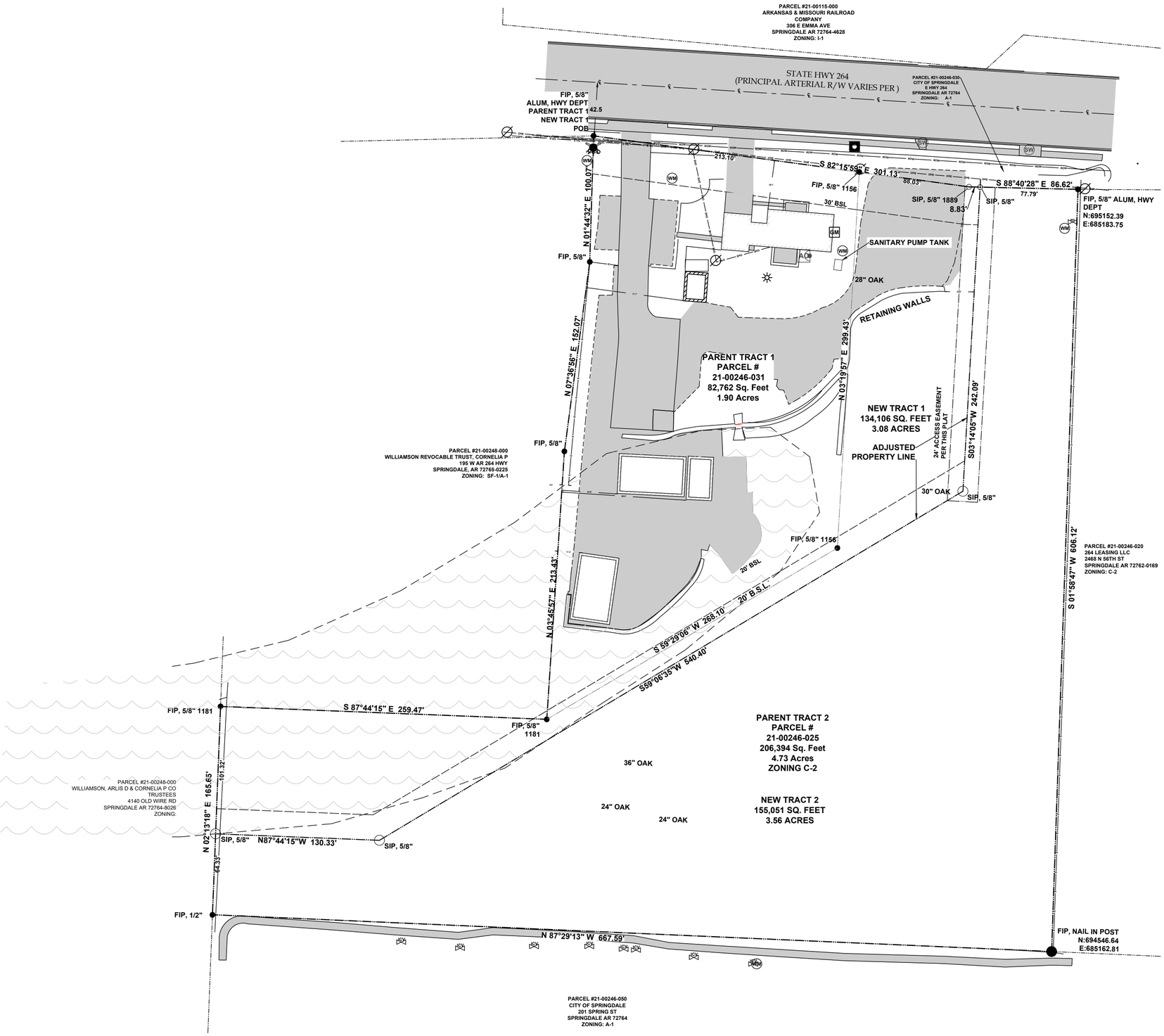
PROFESSIONAL LICENSED SURVEYOR
STATE OF ARKANSAS
No. 1889
SIGNATURE
Phillip R. Swope

CERTIFICATE OF AUTHORIZATION
SWOPE CONSULTING
No. 2831
ARKANSAS

DRAWN BY: KWR	JOB NUMBER: 21-196
SUBMITTAL DATE: 08/15/2022	City Number: LS22-63
DRAWING NAME: 21-196su.dwg	
SHEET NUMBER: 1 of 2	

r:\~swope\21-196 second nature landscape\external references\21-196su.dwg - Plotted on 11/4/2022 9:34:50 AM @ a scale of 1:1 to autocad pdf (general documentation).pc3 by Kyle Rodgers

LS22-63 Corresponding Informal Plat



GRAPHIC SCALE

0 60' 120'

1 inch = 60 feet

Recording Block

BASIS OF BEARING:
ARKANSAS STATE PLANE, COORDINATE SYSTEM, (NAD-83) NORTH ZONE.

SURVEYING SYMBOLS

- SET/FOUND REBAR
- TREE
- SET/FOUND MAG NAIL
- FLOOD PLANE
- AIR CONDITIONER
- FIRE HYDRANT
- LIGHT POLE
- MANHOLE
- GAS METER
- STORM WATER
- POWER POLE
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- CLEAN OUT

FEATURE LINES

- BOUNDARY LINE
- BUILDING SET BACK
- CENTERLINE OF ROAD
- INGRESS EASEMENT
- OVERHEAD POWER LINE
- TELEPHONE LINE
- FENCE

SURVEYOR'S CERTIFICATION

1. In providing this survey, no attempt has been made to show data concerning size, depth, condition, or capacity of underground utilities existing on site. Only visible utilities have been located on this survey.
2. No abstract of title nor title commitment, or results of a title search were furnished to the surveyor. All documents of record reviewed were provided by Benton County records. There may exist other documents of record that may affect this surveyed parcel.
3. No additional investigation or independent search by Swope Engineering has been made for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
4. This survey is valid only if the drawing includes the seal and signature of the surveyor.
5. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.

FLOOD INFORMATION

This property lies in Zone 'A' (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 05007C0435J, effective September 28th, 2007.

Zone C-2 Building Setbacks

Front/Exterior Side	30' OR 50' IF PARKING IS ALLOWED BETWEEN THE R.O.W. AND BUILDING
Side	0' OR 20' WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT
Rear	20'

SWOPE ENGINEERING
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Informal Plat
for

Kimbrough Family Revocable Trust

135 E HWY 264

Springdale, AR 72764

Parcel# 21-00246-025 & 21-00246-031

CERTIFICATE OF SURVEYING ACCURACY

I, PHILLIP R. SWOPE, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.
DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO.1889
STATE OF ARKANSAS

PROFESSIONAL LICENSED SURVEYOR — STATE OF ARKANSAS — No. 1889 — SIGNATURE — Phillip R. Swope

CERTIFICATE OF AUTHORIZATION — SWOPE CONSULTING — No. 2831 — ARKANSAS

DRAWN BY: KWR	JOB NUMBER: 21-196
SUBMITTAL DATE: 08/15/2022	City Number: LS22-63
DRAWING NAME: 21-196su.dwg	
SHEET NUMBER: 2 of 2	

r:\~swope\21-196 second nature landscape\external references\21-196su.dwg - Plotted on 11/4/2022 9:34:51 AM @ a scale of 1:1 to autocad pdf (general documentation).pc3 by Kyle Rodgers

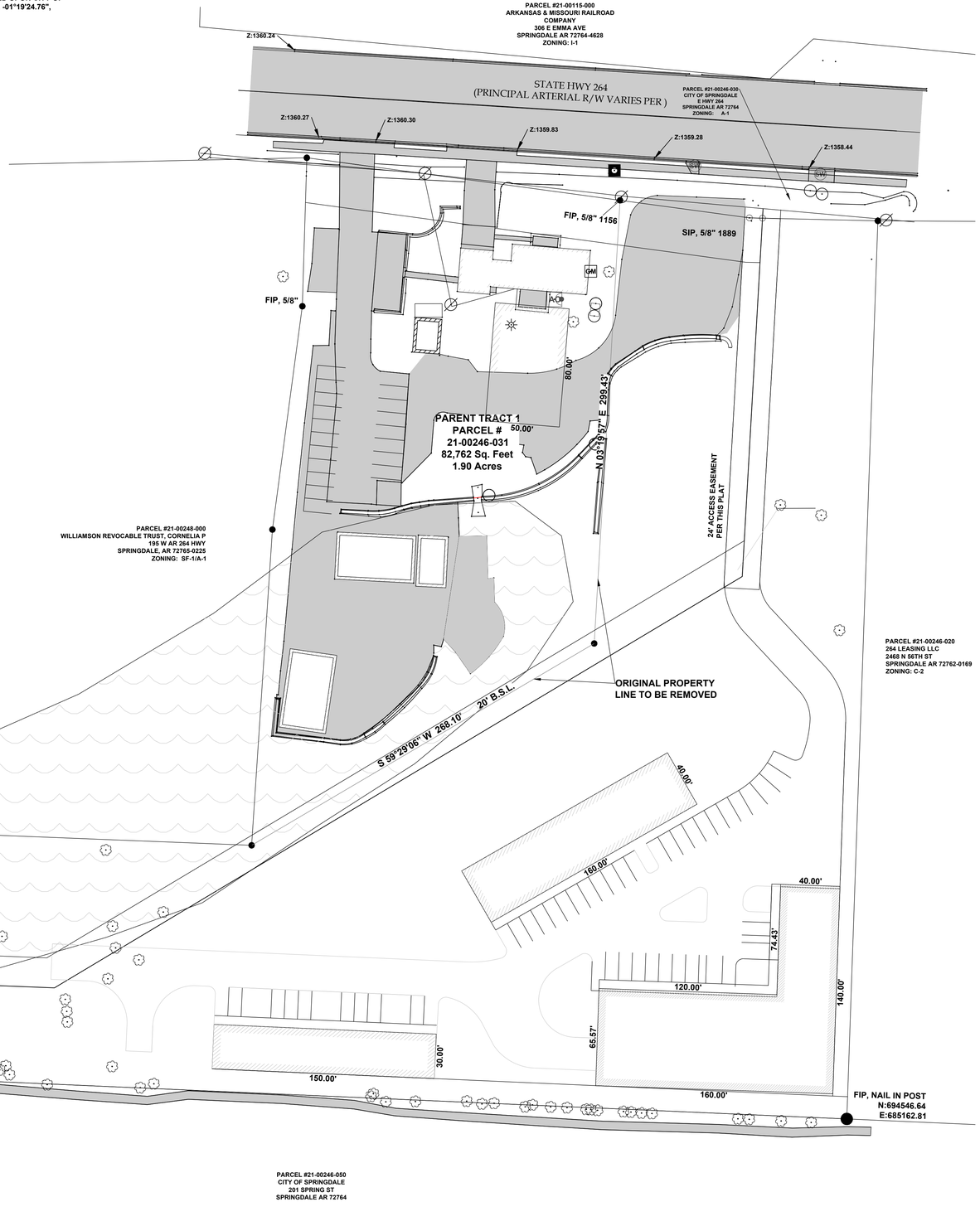
L22-62 REVISED SITE PLAN SUBMITTED 11.17.2022

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.



GRAPHIC SCALE
0 60' 120'
1 inch = 60 feet

FLOOD INFORMATION

This property does not lie in Zone 'A/AE' (Special Flood Hazard Areas Inundated by 100-year Flood) as determined from the F.I.R.M. maps of Benton County, Arkansas, and Incorporated Areas, Map Number O5007C0235K, Effective Date September 28, 2007.

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

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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE
12/31/2022

FUTURE CONCEPT PLAN
####
FLEX-SPACE DEVELOPMENT
SECOND NATURE LANDSCAPING
####
####

NO.	DATE	REVISION
1	08/30/2022	FIRST SUBMITTAL
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SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopecngineering.com

DRAWN BY: PHIL	JOB NUMBER: 21-196
SUBMITTAL DATE: 08/20/2022	CITY NUMBER: ####
DRAWING NAME: 21-196PR1.DWG	
SHEET NUMBER: FC1.0	

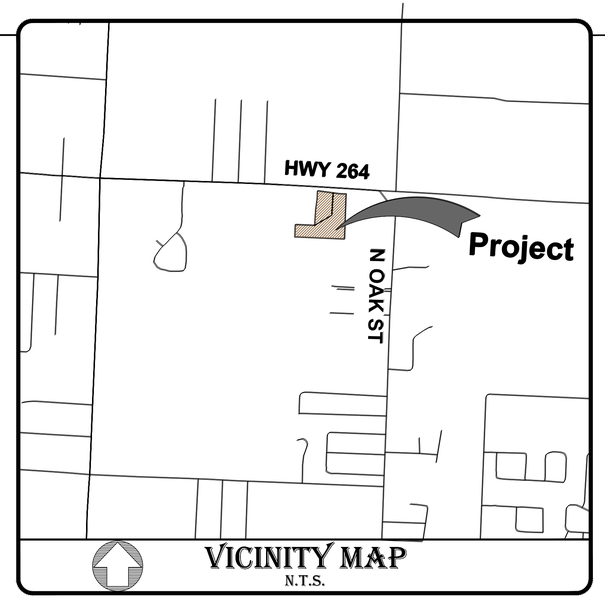
R:_SWOPE\21-196 SECOND NATURE LANDSCAPE\CIVIL DRAWINGS\21-196PR1.DWG - PLOTTED ON 11/9/2022 10:24:51 AM @ A SCALE OF 1:1 TO DWG TO PDF.PC3 BY PHIL SWOPE

SECOND NATURE LANDSCAPING

LARGE SCALE

SPRINGDALE, AR

211 E. HWY 264



CONTACT INFORMATION:

DEVELOPER / PROPERTY OWNER:
Parcel #: 21-00246-031
WILLIAM KIMBROUGH
211 E. Hwy 264
SPRINGDALE, ARKANSAS 72764

CIVIL ENGINEER/SURVEYOR
Phil Swope, P.E./P.S.
Swope Engineering
7 Halsted Circle,
Rogers, Arkansas 72756
479.877.7388 office

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: JAMES SMITH
(479) 750-8135 OFFICE
JSMITH@springdalear.gov

CITY ENGINEER
128 SPRING STREET
Springdale, AR 72764
CONTACT: Ben Peters
(479) 750-8105 OFFICE
bpeters@springdalear.gov

FIRE DEPARTMENT
417 Holcomb, 2nd floor
Springdale, AR 72719
CONTACT: Blake Holte
(479) 751-4510 OFFICE
bholte@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

Parent Tract 1
PARCEL# 21-00246-031
SURVEY DESCRIPTION

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New Tract 1
SURVEY DESCRIPTION

A PART OF THE NW1/4 OF THE NE1/4 OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 30 WEST IN BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NW CORNER OF TRACT 1 BEING A FOUND 5/8" IRON REBAR; THENCE S82°15'59"E 213.10' TO A FOUND 5/8" IRON REBAR; THENCE S82°15'59"E 88.03' TO A SET 5/8" IRON REBAR; THENCE S88°40'28"E 8.83' TO A SET 5/8" IRON REBAR; THENCE S03°14'05"W 242.09' TO A SET 5/8" IRON REBAR; THENCE S59°06'35"W 540.40' TO A SET 5/8" IRON REBAR; THENCE N87°44'15"W 130.33' TO A POINT; THENCE N02°13'18"E 101.32' TO A FOUND 5/8" IRON REBAR; THENCE S87°44'15"E 259.47' TO A FOUND 5/8" IRON REBAR; THENCE N03°45'57"E 213.43' TO A FOUND 5/8" IRON REBAR; THENCE N07°36'56"E 152.07' TO A FOUND 5/8" IRON REBAR; THENCE N01°44'32"E 100.07' TO THE POINT OF BEGINNING, CONTAINING 134,106 SQ. FEET, 3.08 ACRES .SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.

Parent Tract 2
PARCEL# 21-00246-025
SURVEY DESCRIPTION

A PART OF THE NW1/4 OF THE NE1/4 OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 30 WEST IN BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF TRACT ONE BEING A FOUND 5/8" IRON REBAR; THENCE S82°15'59"E 213.10' TO THE POINT OF BEGINNING BEING A FOUND 5/8" IRON REBAR; THENCE S82°15'59"E 88.03' TO A SET 5/8" IRON REBAR; THENCE S88°40'28"E 86.62' TO A FOUND 5/8" IRON REBAR; THENCE S01°58'47"W 606.12' TO A FOUND 5/8" IRON REBAR; THENCE N87°29'13"W 667.59' TO A FOUND 1/2" IRON REBAR; THENCE N02°13'18"E 165.65' TO A FOUND 5/8" IRON REBAR; THENCE S87°44'15"E 259.47' TO A FOUND 5/8" IRON REBAR; THENCE N59°29'06"E 268.10' TO A FOUND 5/8" IRON REBAR; THENCE N03°19'57"E 299.43' TO THE POINT OF BEGINNING, CONTAINING 206,394 SQ. FEET, 4.74 ACRES, SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.

New Tract 2
SURVEY DESCRIPTION

A PART OF THE NW1/4 OF THE NE1/4 OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 30 WEST IN BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NW CORNER OF TRACT ONE THENCE; THENCE S82°15'59"E 213.10' TO A FOUND 5/8" IRON REBAR; THENCE S82°15'59"E 88.03' TO A SET 5/8" IRON REBAR; THENCE S88°40'27"E 8.83' TO A THE POINT OF BEGINNING BEING A SET 5/8" IRON REBAR; THENCE S88°40'27"E 77.79' TO A FOUND 5/8" IRON REBAR; THENCE S01°58'47"W 606.12' TO A FOUND 5/8" IRON REBAR; THENCE N87°29'13"W 667.59' TO A FOUND 1/2" IRON REBAR; THENCE N02°13'18"E 64.08' TO A SET 5/8" IRON REBAR; THENCE S87°44'15"E 130.33' TO A SET 5/8" IRON REBAR; THENCE N59°06'35"E 540.40' TO A SET 5/8" IRON REBAR; THENCE N03°14'05"E 242.09' TO THE POINT OF BEGINNING, CONTAINING 155,051 SQ. FEET, 3.56 ACRES. SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.

CERTIFICATIONS:

REVIEW OF THESE PLANS IS LIMITED TO GENERAL COMPLIANCE WITH CITY CODES AND REGULATIONS AND DOES NOT WARRANT THE ENGINEER'S DESIGN OR RELIEVE THE DEVELOPER OF ANY REQUIREMENTS, EVEN IF ERRORS, OMISSIONS, OR ANY INADEQUACIES ARE DISCOVERED AFTER PLAN APPROVAL. THE CITY'S REQUIREMENTS SHALL GOVERN OVER ANY CONFLICTS WITH THE PLANS OR SPECIFICATIONS. ANY CONDITIONS DETERMINED IN THE FIELD WHICH REQUIRE CHANGES SHALL BE SUBJECT TO FURTHER REVIEW AND CORRECTIVE ACTION.

Sheet Number	Sheet Title
C1.0	Cover Sheet
C1.1	All General Notes
C2.0	Site Plan
C3.0	Erosion 1 - Demo Plan
C3.1	Erosion 2
C3.2	Erosion Control Details
C4.0	Grading Plan
C5.0	Utility Plan
C6.0	Landscape Plan
C7.0	Profiles

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

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

*** CAUTION ***
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER PHILLIP R. SWOPE No. 11426 10/20/2022

THIS DRAWING IS "PRELIMINARY - NOT FOR CONSTRUCTION" UNTIL ABOVE SEAL HOLDER ACKNOWLEDGES THE CANCELLATION OF THIS DISCLAIMER BELOW.

DATE

SWOPE ENGINEERING No. 2831

####
DATE: OCTOBER 20, 2022
REVISED: 10/20/2022

REVISION LIST

#	TITLE	DATE	NOTES:
1	RE-1	10/20/2022	1st SUBMITTAL
2	RE-2	08/10/2022	PRE-APP SUBMITTAL
3	RE-3	--/--/--20	----------
4	RE-4	--/--/--20	----------
5	RE-5	--/--/--20	----------
6	RE-6	--/--/--20	----------

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

C1.0

R:_SWOPE\21-196 SECOND NATURE LANDSCAPE\CIVIL DRAWINGS\21-196PR.DWG - PLOTTED ON 10/20/2022 3:11:47 PM @ A SCALE OF 1:1 TO _AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 BY PAUL SIMS

GENERAL NOTES

1. **INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE. BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF THE CLEARANCES ARE LESS THAN SPECIFIED ON THE PLANS OR 18", WHICHEVER IS LESS, CONTACT SWOPE CONSULTING AT 479-268-6099 PRIOR TO PROCEEDING WITH CONSTRUCTION.**

2. **THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. SWOPE CONSULTING, ACCEPTS NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SAID ITEMS. CALL THE ARKANSAS STATE ONE-CALL UTILITY LOCATION CENTER (1-800-522-6543) BEFORE YOU DIG.**

3. **THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE DAILY RECORD KEEPING OF THE AS-BUILT CONDITION OF ALL OF THE UNDERGROUND UTILITIES AND CONSTRUCTION STAKEOUT ASSOCIATED WITH THE PROJECT.**

4. **ALL WATER LINE AND SEWER LINE INSTALLATION SHALL CONFORM TO THE STANDARDS AND DETAILS OF Springdale AND ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY SPECIFICATIONS.**

5. **IF APPLICABLE TO THIS PROJECT, THE LAND DISTURBANCE PERMIT MUST BE KEPT ON THE WORK SITE AND SHOWN UPON REQUEST.**

6. **THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY CITY OF Springdale.**

7. **THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DE-WATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.**

8. **THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY AND ALL COST ASSOCIATED WITH PROVIDING A PROFESSIONAL ENGINEER ON-SITE IF THE CONTRACTOR DOES NOT ADEQUATELY HANDLE STORMWATER MANAGEMENT FACILITIES AND A PROFESSIONAL ENGINEER IS REQUIRED BY A GOVERNING AGENCY DURING THE CONSTRUCTION OF SAID FACILITIES.**

9. **THE OWNER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS, AND/OR RIGHTS OF WAY THAT MAY BE REQUIRED FOR THE SEDIMENT AND EROSION CONTROL PRACTICES, STORMWATER ONTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES, INCLUDED IN THIS PLAN. SAID OWNER IS ALSO RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS, AND/OR RIGHTS OF WAY THAT MAY BE REQUIRED FOR GRADING AND/OR WORK ON ADJACENT PROPERTIES INCLUDED IN THIS PLAN.**

10. **SEDIMENT CONTROL MEASURES MUST BE INSPECTED AND MAINTAINED REGULARLY TO ENSURE THAT THE INTENDED PURPOSES ARE ACCOMPLISHED.**

11. **THE CONTRACTOR SHALL INCLUDE IN HIS CONTRACT PRICE THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL HE DETERMINES IS NOT REQUIRED TO PERFORM THE FINAL GRADING AND LANDSCAPING OPERATIONS.**

12. **BUILDING CONTRACTOR SHALL INSTALL ALL UTILITY SERVICE LINES, METERS, AND OTHER UTILITY APPURTENANCES NECESSARY FOR THE CONNECTION OF BUILDING UTILITIES.**

13. **A MINIMUM OF FORTY EIGHT (48) HOURS PRIOR TO ANY EXCAVATION OR GRADING, CONTRACTOR SHALL CONTACT THE STATE ONE-CALL SYSTEM AT 811TO LOCATE ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY IN THE EVENT THAT UNDERGROUND UTILITIES ARE NOT SHOWN ON PLAN AND / OR CONFLICT WITH PROPOSED CIVIL WORKS.**

14. **THE CONTRACTOR IS TO BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO NEIGHBORING PROPERTIES DURING CONSTRUCTION OF THIS PROJECT.**

15. **THE CONTRACTOR SHALL REVIEW THE CONSTRUCTION DOCUMENTS PRIOR TO ANY CONSTRUCTION, AND NOTIFY THE ENGINEER OF RECORD IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES THAT MAY OCCUR ON THE DRAWINGS. ALL WORK SHALL DISCONTINUE UNTIL SUCH TIME THAT THE ENGINEER OF RECORD HAS RESOLVED SAID DISCREPANCY.**

16. **THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF CONSTRUCTION WASTE MATERIALS INCLUDING BUT NOT LIMITED TO DEMOLITION MATERIALS, DEBRIS, CONTAMINATED SOILS / MATERIALS, ETC. IN A LAWFUL MANNER, AT STATE AND FEDERALLY ACCEPTED DISPOSAL SITES.**

17. **THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND CONSTRUCTING IN ACCORDANCE WITH THE STRICTER OF: THESE CONSTRUCTION DOCUMENTS AND ANY ASSOCIATED DETAILS & SPECIFICATIONS; AND ALL MUNICIPALITIES / GOVERNING AGENCIES' STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION.**

18. **NO EVIDENCE IS FOUND ON-SITE OF WETLANDS OR OTHER "WATERS OF THE U.S."**

19. **THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE THROUGHOUT THE PROJECT SITE. IF ANY DISCREPANCIES ARE FOUND ON PLANS OR IN THE FIELD WHICH WOULD PREVENT POSITIVE DRAINAGE, CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY TO AVOID ADDITIONAL COST TO THE OWNER.**

20. **THE CONTRACTOR SHALL REVIEW THE SITE FOR LOCATION OF ALL EXISTING FACILITIES TO CONFIRM CONSTRUCTABILITY OF PLANS. CONTRACTOR SHALL NOTIFY ENGINEER AND OWNER IF ANY DISCREPANCIES EXIST TO AVOID EXTRA CHARGES AFTER CONSTRUCTION BEGINS.**

GENERAL NOTES - CONT'D

- Dimensions are measured from the Back of Curb, the Edge of Pavement, the Edge of Sidewalk the Face/Corner of the Building(s) or the Center/End of Stripe.
- All radii shall be 4 foot at Face of Curb unless otherwise specified.
- Layout of Site Plan is based on and limited to survey information.
- All Curb & Gutter shall be Type "A" 24" wide per detail sheet.
- All Pavement Marking shall be applied in accordance with the requirements outlined in the most current edition of the "Manual on Uniform Traffic Control Devices" (MUTCD).
- All Signs, Traffic Control Devices, etc. shall follow the guidelines of the MUTCD.
- The Contractor shall refer to the Architectural drawings for Building Floor plans and Dimensions, Wall Sections, Door Openings, Building Utility Entrance Points, etc. The Contractor shall immediately notify the Architect and Engineer in the event that the Civil Site Plans Building Layout does not match the Architectural drawings.
- All handicap spaces shall be striped / marked in accordance with the handicap striping detail.
- All pavement indicated shall be standard duty bituminous pavement unless otherwise noted on plan. The pavement shall be constructed in accordance with the pavement section detail.
- All ramps shall have detectable truncated dome panels per A.D.A. and city standards and the detail sheet

NOTES

- Unless Otherwise Noted On The Plat, All Houses Minimum Finished Floor Elevation Shall Be A Minimum Of Twelve (12) Inches Above The Highest Curb Elevation In Front Of The Home/Building.
- Lot Developer/Builder shall be responsible for replacement in kind of any existing sidewalk or ADA Ramps damaged during construction.
- The Developer/Contractor will be responsible for all ADA Ramp construction and all common property sidewalk construction.
- Lot Developer/Builder shall be responsible for construction of sidewalks prior to Certificate of Occupancy, per City of Springdale Specifications and the American Disability Act, (5' green space BOC and 5' sidewalk on all street frontages).
- Interior Streets on 50-ft Dedicated R/W, 30-ft BOC, 3-inch HMA over 6-inch Class 7 base and 24-inch concrete Curb/Gutter.
- Corner lots shall be addressed and residences shall face front of lot not street side.
- USACE, David Rupe, have done a jurisdictional determination and concluded no wetland features exist on-site. (Refer to File SWL-2018-00232 dated November 2, 2018)
- Phase 1 consists of 115 Total Lots; 113 Buildable lots; and 2 Non-Buildable Lots A & B (Retention Pond Lots).
- Lot(s) A & B (Retention Pond Lots) will be owned and maintained by Developer or Property Owners Association in accordance with Covenants.

SITE NOTES:

- Regrade and furnish additional topsoil as required. Seed all areas disturbed by construction.
- Slope finished grades to ensure positive drainage
- General Contractor shall verify all existing conditions, grades and dimension on site and report all major discrepancies to Engineer immediately.
- Remove all items as noted. Protect all existing items to remain.
- All construction shall be in strict accordance with the current city standards and specifications.
- All costs associated with utility connections shown shall be included in Base Bid. Coordinate all issues with local utility company prior to bidding.
- Contractor shall construct all intersection handicap ramps into corner lots.
- Sign installation shall be the responsibility of the contractor unless otherwise specified by the City. Signage shall meet current reflectivity specifications. All sign posts will be on break-away bases. All signage shall conform to the latest MUTCD requirements.
- Contractor is responsible for striping installation. All pavement arrows, cross hatching, crosswalks and other pavement markings will be thermoplastic per City Standards and Specifications.
- All concrete and asphalt pavement, curb and gutter, aggregate base, etc shall be in accordance with the detail sheets and the city standards and specifications. Any changes must be approved by the City, the Owner and the Engineer.
- All saw-cut edges shall be a clean edge. Width of asphalt may vary: See plans. Dispose of all removed asphalt in accordance with local and state requirements for disposal. All new pavement surfaces shall conform to city specifications for smoothness.
- All dimension are to center of stripe(s), edge of pavement, face of building, or face of curb unless noted otherwise.
- Final "As-Built" plans of all improvements performed shall be provided to the city after completion of the entire project. As-Built plans must be provided before final approval and acceptance will be given by the City, and before the associated project bonds are released.
- Curb inlet and junction box top elevation shall be set by the street profile. If a conflict exists between the structure's top elevation and the street top-of-curb, the street shall govern. Contractor shall notify the engineer immediately if a conflict exists.

ALL WATER AND SEWER FACILITIES SHALL CONFORM TO THE CITY OF Springdale STANDARD WATER & SEWER SPECIFICATIONS MANUAL 2008 Council Approved - August 12, 2008 Ordinance – 2008-64 ADH Approved #67501 June 16, 2008

ALL PROPOSED SEWER MANHOLES MUST BE INSTALLED, TESTED AND ACCEPTED BEFORE THE PIPE IS CUT AWAY AND DIRECTED THROUGH THE PROPOSED SEWER ROUTE. THE OLD SECTION OF LINE CAN BE ABANDONED AFTER TESTING AND ACCEPTANCE

ALL RIM ELEVATIONS (SEWER MANHOLES AND STORM INLETS) ARE TO BE SET USING FINAL GRADING. IF THERE IS A DISCREPANCY BETWEEN THE FINAL GRADING AND POSTED RIMS, THE FINAL GRADING SHALL RULE. IF THERE IS A DISCREPANCY OF MORE THAN 3" THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.

DEMOLITION NOTES

- **Contractor shall be responsible for removal of the Existing Structures, Related Utilities, Paving, Underground Storage Tanks and any other existing improvements as noted. Contractor is to remove and dispose of all debris, rubbish, and other materials resulting from previous and current demolition operations. Disposal shall be in accordance with all Local, State and/or Federal Regulations Governing such operations.**
- **The General Contractor shall take all precautions necessary to avoid property damage to adjacent properties during the construction phases of this project. The contractor will be held solely responsible for any damages to the adjacent properties occurring during the construction phases of this project.**
- **The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. The contractor must call the appropriate utility company at least 48 hours prior to any excavation to request exact field location of utilities. It shall be the contractor's responsibility locate all existing utilities which conflict with the proposed improvements shown on the plans, whether shown or not shown at no additional cost to the owner.**
- **Contractor shall remove all buildings, pavement, curbs, trees (save and protect), light poles, utility poles and lines from the site up to the limits of construction or the property line unless otherwise noted. Contractor shall 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.**

MAINTENANCE:

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

1. **Inlet protection devices and barriers shall be repaired or replaced if they show signs of undermining, or deterioration.**
2. **All seeded areas shall be checked regularly to see that a good stand is maintained. Areas should be fertilized, watered, and reseeded as needed.**
3. **Silt fences shall be repaired to their original conditions if damaged. Sediment shall be removed from the silt fences when it reaches one-half the height of the silt fence.**
4. **The construction entrances shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing of the construction entrances as conditions demand.**
5. **The temporary parking and storage area shall be kept in good condition (suitable for parking and storage). This may require periodic top dressing of the temporary parking as conditions demand.**
6. **Outlet structures in the sedimentation basins shall be maintained in operational conditions at all times. Sediment shall be removed from sediment basins or traps when the design capacity has been reduced by 50%.**

TREES SHALL NOT BE PLANTED CLOSER THAN 5' FROM ELECTRIC, SEWER, OR WATER

ALL VALVES SHALL BE RESTRAINED TO THE TEE NEARBY

WATER AND SEWER SERVICES SHALL BE 3' FROM PROPERTY LINE

ALL FIRE HYDRANTS ARE SHOWN FOR VISUAL PURPOSES ONLY AND SHALL COMPLY WITH Springdale WATER AND SEWER SPECIFICATIONS

EROSION GENERAL NOTES

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

SEQUENCE OF CONSTRUCTION:

SWPPP Phase I:

1. **Pre-construction meeting.**
2. **Install stabilized construction exit(s) and concrete wash area(s).**
3. **Prepare temporary parking and storage area. Upon implementation and installation of the following areas:**
   a. **Trailer**
   b. **Parking & storage areas**
   c. **Lay down**
   d. **Porta potty**
   e. **Wheel wash &/or concrete washout**
   f. **Masons area**
   g. **Fuel and material storage containers**
   h. **Solid waste containers, etc.,**

   denote them on the site maps immediately and note any changes in the locations as they occur throughout the construction process.
4. **The following shall be shown on the erosion control site map upon implementation and installation:**
   a. **Construction trailer(s)**
   b. **Parking & storage areas**
   c. **Lay down**
   d. **Porta-potty**
   e. **Wheel wash &/or concrete washout**
   f. **Fuel and material storage containers**
   g. **Solid waste containers, etc.**
5. **Construct the silt fences on the site.**
6. **Contractor shall halt all ground disturbance activities and contact the civil engineer of record to perform inspection and certification of bmps. General contractor shall schedule and conduct storm water pre-construction meeting with engineer and all ground-disturbing contractors before proceeding with construction.**
7. **Construct the sediment basin(s) with outfall structure as shown on plan before any other construction activities are performed.**
8. **Clear and grub the site.**
9. **Start construction of building pad, structures, if any and RETENTION Pond Modifications.**
10. **Begin grading the site.**

SWPPP Phase II

1. **Temporarily seed denuded areas.**
2. **Install utilities, underdrains, storm sewers, curbs and gutters.**
3. **Install rip rap around outlet structures where noted on plans.**
4. **Install inlet protection around all storm sewer structures.**
5. **Prepare site for paving.**
6. **Pave site.**
7. **Install inlet protection devices.**
8. **Complete grading and install permanent seeding and planting.**
9. **Remove all temporary erosion and sediment control devices (only if site is stabilized).**

GRADING NOTES:

PRE-CONSTRUCTION:

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

GENERAL:

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

STORM SYSTEM:

- **All drainage structures under paved areas and / or areas expecting heavy duty traffic loading shall be designed to meet AASHTO Heavy Duty (H20) traffic loading.**
- **Storm pipe / box shall be bedded in accordance with the bedding detail and in accordance with the specifications of ASTM D2321 (latest edition available at http://www.ASTM.org).**
- **Storm system is measured from the center of the box and from the end of the flared end sections.**
- **Drainage structures shall be constructed so that the appropriate section of the box, such as the gutter for curb inlets, the grate for drop inlets, is at an elevation that will allow for the maximum drainage into the box in accordance with proposed grades and spot elevation shown on the plan. The contractor shall notify the engineer of record in the event of a discrepancy.**
- **All drainage structures located within the State or Local Right of Way shall be constructed in accordance with the specifications and details of the Appropriate Governing Agency.**
- **Contractor shall match top of proposed storm sewer manhole to proposed grade. If a discrepancy occurs between the proposed grade and proposed structure tops, the grading shall govern. If the discrepancy is more than 4 inches the contractor shall contact the Engineer of Record.**
- **Contractor shall not construct curb inlet tops or junction box tops until street grading achieves final subgrade elevation.**
- **Where HDPE is chosen to replace RCP, follow manufacturer's installation details.**

GRADING NOTES:

POST-CONSTRUCTION:

- **Contractor shall scarify any area to receive top soil to a min. depth of 3".**
- **All unpaved disturbed areas shall be gradad smooth and receive a minimum of 4" of topsoil. The area shall be seeded and / or sodded in accordance with the landscape plan. The area shall be watered until a hardy cover of grass has been established and 70% of the site has been stabilized in accordance with ADEQ'S Construction General Permit (ARR150000).**
- **Once the site has reached final stabilization in accordance to the requirements set forth in adeq's construction general permit, the contractor shall file a notice of termination.**
- **Sod is required for entire RETENTION/DETENTION Pond areas.**
- **HDPE refers to High Density Polyethylene "PE" type corrugated (exterior) drainage pipe.**
- **HDPP refers to High Density Polyethylene "PP" type (High Performance) double walled corrugated (exterior) drainage pipe.**

All Erosion and Sedimentation Control Devices on-site shall be maintained by contractor until permanent vegetation is established.

UTILITY NOTES:

GENERAL:

- **The contractor shall contact "One-Call" and / or the appropriate utility company a minimum of 48 hours prior to excavation in areas of existing utilities. The contractor is responsible for any damage to underground utility lines and shall make every effort necessary to coordinate with the appropriate utility company for repair of the utility.**
- **A minimum of 48 hours prior to start of construction / installation of any utilities, the contractor shall be responsible for contacting the local municipality / governing agency or utility to schedule a pre-construction meeting as required by said municipality / agency / utility. No work shall occur on the site prior to the pre-construction meeting. contractor shall also be responsible for obtaining any necessary state / local permits for construction.**
- **Water and Sanitary lines shall have a minimum of 18" vertical separation and 10'-0" of horizontal separation from each other.**
- **All water and sewer force main 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 BEUD Utilities for making the hot taps. BEUD Utilities does all hot taps on our system.**
- **ALL valves and fire hydrants MUST be installed at finished grade. NO valves within the sidewalks.**
- **All meter cans must be 3" above finished grade. This is finished grade when home is built.**
- **Street side manhole rim elevations shall to be 4" above the proposed final grade and offsite or non street side manhole top rim elevations shall be 12" above proposed final grade.**

SANITARY SEWER NOTES:

- **All sanitary sewer lines shall have 36" min. cover above top of pipe.**
- **All sanitary sewer lines shall be bedded in accordance with city standards and bedding detail, see detail sheet(s).**
- **Sanitary sewer manholes located in grass area / non-paved area shall be constructed so that the rim is six (6) inches above proposed highest point of closest adjacent grade. In the event this can not be achieved then the manhole cover shall be water tight.**
- **Contractor shall match top of proposed sanitary sewer manhole to proposed grade. if a discrepancy occurs between the proposed grade and proposed structure tops, the grading shall govern.**

WATER NOTES:

- **All water lines shall have 48" min. cover above top of pipe.**
- **All water lines shall be bedded in accordance with city standards and bedding detail, see detail sheet(s).**
- **All water lines shall be hydrostatically tested and disinfected in accordance with city standards and with a city inspector present.**
- **All fire hydrants shall have a city approved gate valve restrained to the hydrant.**
- **Any cleanouts, valve boxes, and meter boxes in the pavement area shall be installed with a concrete apron in accordance with the detail sheet.**
- **All waterline appurtenances with access above-ground (valves, meters, etc) shall be placed outside of paving and future sidewalk areas. If these locations are not feasible, contact the Engineer prior to installation.**

THIS PLAN INCLUDES A REHABILITATION OF AN EXISTING ROAD, AS WELL AS TIE-INS TO EXISTING ROAD STRUCTURES ON THE NORTH AND EAST BOUNDARY OF THE SITE. EVERY EFFORT HAS BEEN MADE BY THE ENGINEER TO LOCATE THE EXISTING UTILITIES AND SHOW THEM WITHIN THIS PLAN SET. THE CONTRACTOR SHALL EXECUTE A ONE CALL ADJACENT TO THE REHABILITATION OF THE EXISTING ROADS AND NOTIFY THE ENGINEER OF RECORD OF ANY CONFLICTING UTILITIES OR CONFLICTS WITH GRADING WITH THE DESIGN SHOWN HEREIN, PRIOR TO INSTALLATION OF STORM DRAIN FACILITIES, CURB, NOTCH AND WIDENING, OR BEFORE TIE-INS TO EXISTING SANITARY SEWER OR WATER FACILITIES.

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

ALL WATERLINE APPURTENANCES (HYDRANTS, VALVE BOXES, ARV BOXES, METERS, ETC) SHALL BE SET ACCORDING TO HEIGHTS RELATIVE TO FINISHED GRADE. DO NOT SET ANY WATERLINE APPURTENANCES WITHOUT VERIFYING TOP BACK-OF-CURB ELEVATIONS FIRST

ALL WATERLINE APPURTENANCES (HYDRANTS, VALVE BOXES, ARV BOXES, METERS, ETC), SEWER SERVICES & ELECTRIC FACILITIES SHALL BE IN-STALLED ACCORDING TO SPECIFICATIONS DEFINED BY THE GOVERNING UTILITY, AS THIS PORTION OF THE PLANS ARE NOT TO-SCALE.

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11426 PHILLIP R. SWOPE 10/20/2022

ALL GENERAL NOTES

SECOND NATURE LANDSCAPE

LARGE SCALE DEVELOPMENT
WILLIAM KIMBROUGH
211 E. HWY 264
SPRINGDALE, AR

NO.	DATE	REVISION
1	10/20/2022	FIRST SUBMITTAL
2	08/10/2022	PRE-APP SUBMISSION
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SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

DRAWN BY: PAUL
JOB NUMBER: ----
SUBMITTAL DATE: 10/20/2022
CITY NUMBER: ####
DRAWING NAME: 21-196PR.DWG
SHEET NUMBER: C1.1

R:_SWOPE\21-196 SECOND NATURE LANDSCAPE\CIVIL DRAWINGS\21-196PR.DWG - PLOTTED ON 10/20/2022 8:11:46 PM @ A SCALE OF 1:1 TO _AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 BY PAUL SIMS

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.

NOTE: "A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT."

NOTE: "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."

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

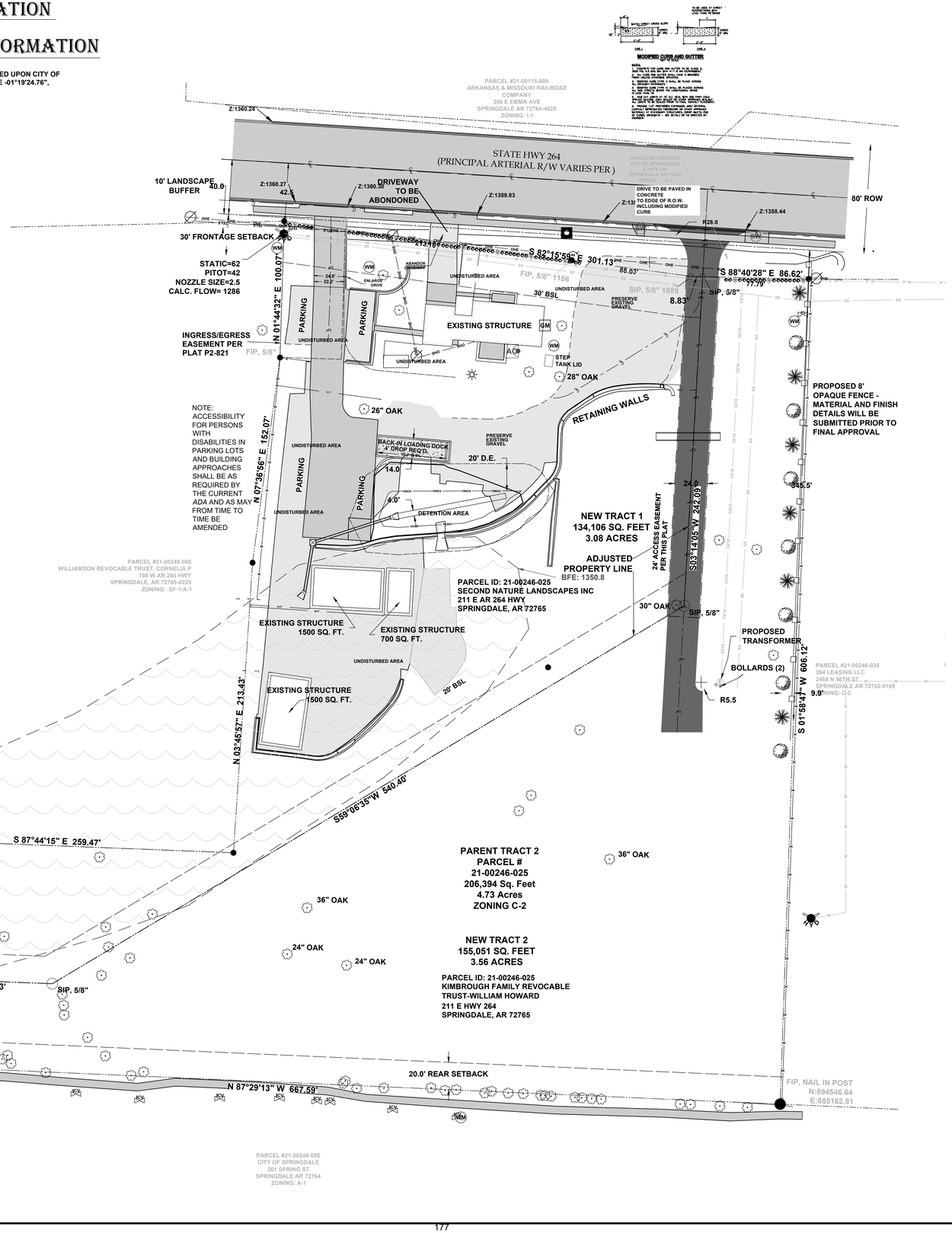
HATCHES

- FLOOD ZONE
- CONCRETE
- POND

EXISTING	PROPOSED
ASPHALT	ASPHALT
GRAVEL	GRAVEL

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW

GRAPHIC SCALE
0 60' 120'
1 inch = 60 feet



FLOOD INFORMATION

This property does not lie in Zone 'A/AE' (Special Flood Hazard Areas Inundated by 100-year Flood) as determined from the F.I.R.M. maps of Benton County, Arkansas, and Incorporated Areas, Map Number O5007C0235K, Effective Date September 28, 2007.

PROJECT ENGINEER/SURVEYOR

Phil Swope, P.E.
Swope Engineering
7 Halsted Circle, Suite 210
Rogers, Arkansas 72756
479.685.8399 office

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE
10-31-22

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

NOTE: ACCESSIBILITY FOR PERSONS WITH DISABILITIES IN PARKING LOTS AND BUILDING APPROACHES SHALL BE AS REQUIRED BY THE CURRENT *ADA* AND AS MAY FROM TIME TO TIME BE AMENDED.

SITE AREA	
GROSS AREA	4.73 ACRES
NET AREA	4.73 ACRES

SITE PLAN

SECOND NATURE LANDSCAPE

LARGE SCALE DEVELOPMENT
WILLIAM KIMBROUGH
211 E. HWY 264
SPRINGDALE, AR

NO.	DATE	REVISION
1	06/03/2022	FIRST SUBMITTAL
2	06/10/2022	PRE-APP SUBMITTAL
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SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

DRAWN BY: TAYLOR	JOB NUMBER: 21-186
SUBMITTAL DATE: 06/03/2022	CITY NUMBER: ####
DRAWING NAME: 21-196PR.DWG	
SHEET NUMBER: C2.0	

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EROSION CONTROL LEGEND

Feature Lines

- SF SF — SILT FENCE
- STOCKPILE/STAGING AREA
- LIMITS OF DISTRUBANCE
- TEMPORARY CONSTRUCTION ENTRANCE
- MAJOR CONTOUR
- MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

SYMBOLS	HATCHES
INLET PROTECTION	ASPHALT
ROCK CHECK DAM	CONCRETE
SLOPE ARROW	FLOOD ZONE
TEMPORARY CONSTRUCTION ENTRANCE	GRAVEL
WATTLE	POND

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW

GRAPHIC SCALE

0 60' 120'

1 inch = 60 feet



STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE
10/20/22

EROSION CONTROL/DEMO PLAN

SECOND NATURE LANDSCAPING

LARGE SCALE DEVELOPMENT
WILLIAM KIMBROUGH
211 E. HWY 264
SPRINGDALE, AR

NO.	DATE	REVISION
1	10/20/2022	FIRST SUBMITTAL
2	08/10/2022	PRE-APP SUBMITTAL
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SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

DRAWN BY: PAUL	JOB NUMBER: 21-196
SUBMITTAL DATE: 10/20/2022	CITY NUMBER: ####
DRAWING NAME: 21-196PR.DWG	
SHEET NUMBER: C3.0	

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EROSION CONTROL LEGEND

Feature Lines

- SF SF — SILT FENCE
- STOCKPILE/STAGING AREA
- LIMITS OF DISTRUBANCE
- TEMPORARY CONSTRUCTION ENTRANCE
- MAJOR CONTOUR
- MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

SYMBOLS	HATCHES
INLET PROTECTION	ASPHALT
ROCK CHECK DAM	CONCRETE
SLOPE ARROW	FLOOD ZONE
TEMPORARY CONSTRUCTION ENTRANCE	GRAVEL
WATTLE	POND

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW

GRAPHIC SCALE
0 60' 120'
1 inch = 60 feet



STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE
10/20/22

EROSION CONTROL/GRADING PLAN

SECOND NATURE LANDSCAPING

LARGE SCALE DEVELOPMENT
WILLIAM KIMBROUGH
211 E. HWY 264
SPRINGDALE, AR

NO.	DATE	REVISION
1	10/20/2022	FIRST SUBMITTAL
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SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

DRAWN BY: PAUL	JOB NUMBER: 21-196
SUBMITTAL DATE: 10/20/2022	CITY NUMBER: ####
DRAWING NAME: 21-196PR.DWG	
SHEET NUMBER: C3.1	

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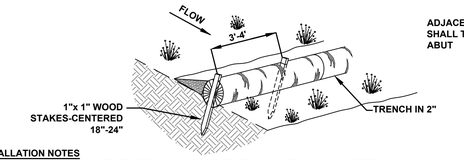
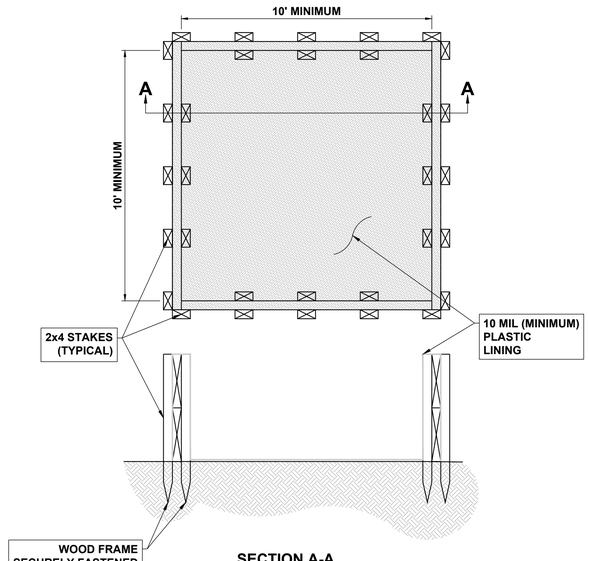


ADJACENT ROLLS SHALL TIGHTLY ABUT

INSTALLATION NOTES

1. WATTLES SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.
2. NOT FOR USE IN CONCENTRATED FLOW AREAS.
3. THE WATTLES SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF TWO (2) INCHES.
4. WATTLES SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
5. ON SLOPES, WATTLES SHOULD BE INSTALLED ON CONTOUR WITH A SLIGHT UPWARD CURVE AT THE END OF THE ROW IN ORDER TO CREATE PONDING.
6. RUNNING LENGTHS OF WATTLES SHOULD BE ABUTTED FIRMLY TO ENSURE NO LEAKAGE AT THE ABUTMENTS.
7. WHEN INSTALLING RUNNING LENGTHS OF WATTLES, BUTT THE SECOND WATTLE TIGHTLY AGAINST THE FIRST, DO NOT OVERLAP THE ENDS. STAKE THE WATTLES AT EACH END AND FOUR FOOT ON CENTER.
8. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE. LEAVING 2 - 3 INCHES OF THE STAKE PROTRUDING ABOVE THE WATTLE. WHEN INSTALLING WATTLES ON SLOPES, DRIVE THE STAKES PERPENDICULAR TO THE SLOPE.
9. DRIVE THE FIRST END STAKE OF THE SECOND WATTLE AT AN ANGLE TOWARD THE FIRST WATTLE IN ORDER TO HELP ABUT THEM TIGHTLY TOGETHER.
10. STAKING: THE CITY RECOMMENDS USING WOOD STAKES TO SECURE THE WATTLES. 1/2" TO 5/8" REBAR IS ALSO ACCEPTABLE WITH A SAFETY CAP.. BE SURE TO USE A STAKE THAT IS LONG ENOUGH TO PROTRUDE SEVERAL INCHES ABOVE THE WATTLE.
11. THE CONTRACTOR SHALL INSPECT WATTLES EVERY TWO WEEKS AND AFTER ANY SIGNIFICANT STORM EVENT AND MAKE REPAIRS OR REMOVE SEDIMENT ACCUMULATED BEHIND WATTLE AS NECESSARY.
12. SEDIMENT ACCUMULATED BEHIND WATTLE SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE HALF THE DIAMETER OF THE WATTLE.
13. WATTLES SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND IS ACCEPTED BY THE CITY.

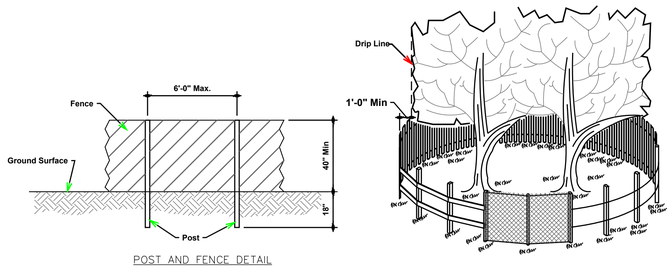
WATTLE DETAIL
N.T.S.



SECTION A-A
NTS

Concrete Washout

NTS



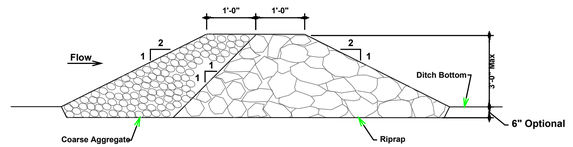
POST AND FENCE DETAIL

SIDE VIEW

NOTES:
1. The fence shall be located a minimum of 1 foot outside the drip line of the tree to be saved and in no case closer than 5 feet to the trunk of any tree.
2. Fence posts shall be either standard steel posts or wood posts with a minumum cross sectional area of 3.0 sq. in.
3. The fence may be either 40" high snow fence, 40" plastic web fencing or any other material as approved by the engineer/inspector.

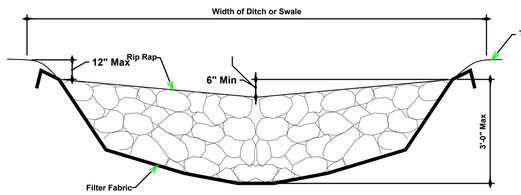
Tree Protection Fencing

Not to Scale



PROFILE

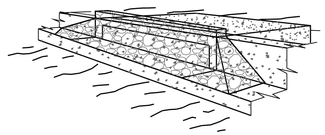
NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table 1 or 2, Class I, II, or IV and shall be placed over the cleared area prior to the placing of rock.
2. Coarse aggregate and riprap shall be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
3. For added stability, the base of the dam may be keyed 6 inches into the soil.
4. See plans for spacing of dams and H dimensions.
5. Maximum drainage area to each dam is 10 acres.

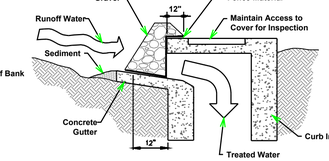


CROSS SECTION
CENTERLINE LOOKING DOWNSTREAM

Rock Check Dam

Not to Scale





SPECIFIC APPLICATION

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

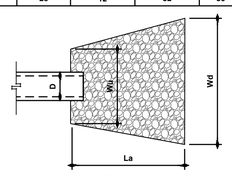
* GRAVEL SHALL BE 2"-3" CLEAN STONE

Gravel Curb Inlet Sediment Filter

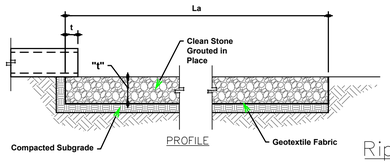
Not to Scale

TABLE 1 - Rock Outlet Protection Apron Dimensions

Culver Size D, (inches)	Rock Size d_{50}, (inches)	Apron Length La, (feet)	Upstream Width Wu, (feet)	Downstream Width Wd, (feet)	Thickness t, (inches)	Rock Qty. (tons)
12	6	12	3	13	18	15
18	9	16	4.5	18	24	20
21	9	18	5	20	24	35
24	9	20	6	22	24	60
30	9	22	7.5	24	24	75
36	12	24	9	27	30	120
42	18	26	10.5	30	36	180
48	18	28	12	32	36	215



PLAN VIEW



PROFILE

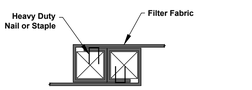
Rip Rap

Not to Scale

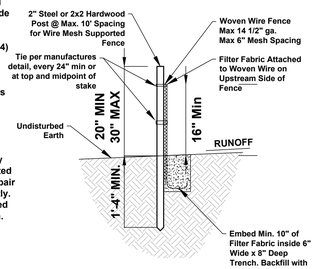
NOTES:
1. Apron length: Apron length (La) shall be determined from Table 1.
2. Apron width: The apron width is based on the diameter of the discharge pipe, (D). The apron width will be 3D at the upstream end (Wu), and the downstream width (Wd) will be equal to (D + La).
   A. Alignment: The apron shall be located so that there are no bends in the horizontal alignment. The apron should be level over its length, and the elevation of the downstream end of the apron must be the same as the elevation of the receiving channel or adjacent ground.
   B. Thickness: The required apron thickness is shown in Table 1.
   C. Gabions: When a gabion mattress is used it shall be made of double twisted galvanized steel wire. Gabions shall be fabricated in such a manner that the sides, ends, and lid can be assembled at the construction site into mats a minimum of 12 inches thick.
3. Materials: Outlet protection may be done using rock riprap or gabion mattresses to construct the apron. The rock shall consist of field stone or rough unhewn quarry stone. The stone shall be hard and angular and of a quality that will not disintegrate on exposure to water or weathering. Broken concrete may be used provided it does not have any exposed steel or reinforcing bars, and that it is broken into blocky pieces such that the largest dimension of each piece is no more than 3 times the smallest dimension. The required rock size is shown in Tables 1 and 2. A geotextile (filter fabric) shall be placed between the apron and the underlying soil to prevent soil migration through the riprap.

TABLE 2 - Rock Gradation

Gabion Rock	6" d_{50}	9" d_{50}	12" d_{50}	15"d_{50}	rocks smaller than size shown
18	9	16	4.5	18	24
21	9	18	5	20	24
24	9	20	6	22	24
30	9	22	7.5	24	24
36	12	24	9	27	30
42	18	26	10.5	30	36
48	18	28	12	32	36

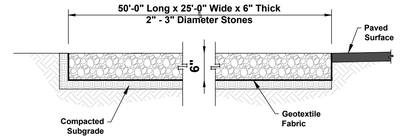


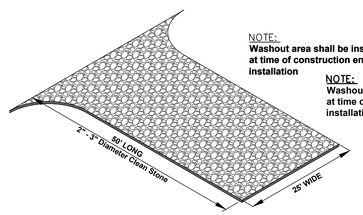
Notes and Specifications:
1. Posts shall be a minimum length of thirty-six (36) inches constructed of either of the following materials: Steel "T" or "U" type, or 2" x 2" hardwood.
2. Woven Wire used as additional fence support shall be Minimum 14.5 gauge with six (6) inch Maximum Mesh Spacing.
3. Woven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



Silt Fence (ER-SF)

Scale: As Noted





NOTE:
Washout area shall be installed at time of construction entrance installation

NOTE:
Washout area shall be installed at time of construction entrance installation

SCALE: 1/16"=1'-0"

Construction Entrance

Not to Scale

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE
10-20-22

EROSION CONTROL DETAILS

SECOND NATURE LANDSCAPE

LARGE SCALE DEVELOPMENT
WILLIAM KIMBROUGH
211 E HWY 264
SPRINGDALE, ARKANSAS

NO.	DATE	REVISION
1	10/20/2022	FIRST SUBMITTAL
2	07/05/2022	2ND SUBMITTAL
-	----------	----------
	----------	----------

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

DRAWN BY: PAUL
JOB NUMBER:
SUBMITTAL DATE: 10/20/2022
CITY NUMBER: ?
DRAWING NAME: 21-196PR.DWG
SHEET NUMBER: C3.2

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EROSION CONTROL LEGEND

Feature Lines

- SF SF — SILT FENCE
- STOCKPILE/STAGING AREA
- LIMITS OF DISTRUBANCE
- TEMPORARY CONSTRUCTION ENTRANCE
- MAJOR CONTOUR
- MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

SYMBOLS	HATCHES
INLET PROTECTION	ASPHALT
ROCK CHECK DAM	CONCRETE
SLOPE ARROW	FLOOD ZONE
TEMPORARY CONSTRUCTION ENTRANCE	GRAVEL
WATTLE	POND

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW

GRAPHIC SCALE

0 60' 120'

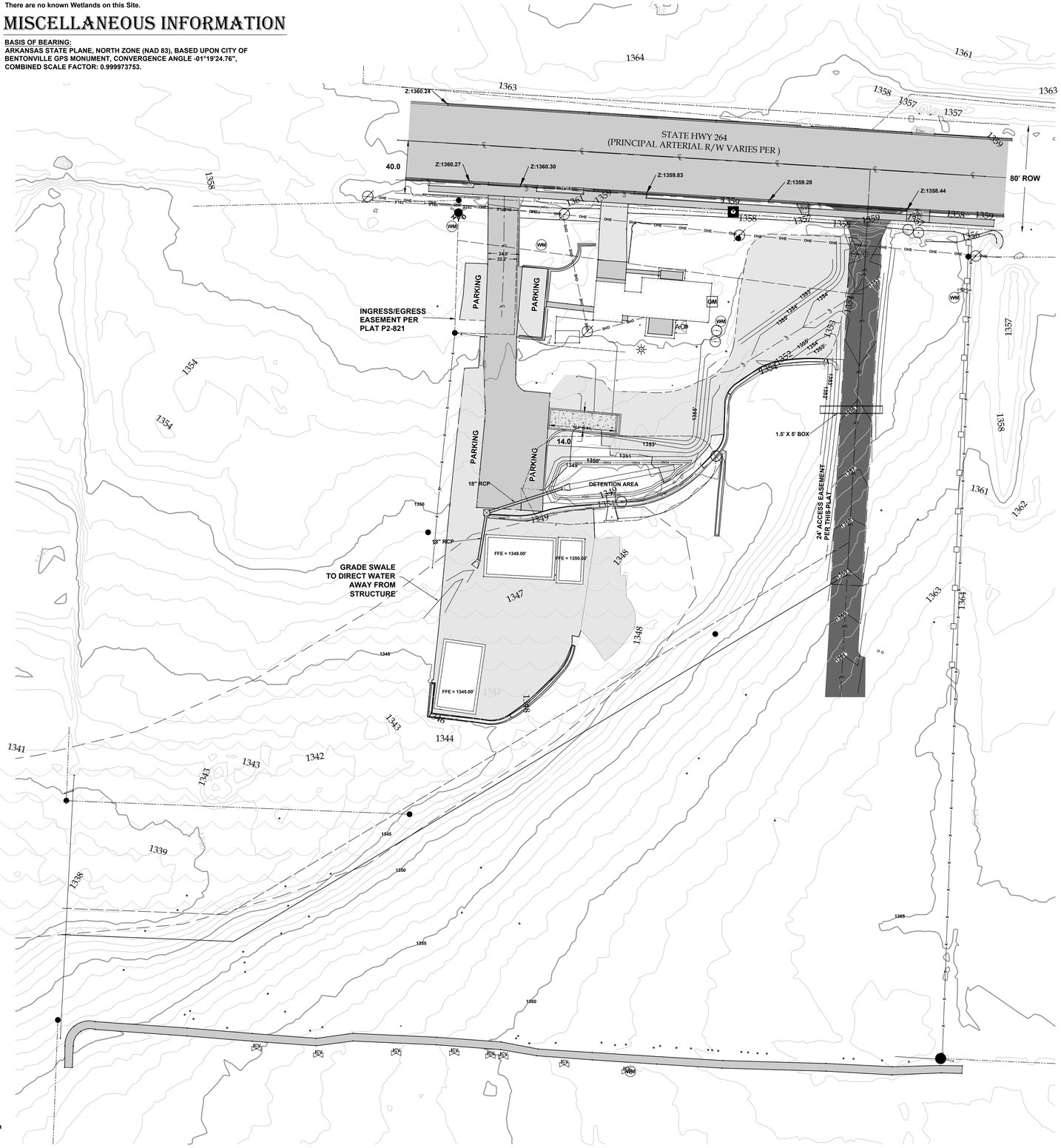
1 inch = 60 feet

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.


STATE HWY 264
(PRINCIPAL ARTERIAL R/W VARIES PER)
80' ROW
Z:1360.24
Z:1360.27
Z:1360.30
Z:1359.83
Z:1359.28
Z:1358.44
40.0
INGRESS/EGRESS EASEMENT PER PLAT P2-821
PARKING
PARKING
PARKING
PARKING
14.0
24'
22'
1.5' X 5' BOX
18" RCP
DETENTION AREA
24' ACCESS EASEMENT PER THIS PLAT
58" RCP
FFE = 1349.00'
FFE = 1350.00'
FFE = 1345.00'
GRADE SWALE TO DIRECT WATER AWAY FROM STRUCTURE
1.5' X 5' BOX
1.5' X 5' BOX
1.5' X 5' BOX

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.

UTILITY PLAN 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

UTILITY LINES

- WATER LINE
- OVERHEAD POWER LINE
- SEWER LINE
- FLOW LINE
- GAS LINE
- FIBER OPTIC
- TELEPHONE LINE

UTILITY SYMBOLS

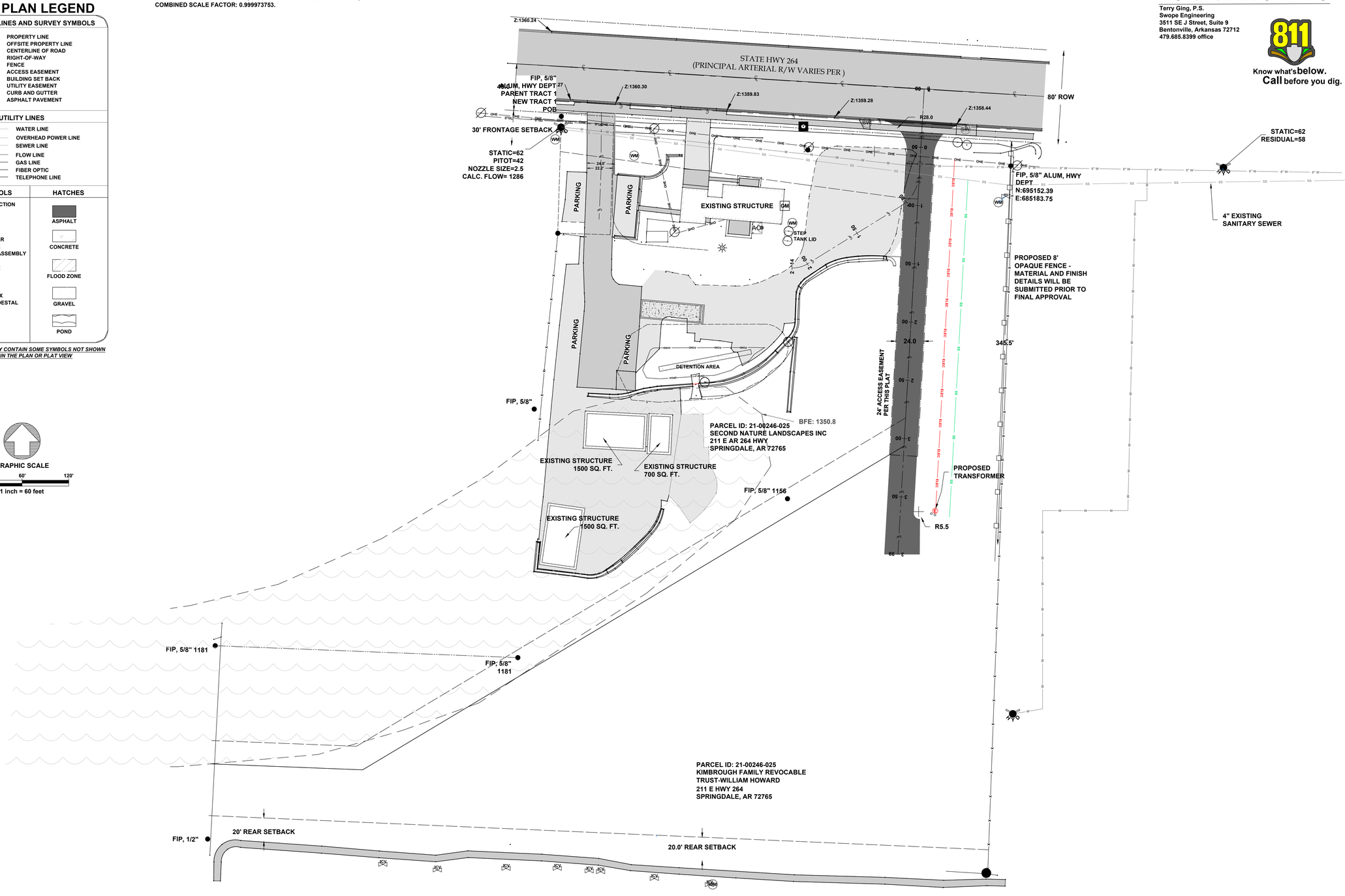
- FLARED END SECTION
- CURB INLET
- AREA INLET
- JUNCTION BOX
- GRATE INLET
- SANITARY SEWER
- SEWER SERVICE
- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- WATER SERVICE
- WATER METER
- POWER POLE
- LIGHT
- ELECTRICAL BOX
- TELEPHONE PEDESTAL
- GAS METER

HATCHES

- ASPHALT
- CONCRETE
- FLOOD ZONE
- GRAVEL
- POND

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW

GRAPHIC SCALE
0 60' 120'
1 inch = 60 feet



FLOOD INFORMATION

This property does not lie in Zone 'A/AE' (Special Flood Hazard Areas Inundated by 100-year Flood) as determined from the F.I.R.M. maps of Benton County, Arkansas, and Incorporated Areas, Map Number O5007C0235K, Effective Date September 28, 2007.

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

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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILIP R. SWOPE
10/20/2022

UTILITY PLAN
SECOND NATURE LANDSCAPE
LARGE SCALE DEVELOPMENT
WILLIAM KIMBROUGH
211 E. HWY 264
SPRINGDALE, AR

NO.	DATE	REVISION
1	10/20/2022	FIRST SUBMITTAL
2	08/10/2022	PRE-APP SUBMITTAL
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Civil Engineering and Land Surveying
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DRAWN BY: PAUL
JOB NUMBER: ----
SUBMITTAL DATE: 10/20/2022
CITY NUMBER: ####
DRAWING NAME: 21-196PR.DWG
SHEET NUMBER: C5.0

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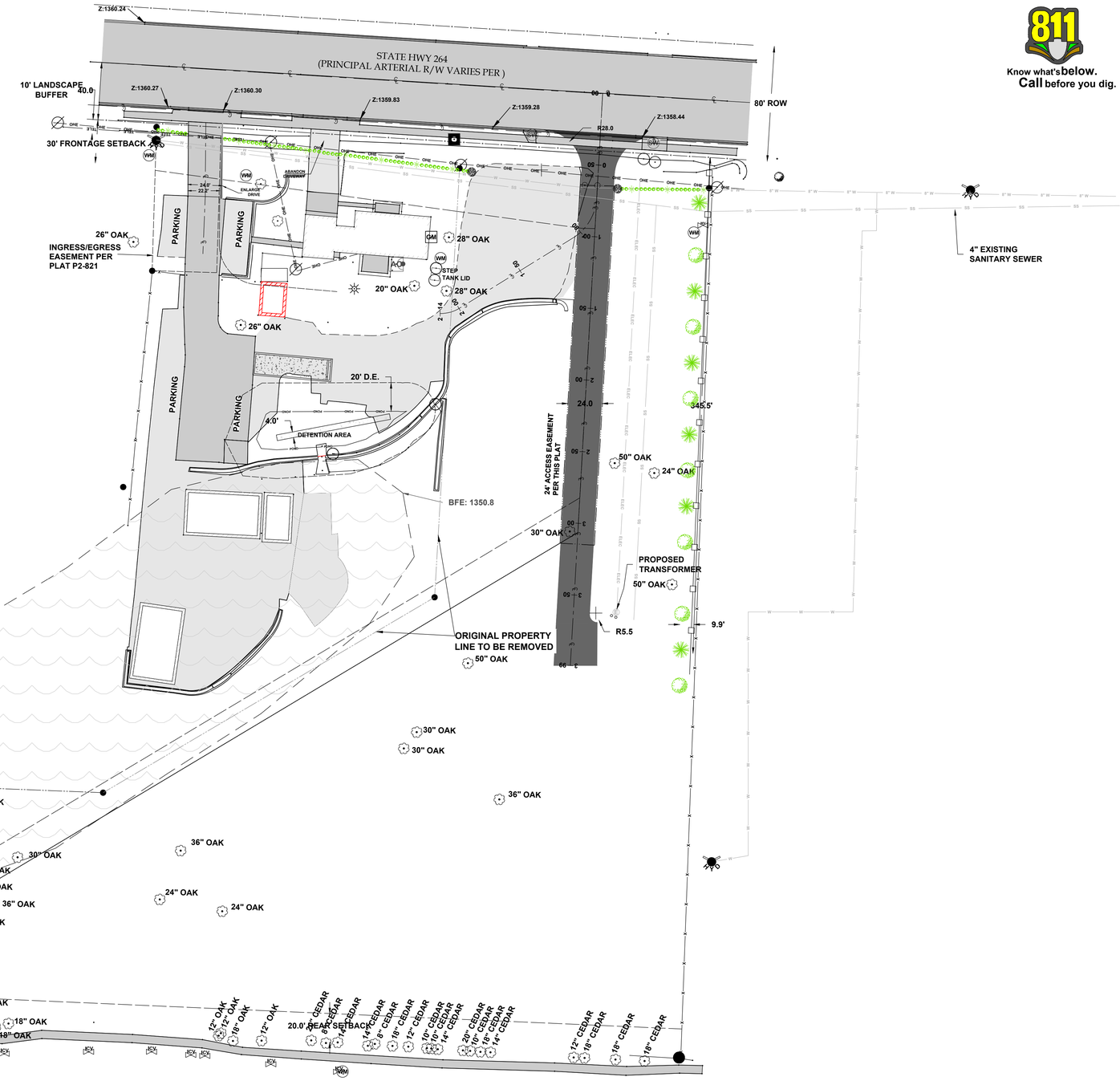
LANDSCAPE LEGEND:						
	QTY	BOTANICAL	COMMON NAME	SIZE	TYPE	MATURE HEIGHT
LARGE TREES:						
	10	Acer Rubrum	October Glory	2-3" caliper	Shade	35'-45'
CONIFERS:						
	0	Thuja Occidentalis Emera	Emerald Arborvitae	6-7" B&B	Evergreen	15'
SMALL TREES:						
	2	Cornus florida	Cherokee Princess	2-3" caliper	Ornamental	15'-20'
SHRUBS:						
	68	Buxus sinica var. insularis 'Wintergreen'	Boxwood	#7	Ornamental	4'-6'
	6	ACER PLATANOIDES	NORWAY MAPLE	2-3" CALIPER	PERIMETER	40'-60'
	7	PICEA ABIES	NORWAY SPRUCE	2-3 CALIPER	PERIMETER	40'-60'

NOTE: LANDSCAPING SHALL BE GUARANTEED FOR TWO YEARS

LANDSCAPING REQUIRMENTS
STREET LANDSCAPING REQUIRMENTS
REQUIRED: 7 SHRUBS / 1 LARGE TREE PER 25' OF FRONTAGE
386'-30'-30'=326' * 7 SHRUBS / 25' = 91 SHRUBS
PROVIDED: 114 SHRUBS
386'-30'-30'=326' * 1 LARGE TREE / 25' = 14 LARGE TREES
PROVIDED: 14 LARGE TREES
REQUIRED:
PROVIDED:
LANDSCAPE PERIMETER BUFFER
COMMERCIAL BOUNDARY: 1 TREE PER 25 FEET OF LOT LINES
PROVIDED: 1 TREE PER 25 FEET OF LOT LINES ON EAST EDGE



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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE
10/20/22

LANDSCAPE PLAN

SECOND NATURE LANDSCAPE

LARGE SCALE DEVELOPMENT
WILLIAM KIMBROUGH
211 E HWY 264
SPRINGDALE, ARKANSAS

NO.	DATE	REVISION
1	10/20/2022	FIRST SUBMITTAL
2	08/10/2022	PRE-APP SUBMITTAL
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SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

DRAWN BY: PAUL	JOB NUMBER: ----
SUBMITTAL DATE: 10/20/2022	CITY NUMBER: ####
DRAWING NAME: 21-196PR.DWG	
SHEET NUMBER: C6.0	

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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
- SANITARY SEWER
- SEWER SERVICE
- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- WATER SERVICE
- WATER METER
- POWER POLE
- LIGHT
- ELECTRICAL BOX
- TELEPHONE PEDESTAL
- GAS METER

HATCHES

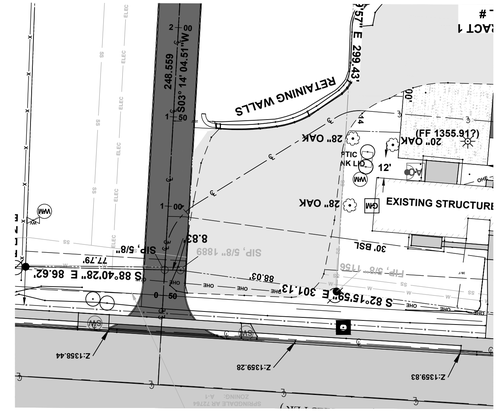
- FLOOD ZONE
- CONCRETE
- POND

EXISTING	PROPOSED
ASPHALT	ASPHALT
GRAVEL	GRAVEL

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW



GRAPHIC SCALE
0 60' 120'
1 inch = 60 feet



GRAPHIC SCALE
0 60' 120'
1 inch = 60 feet

PROJECT ENGINEER

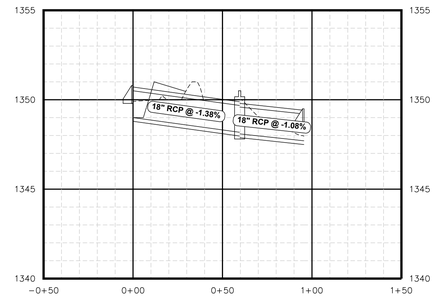
Phil Swope, P.E.
Swope Engineering
7 Halsted Circle, Suite 210
Rogers, Arkansas 72756
479.685.8399 office

PROJECT SURVEYOR

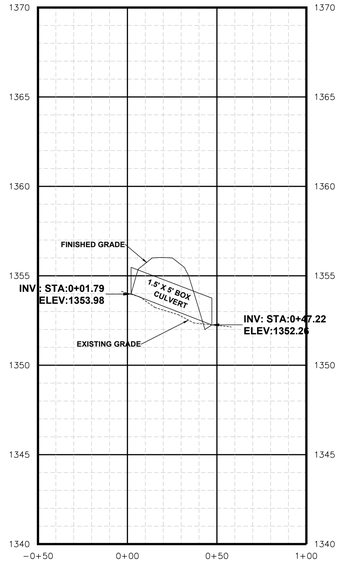
Terry Ging, P.S.
Swope Engineering
3511 SE J Street, Suite 9
Bentonville, Arkansas 72712
479.685.8399 office

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

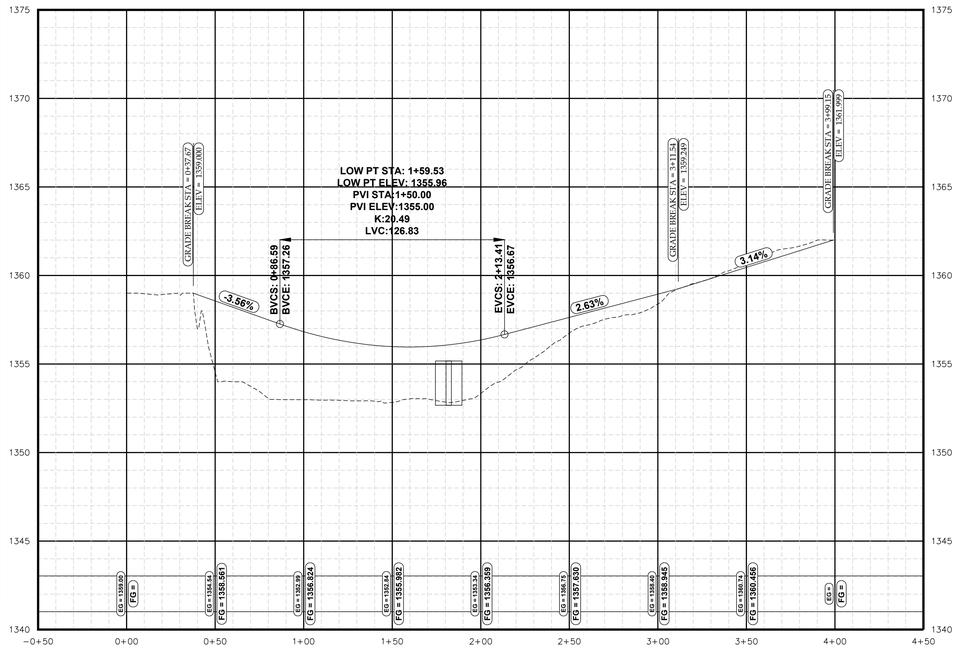
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE
10/20/22



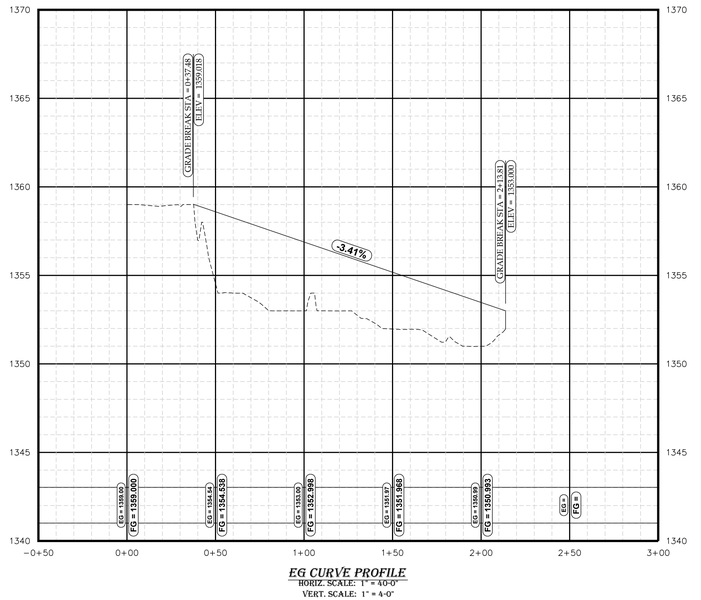
POND OUTFALL PROFILE
HORIZ. SCALE: 1" = 40'-0"
VERT. SCALE: 1" = 4'-0"



BOX CULVERT PROFILE
HORIZ. SCALE: 1" = 40'-0"
VERT. SCALE: 1" = 4'-0"



CENTERLINE PROFILE
HORIZ. SCALE: 1" = 40'-0"
VERT. SCALE: 1" = 4'-0"



EG CURVE PROFILE
HORIZ. SCALE: 1" = 40'-0"
VERT. SCALE: 1" = 4'-0"

ROAD PROFILE
SECOND NATURE LANDSCAPE

LARGE SCALE DEVELOPMENT
WILLIAM KIMBROUGH
211 E. HWY 264
SPRINGDALE, AR

NO.	DATE	REVISION
1	10/20/2022	FIRST SUBMITTAL
2	08/10/2022	PRE-APP SUBMISSION
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SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopengineering.com

DRAWN BY: PAUL	JOB NUMBER: ----
SUBMITTAL DATE: 10/20/2022	CITY NUMBER: ####
DRAWING NAME: 21-196PR.DWG	
SHEET NUMBER: C7.0	

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Adjacent Property Owners to parcel# 21-00246-025

21-00246-031
SECOND NATURE LANDSCAPES INC
144 ABBEY LN
FAYETTEVILLE AR 72703-8442

21-00246-020
264 LEASING LLC
2468 N 56TH ST
SPRINGDALE AR 72762-0169

21-00246-030
ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK AR 72203

21-00246-024
ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK AR 72203

21-00246-050
CITY OF SPRINGDALE
201 SPRING ST
SPRINGDALE AR 72764



9.29.2022

Adjacent Property Owners to parcel# 21-00246-031

21-00246-036
BETHEL CHURCH OF THE NAZARENE INC
153 E AR 264 HWY
SPRINGDALE AR 72765-0225

21-00246-025
KIMBROUGH, WILLIAM HOWARD TRUSTEE
144 ABBEY LN
FAYETTEVILLE AR 72703

21-00246-030
ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK AR 72203

21-00246-040
ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK AR 72203



SPRINGDALE™
WE'RE MAKING IT HAPPEN

Application for Variance – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via planningapplications@springdalear.gov.

STAFF USE ONLY

Date Application Submitted: October 12, 2022

Date Accepted as Complete: October 21, 2022 Project Number: B22-106

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: Swope Engineering - Phil Swope	Name: William Kimbrough
E-mail: phil@civilfirst.com	E-mail: whkimbrough@cox.net; william@secondnaturenwa.com
Address: 7 Halsted Circle, Suite 210 Rogers, AR 72756	Address: 211 E Hwy 264 Springdale, AR 72764
Phone: 479-877-7388	Phone: 479-530-9191
Site/ Location: 211 E Hwy 264	Current Zoning District: C-2
Assessor's Parcel Number(s): 21-00246-031, 21-00246-025	Rezone required: No
	Total Acreage: 6.64

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)

Asking to waive paving to keep existing gravel for eastern parking and drive area (no checked item)

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

At this time we aren't proposing new operations of the facility

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

It will all be paved and buildings would be renovated at the time new buildings would be built

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

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

APPLICANT SIGNATURE(S) _____

DATE: 10.18.2022

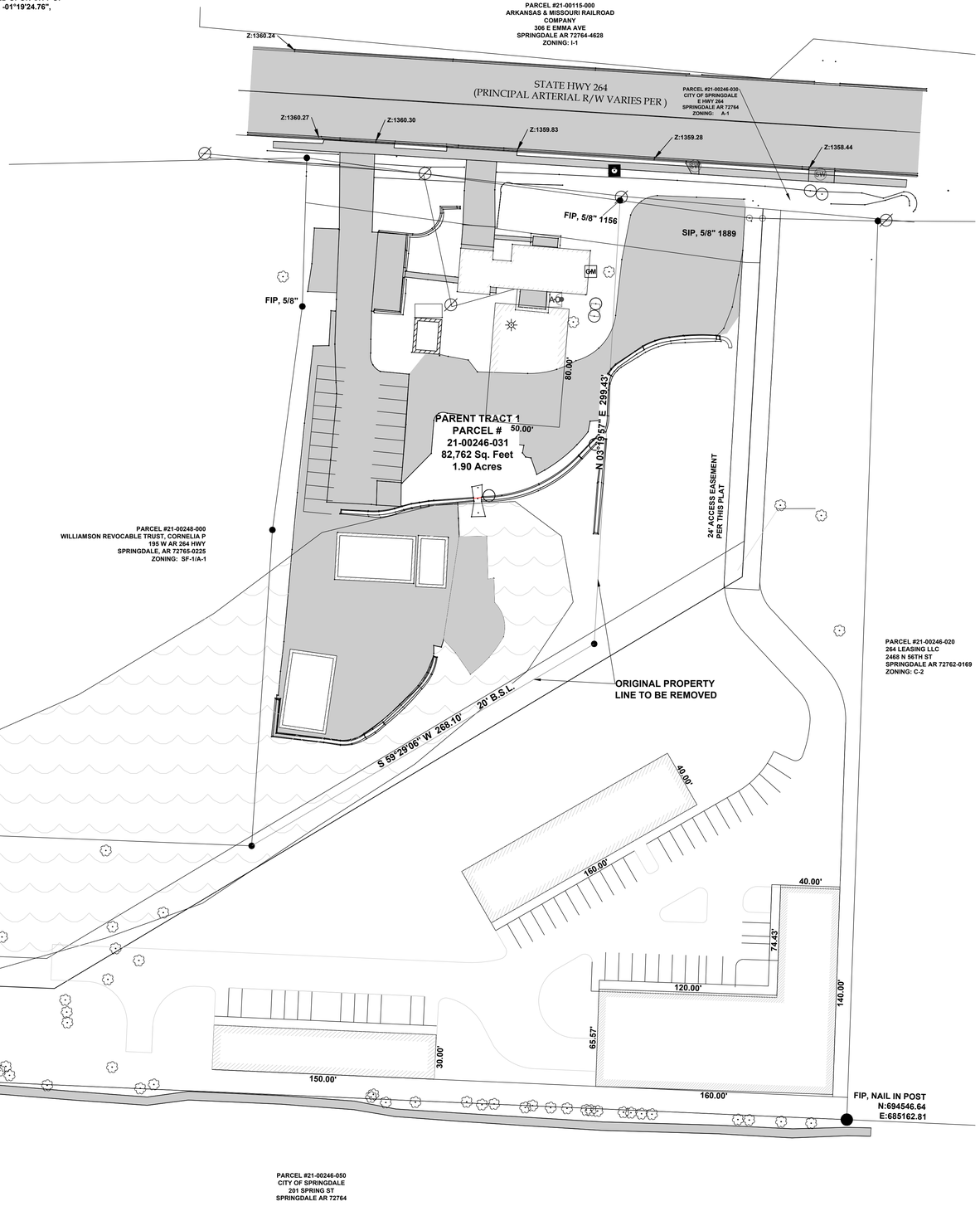
L22-62 REVISED SITE PLAN SUBMITTED 11.17.2022

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.



GRAPHIC SCALE
0 60' 120'
1 inch = 60 feet

FLOOD INFORMATION

This property does not lie in Zone 'A/AE' (Special Flood Hazard Areas Inundated by 100-year Flood) as determined from the F.I.R.M. maps of Benton County, Arkansas, and Incorporated Areas, Map Number O5007C0235K, Effective Date September 28, 2007.

PROJECT ENGINEER

Phil Swope, P.E.
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7 Halsted Circle, Suite 210
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479.685.8399 office

PROJECT SURVEYOR

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479.685.8399 office

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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE
12-31-2022

FUTURE CONCEPT PLAN
####
FLEX-SPACE DEVELOPMENT
SECOND NATURE LANDSCAPING
####
####

NO.	DATE	REVISION
1	08/20/2022	FIRST SUBMITTAL
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SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

DRAWN BY: PHIL	JOB NUMBER: 21-196
SUBMITTAL DATE: 08/20/2022	CITY NUMBER: ####
DRAWING NAME: 21-196PR1.DWG	
SHEET NUMBER: FC1.0	

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Adjacent Property Owners to parcel# 21-00246-025

21-00246-031
SECOND NATURE LANDSCAPES INC
144 ABBEY LN
FAYETTEVILLE AR 72703-8442

21-00246-020
264 LEASING LLC
2468 N 56TH ST
SPRINGDALE AR 72762-0169

21-00246-030
ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK AR 72203

21-00246-024
ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK AR 72203

21-00246-050
CITY OF SPRINGDALE
201 SPRING ST
SPRINGDALE AR 72764



Adjacent Property Owners to parcel# 21-00246-031

21-00246-036
BETHEL CHURCH OF THE NAZARENE INC
153 E AR 264 HWY
SPRINGDALE AR 72765-0225

21-00246-025
KIMBROUGH, WILLIAM HOWARD TRUSTEE
144 ABBEY LN
FAYETTEVILLE AR 72703

21-00246-030
ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK AR 72203

21-00246-040
ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK AR 72203



9.29.2022



Planning Commission Meeting
December 6, 2022

Miles
0 0.01 0.03 0.05 0.08 0.1

N

PROJECT: B22-106
APPLICANT: Second Nature Landscaping
REQUEST: Variance for Paving Requirement

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www.SpringdaleAR.gov

Application for Variance – Board of Adjustment

STAFF USE ONLY

Date Application Submitted: October 12, 2022

Date Accepted as Complete: _____ Project Number: B22-102

APPLICATION CONTACTS:

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Camillo Holdings LLC	Name: Camillo Holdings LLC
E-mail: ArkansasGranite1270@gmail.com	E-mail: ArkansasGranite1270@gmail.com
Address: 2102 Long St. Springdale, AR, 72764	Address: 2102 Long St. Springdale, AR 72764
Phone: 479-361-8185	Phone: 479-361-8185
Site/ Location: S. Miller Rd. Springdale	Current Zoning District: SF-2
Assessor's Parcel Number(s): 21-00167-405 & 21-00167-406	Rezone required: NO
	Total Acreage: 3.084

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)

Reduction in road frontage requirement from 70' to 17.70 & 18.18.

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

The property already exists with one parcel not having any access. This was not a result of my client's action. My client is attempting to fix the current access issue with this adjustment.

B22-102

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

This variance would allow my client access to both tracts of the property, which he currently does not have.

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)

Armando Covalle

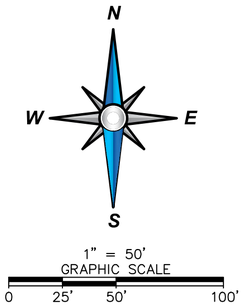
DATE: 9/30/2022

Planning and Community Development Division
(479) 750.8550 phone | (479) 750.8539 fax | 201 Spring Street | Springdale, Arkansas 72764

INFORMAL PLAT

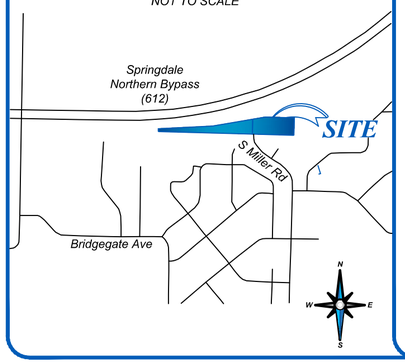
SOUTH MILLER ROAD
BENTON COUNTY
SPRINGDALE, ARKANSAS 72762

B22-102



VICINITY MAP

NOT TO SCALE



MISCELLANEOUS NOTES

STATE RECORDING NUMBER:
500-18N-30W-0-19-110-04-1659

COMPLETED FIELD WORK:
AUGUST 19, 2022

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

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN L202119398.
2. WARRANTY DEED FILED IN L202237436
2. SURVEY PLAT FILED IN PLAT BOOK 2012 AT PAGE 498-499.

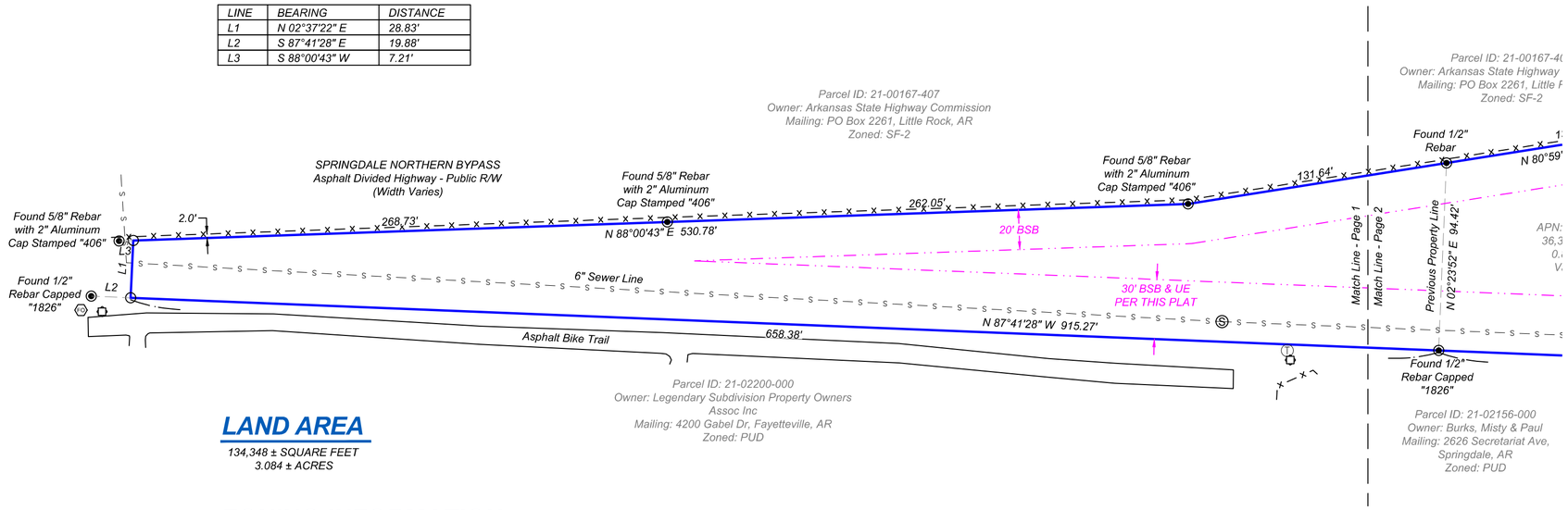
SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

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

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

SPRINGDALE WATER UTILITY HAS PLANS TO INSTALL A 48-INCH WATER MAIN ALONG THE SOUTH LINE OF THESE PROPERTIES, INCLUDING A 50 FT UTILITY EASEMENT

LINE	BEARING	DISTANCE
L1	N 02°37'22" E	28.83'
L2	S 87°41'28" E	19.88'
L3	S 88°00'43" W	7.21'



LEGEND & SYMBOLS

- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR CAPPED "AR PLS 1659"
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- SANITARY MANHOLE
- POWER POLE
- ELECTRIC BOX
- WATER VALVE
- FIBER OPTIC VAULT
- POC — POINT OF COMMENCEMENT
- POB — POINT OF BEGINNING
- UE — UTILITY EASEMENT
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE (R/W)
- CENTERLINE (C/L)
- FENCE LINE
- OVERHEAD POWER LINE
- SANITARY SEWER LINE
- SETBACK LINE (BSB)
- WATER LINE

LAND AREA

134,348 ± SQUARE FEET
3.084 ± ACRES

SIGNATURE BLOCKS

PLANNING BOARD APPROVAL:
THIS PLAT WAS APPROVED BY THE WASHINGTON COUNTY PLANNING BOARD AT A MEETING ON (DATE): _____.

PLANNING DIRECTOR: _____ DATE: _____

CITY OF SPRINGDALE — DATE — SIGNATURE

APPROVAL FOR RECORDING _____ _____
DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION

CERTIFICATE OF OWNERSHIP & DEDICATION:
WE, THE UNDERSIGNED OWNERS, REPRESENTING ONE HUNDRED PERCENT (100%) OWNERSHIP OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE FOR PUBLIC OWNERSHIP, ALL STREETS AS SHOWN ON THIS PLAT FOR PUBLIC BENEFIT AS PRESCRIBED BY LAW.

_____ _____
DATE — OWNER

_____ _____
DATE — OWNER

STATE OF ARKANSAS
COUNTY OF _____
SUBSCRIBED AND SWORN BEFORE ME THIS _____DAY OF _____, 2022.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

DATE	REVISION HISTORY	BY

ZONING INFORMATION

CURRENT ZONING: SF-2, LOW/MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT

SETBACK REQUIREMENTS:
FRONT - 30'
SIDE - 8'; 30' EXTERIOR
REAR - 20'

RECORD DESCRIPTION

PREVIOUS APN: 21-00167-405 (WARRANTY DEED L202237436)
PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT N 87°40'27" W 661.44' AND S 02°19'31" 75.45' FROM THE NE CORNER OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 19, SAID POINT BEING ON THE SOUTHEASTERLY RIGHT OF WAY OF RELOCATED U.S. HIGHWAY 412; THENCE S 02°19'31" W 94.32'; THENCE N 87°41'27" W 658.38'; THENCE N 02°24'35" E 28.74' TO THE SOUTHEASTERLY RIGHT OF WAY OF RELOCATED U.S. HIGHWAY 412; THENCE ALONG SAID RIGHT OF WAY N 88°00'43" E 530.78'; THENCE N 81°00'05" E 131.63' TO THE POINT OF BEGINNING AND CONTAINING 0.83 ACRES, MORE OR LESS.

PREVIOUS APN: 21-00167-400 (WARRANTY DEED L202119398)
A TRACT OF LAND BEING A PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION NINETEEN (19), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPLE MERIDIAN, CITY OF SPRINGDALE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND MONUMENT AT THE NE CORNER OF SAID NE 1/4 OF THE NE 1/4; THENCE S02°28'17"W ALONG THE EAST LINE OF SAID NE 1/4 OF THE NE 1/4 A DISTANCE OF 169.70 FEET TO A POINT ON THE NORTH LINE OF CHARLESTON PARK AT LEGENDARY PLANNED UNIT DEVELOPMENT TO THE CITY OF SPRINGDALE, ARKANSAS IN DOCUMENT 2007 PAGES 795, 796 AND 797 OF THE RECORDS OF BENTON COUNTY, ARKANSAS; THENCE N87°41'25"W ALONG SAID NORTH LINE A DISTANCE OF 661.00 FEET; THENCE DEPARTING SAID NORTH LINE N02°19'17"E A DISTANCE OF 169.84 FEET TO A POINT ON THE NORTH LINE OF SAID NE 1/4 OF THE NE 1/4; THENCE S87°40'43"E ALONG SAID NORTH LINE 661.44 FEET TO THE POINT OF BEGINNING.
LESS & EXCEPT:
PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN ALUMINUM MONUMENT BEING USED AS THE SECTION CORNER OF SECTION 17, 19, 19 AND 20; THENCE N 87°40'30" W ALONG THE NORTH LINE OF THE NE 1/4 OF THE NE 1/4 OF SECTION 19 A DISTANCE OF 284.69 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF RELOCATED U.S. HIGHWAY 412 AS ESTABLISHED BY AHTD JOB 001966 FOR THE POINT OF BEGINNING; THENCE ALONG THE SOUTHEASTERLY RIGHT OF WAY THE FOLLOWING BEARINGS AND DISTANCES: S 81°00'03" W, 515.86 FEET; S 88°00'41" W, 530.78 FEET; N 02°20'48" E, 141.22 FEET TO A POINT ON THE NORTH LINE OF THE NE 1/4 OF THE NE 1/4 OF SECTION 19; THENCE S 87°40'30" E, ALONG SAID NORTH LINE A DISTANCE OF 1035.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.06 ACRES, MORE OR LESS, AS SHOWN ON AHTD PLANS REFERENCED AS JOB 001966.

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0430J, WHICH BEARS AN EFFECTIVE DATE OF 09/28/2007 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

UTILITY INFORMATION

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

OWNER INFORMATION

CURRENT OWNER: CARRILLO, ARMANDO
MAILING ADDRESS: 315 MOUNTAIN VIEW AVE, SPRINGDALE, AR 72764

SURVEY DESCRIPTION

ADJUSTED APN: 21-00167-405
PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SECTION 19 AT A FOUND 5/8" REBAR WITH A 3" ALUMINUM CAP STAMPED "RLS 263"; THENCE, SOUTH 02°26'41" WEST 169.67 FEET TO A FOUND 5/8" REBAR CAPPED "1519"; THENCE, NORTH 87°41'28" WEST 404.17 FEET TO A SET MAG-NAIL BEING THE TRUE POINT OF BEGINNING; THENCE, NORTH 87°41'28" WEST 915.27 FEET TO A SET 5/8" REBAR CAPPED "AR PLS 1659"; THENCE, NORTH 02°37'22" EAST 28.83 FEET TO A SET 5/8" REBAR CAPPED "AR PLS 1659"; THENCE, NORTH 88°00'43" EAST 530.78 FEET TO A FOUND 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "406"; THENCE, NORTH 80°59'54" EAST 393.70 FEET TO A SET 5/8" REBAR CAPPED "AR PLS 1659"; THENCE, SOUTH 02°23'52" WEST 145.82 FEET TO THE POINT OF BEGINNING. CONTAINING 1.542 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

ADJUSTED APN: 21-00167-400
PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SECTION 19 AT A FOUND 5/8" REBAR WITH A 3" ALUMINUM CAP STAMPED "RLS 263"; THENCE, SOUTH 02°26'41" WEST 169.67 FEET TO A FOUND 5/8" REBAR CAPPED "1519"; THENCE, NORTH 87°41'28" WEST 404.17 FEET TO A SET MAG-NAIL; THENCE, NORTH 02°23'52" EAST 145.82 FEET TO A SET 5/8" REBAR CAPPED "AR PLS 1659"; THENCE, NORTH 80°58'43" EAST 122.13 FEET TO A FOUND 5/8 REBAR WITH A 2" ALUMINUM CAP STAMPED "406"; THENCE, SOUTH 87°39'41" EAST 284.60 FEET TO THE POINT OF BEGINNING. CONTAINING 1.542 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 22ND DAY OF AUGUST, 2022.

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

REGISTERED
STATE OF ARKANSAS
NO.1659
SIGNATURE
W. GAGNER
PROFESSIONAL LAND SURVEYOR

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

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

SURVEYOR JOB NUMBER: 22-7040	**SURVEY DRAWN BY:** ANS - 8/22/2022
SURVEY REVIEWED BY: TPN	**SCALE:** 1" = 50'
FOR THE USE AND BENEFIT OF: CARRILLO HOLDINGS LLC	**CITY PROJECT NUMBER:** LS22-52

SHEET 1 OF 2

INFORMAL PLAT

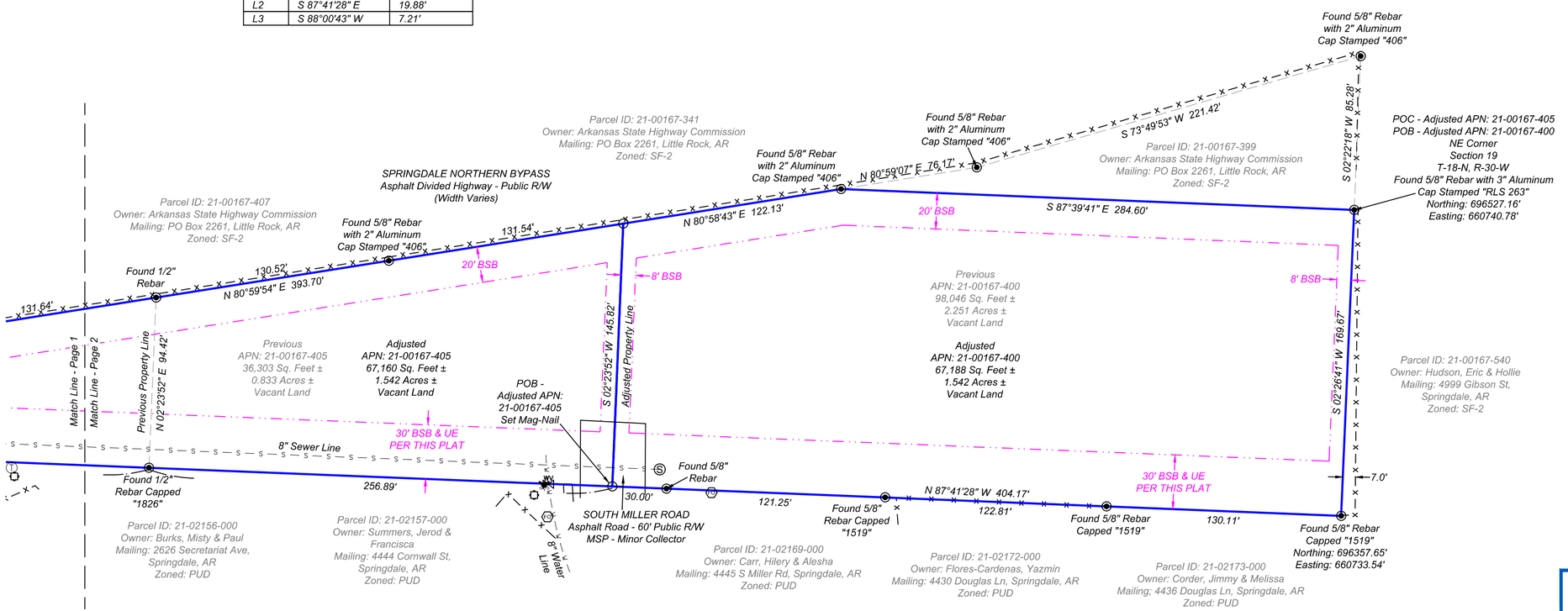
SOUTH MILLER ROAD
BENTON COUNTY
SPRINGDALE, ARKANSAS 72762

B22-102

N
W E
S

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

LINE	BEARING	DISTANCE
L1	N 02°37'22" E	28.83'
L2	S 87°41'28" E	19.88'
L3	S 88°00'43" W	7.21'



LEGEND & SYMBOLS

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- SETBACK LINE (BSB)
- WATER LINE

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 22ND DAY OF AUGUST, 2022.

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

REGISTERED
STATE OF ARKANSAS
NO.1659
SIGNATURE
W. GAGNER
PROFESSIONAL LAND SURVEYOR

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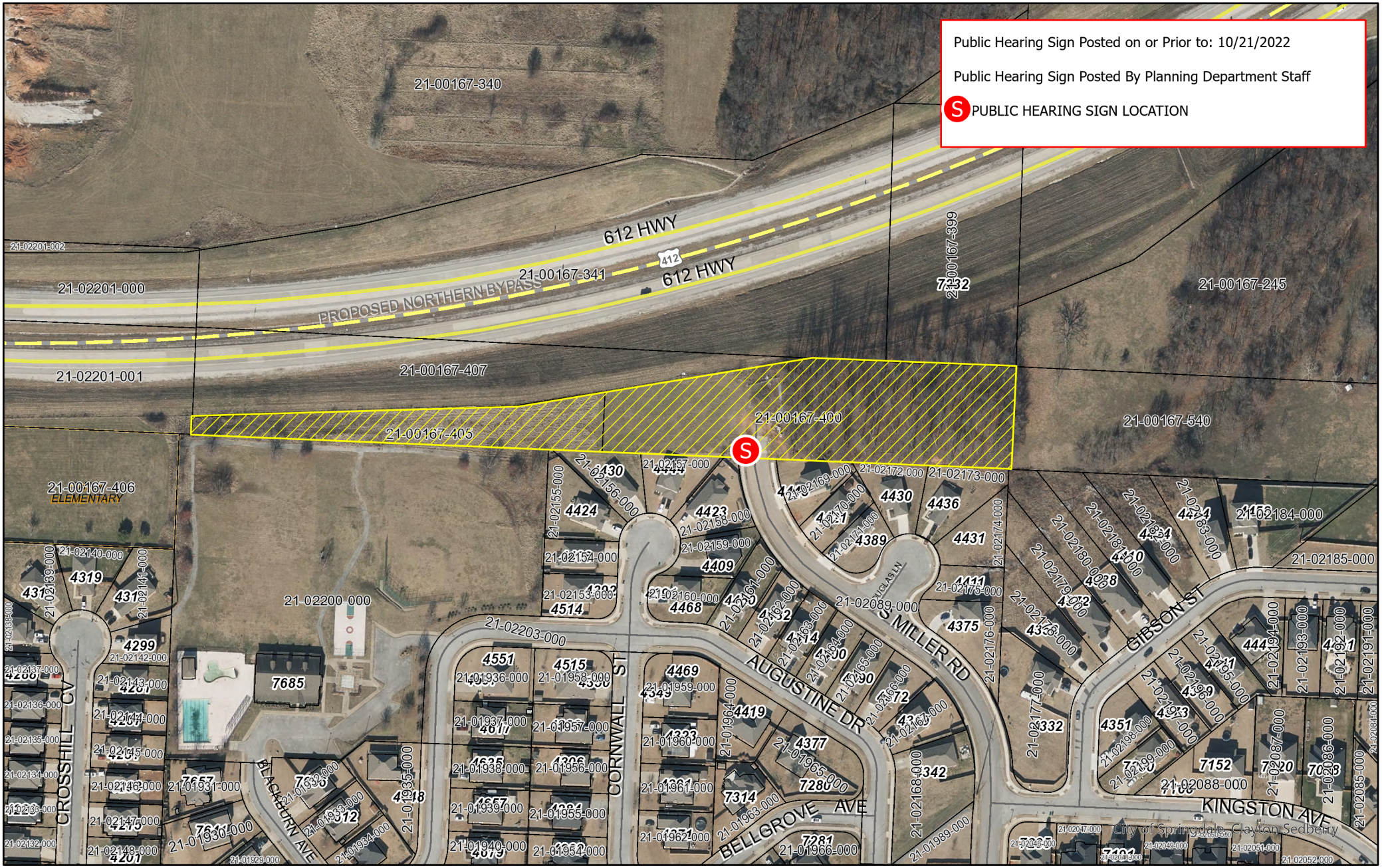
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL:SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 ·FAX: 479.582.1883
EMAIL: SURVEY@BLEWINC.COM·WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 22-7040	**SURVEY DRAWN BY:** ANS - 8/22/2022
SURVEY REVIEWED BY: TPN	**SCALE:** 1" = 50'
FOR THE USE AND BENEFIT OF: CARRILLO HOLDINGS LLC	**CITY PROJECT NUMBER:** LS22-52

SHEET 2 OF 2

Parcel	Owner-Name	Owner-Mailing Address
21-02201-001	Arkansas State Highway Commission	P.O Box 2261 Little Rock, AR 72203
21-00167-407	Arkansas State Highway Commission	P.O Box 2261 Little Rock, AR 72203
21-02156-000	Misty & Paul Burks	2626 Secretariat Ave. Springdale, AR 72762
21-02155-000	David Lee II & Cheney Ramelle Biliter	4424 Cornwall St. Springdale, AR 72762
21-02200-000	Legendary Subdivision Property Owners Assoc. Inc.	4200 Gabel Dr. Fayetteville, AR 72703
21-00167-341	Arkansas State Highway Commission	P.O Box 2261 Little Rock, AR 72203
21-00167-399	Arkansas State Highway Commission	P.O Box 2261 Little Rock, AR 72203
21-00167-245	Eric & Hollie Hudson	4999 Gibson St. Springdale, AR 72762
21-00167-540	Eric & Hollie Hudson	4999 Gibson St. Springdale, AR 72762
21-02180-000	Zenda M. Staab	4388 Gibson St. Springdale, AR 72762
21-02173-000	Jimmy Don & Melissa Jo Corder	4436 Douglas Ln. Springdale, AR 72762
21-02172-000	Yazmin Lizet Flores-Cardenas	4430 Douglas Ln. Springdale, AR 72762
21-02169-000	Hilery & Alesha Carr	4445 S. Miller Rd. Springdale, AR 72762
21-02158-000	Justin Jay & Emily Kennedy	4423 Cornwall St. Springdale, AR 72762
21-02157-000	Jerod & Francisca Summers	4444 Cornwall St. Springdale, AR 72762





Planning Commission Meeting
December 6, 2022

Miles
0 0.01 0.03 0.05 0.08 0.1

N

PROJECT: B22-102
APPLICANT: Armando Carrillo
REQUEST: Variance for Reduction of Road Frontage
198

SPRINGDALE™
WE'RE MAKING IT HAPPEN

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PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: **December 6, 2022**

Re: **R22-78 Rezone**

A request by Central Baptist Church, Fayetteville for Planning Commission approval of a zone change from Agricultural District (A-1) to Institutional District (P-1) for a tract of land containing 3.25 acres.

LOT LOCATION AND SIZE

The 3.25 acre tract is located at 1268 Jaro Lane, east side of S. Old Missouri Road, south of Don Tyson Parkway.

A vicinity map is attached.

EXISTING ZONING

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

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

ACCESSORY USES

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

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

SITE PLAN REVIEW

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

AREA REGULATIONS

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

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

REQUESTED ZONING

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

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

HEIGHT REGULATIONS

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

AREA REGULATIONS

(1) SETBACKS:

Front setback 30'

Front setback if parking is allowed between R-O-W and the building	50’
Side setback (subject to applicable fire and building codes)	0
Side setback when contiguous to a residential district	25’
Rear setback	25’

GREENSPACE

Each developed lot shall provide and maintain:

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

OFF-STREET PARKING

See Article 7 of this chapter.

SURROUNDING ZONING AND LAND USE

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 contains a commercial use in C-5 zoning. The area to the east contains as assisted living facility in P-1 zoning. The area to the south contains commercials uses in C-2 and O-1 zoning. The area to the east is undeveloped in C-2 zoning.

LAND USE PLAN AND MASTER STREE 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:

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. R22-78

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 Central Baptist Church, Fayetteville
The record property owner(s), petitioning to rezone the following described area:

Legal Description: Part of the north half (N 1/2) of the fractional northwest quarter (frl. NW 1/4) of the fractional northwest quarter (frl. NW 1/4) of section eighteen (18) township seventeen (17) north, range twenty-nine (29) west, Washington county, Arkansas, and being more particularly described as follows, to-wit: From the southeast corner of the fractional northwest quarter (frl. NW 1/4) of the Fractional northwest quarter (frl. NW 1/4) of said section eighteen (18) run north 0° 04' 51" west, 768.62 feet to the point of beginning; Thence run north 0° 04' 51" West, 336.80 feet; Thence north 89° 36' 19" West, 411.46 feet to a point on the easterly right-of-way line of Arkansas Highway 265; Thence south 3° 08' 36" west along said easterly right-of-way line for 336.31 feet; Thence south 89° 29' 37" East, 430.38 feet to the point of beginning, and containing 3.25 Acres, more or less, subject to rights of way and easements, if any.

Layman's Description: 1268 Sara Ln.

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

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

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

FROM (current zoning) A-1

TO (proposed zoning) P-1

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

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

2. **Develop** the property _____(Yes or No), and if so, the proposed use is for the purpose of building Assembly.

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: Daryl Kerr

MAILING ADDRESS: 1301 N Crozy Ave Fayetteville AR 72703

TELEPHONE: 479-236-1970 DATE: 11-9-2022

darylpreacher@gmail.com

R22-78

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.

Daryl Kendrick
(Property Owner) (Print)

(Property Owner) (Sign)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 9th day of November, 2022.

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

Sharon Christine Tromburg
Notary Public
exp: 4-18-2030

R22-78

BRONSON ABSTRACT COMPANY, INC.

3810 FRONT STREET, SUITE #5
FAYETTEVILLE, AR 72703
479-442-2700
FACSIMILE 479-442-8475
bronsonabstract@yahoo.com

November 21, 2022

City of Springdale
Planning Department

Re: Certificate of adjoining property ownerships for tax parcel #815-30641-003

To Whom It May Concern,

The parcels and ownerships adjacent to the aforesaid tax parcel are as shown on attached Exhibit "A".

Let me know if you need anything further.

Sincerely,

Scott Bronson
President

EXHIBIT A

Parcel: 815-30637-002
Owner: SP East Re LLC, 824 Salem Rd, Conway Ar 72034

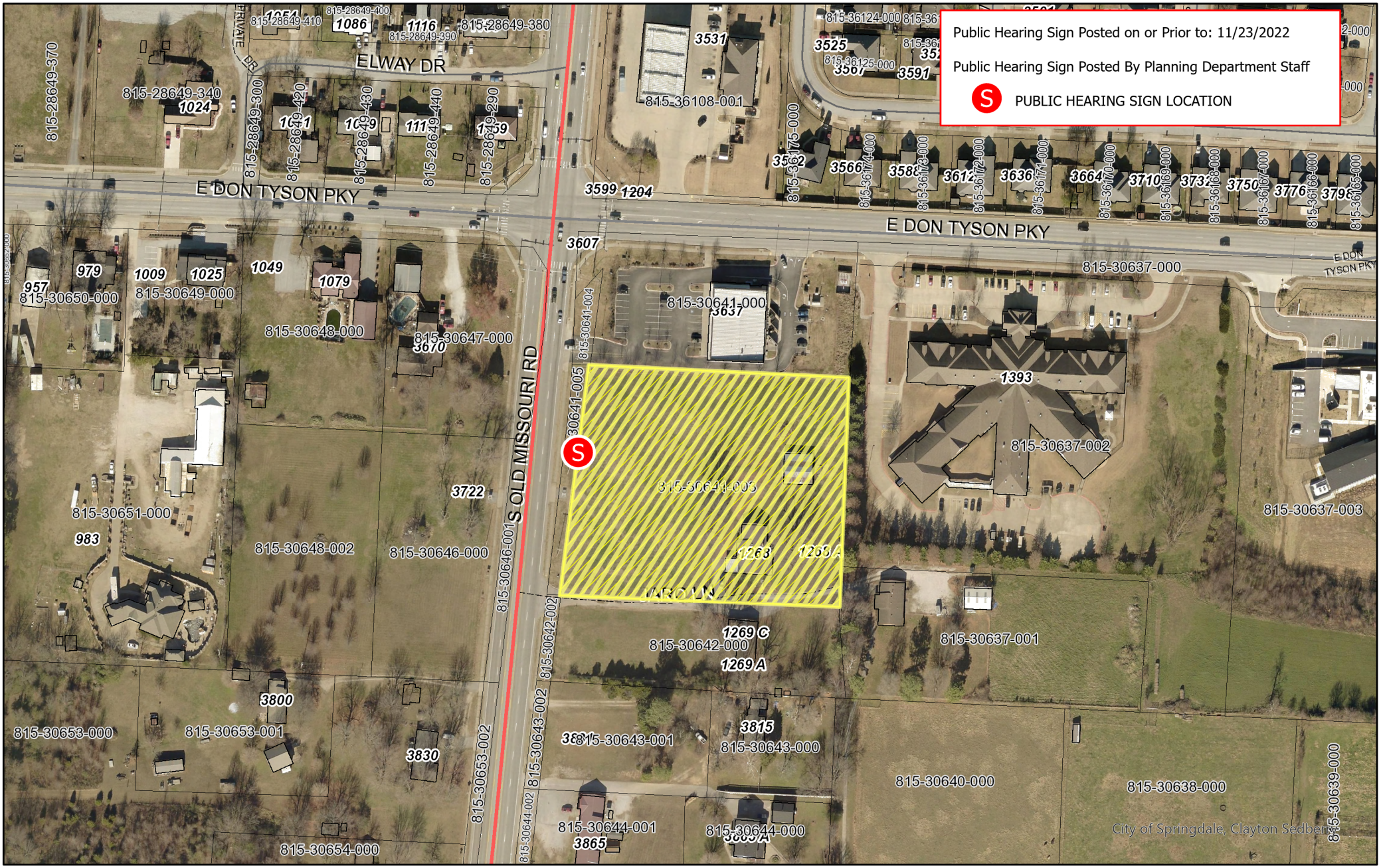
Parcel: 815-30637-001
Owner: Richardson Center, Inc., 3917 S. Old Missouri Rd, Springdale AR 72764

Parcel: 815-30641-000
Owner: Mountain Pass LLC, PO Box 10947, Fayetteville AR 72704

Parcel: 815-30646-000
Owner: Jim Nguyen and Le Hong Thi Xuan (aka Elizabeth Le), 1510 N. College, Fayetteville AR 72703

Parcel: 815-30647-000
Owner: Harold J. Perryman and Mary E. Perryman, 3670 S. Old Missouri Rd, Springdale AR 72764

Parcel: 815-30642-000
Owner: Chad Degener and Fairy Degener, 3110 W. Dogwood St., Rogers AR 72758



Planning Commission Meeting
December 6, 2022

Miles
0 0.01 0.02 0.03 0.04

N

PROJECT: R22-78
APPLICANT: Central Baptist Church of Fayetteville, Arkansas
REQUEST: From A-1 to P-1

SPRINGDALE™
WE'RE MAKING IT HAPPEN

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: **December 6, 2022**

Re: **R22-79 Rezone**

A request by Tyson Poultry, Inc. for Planning Commission approval of a zone change from Light Industrial (I-1) to General Commercial District (C-2) for a tract of land containing 4 acres.

LOT LOCATION AND SIZE

The 4 acre tract is located at 3701 Johnson road, east side of Johnson Road, south of Don Tyson Parkway.

A vicinity map is attached.

EXISTING ZONING

The existing zoning of this tract is an I-1 Light Industrial district. The District is designed to accommodate a wide range of industrial and related uses which conform to high development standards. Industrial establishments of this type may either be located in extensive areas devoted solely to these uses or may provide a buffer between commercial districts and other industrial uses which involve more objectionable influences. Residential development is excluded from this district, both to protect residents from an undesirable environment and to facilitate maximum efficiency of industrial activity.

Uses permitted: - 1, 21, 24, 25, 27, 32, 33, 35
Conditional Uses Permitted on Appeal: - 2, 3

HEIGHT REGULATIONS

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

AREA REGULATIONS

SETBACKS:

Front setback	30’
Front setback if parking is allowed between R-O-W and the building	50’
Side setback (subject to applicable fire and building codes)	0
Rear setback	25’
Setbacks adjacent to residential uses	50’

GREENSPACE

Each developed lot shall provide and maintain:

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

OFF-STREET PARKING

See Article 7 of this chapter.

REQUESTED ZONING

The requested zoning of this tract is a C-2 General Commercial District. The District is established in order to be a broader range of retail uses, which comprise the commercial function of the city including groupings of freestanding commercial structures. Permitted uses include most types of retail activity except those involving open displays of merchandise and those which generate large volumes of vehicular traffic or are otherwise incompatible with the purpose and intent of the C-2 general commercial district. Retail areas zoned C-2 shall be generally concentrated as to geographical configuration. It is anticipated, however, that in some situations, change to another commercial or office classification may be appropriate to permit the transition of strip retail areas to other productive forms of land use. It is the intent of these regulations that the C-2 district be concentrated at the intersections of arterial streets. Extension of the district along major arterial streets in linear fashion shall be discouraged.

Uses permitted: - 1, 4, 16, 17, 19, 20, 21, 22, 27, 32, 35
Conditional Uses Permitted on Appeal: - 2, 3, 12, 33

ACCESSORY USES

See Article 6 Section 3.1 of this chapter.

SITE PLAN REVIEW

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

HEIGHT REGULATIONS

There shall be no maximum height limits in C-2 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any boundary line of any residential district a distance of one (1) foot for each foot of height in excess of twenty (20) feet.

AREA REGULATIONS

SETBACKS:

Front setback	30’
Front setback if parking is allowed between R-O-W and the building	50’
Side setback (subject to applicable fire and building codes)	0
Side setback when contiguous to a residential district	20’
Rear setback	20’

GREENSPACE

Each developed lot shall provide and maintain:

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

OFF-STREET PARKING

See Article 7 of this chapter.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The tract contains a commercial/industrial structure. The area to the north contains a similar facility in I-1. The area to the east and south contain commercial uses in I-1 zoning. The area to the west contains a mixture of residential uses and commercial uses in A-1 and C-2 zoning.

LAND USE PLAN AND MASTER STREE PLAN

The adopted Comprehensive Land Use Plan indicates Light Industrial/Warehouse use.

The Master Street Plan indicates Johnson as a minor collector.

STAFF COMMENTS AND RECOMMENDATIONS

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

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

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

File No. R22-79

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 Tyson Poultry, Inc. The record property owner(s), petitioning to rezone the following described area:

Legal Description:

A part of the Northwest quarter of Section 14, Township 17 North, Range 30 West, described as:

Beginning at a point 827.78 feet South of the Northwest corner of said 40-acre tract, and running thence East 417.42 feet; thence South 417.42 feet; thence West 417.42 feet; thence North 417.42 feet to the point of beginning.

Layman's Description: 3701 Johnson Road

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

1. The Petitioner is the record title holder of the above described property evidenced by the attached copy of a **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) I1

TO (proposed zoning) C2

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

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

2. **Develop** the property _____(Yes or [redacted]), and if so, the proposed use is a child daycare.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: In addition to promoting economic development, there will be no known adverse effect to adjacent property or the neighborhood.

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: Heather Chilson, Sr. Director Corporate Services

Address: 2200 W. Don Tyson Parkway, Mail Code CP004, Springdale, AR 72762

PETITIONER/OWNER **SIGNATURE** _____

Brett Worlow, Asst. Secretary
Tyson Poultry, Inc.

MAILING ADDRESS: 2200 W. Don Tyson Parkway, Mail Code CP004, Springdale, AR 72762

TELEPHONE: 479.290.4621 DATE: 11/09/2022

PaulettaSmith@tyson.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
Tyson Poultry, Inc.

Brett Worlow, Asst. Secretary

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 9th day of November, 20 22.

Notary Public

PAULETTE C. SMITH
Notary Public-Arkansas
Washington County
My Commission Expires 08-01-2030
Commission # 12377417

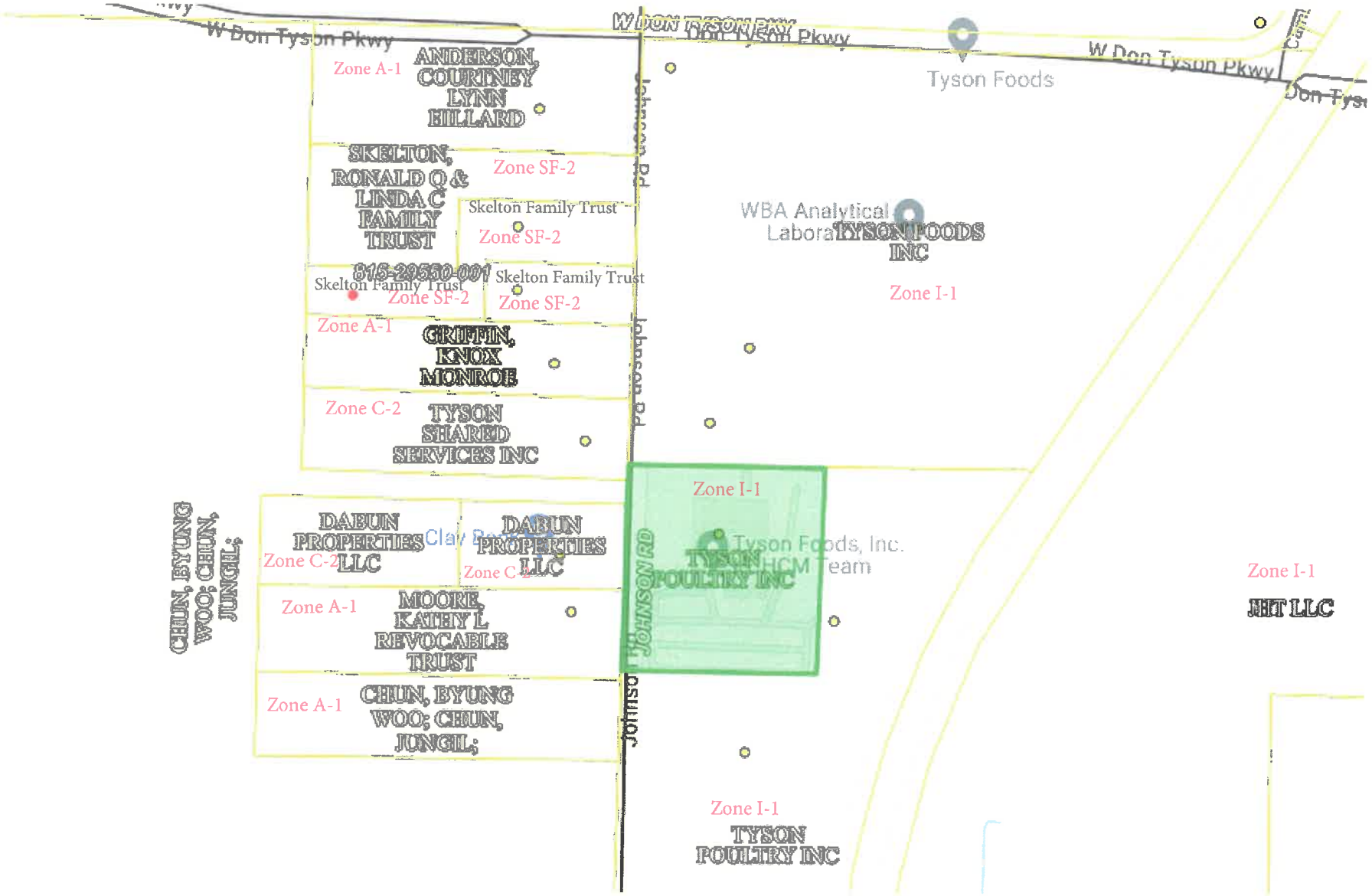

W Don Tyson Pkwy
Zone A-1
ANDERSON, COURTNEY LYNN HILLARD
SKELTON, RONALD Q & LINDA C FAMILY TRUST
Zone SF-2
Skelton Family Trust
Zone SF-2
816-29530-0001
Skelton Family Trust
Zone SF-2
Skelton Family Trust
Zone SF-2
Zone A-1
GRIFFIN, KNOX MONROE
Zone C-2
TYSON SHARED SERVICES INC
Johnson Rd
Tyson Foods
WBA Analytical Labora
TYSON FOODS INC
Zone I-1
Zone I-1
DABUN PROPERTIES LLC
Zone C-2
DABUN PROPERTIES LLC
Zone C-2
CHUN, BYUNG WOO; CHUN, JUNGIL;
Zone A-1
MOORE, KATHY L REVOCABLE TRUST
Zone A-1
CHUN, BYUNG WOO; CHUN, JUNGIL;
JOHNSON RD
Tyson Foods, Inc. HCM Team
TYSON POULTRY INC
Zone I-1
JHT LLC
Zone I-1
TYSON POULTRY INC
N
W
E
S

EXHIBIT "C"

citytitle llc & closing

File No.: **22-6980**

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

OWNERSHIP REPORT

For the use and benefit of: Paulette Smith, Tyson Foods Inc.

The undersigned, having made a diligent search of the records of Washington County, Arkansas, through November 7, 2022 at 7:00 a.m. of the following described property:

A part of the Northwest quarter of Section 14, Township 17 North, Range 30 West, described as: Beginning at a point 827.78 feet South of the Northwest corner of said 40-acre tract, and running thence East 417.42 feet; thence South 417.42 feet; thence West 417.42 feet; thence North 417.42 feet to the point of beginning.

Find the adjoining owners, and their respective mailing addresses, of the above described property as set forth in Exhibit "A" attached hereto.

CITY TITLE & CLOSING LLC

By: _____
Clayton N. Rowe, Authorized Signatory
License No. 20252866

DISCLAIMER
This report is being issued without any representation as to the status or validity of the title, and the Company assumes no liability by virtue of errors or omissions. Any liability of the Company shall not exceed the amount paid for the report.

Exhibit "A"

815-29503-000
JHT LLC
ATTN: CHUCK ER
6311 RANCH DR
LITTLE ROCK, AR 72223-4623

815-29504-000
TYSON POULTRY, INC.
P O BOX 2020
SPRINGDALE, AR 72765-2020

815-29505-000
TYSON FOODS INC
P O BOX 2020
SPRINGDALE, AR 72765

815-29546-000
KNOX MONROE GRIFFIN
P O BOX 8534
FAYETTEVILLE, AR 72703

815-29547-000
BYUNG WOO CHUN, JUNGIL CHUN, AND MICKY J. CHUN
41 GRACEWOOD DR
MANHASSET, NY 11030

815-29548-000
BYUNG WOO CHUN AND JUNGIL CHUN, AND MICKY CHUN
41 GRACEWOOD DR
MANHASSET, NY 11030

815-29548-001
KATHY L. MOORE, TRUSTEE OF THE KATHY L. MOORE REVOCABLE TRUST
33707 SAGE GROUSE CR
AFTON, OK 74331

815-29548-002
DABUN PROPERTIES LLC
2308 TURNER STE 1
SPRINGDALE, AR 72764

815-29548-003
DABUN PROPERTIES LLC
2308 TURNER STE 1
SPRINGDALE, AR 72764

815-29549-000
TYSON SHARED SERVICES INC
2200 DON TYSON PARKWAY
SPRINGDALE, AR 72762

815-29550-000
RONALD Q. SKELTON AND LINDA C. SKELTON, CO-TRUSTEES OF THE RONALD Q. SKELTON AND LINDA C. SKELTON FAMILY TRUST
3700 JOHNSON RD
SPRINGDALE, AR 72762

815-29550-002
RONALD Q. SKELTON AND LINDA C. SKELTON, CO-TRUSTEES OF THE RONALD Q. SKELTON AND LINDA C. SKELTON FAMILY TRUST
3700 JOHNSON RD
SPRINGDALE, AR 72762

DISCLAIMER
This report is being issued without any representation as to the status or validity of the title, and the Company assumes no liability by virtue of errors or omissions. Any liability of the Company shall not exceed the amount paid for the report.

815-29550-003
RONALD Q. SKELTON AND LINDA C. SKELTON, CO-TRUSTEES OF THE RONALD Q. SKELTON AND LINDA C. SKELTON FAMILY TRUST
3700 JOHNSON RD
SPRINGDALE, AR 72762

815-29950-004
RONALD Q. AND LINDA C. SKELTON FAMILY TRUST DATED FEBRUARY 2,1996
3700 JOHNSON RD
SPRINGDALE, AR 72762

DISCLAIMER
This report is being issued without any representation as to the status or validity of the title, and the Company assumes no liability by virtue of errors or omissions. Any liability of the Company shall not exceed the amount paid for the report.



Planning Commission Meeting
December 6, 2022

Miles
0 0.01 0.02 0.03 0.04

N

PROJECT: R22-79
APPLICANT: Tyson Poultry, Inc.
REQUEST: From I-1 to C-2

SPRINGDALE™
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PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: **December 6, 2022**

Re: **R22-80 Rezone**

A request by Mary Upshaw for Planning Commission approval of a zone change from Agricultural District (A-1) to Low/Medium Density Single Family Residential District (SF-2) for a tract of land containing .92 acres.

LOT LOCATION AND SIZE

The .92 acre tract is located at 2145 N. 48th Street, east side of N. 48th Street along I-49.

A vicinity map is attached.

EXISTING ZONING

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

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

ACCESSORY USES

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

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

SITE PLAN REVIEW

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

AREA REGULATIONS

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

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

REQUESTED ZONING

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

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

ACCESSORY USES

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

(4) Accessory buildings, including private garages, storage facilities and children's playhouses.
(5) Private greenhouses.
(6) 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

(6) 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.
(7) DENSITY. One (1) unit per two acres.
(8) 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.
(9) SIDE SETBACK. There shall be a side setback on each side of the lot having a width of not less than twenty (20) feet.
(10) 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

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The tract contains a manufactured home. The area to the north has a manufactured home in A-1 zoning. I-49 borders the tract on the east. The area to the south is undeveloped in A-1 zoning. The area to the west contains single family dwellings in A-1 and SF-2 zoning.

LAND USE PLAN AND MASTER STREE PLAN

The adopted Comprehensive Land Use Plan indicates low density residential use.

The Master Street Plan indicates 48th Street as a minor collector.

STAFF COMMENTS AND RECOMMENDATIONS

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

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.

File No. R22-80

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

Legal Description:
A part of the Southwest Quarter (SW1/4) of the Northeast quarter (NE 1/4) of Section Twenty-Eight (28), township Eighteen (18) North, Range Thirty (30) West, Washington County Arkansas, And being more particularly described as: Beginning at a Sound railroad spike at the Southwest Corner of said forty Acre tract; thence North 1°28'20" West 589.49 feet along the West line there of to a found iron pin; thence South 89°54'31" East 67.29 feet to a Right-of-way marker on the westerly right-of-way of relocated U.S. Highway 71; thence South 1°37'53" East 588.08 along said Right-of-way to a right-of-way marker; thence South 88°53'03" West 69.90 feet to point of Beginning; Containing 0.92 acres more or less and Subject to the Right-of-way of a County road along the West line there of

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) ~~Single family~~ A-1

TO (proposed zoning) SF-2

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

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

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

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: None Add on or small house.

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

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

Authorized Representative: Steve King

Address: 2145 N. 48th St. Springdale, AR 72762

PETITIONER/OWNER**SIGNATURE** Mary Gilly (updraw)

MAILING ADDRESS: 2145 N 48th St Springdale, AR 72762

TELEPHONE: 479-489-8690 DATE: 10/25/2022

MGilly85@ATT.net

King4220@yahoo.com

R22-80

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)

Mary Sidley (upshaw)
(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 9th day of November, 2022.

Notary Public

JOANA TAPIA
Notary Public - Arkansas
Washington County
Commission # 12718052
My Commission Expires Feb 25, 2032

R22-80

File #: 2216440-102

STATE OF Arkansas)
) SS.
COUNTY OF Washington)

For the use and benefit of: STEVE KING

WACO Title Company hereby certifies that we have made a due and diligent search of the Records in the Assessor's Office, and the Land Records, within and for Washington County, Arkansas, and find the adjacent owners and addresses as shown in Exhibit "A" attached hereto, IN SO FAR AS the same affects the following described property, to wit:

TAX PARCEL NUMBER: 815-29789-185 MARY UPSHAW

LEGAL DESCRIPTION: A PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A FOUND RAILROAD SPIKE AT THE SW CORNER OF SAID 40 ACRE TRACT; THENCE NORTH 1 DEG 28 MIN 20 SEC WEST 589.49 FEET ALONG THE WEST LINE THEREOF TO A FOUND IRON PIN; THENCE SOUTH 89 DEG 54 MIN 31 SEC EAST 67.29 FEET TO A RIGHT OF WAY MARKER ON THE WESTERLY RIGHT OF WAY OF RELOCATED U.S. HIGHWAY 71; THENCE SOUTH 1 DEG 37 MIN 53 SEC EAST 588.08 FEET ALONG SAID RIGHT OF WAY TO A RIGHT OF WAY MARKER; THENCE SOUTH 88 DEG 53 MIN 03 SEC WEST 68.90 FEET TO THE POINT OF BEGINNING, CONTAINING 0.92 ACRES, MORE OR LESS AND SUBJECT TO THE RIGHT OF WAY OF A COUNTY ROAD ALONG THE WEST LINE THEREOF.

DATED: NOVEMBER 3, 2022.

Countersigned,
Waco Title Company

Countersigned

BY Twylia G. Hudler

Twylia G. Hudler, Authorized Signatory
Title Agent No.: 328225
Title Agency No.: 324797

***** DISCLAIMER *****

This certificate contains information obtained from the public records. WACO Title Company makes no certification, warranty, or representation concerning the accuracy or completeness of the public records. This report is not an abstract or opinion of title, commitment, guarantee, or title insurance policy. The above certificate is issued solely for the use and benefit of the party set forth above, who agrees that the liability for this certificate shall be expressly limited to the amount paid to Waco Title Company for this special certificate.

EXHIBIT "A"

TAX PARCEL NUMBER: 815-29789-180
OWNER: ARKANSAS STATE HIGHWAY COMMISSION
MAILING ADDRESS: P O BOX 2261 LITTLE ROCK, AR 72203

TAX PARCEL NUMBER: 815-29789-155;
OWNER: J. CARMAN PEREZ MARTINEZ AND ADRIANA BRAVO RAMIREZ
MAILING ADDRESS: 2329 N 48TH ST SPRINGDALE, AR 72762-0467

TAX PARCEL NUMBER: 815-29789-275
OWNER: THE SOD HAWG LLC
MAILING ADDRESS: P O BOX 6863 SPRINGDALE, AR 72766

TAX PARCEL NUMBER: 815-29789-280
OWNER: CINDY L. ANGLIN AND DANE ANGLIN
MAILING ADDRESS: P O BOX 886 LOWELL, AR 72745-0886

TAX PARCEL NUMBER: 815-29789-285
OWNER: J. CARMEN MARTINEZ-MARTINEZ
MAILING ADDRESS: 306 MT VIEW AVE SPRINGDALE, AR 72764

TAX PARCEL NUMBER: 815-29789-440
OWNER: BURR-HEIN PROPERTIES LLC
MAILING ADDRESS: 3500 NE A ST BENTONVILLE, AR 72712

TAX PARCEL NUMBER: 815-29790-018
OWNER: BJM RENTALS LLC
MAILING ADDRESS: 6033 NANCY'S VISTA TERRACE SPRINGDALE, AR 72762



Planning Commission Meeting
December 6, 2022

Miles
0 0.01 0.02 0.03 0.04

N

PROJECT: R22-80
APPLICANT: Mary Upshaw
REQUEST: From A-1 to SF-2

SPRINGDALE™
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PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: **December 6, 2022**

Re: **R22-81 Rezone**

A request by Burrell, Inc, Tom Weber for Planning Commission approval of a zone change from Institutional District (P-1) Neighborhood Office District (O-1) for a tract of land containing 3.48 acres.

LOT LOCATION AND SIZE

The 3.48-acre tract is located at 3895 George Anderson Road, east side of George Anderson Road t Ivey Lane.

A vicinity map is attached.

EXISTING ZONING

The existing zoning of this tract is 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.

REQUESTED ZONING

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

Uses permitted: - 1, 8, 10, 11, 16, 28, 29
Conditional Uses Permitted on Appeal: - 2, 3, 9, 27

ACCESSORY USES

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

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

SITE PLAN REVIEW

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

HEIGHT REGULATIONS

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

AREA REGULATIONS

a. Residential uses

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

1. Office Uses
   (1) SETBACKS:

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

GREENSPACE

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

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

OFF-STREET PARKING

See Article 7 of this chapter.

LAND USE PLAN AND MASTER STREE PLAN

The adopted Comprehensive Land Use Plan indicates low density residential use.

The Master Street Plan indicates George Anderson Road as a minor collector.

STAFF COMMENTS AND RECOMMENDATIONS

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

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

DocuSign Envelope ID: 4F1FCCF4-5430-49B2-9 8A1C6C3C443D

File No. R22-81

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 ~~Youth Bridge Properties, Inc.~~ Burrell, INC.
The record property owner(s), petitioning to rezone the following described area:

Legal Description:

See attached exhibit "A"

Layman's Description: 3895 George Anderson Rd; 3.48 acres

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

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

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

FROM (current zoning) P1

TO (proposed zoning) O1

DocuSign Envelope ID: 4F1FCCF4-5430-49B2-9 8A1C6C3C443D

R22-81

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 _____.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: No effect to adjacent property owners is 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: Stephen Boyd

Address: 166 S main Springdale AR

PETITIONER/OWNER**SIGNATURE** DocuSigned by: Tom Weber 5FF24A3DCDA24F5...

MAILING ADDRESS: _____

TELEPHONE: _____ DATE: _____

R22-81

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)

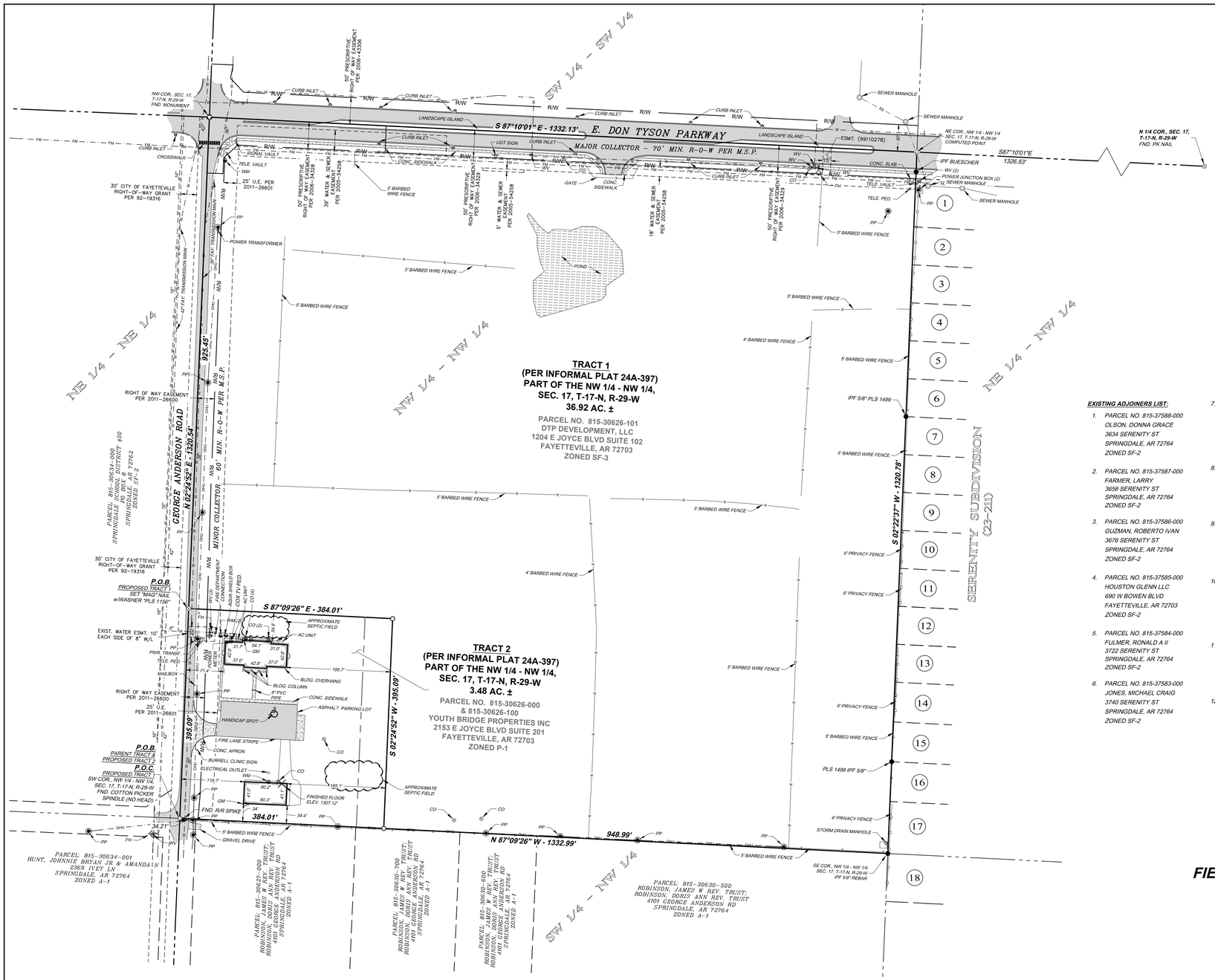
DocuSigned by:
Tom Weber
6FF24A3DCDA24F5...
(Property Owner)
Tom Weber

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 16th day of November, 2022.

Notary Public

STEPHEN BOYD
MY COMMISSION # 12400109
EXPIRES: August 6, 2024
Washington County



GRID TRUE NORTH

GRAPHIC REPRESENTATION ONLY

BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM NORTH ZONE 0301

0 50 100 200

SCALE 1" = 100'





Planning Commission Meeting
December 6, 2022

Miles
0 0.01 0.02 0.03 0.04

N

PROJECT: R22-81
APPLICANT: Youthbridge Properties, Inc.
REQUEST: From P-1 to O-1

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PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: **December 6, 2022**

Re: **R22-82 Rezone**

A request by Northwest Granite, LLC for Planning Commission approval of a zone change from General Commercial District (C-2) to Light Industrial District (I-1) for a tract of land containing 1 acre.

LOT LOCATION AND SIZE

The 1 acre tract is located at 287 W. County Line Road, south side of County Line Road, east of Twin County Street.

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 rezoning application requests an I-1 Light Industrial district. The District is designed to accommodate a wide range of industrial and related uses which conform to high development standards. Industrial establishments of this type may either be located in extensive areas devoted solely to these uses or may provide a buffer between commercial districts and other industrial uses which involve more objectionable influences. Residential development is excluded from this district, both to protect residents from an undesirable environment and to facilitate maximum efficiency of industrial activity.

Uses permitted: - 1, 21, 24, 25, 27, 32, 33, 35
Conditional Uses Permitted on Appeal: - 2, 3

HEIGHT REGULATIONS

There shall be no maximum height limits in I-1 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any

boundary line of any residential district a distance of one (1) foot for each foot of height in excess of twenty (20) feet.

AREA REGULATIONS

SETBACKS:

Front setback	30’
Front setback if parking is allowed between R-O-W and the building	50’
Side setback (subject to applicable fire and building codes)	0
Rear setback	25’
Setbacks adjacent to residential uses	50’

GREENSPACE

Each developed lot shall provide and maintain:

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

OFF-STREET PARKING

See Article 7 of this chapter.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The tract contains a commercial structure. The area to the east contains commercial uses in C-2 zoning. The area to the north contains a residential use in MF-12 zoning. The area to the east and south contain commercial uses in C-2 zoning. The area to the wet contains an industrial use in I-1 zoning

LAND USE PLAN AND MASTER STREE PLAN

The adopted Comprehensive Land Use Plan indicates commercial use.

The Master Street Plan indicates

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is not in keeping with the comprehensive Land Use Plan and is not recommended for approval.

File No. R22-82

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 Northwest Granite LLC
The record property owner(s), petitioning to rezone the following described area:

Legal Description:

attach See- warranty Deed

Layman's Description: 287 W. County line Rd Springdale AR 72764

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) I-1

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

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

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

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: should not have effect in the neighborhood.

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**

MAILING ADDRESS: 1024 Morsani Ave Springdale AR 72762

TELEPHONE: 479- DATE: 11-16-22

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)

Jose A Gonzalez
(Property Owner)

State of Arkansas)
) ss.
County of Washington)

EVA MARTINEZ-CASTILLO
MY COMMISSION # 12383447
EXPIRES: July 18, 2031
Washington County

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 16 day of November, 2022.

Notary Public

R22-82

Realty Title & Closing Services LLC

3866 W. Sunset
Springdale, AR 72762
479-582-9383
www.realtytitleinc.com

File No.: 22-76751W

Adjacent Property Owners

Subject Property:
Current Owner: Northwest Granite LLC
Parcel Number: 815-29584-000
Property Address: 287 W County Line Rd, Springdale, AR 72764

Adjacent Property Owners:

1. Parcel Number: 815-29584-001
Current Owner: Charles A. Fast
Mailing Address: 2300 Ina Ave, Springdale, AR 72762

2. Parcel Number: 815-29584-002
Current Owner: Tony Hagerdon and Audrey Hagerdon
Mailing Address: 5660 W 32nd St, Sedalia, MO 65301

3. Parcel Number: 815-29585-000
Current Owner: Pumpkin Investments
Mailing Address: P.O. Box 6204, Springdale, AR 72766

4. Parcel Number: 21-00271-000
Current Owner: The Arkansas District of the Bible Missionary Church
Mailing Address: 4453 Hwy 89 S, Cabot, AR 72023

5. Parcel Number: 21-00271-001
Current Owner: Lavella S. Barnhart, Tracie Lynn Knight and Virgil Don Knight
Mailing Address: 270 W County Line Rd, Springdale, AR 72764

6. Parcel Number: 21-00540-000
Current Owner: Easterling Rentals, LLC
Mailing Address: 1748 W Sunset Ave Suite C, Springdale, AR 72762

This list is compiled mainly from the Washington County Assessor's Office and is further certified through November 13, 2022.

Issued Through the Office of
Realty Title & Closing Services, LLC
Arkansas Title Agency License No.: 100102353
3866 W. Sunset
Springdale, AR 72762
479-582-9383 fax 479-582-2925

By:



Authorized Signatory

Bradley B. Groe

Washington County
Assessor's Office
Russell Hill, Assessor

R22-82



Date Created: 11/15/2022
Created By: actDataScout

1 inch = 140 feet

This map should be used for reference purposes only and should not be considered a legal document. While every effort has been made to ensure the accuracy of this product, the publisher accepts no responsibility for any errors or omissions nor for any loss or damage alleged to be suffered by anyone as a result of the publication of this map and the notations on it, or as a result of the use or misuse of the information provided herein.



Planning Commission Meeting
December 6, 2022

Miles
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N

PROJECT: R22-82
APPLICANT: Northwest Granite, LLC
REQUEST: From C-2 to I-1

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Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: December 6, 2022

Re: **RP22-18** **Replat** **Bayyari Business Park**

Planning Comments:

1. This Replat has been given the number RP22-18. This number should be placed on the plat and all future correspondence and plats pertaining to this replat. (standard comment)
2. Submit PDF files at time of resubmission. (standard comment)
3. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
4. Need to identify the ownership, address, parcel number and zoning of all the adjacent properties.
5. Is "Lot 8" to be removed from Bayyari Business Park subdivision?
    a. If so, please see ordinance for procedures.
6. Need a resolution stating that _____ has authority to execute the Certificate of Transmittal, Ownership, and Ordinance. These must be corporate resolutions displaying that those requesting and signing for the plat are legally allowed to do so.
    a. P & C Steele Properties, LLC will need to provide this
    b. River Real Estate, LLC will need to provide this
    c. Anderson Revocable trust will need to provide this
    d. Mathias Shopping Centers, Inc will need to provide this
    e. Additionally, all property owners from this subdivision will need to provide written consent and approval for this replat to occur.
7. All comments from the utility companies and other city departments must be addressed prior to approval. (standard comment)

Building and Fire Comments:

No Comments.

Engineering Comments:

Reviewed on 11/28/2022 by Steve Hatfield, PLA

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

Bayyari Business Park Replat
RP22-18
Corresponding with PP22-15

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: Mathias Shopping Centers, Inc	Location/Address: 3607 McRay St, 600 Shaver St, 648 Shaver St, 793 Shaver St, & 971 Shaver St
E-mail: SMathias@mathiasproperties.com	
Address: 5571 Bleaux Ave, Suite A Springdale, AR 72764	Assessor's Parcel Number(s): *See below
Phone: 479-790-2900	Current Zoning District: C-2
Representative Contact Information (if applicable)	Rezone required: C-2
Name: Allen Jay Young, DCI	Total Acreage: 10.86
E-mail: JayY@dcius.pro	*Parcels 815-35286-000, 815-35288-000, 815-35289-000, 815-35290-000, 815-35291-000, 815-35292-000, 815-35293-000, 815-35290-000
Address: 1 E Center St, Suite 220, Fayetteville, AR 72701	
Phone: 479-444-7880	

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): Sam Mathias Date: 11-2-22

Signature: Sam Mathias

Name of Representative (if applicable): Allen Jay Young, DCI Date: 11-2-22

Signature:

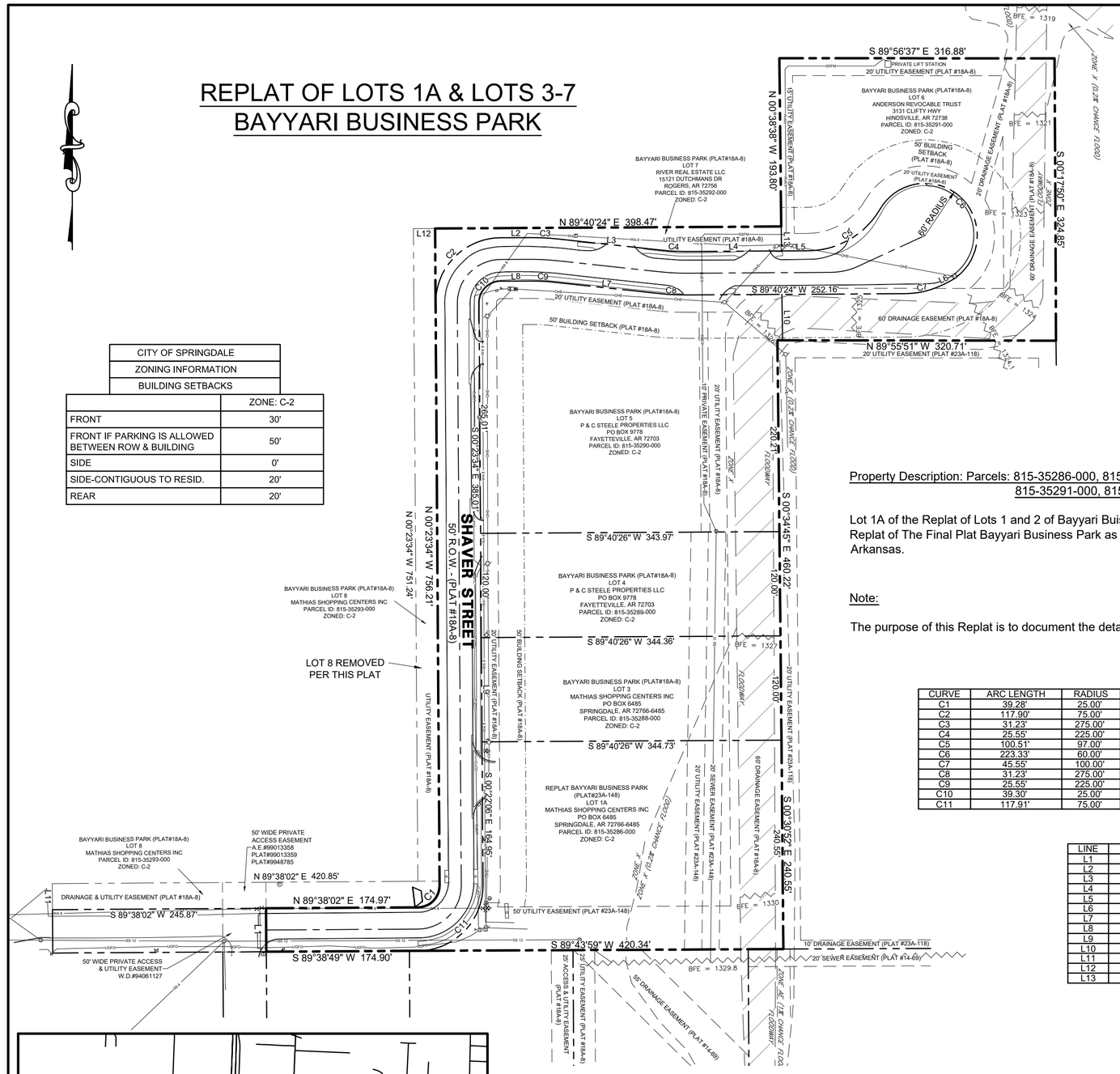
RP22-18 Bayyari Business Park Replat

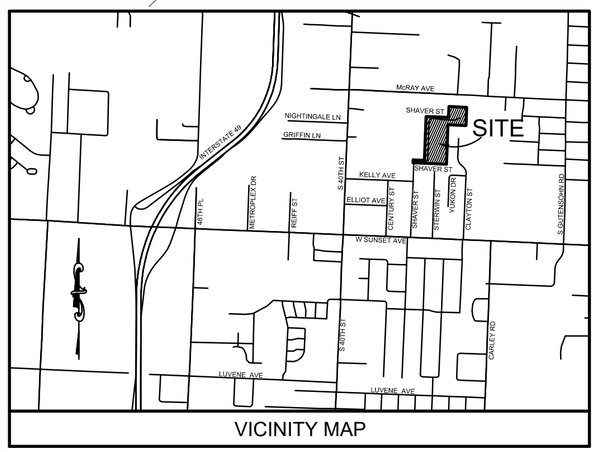
Removal of Lot 8

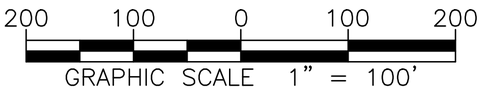


REPLAT OF LOTS 1A & LOTS 3-7
BAYYARI BUSINESS PARK

CITY OF SPRINGDALE	
ZONING INFORMATION	
BUILDING SETBACKS	
	ZONE: C-2
FRONT	30'
FRONT IF PARKING IS ALLOWED BETWEEN ROW & BUILDING	50'
SIDE	0'
SIDE-CONTIGUOUS TO RESID.	20'
REAR	20'







CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.28'	25.00'	90°01'36"	N 44°37'14" E	35.36'
C2	117.90'	75.00'	90°03'58"	N 44°38'25" E	106.13'
C3	31.23'	275.00'	6°30'23"	S 87°04'27" E	31.21'
C4	25.55'	225.00'	6°30'23"	S 87°04'24" E	25.54'
C5	100.51'	97.00'	59°22'06"	N 59°59'13" E	96.07'
C6	223.33'	60.00'	213°15'35"	S 43°03'17" E	114.98'
C7	45.55'	100.00'	26°05'54"	S 76°37'27" W	45.16'
C8	31.23'	275.00'	6°30'23"	N 87°04'24" W	31.21'
C9	25.55'	225.00'	6°30'23"	N 87°04'27" W	25.54'
C10	39.30'	25.00'	90°03'58"	S 44°38'25" W	35.38'
C11	117.91'	75.00'	90°04'37"	S 44°35'11" W	106.14'

LINE	BEARING	DISTANCE
L1	N 00°23'34" W	50.00'
L2	N 89°40'24" E	35.78'
L3	S 83°49'15" E	121.58'
L4	N 89°40'24" E	110.30'
L5	N 89°40'24" E	30.33'
L6	S 63°34'30" W	6.64'
L7	N 83°49'15" W	121.58'
L8	S 89°40'24" W	35.78'
L9	S 00°23'54" E	120.00'
L10	N 00°39'37" W	52.87'
L11	N 00°23'34" W	30.00'
L12	N 89°40'24" E	25.00'
L13	S 00°38'38" E	28.13'

CERTIFICATION:

I hereby certify that this plat and the survey on which it is based were completed under my supervision.

Allen Jay Young
Professional Land Surveyor
Arkansas No. 1441

Date

CERTIFICATE OF AUTHORIZATION
DEVELOPMENT CONSULTANTS INC.
No.128
ARKANSAS ENGINEER

REGISTERED
STATE OF ARKANSAS
NO. 1441
SIGNATURE
ALLEN J. YOUNG
PROFESSIONAL LAND SURVEYOR

LEGEND

- FIRE HYDRANT
- WATER VALVE
- WATER METER
- POWER POLE
- POWER POLE W/ LIGHT
- GUY WIRE
- LIGHT POLE
- TELEPHONE PEDESTAL
- ELECTRIC METER
- SANITARY SEWER MANHOLE
- SIGN
- WA — WATER LINE
- OHE — OVERHEAD ELECTRIC
- SSFM — SANITARY SEWER FORCE MAIN
- SS — SANITARY SEWER
- UGFO — UNDERGROUND FIBER OPTIC
- PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK

City of Springdale Approval For Recording & Acceptance of Dedications:

The undersigned hereby certify that this plat meets current regulations of the City of Springdale and regulations of the Arkansas State Board of Health as each pertains to this plat and to the offices of responsibility shown below.

	Date	Signature
Acceptance of Dedications	_____	_____ City Clerk
	_____	_____ Mayor
Approval for Recording	_____	_____ Director, Planning and Community Development Division
Commission	_____	_____ Secretary, Planning Commission
	_____	_____ Chairman, Planning Commission
Water and Sewer	_____	_____ Engineer, Springdale Water Utilities
Streets and Drainage	_____	_____ City Engineer

Property Description: Parcels: 815-35286-000, 815-35288-000, 815-35289-000, 815-35290-000, 815-35291-000, 815-35292-000

Lot 1A of the Replat of Lots 1 and 2 of Bayyari Buisness Park Addition as shown on Plat #23A-148 and Lots 3-7 of the Replat of The Final Plat Bayyari Business Park as shown on Plat #18A-8, City of Springdale, Washington County, Arkansas.

Note:

The purpose of this Replat is to document the detachment and removal of Lot 8 from the Bayyari Business Park.

CERTIFICATE OF TRANSMITTAL, OWNERSHIP AND ORDINANCE:

The undersigned hereby transmit this plat to the City of Springdale for approval and acceptance and certify to be the owner of the property described and hereby dedicate all streets, alleys, easements, parks, and other open spaces to public or private use as noted. The undersigned certify that the platting as filed on record cannot be changed unless vacated pursuant to applicable local or other law. The Undersigned further certify that the required ordinance of acceptance is in order having been approved by the City Attorney on

_____.

_____
P & C Steele Properties, LLC (Printed)

_____ _____
P & C Steele Properties, LLC (Signed) Dated

State of Arkansas)
)
County of)

Subscribed and sworn before me this ____ day of _____, 2022.

My Commission Expires: _____ Notary Public

_____

CERTIFICATE OF TRANSMITTAL, OWNERSHIP AND ORDINANCE:

The undersigned hereby transmit this plat to the City of Springdale for approval and acceptance and certify to be the owner of the property described and hereby dedicate all streets, alleys, easements, parks, and other open spaces to public or private use as noted. The undersigned certify that the platting as filed on record cannot be changed unless vacated pursuant to applicable local or other law. The Undersigned further certify that the required ordinance of acceptance is in order having been approved by the City Attorney on

_____.

_____
Mathias Shopping Centers, Inc (Printed)

_____ _____
Mathias Shopping Centers, Inc (Signed) Dated

State of Arkansas)
)
County of)

Subscribed and sworn before me this ____ day of _____, 2022.

My Commission Expires: _____ Notary Public

_____

CERTIFICATE OF TRANSMITTAL, OWNERSHIP AND ORDINANCE:

The undersigned hereby transmit this plat to the City of Springdale for approval and acceptance and certify to be the owner of the property described and hereby dedicate all streets, alleys, easements, parks, and other open spaces to public or private use as noted. The undersigned certify that the platting as filed on record cannot be changed unless vacated pursuant to applicable local or other law. The Undersigned further certify that the required ordinance of acceptance is in order having been approved by the City Attorney on

_____.

_____
Anderson Revocable Trust (Printed)

_____ _____
Anderson Revocable Trust (Signed) Dated

State of Arkansas)
)
County of)

Subscribed and sworn before me this ____ day of _____, 2022.

My Commission Expires: _____ Notary Public

_____

CERTIFICATE OF TRANSMITTAL, OWNERSHIP AND ORDINANCE:

The undersigned hereby transmit this plat to the City of Springdale for approval and acceptance and certify to be the owner of the property described and hereby dedicate all streets, alleys, easements, parks, and other open spaces to public or private use as noted. The undersigned certify that the platting as filed on record cannot be changed unless vacated pursuant to applicable local or other law. The Undersigned further certify that the required ordinance of acceptance is in order having been approved by the City Attorney on

_____.

_____
River Real Estate, LLC Printed)

_____ _____
River Real Estate, LLC (Signed) Dated

State of Arkansas)
)
County of)

Subscribed and sworn before me this ____ day of _____, 2022.

My Commission Expires: _____ Notary Public

_____

NOTES:

Based on scaled map location and graphic plotting only, a portion of the property shown hereon is in the Floodway and in Flood Zone AE, which is a Special Flood Hazard Area subject to inundation by the 1% Annual Chance Flood (100 year flood), according to Flood Insurance Rate Map, Washington County, Arkansas, Map Number 0514C0070F, Map Revised May 16, 2008.

Bearings are based on Arkansas State Plane Coordinates - North Zone, NAD83 (NSRS2011), per GPS observation.

Rights of way and Easements are shown hereon as per documents provided to the surveyor. Additional Rights of way and Easements recorded or not a part of the public record, may or may not exist that affect the subject property.

The locations of utilities as shown hereon are based on aboveground structures and record documents. Locations of underground utilities may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of the survey to locate buried utilities/structures.

No fences shall be constructed within any drainage easement.

RP22-18

DCI
DEVELOPMENT CONSULTANTS INCORPORATED
1 EAST CENTER ST. SUITE 200
FAYETTEVILLE, AR 72701
(479) 443-7900

COPYRIGHT: 2022
SCALE: 1" = 100'
DATE: 11-22-2022
REVISIONS

DEVELOPMENT CONSULTANTS INCORPORATED

PROJECT TITLE: BAYYARI BUSINESS PARK
SPRINGDALE, ARKANSAS
SHEET TITLE: FINAL PLAT

PROJECT NO: 22-153
SHEET NO: FP

G:\2022\22-153\Site\Planning\22-153-Bayyari Final Plat.DWG

DCI
DEVELOPMENT
CONSULTANTS
INCORPORATED

Bayyari Business Park Replat
3607 McRay, Springdale, AR
List of Adjoining Property Owners:

1. Parcels 815-29028-090 & 815-35292-000
   River Real Estate LLC
   15121 Dutchmans Dr, Rogers, AR 72756

2. Parcels 815-29028-080
   Jose Arana-Siquinajay
   1836 Metzerott Rd, Apt 1023, Hyattsville, MD 20783

3. Parcels 815-29028-041
   Brenda Whittle & Rosetta Youngman
   3429 Mcray Ave, Springdale, AR 72762-3893

4. Parcels 815-29028-030
   Arturo Mercado
   150 Rogers Circle Dr, Springdale, AR 72764

5. Parcels 815-29028-021
   Clayton Street LLC
   1207 W Old Missouri Rd, Springdale, AR 72764

6. Parcels 815-36774-000 & 815-36775-000 & 815-36778-000 & 815-36779-000
   Furguson – Sunset Ltd Partnership
   PO Box 845, Springdale, AR 72765-0845

7. Parcels 815-36776-000 & 815-36777-000
   BDL Investments LLC
   806 Clayton St, Springdale, AR 72762

8. Parcels 815-33039-000
   Marvin E & Sharon A Moles
   309 Lake Road, Springdale, AR 72764

9. Parcels 815-32871-000
   Burl D Hollingsworth Revocable Trust
   835 Elm Springs Rd, Springdale, AR 72762-9206

10. Parcels 815-29046-009
    Mark & Larua Bazyk Revocable Trust
    5502 Bryant Pl, Springdale, AR 72764

11. Parcels 815-29047-000 & 815-29045-000
    John L & L Marie Boling Living Trust
    1914 N Evergreen Ln, Wichita, KS 67212

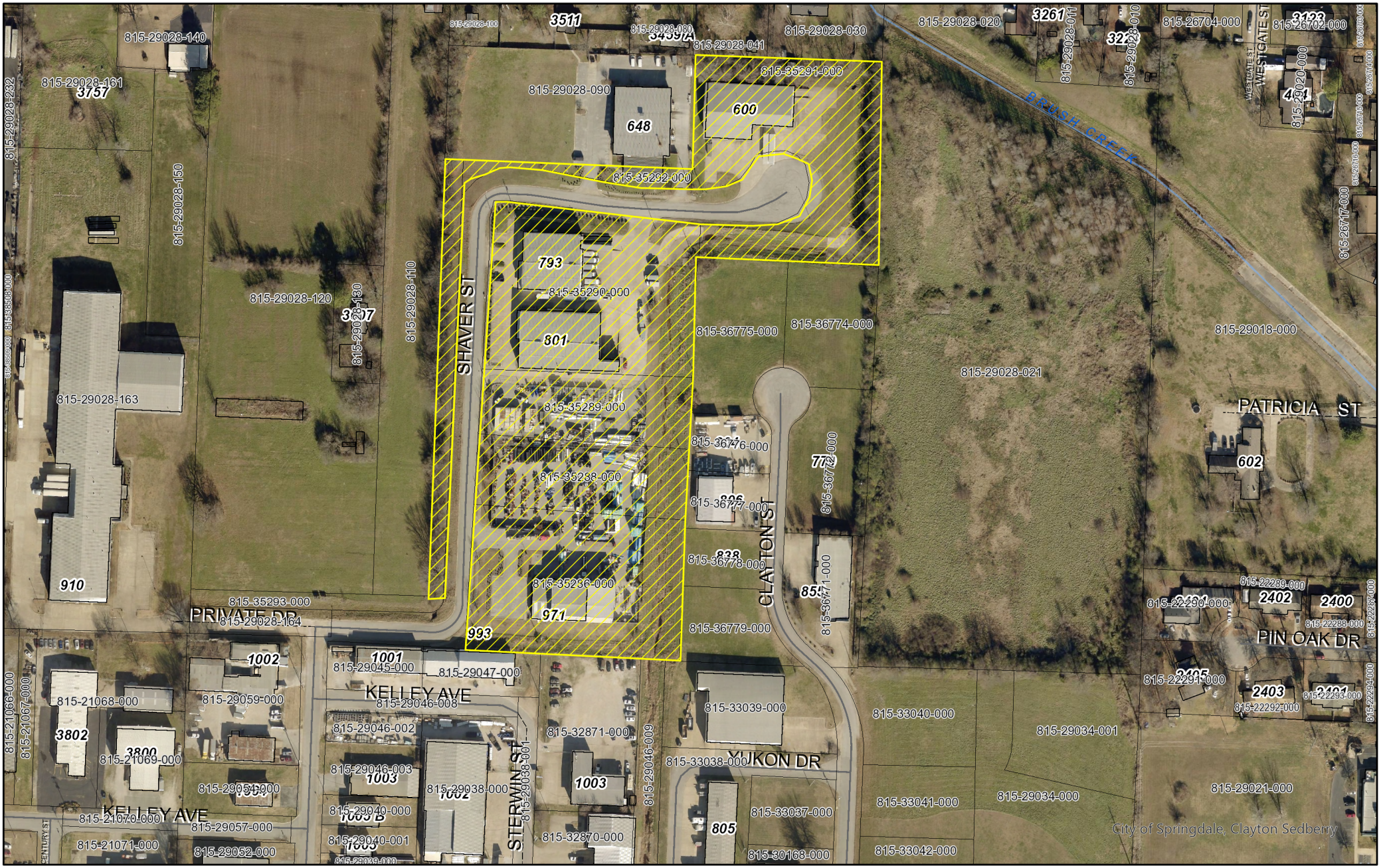
12. Parcels 815-29028-164 & 815-29028-163
    910 Shaver St Springdale LLC
    12757 W Hwy 264, Gentry AR 72734

13. Parcels 815-20928-120 & 815-29028-110
    Mathias Shopping Centers LLC
    PO Box 6485, Springdale, AR 72766

I, Allen Jay Young, hereby certify that this list of adjoining property owners was prepared on 11/11/2022.

Allen Jay Young, LS1441
Arkansas Registered Land Surveyor

11-11-22
Date



Planning Commission Meeting
December 6, 2022

Miles
0 0.01 0.02 0.03 0.04 0.06

N

PROJECT: RP22-18
APPLICANT: Bayyari Business Park
REQUEST: Replat to remove lot 8

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: December 6, 2022

Re: **PP22-15** **Preliminary Plat** **Shaver Addition**

Planning Comments:

1. This Preliminary Plat has been given the number PP22-15. This number should be placed on the plat and all future correspondence and plats pertaining to this Preliminary Plat. (standard comment)
2. Submit PDF files at time of resubmission. (standard comment)
3. A written response to all comments is required with resubmission. (standard comment).
4. Please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number. (standard comment)
5. Will "property 2" be included in this plat as an addition?
    a. That is currently a lot in a platted subdivision (Bayyari Business Park) and will thus have to be removed from the existing subdivision. Please see ordinance for procedures.
6. Truncated domes are required per ADA requirements. Show detail.
7. Must check the Master Street Plan.
    a. Please indicate the amount of ROW to be dedicated.
        i. For McRay Ave, Shaver St and Shaver Cir.
8. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)
9. Please remove construction plans, unless they are to be reviewed.

Building and Fire Comments:

All Comments Addressed.

Engineering Summary:

- Show minimum FFE on lots adjacent to pond
- Street improvements are required (waiver requested)
- Need to dedicate ROW on McRay

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 12/1/2022

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.
- *106.1.3.3*
    - Minimum floor elevation shall be shown a minimum of 2-feet above the 100-year flood elevation on each lot when located in and adjacent to a designated FEMA floodplain and in areas where flooding is known to occur. (Show Minimum Finished Floor Elevation [FFE] on proposed structures).
        - **Set minimum finished floor elevations for each lot adjacent to the detention pond (lots 9 and 10). FFE should be at least 2' above the 100 year WSE of the pond.**

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.
        - **Apply for Grading Permit, submit the following:**
            - **Grading Permit application.**
            - **SWPPP.**
            - **Notice of Coverage.**
            - **Fee.**
            - **Proposed Truck Route for construction vehicles.**
            -

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.
        - **Street improvements are required on McRay Ave and Shaver St including curb, gutter, sidewalk, streetlights and storm drainage.**
        - **Waiver has been requested.**

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.

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.

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)

Name: Mathias Shopping Centers, Inc
E-mail: SMathias@mathiasproperties.com
Address: 5571 Bleaux Ave, Suite A Springdale, AR 72764
Phone: 479-790-2900

Representative Contact Information (if applicable)

Name: Allen Jay Young, DCI
E-mail: JayY@dcius.pro
Address: 1 E Center St, Suite 220, Fayetteville, AR 72701
Phone: 479-444-7880

Site Information

Location/Address: 3607 McRay
Located between Shaver Street and McRay

Assessor's Parcel Number(s): *See below

Current Zoning District: C-2

Rezone required: C-2

Total Acreage: 12.06

*Parcels 815-29028-110, 815-29028-120, 815-29028-130, 815-35293-000

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): Sam Mathias Date: 11-2-22

Signature: Sam Mathias

Name of Representative (if applicable): Allen Jay Young, DCI Date: 11-2-22

Signature:

PP22-15

DCI
DEVELOPMENT
CONSULTANTS
INCORPORATED

Chief Holte
Springdale Fire Department
417 Holcomb, 2nd Floor
Springdale, AR 72764

RE: PP-2022-15
Shaver Addition Preliminary Plat
Request for Special Approval for
Length of Fire Access Road

Chief Holte:

We would like to request Special Approval for the length of a Fire Access Road for our proposed preliminary subdivision plan. The property is located between Shaver Street and McRay Ave, just west of the Bayyari Business Park property.

This property is about 12 Acres in size, and the intent of this project is to create a new Commercial Subdivision with 10 lots of approximately 1 acre each. The owner wants to develop a commercial office/warehouse building on each lot of approximately 10,000 to 15,000 sqft in size. All of which are intended to have automatic fire sprinkler systems installed.

The proposed street is about 905 feet long from the existing Shaver Street to the center of the new cul-de-sac.

This property is zoned C-2 and is connected to a commercial area of town on the south end at Shaver Street. The properties south of this property as well as east and west of the southerly 2/3 of this property are all commercial in nature. McRay Ave runs east-west along the north side of the property and has several single-family residential properties located north across the road from this property as well as the neighbors east and west of this property on the south side of McRay Ave.

The desire is to access this commercial development only from the south, and not have an access out to McRay Ave where there are several single-family residences.

Provisions planned to enhance emergency response to this development are:

- We intend to install a 26' wide road to meet fire access requirements with a 96' cul-de-sac.
- With the few, large lots that are planned, the average density of this property is less than 1 unit per acre.
- On street parking is not planned for this development and there will be ample room for parking on each lot.
- There are no existing overhead power lines at the planned intersection of our new road with Shaver Street, or along our new road, and none are planned. So there is no danger of the street or turn-around being closed due to down utility lines.
- Storm drainage will flow into a drainage system being built with this project, with all waters flowing northerly to a drainage detention pond down gradient from and beyond the cul-de-sac. So there is no danger of the street being closed due to flooding.
- The new street will have dedicated public right-of-way and it will not be gated.
- Several new fire hydrants are planned and will be spaced at intervals of about 225 feet, alternating between each side of the street.

We appreciate your consideration of this request.

Thank you,

Allen Jay Young
DCI
(Authorized Agent)

G:\2022\22-153\Survey\22-153.DWG

SHAVER ADDITION



VICINITY MAP

OWNER:
MATHIAS SHOPPING CENTERS, INC
5571 BLEAUX AVE STE A
SPRINGDALE, AR 72762
TELEPHONE: 479-750-9100
PARCEL ID #815-29028-120, 815-29028-130,
815-29028-110, & 815-35293-000

CIVIL ENGINEER:
DEVELOPMENT CONSULTANTS, INC.
1 EAST CENTER STREET, SUITE 290
FAYETTEVILLE, ARKANSAS 72701
TELEPHONE: 479-444-7880

NOVEMBER 23, 2022

NOTES:

Based on scaled map location and graphic plotting only, the subject property is in Flood Zone X, which is an area determined to be outside the 0.2% Annual Chance Floodplain, according to Flood Insurance Rate Map, City of Springdale, Washington County, Arkansas, Map Number 05143C0070F, map revised May 16, 2008.

Bearings are based on Arkansas State Plane Coordinates - North Zone, NAD83 (NSRS2011), per GPS observation.

Contour interval = 1'. Elevation basis is NAVD88, per GPS observation.

Rights of way and Easements are shown hereon as per documents provided to the surveyor. Additional Rights of way and Easements recorded or not a part of the public record, may or may not exist that affect the subject property.

The locations of utilities as shown hereon are based on aboveground structures, markings by Arkansas one-call and record documents. Locations of underground utilities may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of the survey to locate buried utilities/structures.

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.

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 all heavy equipment, stockpiles, and construction site materials have been removed from the Construction Site.

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.

VARIANCES:

Variance requested for improvements of adjacent existing roads. All of lots 1 through 10 will be accessed from the new street being built with this project. Lot 11 will be deeded to Springdale Water Utilities for the lift station and will only have a single drive off of McRay Avenue for occasional maintenance purposes. Existing Shaver Street is an improved road with curb and gutter on each side, and runs along the side or the rear of the proposed lots.

Surveyed Property Description:

Property 1 - Parcel Numbers 815-29028-120, 815-29028-130, & 815-29028-110

Part of the North Half of the Fractional Northwest Quarter of Section 3, Township 17 North, Range 30 West, City of Springdale, Washington County, Arkansas, being more particularly described as follows:

Commencing at the Northwest corner of the North Half of the said Fractional Northwest Quarter; Thence S 87°10'46" E along the North line of said Fractional Northwest Quarter, a distance of 972.15 feet to a nail and washer set in asphalt (PLS#1441) and the Point of Beginning; Thence continuing S 87°10'46" E along the North line of said Fractional Northwest Quarter, a distance of 423.52 feet to a nail and washer set in asphalt (PLS#1441); Thence S 02°17'09" W, a distance of 1168.05 feet to a found 5/8" rebar in concrete lying on the Northerly line of Lot 8 of Bayyari Business Park (Plat#18A-8); Thence N 87°40'04" W along the Northerly line of said Lot 8, a distance of 420.87 feet to a found 5/8" rebar in concrete; Thence N 02°09'26" E, a distance of 1171.67 feet to the Point of Beginning, containing 11.33 Acres more or less. Subject to McRay Ave right of way.

Property 2 - Parcel Number 815-35293-000

Lot 8 of Bayyari Business Park as shown on Plat#18A-8, City of Springdale, Washington County, Arkansas.

CITY OF SPRINGDALE ZONING INFORMATION BUILDING SETBACKS	ZONE: C-2
FRONT	30'
FRONT (PARKING BETWEEN ROW AND BLDG)	50'
SIDE	0'
SIDE-(CONTIGUOUS TO RESIDENTAL)	20'
REAR	20'

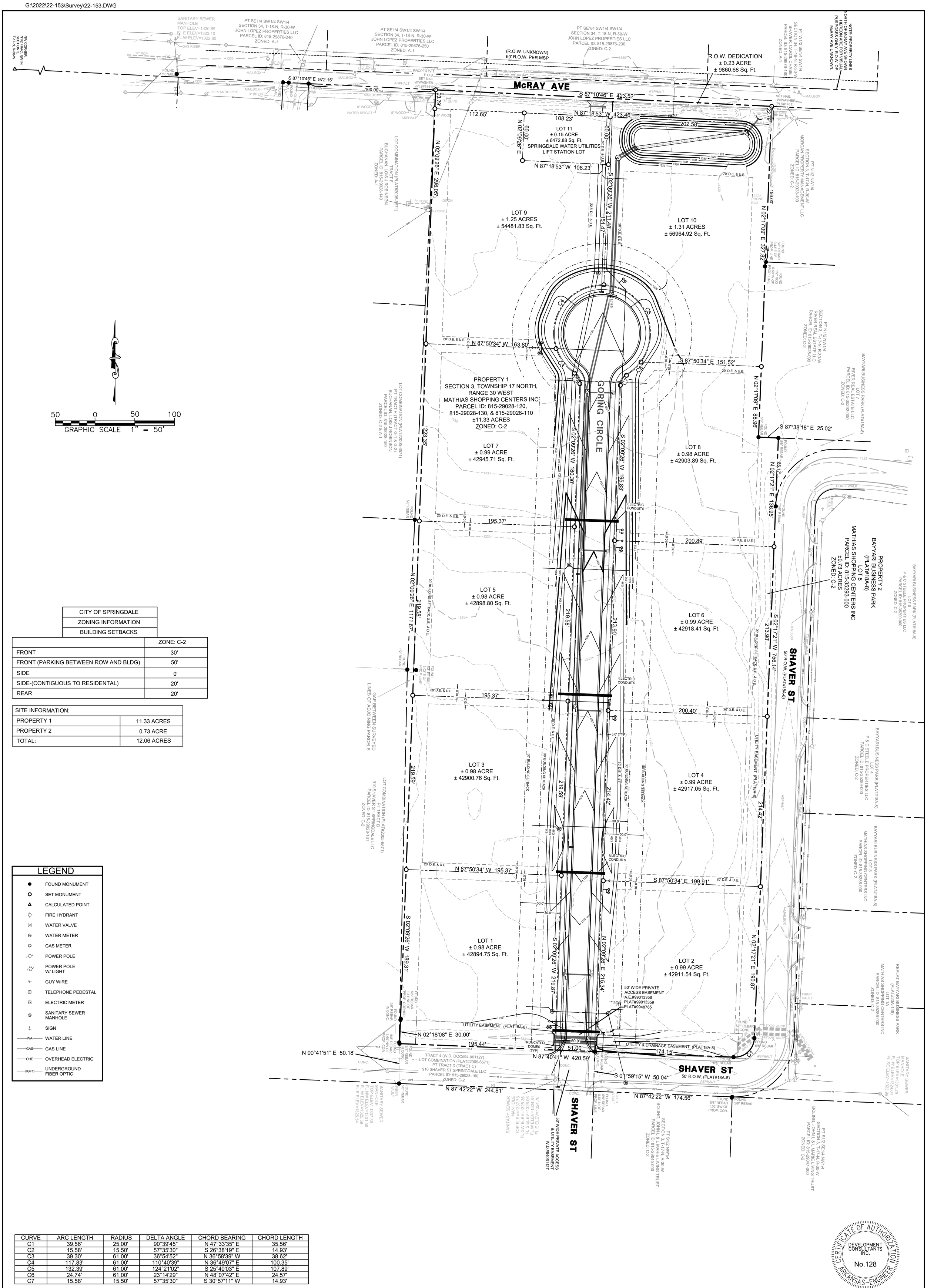
CERTIFICATE OF AUTHORIZATION
DEVELOPMENT CONSULTANTS INC.
No.128
ARKANSAS-ENGINEER

DEVELOPMENT CONSULTANTS INCORPORATED

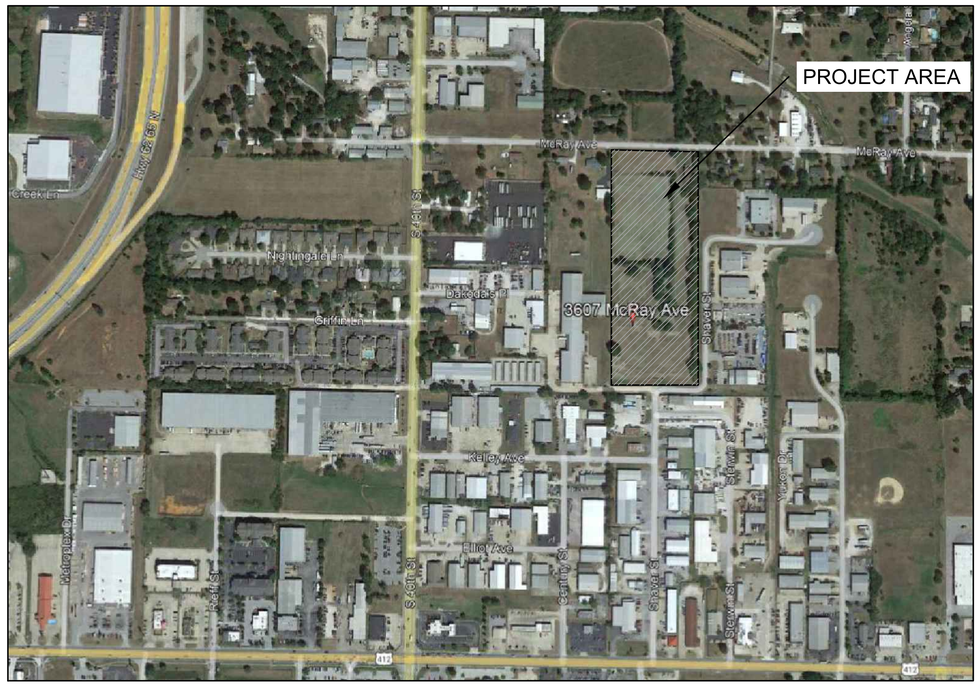
SHEET NO: P-1
PROJECT NO: 22-153
PROJECT TITLE: SHAVER ADDITION PRELIMINARY PLAT
SPRINGDALE, ARKANSAS
SHEET TITLE: COVER SHEET
REVISIONS
DATE: 11-23-2022
SCALE: 1" = 20'
COPYRIGHT: 2022

DCI DEVELOPMENT CONSULTANTS INCORPORATED
1 EAST CENTER STREET
SUITE 290
FAYETTEVILLE, AR 72701
479-444-7880

G:\2022\22-153\Survey\22-153.DWG


McRAY AVE
S 87°10'46" E 972.15'
S 87°10'46" E 423.52'
N 87°18'53" W 423.46'
R.O.W. DEDICATION
± 0.23 ACRE
± 9860.68 Sq. Ft.
(R.O.W. UNKNOWN)
60' R.O.W. PER MSP
NOTE: PROPERTY LINES NORTH OF McRAY AVE SHOWN HEREON ARE FOR VISUAL PURPOSES ONLY. R.O.W. OF McRAY AVE UNKNOWN.
NW CORNER, N1/2 FRAC. NW1/4 SECTION 3, T-17-N, R-30-W
SANITARY SEWER MANHOLE TOP ELEV=1330.85 S. E ELEV=1323.10 FL W ELEV=1322.80
PT SE1/4 SW1/4 SW1/4 SECTION 34, T-18-N, R-30-W JOHN LOPEZ PROPERTIES LLC PARCEL ID: 815-29876-240 ZONED: A-1
PT SE1/4 SW1/4 SW1/4 SECTION 34, T-18-N, R-30-W JOHN LOPEZ PROPERTIES LLC PARCEL ID: 815-29876-250 ZONED: A-1
PT SE1/4 SW1/4 SW1/4 SECTION 34, T-18-N, R-30-W JOHN LOPEZ PROPERTIES LLC PARCEL ID: 815-29876-230 ZONED: C-2
PT W1/2 SE1/4 SW1/4 SECTION 34, T-18-N, R-30-W SHAVER, CAROL CHASE PARCEL ID: 815-29876-180 ZONED: A-1
PT N1/2 NW1/4 SECTION 3, T-17-N, R-30-W MORGAN PROPERTY MANAGEMENT LLC PARCEL ID: 815-29028-100 ZONED: C-2
PROPERTY 1 SECTION 3, TOWNSHIP 17 NORTH, RANGE 30 WEST MATHIAS SHOPPING CENTERS INC PARCEL ID: 815-29028-120, 815-29028-130, & 815-29028-110 ±11.33 ACRES ZONED: C-2
PROPERTY 2 BAYYARI BUSINESS PARK (PLAT#18A-8) LOT 8 MATHIAS SHOPPING CENTERS INC PARCEL ID: 815-35293-000 ±0.73 ACRES ZONED: C-2
LOT 7 ± 0.99 ACRE ± 42945.71 Sq. Ft.
LOT 8 ± 0.98 ACRE ± 42903.89 Sq. Ft.
LOT 5 ± 0.98 ACRE ± 42898.80 Sq. Ft.
LOT 6 ± 0.99 ACRE ± 42918.41 Sq. Ft.
LOT 3 ± 0.98 ACRE ± 42900.76 Sq. Ft.
LOT 4 ± 0.99 ACRE ± 42917.05 Sq. Ft.
LOT 1 ± 0.98 ACRE ± 42894.75 Sq. Ft.
LOT 2 ± 0.99 ACRE ± 42911.54 Sq. Ft.
LOT 9 ± 1.25 ACRES ± 54481.83 Sq. Ft.
LOT 10 ± 1.31 ACRES ± 56964.92 Sq. Ft.
LOT 11 ± 0.15 ACRE ± 6472.88 Sq. Ft. SPRINGDALE WATER UTILITIES LIFT STATION LOT
GORING CIRCLE
SHAVER ST
50' R.O.W. (PLAT#18A-8)
50' WIDE PRIVATE ACCESS & UTILITY EASEMENT W.D.#94061127
50' WIDE PRIVATE ACCESS EASEMENT A.E.#99013358 PLAT#99013359 PLAT#9948785
UTILITY EASEMENT (PLAT18A-8)
UTILITY & DRAINAGE EASEMENT (PLAT18A-8)
GAP BETWEEN SURVEYED LINES OF ADJOINING PARCELS
N 02°09'26" E 296.05'
N 87°18'53" W 108.23'
S 02°09'26" W 211.48'
N 02°17'09" E 327.82'
N 87°50'34" W 163.80'
S 87°50'34" E 151.52'
N 02°17'09" E 88.96'
S 87°38'18" E 25.02'
N 02°17'21" E 136.95'
S 02°17'21" W 213.90'
N 02°17'21" E 190.87'
N 02°09'26" E 223.35'
S 02°09'26" W 180.30'
S 02°09'26" W 195.83'
N 02°09'26" E 219.58'
S 02°09'26" W 213.90'
N 02°09'26" E 219.59'
S 02°09'26" W 219.87'
N 02°09'26" E 214.42'
S 02°09'26" W 189.31'
N 02°09'26" E 215.34'
N 87°50'34" W 195.37'
S 87°50'34" E 199.91'
N 02°18'08" E 30.00'
N 87°40'41" W 420.59'
S 01°59'15" W 50.04'
N 87°42'22" W 244.81'
N 87°42'22" W 174.56'
N 00°41'51" E 50.18'
195.44'
174.15'
112.65'
108.23'
202.58'
196.00'
195.37'
200.89'
200.40'
223.35'
219.58'
213.90'
214.42'
219.59'
195.37'
51.00'
22.79'
60.00'
70' D.E. & U.E.
20' D.E. & U.E.
20' BUILDING SETBACK, U.E. & D.E.
50' BUILDING SETBACK
30' BUILDING SETBACK
225' D.E. & U.E.
287' D.E. & U.E.
5.0' (TYP)
30.0'
50.0'
17.0'
TRUNCATED DOMES (TYP)
ELECTRIC CONDUITS
TRACT 4 (W.D. DOC#94-061127)
LOT COMBINATION (PLAT#2005-6571)
PT TRACT D (TRACT C)
910 SHAVER ST SPRINGDALE LLC
PARCEL ID: 815-29028-160
ZONED: C-2
LOT COMBINATION (PLAT#2005-6571) PT TRACT H (TRACT G-1 & G-2) BUCHANAN, LOIS J ROBINSON PARCEL ID: 815-29028-150 ZONED: C-2 & A-1
LOT COMBINATION (PLAT#2005-6571) PT TRACT H (TRACT G-1) BUCHANAN, LOIS J ROBINSON PARCEL ID: 815-29028-140 ZONED: A-1
LOT COMBINATION (PLAT#2005-6571) PT TRACT D 910 SHAVER ST SPRINGDALE LLC PARCEL ID: 815-29028-161 ZONED: C-2
BAYYARI BUSINESS PARK (PLAT#18A-8) LOT 7 RIVER REAL ESTATE LLC PARCEL ID: 815-35292-000 ZONED: C-2
PT N1/2 NW1/4 SECTION 3, T-17-N, R-30-W RIVER REAL ESTATE LLC PARCEL ID: 815-29028-090 ZONED: C-2
BAYYARI BUSINESS PARK (PLAT#18A-8) LOT 6 P & C STEELE PROPERTIES LLC PARCEL ID: 815-35290-000 ZONED: C-2
BAYYARI BUSINESS PARK (PLAT#18A-8) LOT 4 P & C STEELE PROPERTIES LLC PARCEL ID: 815-35289-000 ZONED: C-2
BAYYARI BUSINESS PARK (PLAT#18A-8) LOT 3 MATHIAS SHOPPING CENTERS INC PARCEL ID: 815-35288-000 ZONED: C-2
REPLAT BAYYARI BUSINESS PARK (PLAT#2A-148) LOT 1A MATHIAS SHOPPING CENTERS INC PARCEL ID: 815-35286-000 ZONED: C-2
PT S1/2 SE1/4 NW1/4 SECTION 3, T-17-N, R-30-W BOLING, JOHN L & L MARIE LIVING TRUST PARCEL ID: 815-29045-000 ZONED: C-2
PT S1/2 SE1/4 NW1/4 SECTION 3, T-17-N, R-30-W BOLING, JOHN L & L MARIE LIVING TRUST PARCEL ID: 815-29047-000 ZONED: C-2
SANITARY SEWER MANHOLE TOP ELEV=1331.29 FL W ELEV=1324.04 FL SE ELEV=1323.99
SANITARY SEWER MANHOLE TOP ELEV=1337.38 FL NW ELEV=1331.59 FL W ELEV=1325.59 FL E ELEV=1325.54
SANITARY SEWER MANHOLE TOP ELEV=1337.76 FL SW ELEV=1325.36 FL S ELEV=1325.06 FL W ELEV=1324.81 FL E ELEV=1324.76
FOUND 5/8" REBAR
FOUND 1/2" REBAR
SET NAIL W/WASHER (PLS#1441)
FOUND NAIL
FOUND 1/2" ROD 0.50' W. OF PROP. LINE
FOUND 1/2" REBAR 3.03' E OF PROP. LINE
FOUND 5/8" REBAR 1.41' NE OF PROP. CORNER
FOUND 5/8" REBAR 1.60' NW OF PROP. COR.
FOUND 5/8" REBAR 1.02' SW OF PROP. COR.
FOUND 5/8" REBAR 0.81' N OF PROP. LINE
FOUND 5/8" REBAR IN CONC.
FOUND 5/8" REBAR & CAP
FOUND 5/8" REBAR & CAP (PLS#1441)
FOUND 5/8" REBAR & CAP (PLS#1441) IN CONC.
FOUND 5/8" REBAR & CAP (PLS#1441) 0.43' E OF PROP. LINE
FOUND 5/8" REBAR & CAP (PLS#1441) 0.50' W OF PROP. LINE
FOUND 5/8" REBAR & CAP (PLS#1441) 0.50' N OF PROP. LINE
FOUND 5/8" REBAR & CAP (PLS#1441) 0.50' S OF PROP. LINE
FOUND 5/8" REBAR & CAP (PLS#1441) 0.50' W OF PROP. LINE
FOUND 5/8" REBAR & CAP (PLS#1441) 0.50' E

SHAVER ADDITION



VICINITY MAP

SHEET LIST:

C1.01 - PAVING PLAN
C3.01 - GRADING PLAN - 1
C3.02 - GRADING PLAN - 2
C4.01 - UTILITY COORDINATION PLAN

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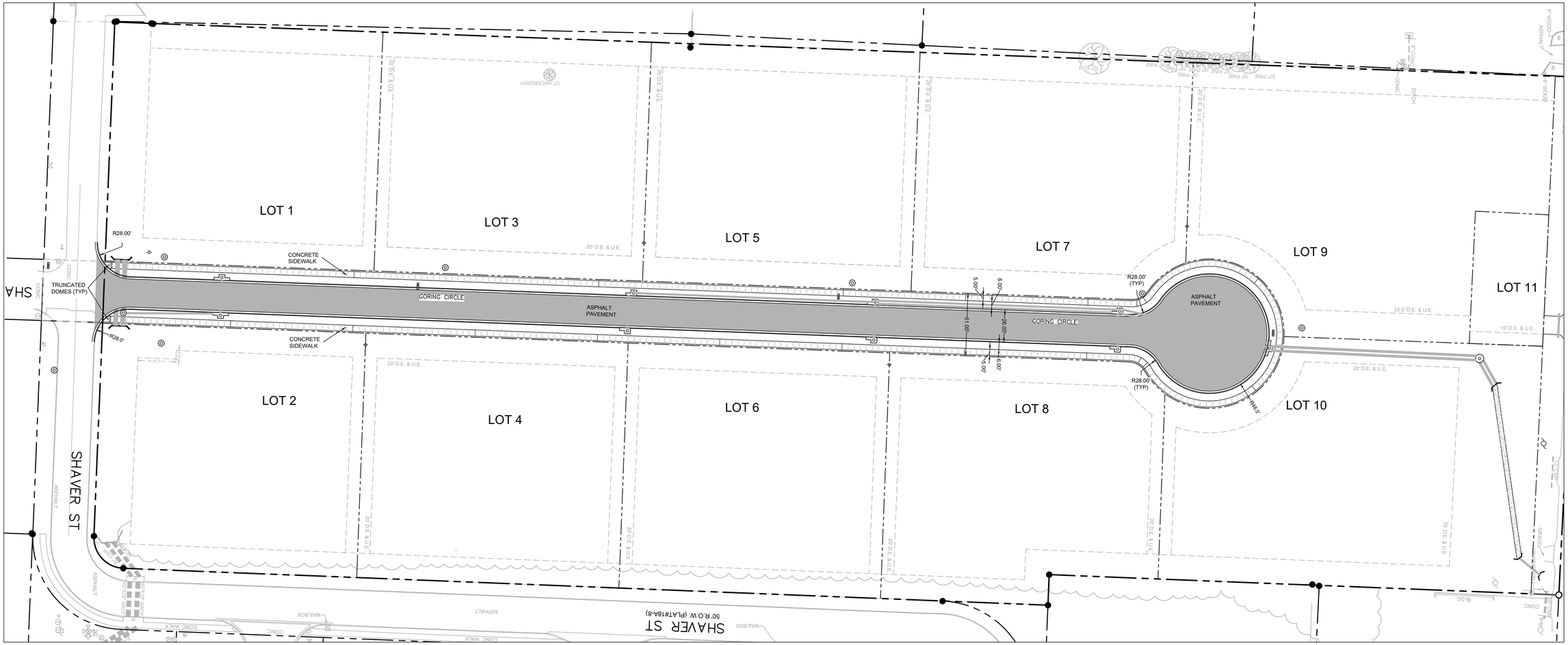
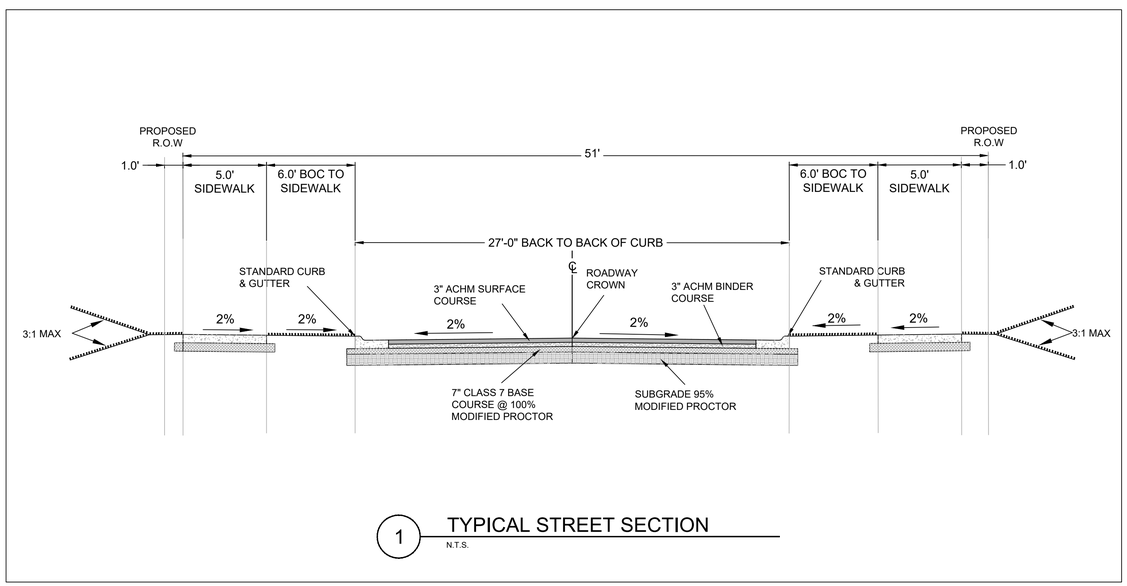
DEVELOPMENT
CONSULTANTS
INCORPORATED





1 TYPICAL STREET SECTION
N.T.S.

GENERAL NOTES

1. LOCATIONS OF THE EXISTING UTILITIES ARE BASED ON RECORDS FROM SAID UTILITY COMPANIES AND ARE HORIZONTALLY FIELD LOCATED ONLY. THE CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING ACTUAL LOCATION.
2. CONTRACTOR TO UNCOVER AND MARK UTILITY LINES BEFORE CONSTRUCTION.
3. CONTRACTOR SHALL BEAR ALL RESPONSIBILITY AND COST OF REPAIR OR REPLACEMENT OF EXISTING UTILITIES, DAMAGED OR INTERRUPTED AS A RESULT OF THIS CONSTRUCTION PROJECT.
4. CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE OWNER OF ANY DAMAGED OR INTERRUPTED UTILITIES IMMEDIATELY.
5. ALL WATER LINES AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL WATER STANDARD PIPELINE MATERIALS AND CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
6. EXISTING UTILITIES TO REMAIN ARE TO BE ADJUSTED TO MATCH PROPOSED GRADE.
7. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER PRIOR TO BEGINNING WORK.
8. ALL AREAS WITHIN THE PAVED AREAS ARE TO RECEIVE A GRAVEL BASE TO PROVIDE EROSION CONTROL IF WORK IS NOT PROGRESSING IN AN ORDERLY MANNER. A RATE OF 135 TONS/ACRE IS TO BE APPLIED WITHIN TWO WEEKS OF FINAL GRADING.
9. ALL AREAS NOT WITHIN THE PAVED AREA ARE TO RECEIVE LOOSE STRAW TO PROVIDE EROSION CONTROL IF WORK IS NOT PROGRESSING IN AN ORDERLY MANNER. A RATE OF 1.5 TONS/ACRE IS TO BE APPLIED WITHIN TWO WEEKS OF FINAL GRADING.
10. AFTER NEW INLETS ARE CONSTRUCTED, STRAW BALES AND GRAVEL FILTER BERMS ARE TO BE PLACED TO ALLOW FLOW THROUGH THE BERMS.
11. CONTRACTOR WILL CONTROL AND PREVENT OFF-SITE TRACKING OF CONSTRUCTION RUNOFF AND SEDIMENT TO ADJACENT PROPERTY AND PUBLIC ROADS.
12. CONTRACTOR IS TO PROTECT EXISTING STORM DRAINAGE SYSTEM
13. CONTRACTOR TO CONFORM TO ALL CONSTRUCTION STORM WATER AND EROSION CONTROL PERMITTING REQUIREMENTS BY "EPA PHASE II STORM WATER REGULATIONS" AS ADMINISTERED BY THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ). WHERE PERMITTING IS REQUIRED, A COPY OF THE NOTICE OF INTENT SHALL BE PROVIDED TO THE LOCAL MUNICIPAL AUTHORITY.
14. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN ACCORDANCE WITH THE ARKANSAS UNDERGROUND FACILITIES DAMAGE PREVENTION ACT. THIS LAW REQUIRES THAT THE CONTRACTOR MAKE A TELEPHONE CALL TO THE ARKANSAS ONE-CALL SYSTEM AT 1-800-482-8998 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION TO ENSURE THAT ANY EXISTING UTILITIES CAN BE LOCATED.
15. CONTRACTOR TO CONSTRUCT ALL ACCESS RAMPS AND PAVING TO CITY OF SPRINGDALE AND/OR ADA STANDARDS. VERIFY.
16. TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.
17. ELECTRICAL INFORMATION SHOWN FOR COORDINATION PURPOSES ONLY. SEE MEP SHEETS FOR DETAILS AND SPECIFICATIONS.
18. A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.
19. 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.
20. A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.
21. A PUBLIC STREET LIGHT IS PROPOSED ALONG OAK GROVE ROAD. IT SHALL BE POWERED FROM THE NEAREST ADJACENT STREET LIGHT OR PANEL THAT HAS CAPACITY ON ITS CIRCUIT. THE CITY OF SPRINGDALE IS RESPONSIBLE FOR MAINTENANCE AND BILLING ASSOCIATED WITH THIS PUBLIC STREET LIGHT. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING CONDUIT TO NEAREST ELECTRICAL SOURCE.

NORTH
40 20 0 40 80
SCALE

DCI
DEVELOPMENT CONSULTANTS INCORPORATED
1 EAST CENTER STREET
SUITE 290
FAYETTEVILLE, AR 72701
479-221-7880

COPYRIGHT: 2022

SCALE: 1" = 20'

DATE: 11-23-2022

REVISIONS

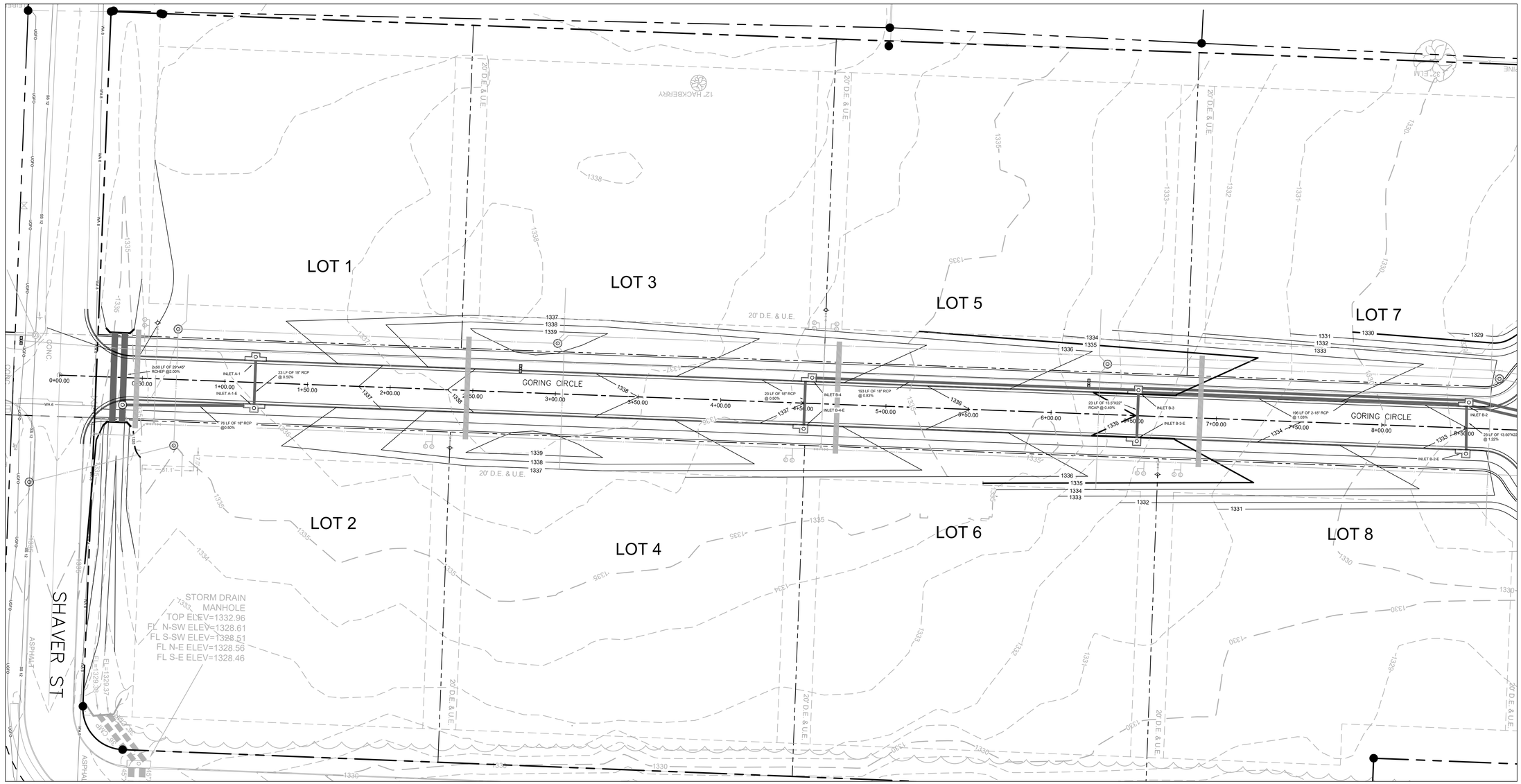
DEVELOPMENT CONSULTANTS INCORPORATED

PROJECT TITLE: SHAVER ADDITION PRELIMINARY PLAT
SPRINGDALE, ARKANSAS

SHEET TITLE: PAVING PLAN

PROJECT NO: 22-153

SHEET NO: C1.01



DETENTION NOTES:

LOT 3, 5, 7, 8 & 10 WILL BE DETAINED IN THE REGIONAL DETENTION POND. ALL OTHER LOTS WILL HAVE SEPARATE DETENTION ON SITE.

GRADING & EXCAVATION NOTES:

1. A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.
2. STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE 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."

NORTH

30 15 0 30 60

SCALE

DEVELOPMENT CONSULTANTS INCORPORATED

DCI
DEVELOPMENT CONSULTANTS INCORPORATED
1 EAST CENTER STREET
SUITE 290
FAYETTEVILLE, AR 72701
479-221-7880

COPYRIGHT: 2022

SCALE:

DATE: 11-23-2022

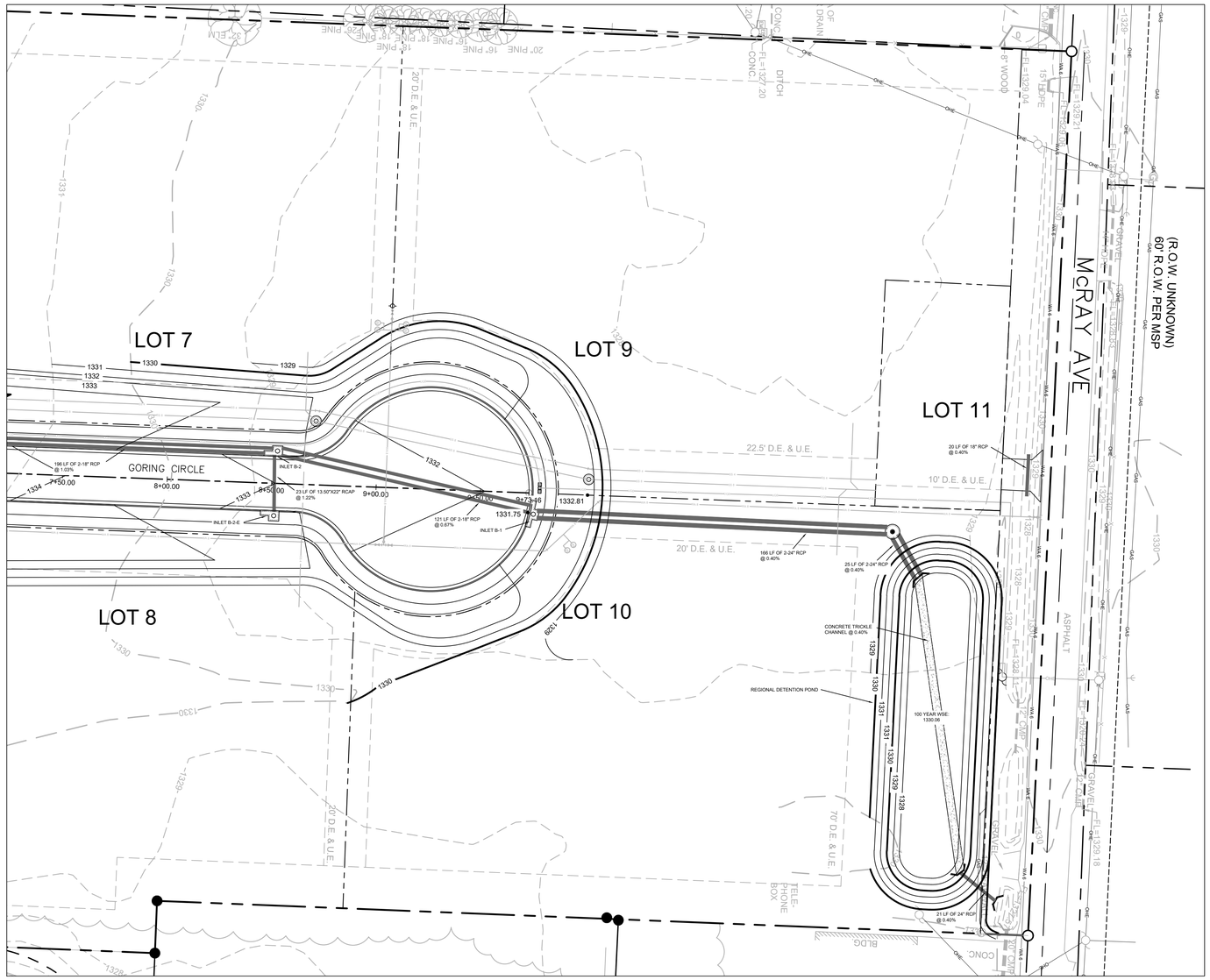
REVISIONS

PROJECT TITLE: SHAVER ADDITION PRELIMINARY PLAT
SPRINGDALE, ARKANSAS

SHEET TITLE: GRADING PLAN - 1

PROJECT NO: 22-153

SHEET NO: C3.01



DETENTION NOTES:

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NORTH

30 15 0 30 60
SCALE

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1 EAST CENTER STREET
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DATE: 11-23-2022

REVISIONS

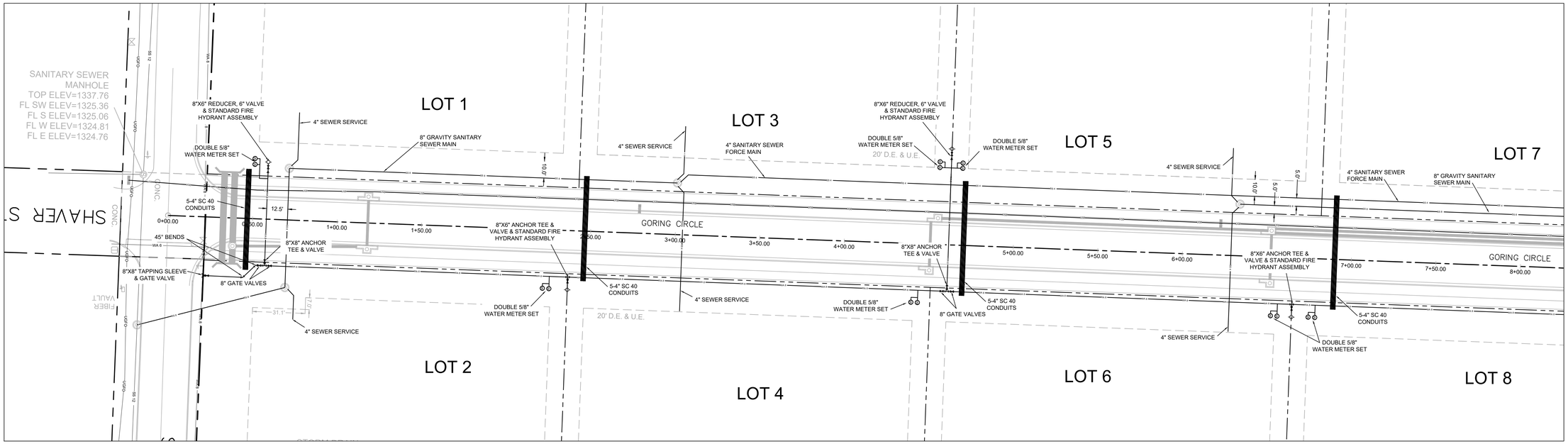
DEVELOPMENT CONSULTANTS INCORPORATED

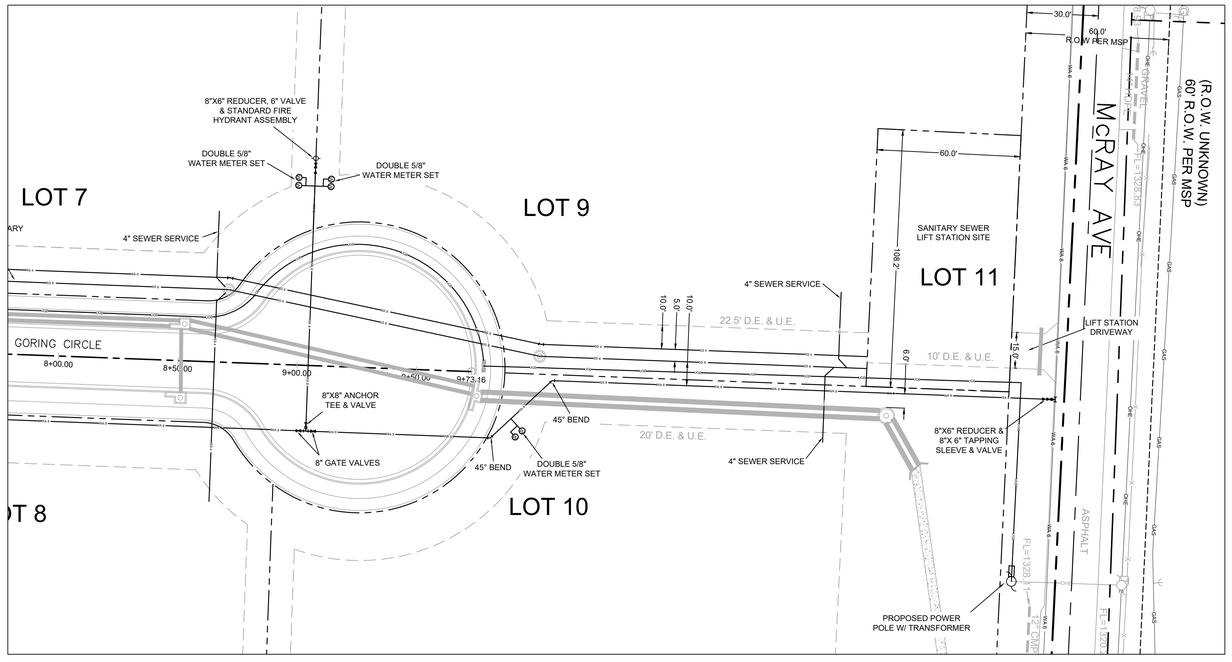
PROJECT TITLE: SHAVER ADDITION PRELIMINARY PLAT
SPRINGDALE, ARKANSAS

SHEET TITLE: GRADING PLAN - 2

PROJECT NO: 22-153

SHEET NO: C3.02





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2. CONTRACTOR TO UNCOVER AND MARK UTILITY LINES BEFORE CONSTRUCTION.
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4. CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE OWNER OF ANY DAMAGED OR INTERRUPTED UTILITIES IMMEDIATELY.
5. ALL WATER LINES AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH SWU (SPRINGDALE WATER UTILITIES) STANDARD PIPELINE MATERIALS AND CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
6. EXISTING UTILITIES TO REMAIN ARE TO BE ADJUSTED TO MATCH PROPOSED GRADE.
7. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER PRIOR TO BEGINNING WORK.
8. ALL AREAS WITHIN THE PAVED AREAS ARE TO RECEIVE A GRAVEL BASE TO PROVIDE EROSION CONTROL IF WORK IS NOT PROGRESSING IN AN ORDERLY MANNER. A RATE OF 135 TONS/ACRE IS TO BE APPLIED WITHIN TWO WEEKS OF FINAL GRADING.
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15. CONTRACTOR TO CONSTRUCT ALL ACCESS RAMPS AND PAVING TO ADA STANDARDS. VERIFY.
16. TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.
17. ELECTRICAL INFORMATION SHOWN FOR COORDINATION PURPOSES ONLY. SEE MEP SHEETS FOR DETAILS AND SPECIFICATIONS.

ALL WATER AND SEWER CONSTRUCTION IS TO BE PERFORMED ACCORDING TO THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES REVISED JANUARY 20, 2021, AND SEALED MAY 6, 2021.

LEGEND

- FOUND MONUMENT
- SET 1/2" REBAR
- COMPUTED POINT
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- GAS METER
- GAS VALVE
- POWER POLE
- POWER POLE W/ LIGHT
- GUY WIRE
- LIGHT POLE
- TELEPHONE PEDESTAL
- ELECTRIC METER
- SANITARY SEWER MANHOLE
- SIGN
- (M) MEASURED
- (R) RECORD
- WA — WATER LINE
- GAS — GAS LINE
- OHE — OVERHEAD ELECTRIC
- UGT — UNDERGROUND TELEPHONE
- UGE — UNDERGROUND ELECTRIC

LEGEND

- PROPOSED STORM DRAIN
- WA — PROPOSED WATER
- SS — PROPOSED SANITARY SEWER
- UGE — PROPOSED UNDERGROUND ELECTRIC

NORTH

30 15 0 30 60

SCALE

DCI
DEVELOPMENT CONSULTANTS INCORPORATED
1 EAST CENTER STREET
SUITE 290
FAYETTEVILLE, AR 72701
479-221-7880

COPYRIGHT: 2022

SCALE:

DATE: 11-23-2022

REVISIONS

DEVELOPMENT CONSULTANTS INCORPORATED

PROJECT TITLE: SHAVER ADDITION PRELIMINARY PLAT
SPRINGDALE, ARKANSAS

SHEET TITLE: UTILITY COORDINATION PLAN

PROJECT NO: 22-153

SHEET NO: C4.01

PP22-15

DCI
DEVELOPMENT
CONSULTANTS
INCORPORATED

Shaver Addition
3607 McRay, Springdale, AR
List of Adjoining Property Owners:

1. Parcels 815-29876-250 & -230
   John Lopez Properties LLC
   2005 Carnes Dr, Springdale, AR 72762

2. Parcel 815-29876-180
   Carol Chase Shaver
   3550 McRay Ave, Springdale, AR 72762

3. Parcel 815-29028-100
   Morgan Property Management LLC
   2218 Little Flock Dr, Rogers, AR 72756

4. Parcels 815-29028-090 & 815-35292-000
   River Real Estate LLC
   15121 Dutchmans Dr, Rogers, AR 72756

5. Parcels 815-35290-000 & 815-35289-000
   P & C Steele Properties LLC
   PO Box 9778, Fayetteville, AR 72703

6. Parcels 815-35288-000 & 815-35286-000
   Mathias Shopping Centers LLC
   PO Box 6485, Springdale, AR 72766

7. Parcels 815-29047-000 & 815-29045-000
   John L & L Marie Boling Living Trust
   1914 N Evergreen Ln, Wichita, KS 67212

8. Parcels 815-29059-000
   Kippy and Kelly Rankin Living Trust
   1002 Shaver St, Springdale, AR 72762

9. Parcels 815-29028-164 & 815-29028-163
   910 Shaver St Springdale LLC
   12757 W Hwy 264, Gentry AR 72734

10. Parcels 815-29028-150 & 815-29028-140
    Lois J Robinson Buchanan
    3727 McRay Ave, Springdale, AR 72762

I, Allen Jay Young, hereby certify that this list of adjoining property owners was prepared on 11/11/2022.

Allen Jay Young, LS1441
Arkansas Registered Land Surveyor

11-11-22
Date



Planning Commission Meeting
December 6, 2022

Miles
0 0.01 0.03 0.05 0.08 0.1

N

PROJECT: PP22-15
APPLICANT: Mathias Shopping Centers, Inc.
REQUEST: Preliminary Plat, Shaver Addition

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: December 6, 2022

Re: **PP22-16** **Preliminary Plat** **Deere Creek, Ph. II REVISED**

Planning Comments:

1. This Preliminary Plat has been given the number PP22-16. This number should be placed on the plat and all future correspondence and plats pertaining to this Preliminary Plat. (standard comment)
2. Submit PDF files at time of resubmission. (standard comment)
3. A written response to all comments is required with resubmission. (standard comment).
4. Please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number. (standard comment)
5. Street names will need to be provided and approved prior to final plat acceptance.
6. Need to label the common area (if applicable).
7. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)

Building and Fire Comments:

All Comments Addressed.

Engineering Summary:

- Submit signed and sealed copy of drainage report
- What kind of fencing is proposed? What is the purpose of the fencing?

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 12/1/2022

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**

   - *106.1.2*** - Submit a preliminary drainage report, as outlined in the City of Springdale Drainage Criteria Manual.
     - **Submit a PDF of the signed and sealed Drainage Report to Engineering.**

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

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:

- **What type of fencing is proposed and what is the purpose at the dead end streets?**
-

- *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.

PP22-16

Plat Application

This form is a fillable Word document, but must be printed, signed and turned in to the Springdale Planning Department office at 201 Spring St Springdale, AR 72764

Please indicate project type (choose one):

☐Informal Plat: $50.00 (ie, lot split, lot line adjustment)
☐Replat: $50.00
☒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:Engineering Services Inc. E-mail:jappel@engineeringservices.com Address: P.O. Box 282, Springdale, AR 72765 Phone: 479-751-8733	Location/Address: Located between 56th St and 48th St, just south of County Line Road Assessor's Parcel Number(s): 815-29789-291; 815-29789-276 815-29789-270; 815-29789-215
Representative Contact Information (if applicable) Name: E-mail: Address: Phone:	Current Zoning District:SF-2 Rezone required: No Total Acreage: ± 84.84

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): Jason Appel, ESI Date: 11.3.22

Signature: _____

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

Signature: _____

STAFF USE ONLY

Date Application Submitted: November 3, 2022 Payment Method: _____

Date Accepted as Complete: _____ Project Number: PP22-16 (Prev. PP22-08)

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 DUANE MILLER – 479–750–8190

PRELIMINARY PLAT PLANS TO SERVE

DEERE CREEK SUBDIVISION

IN THE CITY OF

SPRINGDALE, ARKANSAS

PP22–08

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
1–2	PRELIMINARY PLAT
3	PRELIMINARY PLAT NOTES
4	TYPICAL DETAILS

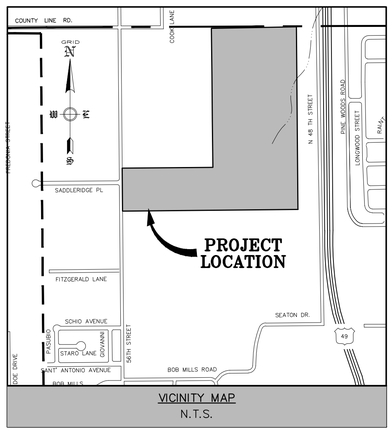
NOTES :

1) ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF SPRINGDALE, ARKANSAS, AS CONTAINED IN CHAPTER 110, ART. III, OF THE CODE OF ORDINANCES, CITY OF TONTITOWN, ARKANSAS.
2) ALL WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES OF THE CITY OF SPRINGDALE WATER UTILITIES, ADOPTED MARCH 10TH, 1987 BY ORDINANCE No. 1640. AMENDED AUGUST 27, 2014 BY RESOLUTION No. 15–14 OF THE SPRINGDALE WATER AND SEWER COMMISSION, INCLUDING THE ADDITION OF SECTION T38 AND ASSOCIATED DETAILS ON SEPTEMBER 3, 2020.

NOTES :

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

ARKANSAS ONE CALL SYSTEM, INC. 1-800-482-8998 STOP–CALL BEFORE YOU DIG!



VICINITY MAP
N.T.S.

November 22, 2022

BY

ENGINEERING SERVICES INC.

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

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

PRELIMINARY PLAT
DEERE CREEK SUBDIVISION PHASE 2
SPRINGDALE, ARKANSAS

ESI
ENGINEERING SERVICES INC.
P.O. BOX 1744
SPRINGDALE, ARKANSAS 72764

POA LOT

ENTIRETY OF LOT 259 TO BE DEDICATED AS A DRAINAGE AND UTILITY EASEMENT.

UNBUILDABLE POA LOT

POND SHALL BE MAINTAINED BY THE POA. DRAINAGE EASEMENT IS PROVIDED AROUND POND AND WILL BE DEDICATED ON THE FINAL PLAT

PROPOSED POND 100-YR WSE=1246.62

EROSION CONTROL MATTING TO BE PLACED ON SLOPES STEEPER THAN 3:1.

HOMEBUILDERS TO INSTALL FENCING WHEN HOUSE IS BUILT

8' CONCRETE SIDEWALK WITHIN 12' ACCESS EASEMENT

PHASE 1

PHASE 2

STREET A

STREET C

STREET D

STREET E

STREET K

HAY MEADOWS ST

45TH STREET

LITTLE FIELD AVE

LARRY
2521 N 56TH ST
SPRINGDALE, AR 72762
ZONING: A-1

815-29789-155
MARTINEZ J CARMEN PEREZ & RAMIREZ, ADRIANA BRAVO
2329 N 48TH ST
SPRINGDALE, AR 72764
ZONING: A-1

815-29789-185
UPSHAW, MARY
2145 N 48TH ST
SPRINGDALE, AR 72764
ZONING: A-1

815-29789-275
THE SOD HAWG LLC
PO BOX 8863
SPRINGDALE, AR 72766
ZONING: A-1

815-29789-280
ANGLIN, CINDY L & DANE
PO BOX 886
LOWELL, AR 72745
ZONING: A-1

GRAPHIC REPRESENTATION ONLY
SCALE 1" = 60'
0 30' 60' 120'

REVISION	DATE	DESCRIPTION

COPYRIGHT 2022 ENGINEERING SERVICES, INC. 11/21/2022 3:14 pm

SCALE: 1"=60'
DATE: Nov 22, 2022
ENGINEER: TJH
DRAWN BY: JRC
W.O. #: 21910

PP22-16

1



LEGEND

- IRON PIN FOUND
- MAG NAIL FOUND
- C. PROPERTY LINE
- SAW-CUT LINE
- EX. EASEMENT LINE
- EX. BUILDING SETBACK LINE
- EX. ROAD CENTERLINE
- EX. CURB & GUTTER
- EX. CONTOUR
- PROPOSED CONTOUR
- EX. OVERHEAD POWER LINE
- EX. GAS LINE
- EX. UNDERGROUND TELEPHONE LINE
- EX. 8" SEWER LINE
- EX. STORM DRAIN LINE
- EX. WATER LINE
- EX. FIBER OPTIC LINE
- EX. WATER METER
- EX. FIRE HYDRANT
- EX. SEWER MANHOLE
- EX. POWER POLE
- EX. WATER VALVE
- EX. LIGHT POLE
- EX. SIGN
- EX. HANDICAP PARKING
- EX. WATER METER
- EX. TRAFFIC POLE
- EX. GAS MANHOLE
- EX. ELECTRIC MANHOLE
- EX. TELEPHONE MANHOLE
- EX. TREES
- EX. SEWER VALVE
- EX. WATER MANHOLE
- EX. FIBER OPTIC VAULT
- EX. TELEPHONE BOX
- EX. MAILBOX
- EX. GAS METER
- EX. GAS VALVE
- EX. PARKING STRIPE
- PROPOSED WATER SERVICE
- PROPOSED SEWER SERVICE
- PROPOSED FENCE
- PROPOSED EASEMENT LINE
- PROPOSED SIDEWALK
- PROPOSED GAS LINE
- PROPOSED ELECTRIC LINE
- PROPOSED WATERLINE
- PROPOSED HADICAP RAMP
- PROPOSED STORM BOX & PIPE
- PROPOSED SEWER MANHOLE & PIPE

PP22-16

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

PRELIMINARY PLAT
DEERE CREEK SUBDIVISION PHASE 2
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=60'
DATE: Nov 22, 2022
ENGINEER: TJA
DRAWN BY: JRC
W.O. #: 21910

© COPYRIGHT 2022, ENGINEERING SERVICES, INC. 11/22/2022 3:24 PM
21910-D-21910 DEERE CREEK SUBDIVISION 21910 - PRELIM PLAT.dwg

2

NOTES:

1. STREET LIGHTS IN SUBDIVISION TO BE A MINIMUM OF 6800 LUMENS. STREET LIGHTS ALONG N 56TH STREET SHALL BE A MINIMUM OF 11,000 LUMENS. ALL STREET LIGHTS SHALL BE PUBLIC AND PER THE UTILITY COMPANY'S SPECIFICATIONS AND DETAILS.
2. ALL LOT CORNER RADII ARE 30' UNLESS OTHERWISE NOTED.
3. ALL STREET RIGHTS-OF-WAY WITHIN SUBDIVISION ARE 50' IN WIDTH.
4. A.D.A. ACCESSIBLE RAMPS TO HAVE A MAXIMUM INCLINATION RATIO OF 12:1.
5. MODIFIED CURB REQUIRED AT ALL DRIVES.
6. THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
7. THE MAP PROJECTION IS REFERENCED TO THE HORIZONTAL CONTROL DATUM OF NAD83 (NORTH AMERICAN DATUM OF 1983), STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301). THE BASIS OF BEARINGS FOR THIS PLAT ARE STATE PLANE GRID BEARING. THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TWO TEMPORARY BENCHMARKS UTILIZING THIS DATUM ARE SHOWN HEREON.
8. ALL DEVELOPMENTS AFTER AUGUST 20, 2007 MUST HAVE UTILITY WIRES, LINES, AND/OR CABLES IN SAID DEVELOPMENTS MUST BE PLACED UNDERGROUND. EXCLUDING 12KV AND ABOVE.
9. ANY DAMAGE OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.
10. STREET NAMES MUST BE APPROVED BY THE CITY OF SPRINGDALE 911 ADDRESS COORDINATOR.
11. ALL CONDUITS PLACED BY DEVELOPER MUST HAVE 48 INCH COVER AT FINAL GRADE. (6–4" CONDUITS FOR ROAD CROSSINGS, ETC.)
12. THERE ARE NO KNOWN WETLANDS OR EROSION PROBLEMS ON THIS PROPERTY.
13. 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.
14. 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.
15. PLEASE BE ADVISED THAT PERMANENT STRUCTURES, BUILDINGS, SIGNS OR OTHER ITEMS SHALL NOT BE ERECTED OR CONSTRUCTED WITHIN UTILITY EASEMENTS.
16. PLEASE BE ADVISED THAT BOTH THE 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.
17. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING POTABLE WATER METERS AND SANITARY SEWER TAPS FOR ALL PLOTTED LOTS WITHIN A SUBDIVISION.
18. LOT NUMBERS 1, 103, 104, AND 142 SHALL NOT HAVE ACCESS OFF OF 56TH STREET. LOT NUMBERS 51 – 54 SHALL NOT HAVE ACCESS OFF OF 48TH STREET.
19. LOT NUMBERS 66, 181, 182, 183 AND 256 ARE TO BE USED FOR DETENTION AND ENTIRETY OF THESE LOTS SHALL BE A DRAINAGE EASEMENT. LOT NUMBERS 193, 194 AND 255 SHALL BE MAINTAINED BY THE POA.
20. 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.
21. ALL CURB RADII ON THE PLAT ARE 30', MEASURED AT THE FACE OF CURB, UNLESS OTHERWISE STATED ON THE DRAWING.
22. 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.
    B. THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY.
    C. NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING.
    D. NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING.
    E. ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.

PARCEL: 815-29789-215, 815-29789-216, 815-29789-270, 815-29789-276, 815-29789-291

SURVEY DESCRIPTION:

PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4), PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) AND PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND FIVE–EIGHTHS INCH IRON PIN AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4); THENCE, SOUTH 87°37'14" EAST, 1319.89 FEET TO A FOUND FIVE–EIGHTHS INCH IRON PIN AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4); THENCE, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) SOUTH 02°15'44" WEST, 440.60 FEET TO A SET FIVE–EIGHTHS INCH IRON PIN WITH CAP STAMPED PS 0663; THENCE, LEAVING THE EAST LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) NORTH 87°43'14" WEST, 67.71 FEET TO A SET FIVE–EIGHTHS INCH IRON PIN WITH CAP STAMPED PS 0663; THENCE, SOUTH 32°15'38" WEST, 200.94 FEET TO A SET FIVE–EIGHTHS INCH IRON PIN WITH CAP STAMPED PS 0663; THENCE, SOUTH 79°27'58" WEST, 89.10 FEET TO A SET FIVE–EIGHTHS INCH IRON PIN WITH CAP STAMPED PS 0663; THENCE, SOUTH 18°15'36" WEST, 330.05 FEET TO A SET FIVE–EIGHTHS INCH IRON PIN WITH CAP STAMPED PS 0663; THENCE, SOUTH 47°48'21" EAST, 89.00 FEET TO A SET FIVE–EIGHTHS INCH PIN WITH CAP STAMPED PS 0663; THENCE, SOUTH 22°40'19" EAST, 79.50 FEET TO A SET FIVE–EIGHTHS INCH IRON PIN WITH CAP STAMPED PS 0663; THENCE, SOUTH 53°53'41" EAST, 111.26 FEET TO A SET FIVE–EIGHTHS INCH IRON WITH CAP STAMPED PS 0663; THENCE, NORTH 89°19'52" EAST, 79.09 FEET TO A SET FIVE–EIGHTHS INCH IRON WITH CAP STAMPED PS 0663; THENCE, SOUTH 57°28'56" EAST, 84.37 FEET TO A SET FIVE–EIGHTHS INCH IRON PIN WITH CAP STAMPED PS 0663 AT THE EAST LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4); THENCE, SOUTH 02°15'44" WEST, 139.41 FEET TO A FOUND ONE–HALF INCH REBAR WITH CAP STAMPED PS 0147 AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4); THENCE, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) SOUTH 02°16'44" WEST, 529.99 FEET TO A FOUND FIVE–EIGHTHS INCH IRON PIN; THENCE, LEAVING THE EAST LINE OF SAID SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) NORTH 87°36'35" WEST, CROSSING A FOUND IRON WITH CAP STAMPED PS 1370 AT 35.34 FEET, IN ALL 330.00 FEET TO A FOUND IRON PIN WITH CAP STAMPED PS 1370; THENCE, SOUTH 02°16'44" WEST, 626.63 FEET TO A FOUND ONE–HALF INCH REBAR WITH CAP STAMPED PS 0147 FROM WHICH A FOUND MAG NAIL AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) BEARS SOUTH 87°36'26" EAST 330.00 FEET AND THENCE SOUTH 02°16'44" WEST 165.00 FEET; THENCE, NORTH 87°36'26" WEST, 988.55 FEET TO A FOUND FIVE–EIGHTHS INCH IRON PIN AT THE WEST LINE OF SAID SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) FROM WHICH A FOUND IRON PIN WITH CAP STAMPED PS 1078 AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) BEARS SOUTH 02°26'38" WEST 165.00 FEET; THENCE, NORTH 87°19'06" WEST, 1323.22 FEET TO A FOUND COTTON SPINDLE AT THE WEST LINE OF SAID SECTION 28 FROM WHICH A FOUND RAILROAD SPIKE AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) BEARS SOUTH 02°19'20" WEST,171.65 FEET; THENCE, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) NORTH 02°19'20" EAST, 588.48 FEET TO A FOUND MAG NAIL WITH WASHER STAMPED PS 0663; THENCE, NORTH 80°52'44" EAST, 118.85 FEET TO A FOUND FIVE–EIGHTHS INCH IRON PIN WITH CAP STAMPED PS 0663; THENCE, SOUTH 87°16'34" EAST, 1208.12 FEET TO A FOUND FIVE–EIGHTHS INCH IRON PIN WITH CAP STAMPED PS 0663 AT THE WEST LINE OF SAID SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4); THENCE, NORTH 02°26'38" EAST, 543.34 FEET TO A FOUND FIVE–EIGHTHS INCH IRON PIN WITH CAP STAMPED PS 0663 AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4); THENCE, NORTH 02°03'37" EAST, 1321.77 FEET TO THE POINT OF BEGINNING, CONTAINING 84.836 ACRES, MORE OR LESS, WITHIN SAID BOUNDS.

OWNER : WILDCAT CREEK FARMS LLC
PO BOX 10620
FAYETTEVILLE, AR 72703

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

EXISTING ZONING : SF–2

SETBACKS (SF-2): FRONT SETBACK = 30'
SIDE SETBACK = 8'
REAR SETBACK = 20'

AREA: 84.8 ACRES

PROPOSED LOTS: 176 (172 BUILDABLE)
(4–POA UNDBUILDABLE LOTS 256–259)

FLOOD PLAIN ZONING:

THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP #05143C0060 F, BENTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: MAY 16, 2008.

PP22–16

LEGEND

- IRON PIN FOUND
- MAG NAIL FOUND
- C. PROPERTY LINE
- SAW–CUT LINE
- EX. EASEMENT LINE
- EX. BUILDING SETBACK LINE
- EX. ROAD CENTERLINE
- EX. CURB & GUTTER
- 1369 — EX. CONTOUR
- 1368 — PROPOSED CONTOUR
- OHP/T — EX. OVERHEAD POWER LINE
- G — EX. GAS LINE
- UGT — EX. UNDERGROUND TELEPHONE LINE
- SS — EX. 8" SEWER LINE
- EX. STORM DRAIN LINE
- W — EX. WATER LINE
- F.O. — EX. FIBER OPTIC LINE
- EX. WATER METER
- EX. FIRE HYDRANT
- EX. SEWER MANHOLE
- EX. POWER POLE
- EX. WATER VALVE
- EX. LIGHT POLE
- EX. SIGN
- EX. HANDICAP PARKING
- EX. WATER METER
- EX. TRAFFIC POLE
- EX. GAS MANHOLE
- EX. ELECTRIC MANHOLE
- EX. TELEPHONE MANHOLE
- EX. TREES
- EX. SEWER VALVE
- EX. WATER MANHOLE
- EX. FIBER OPTIC VAULT
- EX. TELEPHONE BOX
- EX. MAILBOX
- EX. GAS METER
- EX. GAS VALVE
- EX. PARKING STRIPE
- PROPOSED WATER SERVICE
- PROPOSED SEWER SERVICE
- X — PROPOSED FENCE
- PROPOSED EASEMENT LINE
- PROPOSED SIDEWALK
- G — PROPOSED GAS LINE
- UGP — PROPOSED ELECTRIC LINE
- W — PROPOSED WATERLINE
- HR — PROPOSED HADICAP RAMP
- PROPOSED STORM BOX & PIPE
- PROPOSED SEWER MANHOLE & PIPE

LOT CURVE DATA

	R		R		R		R		R		R
C18	22.5'	C43	30.0'	C68	30.0'	C93	680.0'	C118	195319.1'	C143	962.9'
C19	22.5'	C44	125.0'	C69	247866.6'	C94	30.0'	C119	669.9'	C144	1090.0'
C20	225.0'	C45	75.0'	C70	247866.8'	C95	680.0'	C120	25383.0'	C145	962.9'
C21	22.5'	C46	30.0'	C71	100.0'	C96	50.0'	C121	222.5'	C146	1090.0'
C22	22.5'	C47	125.0'	C72	50.0'	C97	800.0'	C122	1081.1'	C147	962.9'
C23	52.9'	C48	125.0'	C73	100.0'	C98	800.0'	C123	220.0'	C148	52.9'
C24	31.0'	C49	22.5'	C74	30.0'	C99	800.0'	C124	100.0'	C149	30.7'
C25	52.9'	C50	245.0'	C75	30.0'	C100	30.0'	C125	30.0'	C150	962.9'
C26	52.9'	C51	245.0'	C76	390.0'	C101	800.0'	C126	50.0'	C151	52.9'
C27	52.8'	C52	245.0'	C77	390.0'	C102	800.0'	C127	22.5'	C152	31.0'
C28	52.9'	C53	245.0'	C78	390.0'	C103	30.0'	C128	22.5'	C153	52.7'
C29	31.0'	C54	30.0'	C79	30.0'	C104	800.0'	C129	100.0'	C154	31.0'
C30	52.8'	C55	50.0'	C80	18.0'	C105	800.0'	C130	100.0'	C155	50.0'
C31	52.8'	C56	22.5'	C81	510.0'	C106	30.0'	C131	50.0'	C156	50.0'
C32	30.0'	C57	100.0'	C82	510.0'	C107	800.0'	C132	30.0'	C157	50.0'
C33	30.0'	C58	30.0'	C83	510.0'	C108	30.0'	C133	50.0'	C158	30.0'
C34	125.0'	C59	100.0'	C84	630.0'	C109	100.0'	C134	30.0'	C159	630.0'
C35	125.0'	C60	220.0'	C85	510.0'	C110	50.0'	C135	100.0'	C160	50.0'
C36	125.0'	C61	340.0'	C86	510.0'	C111	100.0'	C136	962.9'	C161	680.0'
C37	75.0'	C62	30.0'	C87	630.0'	C112	220.0'	C137	1090.0'	C162	680.0'
C38	75.0'	C63	220.0'	C88	510.0'	C113	2698.4'	C138	1090.0'	C163	30.0'
C39	75.0'	C64	340.0'	C89	630.0'	C114	57899.8'	C139	1090.0'	C164	100.0'
C40	125.0'	C65	220.0'	C90	30.0'	C115	3556.4'	C140	1090.0'	C165	680.0'
C41	125.0'	C66	50.0'	C91	175.0'	C116	4464.4'	C141	962.9'	C166	800.0'
C42	30.0'	C67	30.0'	C92	18.0'	C117	13925.3'	C142	1090.0'	C167	962.9'

ROAD CENTERLINE CURVE DATA

	R	Δ	T	L
C1	75.0'	90°00'00"	75.0000'	117.8097'
C2	75.0'	90°00'00"	75.0000'	117.8097'
C3	100.0'	62°30'28"	60.6908'	109.0967'
C4	100.0'	61°10'22"	59.1078'	106.7667'
C5	100.0'	20°00'52"	17.6457'	34.9318'
C6	75.0'	19°57'00"	13.1908'	26.1144'
C7	75.0'	71°23'06"	53.8781'	93.4428'
C8	365.0'	19°57'00"	64.1950'	127.0902'
C9	75.0'	20°49'56"	13.7869'	27.2694'
C10	655.0'	19°57'00"	115.1992'	228.0660'
C11	75.0'	90°00'00"	75.0000'	117.8097'
C12	945.0'	19°57'00"	166.2035'	329.0417'
C13	75.0'	20°49'56"	13.7869'	27.2694'
C14	75.0'	11°10'08"	7.3333'	14.6202'
C15	75.0'	20°49'56"	13.7869'	27.2694'
C16	75.0'	40°47'21"	27.8843'	53.3930'
C17	200.0'	10°24'58"	18.2298'	36.3592'

LOT SIZE TABLE

LOT #	LOT SQ. FT.	LOT ACRES
26	8400.00	0.19
27	21600.00	0.50
28	8400.00	0.19
29	8399.99	0.19
30	8399.99	0.19
31	10266.67	0.24
32	9602.15	0.22
33	8400.00	0.19
34	8400.00	0.19
35	9173.23	0.21
36	15031.28	0.35
37	10042.91	0.23
38	10042.79	0.23
39	10017.60	0.23
40	11857.96	0.27
41	13823.52	0.32
42	9157.03	0.21
43	9421.23	0.22
44	9407.48	0.22
45	9396.69	0.22

LOT SIZE TABLE

LOT #	LOT SQ. FT.	LOT ACRES
46	9385.89	0.22
47	12127.13	0.28
48	10772.69	0.25
49	14299.71	0.33
50	18135.21	0.42
51	26233.20	0.60
52	14521.52	0.33
53	8668.00	0.20
54	10196.26	0.23
55	10507.87	0.24
56	16124.32	0.37
57	17284.29	0.40
58	15945.99	0.37
59	13294.67	0.31
60	13799.31	0.32
61	10847.73	0.25
62	10297.17	0.24
63	10358.37	0.24
64	16913.02	0.39
65	13446.14	0.31

LOT SIZE TABLE

LOT #	LOT SQ. FT.	LOT ACRES
66	8641.31	0.20
67	10606.86	0.24
68	12836.20	0.29
69	14146.55	0.32
70	10242.07	0.24
71	8400.00	0.19
72	8400.00	0.19
73	8001.27	0.18
74	12294.39	0.28
75	11414.90	0.26
76	8083.30	0.19
77	8400.00	0.19
78	8400.00	0.19
79	9165.22	0.21
80	9730.19	0.22
81	8507.53	0.20
82	8511.77	0.20
83	8516.02	0.20
84	8519.49	0.20
143	8503.28	0.20

LOT SIZE TABLE

LOT #	LOT SQ. FT.	LOT ACRES
144	8499.04	0.20
145	8494.79	0.20
146	8490.54	0.19
147	8496.69	0.20
148	8519.25	0.20
149	8547.82	0.20
150	8576.39	0.20
151	8604.96	0.20
152	8633.53	0.20
153	8662.10	0.20
154	8690.67	0.20
155	8719.25	0.20
156	8747.82	0.20
157	8776.39	0.20
158	8804.96	0.20
159	8833.53	0.20
160	8848.48	0.20
161	11126.68	0.26
162	13797.37	0.32
163	8609.96	0.20

LOT SIZE TABLE

LOT #	LOT SQ. FT.	LOT ACRES
164	8650.65	0.20
165	8647.48	0.20
166	8646.18	0.20
167	8647.27	0.20
168	8650.75	0.20
169	8416.92	0.19
170	8400.00	0.19
171	8400.00	0.19
172	13019.81	0.30
173	14610.23	0.34
174	10218.26	0.23
175	8327.38	0.19
176	8031.37	0.18
177	14248.35	0.33
178	13753.13	0.32
179	10294.33	0.24
180	11382.07	0.26
181	11176.41	0.26
182	8399.11	0.19
183	8400.00	0.19

LOT SIZE TABLE

LOT #	LOT SQ. FT.	LOT ACRES
184	8400.00	0.19
185	8400.00	0.19
186	8390.05	0.19
187	8853.22	0.20
188	10102.03	0.23
189	12340.18	0.28
190	15558.63	0.36
191	15901.86	0.37
192	15367.36	0.35
193	14266.39	0.33
194	14550.91	0.33
195	8199.22	0.19
196	9603.74	0.22
197	13267.69	0.30
198	8956.98	0.21
199	8706.24	0.20
200	8711.75	0.20
201	8717.27	0.20
202	8722.78	0.20
203	8728.30	0.20

LOT SIZE TABLE

LOT #	LOT SQ. FT.	LOT ACRES
204	12691.98	0.29
205	11251.37	0.26
206	8400.00	0.19
207	8400.00	0.19
208	8400.00	0.19
209	8400.00	0.19
210	8400.00	0.19
211	8400.00	0.19
212	8964.59	0.21
213	10236.49	0.23
214	10467.39	0.24
215	9168.10	0.21
216	8400.00	0.19
217	8400.00	0.19
218	8400.00	0.19
219	8400.00	0.19
220	8400.00	0.19
221	8400.00	0.19
222	8666.82	0.20
223	8666.82	0.20

LOT SIZE TABLE

LOT #	LOT SQ. FT.	LOT ACRES
224	10410.04	0.24
225	8880.00	0.20
226	8880.00	0.20
227	8880.00	0.20
228	9002.97	0.21
229	9060.50	0.21
230	10698.78	0.25
231	10537.13	0.24
232	8245.17	0.19
233	8245.17	0.19
234	8341.21	0.19
235	8400.00	0.19
236	8400.00	0.19
237	8400.00	0.19
238	10543.85	0.24
239	12649.72	0.29
240	8400.00	0.19
241	8400.00	0.19
242	8422.49	0.19
243	8754.93	0.20

LOT SIZE TABLE

LOT #	LOT SQ. FT.	LOT ACRES
244	8754.93	0.20
245	8754.93	0.20
246	10662.26	0.24
247	10213.26	0.23
248	8103.63	0.19
249	8097.89	0.19
250	8100.11	0.19
251	8128.75	0.19
252	8400.00	0.19
253	8400.00	0.19
254	8400.00	0.19
255	10606.86	0.24
256	91740.59	2.11
257	121744.59	2.79
258	36664.31	0.84
259	87421.20	2.01

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

PRELIMINARY PLAT NOTES
DEERE CREEK SUBDIVISION PHASE 2
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=60'
DATE: Nov 22, 2022
ENGINEER: TJA
DRAWN BY: JGA
W.O. #: 21910

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Z:\SUBD\21910 DEERE CREEK SUBDIVISION\21910 - PRELIM PLAT.DWG

3

WESTERN EXCELSIOR Slope Installation Instructions EXCEL CS-3™

* Drawings Not to Scale

Step 1 - Site Preparation

Prepare site to design profile and grade. Remove debris, rocks, clods, etc.. Ground surface should be smooth prior to installation to ensure blanket remains in contact with slope.

Step 2 - Seeding

Seeding of site should be conducted to design requirements or to follow local or state seeding requirements as necessary.

Stap 3 - Staple Selection

At a minimum, 6 in. long by 1 in. crown, 11 gauge staples are to be used to secure the blanket to the ground surface. Installation in rocky, sandy or other loose soil may require longer staples.

Step 4 - Excavate Anchor Trench and Secure Blanket

Excavate a trench along the top of the slope to secure the upstream end of the blanket. The trench should run along the length of the installation, be 6 in. wide and 6 in. deep. Staple blanket along bottom of trench, fill with compacted soil, overlap blanket towards toe of slope and secure with row of staples (shown in Figures A, E and F).

Step 5 - Secure Body of Blanket

Roll blanket down slope from anchor trench. Staple body of blanket following the pattern shown in Figure D. Leave end of blanket unstapled to allow for overlap shown in Figure B. Place downstream blanket underneath upstream blanket to form shingle pattern. Staple seam as shown in Figure E. Secure downstream blanket with stapling pattern shown in Figure D. Stapling pattern shown in Figure D reflects minimum staples to be used. More staples may be required to ensure blanket is sufficiently secured to resist mowers and foot traffic and to ensure blanket is in contact with soil surface over the entire area of blanket. Further, critical points require additional staples. Critical points are identified in Figure G.

Step 6 - Continue Along Slope - Complete Installation

Overlap adjacent blankets as shown in Figure C and repeat Step 5. Secure toe of slope using stapling pattern shown in Figure E. Secure edges of installation by stapling at 1.5' intervals along the terminal edge.

Figure A — Figure B - Profile View — Figure C - Cross Section View — Figure D - Plan View — Figure E - Plan View — Figure F - Profile View — Figure G - Critical Point Securing

× - Denotes Staple Location

Product Application/Equivalency Specifications

Excel CS-3 is produced by Western Excelsior and consists of an extended term Rolled Erosion Control Product (RECP) comprised of a coconut/straw blend matrix mechanically (stitch) bound between two, UV stabilized, photodegradable synthetic nets (top and bottom). The expected longevity of Excel CS-3 is approximately 24 months (actual longevity dependent on field and climatic conditions). Excel CS-3 is manufactured to include physical properties sufficient to provide the intended longevity and performance. Product specifications may be found on document WE_EXCEL_CS3_SPEC and performance information may be found on document WE_EXCEL_CS3_PERF. All documents are available from Western Excelsior Technical Support or www.westernexcelsior.com. Additional to above, equivalent products to Excel CS-3 must meet identical criteria as Excel CS-3 as follows:

1. Consist of a coconut/straw blend matrix mechanically (stitch) bound between two, synthetic, UV stabilized photodegradable nets.
2. Sufficient tensile strength, thickness and coverage to maintain integrity during installation and ensure material performance.
3. Listing within AASHTO NTPEP database.
4. Meet ECTC specification for category 3B products.

Document # WE_EXCEL_CS3_SII

CERTIFIED LIST OF ADJACENT PROPERTY OWNERS PP22-16

I , Rodney Woods, PLS, hereby certify that, based upon the records of the Circuit Clerk of Washington County, Arkansas, the names and addresses listed below represent all of the owners of properties adjacent to the property to be rezoned.

Signature: Rody Woods

Date: 11-09-2022

815-29789-251
COUCH, JAMES BRENT & RADONNA
1706 W EMMA AVE
SPRINGDALE AR 72762
ZONING: A-1

21-00167-815
BEAM, CHRISTOPHER RYAN & MICHELLE ALANA
2901 COOK LN
SPRINGDALE AR, 72762
ZONING: R-1

815-29789-200
WADE, ROBIN & BETTY
PO BOX 916
MARSHALL AR, 72650
ZONING: A-1

815-29789-292
NOAH'S LANDING LLC
PO BOX 773 SPRINGDALE AR
ZONING: A-1

815-29789-220
REYES, ALEJANDRO & YOLANDA
5401 W COUNTY LINE RD
SPRINGDALE AR 72762
ZONING: A-1

815-29789-205
SKAGGS, TODD C & BILLIE J
2606 N 48TH ST
SPRINGDALE 72762
ZONING: A-1

815-29789-275
THE SOD HAWG LLC
PO BOX 6863
SPRINGDALE, AR 72766
ZONING: A-1

815-29789-240
CORBITT, STEVE ALLEN
22102 HWY 295
WESLEY AR 72773
ZONING: A-1

815-29789-260
BARBER, MARGRET J; BUNCH, LARRY
2521 N 56TH ST
SPRINGDALE, AR 72762
ZONING: A-1

21-00167-842
1329 LLC
PO BOX 2640
BENTONVILLE AR, 72712
ZONING: R-1

21-00167-840
SMITH, RITA G & MICHAEL D
3050 N 48TH ST
SPRINGDALE AR 72762
ZONING: A-1

815-29789-280
ANGLIN, CINDY L & DANE
PO BOX 886
LOWELL, AR 72745
ZONING: A-1

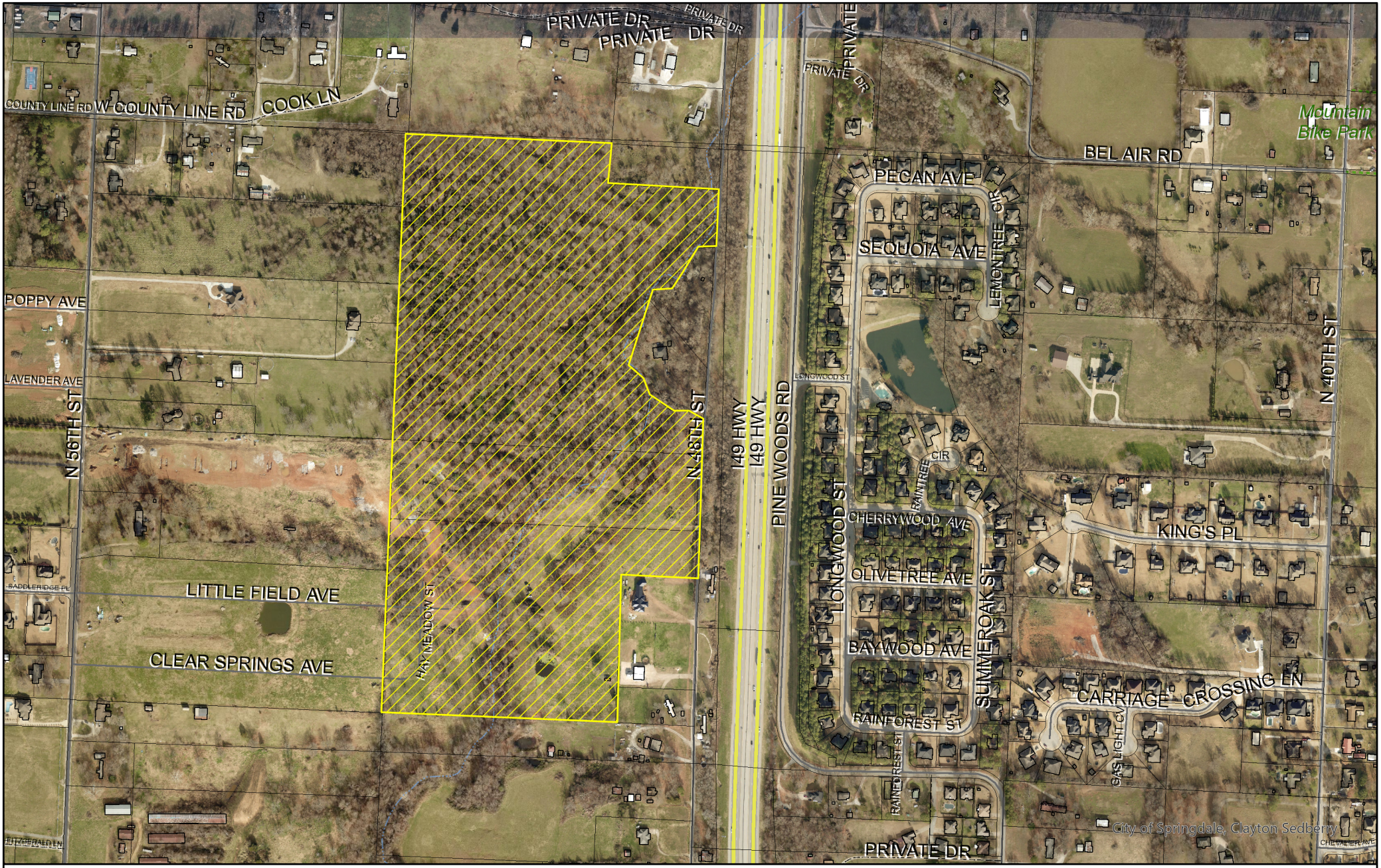
815-29789-285
MARTINEZ, J CARMEN
306 MT VIEW AVE
SPRINGDALE, AR 72764
ZONING: SF-2

815-29789-155
MARTINEZ J CARMEN PEREZ & RAMIREZ, ADRIANA BRAVO
2329 N 48H ST
SPRINGDALE, AR 72764
ZONING: A-1

815-29789-185
UPSHAW, MARY
2145 N 48TH ST
SPRINGDALE, AR 72764
ZONING: A-1

815-29789-246
COUCH, JAMES BRENT & RADONNA
1706 W EMMA AVE
SPRINGDALE AR 72762
ZONING: A-1

815-29789-291
DEERE CREEK DEVELOPMENT LLC
PO BOX 1120 TONTITOWN AR, 72770
ZONING: A-1



Planning Commission Meeting
December 6, 2022

Miles
0 0.02 0.04 0.08 0.12 0.16

N

PROJECT: PP22-16
APPLICANT: Deere Creek Development, LLC
REQUEST: Preliminary Plat REVISION,
Deere Creek Phase II

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: December 6, 2022

Re: **PP22-17** **Preliminary Plat** **Monitor Meadows**

Planning Comments:

1. This Preliminary Plat has been given the number PP22-17. This number should be placed on the plat and all future correspondence and plats pertaining to this Preliminary Plat. (standard comment)
2. Submit PDF files at time of resubmission. (standard comment)
3. A written response to all comments is required with resubmission. (standard comment).
4. Please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number. (standard comment)
5. The Site Plan states that there is at least 2 detention lots to be maintained by the POA. Applicant response states that these documents will be provided after the final plat.
6. Street names will need to be provided and approved prior to final plat acceptance. (standard comment)
7. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)

Building and Fire Comments:

Fire Access roads must be 26 feet in width for 20 feet both sides of fire hydrant (Section D103.4). Lengthen the widened areas at the hydrants.

Engineering Summary:

- Street section does not match plat (20' vs 14', should be 20')
- Adjacent roads are recommended to be widened to 24' paved width as needed
- Recommend streetlights

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 12/1/2022

1. 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.
    - **Streets should be built to current County standard.**
    - **Road cross-sections do not match.**

- *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.

PP22-17

Plat Application

This form is a fillable Word document, but must be printed, signed and turned in to the Springdale Planning Department office at 201 Spring St Springdale, AR 72764

Please indicate project type (choose one):

☐Informal Plat: $50.00 (ie, lot split, lot line adjustment)
☐Replat: $50.00
☒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:Gene Nicholas E-mail:genenicholas@gmail.com Address: 13220 Allen Drive, Lowell, AR 72745 Phone: 479-422-4329	Location/Address: N of E Monitor Rd, approx. 0.20mi W of intersection of Mayo Rd and E Monitor Rd Assessor's Parcel Number(s):18-03011-000
Representative Contact Information (if applicable) Name: Thomas J. Appel, P.E. E-mail:JAppel@engineeringservices.com Address:P.O. Box 282, Springdale, AR 72765 Phone: 479-751-8733	Current Zoning District: AV – County Zoning Rezone required: Residential Subdivision Total Acreage: 25.54 acres

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

Name of Applicant/Property Owner (printed): Candia Nicholas Date: 11-2-22

Signature: Candia Nicholas

Name of Representative (if applicable): Jason Appel, ESI Date: 11.3.22

Signature:

STAFF USE ONLY

Date Application Submitted: November 3, 2022 Payment Method:

Date Accepted as Complete: Project Number: PP22-17

1. CERTIFICATE OF ACCURACY OF STREET AND ROAD PLANS AND SPECIFICATIONS:

I CERTIFY THAT THE STREET AND ROAD PLANS AND SPECIFICATIONS HEREON COMPLY WITH THE REQUIREMENTS AND SPECIFICATIONS CONTAINED IN THE "REGULATIONS, STANDARDS AND SPECIFICATIONS FOR THE DIVISION, DEVELOPMENT AND IMPROVEMENT OF UNINCORPORATED LAND IN WASHINGTON COUNTY".
DATE: _____ ENGINEER: _____

2. CERTIFICATE OF ACCURACY OF SURVEY:
I CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON AS REQUIRED BY "REGULATIONS, STANDARDS AND SPECIFICATIONS FOR THE DIVISION, DEVELOPMENT AND IMPROVEMENT OF UNINCORPORATED LAND IN WASHINGTON COUNTY".
DATE: _____ SURVEYOR: _____

3. CERTIFICATE OF OWNERSHIP & DEDICATION:
I HEREON CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON AND I DO HEREBY DEDICATE ALL STREET, ACCESS, UTILITY, & DRAINAGE EASEMENTS TO PUBLIC OR PRIVATE USE AS INDICATED.
DATE: _____ OWNER: _____

4. STATE HEALTH DEPARTMENT APPROVAL:
THE PLAN AND SPECIFICATIONS AS SHOWN ON THE PLAT WERE APPROVED BY THE ARKANSAS STATE HEALTH DEPARTMENT BY LETTER.
DATE: _____ SIGNED BY: _____

5. UTILITY EASEMENTS:
WE HEREBY CERTIFY THAT ALL UTILITY EASEMENTS SHOWN ON THIS PLAT ARE SATISFACTORY FOR PROVIDING SERVICE IF AND WHEN SERVICE IS AVAILABLE.
GAS: _____ELECTRICITY: _____
WATER: _____TELEPHONE: _____
CABLE TV: _____

6. DECLARATIONS OF COVENANTS AND RESTRICTIONS (IF APPLICABLE):
COVENANTS AND RESTRICTIONS ARE AS SHOWN ON THE APPROPRIATE DOCUMENT SIGNED BY THE OWNER ON_____, AND FILED WITH THE CIRCUIT CLERK ON_____
DATE: _____ OWNER: _____

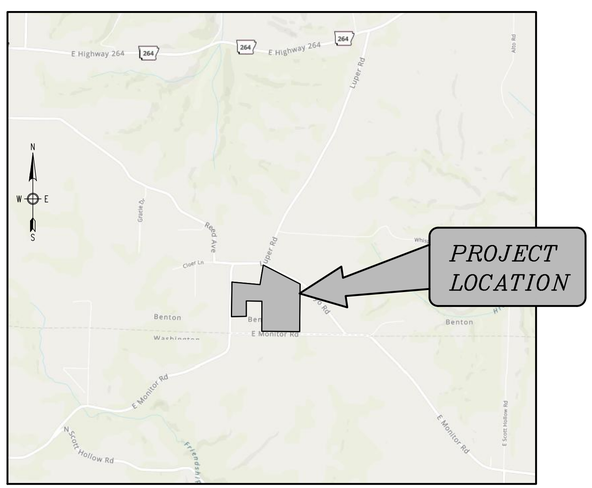
7. COUNTY ROAD SUPERINTENDENT APPROVAL:
THE ROAD EASEMENTS SHOWN ARE APPROVED.
COUNTY ROAD SUPERINTENDENT: _____
DATE: _____

8. PLANNING BOARD APPROVAL:
THIS PLAT WAS APPROVED BY THE WASHINGTON COUNTY PLANNING BOARD AT A MEETING ON (DATE): _____.
PLANNING DIRECTOR: _____ DATE: _____

9. COUNTY FIRE MARSHAL APPROVAL:
THIS PLAT MEETS MINIMUM FIRE CODE REQUIREMENTS AS PER CURRENT COUNTY POLICY, AS OF JUNE 9, 2005.
COUNTY FIRE MARSHAL: _____ DATE: _____

10. PUBLIC UTILITY COORDINATOR APPROVAL:
THIS SUBDIVISION IS IN COMPLIANCE WITH COUNTY ORDINANCES REGARDING COMMUNITY SEWER SYSTEMS.
PUBLIC UTILITY COORDINATOR: _____DATE: _____

11. COUNTY JUDGE APPROVAL:
THE ROAD EASEMENT DEDICATIONS SHOWN ARE APPROVED. ACCEPTANCE OF ROADS AND STREETS INTO THE COUNTY ROAD SYSTEM WILL OCCUR AFTER THEY ARE CONSTRUCTED TO WASHINGTON COUNTY SPECIFICATIONS.
COUNTY JUDGE: _____ DATE: _____



VICINITY MAP

PRELIMINARY PLAT

FOR

MONITOR MEADOWS SUBDIVISION

IN

BENTON COUNTY, ARKANSAS

PP22-17

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
0	COVER
1	EXISTING CONDITIONS
2	OVERALL PLAT
3–4	PRELIMINARY PLAT
5–6	STREET PLAN/PROFILES
7	STORM PLAN
8	WATER PLAN AND PROFILES
9–10	TYPICAL DETAILS
11	STORM WATER POLLUTION PROTECTION PLAN
12	STORM WATER POLLUTION PROTECTION DETAILS
13–14	POND SHEET
15–16	CROSS SECTIONS

November 22, 2022

NOT FOR CONSTRUCTION

BY

ENGINEERING SERVICES INC.

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

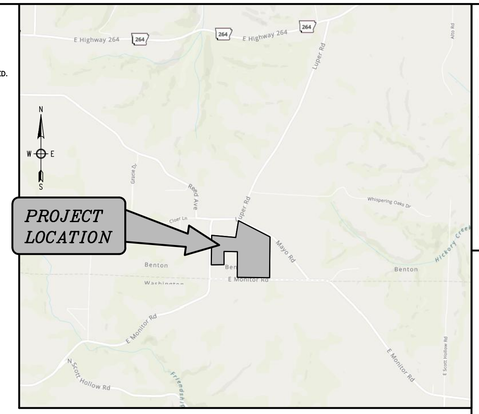
THOMAS J. APPEL, P.E. No. 13828
ENGINEERING SERVICES, INC.

NOTES :

NOTE:
1) ALL WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES OF THE CITY OF SPRINGDALE WATER UTILITIES. ADOPTED MARCH 10TH, 1987 BY ORDINANCE No. 1640. AMENDED AUGUST 27, 2014 BY RESOLUTION No. 15-14 OF THE SPRINGDALE WATER AND SEWER COMMISSION, INCLUDING THE ADDITION OF SECTION T38 AND ASSOCIATED DETAILS ON SEPTEMBER 3, 2020.

NOTES :
1. ALL EXISTING TREES ON SITE WITHIN PROPOSED GRADING SHALL BE REMOVED.
2. CONTRACTOR TO CALL ONECALL PRIOR TO ANY WORK BEGINNING.

GRAPHIC REPRESENTATION ONLY
SCALE 1" = 100'
0 50' 100' 200'



VICINITY MAP

FIRE HYDRANT 7014

PARCEL: 18-02965-000
FIELDS, KYLE
3600 LUPER RD
LOWELL, AR 72745

PARCEL: 18-03005-000
VICKERS, ROGER B & AMANDA L
3341 LUPER RD
LOWELL, AR 72745

PARCEL: 18-03004-000
SIGMON, FRANKIE JOE & JOAN
3231 MAYO RD
LOWELL, AR 72745

PARCEL: 18-03009-000
BUCEA, DAVID & ELDRIDGE, JOHN RUSSELL
LOWELL, AR 72745

PARCEL: 18-02999-003
BOWIE, JAMES RICHARD & ERICA ANN
3168 LUPER RD
LOWELL, AR 72745

PARCEL: 18-02999-006
AGUILAR ORTIZ, MELITON
322 HOMEWOOD PL
LOWELL, AR 72745

PARCEL: 18-02999-000
GREENLEE, DENISE & TUGGLE, DEBRA
3060 LUPER RD
LOWELL, AR 72745

PARCEL: 18-02999-004
ANDERSON, DAVID TRUSTEE
3168 LUPER RD
LOWELL, AR 72745

PARCEL: 18-03010-000
BARROSO, MANUEL MARTINEZ
3525 BUTTERFIELD COACH RD
SPRINGDALE, AR 72764

PARCEL: 18-03011-001
NINE ARROW LIMITED PARTNERSHIP
5030 E MONITOR RD
SPRINGDALE, AR 72764

PARCEL: 18-03011-002
NINE ARROW LIMITED PARTNERSHIP
5030 E MONITOR RD
SPRINGDALE, AR 72764

PARCEL: 18-03013-000
MAYO, CAROLYN J TRUSTEE
PO BOX 975
SPRINGDALE, AR 72765

PARCEL: 18-03014-000
WILLIAMS, GERALD C
& HASSELL, FORREST W & DONNA
3231 N MOUNTAIN RD
SPRINGDALE, AR 72764

PARCEL: 18-03012-000
WILLIAMS, GERALD C
& HASSELL, FORREST W & DONNA
3231 N MOUNTAIN RD
SPRINGDALE, AR 72764

PARCEL: 001-184600-000
PARSONS, RICK L REVOCABLE TRUST
5201 E MONITOR RD
SPRINGDALE, AR 72764

PARCEL: 001-18458-000
SPENCER SHARE #1 TRUST
101 LAKE RD
SPRINGDALE, AR 72764

PART OF THE SW 1/4 - SE 1/4,
SEC. 21, T-18-N, R-29-W
26.03 AC. ±

PARCEL NO. 18-03011-000
BENTLEY HOLDINGS, LLC
13220 ALLEN DR
LOWELL, AR 72745

LUPER ROAD
(60' R-O-W PER M.S.P.)
MINOR COLLECTOR

MAYO ROAD
(70' R-O-W PER M.S.P.)
MAJOR COLLECTOR

E MONITOR ROAD
(45' R-O-W PER M.S.P.)
LOCAL STREET

S 87°22'40" E – 17.78'
S 62°58'53" E – 613.20'
S 63°15'19" E – 39.99'
S 59°06'39" E – 137.39'
N 6°55'04" E – 395.98'
S 83°24'46" E – 557.82'
N 21°7'13" E – 661.97'
N 87°43'50" W – 295.00'
N 2°16'10" E – 589.75'
N 87°45'39" W – 294.89'
N 87°47'27" W – 728.57'
S 2°22'16" W – 969.26'

EX. POND TO BE REMOVED
EX. POND TO BE MUCKED AND DRAINED
EX. FENCE & GRAVEL TO BE REMOVED
EX WATER METER TO BE ABANDONED
EX WATER SPIGOT TO BE ABANDONED
EX WATER SHUTOFF VALVE TO BE ABANDONED
EX WATER VALVE
EX FIRE HYDRANT
N: 690567.36
E: 700847.01
HYDRANT NO. 8033
EX 18" CMP
ELEV: 1396.95
EX 8" PVC
ELEV: 1406.86
EX 12" STORM PIPE
ELEV: 1393.59
EX 24" RCP
ELEV: 1377.18
EX 24" RCP
ELEV: 1369.44
EX TELEPHONE PEDESTAL
EX WATER METER
EX TELEPHONE PEDESTAL
P.O.B.
SE COR., SW 1/4 - SE 1/4,
SEC. 21, T-18-N, R-29-W
FND. NAIL

EXISTING CONDITIONS & DEMO PLAN
MONITOR MEADOWS
BENTON COUNTY, ARKANSAS

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

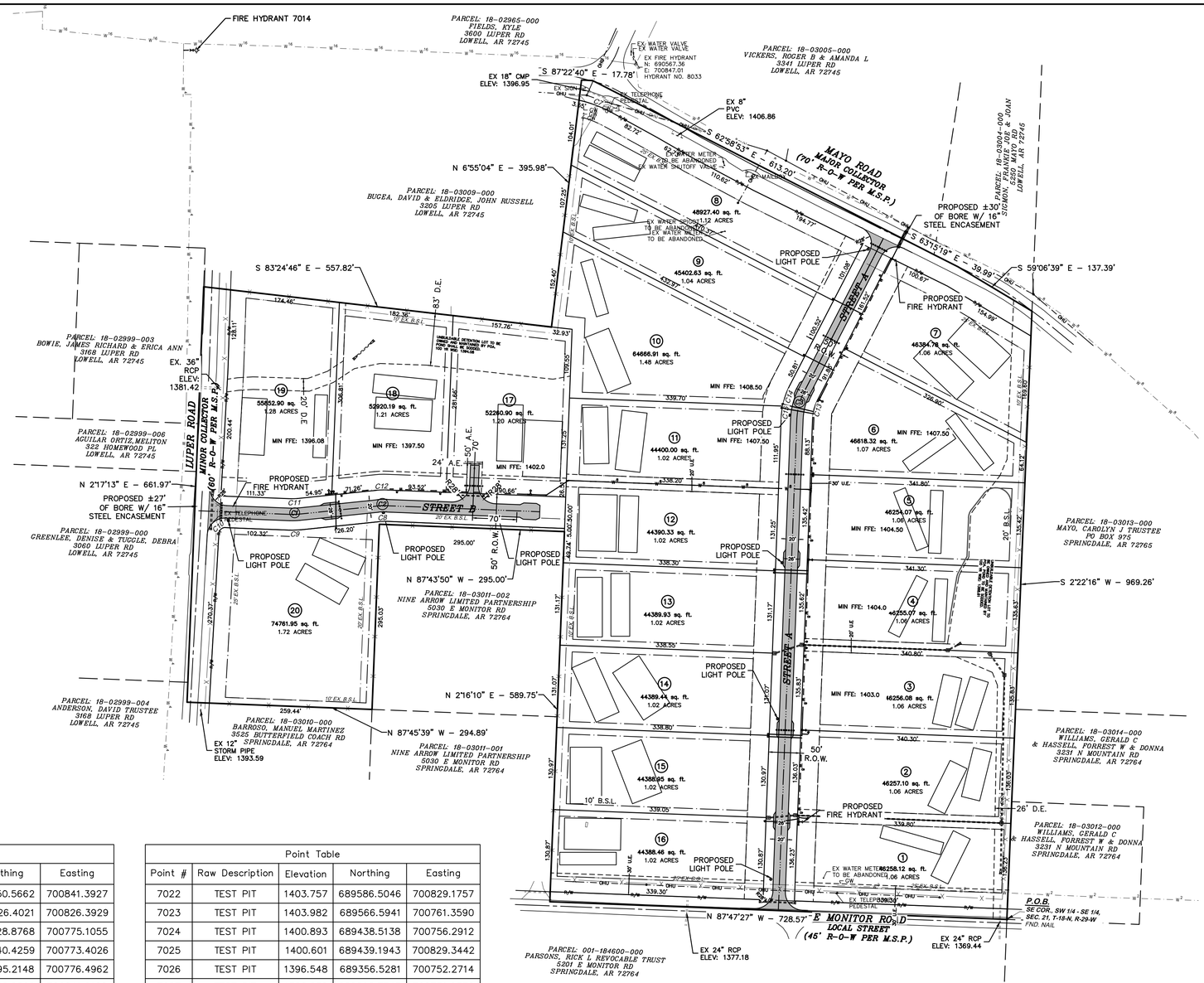
REVISION	DATE	DESCRIPTION

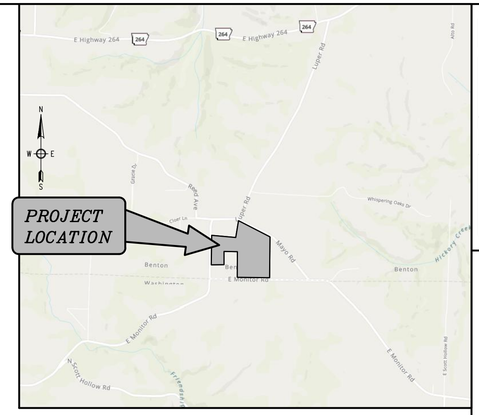
SCALE: 1"=100'
DATE: Nov 22, 2022
ENGINEER: TJA
DRAWN BY: BAP
W.O. #: 22929

© COPYRIGHT 2022 ENGINEERING SERVICES, INC. 11/22/2022 8:57 AM

PP22-17

1





VICINITY MAP

OWNER	BENTLEY HOLDINGS, LLC 13220 ALLEN DR LOWELL, AR 72745
SURVEYOR:	ENGINEERING SERVICES, INC. 1207 S. OLD MISSOURI ROAD P.O. BOX 282 SPRINGDALE, AR 72765
WORK ORDER #:	22929
COUNTY ZONING:	BENTON COUNTY ZONING
SETBACKS:	FRONT – 25' SIDE – 10' REAR – 20'
NUMBER OF LOTS:	20

PARCEL NUMBER: 18-03011-000

SURVEY DESCRIPTION:

PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SW 1/4 OF THE SE 1/4 OF SECTION 21, SAID POINT BEING A FOUND NAIL IN EAST MONITOR ROAD; THENCE ALONG THE SOUTH LINE OF SAID SW 1/4 OF THE SE 1/4, N87°47'27"W A DISTANCE OF 728.57 FEET TO A FOUND RAILROAD SPIKE; THENCE LEAVING SAID SOUTH LINE, N02°16'10"E A DISTANCE OF 589.75 FEET TO A SET IRON PIN WITH CAP 'PLS 1156'; THENCE N87°43'50"W A DISTANCE OF 295.00 FEET TO A FOUND 1/2 INCH REBAR; THENCE S02°16'10"W A DISTANCE OF 295.03 FEET TO A SET IRON PIN WITH CAP 'PLS 1156'; THENCE N87°45'39"W A DISTANCE OF 294.89 FEET TO A SET 'MAG' NAIL WITH WASHER 'PLS 1156' ON THE WEST LINE OF SAID SW 1/4 OF THE SE 1/4, SAID POINT ALSO BEING IN LUPER ROAD; THENCE ALONG SAID WEST LINE, N02°17'13"E A DISTANCE OF 661.97 FEET TO A SET IRON PIN WITH CAP 'PLS 1156'; THENCE LEAVING SAID WEST LINE, S83°24'46"E A DISTANCE OF 557.82 FEET TO A SET IRON PIN WITH CAP 'PLS 1156'; THENCE N06°55'04"E A DISTANCE OF 395.98 FEET TO A SET 'MAG' NAIL WITH WASHER 'PLS 1156' ON THE NORTH LINE OF SAID SW 1/4 OF THE SE 1/4, SAID POINT ALSO BEING IN MAYO ROAD; THENCE ALONG SAID NORTH LINE, S87°22'40"E A DISTANCE OF 17.78 FEET TO A SET 'MAG' NAIL WITH WASHER 'PLS 1156'; THENCE LEAVING SAID NORTH LINE, S62°58'53"E A DISTANCE OF 613.20 FEET TO A SET 'MAG' NAIL WITH WASHER 'PLS 1156'; THENCE S63°15'19"E A DISTANCE OF 39.99 FEET TO A SET 'MAG' NAIL WITH WASHER 'PLS 1156'; THENCE S59°06'39"E A DISTANCE OF 137.39 FEET TO A SET 'MAG' NAIL WITH WASHER 'PLS 1156' ON THE EAST LINE OF SAID SW 1/4 OF THE SE 1/4; THENCE ALONG SAID EAST LINE, S02°22'16"W A DISTANCE OF 969.26 FEET TO THE POINT OF BEGINNING, CONTAINING 26.03 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF MAYO ROAD ON THE NORTH SIDE THEREOF, THE RIGHT-OF-WAY OF EAST MONITOR ROAD ON THE SOUTH SIDE THEREOF, THE RIGHT-OF-WAY OF LUPER ROAD ON THE WEST SIDE THEREOF, AND ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

FEMA FLOOD PLAIN ZONE:

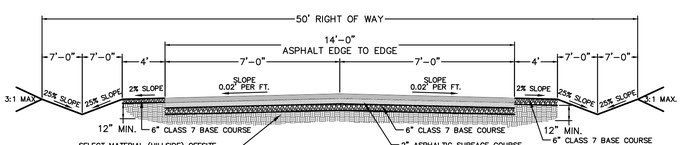
THIS PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN ZONE AS SHOWN ON THE F.I.R.M. MAP # 05007C0455J, BENTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: SEPTEMBER 28TH, 2007.

LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES
1	46258.12	1.06
2	46257.10	1.06
3	46256.08	1.06
4	46255.07	1.06
5	46254.07	1.06
6	46618.32	1.07
7	46384.78	1.06
8	48927.40	1.12
9	45402.63	1.04
10	64666.91	1.48
11	44400.00	1.02
12	44390.33	1.02
13	44389.93	1.02
14	44389.44	1.02
15	44388.95	1.02
16	44388.46	1.02
17	52260.90	1.20
18	52920.19	1.21
19	55852.90	1.28
20	74761.95	1.72

ROAD CENTERLINE CURVE DATA				
	R	Δ	T	L
C1	100.0'	8°11'00"	7.153'	14.282'
C2	100.0'	8°11'00"	7.153'	14.282'
C3	100.0'	25°10'02"	22.322'	43.925'

Point Table				
Point #	Raw Description	Elevation	Northing	Easting
7000	TEST PIT	1406.665	690350.5662	700841.3927
7001	TEST PIT	1405.712	690226.4021	700826.3929
7002	TEST PIT	1404.215	690228.8768	700775.1055
7003	TEST PIT	1402.601	690340.4259	700773.4026
7004	TEST PIT	1402.324	690095.2148	700776.4962
7005	TEST PIT	1404.340	690086.6202	700841.9188
7006	TEST PIT	1402.940	689949.9159	700768.4773
7007	TEST PIT	1404.074	689939.2915	700827.7153
7008	TEST PIT	1404.235	689827.2911	700821.2167
7009	TEST PIT	1404.098	689826.9861	700761.2452
7010	TEST PIT	1402.578	689866.5911	700678.5098
7011	TEST PIT	1401.863	689925.7772	700681.2491
7012	TEST PIT	1394.801	690028.6763	700505.7165
7013	TEST PIT	1395.631	689989.7424	700495.4129
7014	TEST PIT	1391.534	689963.4228	700341.1723
7015	TEST PIT	1388.142	689936.1429	700234.4600
7016	TEST PIT	1397.994	689736.8783	700368.6258
7017	TEST PIT	1397.918	689778.6731	700396.3721
7018	TEST PIT	1399.925	689614.2228	700395.8070
7019	TEST PIT	1398.501	689594.2338	700329.2293
7020	TEST PIT	1404.282	689708.2261	700757.6832
7021	TEST PIT	1404.258	689700.5530	700810.8325

Point Table				
Point #	Raw Description	Elevation	Northing	Easting
7022	TEST PIT	1403.757	689586.5046	700829.1757
7023	TEST PIT	1403.982	689566.5941	700761.3590
7024	TEST PIT	1400.893	689438.5138	700756.2912
7025	TEST PIT	1400.601	689439.1943	700829.3442
7026	TEST PIT	1396.548	689356.5281	700752.2714
7027	TEST PIT	1388.238	689298.7745	700731.9378
7028	TEST PIT	1385.066	689399.2144	701361.0912
7029	TEST PIT	1382.248	689394.3298	701386.6683
7030	TEST PIT	1382.086	689309.3953	701356.4121
7031	TEST PIT	1382.822	689296.6321	701349.7143
7032	TEST PIT	1383.992	689304.5119	701334.6520
7033	TEST PIT	1388.771	689544.5476	701360.6370
7034	TEST PIT	1384.960	689557.2319	701407.0558
7035	TEST PIT	1399.085	689706.1508	701289.3052
7036	TEST PIT	1393.214	689697.7597	701347.0064
7037	TEST PIT	1398.124	689818.3382	701373.5319
7038	TEST PIT	1402.883	689807.1955	701301.0268
7039	TEST PIT	1406.009	689960.5677	701360.4869
7040	TEST PIT	1403.252	689925.6531	701403.2931
7041	TEST PIT	1408.655	690093.3276	701344.9601
7042	TEST PIT	1407.759	690119.1398	701419.1727



STREET A & B – 50'

NOT TO SCALE

PP22-17

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

OVERALL PLAT
MONITOR MEADOWS
BENTON COUNTY, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=100'

DATE: Nov 22, 2022

ENGINEER: TJH
DRAWN BY: BAP

W.O. #: 22929

2

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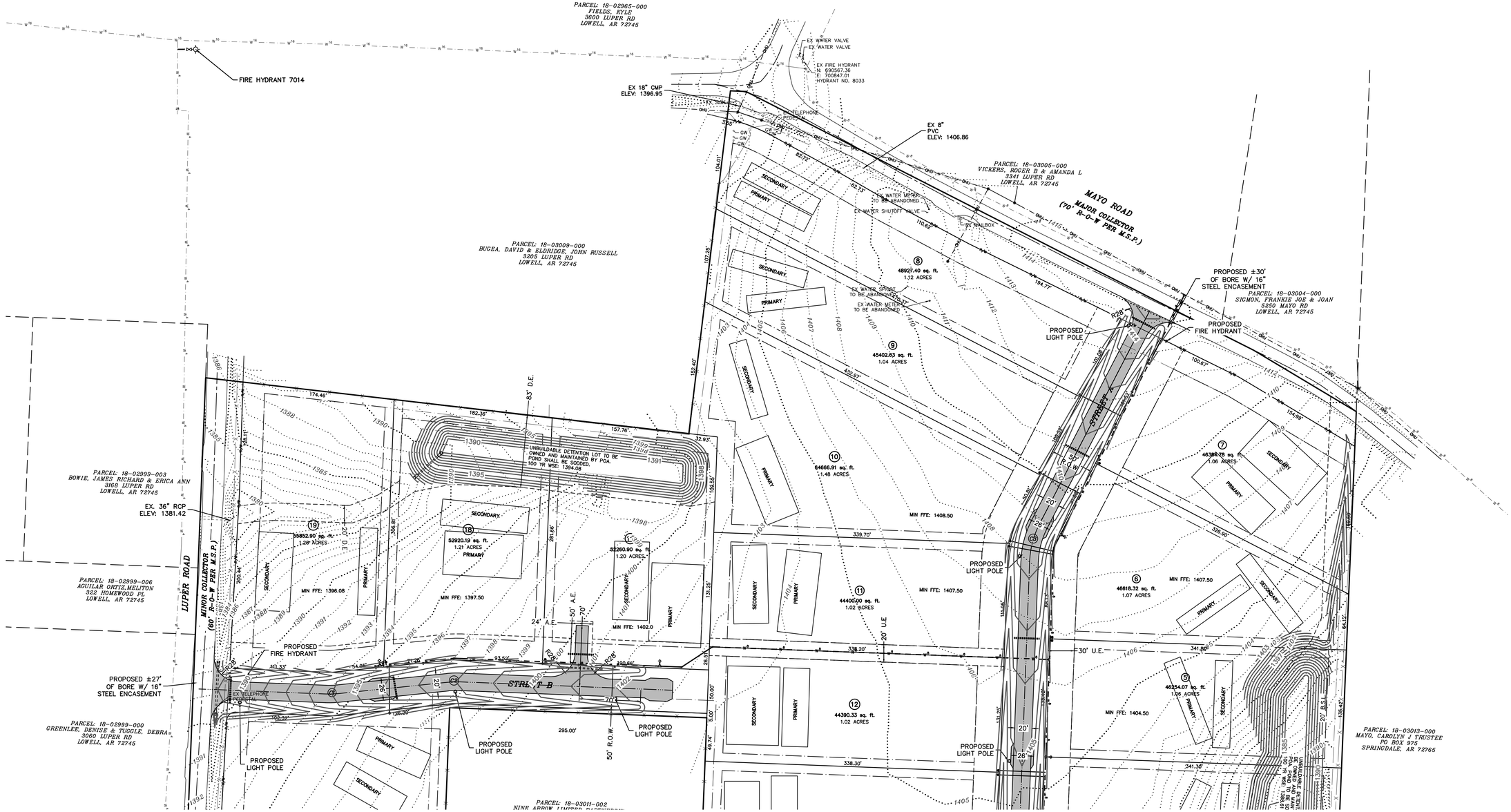

ENGINEERING SERVICES INC.
1555 E. EMMA AVE., SUITE 100
SPRINGDALE, ARKANSAS 72764

PRELIMINARY PLAT
MONITOR MEADOWS
BENTON COUNTY, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: 1"=60'

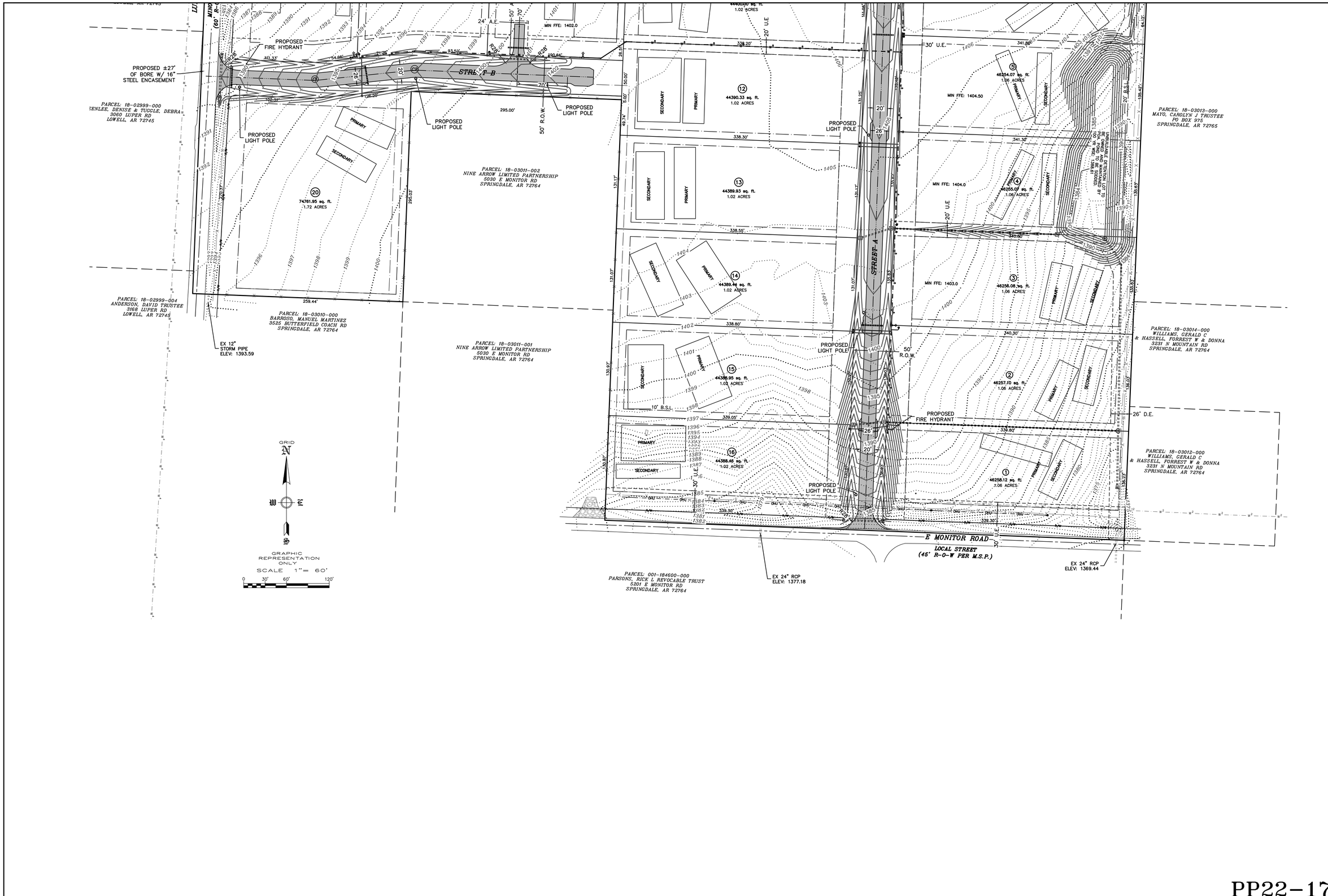
DATE: Nov 22, 2022

ENGINEER: TJA
DRAWN BY: BAP

W.O. #: 22929

PP22-17

3



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

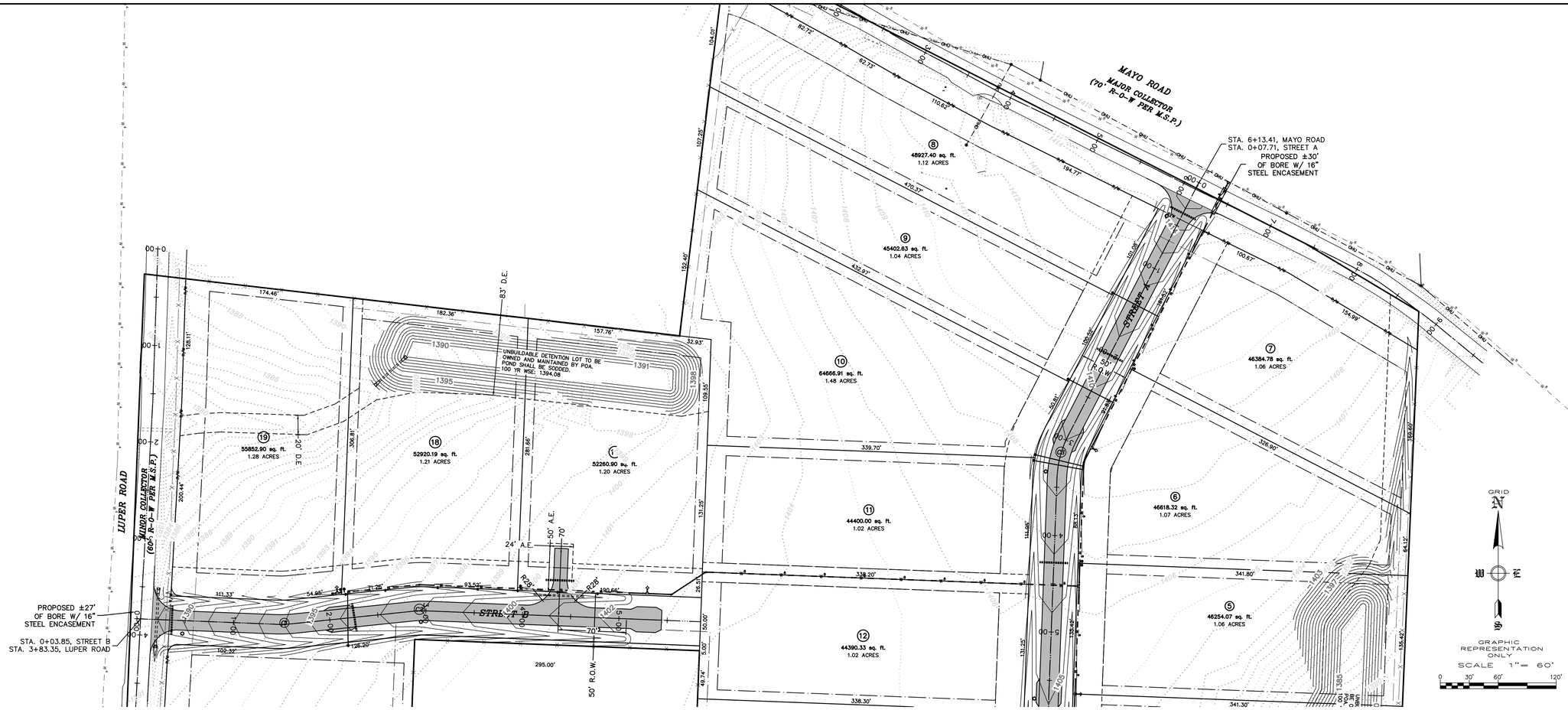
PRELIMINARY PLAT
MONITOR MEADOWS
BENTON COUNTY, ARKANSAS

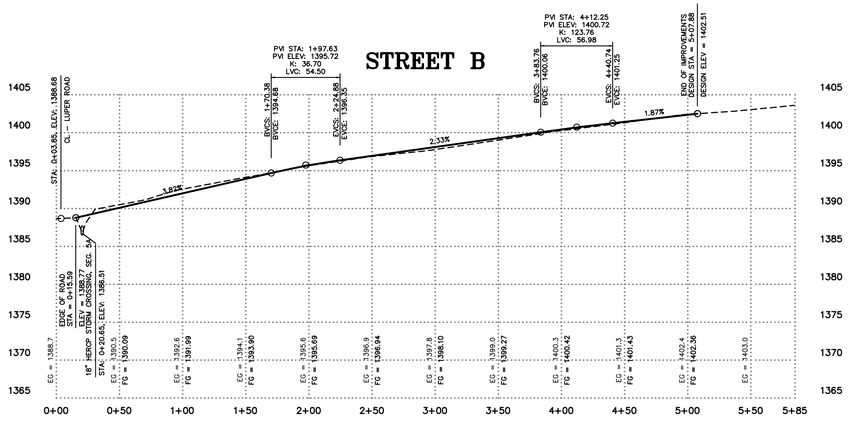
REVISION	DATE	DESCRIPTION

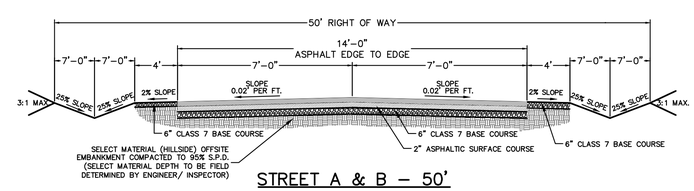
SCALE: 1"=60'
DATE: Nov 22, 2022
ENGINEER: TJA
DRAWN BY: BAP
W.O. #: 22929

PP22-17

4







STREET A & B – 50'

NOT TO SCALE

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

STREET PLAN
MONITOR MEADOWS
BENTON COUNTY, ARKANSAS

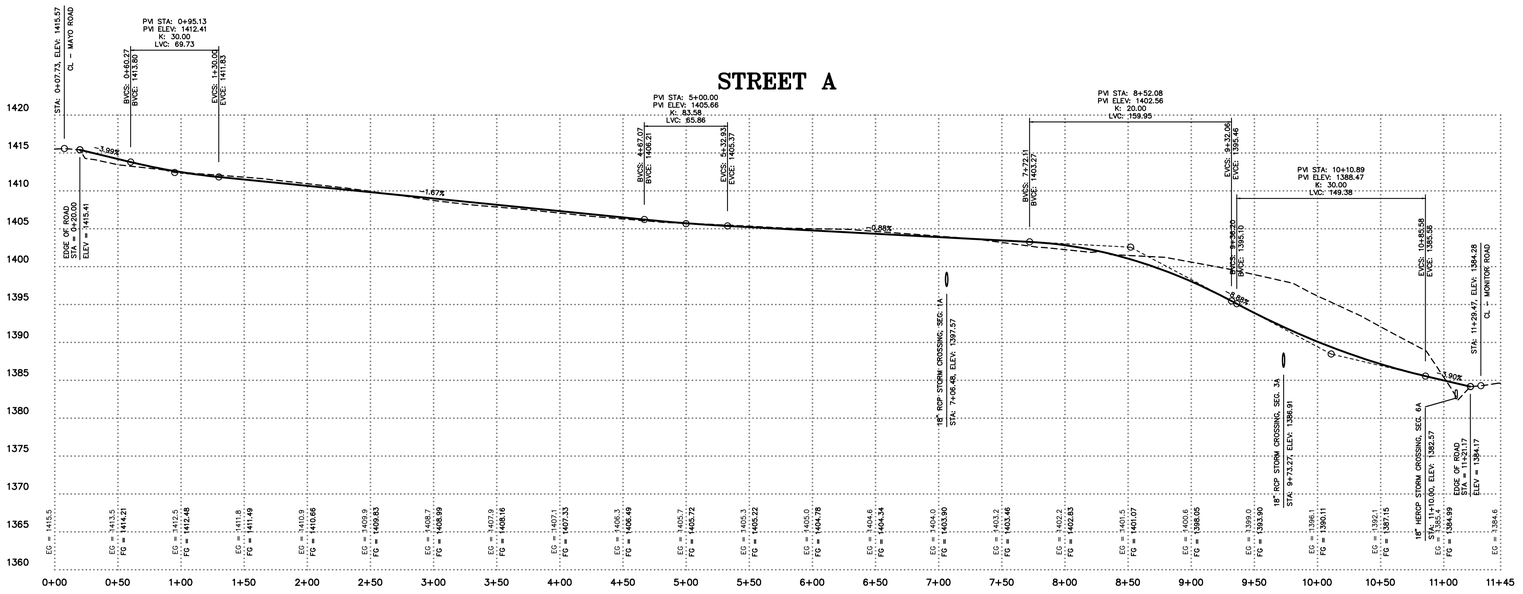
REVISION	DATE	DESCRIPTION

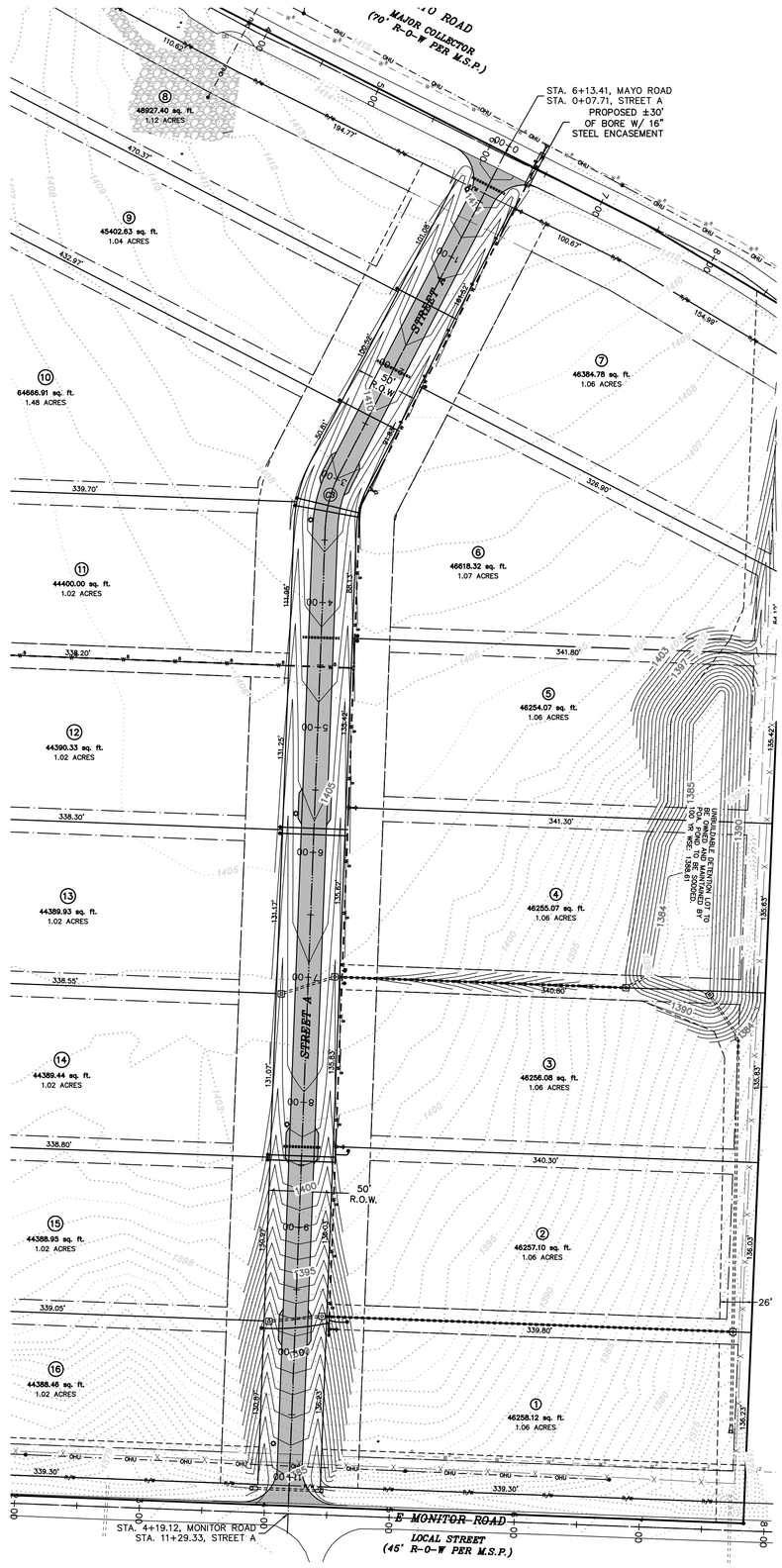
SCALE: 1"=60'
DATE: Nov 22, 2022
ENGINEER: TJA
DRAWN BY: BAP
W.O. #: 22929

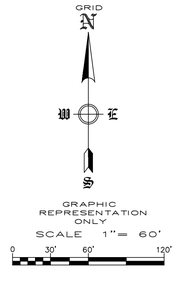
PP22-17

5

STREET A







PP22-17

ENGINEERING SERVICES INC.
1703 E. ROBINSON, SUITE 1
SPRINGDALE, ARKANSAS 72764

STREET PLAN
MONITOR MEADOWS
BENTON COUNTY, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2022 ENGINEERING SERVICES, INC. | 22-29 STREET PLAN.dwg

SCALE: 1"=60'
DATE: Nov 22, 2022
ENGINEER: TJA
DRAWN BY: BAP
W.O. #: 22929

6

Sta. 0+05.99, LINE 4
INSTALL FES 4-1
RIM EL: 1391.21
INV OUT: 1389.50, SEG. 4A

Sta. 0+38.00, LINE 4
INSTALL FES 4-2
RIM EL: 1390.55
INV IN: 1388.84, SEG. 4A

Sta. 1+32.77, LINE 5
INSTALL FES 5-2
RIM EL: 1387.40
INV IN: 1386.00, SEG. 5A

Sta. 0+80.94, LINE 5
INSTALL FES 5-1
RIM EL: 1388.40
INV OUT: 1387.00, SEG. 5A

Sta. 0+39.21, LINE 1
INSTALL AI 1-2
RIM EL: 1401.94
INV IN: 1396.95, SEG. 1A
INV OUT: 1395.13, SEG. 1B

Sta. 2+75.15, LINE 1
INSTALL JB 1-3
RIM EL: 1390.80
INV IN: 1386.05, SEG. 1B
INV OUT: 1386.05, SEG. 1C

Sta. 2+92.71, LINE 1
INSTALL FES 1-4
RIM EL: 1387.25
INV IN: 1385.54, SEG. 1C

Sta. 0+00.00, LINE 1
INSTALL AI 1-1
RIM EL: 1402.50
INV OUT: 1398.18, SEG. 1A

Sta. 0+05.71, LINE 2
INSTALL OS 2-1
RIM EL: 1388.14
INV OUT: 1383.50, SEG. 2A

Sta. 0+46.71, LINE 2
INSTALL JB 2-2
RIM EL: 1384.00
INV IN: 1381.20, SEG. 2A
INV OUT: 1380.00, SEG. 2B

Sta. 2+82.54, LINE 2
INSTALL JB 2-3
RIM EL: 1376.16
INV IN: 1373.19, SEG. 3B
INV OUT: 1371.46, SEG. 2B

Sta. 0+36.40, LINE 3
INSTALL AI 3-2
RIM EL: 1390.96
INV IN: 1386.56, SEG. 3A
INV OUT: 1386.56, SEG. 3B

Sta. 0+00.00, LINE 3
INSTALL AI 3-1
RIM EL: 1390.55
INV OUT: 1387.26, SEG. 3A

Sta. 3+57.22, LINE 2
INSTALL FES 2-4
RIM EL: 1372.77
INV IN: 1371.06, SEG. 2C

Sta. 0+26.50, LINE 6
INSTALL FES 6-1
RIM EL: 1383.84
INV IN: 1382.45, SEG. 6A

Sta. 0+72.44, LINE 6
INSTALL FES 6-2
RIM EL: 1384.07
INV OUT: 1382.68, SEG. 6A

UNBUILDABLE DETENTION LOT TO BE OWNED AND MAINTAINED BY POA. POND SHALL BE SODDED. 100 YR WSE: 1394.08

MIN FFE: 1396.08

MIN FFE: 1401.0

STREET A

STRT. T B

LUPER ROAD
MINOR COLLECTOR
(60' R-O-W PER M.S.P.)

E MONITOR ROAD
LOCAL STREET
(45' R-O-W PER M.S.P.)

EX. 24" RCP
FL IN: 1369.44
FL OUT: 1368.35

LINE 3

SCALES :
HORIZONTAL : 1" = 60'
VERTICAL : 1" = 10'

STA. 0+00.00, LINE 3
FL OUT = 1387.26, SEG. 3A

STA. 0+36.40, LINE 3
FL IN = 1386.56, SEG. 3A
FL OUT = 1386.56, SEG. 3B

STA. 0+45.40, ELEV: 1389.94
PROP. WATER

STA. 2+82.54, LINE 2
FL IN = 1373.19, SEG. 3B
FL OUT = 1371.46, SEG. 2B

CLASS 7 BACKFILL
TOP ELEV = 1390.55
STA: 0+18.00, ELEV: 1392.04
AI 3-1
AI 3-2
TOP ELEV = 1390.96
PROPOSED GROUND
EXISTING GROUND
36.40' of 18" RCP @ 1.93% SEG. 3A
SEG. 3B 332.14' of 18" RCP @ 4.02%
JB 2-3
TOP ELEV = 1376.16

LINE 5

SCALES :
HORIZONTAL : 1" = 60'
VERTICAL : 1" = 10'

STA. 0+80.94, LINE 5
FL = 1387.00

STA: 1+06.20, ELEV: 1388.97
CL - LUPER ROAD

STA. 1+32.77, LINE 5
FL = 1386.00

FES 5-1
FES 5-2
EXISTING GROUND
FINISHED GRADE
CLASS 7 BACKFILL
SEG. 5A
51.83' of 18" HERCP @ 1.93%

LINE 4

SCALES :
HORIZONTAL : 1" = 60'
VERTICAL : 1" = 10'

STA. 0+05.99, LINE 4
FL = 1389.50

STA. 0+38.00, LINE 4
FL = 1388.84

FES 4-1
FES 4-2
PROPOSED GROUND
FILL MATERIAL SHALL BE PER GEOTECHNICAL ENGINEER
32.01' of 18" RCP @ 2.05% SEG. 4A
EXISTING GROUND

LINE 2

SCALES :
HORIZONTAL : 1" = 60'
VERTICAL : 1" = 10'

STA. 0+05.71, LINE 2
FL OUT = 1383.50, SEG. 2A

STA. 0+46.71, LINE 2
FL IN = 1381.20, SEG. 2A
FL OUT = 1380.00, SEG. 2B

STA. 2+82.54, LINE 2
FL IN = 1373.19, SEG. 3B
FL IN = 1371.46, SEG. 2B
FL OUT = 1371.46, SEG. 2C

STA. 3+57.22, LINE 2
FL = 1371.06

OS 2-1
TOP ELEV = 1388.14
JB 2-2
TOP ELEV = 1384.00
JB 2-3
TOP ELEV = 1376.16
FES 2-4
TOP ELEV = 1372.77
PROPOSED GROUND
EXISTING GROUND
SEG. 2A
41.00' of 18" RCP @ 5.01%
SEG. 2B 235.82' of 18" RCP @ 3.62%
SEG. 2C
74.68' of 18" RCP @ 0.53%
STA: 4+11.07, ELEV: 1369.44
EX. 24" RCP
SEG. EX
56.25' of 24" RCP @ 1.84%

LINE 1

SCALES :
HORIZONTAL : 1" = 60'
VERTICAL : 1" = 10'

STA. 0+00.00, LINE 1
FL OUT = 1398.18, SEG. 1A

STA. 0+39.21, LINE 1
FL IN = 1396.95, SEG. 1A
FL OUT = 1395.13, SEG. 1B

STA: 0+47.97, ELEV: 1397.36
8" PROP. WATER

STA. 2+75.15, LINE 1
FL IN = 1386.05, SEG. 1B
FL OUT = 1386.05, SEG. 1C

STA. 2+92.71, LINE 1
FL = 1385.54

AI 1-1
TOP ELEV = 1402.50
STA: 0+19.48, ELEV: 1402.84
CL - STREET A
AI 1-2
TOP ELEV = 1401.94
JB 1-3
TOP ELEV = 1390.80
PROPOSED GROUND
EXISTING GROUND
CLASS 7 BACKFILL
39.21' of 18" RCP @ 3.12% SEG. 1A
SEG. 1B 235.94' of 18" RCP @ 3.85%
17.56' of 18" RCP @ 2.90% SEG. 1C

LINE 6

SCALES :
HORIZONTAL : 1" = 60'
VERTICAL : 1" = 10'

STA. 0+26.50, LINE 6
FL = 1382.45

STA. 0+72.44, LINE 6
FL = 1382.68

FES 6-1
TOP ELEV = 1383.64
STA: 0+51.40, ELEV: 1384.73
CL - STREET A
FES 6-2
TOP ELEV = 1384.07
PROPOSED GROUND
EXISTING GROUND
CLASS 7 BACKFILL
SEG. 6A
45.95' of 18" HERCP @ 0.50%

GRID N

GRAPHIC REPRESENTATION ONLY
SCALE 1" = 100'
0 50' 100' 200'

ENGINEERING SERVICES INC.
1707 S. 48th STREET, SUITE 101
SPRINGDALE, ARKANSAS 72764

STORM PLAN NORTH
MONITOR MEADOWS
BENTON COUNTY, ARKANSAS

REVISION	DATE	DESCRIPTION

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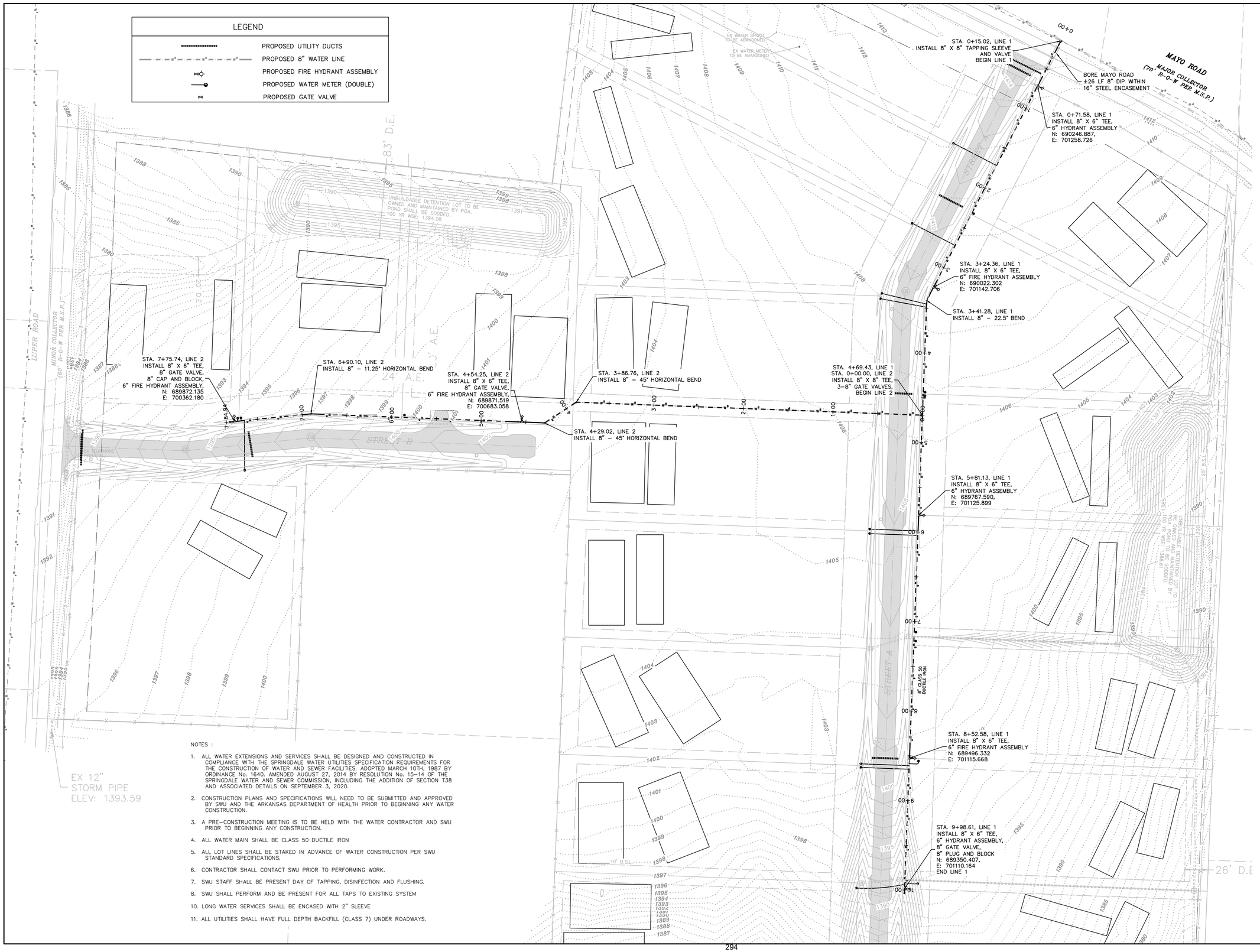
SCALE: 1"=60'
DATE: Nov 22, 2022
ENGINEER: TJA
DRAWN BY: KMR
W.O. #: 22929

PP22-17

7



NOTES :

1. ALL WATER 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. ADOPTED MARCH 10TH, 1987 BY ORDINANCE No. 1640. AMENDED AUGUST 27, 2014 BY RESOLUTION No. 15-14 OF THE SPRINGDALE WATER AND SEWER COMMISSION, INCLUDING THE ADDITION OF SECTION T38 AND ASSOCIATED DETAILS ON SEPTEMBER 3, 2020.
2. CONSTRUCTION PLANS AND SPECIFICATIONS WILL NEED TO BE SUBMITTED AND APPROVED BY SWU AND THE ARKANSAS DEPARTMENT OF HEALTH PRIOR TO BEGINNING ANY WATER CONSTRUCTION.
3. A PRE-CONSTRUCTION MEETING IS TO BE HELD WITH THE WATER CONTRACTOR AND SWU PRIOR TO BEGINNING ANY CONSTRUCTION.
4. ALL WATER MAIN SHALL BE CLASS 50 DUCTILE IRON
5. ALL LOT LINES SHALL BE STAKED IN ADVANCE OF WATER CONSTRUCTION PER SWU STANDARD SPECIFICATIONS.
6. CONTRACTOR SHALL CONTACT SWU PRIOR TO PERFORMING WORK.
7. SWU STAFF SHALL BE PRESENT DAY OF TAPPING, DISINFECTION AND FLUSHING.
8. SWU SHALL PERFORM AND BE PRESENT FOR ALL TAPS TO EXISTING SYSTEM
10. LONG WATER SERVICES SHALL BE ENCASED WITH 2" SLEEVE
11. ALL UTILITIES SHALL HAVE FULL DEPTH BACKFILL (CLASS 7) UNDER ROADWAYS.

PP22-17

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

WATER PLAN
MONITOR MEADOWS
BENTON COUNTY, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=50'
DATE: Nov 22, 2022
ENGINEER: TJA
DRAWN BY: BAP
W.O. #: 22929

8

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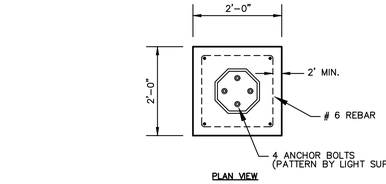
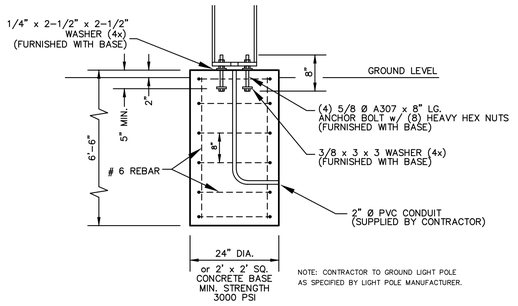


PLAN VIEW



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

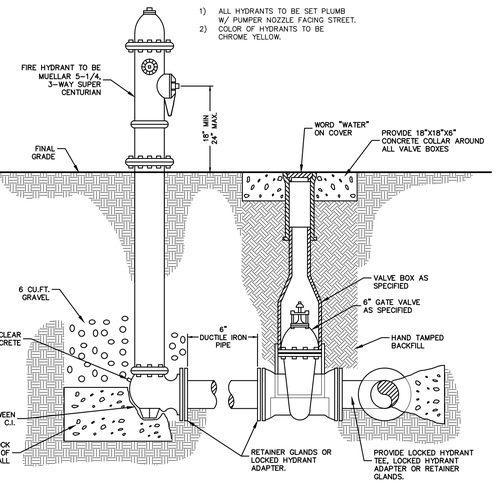
SECTION VIEW

LIGHT POLE FOOTING DETAIL

NOT TO SCALE

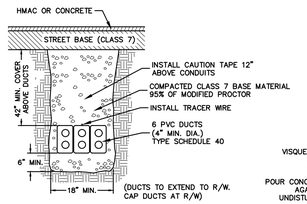
NOTES:

1) ALL HYDRANTS TO BE SET PLUMB W/ PUMPER NOZZLE FACING STREET.
2) COLOR OF HYDRANTS TO BE CHROME YELLOW.



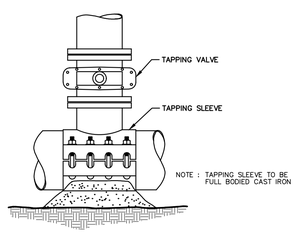
FIRE HYDRANT & GATE VALVE DETAILS

NOT TO SCALE



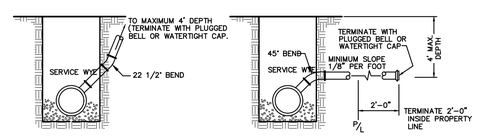
TYPICAL SECTION 6-4" UTILITY DUCTS

NOT TO SCALE



TYPICAL DETAIL OF TAPPING VALVE AND SLEEVE

NOT TO SCALE



RISER FROM DEEP MAIN

NORMAL DEPTH

SERVICE CONNECTIONS

NOT TO SCALE

ENGINEERING SERVICES INC.
1705 JONES DRIVE
SPRINGDALE, ARKANSAS 72764

TYPICAL DETAILS
MONITOR METEADOWS
BENTON COUNTY, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: N.T.S.

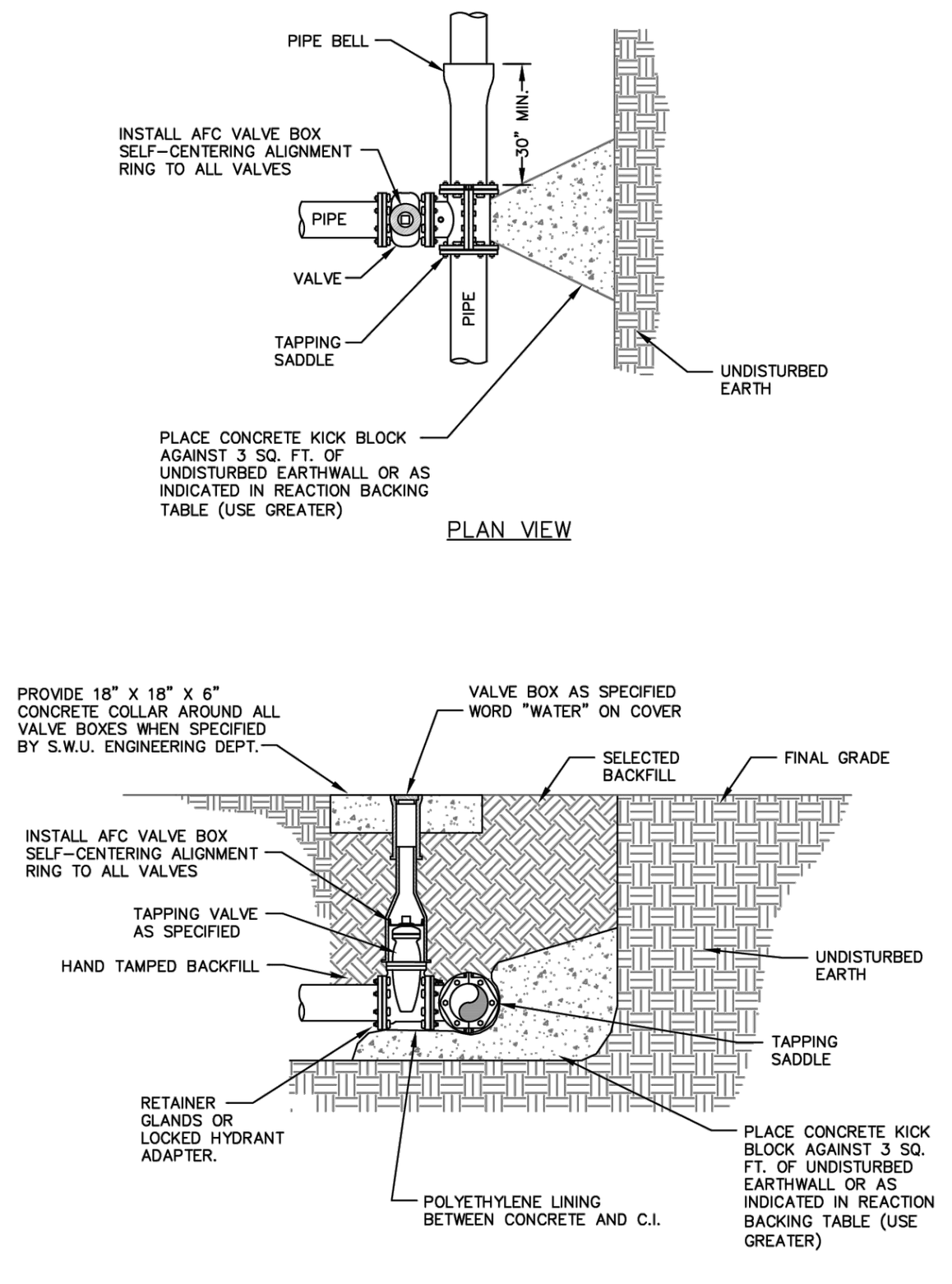
DATE: Nov 22, 2022

ENGINEER: TJA
DRAWN BY: BAP

W.O. #: 22929

PP22-17

9



TAPPING SADDLE & VALVE

N.T.S.
S-5

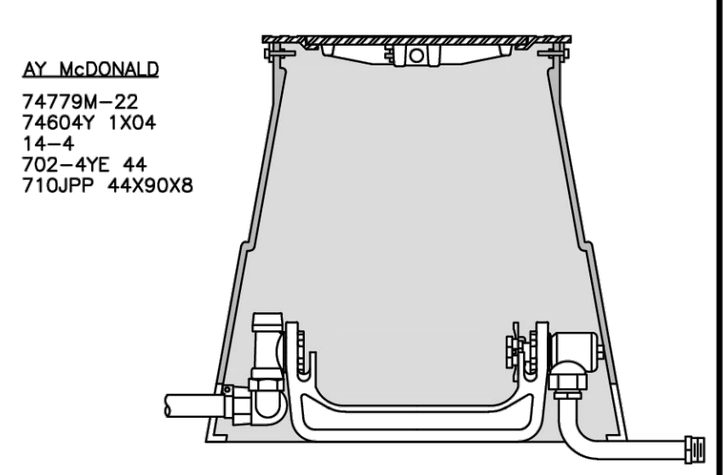
SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

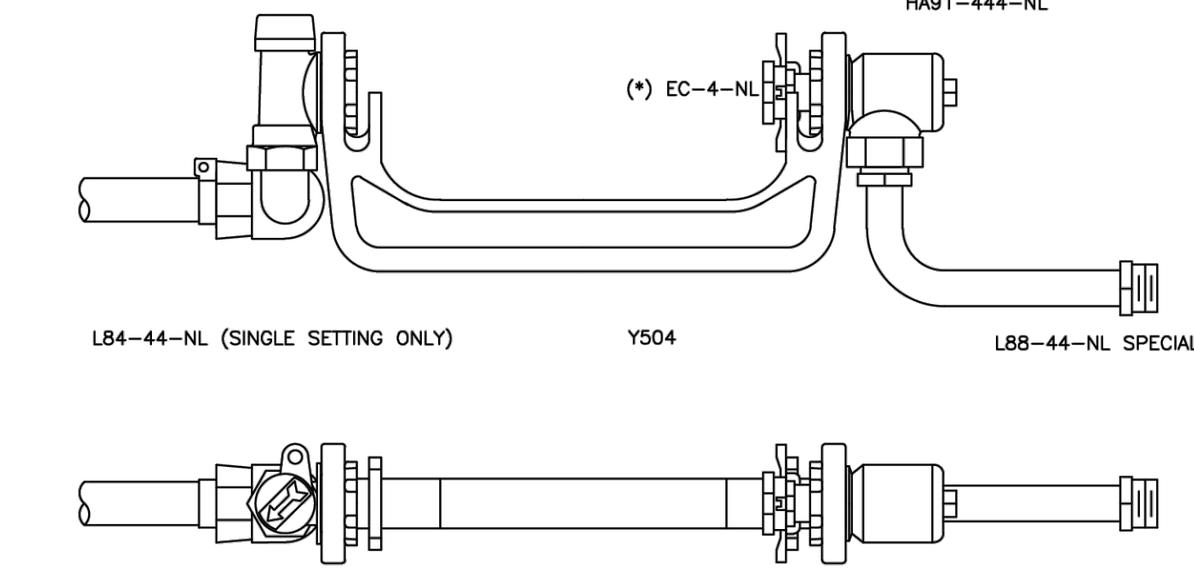
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

MATERIAL LIST

QTY	DESCRIPTION	FORD	MUELLER	AY McDONALD
		CATALOG NUMBER		
1	INLET CONNECTION	L84-44-NL	P-15531N	74779M-22
1	YOKE ANGLE KEY VALVE	AV91-444-NL	H-14278N	74604Y 1X04
1	YOKE BAR	Y504	H-5040	14-4
1	YOKE ANGLE CHECK VALVE	HA91-444-NL	H-14248N	702-4YE 44
1	OUTLET CONNECTION	L88-44-NL SPECIAL	H-15538N	710JPP 44X90X8
1	METER BOX ASSEMBLY	34P-18X24X24D W/LID		





TYPICAL 1" METER SETTING

YOKE ASSEMBLY, 1" METER
1" COPPER OR PE P.J. TO 1" CTS PLASTIC OR MIP
N.T.S.

NOTES:

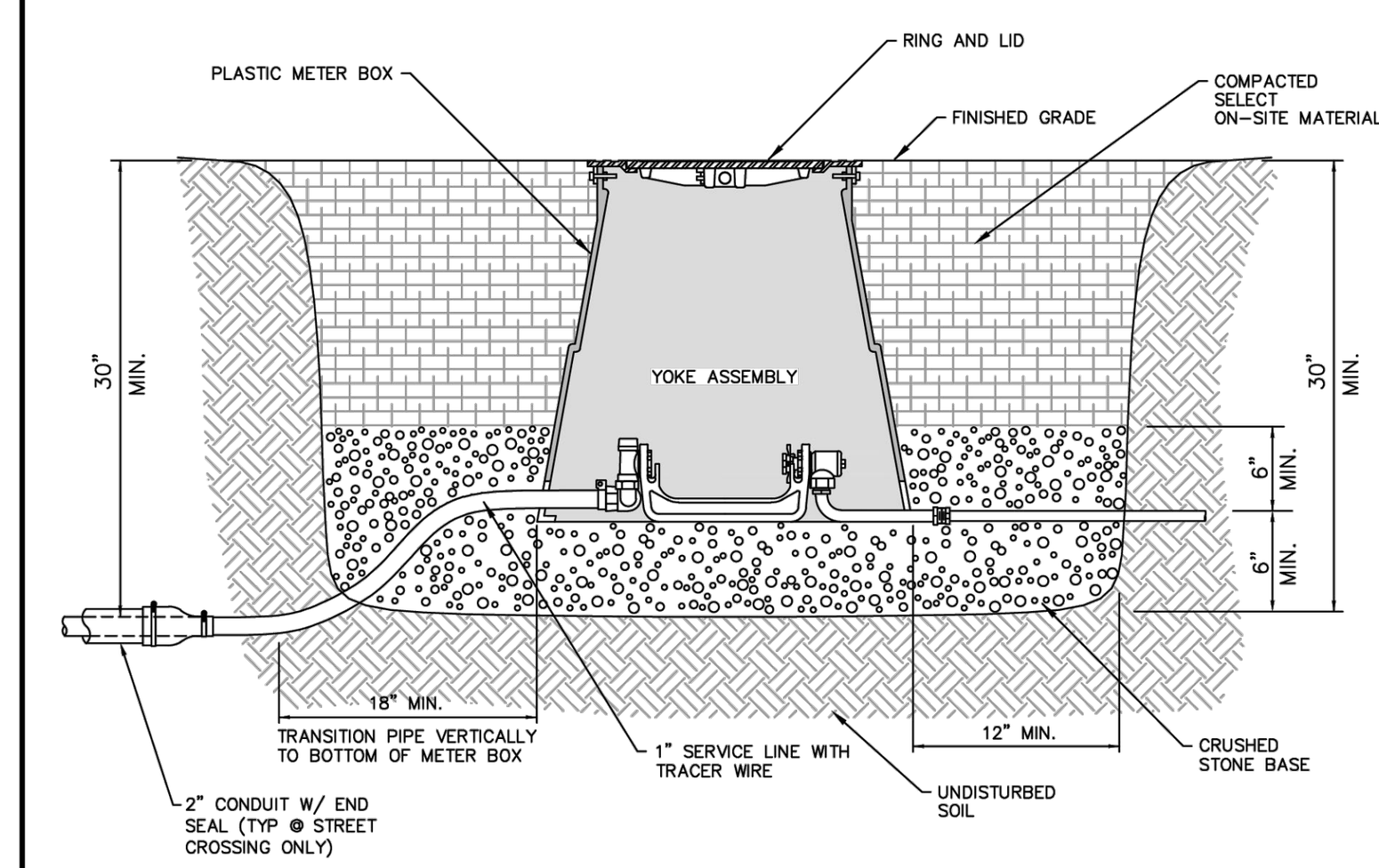
ALL MATERIALS INSTALLED IN POTABLE WATER SYSTEMS ARE REQUIRED TO COMPLY WITH THE FEDERAL DEFINITION OF "LEAD FREE" CONTAINED IN PUBLIC LAW 111-380.

*METER AND EXPANSION CONNECTION EC-4-NL ARE PROVIDED BY THE DEPARTMENT.

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

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



STANDARD METER BOX INSTALLATION

SPLIT 5/8" X 3/4" METER SETTER (SHOWN)
SINGLE 5/8" X 3/4" AND 1" METER SETTERS (SIMILAR)
N.T.S.

NOTES:

1.) 2" CONDUITS TO BE INSTALLED ON ALL STREET CROSSINGS AND SHALL EXTEND FROM BACK OF SIDEWALK TO BACK OF SIDEWALK

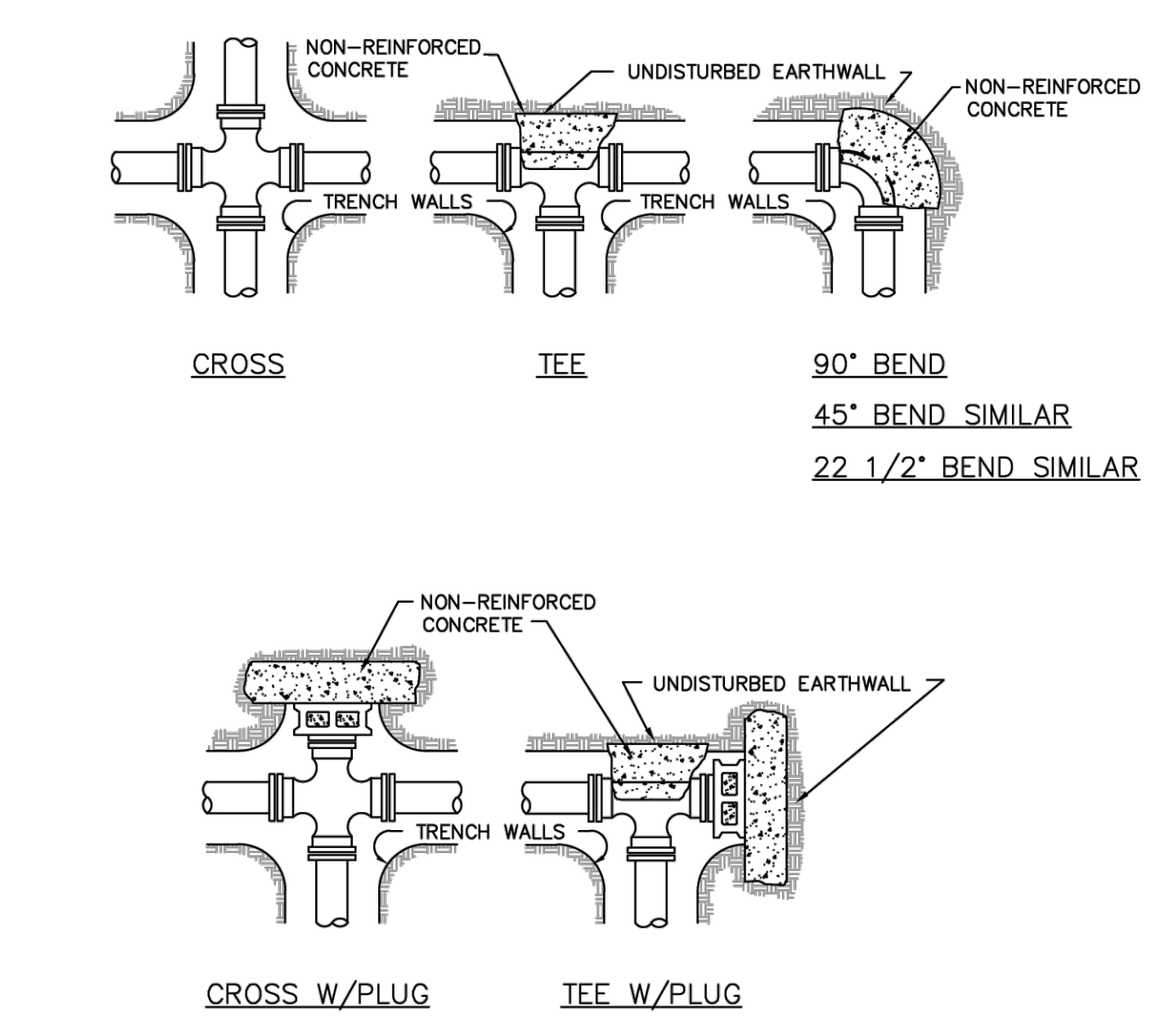
2.) ALL SERVICE TUBING SHALL HAVE 30" MIN. COVER EXCEPT FOR TRANSITION TO METER BOX AS SHOWN ABOVE

3.) SEE "TECHNICAL SPECIFICATIONS" FOR MATERIAL AND INSTALLATION SPECIFICATIONS

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

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



NOTES:

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

REACTION BACKING TABLE

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

REACTION BACKING

N.T.S.

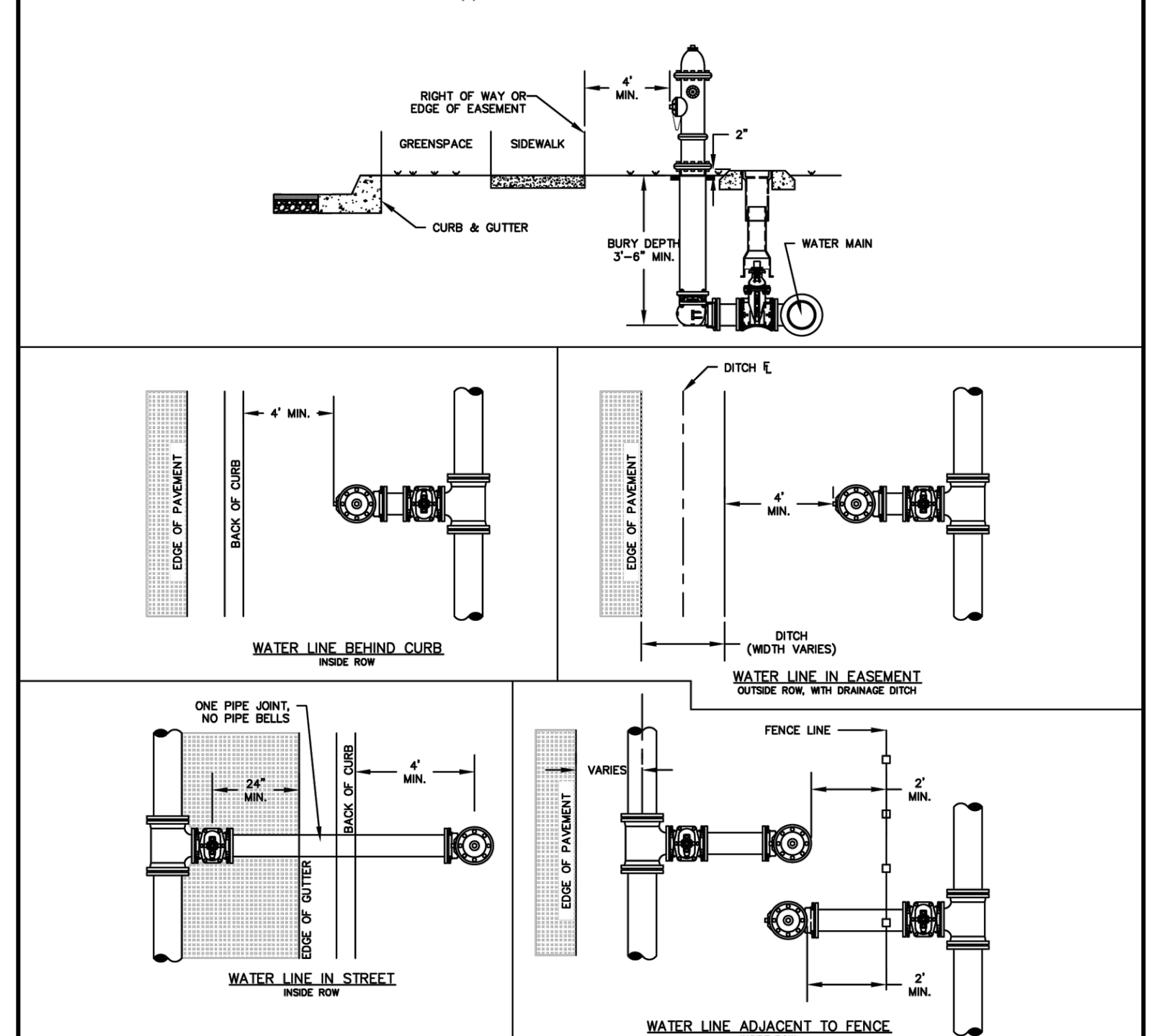
SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

NOTES:

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



FIRE HYDRANT PLACEMENT

N.T.S.
S-42

SPRINGDALE WATER UTILITIES
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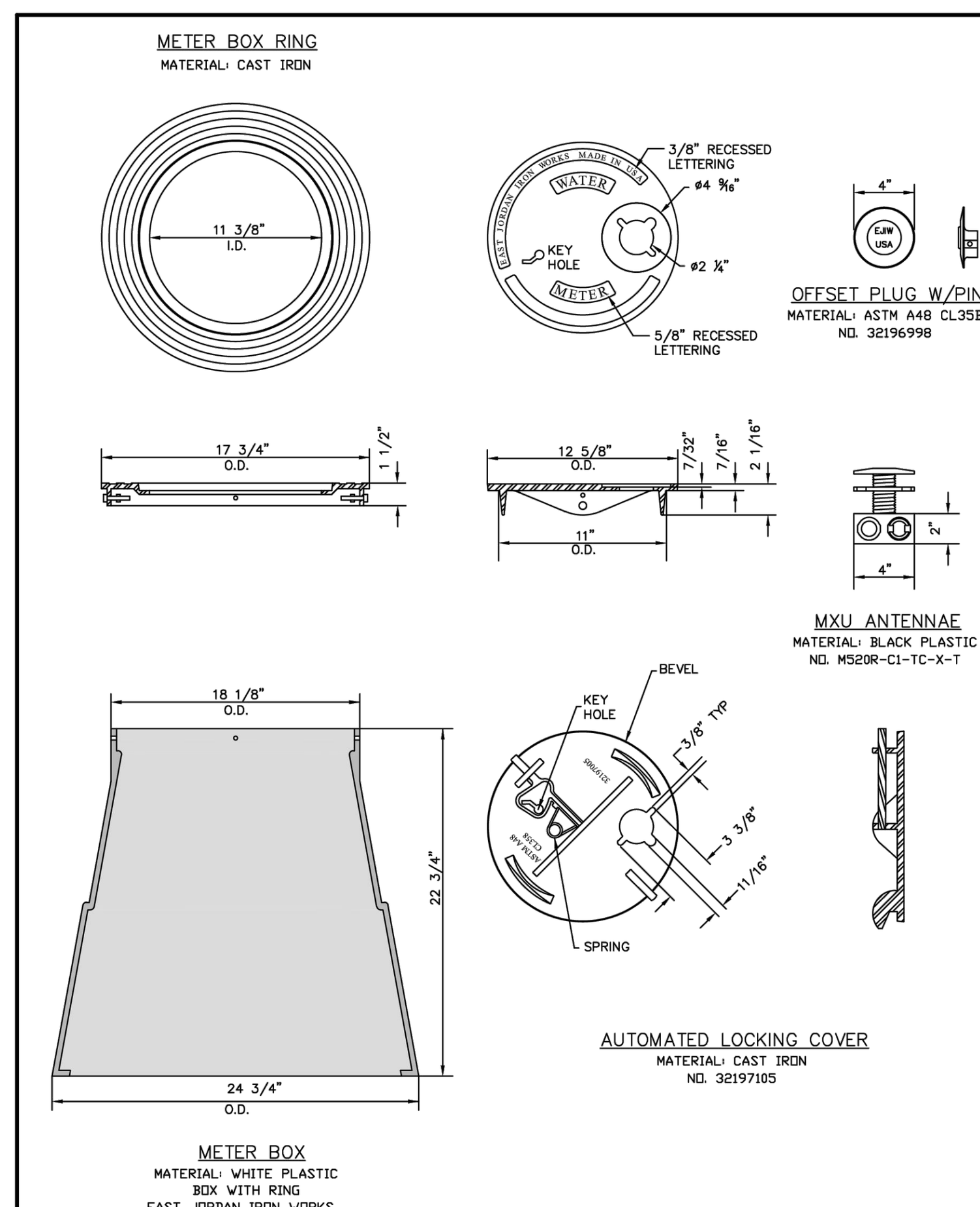
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



STANDARD METER BOX

N.T.S.

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

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

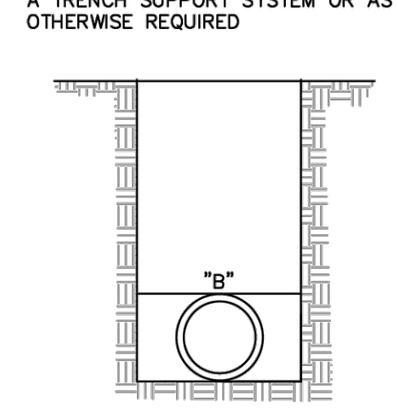
DRAWN BY: TLS | DRAWING NO: S-22 | DATE: AUGUST 2014

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

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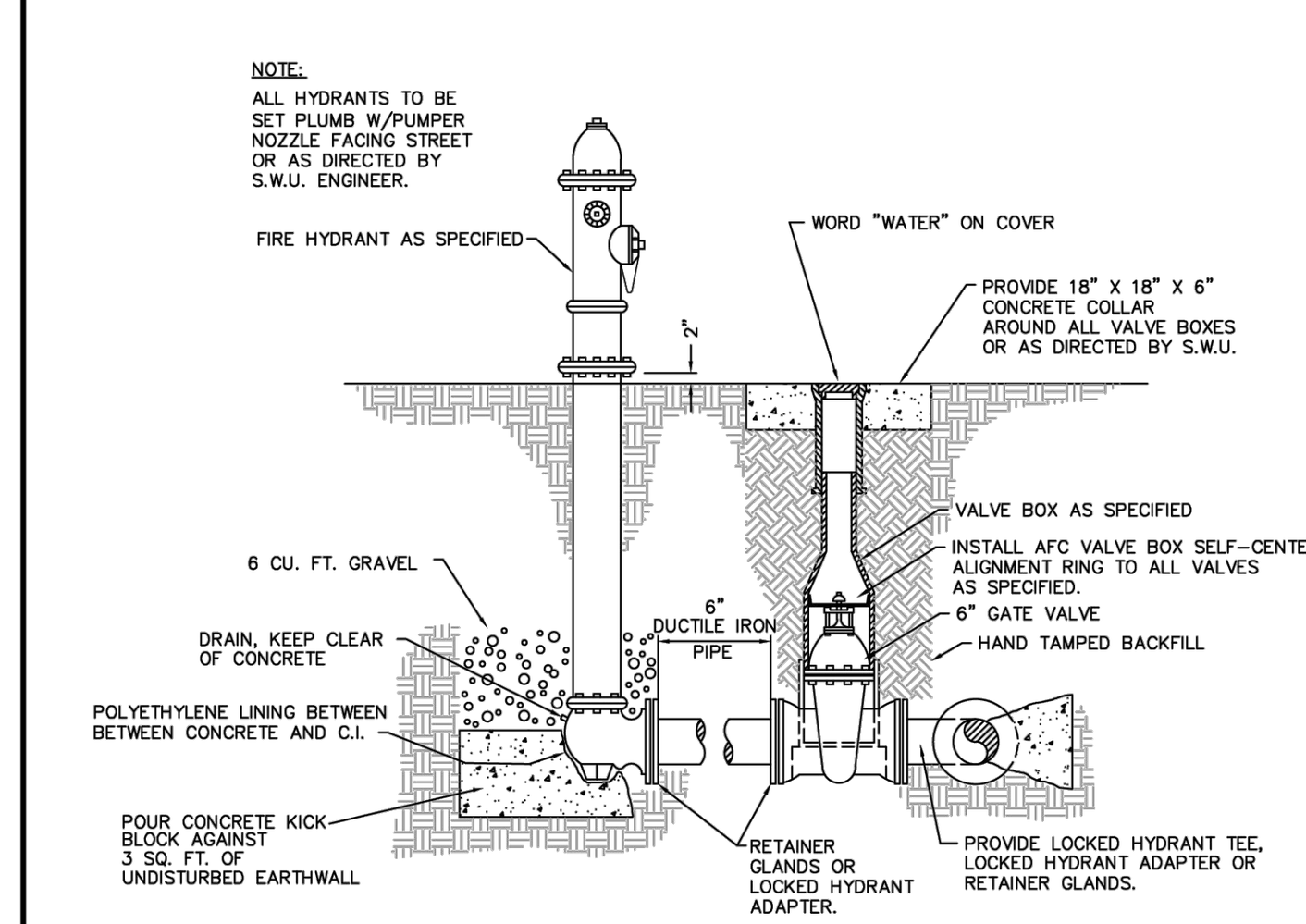
SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

NOTE:
ALL HYDRANTS TO BE SET PLUMB W/PUMPER NOZZLE FACING STREET OR AS DIRECTED BY S.W.U. ENGINEER.



FIRE HYDRANT & GATE VALVE

N.T.S.

SPRINGDALE WATER UTILITIES
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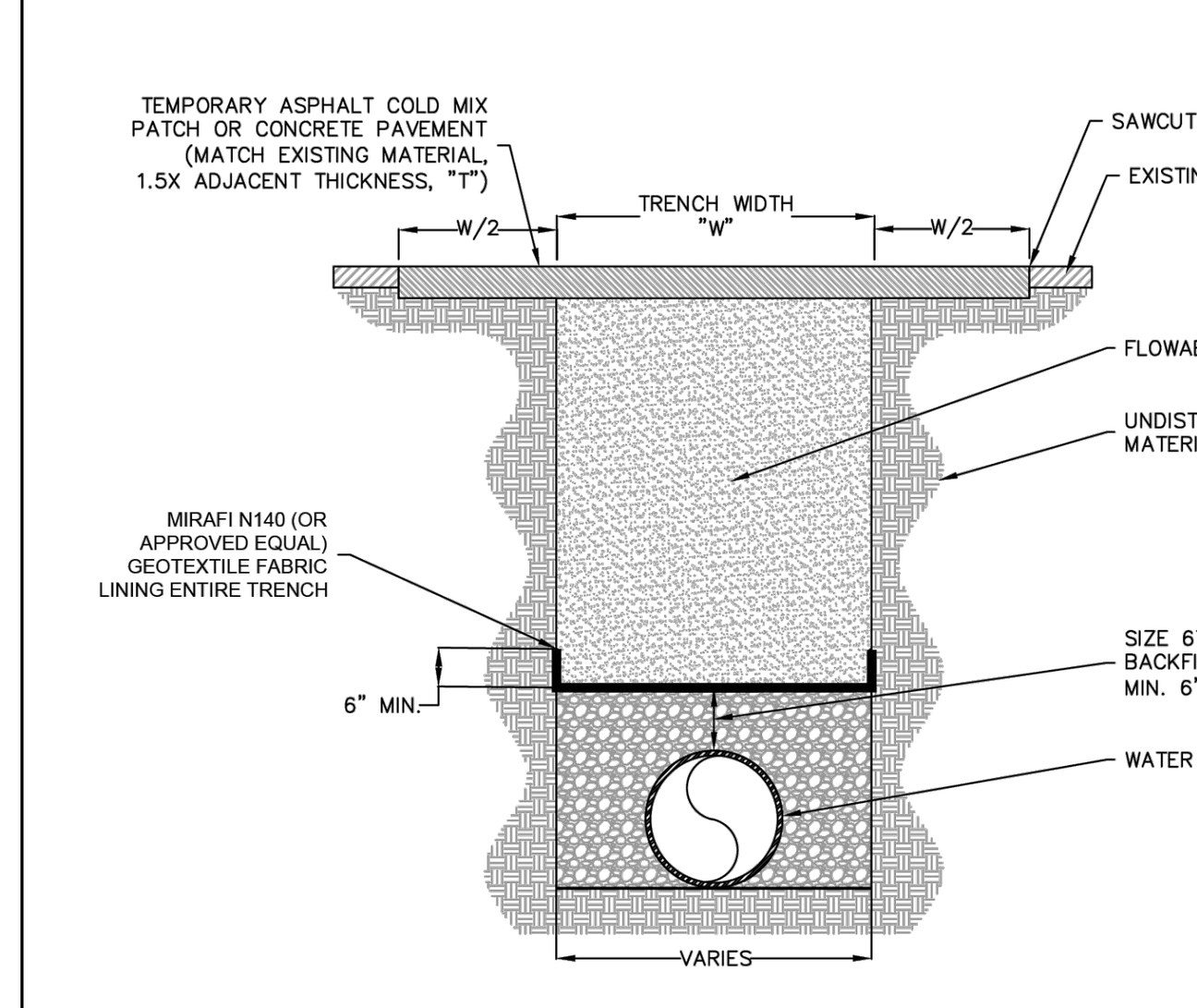
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



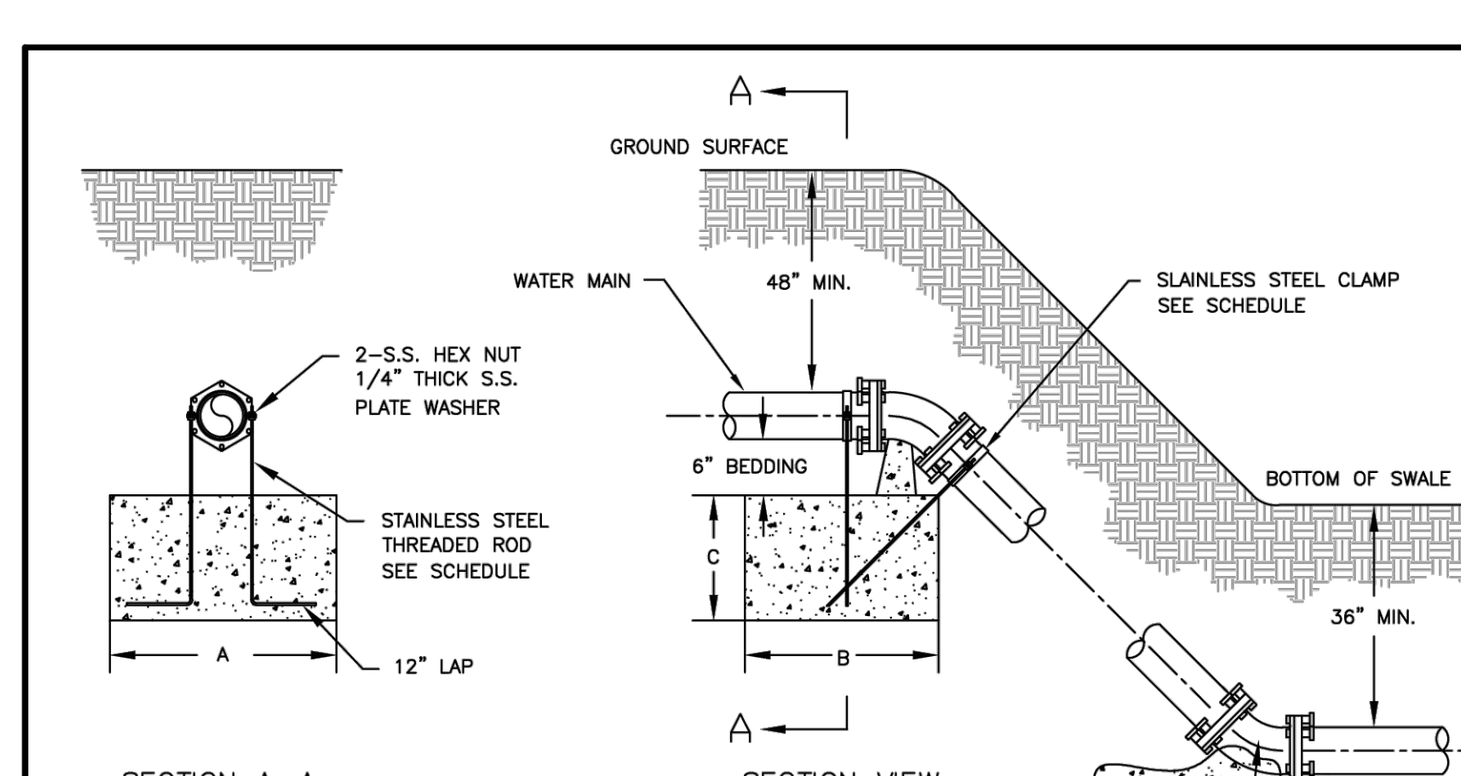
WATER MAIN
TRENCH REPAIR DETAIL

N.T.S.

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

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: JAB | DRAWING NO: S-39 | JULY 2016



BLOCKING SCHEDULE (DIMENSIONS)

PIPE SIZE		45°	22 1/2°	11 1/4°	ROD DIA.
		BENDS			
8"	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	22.17	7/8 IN.
	A (FT.)	5.00	5.00	5.00	
	B (FT.)	4.40	2.30	1.50	
	C (FT.)	4.00	4.00	3.00	
	CLAMP (2 EA.)	9/16 IN. X 2 IN.			
20"	VOLUME REQ'D (CU.FT.)	240.43	125.25	65.66	1 IN.
	A (FT.)	6.00	6.00	6.00	
	B (FT.)	5.10	4.20	2.75	
	C (FT.)	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.)	5/8 IN. X 3 IN.			

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

NOTES:

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

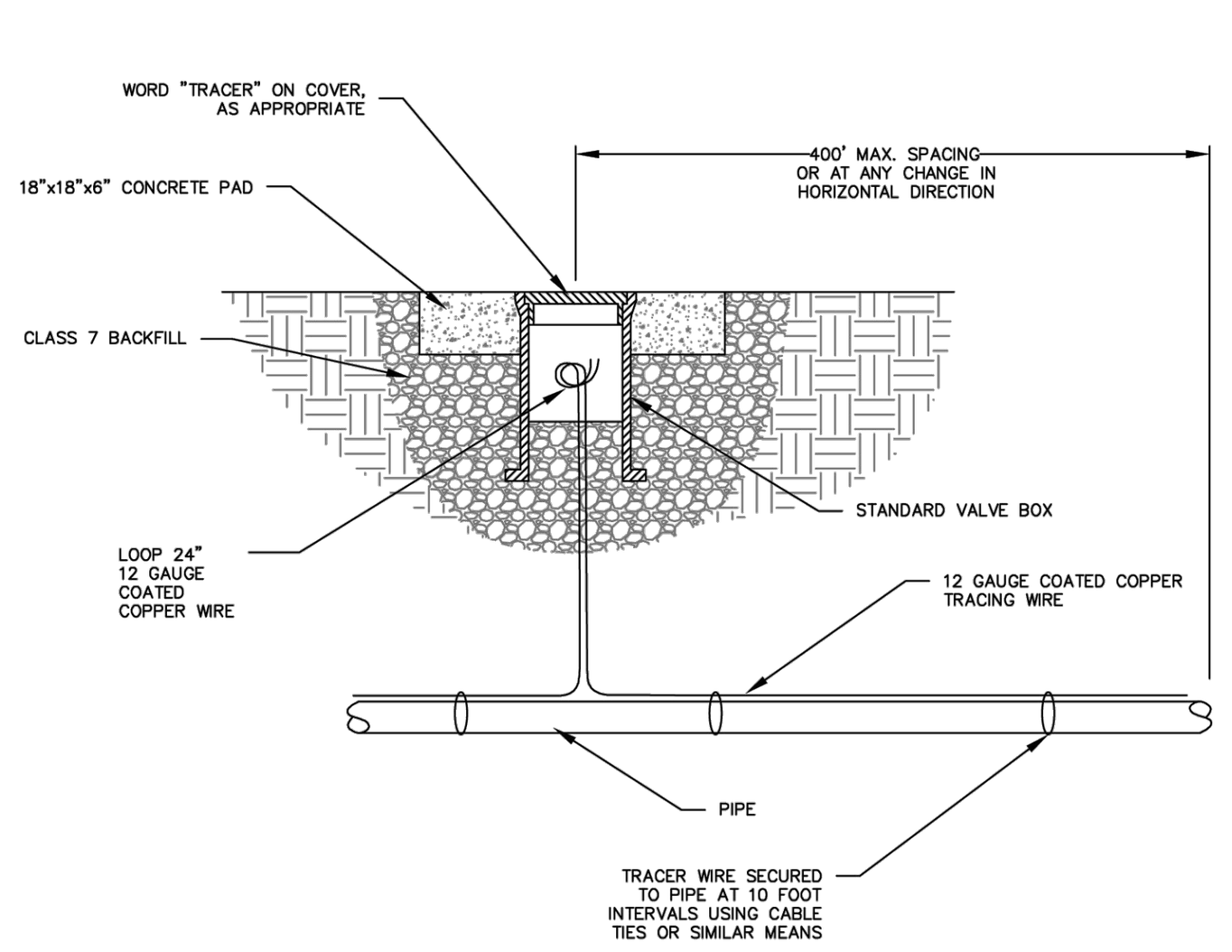
VERTICAL TIE-DOWN BLOCKING

N.T.S.

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

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



TRACING WIRE CONNECTION PORT

N.T.S.
M-1

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

MISCELLANEOUS DETAILS FOR WATER AND SEWER CONSTRUCTION

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

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

TYPICAL DETAILS
MONITOR MEADOWS
BENTON COUNTY, ARKANSAS

REVISION	DATE	DESCRIPTION

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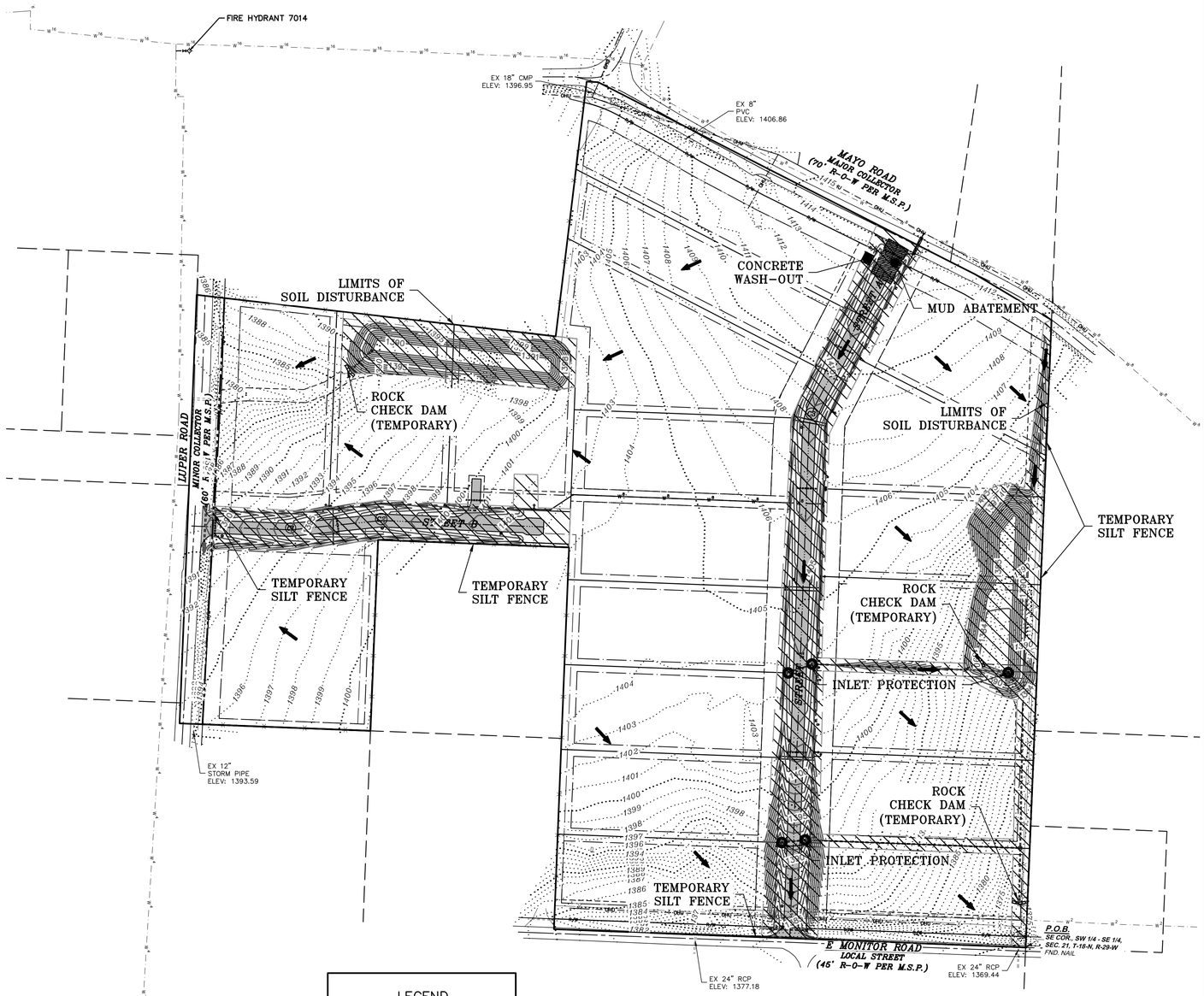
Z:\SUBD\22929 - MAYO SUBDIVISION\22929 - TYPICAL DETAILS.DWG

SCALE: N.T.S.
DATE: Nov 22, 2022
ENGINEER: TJA
DRAWN BY: BAM
W.O. #: 22929

PP22-17

10



GRID N

GRAPHIC REPRESENTATION ONLY

SCALE 1" = 100'

0 50' 100' 200'

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) NATURAL VEGETATION SHALL BE RETAINED WHEREVER POSSIBLE.

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

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

*SILT FENCE IS USED AS AN ENERGY DISSIPATION DEVICE

*SILT FENCE IS USED TO CONTROL POLLUTANTS DURING STORM WATER DISCHARGE

*SILT FENCE MUST BE MAINTAINED UNTIL SITE IS PERMANENTLY STABILIZED

AREA OF SOIL DISTURBANCE: 6.41 ACRES

NOTE:

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

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.

TOTAL DISTURBED AREA: 6.41 ACRES

PP22-17

ENGINEERING SERVICES INC.
2705 S. CROSSOVER ROAD
SUITE D
SPRINGDALE, ARKANSAS 72764

STORM WATER POLLUTION PREVENTION PLAN
MONITOR MEADOWS
BENTON COUNTY, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=100'

DATE: Nov 22, 2022

ENGINEER: TJA
DRAWN BY: BAP

W.O. #: 22929

11

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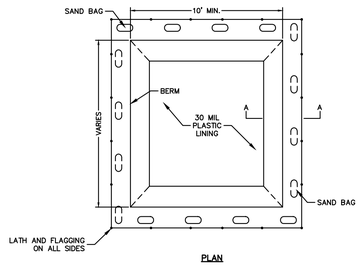
SECTION A – A



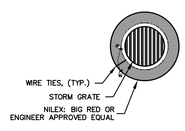
PLAN

NOTES:

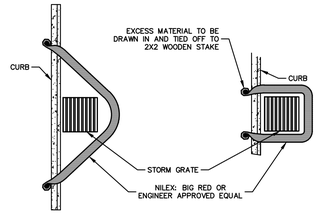
1) LATH AND FLAGGING SHOULD BE COMMERCIAL TYPE.
2) PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 30 MIL POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

CONCRETE WASH-OUT AREA

NOT TO SCALE

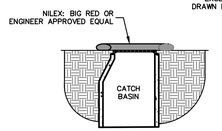


DRAIN INLET PLAN

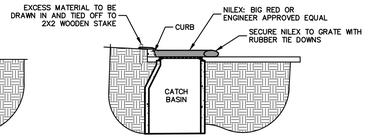


CURBSIDE OPTION "A" PLAN

CURBSIDE OPTION "B" PLAN



DRAIN INLET SECTION



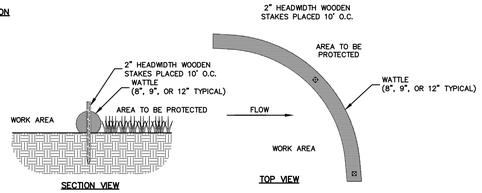
CURBSIDE SECTION

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.

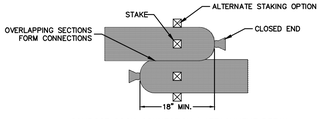
INLET PROTECTION

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.

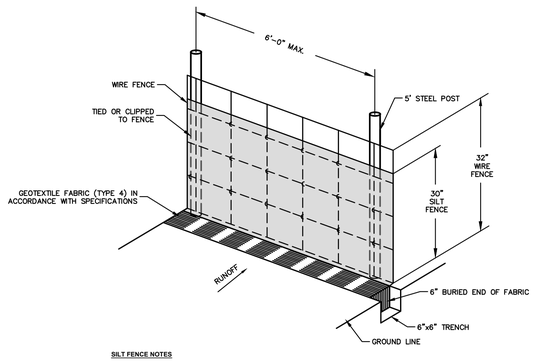
CHECK DAM DETAIL

NOT TO SCALE

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. SLOPE LENGTH CANNOT BE ADDRESSED BY USE OF MULTIPLE ROWS OF SILT FENCE.

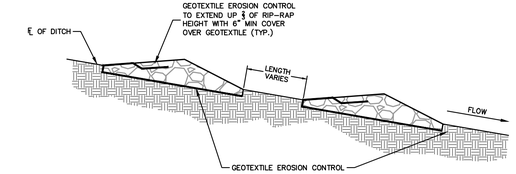


SILT FENCE NOTES

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



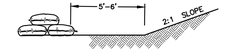
TYPICAL SECTION

NOTES:

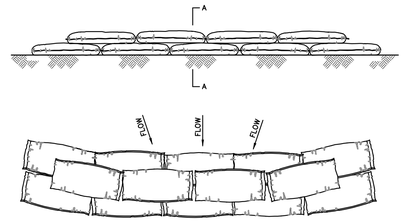
1) MINIMUM THICKNESS SHALL BE 18". THE STONE DIAMETER, NEVER LESS THAN 6".
2) MINIMUM LENGTH SHALL BE 50'

MUD ABATEMENT ENTRANCE

NOT TO SCALE



SECTION A – A



PLAN

NOTES:

1) THE SAND BAGS SHALL BE PLACED ON SLOPE CONTOUR.
2) BAGS TO BE PLACED IN A ROW WITH THE ENDS TIGHTLY ABUTTING. TAMP THE BACKFILL MATERIAL TO PREVENT EROSION OR FLOW AROUND BAGS

SANDBAG DIKE

NOT TO SCALE

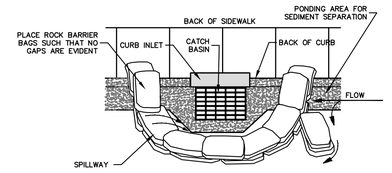
SECTION VIEW ALONG DITCH FLOWLINE

SECTION VIEW OF CHECK DAM

NOTES:

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

ROCK CHECK DAM



NOTES:

1) BAGS OF WOVEN GEOTEXTILE FABRIC, FILLED WITH GRAVEL MUST BE LAYERED SUCH THAT NO GAPS ARE EVIDENT.
2) LEAVE ONE SANDBAG GAP IN THE TOP ROW ON THE SIDE AWAY FROM FLOW, TO PROVIDE A SPILLWAY; OR IN THE CENTER IF PONDING IS NEEDED ON BOTH SIDES.
3) INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY

CURB INLET PROTECTION SETUP

NOT TO SCALE

ENGINEERING SERVICES INC.
2200 E. RACE AVE.
SPRINGDALE, ARKANSAS 72764

STORM WATER POLLUTION PREVENTION DETAILS
MONITOR MEADOWS
BENTON COUNTY, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: N.T.S.

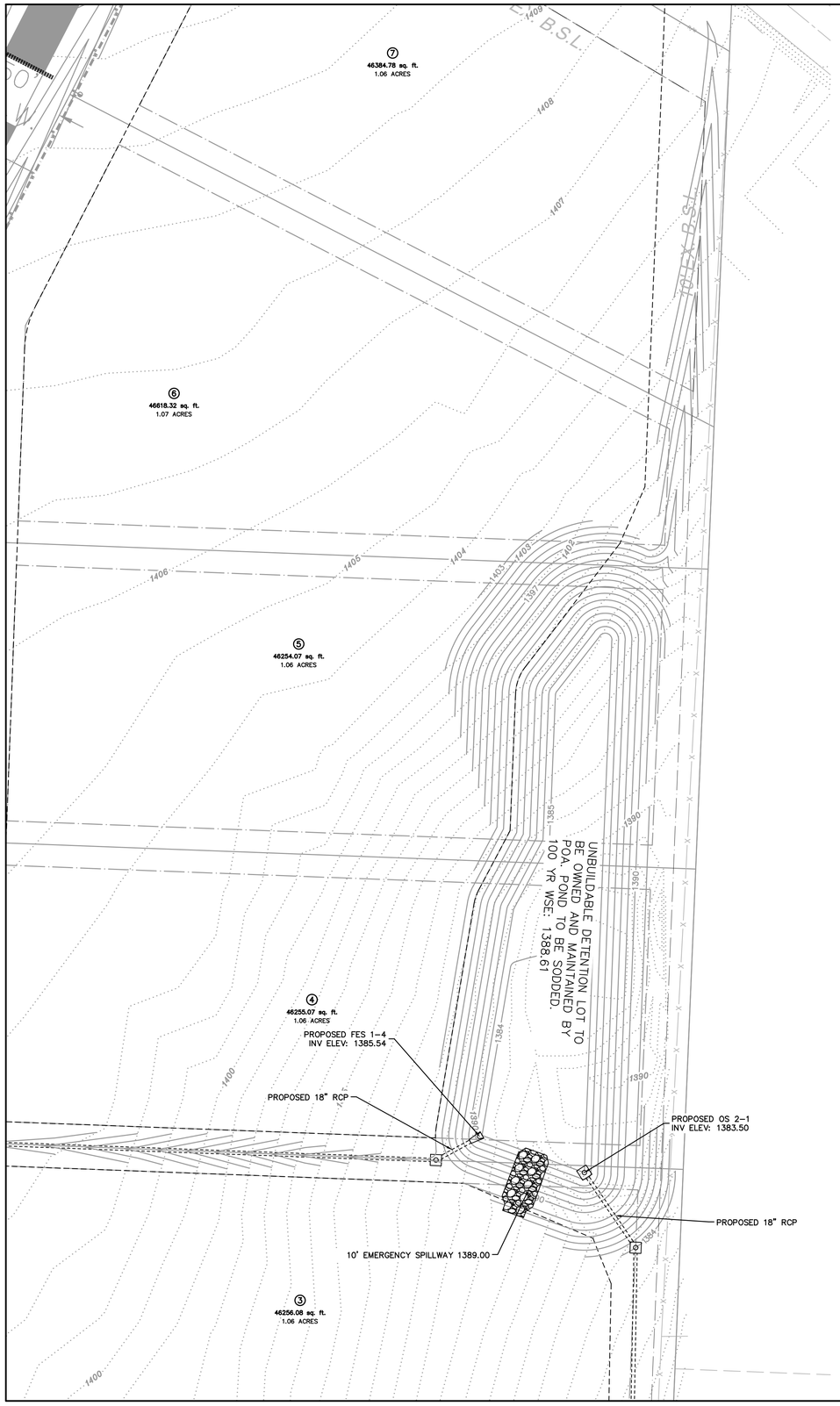
DATE: Nov 22, 2022

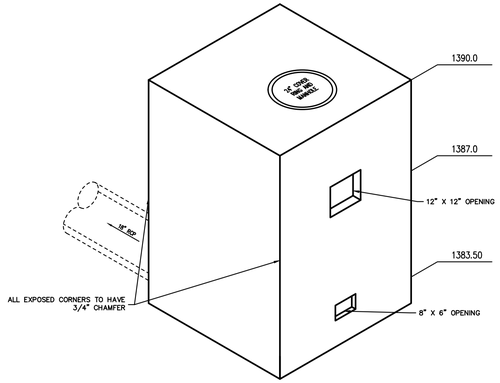
ENGINEER: TJA
DRAWN BY: BAP

W.O. #: 22929

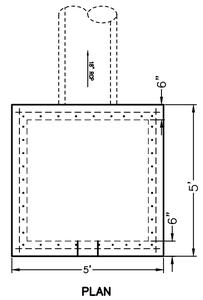
PP22-17

12

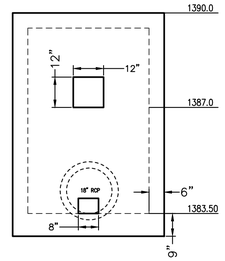




LEFT ISOMETRIC VIEW

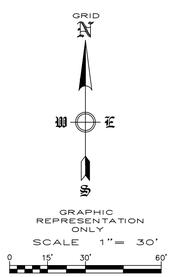


PLAN



FRONT ELEVATION

Event	Inflow (cfs)	Primary (cfs)	Elevation (feet)	Storage (cubic-feet)
2-Year	16.85	2.24	1,386.19	16,987
5-Year	21.77	2.54	1,386.75	22,991
10-Year	26.29	3.09	1,387.22	28,438
25-Year	32.97	5.11	1,387.76	35,173
50-Year	38.51	6.99	1,388.16	40,632
100-Year	**44.40**	**8.37**	**1,388.61**	**46,899**



ENGINEERING SERVICES INC.
1235 E. 2ND ST., SUITE 1
P.O. BOX 7765
SPRINGDALE, ARKANSAS 72764

POND SHEET
MONITOR MEADOWS
BENTON COUNTY, ARKANSAS

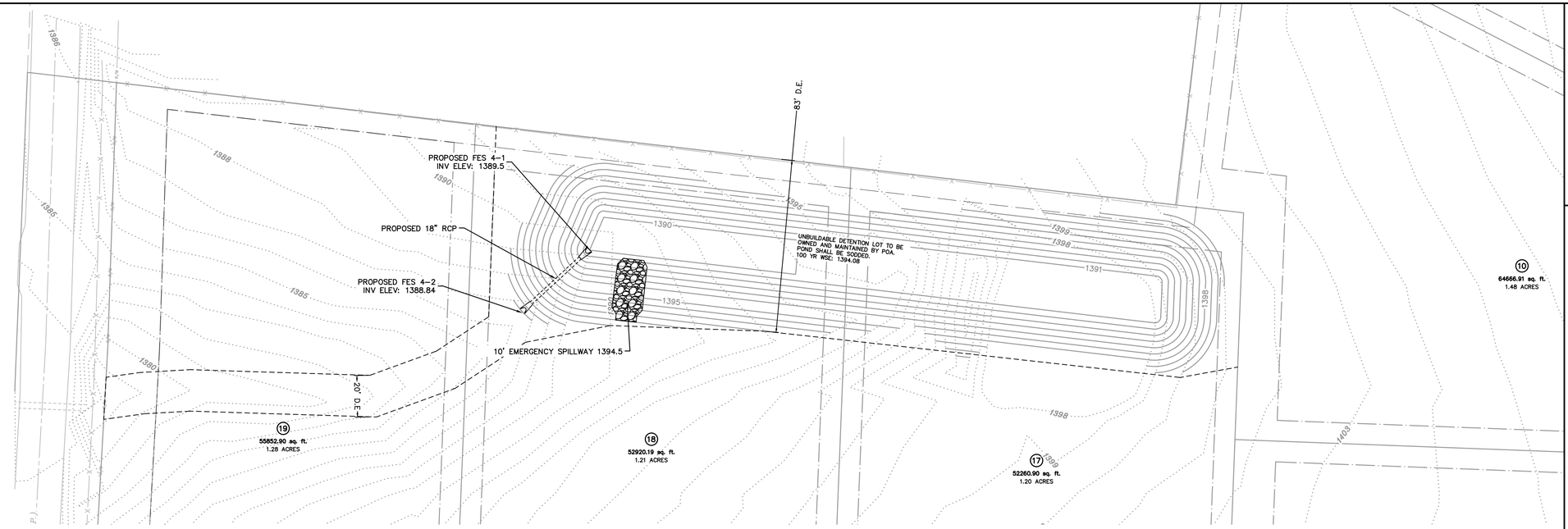
REVISION	DATE	DESCRIPTION

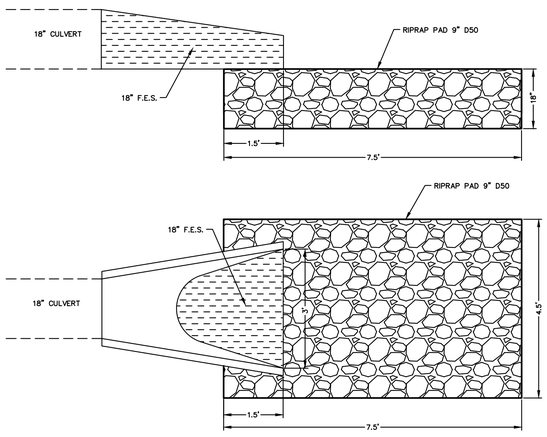
© COPYRIGHT 2022 ENGINEERING SERVICES, INC. | 11/2/2022 8:47 AM

SCALE: 1"=30'
DATE: Nov 22, 2022
ENGINEER: TJA
DRAWN BY: KMR
W.O. #: 22929

PP22-17

13





18" CULVERT
NOT TO SCALE

Event	Inflow (cfs)	Primary (cfs)	Elevation (feet)	Storage (cubic-feet)
2-Year	13.64	5.22	1,392.14	11,925
5-Year	17.85	7.44	1,392.51	15,187
10-Year	21.75	8.95	1,392.86	18,376
25-Year	27.50	10.70	1,393.33	23,180
50-Year	32.31	11.88	1,393.70	27,199
100-Year	**37.44**	**12.98**	**1,394.08**	**31,577**

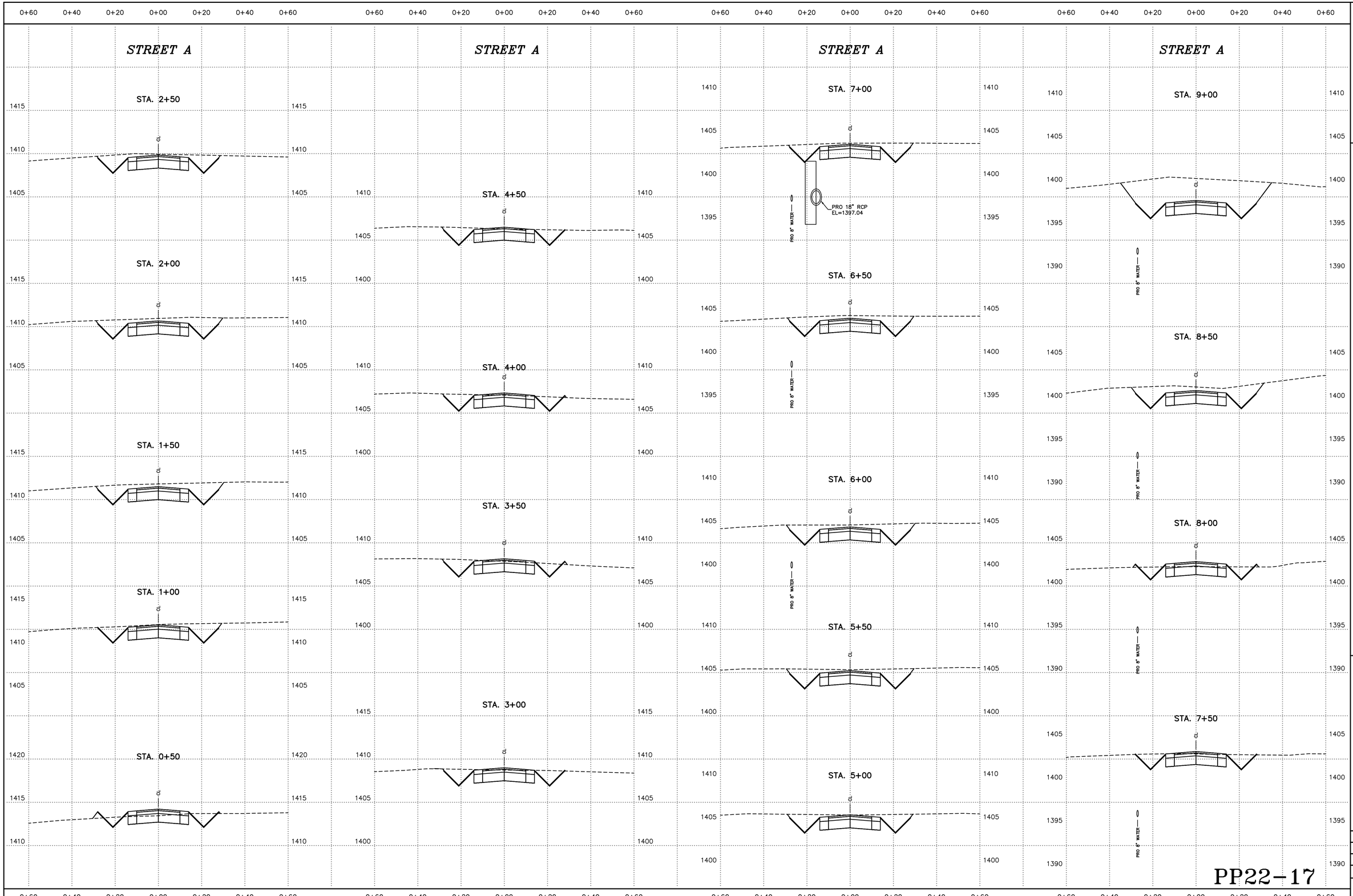
ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

POND SHEET
MONITOR MEADOWS
BENTON COUNTY, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=30'
DATE: Nov 22, 2022
ENGINEER: TJA
DRAWN BY: KMR
W.O. #: 22929

PP22-17 14



PP22-17

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

CROSS SECTIONS
MONITOR MEADOWS
BENTON COUNTY, ARKANSAS

REVISION	DATE	DESCRIPTION

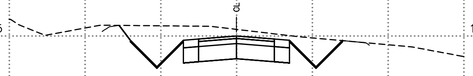
SCALE: 1"=20'
DATE: Nov 22, 2022
ENGINEER: TJA
DRAWN BY: BAP
W.O. #: 22929

© COPYRIGHT 2022, ENGINEERING SERVICES, INC. 11:22:2022 9:42 AM
Z:\SUBDIS\22929 - Mono Subdivision\22929 - CROSS SECTIONS.dwg

15

STREET A

STA. 11+00



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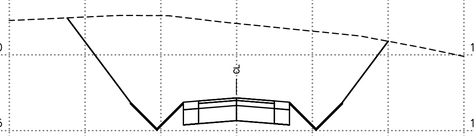

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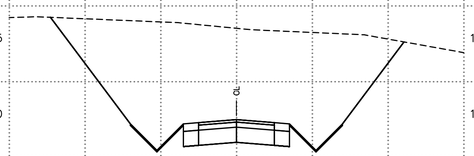

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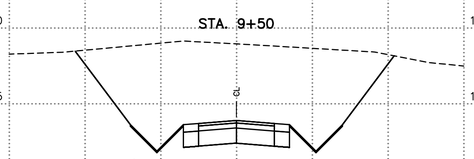

STREET B

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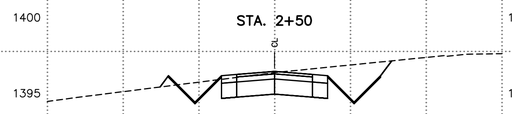

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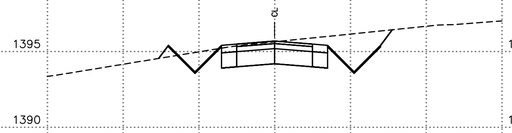

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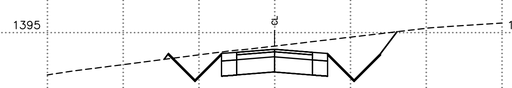

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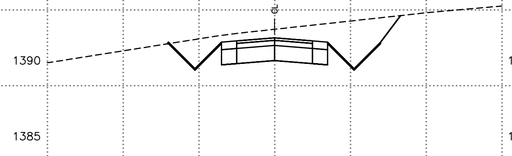

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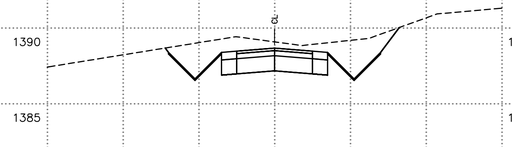
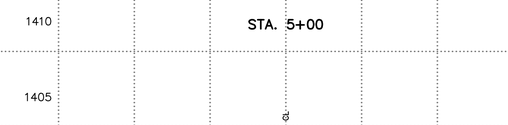


STREET B

STA. 5+00



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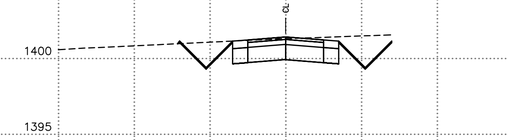
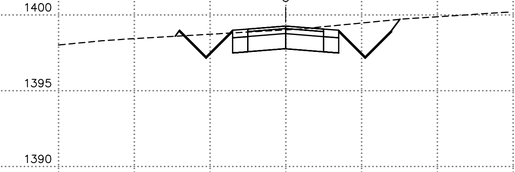


STA. 4+00



STA. 3+50



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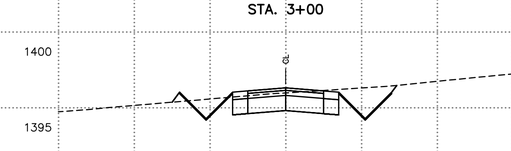

CROSS SECTIONS
MONITOR MEADOWS
BENTON COUNTY, ARKANSAS

ENGINEERING SERVICES INC.
1302 S. 48th STREET, SUITE 101
SPRINGDALE, ARKANSAS 72764

REVISION	DATE	DESCRIPTION

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SCALE: 1"=20'

DATE: Nov 22, 2022

ENGINEER: TJA
DRAWN BY: BAP

W.O. #: 22929

PP22-17

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CERTIFIED LIST OF ADJACENT PROPERTY OWNERS PP22-17

I , Rodney Woods, PLS, hereby certify that, based upon the records of the Circuit Clerk of Washington County, Arkansas, the names and addresses listed below represent all of the owners of properties adjacent to the property to be rezoned.

Signature: Rody Woods

Date: 11-8-2022

PARCEL: 18-02999-003
BOWIE, JAMES RICHARD &
ERICA ANN
3168 LUPER RD
LOWELL, AR 72745

PARCEL: 18-02999-006
AGUILAR ORTIZ,MELITON
322 HOMEWOOD PL
LOWELL, AR 72745

PARCEL: 18-02999-000
GREENLEE, DENISE &
TUGGLE, DEBRA
3060 LUPER RD
LOWELL, AR 72745

PARCEL: 18-02999-004
ANDERSON, DAVID TRUSTEE
3168 LUPER RD
LOWELL, AR 72745

PARCEL: 001-18458-000
SPENCER SHARE #1 TRUST
101 LAKE RD
SPRINGDALE, AR 72764

PARCEL: 18-03012-000
WILLIAMS, GERALD C
& HASSELL, FORREST W &
DONNA
3231 N MOUNTAIN RD
SPRINGDALE, AR 72764

PARCEL: 18-03014-000
WILLIAMS, GERALD C
& HASSELL, FORREST W &
DONNA
3231 N MOUNTAIN RD
SPRINGDALE, AR 72764

PARCEL: 001-184600-000
PARSONS, RICK L REVOCABLE
TRUST
5201 E MONITOR RD
SPRINGDALE, AR 72764

PARCEL: 18-03011-001
NINE ARROW LIMITED
PARTNERSHIP
5030 E MONITOR RD
SPRINGDALE, AR 72764

PARCEL: 18-03010-000
BARROSO, MANUEL MARTINEZ
3525 BUTTERFIELD COACH RD
SPRINGDALE, AR 72764

PARCEL: 18-03011-002
NINE ARROW LIMITED
PARTNERSHIP
5201 E MONITOR RD
SPRINGDALE, AR 72764

PARCEL: 18-03013-000
MAYO, CAROLYN J TRUSTEE
PO BOX 975
SPRINGDALE, AR 72765

PARCEL: 18-02965-000
FIELDS, KYLE
3600 LUPER RD
LOWELL, AR 72745

PARCEL: 18-03009-000
BUGEA, DAVID & ELDRIDGE,
JOHN RUSSELL
3205 LUPER RD
LOWELL, AR 72745

PARCEL: 18-03005-000
VICKERS, ROGER B &
AMANDA L
3341 LUPER RD
LOWELL, AR 72745

PARCEL: 18-03004-000
SIGMON, FRANKIE JOE &
JOAN
5250 MAYO RD
LOWELL, AR 72745



Planning Commission Meeting
December 6, 2022

Miles
0 0.01 0.03 0.05 0.08 0.1

N

PROJECT: PP22-17
APPLICANT: Bentley Holdings, LLC (Gene Nicholas)
REQUEST: Preliminary Plat, Monitor Meadows Subdivision

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: December 6, 2022

Re: **RP22-19** **Replat** **Sam's Club Addition**

Planning Comments:

1. This Replat has been given the number RP22-19. This number should be placed on the plat and all future correspondence and plats pertaining to this replat. (standard comment)
2. Submit PDF files at time of resubmission. (standard comment)
3. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
4. Need a resolution stating that _____ has authority to execute the Certificate of Transmittal, Ownership, and Ordinance.
    a. Needs to be a corporate resolution displaying that Mr. Wait is authorized to request and sign for this plat.
5. All comments from the utility companies and other city departments must be addressed prior to approval. (standard comment)

Building and Fire Comments:

No Comments.

Engineering Comments:

Reviewed on 11/28/2022 by Steve Hatfield, PLA

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

DocuSign Envelope ID: E98A9418-56E4-4877-9C2F-F14670A43C7E

RP22-19

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: Sam's Real Estate Business Trust, Thomas H. Wait	Location/Address: East side of Gene George Blvd., south of Hwy. 412.
E-mail:	
Address: PO Box 8050 Bentonville, AR	Assessor's Parcel Number(s): 815-39752-000
Phone: 479-249-6199	Current Zoning District: C-5
Representative Contact Information (if applicable)	Rezone required: No
Name: Engineering Services, Inc., Rick Reeves	Total Acreage: 43.77
E-mail: rreeves@engineeringservices.com	
Address: PO Box 282, Springdale, AR 72765	
Phone: 479-751-8733	

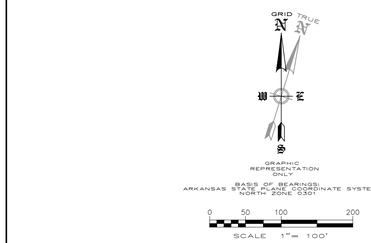
APPLICANT & REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information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

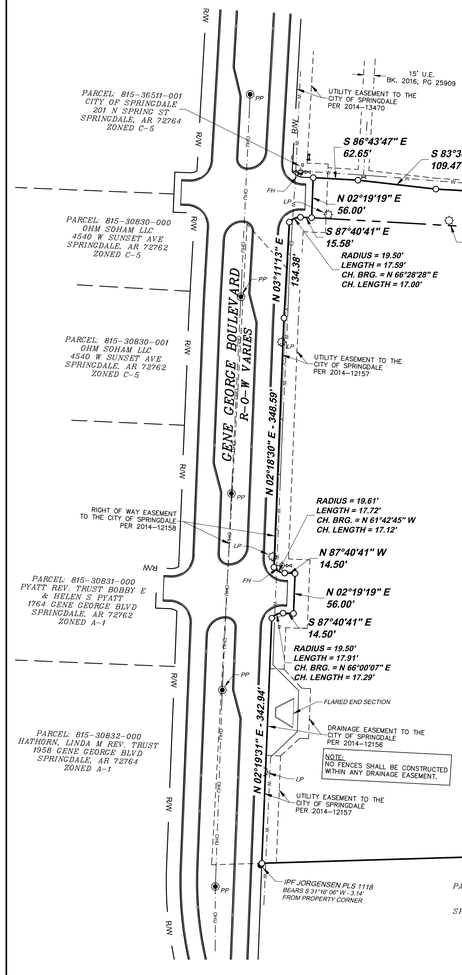
Name of Applicant/Property Owner (printed): Thomas H. Wait Date: 11/9/2022

Signature:

Name of Representative (if applicable): Rick Reeves Date: 11/9/2022

Signature: Rick Reeves





LEGEND

PROPERTY LINE	IPF - IRON PIN FOUND (AS NOTED)
ADJACENT OWNER	FOUND MONUMENT (AS NOTED)
EASEMENT (AS NOTED)	IRON PIN SET w/ CAP "PLS 1559"
R/W RIGHT-OF-WAY	SANITARY SEWER MANHOLE (SMH)
BUILDING SETBACK LINE (B.S.L.)	LIGHT POLE (LP)
WIRE FENCE LINE	WATER METER (WM)
OHU OVERHEAD UTILITIES	POWER POLE (PP)
SS SANITARY SEWER LINE	FIRE HYDRANT (FH)
W WATER LINE	WATER VALVE (WV)



VICINITY MAP
N.T.S.

SURVEYOR'S NOTES:

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

PLAT CLOSURE DECLARATION:

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 1,018,975 FEET.

FEMA FLOOD PLAIN ZONE:

THIS PROPERTY IS NOT WITHIN A FLOOD PLAIN ZONE AS SHOWN ON THE F.I.R.M. MAP # 05143C0085F, PANEL 65 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. ***SPECIAL WARRANTY DEED:*** *SAM'S REAL ESTATE BUSINESS TRUST, RECORDED MARCH 2, 2015, FILE NO. 2015-5318.*

B. ***FINAL PLAT OF SAM'S CLUB ADDITION:*** *BY CEI, DUSTIN RILEY, AR PLS NO. 1618, RECORDED JUNE 11, 2021, FILE NO. 24-338.*

LEGAL DESCRIPTION PARENT TRACT (PARCEL NO. 815-39752-000):

LOT ONE (1), BLOCK FOUR (4) OF SAM'S CLUB ADDITION TO THE CITY OF SPRINGDALE AS SHOWN ON PLAT FILE 24-338 FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.

LEGAL DESCRIPTION LOT 1A, BLOCK 4:

PART OF LOT ONE (1), BLOCK FOUR (4) OF SAM'S CLUB ADDITION TO THE CITY OF SPRINGDALE AS SHOWN ON PLAT FILE 24-338 FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.

LEGAL DESCRIPTION LOT 1B, BLOCK 4:

PART OF LOT ONE (1), BLOCK FOUR (4) OF SAM'S CLUB ADDITION TO THE CITY OF SPRINGDALE AS SHOWN ON PLAT FILE 24-338 FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT. I FURTHER DECLARE THAT THIS SURVEY MEETS THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS", PER THE STATE OF ARKANSAS.

RODNEY WOODS, L.P.S. NO.1559, AR. *DATE*

RESOLUTION:

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

AUTHORIZED REPRESENTATIVE *DATE*
SAM'S REAL ESTATE BUSINESS TRUST
THOMAS H. WAIT, SENIOR VICE PRESIDENT

CERTIFICATION OF TRANSMITTAL, OWNERSHIP AND ORDINANCE:

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

AUTHORIZED REPRESENTATIVE *DATE*
SAM'S REAL ESTATE BUSINESS TRUST
THOMAS H. WAIT, SENIOR VICE PRESIDENT

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 2022.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CERTIFICATE OF ACCEPTANCE:

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

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

OWNER	*SAM'S REAL ESTATE BUSINESS TRUST* *WAL-MART PROPERTY TAX DEPT 8013* *PO BOX 8050* *BENTONVILLE, AR 72712*
SURVEYOR:	*ENGINEERING SERVICES, INC.* *1207 S. OLD MISSOURI ROAD* *P.O. BOX 282* *SPRINGDALE, AR 72765*
WORK ORDER #:	*22960*
CITY ZONING:	*C-5*
SETBACKS:	*FRONT - 30'* *FRONT IF PARKING IS ALLOWED BETWEEN R-O-W AND THE BUILDING - 50'* *SIDE - 0'* *SIDE WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT - 20'* *REAR - 20'*

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

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1559
SIGNATURE
RODNEY WOODS

RP22-19

RECORDING INFORMATION

REVISION	DATE	DESCRIPTION
1	11/22/22	REVISED PER COMMENTS RECEIVED

REPLAT OF BLOCK 4, LOT 1
SAM'S CLUB ADDITION
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

SCALE: 1"=100' | DATE: November 22, 2022 | DRAWN BY: KND

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

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W.O.# 22960 | SHEET 01

RP22-19

CERTIFIED LIST OF ADJACENT PROPERTY OWNERS
RE-PLAT OF LOT 1, BLOCK 4 OF SAM'S CLUB ADDITION

I , S. Craig Davis, PLS, hereby certify that, based upon the records of the Circuit Clerk of Washington County, Arkansas, the names and addresses listed below represent all of the owners of properties adjacent to the property to be replatted in Sam's Club Addition to the City of Springdale.

Signature: S. Craig Davis

Date: 11/8/22

PARCEL: 815-39745-000
SAM'S REAL ESTATE BUSINESS TRUST
WAL-MART PROPERTY TAX DEPT. 8013
P.O. BOX 8050
BENTONVILLE, AR 72712

PARCEL: 815-30075-082
ARKANSAS STATE HIGHWAY COMM
PO BOX 2261
LITTLE ROCK, AR 72203

PARCEL: 815-30075-070
WESTSIDE CHURCH OF CHRIST
OF SPRINGDALE
P.O. BOX 6092
SPRINGDALE, AR 72766

PARCEL: 815-39751-000
SAM'S REAL ESTATE BUSINESS TRUST
WAL-MART PROPERTY TAX DEPT. 8013
P.O. BOX 8050
BENTONVILLE, AR 72712

PARCEL: 815-30830-000
OHM SOHAM, LLC
4540 W SUNSET AVENUE
SPRINGDALE, AR 72762

PARCEL: 815-30075-080
ARKANSAS STATE HIGHWAY COMM
PO BOX 2261
LITTLE ROCK, AR 72203

PARCEL: 815-30074-031
ROUSE HOLDINGS, LLC
1306 S PLEASANT ST
SPRINGDALE, AR 72764

PARCEL: 815-30830-001
OHM SOHAM, LLC
4540 W SUNSET AVENUE
SPRINGDALE, AR 72762

PARCEL: 815-36511-001
CITY OF SPRINGDALE
201 N SPRING STREET
SPRINGDALE, AR 72764

PARCEL: 815-30074-030
SHELTER MUTUAL INSURANCE CO
5225 W SUNSET AVE
SPRINGDALE, AR 72762

PARCEL: 815-30832-000
LINDA HATHORN REV. TRUST
1958 GENE GEORGE BLVD
SPRINGDALE, AR 72764

PARCEL: 21-02351-000
REO HOLDINGS II, LLC
P.O. BOX 8010
425 WEST CAPITOL AVENUE
LITTLE ROCK, AR 72201

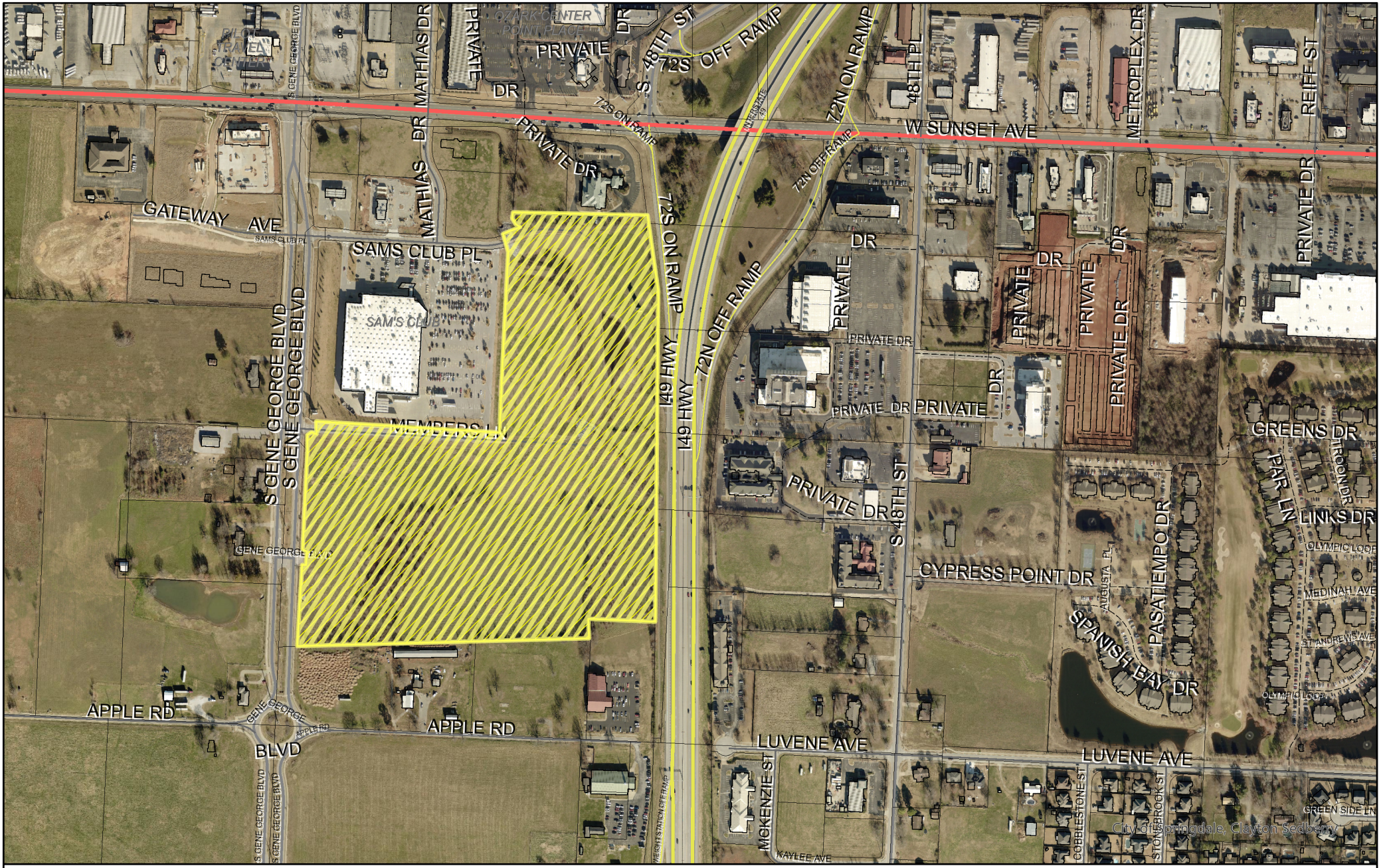
PARCEL: 815-30074-042
ARKANSAS STATE HIGHWAY COMM
PO BOX 2261
LITTLE ROCK, AR 72203

PARCEL: 815-30075-160
JOHN REDDISH
5428 APPLE RD
SPRINGDALE, AR 72762

PARCEL: 815-30074-040
ARKANSAS STATE HIGHWAY COMM
PO BOX 2261
LITTLE ROCK, AR 72203

PARCEL: 815-30075-170
ROONEY REAL ESTATE CO, LLC
5601 S 122nd EAST AVE
TULSA, OK 74146





Planning Commission Meeting
December 6, 2022

Miles
0 0.02 0.04 0.08 0.12 0.16

N

PROJECT: RP22-19
APPLICANT: Sam's Real Estate Business Trust
REQUEST: Replat of Block 4, Lot 1 Sam's Club Addition

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: December 6, 2022

Re: **FP22-07** **Final Plat** **Habberton Ridge, Ph. II & III**

Planning Comments:

1. This Final Plat has been given the number FP22-07. This number should be placed on the plat and all future correspondence and plats pertaining to this Final Plat. (standard comment)
2. Submit a PDF file of the Plat with resubmission. (standard comment)
3. Please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
4. All comments from the utility companies and other city departments must be addressed prior to approval (standard comment).
5. All items on the attached list must be satisfied prior to obtaining the Planning Director's signature on the final plat (standard comment).

SWU Comments to be read by Springdale Planning at Planning Commission:

Please be advised that the Springdale Water and Sewer Commission approved allowing the final plat of the subdivision to move forward prior to final completion of water and sewer facilities subject to the following conditions:

1) The developer/owner is to provide a 150% guarantee bond for improvements to the sanitary sewer pump station. The cost of the bond shall be reviewed and approved by the staff of the Springdale Water Utilities prior to issue. The engineer of the project shall supply a detailed breakdown of construction items remaining and associated costs. The owner/developer shall supply a copy of the contract for construction for the sanitary sewer pump station.
2) The final plat shall include language indicating that the sanitary sewer pump station is incomplete at the time of final plat and that no dwellings shall receive a certificate of occupancy until all items of construction related to water and sewer improvements are 100% complete at the sole discretion and determination of the Springdale Water Utilities.

3) All standard conditions for all approval and acceptance of the water and sewer improvements shall remain as required in the Springdale Water Utilities' "Specification Requirements for the Construction of Water and Sewer Facilities – latest edition with modifications."

Building and Fire Comments:

Plumbing permits cannot be issues if the water utility will not set meters due to incompletion of sanitary sewer improvements per city ordinance.

Engineering Summary:

- Complete punch list items
- Construct walking trail
- Submit final plat checklist items

Plat Application

FP22-07

This form is a fillable Word document, but must be printed, signed and turned in to the Springdale Planning Department office at 201 Spring St Springdale, AR 72764

Please indicate project type (choose one):

- ☐Informal Plat: $50.00 (ie, lot split, lot line adjustment)
- ☐Replat: $50.00
- ☐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: Engineering Services, Inc.	Location/Address: South side of Don Tyson Pkwy. and to the east of Habberton Rd.
E-mail: jappel@engineeringservices.com	
Address: 1207 S Old Missouri Road, Springdale, AR 72765	Assessor's Parcel Number(s): 815-36188-600
Phone: 479-751-8733	Current Zoning District: PUD
Representative Contact Information (if applicable)	Rezone required: NO
Name:	Total Acreage: +/- 26.67 Acres
E-mail:	
Address:	
Phone:	

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

Name of Applicant/Property Owner (printed): Jason Appel, P.E. Date: 11-3-2022

Signature: _____

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

Signature: _____

STAFF USE ONLY

Date Application Submitted: September, October, & November 3, 2022 Payment Method: _____

Date Accepted as Complete: _____ Project Number: FP22-07

Type: REAL ESTATE
Kind: PROTECTIVE COVENANT
Recorded: 6/27/2019 1:57:21 PM
Fee Amt: $75.00 Page 1 of 13
Washington County, AR
Kyle Sylvester Circuit Clerk

FP22-07

File# 2019-00018775

DECLARATION OF COVENANTS OF ASSURANCE AND RESTRICTIONS OF PHASE IA OF THE HABBERTON RIDGE SUBDIVISION TO THE CITY OF SPRINGDALE, ARKANSAS

KNOW ALL MEN BY THE PRESENTS:

WITNESS:

WHEREAS, the undersigned are the owners of all of property referenced in Exhibit A, attached hereto and incorporated herein, which property has been subdivided into the lots of Phase IA of the Habberton Ridge Subdivision and is reflected upon a plat of said subdivision which plat, on June 27th 2019 was recorded and filed in the Plat Records of Washington County, Arkansas, in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and bears document number 0024-00000238, and which plat is made a part of this Declaration, by reference, and this Declaration is likewise made a part by reference of said plat; and,

WHEREAS, the Developer acknowledges that the Property herein described is part of a Planned Unit Development (PUD) pursuant to the ordinances of the City of Springdale, Arkansas and is subject those ordinances and the development plan for this PUD as approved by the City Council of the City of Springdale.

NOW, THEREFORE, the Developer declares that the real property described herein, and the soon-to-be-created lots on such property and in said Habberton Ridge Subdivision, Phase IA are and shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens hereinafter set forth or as hereinafter changed or amended.

ARTICLE I

PROPERTY SUBJECT TO THIS DECLARATION

1.1. The real property which is, and shall be held, transferred, sold, conveyed and occupied subject to this Declaration, is located and situated in Washington County, Arkansas, and which subdivision is located on the following lands, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

ARTICLE II

DEFINITIONS

2.1. The following terms as used in this Declaration of Covenants of Assurance and Restrictions are defined as follows:

a. "Declaration" means this Declaration of Covenants of Assurance and Restrictions for Phase IA of the Habberton Ridge Subdivision to the City of

Springdale, Arkansas.

b. "Property" means Phase IA of the Habberton Ridge Subdivision to the City of Springdale, Arkansas, as the same may be shown on the plat referenced hereinabove and recorded in Washington County, Arkansas.

c. "Lot" means any numbered Lot designated on the Plat of the property, except as may be herein excepted.

d. "Plat" means the map of the plat of Phase IA of the Habberton Ridge Subdivision to the City of Springdale, Arkansas, as it is recorded.

e. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any lot subject to this Declaration, except that such term shall not mean Developer regardless of whether Developer has a fee simple interest in any lot.

f. "Developer" shall mean and refer to BCR, LLC, Riggins Commercial Construction & Development, Inc., Riggins Construction of NWA, Inc., Riggins Construction, Inc., Riggins Properties, Inc., Kevin Riggins, and Darin Riggins, or any other entity in which either Kevin Riggins or Darin Riggins have an interest, or any combination thereof as the context suggests.

g. "Subdivision" shall mean Phase IA of the Habberton Ridge Subdivision to the City of Springdale, Arkansas, as per plat on file in the office of the Circuit Clerk, and Ex-Officio Recorder of Washington County, Arkansas and any subsequent phases made subject to this Declaration by the Developer.

h. "Association" shall mean and refer to Habberton Ridge Homeowners Association, organized and existing pursuant to the laws of the State of Arkansas.

i. "Common Properties" shall mean and refer to those real properties owned by or hereafter acquired by the Association including, but not limited to, the Detention Basins, as the same are shown on the Plat. Common properties are intended to be devoted to the common use and enjoyment of owners of the properties.

j. "ARC" shall mean and refer to the Architectural Review Committee as established and maintained by the Association. Initially, the ARC shall consist of Kevin Riggins and Darin Riggins, who shall serve until their resignation. Should either resign, the Developer shall have the right to appoint the successor. Once all the lots are sold, and not before, the Association may change the number and composition of the ARC by a majority vote of Lot Owners.

ARTICLE III

RESTRICTIONS ON RESIDENTIAL LOTS

3.1. Fences: Only fences constructed of wood or wrought iron may be installed. There shall be no other fences allowed. 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 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.

3.2. Nuisances: No noxious or offensive activities or nuisances shall be permitted on any Lot or Parcel.

3.3. 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, provided, however, that this restriction shall not apply to Developer during development and construction of the Subdivision.

3.4. 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.

3.5. 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.

3.6. Limited Access: There shall be no access to any Lot on the perimeter except from designated streets or roads within the Subdivision.

3.7. Drilling and Mining: No drilling, refining, quarrying or mining operations of any kind shall be permitted on any Lot.

3.8. 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.

3.9. Parking on the Streets: No vehicles may be parked overnight in the streets of the Subdivision. 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 Subdivision, either on the streets or on the Lots, provided, however, that this restriction shall not apply to Developer during construction and development of the Subdivision. No vehicles may be parked in front yard at any time.

3.10. 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 (a) the square footage of such storage building does not exceed 100 square feet and (b) is constructed of a material of the same type, design and colors of the Dwelling which it accompanies or it may be a Rubbermaid-type factory-manufactured shed. Before any such storage building can be constructed, the Owner must submit plans 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 Subdivision.

3.11. Recreational Vehicles and Boats: Recreational and camping vehicles, trailers and boats may not be stored and parked on the Lots except behind the Dwelling and then only if enclosed in a screened wood privacy fence.

3.12. Minimum Square Footage: All Single Family Dwellings in the Subdivision shall have a minimum of twelve hundred fifty (1,250) square feet of heated area. All Duplexes in the Subdivision shall have a minimum of one thousand (1000) square feet of heated area per unit (side). The minimum square footage requirements 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.

3.13. Restriction of Type of Dwelling: There shall be no Dwellings erected on any Lot other than a detached single family dwelling having at least a one-car enclosed garage or a Duplex only for residential use with a one-car enclosed garage for each unit (side) of the Duplex.

3.14. 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 chairman of the ARC. Developer is exempt from this requirement to obtain written approval from the ARC.

3.15. 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). Soffits and fascia may be covered with steel, aluminum or concrete composition materials. All roof pitches shall be a minimum of 6/12 pitch. No metal roofs shall be permitted. Roofs shall be covered with shingles using architectural composition or better.

3.16. Lot maintenance and sod: 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 sod the entire Lot, provided, however, that this section shall not apply to Developer during construction and development of the Subdivision. If Owner allows grass to grow such that it is more than 4 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 Seventy Five Dollars ($75.00) or the amount it costs Developer or Association to have it mowed, whichever is greater.

3.17. 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.

3.18. 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 (60) percent of the total Lots in the Subdivision. 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 Washington 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 Washington 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.

It is further provided that this Declaration may be amended after its execution, either by adding to or taking from said Declaration in their present form, providing that said amendment or amendments shall be incorporated in a written instrument executed by no less than a majority of the Lots, through their record owners, and which instrument shall be capable of being recorded as above referred to under the same terms and conditions thereof.

3.19. Sex Offender Restriction: No person who is required to register as a sex offender pursuant to the Sex Offender Registration Act of 1997, Arkansas 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 subdivision either permanently or temporarily.

ARTICLE IV

HOMEOWNERS ASSOCIATION AND COVENANT AND PLAN FOR MAINTENANCE AND OTHER ASSESSMENTS

4.1. Homeowners Association: Habberton Ridge Homeowners Association (referred to herein as "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 Subdivision. All Lots will carry one (1) vote in the Association, except that the Developer shall have four (4) votes per

Lot which Developer owns.

4.2. Creation of Lien: Each Owner of any Lot of the Subdivision, 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: (1) Annual assessments or charges; (2) special assessments for capital improvements and other purposes, such assessments to be fixed, established and corrected from time to time as hereinafter provided. 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.

4.3. 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 Subdivision.

4.4. Basis and Maximum of Annual Assessments: The annual assessment for each lot shall be $50.00. 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 1) 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.

4.5. 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.

4.6. Change in Basis of Maximum of Annual Assessments: Subject to the

limitations of other sections of this Article, and for the purposes therein specified, the Association may change the maximum and basis of the assessments fixed by this Article prospectively for any such period, provided that any such change shall have the assent of 2/3 of the votes entitled to be cast by members who are voting in person or by proxy, at a meeting duly called for this purpose, where a quorum is present, written notice of which shall be mailed to all members at the last known mailing address of each voting member at least fifteen (15) days in advance and shall set forth the purpose of the meeting.

4.7. 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

4.8. 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 attorney's fees therefor, shall also be assessed.

The due date of any special assessment under this Article shall be fixed in the resolution of the members of the Association authorizing such assessments, with the same option on the part of the Association in the event of default.

4.9. 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.

The Secretary of the Association, upon demand at any reasonable time, shall furnish to any member liable for said assessment a certificate in writing signed by an officer of the Association, setting forth whether said assessments have been paid. Such certificate shall be conclusive evidence of payment of any assessment therein stated to have been paid.

4.10. 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.

4.11. 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.

4.12. 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.

4.13. 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.

ARTICLE V

PROPERTY RIGHTS OF THE COMMON PROPERTIES

5.1. 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.

5.2. 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; and,

b. The right of the Association to take such steps as are reasonably necessary to protect the above-described properties against foreclosure; and,

c. The right of the Association to suspend or permanently cancel the rights of any member and membership in the Association; and,

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; and,

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; and

f. The right of individual members to have exclusive use of any of the common properties as from time to time may be granted by the Board or its designate;

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 VI

MISCELLANEOUS

6.1. 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 Subdivision, 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.

6.2 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.

6.3 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 Washington 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.

6.4. Severance: Invalidation of any one of these covenants by judgment or court order shall, in no way, affect any other provisions herein contained.

6.5. 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, the undersigned has set his hand and seal this 17 day of June, 2019.

DEVELOPER:

BCR, LLC

By: _____ member
Darin Riggins, Member

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF WASHINGTON)

BE IT REMEMBERED, That on this day came before the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting, appeared in person the within named Darin Riggins, to me personally known, who stated that he was a Member of BCR, LLC, an Arkansas limited liability company, and was duly authorized in such capacity to execute the foregoing instrument for and in the name and behalf of said company, and further stated and acknowledged that he had so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

Witness my hand and seal as such Notary Public this 17th day of June, 2019.

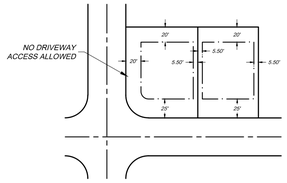
My Commission Expires:

Notary Public

CELESTE GARRETSON RAPHAEL
Notary Public-Arkansas
Washington County
My Commission Expires 01-27-2027
Commission # 12700070

BUILDING SETBACK LINE DIAGRAM

NOTE:
DISTANCE SHOWN WILL YIELD TO EASEMENTS



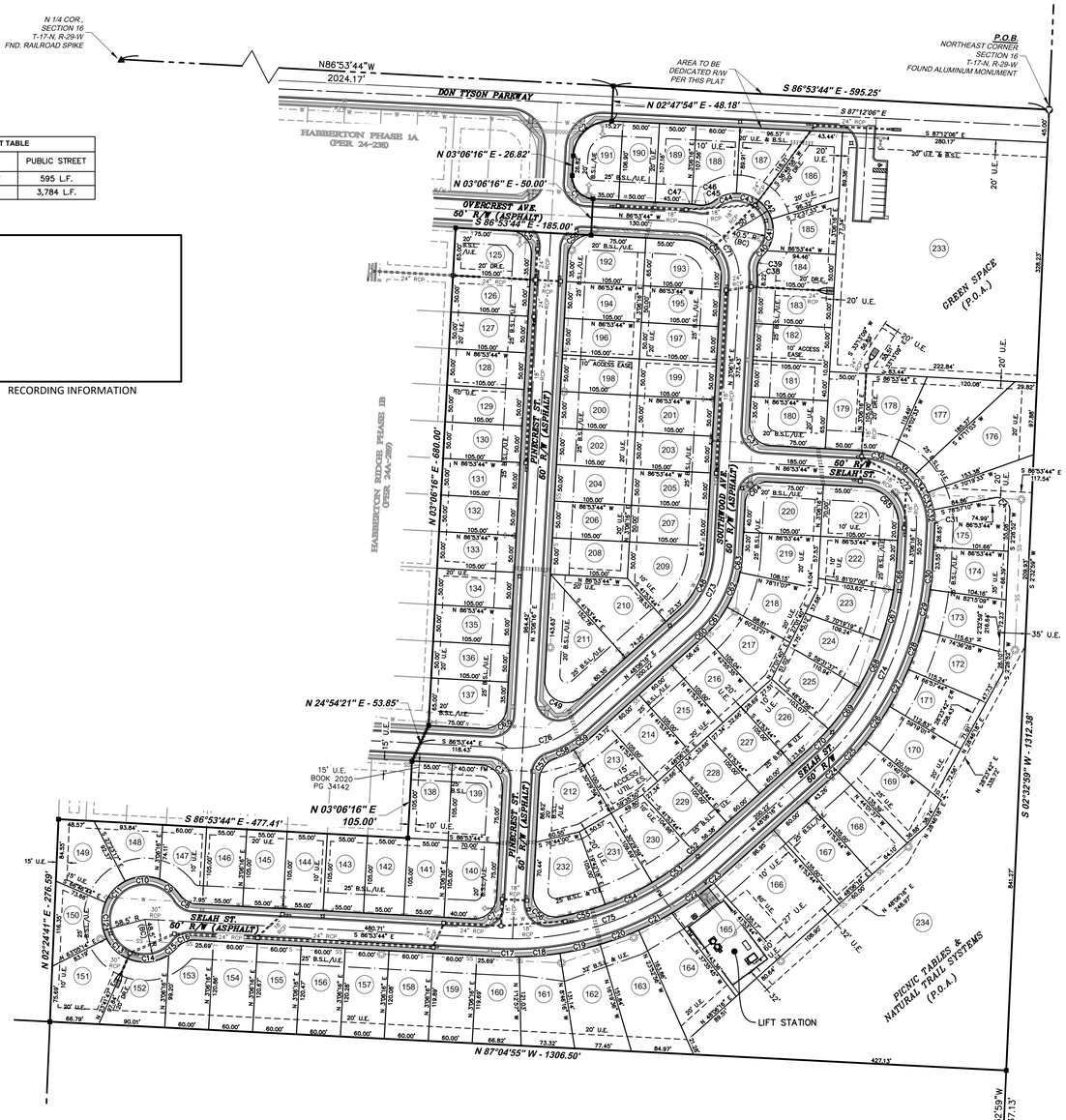
STREET TABLE	
CLASSIFICATION	PUBLIC STREET
MAJOR COLLECTOR	595 L.F.
LOCAL STREET	3,784 L.F.

RECORDING INFORMATION

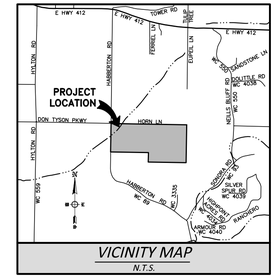
LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES
125	6631.86	0.15
126	5250.00	0.12
127	5250.00	0.12
128	5250.00	0.12
129	5250.00	0.12
130	5250.00	0.12
131	5250.00	0.12
132	5250.00	0.12
133	5250.00	0.12
134	5250.00	0.12
135	5250.00	0.12
136	5250.00	0.12
137	6631.86	0.15
138	5775.00	0.13
139	7156.86	0.16
140	7156.86	0.16
141	5775.00	0.13
142	5775.00	0.13
143	5775.00	0.13
144	5775.00	0.13
145	5775.00	0.13
146	5775.00	0.13
147	5555.63	0.13
148	5316.22	0.12
149	7203.10	0.17
150	5689.31	0.13
151	8380.12	0.19
152	6602.10	0.15
153	6992.31	0.16
154	7245.98	0.17
155	7234.28	0.17
156	7222.58	0.17
157	7210.89	0.17
158	7199.19	0.17
159	7187.50	0.17
160	7465.00	0.17
161	8054.84	0.18

LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES
162	9181.48	0.21
163	11229.59	0.26
164	10560.59	0.24
165	10419.41	0.24
166	14702.75	0.34
167	8100.00	0.19
168	8316.52	0.19
169	8882.99	0.20
170	7450.60	0.17
171	7276.68	0.17
172	7653.52	0.18
173	6978.87	0.16
174	6364.36	0.15
175	6454.78	0.15
176	12042.40	0.28
177	10288.75	0.24
178	6737.69	0.15
179	5250.00	0.12
180	6631.86	0.15
181	5250.00	0.12
182	5250.00	0.12
183	5250.00	0.12
184	5181.07	0.12
185	5401.00	0.12
186	8381.43	0.19
187	6074.58	0.14
188	6032.21	0.14
189	5365.08	0.12
190	5351.52	0.12
191	6214.02	0.14
192	6631.86	0.15
193	6288.50	0.14
194	5250.00	0.12
195	5250.00	0.12
196	5250.00	0.12
197	5250.00	0.12
198	5250.00	0.12

LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES
199	5250.00	0.12
200	5250.00	0.12
201	5250.00	0.12
202	5250.00	0.12
203	5250.00	0.12
204	5250.00	0.12
205	5250.00	0.12
206	5250.00	0.12
207	5250.00	0.12
208	5250.00	0.12
209	8030.74	0.18
210	8586.95	0.20
211	10558.08	0.24
212	8158.73	0.19
213	6878.33	0.16
214	6300.00	0.14
215	6300.00	0.14
216	6342.57	0.15
217	6875.44	0.16
218	6723.67	0.15
219	6686.26	0.15
220	7156.86	0.16
221	6813.50	0.16
222	6574.20	0.15
223	6386.02	0.15
224	6675.56	0.15
225	6522.95	0.15
226	6522.35	0.15
227	6300.00	0.14
228	6300.00	0.14
229	6299.98	0.14
230	6510.05	0.15
231	6539.09	0.15
232	8344.38	0.19
233	92266.81	2.12
234	124185.47	2.85







LEGAL DESCRIPTION - HABBERTON RIDGE PHASE 2 AND 3 (PARCEL NO. 815-36188-600):

PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION SIXTEEN (16), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH PRINCIPAL MERIDIAN, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING *AT THE NORTHEAST CORNER OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 16; THENCE ALONG THE EAST LINE OF SAID NE 1/4 OF THE NE 1/4, S02°32'59"W A DISTANCE OF 1312.38 FEET; THENCE LEAVING SAID EAST LINE, N87°04'55"W A DISTANCE OF 1306.50 FEET; THENCE N02°24'41"E A DISTANCE OF 276.59 FEET; THENCE S86°53'44"E A DISTANCE OF 477.41 FEET; THENCE N03°06'16"E A DISTANCE OF 105.00 FEET; THENCE N24°54'21"E A DISTANCE OF 53.85 FEET; THENCE N03°06'16"E A DISTANCE OF 680.00 FEET; THENCE S86°53'44"E A DISTANCE OF 185.00 FEET; THENCE N03°06'16"E A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 47.12 FEET AND A CHORD BEARING AND DISTANCE OF N41°53'44"W - 42.43 FEET; THENCE N03°06'16"E A DISTANCE OF 26.82 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 78.27 FEET AND A CHORD BEARING AND DISTANCE OF N02°47'54"E - 48.18 FEET TO A POINT ON THE NORTH LINE OF SAID NE 1/4 OF THE NE 1/4; THENCE ALONG SAID NORTH LINE, S86°53'44"E A DISTANCE OF 595.25 FEET TO THE* ***POINT OF BEGINNING****, CONTAINING 29.67 ACRES (1,161,818 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.*

SURVEYOR'S NOTES:

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

FEMA FLOOD PLAIN ZONE:

THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD PLAIN ZONE AS SHOWN ON THE F.I.R.M. MAP # 05143C0090F, PANEL 90 OF 575, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAP REVISED DATE: MAY 16, 2008.

UTILITIES:

THE UTILITY INFORMATION, IF ANY SHOWN HEREON, IS BASED ON ABOVE GROUND FEATURES, FIELD DESIGNATIONS/MARKINGS BY ARKANSAS ONE CALL AND 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. CORRECTION WARRANTY DEED:*** *BCR DEVELOPMENT, LLC, RECORDED SEPTEMBER 3, 2009, FILE NO. 2009-28793.*
- ***B. REDEMPTION DEED:*** *BCR, LLC, RECORDED JULY 8, 2014, FILE NO. 2014-16936.*
- ***C. FINAL PLAT:*** *HABBERTON RIDGE PHASE 1A, S. CRAIG DAVIS, AR PLS NO. 1156, RECORDED JUNE 27, 2019, FILE NO. 24-238.*
- ***D. FINAL PLAT:*** *HABBERTON RIDGE PHASE 1B, S. CRAIG DAVIS, AR PLS NO. 1156, RECORDED AUGUST 31, 2020, FILE NO. 24A-289.*

BCR DEVELOPMENT, LLC

CERTIFICATION OF TRANSMITTAL, OWNERSHIP, AND ORDINANCE:

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

_____
AUTHORIZED REPRESENTATIVE *DATE*

RESOLUTION: RESOLVED THAT _____, IS HEREBY AUTHORIZED TO EXECUTE THE CERTIFICATE OF OWNERSHIP AND DEDICATION SHOWN ON THIS PLAT.

CERTIFICATE OF ACCURACY OF SURVEY:

I CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON AS REQUIRED BY "REGULATIONS, STANDARDS AND SPECIFICATIONS FOR THE DIVISION, DEVELOPMENT AND IMPROVEMENT OF UNINCORPORATED LAND IN WASHINGTON COUNTY".

DATE: _____ *SURVEYOR:* _____
RODNEY WOODS, PS 1559

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS — NO. 1559 — SIGNATURE — RODNEY WOODS

NOTES :

1) ALL STREET RIGHTS-OF-WAY WITHIN PHASE 2 AND 3 ARE DEDICATED PER THIS PLAT AND ARE 50' IN WIDTH.

2) 1/2" REBAR WITH CAP "PS 1559" SET AT ALL PROPERTY CORNERS.

3) NO FENCES SHALL BE ALLOWED WITHIN THE P.O.A. PEDESTRIAN ACCESS EASEMENT.

4) SIDEWALKS SHALL BE PLACED BY THE INDIVIDUAL LOT OWNER AS REQUIRED BY SPRINGDALE CITY ORDINANCE. THE SIDEWALKS SHALL BE 5' WIDE AND 1' FROM THE RIGHT-OF-WAY. DEVELOPER SHALL PLACE SIDEWALK ON ALL PORTIONS OF THE STREETS THAT DO NOT HAVE LOT FRONTAGE.

5) ALL LOTS TO RECEIVE A SEWER BACKWATER VALVE WHICH SHALL BE INSTALLED ON THE PRIVATE SERVICE LINE BY A LICENSED PLUMBER. (4" PVC EXTENDABLE BACKWATER VALVE BY CLEAN CHECK, MODEL NO. 97304.)

6) LOTS 186-191 CANNOT ACCESS DON TYSON PARKWAY.

7) LOT 165 SHALL BE DEEDED TO SPRINGDALE WATER UTILITIES FOR THE LIFT STATION.

8) LOTS 233 AND 234 SHALL BE OWNED AND MAINTAINED BY THE POA.

9) FENCES SHALL NOT BE BUILT ACROSS DRAINAGE EASEMENTS.

10) AT THE TIME OF FINAL PLAT, THE SANITARY SEWER PUMP STATION IS INCOMPLETE. NO DWELLINGS SHALL RECEIVE A CERTIFICATE OF OCCUPANCY UNTIL ALL ITEMS OF CONSTRUCTION RELATED TO WATER AND SEWER IMPROVEMENTS ARE 100% COMPLETE AT THE SOLE DISCRETION AND DETERMINATION OF SPRINGDALE WATER UTILITIES.

BENCHMARKS:

1) CITY DISK IN DROP INLET - TBD (NAVD 88)
2) CITY DISK IN DROP INLET - TBD (NAVD 88)

OWNER/DEVELOPER:	*BCR DEVELOPMENT, LLC 1204 E. JOYCE BLVD. SUITE 102 FAYETTEVILLE, AR 72703*
SURVEYOR:	*ENGINEERING SERVICES, INC. 1207 S. OLD MISSOURI ROAD P.O. BOX 282 SPRINGDALE, AR 72765*
WORK ORDER #:	*14941*
CITY ZONING:	*P.U.D.*
SETBACKS:	*FRONT: 25' REAR: 20' INT. SIDE: 5.50' EXT. SIDE: 20'*
TOTAL LOTS:	*109 RESIDENTIAL LOTS 2 P.O.A LOTS*

PLAT CODE: 500-17N-29W-0-16-110-72-1559

REVISION	DATE	DESCRIPTION

FP22-07

FINAL PLAT OF
HABBERTON RIDGE PHASE 2 AND 3
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

SCALE: 1"=100' | DATE: November 23, 2022 | DRAWN BY: KND

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

© COPYRIGHT 2022, ENGINEERING SERVICES, INC. 11/22/2022 2:44 PM

W.O.# 14941 | SHEET 1

LEGEND

- PROPERTY LINE
- SECTION LINE
- EASEMENT (AS NOTED)
- CENTERLINE OF ROAD
- WATER LINE
- SEWER LINE
- FORCE MAIN
- 5' SIDEWALK
- STORM BOX W/ STORM PIPE
- P.O.B. POINT OF BEGINNING
- IPF - IRON PIN FOUND (AS NOTED)
- IPS - IRON PIN SET w/ CAP "PLS 1559"
- FOUND MONUMENT (AS NOTED)
- FOUND RAILROAD SPIKE
- SET CONCRETE MONUMENT
- SEWER MANHOLE
- FIRE HYDRANT
- STREETLIGHT
- UTILITY DUCTS

CURVE TABLE				
	RAD	LENGTH	CH LEN	CH BRG
C1	30.0'	47.12	42.43'	N41°53'44"W
C2	50.0'	78.27	70.52'	N47°57'05"E
C3	30.0'	47.12	42.43'	S41°53'44"E
C4	17.5'	31.61	27.49'	N49°17'59"W
C5	30.0'	47.12	42.43'	S41°53'44"E
C6	30.0'	47.12	42.43'	S48°06'16"W
C7	30.0'	47.12	42.43'	S48°06'16"W
C8	30.0'	27.01	26.10'	N61°06'27"W
C9	58.5'	35.11	34.59'	N52°30'48"W
C10	58.5'	48.68	47.29'	S86°27'08"W
C11	58.5'	40.22	39.43'	S42°55'00"W
C12	58.5'	51.19	49.57'	S01°50'45"E
C13	58.5'	40.22	39.43'	S46°36'29"E
C14	58.5'	58.57	56.15'	N85°00'51"E
C15	58.5'	15.12	15.07'	N48°55'47"E
C16	30.0'	27.01	26.10'	N67°18'58"E
C17	425.0'	32.04	32.04'	S89°03'21"E
C18	425.0'	56.04	56.00'	N85°00'23"E
C19	425.0'	56.04	56.00'	N77°27'04"E

CURVE TABLE				
	RAD	LENGTH	CH LEN	CH BRG
C20	425.0'	56.04	56.00'	N69°53'44"E
C21	425.0'	51.26	51.23'	N62°39'46"E
C22	425.0'	70.41	70.33'	N54°27'43"E
C23	425.0'	11.96	11.95'	N48°54'37"E
C24	425.0'	15.81	15.81'	N47°02'19"E
C25	425.0'	56.71	56.67'	N42°09'02"E
C26	425.0'	56.71	56.67'	N34°30'20"E
C27	425.0'	56.71	56.67'	N26°51'37"E
C28	425.0'	56.71	56.67'	N19°12'55"E
C29	425.0'	56.71	56.67'	N11°34'13"E
C30	425.0'	34.44	34.43'	N05°25'33"E
C31	100.0'	10.70	10.69'	N00°02'25"E
C32	100.0'	14.00	13.99'	N07°02'08"W
C33	100.0'	25.07	25.01'	N18°13'49"W
C34	100.0'	30.37	30.26'	N34°06'53"W
C35	100.0'	40.39	40.12'	N54°23'12"W
C36	100.0'	36.54	36.34'	N76°25'36"W
C37	30.0'	47.12	42.43'	N41°53'44"W
C38	100.0'	12.52	12.51'	N00°28'56"W

CURVE TABLE				
	RAD	LENGTH	CH LEN	CH BRG
C39	30.0'	24.83	24.13'	N19°38'44"E
C40	50.0'	7.61	7.60'	N39°00'02"E
C41	50.0'	45.39	43.85'	N08°38'00"E
C42	50.0'	31.25	30.74'	N35°16'45"W
C43	50.0'	32.35	31.79'	N71°43'08"W
C44	50.0'	32.20	31.65'	S71°17'51"W
C45	30.0'	24.83	24.13'	S76°33'47"W
C46	100.0'	7.52	7.52'	N81°52'34"W
C47	100.0'	5.00	5.00'	N85°27'46"W
C48	115.0'	90.32	88.02'	S25°36'16"W
C49	30.0'	70.69	55.43'	N64°23'44"W
C50	30.0'	47.12	42.43'	N48°06'16"E
C51	50.0'	78.54	70.71'	S41°53'44"E
C52	375.0'	3.62	3.62'	S48°22'51"W
C53	375.0'	70.97	70.86'	S54°04'44"W
C54	375.0'	70.65	70.55'	S64°53'52"W
C55	375.0'	65.35	65.27'	S75°17'16"W
C56	30.0'	53.84	46.90'	N48°18'27"W
C57	30.0'	35.02	33.06'	N36°32'37"E

CURVE TABLE				
	RAD	LENGTH	CH LEN	CH BRG
C58	165.0'	30.19	30.15'	N64°44'29"E
C59	165.0'	32.82	32.76'	N53°48'08"E
C60	165.0'	2.97	2.97'	N47°35'20"E
C61	165.0'	50.77	50.57'	N38°15'32"E
C62	165.0'	50.77	50.57'	N20°37'46"E
C63	165.0'	25.08	25.06'	N07°27'34"E
C64	30.0'	47.12	42.43'	N48°06'16"E
C65	50.0'	78.54	70.71'	S41°53'44"E
C66	375.0'	37.82	37.81'	S05°59'38"W
C67	375.0'	70.65	70.55'	S14°16'50"W
C68	375.0'	70.65	70.55'	S25°04'32"W
C69	375.0'	70.65	70.55'	S35°52'13"W
C70	375.0'	44.75	44.72'	S44°41'10"W
C71	75.0'	117.81	106.07'	N41°53'44"W
C72	75.0'	117.81	106.07'	N41°53'44"W
C73	140.0'	109.96	107.15'	N25°36'16"E
C74	400.0'	314.16	306.15'	N25°36'16"E
C75	400.0'	314.16	306.15'	N70°36'16"E
C76	140.0'	109.96	107.15'	N70°36'16"E

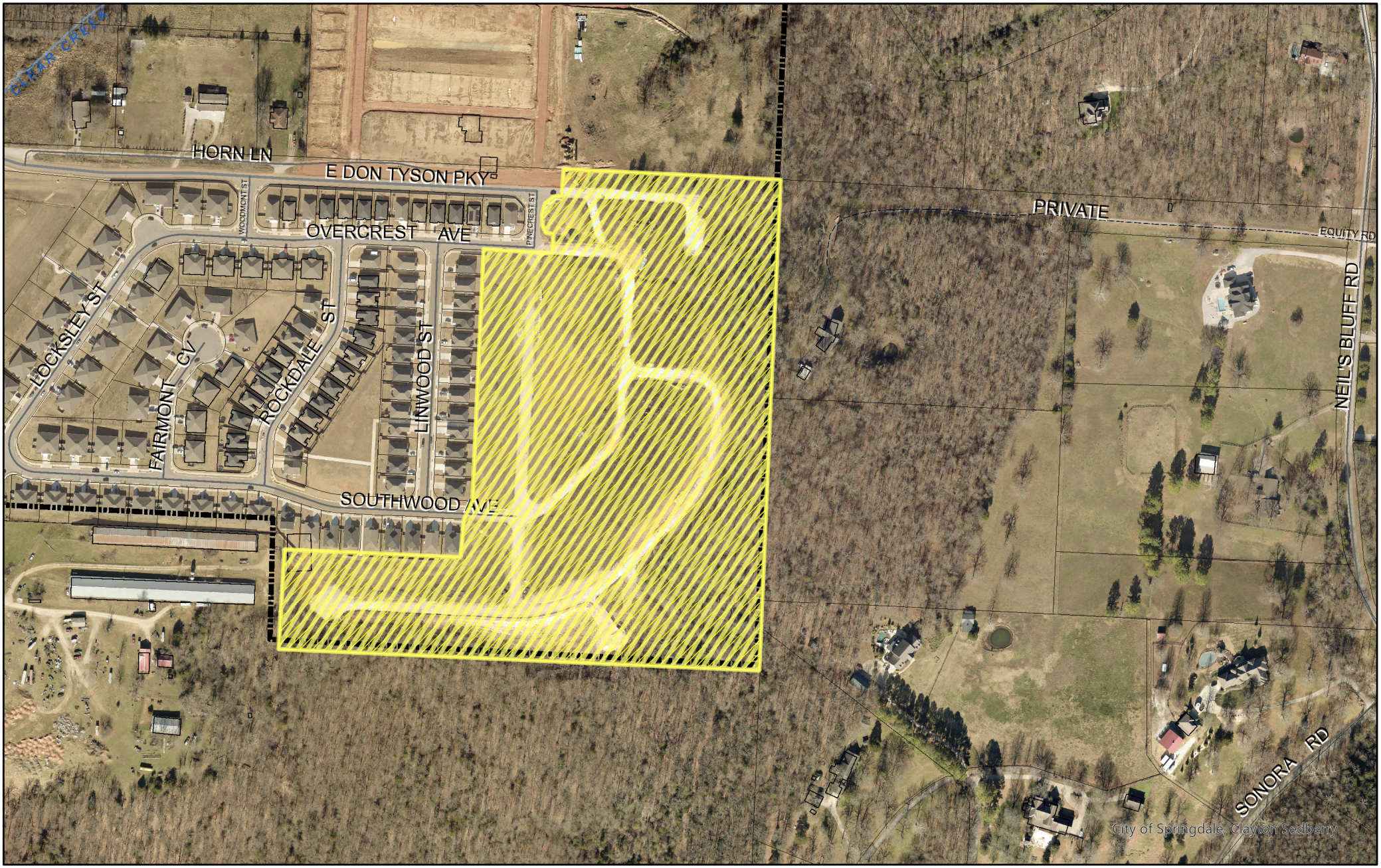
CERTIFICATE OF ACCEPTANCE:

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

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

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

FP22-07



Planning Commission Meeting
December 6, 2022

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PROJECT: FP22-07
APPLICANT: BCR Development, LLC
REQUEST: Final Plat, Habberton Ridge, Phases II and III

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: December 6, 2022

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

Planning Comments:

1. As the only change is the inclusion of a phasing plan, Planning Staff has only standard comments.
2. 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).
3. Submit PDF files at time of resubmission. (standard comment)
4. A written response to all comments is required with resubmission. (standard comment)
5. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
6. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
7. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

Building & Fire Comments:

Phasing Plan is acceptable.

Engineering Summary:

Detention Completed with Phase 1

From: Brandon Rush <brush@engineeringservices.com>
Sent: Monday, November 28, 2022 10:25 AM
To: Sarah Curry; Rick Barry; Jason Appel; Katie Hollingshead; rhritz@springdalear.gov
Cc: Matt Trulove; Ed Stith; Steve Goss; Sharon Tromburg
Subject: RE: 21975-Worth Lane LSD L22-06
Attachments: L22-06 Worth Lane Commercial Park-Phasing Rev.pdf

Sure thing Sarah, it is attached. No changes to the site plan itself are proposed, only the addition of a phase line.

Thanks,
Brandon

From: Sarah Curry <scurry@springdalear.gov>
Sent: Monday, November 28, 2022 9:32 AM
To: Rick Barry <jrbarry@springdalear.gov>; Jason Appel <jappel@engineeringservices.com>; Katie Hollingshead <khollingshead@springdalear.gov>; rhritz@springdalear.gov
Cc: Matt Trulove <matt@trulovedirtworks.com>; Brandon Rush <brush@engineeringservices.com>; Ed Stith <estith@springdalear.gov>; Steve Goss <sgoss@springdalear.gov>; Sharon Tromburg <stromburg@springdalear.gov>
Subject: RE: 21975-Worth Lane LSD L22-06

ESI,

I am unaware if you all sent a revision (I do not believe I was copied if so), please send / re-send it over to me so that I may distribute it to the other Departments this morning.

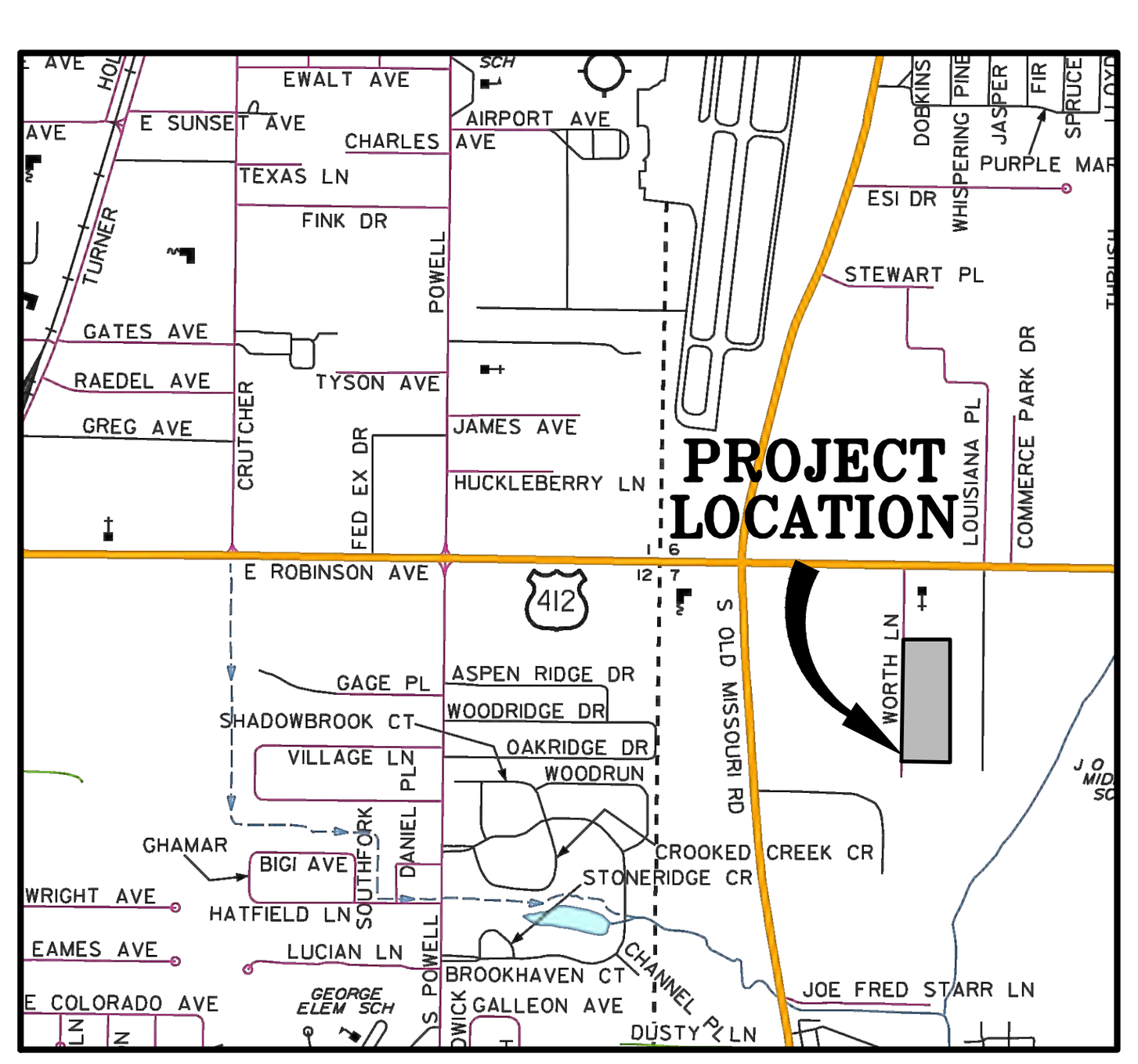
Thanks guys!

Sarah Curry
Planning Technician
Springdale Planning & Community Development
206 S. Blair St Springdale, AR 72764
479-750-8550
CELL 479-283-3199

From: Rick Barry <jrbarry@springdalear.gov>
Sent: Monday, November 14, 2022 10:16 AM
To: Jason Appel <jappel@engineeringservices.com>; Katie Hollingshead <khollingshead@springdalear.gov>; rhritz@springdalear.gov
Cc: Matt Trulove <matt@trulovedirtworks.com>; Brandon Rush <brush@engineeringservices.com>; Ed Stith <estith@springdalear.gov>; Steve Goss <sgoss@springdalear.gov>; pchristie@springdalear.gov; Sarah Curry <scurry@springdalear.gov>; Debbie Pounders <dpounders@springdalear.gov>; Sharon

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 EXTENSIONS AND SERVICES SHALL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE CITY OF SPRINGDALE WATER AND SEWER COMMISSION'S SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES (DATED MAY 6, 2021), AS ADOPTED MARCH 10, 1987, AMENDED AUGUST 27, 2014, AND INCLUDING REVISIONS APPROVED JANUARY 20, 2021.
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.



VICINITY MAP

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

CERTIFICATE OF AUTHORIZATION ENGINEERING SERVICES, INC. 131 ARKANSAS ENGINEER

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
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
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

L22-06

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

LARGE SCALE DEVELOPMENT
WORTH LANE COMMERCIAL PARK
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION
1	5/3/22	REV. PER SWU COMMENTS
2	6/24/22	REVERSE 2203 & 2447 WORTH
3	6/30/22	FIELD REVISION 1
4	9/30/22	FIELD REVISION 2-ADDRESSES
5	11/28/22	PHASING REVISION

© COPYRIGHT 2022, ENGINEERING SERVICES, INC. 11/11/2022 9:30 AM

Z:\LSD\21975 WORTH LANE\21975-LSD.DWG

SCALE: 1"=30'
DATE: Nov 11, 2022
ENGINEER: TJA
DRAWN BY: BJR
W.O. #: 21975

2

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: December 6, 2022

Re: **L22-65** **Large-Scale** **Townzen & Smith Tile**

Planning Comments:

1. This Large-Scale Development Plan has been given the number L22-65. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (standard comment)
3. A written response to all comments is required with resubmission. (standard comment)
4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
5. Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.
6. Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting or may be submitted at the meeting.
7. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
8. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
9. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

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 B22-114 submitted

Building & Fire Comments:

All Comments Addressed.

Engineering Summary:

- Please revise streetlight notes
  - "Installed by the utility company at the owner's expense and electricity billed to the City"
- Dedicate shared access easement/informal plat

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 12/1/2022

1. **Chapter 107 – Stormwater Pollution**
   (Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220 , § 1, 10-24-17)
   - *107.3*
     - **Apply for Grading Permit, submit the following:**
       - **Grading Permit application.**
       - **SWPPP.**
       - **Notice of Coverage.**
       - **Fee.**
       - **Proposed Truck Route for construction vehicles.**
2. **Chapter 110 – Streets, Sidewalks and Other Public Places**
   (Ord. No. 3258, § 1, 11-12-02)
     - **Please revise streetlight notes.**
       - **"Installed by the utility company at the owner's expense and electricity billed to the City".**
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:**
     - **Dedicate shared access easement.**
   -
   - *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.

HALFF | SMARTER SOLUTIONS

L22-65

November 3, 2022 ***(Via email)***

ATTN: Springdale Planning Department
201 Spring Street
Springdale Arkansas, 72764

Re: Submission of LSD
Townzen Tile and Smith Tile

To Whom It May Concern:

Halff Associates, Inc. is working to construct two new facilities located at the northwest corner of Robbins Road and Wagon Wheel Road. The proposed development involves the construction of new parking and vehicle maneuvering areas, associated storm drain, and an above ground detention pond. Here in, you will find the completed application for Large Scale Development and all associated documents for it.

If you have any questions or require additional information, please call me at 479-452-1933.

Sincerely,

Halff Associates, Inc.

Isaiah Filley, EI
Project Engineer

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted: November 3, 2022 Payment Method: _____

Date Accepted as Complete: November 22, 2022 Project Number: L22-65

Must meet the below criteria for a Large Scale Submittal:

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

  (Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting.)
- [X] Submit three (3) hard copies and one pdf of plans as well as SWPPP/Drainage Docs (Fully Electronic Submission)
- [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 (Sent Via Mail)

APPLICATION CONTACTS:

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

Applicant (person making request)	Development Point of Contact for Question & Staff Reviews
Name: John Smith	Name: Isaiah Filley
E-mail: jrssmithtile@hotmail.com	E-mail: ifilley@halff.com
Address: _____	Address: 5704 Euper Ln, Fort Smith, AR 72903
Phone: 479-751-7144	Phone: 479-452-1933
Site/ Location: Site at Northeast Corner of Wagon Wheel Road and Robbins Road	Current Zoning District: C-2
Assessor's Parcel Number(s): 21-00138-048	Rezone required: N/A
	Total Acreage: 6.74 +/-

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): Isaiah Filley Date: 11-3-2022

Signature: 

Staff Notes:

November 2022

Large Scale Development Plans

for

TOWNZEN AND SMITH TILE (L22-65)

Springdale, Benton County, Arkansas

Wagon Wheel Road

GROSS AREA OF LOT 1
4.04 ACRES
NET AREA OF LOT 1
3.76 ACRES

GROSS AREA OF LOT 2
2.70 ACRES
NET AREA OF LOT 2
2.70 ACRES

Parcel Number:
21-00138-048

LOT 1 LEGAL DESCRIPTION

Part of the SE 1/4 of the SW 1/4 and part of the SW 1/4 of the SE 1/4 of Section 14, Township 18 North, Range 30 West, Benton County, Bethel Heights, Arkansas, being more particularly described as follows:

BEGINNING at a point which is North 86°21'18" West 130.00 feet from the Southeast corner of said SE/4 of the SW/4 and running thence North 86°21'18" West 35.00 feet; thence North 02°18'35" East 397.34 feet to an existing rebar; thence South 86°37'21" East 491.43 feet to a set 1/2" rebar; thence South 03°22'39" West 357.95 feet to a set 1/2" rebar on the North right of way of Wagon Wheel Road, thence along said right of way the following: North 86°45'32" West 434.22 feet to a set 1/2" rebar; North 85°39'45" West 15.51 feet to a set 1/2" rebar; thence leaving said right of way South 02°18'48" West 38. 72 feet to the POINT OF BEGINNING, containing 4.04 acres, more or less.

LOT 2 LEGAL DESCRIPTION

Part of the SE 1/4 of the SW 1/4 and part of the SW 1/4 of the SE 1/4 of Section 14, Township 18 North, Range 30 West, Benton County, Bethel Heights, Arkansas, being more particularly described as follows:

Commencing at a point which is North 86°21'18" West 130.00 feet from the Southeast corner of said SE/4 of the SW/4 and running thence North 86°21'18" West 35.00 feet; thence North 02°18'35" East 397.34 feet to an existing rebar; thence South 86°37'21" East 491.43 feet to a set 1/2" rebar, the POINT OF BEGINNING; thence South 86°37'21" East 334.07 or 334.07 feet to an existing rebar; thence South 03°23'38" West 345.43 feet to an existing rebar on the North right of way of Wagon Wheel Road, thence along said right of way the following: North 89°21'31" West 258.74 feet, North 86°45'32" West 75.53 feet to a set 1/2" rebar; North 03°22'39" East 35.59 feet to the POINT OF BEGINNING, containing 2.70 acres, acres, more or less.

C-2 - GENERAL COMMERCIAL DISTRICT
MIN. SETBACK REQUIREMENTS (Ft.)

Front	Side		Rear
	Interior	Exterior	
30'/50'	0'	0'	20'

C-2 ZONING REGULATIONS
1. 10' Wide Landscape Buffer Along Front Property Line. When Adj. To Residential Use a 5' Landscaped Area and 6' Opaque Screen.
2. Landscaping , Without Structure Or Pavement, Of a Minimum Of 10% Of The Total Surface Are Of The Lot

FLOOD CERTIFICATION:

Based Upon Review Of FEMA Firm: Benton County, Arkansas And Incorporated Areas, And By Graphic Plotting Only, The Subject Property Is Determined To Be In Zone X, Or Areas Determined To Be Outside The 0.2% Annual Chance Floodplain.

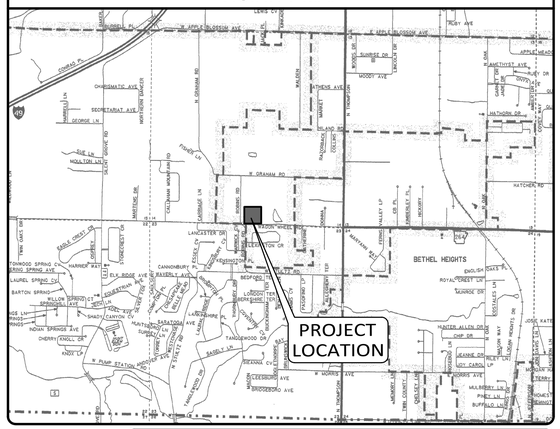
Map Number: 05007C0435J

Effective Date: September 28, 2007

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

VARIANCE ASSOCIATED
Springdale Variance
B22-114.

VICINITY MAP



INDEX OF SHEETS

1. Cover Sheet and Vicinity Map
2. Site Dimension and Paving Plan
3. Utility Plan
4. Sanitary Sewer Profile
5. Grading and Drainage Plan
6. Phase 1 Erosion Control Plan
7. Phase 2 Erosion Control Plan
8. Landscape Plan
9. Robbins Road Street Improvements
10. Erosion Control Details
11. Paving Details
12. Drainage Details
13. City of Springdale Details 1
14. City of Springdale Details 2
15. Miscellaneous Details

SITE UTILITY CONTACTS
CITY OF SPRINGDALE, AR

NATURAL GAS
BLACK HILLS ENERGY
CONTACT: NATHAN PRINCE
1811 E. BORICK
FAYETTEVILLE, AR
PHONE: 479-601-8381

ELECTRIC
OZARK ELECTRIC COOPERATIVE
CONTACT: MIKE PHIPPS
406 West Emma Avenue
Springdale, AR 72764
PHONE: 479-521-2900

TELEPHONE
AT&T
CONTACT: LAYNE RHODES
P.O. BOX 7449
SPRINGDALE, ARKANSAS 72766
PHONE: 479-442-1977

GOVERNING AGENCIES

CITY OF SPRINGDALE

PLANNING
CONTACT: RON HRITZ
PHONE: 479-750-8550
rhritz@springdalear.gov

ENGINEERING
CONTACT: KATIE HOLLINGSHEAD
PHONE: 479-756-7716
khollingshead@springdalear.gov

BUILDING DEPARTMENT
CONTACT: ED STITH
PHONE: PHONE: 479-750-8154
estith@springdalear.gov

SPRINGDALE WATER UTILITIES - ENGINEERING
CONTACT: LARRY PECKHAM
526 OAK AVENUE
SPRINGDALE, AR 72764
PHONE: 479-927-4173
lpeckham@springdalewater.com

SPRINGDALE WATER UTILITIES - PRETREATMENT
CONTACT: BRADLEY STEWART
P.O. BOX 769
SPRINGDALE, AR 72765
PHONE: 479-756-3657
bstewart@springdalewater.com

FIRE DEPARTMENT
CONTACT: MIKE IRWIN
PHONE: 479-751-4510
mirwin@springdalear.gov

DEPARTMENT OF HEALTH
DIVISION OF ENGINEERING, SLOT 37
4815 W. MARKHAM LITTLE ROCK, AR
72205 PHONE: 501-661-2623

HALFF
2407 SE COTTONWOOD STREET • BENTONVILLE, AR 72712 • 479.273.2209 • HALFF.COM

CERTIFICATE OF AUTHORIZATION
HALFF ASSOCIATES INC.
No. 1470
ARKANSAS

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

ARCHITECT
Robert Berry, Architect
110 N. Main Street
Eureka Springs, AR 72632
Butch Berry
(479) 253-2976
rdberryarchitect@sbcglobal.net

OWNER/DEVELOPER
Smith Tile
John Smith
13457 Puppy Creek Rd.
Springdale, AR 72762
(479) 751-7144
jrssmithtile@hotmail.com

PROJECT ENGINEER
Halff Associates
Allen Deaver
5704 Euper Lane, Suite 200
Fort Smith, AR 72903
(479) 273-2209
adeaver@halff.com

TOWNZEN AND SMITH TILE

Issued for Review 11.23.22

Drawing Name: M:\SPG\PROJ\JBH-01\Drafting\JBH-01 Base.dwg Last Modified: Nov 23, 2022 - 2:04pm Plotted on: Nov 23, 2022 - 2:04pm by ptf/rb

LEGEND

- Property Line
- Easement Line
- Proposed Building
- Proposed Building Overhang/Canopy
- Proposed 2'-0" Curb & Gutter
- Proposed Asphalt Pavement (Per Geotech Recommendation)
- Proposed Heavy Duty Pavement (Per Geotech Recommendation)
- Proposed Light Duty Concrete Paving/Sidewalk
- Proposed Handicap Ramp W/ Detectable Warning Devices
- Proposed Sign, See Plan For Type
- Accessible Parking Symbol
- Proposed Easement
- Existing Building Setback
- Existing Concrete Pavement With Curb & Gutter
- Existing Concrete, As Noted
- Existing Sewer Manhole
- Existing Electric Transformer
- Existing Drainage Manhole
- Existing Fire Hydrant
- Existing Sign (As Noted)
- Existing Fence
- Street Center Line
- Proposed Fire Lane Striping
- Proposed Light Pole
- Proposed Parking Stop

Site General Notes:

1. The Contractor Shall Be Solely And Completely Responsible For Conditions Of The Job Site, Including Safety Of All Persons And Property During All Phases Of Construction Of This Site. This Requirement Shall Apply Continuously And Shall Not Be Limited To Construction Working Hours.
2. It Is The Contractor's Responsibility To Take All Precautions Necessary To Avoid Property Damage To Adjacent Properties During The Construction Phases Of This Project.
3. All Dimensions, Unless Otherwise Noted, Are To The Face Of Curb, Face Of Building, Edge Of Pavement, Or Centerline Of Stripe.
4. Contractor Shall Coordinate And Comply With All Utility Companies Involved In Project And Pay All Required Fees And Costs.
5. Unless Otherwise Noted, All Curb In City Of Springdale Or ArDOT Right-Of-Way Shall Be 6" Type "A" Concrete Curb And Gutter Or 2" Modified Concrete Curb And Gutter.
6. See Architectural Plans for Exact Building Dimensions and Layout.
7. Refer To M.E.P. Plans For Proposed Parking Lot Lighting Locations And For Pole, Pole Footing, And Pole Fixture Details.
8. Refer To Architectural Plans For Details Of The Proposed Dumpster Enclosure.
9. All Construction Of Public Improvements Shall Conform To The City Of Springdale Development Regulations.
10. All Signage, Pavement Markings, And Striping Shall Conform To The Manual Of Uniform Traffic Control Devices (MUTCD) Standards And Regulations.
11. All HVAC And Mechanical Equipment Must Be Screened From Public View.
12. 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.
    b) The disturbed soil area is observed to have 80% grass coverage and 100% stability.
    c) No slopes steeper than a 3:1 pitch unless otherwise approved in writing by the Director of Engineering.
    d) Notice of Violations issued have all corrective actions approved with an inspection report signed by a representative of the Director of Engineering.
    e) All heavy equipment, stockpiles, and construction site materials have been removed from the Construction Site.
13. All Streetlight fixtures shall be by LSI Lighting Model Crossover XRM, #SPL-XRM3-AA9W/LED/UE-MSV-IPC-PC-COS.
14. Minimum Initial Rating for Streetlights to be Installed are 20,000 Lumens based on Wagon Wheel Road being classified as an arterial street. Streetlights shall function as street illuminators and the City of Springdale shall be responsible for the maintenance and billing.

Tract 1
Parcel #: 21-00138-010
De La Garza Properties LLC
Zoning: SF-1

Future Improvements (By Others)

MH11

S86°37'21"E 825.50'

MH10

Future Improvements (By Others)

Wood Privacy Fence

Dumpster Enclosure With Wood Screening Fence

Drg. Esmt.

40' Drg. Esmt.

1 ADA Van Space

8 Parking Spaces @ 9'x19'

Proposed 20' Utility Esmt.

Proposed 32' Mutual Access Esmt.

Detectable Warning Panel (See Detail)

Retaining Wall (Designed By Others)

PROPOSED BUILDING
20,000 SF
FFE= 1335.40

PROPOSED BUILDING
10,000 SF
FFE= 1340.00

9 Parking Spaces @ 9'x19'

Possible Future Sign Locations

Proposed Bench

Proposed Bike Rack

Contractor To Field Verify and Locate 24" Water Line

Possible Future Public Transit Stop

Wood Privacy Fence

Proposed Public Streetlight (Installed by the City of Springdale at Developer's Expense)

Contractor Shall Install Concrete Driveway To R/W At Minimum. Modified Curb Is Required For Entrance Drive (See Detail on Sheet 14)

Install Standard Curb and Gutter Where Sidewalk Ramps Down to Street

Ex. 30' ROW Easement
Carroll Electric #2461811
(Work filed as of date on Rpt)

Parcel #: 21-00138-048
Horsewater Road,LLC
Nicolas Smith
Zoning: SF-1 & C-2

Parcel #: 21-00142-010
Loneta M Blevins
Zoning: Zoning: SF-1

Wagon Wheel Road
Right-Of-Way Width Varies

Drainage Easement

Ex. Public Street & Utility Easement
City of Springdale
Book 2007, Page 28532

Ex. Curb Inlet MH4
Rim = 1329.43
Inv. = 1325.96

Ex. City of Springdale Utility Easement
Book 2007, Page 28532

S03°23'38"W 345.42'

N89°21'31"W 258.74'

S45°32"W 509.75'

N86°43'00"W

303.9'

TOP OF POND = 1331.00
BOTTOM OF POND = 1327.00
100-Year WSE = 1329.95

120° NOTCH WEIR

30 0 30
Scale in Feet

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

PARKING SUMMARY LOT 1

Description	Parking Requirement	Parking Requirement
GENERAL BUSINESS	1 Space per 300 SF Net Floor Space Up To 10,000 SF (Approx. 2,800 SF)	9.33 (10)
WAREHOUSE AND STORAGE	1 Space per 1,200 SF Gross Floor Space (Approx. 7,200 SF)	6
Parking Spaces	Total Provided	17*
Accessible Spaces	Total Required	1
Accessible (AC) Spaces	Total Provided	1**

*Includes Accessible Spaces
**Includes Van Accessible Spaces

PARKING SUMMARY LOT 2

Description	Parking Requirement	Parking Requirement
GENERAL BUSINESS	1 Space per 300 SF Net Floor Space Up To 10,000 SF (Approx. 5,000 SF)	16.7 (17)
WAREHOUSE AND STORAGE	1 Space per 1,200 SF Gross Floor Space (Approx. 15,000 SF)	12.5 (13)
Parking Spaces	Total Provided	30*
Accessible Spaces	Total Required	1
Accessible (AC) Spaces	Total Provided	1**

*Includes Accessible Spaces
**Includes Van Accessible Spaces

C-2 - GENERAL COMMERCIAL DISTRICT

MIN. SETBACK REQUIREMENTS (Ft.)

Front	Side		Rear
	Interior	Exterior	
30'/50'	0'	0'	20'

C-2 ZONING REGULATIONS
1. 10' Wide Landscape Buffer Along Front Property Line. When Adj. To Residential Use a 5' Landscaped Area and 6' Opaque Screen.
2. Landscaping , Without Structure Or Pavement, Of a Minimum Of 10% Of The Total Surface Are Of The Lot

Revision	By	Date

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Drawn By:	ICF
Approved By:	ATD
Date:	11.23.2022
Project No.:	JSM-01
Vertical Scale:	–
Horizontal Scale:	1"=30'
Plotting Scale:	1=1
Drawing Name:	PLAN

TOWNZEN AND SMITH TILE

Springdale, Benton County, Arkansas

SITE DIMENSION AND PAVING PLAN

Issued for Review - 11.23.2022

Sheet No.: 2 of 15

Drawing Name: M:\SOS\PROJ\JSM-01\Drafting\JSM-01 Base.dwg Last Modified: Nov 23, 2022 - 2:04pm Plotted on: Nov 23, 2022 - 2:06pm by ath198

Site Utility General Notes:

1. Existing Utilities Across Or Along The Line Of The Proposed Work Are Shown Only In An Approximate Location On These Plans. The Contractor Shall Call The State One-call System Prior To Construction @ 1-800-482-8998. The Contractor Shall, On His Own Initiative And At No Additional Cost, Locate All Underground Lines And Structures As Necessary. The Contractor Shall Verify And Calculate All Points Of Connection And All Utility Crossings And Inform Halff Associates, Inc. And/or The Owner Of Any Conflicts Or Required Deviations From The Plans. Halff Associates, Inc. Shall Be Held Harmless In The Event The Contractor Fails To Make Such Notification.

2. All Electric, Telephone, And Gas Extensions Including Service Lines Shall Be Installed To The Appropriate Utility Company Specifications And Requirements. All Utility Company Disconnections Shall Be Coordinated With The Designated Utility Company.

3. It Shall Be Distinctly Understood That Failure To Specifically Indicate Work Which Is Required To Complete This Project Shall Not Relieve The Contractor Of His Responsibility To Perform Such.

4. All Utilities Shall Terminate Five (5) Feet Outside The Building Unless Otherwise Noted. The End Of All Service Lines Shall Be Tightly Capped Or Plugged And Marked Until Such Time As Connections Are Made Inside The Building. Coordinate All Entrances To The Building With The Architectural Plans And M.E.P. Plans.

5. All Private Water And Sewer Materials And Construction Shall Be In Accordance With Local, State, And Federal Plumbing Code.

6. All Necessary Inspections And/or Certifications Required By Codes And/or Utility Service Companies Shall Be Performed Prior To Final Connection Of Utility Services.

7. It Is The Responsibility Of The Property Owner To Obtain All Utility Easements That Are Necessary For The Installation And Maintenance Of All Proposed Utilities. The Easements Must Be Obtained Prior To Beginning Any Public Utility Installation.

8. The Irrigation System Shall Be Protected By An RP Type Backflow Preventor. Irrigation System To Be Designed By Others.

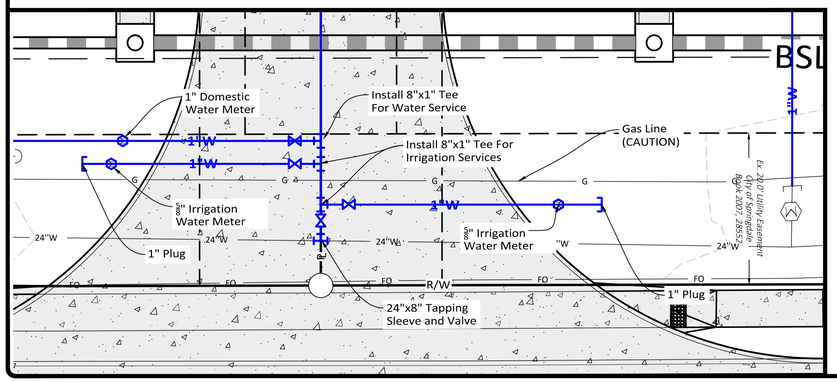
9. Backflow Prevention Assemblies Installed Outdoor Shall Be Protected By An Enclosure Which Complies With The Standards And Specifications Set Forth By The American Society Of Sanitary Engineering (ASSE) Code 1060.

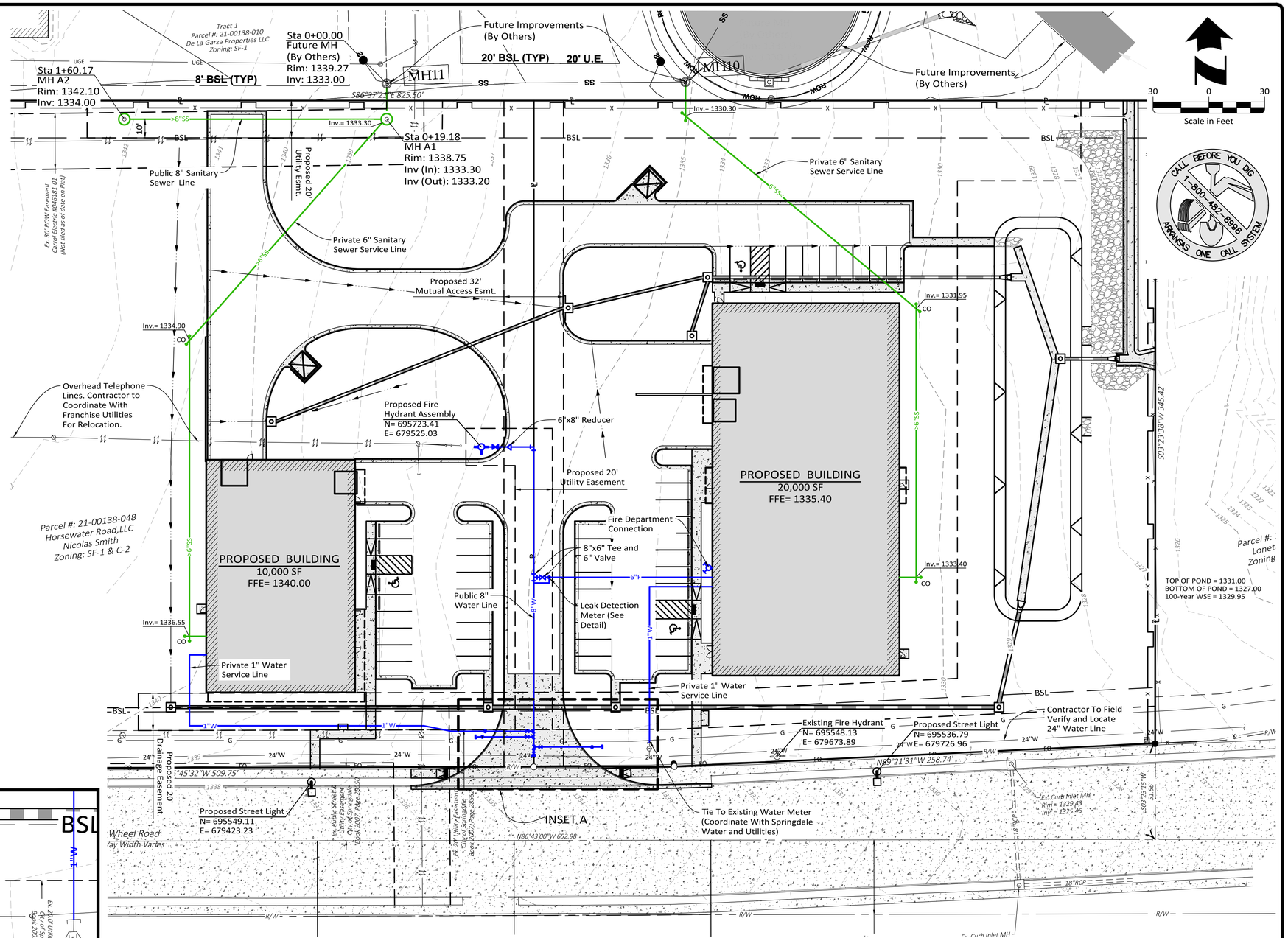
10. All Public Water and Sewer Improvements to be in accordance with the Specification Requirements for the Construction of Water and Sewer Facilities for Springdale Water & Utilities amended August 27, 2014 with the addition of Section T38 and associated details on September 3, 2020.

LEGEND

- Proposed Building
- Proposed Water Meter
- Proposed Backflow Preventer
- 8"SS — Proposed PVC Sewer Line W/Size (AWWA C900 Class 305)
- UGE — Proposed Underground Electric
- 18"RCP — Proposed Drainage Pipe
- 4"PVC — Proposed PVC Irrigation Sleeve
- X"F — Proposed Fire Line (Per Fire Suppression Lines)
- X"W — Proposed Water Service Line (Sch. 40 PVC)
- X"I — Proposed Irrigation Line (Municipex SDR-9)
- >4"S — Proposed Sewer Service Line (Sch. 40 PVC)
- G — Proposed Gas Service Line
- E — Proposed Underground Electric Service Line
- T — Proposed Underground Telephone
- FO — Proposed Fiber Optic Service
- CO — Proposed Cleanout
- Proposed Light Pole
- Proposed Pipe Bollard
- Proposed Handicap Accessible Parking Sign

INSET A
1"=10'





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Approved By:	ATD
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Project No.:	JSM-01

Vertical Scale:	–
Horizontal Scale:	1"=30'
Plotting Scale:	1=1
Drawing Name:	PLAN

TOWNZEN AND SMITH TILE

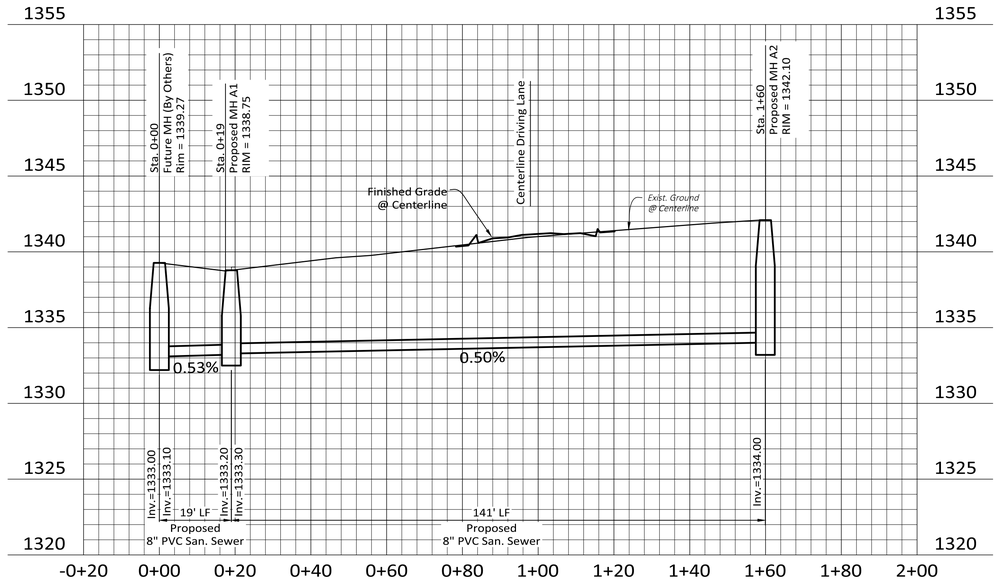
Springdale, Benton County, Arkansas

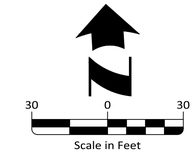
UTILITY PLAN

Issued for Review - 11.23.2022

Sheet No.: 3 of 15

Drawing Name: M:\SSS\PROJ\JSM-01\Drafting\JSM-01 Basin.dwg Last Modified: Nov 23, 2022 - 2:04pm Plotted on: Nov 23, 2022 - 2:06pm by ah5198





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Approved By:	Horizontal Scale:
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11.23.2022	1–1
Project No.:	Drawing Name:
JSM–01	PLAN

338

TOWNZEN AND SMITH TILE

Springdale, Benton County, Arkansas

SANITARY SEWER PROFiLE

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Sheet No.: 4 of 15

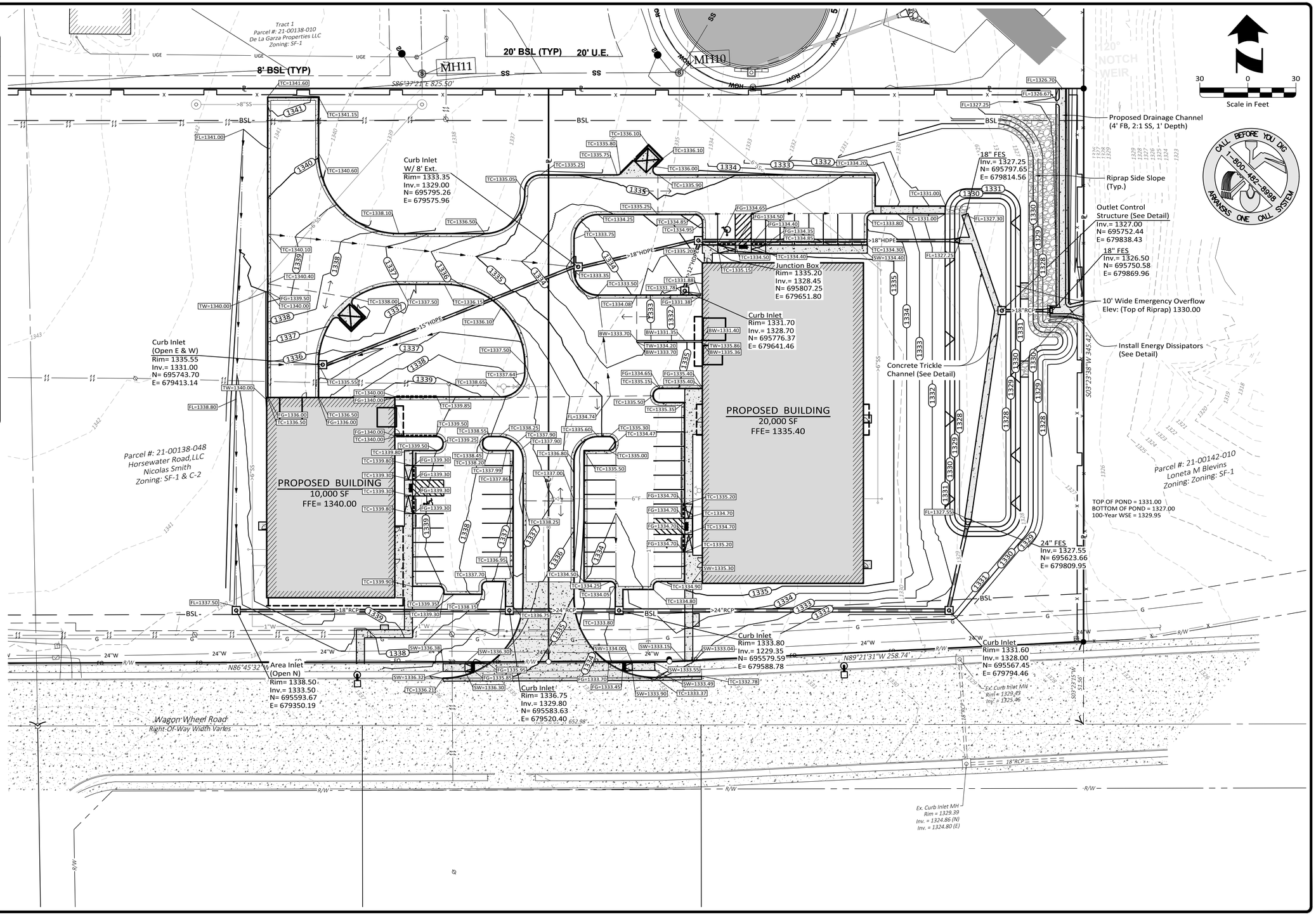
Drawing Name: M:\SDSKPROJ\JSM-01\Drafting\JSM-01 Base.dwg Last Modified: Nov 23, 2022 - 2:04pm Plotted on: Nov 23, 2022 - 2:07pm by ah5198

LEGEND

- Proposed Property Line
- Proposed Building
- >X"R — Proposed HDPE Roof Drain w/ Size & Flow Direction
- >X"HDPE — Proposed HDPE Storm Drain w/ Size and Flow Direction
- >X"RCP — Proposed Reinforced Concrete Pipe Storm Drain w/ Size and Flow Direction (Class III)
- Proposed Curb Inlet
- 1245 / 1244 — Existing Grade Contours
- 1245 / 1244 — Proposed Finish Grade Contours
- Proposed Swale
- Grade Break
- TC=1245.22 — Proposed Top of Curb Elevation
- SW=1245.22 — Proposed Top Of Sidewalk Elevation
- FG=1245.27 — Proposed Finished Surface Elevation
- Tapered Curb Section

Site Grading and Drainage General Notes:

1. No Land Clearing Shall Begin Until All Erosion Control Measures Have Been Installed. The Contractor Shall Take All Precautions To Prevent Soil Sediment From Leaving The Site. All Erosion Control Measures Shall Be Maintained Until All Contributing Areas Are Graded And Stabilized.
2. All Disturbed Areas And Slopes Shall Be Graded Smooth, Receive 4" Topsoil And Sod. Refer To The Landscape Plan.
3. All Storm Sewer Distances Are From Center Of Inlet To Center Of Inlet Or From Center Of Inlet To End Of Flared-End-Section.
4. All Existing Utility Vaults, Valves, Meters, And Boxes To Be Adjusted To Finished Grades In Accordance With City Of Springdale Regulations And To The Corresponding Utility Companies Requirements.
5. No Finished Grade Slopes Shall Exceed 3:1.
6. All Soils Under The Building And Pavement Shall Be Structural Fill Approved By The Soils Engineer. Contractor Will Be Required To Provide Proctor Tests To Be Reviewed/Approved By The Soils Engineer.
7. Contractor Must Obtain A Permit Prior To Performing A Street Cut Within City Right-Of-Way. All Construction In Said Right-of-Way Shall Be In Accordance With City of Springdale Details and Specifications.
8. Refer To The Architecture Plans For Exact Location of Roof Drain Downspouts.
9. A City Of Springdale Detention/Retention Certification Form Must Be Completed, Stamped, & Signed By A Certified Professional Engineer, Post-Developmental & Submitted To The City Of Springdale Engineering Department.



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Springdale, Benton County, Arkansas

GRADING AND DRAINAGE PLAN

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Sheet No.: 5 of 15

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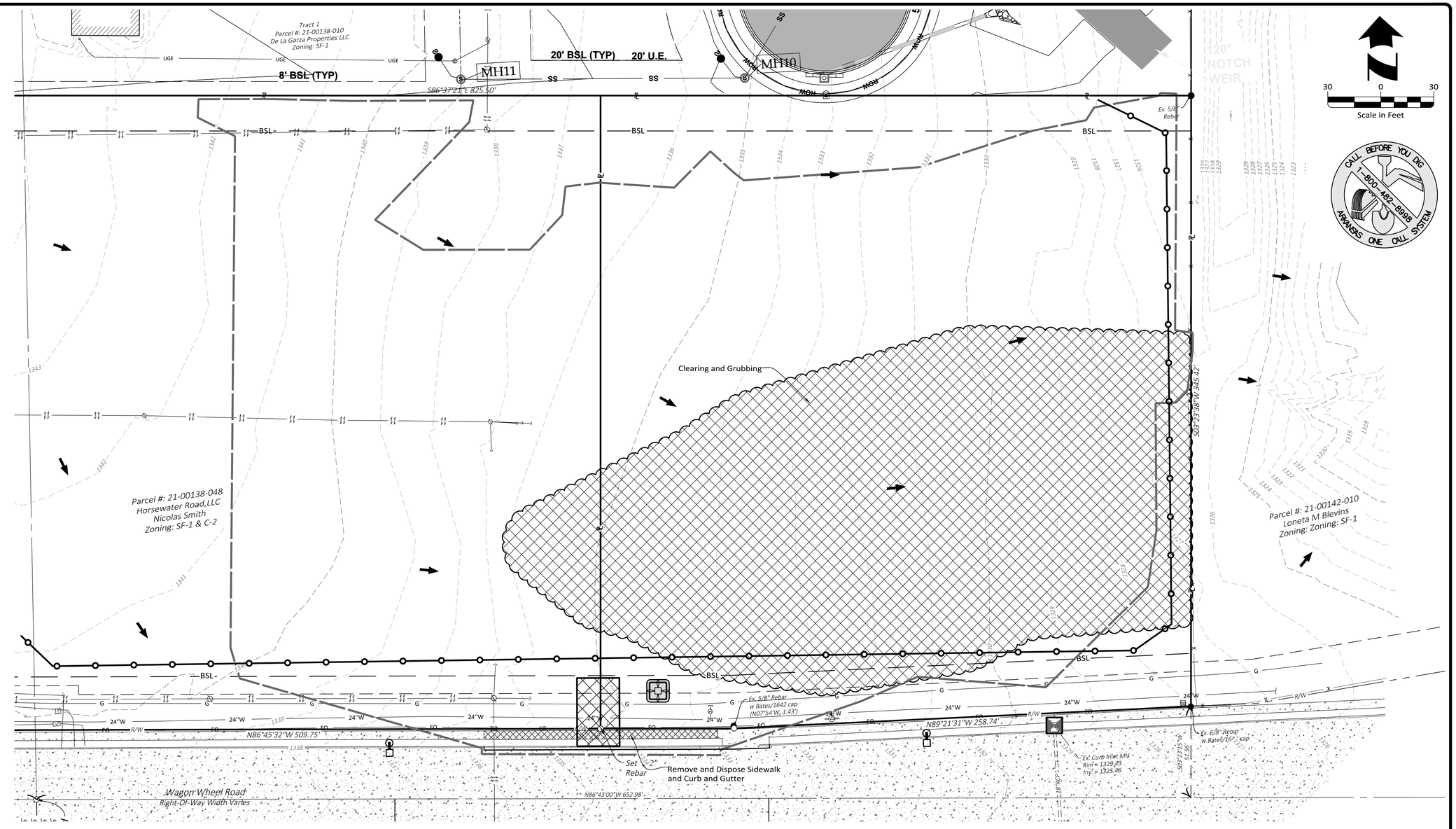
LEGEND

- Temporary Rock Check Dam
- Temporary Silt Fence
- Temporary Silt Fence or Straw Bale Inlet Protection
- Temporary Concrete Washout
- Limits of Disturbance
- Direction of Flow
- Temporary 25'x50' Stablized Construction Entrance
- Temporary SWPPP Mailbox
- Clearing and Grubbing



Site Erosion Control General Notes:

1. Stabilization Measures Shall Be Initiated As Soon As Practicable In Portions Of The Site Where Construction Activities Have Temporarily Or Permanently Ceased. Following Initial Soil Disturbance Or Redisturbance, Permanent Or Temporary Stabilization Shall Be Completed Within Seven Calendar Days For The Surface Of All Perimeter Slopes

2. All Sediment And Erosion Control Devices Shall Be Inspected Every Seven (7) Days Or Every 14 Days And After Each Rainfall Occurrence That Exceeds One-Quarter Inch (0.25"). Damaged Or Ineffective Devices Shall Be Repaired Or Replaced, As Necessary.

3. Provide Temporary Construction Entrance, Silt Fence, Inlet Protection, And Other Erosion Control Devices, As May Be Required, To Control Soil Erosion During All Phases Of Construction. All Disturbed Areas Shall Be Cleaned Of Debris, Finish Graded, And Stabilized With Permanent Vegetation Immediately After Completion Of Construction.

4. All Erosion Control Devices Shall Be Properly Maintained Until The Completion Of All Phases Of Construction And All Disturbed Areas Have Been Stabilized. Additional Control Devices May Be Required During Construction In Order To Control Erosion And/Or Off-Site Sedimentation. All Temporary Control Devices Shall Be Removed Once Permanent Vegetation Is Established.

5. All Areas Not To Be Paved Or Landscape Beds Shall Be Seeded Or Sodded. Refer To The Landscape Plan.

6. The Contractor Shall Inspect, Repair, And Add Stone To The Stabilized Construction Entrance When It Becomes Saturated With Mud To Ensure It Works As Intended.

7. The Topsoil Stockpile Shall Be Graded To Drain And Seeded With A Temporary Seed Mix.

8. Dust Control On-site Shall Be Minimized By Spraying Water On Dry Areas Of The Site. The Use Of Oils And Other Petroleum Based Or Toxic Liquids For Dust Suppression Is Prohibited.

9. If The Majority Of Mud Or Dirt Is Not Removed From Traffic Exits, Contractor Shall Establish Additional Vehicle Wash Areas At Construction Traffic Exit Points. Rinse-Off Will Not Be Allowed Outside The Project Construction Limits.

10. All Erosion And Sedimentation Controls Shown On The Plans Shall Be Constructed In Accordance With Governing Authorities And Maintained As Part Of This Contract. Contractor To Install Erosion Control In Accordance With The Erosion Sedimentation Control Plan As A Minimum. Other Measures May Be Required To Assure That Silt Is Controlled On-site.

Note To Contractor:
All Erosion Control Shown Functions As A Guide. It Is The Contractor's Responsibility To Ensure That The Requirements Of The Arkansas Department Of Environmental Quality's General Permit Are Maintained. Actual Erosion Control Devices May Vary Due To The Contractor's Sequence Of Demolition And Construction. Additional Measures May Become Necessary During Construction.

Sequence Of Construction:

1. Install Temporary Construction Entrance For Construction Traffic At Location Shown In The Plans.

2. Install Wire Fabric Reinforced Silt Fence, Inlet Protection, And Other Erosion Control Measures.

3. Begin Demolition. Rough-grade The Driveways, Parking Lots, And Building Pad. Perform Mass Grading Of The Site.

4. Install Storm Sewer, Water, Sanitary Sewer, And Other Utility Lines. When Underground Utility Installation Is Complete, Fine-grade The Paved Areas To Subgrade And Install The Stone Base Course. Construct The Curb And Gutter And Backfill The Curbs. Install The Concrete Pavement For The Project.

5. As These Phases Progress, Intermittent Storm Water Controls Should Be Installed To Prevent Silt From Washing Off The Construction Site And Entering The Streets, Storm Sewer System, Or Adjacent Properties.

6. Finish Grade The Site And Perform Final Cleanup. Spread Topsoil And Sod All Areas Disturbed By Construction That Will Not Be Paved Or Landscape Beds. Refer To The Landscape Plan.

7. Remove Temporary Erosion Control Measures After Permanent Stand Of Vegetation Is Established.

Revision	By	Date

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Drawing Name:	PLAN

TOWNZEN AND SMITH TILE

Springdale, Benton County, Arkansas

PHASE I EROSION CONTROL PLAN

Issued for Review – 11.23.2022

Sheet No.: 6 of 15

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LEGEND

- Temporary Rock Check Dam
- Temporary Silt Fence
- Temporary Curb Inlet Sediment Filter
- Temporary Silt Fence or Straw Bale Inlet Protection
- Temporary Concrete Washout
- Limits of Disturbance Area = 3.90 Acres
- Direction of Flow
- Temporary 25'x50' Stablized Construction Entrance
- Temporary SWPPP Mailbox

Site Erosion Control General Notes:

1. Stabilization Measures Shall Be Initiated As Soon As Practicable In Portions Of The Site Where Construction Activities Have Temporarily Or Permanently Ceased. Following Initial Soil Disturbance Or Redisturbance, Permanent Or Temporary Stabilization Shall Be Completed Within Seven Calendar Days For The Surface Of All Perimeter Slopes

2. All Sediment And Erosion Control Devices Shall Be Inspected Every Seven (7) Days Or Every 14 Days And After Each Rainfall Occurrence That Exceeds One-Quarter Inch (0.25"). Damaged Or Ineffective Devices Shall Be Repaired Or Replaced, As Necessary.

3. Provide Temporary Construction Entrance, Silt Fence, Inlet Protection, And Other Erosion Control Devices, As May Be Required, To Control Soil Erosion During All Phases Of Construction. All Disturbed Areas Shall Be Cleaned Of Debris, Finish Graded, And Stabilized With Permanent Vegetation Immediately After Completion Of Construction.

4. All Erosion Control Devices Shall Be Properly Maintained Until The Completion Of All Phases Of Construction And All Disturbed Areas Have Been Stabilized. Additional Control Devices May Be Required During Construction In Order To Control Erosion And/Or Off-Site Sedimentation. All Temporary Control Devices Shall Be Removed Once Permanent Vegetation Is Established.

5. All Areas Not To Be Paved Or Landscape Beds Shall Be Seeded Or Sodded. Refer To The Landscape Plan.

6. The Contractor Shall Inspect, Repair, And Add Stone To The Stabilized Construction Entrance When It Becomes Saturated With Mud To Ensure It Works As Intended.

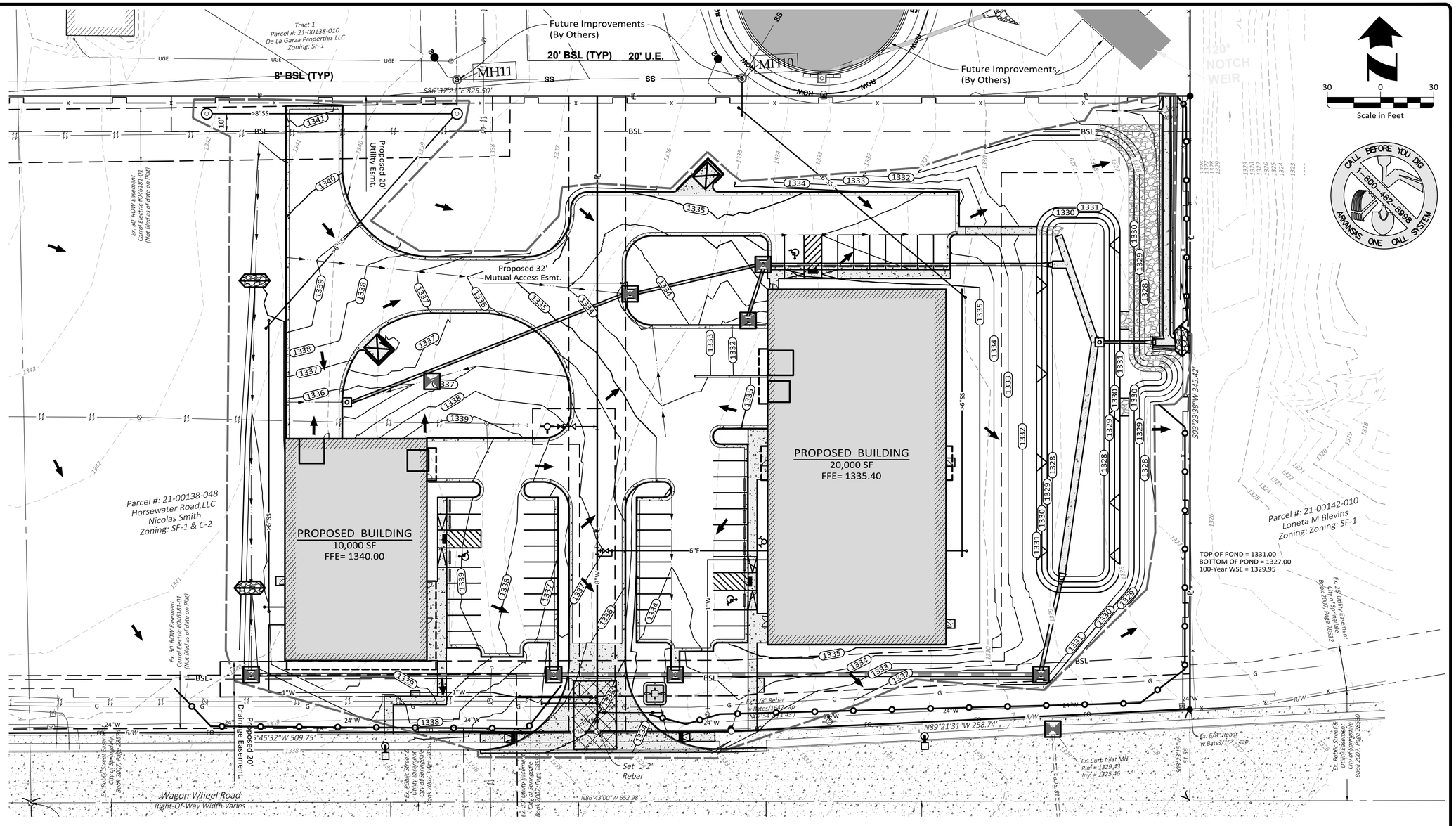
7. The Topsoil Stockpile Shall Be Graded To Drain And Seeded With A Temporary Seed Mix.

8. Dust Control On-site Shall Be Minimized By Spraying Water On Dry Areas Of The Site. The Use Of Oils And Other Petroleum Based Or Toxic Liquids For Dust Suppression Is Prohibited.

9. If The Majority Of Mud Or Dirt Is Not Removed From Traffic Exits, Contractor Shall Establish Additional Vehicle Wash Areas At Construction Traffic Exit Points. Rinse-Off Will Not Be Allowed Outside The Project Construction Limits.

10. All Erosion And Sedimentation Controls Shown On The Plans Shall Be Constructed In Accordance With Governing Authorities And Maintained As Part Of This Contract. Contractor To Install Erosion Control In Accordance With The Erosion Sedimentation Control Plan As A Minimum. Other Measures May Be Required To Assure That Silt Is Controlled On-site.

Note To Contractor:
All Erosion Control Shown Functions As A Guide. It Is The Contractor's Responsibility To Ensure That The Requirements Of The Arkansas Department Of Environmental Quality's General Permit Are Maintained. Actual Erosion Control Devices May Vary Due To The Contractor's Sequence Of Demolition And Construction. Additional Measures May Become Necessary During Construction.



Sequence Of Construction:

1. Install Temporary Construction Entrance For Construction Traffic At Location Shown In The Plans.

2. Install Wire Fabric Reinforced Silt Fence, Inlet Protection, And Other Erosion Control Measures.

3. Begin Demolition. Rough-grade The Driveways, Parking Lots, And Building Pad. Perform Mass Grading Of The Site.

4. Install Storm Sewer, Water, Sanitary Sewer, And Other Utility Lines. When Underground Utility Installation Is Complete, Fine-grade The Paved Areas To Subgrade And Install The Stone Base Course. Construct The Curb And Gutter And Backfill The Curbs. Install The Concrete Pavement For The Project.

5. As These Phases Progress, Intermittent Storm Water Controls Should Be Installed To Prevent Silt From Washing Off The Construction Site And Entering The Streets, Storm Sewer System, Or Adjacent Properties.

6. Finish Grade The Site And Perform Final Cleanup. Spread Topsoil And Sod All Areas Disturbed By Construction That Will Not Be Paved Or Landscape Beds. Refer To The Landscape Plan.

7. Remove Temporary Erosion Control Measures After Permanent Stand Of Vegetation Is Established.

Revision	By	Date

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Plotting Scale:	1-1
Drawing Name:	PLAN

TOWNZEN AND SMITH TILE

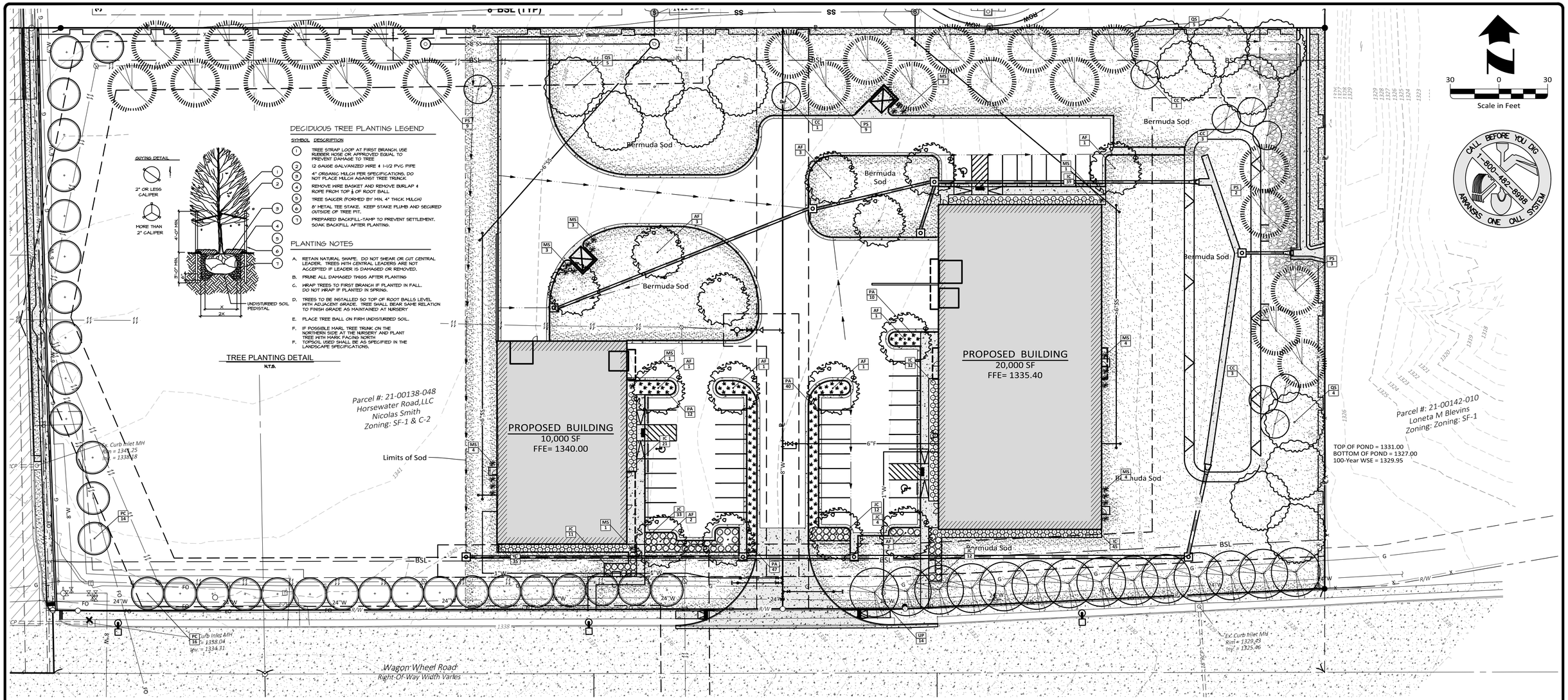
Springdale, Benton County, Arkansas

PHASE II EROSION CONTROL PLAN

Issued for Review – 11.23.2022

Sheet No.: 7 of 15

Drawing Name: M:\SHSKPROJ\JSM-01\Drafting\JSM-01 Base.dwg Last Modified: Nov 23, 2022 - 2:04pm Plotted on: Nov 23, 2022 - 2:07pm by ahi5198



Landscape Plan General Notes:

1. The Contractor Shall Furnish All Labor, Materials, Tools, Equipment, And Related Items Required For The Complete Installation Of Landscape.

2. All Plant Material Shall Be Nursery Grown. Plant Material Sizes And Grading Shall Comply With The Latest Edition Of American Standards For Nursery Stock, Published By The American Nursery And Landscape Association.

3. All Plant Material Shall Be Healthy And Free From All Visible Signs Of Disease Or Pest Infestation.

4. Contractor Shall Ascertain Location Of All Utilities Prior To Excavation. Prior To Commencing With Any Work, Contact The State One-call.

5. No Changes To Approved Plant Schedule (If Any) Will Be Allowed Without The Approval Of The City Of Springdale And The Owner's Representative.

6. The Contractor Shall Provide A Two Year Minimum Warranty For All Proposed Plant Materials And Installation From The Date Of Acceptance, Or As Required By The City Of Springdale.

7. The Contractor Shall Spoil Any Excess Topsoil Located On The Site That Is Not Required To Perform Landscape Operations. If Sufficient Topsoil Is Not Present On Site, The Contractor Shall Import Topsoil To The Site In Order To Complete The Landscape Operations.

8. In All Planting Beds, Sod Shall Be Removed Entirely And Soil Shall Be Amended With 12 Inches Of Topsoil And A Minimum Of 6 Inches Of Compost Tilled Into The Beds.

9. Hardwood Mulch And Weed Barrier Fabric ,Shall Be Applied To All Planting Beds Shown On This Plan.

10. All Trees Shall Be Installed, Mulched, Guyed, And Staked Per The Details. All Shrubs Shall Be Mulched Per The Details.

11. Irrigation System Shall Be Designed By Others. Irrigation System Shall Be Underground Sprinkler System Or Drip Irrigation System. The System Shall Be Protected By An RP Type Backflow Preventor. Backflow Prevention Assemblies Installed Outdoor Shall Be Protected By An Enclosure Which Complies With The Standards And Specifications Set Forth By The American Society Of Sanitary Engineering (ASSE) Code 1060.

12. Proposed Trees Shall Be Placed A Minimum Distance Of 10' From Fire Hydrants, 20' From Overhead Utility Lines, And 5' From Any Public Underground Utility.

13. Contractor Shall Replace All Dead, Diseased, and Damaged Trees on Site. Coordinate with the Landscape Architect.

14. Once Installed, Landscaping Shall Be Maintained In Healthy Living Condition And All Plant Material That Dies Shall Be Replaced.

15. Where potential Utility Conflicts With Landscaping, Utility Locations Shall Be Field Verified.

Seeding And Sodding Note:

All Disturbed Areas Under A 15% Slope Shall Be Topsoiled To A Minimum Depth Of 4", Fertilized At A Rate Of 250 Pounds Per Acre And Seeded With Annual Rye Grass At A Rate Of 3-4 Pounds Per 1000 Square Feet And Turf-Type Fescue At A Rate Of 8 Pounds Per 1000 Square Feet, Or Sodded With Bermuda Grass If The Area Is Designated For Sod. The Area Must Also Be Mulched. The Contractor Shall Water And Maintain The Grass Until A Healthy Permanent Stand Is Established.

All Areas Over 15% Shall Be Planted As Above, But Shall Also Be Covered With Erosion Control Fabric. Edges Of Sod Located On Slopes Over 15% Shall Be Pinned.

PLANT SCHEDULE

Key	COMMON NAME	Botanical Name	Size	Spacing	Quantity
PA	DWARF FOUNTAIN GRASS	Pennisetum alopecuroides 'Hameln'	1 Gallon	As Shown	109
MS	MAIDEN GRASS	Miscanthus sinensis 'Gracillimus'	5 Gallon	As Shown	24
JC	BLUE SARGENT JUNIPER	Juniperus chinensis sargentii 'Glauca'	5 Gallon	As Shown	72
IC	HELLERI HOLLY	Ilex crenata 'Helleri'	5 Gallon	As Shown	172
PS	WHITE PINE	Pinus strobus	6'-8' B&B	As Shown	23
CC	FOREST PANSY REDBUD	Cercis canadensis 'Forest Pansy'	2" Cal. B&B	As Shown	9
QS	SHUMARD OAK	Quercus shumardii	2-1/2" Cal. B&B	As Shown	14
PC	CHINESE PISTACHE	Pistachia chinensis	2-1/2" Cal. B&B	As Shown	31
AF	AUTUMN BLAZE MAPLE	Acer x fremanii 'Autumn Blaze'	2-1/2" Cal. B&B	As Shown	15
UP	LACEBARK ELM	Ulmus parvifolia	2-1/2" Cal. B&B	As Shown	14

Landscape Requirements:

Street Frontage Landscaping:
1 Shade Tree and 7 Shrubs Per 25LF Street Frontage

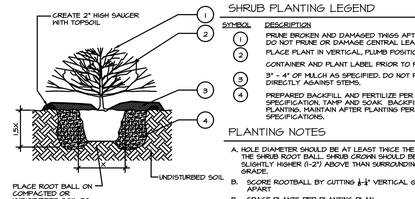
Wagon Wheel Road:
784 / 25 = 31 Required Shade Trees and 220 Shrubs
Provided: 31 Shade Trees and 220 Shrubs

Robins Road:
359 / 25 = 14 Required Shade Trees and 101 Shrubs
Provided: 14 Shade Trees and 0 Shrubs

Perimeter Landscaping:
1 tree per 25 LF
1140 LF / 25 = 46 Required Perimeter Trees N and E Boarder
Provided: 46

Island Trees:
Required: 7
Provided: 14

Foundation Landscaping:
Provided



CONTAINER SHRUB PLANTING DETAIL
N.T.S.

Revision	By	Date

HALFF
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Drawn By:	ICF
Approved By:	ATD
Date:	11.23.2022
Project No.:	JSM-01
Vertical Scale:	–
Horizontal Scale:	1"=30'
Plotting Scale:	1-1
Drawing Name:	PLAN

TOWNZEN AND SMITH TILE

Springdale, Benton County, Arkansas

LANDSCAPE PLAN

Issued for Review - 11.23.2022

Sheet No.: 8 of 15

Drawing Name: M:\SIS\6PRO\JSM-01\Drafting\JSM-01 Base.dwg Last Modified: Nov 23, 2022 - 2:04pm Plotted on: Nov 23, 2022 - 2:07pm by ahS198

Proposed 20' Utility Esmt.

PROPOSED BUILD
10,000 SF
FFE= 1340.00

Limits of Sod

Parcel #: 21-00138-048
Horsewater Road,LLC
Nicolas Smith
Zoning: SF-1 & C-2

Proposed 20' Drainage Easement.

WAGON WHEEL ROAD
(R/W VARIES)

Scale in Feet

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

POC
Set Mag Nail
SE Corner
SE1/4 SW1/4
Section 14-T18N-R30W

References:
N 29°36'50" W, 56.28', 1/2" Rebar with Cntl Cap
N 69°28'48" W, 113.22, Chiseled "X" in NW Corner Storm Drain.

Overhead Telephone Line. Contractor to Coordinate With Franchise Utilities For Relocation.

Right-of-Way Dedicated (See Informal Plat)

Approx. 360' of Proposed 5' Sidewalk

Approx. 265' Proposed Curb and Gutter (Tie To Existing)

4' Greenspace

5' Sidewalk

Area Disturbed = 0.11 Acres
(Added To Total On Sheet 7)

Remove Existing Concrete Flume

Proposed Public Streetlight (Installed by the City of Springdale at Developer's Expense)

Proposed Street Light
N= 695565.66
E= 679133.69

Site Benchmark
Set Chiseled "X" In NW Corner of Storm Box
Elevation = 1338.03

Ex. Curb Inlet MH
Rim = 1338.04
Inv. = 1334.31

N85°39'45"W 15.51'

S02°18'48"W 38.72'

POB

Handicap Ramp

N86°21'18"W 35.01'

Existing Fire Hydrant
N= 695585.98
E= 679101.14

Ex. Curb Inlet MH
Rim = 1343.25
Inv. = 1338.18

ROBBINS ROAD
(R/W VARIES)

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Horizontal Scale:	1"=20'
Plotting Scale:	1-1
Drawing Name:	PLAN

TOWNZEN AND SMITH TILE

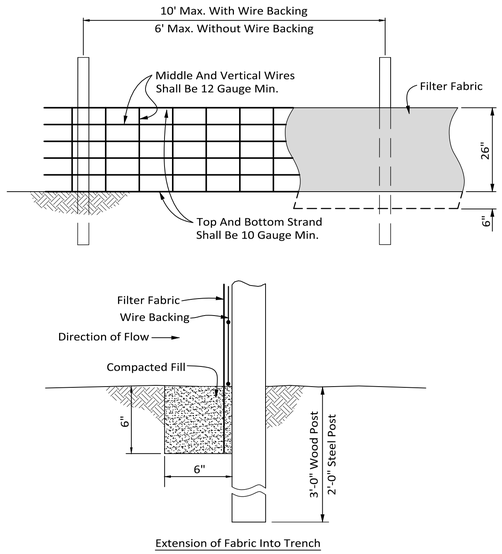
Springdale, Benton County, Arkansas

ROBBINS ROAD
STREET IMPROVEMENTS

Issued for Review – 11.23.2022

Sheet No.: 9 of 15

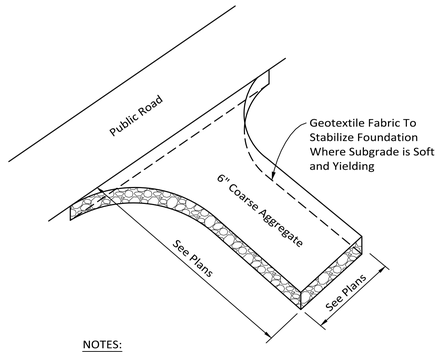
Drawing Name: M:\SSK\PROJ\JSM-01\Drafting\JSM-01 Base.dwg Last Modified: Nov 23, 2022 - 2:04pm Plotted on: Nov 23, 2022 - 2:07pm by ahi5198



Extension of Fabric Into Trench

EC-12: SILT FENCE

Not to Scale
02-01-18

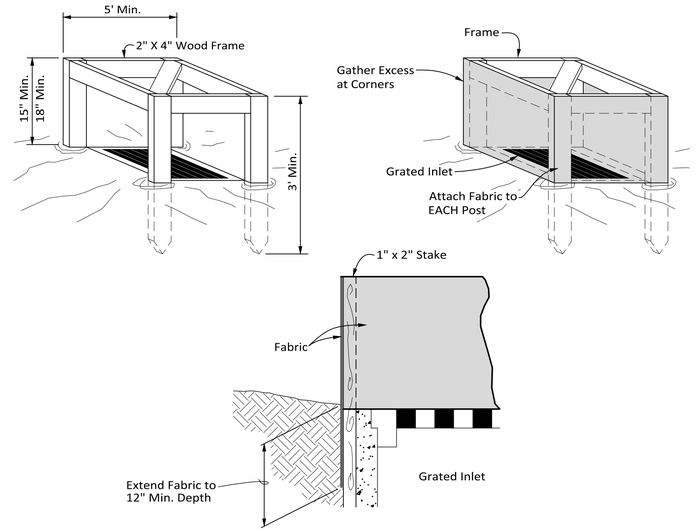


NOTES:

1. Coarse Aggregate Shall be 3" to 6" Crushed Stone.
2. Clear The Entrance Or Exit Area Of All Vegetation, Roots, And Other Objectionable Material And Excavate to Grade.
3. Place The Aggregate to the Grade and Dimensions Shown On The Plans.
4. Maintain The Gravel Pad In A Condition To Prevent Mud Or Sediment From Leaving The Site. Immediately Remove All Objectionable Materials Spilled, Washed, Or Tracked Onto Public Roadways.

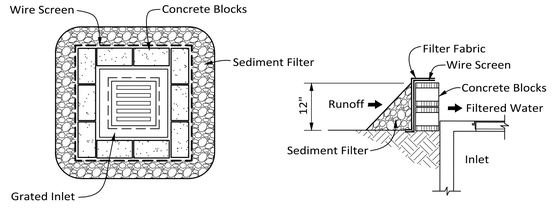
EC-30: TEMPORARY CONSTRUCTION ENTRANCE

Not to Scale
02-01-18



EC-41: SILT FENCE INLET PROTECTION

Not to Scale
02-01-18



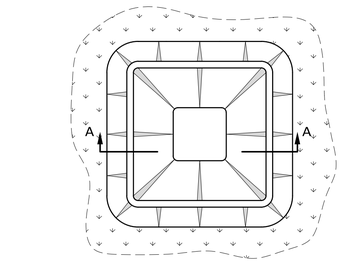
PLAN SECTION

NOTES:

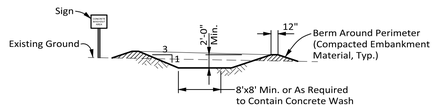
1. Place Concrete Blocks In A Single Row Around Perimeter Of Inlet On Their Sides, With Ends Of Adjacent Blocks Abutting.
2. Height Of Barrier Varies. Use Stacks Of 4-inch, 8-inch, Or 12" Blocks. Min. Height Of Barrier 12" And Max. Height Of 24".
3. Place Hardware Cloth/Wire Mesh W/ Max. 1/2" Openings Over Vertical Face Of Concrete Blocks.
4. The Sediment Filter Shall Be Any Non-erodible Material Such As Loose Rock, Broken Concrete That Will Slow The Flow Of The Water And Allow It To Filter Through And Over The Material Before Entering The Inlet.

EC-42: BLOCK AND AGGREGATE INLET SEDIMENT FILTER

Not to Scale
02-01-18



PLAN



SECTION "A-A"

NOTES:

1. Concrete Washout Area Shall be Installed Prior to Any Concrete Placement on Site.
2. Vehicle Tracking Control is Required at Concrete Washout Entrance if Access to Concrete Washout Area is Off Pavement.
3. The Concrete Washout Area Shall Be Repaired and/or Enlarged as Necessary to Maintain Capacity for Waste Concrete.
4. Waste Material From Concrete Washout Operations Must Be Removed and Legally Disposed of When it has Accumulated Two-Thirds of the Wet Storage Capacity of the Structure.
5. At the End of Construction, All Concrete Shall Be Removed From the Site and Legally Disposed of at an Approved Waste Site.
6. When the Concrete Washout Area is Removed, the Disturbed Area Shall Be Seeded and Mulched or Otherwise Stabilized.

EC-50: CONCRETE WASHOUT AREA

Not to Scale
02-01-18

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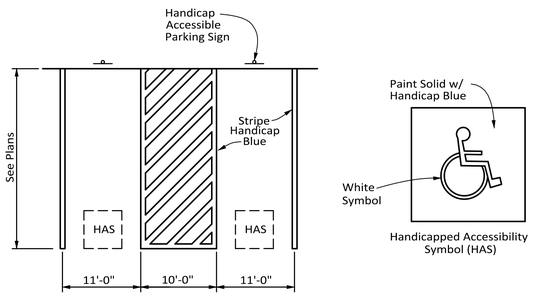
TOWNZEN AND SMITH TILE

Springdale, Benton County, Arkansas

EROSION CONTROL DETAILS

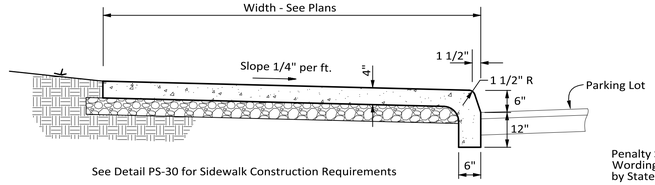
Issued for Review - 11.23.2022

Sheet No.: 10 of 15



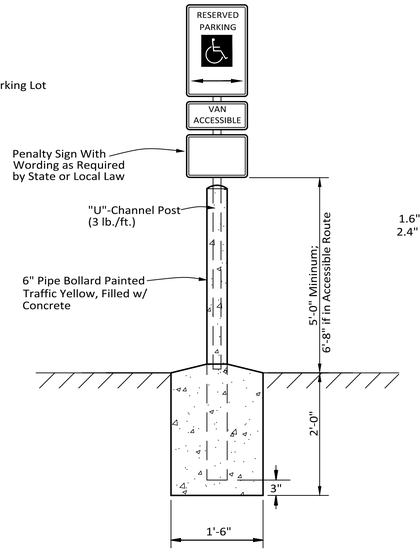
PS-90: HANDICAP PARKING SPACE LAYOUT VAN ACCESSIBLE

Not to Scale
02-01-18



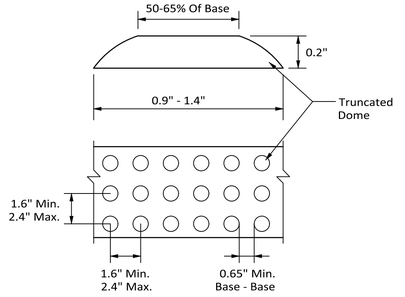
PS-70: CONCRETE SIDEWALK ADJACENT TO PARKING LOT

Not to Scale
02-01-18



PS-100: HANDICAP ACCESSIBLE PARKING SIGN

Not to Scale
12-20-19

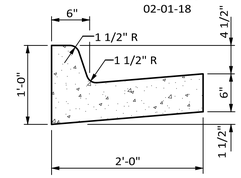


NOTES:

1. The Detectable Warning Device Shall Be Located So That The Nearest Edge Of The Device Is 6 To 8 Inches From The Face Of The Curb.
2. Truncated Domes In The Detectable Warning Surface Shall Meet The Requirements Of The Geometric Configuration Shown.
3. Domes Shall Be Aligned On A Square Grid In The Predominant Direction Of Travel To Permit Wheels To Roll Between Domes.
4. Detectable Warning Device Shall Be 24 Inches In The Direction Of Travel And Extend The Full Width Of The Curb Ramp Or Flush Surface.

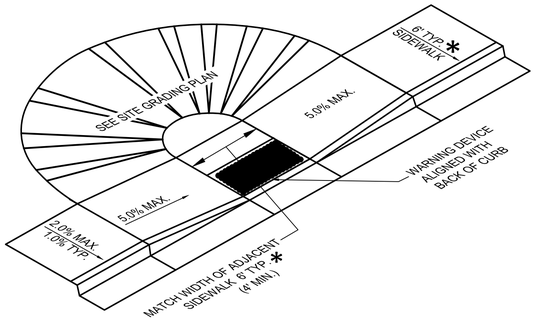
PS-60: DETECTABLE WARNING DEVICE .

Not to Scale
02-01-18

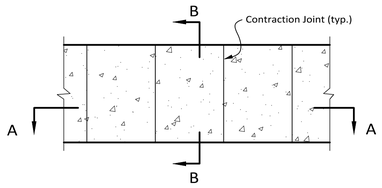


ST-10: TYPE "A" CURB & GUTTER

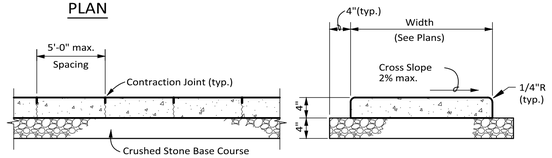
Not to Scale
02-01-18



SIDEWALK AND GREENSPACE WIDTHS
MAY VARY BASED ON CURRENT MASTER
STREET PLAN OR APPROVED SUBDIVISION PLAT.
CONFIRM DIMENSIONS PRIOR TO CONSTRUCTION



PLAN



SECTION "A-A" SECTION "B-B"

NOTES:

1. Concrete Reinforcement Shall be 6x6, W1.4xW1.4 WWF or No. 3 Rebar at 24" O.C. Each Way Placed at Mid-Slab or Fiber Reinforcement.
2. Transverse Contraction Joints Shall be 1/4" Radius Tooled Joints 1/2" Deep or Sawed Contraction Joints.
3. Full Depth Expansion Joints Shall be Provided at a Maximum Spacing of 25'-0" O.C., and at the Sidewalk Interface With Fixed Objects.

PS - 30: CONCRETE SIDEWALK

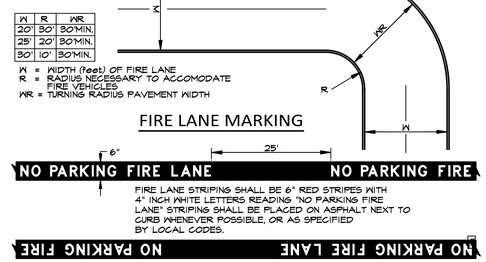
Not to Scale
02-01-18

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 4000 PSI 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.

W	R	WR
20'	30'	30'MIN.
25'	20'	30'MIN.
30'	10'	30'MIN.

W = WIDTH (feet) OF FIRE LANE
R = RADIUS NECESSARY TO ACCOMODATE FIRE VEHICLES
WR = TURNING RADIUS PAVEMENT WIDTH



FIRE LANE MARKING

FIRE LANE STRIPING SHALL BE 6" RED STRIPES WITH 4" INCH WHITE LETTERS READING "NO PARKING FIRE LANE" STRIPING SHALL BE PLACED ON ASPHALT NEXT TO CURB WHENEVER POSSIBLE, OR AS SPECIFIED BY LOCAL CODES.

FIRE LANE MARKING

N.T.S.

N

Revision	By	Date

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ICF	–
Approved By:	**Horizontal Scale:**
ATD	1"=30'
Date:	**Plotting Scale:**
11.23.2022	1–1
Project No.:	**Drawing Name:**
JSM–01	PLAN

TOWNZEN AND SMITH TILE

Springdale, Benton County, Arkansas

PAVING DETAILS

Issued for Review – 11.23.2022

Sheet No.: 11 of 15

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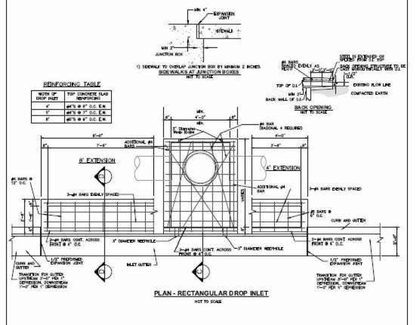

PLAN - RECTANGULAR DROP INLET
NOT TO SCALE

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

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

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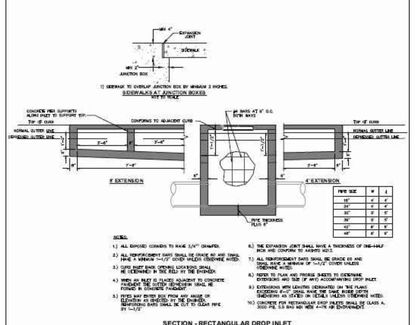

SECTION - RECTANGULAR DROP INLET
NOT TO SCALE

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STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION D DROP INLET DETAILS	FILE NO. SD-D-5	

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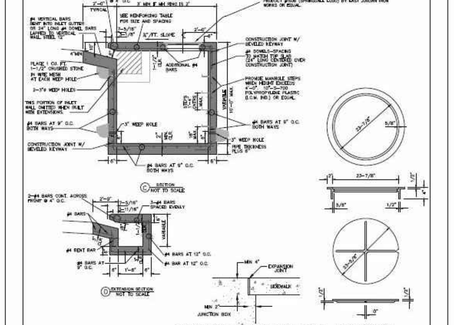


DETAILED SECTIONS - RECTANGULAR DROP INLET
NOT TO SCALE

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

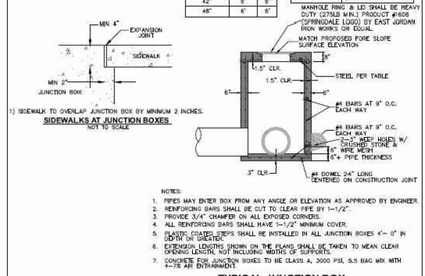
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION D DROP INLET DETAILS	FILE NO. SD-D-6	

D:\Users\kristi\Temps\appdata\local\temp\AcPublish_6624\SD-D-7.dwg

PIPE SIZE	W	d
18"	4'	4'
24"	4'	4'
30"	5'	5'
36"	5'	5'
42"	5'	5'
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'	#4"S @ 6" 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

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

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

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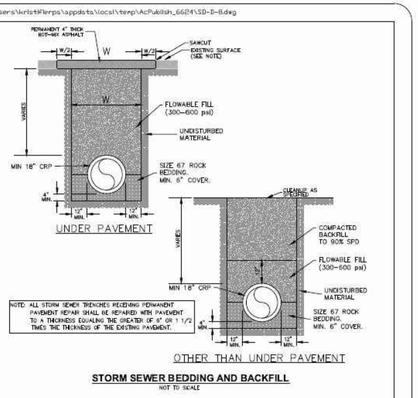
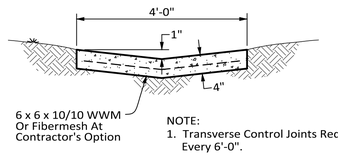


STORM SEWER BEDDING AND BACKFILL
NOT TO SCALE

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

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



NOTE:
1. Transverse Control Joints Required Every 6'-0".
2. Trickle Channel Shall Be Paid Under The Bid Item "Conc. Ditch Paving (4" Thickness, Non-Reinforced)"

CONCRETE TRICKLE CHANNEL
Not to Scale

Revision	By	Date

HALFF
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Drawn By:	ICF
Approved By:	ATD
Date:	11.23.2022
Project No.:	JSM-01
Vertical Scale:	–
Horizontal Scale:	1"=30'
Plotting Scale:	1-1
Drawing Name:	PLAN

TOWNZEN AND SMITH TILE

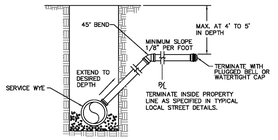
Springdale, Benton County, Arkansas

DRAINAGE DETAILS

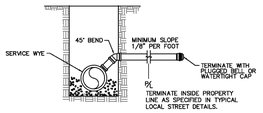
Issued for Review – 11.23.2022

Sheet No.: 12 of 15

Drawing Name: M:\SDSK\PROJ\JSM-01\Drafting\JSM-01 Base.dwg Last Modified: Nov 23, 2022 - 2:04pm Plotted on: Nov 23, 2022 - 2:07pm by sh5198



RISER FROM DEEP MAIN



NORMAL DEPTH

SEWER SERVICE CONNECTIONS

N.T.S.

SPRINGDALE WATER UTILITIES
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

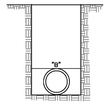
DRAWN BY: TLS | DRAWING NO: S-16 | DATE: MARCH 2008

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

TRENCH WIDTH SCHEDULE

NOTES:

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



TYPICAL PIPE TRENCH

N.T.S.

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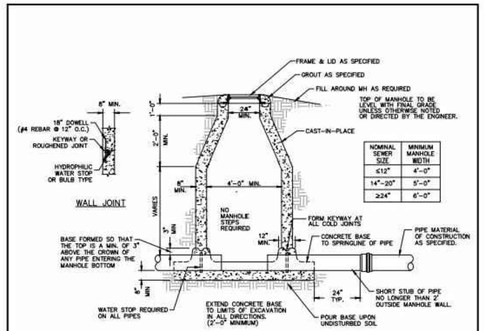
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

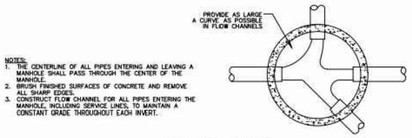
DRAWN BY: JNK | DRAWING NO: S-17 | DATE: MARCH 2008



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

CAST IN PLACE MANHOLE

N.T.S.



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

MANHOLE BOTTOM FOR 6" THROUGH 24" SEWER MAINS

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

N.T.S.

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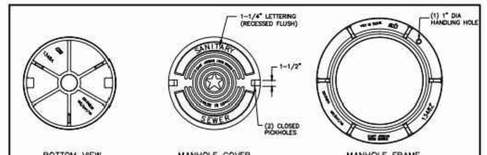
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



MANHOLE FRAME & COVER

(WITHIN AND OUTSIDE OF STREETS AND OTHER DRIVING SURFACES)

N.T.S.

VULCAN FOUNDRY V-1348-1

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

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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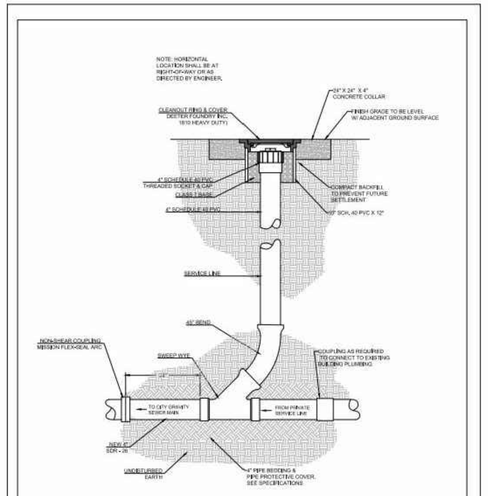

CLEANOUT ASSEMBLY DETAIL

N.T.S.
S-47

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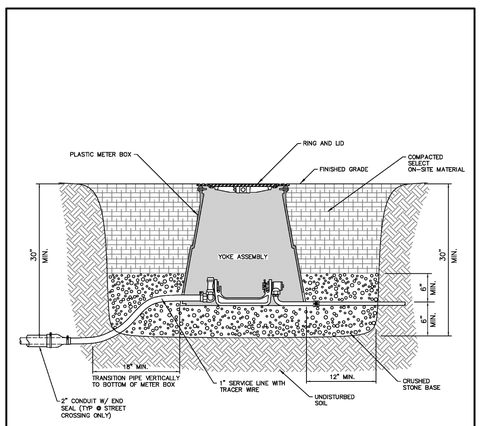
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: CRKJ | DRAWING NO: S-47 | DATE: APRIL 2018



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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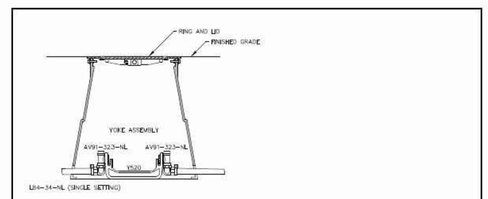
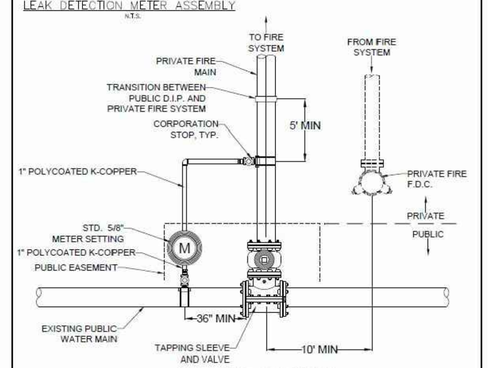
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



LEAK DETECTION METER ASSEMBLY

N.T.S.



FIRE SYSTEM CONNECTION

N.T.S.

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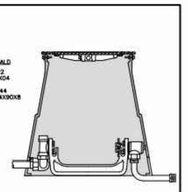
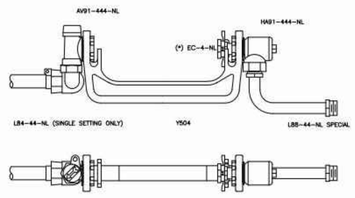
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: JNK | DRAWING NO: S-36 | DATE: JAN. 2018

MATERIAL LIST

QTY	DESCRIPTION	CATALOG NUMBER		
		EORD	MUELLER	AY. McCONKLD
1	INLET CONNECTION	LB4-44-NL	P-15531N	74773M-22
1	YOKE ANGLE KEY VALVE	AV91-444-NL	H-14278N	74604Y 1X04
1	YOKE BAR	Y504	H-5040	14-4
1	YOKE ANGLE CHECK VALVE	HA91-444-NL	H-14248N	702-4YE 44
1	OUTLET CONNECTION	LB8-44-NL SPECIAL	H-15538N	710JPP 4449DX8
1	METER BOX ASSEMBLY	34P-1824242-D W/LID		





TYPICAL 1" METER SETTING

YOKE ASSEMBLY, 1" METER
1" COPPER OR PE P.J. TO 1" CTS PLASTIC OR MIP

N.T.S.

NOTES:

ALL MATERIALS INSTALLED IN POTABLE WATER SYSTEMS ARE REQUIRED TO COMPLY WITH THE FEDERAL DEFINITION OF "LEAD FREE" CONTAINED IN PUBLIC LAW 111-380.

*METER AND EXPANSION CONNECTION EC-4-NL ARE PROVIDED BY THE DEPARTMENT.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

Revision	By	Date

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Drawn By:	ICF
Approved By:	ATD
Date:	11.23.2022
Project No.:	JSM-01
Vertical Scale:	–
Horizontal Scale:	1"=30'
Plotting Scale:	1-1
Drawing Name:	PLAN

TOWNZEN AND SMITH TILE

Springdale, Benton County, Arkansas

CITY OF SPRINGDALE DETAILS 1

Issued for Review – 11.23.2022

Sheet No.: 13 of 15

Drawing Name: M:\SOS\KPROJ\JSM-01\Drafting\JSM-01 Base.dwg Last Modified: Nov 23, 2022 - 2:04pm Plotted on: Nov 23, 2022 - 2:07pm by ah5198

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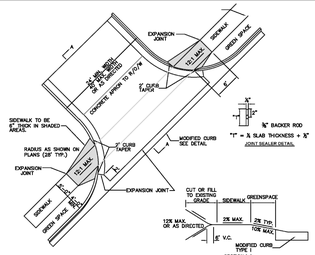

1. DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2. 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-3752, TYPE I OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3. CONCRETE CURB TO BE SAWCUT AT 15' INTERVALS 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 4" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.
7. CONCRETE APRONS SHALL HAVE 15' SAWCUTS IN EACH DIRECTION (BOTH HORIZONTAL AND VERTICAL).
8. INDUSTRIAL DRIVES SHOULD INCREASE RADIUS AT DRIVEWAY ENTRANCES TO 50-FT.

COMMERCIAL DRIVEWAY DETAIL
NOT TO SCALE

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

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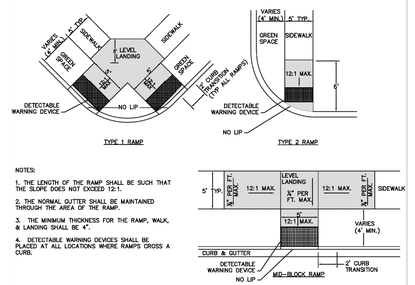

NOTES:

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

HANDICAP RAMP DETAILS
NOT TO SCALE

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

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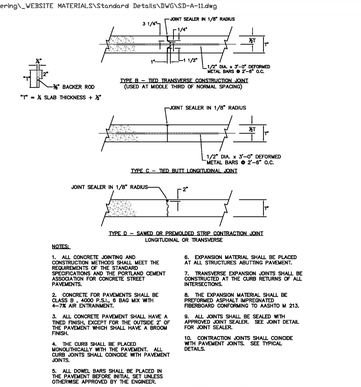

NOTES:

1. ALL CONCRETE JOINTING AND CONSTRUCTION METHODS SHALL MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE PORTLAND CEMENT ASSOCIATION FOR CONCRETE STREET PAVEMENTS.
2. CONCRETE FOR PAVEMENTS SHALL BE CLASS B - 4000 P.S.I., 5 BAG MIX WITH 4-7% AIR ENTRAINMENT.
3. ALL CONCRETE PAVEMENT SHALL HAVE A BROOMED FINISH, EXCEPT FOR THE SURFACE OF THE PAVEMENT WHICH SHALL HAVE A BROOM FINISH.
4. THE CURB SHALL BE PLACED MONOLITHICALLY WITH THE PAVEMENT. ALL CURB JOINTS SHALL COINCIDE WITH PAVEMENT JOINTS.
5. ALL DOWEL BARS SHALL BE PLACED IN THE PAVEMENT BEFORE INITIAL SET UNLESS OTHERWISE APPROVED BY THE ENGINEER.
6. EXPANSION MATERIAL SHALL BE PLACED AT ALL STRUCTURES ABUTTING PAVEMENT.
7. TRANSVERSE EXPANSION JOINTS SHALL BE CONSTRUCTED AT THE CURB RETURNS OF ALL INTERSECTIONS.
8. THE EXPANSION MATERIAL SHALL BE PREFORMED ASPHALT IMPREGNATED FIBERBOARD CONFORMING TO AASHTO M 213.
9. ALL JOINTS SHALL BE SEALED WITH JOINT SEALER. SEE JOINT DETAIL FOR JOINT SEALER.
10. CONTRACTION JOINTS SHALL COINCIDE WITH PAVEMENT JOINTS. SEE TYPICAL DETAILS.

JOINTS FOR CONCRETE PAVEMENT
NOT TO SCALE

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

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

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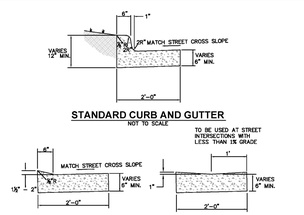

NOTES:

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

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

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-12	

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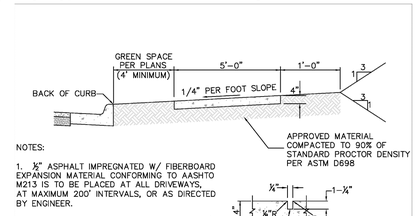

NOTES:

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

SIDEWALK DETAIL
NOT TO SCALE

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

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-1	

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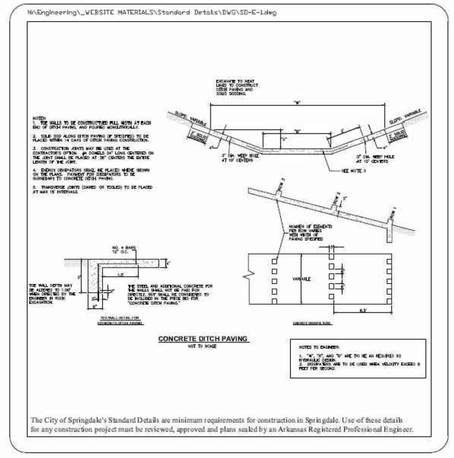

CONCRETE DITCH PAVING
NOT TO SCALE

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 E DITCHES	FILE NO. SD-E-1	

Revision	By	Date

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Drawn By: ICF	Vertical Scale: –
Approved By: ATD	Horizontal Scale: 1"=30'
Date: 11.23.2022	Plotting Scale: 1–1
Project No.: JSM–01	Drawing Name: PLAN

TOWNZEN AND SMITH TILE

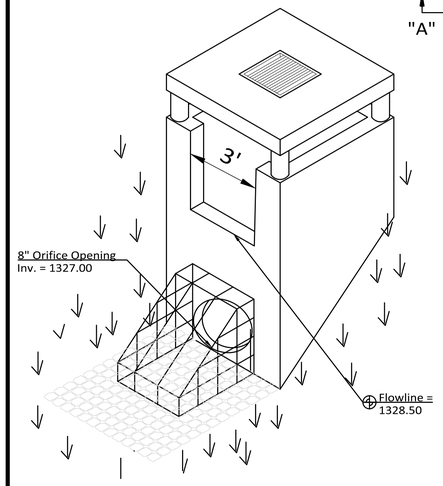
Springdale, Benton County, Arkansas

CITY OF SPRINGDALE DETAILS 2

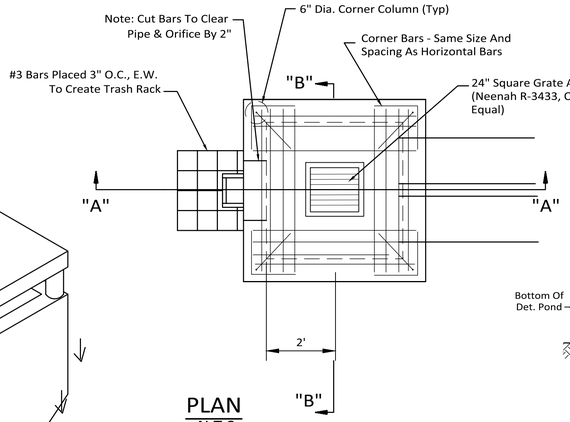
Issued for Review – 11.23.2022

Sheet No.: 14 of 15

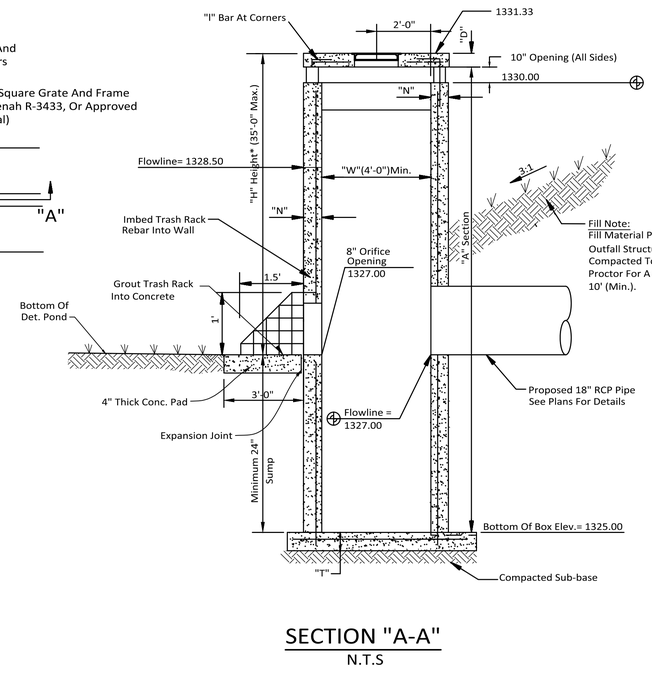
Drawing Name: M:\SDX\PROJ\JSM-01\Drafting\JSM-01 Base.dwg Last Modified: Nov 23, 2022 - 2:04pm Plotted on: Nov 23, 2022 - 2:08pm by ahS198



ISOMETRIC VIEW
N.T.S



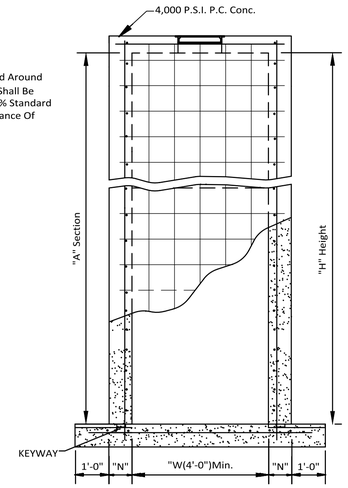
PLAN
N.T.S



SECTION "A-A"
N.T.S

General Notes:

1. All Exposed Corners To Have 3/4" Chamfer.
2. All #4 & #5 Reinforcing Bars To Have 1-1/2" Cover, Larger Sizes To Have 2" Cover.
3. See Grading And Drainage Plan For Pipe Sizes, Locations, And Flow Lines.
4. Pipes Shall Connect To The Ends Or Sides Of The Inlet. Connection Shall Not Be Made At Corners Of Inlet.
5. All Reinforcing Bars To Be Grade 60.
6. Provide Steps In Structure When Depth Is 4' Or Greater.



ELEVATION
N.T.S

Reinforcement Schedule, Base	
Section	
"A"	#4's @ 6" E.W.

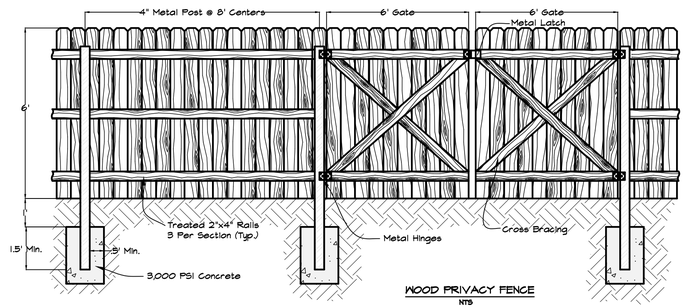
Table Of 'W' Dimensions			
Pipe Size	Skew Of Cross Drain		
Single	Straight	30°	45°
24"	4'-0"	4'-0"	4'-10"
30"	4'-0"	4'-7"	5'-8"
36"	4'-0"	5'-3"	6'-5"
42"	5'-3"	5'-11"	7'-3"
48"	5'-10"	6'-7"	8'-0"
60"	7'-0"	7'-10"	9'-8"
Double	For "A" Section Only		
24"	7'-0"	7'-10"	9'-5"
30"	8'-2"	9'-2"	11'-0"
36"	9'-4"	10'-6"	12'-6"
42"	10'-6"	11'-10"	14'-2"
48"	11'-8"	13'-2"	15'-10"

Reinforcement Schedule, Walls			
Section	Width ("w")	Hor.	Vert.
"A"	4'	#4's @ 9"	#4's @ 10"
	Between 4' & 7'	#6's @ 9"	#4's @ 10"
	Greater Than 7'	#5's @ 4 1/2"	#4's @ 10"

Table Of "T" & "N" Dimensions				
Section	Width ("W")	"T"	"N"	"D"
"A"	Between 4' & 7'	6" + Pipe Thickness	8"	6"
	Greater Than 7'	6" + Pipe Thickness	8"	8"

Reinforcement Schedule, Top		
Dimensions	Steel	Special Pattern
W1 = 7' Or Less	#4's @ 8" E.W.	Diagonal @ Cover
W2 = 7' Or Less	#4's @ 8" E.W.	Diagonal @ Cover
W1 = 7' Or Less	#4's @ 8" E.W.	Diagonal @ Cover
W2 = 7' Or Greater	#4'S @ 6" E.W.	Diagonal @ Cover
W1 = 7' Or Greater	#4's @ 6" E.W.	Diagonal @ Cover
W2 = 7' Or Greater	#4's @ 6" E.W.	Diagonal @ Cover

DETENTION POND OUTLET STRUCTURE
Not to Scale



WOOD PRIVACY FENCE
NTS

Revision	By	Date

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Drawn By:	ICF
Approved By:	ATD
Date:	11.23.2022
Project No.:	JSM-01
Vertical Scale:	–
Horizontal Scale:	1"=30'
Plotting Scale:	1-1
Drawing Name:	PLAN

TOWNZEN AND SMITH TILE

Springdale, Benton County, Arkansas

MISCELLANEOUS DETAILS

Issued for Review - 11.23.2022

Sheet No.: 15 of 15

Drawing Name: M:\JSDKKPROJ\JSM-01\Drafting\JSM-01 Base.dwg Last Modified: Nov 23, 2022 - 2:04pm Plotted on: Nov 23, 2022 - 2:08pm by ah5198

NATURAL GAS NOTES

1. GAS PIPING SHALL RISE UP IN EXTERIOR WALL, RUN THROUGH ATTIC SPACE TO EACH GAS USING EQUIPMENT LOCATION. OFFSET TO MISS ATTIC ACCESS PANELS. SHALL BE FASTENED TO STRUCTURE SECURELY WHERE EVER POSSIBLE.

2. ALL EXPOSED PIPING SHALL BE PAINTED BY THE PAINTING CONTRACTOR WITH BLACK ENAMEL EXCEPT THE GAS METER & LOOP WHICH SHALL BE PAINTED ALUMINUM.

3. THE PLUMBING CONTRACTOR SHALL INSTALL A SHUT OFF VALVE AT EACH INDIVIDUAL UNIT, AS REQUIRED BY THAT UNITS SPECIFICATIONS & ALL APPLICABLE CODES & REGULATIONS.

4. SCHEDULE 40 BLACK PIPE SHALL BE USED ON ALL RUNS BEYOND THE INSULATED UNION.

6. THE PLUMBING CONTRACTOR WILL BE REQUIRED TO MAKE THE GAS CONNECTION AT THE MECHANICAL UNITS & SHALL COORDINATE THIS W/ THE HVAC/MECHANICAL CONTRACTOR.

7. THE NATURAL GAS SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE 2006 EDITION OF THE ARKANSAS FUEL GAS CODE.

WATER CALCULATION NOTES

THIS CALCULATION BASED ON THE 2006 EDITION TO THE ARKANSAS PLUMBING CODE.

VERIFY PRESSURE AT TIME OF CONSTRUCTION. IF GREATER THAN 80 PSI, PROVIDE AND INSTALL PRESSURE REDUCING VALVE TO REDUCE WATER PRESSURE TO 80 PSI MAXIMUM.

GENERAL PLUMBING NOTES

1. ALL PLUMBING SHALL CONFORM TO THE 2006 EDITION OF THE ARKANSAS PLUMBING CODE, AS WELL AS ALL OTHER APPLICABLE STATE & LOCAL LAWS.

2. ALL PLUMBING MATERIALS TO MEET OR EXCEED MATERIAL SPECIFICATIONS OF THE 2006 EDITION OF THE ARKANSAS PLUMBING CODE.

3. ALL SOIL & WASTE PIPING INSIDE BUILDING & UNDER SLABS SHALL BE P.V.C.-D.W.V., ASTM-D2665-77 OR EQUAL.

4. MATERIALS FOR ALL VENT PIPING SHALL CONFORM TO THE 2006 EDITION OF THE ARKANSAS PLUMBING CODE.

5. ALL HORIZONTAL BUILDING DRAINAGE PIPING SHALL BE INSTALLED AT A UNIFORM SLOPE, SAID SLOPE NOT TO BE LESS THAN 1/4 INCH PER FOOT FOR DRAINAGE PIPING 3 INCHES IN DIAMETER & LESS, & 1/8 INCH PER FOOT FOR DRAINAGE PIPING LARGER THAN 3 INCHES IN DIAMETER.

6. ALL TRAPS & CLEAN OUTS TO CONFORM TO THE 2006 EDITION OF THE ARKANSAS PLUMBING CODE.

7. PROVIDE INDIRECT WASTE CONNECTIONS & VACUUM BREAKERS TO PLUMBING FIXTURES AS REQUIRED BY THE 2006 EDITION OF THE ARKANSAS PLUMBING CODE.

8. CHANGES IN DIRECTION OF DRAINAGE PIPING SHALL BE MADE WITH APPROVED FITTINGS MEETING REQUIREMENTS OF THE 2006 EDITION OF THE ARKANSAS PLUMBING CODE.

9. ALL SOIL OR WASTE PIPES IN EXTERIOR WALLS SHALL BE PROTECTED FROM FREEZING BY WRAPPING PIPES WITH 1 INCH THICK SNAP-ON FIBER PIPE INSULATION. WALL INSULATION SHALL BE PLACED TO THE EXTERIOR SIDE OF ALL PIPING. ALL HOT WATER & RETURN WATER LINES SHALL BE INSULATED WITH 1/2" THICK ARM-A FLEX INSULATION ABOVE & BELOW SLAB. TAPE ALL JOINTS.

10. ALL LEAD, CAULKING FERRULES, FLOOR FLANGES & CLEAN OUTS SHALL BE IN ACCORDANCE WITH THE 2006 EDITION OF THE ARKANSAS PLUMBING CODE.

11. PLUMBING FIXTURES, IF CONSTRUCTED OF MATERIAL OTHER THAN CAST IRON, STEEL, OR VITREOUS CHINA, SHALL BE DOCUMENTED TO BE TREATED WITH RETARDANT CHEMICAL.

12. PLUMBING CONTRACTOR SHALL KEEP ALL PLUMBING VENTS A MINIMUM OF 10 FEET FROM H.V.A.C. FRESH AIR & MAKE-UP AIR INTAKES. FRESH AIR INTAKES OCCUR AT ALL CENTRAL H.V.A.C. UNITS & ARE SHOWN ON H.V.A.C. PLANS.

13. EXTENSIONS OF VENT PIPES SHALL EXTEND THROUGH THE ROOF AT LEAST 6 INCHES.

14. PLUMBING CONTRACTOR SHALL INSTALL ROOF VENT FLASHINGS AT ALL ROOF VENT PENETRATIONS. PLUMBING CONTRACTOR SHALL KEEP ROOF PENETRATIONS TO A MINIMUM BY GROUPING VENT RISERS PRIOR TO PENETRATING ROOF. ROOF PENETRATIONS SHALL BE ON BACK OF ROOF WHERE POSSIBLE.

15. PLUMBING CONTRACTOR TO PROVIDE A 12 INCH DIA. P.V.C. BLOCK-OUT FOR ALL FLOOR DRAINS & CLEANOUTS TO ALLOW FOR ADJUSTMENT AFTER FLOOR SLAB IS POURED.

16. DO NOT INSTALL FLOOR DRAINS UNDER H.V.A.C. UNITS OR RETURN AIR IN MECHANICAL ROOMS. SEE MECHANICAL ROOM DETAILS & PLUMBING PLANS FOR LOCATION OF DRAINS. COORDINATE WITH H.V.A.C. CONTRACTOR.

17. CONTRACTOR SHALL RUN ALL HOT & COLD WATER LINES OVERHEAD IN 2nd FLOOR JOIST SPACE, OR WHERE NECESSARY ABOVE SUSPENDED CEILING BELOW SECOND FLOOR. EACH WATER LINE SHALL BE IDENTIFIED BY A COLOR CODED LABEL WITH ARROW INDICATING FLOW DIRECTION AT 10' INTERVALS.

18. ALL WATER PIPING SHALL BE COPPER (TYPE L); NO JOINTS ALLOWED BELOW SLAB, EXCEPT PIPING LARGER THAN 1-1/4", BRAZING REQUIRED. ALL WATER PIPING ABOVE GRADE SHALL BE INSULATED W/ ARMSTRONG ARMAFLEX 1/2" THICK INSULATION UP THRU 3/4" IN SIZE. PROVIDE 3/4" THICK INSULATION 1" SIZE PIPE AND ABOVE. TAPE ALL JOINTS.

19. PROVIDE HOT & COLD WATER TO EACH FIXTURE AS REQUIRED WITH SHUT-OFF VALVES.

20. HOT WATER TO HAND WASHING FIXTURES SHALL MAINTAIN A TEMPERATURE BETWEEN 105° & 110° FAHRENHEIT. PLUMBING CONTRACTOR SHALL BALANCE HOT WATER SYSTEMS TO MAINTAIN REQUIRED TEMPERATURES.

21. WALL HUNG LAVATORIES SHALL BE INSTALLED WITH INSULATION WRAP ON ALL EXPOSED P-TRAP DRAIN LINES, HOT & COLD WATER SUPPLY LINES. USE "HANDI-LAV-GUARD" BY "TRUEBRO" (203-875-2868) OR EQUAL.

22. ALL WATER OUTLETS SHALL BE PROTECTED FROM BACKFLOW OR BACKSIPHONING BY DEVICES THAT MEET REQUIREMENTS OF THE 2006 EDITION OF THE ARKANSAS PLUMBING CODE.

23. LAVATORIES IN PUBLIC TOILET ROOMS MUST BE EQUIPPED WITH OUTLET DEVICES OF 0.5 G.P.M. OR WITH SELF CLOSING VALVES THAT LIMIT DELIVERY TO A MAXIMUM OF 0.25 GALLON OF HOT WATER PER ACTIVATION.

24. DISTRIBUTION SYSTEM FOR POTABLE WATER MUST BE DISINFECTED PRIOR TO BEING PLACED INTO OPERATION. DISINFECTION PROCEDURES MUST BE AS OUTLINED IN SECTION 10.11, OF THE 2006 EDITION OF THE ARKANSAS PLUMBING CODE.

25. PLUMBING CONTRACTOR TO PROVIDE CONNECTION & FINAL INSTALLATION OF ALL PLUMBING FIXTURES.

26. ALL SOLDER & FLUX SHALL BE LEAD FREE & IN ACCORDANCE WITH THE FEDERAL SAFE DRINKING WATER ACT AS AMENDED BY PUBLIC LAW 99-339.

27. PLUMBING CONTRACTOR TO PROVIDE TEST OF ENTIRE PLUMBING, WATER & SEWER SYSTEMS AS PRESCRIBED BY THE 2006 EDITION OF THE ARKANSAS PLUMBING CODE.

28. ALL STEEL GAS PIPING SHALL COMPLY WITH REQUIREMENTS OF ANSI B36.10. ALL LOW PRESSURE GAS STEEL PIPING LARGER THAN 2" & ALL STEEL PIPING CONTAINING INTERMEDIATE PRESSURE GAS SHALL HAVE WELDED JOINTS. ALL PLASTIC GAS PIPING SHALL BE THERMOPLASTIC GAS PRESSURE PIPE ASTM-D2513, OR EQUAL. ALL PLASTIC GAS PIPING INSTALLED SHALL BE INSTALLED WITH TRACER WIRE.

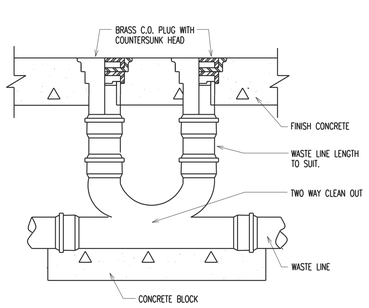
29. ALL GAS PIPING SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 54 AS WELL AS REQUIREMENTS OF THE 2006 EDITION OF THE ARKANSAS FUEL GAS CODE.

30. STEEL GAS PIPING SYSTEM SHALL BE ELECTRICALLY CONTINUOUS & BONDED TO A 5/8 INCH DIAMETER X 8 FOOT LONG COPPER CLAD STEEL ROD AT THE POINT OF ENTRY OF THE MAIN GAS SERVICE TO THE BUILDING. PROVIDE ANODES AS REQUIRED.

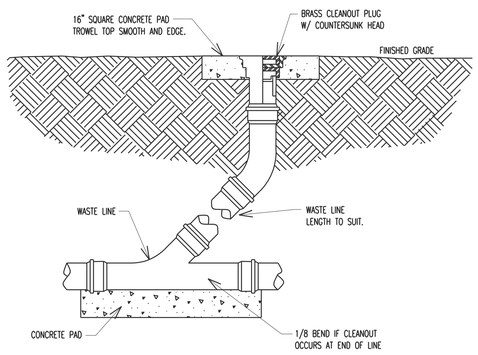
31. ALL PRESSURE REDUCING GAS REGULATORS INSIDE THE BUILDING SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 54, & SHALL BE FINAL ADJUSTED BY PLUMBING CONTRACTOR.

32. BEFORE GAS SYSTEM IS PUT INTO SERVICE, IT SHALL BE TESTED TO ASSURE THAT IT IS GAS TIGHT. TESTING OF PIPING SYSTEM SHALL BE IN ACCORDANCE WITH NFPA 54 SECTION 4.

33. ALL GAS APPLIANCES SHALL HAVE AN ACCESSIBLE GAS SHUT-OFF VALVE NO FURTHER THAN 6 FEET FROM THE APPLIANCE, INSTALLED UPSTREAM FROM THE UNION OR CONNECTOR THEY SERVE, & IT MUST BE IN THE SAME ROOM AS THE APPLIANCE.



5 Two Way Cleanout To Grade
No Scale



3 Cleanout To Grade
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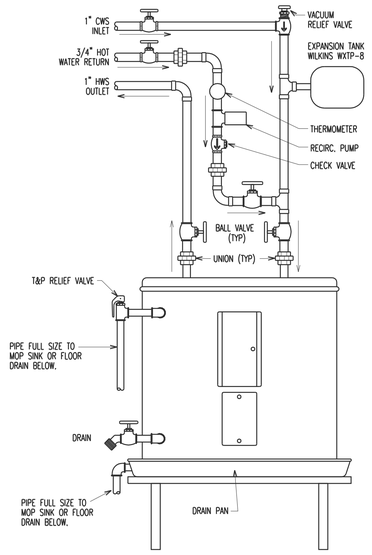
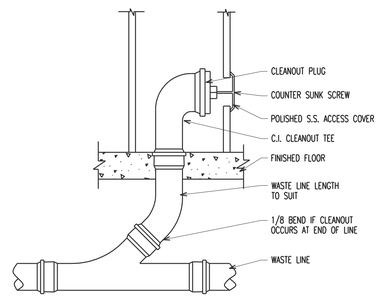
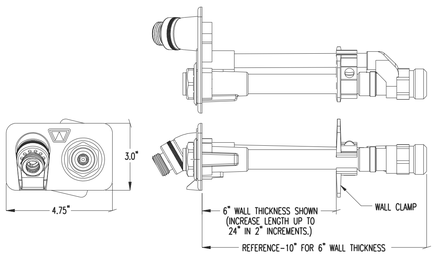


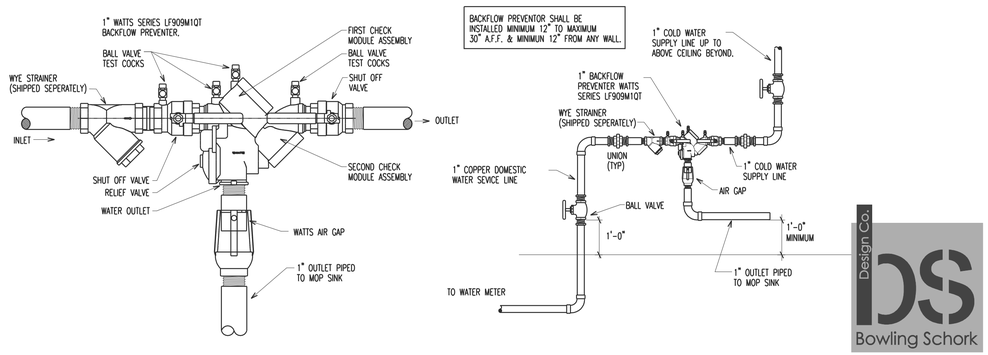
2 Shelf Mounted Water Heater Detail
No Scale



4 Wall Clean Out
No Scale



6 Freezeless Wall Hydrant
No Scale (Woodford #65)



1 Backflow Preventer Detail
No Scale (Horizontal Installation)

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PLUMBING DETAILS & SCHEDULES

SMITH TILE BUILDINGS
WAGONWHEEL ROAD
SPRINGDALE, AR

ISSUE/ REVISIONS

A/E #22113

11/23/2022

P4.1

SHT 4 OF 4

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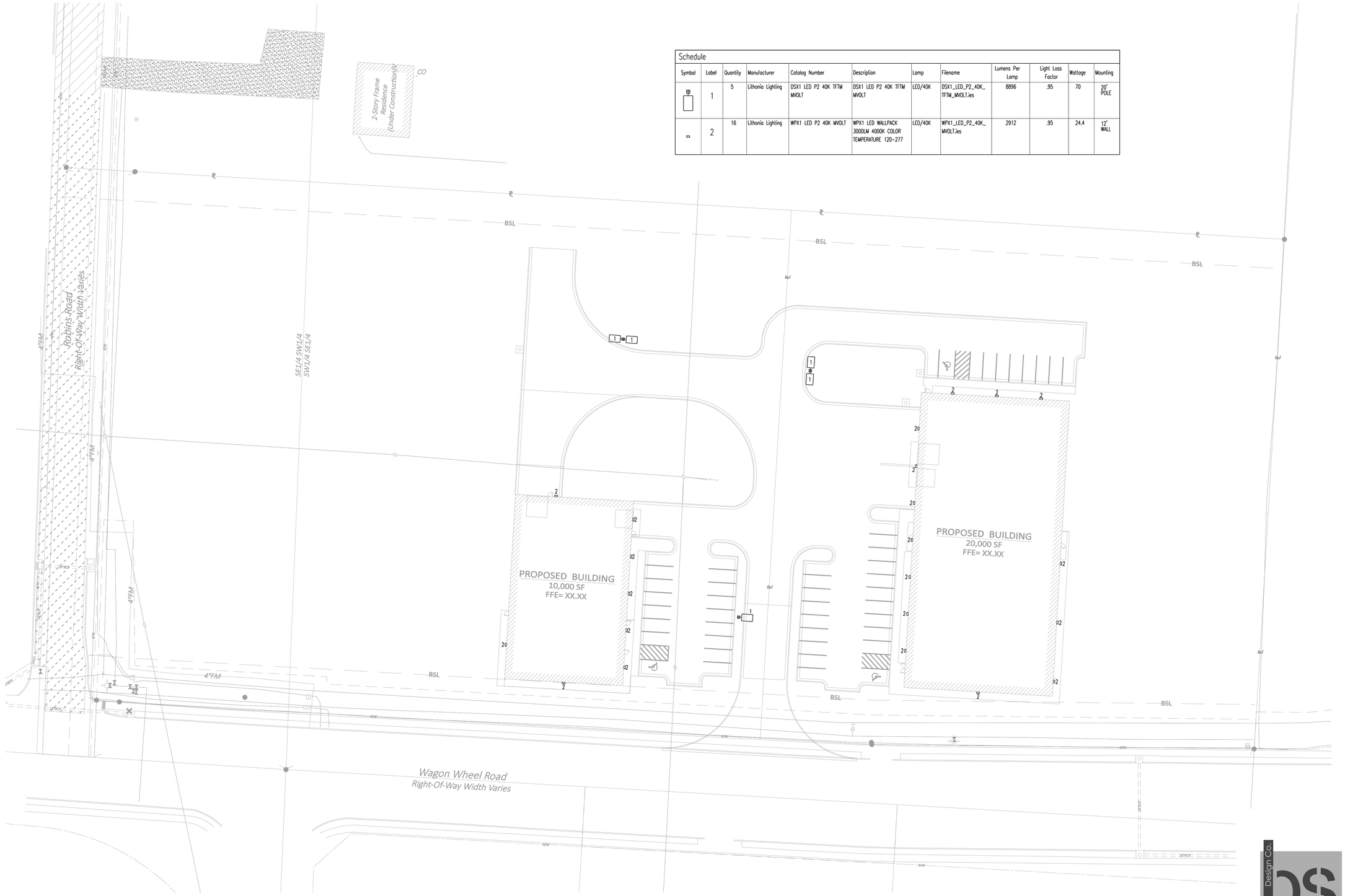
Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Mounting
	1	5	Lithonia Lighting	DSX1 LED P2 40K TFTM MVOLT	DSX1 LED P2 40K TFTM MVOLT	LED/40K	DSX1_LED_P2_40K_TFTM_MVOLT.ies	8896	.95	70	20' POLE
	2	16	Lithonia Lighting	WPX1 LED P2 40K MVOLT	WPX1 LED WALLPACK 3000LM 4000K COLOR TEMPERATURE 120-277	LED/40K	WPX1_LED_P2_40K_MVOLT.ies	2912	.95	24.4	12' WALL



1 Site Lighting Plan
1"=30'-0"

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SITE LIGHTING PLAN

SMITH TILE BUILDINGS
WAGONWHEEL ROAD
SPRINGDALE, AR

ISSUE/ REVISIONS

A/E #22110/GE22006

06/15/2022

MEP

SHT 1 OF 1

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Statistics				
Description	Symbol	Avg	Max	Min
SITE	+	0.4 fc	6.0 fc	0.0 fc

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Mounting
	1	5	Lithonia Lighting	DSX1 LED P2 40K TFTM MVOLT	DSX1 LED P2 40K TFTM MVOLT	LED/40K	DSX1_LED_P2_40K_TFTM_MVOLT.ies	8896	.95	70	20' POLE
	2	16	Lithonia Lighting	WPX1 LED P2 40K MVOLT	WPX1 LED WALLPACK 3000LM 4000K COLOR TEMPERATURE 120-277	LED/40K	WPX1_LED_P2_40K_MVOLT.ies	2912	.95	24.4	12' WALL



1 Site Lighting Photometric Plan
1"=30'-0"

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
TIMOTHY C. GEARY
6183
11/03/2022

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SITE LIGHTING PHOTOMETRIC PLAN

SMITH TILE BUILDINGS
WAGONWHEEL ROAD
SPRINGDALE, AR

ISSUE/ REVISIONS

A/E #22110/6E22006

06/15/2022

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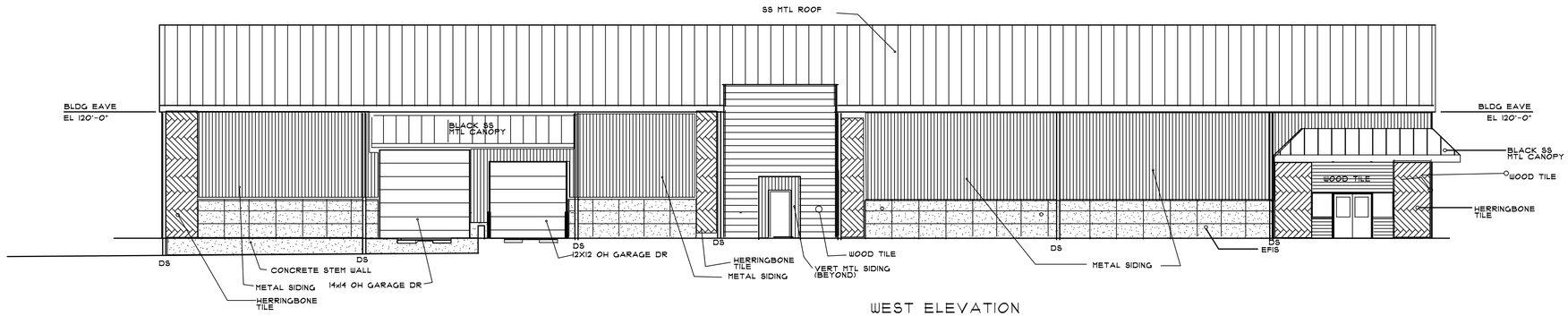
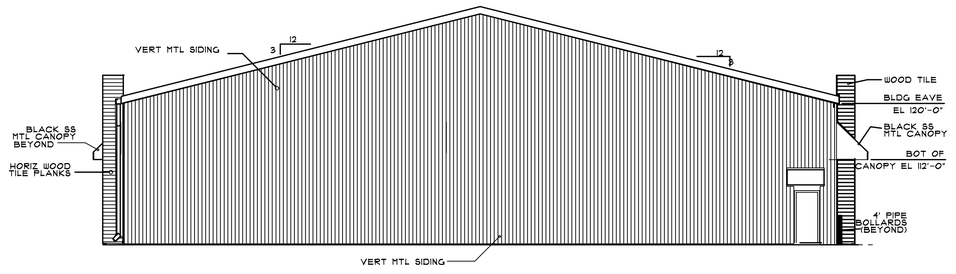


WEST ELEVATION

EXT SIDING MATERIALS

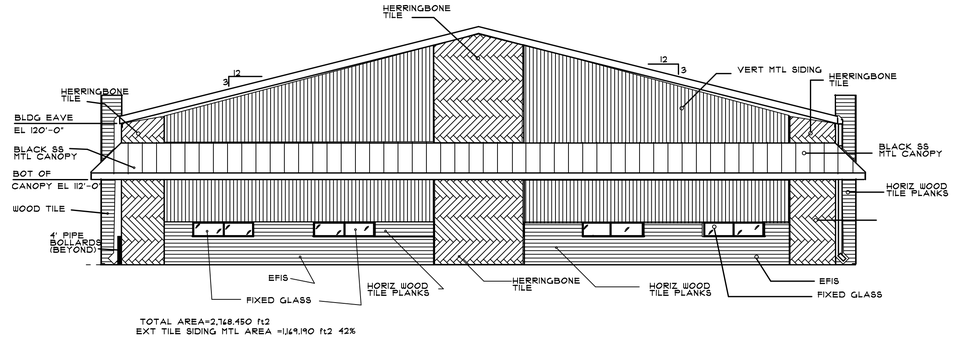
TOTAL AREA 3,822 SQ
ALT MTL AREA 2132 SF 54%

Area=4,150.068 ft2



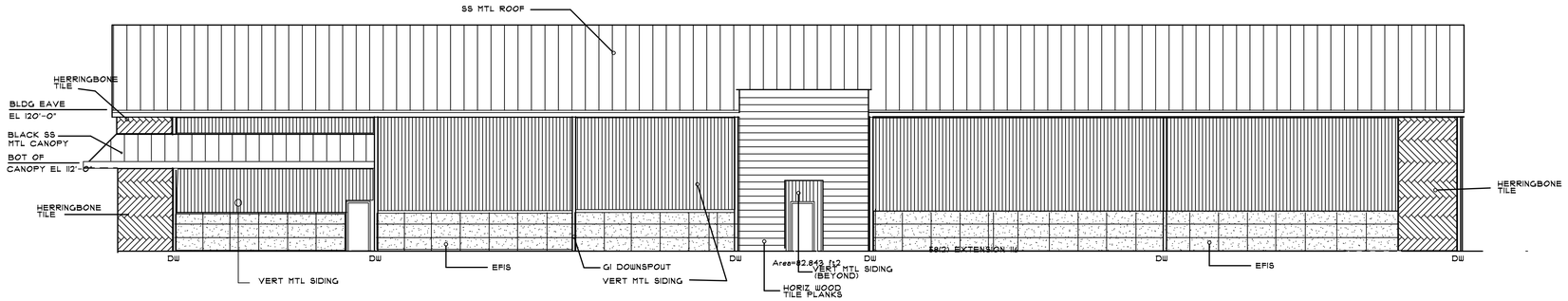
TOTAL AREA =2,768.450 ft2
LAP TILE SIDING 162 SF 5.8%

NIC'S BUILDING "A"
NORTH ELEVATION



TOTAL AREA=2,768.450 ft2
EXT TILE SIDING MTL AREA =1149.190 ft2 42%

NIC'S BUILDING "A"
SOUTH ELEVATION



13576 TOTAL EL FACADE
5485 QUALITY MTL FACADE
40% OF 4 ELEVATION
HAVE QUAL MATERIALS

OMIT N ELEV FROM ELEV COUNT
3 VISIBLE ELEVATIONS HAVE
49% HAVE QUAL MATERIALS VISIBLE

TOTAL AREA 4218 SF
TILE SIDING MATERIAL= 2016 SQ FT 48%

NIC'S BUILDING "A"
EAST ELEVATION

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NIC'S BLDG "A"
ELEVATIONS

SMITH TILE BUILDINGS
WAGONWHEEL ROAD
SPRINGDALE AR

ISSUE/ REVISIONS
10/7/2022

A/E #22112

A2

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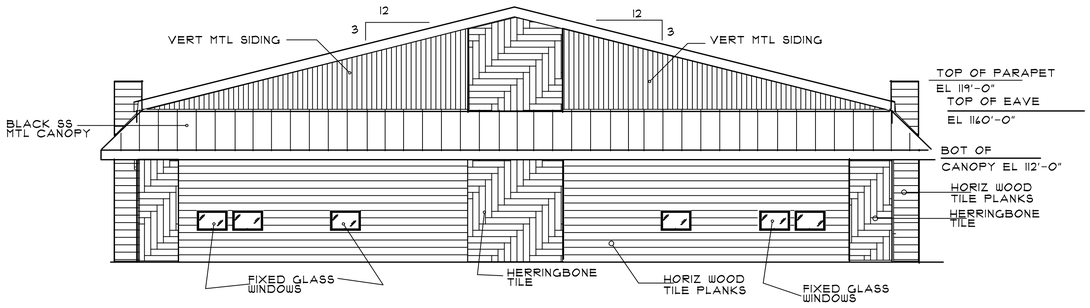
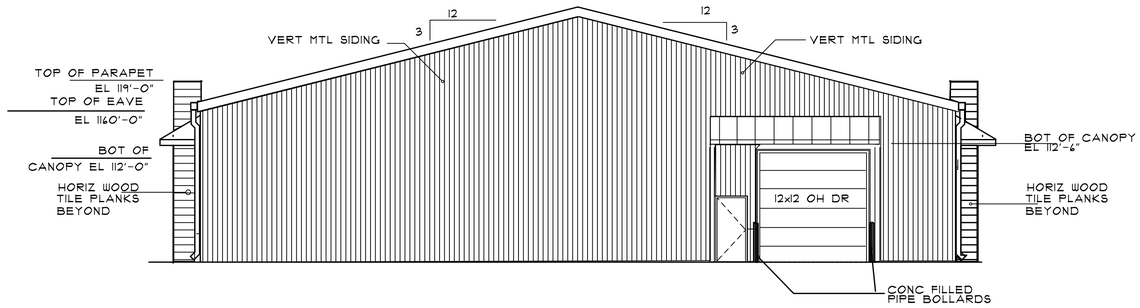


JOHN'S BUILDING "B"
SOUTH ELEVATION

SIDING TILE/LAP AREA 1,468 SF
TOTAL AREA OF FACADE 1,782 SQ FT
82 %COVERAGE



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NORTH ELEVATION

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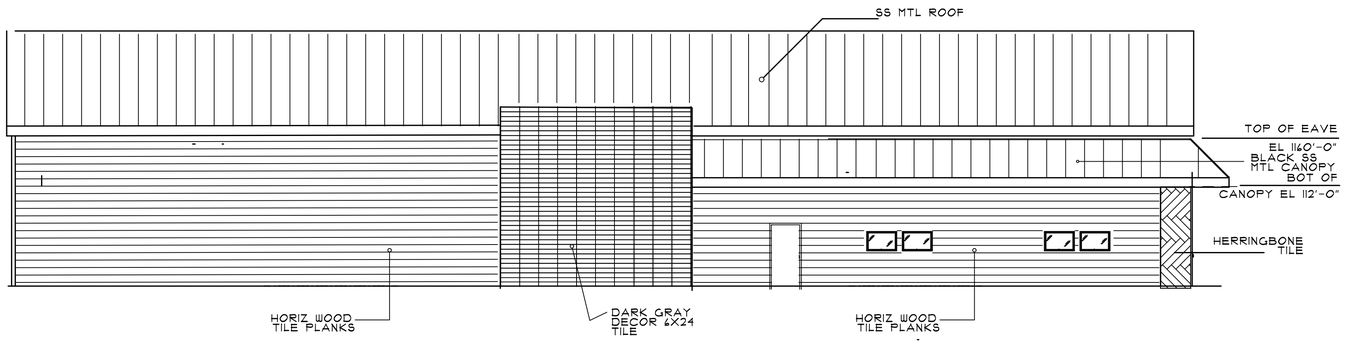
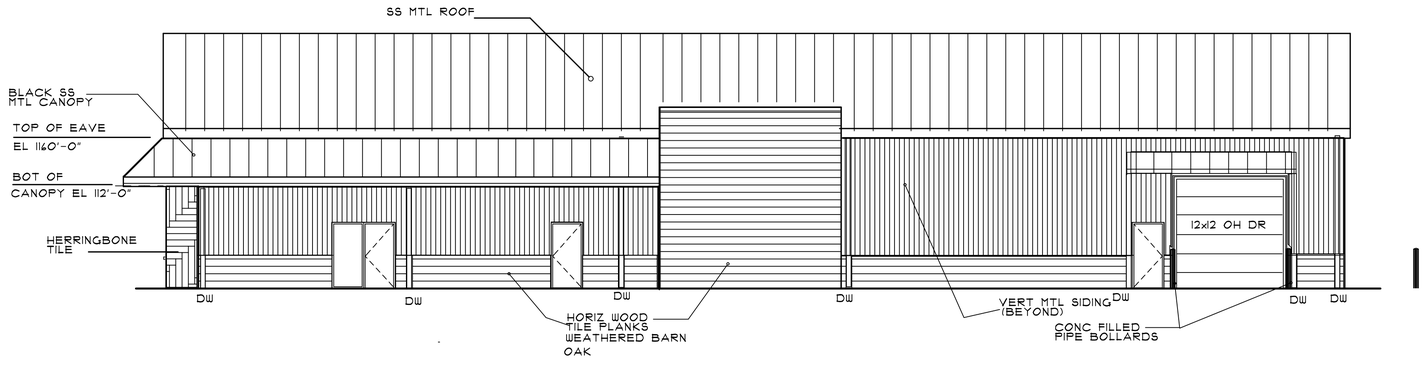
6.6% TILE PLANKS
93.3% METAL SIDING



WEST ELEVATION

JOHN'S BUILDING "B"
EAST ELEVATION

2,047 TOTAL AREA
100% TILE/LAP SIDING



7658 TOTAL EL FACADE
4264 QUALITY MTL FACADE
56% OF 4 ELEVATION
HAVE QUAL MATERIALS

OMIT N ELEV FROM ELEV COUNT
3 VISIBLE ELEVATIONS HAVE
71% HAVE QUAL MATERIALS VISIBLE

2,047 TOTAL AREA
631 SF ALT SIDING 31%
1416 MTL SIDING 69 %

JOHN'S BUILDING "B"
EAST ELEVATION

ALL RIGHTS RESERVED (C)2022

ROBERT D. BERRY, ARCHITECTS
110 N. MAIN, EUREKA SPRINGS, AR.
rdberryarchitect@sbcglobal.net
479-253-2916 C: 479-253-1854

JOHN'S BUILDING B
ELEVATIONS

SMITH TILE BUILDINGS
WAGONWHEEL ROAD
SPRINGDALE AR

ISSUE/ REVISIONS

A/E # 22112

11/16/2022

B1

SHT OF

HALFF | SMARTER SOLUTIONS

Parcel Data Report: October 12, 2022.

Prepared by David W. McElroy, PS.

Data for Tract is based on overall Tract Data as Shown on Springdale Arkansas GIS Map and/or the Arkansas GIS Office.

Subject Parcel ID: 21-00138-048

Current Ownership: Horse Water Road LLC & Smith, Nicolas

Address: Wagon Wheel Rd, Springdale, Arkansas

Source: Springdale, Arkansas GIS Map and Arkansas GIS Office

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Parcel ID: 21-00200-020

Current Ownership: Lexington Properties LLC

Owner Address: PO Box 1210, West Memphis, Arkansas

Source: Springdale, Arkansas GIS Map

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Current Ownership: Gary and Mary Ann Tuten

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Current Ownership: Wagon Properties LLC

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Current Ownership: Loneta M. Blevins

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Parcel ID: 21-00138-045

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Owner Address: 116 N Lincoln St, Lowell, Arkansas

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Current Ownership: Nancy L, Taylor

Owner Address: 4487 Warwick Cir, Fayetteville, Arkansas

Source: Springdale, Arkansas GIS Map

Southeast Adjoining Parcel

Parcel ID: 21-03370-000

Current Ownership: Charles A & Karen R, Smith

Owner Address: 1115 Lexington Cir, Fayetteville, Arkansas

Source: Springdale, Arkansas GIS Map

Southeast Adjoining Parcel

Parcel ID: 21-03369-000

Current Ownership: Kelly Daniels

Owner Address: 1137 Lexington Cir, Fayetteville, Arkansas

Source: Springdale, Arkansas GIS Map

Southeast Adjoining Parcel

Parcel ID: 21-03368-000

Current Ownership: James McGill

Owner Address: 1161 Lexington Cir, Fayetteville, Arkansas

Source: Springdale, Arkansas GIS Map

Southeast Adjoining Parcel

Parcel ID: 21-03367-000

Current Ownership: Elizabeth K & Aybey, Gencosmanoglu

Owner Address: 1185 Lexington Cir, Fayetteville, Arkansas

Source: Springdale, Arkansas GIS Map

Certification

I, David W, McElroy, certify to the best of my knowledge, the parcel data depicted to be true and correct based on the data obtained through Springdale, and/or the Arkansas GIS Map. Other records may exist that a current and accurate title search would disclose.

David W. McElroy, PS.



B22-114

November 16, 2022

Via Email: planningapplications@spingdalear.gov
ATTN: Springdale Planning Department
201 Spring Street
Springdale Arkansas, 72764

Re: Attachment for Variance Application
Townzen and Smith Tile

To Whom It May Concern:

The following are responses to the prompts on the variance application for Townzen and Smith Tile.

ENTRANCES – one customer entrance on all sides of principal building directly facing abutting public right of-way.

- Variance Requested:
  Townzen and Smith Tile are requesting a variance from the number of customer entrances that faces an abutting right-of-way found in section B.2 of the Commercial Design Standards. See attached site plan for visual.
- Difficulty or Hardship:
  The primary entrance of each facility will face the interior of the site. Thus, the western most building entrance will face the east and the eastern most building entrance will face the west. This interior area is where a majority of the parking is located. Because of this, it would not make sense to have the primary entrance be located on the south side of each building as it would be confusing to customers on where they should enter. However, we believe that the public entrances provided will provide adequate access to the public.
- Effect of Variance:
  Granting the variance would avoid confusion from guests that might wander around the site in attempt to find the building entrance.
- Harmony with intended purpose of the standards:
  In our opinion, this variance would not hinder the intended purpose of the requirement. Adequate access to the public is provided for the facility. The development will remain in harmony with the intended purpose of the commercial design standards.

HALFF ASSOCIATES, INC.

5704 EUPER LANE, SUITE 200 TEL (479) 452-1933 WWW.HALFF.COM
FORT SMITH, AR 72903

MATERIALS AND COLORS – Minimum setback according to zoning district requirements.

- Variance Requested:
  We are requesting a variance from the percentage of high-quality exterior materials found in section 5b.i.
- Difficulty or Hardship:
  The north side of each building does not contain predominantly high-quality materials. This is proposed as the north sides of the buildings are not visible from the street frontage of Wagon Wheel Road. However, each of the other sides of the building elevations contain predominantly high-quality materials.

  On Building A there is a total of 13,576 sq ft of facade elevations with a total of 5,485 sq ft of quality material that is visible from Wagon Wheel Road. This yields a total of 40% quality materials. If you omit the North Elevation, which is not visible from the Wagon Wheel Road, then there is 5317 sq ft (49%) of quality material that is visible from the street frontage.

  On Building B, there is a total of 7,658 sq ft of façade elevation with a total of 4264 sq ft (56%) of quality materials visible from Wagon Wheel Road. If you omit the North elevation, which is not visible from the street, then there is 4,146 sq ft (70%) of quality material visible from the street frontage.

- Effect of Variance:
  Granting the variance would allow for Building A to maintain the aesthetically pleasing visual balance and uniformity of materials that is has under its current layout and percentage (49%) of quality materials.
- Harmony with intended purpose of the standards:
  In our opinion, this variance would not hinder the intended purpose of the requirement. Adequate percentages of high-quality materials would be visible to the public from Wagon Wheel Road. The development will remain in harmony with the intended purpose of the commercial design standards as it will give the public an aesthetically pleasing building to look at.

If you have any questions or require additional information, please call me at 479-452-1933.

Sincerely,

Halff Associates

Isaiah Filley, EI
Project Engineer

HALFF ASSOCIATES, INC.

5704 EUPER LANE, SUITE 200 TEL (479) 452-1933 WWW.HALFF.COM
FORT SMITH, AR 72903

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Application for Variance – Commercial Design Standards

This document is to be submitted to the Springdale Planning & Community Development Division via planningapplications@springdalear.gov.

STAFF USE ONLY

Date Application Submitted: November 16, 2022

Date Accepted as Complete: November 22, 2022 Project Number: B22-114

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: Isaiah Filley	Name: Nic Smith
E-mail: ifilley@halff.com	E-mail: nsmith@townzentile.com
Address: 5704 Euper Lane Suite 200, Fort Smith, AR 72903	Address: 13241 Puppy Creek Road Suite 6, Springdale, AR 72762
Phone: 479-452-1933	Phone: 479-751-4043
Site/ Location: Site at NE Corner of Wagon Wheel Road and Robbins Road	Current Zoning District: C-2
Assessor's Parcel Number(s): 21-00138-048	Rezone required: No
	Total Acreage: 6.74 +/-

The Planning Commission may approve variances to depart from the literal requirements of the Commercial Design Standards where strict enforcement of said requirements would cause undue hardship due to circumstances unique to the individual property under consideration, and the granting of such variance is demonstrated to be within the spirit and intent of the provisions of the design standards.

Fee for Variance Application is $75

Check item(s) for which variance is requested:

- [X] **ENTRANCES** – one customer entrance on all sides of principal building directly facing abutting public right of-way
- [ ] **PARKING LOT ORIENTATION** – no more than 60% of off-street parking area located between the front façade within the front yard of the principal building

☐ **STRUCTURE BACK AND SIDES**
- ☐ Minimum setback according to zoning district requirements
- ☐ Earthen berm installed with trees and landscaping for façade facing adjacent residential uses or area on Comprehensive Land Use Plan

☐ **PEDESTRIAN FLOW**
- ☐ Sidewalk along all sides of lot abutting public right-of-way required per Master Street Plan
- ☐ 5' continuous internal pedestrian walkways from public sidewalk to principal customer entrance of all principal building on site
- ☐ 5' sidewalk along the full length of building on façade featuring customer entrance an façade abutting public parking areas 6' from façade of building
- ☐ Weather protection features within 30' of all customer entrances, constructed parallel to building façade
- ☐ Internal walkway distinguished from driving surface through use of durable, low maintenance surface materials to enhance safety and comfort

☐ **CENTRAL FEATURES AND COMMUNITY SPACES**
- ☐ Provision of at least 2 central features
- ☐ Direct access to public sidewalk network

☐ **MULTIPLE BUILDINGS IN COMMERCIAL CENTERS**
- ☐ Use of similar building materials
- ☐ Use of similar architectural styles or theme

☐ **OUTDOOR STORAGE, TRASH COLLECTION AND LOADING AREAS**
- ☐ Not visible from public right-of-way, located within 20' of any public street, sidewalk or internal pedestrian way
- ☐ Incorporated into the overall design of the building
- ☐ Screening material similar to principal materials of the building and landscape
- ☐ Landscaped so that visual and acoustic impacts fully contained and out of view of adjacent property and public streets
- ☐ Landscaped so not attention is attached to the function by the use of screening material an no attention is attached to the function by the use

☐ **FACADES AND EXTERIOR WALLS** – face over 100' in linear length incorporate wall projections or recesses
- ☐ Minimum 3' depth
- ☐ Minimum of 20 contiguous feet within each 100' of façade length
- ☐ Extends 20% of the façade

☐ **DETAIL FEATURES**
- ☐ Facades include a repeating pattern with no less than 3 elements (color change, texture change, material change)
- ☐ At least one element repeating horizontally
- ☐ Elements repeat at intervals of more than 30' horizontally or vertically
- ☐ Change in plane no less than 12" in width (offset, reveal or projecting rib)

☐ **ROOFS** – change in height every 100 liner feet in building length

☒ **MATERIALS AND COLORS**
- ☐ Predominate exterior materials high quality materials
- ☐ Façade color – low reflectance, subtle, neutral or earth tone

☐ **ENTRYWAYS** – 3 defined, highly visible customer entrances

☐ **LANDSCAPING**
- ☐ Entryway landscaping
- ☐ Parking lot landscaping
- ☐ Perimeter parking area landscaping
- ☐ Building foundation landscaping

☐ **SCREENING**
- ☐ Trash containers, trash compactor, and recycling bins screened from public view 4 sides
- ☐ Exterior ground-mounted or building-mounted equipment
- ☐ Rooftop equipment
- ☐ Solid fence or wall not less than 6' in height along all rear and side property lines common to property zoned for residential purposes
- ☐ Required screening fence or wall maximum height 8', high quality materials
- ☐ Required screening fence or wall maximum continuous length of 50'
- ☐ Earthen berm installed with trees and landscaping for façades facing areas indicated for residential use by the Comprehensive Land Use Plan

☐ **LIGHTING**
- ☐ Pedestrian walkway lighting – 4' maximum height for bollard-type lighting, pedestrian areas illuminated a minimum of 1 footcandle
- ☐ Parking lot lighting – 35' maximum mounting fixture height with all parking areas maintaining 3 footcandles
- ☐ Parking lot lighting – maximum maintained vertical footcandle at any adjoining residential property line 0.5 footcandle measured at 5' above grade
- ☐ Uniformity ratios throughout parking l – not more than a 6:1 ratio of average to minimum illumination and not more than 20:1 maximum to minimum
- ☐ Canopy lighting – 35 footcandles maximum average maintained footcandles under canopy
- ☐ Canopy lighting fixtures lens cover recessed or flush with bottom surface (ceiling) of canopy
- ☐ Canopy indirect light beamed upward and then reflected down shielded focused exclusively on the underside of canopy

FOR EACH ITEM CHECKED

Variance requested: (attach visual representation of request)

See Attached

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

See Attached

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

See Attached

Harmony with intended purpose of the standards: (how the proposed develop will remain in harmony with the intended purpose of the commercial design standards with the approval of the variance)

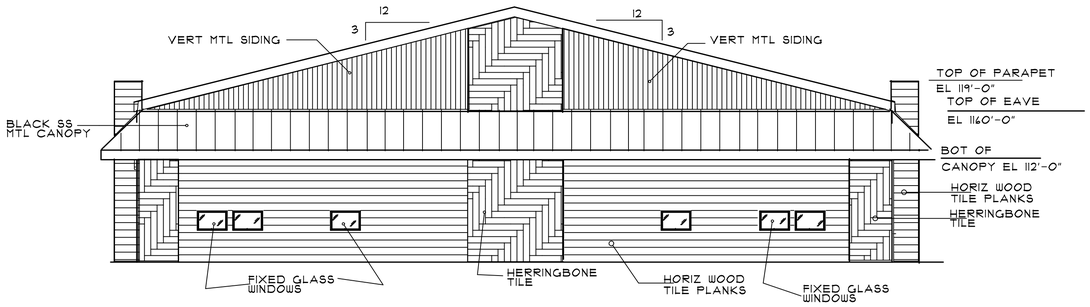
See Attached

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) Isaiah Filley

DATE: 11-16-2022



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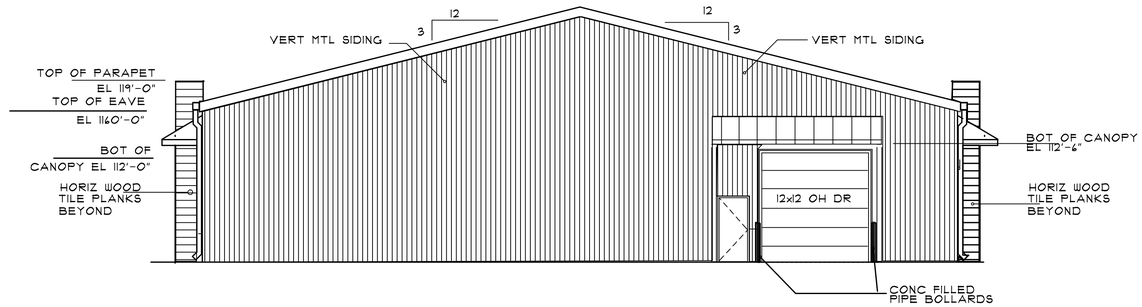

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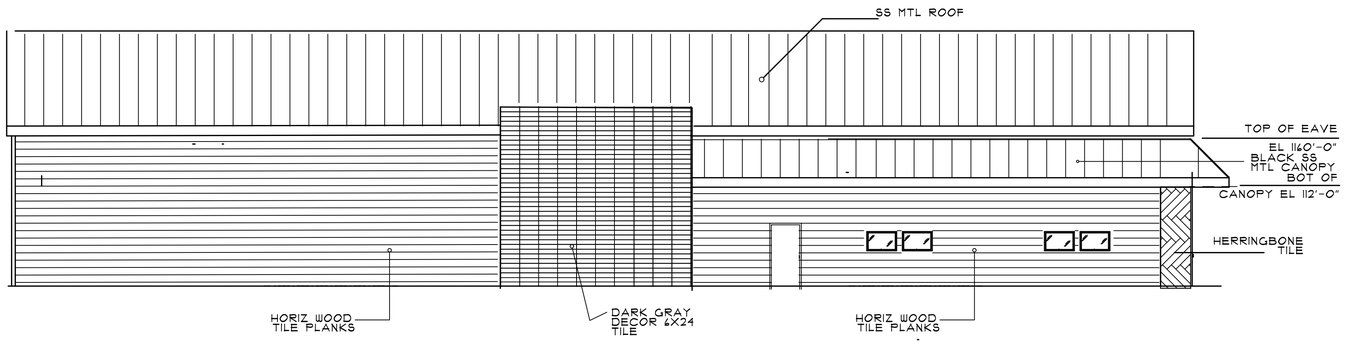

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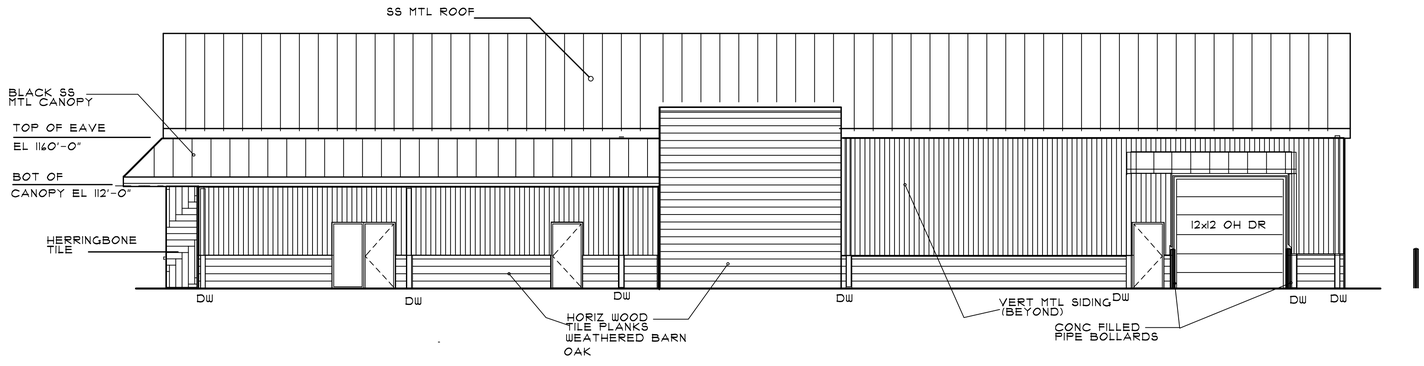

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B22-114

ALL RIGHTS RESERVED (C)2022

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rdberryarchitect@sbcglobal.net
479-253-2916 C: 479-253-1854

JOHN'S BUILDING B
ELEVATIONS

SMITH TILE BUILDINGS
WAGONWHEEL ROAD
SPRINGDALE AR

ISSUE/ REVISIONS

A/E # 22112

11/16/2022

B1

SHT OF

HALFF | SMARTER SOLUTIONS

B22-114

Parcel Data Report: October 12, 2022.

Prepared by David W. McElroy, PS.

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B22-114

Certification

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David W. McElroy, PS.





Planning Commission Meeting
December 6, 2022

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PROJECT: B22-114
APPLICANT: Townzen and Smith Tile
REQUEST: Variance for Commercial Design Standards

370

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: December 6, 2022

Re: **L22-66** **Large-Scale** **Car-Mart**

Planning Comments:

1. This Large-Scale Development Plan has been given the number L22-66. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission (standard comment).
3. A written response to all comments is required with resubmission (standard comment).
4. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
5. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).
6. Show the Parcel Number of the property in a prominent font above the legal description.

Building & Fire Comments:

Show Building sewer on site plan.
The finished floor elevations of building is below the elevation of the upstream manhole cover. Provide backwater valves for the building sewer (Ark Plumbing Code Section 714.) Show backwater valve on plan.

Engineering Summary:

- Need sidewalk connecting to ROW
- Need wheel stops when parking stalls are adjacent to 5' sidewalk

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 11/30/2022

1. **Chapter 107 – Stormwater Pollution**

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

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

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

(Ord. No. 3258, § 1, 11-12-02)

- *110.31* - Sidewalks are required one-foot (1') inside the right-of-way line.
    - **Provide parking stops for any parking stalls that are adjacent to a sidewalk that is 5' wide or less.**

3. **Chapter 112 – Subdivisions**

(Code 1973, § 30-1)

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

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:

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

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted: November 3, 2022 Payment Method: _____

Date Accepted as Complete: _____ Project Number: L22-66

Must meet the below criteria for a Large Scale Submittal:

- [x] Pre-application meeting held with Springdale Planning Department. Date: 7/21/22
- [x] Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.

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

APPLICATION CONTACTS:

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

Applicant (person making request)	Development Point of Contact for Question & Staff Reviews
Name: Jorge DuQuesne	Name: Butch Parmley
E-mail: jorge@blewinc.com	E-mail: butch.parmley@car-mart.com
Address: 5102 S Pinnacle Hills Rogers, AR 72758	Address: 1805 N. 2nd St, Ste 401 Rogers, AR 72756
Phone: (479) 443-4506	Phone: (866) 819-9944
Site/ Location: _____	Current Zoning District: C-2
Assessor's Parcel Number(s): 815-30494-000	Rezone required: No
	Total Acreage: 2.00 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): JORGE DUQUESNE Date: 11/3/22

Signature: JDQ

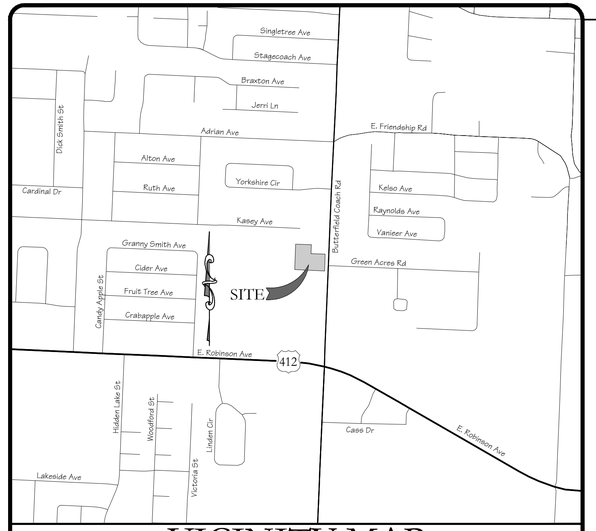
Staff Notes:

LARGE SCALE DEVELOPMENT L22-66 For:

CAR-MART Detail Area

Butterfield Coach Road

Springdale, Arkansas



VICINITY MAP
N.T.S.

General Notes:

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

Contact Information:

DEVELOPER / PROPERTY OWNER:
America's CAR-MART, Inc.
c/o Mr. Butch Parmley
3825 N. Shiloh Drive
Fayetteville, AR 72703
(866) 819-9944

CIVIL ENGINEER:
Blew & Associates, PA
5102 S. Pinnacle Hills Pkwy
Rogers, AR 72758
Ph: (479) 443-4506
Fax: (479) 582-1883

LAND SURVEYOR:
Blew & Associates, PA
3825 N. Shiloh Drive
Fayetteville, AR 72703
Ph: (479) 443-4506
Fax: (479) 582-1883

WASHINGTON COUNTY:
Planning Department
2615 Brink Drive
Fayetteville, AR 72701
Ph: (479) 444-1724
Fax: (479) 973-8417

Road Department
Ph: (479) 444-1610

CITY OF SPRINGDALE:
201 Spring Street
Springdale, AR 72764

Engineering Department
128 Spring Street
Springdale, AR 72764
Ph: (479) 750-8105

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

Washington County Sheriff Office
1155 W. Clydesdale Drive
Fayetteville, AR 72701
Ph: (479) 444-5700

Washington County Fire Marshal Division
1155 W. Clydesdale Drive
Fayetteville, AR 72701
Ph: (479) 444-5700

Sheet Index

Sheet №	Title	Date
	CIVIL PLANS	
C1	Cover Sheet	11/23/2022
C2	Site & Utility Plan	11/23/2022
C2-1	Landscape Plan	11/23/2022
C3	Demolition and Erosion Control Plan Ph 1	11/23/2022
C3-1	Erosion Control Plan Ph 2	11/23/2022
C3-2	Erosion Control Details	11/23/2022
C4	Grading and Drainage Plan	11/23/2022
C4-1	Storm Sewer Plan & Profiles	11/23/2022
C5	Details	11/23/2022
C6	City of Springdale Details	11/23/2022
	SURVEY	
1	Survey (by Blew & Associates, PA)	04/06/2022

Survey Description

PARCEL 815-30494-000

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE 1/4 SW 1/4) OF SECTION FIVE (5), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-NINE (29) WEST, TO THE CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT 99 FEET SOUTH OF THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT, AND RUNNING THENCE WEST 198 FEET; THENCE NORTH 99 FEET; THENCE WEST 10 2/3 RODS; THENCE SOUTH 17 1/3 RODS; THENCE EAST 22 2/3 RODS; THENCE NORTH 11 1/3 RODS TO THE PLACE OF BEGINNING, CONTAINING TWO (2) ACRES, MORE OR LESS. ALL SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, EASEMENTS, AND OTHER RESTRICTIONS OF RECORD, IF ANY.

City Disclaimer:

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

Typical Abbreviation List:

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

CERTIFICATE OF AUTHORIZATION:

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

*** Engineers Notice ***
The existence and locations of underground utilities and other structures shown on these drawings are obtained by a search of the available records. To the best of our knowledge there are no existing utilities except as shown on these drawings and we assume no responsibility as to the accuracy of their depicted location(s) on these drawings. The Contractor is required to take due precautionary measures to protect the utility lines shown and all others found or encountered in the course of his work. The Contractor shall be responsible for the repair of any damage to utilities or other facilities resulting from failure of their location in the field prior to the initiation of the actual portion of the their work.

*** Document Ownership ***
This document, and the ideas and designs incorporated herein as and instrument of professional services, is the property of Blew & Associates, P.A. and is not to be used, in whole or part, for any other project without the written authorization of Blew & Associates, P.A.

Cover Sheet
-
Large Scale Development L22-66 For:
CAR-MART Detail Area
Butterfield Coach Road Springdale, Arkansas
America's CAR-MART, Inc.
c/o Mr. Butch Parmley
1805 N 2nd St Ste 401, Rogers, Arkansas 72756
(866) 819-9944

SEAL:

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

FIRM:
5102 S. Pinnacle Hills Pkwy
Rogers, Arkansas 72758
BLEW & ASSOCIATES, P.A.
Office: 479.443.4506
www.BLEWINC.com
Surveying
Engineering
Mapping
Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2022-11-23	22-6786
DRAWN BY:	REVIEWED BY:
J. Du Quesne	-

DRAWING NAME:
22-6786 Civil 002.dwg

SHEET NUMBER:
C1

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Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Setback Line
	Easement Line
	Zoning Limits
	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Firelane Striping
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
	General Fence Line (see Plan For Type)
	Chain Link Fence Line
	Board Fence Line
OO SPACES	Parking Counter
OUTFALL STRUCTURE, GRATED CURB INLET, GRATED INLET, JUNCTION BOX, AREA INLET, CURB INLET	Storm Catch Basin(s)
	Retaining Wall
	See Utility Plan For Line Sizes
	Gate Valve
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
	Sanitary Sewer Manhole
	Utility Pole
	Light Pole

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

Site Information:

PROPERTY INFORMATION		
Gross Site Area:	86,976.96 sf	2.00 acres
Proposed Dedicated R.O.W:	7,211.56 sf	0.17 acres
Net Site Area:	79,765.40 sf	1.83 acres
Zoning:	C-2, General commercial district.	
ZONING REGULATIONS		
Front Setback:		30 ft
Front Setback (w/ parking):		50 ft
Side Setback:		0 ft
Side Setback (adjacent to residential district):		20 ft
Rear Setback:		20 ft
SITE INFORMATION		
Total Paved Area:	26,577.87 sf	0.61 acres
Total Sidewalk Area:	581.91 sf	0.01 acres
Total Building Footprint Area:	1,818.59 sf	0.04 acres
- Existing Area:	1,170.95 sf	0.03 acres
- Proposed Area:	647.65 sf	0.01 acres
Total Impervious Area:	28,978.38 sf	36.3%
Total Pervious Area:	50,787.03 sf	63.7%
PARKING REGULATIONS		
Required Spaces Ratio:		4 Spaces / Bay
Number of Bays:		3 Bays
Required Spaces (Total):		12
Provided Spaces (Total):		12
Provided Accessible Spaces:		1

Utility Notes:

GENERAL:

- The contractor shall contact "One-Call" and / or the appropriate utility company a minimum of 48 hours prior to excavation in areas of existing utilities. The contractor is responsible for any damage to underground utility lines and shall make every effort necessary to coordinate with the appropriate utility company for repair of the utility.
- A minimum of 48 hours prior to start of construction / installation of any utilities, the contractor shall be responsible for contacting the local municipality / governing agency or utility to schedule a pre-construction meeting as required by said municipality / agency / utility. No work shall occur on the site prior to the pre-construction meeting. contractor shall also be responsible for obtaining any necessary state / local permits for construction.
- Water and Storm lines shall have a minimum of 18" vertical separation and 10'-0" of horizontal separation from the sanitary sewer lines.
- All water and sewer force main fitting shall be restrained through the use of thrust blocking per the detail sheets or approved equivalent anchors.
- Contractor shall refer to architectural or plumbing drawings for utility connection locations for the building.
- Dimensions are to the face / corner of the building, face of curb, and centerline of pipe and fitting.
- Contractor shall coordinate disruption of utility service with all surrounding / adjacent property owners.
- Existing utilities shown on plans have been shown in their approximate locations per available information.
- Contractor shall obtain authorization of the local municipalities prior to connection to any existing water lines, sewer lines, or sewer manholes. Contractor shall avoid spillage of any raw materials from the sewer system. In the event that a spill occurs, the contractor shall provide all equipment necessary to repair the sewer line, and remove all spilt sewage including contaminated soils per the requirements of the local municipality.
- Proposed utilities that are to be buried within the same trench shall be coordinated with and approved by the appropriate utility company.
- Contractor shall field verify depth and location of existing utilities prior to construction of proposed utilities.
- Proposed utilities shall be constructed in accordance with the standards / specifications of the governing agency.
- Contractor shall coordinate with appropriate utility company as listed on the cover sheet for adjustment of utility lines affected by cut and fill.
- Utility lines less than 12Kv 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.

Site General Notes:

- Dimensions are measured from the Face of Curb, the Edge of Pavement, the Edge of Sidewalk the Face/Corner of the Building(s) or the Center/End of Stripe.
- All radii shall be 4 foot at Face of Curb unless otherwise specified.
- Layout of Site Plan is based on and limited to survey information.
- All Curb & Gutter shall be 24" wide per detail sheet.
- All Pavement Marking shall be applied in accordance with the requirements outlined in the most current edition of the "Manual on Uniform Traffic Control Devices" (MUTCD).
- All Signs, Traffic Control Devices, etc. shall follow the guidelines of the MUTCD.
- The Contractor shall refer to the Architectural drawings for Building Floor plans and Dimensions, Wall Sections, Door Openings, Building Utility Entrance Points, etc. The Contractor shall immediately notify the Architect and Engineer in the event that the Civil Site Plans Building Layout does not match the Architectural drawings.
- All handicap spaces shall be striped / marked in accordance with the handicap striping detail.
- All pavement indicated shall be standard duty bituminous pavement unless otherwise noted on plan. The pavement shall be constructed in accordance with the pavement section detail.
- It is the Contractor's responsibility to calculate construction staking coordinates according to the dimensions shown on these plans. The Contractor shall verify the accuracy of the coordinates shown on the plans and notify the Engineer of any irregularities before construction starts.
- All ramps shall have detectable truncated dome panels per A.D.A. and city standards and the detail sheet

Site Plan Notes:

SN-02	Street Light per Municipal Standards.
SN-04	4" Painted Yellow Striping
SN-17	Thickened Edge of Pavement

Sign Legend

Symbol	Code	Description	Size	Post Type
RESERVED PARKING	-	Handicap Sign	12 x 18	U-Channel

City Notes:

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

a. development and grading within the disturbed area is complete and matches plans as approved by the Planning Commission, and
b. the disturbed soil area is observed to have 80% grass coverage and 100% stability, and
c. No slopes steeper than a 3:1 pitch unless otherwise approved in writing by the Director of Engineering, and
d. Notice of Violations issued have all corrective actions approved with an inspection report signed by a representative of the Director of Engineering, and
e. all heavy equipment, stockpiles, and construction site materials have been removed from the Construction Site."

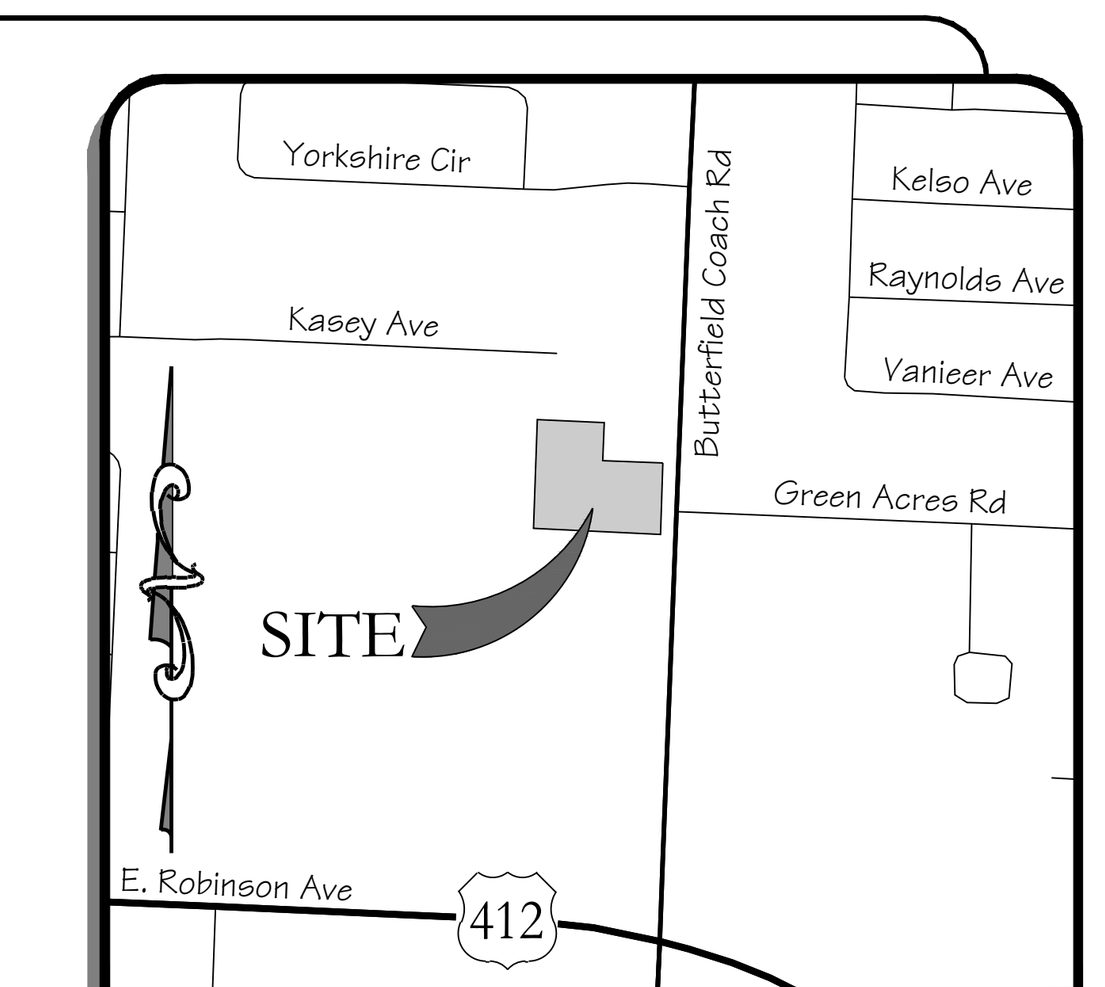
A City of Springdale Detention/Retention Certification form must be completed, stamped, and signed by a Certified Professional Engineer, post-development and submitted to the City of Springdale Engineering Department.

Know what's below. Call before you dig.

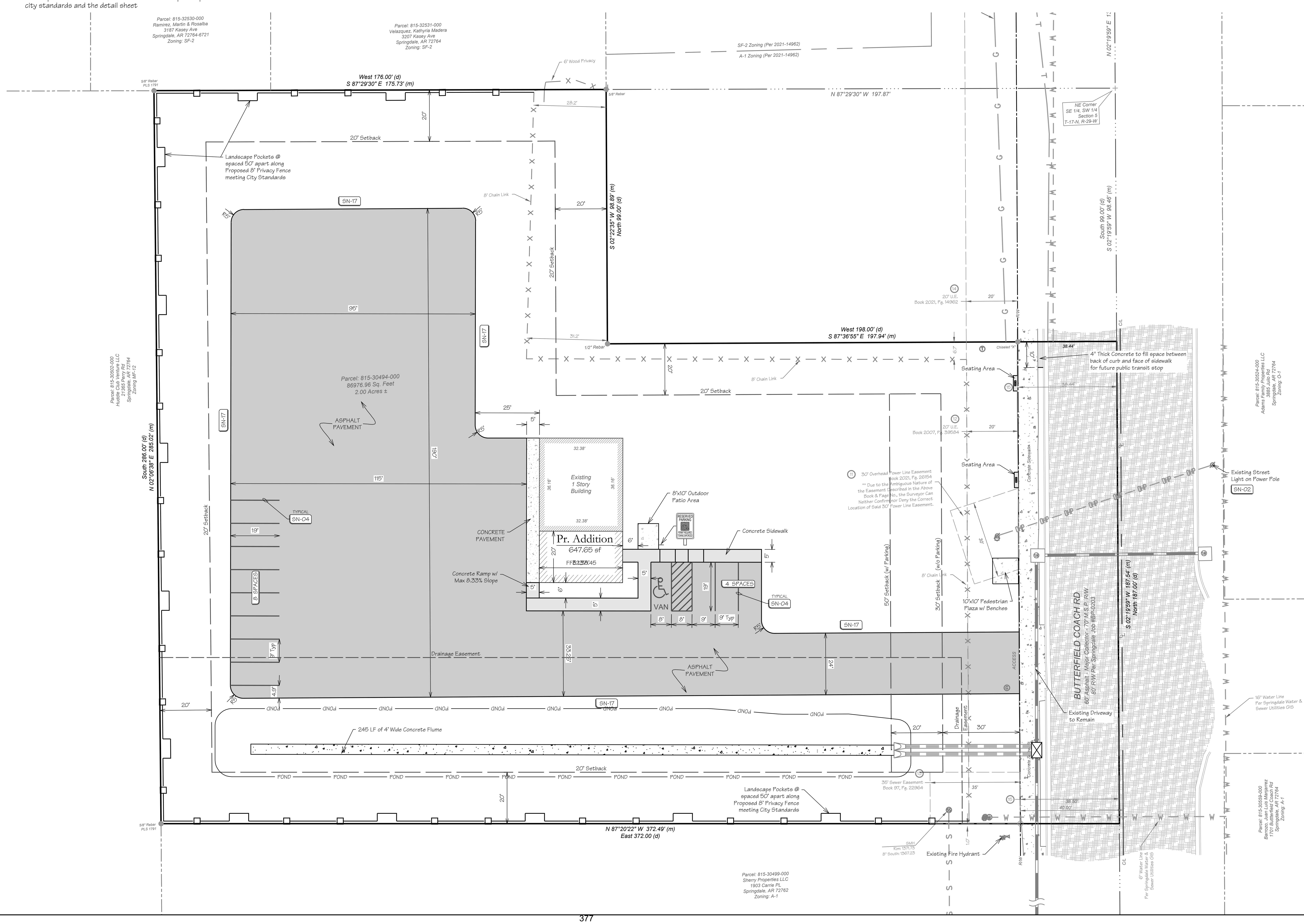
GRAPHIC SCALE

20' 0 10' 20' 40' 80'

(IN FEET)
1 inch = 20 ft



VICINITY MAP
N.T.S.



REVISIONS: PRE-BID POST-BID

No:	DESCRIPTION	DATE:
-	-	-

Site & Utility Plan
-
Large Scale Development L22-66 For:
CAR-MART Detail Area
Butterfield Coach Road Springdale, Arkansas
America's CAR-MART, Inc.
c/o Mr. Butch Parmley
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Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2022-11-23	22-6786
DRAWN BY: J. Du Quesne	REVIEWED BY: -

DRAWING NAME: 22-6786 Civil 002.dwg

SHEET NUMBER: C2

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Proposed Features:

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

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

Landscape Notes:

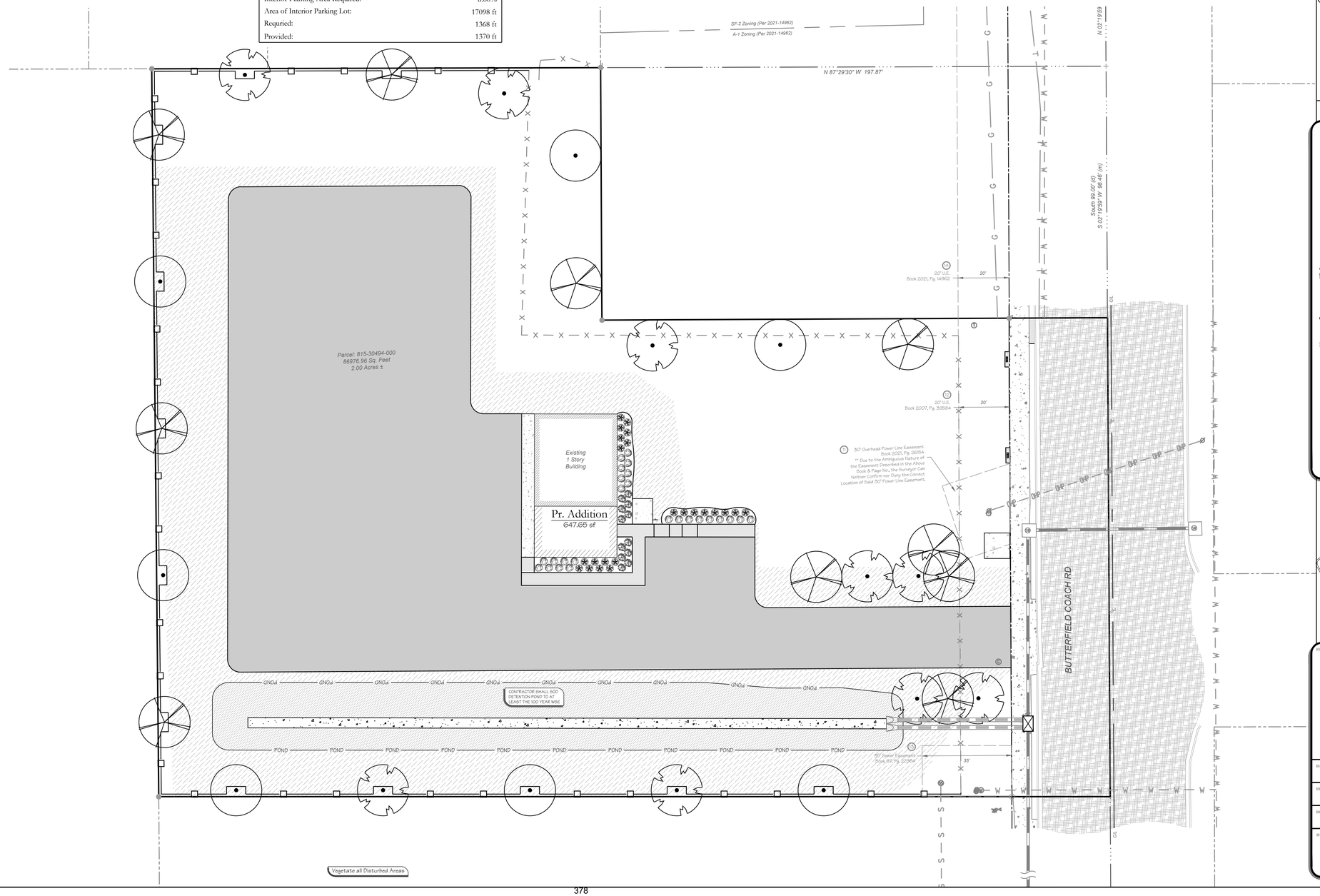
- Dimensions are measured from the Face of Curb, the Face/Corner of the Building(s) or the Center of Stripe.
- Landscape contractor shall contact the State One Call System (811) for utility locations prior to beginning landscape work.
- Grass areas shall be sodded with bermuda grass or a suitable substitute or hydroseeded per manufacturer's instructions. with a mixture of 70% bermuda and 30% bluegrass at a rate of 20#lbs / 1000 s.f.
- If grassed area is hydroseeded, a mulch emulsifier shall be added (not containing asphalt) and applied per manufacturer's instructions.
- All landscape beds are to be mulched with either tanned hardwood bark or redwood mulch, with a thickness of 3" over entire bed.
- Soil within landscape beds is to be amended with equal parts of perlite (or equitable substitute), peat moss and clean top soil. All landscape beds are to have sod removed before installation of plant material.
- Irrigation water meters have been provided. Developer to contact irrigation contractor to design and install automatic irrigation system.
- All plant materials shall meet requirements established by the American Standard of Nursery Stock.
- All plant and landscape materials shall be installed per Municipality's Landscape Manual.

Landscape Information:

PROPERTY INFORMATION		
Gross Site Area:	86,976.96 sf	2.00 acres
Proposed Dedicated R.O.W:	7,211.56 sf	0.17 acres
Net Site Area:	79,765.40 sf	1.83 acres
Zoning:	C-2, General commercial district.	
SITE INFORMATION		
Total Paved / Gravel Area:	26,577.87 sf	0.61 acres
Total Sidewalk Area:	581.91 sf	0.01 acres
Total Building Area:	1,818.59 sf	0.04 acres
Total Impervious Area:	28,978.38 sf	36.3%
Total Pervious Area:	50,787.03 sf	63.7%
LANDSCAPING REQUIREMENTS		
Required Street Frontage:		1 Trees & 7 Shrubs / 25 ft
Length of Frontage:		382 ft
Required:	15 Trees	106 Shrubs
Provided:	10 Trees	72 Shrubs
Perimeter Landscaping:		1 Trees / 25 ft
Length of Perimeter:		1050 ft
Required:		42 Trees
Provided:		15 Trees
Interior Planting Area Required:		8.00%
Area of Interior Parking Lot:		17098 ft
Requried:		1368 ft
Provided:		1370 ft

Landscape Legend

Symbol	Qty	Key	Botanical	Common	Size	Comments
TREES:						
	10	AP	Pinus Nigra	Austrian Pine	2" Cal	Balled & Burlapped Limbed 6 ft. from the ground
	7	CS	Picea Pungens	Colorado Blue Spruce	2" Cal	Balled & Burlapped Limbed 6 ft. from the ground
	9	RM	Acer Rubrum	Red Maple	2" Cal	Balled & Burlapped Limbed 6 ft. from the ground
SHRUBS & GRASSES:						
	25	HH	Ilex Crenata 'helen'	Heleri Holly	12" in Ht	3 Gallon
	23	EA	Euonimus Alata	Euonimus	12" in Ht	3 Gallon
	12	BS	Buxus Sempervirens	Boxwood	12" in Ht	3 Gallon
GRASS:						
			Sod (Disturbed Areas)		±42,000 sf	



N

W E

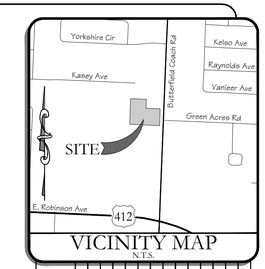
S

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

GRAPHIC SCALE

20' 0 10' 20' 40' 80'

(IN FEET)
1 inch = 20 ft



VICINITY MAP
N.T.S.

NO.	DESCRIPTION	DATE
1	PER REV	
2	PER REV	

REVISIONS:

Landscape Plan
-
Large Scale Development 1:22-66 For:

CAR-MART Detail Area
Butterfield Coach Road Springdale, Arkansas
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Proposed Features:

Feature	Description
(solid line)	Property Line
(dash-dot line)	Onsite Property Line
(dashed line)	Offsite Property Line
(dash-dot line)	Right-Of-Way Line

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

Demolition Notes:

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

Erosion General Notes:

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

Maintenance:

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

1. Inlet protection devices and barriers shall be repaired or replaced if they show signs of undermining, or deterioration.
2. All seeded areas shall be checked regularly to see that a good stand is maintained. Areas should be fertilized, watered, and reseeded as needed.
3. Silt fences shall be repaired to their original conditions if damaged. Sediment shall be removed from the silt fences when it reaches one-half the height of the silt fence.
4. The construction entrances shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing of the construction entrances as conditions demand.
5. The temporary parking and storage area shall be kept in good condition (suitable for parking and storage). This may require periodic top dressing of the temporary parking as conditions demand.
6. Outlet structures in the sedimentation basins shall be maintained in operational conditions at all times. Sediment shall be removed from sediment basins or traps when the design capacity has been reduced by 50%.

Temp & Perm Controls:

Feature	Key	Description
(gravel hatch)	EXIT	Temporary Gravel Construction Entrance / Exit
—SF—	SILT F	Temporary Silt Fence
(rock)	RCD	Temporary Rock Check Dams
(rip-rap)	RIPRAP	Rip-rap (see Plan For Size)
○	TYPE INLET	Temporary Inlet Protection

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

Demolition Notes:

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

Sequence of Construction:

SWPPP Phase I:

1. Pre-construction meeting.
2. Install stabilized construction exit(s) and concrete wash area(s).
3. Prepare temporary parking and storage area. Upon implementation and installation of the following areas:
   a. Trailer
   b. Parking & storage areas
   c. Lay down
   d. Porta potty
   e. Wheel wash &/or concrete washout
   f. Masons area
   g. Fuel and material storage containers
   h. Solid waste containers, etc., denote them on the site maps immediately and note any changes in the locations as they occur throughout the construction process.
4. The following shall be shown on the erosion control site map upon implementation and installation:
   a. Construction trailer(s)
   b. Parking & storage areas
   c. Lay down
   d. Porta-potty
   e. Wheel wash &/or concrete washout
   f. Fuel and material storage containers
   g. Solid waste containers, etc.
5. Construct the silt fences on the site.
6. Contractor shall halt all ground disturbance activities and contact the civil engineer of record to perform inspection and certification of bmps. General contractor shall schedule and conduct storm water pre-construction meeting with engineer and all ground-disturbing contractors before proceeding with construction.
7. Construct the sediment basin(s) with outfall structure as shown on plan.
8. Clear and grub the site.
9. Start construction of building pad and structures, if any.
10. Begin grading the site.

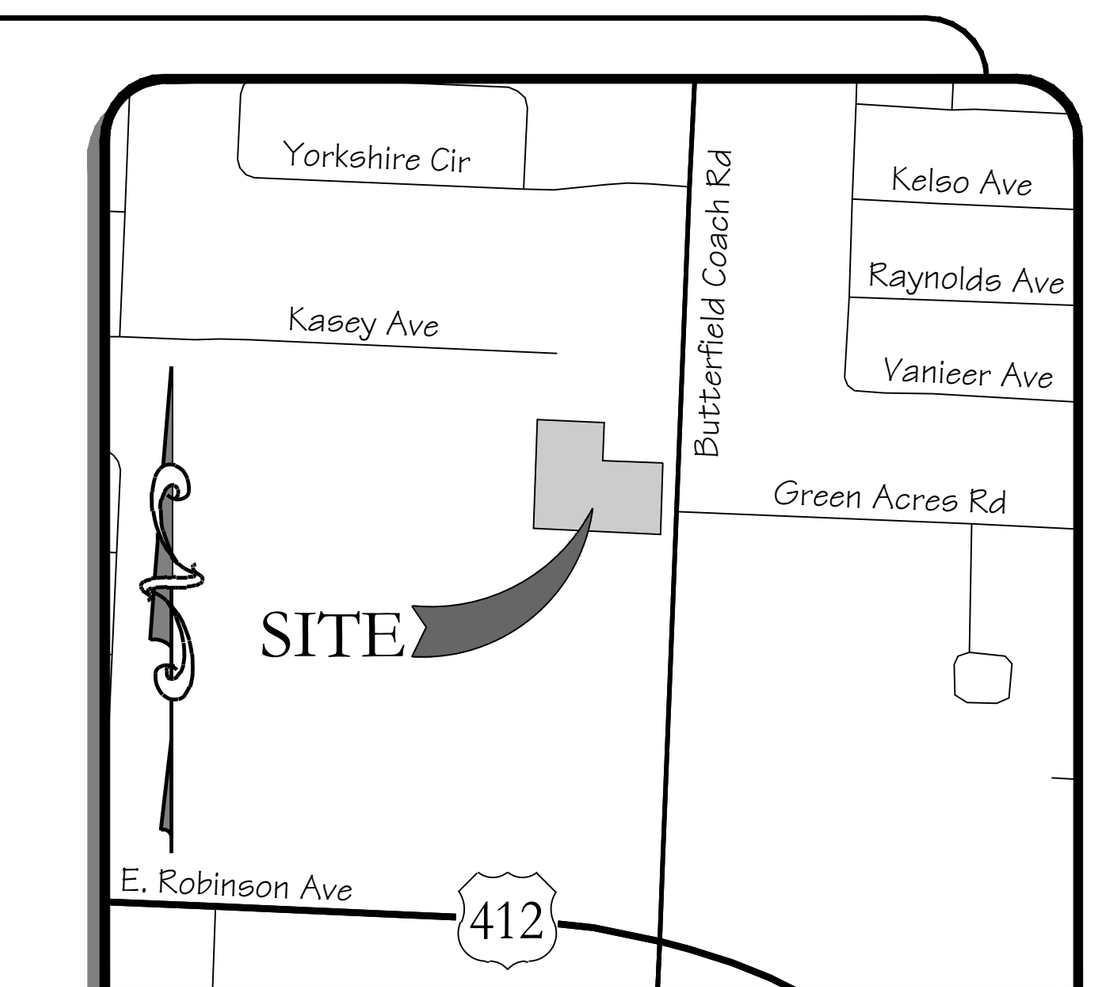
SWPPP Phase II

1. Temporarily seed denuded areas.
2. Install utilities, underdrains, storm sewers, curbs and gutters.
3. Install rip rap around outlet structures where noted on plans.
4. Install inlet protection around all storm sewer structures.
5. Prepare site for paving.
6. Pave site.
7. Install inlet protection devices.
8. Complete grading and install permanent seeding and planting.
9. Remove all temporary erosion and sediment control devices (only if site is stabilized).

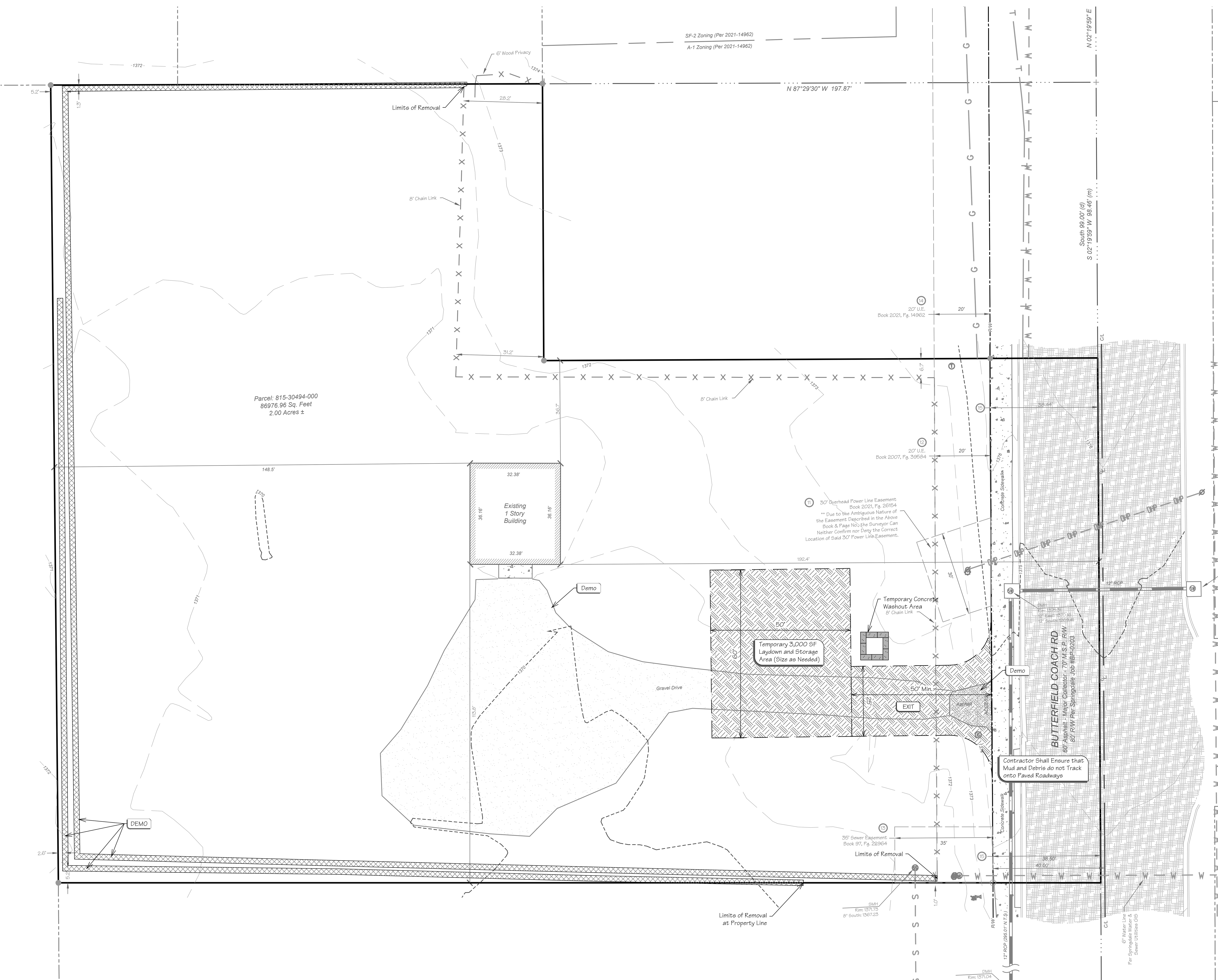
811 Know what's below. Call before you dig.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft



VICINITY MAP
N.T.S.



REVISIONS: ◇ PRE-BID △ POST-BID

No:	DESCRIPTION	DATE:

Demolition and Erosion Control Plan Ph 1

-

Large Scale Development L22-66 For:

CAR-MART Detail Area

Butterfield Coach Road Springdale, Arkansas

America's CAR-MART, Inc.

c/o Mr. Butch Parmley

1805 N 2nd St Ste 401, Rogers, Arkansas 72756

(866) 819-9944

SEAL:

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

FIRM:

5102 S. Pinnacle Hills Pkwy
Rogers, Arkansas 72758
BLEW & ASSOCIATES, P.A.
Office: 479.443.4506
www.BLEWINC.com
Surveying Engineering Mapping
Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2022-11-23	22-6786
DRAWN BY: J. Du Quesne	REVIEWED BY: -

DRAWING NAME: 22-6786 Civil 002.dwg

SHEET NUMBER: C3

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Proposed Features:

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

Note:

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

Erosion General Notes:

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- 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.
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- 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.
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- All construction shall be stabilized at the end of each working day, this includes backfilling of trenches for utility construction and placement of gravel or bituminous paving for road construction.

Temp & Perm Controls:

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

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

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:

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3. Silt fences shall be repaired to their original conditions if damaged. Sediment shall be removed from the silt fences when it reaches one-half the height of the silt fence.
4. The construction entrances shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing of the construction entrances as conditions demand.
5. The temporary parking and storage area shall be kept in good condition (suitable for parking and storage). This may require periodic top dressing of the temporary parking as conditions demand.
6. Outlet structures in the sedimentation basins shall be maintained in operational conditions at all times. Sediment shall be removed from sediment basins or traps when the design capacity has been reduced by 50%.

Sequence of Construction:

SWPPP Phase I:

1. Pre-construction meeting.
2. Install stabilized construction exit(s) and concrete wash area(s).
3. Prepare temporary parking and storage area. Upon implementation and installation of the following areas:
   a. Trailer
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7. Construct the sediment basin(s) with outfall structure as shown on plan.
8. Clear and grub the site.
9. Start construction of building pad and structures, if any.
10. Begin grading the site.

SWPPP Phase II

1. Temporarily seed denuded areas.
2. Install utilities, underdrains, storm sewers, curbs and gutters.
3. Install rip rap around outlet structures where noted on plans.
4. Install inlet protection around all storm sewer structures.
5. Prepare site for paving.
6. Pave site.
7. Install inlet protection devices.
8. Complete grading and install permanent seeding and planting.
9. Remove all temporary erosion and sediment control devices (only if site is stabilized).



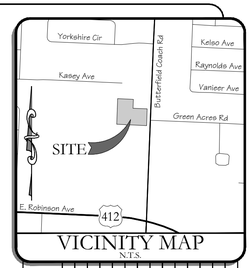


Know what's below.
Call before you dig.

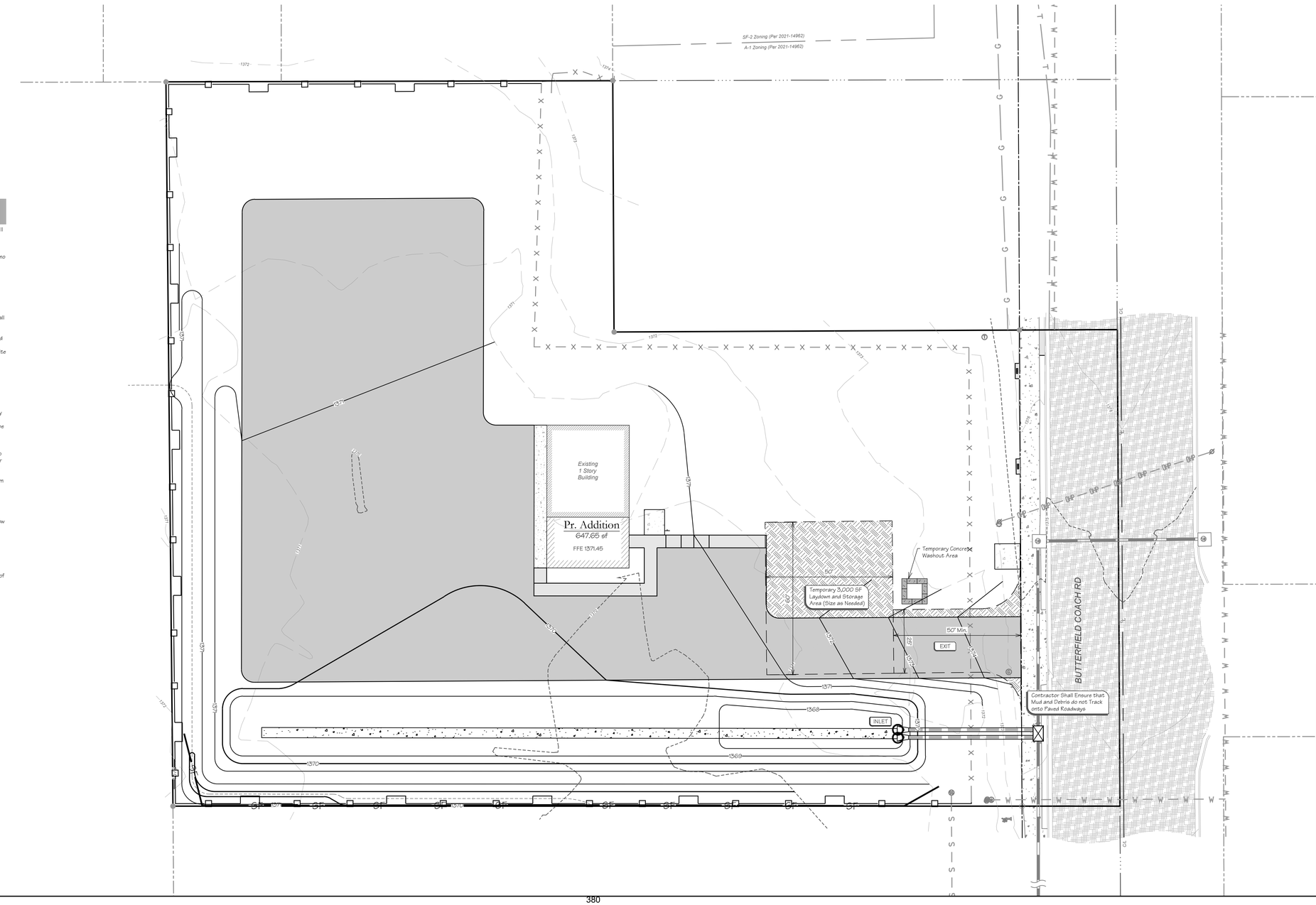
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft



VICINITY MAP
N.T.S.



REVISIONS:

NO.	DESCRIPTION	DATE
1	PER REV	. . . . .
2	PER REV	. . . . .
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5	PER REV	. . . . .
6	PER REV	. . . . .
7	PER REV	. . . . .
8	PER REV	. . . . .
9	PER REV	. . . . .
10	PER REV	. . . . .

No.

Erosion Control Plan Ph 2

-

Large Scale Development L22-66 For:

CAR-MART Detail Area

Butterfield Coach Road Springdale, Arkansas

America's CAR-MART, Inc.

c/o Mr. Butch Parmley

1805 N 2nd St Ste 401, Rogers, Arkansas 72756

(866) 819-9944

SEAL:

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

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Mapping
Certificate of Authorization № 1534

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DRAWING NAME: 22-6786 Civil 002.dwg

SHEET NUMBER: C3-1

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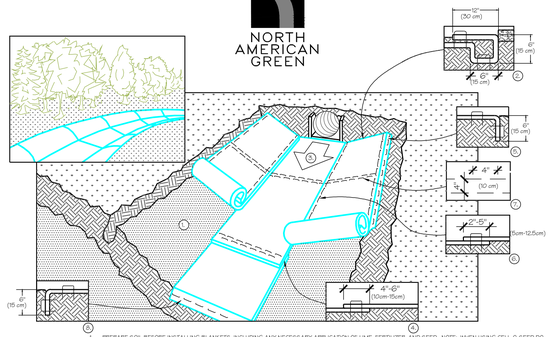
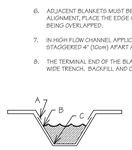
CHANNEL INSTALLATION

NORTH AMERICAN GREEN



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4"-6" (10cm-15cm) OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10cm) APART AND 4" (10cm) ON CENTER TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 2"-5" (5cm-12.5cm) (DEPENDING ON BLANKET TYPE) AND STAPLED. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE BLANKET BEING OVERLAPPED.
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT (9m-12m) INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10cm) APART AND 4" (10cm) ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.



Critical Points

A. Overlaps And Seams
B. Projected Water Line
C. Channel Bottom / Side Slope Vertices

Note:
* Horizontal Staple Spacing Should Be Altered If Necessary To Allow Staples To Secure The Critical Points Along The Channel Surface.
** In Loose Soil Conditions, The Use Of Staple Or Stake Lengths Greater Than 6" (15 Cm) May Be Necessary To Properly Anchor The Blankets.

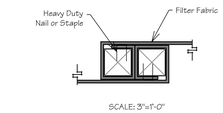
14649 HIGHWAY 41 NORTH, EVANSVILLE, INDIANA 47725
USA 1-800-772-2040 CANADA 1-800-448-2040
www.nagreen.com

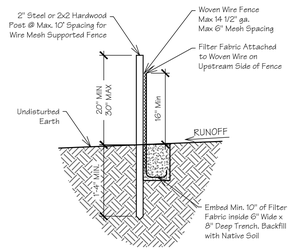
CHANNEL BLANKET INSTALLATION

N.T.S.

Notes and Specifications:

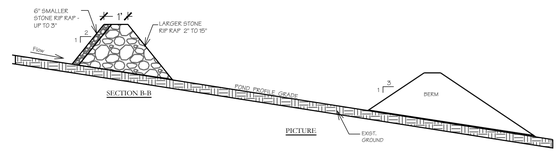
1. Posts shall be a minimum length of thirty-six (36) inches constructed of either of the following materials: Steel "T" or "U" type, or 2" x 2" hardwood.
2. Woven Wire used as additional fence support shall be Minimum 14.5 gauge with six (6) inch Maximum Mesh Spacing.
3. Woven Wire shall be placed along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

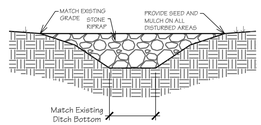


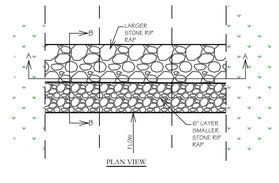


Silt Fence Detail

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







ROCK CHECK DAM

N.T.S.

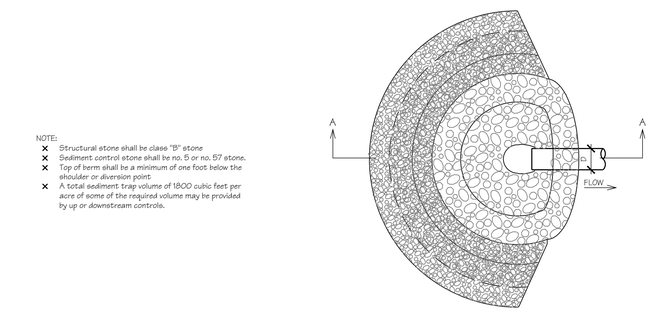
INSTALLATION:
1. EXCAVATE KEY-WAY (IF REQUIRED)
2. A GEOTEXTILE FABRIC SHALL BE INSTALLED OVER THE SOIL SURFACE WHERE THE ROCK IS TO BE PLACED (IF REQUIRED) AND BETWEEN LARGER STONE AREA AND 6" SMALLER STONE LAYER
3. ROCK DIAMETERS SHOULD BE 2" TO 15" IN DIAMETER (3" MAXIMUM FOR SMALLER STONE)
4. PERMANENT ROCK DITCH CHECKS SHOULD NOT EXCEED 3 FEET.
5. STONES SHOULD BE PLACED ALL THE WAY TO THE INBERM TO PREVENT WATER FROM CUTTING AROUND THE DITCH CHECK.
6. INSTALLATION SHALL BE PLACED EITHER BY HAND OR MECHANICALLY AND NOT JUST DUMPED TO ACHIEVE COMPLETE COVERAGE OF THE DITCH AND ENSURE THE CENTER OF THE DAMN IS LOWER THAN THE EDGES

INSPECTION:
- INSPECT ROCK DITCH CHECKS EVERY (7) CALENDAR DAYS AND WITH-IN 24 HOURS AFTER EACH RAINFALL EVENT THAT PRODUCED 1/2" PRECIPITATION DURING CONSTRUCTION.
- SEDIMENT SHOULD BE REMOVED WHEN IT REACHES 1/2 THE ORIGINAL CHECK HEIGHT

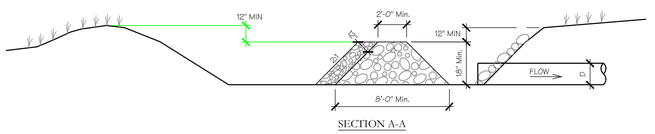
Rock Check Dam

Not to Scale

NOTE:
- Structural stone shall be class "B" stone
- Sediment control stone shall be no. 5 or no. 57 stone.
- Top of berm shall be a minimum of one foot below the shoulder or diversion point
- A total sediment trap volume of 1800 cubic feet per acre of some of the required volume may be provided by up or downstream controls.



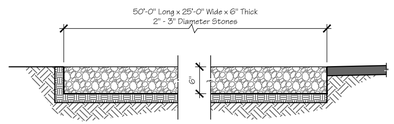
PLAN



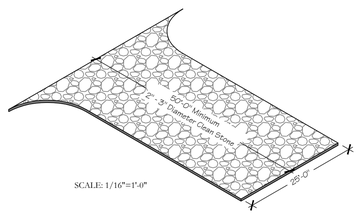
SECTION A-A

Rock Pipe Inlet Sediment Trap

Scale: N.T.S.



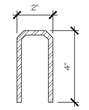
SCALE: 3/4"=1'-0"



SCALE: 1/16"=1'-0"

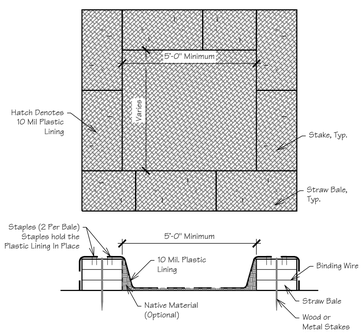
Construction Entrance/Exit

NOT TO SCALE



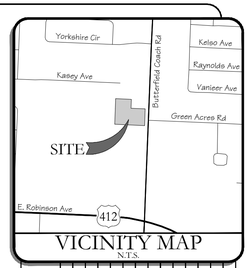
Stape Detail

Scale: 3" = 1'-0"



Concrete Washout

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



VICINITY MAP

N.T.S.

REVISIONS:

No:	DESCRIPTION	DATE:
1	2ND REV	
2	3RD REV	

Erosion Control Details

-

Large Scale Development 1.22-66 For:

CAR-MART Detail Area

Butterfield Coach, Springdale, Arkansas

America's CAR-MART, Inc.

c/o Mr. Butch Parnley

1805 N 2nd St Ste 401, Rogers Arkansas 72756

(866) 819-9944

SEAL:

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

FIRM:
5402 S. Pinnacle Hills Pkwy.
Rogers, Arkansas 72758
BLEW & ASSOCIATES, P.A.
Office: 479.443.4506
www.BLEWINC.com
Surveying
Engineering
Mapping
Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2022-11-23	22-6786
DRAWN BY: H. Smith	REVIEWED BY: J. Du Quesne

DRAWING NAME: 22-6786 Civil 002 - Details.dwg

SHEET NUMBER: C3-2

Proposed Features:

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

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

Grading Notes:

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

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

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

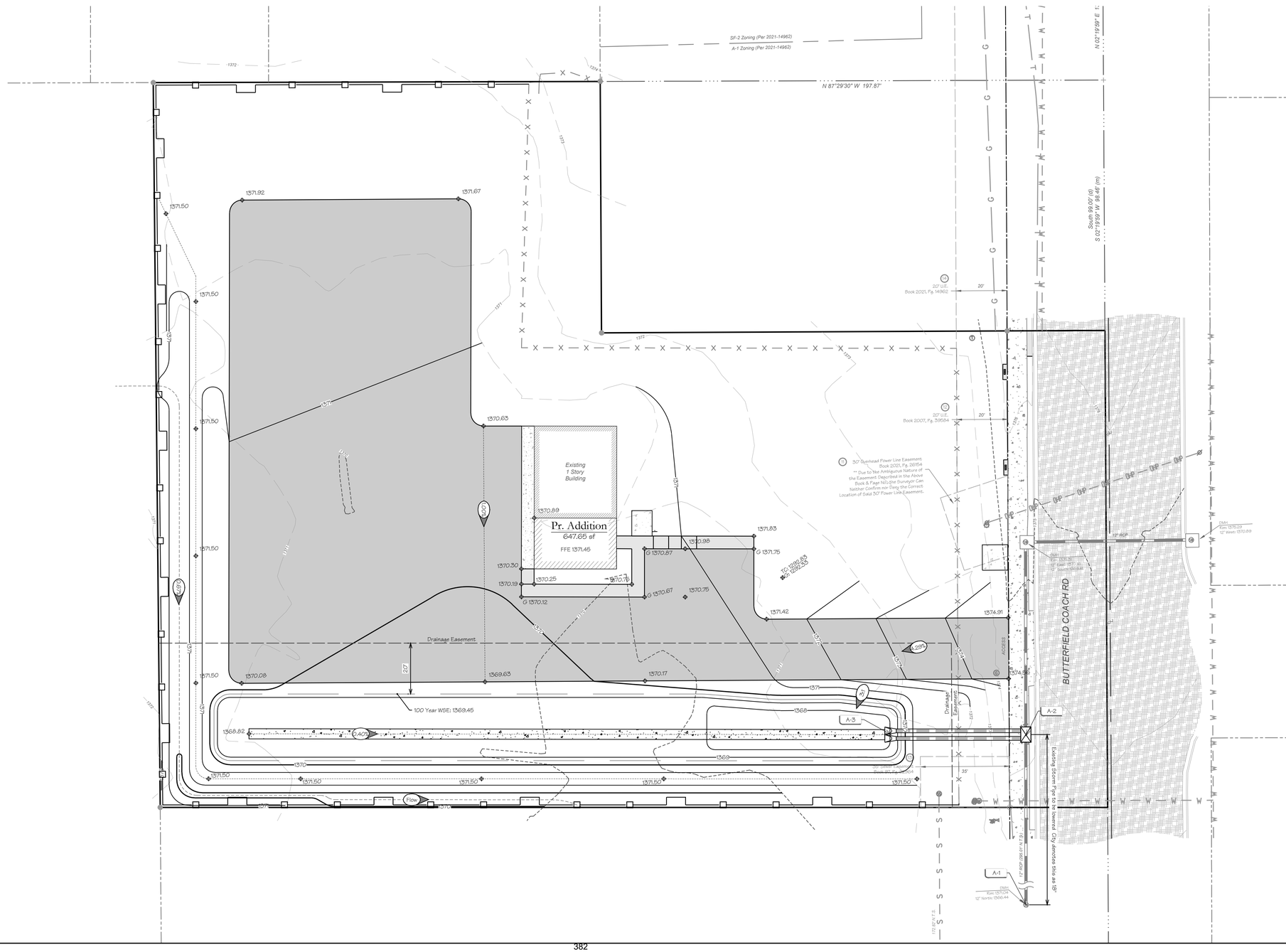
POST-CONSTRUCTION:
- Contractor shall scarify any area to receive top soil to a min. depth of 3".
- All unpaved disturbed areas shall be graded smooth and receive a minimum of 4" of topsoil. The area shall be seeded and / or sodded in accordance with the landscape plan. The area shall be watered until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

Storm Sewer Schedule [1,2]

Inlet Up	Top Elev.	Inv. Up	Length	Size	Type	Slope	Inv. Dn	Inlet Dn
STORM LINE "A"								
A-3	FES	1367.82	55 LF	2 - 18 in	RCP	@ 0.50%	1367.54	A-2
A-2	1374.15	1367.54	219 LF	18 in	Existing	@ 0.50%	1366.44	A-1

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

[2] - Pipes not located under pavement areas are permitted to be High Density Poly Ethylene Pipe (HDPE) or Smooth Lined Metal Pipe (SLMP). Both types of pipes shall have a minimum Manning's "n" value of 0.013 to be verified by the Engineer of Record.



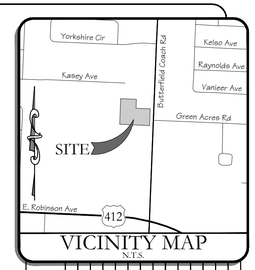


Know what's below. Call before you dig.

GRAPHIC SCALE

30' 0 15' 30' 60' 90'

(IN FEET)
1 inch = 20 ft



VICINITY MAP
N.T.S.

REVISIONS:

No:	DESCRIPTION:	DATE:

Grading and Drainage Plan

Large Scale Development 1:22-66 For:

CAR-MART Detail Area
Butterfield Coach Road Springdale, Arkansas

America's CAR-MART, Inc.
c/o Mr. Butch Parmley
1805 N 2nd St Ste 401, Rogers, Arkansas 72756
(866) 819-9944

SEAL:

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

FIRM:
5102 S. Pinnacle Hills Pkwy
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Office: 479.443.4506
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DATE:	JOB NUMBER:
2022-11-23	22-6786
DRAWN BY:	REVIEWED BY:
J. Du Quesne	-

DRAWING NAME:
22-6786 Civil 002.dwg

SHEET NUMBER:
C4

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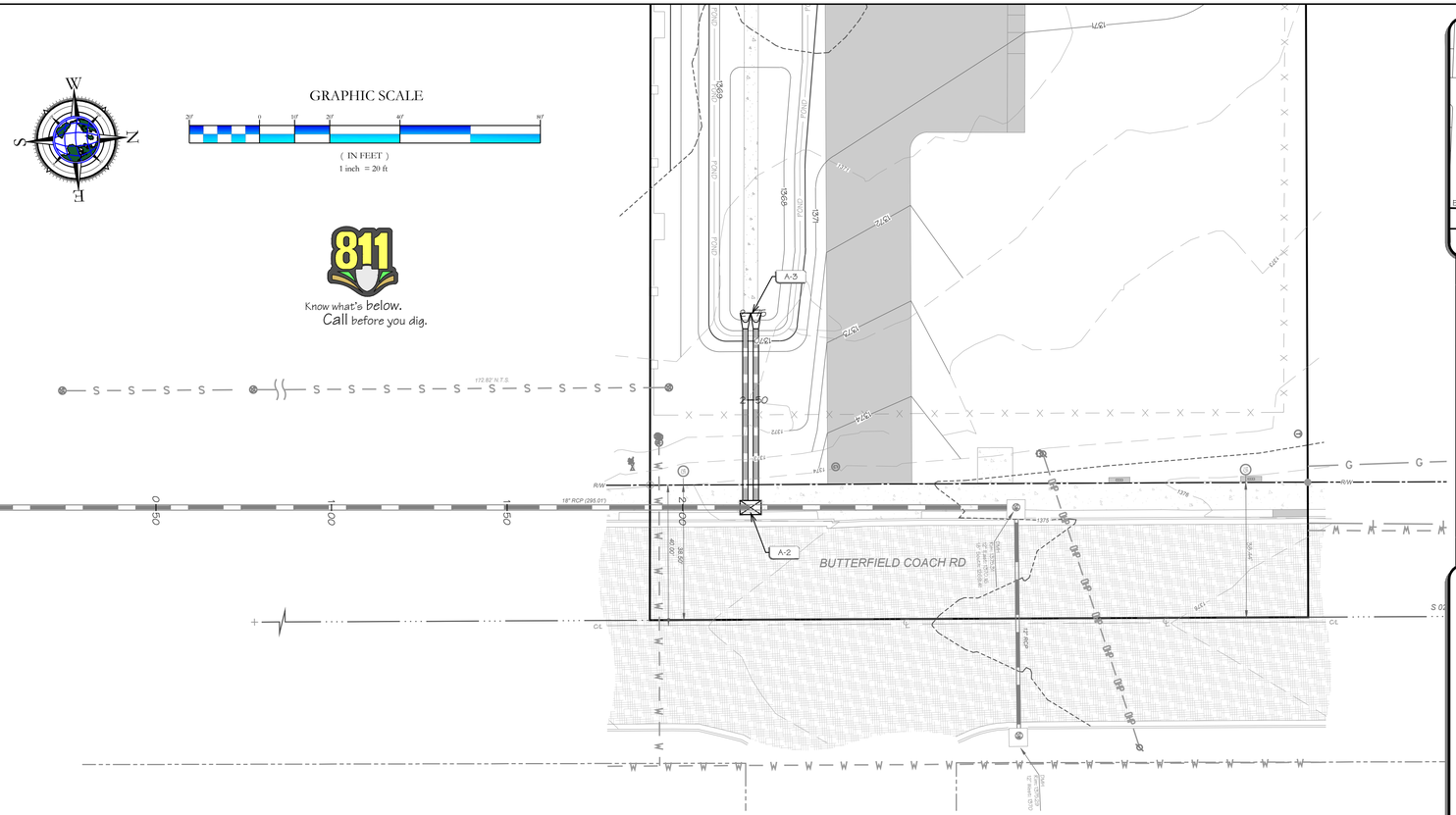
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GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft
811
Know what's below.
Call before you dig.
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A-2
A-3
BUTTERFIELD COACH RD
18" RCP (395.01')
172.82' N.T.S.
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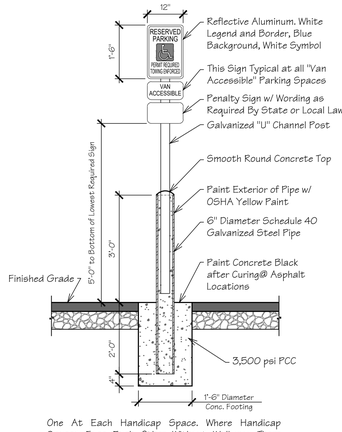
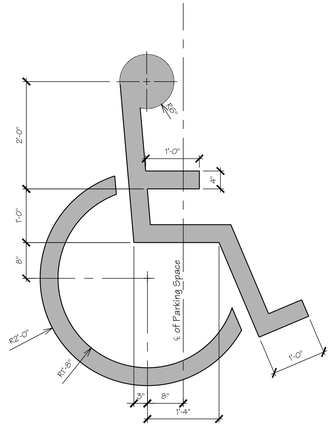


One At Each Handicap Space. Where Handicap Spaces Face Each Other Without Walkway, There Shall Be One Post With Signs Mounted Both Sides

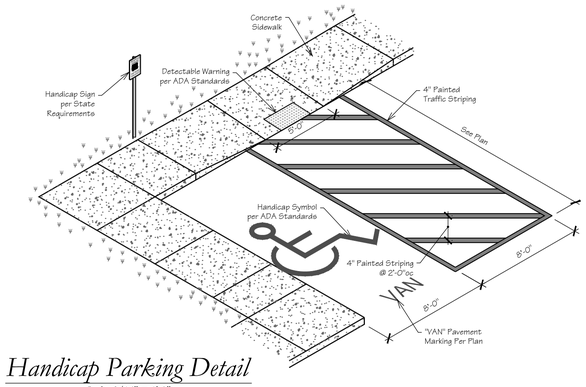
Handicap Sign Detail

Scale: 1/2" = 1'-0"



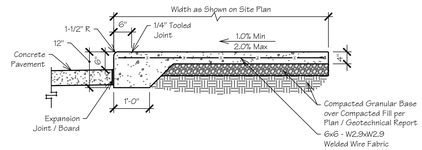
Accessible Striping Detail

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



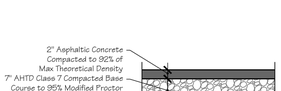
Handicap Parking Detail

Scale: 3/16" = 1'-0"



Widened Sidewalk Edge Detail

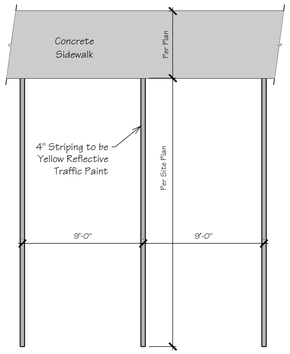
Scale: 1/2" = 1'-0"



Contractor shall refer to Geotechnical Engineer / Study for Final Pavement Sections

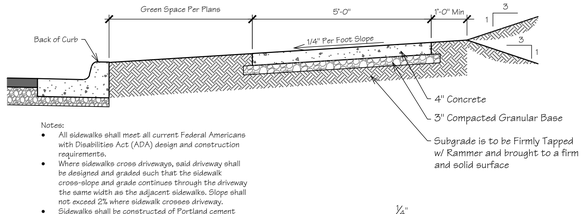
Standard Duty Asphalt Pavement

Scale: 1/2" = 1'-0"



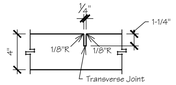
Standard 90° Parking Stall

Scale: 3/16" = 1'-0"



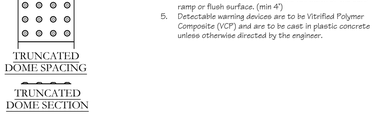
Notes:

- All sidewalks shall meet all current Federal Americans with Disabilities Act (ADA) design and construction requirements.
- Where sidewalks cross driveways, said driveway shall be designed and graded such that the sidewalk cross-slope and grade continues through the driveway the same width as the adjacent sidewalks. Slope shall not exceed 2% where sidewalk crosses driveway.
- Sidewalks shall be constructed of Portland cement concrete with a minimum 28-day compressive strength of 3,500 pounds per square inch. Sidewalks shall be a minimum of four inches (4") thick.
- Compacted granular base course shall be a minimum of three (3) inches thick.
- Transverse Joints shall be provided perpendicular to the sidewalk at intervals equal to the sidewalk width.
- Sawed Joints may be used instead of Tooled Joints. All sawed joints shall be sealed using an approved sealant.
- 1/2" Asphalt Impregnated w/ Fiberboard Expansion Material Conforming to AASHTO M213 Expansion joints shall be installed perpendicular to the sidewalk at intervals equal to five (5) times the sidewalk width and at all Driveways.



Sidewalk Detail

Scale: 1/2" = 1'-0"

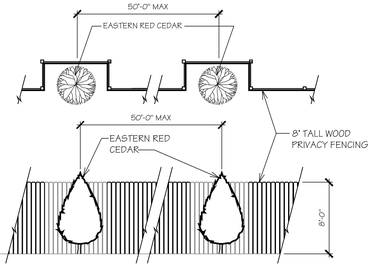


NOTES:

1. The detectable warning device shall be located so that the nearest edge of the device is located at the back of curb.
2. Truncated domes shall have a diameter of 0.9 inch at the bottom, a diameter of 0.4 inch at the top, a height of 0.2 inch, and a center-to-center spacing of 2.35 inches measured along one side of a square arrangement.
3. Domes shall be aligned on a square grid in the predominant direction of travel to permit wheels to roll between domes.
4. Detectable warning device shall be 24 inches in the direction of travel and extend the full width of the curb ramp or flush surface. (min 4')
5. Detectable warning devices are to be Vitrified Polymer Composite (VCP) and are to be cast in plastic concrete unless otherwise directed by the engineer.

Detectable Warning Device Detail

Scale: 1" = 1'-0"



Landscape Pocket

Not to Scale



VICINITY MAP
N.T.S.

REVISIONS:

No:	DESCRIPTION	DATE:
1	PC SET	2022-12-23

Details - Large Scale Development 1.22-66 For:

CAR-MART Detail Area
Butterfield Coach, Springdale, Arkansas

America's CAR-MART, Inc.
c/o Mr. Butch Pamley
1805 N 2nd St Ste 401, Rogers Arkansas 72756
(866) 819-9944

SEAL:

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

FIRM:
5102 S. Pinnacle Hills Pkwy
Rogers, Arkansas 72758
BLEW & ASSOCIATES, P.A.
Office: 479.443.4506
www.BLEWINC.com
Surveying
Engineering
Mapping
Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2022-11-23	22-6786
DRAWN BY: H. Smith	REVIEWED BY: J. Du Quesne

DRAWING NAME: 22-6786 Civil 002 - Details.dwg

SHEET NUMBER: C5

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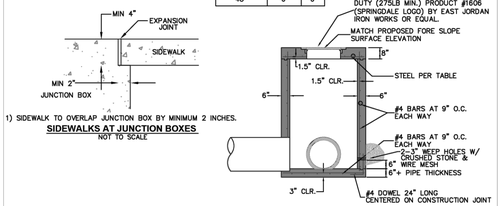
PIPE SIZE	W	d
18"	4'	4'
24"	4'	4'
30"	5'	5'
36"	5'	5'
42"	6'	6'
48"	6'	6'

REINFORCING TABLE

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



1) SIDEWALK TO OVERLAP JUNCTION BOX BY MINIMUM 2 INCHES.

SIDEWALKS AT JUNCTION BOXES
NOT TO SCALE

NOTES:

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

TYPICAL JUNCTION BOX
NOT TO SCALE

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

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

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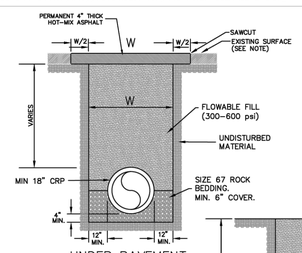
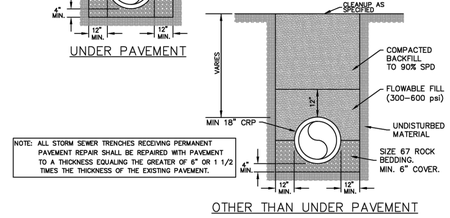


UNDER PAVEMENT



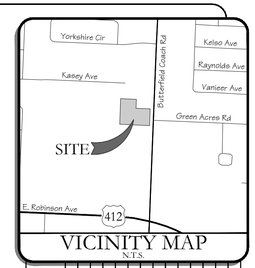
NOTE: ALL STORM SEWER TRENCHES RECEIVING PERMANENT PAVEMENT REPAIR SHALL BE REPAIRED WITH PAVEMENT TO A THICKNESS EQUALING THE GREATER OF 6" OR 1 1/2 TIMES THE THICKNESS OF THE EXISTING PAVEMENT.

OTHER THAN UNDER PAVEMENT

STORM SEWER BEDDING AND BACKFILL
NOT TO SCALE

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

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



VICINITY MAP
N.T.S.

REVISIONS:

No:	DESCRIPTION	POST BID	DATE:

City of Springdale Details

-

Large Scale Development 1.22-66 For:

CAR-MART Detail Area

Butterfield Coach, Springdale, Arkansas

America's CAR-MART, Inc.

c/o Mr. Butch Parnley

1805 N 2nd St Ste 401, Rogers Arkansas 72756

(866) 819-9944

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SHEET NUMBER:

C6

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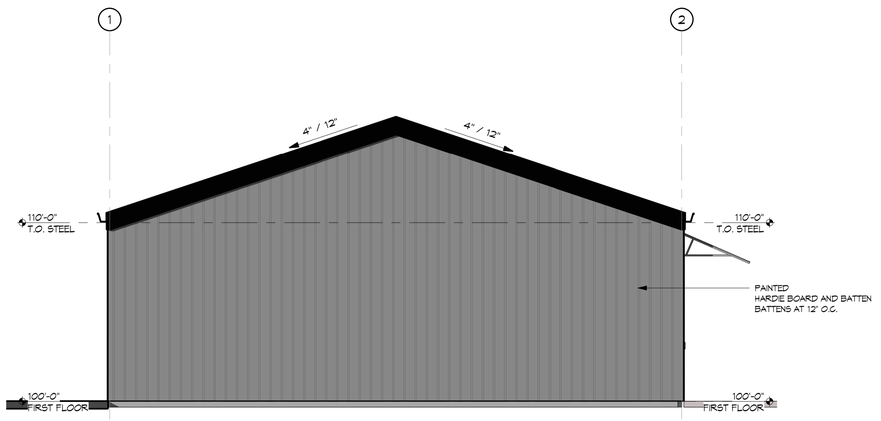
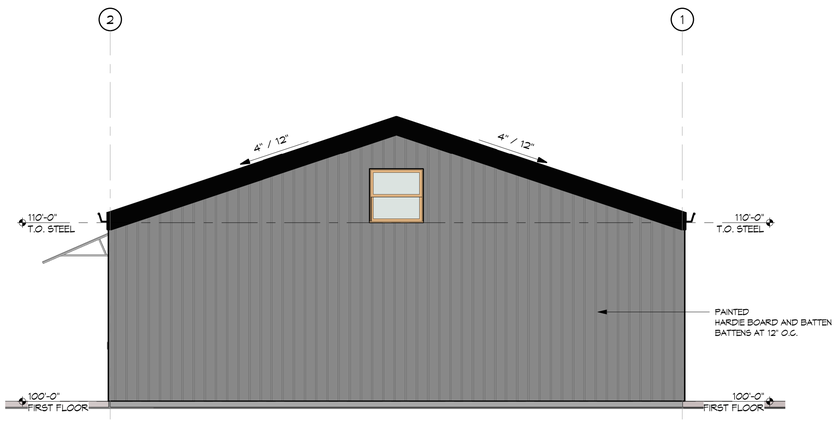
4 *WEST ELEVATION COLOR*
1/4" = 1'-0"



3 *EAST ELEVATION COLOR*
1/4" = 1'-0"



2 *SOUTH ELEVATION COLOR*
1/4" = 1'-0"



1 *NORTH ELEVATION COLOR*
1/4" = 1'-0"

9-23-22
Registered Architect
David Paul Burris
No. 4116
Arkansas

Burris Architecture
820 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

CARMART
1660 BUTTERFIELD COACH RD
SPRINGDALE, AR

DATE 9-23-22
JOB NO. 22133
REVISIONS

A7.0
COLOR ELEVATIONS

THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT, AND IS PROVIDED 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, DESIGN AND ARRANGEMENTS APPEARING HEREON CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT. ANY APPROPRIATION, USE, OR DISCLOSURE OF THE CONTENTS MAY NOT BE GRANTED WITHOUT THE PRIOR CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.

SURROUNDING NEIGHBORS LIST L22-66

I hereby certify that the following is a list of Surrounding Property Owners as of 03 of November 2022:

Parcel(s):	815-30499-000
Name:	SHERRY PROPERTIES LLC
Street Address:	1903 CARRIE PL
City, State, Zip:	SPRINGDALE, AR 72762
Parcel(s):	815-30502-000
Name:	NWA LD LLC
Street Address:	PO BOX 10560
City, State, Zip:	FAYETTEVILLE, AR 72703
Parcel(s):	815-32530-000
Name:	RAMIREZ, MARTIN & ROSALBA
Street Address:	3187 KASEY AVE
City, State, Zip:	SPRINGDALE, AR 72764-6721
Parcel(s):	815-32531-000
Name:	VELAZQUEZ, KATHYRIA MADERA
Street Address:	3207 KASEY AVE
City, State, Zip:	SPRINGDALE, AR 72764
Parcel(s):	815-30494-100
Name:	LIVING SAVIOR LUTHERAN CHURCH
Street Address:	1600 BUTTERFIELD COACH RD
City, State, Zip:	SPRINGDALE, AR 72764
Parcel(s):	815-30524-000
Name:	ADAMS FAMILY PROPERTIES LLC
Street Address:	3885 JUILO RD
City, State, Zip:	SPRINGDALE, AR 72764
Parcel(s):	815-30559-000
Name:	BARROZO, JUAN LUIS MANJARREZ
Street Address:	1701 BUTTTERFIELD COACH RD
City, State, Zip:	SPRINGDALE, AR 72764

Wes Luker

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: December 6, 2022

Re: **L22-67** **Large-Scale** **Club Carwash**

Planning Comments:

1. This Large-Scale Development Plan has been given the number L22-67. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
    a. Not shown on the cover page
2. Submit PDF files at time of resubmission. (Standard comment)
3. A written response to all comments is required with resubmission. (Standard comment)
4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
5. Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting or may be submitted at the meeting.
6. The land tie needs to have an actual description.
    a. Per comment responses this information is being gathered by the surveyor and will be provided on future submittals
7. Show the total number of handicapped spaces provided.
    a. With 1 handicap space, it needs to be van accessible. ADA requirements for van accessibility below.

Building & Fire Comments:

All Comments Addressed.

Engineering Summary:

- Update streetlight notes
    - "shall be maintained by [utility company] with electricity billed to the City of Springdale"
- Submit No Rise Certification
- Sidewalks should be 1' inside the ROW

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 12/1/2022

1. Chapter 107 – Stormwater Pollution

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

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

2. 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.
    - **Why is the sidewalk not positioned 1' off of the R.O.W. line?**
    -
- *110.111* - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.

3. Chapter 112 – Subdivisions

(Code 1973, § 30-1)

- *112-4* - Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street.
    - The minimum initial rating for the streetlight shall be 6,800 lumens for a local street, 11,000 lumens for a collector street, or 20,000 lumens for an arterial street.
        - ~~Label all lights as Proposed or Existing.~~
        - Show the direction of the mast arm.
        - Show the size and type of lights based on the location and classification of the street.

- ~~Add note to determine if the light is designed for area parking lot lights or as a street illuminator.~~
- ~~Include a note stating if the lights are public or private lights and who will be responsible for maintenance and billing.~~
- **Streetlights: Please update notes**
    - ***"shall be maintained by [utility company] with electricity usage billed to the City of Springdale".***
    - ***Streetlight fixture: Was this chosen by the utility company? Streetlights should be installed by the utility with their standard fixture.***

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. Chapter 50 – Floods

(Ord. No. 4110, § 1, 9-11-07)

- *4110.6.2* - Need to submit a floodplain development application at the time of resubmittal. See Applications & Forms / Floodplain at http://www.springdalear.gov/298/Forms-Documents.
        - **Submit No Rise Certification.**

6. Other:

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

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted: November 2, 2022 Payment Method: Via Check

Date Accepted as Complete: November 17, 2022 Project Number: L22-67

Must meet the below criteria for a Large Scale Submittal:

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

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

APPLICATION CONTACTS:

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

Applicant (person making request)	Development Point of Contact for Question & Staff Reviews
Name: Justin Barnes	Name: Eric Kirchner
E-mail: jbarnes@clubcarwash.com	E-mail: ekircner@cochraneng.com
Address: 1591 E. Prathersville Road Columbia, MO 65202	Address: 8 East Main St. Wentzville, MO 63385
Phone: 573-999-5178	Phone: 636-332-4574
Site/ Location: 1207 N. Thompson St.	Current Zoning District: C2
Assessor's Parcel Number(s): 815-28337-001&815-28337-000& 815-28346-002&815-28345-001& 815-28346-001	Rezone required: NO
	Total Acreage: 3.3 acres

L22-67

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: Eric Kirchner (Cochran), Justin Barnes (Club Carwash), Katie Hollingshead, Patsy Christie
Name of main point of contact for project: Eric Kirchner
Parcel Number(s): 815-28337-001&815-28337-000&815-28346-002&815-28345-001&815-28346-001
Acreage of the proposed development: 3.3 acres
Type of project: Fully automated carwash with vacuum bays
When is the intended application date? November 3, 2022
Per the date above, the earliest Planning Commission meeting date would be: December 6, 2022

Is there a street address? If not, please complete the 911 Address Assignment form on the City of Springdale's GIS Department website.
1207 N. Thompson St.
Is this proposal in a commercial zone? If yes, Commercial Design Standards will need to be met.
C2
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.
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?
None

Please state all of the Fire Code issues mentioned.
None

DWG NAME: J:\2022\M22-8484 - CCW, 1207 N Thompson St, Springdale, AR\ENGINEERING\AUTOCAD DRAWINGS\03_Construction Drawings\M22-8484_0_COVER PAGE.dwg LAYOUT TAB: C0 PLOTTED ON: Nov 22, 2022 - 2:17pm PLOTTED BY: Eheckman

CONTACT INFORMATION

OWNER / DEVELOPER

OWNER: CLUB CARWASH OPERATING, LLC
REPRESENTATIVE: JUSTIN BARNES
ADDRESS: 1591 E. PRATHERSVILLE RD.; COLUMBIA, MO 65202
PHONE: (573) 999-5178

SEWER

OWNER: CITY OF SPRINGDALE
REPRESENTATIVE: RICK PULVIRENTI
ADDRESS: 526 OAK AVE.; SPRINGDALE, ARKANSAS 72765
PHONE: (479) 751-5751

WATER

OWNER: CITY OF SPRINGDALE
REPRESENTATIVE: RICK PULVIRENTI
ADDRESS: 526 OAK AVE.; SPRINGDALE, ARKANSAS 72765
PHONE: (479) 751-5751

ELECTRIC

OWNER: AEP-SOUTHWESTERN ELECTRIC POWER COMPANY
REPRESENTATIVE: CHRISTOPHER ANDREOLLI
ADDRESS: 101 WEST TOWNSIP ST.; FAYETTEVILLE, ARKANSAS 72701
PHONE: (479) 973-2434

GAS

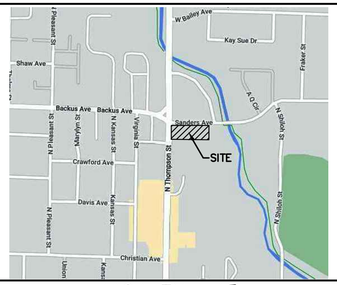
OWNER: BLACK HILLS ENERGY
REPRESENTATIVE: SCOTT STOKES
ADDRESS: 655 EAST MILLSAP RD. STE. # 104; FAYETTEVILLE, ARKANSAS 72703
PHONE: (479) 575-1424

TELEPHONE

OWNER: AT&T
REPRESENTATIVE: LAYNE RHODES
ADDRESS: N/A
PHONE: (479) 442-1977

SPECIAL NOTES :

SITE BENCHMARK:
ELEV=1277.76
THE SITE BENCHMARK IS THE NORTH RIM OF A SANITARY MANHOLE LOCATED NORTH OF SANDERS AVE. APPROXIMATELY 104 FT FROM THE NORTHEAST PROPERTY LINE.



VICINITY MAP
NO SCALE

PARCEL ID NUMBER
815-28337-001
815-28345-001
815-28346-001
815-28346-002

LEGAL DESCRIPTION:
COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER. THENCE NORTH 02 DEGREES 34 MINUTES 18 SECONDS EAST, 445.00 FEET. THENCE NORTH 87 DEGREES 36 MINUTES 28 SECONDS WEST, 754.21 FEET. THENCE NORTH 02 DEGREES 30 MINUTES 34 SECONDS EAST, 1,863.37 FEET TO AN EXISTING REBAR. THENCE NORTH 86 DEGREES 32 MINUTES 35 SECONDS WEST, 9.34 FEET TO A SET REBAR WITH CAP AND THE POINT OF BEGINNING. THENCE CONTINUE NORTH 86 DEGREES 32 MINUTES 35 SECONDS WEST, 1.26 FEET TO A SET REBAR WITH CAP. THENCE SOUTH 02 DEGREES 17 MINUTES 34 SECONDS WEST, 70.81 FEET TO A SET REBAR WITH CAP. THENCE NORTH 86 DEGREES 32 MINUTES 35 SECONDS WEST, 512.10 FEET TO A SET NAIL IN THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 71 NORTH. THENCE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 02 DEGREES 15 MINUTES 38 SECONDS EAST, 268.08 FEET TO A SET NAIL, LYING IN THE EAST RIGHT OF WAY OF SAID U.S. HIGHWAY 71 NORTH AND THE SOUTH RIGHT OF WAY LINE OF SANDERS AVENUE. THENCE LEAVING SAID EAST RIGHT OF WAY LINE AND ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 88 DEGREES 13 MINUTES 59 SECONDS EAST, 515.15 FEET TO AN EXISTING REBAR. THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, SOUTH 02 DEGREES 45 MINUTES 21 SECONDS WEST, 212.43 FEET TO THE POINT OF BEGINNING, CONTAINING 3.25 ACRES AND SUBJECT TO ANY EASEMENTS OF RECORD.

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

SITE IMPROVEMENT PLANS
CLUB CARWASH
SPRINGDALE, ARKANSAS

PROJECT ADDRESS
1207 N. THOMPSON ST.
SPRINGDALE, ARKANSAS 72765

PROJECT NO. M22-8484

- CIVIL ENGINEERING
- LAND SURVEYING
- ARCHITECTURE
- SITE DEVELOPMENT
- MASTER PLANNING
- GENERAL CONSULTING

8 EAST MAIN STREET, WENTZVILLE, MISSOURI 63385
TELEPHONE (636) 332-4574
FAX (636) 327-0760
E-MAIL wentmail@cochraneng.com

NOVEMBER, 2022

SHEET INDEX

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PRELIMINARY PRINT
NOT FOR CONSTRUCTION
FOR REVIEW ONLY

All OSHA rules & regulations established for the type of construction required by these plans shall be strictly followed (ie. Trenching, Blasting, etc.)

Arkansas 811 We connect you to the right people.

DATE

Kurtis J. Daniels No. 17943
Registered Professional Engineer
State of Arkansas
for Cochran Engineering & Surveying

SITE NOTES

1. SITE BENCHMARK:
   ELEV.=1277.76
   THE SITE BENCHMARK IS THE NORTH RIM OF A SANITARY MANHOLE LOCATED NORTH OF SANDERS AVE. APPROXIMATELY 104 FT FROM THE NORTHEAST PROPERTY LINE.
2. ZONED: C-2 GENERAL COMMERCIAL DISTRICT
   FRONT YARD 30 (50 CAR WASH) FT.
   SIDE YARD 0 FT.
   REAR YARD 20 FT.
3. FLOODZONE:
   THIS SITE FALLS WITHIN "FLOODWAY ZONE AE", THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THE THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS; "ZONE AE", THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOW AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR; UNSHADED "ZONE X", AREAS TO BE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD PLAIN, PER FIRM, FLOOD INSURANCE RATE MAP, FOR COUNTY OF WASHINGTON, ARKANSAS, MAP NUMBER 05143C0060F, EFFECTIVE DATE OF MAY 16, 2008. FLOOD ZONES ARE DETERMINED BY SCALING.

6. EFFORTS WILL BE MADE TO DIRECT DRAINAGE TO EXISTING DISCHARGE POINTS.
7. ALL STORM WATER RUNOFF SHALL MEET GOVERNING AUTHORITY CURRENT STANDARDS.
8. THE SITE SHALL CONFORM TO CITY OF SPRINGDALE CURRENT STANDARDS.
9. THE TOPOGRAPHIC INFORMATION AS SHOWN HEREON PER FIELDWORK PERFORMED BY SATTERFIELD LAND SURVEYORS P.A.
10. TOTAL SITE ACREAGE 3.25 AC (141,570 SF.)
11. TOTAL RIGHT-OF-WAY DEDICATION 0.08 AC (3,635 SF)
12. THIS SITE IS SERVED BY:
    WATER – SPRINGDALE WATER UTILITIES
    SANITARY SEWER – CITY OF SPRINGDALE
    FIRE – CITY OF SPRINGDALE FIRE DEPARTMENT
    TELEPHONE – AT&T
    ELECTRIC – AEP-SOUTHWESTERN ELECTRIC POWER COMPANY
    GAS – BLACK HILL ENERGY
13. THE DEVELOPMENT SHALL BE SERVED BY UNDERGROUND ELECTRIC.
14. BOUNDARY INFORMATION IS PER SURVEY PERFORMED BY SATTERFIELD LAND SURVEYORS P.A.
15. THIS SITE WILL DEVELOP IN ONE PHASE.
16. ALL UTILITIES ARE TO BE LOCATED UNDERGROUND.
17. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.
18. NO INVESTIGATION WAS PERFORMED BY COCHRAN REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT.
19. ALL GREEN SPACE AREAS SHALL BE SODDED.
20. SIGNAGE FOR THIS SITE WILL REQUIRE A SEPARATE APPROVAL AND PERMIT.
21. ALL CONCRETE PARKING IS TO BE STRIPED WITH 4" WIDE PAINTED YELLOW LINES AS INDICATED. ADA STRIPING SHALL BE BLUE.
22. CONTRACTOR SHALL SAW CUT ALL CURB AND GUTTER SECTIONS, CONCRETE MEDIANS, AND ALONG PAVEMENT WHERE PROPOSED CONSTRUCTION TIES INTO EXISTING AREAS. CONTRACTOR SHALL MAINTAIN TRAFFIC FLOW AND PROVIDE TRAFFIC CONTROL THROUGHOUT CONSTRUCTION.

UTILITY NOTES

1. UNDERGROUND STRUCTURES, FACILITIES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON PLANS.
3. CONTRACTOR TO CONTACT TELEPHONE, ELECTRIC, GAS, WATER AND CABLE COMPANIES TO HAVE UNDERGROUND UTILITIES LOCATED ON THIS SITE AND ADJACENT TO THIS SITE PRIOR TO DOING ANY EXCAVATING.
4. ALL TRENCHES UNDER PAVED AREAS SHALL BE BACKFILLED WITH GRANULAR MATERIAL AND COMPACTED TO 95% STANDARD PROCTOR.
5. ALL SURVEY MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A LICENSED LAND SURVEYOR LICENSED IN THE STATE OF ARKANSAS AT THE CONTRACTOR'S EXPENSE.
6. UTILITY CONTRACTOR WILL BE RESPONSIBLE FOR ALL TAPPING AND TIE-IN FEES REQUIRED, AS WELL AS COST OF UNDERGROUND SERVICE CONNECTIONS AND METERS TO THE BUILDING.
7. NEW WATER LINES SHALL BE SDR 21 PVC OR C900. ALL WATERLINES CONSTRUCTED SHALL HAVE A MINIMUM OF 42 INCHES OF COVER BELOW FINISHED GRADE, UNLESS OTHERWISE INDICATED ON PLANS.
8. CONTRACTOR SHALL COORDINATE ADJUSTMENTS TO EXISTING UTILITIES WITH APPROPRIATE UTILITY COMPANY AS WORK PROGRESSES.
9. CONTRACTOR SHALL COORDINATE THE SCHEDULING AND LOCATION OF THE DEMOLITION AND INSTALLATION OF ALL UTILITIES, INCLUDING STAKEOUT, CONDUIT REQUIRED, TRENCHING REQUIRED, ETC. CONTRACTOR SHALL CONTACT EACH UTILITY PROVIDER WITH AT LEAST 30 DAYS ADVANCE NOTICE OF ANY WORK TO BE DONE.
10. ALL UNDERGROUND ELECTRIC AND TELEPHONE WIRE THAT LIE BENEATH PAVED AREAS SHALL BE INSTALLED IN CONDUIT. CONTRACTOR SHALL COORDINATE WITH EACH UTILITY SERVICE PROVIDER FOR SIZE AND TYPE OF CONDUIT REQUIRED. CONDUIT SHALL BE PROVIDED AT THE CONTRACTORS EXPENSE.
11. CONTRACTOR SHALL PROVIDE A MINIMUM OF 18" OF VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATERLINES AND A MINIMUM OF 18" VERTICAL OF CLEARANCE BETWEEN STORM SEWERS AND WATERLINES. THIS MAY MEAN THAT LOWERING OF WATERLINES MAY BE NECESSARY.
12. LOCATION OF SITE UTILITIES SHALL BE VERIFIED BY CONTRACTOR FROM THE PROPER UTILITY COMPANY PROVIDING SERVICE.
13. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
14. UTILITY CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS SYSTEM PRIOR TO INSTALLATION.
15. ALL NECESSARY INSPECTIONS, TESTING, AND/OR CERTIFICATIONS REQUIRED BY CODES, THE CITY, AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
16. ALL DRAINAGE STRUCTURES, STORM SEWER PIPES, AND THE WATER METER LID SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING REQUIREMENTS.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND UTILITIES THAT ARE REQUIRED TO BE REMOVED OR RELOCATED.
18. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
19. UTILITY CONNECTIONS SHALL BE COORDINATED WITH THE ARCHITECT/MEP.
20. ALL SEWERS AND STRUCTURES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARD CONSTRUCTION SPECIFICATIONS OF THE GOVERNING AGENCY.
21. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
22. CONTRACTOR SHALL OBTAIN AND FOLLOW INSTALLATION REQUIREMENTS FOR STORM SEWER, SANITARY SEWER, & WATER MAIN FROM PIPE MANUFACTURER FOR EACH TYPE OF PIPE MATERIAL.
23. CONTRACTOR SHALL INSTALL A FACTORY CAP EQUAL TO THE SIZE OF UTILITY STUB TO BE SEALED OFF, AND BLOCK THE CAP WITH CONCRETE AT UTILITIES NOTES TO BE "CAPPED AND MARKED."
24. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE, OR IN RIGHT-OF-WAY, 30 DAYS PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO START OF GRADING.

GRADING NOTES

1. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
2. RUBBISH, TRASH, GARBAGE, LITTER OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS, MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
3. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
4. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN.
5. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
6. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
7. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT THAT MAY HAVE COLLECTED IN ANY STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
8. ON-SITE & OFF-SITE STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
9. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
10. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES TO PREVENT EROSION.
11. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD.
12. ALL GRADING AND MATERIAL PLACEMENT ON THE SITE SHALL BE COMPACTED TO 95% STANDARD PROCTOR UNLESS A GEOTECHNICAL REPORT FOR THE SITE HAS DIFFERING REQUIREMENTS. IF A GEOTECHNICAL REPORT IS AVAILABLE THEN THE REPORT SHALL GOVERN.

PAD PREPARATION NOTE

COCHRAN WAS NOT PROVIDED A GEOTECHNICAL REPORT FOR THE PROJECT. CONTRACTOR SHALL REVIEW AND FOLLOW ANY RECOMMENDATIONS PROVIDED IN GEOTECHNICAL REPORT, IF ONE IS AVAILABLE.

LANDSCAPE NOTES

1. ALL AREAS ON SITE THAT ARE DISTURBED SHALL BE SODDED.
2. ALL LANDSCAPE BEDS TO HAVE SHREDDED OAK BARK MULCH UNLESS OTHERWISE NOTED.
3. ANY LANDSCAPE BED NOT EDGED BY CONCRETE CURBING SHALL HAVE A SPADE-CUT EDGE.
4. ALL AREAS ARE TO BE IRRIGATED.

DRAWING LEGENDS

EXISTING

RIGHT-OF-WAY	R/W
PROPERTY LINE	℄
EXISTING MAJOR CONTOUR	XXX
EXISTING MINOR CONTOUR	
EASEMENT	
OVERHEAD UTILITIES	OHU
FENCE	x
SANITARY LINE	SAN
GAS LINE	G
WATER LINE	W
FLOOD ZONES	
SANITARY CLEAN OUT	CO
CABLE PEDESTAL	C
SANITARY MANHOLE	S
ELECTRIC METER	E
WATER VALVE	
FIRE HYDRANT	
WATER METER	W
UTILITY POLE	
LIGHT	
BENCHMARK	
TREE	
HANDICAP PARKING SYMBOL	
TREELINE	
ASPHALT PAVEMENT	
CONCRETE PAVEMENT	
BUILDING	

NEW

NEW MAJOR CONTOUR	XXX
NEW MINOR CONTOUR	
EASEMENT	
SETBACK	
GAS	G
STORM SEWER	SS
WATER LINE	W
SANITARY MAIN	SAN
SANITARY LATERAL	LAT
FLOOD ZONES	
SANITARY MANHOLE	
SANITARY CLEAN OUT	CO
TRANSFORMER	T
STORM INLET	
FLARED END SECTION	
GRATED INLET WITH SIDE INTAKE	
WATER VALVE	
FIRE HYDRANT	
WATER METER	WM
LIGHT	
SPOT ELEVATION	XXX.XX
ACCESSIBLE PARKING SYMBOL	
NEW BUILDING	
HEAVY DUTY CONCRETE	
STANDARD DUTY CONCRETE	
CONCRETE PAVEMENT/SIDEWALKS	

OWNER:
JRB HOLDINGS LLC
PO BOX 1126
SPRINGDALE, ARKANSAS 72765

DEVELOPER:
CLUB CARWASH OPERATING, LLC
1591 E. PRATHERSVILLE RD.
COLUMBIA, MO 65202

636-332-4574 (tel.)
636-327-0760 (fax)
wentmail@cochraneng.com
North Office
8 East Main Street
Wentzville, Missouri 63385
COCHRAN
• Civil Engineering
• Land Surveying
• Architecture
• Site Development
• General Consulting
• Master Planning
Arkansas State Certificate of Authority Numbers: 3457

Two working days prior to the start of any excavation on this site, contractor shall call 1-800-482-8998 for utility location information.

All OSHA rules & regulations established for the type of construction required by these plans shall be strictly followed (ie. Trenching, Blasting, etc.)

PRELIMINARY PRINT
NOT FOR CONSTRUCTION
FOR REVIEW ONLY

KURTIS J. DANIELS
17943

SITE IMPROVEMENT PLANS
CLUB CARWASH
SPRINGDALE, ARKANSAS

GENERAL NOTES AND LEGEND

DATE:	REVISION:	DWN. BY:	APP'D. BY:

DWN. BY: KAF
APP'D. BY: KJD
DATE: NOV. 2022
SCALE: NO SCALE
PROJ. NO: M22-8484
DWG. NO: C1

DWG NAME: J:\2022\M22-8484 – CCW, 1207 N Thompson St, Springdale, AR\ENGINEERING\AUTOCAD DRAWINGS\03_Construction Drawings\M22-8484_C1_GENERAL NOTES AND LEGEND.dwg LAYOUT TAB: C1 PLOTTED ON: Nov 22, 2022 – 2:17pm PLOTTED BY: Eheckman

EXISTING CONDITIONS

L1
N86°32'35"W 1.26'

SCALE: 1"=20'
NOVEMBER 2022

SITE BENCHMARK
ELEV. = 1277.76

EXISTING CURB AND GUTTER (TYP) (TO REMAIN)
EXISTING SIGNAL MAST (TYP) (TO REMAIN)
EXISTING UNDERGROUND CABLE (TYP) (TO REMAIN)
EXISTING SIDEWALK (TYP) (TO REMAIN)
EXISTING CABLE PEDESTAL (TYP) (TO REMAIN)
EXISTING TREES (TYP) (TO REMAIN)
SANDERS AVE
(EXISTING ASPHALT PAVEMENT)
(PUBLIC ROADWAY)(ROW WIDTH VARIES)
EXISTING SIDEWALK (TYP) (TO BE REMOVED)
EXISTING SIDEWALK (TYP) (TO REMAIN)
FOUND EXISTING REBAR
SET NAIL
S88°13'59"E 515.15'
EXISTING EASEMENT (DOC.# 2004-00047949)
EXISTING TREE (TYP) (TO BE REMOVED)
EXISTING UTILITY POLE (TYP) (TO REMAIN)
EXISTING UTILITY POLE (TO BE REMOVED)
EXISTING GUY ANCHORS (TYP) (TO BE REMOVED)
EXISTING CABLE PEDESTAL (TYP) (TO REMAIN)
EXISTING BRICK COLUMN (TYP) (TO BE REMOVED)
EXISTING WATER METER (TYP) (TO BE REMOVED)
EXISTING WATER MAIN (TYP) (TO REMAIN)
EXISTING SANITARY SEWER PIPE (TYP) (TO REMAIN)
N/F
AGUSTIN & MARIA LOPEZ
(PID# 815-28335-000)
C-1 NEIGHBORHOOD COMMERCIAL DISTRICT
EXISTING CURB AND GUTTER (TYP) (TO REMAIN)
EXISTING CONCRETE (TYP) (TO REMAIN)
EXISTING OVERHEAD UTILITIES (TO BE REMOVED)
EXISTING BUILDING (TO BE REMOVED)
EXISTING SANITARY CLEANOUT (TO BE REMOVED)
EXISTING CONCRETE (TYP) (TO BE REMOVED)
EXISTING LIGHT POLE (TO BE REMOVED)
N THOMPSON ST
(EXISTING ASPHALT PAVEMENT)
(PUBLIC ROADWAY)(ROW WIDTH VARIES)
N00°15'35"E 268.08'
EXISTING CARPORT (TO BE REMOVED)
EXISTING CURB AND GUTTER (TYP) (TO REMAIN)
LOT 1
± 3.25 AC.
N/F
JRB HOLDINGS LLC
(PID# 815-28337-001)
C-2 GENERAL COMMERCIAL DISTRICT
EXISTING CONCRETE PAVEMENT (TO BE REMOVED)
EXISTING ADA STRIPING (TYP) (TO BE REMOVED)
EXISTING WATER METER (TYP) (TO BE REMOVED)
EXISTING SIGN (TO BE REMOVED)
EXISTING SIDEWALK (TYP) (TO BE REMOVED)
EXISTING WATER VALVE (TYP) (TO REMAIN)
EXISTING FIRE HYDRANT (TYP) (TO REMAIN)
EXISTING UTILITY POLE (TYP) (TO REMAIN)
S02°45'21"W 212.43'
EXISTING ASPHALT, CONCRETE, STRIPING, SIDEWALK (TYP) (TO BE REMOVED)
EXISTING FLAGPOLE (TYP) (TO BE REMOVED)
EXISTING GAS METER (TYP) (TO BE REMOVED)
EXISTING LIGHT POLE (TYP) (TO BE REMOVED)
EXISTING BUILDING (TO BE REMOVED)
EXISTING SANITARY MANHOLE
TOP ELEV. = 1281.62
FL ELEV. IN = 1278.82
FL ELEV. OUT = 1275.60
EXISTING LOT LINE (TYP) (TO BE VACATED)
EXISTING UTILITY POLE (TYP) (TO REMAIN)
EXISTING UTILITY POLE WITH GUY WIRE (TO BE REMOVED)
EXISTING ELECTRIC METER (TYP) (TO REMAIN)
EXISTING SIDEWALK (TO BE REMOVED)
EXISTING UNDERGROUND CABLE (TYP) (TO REMAIN)
EXISTING CONCRETE (TYP) (TO BE REMOVED)
N/F
JRB HOLDINGS LLC
815-28345-001
C-2 GENERAL COMMERCIAL DISTRICT
EXISTING GAS LINE (TYP) (TO BE REMOVED)
N/F
JRB HOLDINGS LLC
815-28346-001
C-2 GENERAL COMMERCIAL DISTRICT
N/F
JRB HOLDINGS LLC
815-28346-002
C-2 GENERAL COMMERCIAL DISTRICT
EXISTING GAS LINE (TYP) (TO REMAIN)
EXISTING OVERHEAD UTILITIES (TYP) (TO REMAIN)
EXISTING OVERHEAD UTILITIES (TYP) (TO REMAIN)
EXISTING EASMENT (BK. 641, PG. 258)
S02°17'34"W 70.81'
N/F
SPRINGDALE THOMPSON WAREHOUSE LLC
(PID# 815-28343-000)
MF-12 MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT
SET NAIL
N86°32'35"W 512.10'
EXISTING CONCRETE (TYP) (TO BE REMOVED)
N/F
DEJARETT PROPERTIES LLC
(PID# 815-28346-000)
C-6 LARGE PRODUCT RETAIL SALES DISTRICT
EXISTING RETAINING WALL (TYP) (TO REMAIN)
EXISTING SANITARY SEWER PIPE (TYP) (TO REMAIN)
SET 1/2" REBAR WITH CAP
ZONE AE
ZONE X
1% ANNUAL CHANCE FLOOD HAZARD
FLOODWAY ZONE AE

OWNER:	DEVELOPER:
JRB HOLDINGS LLC PO BOX 1126 SPRINGDALE, ARKANSAS 72765	CLUB CARWASH OPERATING, LLC 1591 E. PRATHERSVILLE RD. COLUMBIA, MO 65202

OCHRAN
North Office
67 East Main Street
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• Land Surveying
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Arkansas State Certificate of Authority Numbers: 3457

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PRELIMINARY PRINT
NOT FOR CONSTRUCTION
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KURTIS J. DANIELS
17943

SITE IMPROVEMENT PLANS
CLUB CARWASH
SPRINGDALE, ARKANSAS

DWN. BY:	KAF	APPD. BY:	KJD
DATE:	NOV. 2022		
SCALE:	1:20		
PROJ. NO:	M22-8484		
DWG. NO:	C2		

EXISTING CONDITIONS

DWN. BY: | APPD. BY:
DATE: | REVISION:

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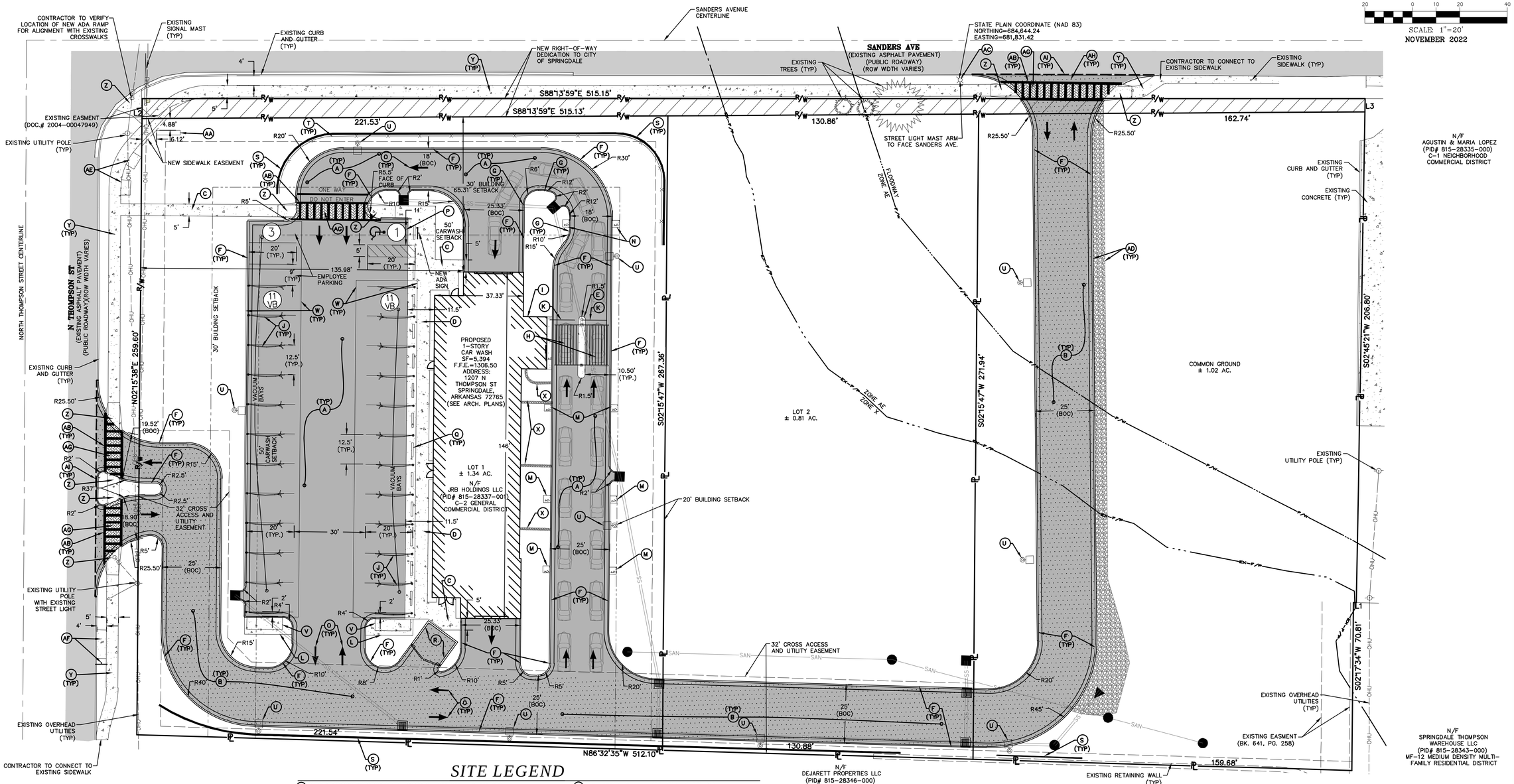
DWG NAME: J:\2022\M22-8484 - CCW, 1207 N Thompson St, Springdale, AR\ENGINEERING\AUTOCAD DRAWINGS\03_Construction Drawings\M22-8484_C2_EXISTING CONDITIONS.dwg LAYOUT TAB: C2 PLOTTED ON: Nov 22, 2022 - 2:17pm PLOTTED BY: Eteckman

SITE PLAN

L1
N86°32'35"W 1.26'
L2
N02°15'38"E 8.48'
L3
S02°45'21"W 5.64'

SCALE: 1"=20'
NOVEMBER 2022



SITE LEGEND

- (A) NEW STANDARD DUTY CONCRETE PAVEMENT, SEE DETAIL SHEET C12.
- (B) NEW HEAVY DUTY CONCRETE PAVEMENT, SEE DETAIL SHEET C12.
- (C) NEW 4" THICK CONCRETE SIDEWALK, SEE DETAIL SHEET C12.
- (D) NEW 6" THICK CONCRETE SIDEWALK, SEE DETAIL SHEET C12.
- (E) NEW 3' WIDE CONCRETE ISLAND, SEE DETAIL SHEET C12.
- (F) NEW 6" VERTICAL CURB AND GUTTER, SEE DETAIL SHEET C12.
- (G) NEW MOUNTABLE CURB, SEE DETAIL SHEET C12.
- (H) NEW PRE-FABRICATED STRUCTURE, BY OWNER.
- (I) NEW ATTACHED CASHIER BOOTH. SEE ARCH. PLANS.
- (J) NEW VACUUM ARMS, BY OWNER.
- (K) NEW STOP ARM, BY OWNER.
- (L) NEW 7'x17' CONCRETE PAD FOR VACUUM TURBINE. SEE MEP PLANS.
- (M) NEW 3'x3'x4" CONCRETE PADS FOR SIGNS AND TRASH CANS.
- (N) NEW 3'x3'x6" CONCRETE PADS FOR CAMERA ARCH.
- (O) NEW TRAFFIC FLOW ARROWS, SEE DETAIL SHEET C12.
- (P) NEW ACCESSIBLE PARKING STALL WITH SIGNAGE AND STRIPING, SEE DETAIL SHEET C12.
- (Q) NEW WHEEL STOPS, SEE DETAIL SHEET C12.
- (R) NEW TRASH ENCLOSURE, SEE DETAIL, SHEET C14.
- (S) NEW RETAINING WALL, SEE DETAIL SHEET C12.
- (T) NEW 4' TALL BLACK METAL FENCE, SEE DETAIL SHEET C12.
- (U) NEW LIGHT STANDARD, SEE MEP PLANS.
- (V) NEW METAL TURBINE SCREENING, SEE DETAIL SHEET C12.
- (W) NEW TRELLIS STRUCTURE FOR VACUUM BAYS, BY OWNER.
- (X) NEW RIP RAP DOWNSPOUT PAD.
- (Y) NEW 5' WIDE CONCRETE SIDEWALK, PER CITY OF SPRINGDALE REQUIREMENTS. SEE DETAIL, SHEET C13.
- (Z) NEW ADA RAMP, PER CITY OF SPRINGDALE REQUIREMENTS. SEE DETAIL SHEET C13.
- (AA) NEW GROUND MONUMENT SIGN.
- (AB) NEW CROSSWALK, SEE DETAIL, SHEET C12.
- (AC) NEW STREET LIGHT. PER CITY OF SPRINGDALE REQUIREMENTS.
- (AD) NEW 5' WDE RIP RAP SWALE. SEE DETAIL, SHEET C13.
- (AE) NEW PEDESTRIAN PLAZA WITH BENCHES. PER CITY OF SPRINGDALE REQUIREMENTS.
- (AF) NEW TRANSPORTATION CENTER. PER CITY OF SPRINGDALE REQUIREMENTS.
- (AG) NEW SCORED CONCRETE AT CROSSWALK. PER CITY OF SPRINGDALE REQUIREMENTS.
- (AH) NEW COMMERCIAL ENTRANCE. PER CITY OF SPRINGDALE REQUIREMENTS. SEE DETAIL, SHEET C13.
- (AI) CONTRACTOR TO SAW CUT EXISTING PAVEMENT FULL DEPTH TO ENSURE A SMOOTH JOINT.

LIGHTING LEGEND

- STREET ILLUMINATOR
- PARKING LOT LIGHT

NOTE:
ALL STREET LIGHTS ALONG SANDERS AVE AND N. THOMPSON ST. ARE PUBLIC AND SHALL BE MAINTAINED BY THE CITY OF SPRINGDALE.

NOTE:
THE STREETLIGHT FIXTURE SHALL BE BY LSI LIGHTING MODEL CROSSOVER XRM, #SPL-XRM3-AA9W/LED/UE-MSV-IPC-PC-COS.

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

VACUUM STATIONS:
PROVIDED = 22 VACUUM STATIONS

NOTE:
SEE MEP PLAN SHEET FOR SITE LIGHTING PHOTOMETRICS.

NOTE:
ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. ALL RADIUS CALLOUTS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

MINIMUM PARKING DIMENSIONS:
REGULAR PARKING – 9'x19'
ADA PARKING – 11'x19'
ADA VAN PARKING – 11'x19'
ADA ACCESSIBLE STRIPING – 5'x19'
PARKING DRIVE AISLES (TWO-WAY) – 24'W MIN.

PARKING REQUIREMENTS:
FOUR (4) SPACES FOR EACH SERVICE BAY OR ONE (1) SPACE FOR EACH THREE HUNDRED (300) SQUARE FEET OF GROSS BUILDING AREA WHICHEVER IS GREATER.

TOTAL SPACES REQUIRED:	= 4 SPACES
TOTAL SPACES PROVIDED:	= 4 SPACES
TOTAL STACKING SPACES REQUIRED:	= 18 SPACES
TOTAL STACKING SPACES PROVIDED:	= 22 SPACES
ADA TOTAL SPACES REQUIRED:	= 1 SPACES
ADA TOTAL SPACES PROVIDED:	= 1 SPACES

NOTE:
ACCESSIBILITY FOR PERSONS WITH DISABILITIES IN PARKING LOTS AND BUILDING APPROACHES SHALL BE AS REQUIRED BY THE CURRENT ADA AND AS MAY FROM TIME TO TIME BE AMENDED.

OWNER:
JRB HOLDINGS LLC
PO BOX 1126
SPRINGDALE, ARKANSAS 72765

DEVELOPER:
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KURTIS J. DANIELS
17943

SITE IMPROVEMENT PLANS
CLUB CARWASH
SPRINGDALE, ARKANSAS

DWN. BY:	APPD. BY:
KAF	KJD
DATE:	NOV. 2022
SCALE:	1:20
PROJ. NO:	M22-8484
DWG. NO:	C3

SITE PLAN

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DWG NAME: J:\2022\M22-8484 - CCW, 1207 N Thompson St, Springdale, AR\ENGINEERING\AUTOCAD DRAWINGS\03_Construction Drawings\M22-8484_C3_SITE PLAN.dwg LAYOUT TAB: C3 PLOTTED ON: Nov 22, 2022 - 2:17pm PLOTTED BY: Eheckman

UTILITY PLAN

L1
N86°32'35"W 1.26'
L2
N02°15'38"E 8.48'
L3
S02°45'21"W 5.64'

SCALE: 1"=20'
NOVEMBER 2022

STATE PLAIN COORDINATE (NAD 83)
NORTHING=684,630.68
EASTING=681,849.97

EXISTING UNDERGROUND CABLE (TYP)
NEW RIGHT-OF-WAY DEDICATION TO CITY OF SPRINGDALE
EXISTING CABLE PEDESTAL (TYP)
SANDERS AVE
(EXISTING ASPHALT PAVEMENT)
(PUBLIC ROADWAY)(ROW WIDTH VARIES)
S88°13'59"E 515.15'
S88°13'59"E 515.13'
221.53'
130.86'
162.74'
EXISTING EASMENT (DOC.# 2004-00047949)
EXISTING UTILITY POLE (TYP)
EXISTING OVERHEAD UTILITIES (TYP)
EXISTING UNDERGROUND CABLE (TYP)
N THOMPSON ST
(EXISTING ASPHALT PAVEMENT)
(PUBLIC ROADWAY)(ROW WIDTH VARIES)
N02°15'38"E 259.60'
EXISTING GASLINE (TYP)
32' CROSS ACCESS AND UTILITY EASEMENT
ONE WAY
DO NOT ENTER
PROPOSED 1-STORY CAR WASH SF=5,394 F.F.E.=1306.50 ADDRESS: 1207 N THOMPSON ST SPRINGDALE, ARKANSAS 72765 (SEE ARCH. PLANS)
LOT 1 ± 1.34 AC.
N/F JRB HOLDINGS LLC (PID# 815-28337-001) C-2 GENERAL COMMERCIAL DISTRICT
LOT 2 ± 0.81 AC.
FLOODWAY ZONE AE
ZONE AE
ZONE X
NEW 20' WIDE WATERLINE EASEMENT
NEW VARIABLE WIDTH SANITARY SEWER EASEMENT
N/F AGUSTIN & MARIA LOPEZ (PID# 815-28335-000) C-1 NEIGHBORHOOD COMMERCIAL DISTRICT
EXISTING SANITARY SEWER MAIN
EXISTING WATER MAIN (TYP)
NEW 20' WIDE WATERLINE EASEMENT
COMMON GROUND ± 1.02 AC.
S02°45'21"W 206.80'
EXISTING FIRE HYDRANT (TYP)
EXISTING WATER VALVE (TYP)
EXISTING UTILITY POLE (TYP)
EXISTING SANITARY MANHOLE TOP ELEV. = 1281.62 FL ELEV. IN = 1278.82 FL ELEV. OUT = 1275.60
S02°17'34"W 70.81'
EXISTING SANITARY SEWER MAIN
NEW VARIABLE WIDTH SANITARY SEWER EASEMENT
EXISTING OVERHEAD UTILITIES (TYP)
EXISTING EASMENT (BK. 641, PG. 258)
N/F SPRINGDALE THOMPSON WAREHOUSE LLC (PID# 815-28343-000) MF-12 MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT
159.68'
S02°15'47"W 267.36'
S02°15'47"W 271.94'
NEW SANITARY CLEANOUT #1
TOP ELEV. = 1306.33
FL. ELEV. = 1299.50
22 LF. OF NEW 6"ø SDR 35 SANITARY SEWER @ 2.00% GRADE.
NEW SANITARY CLEANOUT #2
TOP ELEV. = 1306.33
FL. ELEV. = 1299.06
27 LF. OF NEW 6"ø SDR 35 SANITARY SEWER @ 2.00% GRADE.
72 LF. OF NEW 6"ø SDR 35 SANITARY SEWER @ 2.00% GRADE.
NEW SANITARY CLEANOUT #4
TOP ELEV. = 1304.00
FL. ELEV. = 1297.08
10 LF. OF NEW 6"ø SDR 35 SANITARY SEWER @ 2.00% GRADE.
NEW VARIABLE WIDTH SANITARY SEWER EASEMENT
32' CROSS ACCESS AND UTILITY EASEMENT
NEW SANITARY CLEANOUT #3
TOP ELEV. = 1306.50
FL. ELEV. = 1298.52
STATE PLAIN COORDINATE (NAD 83)
NORTHING=684,403.02
EASTING=681,644.78
20' WIDE WATERLINE EASEMENT
EXISTING UTILITY POLE (TYP)
EXISTING OVERHEAD UTILITIES (TYP)
221.54'
N86°32'35"W 512.10'
130.88'
N/F DEJARETT PROPERTIES LLC (PID# 815-28346-000) C-6 LARGE PRODUCT RETAIL SALES DISTRICT

UTILITY LEGEND

- A REFER TO ARCHITECTURAL AND MEP PLANS FOR CONTINUATION OF SANITARY SEWER CONNECTION TO THE BUILDING. SEE DETAIL FOR SANITARY LATERAL ON SHEET C12. FL. ELEV. = 1299.50.
- B NEW SANITARY SEWER LATERAL AND GREASE INTERCEPTORS. SEE ARCHITECTURAL AND MEP PLANS.
- C NEW SANITARY CLEANOUT. SEE DETAIL, SHEET C12.
- D NEW 8"ø SANITARY SEWER MAIN.
- E NEW SANITARY MANHOLE. SEE DETAIL, SHEET C13.
- F NEW SANITARY SET OVER MANHOLE. SEE DETAIL, SHEET C12.
- G NEW 4"ø C900 PVC WATER SERVICE LINE.
- H NEW 2" WATER METER. SEE DETAIL, SHEET C12.
- I NEW 2"X4" INCREASER.
- J NEW 4"X2" REDUCER.
- K NEW 8"ø SDR 21 PVC WATER MAIN.
- L NEW FIRE HYDRANT. SEE DETAIL, SHEET C13.
- M CONNECT TO EXISTING WATER MAIN. SEE DETAIL "A", SHEET C12.
- N WATER CONNECTION. SEE DETAIL "B", SHEET C12.
- O NEW GAS LINE. CONTRACTOR SHALL COORDINATE WITH MEP AND UTILITY PROVIDER.
- P NEW TRANSFORMER PAD. CONTRACTOR SHALL COORDINATE WITH MEP AND UTILITY PROVIDER.
- Q NEW TELEPHONE PEDESTAL. SEE MEP PLANS.
- R NEW CURB INLET. SEE DETAIL, SHEET C12.
- S NEW GRATED CURB INLET WITH SIDE INTAKE. SEE DETAIL, SHEET C12.
- T NEW FLARED END SECTION. SEE DETAIL, SHEET C13.
- U NEW AREA INLET. SEE DETAIL, SHEET C13.
- V NEW STORM MANHOLE. SEE DETAIL, SHEET C13.

NOTE:
IRRIGATION METER AND BACKFLOW PREVENTER LOCATED INSIDE THE BUILDING.

NOTE:
THE FINAL CONNECTIONS FOR THE WATER LINE AND SEWER LINE TO BE MADE BY THE PLUMBER.

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PO BOX 1126
SPRINGDALE, ARKANSAS 72765

DEVELOPER:
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COLUMBIA, MO 65202

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Arkansas State Certificate of Authority Numbers: 3457

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17943

SITE IMPROVEMENT PLANS
CLUB CARWASH
SPRINGDALE, ARKANSAS

DATE:	REVISIONS:	DRWN. BY:	APPD. BY:
		KAF	KJD

DATE: NOV. 2022
SCALE: 1:20
PROJ. NO: M22-8484
DWG. NO: C4

UTILITY PLAN

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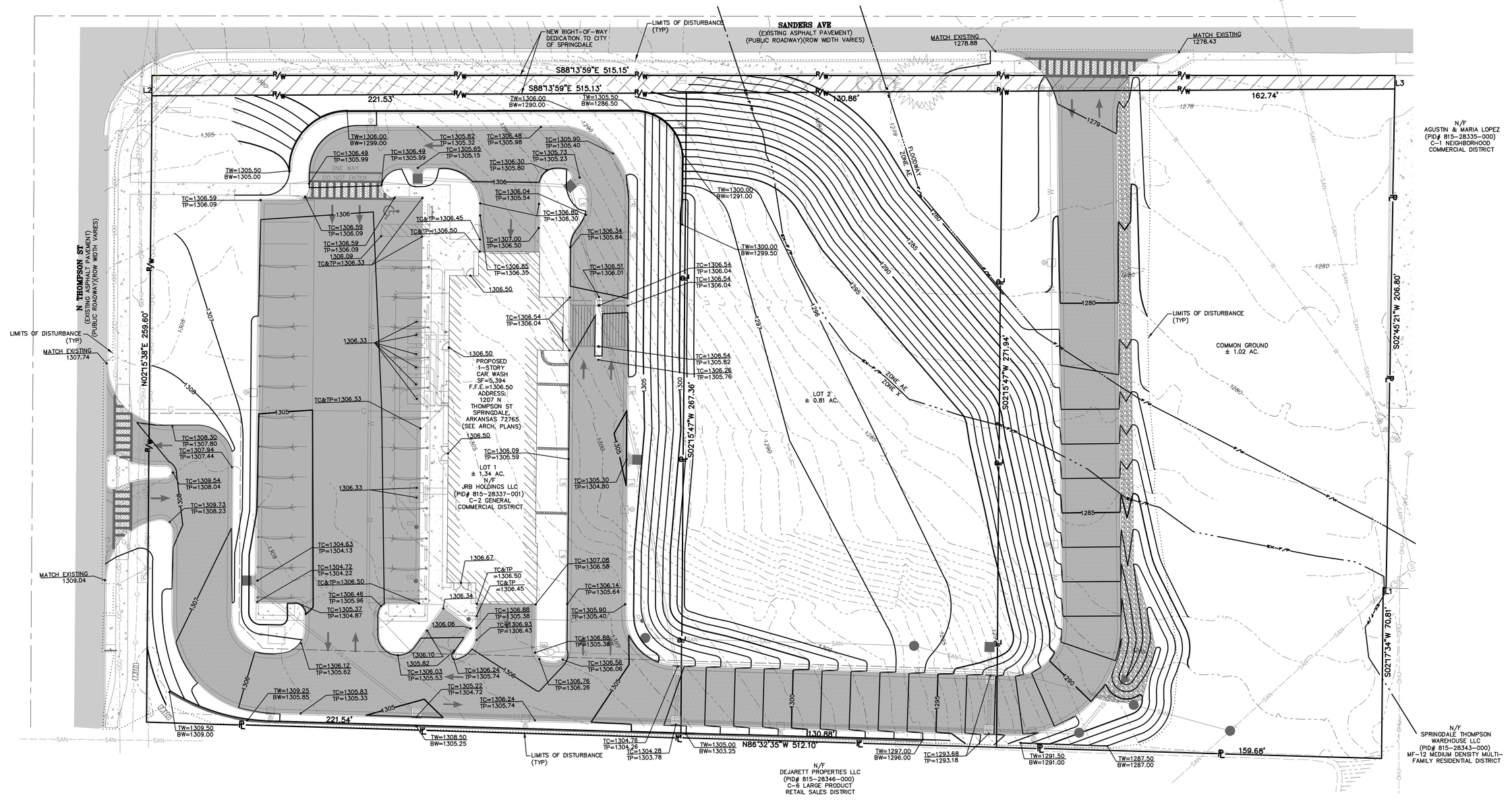
DWG NAME: J:\2022\W22-8484 - CCW, 1207 N Thompson St, Springdale, AR\ENGINEERING\AUTOCAD DRAWINGS\03_Construction Drawings\W22-8484_C4_UTILITY PLAN.dwg LAYOUT TAB: C4 PLOTTED ON: Nov 22, 2022 - 2:17pm PLOTTED BY: Eheckman

GRADING PLAN

L1
N86°32'35"W 1.26'
L2
N02°15'38"E 8.48'
L3
S02°45'21"W 5.64'

SITE BENCHMARK
ELEV. = 1277.76

SCALE: 1"=20'
NOVEMBER 2022



NOTE:
PROVIDE CITY WITH A COPY OF GRADING COMPACTION TEST RESULTS.

NOTE:
ALL SPOT ELEVATIONS SHOWN ON THIS PLAN ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.

SITE DISTURBANCE
TOTAL SITE AREA = 3.25AC.
DISTURBED AREA = 2.79AC.

GRADING QUANTITY:

CUT - 1,812 CY.
FILL - 14,533 CY.

NOTE:
THESE QUANTITIES ARE RAW NUMBERS. THE CONTRACTOR SHALL NOT USE THESE NUMBERS AS THEIR BID QUANTITIES. THE CONTRACTOR SHALL DETERMINE THEIR OWN QUANTITIES.

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

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

CONSTRUCTION SEQUENCE	APR.	MAY	JUN.	JUL.	AUG.	SEP.	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.
TEMPORARY CONTROL MEASURES												
ROUGH GRADE / SEDIMENT CONTROL												
PERMENANT CONTROL MEASURES												
SEED AND FINAL STABILIZATION												

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SITE IMPROVEMENT PLANS
CLUB CARWASH
SPRINGDALE, ARKANSAS

	DWN. BY:	APPD. BY:
DWN. BY:		
APPD. BY:		
DATE:		
REVISIONS:		
DATE:		
DWN. BY:	KAF	KJD
DATE:	NOV. 2022	
SCALE:	1:20	
PROJ. NO:	M22-8484	
DWG. NO:	C5	

GRADING PLAN

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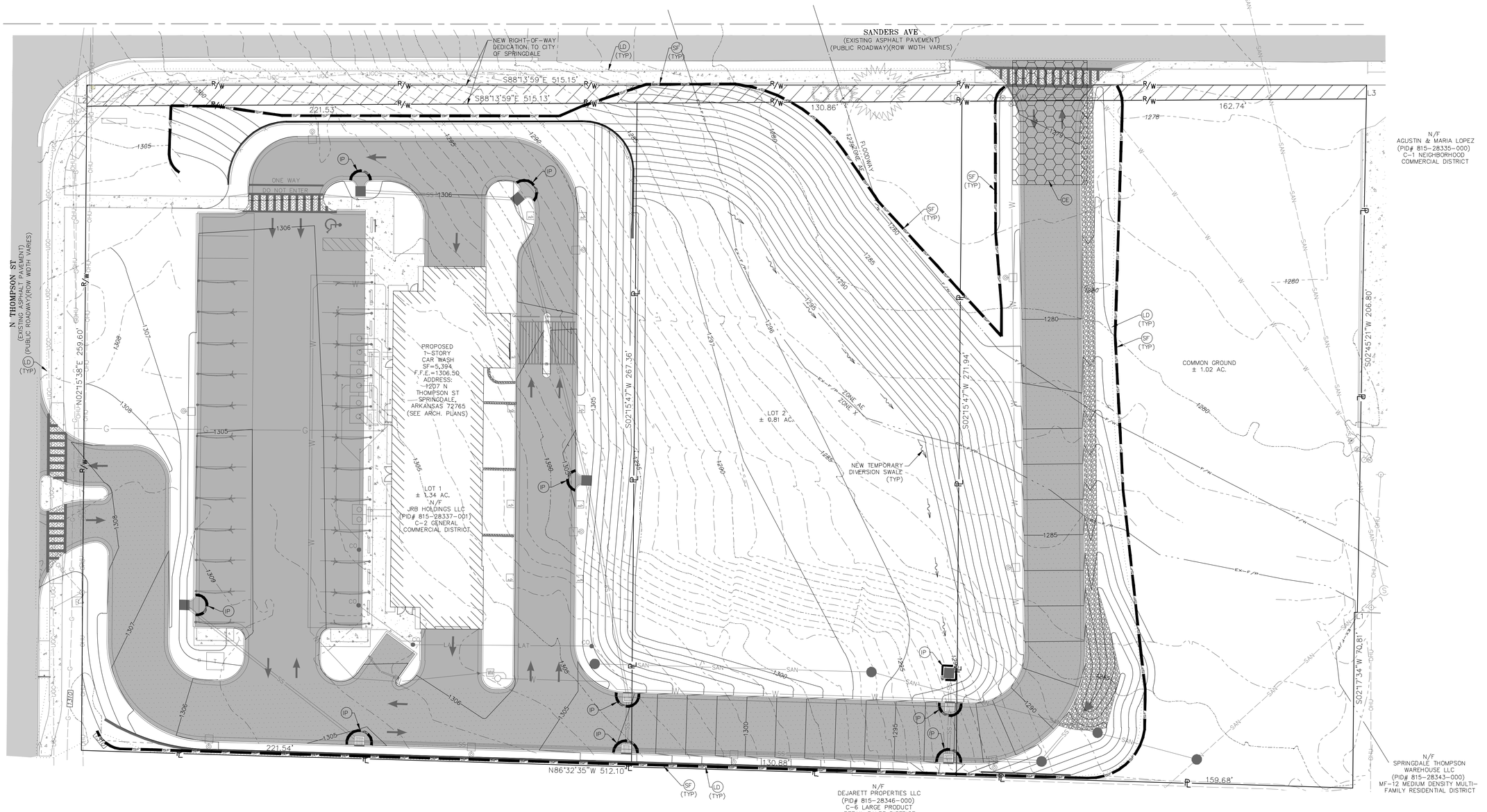
DWG NAME: J:\2022\M22-8484 - CCW, 1207 N Thompson St, Springdale, AR\ENGINEERING\AUTOCAD DRAWINGS\03_Construction Drawings\M22-8484_C5_GRADING PLAN.dwg LAYOUT TAB: C5 PLOTTED ON: Nov 22, 2022 - 2:17pm PLOTTED BY: Heckman

EROSION AND SEDIMENT CONTROL PLAN

L1
N86°32'35"W 1.26'
L2
N02°15'38"E 8.48'
L3
S02°45'21"W 5.64'

SCALE: 1"=20'
NOVEMBER 2022



SWPPP LEGEND

- (SF) NEW TEMPORARY SILT FENCE. SEE DETAIL, SHEET C7.
- (IP) NEW TEMPORARY INLET PROTECTION. SEE DETAIL, SHEET C7.
- (CE) NEW TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL, SHEET C7.
- (LD) LIMITS OF DISTURBANCE.

NOTE:
ALL TRUCKS SHALL BE WASHED DOWN BEFORE LEAVING SITE.

NOTE:
ALL INLETS ARE TO RECEIVE INLET SILT FENCE PROTECTION (SEE DETAIL, SHEET C7)

OWNER:	*DEVELOPER:*
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Arkansas State Certificate of Authority Numbers: 3457

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KURTIS J. DANIELS
17943

SITE IMPROVEMENT PLANS
CLUB CARWASH
SPRINGDALE, ARKANSAS

EROSION AND SEDIMENT CONTROL PLAN

NO.	DATE:	REVISION:	DWN. BY:	APPD. BY:
			KAF	KJD

DATE: NOV. 2022
SCALE: 1:20
PROJ. NO.: M22-8484
DWG. NO.: C6

Arkansas 811 We connect you to the right people.

DWG NAME: J:\2022\M22-8484 - CCW, 1207 N Thompson St, Springdale, AR\ENGINEERING\AUTOCAD DRAWINGS\03_Construction Drawings\M22-8484_C6_EROSION AND SEDIMENT CONTROL PLAN.dwg LAYOUT TAB: C6 PLOTTED ON: Nov 22, 2022 - 2:17pm PLOTTED BY: Eheckman

S.W.P.P.P. GENERAL NOTES AND DETAILS

GENERAL EROSION NOTES:

1. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF ARKANSAS NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
2. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
4. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS.
5. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
6. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
7. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
8. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOATATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
9. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
10. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
11. THE LOCAL AGENCY(IES) MUST BE NOTIFIED AT LEAST FORTY-EIGHT HOURS PRIOR TO THE COMMENCEMENT OF ANY GRADING OPERATIONS.
12. NO GRADED AREA IS TO REMAIN WITHOUT VEGETATIVE GROUND COVER FOR MORE THAN THIRTY (30) DAYS WITHOUT BEING SEEDED AND MULCHED OR SODDED.
13. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 14 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
14. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
15. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
16. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
17. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
18. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES) TO PREVENT EROSION.
19. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING.
20. THE CONTRACTOR SHALL FIELD INVESTIGATE THE ENTIRE SITE PRIOR TO HIS BID SUBMITTAL NOTING THE EXISTING VEGETATION AND TREES AND INCLUDING THE REMOVAL AND DISPOSAL IN HIS BID.
21. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. LOCATION, RELOCATION AND CONNECTION OF THE UTILITIES SHALL BE COORDINATED WITH THE UTILITY COMPANIES.
22. UNDERGROUND STRUCTURES, FACILITIES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN.
23. FLOOD ZONE: THIS SITE FALLS WITHIN "FLOODWAY ZONE AE", THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THE THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS; "ZONE AE", THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOW AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR; UNSHADED "ZONE X", AREAS TO BE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD PLAIN, PER FIRM, FLOOD INSURANCE RATE MAP, FOR COUNTY OF WASHINGTON, ARKANSAS, MAP NUMBER 05143C0060F, EFFECTIVE DATE OF MAY 16, 2008. FLOOD ZONES ARE DETERMINED BY SCALING.
24. THE BOUNDARY INFORMATION AND CONTOURS AS SHOWN IS FROM A TOPOGRAPHIC SURVEY PERFORMED BY SATTERFIELD LAND SURVEYORS P.A..
25. TEMPORARY SILTATION CONTROL STRUCTURES SHALL BE MAINTAINED UNTIL A VEGETATIVE COVER OF AREA DISTURBED IS ESTABLISHED AT A SUFFICIENT DENSITY TO PROVIDE EROSION CONTROL ON THE SITE, AS DETERMINED BY THE CITY ENGINEER.
26. WHERE NATURAL VEGETATION IS REMOVED DURING GRADING, VEGETATION SHALL BE REESTABLISHED VEGETATIVE COVER OF AREA DISTURBED AS TO PREVENT EROSION. PERMANENT TYPE GRASSES SHALL BE ESTABLISHED AS SOON AS POSSIBLE OR DURING THE NEXT SEEDING PERIOD AFTER GRADING HAS BEEN COMPLETED.
27. WHEN GRADING OPERATIONS ARE COMPLETED OR SUSPENDED FOR MORE THAN THIRTY (30) DAYS, PERMANENT GRASS MUST BE ESTABLISHED TO VEGETATIVE COVER TO PROVIDE EROSION CONTROL ON THE SITE. BETWEEN PERMANENT GRASS SEEDING PERIODS, TEMPORARY COVER SHALL BE PROVIDED ACCORDING TO THE CITY ENGINEER'S RECOMMENDATIONS. ALL FINISHED GRADES (AREAS NOT TO BE DISTURBED BY FUTURE IMPROVEMENTS) IN TWENTY (20) PERCENT SLOPES (5 HORIZONTAL TO 1 VERTICAL) SHALL BE MULCHED.
28. ALL EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSPECTED FOLLOWING EACH RAINSTORM CAUSING SIGNIFICANT RUNOFF, OR BEING OF SUFFICIENT INTENSITY OR DURATION AS TO STOP CONSTRUCTION OR GRADING PROGRESS. THE SEDIMENT CONTROL FACILITIES SHALL BE CLEANED OF SEDIMENT, REPAIRED IF DAMAGED AND RESTORED TO SERVICEABLE CONDITIONS IF:
   1. EROSION SEDIMENT HAS ACCUMULATED IN SILT DEVICES,
   2. SEDIMENT EROSION CONTROL DEVICES HAVE BEEN DAMAGED,
   3. OBVIOUS GULLIES OR SEDIMENT DEPOSITS HAVE BEEN FORMED ON THE DOWNSTREAM SIDE OF CONTROL DEVICES, OR
   4. SEDIMENT HAS BEEN CARRIED BEYOND THE WORKING SITE.
29. THE DEVELOPER MUST SUPPLY CITY CONSTRUCTION INSPECTORS WITH ALL COPIES OF INTERIM SOIL TESTING REPORTS.
30. ALL FILLED PLACES UNDER PROPOSED STORM AND SANITARY SEWER, PROPOSED ROADS, AND/OR PAVED OR FUTURE PAVED AREAS SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD COMPACTION TEST. ALL FILL PLACED IN PROPOSED ROADS SHALL BE COMPACTED FROM THE BOTTOM OF THE FILL UP. ALL TESTS SHALL BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACK FILLING OPERATIONS.
31. AREA SHALL BE TEMPORARILY RESEEDED AT A RATE OF 6-8 LBS. OF RYE GRASS PER 1000 SQ. FT. FERTILIZER SHALL BE APPLIED AT A RATE OF 50 LBS. PER 10,000 SQ. FT.

EROSION CONTROL NOTES:

1. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE FROM BUILDINGS FOR ALL NATURAL & PAVED AREAS.
2. ALL UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL. CONTRACTOR TO SEED, MULCH, AND FERTILIZE ALL AREAS OUTSIDE OF PAVED AREAS THAT WERE DISTURBED DURING CONSTRUCTION UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
3. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
4. SHOULD CONSTRUCTION STOP FOR LONGER THAN 15 DAYS, THE SITE SHALL BE SEEDED AS SPECIFIED BY TEMPORARY SEEDING MIX.
5. MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN AND AT LEAST ONCE A WEEK.
6. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE.
7. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
8. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTION.
9. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES.
10. CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
11. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
12. EFFORTS WILL BE MADE TO DIRECT DRAINAGE TO EXISTING DISCHARGE POINTS.
13. ALL STORM WATER RUNOFF SHALL MEET LOCAL AGENCY(IES) STANDARDS.
14. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO KEEP ALL MUD AND SILT ON SITE AND OFF OF STREETS.
15. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING STORM WATER RUN-OFF AND SILTATION UNDER CONTROL DURING CONSTRUCTION.
16. CONTRACTOR SHALL MAINTAIN THE SITE IN A WELL-DRAINED MANNER IN ORDER TO ASSUME THE SHORTEST POSSIBLE DRYING TIME AFTER EACH RAINFALL. THIS WILL MEAN THAT PUMPING OF STANDING WATER IN LOW AREAS ON THE SITE WILL MOST LIKELY BE REQUIRED DURING CONSTRUCTION.

MAINTENANCE:
ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND AFTER A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
5. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
6. ALL CURB AND AREA INLETS SHALL HAVE INLET PROTECTION SUFFICIENT TO PREVENT TRANSPORTED SOIL FROM BEING DEPOSITED IN THE FORM OF SILT IN THE STORM DRAINAGE SYSTEMS ON-SITE OR OFF-SITE.
7. ALL FINISHED GRADES THAT EXCEED 20% (5 HORIZONTAL TO 1 VERTICAL) SHALL BE MULCHED.

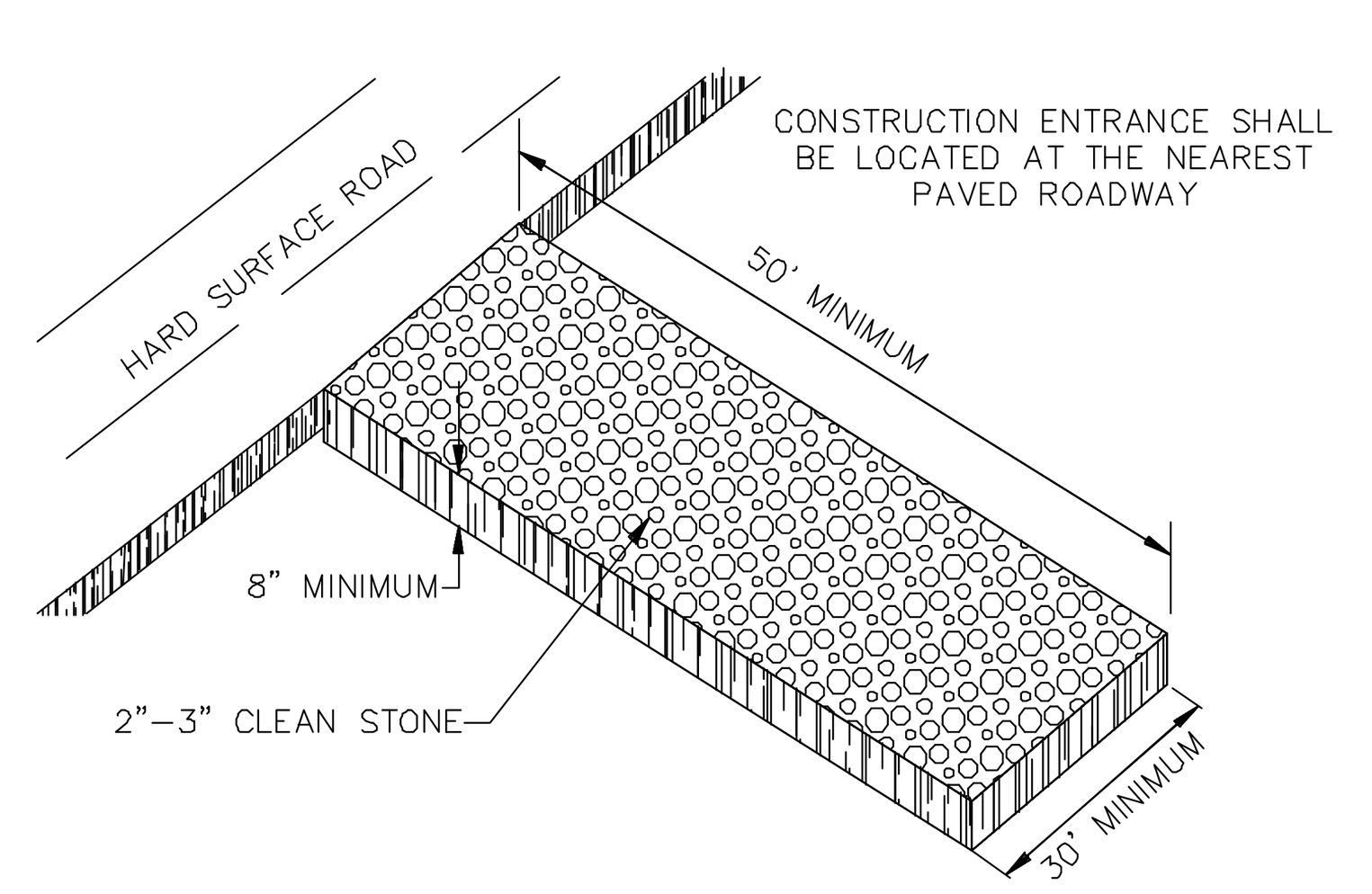
SEQUENCE OF CONSTRUCTION

INSTALL EROSION CONTROL ITEMS.

1. INSTALL TEMPORARY CONTROL MEASURES
2. BEGIN DEMOLITION OF BUILDINGS AND PARKING LOT.
3. PERFORM GRADING ACTIVITIES.
4. TEMPORARY SEED DENUDED AREAS.
5. PAVE SITE.
6. FINAL SEEDING/SOD.
7. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED).

DEVELOPER:
CLUB CARWASH OPERATING, LLC
1591 E. PRATHERSVILLE RD.
COLUMBIA, MO 65202

OWNER:
JRB HOLDINGS LLC
PO BOX 1126
SPRINGDALE, ARKANSAS 72765



TEMPORARY CONSTRUCTION ENTRANCE
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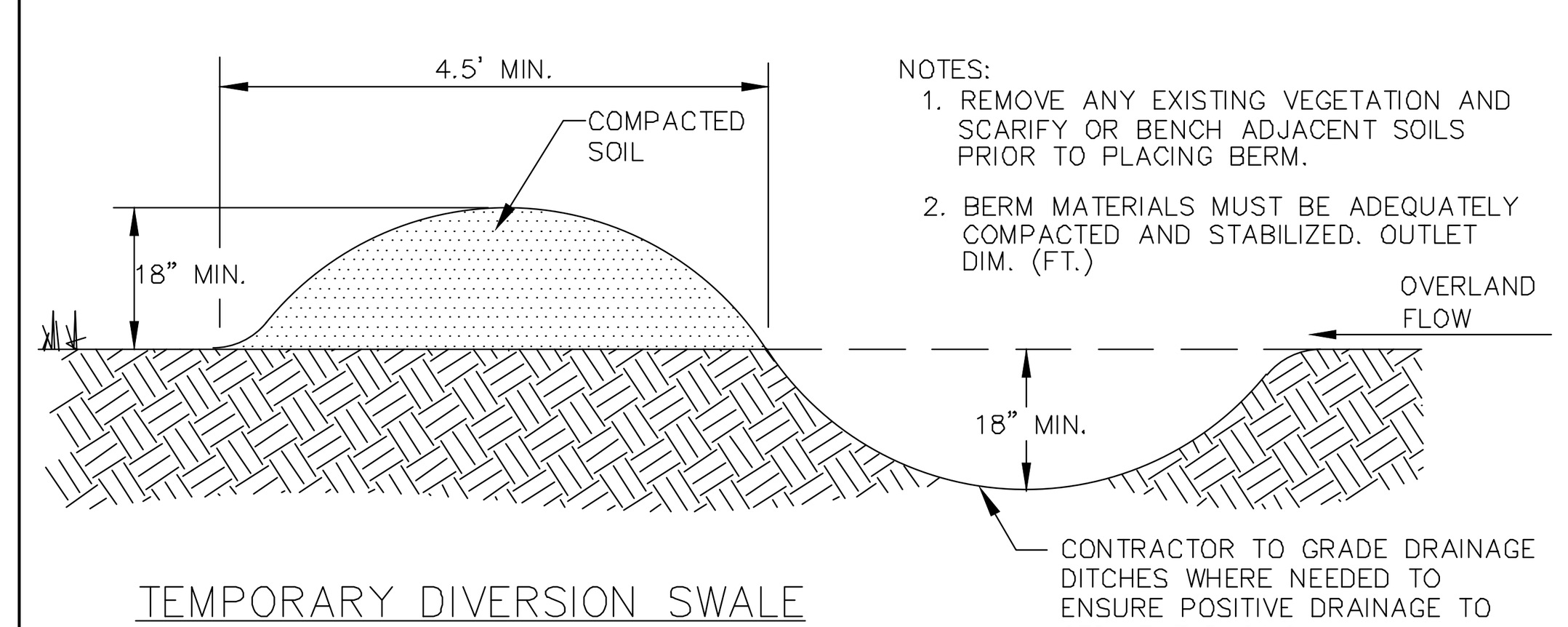
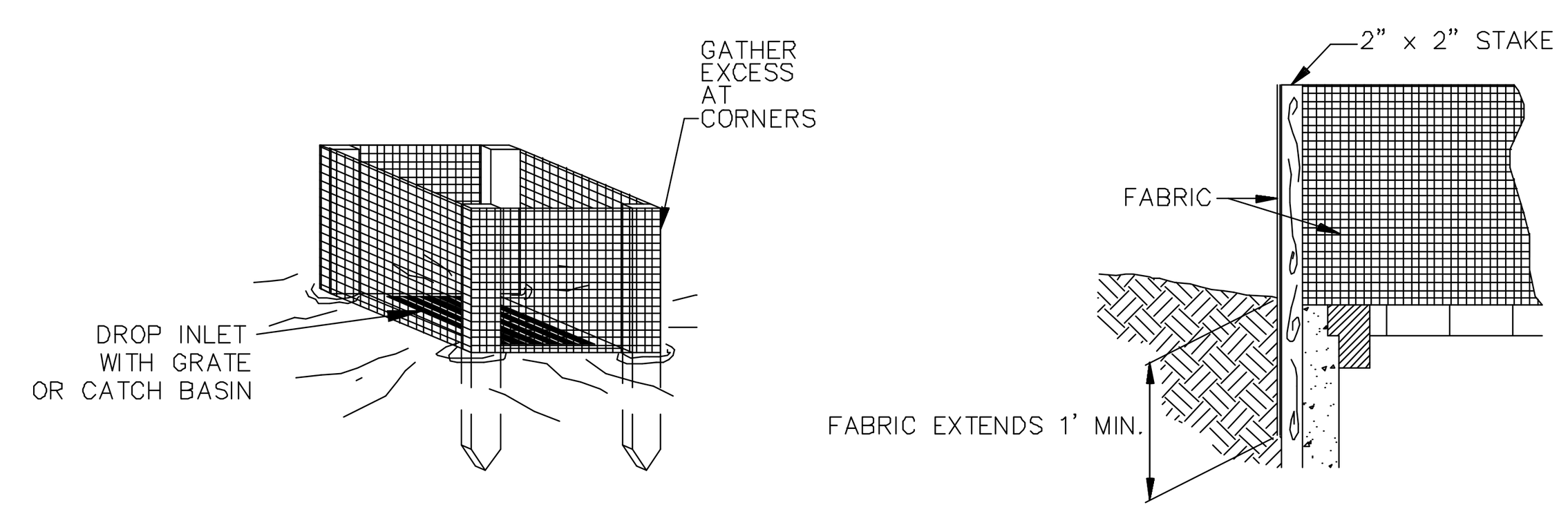
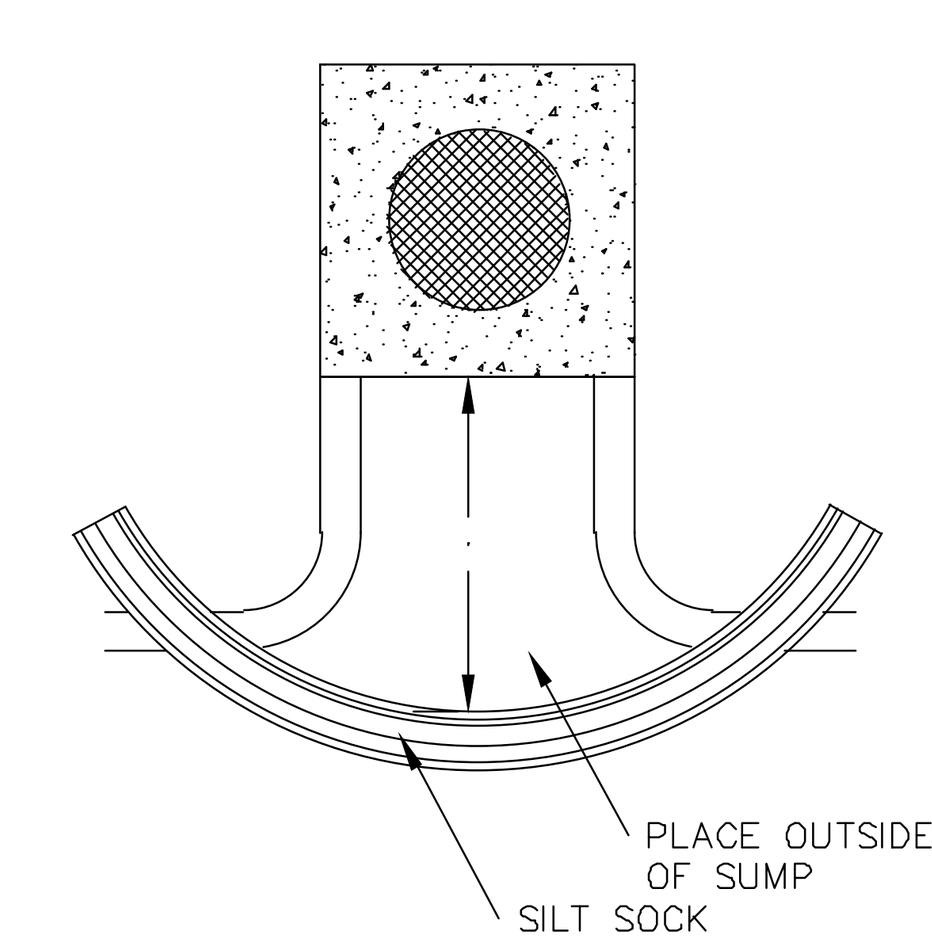


NOTES:
1. REMOVE ANY EXISTING VEGETATION AND SCARIFY OR BENCH ADJACENT SOILS PRIOR TO PLACING BERM.
2. BERM MATERIALS MUST BE ADEQUATELY COMPACTED AND STABILIZED. OUTLET DIM. (FT.)

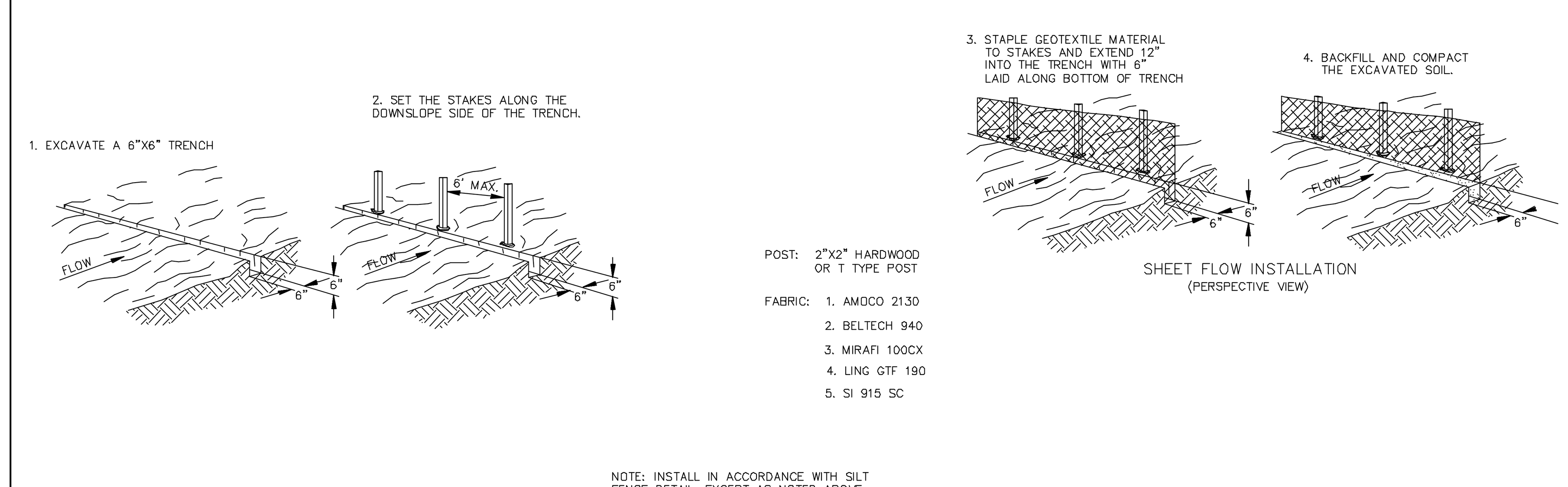
TEMPORARY DIVERSION SWALE
NO SCALE



TEMPORARY SILT FENCE INLET PROTECTION
NO SCALE



TEMPORARY CURB INLET SILT SOCK PROTECTION
NO SCALE



POST: 2"X2" HARDWOOD OR T TYPE POST

FABRIC: 1. AMOCO 2130
2. BELTECH 940
3. MIRAFI 100CX
4. LING GTF 190
5. SI 915 SC

NOTE: INSTALL IN ACCORDANCE WITH SILT FENCE DETAIL, EXCEPT AS NOTED ABOVE.

TEMPORARY SEDIMENTATION/SILT FENCE WITHOUT WIRE SUPPORT
NO SCALE

North Office
8 East Main Street
Wentzville, Missouri 63385
636-332-4574 (tel.)
636-327-0760 (fax)
wentmail@cochraneng.com
COCHRAN
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Arkansas State Certificate of Authority Numbers: 3457

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SITE IMPROVEMENT PLANS
CLUB CARWASH
SPRINGDALE, ARKANSAS

SWPPP GENERAL NOTES AND LEGEND

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APP'D. BY: KJD
DATE: NOV. 2022
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PROJ. NO: M22-8484
DWG. NO: *C7*

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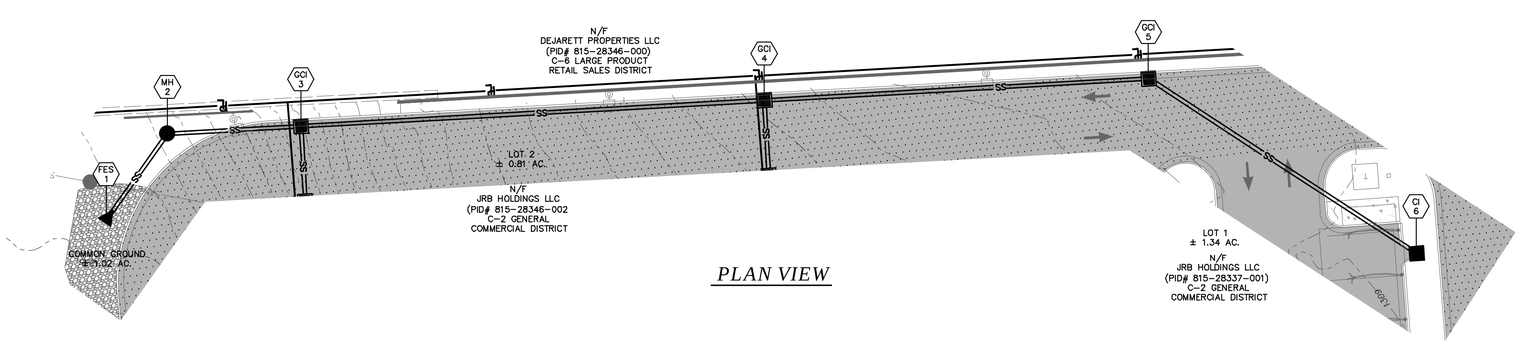
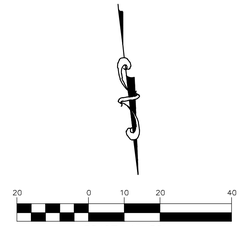
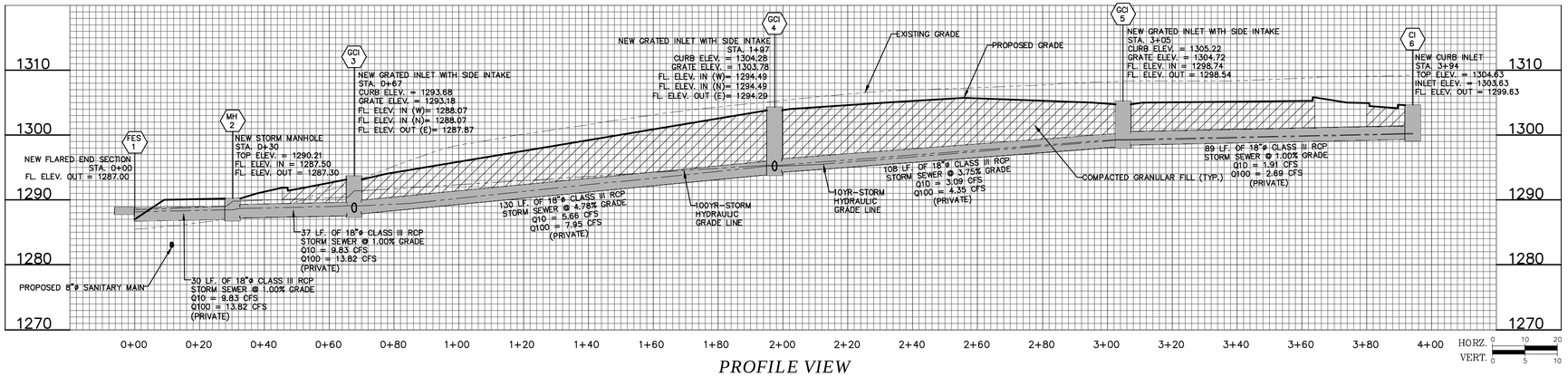
STORM SEWER PLAN AND PROFILE

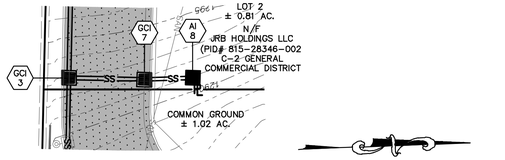


PLAN VIEW





PROFILE VIEW



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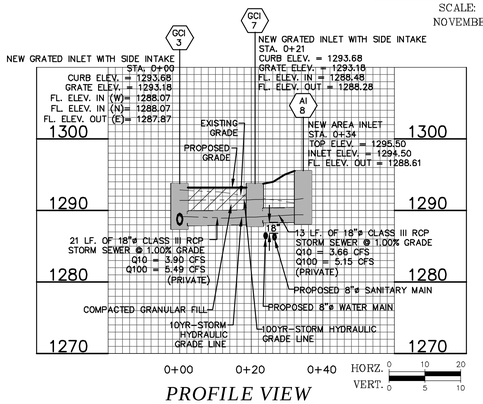

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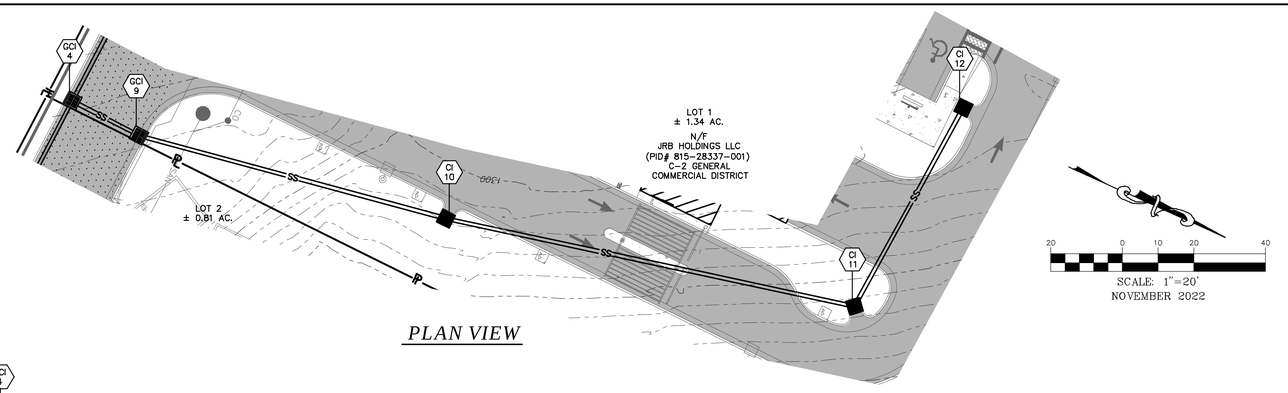

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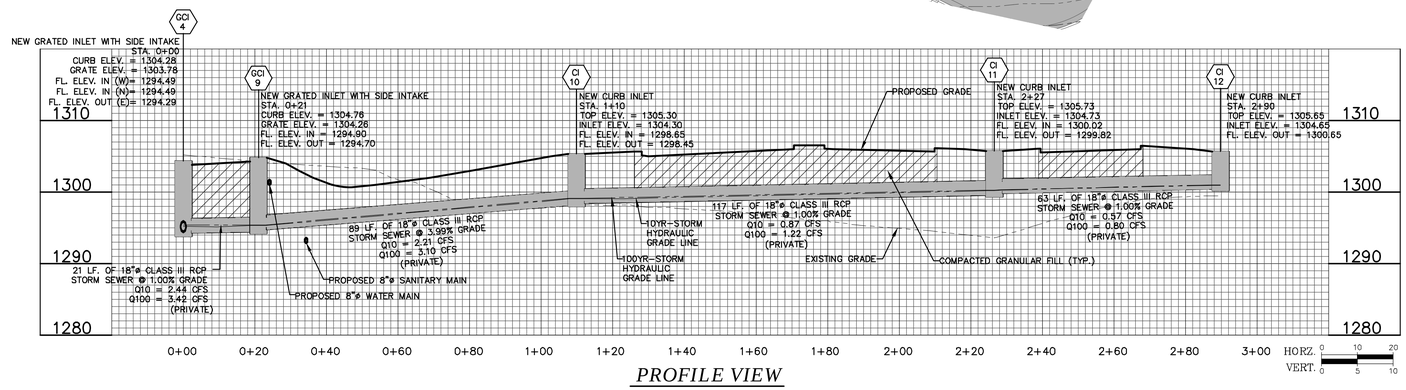

PROFILE VIEW

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JRB HOLDINGS LLC
PO BOX 1126
SPRINGDALE, ARKANSAS 72765

DEVELOPER:
CLUB CARWASH OPERATING, LLC
1591 E. PRATHERSVILLE RD.
COLUMBIA, MO 65202

Arkansas 811 We connect you to the right people.

636-339-4574 (tel.)
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Wentzville, Missouri 63385
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• Civil Engineering
• Land Surveying
• Architecture
• Site Development
• General Consulting
• Master Planning
Arkansas State Certificate of Authority Numbers: 3457

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STORM SEWER PLAN AND PROFILE

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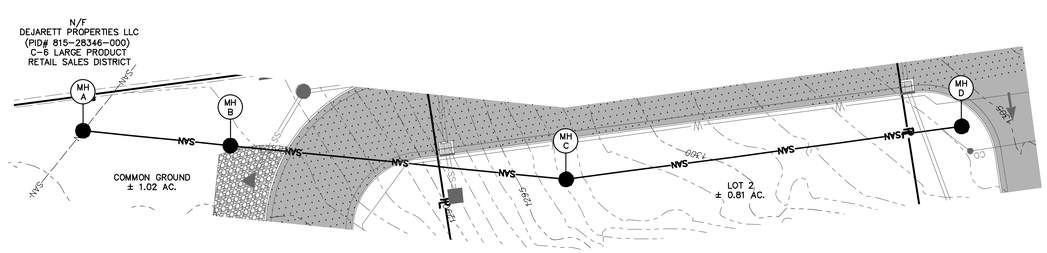
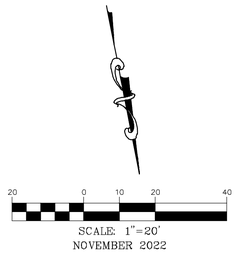
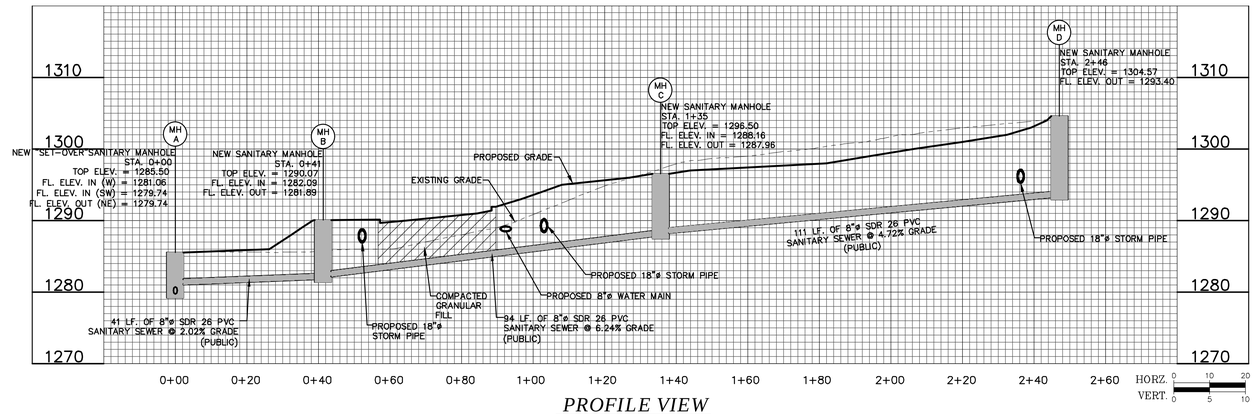




SCALE: 1"=20'
NOVEMBER 2022

PLAN VIEW



PROFILE VIEW

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JRB HOLDINGS LLC PO BOX 1126 SPRINGDALE, ARKANSAS 72765	CLUB CARWASH OPERATING, LLC 1591 E. PRATHERSVILLE RD. COLUMBIA, MO 65202

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636-327-0760 (fax)
wentmail@cochraneng.com

- Civil Engineering
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- Master Planning

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Arkansas State Certificate of Authority Numbers: 3457

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DWG. NO: C9

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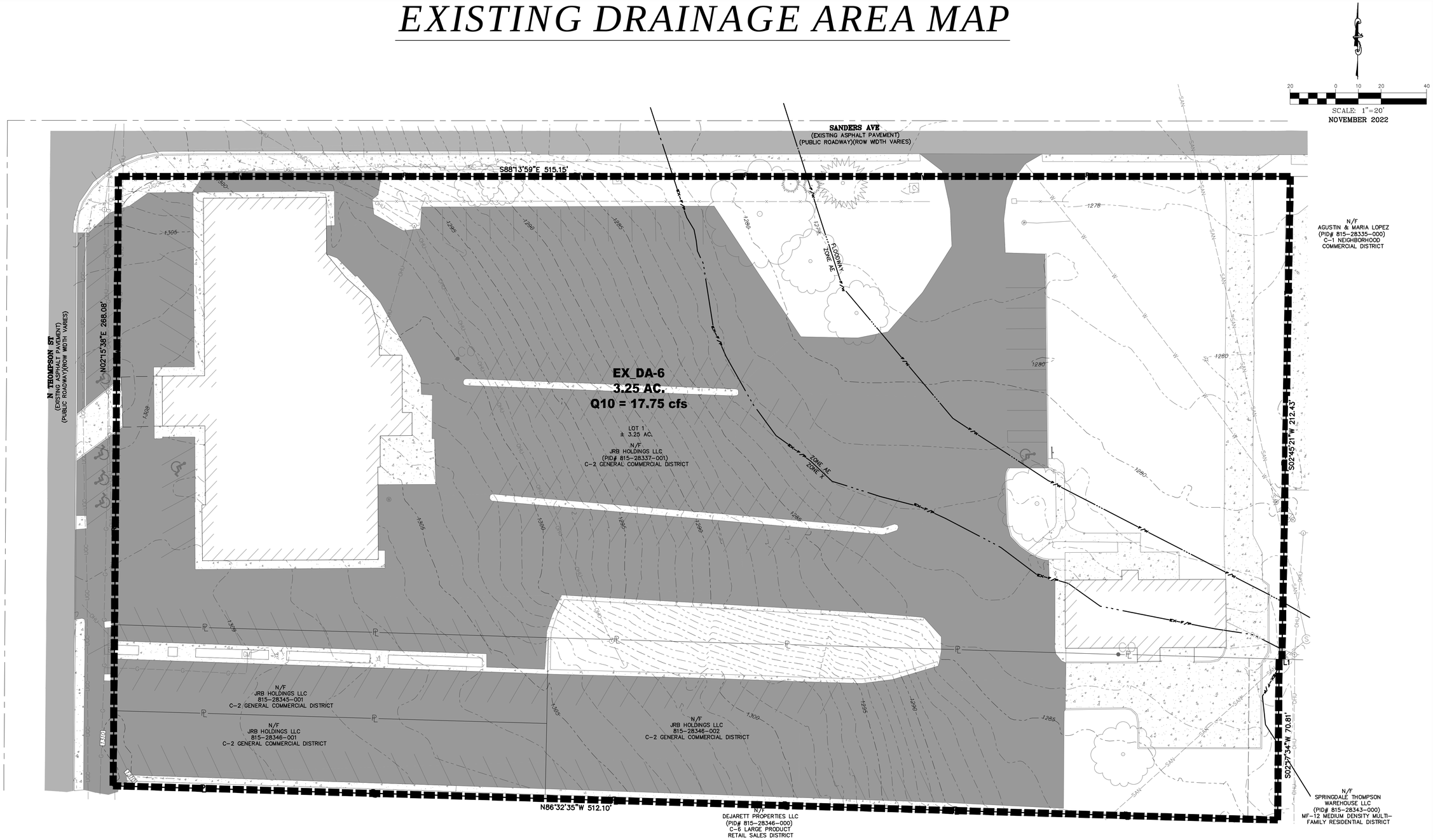
DWG NAME: J:\2022\M22-8484 - CCW, 1207 N Thompson St, Springdale, AR\ENGINEERING\AUTOCAD DRAWINGS\03_Construction Drawings\M22-8484_C9_SANITARY SEWER PLAN AND PROFILE.dwg LAYOUT TAB: C9 PLOTTED ON: Nov 22, 2022 - 2:18pm PLOTTED BY: Ehackman

EXISTING DRAINAGE AREA MAP



OWNER:	DEVELOPER:
JRB HOLDINGS LLC PO BOX 1126 SPRINGDALE, ARKANSAS 72765	CLUB CARWASH OPERATING, LLC 1591 E. PRATHERSVILLE RD. COLUMBIA, MO 65202

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8 East Main Street
Wentzville, Missouri 63385
636-332-4574 (tel.)
636-327-0780 (fax)
wentmail@cochraneng.com
• Civil Engineering
• Land Surveying
• Architecture
• Site Development
• General Consulting
• Master Planning
Arkansas State Certificate of Authority Numbers: 3457

Two working days prior to the start of any excavation on this site, contractor shall call 1-800-482-8998 for utility location information.

All OSHA rules & regulations established for the type of construction required by these plans shall be strictly followed (ie. Trenching, Blasting, etc.)

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KURTIS J. DANIELS
17943

SITE IMPROVEMENT PLANS
CLUB CARWASH
SPRINGDALE, ARKANSAS

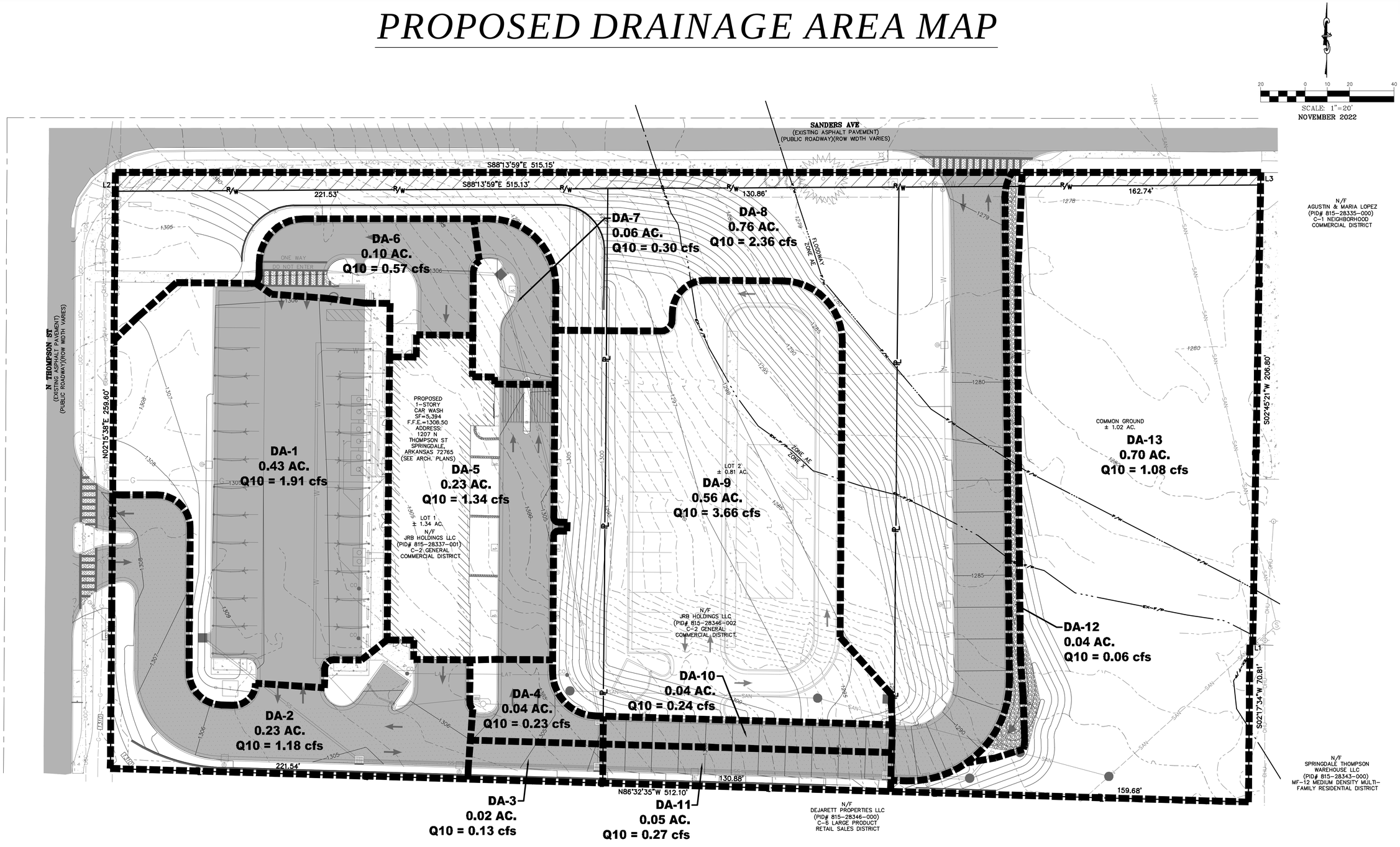
EXISTING DRAINAGE AREA MAP

DATE:	REVISION:	DWN. BY:	APPD. BY:

DWN. BY: KAF	APPD. BY: KJD
DATE: NOV. 2022	
SCALE: 1:20	
PROJ. NO: M22-8484	
DWG. NO: C10	

DWG NAME: J:\2022\M22-8484 - CCW, 1207 N Thompson St, Springdale, AR\ENGINEERING\AUTOCAD DRAWINGS\03_Construction Drawings\M22-8484_C10_EXISTING DRAINAGE AREA MAP.dwg LAYOUT TAB: C10 PLOTTED ON: Nov 22, 2022 - 2:18pm PLOTTED BY: Eheckman

PROPOSED DRAINAGE AREA MAP



OWNER:	DEVELOPER:
JRB HOLDINGS LLC PO BOX 1126 SPRINGDALE, ARKANSAS 72765	CLUB CARWASH OPERATING, LLC 1591 E. PRATHERSVILLE RD. COLUMBIA, MO 65202

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SITE IMPROVEMENT PLANS
CLUB CARWASH
SPRINGDALE, ARKANSAS

PROPOSED DRAINAGE AREA MAP

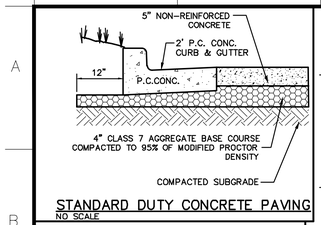
DATE:	REVISION:	DWN. BY:	APP'D. BY:

DWN. BY:	APP'D. BY:
KAF	KJD

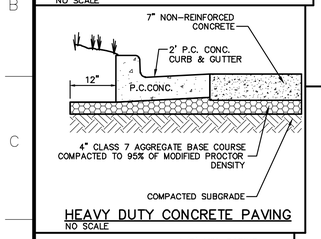
DATE: NOV. 2022
SCALE: 1:20
PROJ. NO: M22-8484
DWG. NO: C11

Arkansas 811 We connect you to the right people.

DWG NAME: J:\2022\M22-8484 - CCW, 1207 N Thompson St, Springdale, AR\ENGINEERING\AUTOCAD DRAWINGS\03_Construction Drawings\M22-8484_C11_PROPOSED DRAINAGE AREA MAP.dwg LAYOUT TAB: C11 PLOTTED ON: Nov 22, 2022 - 2:18pm PLOTTED BY: Eheckman



STANDARD DUTY CONCRETE PAVING
NO SCALE



HEAVY DUTY CONCRETE PAVING
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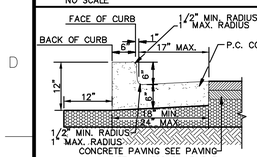

TYPE "A" CONCRETE CURB AND GUTTER
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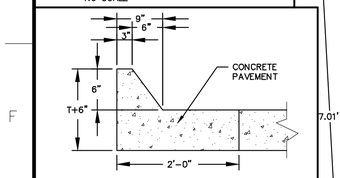

MOUNTABLE CURB DETAIL
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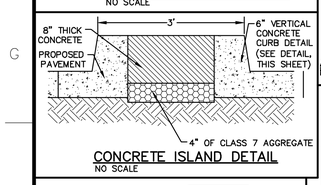
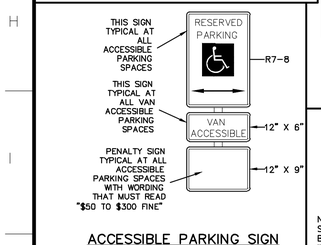


CONCRETE ISLAND DETAIL
NO SCALE



ACCESSIBLE PARKING SIGN
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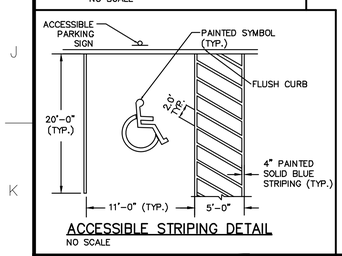

ACCESSIBLE STRIPING DETAIL
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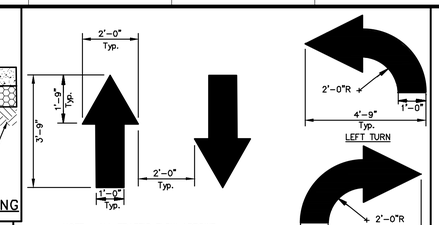
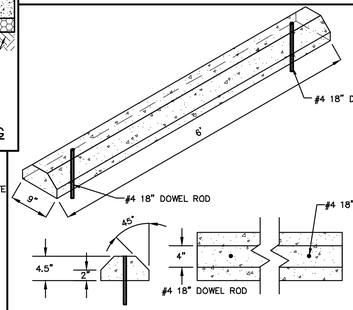
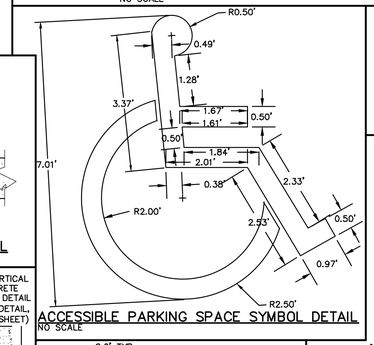


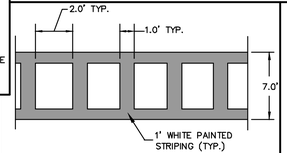
TRAFFIC FLOW ARROW
NO SCALE



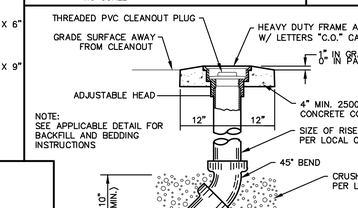
WHEEL STOP DETAIL
NO SCALE



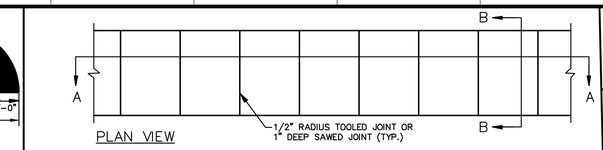
ACCESSIBLE PARKING SPACE SYMBOL DETAIL
NO SCALE

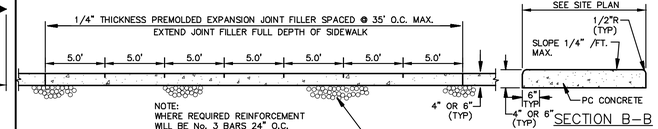


CROSSWALK DETAIL
NO SCALE



SANITARY SEWER CLEAN-OUT
NO SCALE

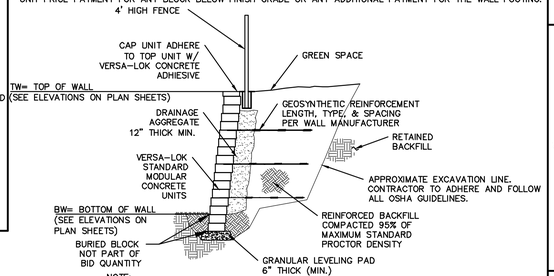




SECTION A–A
SECTION B–B

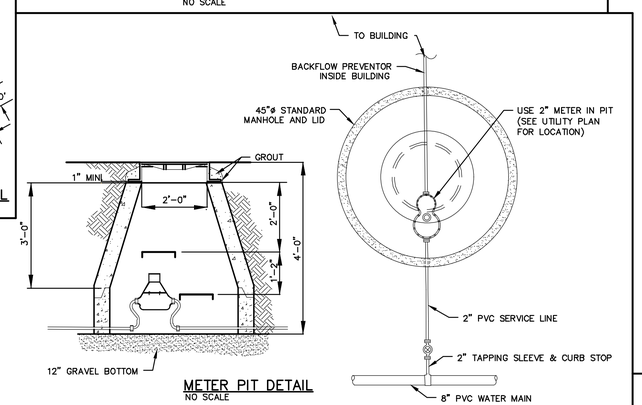
CONCRETE SIDEWALK DETAIL
NO SCALE

NOTE:
THE QUANTITIES OF WALL SHOWN IN THE BID FORM ARE BASED UPON SQUARE FEET OF EXPOSED WALL ACCORDING TO THE TW AND BW ELEVATIONS SHOWN ON THE PLANS. ANY BLOCK OR FOOTING BELOW THE BW ELEVATION SHOWN ON THE PLANS ARE DEPENDENT ON THE CONTRACTOR AND SELECTED WALL MANUFACTURER/DESIGNER AND SHOULD BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR THE WALL. THE CONTRACTOR SHALL NOT RECEIVE UNIT PRICE PAYMENT FOR ANY BLOCK BELOW FINISH GRADE OR ANY ADDITIONAL PAYMENT FOR THE WALL FOOTING.

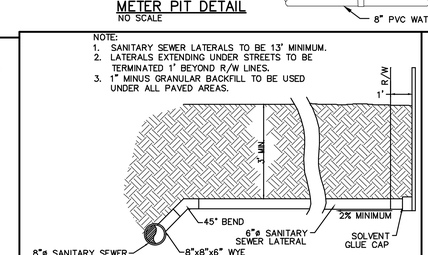


NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING A WALL MANUFACTURER WHO WILL BE RESPONSIBLE FOR THE WALL DESIGN ACCORDING TO SITE CHARACTERISTICS AND SUBMIT TO THE CITY FOR WALL PERMIT INDEPENDENT OF THE PERMIT ASSOCIATED WITH THIS SET OF PLANS.

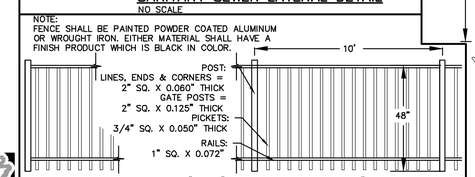
TYPICAL SECTION–REINFORCED RETAINING WALL
NO SCALE



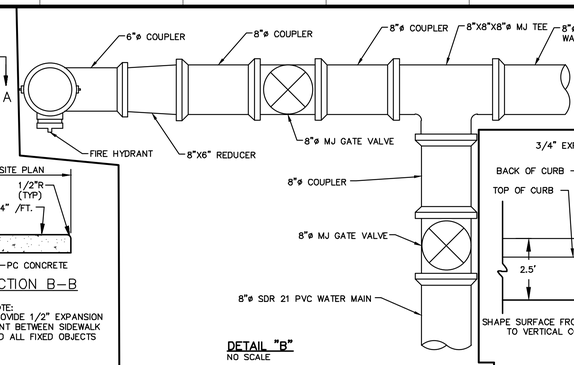
METER PIT DETAIL
NO SCALE



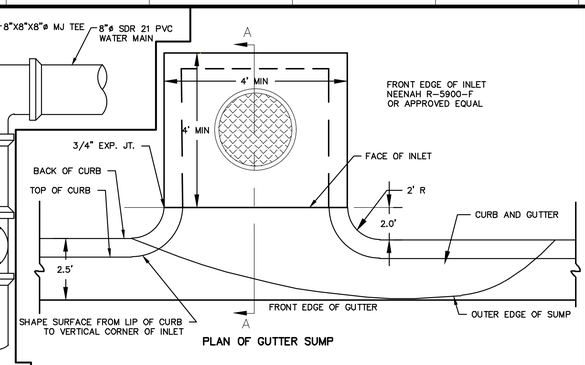
SANITARY SEWER LATERAL DETAIL
NO SCALE



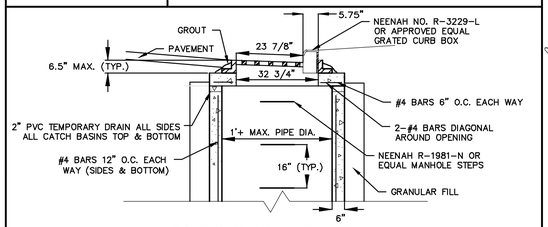
METAL FENCE
NO SCALE



DETAIL "B"
NO SCALE



PLAN OF GUTTER SUMP



GRATED CURB INLET DETAIL
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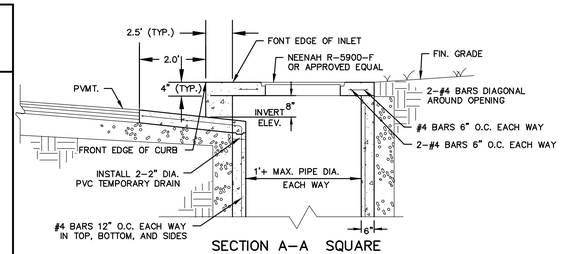
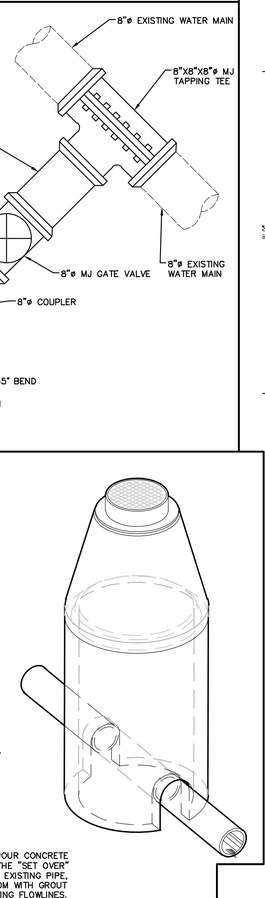


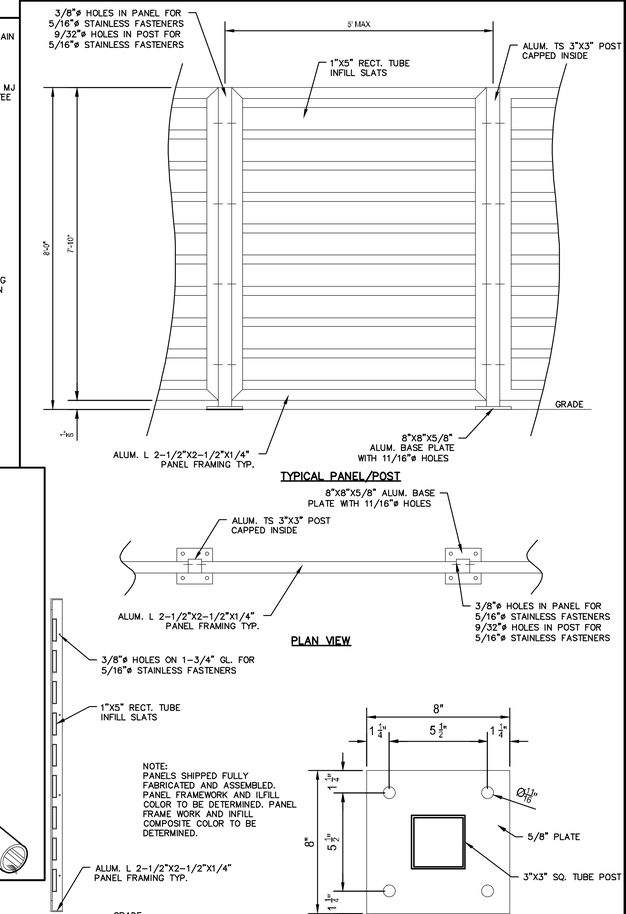
SECTION A–A SQUARE

TYPE "A" TOP CURB INLET DETAIL
NO SCALE



DETAIL "A"
NO SCALE

STORM SEWER "SET OVER" MANHOLE DETAIL
NO SCALE



TYPICAL PANEL/POST

PLAN VIEW

TYPICAL PANEL SECTION
TYPICAL BASE PLATE DETAIL

TYPICAL METAL TURBINE SCREENING DETAIL
NO SCALE

OWNER:
JRB HOLDINGS LLC
PO BOX 1126
SPRINGDALE, ARKANSAS 72765

DEVELOPER:
CLUB CARWASH OPERATING, LLC
1591 E. PRATHERSVILLE RD.
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Arkansas State Certificate of Authority Numbers: 3457

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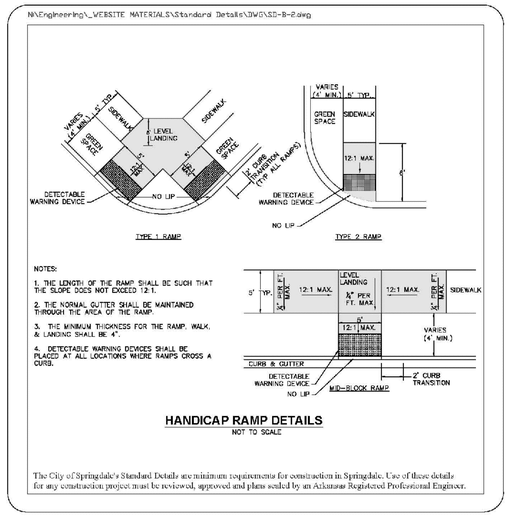
17943

SITE IMPROVEMENT PLANS
CLUB CARWASH
SPRINGDALE, ARKANSAS

DWN. BY:	APPD. BY:
KAF	KJD
DATE:	NOV. 2022
SCALE:	NO SCALE
PROJ. NO:	M22-8484
DWG. NO:	C12

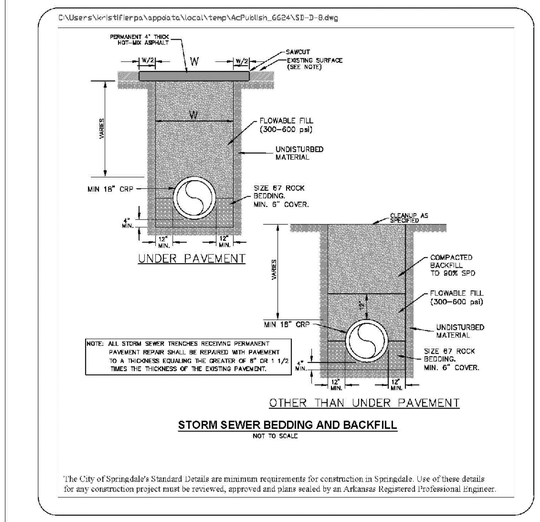
DETAILS

PLOTTED ON: Nov 22, 2022 - 2:16pm PLOTTED BY: Eteckman
DWG NAME: J:\2022\M22-8484 - CCW, 1207 N Thompson St, Springdale, AR\ENGINEERING\AUTOCAD DRAWINGS\03_Construction Drawings\M22-8484_C12_DETAILS.dwg LAYOUT TAB: C12



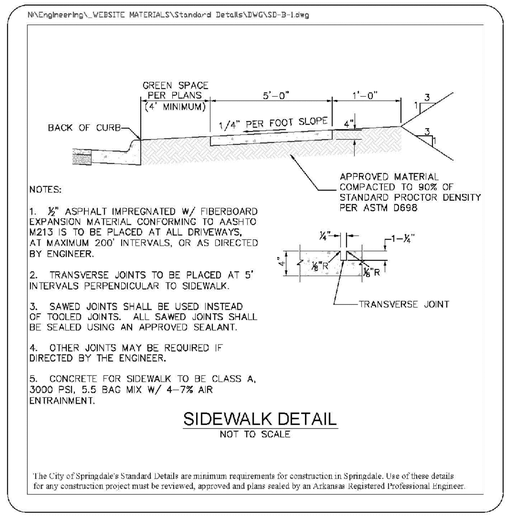
HANDICAP RAMP DETAILS
NOT TO SCALE

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



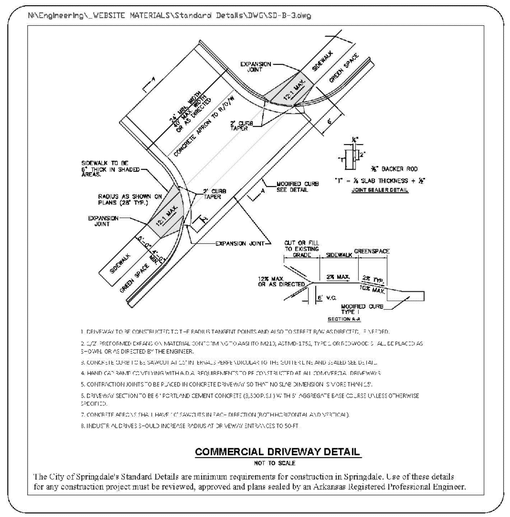
STORM SEWER BEDDING AND BACKFILL
NOT TO SCALE

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



SIDEWALK DETAIL
NOT TO SCALE

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-1	



COMMERCIAL DRIVEWAY DETAIL
NOT TO SCALE

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

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Arkansas State Certificate of Authority Numbers: 3457

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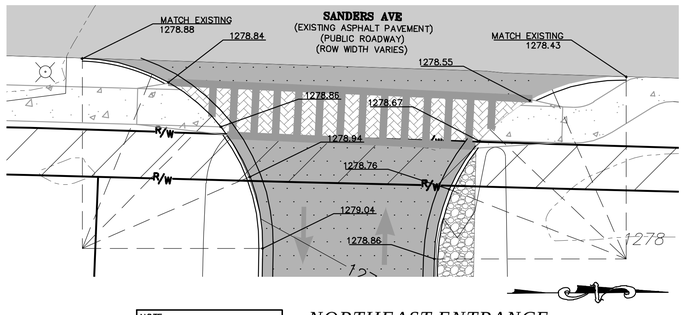
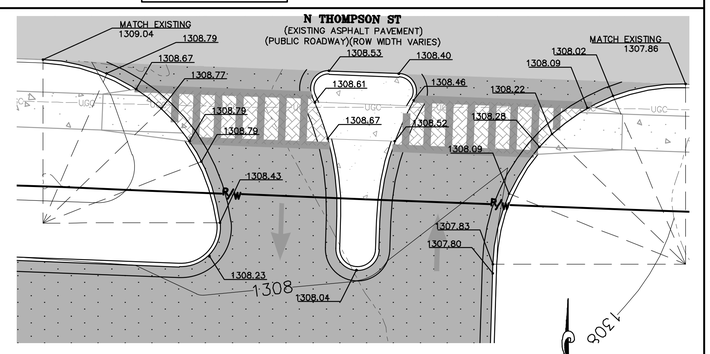


NOTE:
SPOT ELEVATIONS ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.

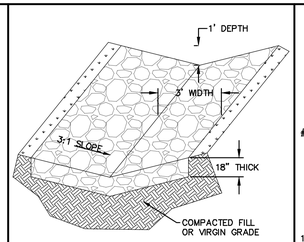
NORTHEAST ENTRANCE
SCALE: 1" = 10'



NOTE:
SPOT ELEVATIONS ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.

WEST ENTRANCE
SCALE: 1" = 10'

OWNER: JRB HOLDINGS LLC PO BOX 1126 SPRINGDALE, ARKANSAS 72765	*DEVELOPER:* CLUB CARWASH OPERATING, LLC 1591 E. PRATHERSVILLE RD. COLUMBIA, MO 65202



RIP RAP SWALE
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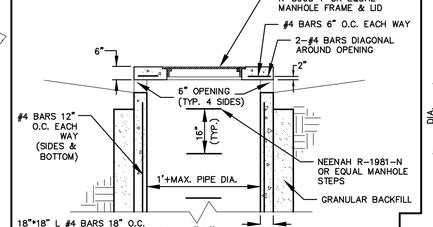

AREA INLET DETAIL
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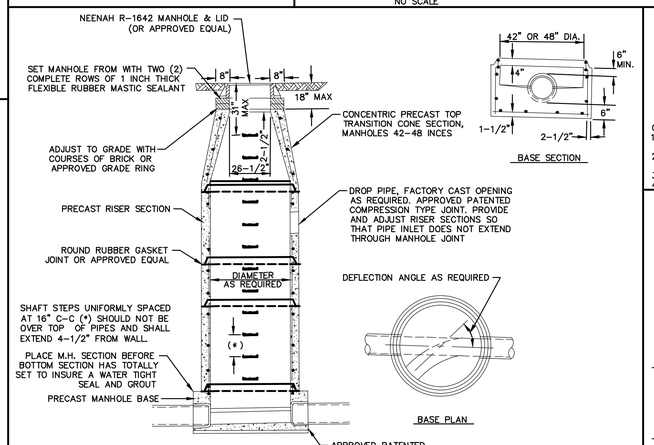
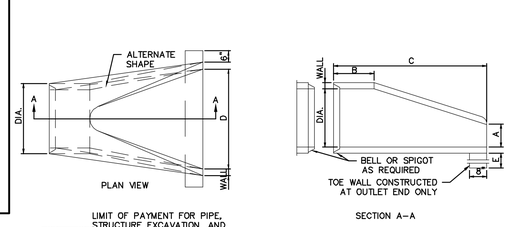


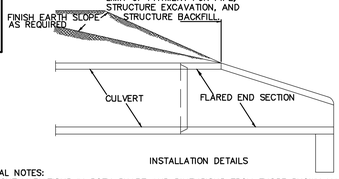
NOTES:
1) THE MINIMUM INSIDE DIAMETER FOR THE BASE AND RISER SECTIONS SHALL BE 42 INCHES FROM 8 INCH DIAMETER SANITARY SEWER AND ALL STORM SEWERS. THE MINIMUM INSIDE DIAMETER FOR SANITARY/STORM SEWER LARGER THAN 8 INCH DIAMETER IS 48 INCHES. MANHOLE SHALL MEET ASTM C-478 REQUIREMENTS.
2) FLOWLINE ELEVATIONS OF INCOMING PIPES SHALL BE 0.2 FEET HIGHER THAN THAT OF OUTGOING PIPE.
3) PIPE SIZES LARGER THAN 24 INCH DIAMETER MAY REQUIRE MANHOLE DIAMETERS OF 60 INCH, 72 INCH OR 96 INCH AS DETERMINED BY OUTSIDE DIAMETERS AND ORIENTATIONS FOR CONNECTING OF PIPES.
4) ECCENTRIC CONES SHALL BE USED ON DIAMETERS 60 INCH AND LARGER. STEPS SHALL EXTEND DOWN VERTICAL WALL OF CONE.
5) PRIOR TO FABRICATION, SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL OF MANHOLES ON PIPE DIAMETERS LARGER THAN 24 INCH AND ALSO FOR THOSE STRUCTURES WITH A DROP PIPE CONNECTION.

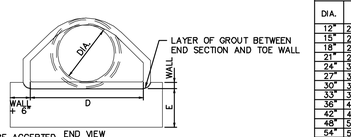
MANHOLE DETAIL
NO SCALE

REINFORCEMENT					
ADJOINING PIPE DIA.	BARREL SECTION REINFORCEMENT			FLARE SECTION REINFORCEMENT (ONE LAYER ONLY IN CENTER OF WALL)	
	CIRCULAR		ELLIPTICAL		
	INNER CAGE SQ.IN./ LIN. FT.	OUTER CAGE SQ.IN./ LIN. FT.	SQ.IN./ LIN. FT.	AREA OF LONGITUDINAL SQ. IN./ LIN. FT.	AREA OF TRANSVERSE SQ. IN./ LIN. FT.
12"	0.07			0.048	0.048
15"	0.07			0.054	0.054
18"	0.07		0.07	0.060	0.060
21"	0.07		0.07	0.066	0.066
24"	0.07		0.07	0.072	0.072
27"	0.13		0.11	0.078	0.078
30"	0.14		0.12	0.084	0.084
33"	0.15		0.13	0.090	0.090
36"	0.12	0.09	0.13	0.096	0.096
42"	0.15	0.12	0.17	0.108	0.108
48"	0.18	0.14	0.20	0.120	0.120
54"	0.22	0.16	0.24	0.132	0.132
60"	0.25	0.19	0.28	0.144	0.144
66"	0.31	0.23	0.34	0.156	0.156
72"	0.35	0.21	0.39	0.170	0.170
78"	0.40	0.24	0.44	0.185	0.185
84"	0.46	0.28	0.51	0.205	0.205



DIMENSIONS						
DIA.	WALL	A	B MIN.	C MIN.	D	E
12"	2"	4"	4'-0"	8"	2'-0"	18"
15"	2-1/4"	6"	3'-10"	8"	2'-6"	18"
18"	2-1/2"	9"	3'-10"	8"	3'-0"	18"
21"	2-3/4"	9"	3'-2"	8"	3'-6"	18"
24"	3"	9-1/2"	4'-2"	8"	4'-0"	24"
27"	3-1/4"	10-1/2"	2'-1"	8"	4'-6"	24"
30"	3-1/2"	1'-0"	1'-7"	8"	5'-0"	24"
33"	3-3/4"	1'-2"	1'-7"	8"	5'-6"	24"
36"	4"	1'-3"	2'-10"	8"	6'-0"	24"
42"	4-1/2"	1'-9"	2'-11"	8"	6'-8"	24"
48"	5"	2'-0"	2'-2"	8"	8'-0"	24"
54"	5-1/2"	2'-3"	2'-11"	8"	7'-6"	36"
60"	6"	2'-6"	3'-3"	8"	8'-0"	36"
66"	6-1/2"	2'-9"	1'-9"	8"	8'-8"	36"
72"	7"	2'-0"	2'-9"	10"	9'-0"	36"
78"	7-1/2"	2'-3"	2'-3"	10"	9'-6"	36"
84"	8"	2'-6"	2'-0"	10"	10'-0"	36"

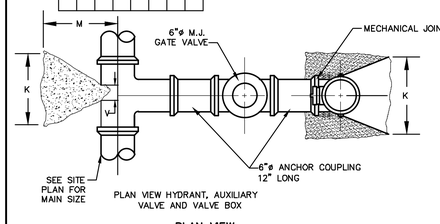




GENERAL NOTES:
1. SLIGHT VARIATIONS IN BOTH SHAPE AND DIMENSIONS FROM THOSE SHOWN MAY BE ACCEPTED IF APPROVED BY THE ENGINEER.
2. NOT MORE THAN THREE LIFT HOLES MAY BE DRILLED OR CAST IN THE END SECTION FOR HANDLING ANY LAYING.
3. LIFT LUGS OR BARS WILL BE PERMITTED IN PRECAST TOE WALLS.
4. TOE WALLS MAY BE CAST-IN-PLACE OR PRECAST.

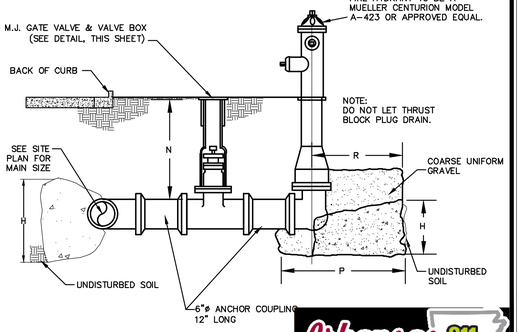
CONCRETE FLARED END
NO SCALE

FIRE HYDRANT THRUST BLOCK DIMENSIONS							
D	K	V	M	H	N	P	R
6"	28"	6"	24"	24"	42"	36"	30"



NOTE: ALL HYDRANTS SHALL STAND PLUMB AND SHALL HAVE THEIR NOZZLES PARALLEL WITH, OR AT RIGHT ANGLES TO THE CURB, WITH THE PUMPED NOZZLE FACING THE CURB.

WRAP VALVE TO BOTTOM OF OPERATING NUT IN POLYETHYLENE ENCASEMENT AND SECURE.



FIRE HYDRANT DETAIL
NO SCALE

SITE IMPROVEMENT PLANS
CLUB CARWASH
SPRINGDALE, ARKANSAS

DWN. BY:	KAF
APPD. BY:	KJD
DATE:	NOV. 2022
SCALE:	NO SCALE
PROJ. NO:	M22-8484
DWG. NO:	C13

DETAILS

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DWG NAME: J:\2022\M22-8484 - CCW, 1207 N Thompson St, Springdale, AR\ENGINEERING\AUTOCAD DRAWINGS\03_Construction Drawings\M22-8484_C13_DETAILS.dwg LAYOUT TAB: C13 PLOTTED ON: Nov 22, 2022 - 2:16pm PLOTTED BY: Eteckman

PLOTTED ON: Nov 22, 2022 - 2:18pm PLOTTED BY: Eteckman
DWG NAME: J:\2022\M22-8484 - CCW, 1207 N Thompson St, Springdale, AR\ENGINEERING\AUTOCAD DRAWINGS\03_Construction Drawings\M22-8484_C14_DETAILS.dwg LAYOUT TAB: C14

NOTES:
1. 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL.
2. IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
3. FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS.
4. FOUNDATION SHALL HAVE A MINIMUM ALLOWABLE END BEARING OF 2000 PSF.
5. FOUNDATION HAS BEEN DESIGNED FOR A COHESIVE SOIL BASED ON A MINIMUM COHESIVE VALUE OF 1000 PSF.
6. FOUNDATION HAS BEEN DESIGNED FOR A GRANULAR SOIL BASED ON A MINIMUM LATERAL SOIL PRESSURE OF 1000 PSF, UTILIZING AASHTO FIGURE 1.8.2C(4) OF "EMBEDMENT OF POSTS WITH OVERTURNING LOADS."
7. EXPOSED CONCRETE SHALL BE PAINTED TRAFFIC YELLOW.
8. DETAIL FOR 20' POLE AND 22'-6" MOUNTING HEIGHT WITH MAX. FIXTURE EPA 4.6 SQ.FT.

STANDARD LIGHT DETAIL
NO SCALE

N:\Engineering_WEBSITE MATERIALS\Standard Details\DWG\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.

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

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-12	

CONCRETE PAD DETAIL
SHALL BE EQUAL TO HEAVY

GATE DETAIL
NO SCALE

NOTE:
DETAIL SHOWN FOR REFERENCE PURPOSES ONLY, SEE ARCHITECTURAL PLANS.

DUMPSTER ENCLOSURE ELEVATION
NO SCALE

DUMPSTER ENCLOSURE SECTION
NO SCALE

DUMPSTER ENCLOSURE PLAN
NO SCALE

DUMPSTER ENCLOSURE DETAIL
NO SCALE

OWNER:	*DEVELOPER*:
JRB HOLDINGS LLC PO BOX 1126 SPRINGDALE, ARKANSAS 72765	CLUB CARWASH OPERATING, LLC 1591 E. PRATHERSVILLE RD. COLUMBIA, MO 65202

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8 East Main Street
Wentzville, Missouri 63385
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• Land Surveying
• Architecture
• Site Development
• General Consulting
• Master Planning
Arkansas State Certificate of Authority Numbers:
3457

Two working days prior to the start of any excavation on this site, contractor shall notify all utilities affected by utility location information.

All OSHA rules & regulations established for the type of construction involved in these plans shall be strictly followed (ie. Trenching, Blasting, etc.)

PRELIMINARY PRINT
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FOR REVIEW ONLY

KURTIS J. DANIELS
17943

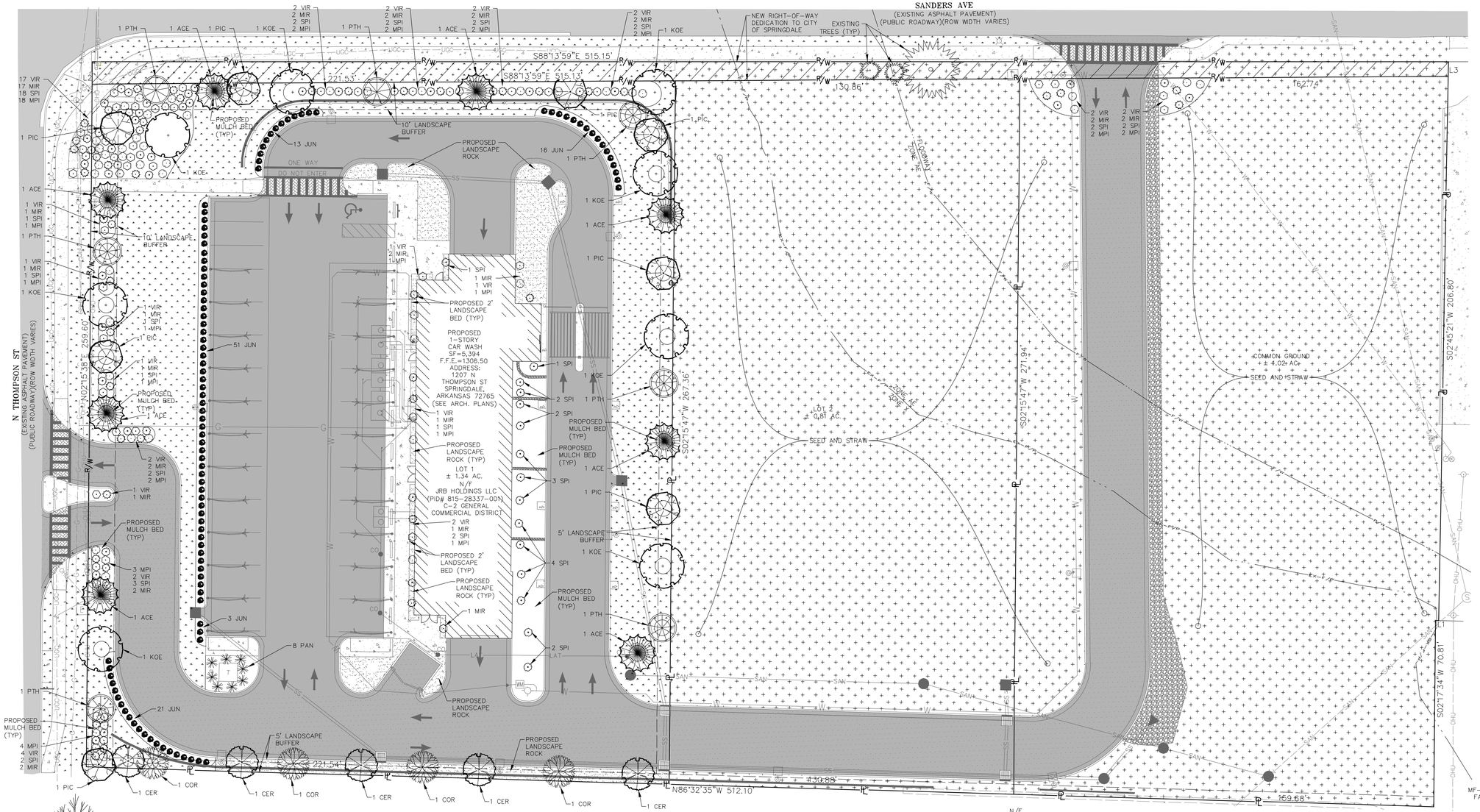
SITE IMPROVEMENT PLANS
CLUB CARWASH
SPRINGDALE, ARKANSAS

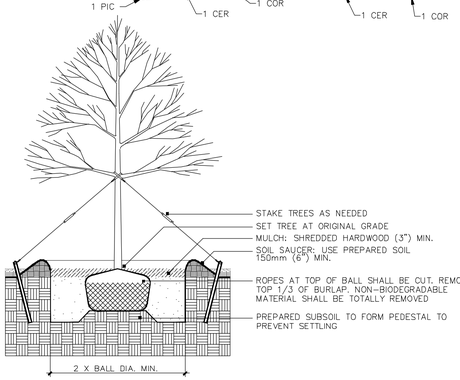
DWN. BY:	APPD. BY:
KAF	KJD

DATE: NOV. 2022
SCALE: NO SCALE
PROJ. NO.: M22-8484
DWG. NO.: C14

DETAILS

LANDSCAPE PLAN





DECIDUOUS TREE PLANTING

OWNER:	*DEVELOPER:*
JRB HOLDINGS LLC PO BOX 1126 SPRINGDALE, ARKANSAS 72765	CLUB CARWASH OPERATING, LLC 1591 E. PRATHERSVILLE RD. COLUMBIA, MO 65202

NOTES:

1. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. PLANT QUANTITIES ON PLANS PREVAIL OVER THOSE LISTED IN PLANT LIST.
2. CONTRACTOR SHALL VERIFY SITE CONDITIONS, INCLUDING UNDERGROUND UTILITIES PRIOR TO START OF WORK. REPORT TO OWNER'S REPRESENTATIVE ANY CONDITION THAT MAY AFFECT CONTRACT. CONTRACTOR SHALL REPAIR ANY DAMAGE TO SITE ELEMENTS DUE TO CONTRACTOR'S ACTIVITY AT NO EXTRA COST TO OWNER.
3. CONTRACTOR SHALL COORDINATE SCHEDULE AND INSTALLATION OF LANDSCAPING WITH THE OWNER'S REPRESENTATIVE.
4. MULCH ENTIRE SHRUB PLANTING AREAS WITH 3" DEPTH OF SHREDDED BARK MULCH. ALL SHRUBS BEDS IN LAWN AREAS TO HAVE SPADE CUT EDGE. PROVIDE 4' DIA. MULCH RING AROUND ALL NEW TREES WITH MIN. 3" DEPTH OF SHREDDED BARK MULCH. GROUND COVER BEDS TO RECEIVE MIN. 2" DEPTH OF SHREDDED BARK MULCH.
5. FORMAL LINES AND GROUPINGS OF A SPECIES OF TREE SHALL BE MATCHED FOR SIZE AND FORM.
6. CONTRACTOR SHALL COORDINATE SCHEDULE AND STAKING/LOCATION OF BED EDGES WITH IRRIGATION CONTRACTOR.
7. ALL DISTURBED AREAS SHALL BE SODDED.
8. ALL SEEDED AREAS ON SLOPES OF 3:1 OR GREATER SHALL HAVE EROSION CONTROL BLANKETS AS SPECIFIED.

LANDSCAPE REQUIREMENTS:

INTERIOR PLANTING
8% TOTAL AREA OF LOT FOR INTERIOR PLANTING.
11,921 SQFT X 0.08 = 954 SQFT OF INTERIOR PLANTING.
= 1,762 SQFT PROVIDED

STREET FRONTAGE
A MINIMUM BUFFER OF 10 FEET IN WIDTH, PLANTED WITH A MINIMUM OF 1 SHADE TREE AND 7 SHRUBS PER 25 LINEAR FEET OF STREET FRONTAGE.

NORTH = 222 LF = 9 TREES AND 63 SHRUBS REQUIRED.
NORTH HAS 9 TREES AND 63 SHRUBS PROVIDED.
WEST = 269 LF = 11 TREES AND 77 SHRUBS REQUIRED.
WEST HAS 11 TREES AND 77 SHRUBS PROVIDED.

PERIMETER LANDSCAPING OTHER THAN STREET FRONTAGE
A MINIMUM BUFFER OF 5 FEET IN WIDTH, PLANTED WITH A MINIMUM OF 1 SHADE TREE PER 25 LINEAR FEET ALONG LOT LINES.

SOUTH = 222 LF = 9 TREES REQUIRED.
SOUTH HAS 9 TREES PROVIDED.
EAST = 275 = 11 TREES REQUIRED.
EAST = 11 TREES PROVIDED.

FOUNDATION PLANTING
EXTERIOR WALL 316 LF
1 PLANT PER EVERY 10 LF OF WALL 32 REQUIRED
PLANTS PROVIDED 33

75% OF ALL REQUIRED TREES SHALL BE SHADE TREES.
78% PROVIDED.

ENTRYWAY LANDSCAPING
DEVELOPMENT ENTRYWAYS SHALL BE PLANTED WITH ORNAMENTAL PLANT MATERIAL, SUCH AS ORNAMENTAL TREES, FLOWERING SHRUBS AND PERENNIALS, AND GROUND COVERS.

NORTH THOMPSON ST.
10 SHRUBS PROVIDED

SANDERS AVE.
16 SHRUBS PROVIDED

SCALE: 1"=20'
NOVEMBER 2022

NOTE:
ALL DISTURBED AREAS ON LOT 2 AND COMMON GROUND ARE TO BE SEEDED AND STRAWED.

NOTE:
ALL DISTURBED AREAS ON LOT 1 TO BE SODDED.

NOTE:
LANDSCAPE ROCK SHALL BE 2" TO 3" RIVER ROCK.

NOTE:
ALL MULCH SHALL BE BLACK IN COLOR.

NOTE:
ALL MULCH SHALL BE SINGLE SHRED (COURSE) MULCH. DOUBLE SHRED MULCH WILL NOT BE ACCPTED.

NOTE:
ALL SOD TO BE TALL FESCUE.

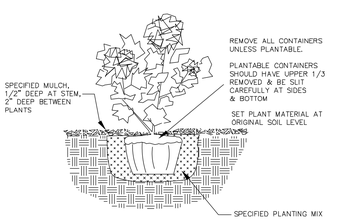
NOTE:
THE PFIZER JUNIPER EVERGREENS SHALL BE PLANTED IN A MANNER TO CREATE A HEDGEROW. LANDSCAPE INSTALLER SHALL INSURE THESE SHRUBS CREATE A HEDGEROW AND SHALL BE 36" IN HEIGHT AT THE TIME OF INSTALLATION.

LANDSCAPE LEGEND

- EASTERN REDBUD "CER"
- RED MAPLE "ACE"
- GOLDEN RAIN TREE "KOE"
- COLORADO BLUE SPRUCE "PIC"
- JAPANESE BLACK PINE "PTH"
- DOGWOOD "COR"
- PFIZER JUNIPER "JUN"
- GOLDMOUND SPIREA "SPI"
- MUGO PINE "MPI"
- ALLEGHENY VIBRURNUM "VIR"
- MINNETONKA AZELEA "MIR"
- HEAVY METAL BLUE SWITCH GRASS "PAN"
- AREAS TO BE SODDED
- AREAS TO BE SEEDED AND STRAWED
- AREAS TO HAVE LANDSCAPE ROCK

PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	TYPE
DECIDUOUS TREES					
5	Cercis canadensis	Eastern Redbud	2 IN	AS SHOWN	B&B
8	Acer Rubrum	Red Maple	2 IN	AS SHOWN	B&B
8	Koelrecteria Paniculata	Golden Rain Tree	2 IN	AS SHOWN	B&B
8	Picea Pungens	Colorado Blue Spring	2 IN	AS SHOWN	B&B
7	Pinus Thunbergii	Japanese Black Pine	2 IN	AS SHOWN	B&B
4	Cornus Sanguinea	Dogwood	2 IN	AS SHOWN	B&B
SHRUBS					
104	Juniperus Chinensis	Pfizer Juniper	7 GAL	AS SHOWN	CONT
59	Spirea Japonica	Goldmound Spirea	5 GAL	AS SHOWN	CONT
47	Pinus Mugo	Mugo Pine	3 GAL	AS SHOWN	CONT
47	Viburnum Rhytidophylloides	Allegheny Viburnum	3 GAL	AS SHOWN	CONT
46	Minnetonka Rhodendron	Minnetonka Azalea	5 GAL	AS SHOWN	CONT
8	Panicum virgatum 'Heavy Metal'	Heavy Metal Blue Switch Grass	7 GAL	AS SHOWN	CONT



1. WATER THOROUGHLY FOLLOWING PLANTING.
2. SIZE OF HOLE REQUIRED VARIES WITH CONTAINER SIZE, BUT MUST BE LARGER THAN CONTAINER ON ALL SIDES AND BOTTOM.
3. AVOID DAMAGE TO ROOT STRUCTURE IN HANDLING & PLANTING.

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• Civil Engineering
• Land Surveying
• Architecture
• Site Development
• General Consulting
• Master Planning
North Office
1401 Hwy 94 South
Wentzville, Missouri 63385
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636-327-0760 (fax)
wentmail@ochraneng.com
Arkansas State Certificate of Authority Numbers: 3457

Two working days prior to the start of any excavation on this site, contractor shall notify all applicable utility location information.

All OSHA rules & regulations established for the type of excavation involved and these plans shall be strictly followed (i.e. Trenching, Blasting, etc.)

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KURTIS J. DANIELS 17943

SITE IMPROVEMENT PLANS
CLUB CARWASH
SPRINGDALE, ARKANSAS

		APPD. BY:	
		DRN. BY:	
		REVISION:	
		DATE:	
DWN. BY:	KAF	APPD. BY:	KJD
DATE:	NOV. 2022		
SCALE:	1:20		
PROJ. NO.	M22-8484		
DWG. NO.	C15		

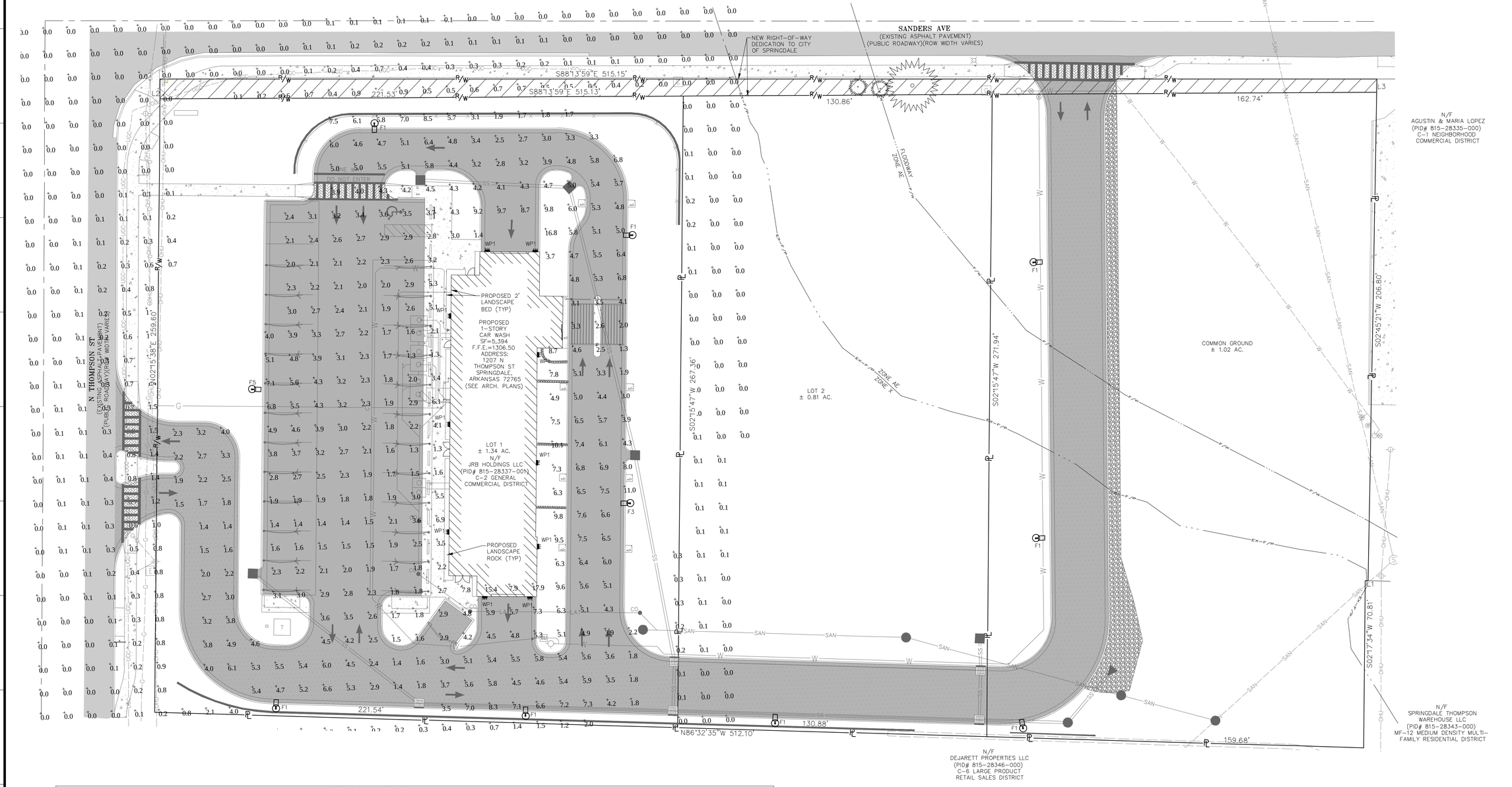
LANDSCAPE PLAN

DWG NAME: J:\2022\M22-8484 - CCW, 1207 N Thompson St, Springdale, AR\ENGINEERING\AUTOCAD DRAWINGS\03_Construction Drawings\M22-8484_C15_LANDSCAPE PLAN.dwg LAYOUT TAB: C15 PLOTTED ON: Nov 22, 2022 - 2:18pm PLOTTED BY: Eteckmon

PHOTOMETRICS PLAN

L1
N86°32'35"W 1.26'
L2
N02°15'38"E 8.48'
L3
S02°45'21"W 5.64'

SCALE: 1"=20'
NOVEMBER 2022



SITE LIGHTING SCHEDULE

SYMBOL	QTY	MARK	Manufacturer	MODEL NO.	TYPE	VOLTS	AMPS	WATTS	LUMENS	CCT (°K)	CRI	LLF	LAMPS	MOUNTING	REMARKS
	4	F1	MCGRAW EDISON	GALN-SA6C-740-U-T4FT-HSS-BLK	POLE LIGHT	277	1.16	321	27,058	4,000	70	0.9	LED	POLE	WITH SQUARE STRAIGHT STEEL POLE WITH HOUSE SIDE SHIELDS
	1	F3	MCGRAW EDISON	GALN-SA4C-740-U-SL3-BLK	POLE LIGHT	277	0.77	213	17,931	4,000	70	0.9	LED	POLE	WITH SQUARE STRAIGHT STEEL POLE WITH HOUSE SIDE SHIELDS
	1	F5	MCGRAW EDISON	GALN-SA5C-740-U-5MQ-BLK	POLE LIGHT	277	0.97	269	24,020	4,000	70	0.9	LED	POLE	WITH SQUARE STRAIGHT STEEL POLE WITH HOUSE SIDE SHIELDS
	10	WP1	LUMARK	XTOR4B-W-BLK	WALL PACK	277	0.14	38	4,270	4,000	70	0.9	LED	WALL	

NOTE:
PHOTOMETRICS SHOW ARE FOR THE CLUB CARWASH SITE ONLY.

OWNER:
JRB HOLDINGS LLC
PO BOX 1126
SPRINGDALE, ARKANSAS 72765

DEVELOPER:
CLUB CARWASH OPERATING, LLC
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• Civil Engineering
• Land Surveying
• Architecture
• Site Development
• General Consulting
• Master Planning
Arkansas State Certificate of Authority Numbers: 3457

Two working days prior to the start of any excavation on this site, contractor shall call 1-800-482-8998 for utility location information.

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17943

SITE IMPROVEMENT PLANS
CLUB CARWASH
SPRINGDALE, ARKANSAS

PHOTOMETRICS PLAN

DATE:	REVISION:	DWN. BY:	APPD. BY:

DWN. BY: KAF
APPD. BY: KJD
DATE: NOV. 2022
SCALE: 1:20
PROJ. NO: M22-8484
DWG. NO: C16

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EXTERIOR COLOR PALETTE

ARCHITECTURAL 8" CMU SMOOTH FACE BLOCK
COLOR: Ivory

ARCHITECTURAL 8" CMU SPLIT FACE BLOCK
COLOR: Slate

STOREFRONT
COLOR: Black Painted

SCUPPERS, DOWNSPOUTS, AND METAL COPINGS
COLOR: Kynar Finish Matte Black

METAL AWNINGS
COLOR: Red



CLUB CAR WASH RENDERING - NORTH/EAST

FINKLE + WILLIAMS © 2022

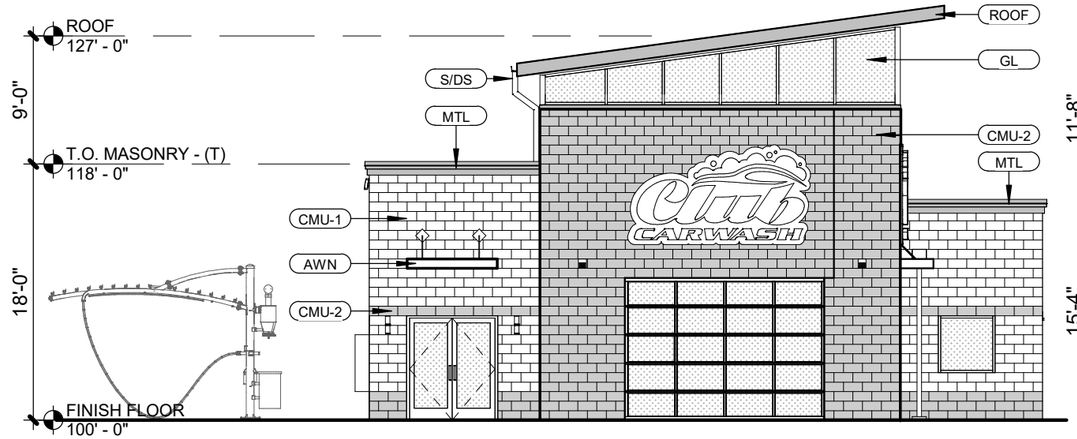
EXTERIOR COLOR PALETTE

ARCHITECTURAL 8" CMU SMOOTH FACE BLOCK COLOR: Ivory	STOREFRONT COLOR: Black Painted	METAL AWNINGS COLOR: Red
ARCHITECTURAL 8" CMU SPLIT FACE BLOCK COLOR: Slate	SCUPPERS, DOWNSPOUTS, AND METAL COPINGS COLOR: Kynar Finish Matte Black	



CLUB CAR WASH RENDERING - SOUTH/WEST

FINKLE + WILLIAMS © 2022



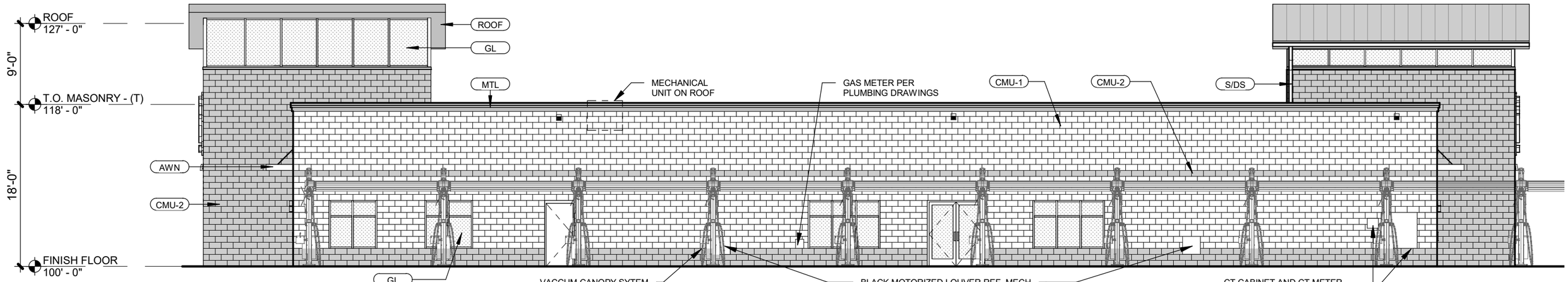
EAST ELEVATION | 3/32" = 1'-0"



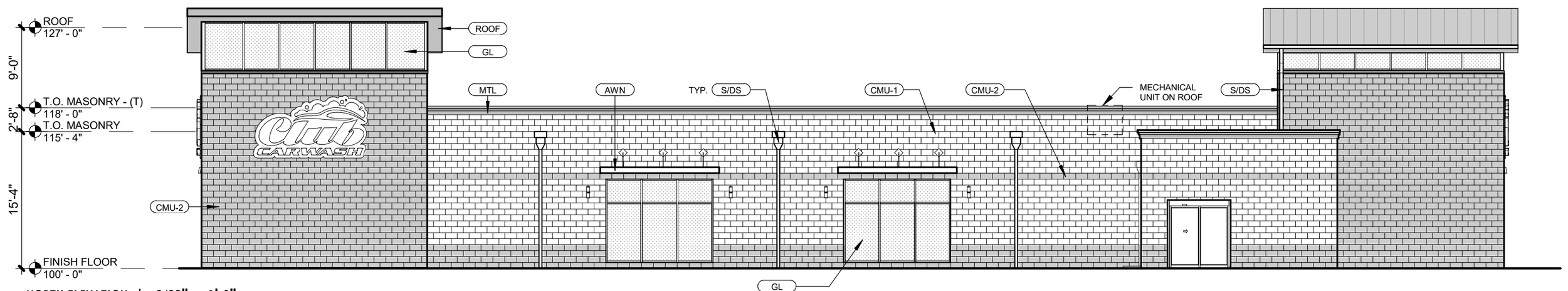
WEST ELEVATION | 3/32" = 1'-0"

EXTERIOR MATERIAL LEGEND

CMU-1	ARCHITECTURAL 8" CMU SMOOTH FACE BLOCK (COLOR: Ivory)
CMU-2	ARCHITECTURAL 8" CMU SPLIT FACE BLOCK (COLOR: Slate)
GL	ALUMINUM STOREFRONT GLAZING SYSTEM 2"x4 1/2" Thermal Storefront Framing in Black Painted Aluminum, w/ 1" Insulated LOW-E Tinted Glazing Unit
AWN	PREFABRICATED PAINTED FLAT METAL AWNING (COLOR: Matte Black)
S/DS	PREFINISHED KYNAR-COATED SHEET METAL SCUPPER AND DOWNSPOUTS (COLOR: Matte Black)
MTL	PREFINISHED KYNAR COATED METAL COPING (COLOR: Matte Black)
ROOF	SINGLE PLY TPO OVER TAPERED INSULATION (COLOR: White) STANDING SEAM METAL ROOF WITH METAL FASCIA (COLOR: Matte Black)

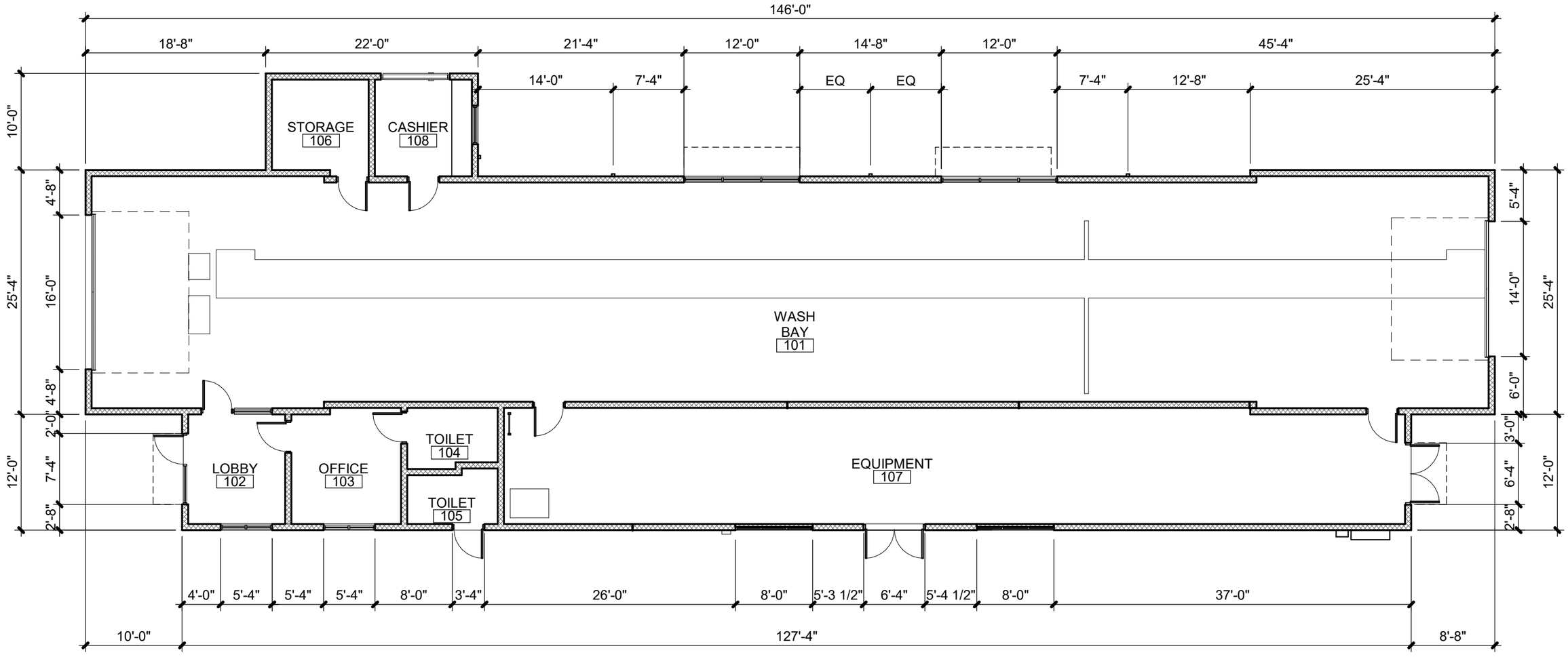


SOUTH ELEVATION | 3/32" = 1'-0"



NORTH ELEVATION | 3/32" = 1'-0"

FINKLE + WILLIAMS © 2022



FLOOR PLAN

FINKLE + WILLIAMS © 2022

Satterfield Land Surveyors, P. A.

P.O. Box 640 • Alma, Arkansas 72921
Office located at 1928 Highway 71 North
Alma 479-632-3565 • Fax 479-632-5002 • Fort Smith 479-648-3850
Springdale 479-751-7909 • Web Site: www.slsurveying.com

Member: ASPS–OSLS

L22-67

List of parcels adjacent to: 815-28337-001
815-28337-000
815-28346-002
815-28345-001
815-28346-001

JRB HOLDINGS LLC
PO BOX 1126
SPRINGDALE, AR 72765-1126

815-29745-000
ALMARAZ SPE LLC
1900 W HUNTSVILLE
SPRINGDALE, AR 72762

815-27946-001
GARY BROWN I LLC
802 SANDERS
SPRINGDALE, AR 72764

815-27946-000
LIBERTY ENTERPRISE GROUP LLC
3102 SUNSET DR
JOPLIN, MO 64804

815-27948-000
815-20416-020
CITY OF SPRINGDALE
201 N SPRING ST
SPRINGDALE, AR 72764

815-28343-000
SPRINGDALE THOMPSON WAREHOUSE LLC
PO BOX 664
VAN BUREN, AR 72957

815-27958-000
PENTECOSTAL CHURCH OF SPRINGDALE
10501 W FIRST ST
LA GRANDE, OR 97850

815-27953-000
815-27951-000
POINT WEST LLC
1420 11TH AVE NE
ALTOONA, IA 50009

815-28346-000
DEJARETT PROPERTIES LLC
1109 N THOMPSON ST
SPRINGDALE, AR 72764

815-28335-000
AGUSTIN M & MARIA E LOPEZ
1213 N NECESSARY RD
ROGERS, AR 72758

Information in this list gathered from datascoutpro.com on 9/29/2022 by Satterfield Land Surveyors.

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: December 6, 2022

Re: **L22-69** **Large-Scale** **NexAir**

Planning Comments:

1. This Large Scale Development Plan has been given the number L22-69. 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. Developer will be required to do street improvements, including curb and gutter (sidewalks are shown in the plans).
    a. Waiver 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).

Commercial Design Standards Comments

1. Foundation landscaping is required.
    a. Variance requested
2. Sign design, materials, and placement should complement the overall architectural design of the building.
    a. Developer acknowledges and states that “All building signage will meet city standards.”

Building & Fire Comments:

All Comments Addressed.

Engineering Summary:

- Entrance encroaches on adjacent property
- Need wheel stops when parking stalls are adjacent to a 5' sidewalk

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 12/1/2022

1. **Chapter 107 – Stormwater Pollution**

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

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

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

(Ord. No. 3258, § 1, 11-12-02)

- **Parking spaces that are adjacent to a sidewalk that is 5' or less in width should have parking stops.**
-

- *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.
- **W22-23** **A w**aiver of street improvements has been requested.

3. **Chapter 112 – Subdivisions**

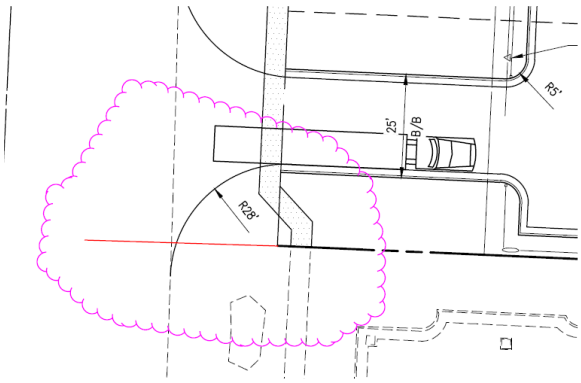
(Code 1973, § 30-1)

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

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

4. 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.
    - **Include City of Springdale Commercial Drive Detail (If ArDOT does not require DR-1).**
  - 

  - **It appears that the entrance may be encroaching on the adjacent property.**
  -
- *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:

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

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted: November 3, 2022 Payment Method: _____

Date Accepted as Complete: November 9, 2022 Project Number: L22-69

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: NexAir, LLC

E-mail: _____

Address: 1350 Concourse Ave, Suite 103
Memphis, TN 38104

Phone: 901-396-5050

Site/ Location: 2307 N Thompson St.
Springdale, Ar 72764

Assessor's Parcel Number(s): 815-29599-000

Development Point of Contact for Question & Staff Reviews

Name: Crafton Tull- Connor Threet

E-mail: connor.threet@craftontull.com

Address: 300 N. College Ave., Suite 317
Fayetteville, AR 72701

Phone: 479-636-4838

Current Zoning District: C-5

Rezone required: No

Total Acreage: ~2.50 Acres

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

Name (printed): Milton Lovell / Elemental Properites, LLC Date: 11/3/2022

Signature: Milton Lovell

Staff Notes:

Crafton Tull

Job No. _____ Sheet No. _____ of _____

Client: _____

Project: _____

Subject: _____

Calculated By: _____ Date: _____

Scale: _____ Today's Date: _____

Checked By: _____ Date: _____

L22-69
Pre-Application Notes

Comments Monday June 13 L 22-38 (old number)
LSD submittal - withdrawn rezoned C5
start fresh - submit NOV 3

- variance for break in north side of building
- roofline needs break for any side over 100'
- predominant material cannot be metal

Vacation for drainage easement → actually relocation of easement
(Commercial Design Variance)
- no trees on utility easement on East side & North side

Variance for landscaping

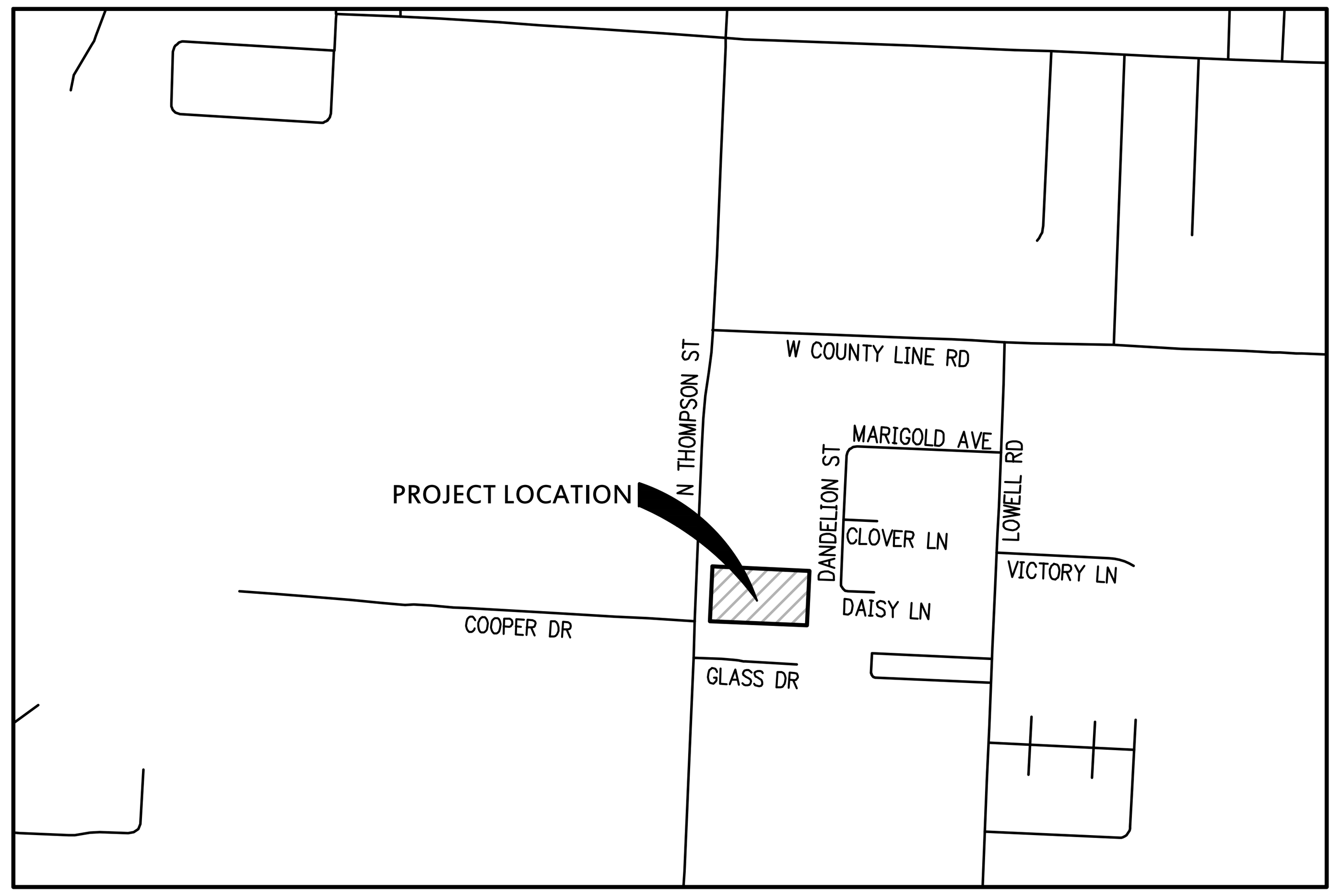
ARDOT ROW Permit (CHAD)
Street improvements waiver
Trex - fence 8' tall (E&W) ; chain link (N+S)
Variance app due 15

www.craftontull.com

NEXAIR

SPRINGDALE, ARKANSAS

LARGE SCALE DEVELOPMENT PLAN L22-69



VICINITY MAP
NTS

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

LEGEND (EXISTING SYMBOLS)

SYMBOLS

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

LINEWORK

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

LEGEND (CONSTRUCT)

SYMBOLS

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

LINEWORK

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

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

GENERAL NOTES

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

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.

VARIANCES AND WAIVERS:

* B22-110 VARIANCE FOR FOUNDATION LANDSCAPING ALONG ALL FOUR SIDES.
* B22-110 VARIANCE FOR ONE OF REQUIRED PARKING LOT TREES TO BE LOCATED ELSEWHERE ONSITE.
* B22-110 VARIANCE FOR ROOF ELEVATION PROFILE CHANGE
* W22-23 WAIVER FOR STREET IMPROVEMENTS TO S. THOMPSON AVE.

SITE STABILIZATION AND CERTIFICATION

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

Sheet List Table

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	PROJECT CONTROL SHEET
C-003	GENERAL NOTES
C-101	OVERALL SITE PLAN (C)
C-102	SITE PLAN
C-103	UTILITY PLAN (C)
C-104	GRADING PLAN
C-105	PAVING PLAN
C-106	EROSION CONTROL PLAN PH I
C-107	EROSION CONTROL PLAN PH II
C-201	STORM LINE 1 P&P (C)
C-202	STORM LINE 2, 3 & 4 P&P (C)
C-203	STORM LINE 5, 6 & POND P&P (C)
C-501	SPRINGDALE CITY DETAILS 1 OF 2
C-502	SPRINGDALE CITY DETAILS 2 OF 2
C-503	SWU DETAILS 1 OF 4
C-504	SWU DETAILS 2 OF 4
C-505	SWU DETAILS 3 OF 4
C-506	SWU DETAILS 4 OF 4
C-507	STANDARD DETAILS
C-508	STANDARD DETAIL
C-509	STANDARD DETAIL
C-510	STANDARD DETAIL
C-511	STANDARD DETAIL
C-512	STANDARD DETAIL
C-513	STANDARD DETAIL
L-101	PLANTING PLAN (C)
L-501	PLANTING DETAILS
LI-501	IRRIGATION DETAILS 1 OF 2
LI-502	IRRIGATION DETAILS 2 OF 2
TP-501	TREE PRESERVATION DETAILS

PROJECT INFORMATION

ZONING:	C-5
BUILDING SETBACK:	FRONT 50' SIDE NONE REAR 20'
FINISHED FLOOR ELEV.	1304.00
GROSS AREA:	2.50± AC. (108,849 SQ.FT.)
NET AREA:	2.50± AC. (108,849 SQ.FT.)
BUILDING SIZE:	10,552 SQ. FT.
BUILDING USAGE:	OFFICE/WAREHOUSE
PROPERTY USAGE:	COMMERCIAL
BUILDING HEIGHT:	20'-0"
ADDRESS:	2553 N THOMPSON ST SPRINGDALE, AR 72764
SITE OWNER:	ELEMENTAL PROPERTIES LLC 1026 MORSANI AVE SPRINGDALE, AR 72762
SITE ENGINEER:	CRAFTON TULL CONNOR THREET P.E. 300 N. COLLEGE AVE., SUITE 317 FAYETTEVILLE, AR 72701 479-636-4838
REQUIRED PARKING:	OFFICE (3623 SQFT): 12 SPACES WAREHOUSE (6710 SQFT): 2 SPACES 1 ADA SPACE **15 TOTAL REQUIRED**
PROVIDED PARKING:	22 STANDARD SPACES 2 COMPACT SPACES 1 ADA SPACE **25 TOTAL SPACES**

PROPERTY DESCRIPTION

PARCEL NO. 815-29599-000

PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY-FIVE (25), 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 SOUTHWEST CORNER OF SAID NW 1/4 OF THE NW 1/4 , SAID POINT BEING A FOUND 1/2 INCH REBAR; THENCE ALONG THE SOUTH LINE OF SAID 1/4 OF THE NW 1/4 , N87°30'41"W A DISTANCE OF 841.91 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A SET IRON PIN WITH CAP "PLS 1156", THENCE CONTINUING N87°30'41"W A DISTANCE OF 439.90 FEET TO A SET IRON PIN WITH CAP "PLS 1156" ON THE EASTERLY RIGHT-OF-WAY LINE ON U.S. HIGHWAY 71B; THENCE LEAVING SAID SOUTH LINE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N02°36'45"E A DISTANCE OF 247.98 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, S87°23'20"E A DISTANCE OF 439.66 FEET TO A FOUND IRON PIN WITH CAP "ALAN REID PLS 1005"; THENCE S02°33'28"W A DISTANCE OF 247.04 FEET TO THE POINT OF BEGINNING, CONTAINING 2.50 ACRES (108,849 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHT-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

UTILITY CONTACTS

WATER & SEWER
SPRINGDALE WATER UTILITIES
526 OAK AVE
SPRINGDALE, AR. 72764
PHONE: (479) 751-5751

FLOOD NOTE:

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05143C0060 F, EFFECTIVE DATE MAY 16, 2008.

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

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
architecture | engineering | surveying
479.636.4838 t

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

L22-69
NEXAIR
SPRINGDALE, AR

Key Plan

No.	Description	Date

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PROJECT NO: 22303300
ISSUE DATE: 11/22/22
CONTACT: C. THREET
QC by:
QC Date:

PRELIMINARY PLANS

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L22-69
COVER SHEET

C-001

DRAWING: G:\22303300_NEXAIR\INFRASTRUCTURE\CIVIL\DWG\COVER SHEET.DWG
LAYOUT: COVER SHEET , LAST SAVED: TW5277, 12/1/2022 9:42:26 AM
LAST PLOTTED BY: TRENT WOESSNER, 12/1/2022 10:48:18 AM ("PLOTTED BY:" VALID ON HARD COPY ONLY)

LEGEND (EXISTING SYMBOLS)

SYMBOLS	
⊙	FOUND IRON PIN
⊕	CONTROL POINT

LINEWORK

EASEMENT

CURB

RIGHT OF WAY

ROAD CENTERLINE

PROJECT CONTROL NOTE

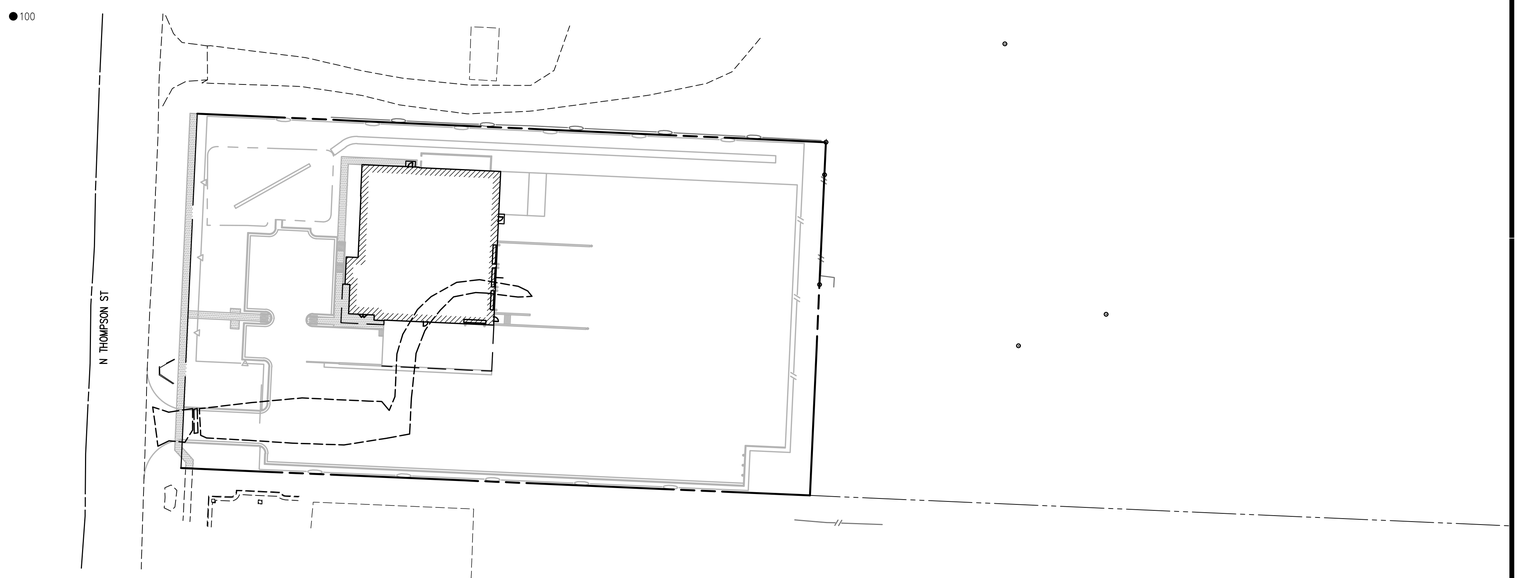
ONLY THE CONTROL POINTS, COORDINATE VALUES, AND ELEVATIONS SHOWN ON THIS SHEET SHALL BE USED ON THIS PROJECT. CRAFTON, TULL & ASSOCIATES SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES OF USING CONTROL POINTS, COORDINATE VALUES OR ELEVATIONS ESTABLISHED OR DERIVED FROM OTHER SOURCES. CRAFTON, TULL & ASSOCIATES,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

GRAPHIC SCALE IN FEET

50' 0 50'

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

CONTROL POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
100	689063.96	681532.56	1303.91	SET MAG NAIL MAG IN SW
101	688707.97	681512.06	1301.01	SET MAG NAIL MAG IN SW
1205	688759.26	680741.75	1293.35	5/8RBR BLUE CAP – RONS 1203



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L22-69
NEXAIR
SPRINGDALE, AR

Key Plan

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L22-69

PROJECT CONTROL SHEET

C-002

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LAYOUT(S): LAST SAVED: 11/23/2022 11:54:22 AM PLOTTED BY: KALEI DAHLKER (COPY ONLY)
XREFS: [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ]

SITE NOTES

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

UTILITY NOTES

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

GRADING AND DRAINAGE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. THE OWNER/CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING AND PROVIDING SEPARATE AND INDEPENDENT RETAINING WALL DESIGNS, INSPECTIONS, AND CERTIFICATIONS BY A REGISTERED PROFESSIONAL ENGINEER OTHER THAN CRAFTON TULL. THIS SHALL ALSO APPLY TO ANY ASSOCIATED AND NECESSARY PUBLIC SAFETY DEVICES INCLUDING, BUT NOT LIMITED TO, PEDESTRIAN SAFETY RAILS.
3. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES ON SITE OR IN RIGHT-OF-WAY. ALL UTILITIES MUST BE LOCATED PRIOR TO GRADING START.
4. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
5. ALL CUT OR FILL SLOPES SHALL BE A MAX 3:1 SLOPE OR FLATTER UNLESS OTHERWISE NOTED.
6. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
7. ALL STORM SEWER PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT. ALL STORM SEWER STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
8. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY WHEN IN PAVED AND TRAFFIC AREAS.
9. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING RINGS AND COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 1" ABOVE FINISH GRADE. LIDS SHALL BE LABELED PER JURISDICTIONAL SPECIFICATIONS.
10. SITE GRADING SHALL NOT PROCEED UNTIL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL NPDES PERMIT AND THE SWPPP FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
11. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL TO FINAL GRADE. REFER TO THE LANDSCAPE PLAN.
12. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON PLANS, CONTACT ENGINEER IMMEDIATELY.
13. THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS THROUGHOUT ALL PHASES OF CONSTRUCTION.
14. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
15. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
16. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
17. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
18. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
19. IF WET AREAS ARE ENCOUNTERED ON-SITE THE CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER FOR THE DESIGN AND REPLACEMENT OF A FRENCH DRAIN SYSTEM.
20. CRAFTON, TULL & ASSOCIATES, INC. (CTA) HAS NOT NECESSARILY ESTABLISHED MINIMUM FINISH FLOOR ELEVATIONS FOR EACH INDIVIDUAL BUILDING OR LOT IN THIS SUBDIVISION. WHEN A MINIMUM BUILDING FLOOR ELEVATION IS NOT ESTABLISHED AND NOTED, THE ULTIMATE RESPONSIBILITY FOR THE PROPER GRADING OF EACH INDIVIDUAL LOT OR PARCEL SHALL REST WITH THE LOT'S OWNER. TYPICALLY, THE MINIMUM FINISH FIRST FLOOR ELEVATIONS SHOULD BE AT LEAST TWELVE INCHES (12") ABOVE THE FINISHED TOP OF STREET CURB ELEVATION ASSOCIATED WITH EACH INDIVIDUAL LOT OR PARCEL OR AS REQUIRED BY LOCAL AND STATE CODES.

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

L22-69
NEXAIR
SPRINGDALE, AR

Key Plan

No.	Description	Date

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L22-69
GENERAL NOTES

C-003

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LAYOUT: GENERAL NOTES , LAST SAVED: HC5214, 11/22/2022 10:27:53 AM
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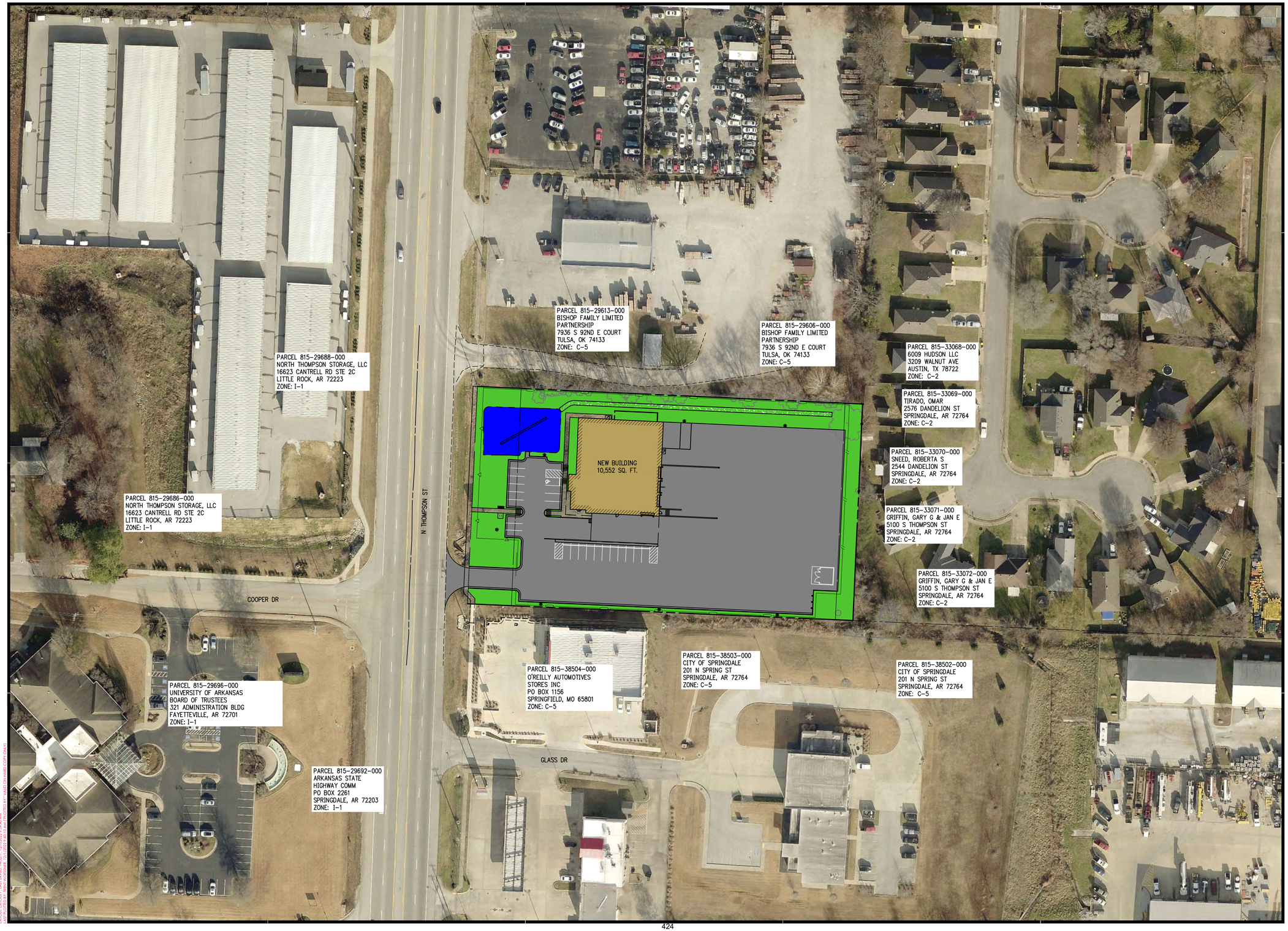

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ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
50' 0 50'

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NEXAIR
SPRINGDALE, AR

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L22-69

OVERALL SITE PLAN (C)

C-101

LEGEND (EXISTING SYMBOLS)

SYMBOLS	
⊙	FOUND IRON PIN
☼	LIGHT POLE
	TREE

LINEWORK
EASEMENT
CURB
CHAIN LINK FENCE
WOOD FENCE
RIGHT OF WAY
ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS	
●	SET IRON PIN
✷	LIGHT POLE

LINEWORK
EASEMENT
CURB
CHAIN LINK FENCE
WROUGHT IRON FENCE
BUILDING SET BACK
RIGHT OF WAY
PROPERTY LINE

GENERAL NOTE

A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.
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 ENINEERING, AND
E) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.

A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFCIATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.

NOTE: SOD TO BE INSTALLED AT MINIMUM 100 YR WSE OF 1299.30
CHAIN LINK FENCE
S07° 23' 20"E 439.66'
CONCRETE DIVERSION DITCH SEE C-507 FOR DETAILS
D.E. WIDTH VARIES
MECHANICAL STORAGE
50' BUILDING SETBACK
15' UTILITY EASEMENT PER 95-21011 & 95-69534
CONCRETE TRICKLE CHANNEL
NEW DETENTION POND
4' FLUME
5' S/W
20' D.E.
5' S/W
15' DRAINAGE EASEMENT PER 95-21009
NEW BUILDING 10,552 SQ. FT.
5' S/W
30' EASEMENT PER 94-55270
CONCRETE PAD
UTILITY EASEMENT PER 2005-00004733
ADA RAMP (TYP.)
LOADING DOCK
PRIVACY WOOD FENCE
OWNER APPROVED BACKLESS WOODEN BENCH
19' 24' 19'
9'
N2° 35' 45"E 247.98'
5' S/W
YARD SPACE
EDGE OF ASPHALT
WROUGHT IRON FENCE W/ GATE PER ARCH PLANS
ADA RAMP (TYP.)
R4'
BOLLARDS (TYP.)
OWNER APPROVED BICYCLE RACK
LIGHT POLE (TYP.)
9' 16'
WHEEL STOP (TYP.)
2 COMPACT PARKING STALLS
19' 9'
20' D.E.
20' BUILDING SETBACK
S2° 33' 28"W 247.84'
15' UTILITY EASEMENT PER 2004-45297
SLIDING ENTRANCE GATE
R5'
DUMPSTER ENCLOSURE
25' B/B
BOLLARDS (TYP.)
28'
7' 7'
28'
R28'
CHAIN LINK FENCE
LIGHT POLE (TYP.)
N87° 30' 41"W 439.90'
N THOMPSON ST

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20' 0 20'

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L22-69
SITE PLAN

C-102

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LAYOUT: LOWCUSET PLAN - LAYOUT PLOTTED: 11/22/2022 2:43:34 PM
LAST PLOTTED BY: YVALDEZ ON HARD COPY ONLY

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
LIGHT POLE	EASEMENT
POWER POLE	CURB
TELEPHONE PEDESTAL	SANITARY SEWER LINE (SS)
MANHOLE	GAS LINE (G)
SANITARY SEWER CLEANOUT	WATER LINE (W)
GAS METER	UNDERGROUND TELEPHONE (UGT)
STORM SEWER PIPE	UNDERGROUND ELECTRIC (UGE)
STRUCTURE NUMBER (X-X)	OVERHEAD ELECTRIC (OHE)
WATER VALVE	FIBER OPTIC (FO)
FIRE HYDRANT ASSEMBLY	RIGHT OF WAY
FIRE DEPARTMENT CONNECTION	PROPERTY LINE
WATER METER	
BACK FLOW PREVENTER	
REDUCER	
RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	
CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
LIGHT POLE	EASEMENT
POWER POLE	CURB
TELEPHONE PEDESTAL	SANITARY SEWER LINE (SS)
ELECTRIC PEDESTAL	GAS LINE (G)
MANHOLE	WATER LINE (SPECIFY SIZE & TYPE) (W)
SANITARY SEWER CLEANOUT	UNDERGROUND ELECTRIC (UGE)
GAS METER	OVERHEAD ELECTRIC (OHE)
GAS VALVE	UNDERGROUND TELEVISION (UGTV)
STORM SEWER PIPE	FIBER OPTIC (FO)
DOWN GUY	RIGHT OF WAY
WATER VALVE	ROAD CENTERLINE
FIRE HYDRANT ASSEMBLY	
WATER METER	
GRATED INLET	
DROP INLET	

NOTE: ALL LIGHTS ARE PRIVATE AND SHALL BE MAINTAINED BY THE OWNER

EXIST. SS MH #120457
TOP RIM=1302.55
FL=1294.14 (CL MH)
FL=1294.18 (8" PVC E)
FL=1294.11 (8" PVC SW)
FL=1294.16 (8" PVC W)

EXIST. SS MH #120456
TOP RIM=1301.05
FL=1293.97 (8" PVC NE)
FL=1294.01 (6" PVC S)

EXIST. SS MH #120472
TOP RIM=1303.86
FL=1296.00 (CL MH)
FL=1295.98 (6" PVC E)
FL=1295.89 (6" PVC W)

EXIST. SS MH #120465
TOP RIM=1306.63
FL=1296.41 (CL MH)
FL=1296.41 (8" PVC SE)
FL=1296.80 (8" PVC S)
FL=1296.41 (8" PVC NW)

EXIST. SS MH #120473
TOP RIM=1307.00
FL=1297.36 (8" PVC S)
FL=1297.34 (8" PVC NW)

EXIST. SS MH #120459
TOP RIM=1299.48
FL=1288.55 (6" PVC N (CL MH 11.09 INV))
FL=1288.56 (12" PVC E)
FL=1288.54 (6" PVC S)
FL=1288.32 (12" PVC W)

EXIST. SS MH #120455
TOP RIM=1300.15
FL=1291.06 (CL MH)
FL=1290.90 (6" PVC N)
FL=1291.48 (6" PVC S)

EXIST. SS MH #120462
TOP RIM=1306.23
FL=1300.01 (CL MH)
FL=1299.97 (8" PVC N)
FL=1300.01 (8" PVC E)
FL=1300.84 (8" PVC S)

INSTALL SANITARY SEWER SERVICE
INSTALL CONCRETE TRICKLE CHANNEL TO ENSURE POSITIVE DRAINAGE TO OUTLET STRUCTURE
EXIST. 6" SANITARY SEWER
EXSIT. OVERHEAD ELECTRIC LINE
NEW DETENTION POND
15' UTILITY EASEMENT PER 95-21011 & 95-69534
INSTALL FIRE HYDRANT ASSEMBLY (TYP.)
EXIST. 12" WATERLINE
INSTALL LEAK DETECTION METER AND ISOLATION VALVE
INSTALL 1" WATER METER WITH 1" BALL VALVE
INSTALL IRRIGATION METER WITH BACKFLOW PREVENTER
PROPOSED LIGHT POLE (TYP.)
INSTALL FDC
INSTALL 4" FIRE LINE
INSTALL 1" WATER SERVICE LINE
DRAINAGE EASEMENT TO BE RELOCATED PER SEPARATE DOCUMENT
15' DRAINAGE EASEMENT PER 95-21009
NEW BUILDING
SEE ARCH. PLAN FOR PUMP SIZE AND OUTLET LOCATION
30' EASEMENT PER 99-55270
UTILITY EASEMENT PER 2005-00004753
DRAINAGE EASEMENT TO BE RELOCATED PER SEPARATE DOCUMENT
6" WEEP HOLES TO BE ADDED TO BOTH RETAINING WALLS
INSTALL 42'x2' AREA INLET W/HD GRATE. CONTRACTOR TO ENSURE PAVING SLOPES TO INLET
6" STORM DOWNSPOUT
EXIST. 8" SANITARY SEWER
20' D.E.
INSTALL 20'x2' AREA INLET W/HD GRATE. CONTRACTOR TO ENSURE PAVING SLOPES TO INLET
6" STORM DOWNSPOUT CORED INTO 42" RCP
15' UTILITY EASEMENT PER 2004-45297
EXISTING HEADWALL (TO BE REMOVED)
N THOMPSON ST
1-1 1-2 1-3 1-4 2-1 3-1 3-2 4-1 5-1 6-1

GRAPHIC SCALE IN FEET
20' 0 20'

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

L22-69
NEXAIR
SPRINGDALE, AR

Key Plan

No.	Description	Date

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QC by:
QC Date:

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L22-69

UTILITY PLAN (C)

C-103

DRAWING: G:\22303300_NEXAIR\PHASE\CONSTRUCTION\BIDS\CIVIL\DWG\UTILITY PLAN.DWG
LAYOUT: LAYOUT1 | USER: HC | DATE: 11/22/2022 3:44:44 PM
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LEGEND (EXISTING SYMBOLS)

SYMBOLS	
	STORM SEWER PIPE
	GRATED INLET
	DROP INLET

LINEWORK	
	EASEMENT
	CURB
1206	INTERMEDIATE CONTOUR
1205	INDEX CONTOUR
	RIGHT OF WAY
	ROAD CENTERLINE

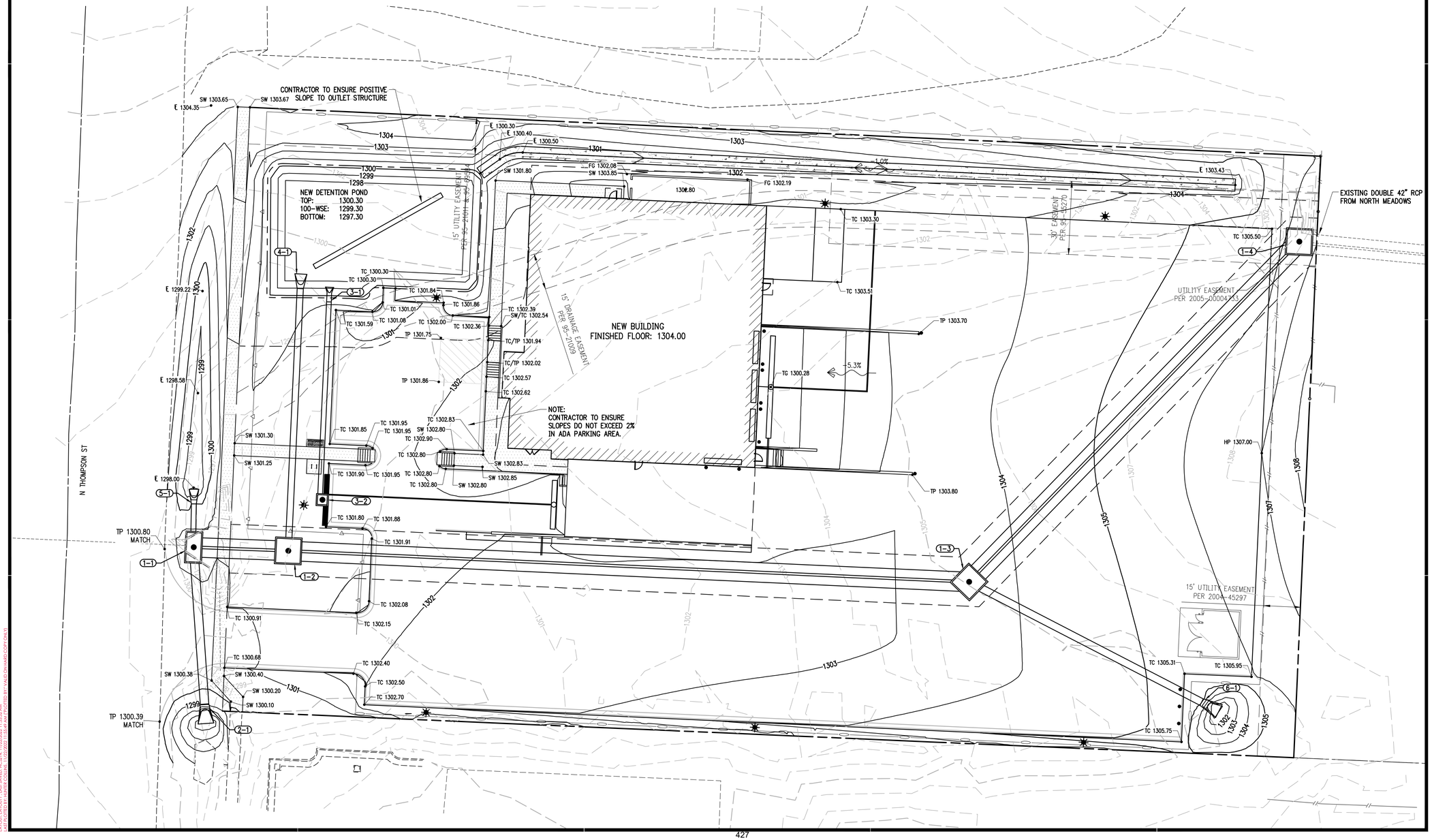
LEGEND (CONSTRUCT)

SYMBOLS	
	LIGHT POLE
	STORM SEWER PIPE
X-X	STRUCTURE NUMBER
	RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)
	CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)

LINEWORK	
	EASEMENT
	CURB
1206	INTERMEDIATE CONTOUR
1205	INDEX CONTOUR
	RIGHT OF WAY
	PROPERTY LINE

GRADING PLAN SPOT ELEVATIONS

FG	FINISHED GRADE
TW	TOP WALL
BW	BOTTOM WALL
℄	FLOW LINE
TC	TOP CURB
G	GUTTER
SW	SIDEWALK
TP	TOP PAVEMENT
XFG	EXISTING GRADE



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GRAPHIC SCALE IN FEET
20' 0 20'

L22-69
NEXAIR
SPRINGDALE, AR

Key Plan

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GRADING PLAN

C-104

DRAWING: G:\22\22303300_NEXAIR\INFRASTRUCTURE\CIVIL\DWG\GRADING PLAN.DWG
LAYOUT: C-104 PLOT | LAST SAVED: 12/6/2022 11:27 AM | PLOTTED: 12/6/2022 11:27 AM BY: KALEI DEHAERS (COPY ONLY)

LEGEND (EXISTING SYMBOLS)

LINEWORK

CURB

EASEMENT

RIGHT OF WAY

ROAD CENTERLINE

LEGEND (CONSTRUCT)

LINEWORK

CURB & GUTTER

RIGHT OF WAY

PROPERTY LINE

HEAVY DUTY ASPHALT

REGULAR DUTY ASPHALT

HEAVY DUTY CONCRETE

POND

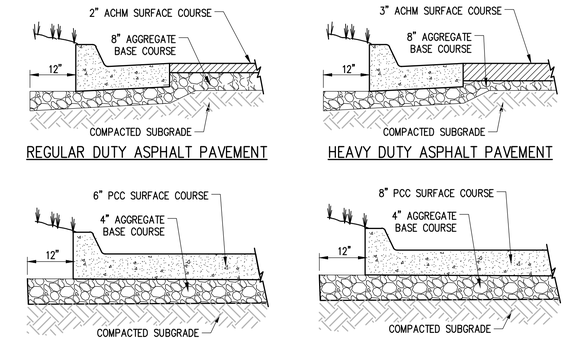
REGULAR DUTY CONCRETE

SIDEWALK

GREENSPACE

NOTES:

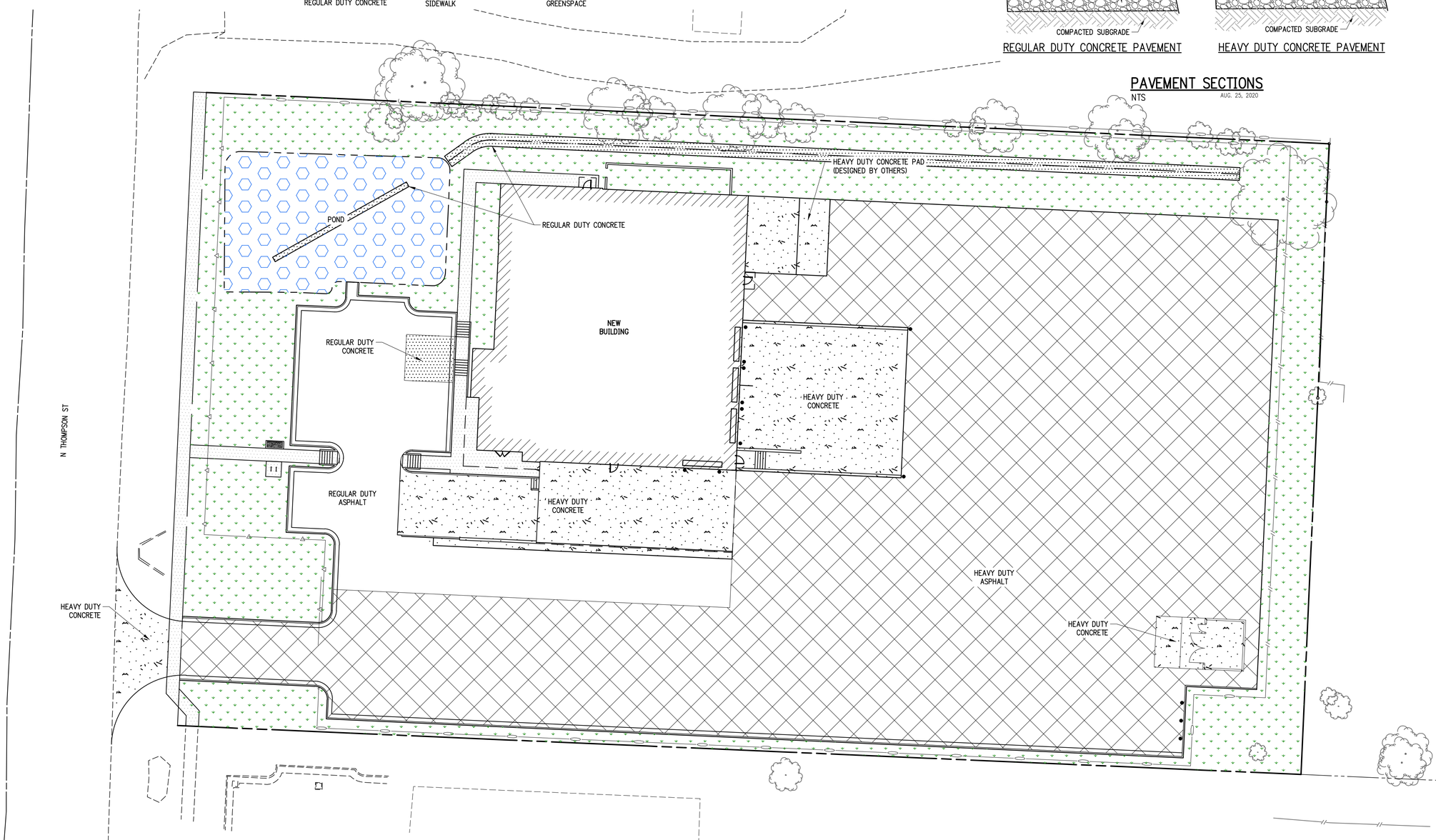
1. THE SUBGRADE UNDER PAVEMENTS SHALL BE PREPARED IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS.
2. AFTER PROOF ROLLING WITH A LOADED TANDEM AXLE DUMP TRUCK AND PREPARING DEEP SUBGRADE DEFICIENCIES, THE ENTIRE SUBGRADE SHOULD BE SCARIFIED TO A DEPTH OF 8" AND UNIFORMLY COMPACTED TO AT LEAST 95% OF MODIFIED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



PAVEMENT SECTIONS

NTS

AUG. 25, 2020



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PAVING PLAN

C-105

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LAYOUT: LAYOUT1 LAST SAVED: KUSH 49, 11/22/2022 10:17:22 AM
LAST PLOTTED BY: HUNTER COLLINS, 11/22/2022 11:43:17 AM PLOTTED BY: VALID ON HARD COPY ONLY)

EROSION CONTROL LEGEND

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

NOTE: SEE SITE PLAN FOR EXISTING LEGEND SYMBOLS

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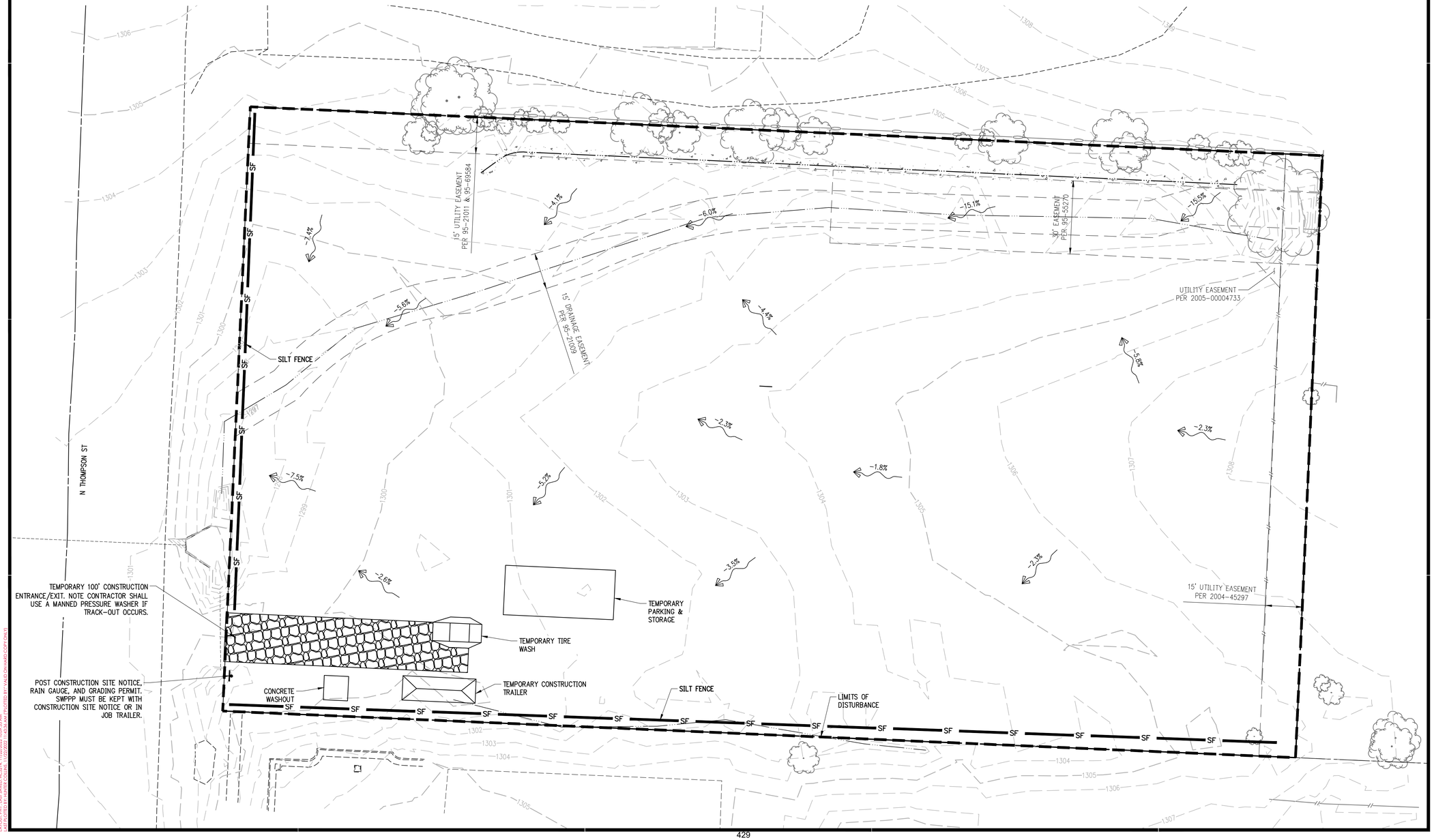

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EROSION CONTROL PLAN PH I

C-106

DRAWING: G:\22303300_NEXAIR\INFRASTRUCTURE\CIVIL\DWG\EROSION CONTROL PLAN.DWG
LAYOUT: PH I, LAST SAVED: HCS214, 11/22/2022 10:09:55 AM
LAST PLOTTED BY: HUNTER COLLINS, 11/22/2022 11:43:36 AM PLOTTED BY: VALID ON HARD COPY ONLY)

EROSION CONTROL LEGEND

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

NOTE: SEE SITE PLAN FOR EXISTING LEGEND SYMBOLS

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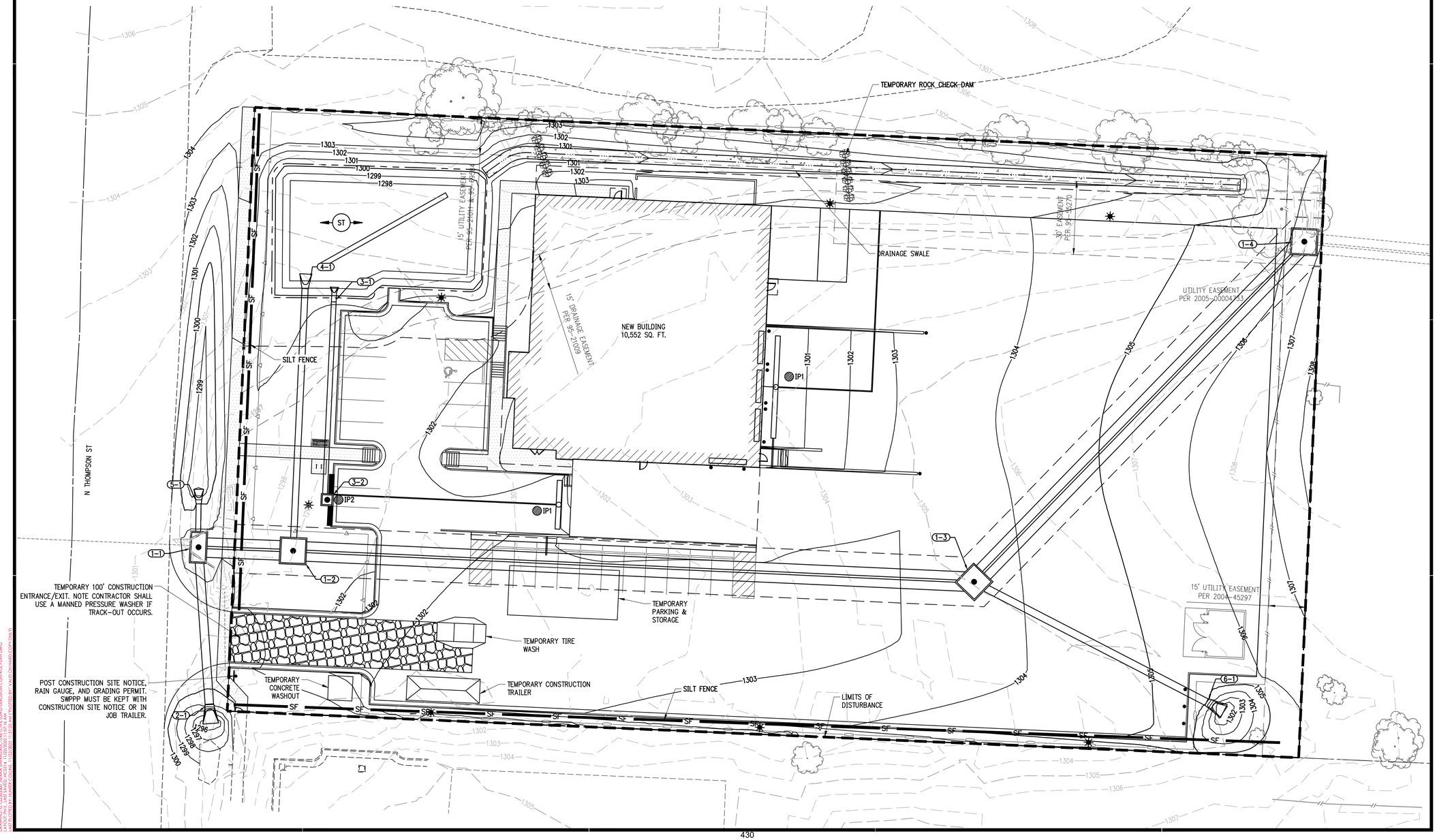

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EROSION CONTROL PLAN PH II

C-107

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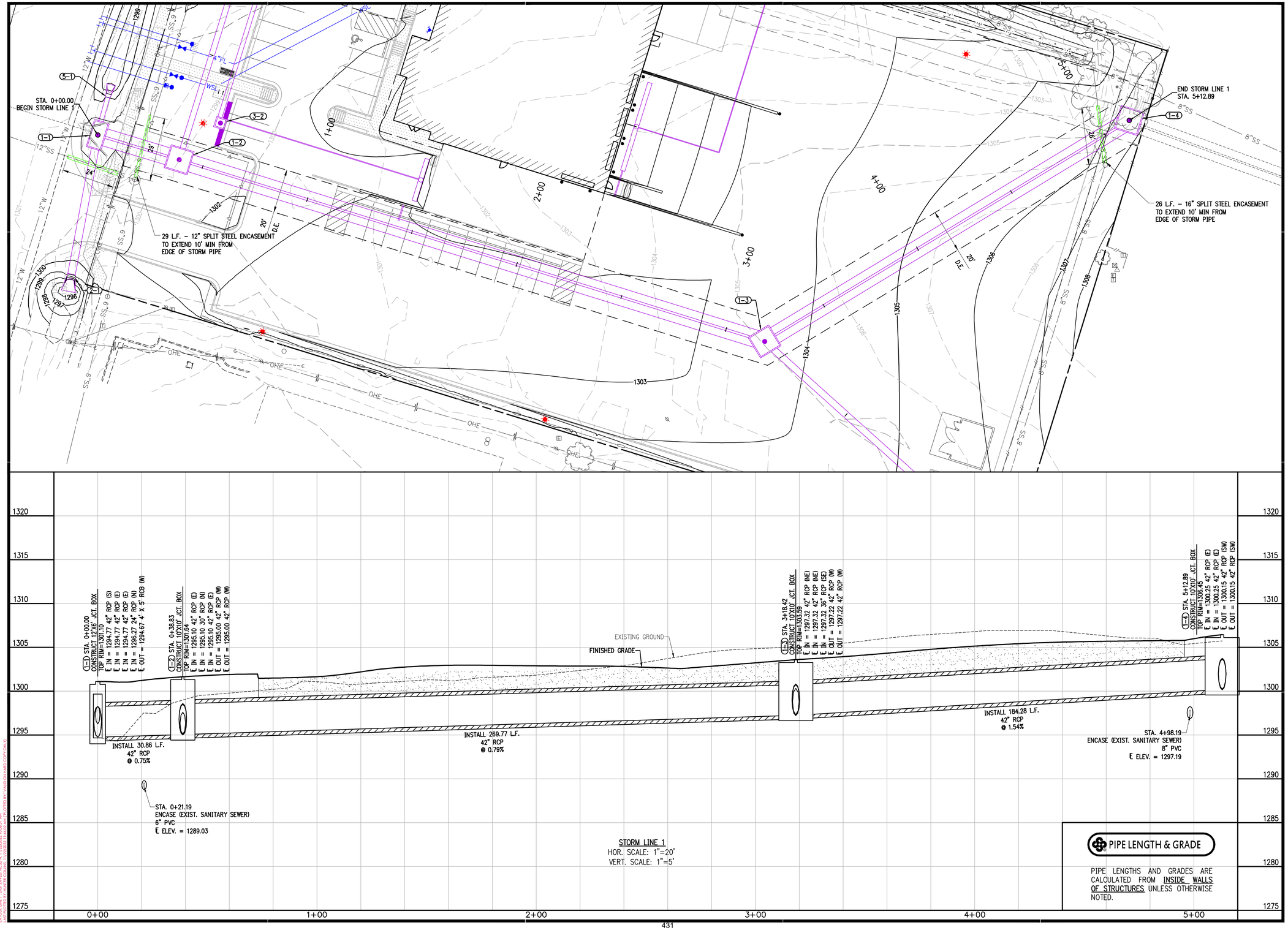

STORM LINE 1
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

PIPE LENGTH & GRADE

PIPE LENGTHS AND GRADES ARE CALCULATED FROM INSIDE WALLS OF STRUCTURES UNLESS OTHERWISE NOTED.

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STORM LINE 1 P&P (C)

C-201

DRAWING: G:\2203300_NEXAIR\PW\PRINTSET\CIVIL\DWG\STORM-SEWER P&P.DWG
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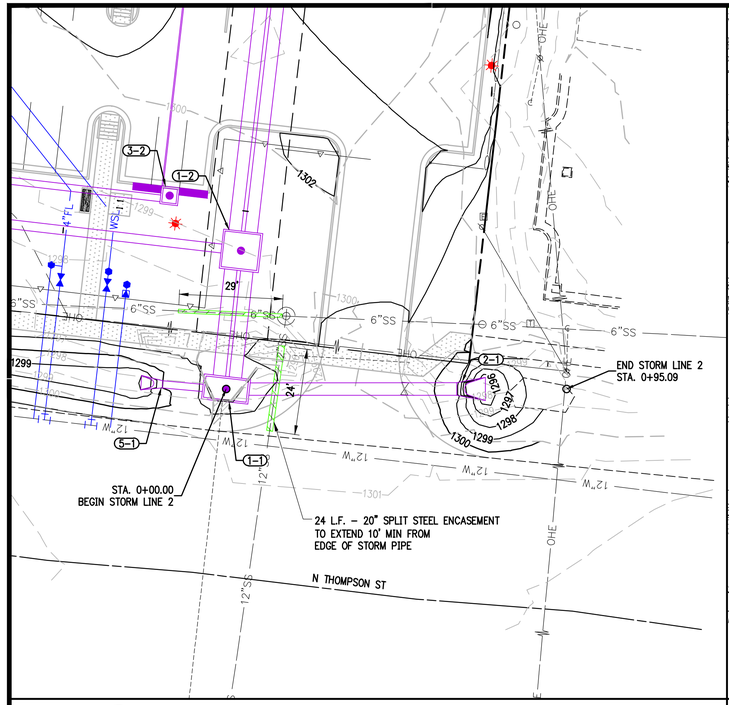

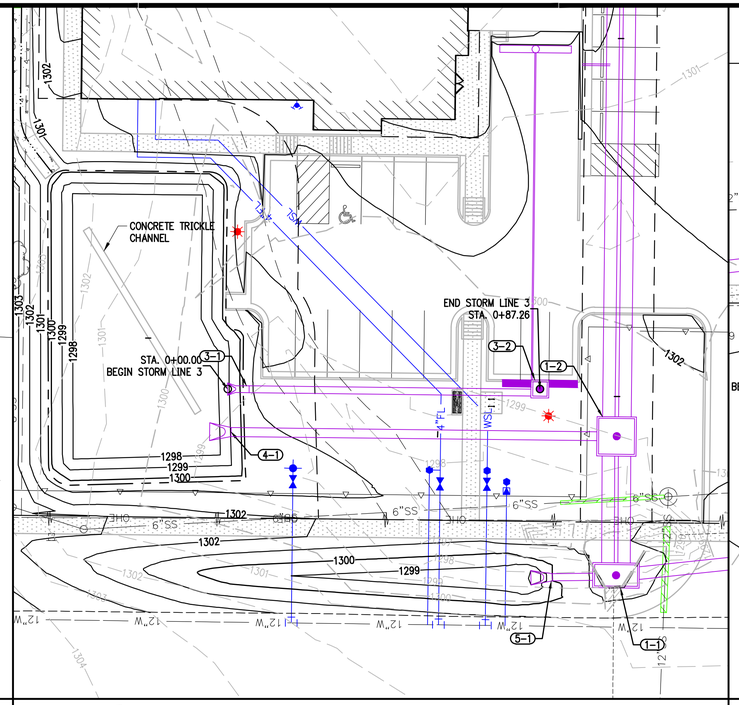

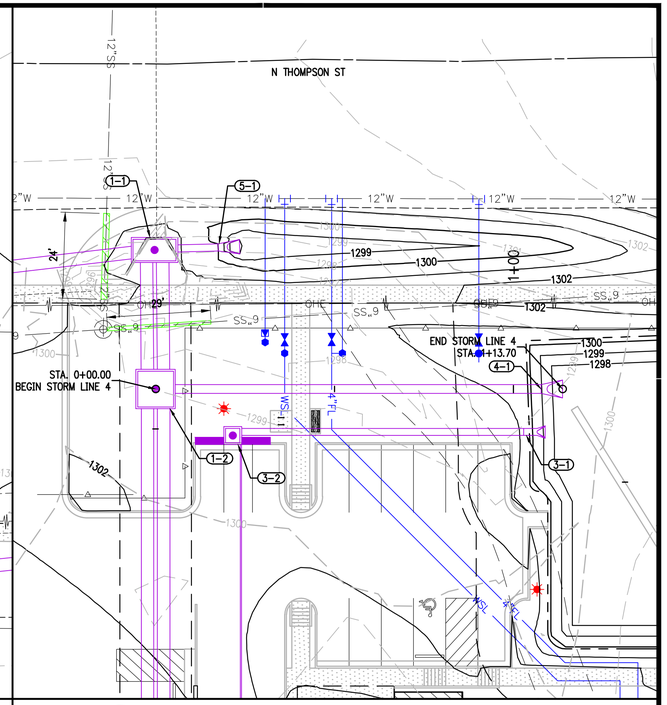

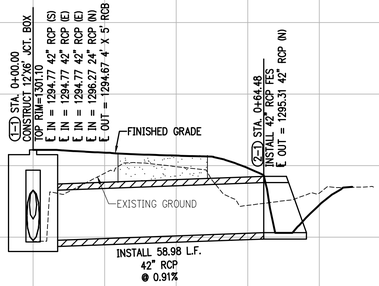

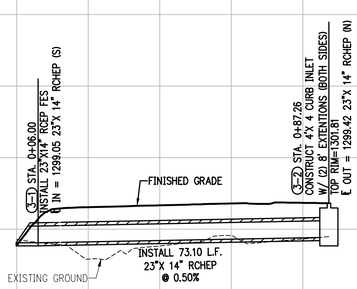

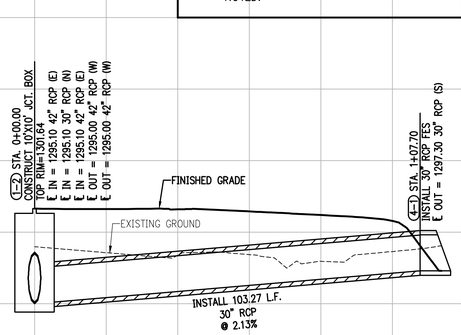

STORM LINE 2
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

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

STORM LINE 4
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

PIPE LENGTH & GRADE

PIPE LENGTHS AND GRADES ARE CALCULATED FROM INSIDE WALLS OF STRUCTURES UNLESS OTHERWISE NOTED.

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ISSUE DATE: 11/22/22
CONTACT: C. THREET
QC by:
QC Date:

PRELIMINARY PLANS

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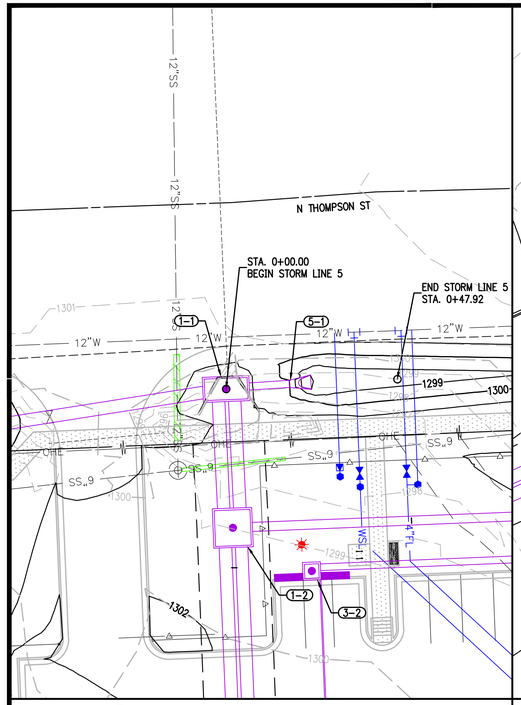
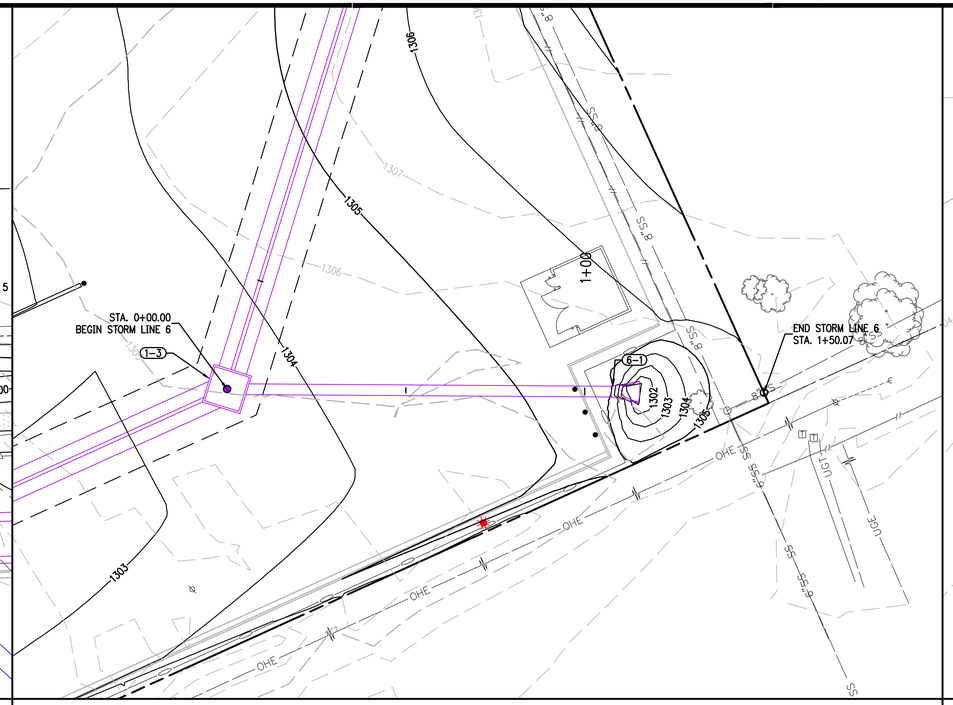
L22-69

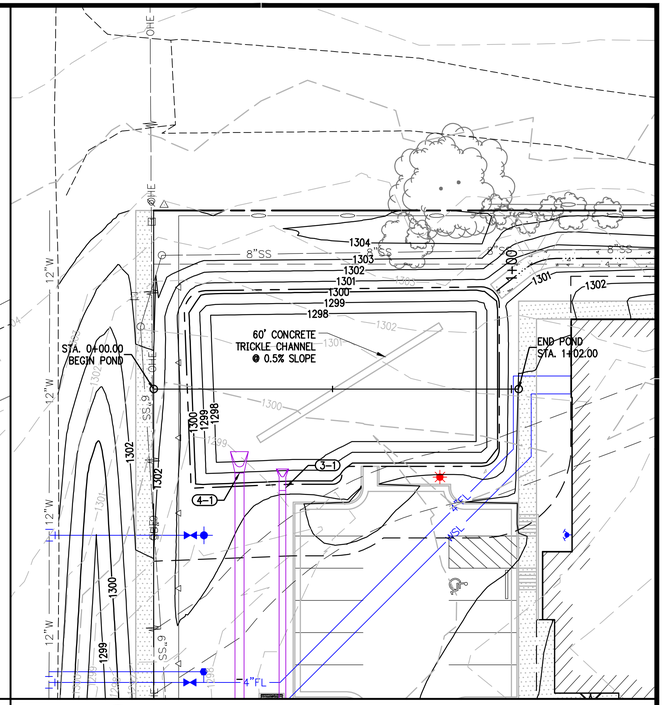
STORM LINE 2, 3 & 4 P&P (C)

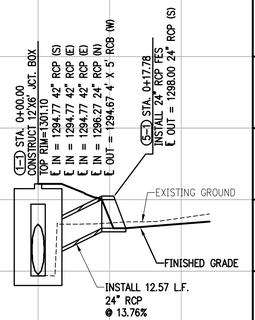
C-202

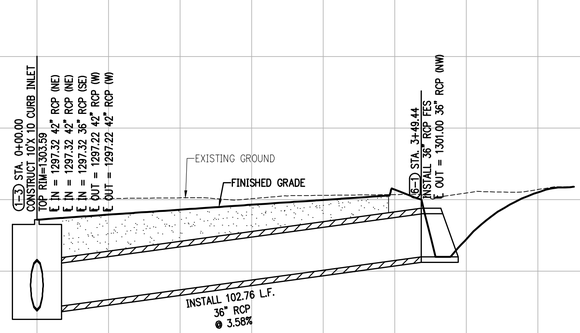
DRAWING: G:\22303300_NEXAIR\INFRASTRUCTURE\CIVIL\DWG\STORM SEWER P&P.DWG
LAYOUT: STORM LINE 2, 3 & 4 P&P (C) 11/22/2022 10:06:06 AM CST
PLOTTED BY: KALEB.SAGER.CIV (11/22/2022 10:06:06 AM CST) PLOTTED BY: KALEB.SAGER.CIV (11/22/2022 10:06:06 AM CST)

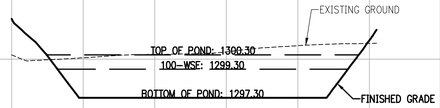












PIPE LENGTH & GRADE

PIPE LENGTHS AND GRADES ARE CALCULATED FROM INSIDE WALLS OF STRUCTURES UNLESS OTHERWISE NOTED.

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

STORM LINE 6
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

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

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
architecture | engineering | surveying
479.636.4838 t

CERTIFICATE OF AUTHORIZATION:

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

GRAPHIC SCALE IN FEET
20' 0 20'

L22-69
NEXAIR
SPRINGDALE, AR

Key Plan

No.	Description	Date

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L22-69

STORM LINE 5, 6 & POND P&P (C)

C-203

DRAWING: G:\22303300_NEXAIR\INFRASTRUCTURE\CIVIL\DWG\STORM SEWER P&P.DWG
LAYOUT: STORM LINE 5 & POND, LAYER: PSC, 11/22/2022 3:09:57 PM, CTHREET
XREF: XREF-PROPOSED GRADING, XREF-TOPO, XREF-PROPERTY BY * HALO OH HABS COPY ONLY!

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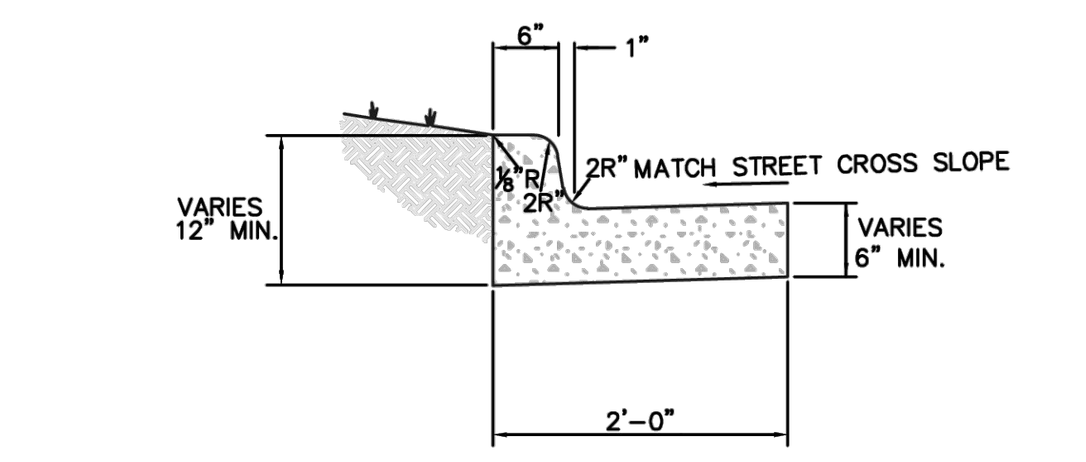
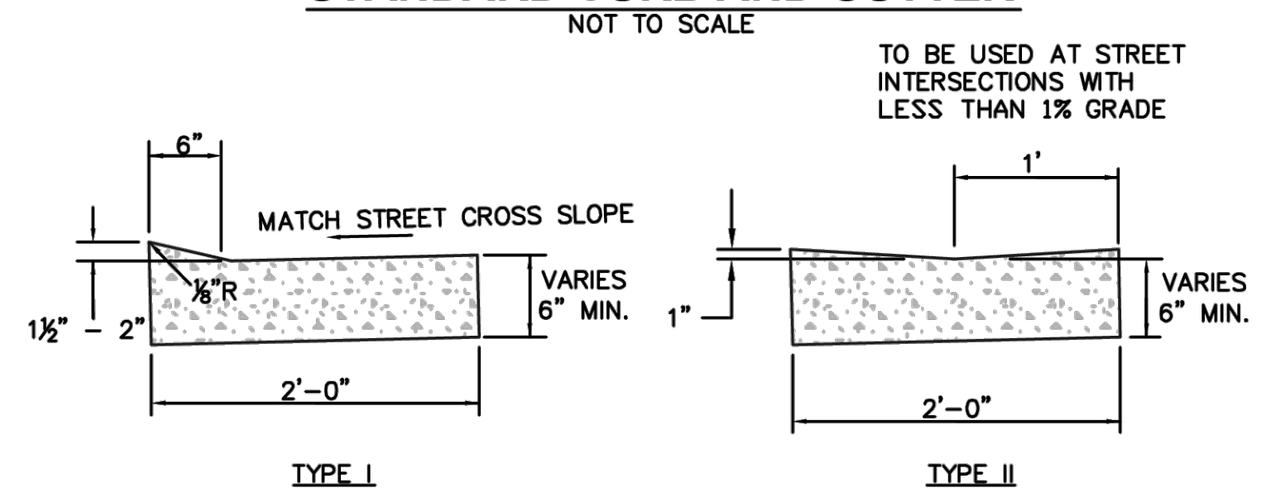


STANDARD CURB AND GUTTER
NOT TO SCALE



MODIFIED CURB AND GUTTER
NOT TO SCALE

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

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

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-12

SPRINGDALE
WE'RE MAKING IT HAPPEN

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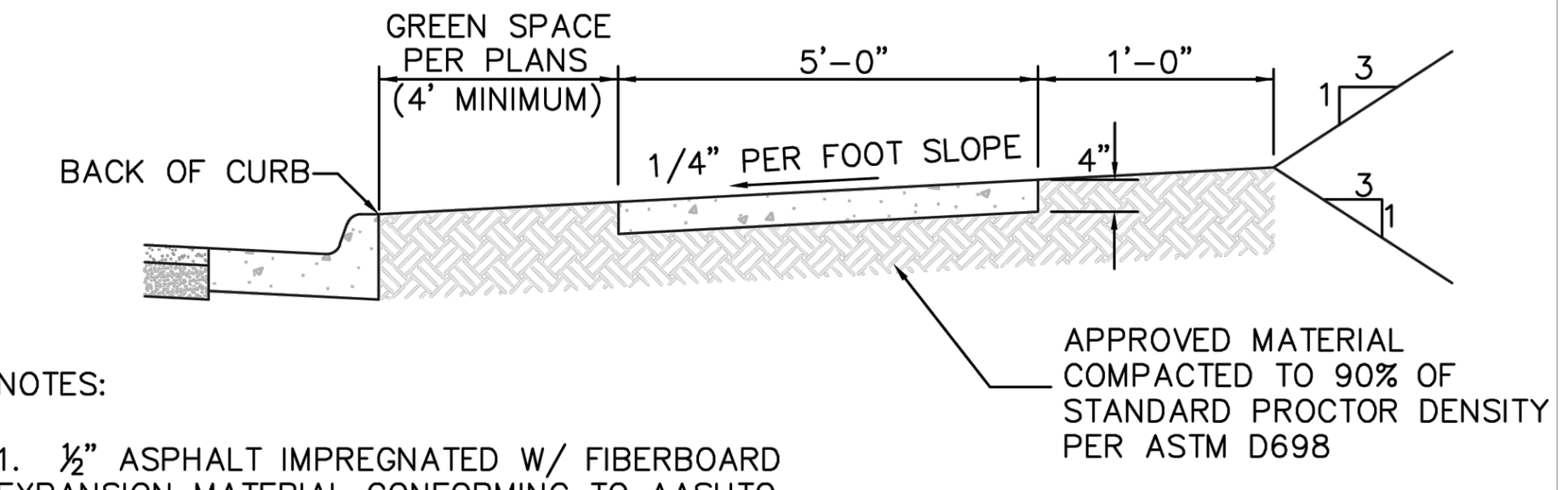


NOTES:

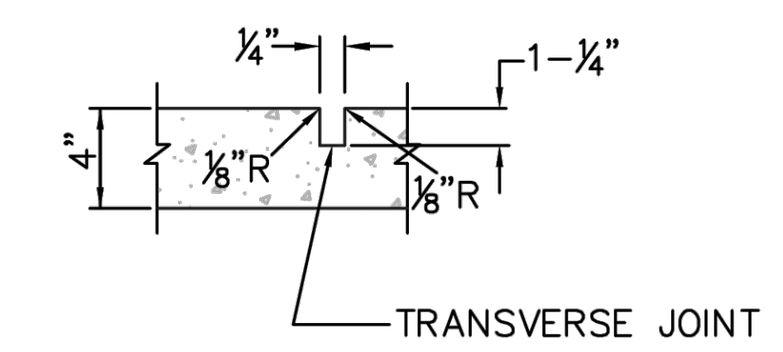
1. ½" ASPHALT IMPREGNATED W/ FIBERBOARD EXPANSION MATERIAL CONFORMING TO AASHTO M213 IS TO BE PLACED AT ALL DRIVEWAYS, AT MAXIMUM 200' INTERVALS, OR AS DIRECTED BY ENGINEER.

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

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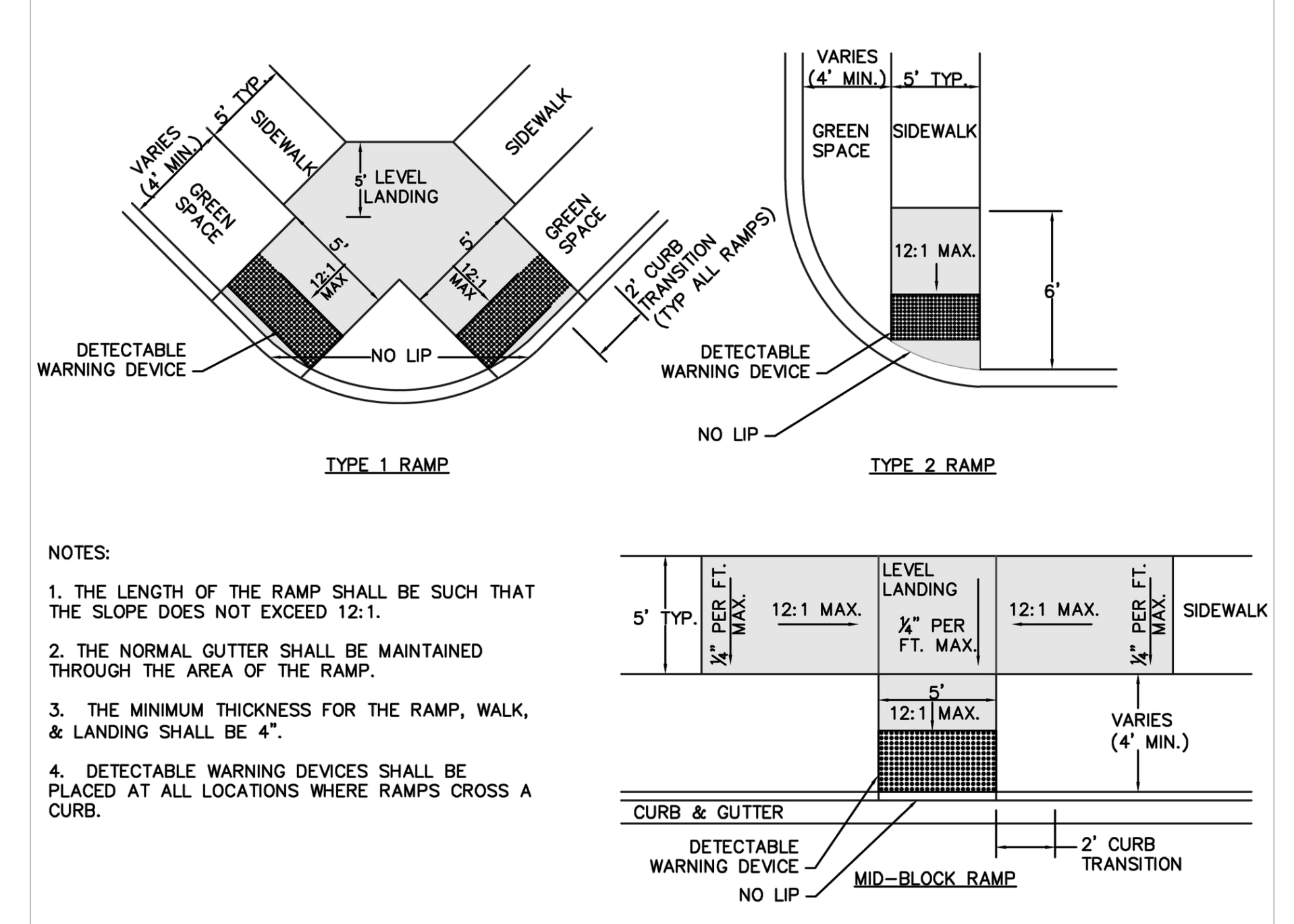

NOTES:
1. THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1.
2. THE NORMAL GUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
3. THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".
4. DETECTABLE WARNING DEVICES SHALL BE PLACED AT ALL LOCATIONS WHERE RAMPS CROSS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

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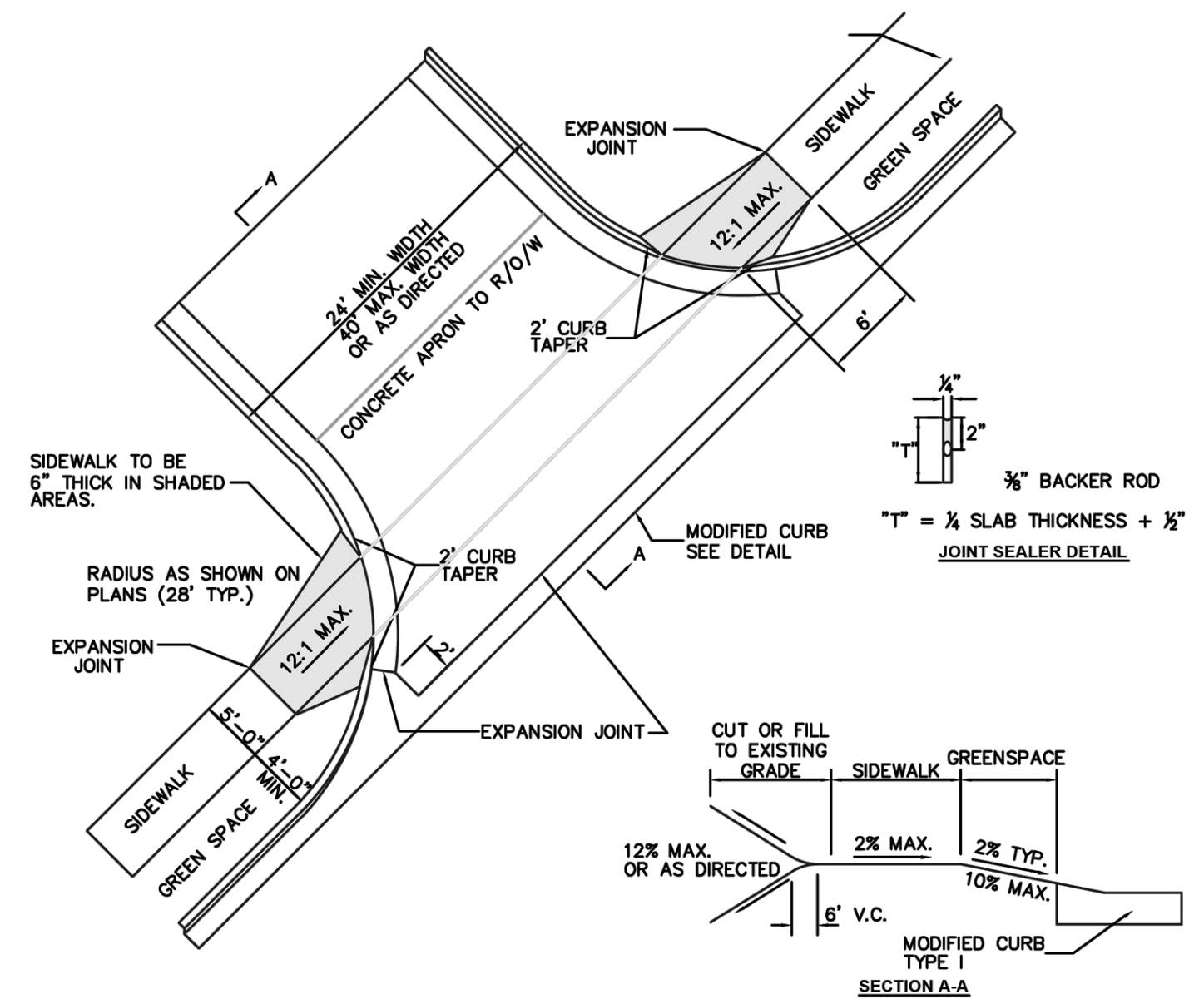

1. DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2. 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3. CONCRETE CURB TO BE SAWCUT AT 15' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.
4. HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.
5. CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.
6. DRIVEWAY SECTION TO BE 6" PORTLAND CEMENT CONCRETE (3,500 P.S.I.) WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.
7. CONCRETE APRONS SHALL HAVE 10' SAWCUTS IN EACH DIRECTION (BOTH HORIZONTAL AND VERTICAL).
8. INDUSTRIAL DRIVES SHOULD INCREASE RADIUS AT DRIVEWAY ENTRANCES TO 50-FT.

COMMERCIAL DRIVEWAY DETAIL
NOT TO SCALE

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

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-3

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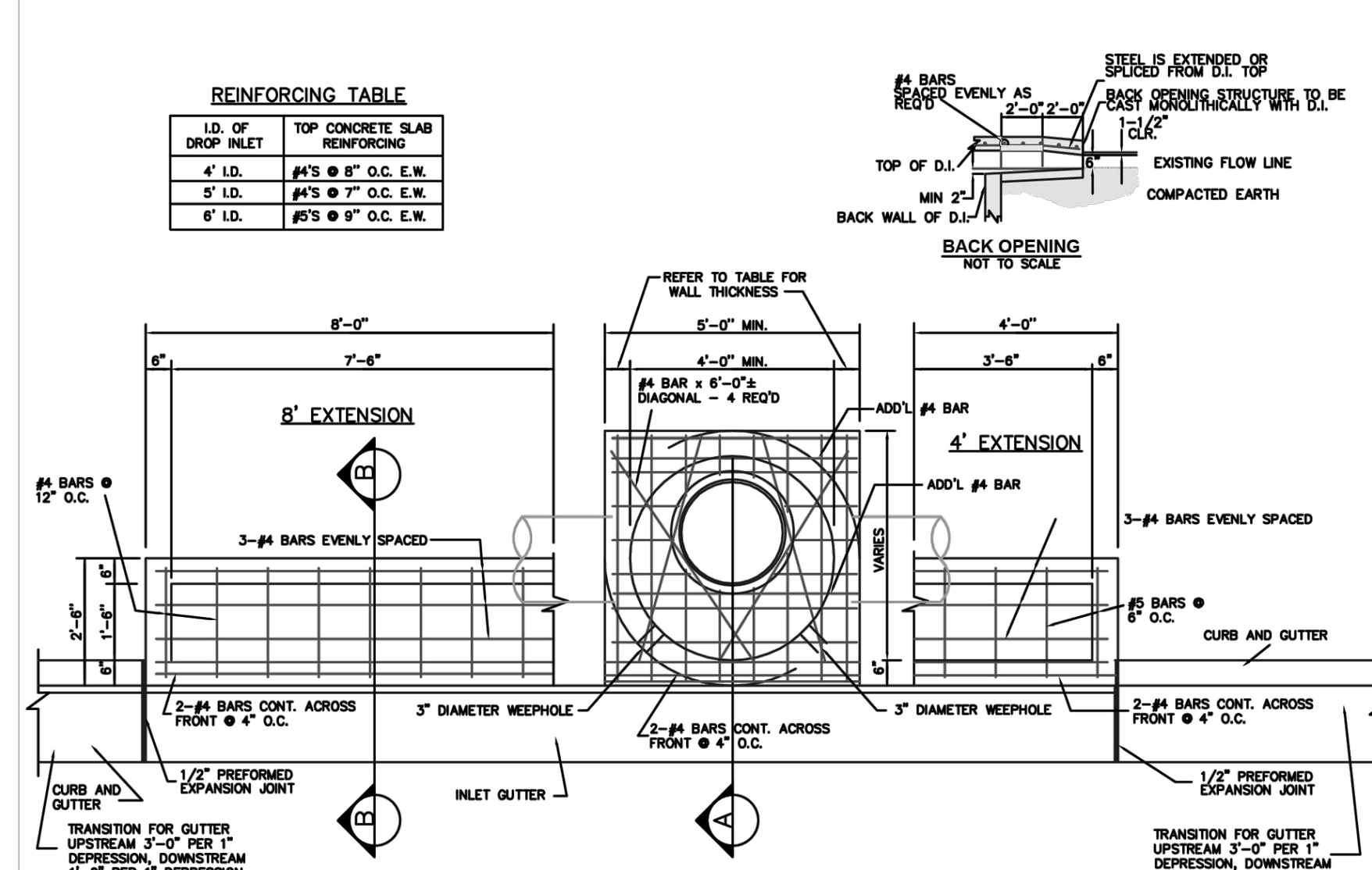
REINFORCING TABLE

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



PLAN - CIRCULAR DROP INLET
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 D DROP INLET DETAILS	FILE NO. SD-D-1

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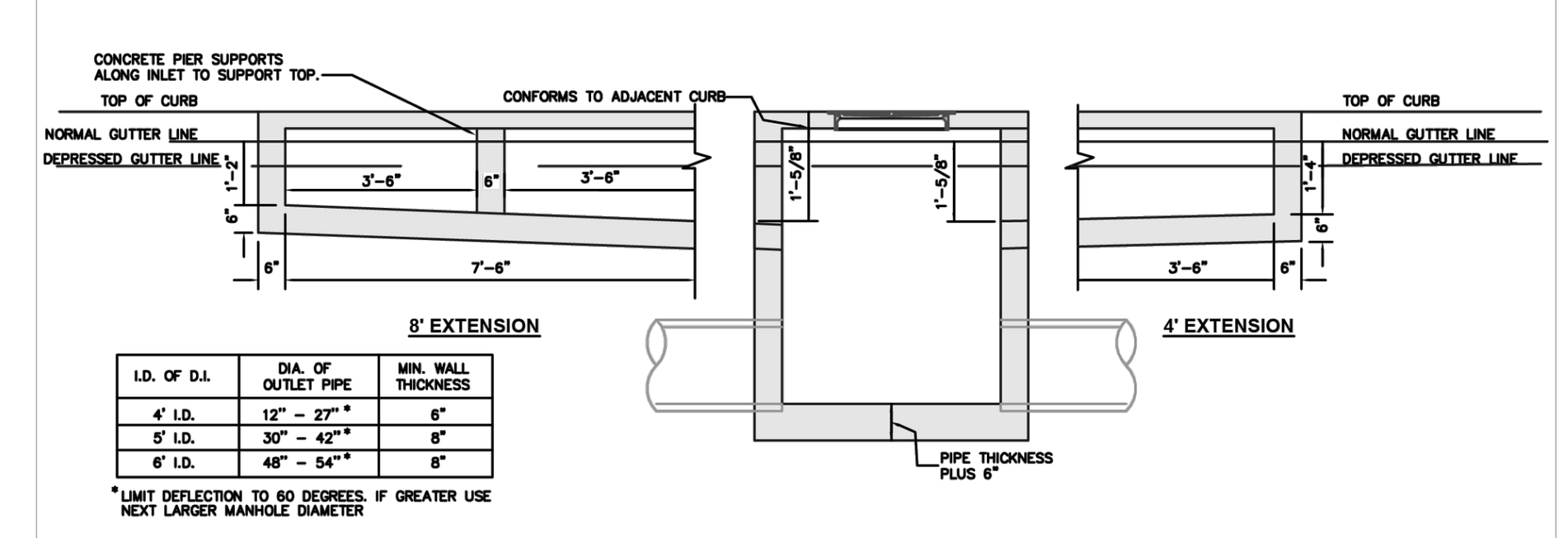

I.D. OF D.I.	DIA. OF OUTLET PIPE	MIN. WALL THICKNESS
4' I.D.	12" - 27"*	6"
5' I.D.	30" - 42"*	8"
6' I.D.	48" - 54"*	8"

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

NOTES:
1.) ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2.) ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 1-1/2" COVER UNLESS OTHERWISE NOTED.
3.) BASE AND INLET WALLS SHALL BE CAST MONOLITHICALLY.
4.) INVERTS SHALL BE POURED MONOLITHICALLY WITH FOOTING.
5.) CURB INLET BACK OPENING LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
6.) WHEN AN INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT THE GUTTER DEPRESSION SHALL BE FORMED IN CONCRETE PAVEMENT.
7.) PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION AS DIRECTED BY THE ENGINEER. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 1-1/2"
8.) THE EXPANSION JOINT SHALL HAVE A THICKNESS OF 1/2" INCH AND CONFORM TO AASHTO M213.
9.) REFER TO CURB AND GUTTER DETAILS FOR APPROPRIATE CURB CONFIGURATION AND GUTTER DIMENSIONS AT EACH INLET LOCATION.
10.) REFER TO PLAN AND PROFILE SHEETS TO DETERMINE EXTENSIONS AND SIZE (IF ANY) ACCOMPANYING CIRCULAR DROP INLET.
11.) CONCRETE FOR CIRCULAR DROP INLET TO BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4-7% AIR ENTRAINMENT.

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

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L22-69
NEXAIR
SPRINGDALE, AR

Key Plan

No.	Description	Date

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L22-69
SPRINGDALE CITY DETAILS 1 OF 2

C-501

DRAWING: G:\22303300_NEXAIR\INFRASTRUCTURE\CIVIL\DWG\SPRINGDALE CITY DETAILS.DWG
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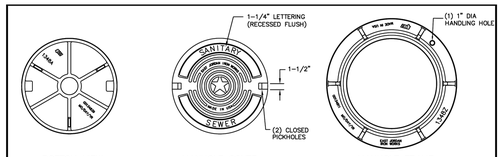
LAST PLOTTED BY: HUNTER COLLINS, 11/22/2022 11:44:48 AM ("PLOTTED BY:" VALID ON HARD COPY ONLY)



MANHOLE FRAME & COVER

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

VULCAN FOUNDRY V-1348-1

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

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

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

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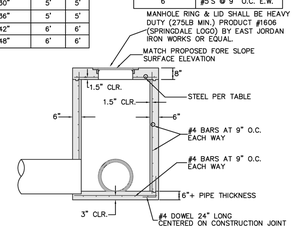
REINFORCING TABLE

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

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

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION D
DROP INLET DETAILS

DATE: OCTOBER 2016
DESIGNED BY: WWP
DRAWN BY: WWP
CHECKED BY: KPP
APPROVED BY: BNB

FILE NO. SD-D-7

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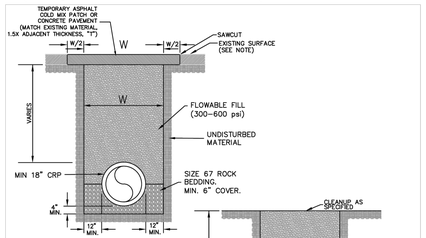

NOTE: ALL STORM SEWER TRENCHES RECEIVING PERMANENT PAVEMENT REPAIR SHALL BE REPAIRED WITH PAVEMENT TO A THICKNESS EQUALING THE GREATER OF 6" OR 1 1/2 TIMES THE THICKNESS OF THE EXISTING PAVEMENT. TEMPORARY STREET REPAIRS MAY BE MADE WITH COLD MIX ASPHALT.

STORM SEWER BEDDING AND BACKFILL

NOT TO SCALE

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION D
DROP INLET DETAILS

DATE: OCTOBER 2016
DESIGNED BY: KPP
DRAWN BY: KPP
CHECKED BY: BNB
APPROVED BY: BNB

FILE NO. SD-D-8

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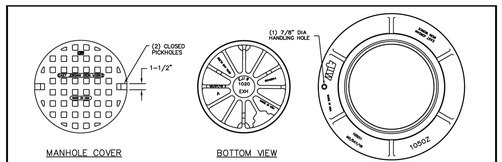

MANHOLE FRAME & COVER

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

VULCAN FOUNDRY 105OZ FRAME WITH 1020 COVER

NOTE
MINIMUM WEIGHTS:
COVER: 150 LBS
FRAME: 390 LBS
MINIMUM COMBINED WEIGHT: 540 LBS
(SEE SPECS FOR ADDITIONAL REQUIREMENTS)

SPRINGDALE WATER UTILITIES
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: JNK | DRAWING NO: S-8 | DATE: MARCH 2008

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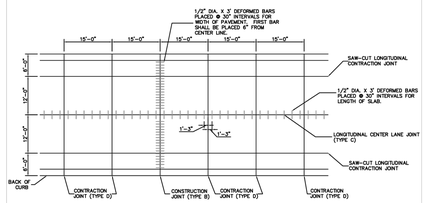

CONCRETE PAVEMENT JOINT LAYOUT PLAN

(36' STREET WIDTH)
NOT TO SCALE

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

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION A
TYPICAL STREET SECTIONS & DETAILS

DATE: OCTOBER 2016
DESIGNED BY: WWP
DRAWN BY: WWP
CHECKED BY: KPP
APPROVED BY: BNB

FILE NO. SD-A-10

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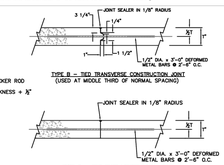

NOTES:
1. ALL CONCRETE JOINTING AND CONSTRUCTION METHODS SHALL MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE PORTLAND CEMENT ASSOCIATION FOR CONCRETE STREET PAVEMENTS.
2. CONCRETE FOR PAVEMENTS SHALL BE CLASS B , 4000 P.S.I., 6 BAG MIX WITH 4-7% AIR ENTRAINMENT.
3. ALL CONCRETE PAVEMENT SHALL HAVE A TINED FINISH, EXCEPT FOR THE OUTSIDE 2' OF THE PAVEMENT WHICH SHALL HAVE A BROOM FINISH.
4. THE CURB SHALL BE PLACED MONOLITHICALLY WITH THE PAVEMENT. ALL CURB JOINTS SHALL COINCIDE WITH PAVEMENT JOINTS.
5. ALL DOWEL BARS SHALL BE PLACED IN THE PAVEMENT BEFORE INITIAL SET UNLESS OTHERWISE APPROVED BY THE ENGINEER.
6. EXPANSION MATERIAL SHALL BE PLACED AT ALL STRUCTURES ABUTTING PAVEMENT.
7. TRANSVERSE EXPANSION JOINTS SHALL BE CONSTRUCTED AT THE CURB RETURNS OF ALL INTERSECTIONS.
8. THE EXPANSION MATERIAL SHALL BE PREFORMED ASPHALT IMPREGNATED FIBERBOARD CONFORMING TO AASHTO M 213.
9. ALL JOINTS SHALL BE SEALED WITH APPROVED JOINT SEALER. SEE JOINT DETAIL FOR JOINT SEALER.
10. CONTRACTION JOINTS SHALL COINCIDE WITH PAVEMENT JOINTS. SEE TYPICAL DETAILS.

JOINTS FOR CONCRETE PAVEMENT

NOT TO SCALE

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION A
TYPICAL STREET SECTIONS & DETAILS

DATE: OCTOBER 2016
DESIGNED BY: WWP
DRAWN BY: WWP
CHECKED BY: KPP
APPROVED BY: BNB

FILE NO. SD-A-11

SPRINGDALE
WE'RE MAKING IT HAPPEN

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
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No. 109
ARKANSAS ENGINEER

L22-69
NEXAIR
SPRINGDALE, AR

Key Plan

No.	Description	Date

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PROJECT NO: 22303300
ISSUE DATE: 11/22/22
CONTACT: C. THREET
QC By:
QC Date:

PRELIMINARY PLANS

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SPRINGDALE CITY DETAILS 2 OF 2

C-502

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LAYOUT: SPRINGDALE CITY DETAILS 2 OF 2 | LAST SAVED: 11/21/2022 11:24:03 PM by CTHREET
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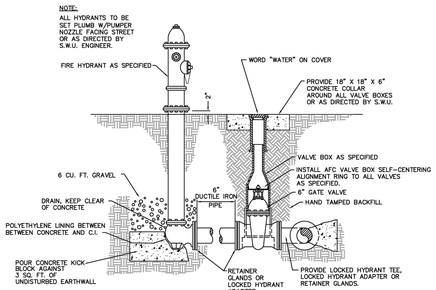

FIRE HYDRANT & GATE VALVE

N.T.S.

SPRINGDALE WATER UTILITIES

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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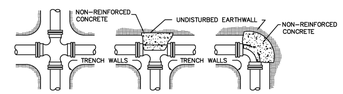
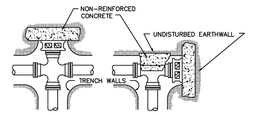


CROSS TEE 90° BEND
45° BEND SIMILAR
22 1/2° BEND SIMILAR



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

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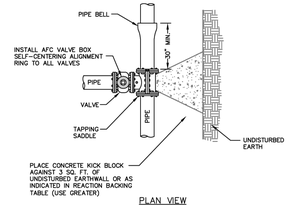
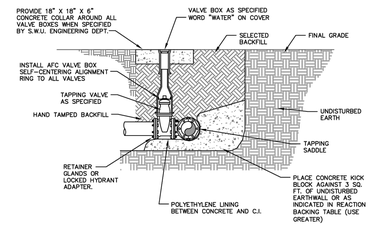


PLAN VIEW



PROFILE VIEW

TAPPING SADDLE & VALVE

N.T.S.

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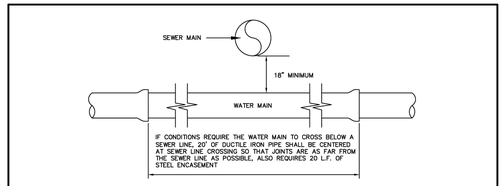
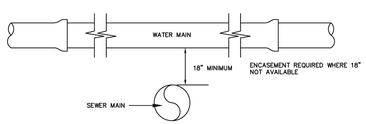
CAG	S-5	AUGUST 2014



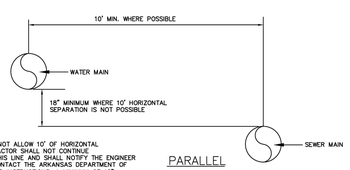
WATER LINE CROSSING UNDER SEWER LINE

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

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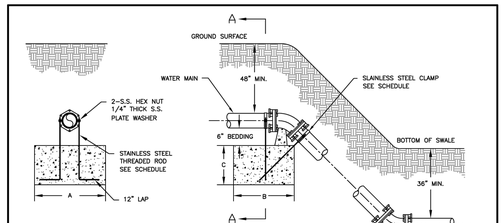

SECTION A-A SECTION VIEW

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	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.			
12"	VOLUME REQ'D (CU.FT.)	86.56	44.13	22.17	7/8 IN.
	A (FT.)	5.00	5.00	5.00	
	B (FT.)	4.40	2.30	1.50	
	C (FT.)	4.00	4.00	3.00	
	CLAMP (2 EA.)	9/16 IN. X 2 IN.			
20"	VOLUME REQ'D (CU.FT.)	240.43	125.25	65.66	1 IN.
	A (FT.)	6.00	6.00	6.00	
	B (FT.)	5.10	4.20	2.75	
	C (FT.)	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.)	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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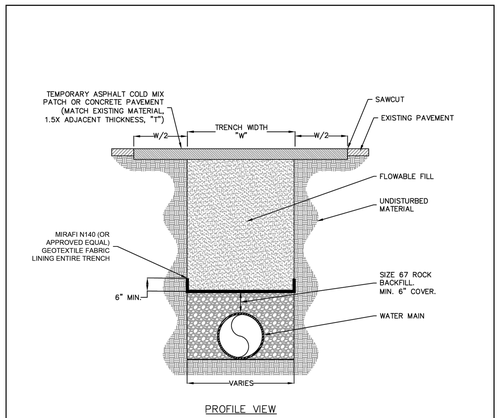

PROFILE VIEW

WATER MAIN TRENCH REPAIR DETAIL

N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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JAB	S-39	JULY 2016

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Key Plan

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SWU DETAILS 1 OF 4

C-503

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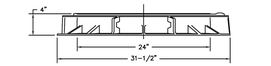
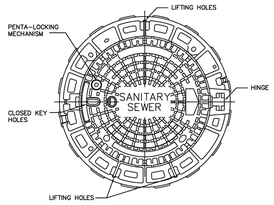


FRAME SECTION



MANHOLE DETAIL

WATERTIGHT MANHOLE FRAME & COVER

N.T.S.

PAMREX 24"

NOTE
MINIMUM WEIGHTS:
COVER: 122 LBS
FRAME: 73 LBS
MINIMUM COMBINED WEIGHT: 195 LBS
(SEE SPECS FOR ADDITIONAL REQUIREMENTS)

SPRINGDALE WATER UTILITIES
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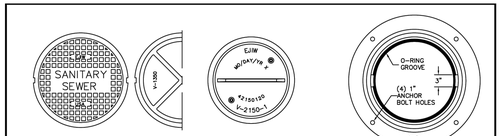
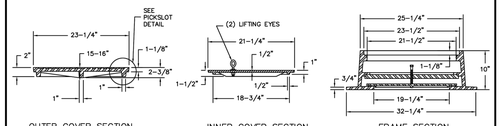
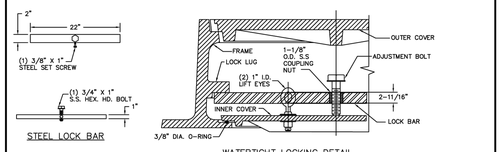


OUTER COVER FACE AND BACK | INNER COVER FACE AND BACK | MANHOLE FRAME



OUTER COVER SECTION | INNER COVER SECTION | FRAME SECTION



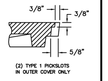
STEEL LOCK BAR | WATERTIGHT LOCKING DETAIL

WATERTIGHT MANHOLE FRAME & COVER

N.T.S.

VULCAN FOUNDRY V-2150-1

NOTE
MINIMUM WEIGHTS:
OUTER COVER: 137 LBS
INNER COVER: 58 LBS
LOCK BAR: 14 LBS
RING WEIGHT: 305 LBS
MINIMUM COMBINED WEIGHT: 514 LBS
(SEE SPECS FOR ADDITIONAL REQUIREMENTS)



PICKHOLE DETAIL

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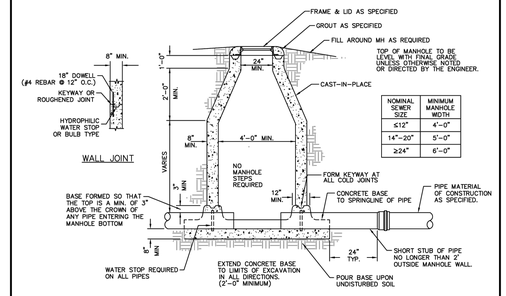
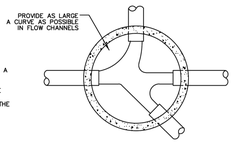


NOMINAL SEWER SIZE	MINIMUM MANHOLE WIDTH
≤12"	4'-0"
14"-20"	5'-0"
≥24"	6'-0"

WALL JOINT

CAST IN PLACE MANHOLE

N.T.S.



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

MANHOLE BOTTOM
FOR 6" THROUGH 24" SEWER MAINS

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

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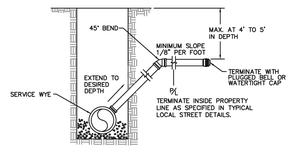
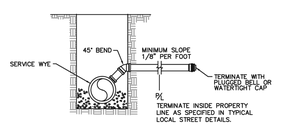


RISER FROM DEEP MAIN



NORMAL DEPTH

SEWER SERVICE CONNECTIONS

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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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 B00, INCLUDED AS THE TABLE ON THIS SHEET. LARGER TRENCH WIDTHS MAY BE NEEDED AS FOR THE PLACEMENT OF A TRENCH SUPPORT SYSTEM OR AS OTHERWISE REQUIRED



TYPICAL PIPE TRENCH

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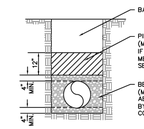
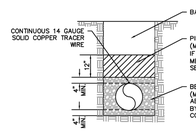


D.I./PVC GRAVITY SEWER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 5")

N.T.S.



PE/PVC PRESSURE SEWER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 5")

N.T.S.

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

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

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

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SPRINGDALE, AR

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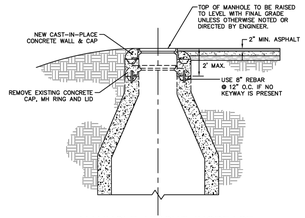
SWU DETAILS 2 OF 4

C-504

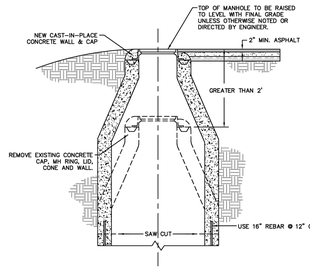
DRAWING: G:\22303300_NEXAIR\INFRASTRUCTURE\CIVIL\DWG\SPRINGDALE CITY DETAILS.DWG
LAYOUT: SWU DETAILS 2 OF 4, LAST SAVED: 11/21/2022 1:24:33 PM
PLOTTED: 11/21/2022 1:24:39 PM BY: ALLEN THREET (ATHREET@CRAFTONTULL.COM) AUTODESK DWG (HARD COPY ONLY)



MANHOLE HEIGHT INCREASE

(2 FEET OR LESS)

N.T.S.



MANHOLE HEIGHT INCREASE

(GREATER THAN 2')

N.T.S.

SPRINGDALE WATER UTILITIES

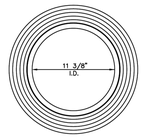
526 OAK AVENUE - P.O. BOX 769 - SPRINGDALE, ARKANSAS - 72765-0769 - (479) 751-5751

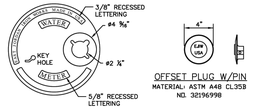
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
TLS	S-14	MARCH 2008

METER BOX RING

MATERIAL: CAST IRON

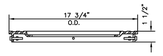


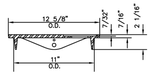


OFFSET PLUG W/PIN

MATERIAL: ASTM A48 CL35B

NO. 32196998



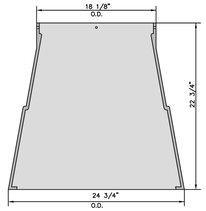




MXU ANTENNAE

MATERIAL: BLACK PLASTIC

NO. MS20R-C1-TC-X-T

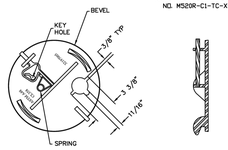


METER BOX

MATERIAL: WHITE PLASTIC BOX WITH RING

EAST JORDAN IRON WORKS 34P24 A-TYPE 18X24X24D

OR APPROVED EQUAL



AUTOMATED LOCKING COVER

MATERIAL: CAST IRON

NO. 32197105

STANDARD METER BOX

N.T.S.

SPRINGDALE WATER UTILITIES

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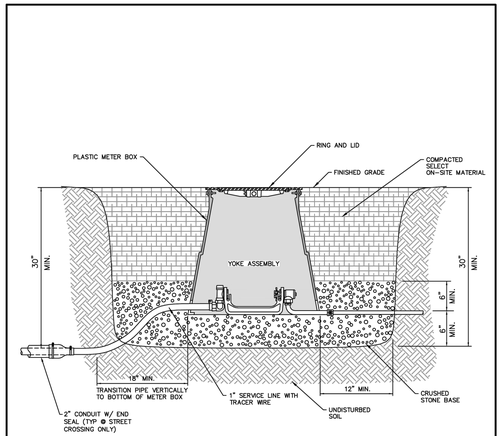
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



STANDARD METER BOX INSTALLATION

SPLIT 5/8" X 3/4" METER SETTER (SHOWN)

SINGLE 5/8" X 3/4" AND 1" METER SETTERS (SIMILAR)

N.T.S.

NOTES:

1.) 2" CONDUITS TO BE INSTALLED ON ALL STREET CROSSINGS AND SHALL EXTEND FROM BACK OF SIDEWALK TO BACK OF SIDEWALK

2.) ALL SERVICE TUBING SHALL HAVE 30" MIN. COVER EXCEPT FOR TRANSITION TO METER BOX AS SHOWN ABOVE

3.) SEE "TECHNICAL SPECIFICATIONS" FOR MATERIAL AND INSTALLATION SPECIFICATIONS

SPRINGDALE WATER UTILITIES

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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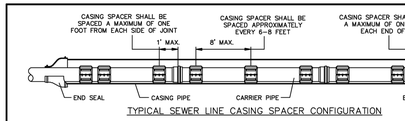
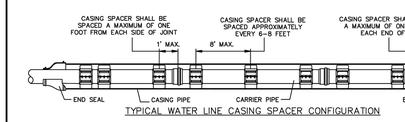
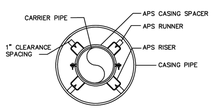


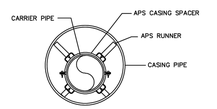
TYPICAL SEWER LINE CASING SPACER CONFIGURATION



TYPICAL WATER LINE CASING SPACER CONFIGURATION



TYPICAL WATER LINE END VIEW



TYPICAL SEWER LINE END VIEW

ENCASEMENT DETAILS

N.T.S.

ENCASEMENT/CARRIER PIPE SIZING CHART

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

CARRIER NOM. SIZE	CARRIER PIPE O.D.	CARRIER BELL O.D.	CASING NOM. SIZE*
6"	6.90	11.06	12"
8"	9.05	13.31	16"
10"	13.20	15.62	20"
12"	13.20	17.88	20"
14"	15.30	20.25	24"
16"	17.40	22.50	24"
18"	19.50	24.75	30"
20"	21.60	27.00	30"
24"	25.80	31.50	36"

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

NOTES:

1. SPACERS SHALL BE MODEL SSI OR SSIM AS MANUFACTURED BY ADVANCE PRODUCTS & SYSTEMS (APS) AS SPECIFIED.
2. QUANTITY OF RUNNERS SHALL BE IN ACCORDANCE WITH CARRIER PIPE SIZE AS FOLLOWS:
   TO 14" DIAMETER – 4 RUNNERS
   16" TO 36" DIAMETER – 6 RUNNERS
   38" TO 48" DIAMETER – 8 RUNNERS
3. DIMENSIONS BETWEEN SPACERS SHALL BE AS FOLLOW:
   STAINLESS STEEL – 6 TO 8 FEET.
4. WIDTH OF SPACERS SHALL BE IN ACCORDANCE WITH CARRIER PIPE SIZE AS FOLLOWS:
   TO 14" DIAMETER – 8" WIDTH
   16" AND LARGER DIAMETER – 12" WIDTH
5. A MINIMUM OF THREE SPACERS PER FULL JOINT OF PIPE.
6. WATER LINES SHALL BE "CENTERED" IN CASING.
7. SEWER LINES SHALL BE HELD TO SPECIFIED SLOPE.
8. ALL D.I. CARRIER PIPE MUST HAVE FIELD LOCK GASKETS INSTALLED WITHIN THE CASING PIPE.

SPRINGDALE WATER UTILITIES

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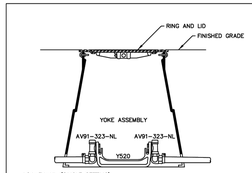
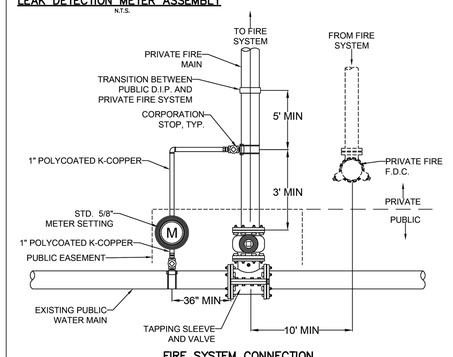
KMI/JNK	S-31	MARCH 2008



LEAK DETECTION METER ASSEMBLY

N.T.S.



FIRE SYSTEM CONNECTION

N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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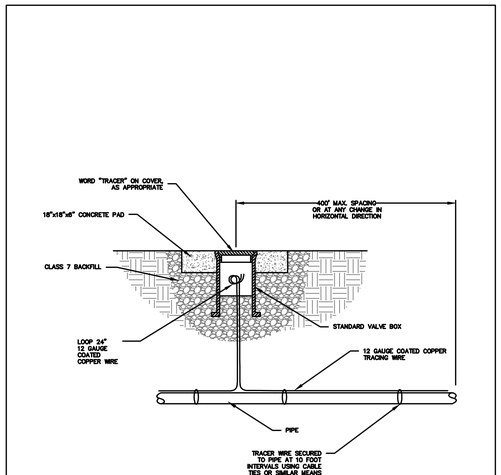
crk	S-36	FEB. 2016



TRACING WIRE CONNECTION PORT

N.T.S.

M-1

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MISCELLANEOUS DETAILS FOR WATER AND SEWER CONSTRUCTION

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ZRA	M-1	AUG 2020

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
architecture | engineering | surveying
479.636.4838 t

CERTIFICATE OF AUTHORIZATION:

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

L22-69
NEXAIR
SPRINGDALE, AR

Key Plan

No.	Description	Date

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PROJECT NO: 22303300
ISSUE DATE: 11/22/22
CONTACT: C. THREET
QC by:
QC Date:

PRELIMINARY PLANS

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SWU DETAILS 3 OF 4

C-505

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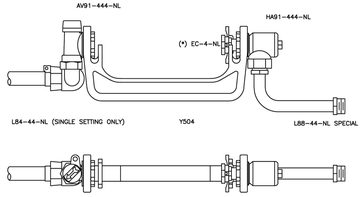
LAYOUT: SWU DETAILS 3 OF 4 LAST SAVED: 11/21/2022 12:43 PM PLOTTED: 11/21/2022 12:43 PM AUTO CHI-HUEI (COPY ONLY)

MATERIAL LIST

QTY	DESCRIPTION	CATALOG NUMBER FORD	MUELLER	AY McDONALD
1	INLET CONNECTION	LB4-44-NL	P-15531N	74779M-22
1	YOKE ANGLE KEY VALVE	AV91-444-NL	H-14278N	74604Y 1X04
1	YOKE BAR	Y504	H-5040	14-4
1	YOKE ANGLE CHECK VALVE	HA91-444-NL	H-14246N	702-4YE 44
1	OUTLET CONNECTION	LB8-44-NL SPECIAL	H-15538N	710JPP 44X90XB
1	METER BOX ASSEMBLY	34P-18X24X24D W/LID		



TYPICAL 1" METER SETTING

YOKE ASSEMBLY, 1" METER
1" COPPER OR PE P.J. TO 1" CTS PLASTIC OR MIP
N.T.S.

NOTES:

ALL MATERIALS INSTALLED IN POTABLE WATER SYSTEMS ARE REQUIRED TO COMPLY WITH THE FEDERAL DEFINITION OF "LEAD FREE" CONTAINED IN PUBLIC LAW 111-380.

*METER AND EXPANSION CONNECTION EC-4-NL ARE PROVIDED BY THE DEPARTMENT.

SPRINGDALE WATER UTILITIES
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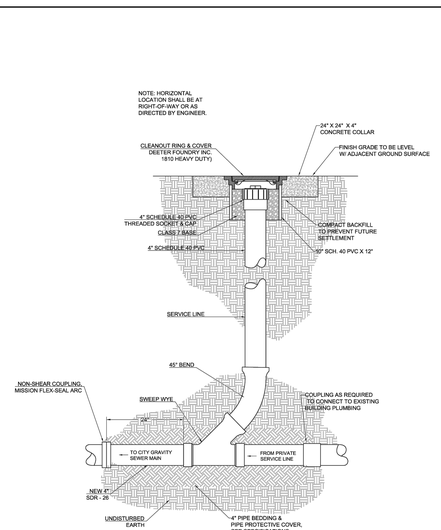
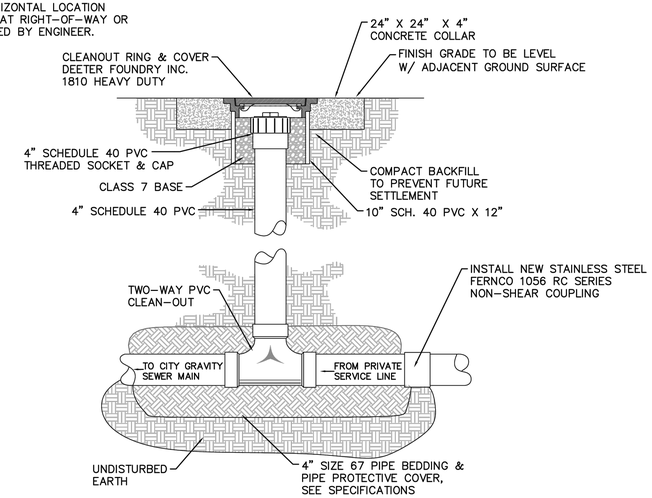
STANDARD DETAILS
FOR
WATER AND SEWER CONSTRUCTION

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



CLEANOUT ASSEMBLY DETAIL

NOTE: HORIZONTAL LOCATION SHALL BE AT RIGHT-OF-WAY OR AS DIRECTED BY ENGINEER.



TWO-WAY CLEANOUT ASSEMBLY DETAIL

N.T.S.

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
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479.636.4838 t

CERTIFICATE OF AUTHORIZATION:

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ARKANSAS ENGINEER

L22-69
NEXAIR
SPRINGDALE, AR

Key Plan

No.	Description	Date

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SWU DETAILS 4 OF 4

C-506

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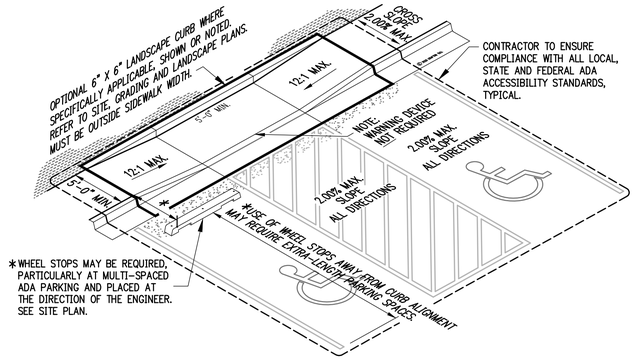
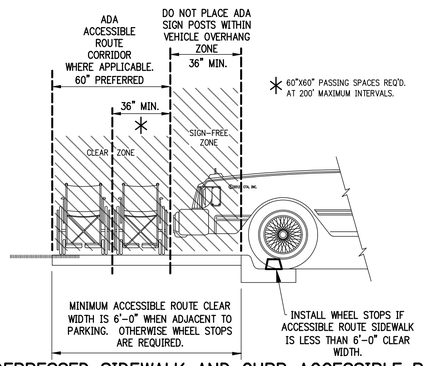


DEPRESSED SIDEWALK AND CURB ACCESSIBLE RAMP

NTS WITH ADA PARKING

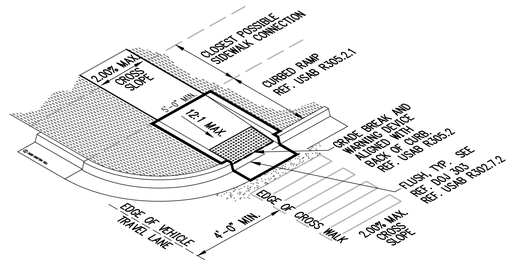
AUG. 25, 2020



DEPRESSED SIDEWALK AND CURB ACCESSIBLE RAMP

NTS

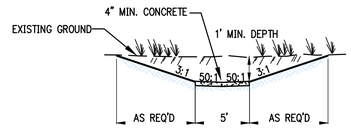
01/21/2020



CURBED SINGLE ACCESSIBLE RAMP

NTS SMALLER RADIUS / NARROW SIDEWALKS

AUG. 25, 2020



SEE GRADING PLAN FOR CHANNEL WIDTHS, DEPTHS, AND SLOPES.

CONCRETE LINED CHANNEL

NTS

NOTES:
1. UNLESS OTHERWISE SPECIFIED, REINFORCEMENT SHALL BE 6X6 W2.9 X W2.9 WWF (SHEETS).
2. CONTROL JOINTS TO BE 15' O.C. TRANSVERSE TO CHANNEL CENTERLINE AXIS. FILL JOINTS WITH SEALANT.
3. SEE SITE AND GRADING PLANS FOR SPECIFIC APPLICATIONS.
4. CONCRETE SHALL BE CLASS B, 3500#, 4%–7% A.E.

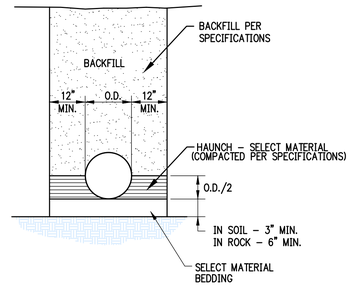
CONCRETE CHARACTERISTICS	CLASS A	CLASS B
MIN. COMPRESSION STRENGTH (PSI AT 28 DAYS)	3000	3500
MIN. CEMENT CONTENT (BAGS PER CUBIC YARD)	5.5	6.0
MAX. NET WATER / 94LB. BAG (GALLONS)	6.5	5.5
SLUMP RANGE (INCHES)	1–4*	1–4*
AIR CONTENT RANGE (%)	4–7	4–7
MAX. FLY ASH CONTENT (%)	20	20

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

NOTES:
1. UNDER PAVEMENT, BACKFILL ENTIRE EXCAVATION WITH "CLASS 7" AGGREGATE BASE MATERIAL COMPACTED IN 8" LIFTS TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY.

CONSTRUCTION SEQUENCE

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



CONCRETE PIPE INSTALLATION

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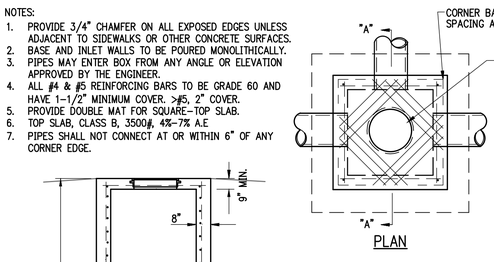
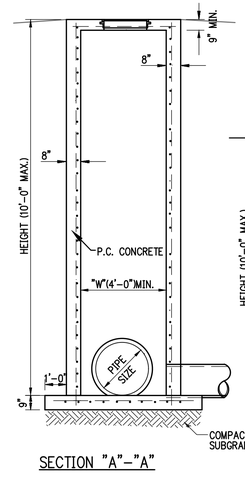
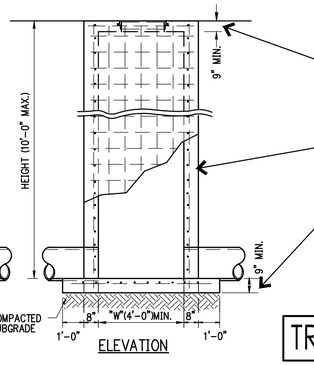


PLAN

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



SECTION "A"–"A"



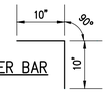
ELEVATION

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

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

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

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



CORNER BAR

TRAFFIC-RATED

TYPICAL TRAFFIC–RATED RECTANGULAR BARREL JUNCTION BOX

NTS

REVISED 04/16/15

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
architecture | engineering | surveying
479.636.4838 t

CERTIFICATE OF AUTHORIZATION:

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

L22-69
NEXAIR
SPRINGDALE, AR

Key Plan

No.	Description	Date

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PROJECT NO: 22303300
ISSUE DATE: 11/22/22
CONTACT: C. THREET
QC by:
QC Date:

PRELIMINARY PLANS

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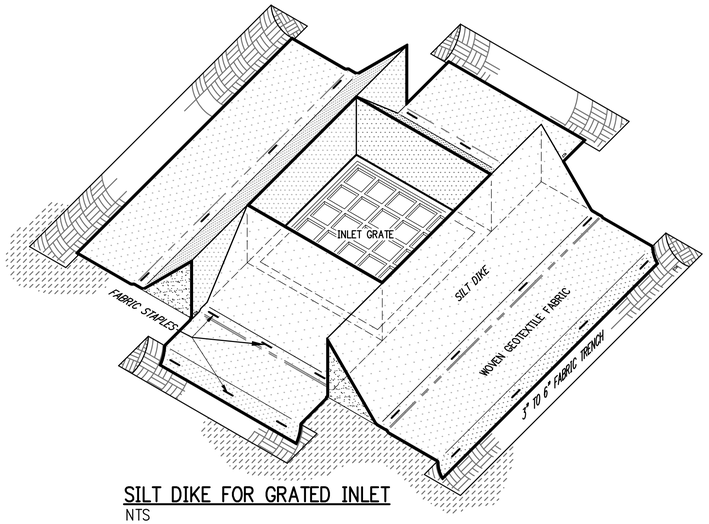
L22-69

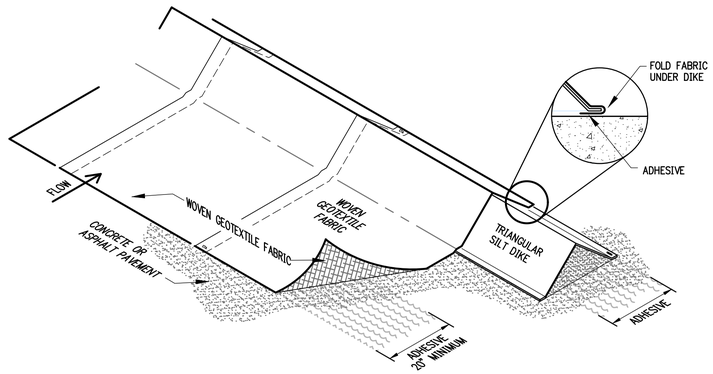
STANDARD DETAILS

C-507

DRAWING: G:\22303300_NEXAIR\INFRASTRUCTURE\CIVIL\DWG\STANDARD DETAILS.DWG
LAYOUT: TRAFFIC RATED BOX 4'x5', LAST SAVED: 11/21/2022 2:40:08 AM
PLOTTED: 11/21/2022 2:40:39 AM BY: THREET, CONNOR (CRAFTON TULL)
LAYOUT: TRAFFIC RATED BOX 4'x5', LAST SAVED: 11/21/2022 2:40:08 AM - VALID ON HARD COPY ONLY)



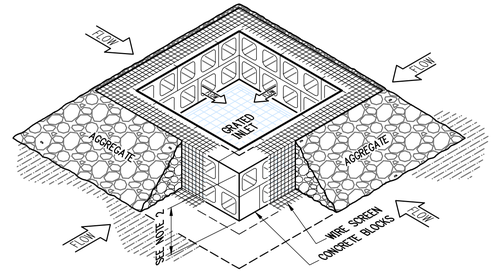
SILT DIKE FOR GRATED INLET
NTS



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

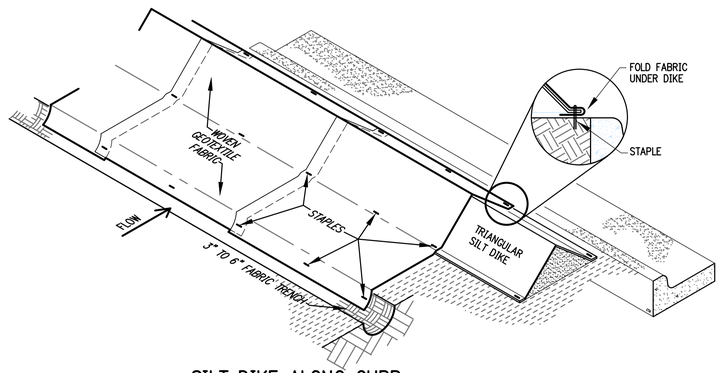
ADHESIVE SHALL BE PLACED AT FABRIC LAPS AND 20" MINIMUM ALONG EDGES.

SILT DIKE (FOR CONTINUOUS BARRIER)
NTS

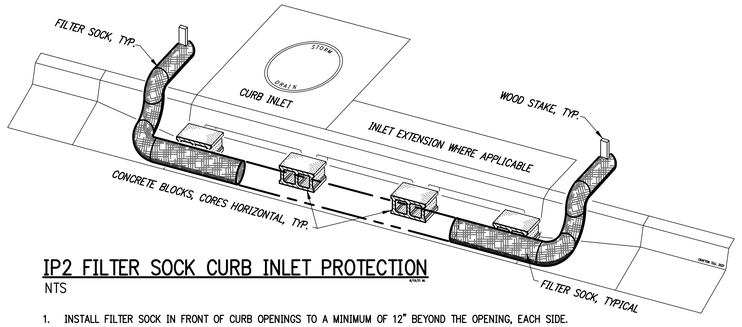


1. PLACE/STACK CONCRETE BLOCKS IN A SINGLE ROW AROUND PERIMETER OF INLET ON THEIR SIDES WITH ENDS OF ADJACENT BLOCKS ABUTTING.
2. HEIGHT OF BARRIER VARIES. USE STACKS OF 4–INCH, 8–INCH, OR 12–INCH TO ACHIEVE 12" MINIMUM AND 14" MAXIMUM HEIGHT.
3. PLACE HARDWARE CLOTH/WIRE MASH WITH 1/2" MAXIMUM OPENINGS ON VERTICAL FACE OF CONCRETE BLOCKS.
4. THE AGGREGATE SHALL BE NON–ERODIBLE MATERIAL.

IP1 BLOCK AND AGGREGATE INLET SEDIMENT DEVICE
NTS

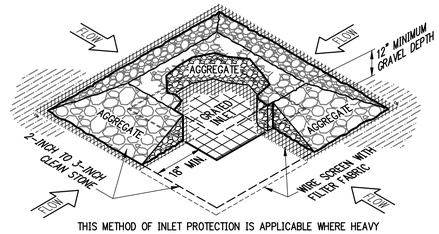


SILT DIKE ALONG CURB
NTS



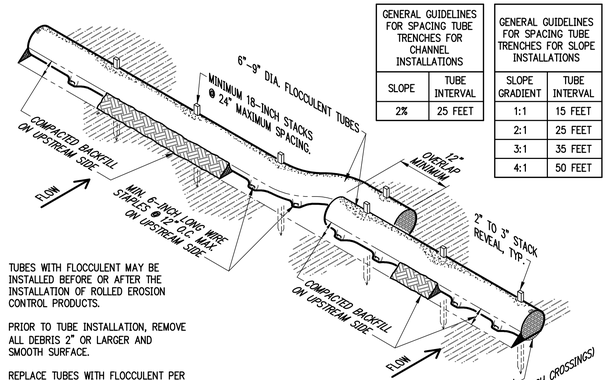
IP2 FILTER SOCK CURB INLET PROTECTION
NTS

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



THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.

IP3 GRATED INLET GRAVEL SEDIMENT FILTER
NTS



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

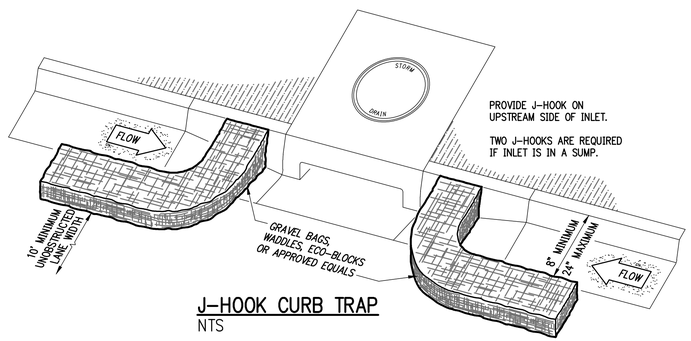
GENERAL GUIDELINES FOR SPACING TUBE TRENCHES FOR SLOPE INSTALLATIONS	
SLOPE GRADIENT	TUBE INTERVAL
1:1	15 FEET
2:1	25 FEET
3:1	35 FEET
4:1	50 FEET

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

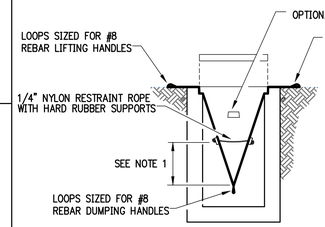
PRIOR TO TUBE INSTALLATION, REMOVE ALL DEBRIS 2" OR LARGER AND SMOOTH SURFACE.

REPLACE TUBES WITH FLOCCULENT PER MANUFACTURE'S SPECIFICATIONS.

FIBER FLOCCULENT TUBES
NTS

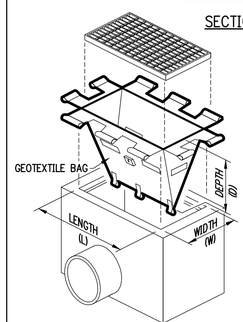


J–HOOK CURB TRAP
NTS



SECTION

1. EMPTY FILTER SACK WHEN BRIGHTLY COLORED EXPANSION RESTRAINT IS COVERED BY SILT.
2. GEOTEXTILE WILL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
3. AN OIL ADSORBENT PAD OR PILLOW CAN BE PURCHASED WHEN OIL SPILLS ARE A CONCERN.
4. INSPECT PER REGULATORY REQUIREMENTS.
5. THE WIDTH, "W", OF THE FILTER SACK WILL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
6. THE DEPTH, "D", OF THE FILTER SACK WILL BE BETWEEN 18 INCHES AND 36 INCHES.
7. THE LENGTH, "L", OF THE FILTER SACK WILL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.
8. DO NOT USE ON ROADWAYS WHERE PONDING MAY CAUSE A TRAFFIC HAZARD.



LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D–4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D–4632	20 %
PUNCTURE	ASTM D–4833	120 LBS
MULLEN BURST	ASTM D–3786	800 PSI
TRAPEZOID TEAR	ASTM D–4533	120 LBS
UV RESISTANCE	ASTM D–4355	80 %
APPARENT OPENING SIZE	ASTM D–4751	40 US SIEVE
FLOW RATE	ASTM D–4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D–4491	0.55 SEC $^{-1}$

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D–4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D–4632	20 %
PUNCTURE	ASTM D–4833	135 LBS
MULLEN BURST	ASTM D–3786	420 PSI
TRAPEZOID TEAR	ASTM D–4533	45 LBS
UV RESISTANCE	ASTM D–4355	90 %
APPARENT OPENING SIZE	ASTM D–4751	20 US SIEVE
FLOW RATE	ASTM D–4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D–4491	1.5 SEC $^{-1}$

GRATED INLET FILTER SACKS
NTS

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Fayetteville, Arkansas 72701
Crafton Tull
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479.636.4838 t

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No. 109
ARKANSAS ENGINEER

L22-69
NEXAIR
SPRINGDALE, AR

Key Plan

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ISSUE DATE: 11/22/22
CONTACT: C. THREET
QC by:
QC Date:

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L22-69
STANDARD DETAIL

C-508

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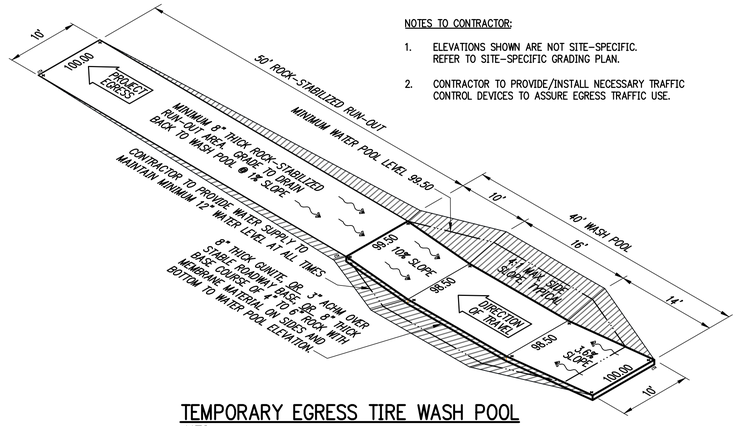
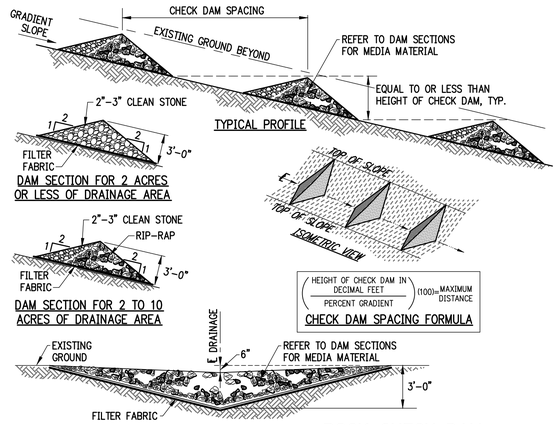


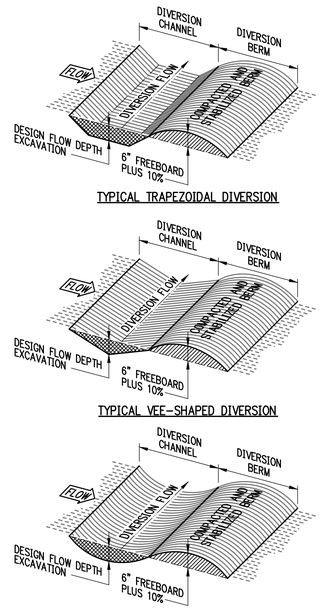
NOTES TO CONTRACTOR:

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

TEMPORARY EGRESS TIRE WASH POOL
NTS

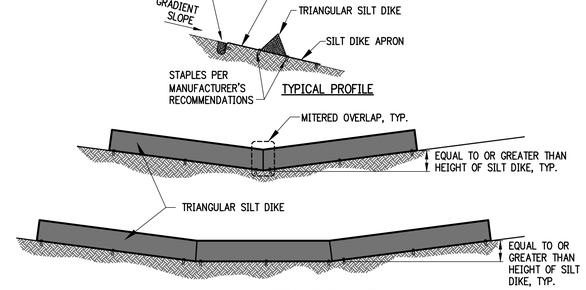


ROCK CHECK DAM
NTS

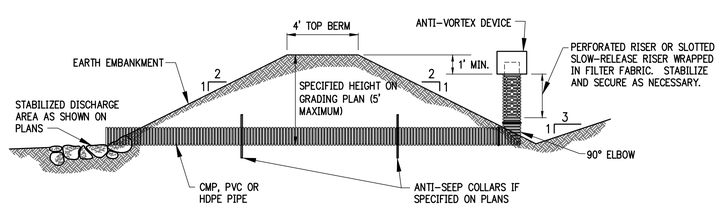


NOTES:
1. REMOVE ANY VEGETATION AND SCARIFY OR BENCH ADJACENT SOILS PRIOR TO PLACING BERM.
2. BERM MATERIALS MUST BE ADEQUATELY COMPACTED AND STABILIZED.

CHANNELED DIVERSIONS
NTS

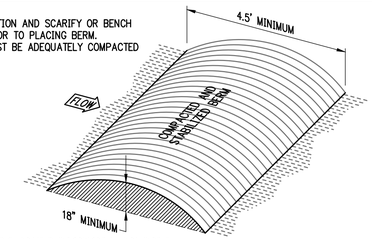


SILT DIKE CHECK DAM
NTS

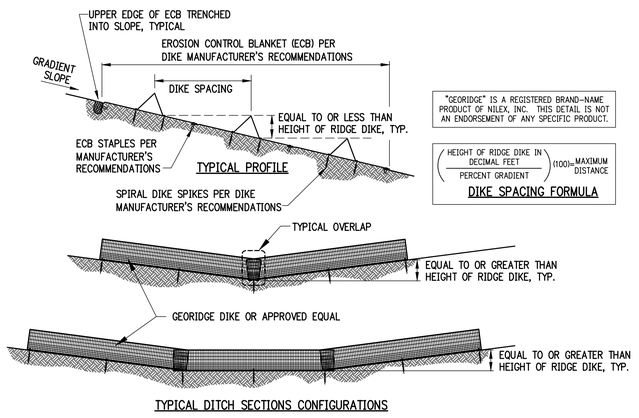


SEDIMENT BASIN WITH PIPE OUTLET
NTS

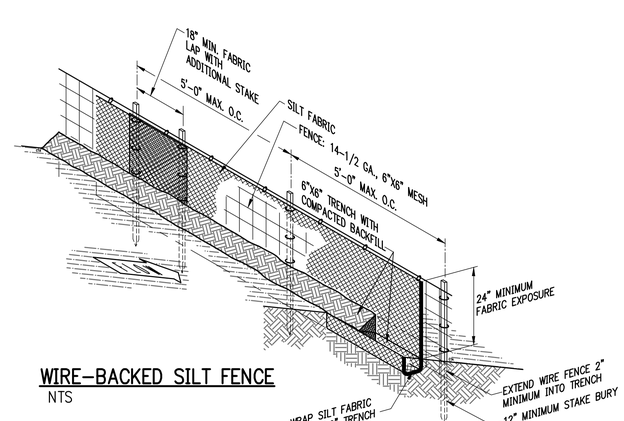
NOTES:
1. REMOVE ANY VEGETATION AND SCARIFY OR BENCH ADJACENT SOILS PRIOR TO PLACING BERM.
2. BERM MATERIALS MUST BE ADEQUATELY COMPACTED AND STABILIZED.



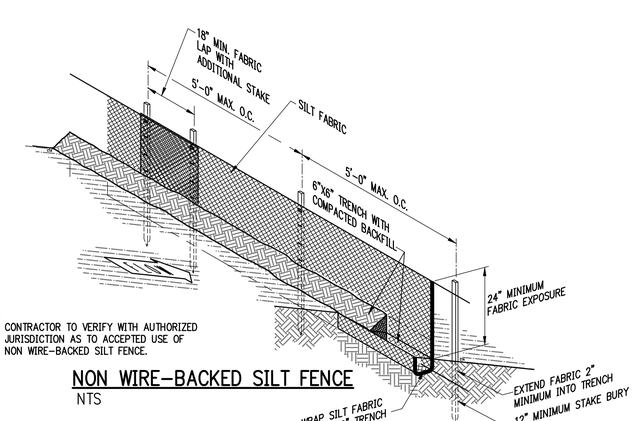
TEMPORARY DIVERSION BERM
NTS



PERMEABLE HDPE DITCH CHECK
NTS



WIRE-BACKED SILT FENCE
NTS



NOTE:
1. CONTRACTOR TO VERIFY WITH AUTHORIZED JURISDICTION AS TO ACCEPTED USE OF NON WIRE-BACKED SILT FENCE.

NON WIRE-BACKED SILT FENCE
NTS

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Fayetteville, Arkansas 72701
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479.636.4838 t

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L22-69
NEXAIR
SPRINGDALE, AR

Key Plan

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L22-69
STANDARD DETAIL

C-509

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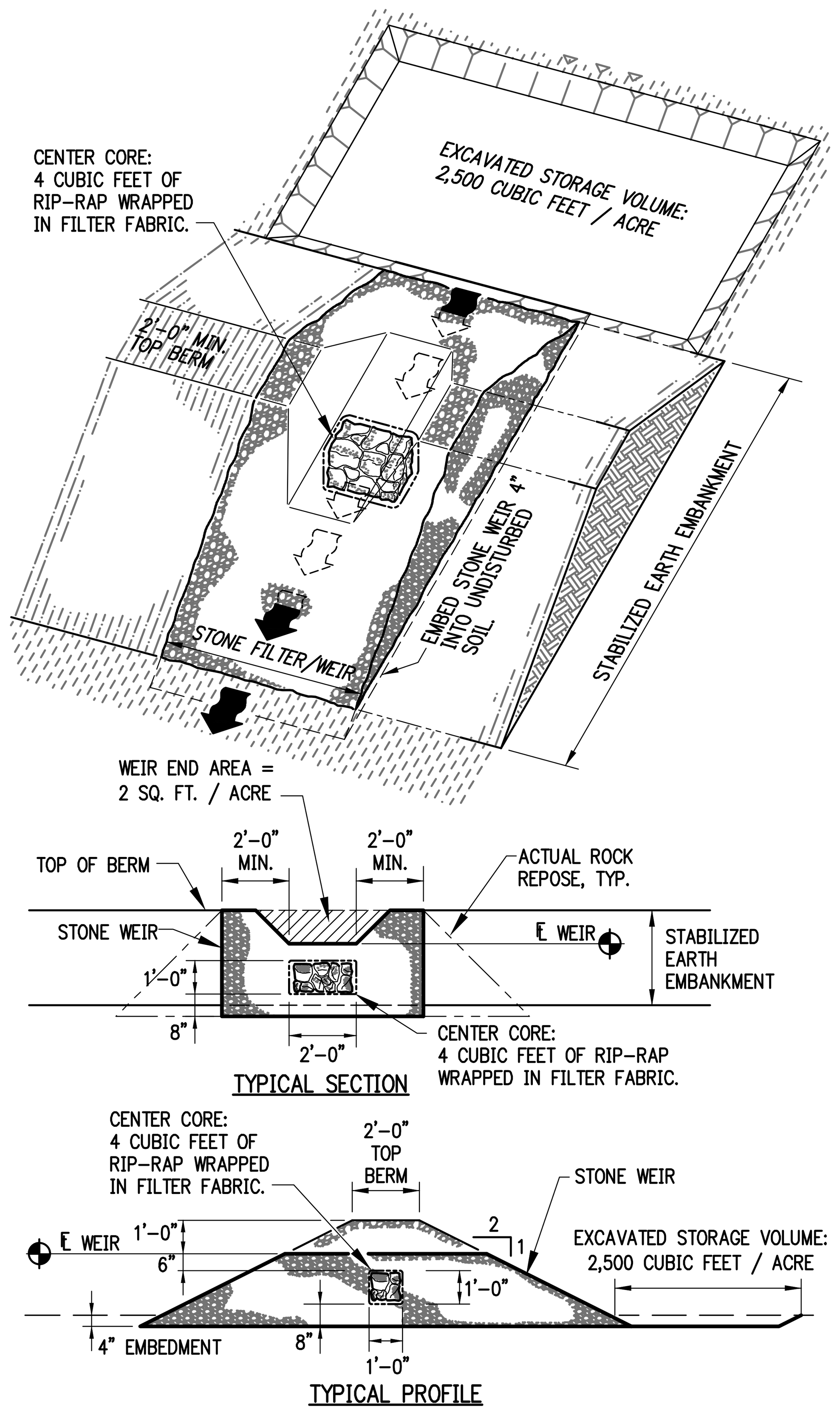
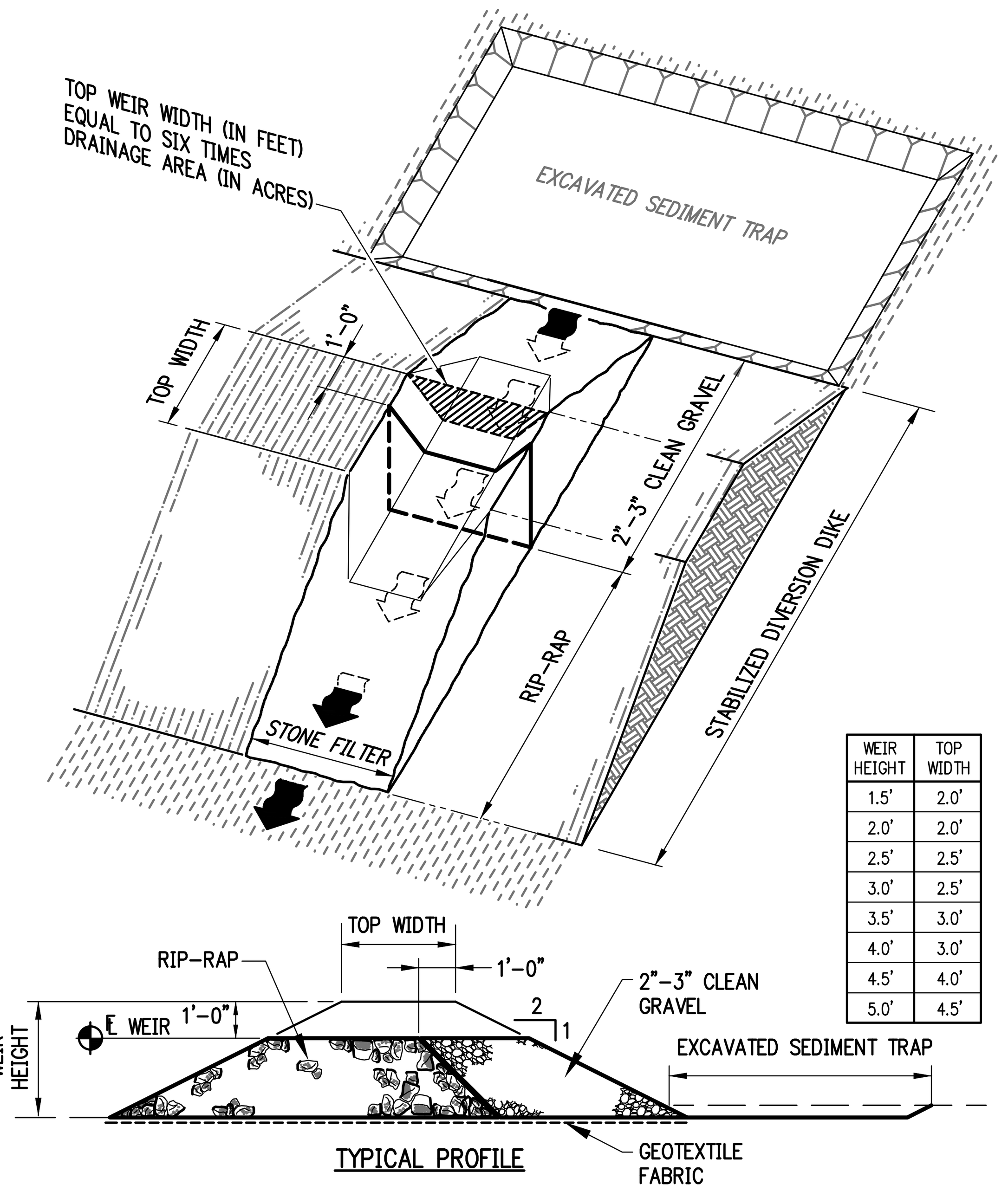


SEDIMENT BASIN WITH STONE OUTLET

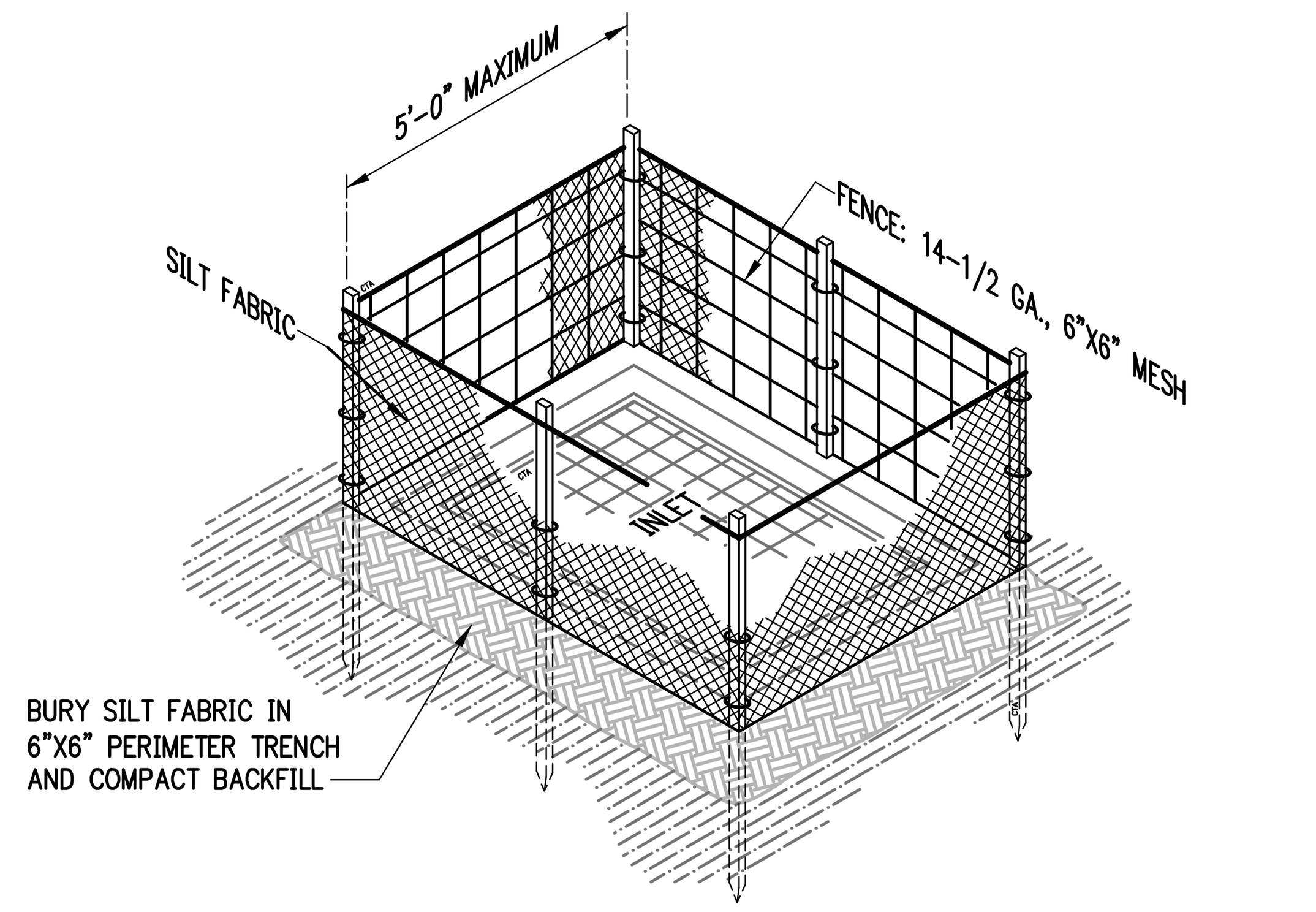
FOR DRAINAGE AREAS GREATER THAN TEN ACRES



WEIR HEIGHT	TOP WIDTH
1.5'	2.0'
2.0'	2.0'
2.5'	2.5'
3.0'	2.5'
3.5'	3.0'
4.0'	3.0'
4.5'	4.0'
5.0'	4.5'

SEDIMENT BASIN WITH STONE OUTLET

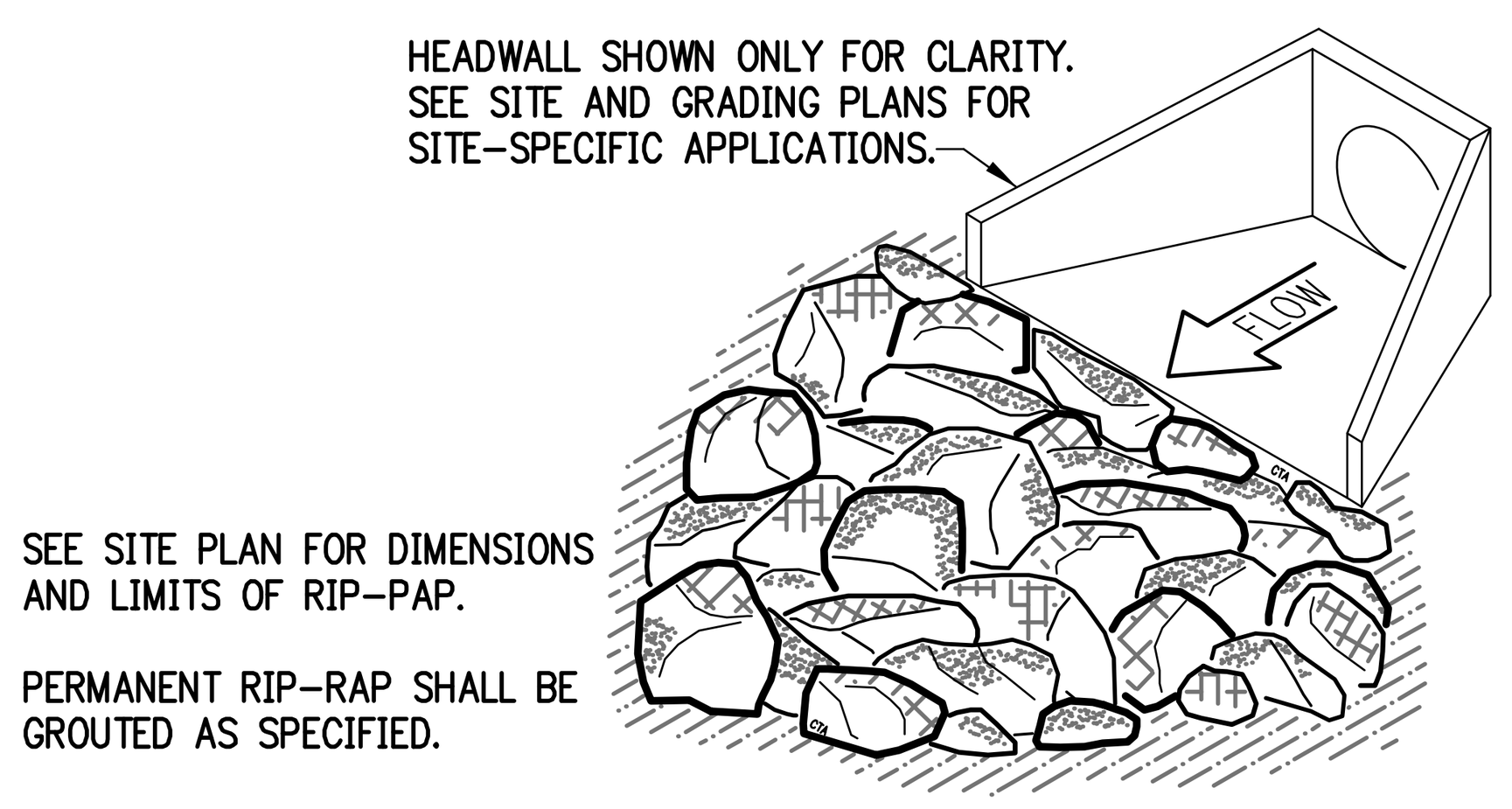
FOR DRAINAGE AREAS LESS THAN TEN ACRES



SILT FABRIC SHALL BE SECURITY FASTENED TO WIRE FENCING.

IP4 SILT FENCE INLET PROTECTION

NTS



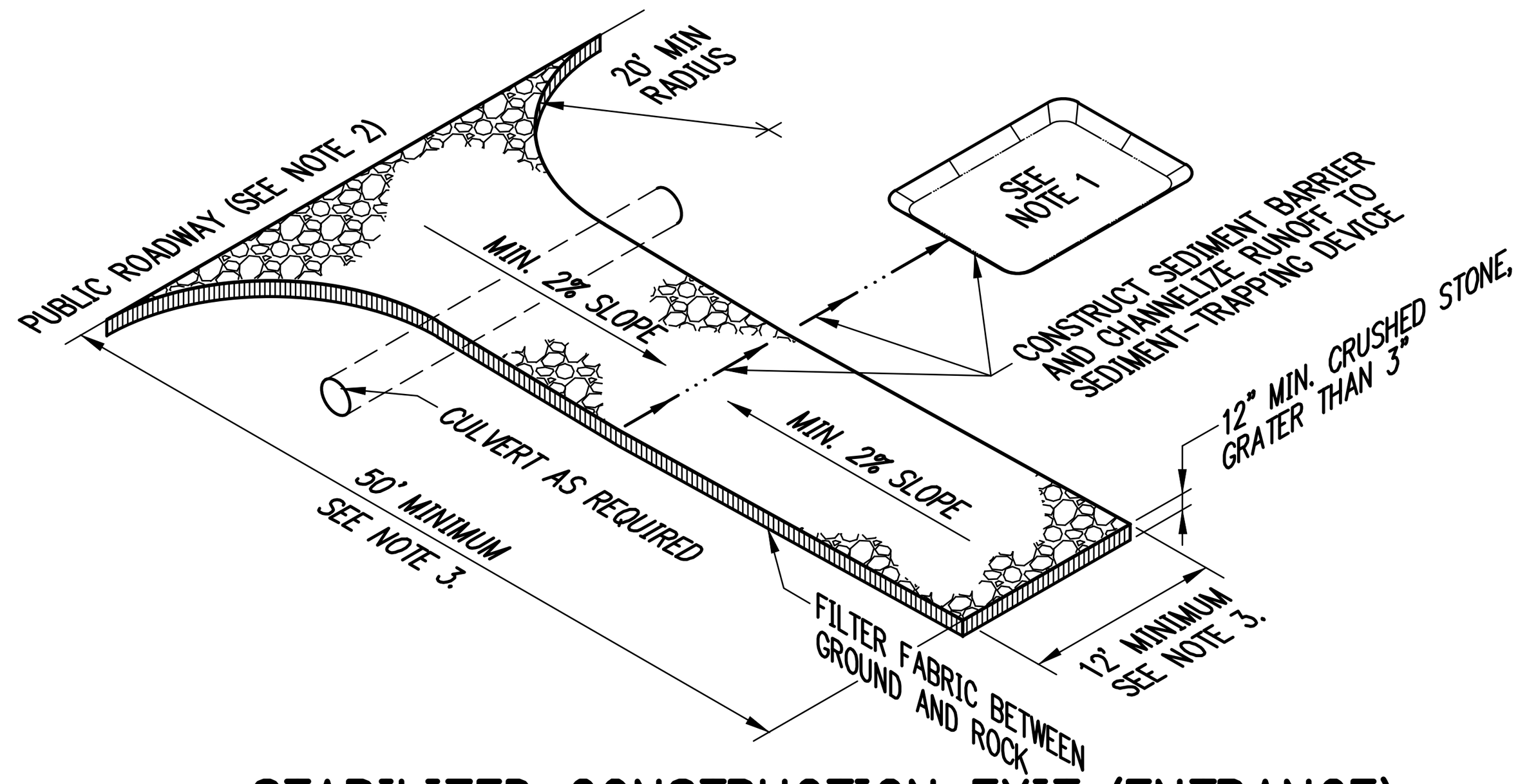
SEE SITE PLAN FOR DIMENSIONS AND LIMITS OF RIP-PAP.

PERMANENT RIP-RAP SHALL BE GROUTED AS SPECIFIED.

STONES SHALL CONSIST OF FIELD STONE OR ROUGH, UNHEWN QUARRY STONE AS NEARLY UNIFORM IN SIZE AS PRACTICAL. STONES SHALL BE DENSE, RESISTANT TO THE ACTION OF WIND AND WATER, AND SUITABLE IN ALL ASPECTS FOR THE INTENDED USE. ALL STONES SHALL WEIGH BETWEEN 50-150 POUNDS EACH AND AT LEAST 60% OF THE STONES SHALL WEIGH MORE THAN 100 POUNDS EACH.

RIP-RAP SLOPE PROTECTION

NTS



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

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

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

STABILIZED CONSTRUCTION EXIT (ENTRANCE)

NTS

PHASE I

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

PHASE II

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

GENERAL EROSION NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

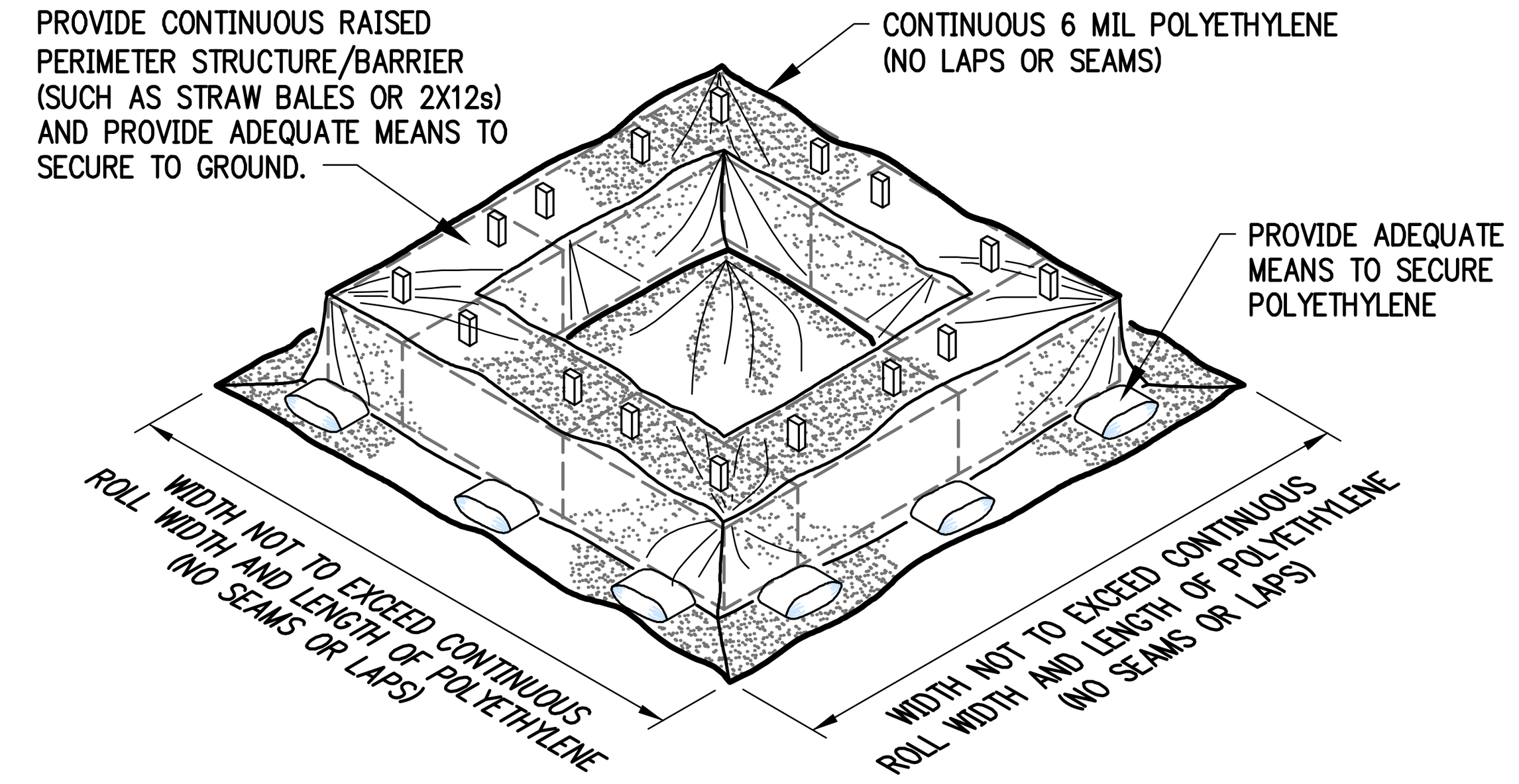
Q. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

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

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

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

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



CONCRETE WASH-OUT BASIN

NTS

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

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

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

ACREAGE SUMMARY	
IMPERVIOUS AREA	ENTER ACREAGE
SEEDED AREA	ENTER ACREAGE
TOTAL DISTURBED	ENTER ACREAGE

DEVELOPER/OWNER:
ENTER DEVELOPER INFORMATION

SITE OPERATOR/GENERAL CONTRACTOR:

SUPERINTENDENT:

T.B.M.
ENTER BENCHMARK INFORMATION

USGS QUADRANGLE MAP

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VICINITY MAP

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Fayetteville, Arkansas 72701
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479.636.4838 t

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No. 109
ARKANSAS ENGINEER

L22-69
NEXAIR
SPRINGDALE, AR

Key Plan

No.	Description	Date

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PROJECT NO: 22303300
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CONTACT: C. THREET
QC by:
QC Date:

PRELIMINARY PLANS

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STANDARD DETAIL

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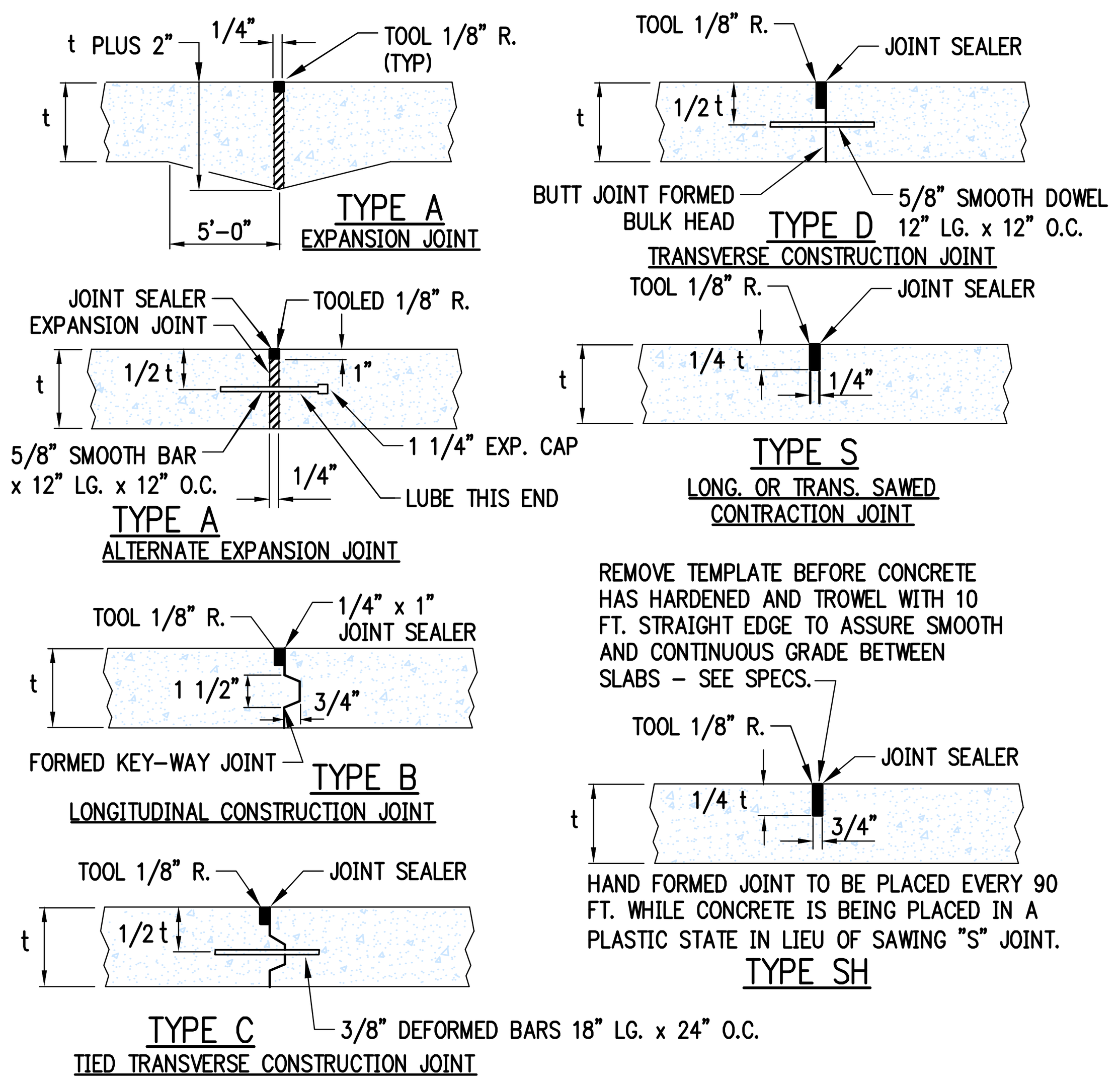

NOTES:
1. ALL JOINTS SPACING NOT TO EXCEED 15'-0" INTERVALS.
2. SAWED JOINTS SHALL BE CUT AS SOON AS POSSIBLE AFTER FINISH WORK IS COMPLETE & CONCRETE HAS CURED TO ACCEPT TYPE OF SAW EQUIPMENT.
3. ASSURE SAW JOINTS ARE CLEAN AND DRY PRIOR TO THE APPLICATION OF THE JOINT SEALANT.
4. SPECIFIED JOINT SEALANT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

CONCRETE PAVEMENT JOINTING DETAIL

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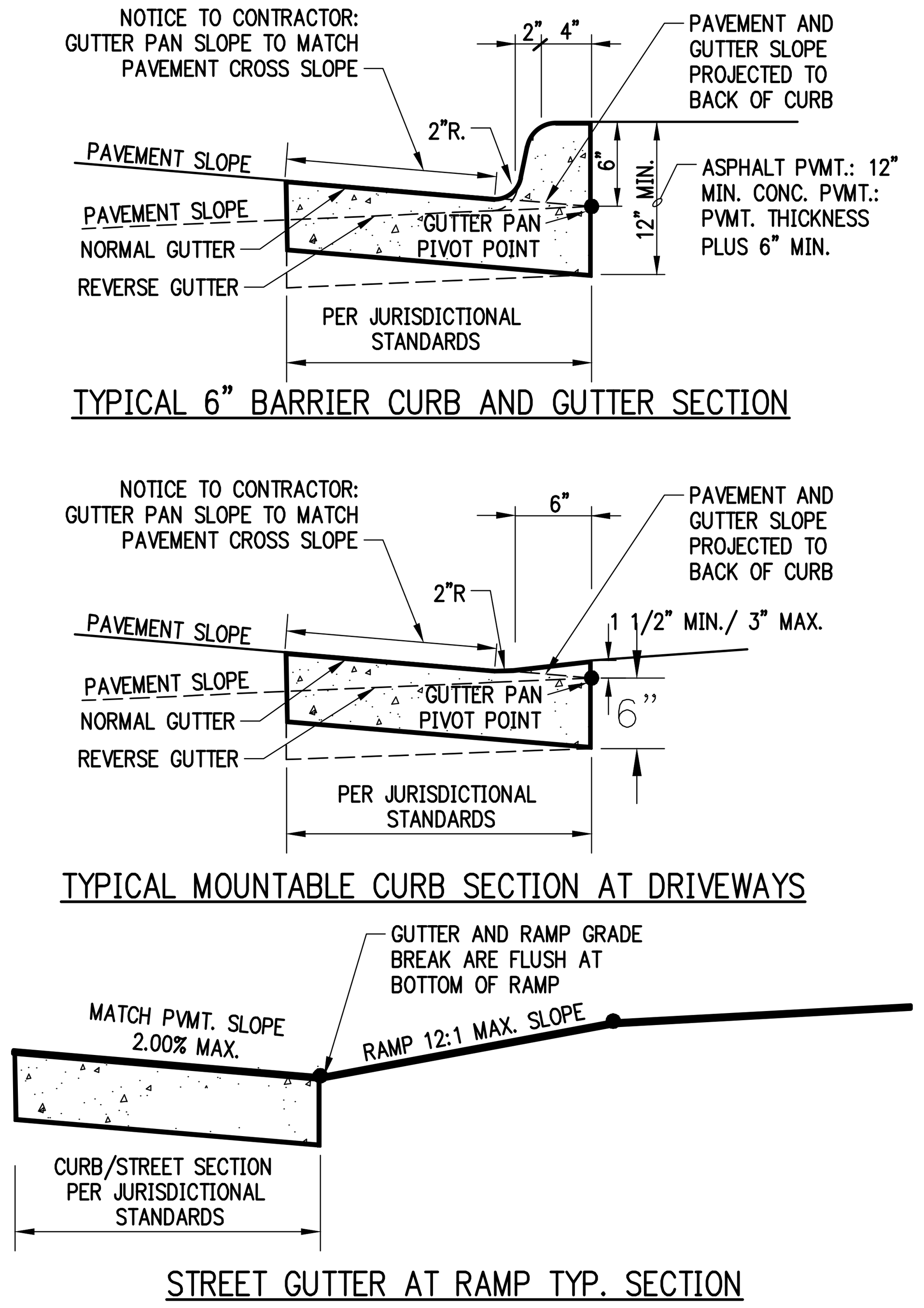

TYPICAL CURB AND GUTTER SECTIONS

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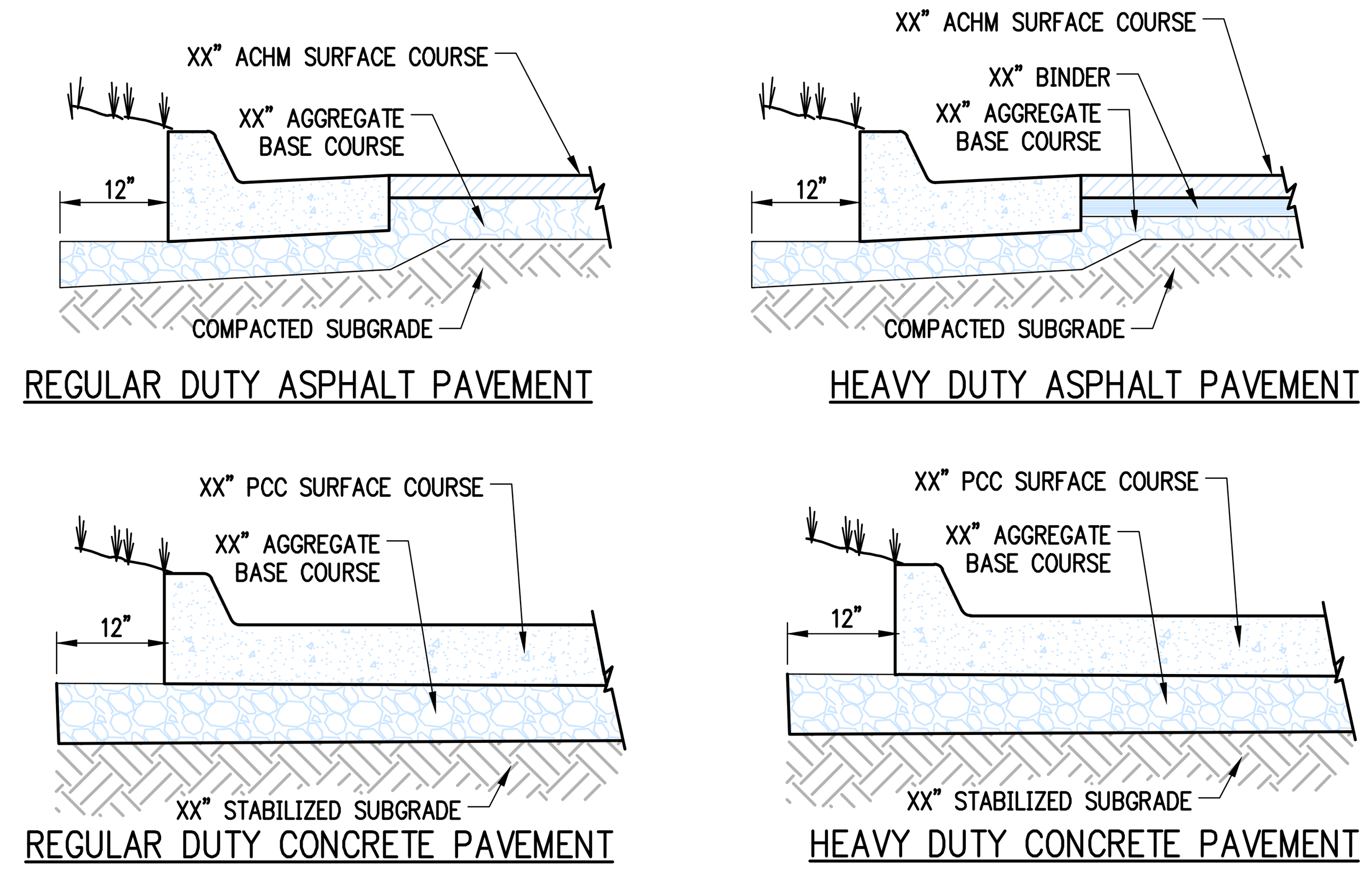

NOTES:
1. THE SUBGRADE UNDER PAVEMENTS SHALL BE PREPARED IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS.
2. AFTER PROOF ROLLING WITH A LOADED TANDEM AXLE DUMP TRUCK AND PREPARING DEEP SUBGRADE DEFICIENCIES, THE ENTIRE SUBGRADE SHOULD BE SCARIFIED TO A DEPTH OF 8" AND UNIFORMLY COMPACTED TO AT LEAST 95%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

PAVEMENT SECTIONS

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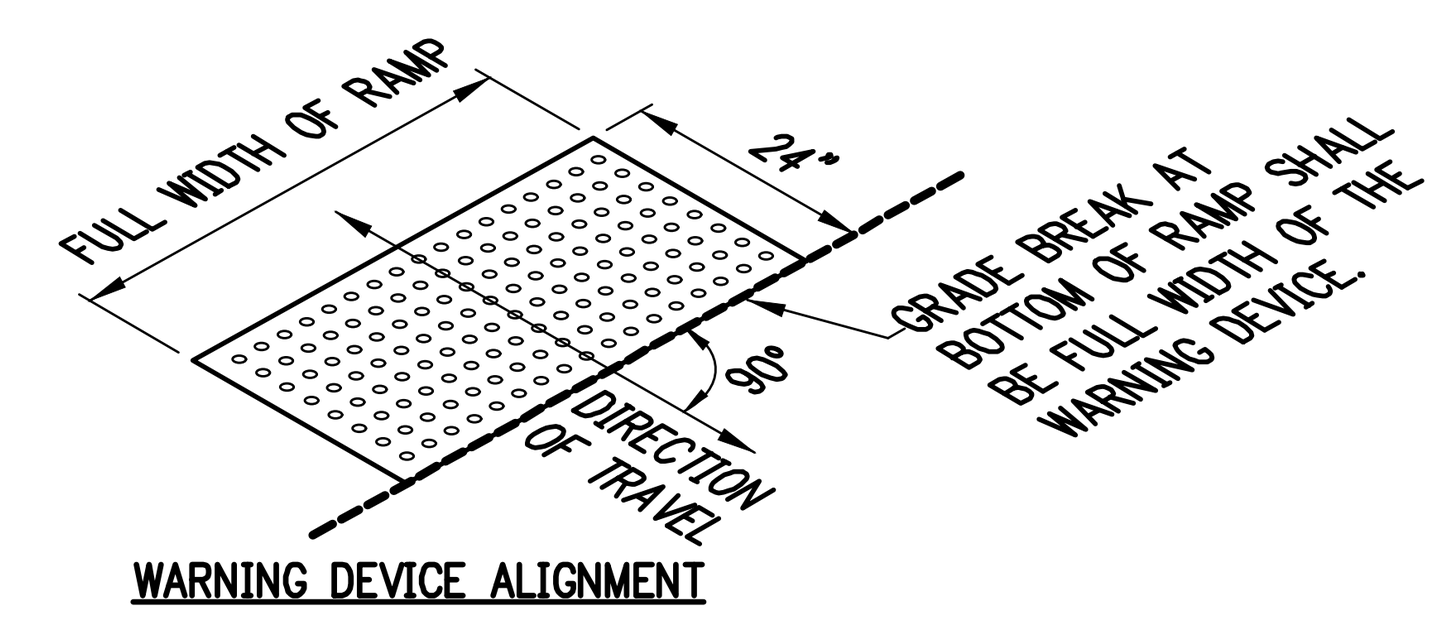

1. DETECTABLE WARNING SURFACES SHALL CONSIST OF TRUNCATED DOMES ALIGNED IN A SQUARE OR RADIAL GRID PATTERN AND SHALL COMPLY WITH ADA 705 GUIDELINES.
2. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT GUTTER, STREET OR HIGHWAY, OR PEDESTRIAN ACCESS ROUTE SURFACE, EITHER LIGHT-ON-DARK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

DETECTABLE WARNING DEVICE

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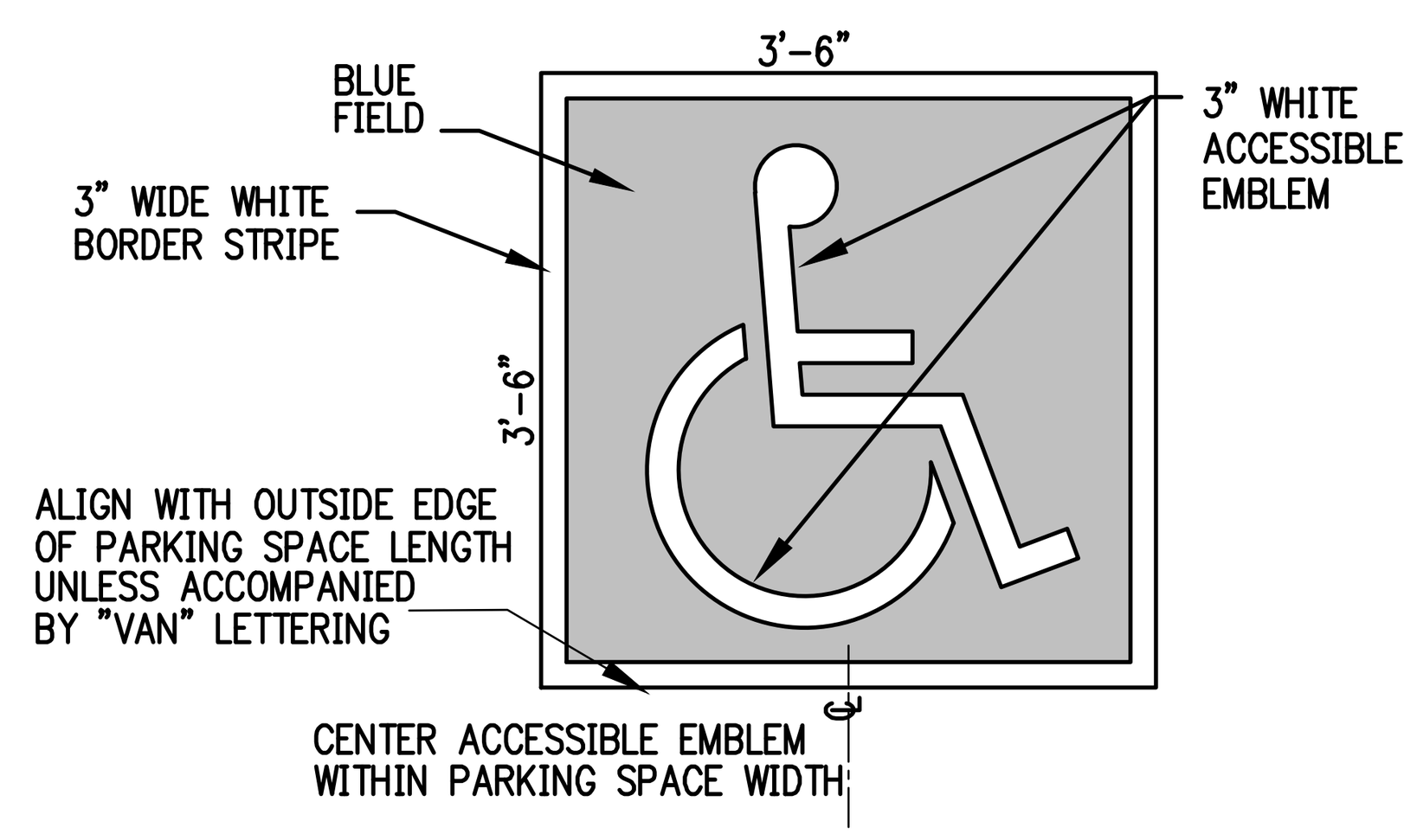

NOTE: LOCAL CODE MAY REQUIRE A WHITE FIELD WITH BLUE EMBLEM OR ANOTHER COLOR ARRANGEMENT.
THE CONTRACTOR SHALL VERIFY THE REQUIRED PAINT COLOR WITH LOCAL OFFICIAL PRIOR TO PAINTING PAVEMENT MARKINGS.

ACCESSIBLE PAVEMENT EMBLEM

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MINIMUM ACCESSIBLE PARKING SPACE REQUIREMENTS

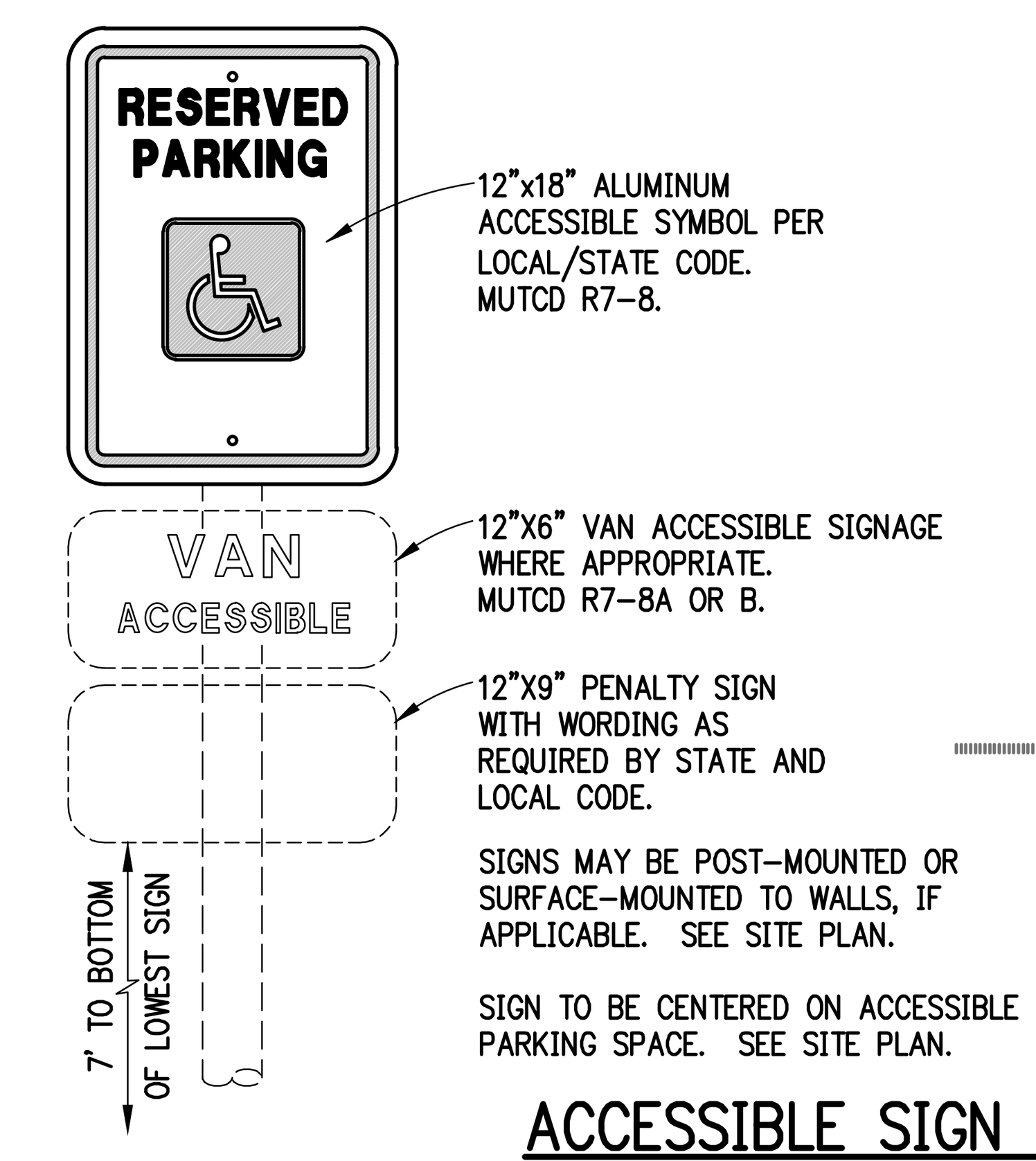
ON-SITE (PRIVATE) ACCESSIBLE PARKING SCHEDULE		
TOTAL NUMBER OF PARKING SPACES REQUIRED PROVIDED (PER LOT)	TOTAL MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES (60" & 96" AISLES) COLUMN "A"	VAN-ACCESSIBLE PARKING SPACES WITH MIN. 96" WIDE ACCESS AISLE
1 TO 25	1	1
26 TO 50	2	1
51 TO 75	3	1
76 TO 100	4	1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

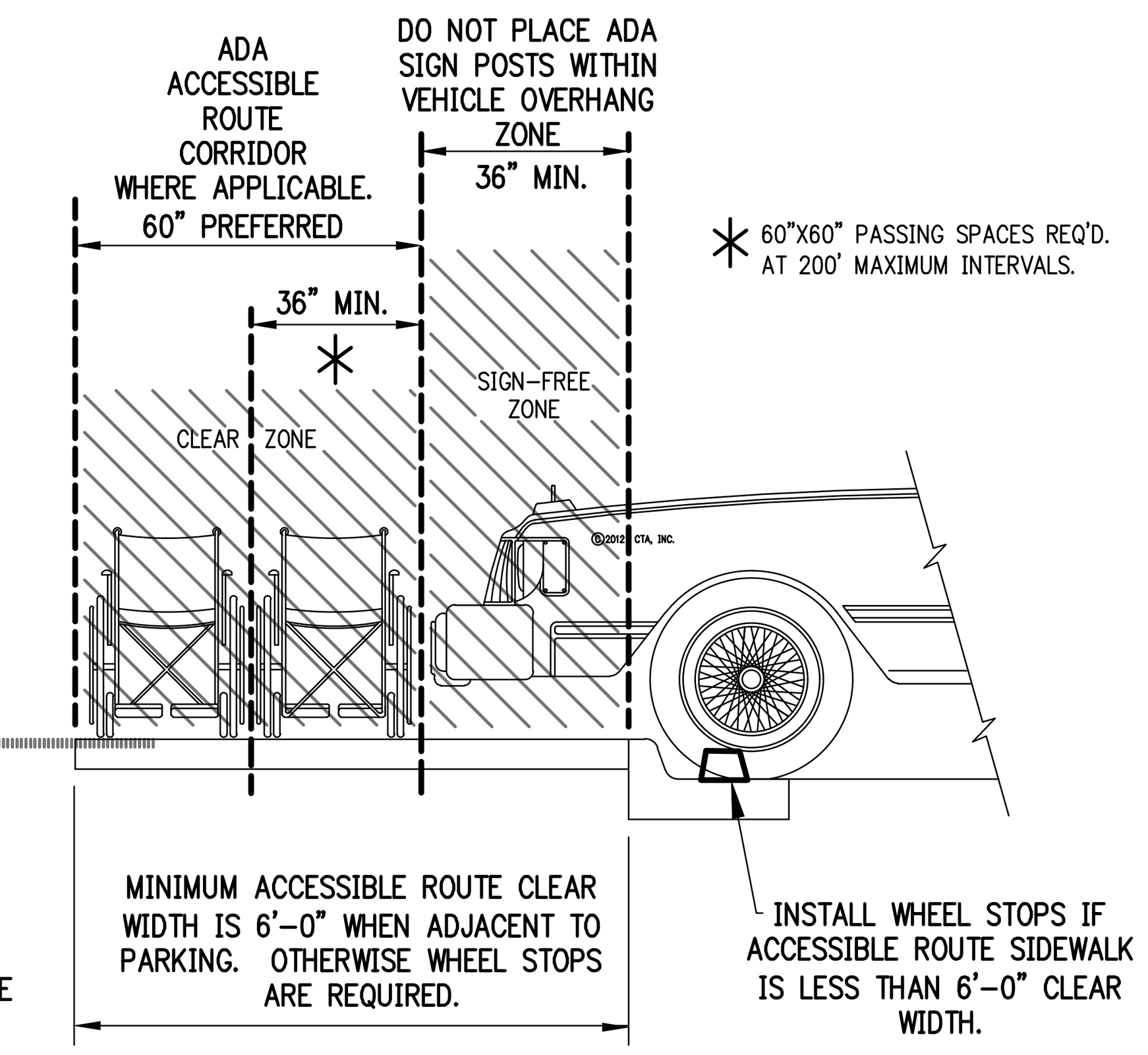
AUG. 25, 2020

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

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

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





ACCESSIBLE SIGN / PLACEMENT LIMITS

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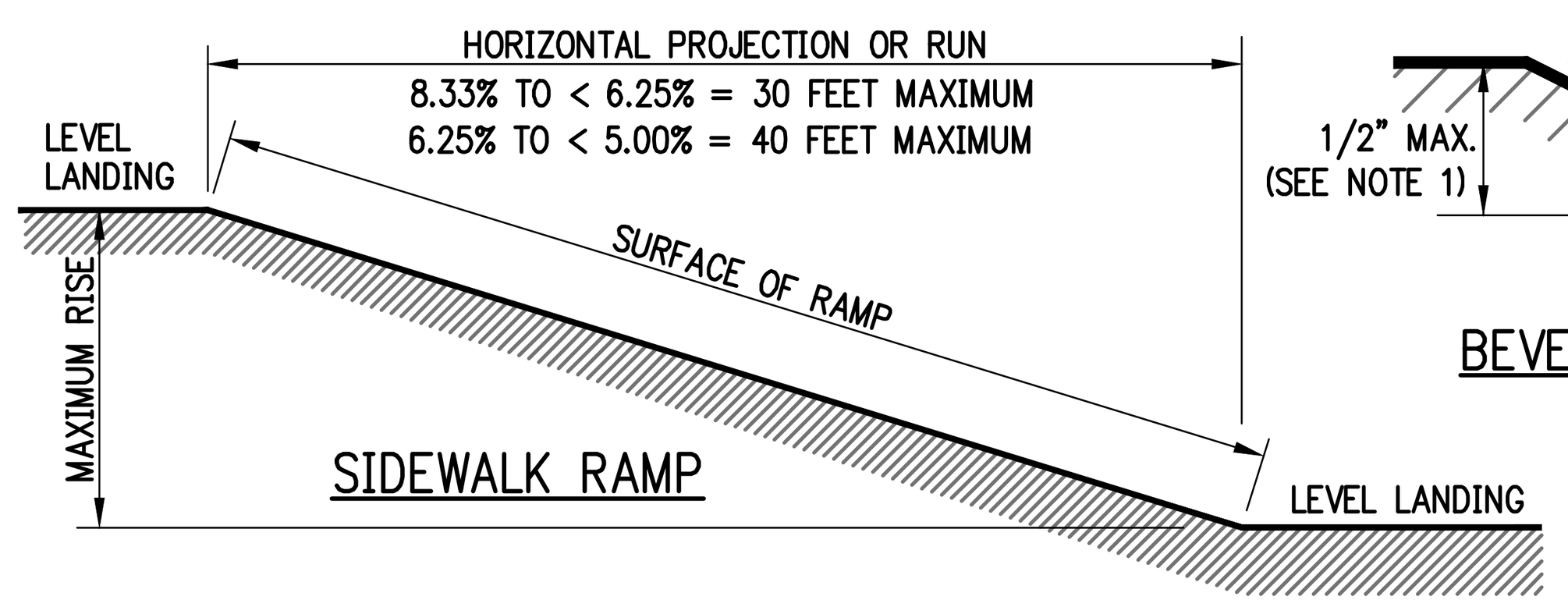
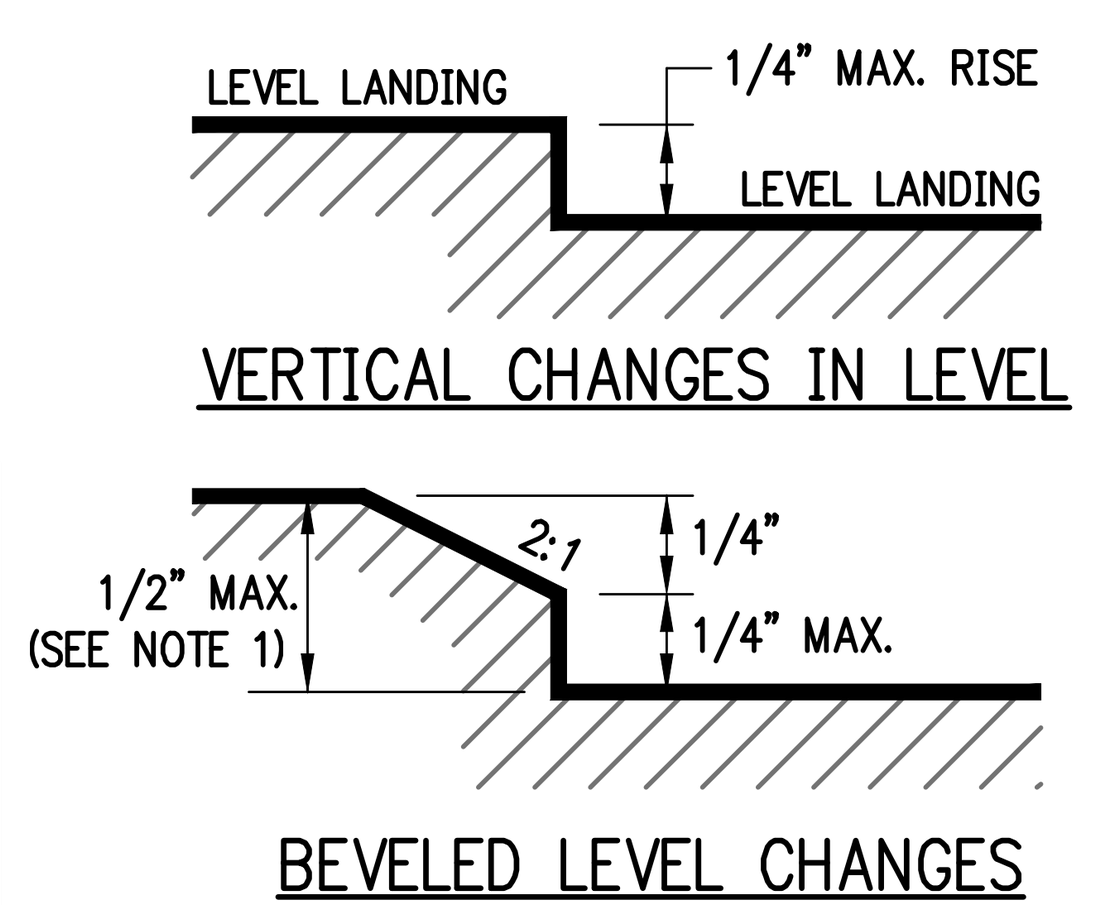
AUG. 25, 2020

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





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

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

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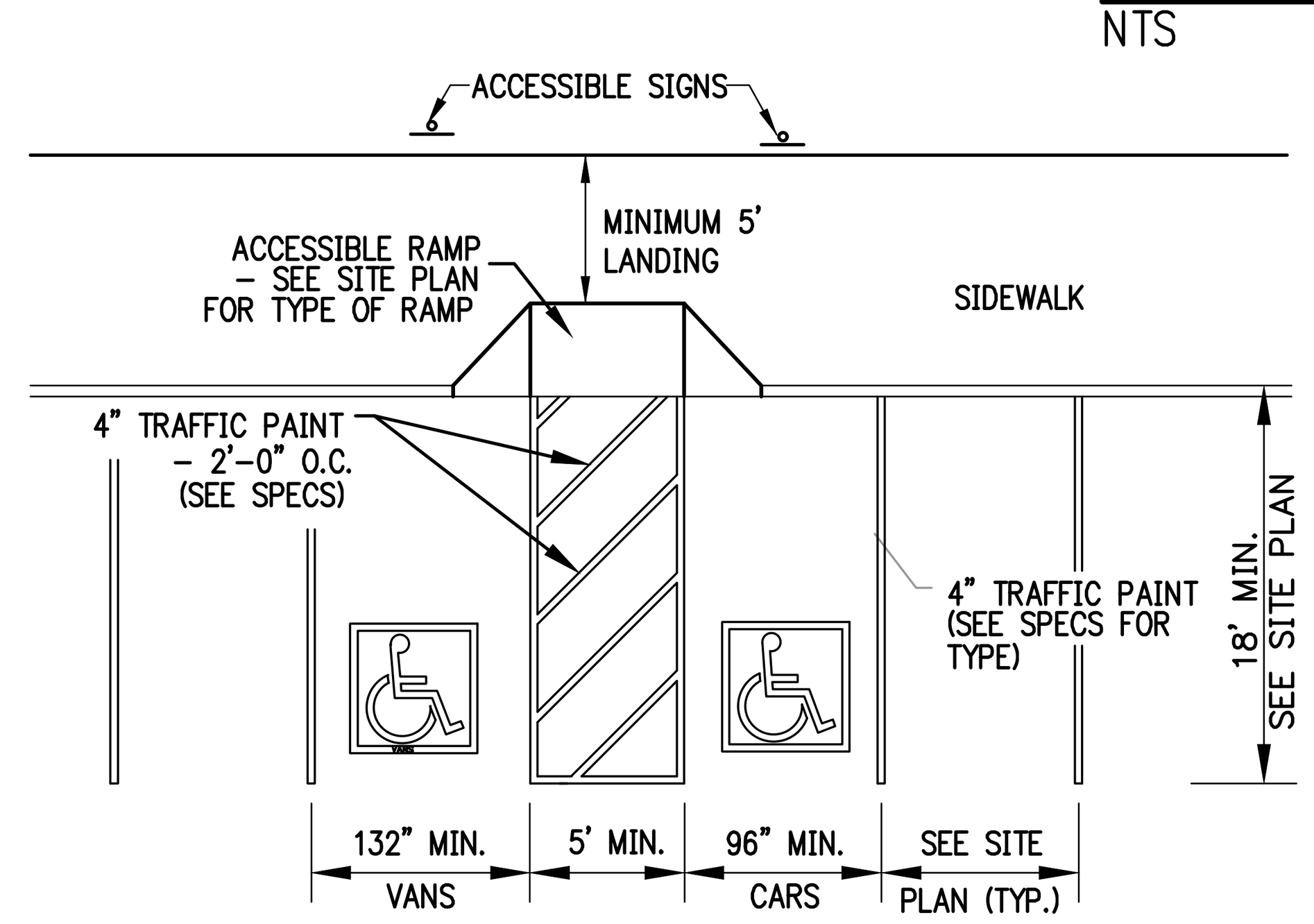
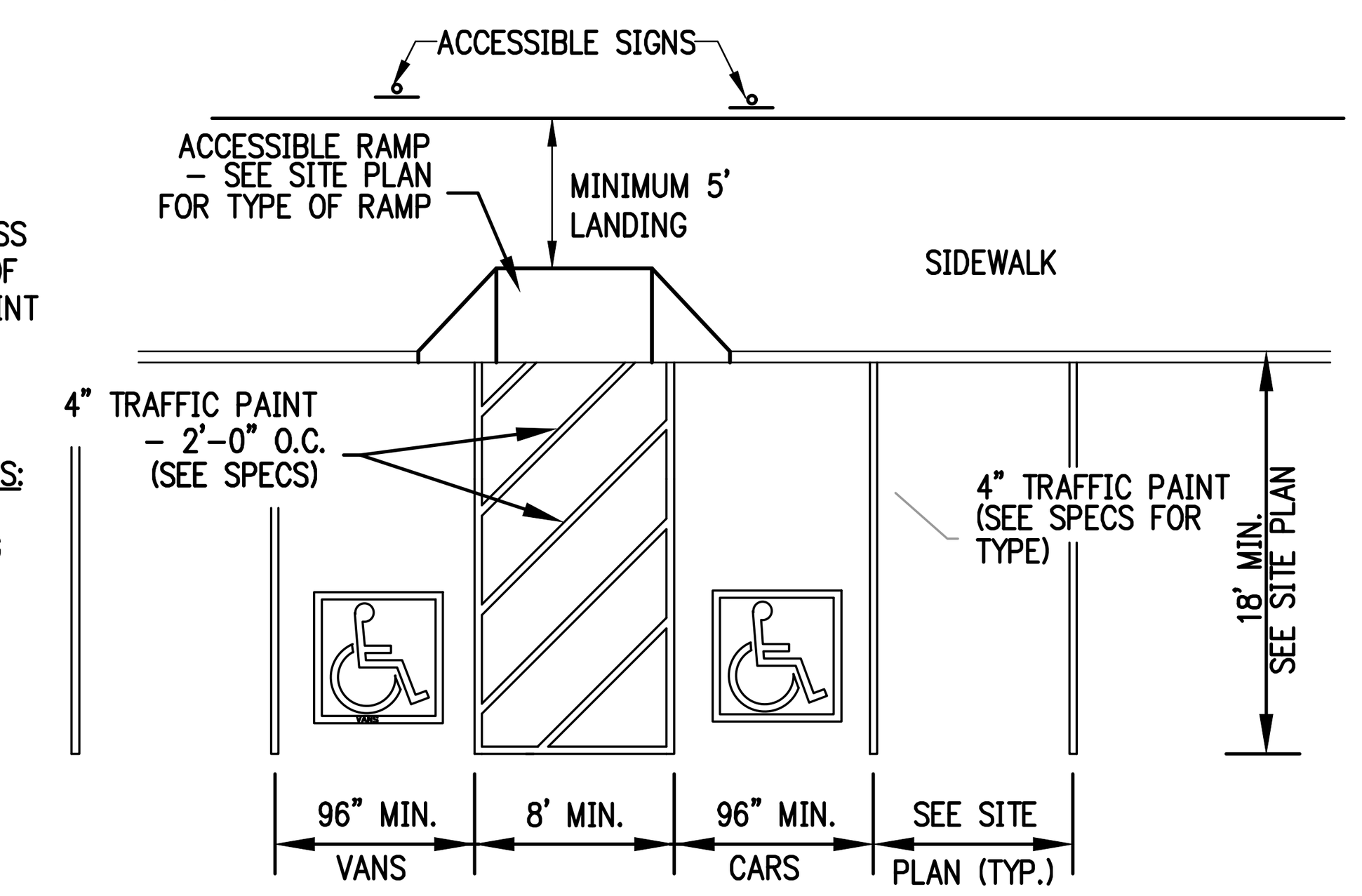


ALTERNATE "A"

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

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



ALTERNATE "B"

VAN ACCESSIBLE PARKING STRIPING

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NEXAIR
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Key Plan

No.	Description	Date

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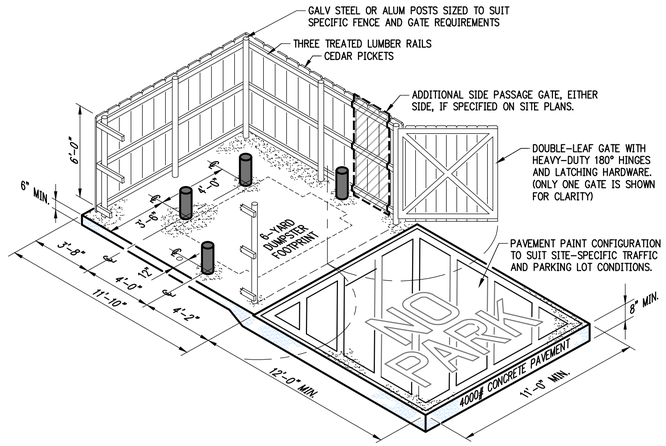
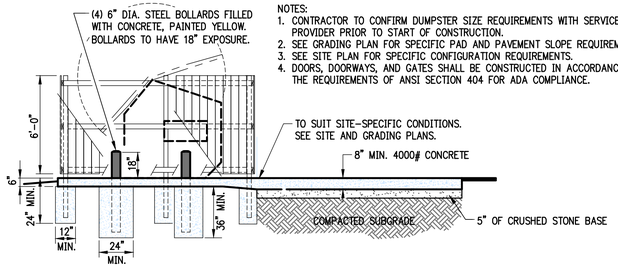


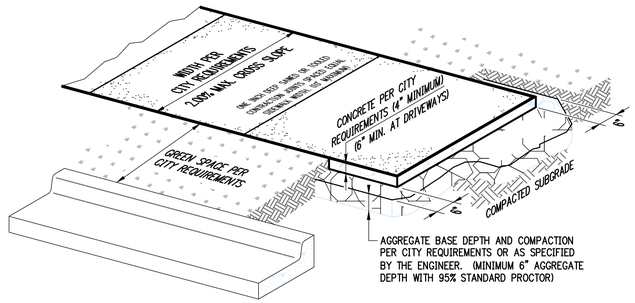
GENERIC CEDAR PRIVACY FENCE SCREENED DUMPSTER
NTS

REVISED 08/08/16



NOTES:
1. CONTRACTOR TO CONFIRM DUMPSTER SIZE REQUIREMENTS WITH SERVICE PROVIDER PRIOR TO START OF CONSTRUCTION.
2. SEE GRADING PLAN FOR SPECIFIC PAD AND PAVEMENT SLOPE REQUIREMENTS.
3. SEE SITE PLAN FOR SPECIFIC CONFIGURATION REQUIREMENTS.
4. DOORS, DOORWAYS, AND GATES SHALL BE CONSTRUCTED IN ACCORDANCE TO THE REQUIREMENTS OF ANSI SECTION 404 FOR ADA COMPLIANCE.

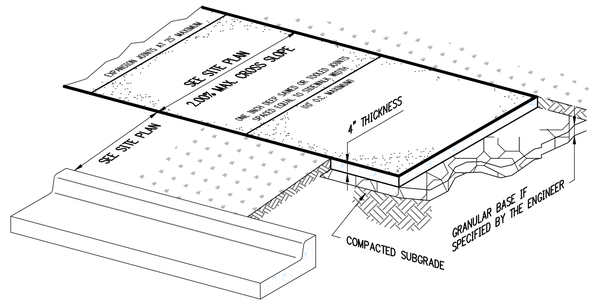
NOTES:
1. PROVIDE 1/2" EXPANSION JOINT BETWEEN SIDEWALK AND ALL STATIONARY OBJECTS.
2. CONCRETE MIXTURE TO BE PER CITY REQUIREMENTS OR AS SPECIFIED BY THE ENGINEER.
3. PROVIDE 1/2" TOOLED RADIUS ON ALL EXPOSED EDGES.
4. CONCRETE TO BE MINIMUM 4000 PSI, 4-7% AE, OR AS REQUIRED BY CITY.
5. CONTRACTION/EXPANSION JOINTS PER CITY REQUIREMENTS OR AS SPECIFIED BY THE ENGINEER. MINIMUM: 5'/25' FOR 5' WIDE SIDEWALK, 6'/24' FOR 6' WIDE SIDEWALK. EXPANSION JOINTS SHALL BE 1/2" X FULL DEPTH.



PUBLIC CONCRETE SIDEWALK WITHIN RIGHT-OF-WAY
NTS

REVISED 05/10/11

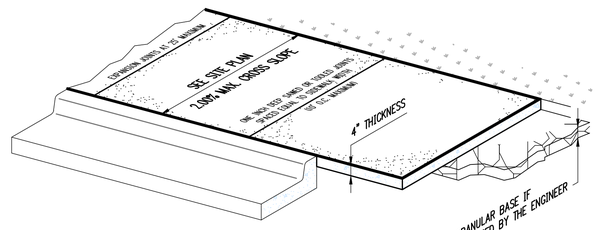
NOTES:
1. PROVIDE 1/2" EXPANSION JOINT BETWEEN SIDEWALK AND ALL FIXED OBJECTS.
2. PROVIDE 1/2" TOOLED RADIUS ON ALL EDGES.
3. CONCRETE TO BE MINIMUM 3500#, AE.



PRIVATE SIDEWALK WITH GREEN SPACE
NTS

REVISED 05/10/11

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



PRIVATE SIDEWALK WITH CURB
NTS

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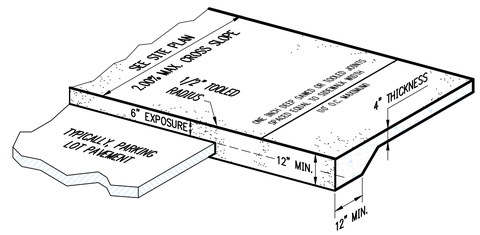
NOTES:
1. PROVIDE 1/2" EXPANSION JOINT BETWEEN SIDEWALK AND ALL FIXED OBJECTS.
2. PROVIDE 1/2" TOOLED RADIUS ON ALL EDGES.
3. CONCRETE TO BE MINIMUM 3500#, AE.



PRIVATE SIDEWALK WITH TURNED DOWN EDGE
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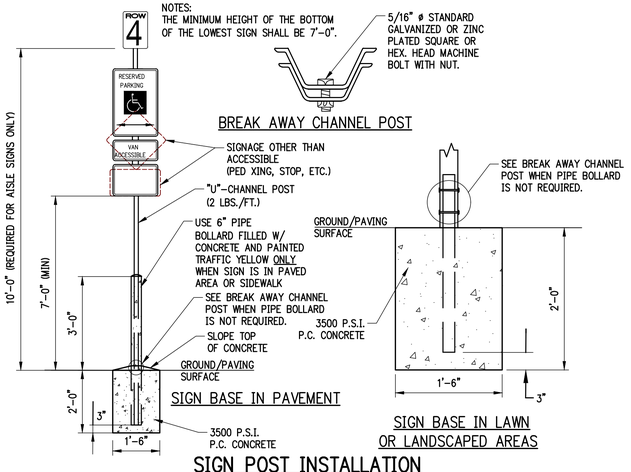

SIGN POST INSTALLATION
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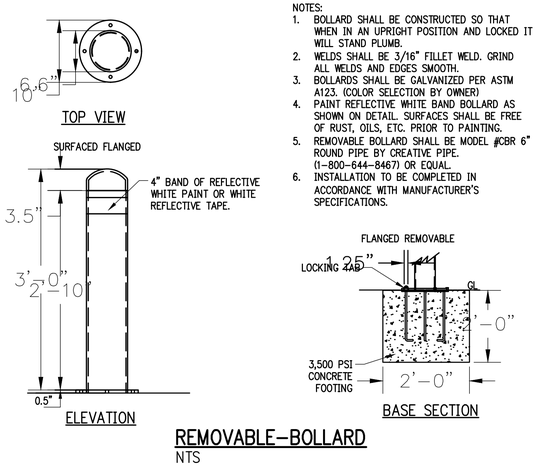
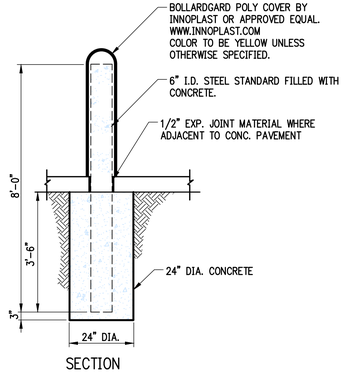


REMOVABLE-BOLLARD
NTS



STATIONARY-BOLLARD
NTS

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C-512

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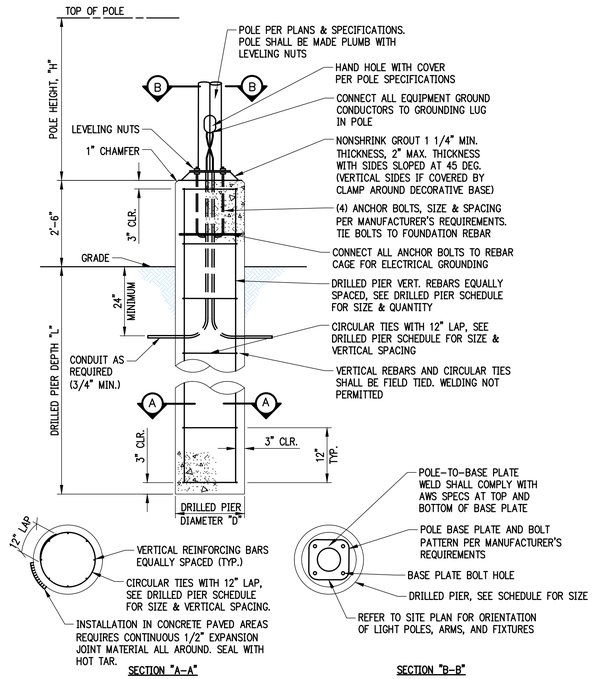
LAYOUT: STANDARD DETAIL (1) | LAST SAVED: 11/22/22 4:17 PM BY: CTHREET
PLOTTED: 11/22/22 4:18 PM BY: CTHREET | PLOT STYLE TABLE: ARKLID.CTH.ARKLID.CTH.ARKLID-COPY.CTB

DRILLED PIER SCHEDULE

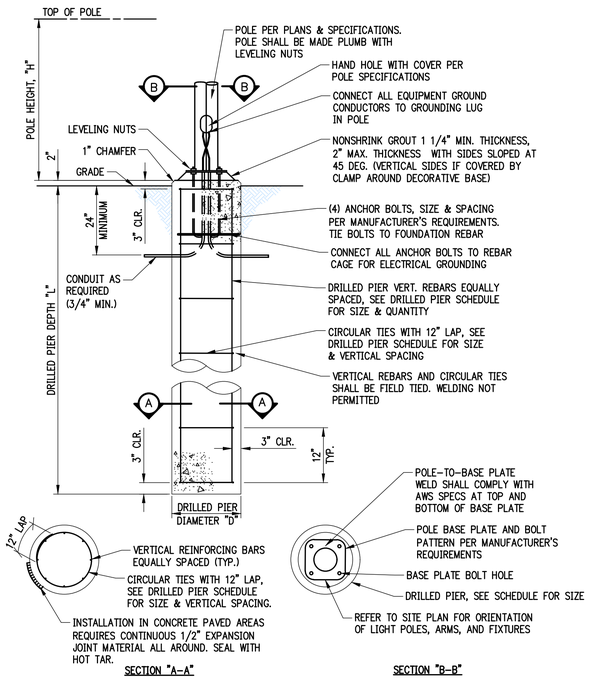
POLE HEIGHT "H"	DRILLED PIER DIAMETER "D"	DRILLED PIER DEPTH "L"	DRILLED PIER VERT. REBAR	CIRCULAR TIES
UP TO 9'–0"	18"	2'–8"	(6)–#5	#3 @ 12" OC VERT
12'–0"	18"	3'–0"	(6)–#5	#3 @ 12" OC VERT
20'–0"	24"	8'–0"	(8)–#5	#3 @ 12" OC VERT
30'–0"	24"	8'–3"	(8)–#5	#3 @ 12" OC VERT
40'–0"	30"	9'–0"	(8)–#7	#3 @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



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

ROUND LIGHT FOUNDATION – ELEVATED
NTS

REVISED 10/18/12



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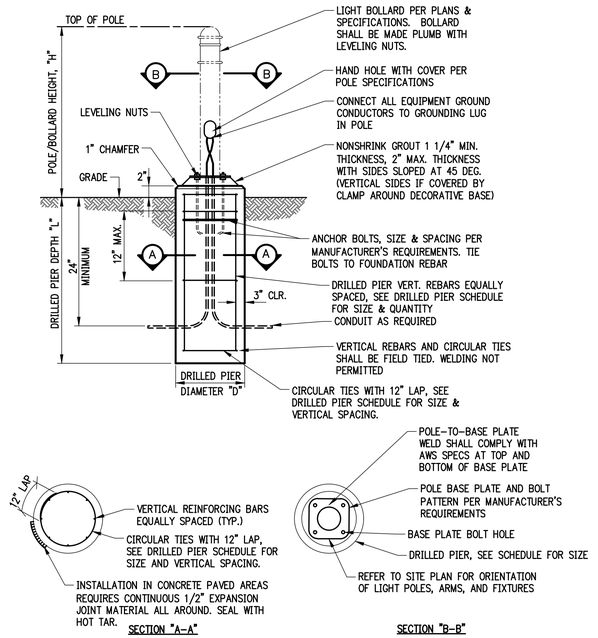
   –EXPOSURE CATEGORY C
   –IMPORTANCE FACTOR = 1.0

ROUND LIGHT FOUNDATION – AT GRADE
NTS

REVISED 10/18/12



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   –EXPOSURE CATEGORY C
   –IMPORTANCE FACTOR = 1.0

ROUND LIGHT FOUNDATION – BOLLARD
NTS

REVISED 10/18/12

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

L22-69
NEXAIR
SPRINGDALE, AR

Key Plan

No.	Description	Date

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PROJECT NO: 22303300
ISSUE DATE: 11/22/22
CONTACT: C. THREET
QC by:
QC Date:

PRELIMINARY PLANS

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L22-69

STANDARD DETAIL

C-513

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LAYOUT: TH&EHD-ROUND BASE (B) LAST SAVED: 11/21/2022 11:49:07 AM
PLOTTED: THREET ON 11/21/2022 11:49:07 AM - PLOTTED ON HARD COPY ONLY

Arkansas One Call

811

Know what's **below**.

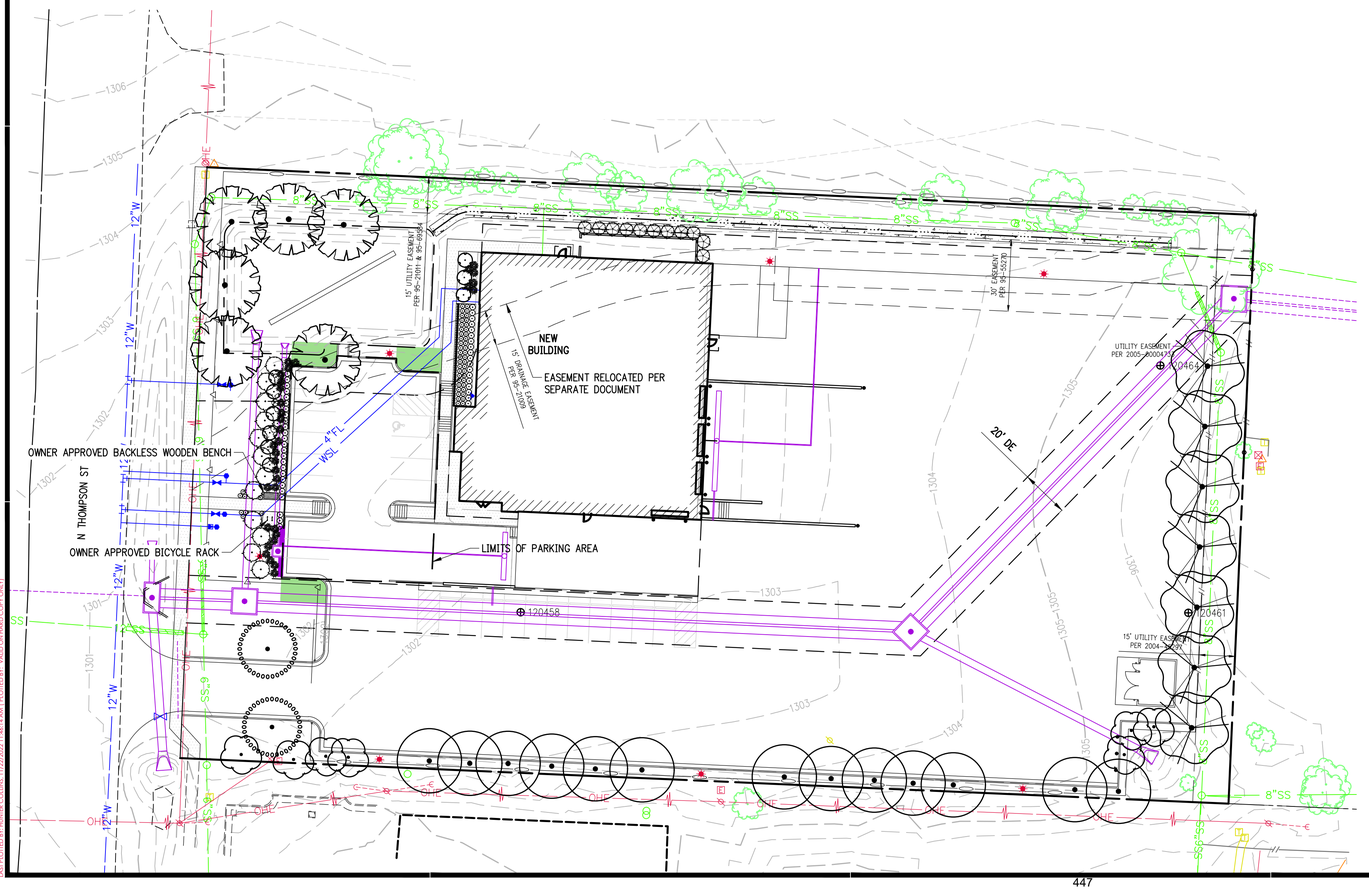
Call before you dig.

SEE SHEET L-102 FOR LANDSCAPE NOTES.

PLANT SCHEDULE

SITE TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	TYPE
	7	CERCIS CANADENSIS / REDBUD	B & B	2"CAL	8' HT. MIN.	ORNAMENTAL
	9	GINKGO BILOBA 'GOLDSPIRE / GOLDSPIRE MAIDENHAIR TREE *CONTRACTOR SHALL INSTALL ONLY MALE PLANTS	B & B	2.5"CAL	8' HT. MIN.	SHADE
	2	GLEDITSIA TRIACANTHOS F. INERMIS / THORNLESS HONEY LOCUST	B & B	2"CAL	8'-10' HT.	SHADE
	13	NYSSA SYLVATICA / BLACK GUM	B & B	2"CAL	8' HT. MIN.	SHADE
	7	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2.5" CAL	10' HT MIN	SHADE
	6	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	2"CAL	8' HT. MIN.	EVERGREEN

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD
	43	BUXUS X 'GREEN VELVET' / G.V. BOXWOOD	5 GAL	12" HT. MIN.	18" SPREAD MIN.
	11	HYDRANGEA QUERCIFOLIA 'ALICE' / ALICE OAKLEAF HYDRANGEA	5 GAL	18" HT. MIN.	18" SPREAD MIN.
	12	JUNIPERUS HORIZONTALIS 'PRINCE OF WALES' / PRINCE OF WALES JUNIPER	5 GAL	6' MIN.	12" SPREAD MIN.
	34	MISCANTHUS SINENSIS 'MORNING LIGHT' / EULALIA GRASS	5 GAL		
	52	MISCANTHUS SINENSIS 'LITTLE KITTEN' / L.K. MAIDEN GRASS	5 GAL	12" HT. MIN.	12" SPREAD MIN.
	44	RUDBECKIA FULGIDA SULLIVANTII 'LITTLE GOLDSTAR' / LITTLE GOLDSTAR CONEFLOWER	1 GAL		
	6	SPIRAEA JAPONICA 'LITTLE PRINCESS' / LITTLE PRINCESS SPIREA	5 GAL	12" HT. MIN.	18" SPREAD MIN.



LEGEND

LIMITS OF PARKING LOT AREAS USED FOR CALCULATIONS

LIMITS OF PARKING LOT GREENSPACE USED FOR CALCULATIONS

LANDSCAPE REQUIREMENTS

STREET FRONTAGE: 1 TREE & 7 SHRUBS PER 25LF
N THOMPSON ST.. 247.98 LF/ 25 = 10 TREES & 70 5 SHRUBS REQUIRED

PERIMETER: 5' LANDSCAPE STRIP & 1 TREE PER 25LF (MIN 75% SHADE TREES)
N PERIMETER = 439.66 LF/ 25 = 18 TREES REQUIRED; 17 EXISTING TREES PRESERVED & 1 TREE PROPOSED
E PERIMETER = 247.04 LF/ 25 = 10 TREES REQUIRED; 10 TREES PROPOSED
S PERIMETER = 439.90 LF/ 25 = 18 TREES REQUIRED; 18 TREES PROPOSED

PARKING LOT: 8% GREENSPACE REQUIRED & 1 TREE PER 15 STALLS (OR 1 TREE PER ISLAND)
PARKING AREAS = 5,716.25 SF * .08 = 457.3 SF REQUIRED, 559.69 SF (9.79%) GREENSPACE PROVIDE;
11 PARKING STALLS AND 3 ISLANDS = 3 REQUIRED; 3 TREES PROVIDED
*1 TREE LOCATED ELSEWHERE ON SITE DUE TO UTILITY CONFLICT WITHIN ISLAND

MAINTENANCE NOTES

1. CONTRACTOR SHALL PROVIDE A WARRANTY ON ALL PLANT MATERIALS FOR A MINIMUM OF TWO YEARS FROM PROJECT COMPLETION AND ACCEPTANCE BY OWNER. ANY PLANT MATERIAL THAT DIES, TURNS BROWN, OR DEFOLIATES PRIOR TO WARRANTY EXPIRATION SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
2. AFTER THE REQUIRED WARRANTY PERIOD, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION BY THE OWNER OF THE PROPERTY. ALL PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER OF THE PROPERTY.
3. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME.
4. TREES SHALL NOT BE TOPPED AT ANY TIME.
5. WHEN PRUNING IS NECESSARY TO MAINTAIN THE HEALTH OF THE TREE OR FOR PUBLIC SAFETY, PROPER PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE OPERATIONS" SHALL BE UTILIZED.

UTILITIES AND PLANT MATERIALS

1. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF UTILITIES PRIOR TO LANDSCAPE INSTALLATION AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.
2. TREES AND LANDSCAPING SHALL NOT BE PLACED WHERE THEY INTERFERE WITH SITE DRAINAGE CHANNELS, LINES, OR STRUCTURES, NOR WHERE THEY IMPEDE DETENTION/RETENION FUNCTIONS.
3. TREES WITH A MATURE HEIGHT GREATER THAN 20' SHALL NOT BE PLANTED WITHIN 20' OF OVERHEAD UTILITIES.
4. TREES SHALL NOT BE PLACED WITHIN 10' OF UNDERGROUND UTILITIES.
5. TREES SHALL NOT BE PLACED WITHIN 3' OF ANY ABOVEGROUND ELECTRICAL EQUIPMENT, NOR WITHIN 10' FROM DOORS OF ABOVEGROUND ELECTRIC EQUIPMENT.
6. TREES AND LANDSCAPING THAT OBSCURE VISIBILITY SHALL NOT BE PLACED WITHIN 10' OF A FIRE HYDRANT. ALL OTHER LANDSCAPING MUST BE MAINTAINED TO ENSURE VISIBILITY OF FIRE HYDRANT.
7. CITY RESERVES THE RIGHT TO REMOVE LANDSCAPING THAT BLOCKS ACCESS TO UTILITIES OR FAILS TO MEET THE REQUIREMENTS SET FORTH HEREIN.

LANDSCAPE NOTES

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

DRAWING: G:\22303300_NEXAIR\INFRASTRUCTURE\CIVIL\DWG\PLANTING PLAN.DWG
LAYOUT: PLANTING PLAN (C), LAST SAVED: 11/22/2022 10:21:24 AM
PLOTTED: 11/22/2022 10:21:25 AM BY: CHRISTOPHER THREET (AUTODESK DESIGNATED)

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Crafton Tull
architecture | engineering | surveying
479.636.4838 t

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

GRAPHIC SCALE IN FEET
30' 0 30'

L22-69
NEXAIR
SPRINGDALE, AR

Key Plan

No.	Description	Date

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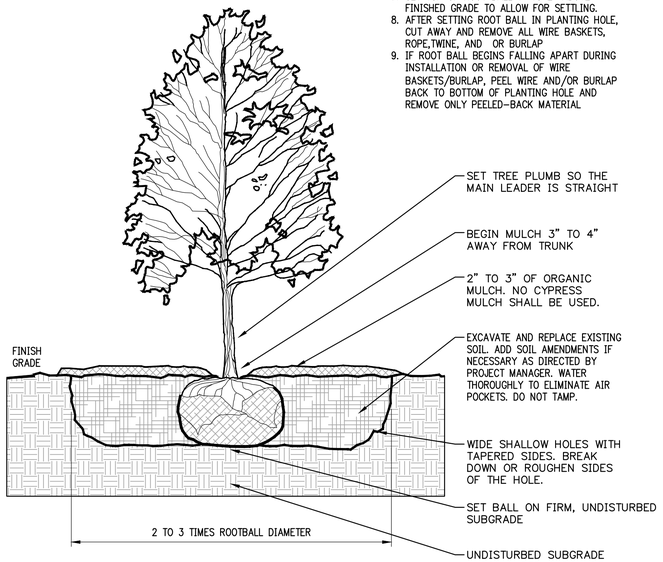
L22-69

PLANTING PLAN (C)

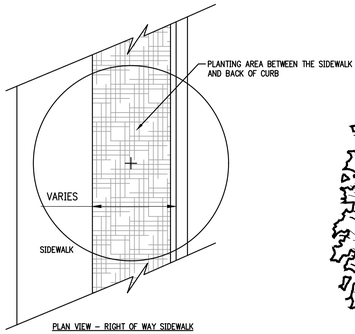
L-101

NOTES TO CONTRACTOR:

1. TREES SHALL MATCH CALIPER & MIN. HEIGHT SPECIFIED IN PLANT SCHEDULE
2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2–3 TIMES THE SIZE OF THE ROOT BALL.
3. STAKE ONLY IF NECESSARY AND AS DIRECTED BY THE PROJECT MANAGER.
4. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
5. PRUNE ONLY DEAD/BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
6. ROOTBALL COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED.
7. SET TOP OF ROOT BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING.
8. AFTER SETTING ROOT BALL IN PLANTING HOLE, CUT AWAY AND REMOVE ALL WIRE BASKETS, ROPE,TWINE, AND OR BURLAP
9. IF ROOT BALL BEGINS FALLING APART DURING INSTALLATION OR REMOVAL OF WIRE BASKETS/BURLAP, PEEL WIRE AND/OR BURLAP BACK TO BOTTOM OF PLANTING HOLE AND REMOVE ONLY PEELED–BACK MATERIAL



TREE PLANTING DETAIL
NTS

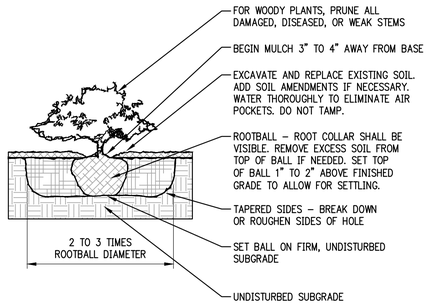


PLAN VIEW – RIGHT OF WAY SIDEWALK

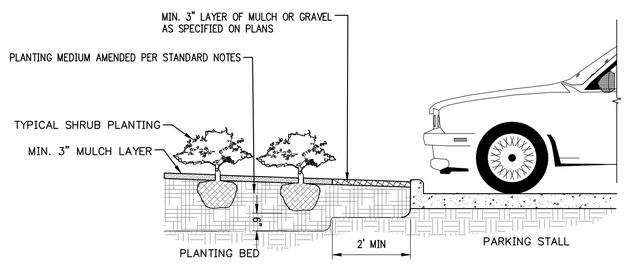
NOTES TO CONTRACTOR:

1. TREES SHALL BE CALIPER SIZE SHOWN IN PLANT SCHEDULE.
2. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, POLES OR GUARDS FROM TREE.
3. PRUNE ONLY DEAD/BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
4. ROOTBALL – ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. SET TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING. AFTER SETTING BALL IN PLANTING HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT OR REMOVE ALL ROPES OR TWINE FROM BALL. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, PEEL THE WIRE AND/OR BURLAP BACK TO THE BOTTOM OF THE PLANTING HOLE AND REMOVE ANY PEELED BACK MATERIAL.

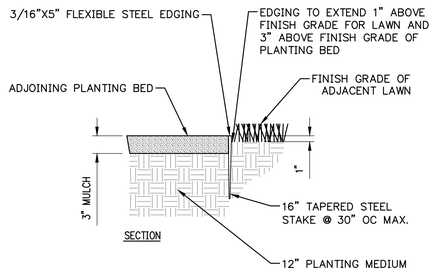
TREE PLANTING DETAIL – RIGHT OF WAY SIDEWALK
NTS



SHRUB PLANTING DETAIL
NTS

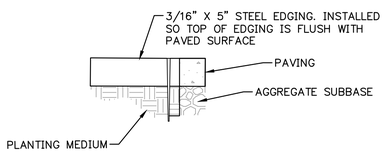


PARKING LOT PLANTING – SECTION
NTS



NOTES TO CONTRACTOR:

1. AREAS WHERE GROUNDCOVER OR SHRUB MASS PLANTINGS BORDER CURB WILL NOT HAVE EDGING.
2. CHAMFER EDGING TO BE FLUSH WITH FINISHED GRADE OF ADJACENT PAVING OR CURBS.
3. STAKE AS PER MANUFACTURER'S RECOMMENDATIONS.
4. IF EDGING EXTENDS ABOVE PAVING DUE TO SITE CONDITIONS, CHAMFER EDGE ABUTTING PAVEMENT.



STEEL EDGING DETAIL
NTS

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
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SPRINGDALE, AR

Key Plan

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L22-69

PLANTING DETAILS

L-501

DRAWING: G:\22303300_NEXAIR\INFRASTRUCTURE\CIVIL\DWG\PLANTING DETAILS.DWG
LAYOUT: PLANTING DETAILS - LAST SAVED: 8:02PM, 12/21/2022 11:31:08PM
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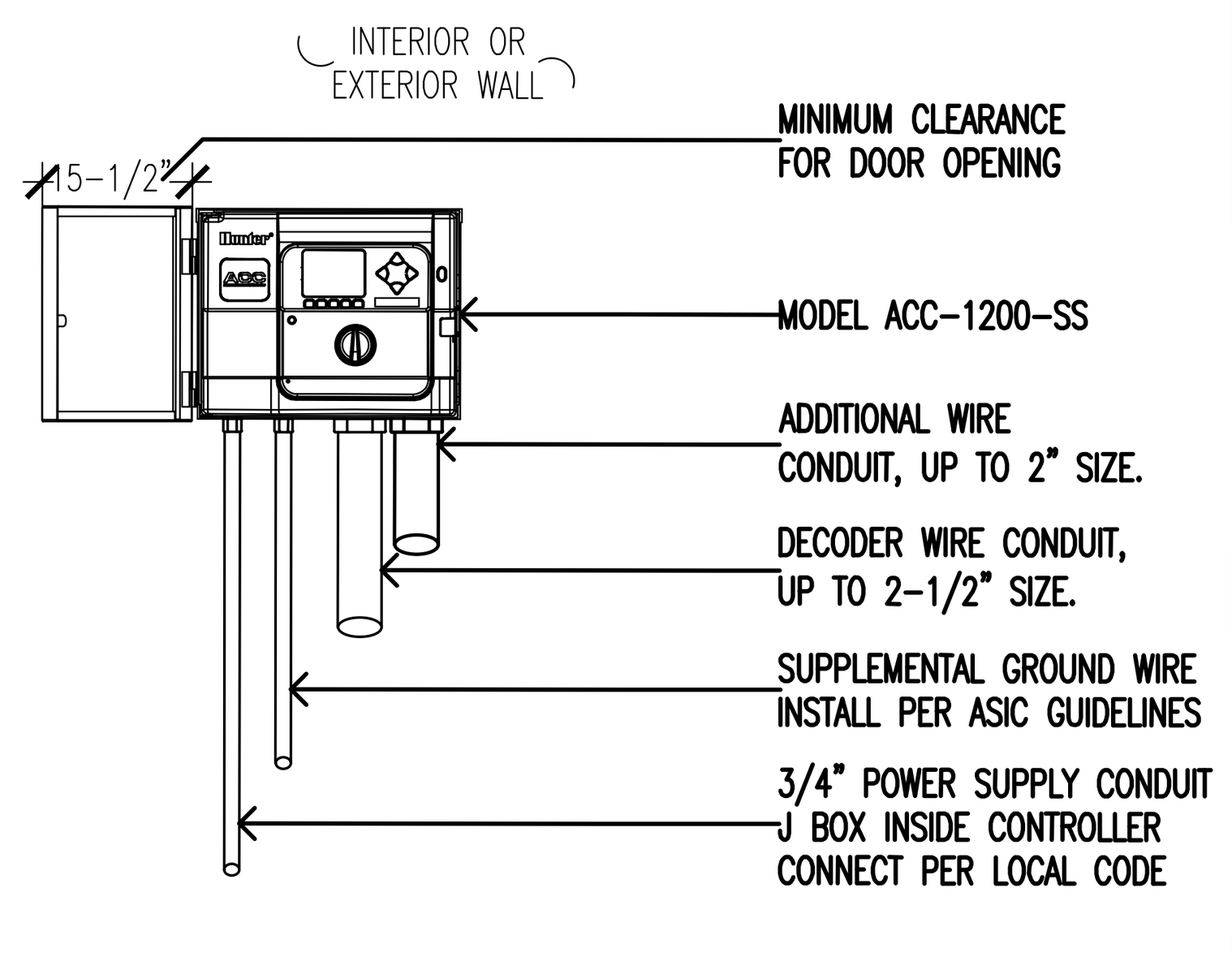
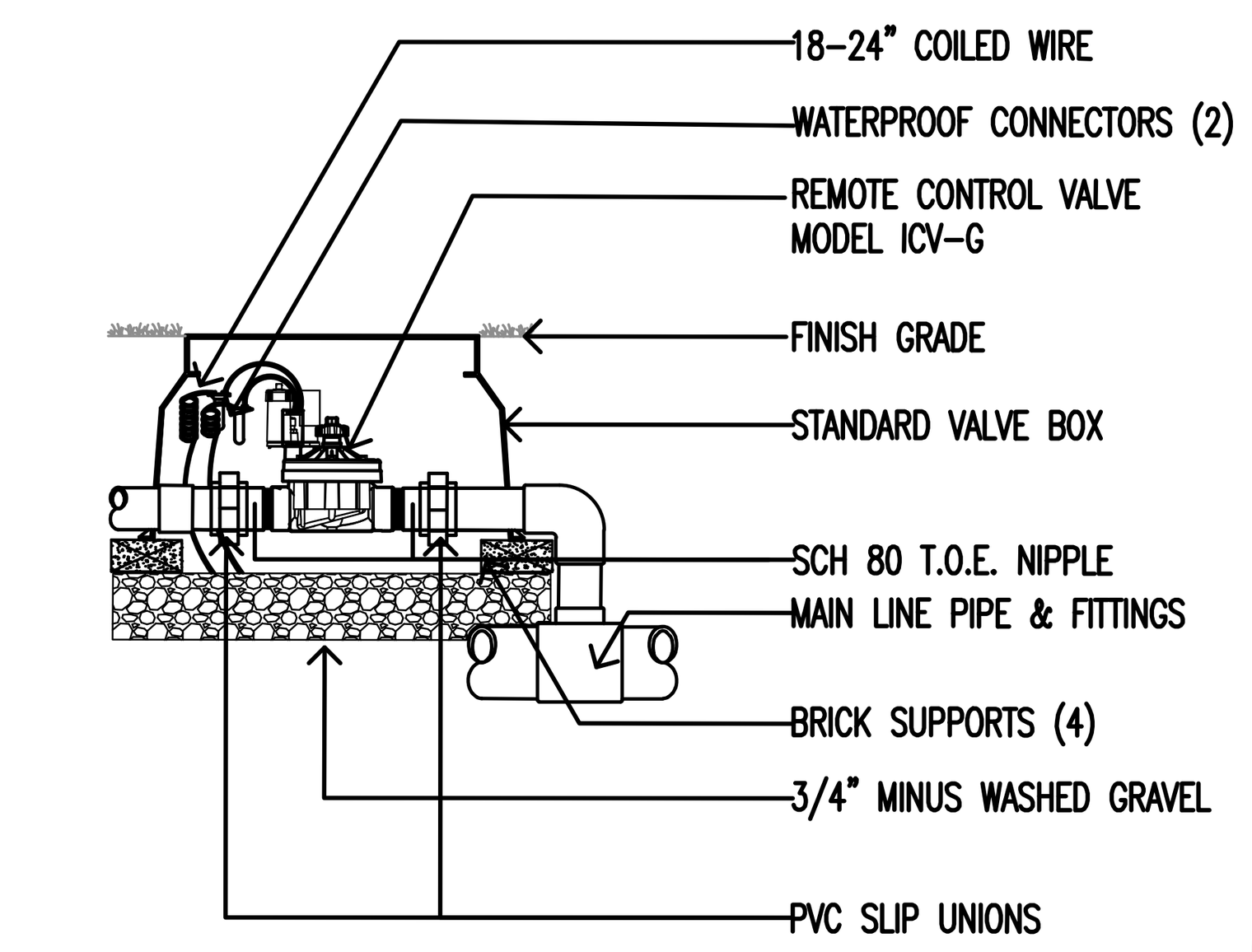
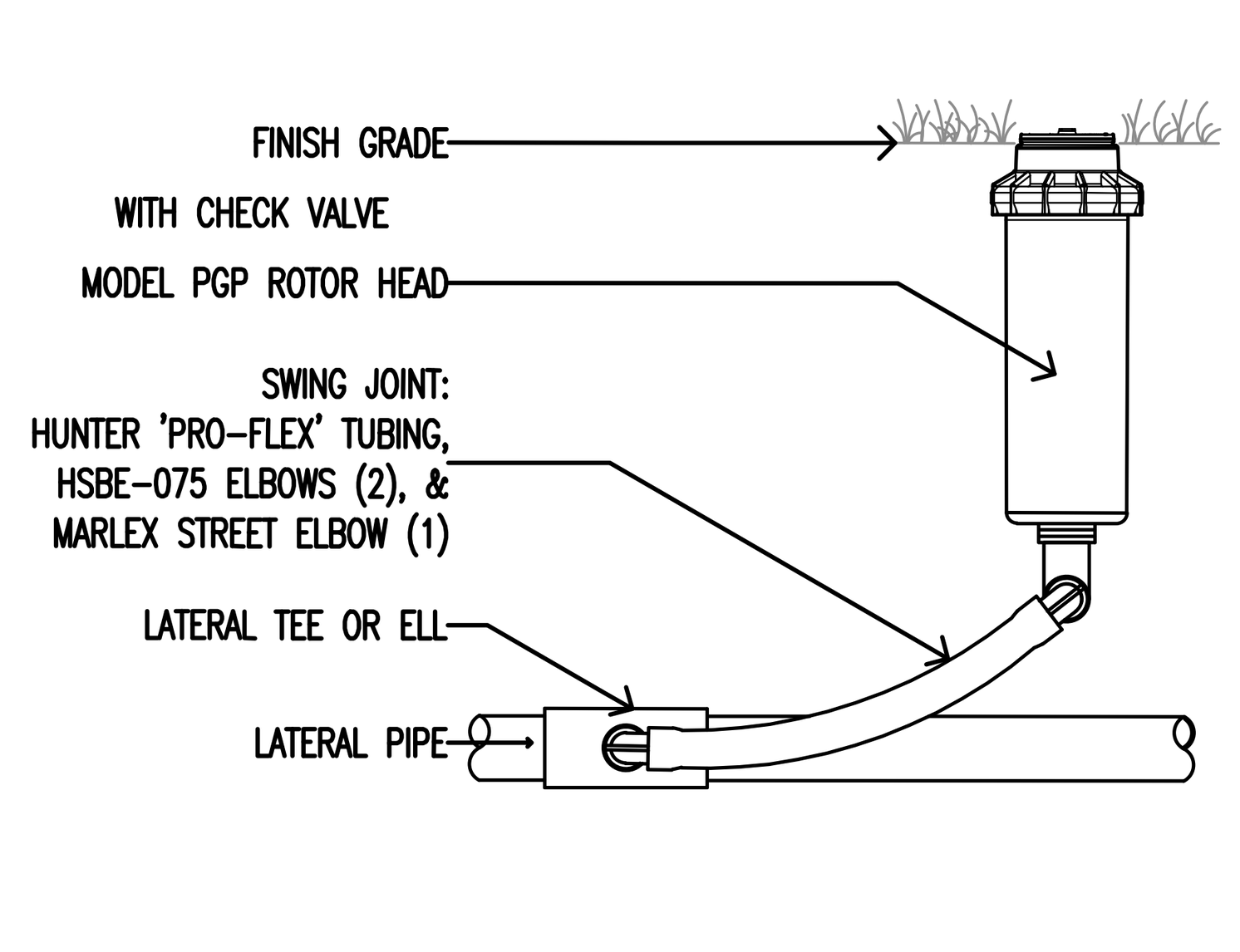


01 ACC-1200 CONTROLLER WALL MOUNT
SCALE: 1" = 1'-0" Hunter IRRIGATION DETAIL

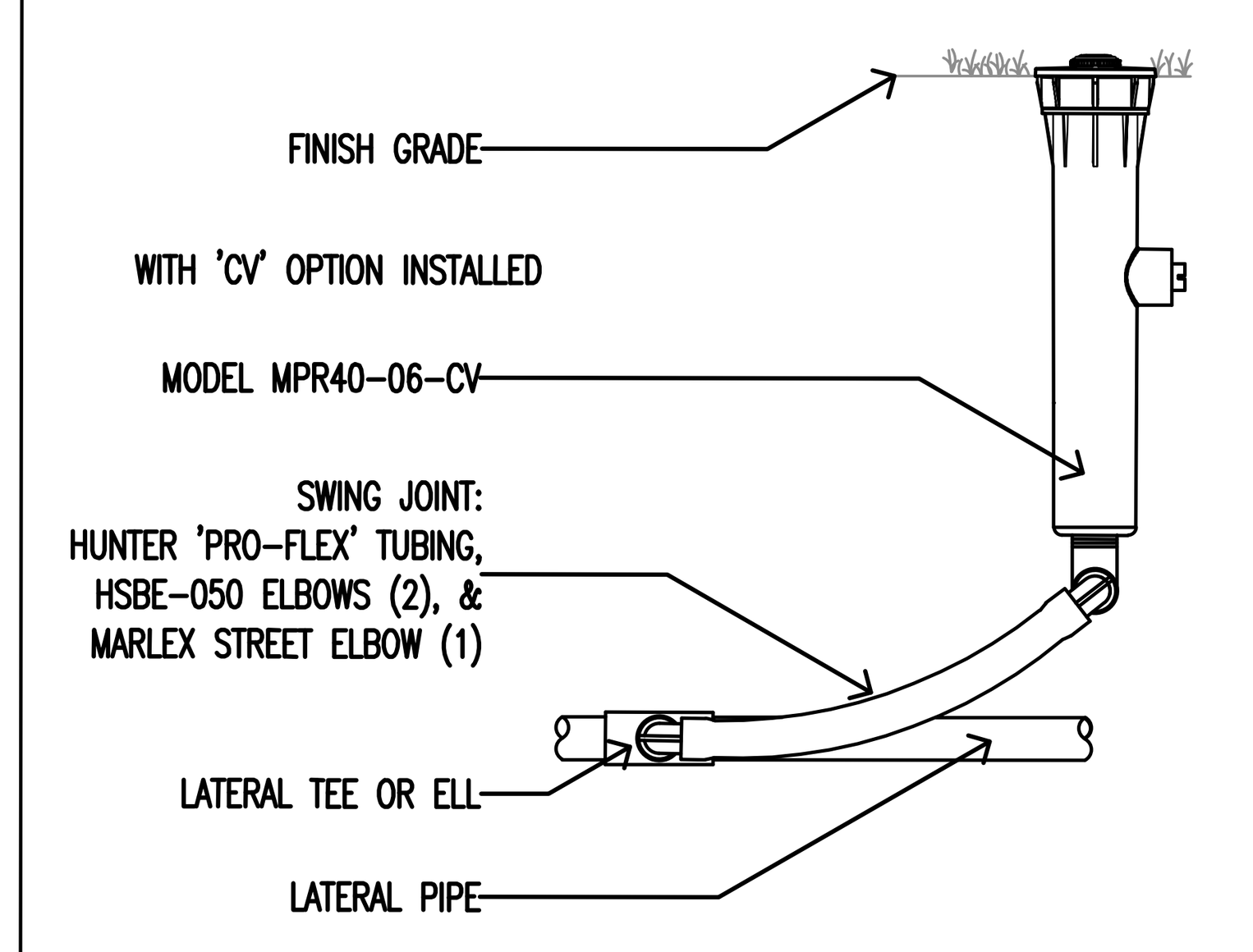


02 ICV GLOBE VALVE
SCALE: 1" = 1'-0" Hunter IRRIGATION DETAIL

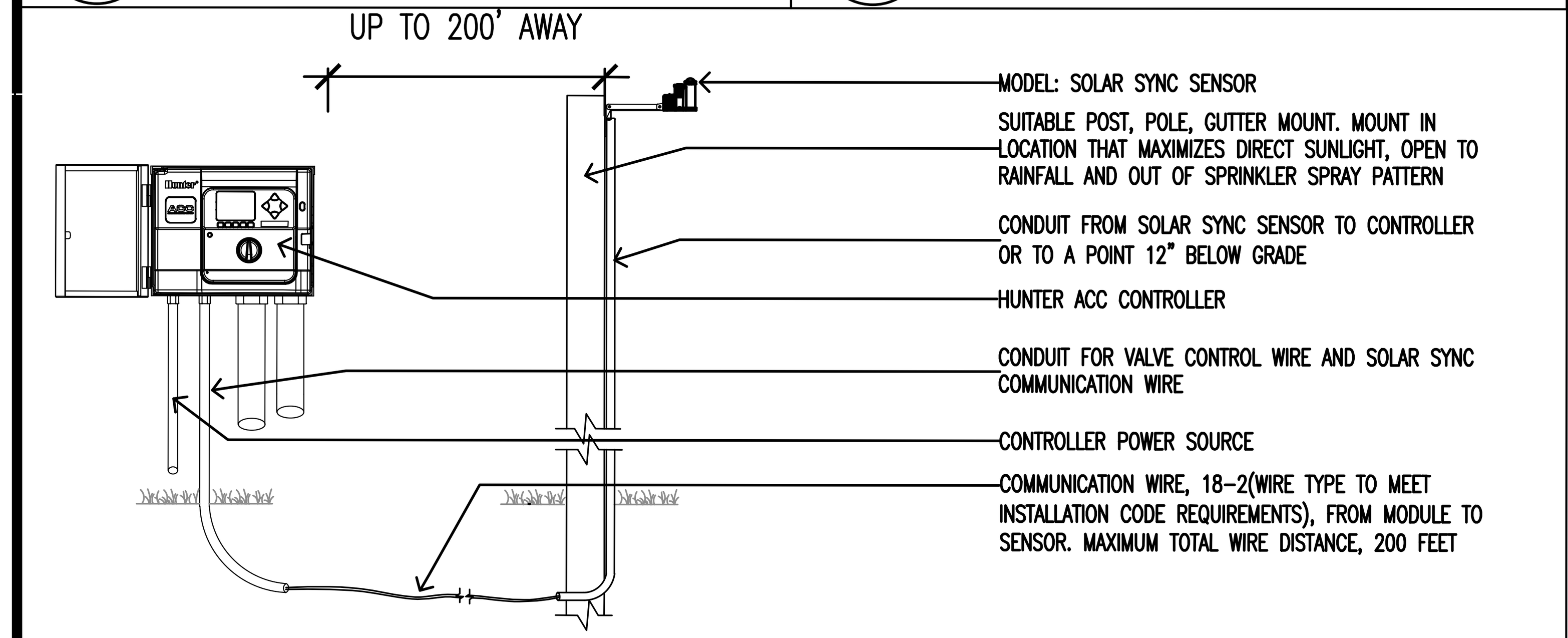
*When using larger GPM nozzles, beware of high friction loss in swing joints.



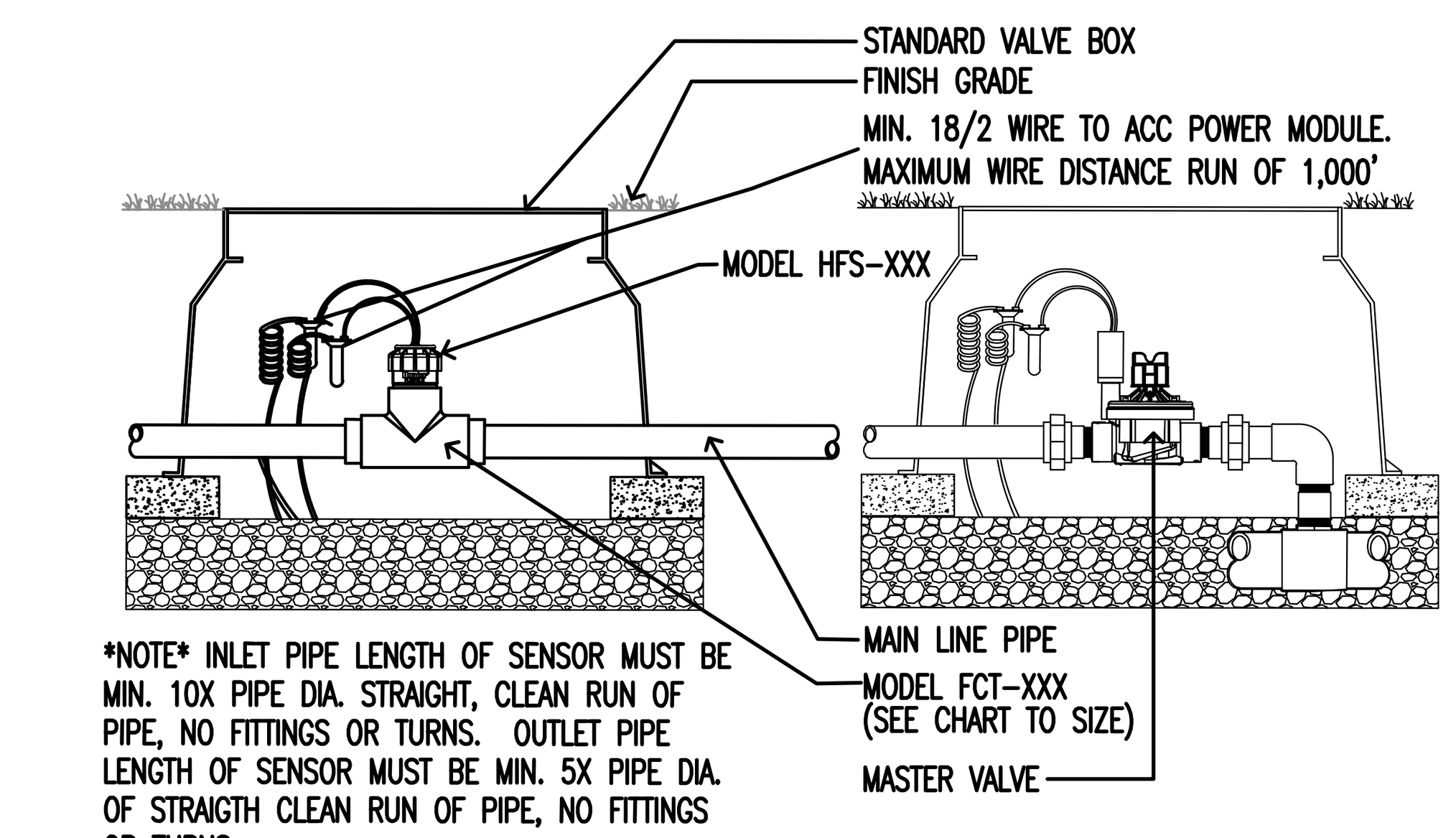
03 PGP ROTOR HEAD
SCALE: 3" = 1'-0" Hunter IRRIGATION DETAIL



04 MPR40-06-CV MP ROTATOR SPRINKLER
SCALE: 3" = 1'-0" Hunter IRRIGATION DETAIL



07 SOLAR SYNC SYSTEM
SCALE: 1" = 1'-0" Hunter IRRIGATION DETAIL

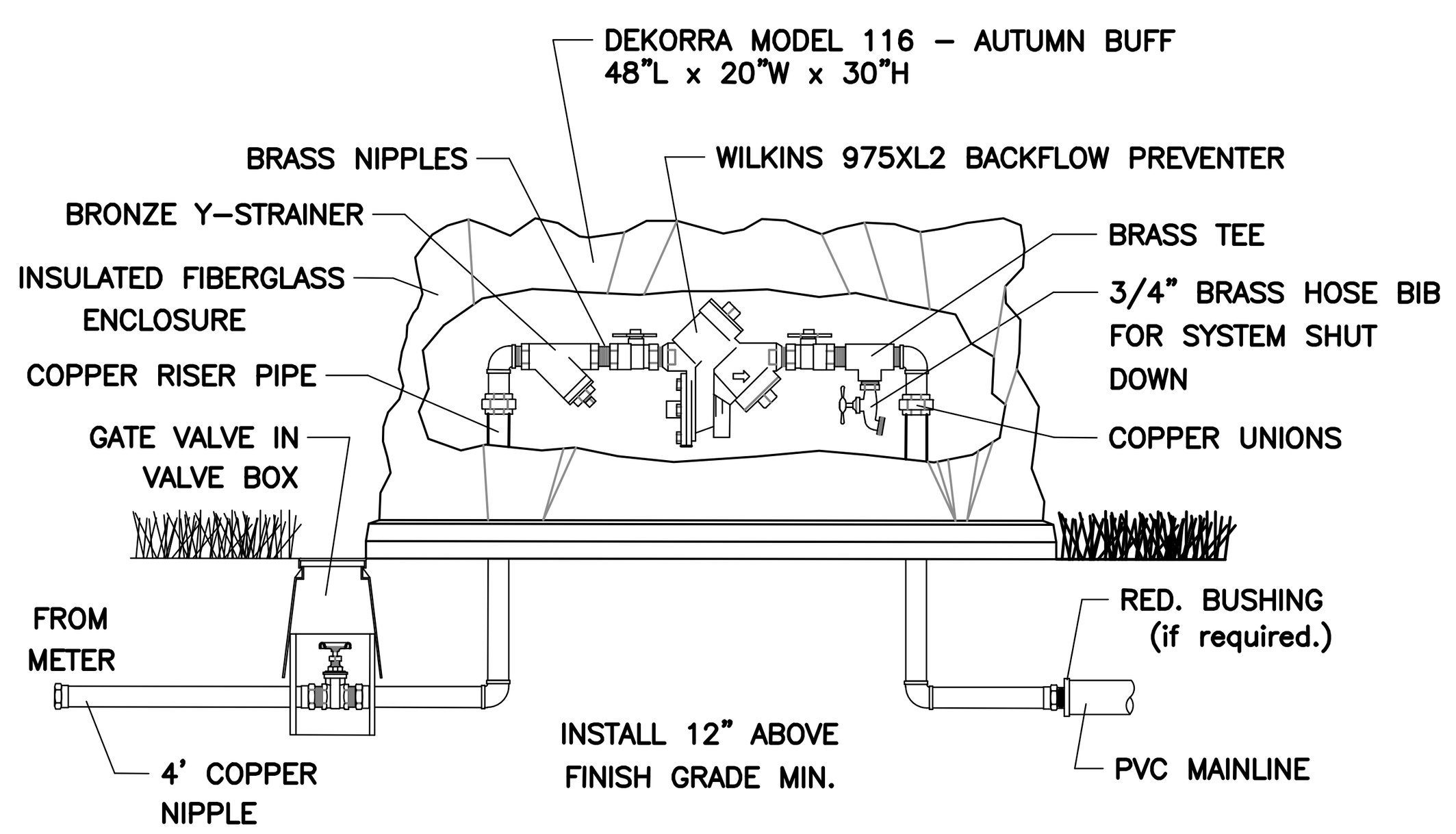


NOTE INLET PIPE LENGTH OF SENSOR MUST BE MIN. 10X PIPE DIA. STRAIGHT, CLEAN RUN OF PIPE, NO FITTINGS OR TURNS. OUTLET PIPE LENGTH OF SENSOR MUST BE MIN. 5X PIPE DIA. OF STRAIGTH CLEAN RUN OF PIPE, NO FITTINGS OR TURNS.

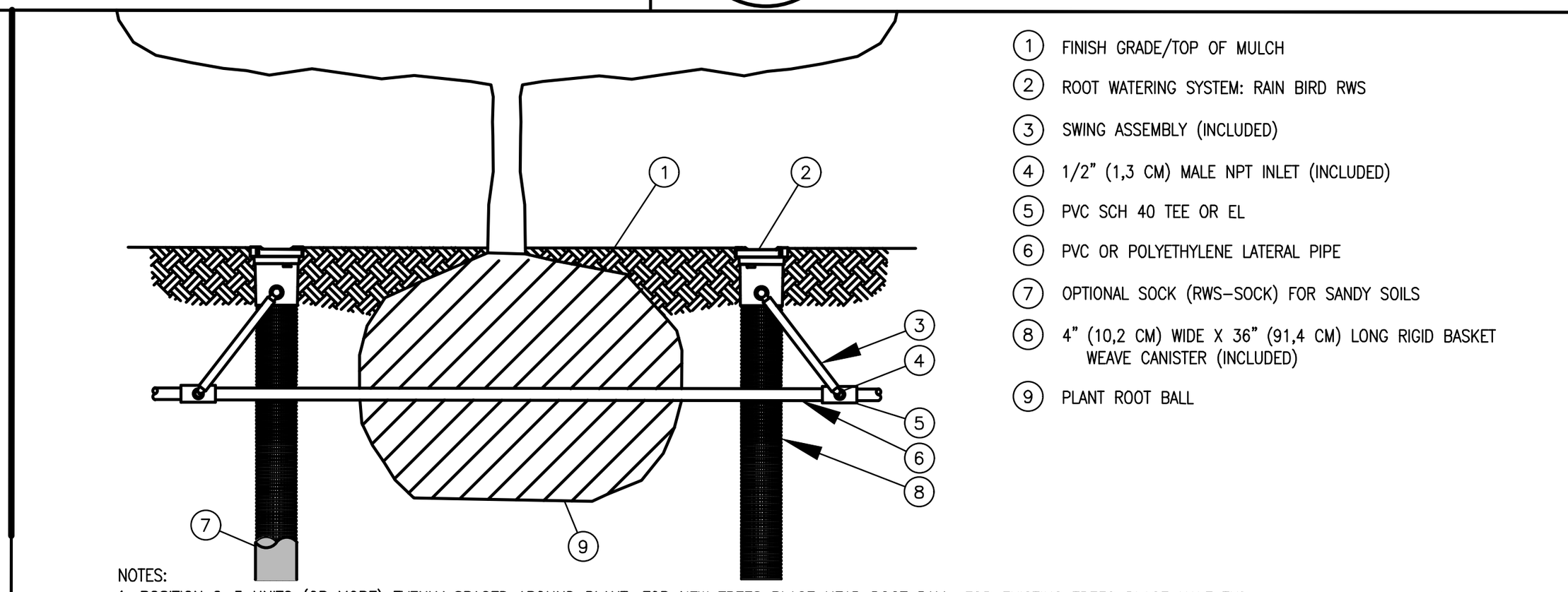
FCT FITTING SELECTION

FCT100	1 INCH	SCH. 40
FCT150	1.5 INCH	SCH. 40
FCT158	1.5 INCH	SCH. 80
FCT200	2 INCH	SCH. 40
FCT208	2 INCH	SCH. 80
FCT300	3 INCH	SCH. 40
FCT308	3 INCH	SCH. 80
FCT400	4 INCH	SCH. 40

08 HFS FLOW SENSOR
SCALE: 1.5" = 1'-0" Hunter IRRIGATION DETAIL

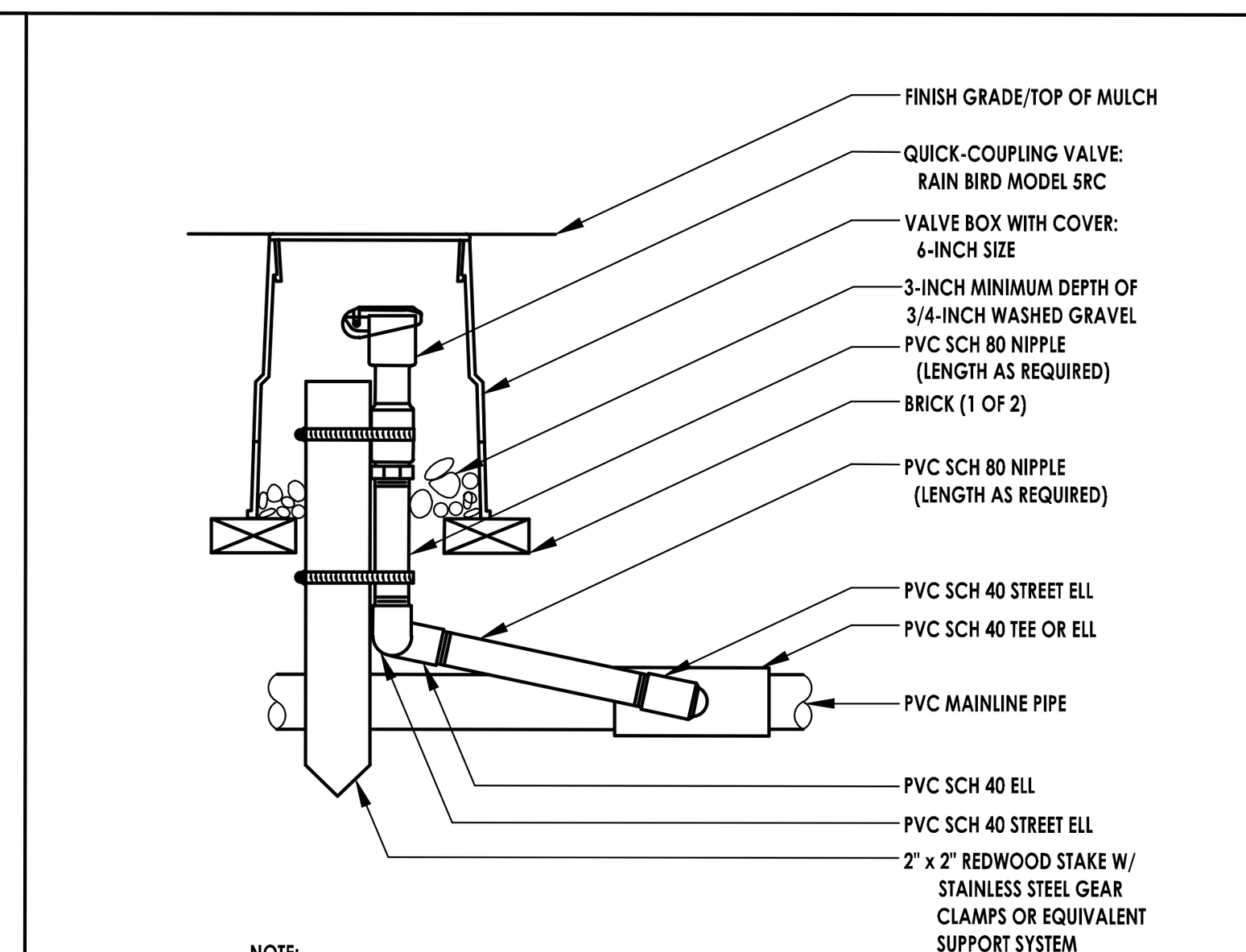


9 WILKINS 975XL2 BACKFLOW PREVENTER
NOT TO SCALE — REDUCED PRESSURE PRINCIPLE ASSEMBLY WITH DEKORRA COVER



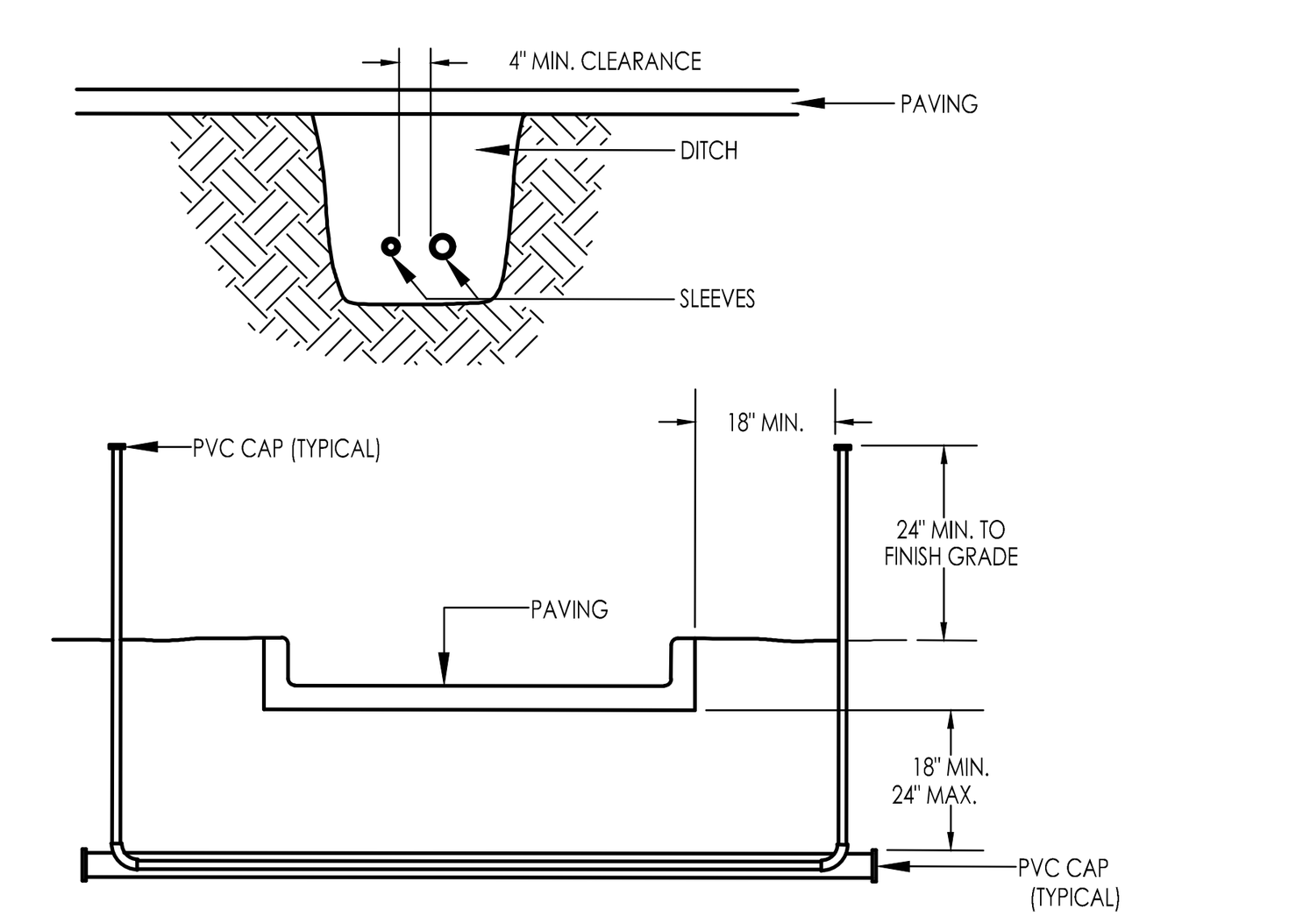
NOTES:
1. POSITION 2-3 UNITS (OR MORE) EVENLY SPACED AROUND PLANT. FOR NEW TREES PLACE NEAR ROOT BALL. FOR EXISTING TREES PLACE HALF THE DISTANCE BETWEEN CANOPY EDGE AND TREE TRUNK.
2. INSTALL PRODUCT WITH TOP EVEN WITH GROUND SURFACE.
3. RWS SERIES AVAILABLE IN THE FOLLOWING MODELS:
   RWS-B-C-1401: 0.25 GPM (0,95 L/M), CHECK VALVE
   RWS-B-1401: 0.25 GPM (0,95 L/M)
   RWS-B-X-1401: 0.25 GPM (0,95 L/M), 18" (45,7 CM) SWING ASSEMBLY
   RWS-B-C-1402: 0.5 GPM (1,9 L/M), CHECK VALVE
   RWS-B-1402: 0.5 GPM (1,9 L/M)
   RWS-B-C-1404: 1.0 GPM (3,8 L/M), CHECK VALVE
4. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" (1,9 CM) GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
5. ONCE RWS HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.
6. OPTIONAL RWS-SOCK FOR USE IN SANDY SOILS.

10 ROOT WATERING SYSTEM RWS 07-19-2013
N.T.S. INSTALLATION FOR TREES
IRRIGATION DETAILS



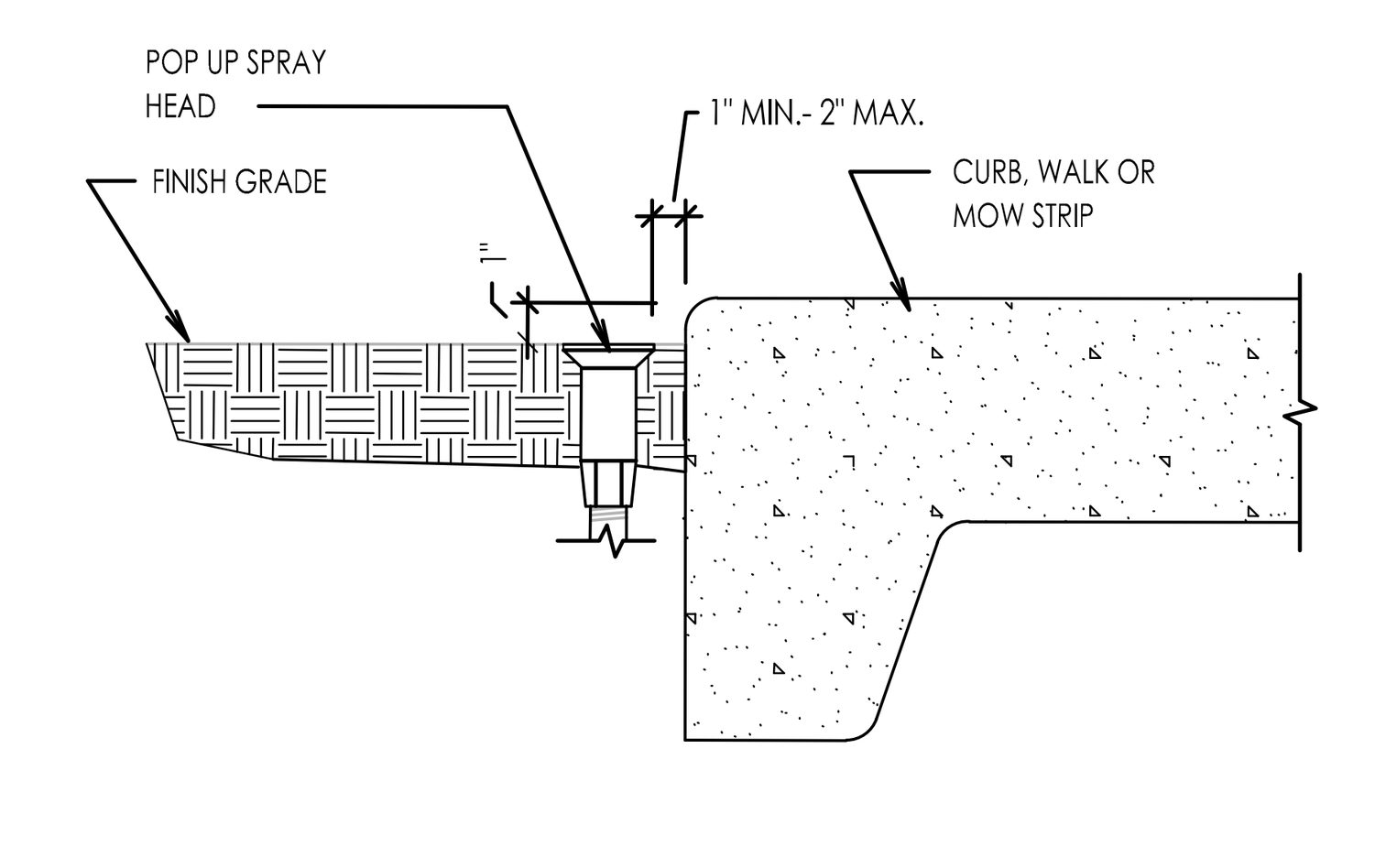
NOTE:
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.
2. PROVIDE (2) 55-K-1 KEYS AND (1) SH-1 SWIVEL PER QUICK COUPLING VALVE

11 QUICK-COUPLING VALVE

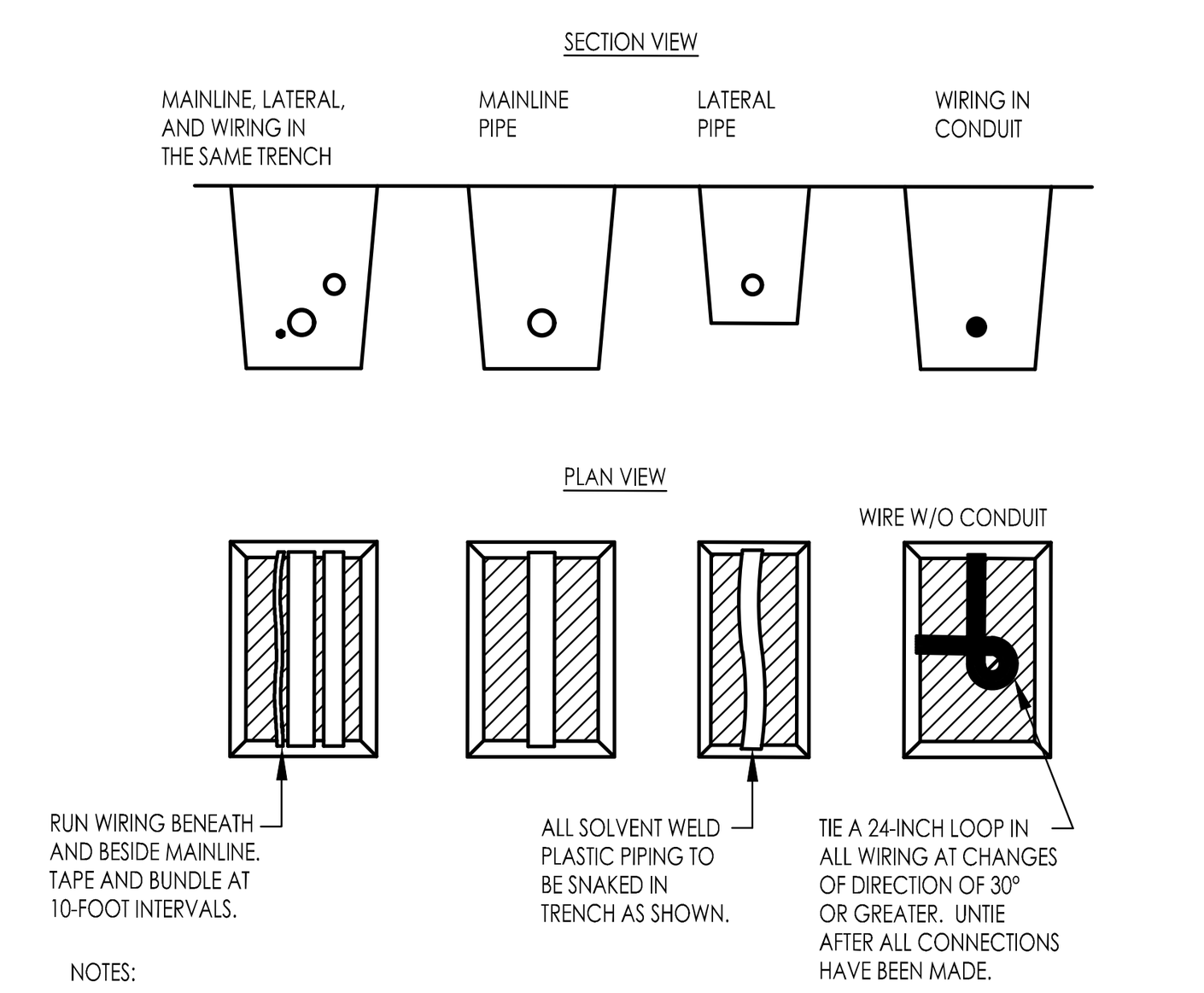


NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE SCHEDULE 40 PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.

12 SLEEVING

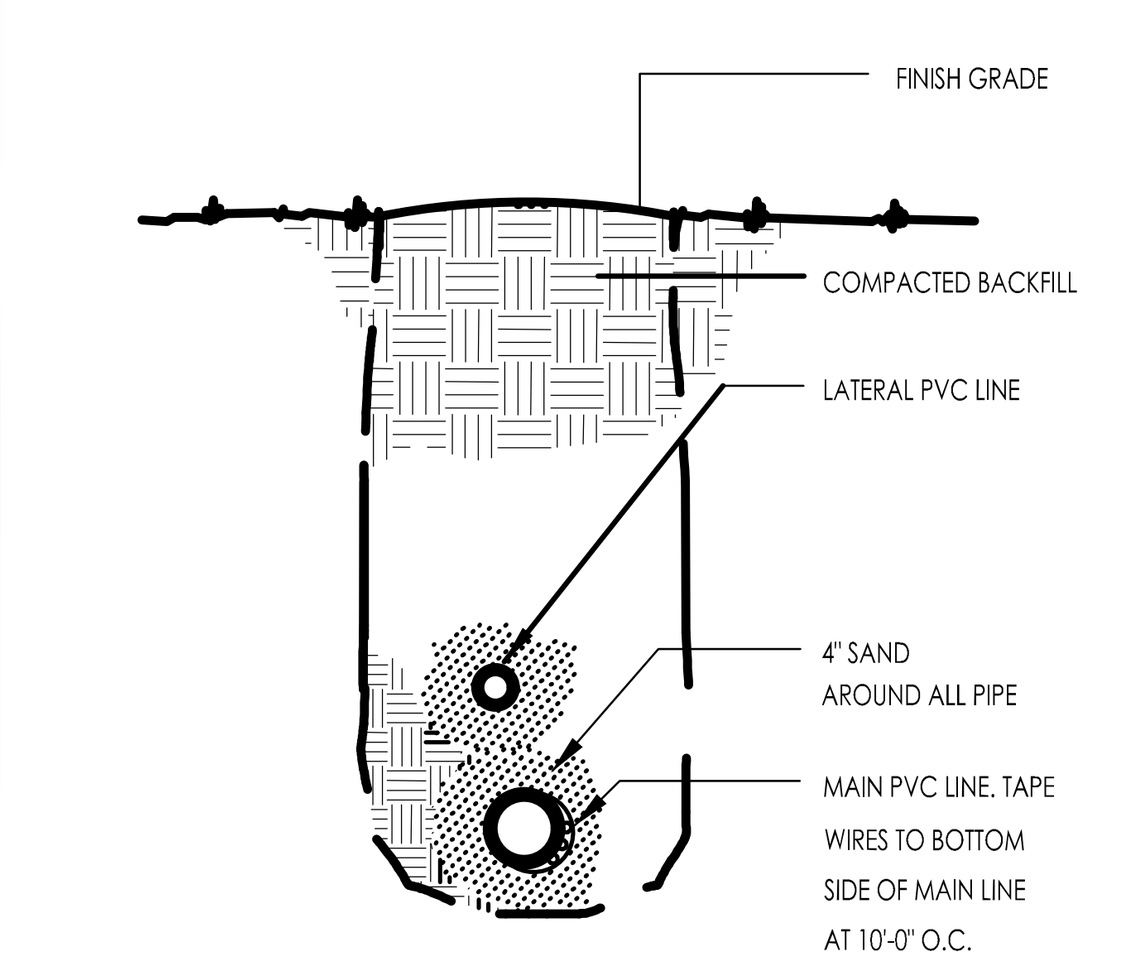


13 SPRAY HEAD NEXT TO CURB OR WALL



NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH CLASS 200 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.

14 PIPE & WIRE TRENCHING



15 TRENCH SECTION

IRRIGATION NOTES

1. CONTRACTOR SHALL CAREFULLY VERIFY A MINIMUM DYNAMIC WATER PRESSURE OF 85psi WITH A FLOW RATE OF 75gpm AT THE WATER METER LOCATION PRIOR TO INSTALLATION. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF WATER PRESSURE IS LESS THAN OR SIGNIFICANTLY HIGHER THAN NOTED.
2. PLEASE NOTE: IF PRESSURE IS NOT SATISFACTORY THERE MAY BE A NEED FOR A BOOSTER PUMP TO ENHANCE PERFORMANCE OF THE SYSTEM. THE LANDSCAPE CONTRACTOR SHALL REPORT PRESSURE FINDINGS TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE SYSTEM FOR DETERMINATION OF ANY BOOSTER NEEDS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ALL UTILITIES DURING THE INSTALLATION. CONTRACTOR SHALL SEEK ASSISTANCE FROM THE LOCAL UTILITIES IN THE LOCATION OF THE UTILITIES PRIOR TO EXCAVATION.
4. CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS, ADHERE TO ALL MUNICIPAL CODES AND FOLLOW STANDARD AND ACCEPTED LOCAL PRACTICES.
5. A DRAIN VALVE SHALL BE INSTALLED AT THE LOWEST PORTION OF EACH ZONE AND AT 100' INTERVALS ON THE MAINLINE FOR WINTERIZATION.
6. VALVE WIRING SHALL BE 12 GAUGE SINGLE STRAND COPPER DIRECT BURIAL DECODER SYSTEM IRRIGATION WIRE. PROVIDE ALL SPLICES SHALL BE WATERPROOF AND PLACED AT VALVE LOCATIONS ONLY.
7. ALL LATERAL LINE PIPING SHALL BE CLASS 200 SDR 21 PVC. ALL MAINLINE PIPING SHALL BE SCHEDULE 40 PVC. ALL FITTINGS SHALL BE SCH. 40 TYPE 1. USE A PVC SOLVENT AND PRIMER AS RECOMMENDED/APPROVED BY THE PIPE MANUFACTURER. ALL MATERIAL AND EQUIPMENT SHALL BE OF DOMESTIC MANUFACTURER PROCEEDING WITH RELATED WORK.
8. PLACE ALL PIPING ON THE PERIMETER OF LANDSCAPE AREAS WHERE POSSIBLE. PLACE VALVES IN PLANTING AREAS WHERE POSSIBLE. LIMIT TRENCHING AROUND EXISTING TREES AS MUCH AS POSSIBLE. BE AWARE OF THE LOCATION OF NEW TREES AND SHRUBS AND PLACE PIPING AWAY FROM THE ROOT BALLS.
9. THERE SHALL BE A CLOSED LOOP MAINLINE AROUND THE PERIMETER OF THE PROPERTY TO AID IN BALANCE OF FLOWS AND PRESSURE, AND ALLOW FOR FUTURE EXPANSION OF THE SYSTEM..
10. PROVIDE FOR WINTERIZATION BY THE BLOW OUT METHOD.
11. COORDINATE LOCATION OF THE CONTROL BOX AND RAIN SENSOR WITH THE OWNER.
12. PROVIDE 100% COVERAGE FOR ALL LANDSCAPE AREAS AND MAKE FINAL ADJUSTMENTS TO OBTAIN OPTIMAL PERFORMANCE. ALL PLANT BEDS SHALL BE DRIP IRRIGATION PLACED ON SEPARATE ZONES FROM THE TURF AREAS.
13. CONTRACTOR TO PROVIDE SERVICE TAPS, LINES AND METER FOR IRRIGATION SYSTEM SERVICE
14. COMPACT BACK FILL IN ALL TRENCHES TO STANDARD SUB GRADE COMPACTION REQUIREMENTS GIVEN IN SITE GRADING SPECIFICATIONS.
15. CONTRACTOR IS RESPONSIBLE FOR SIZING ALL WIRING TO CONTROL VALVES. DIRECT BURIAL QUALITY WIRE WITH SEALED WATERPROOF CONNECTORS REQUIRED.
16. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURERS DETAILS AND SPECIFICATIONS.
17. WHEN TRENCHING UNDER THE DRIPLINE OF EXISTING TREES EXTREME CARE MUST BE GIVEN TO AVOID ROOT DAMAGE. IF AT ALL POSSIBLE AVOID TRENCHING INSIDE THE DRIPLINE BY GOING AROUND THE TREE RATHER THAN UNDER IT. IF TRENCHING MUST OCCUR UNDER THE DRIPLINE, USE EITHER TUNNELING OR HAND-DIGGING METHODS RATHER THAN A MECHANICAL TRENCHER. MINIMIZE THE IMPACTS OF ROOT SEVERING BY AVOIDING CONSTRUCTION DURING HOT, DRY WEATHER, KEEPING TREES WELL WATERED BEFORE AND AFTER DIGGING AND COVERING ROOTS WITH SOIL OR MULCH AS SOON AS POSSIBLE.

USE EQUIPMENT SPECIFIED AND STANDARDS SHOWN IN THE IRRIGATION DETAILS OF THIS SET

*** TREE WATERING NOTE ***:

1. CONTRACTOR SHALL PLUMB THE RAIN BIRD-RWS-B-C-SOCK 1401 INTO ZONES ACCORDING TO THE FLOWS AND PRESSURES ALLOWED. THESE ZONES SHALL BE ON SEPARATE CONTROL CIRCUITS TO PROVIDE AN ALTERNATE WATERING SOURCE FOR THE TREES DURING ESTABLISHMENT.

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L22-69
NEXAIR
SPRINGDALE, AR

Key Plan

No.	Description	Date

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PROJECT NO: 22303300
ISSUE DATE: 11/22/22
CONTACT: C. THREET
QC by:
QC Date:

PRELIMINARY PLANS

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L22-69
IRRIGATION DETAILS 1 OF 2
LI-501

DRAWING: G:\22303300_NEXAIR\INFRASTRUCTURE\CIVIL\DWG\IRRIGATION DETAILS.DWG
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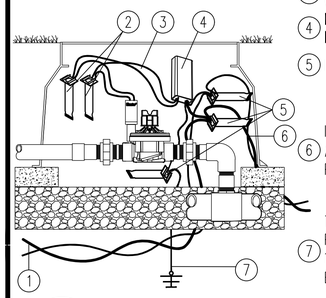
LAST PLOTTED BY: HUNTER COLLINS, 11/22/2022 11:46:48 AM ("PLOTTED BY:" VALID ON HARD COPY ONLY)

NOTE: All ICD 100 DECODERS SHALL HAVE THE FOLLOWING ADDRESS AND CORRESPONDING COLOR
ADDRESS 1 = Black

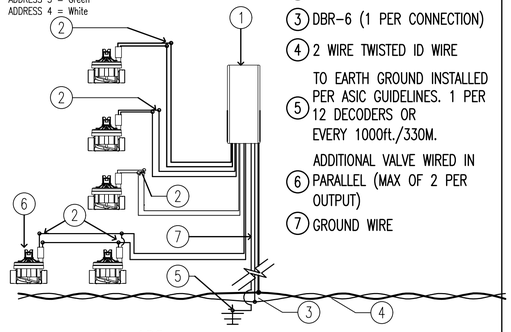


1. ID WIRE PATH TWISTED TO NEXT DECODER
2. DBY (2)
3. TWO BLACK WIRES TO VALVE SOLENOID
4. MODEL ICD-100 DECODER
5. DBR-6 (3)
6. ID WIRE PATH FROM CONTROLLER ALLOW 5 ft/1.5M SLACK PER DECODER
7. TO EARTH GROUND INSTALLED PER ASIC GUIDELINES. 1 PER 12 DECODERS OR EVERY 1000ft./330M.

01 ICD 100 DECODER

SCALE: 1.5" = 1'-0" Hunter IRRIGATION DETAIL

NOTE: All ICD 400 DECODERS SHALL HAVE THE FOLLOWING ADDRESS AND CORRESPONDING COLOR
ADDRESS 1 = Black
ADDRESS 2 = Yellow
ADDRESS 3 = Green
ADDRESS 4 = White

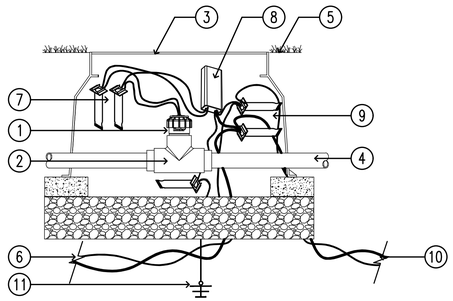


1. ICD-400 DECODER
2. DBY (2 PER VALVE)
3. DBR-6 (1 PER CONNECTION)
4. 2 WIRE TWISTED ID WIRE
5. TO EARTH GROUND INSTALLED PER ASIC GUIDELINES. 1 PER 12 DECODERS OR EVERY 1000ft./330M.
6. ADDITIONAL VALVE WIRED IN PARALLEL (MAX OF 2 PER OUTPUT)
7. GROUND WIRE

ICD 400

02 DECODER SCHEMATIC

SCALE: 3" = 1'-0" Hunter IRRIGATION DETAIL

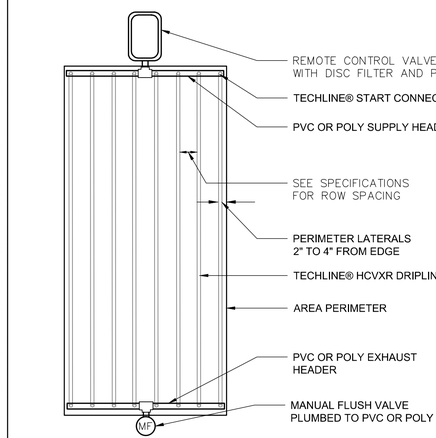


NOTE
1.) REFER TO THE FLOW SENSOR DETAIL FOR CORRECT INSTALLATION.
2.) ALL WIRE SHALL BE 12 OR 14 AWG TWISTED ID-WIRE FROM HUNTER INDUSTRIES..

1. MODEL HFS-XXX. SEE FLOW SENSOR DETAIL.
2. MODEL FCT-XXX. SEE FLOW SENSOR DETAIL.
3. STANDARD VALVE BOX
4. MAIN LINE PIPE
5. FINISHED GRADE
6. ID WIRE PATH TO NEXT DECODER AS NEEDED
7. DBY (2)
8. MODEL ICD-SEN - SENSOR DECODER
9. DBR-6 (3)
10. ID WIRE PATH FROM CONTROLLER ALLOW 5 ft/1.5M SLACK PER DECODER
11. TO EARTH GROUND INSTALLED PER ASIC GUIDELINES. 1 PER 12 DECODERS OR EVERY 1000ft./330M.

03 SENSOR DECODER DETAIL

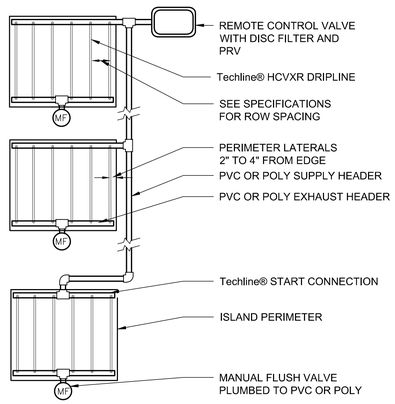
SCALE: 1.5" = 1'-0" Hunter IRRIGATION DETAIL



NOTE:
1. RECOMMENDED MINIMUM FILTRATION: 120 MESH
2. PRESSURE AT FLUSH VALVE SHALL BE MIN 21.8 PSI
3. HIGH CHECK VALVE (MAX 8.5' OF WATER (ELEVATION CHANGE))
4. REFER TO MAXIMUM LENGTH OF A SINGLE LATERAL CHART

04 Techline® HCVXR END FEED LAYOUT

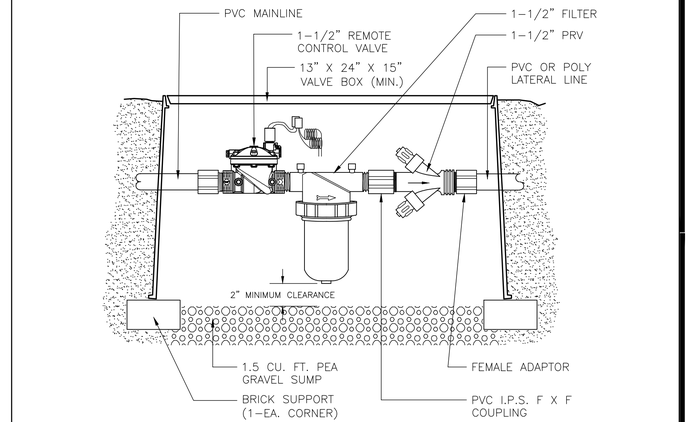
NOT TO SCALE — DETAIL – H101



NOTE:
1. RECOMMENDED MINIMUM FILTRATION: 120 MESH
2. PRESSURE AT FLUSH VALVE SHALL BE MIN 21.8 PSI
3. HIGH CHECK VALVE (MAX 8.5' OF WATER (ELEVATION CHANGE))
4. REFER TO MAXIMUM LENGTH OF A SINGLE LATERAL CHART

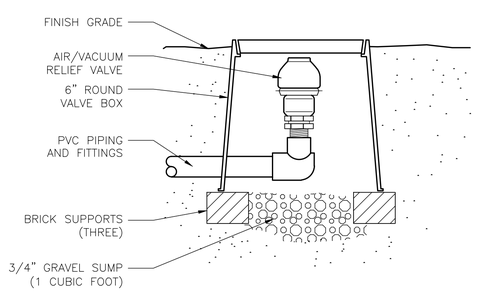
05 Techline® HCVXR ISLAND LAYOUT

NOT TO SCALE — DETAIL – H103



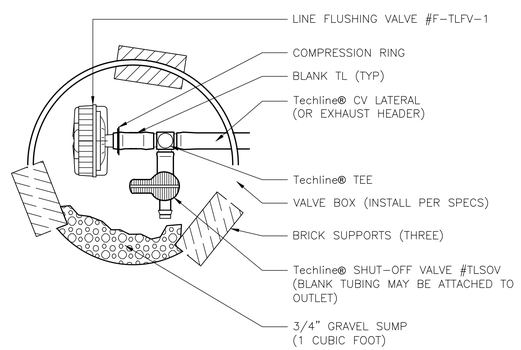
06 COMMERCIAL CONTROL ZONE ASSEMBLY: P/N LVCZ-150 11 - 35 GPM

NOT TO SCALE — DETAIL – L223



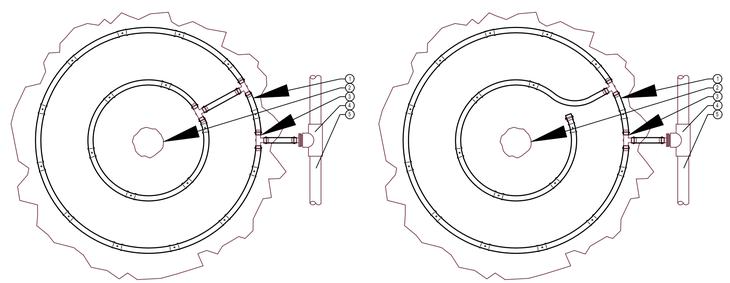
07 GUARDIAN 1" AIR/VACUUM RELIEF VALVE (PLUMBED TO PVC)

NOT TO SCALE — DETAIL – D281



08 Techline® LINE FLUSHING VALVE WITH SHUT-OFF VALVE

NOT TO SCALE — DETAIL – D121



LEGEND:
1. PROFESSIONAL LANDSCAPE DRIPLINE PER PLAN
2. TREE (SEE PLANTING PLAN)
3. PLD OR PLD-LOC FITTING TYP.
4. PVC TO DRIP LINE TUBING CONNECTION (TYP.)
5. PVC LATERAL LINE

NOTES
AIR RELIEF VALVE INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.

ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.

FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.

09 LANDSCAPE DRIPLINE – TREE RING LARGE SPECIMEN

SCALE: NOT TO SCALE

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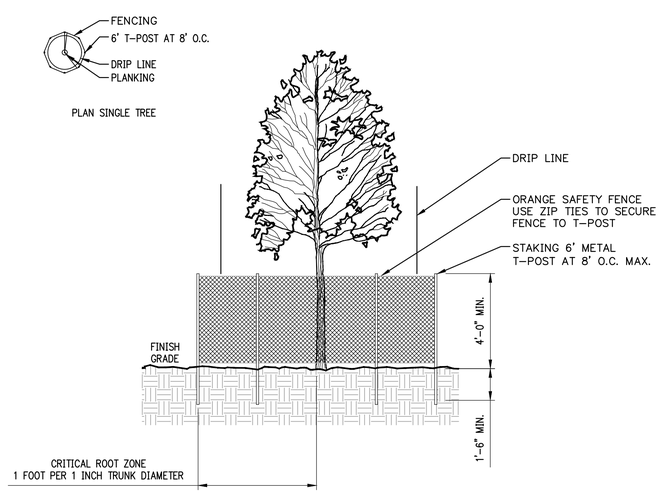
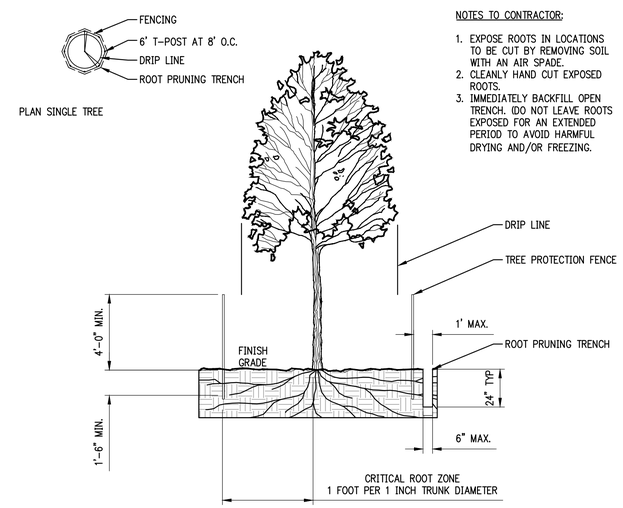
IRRIGATION DETAILS 2 OF 2

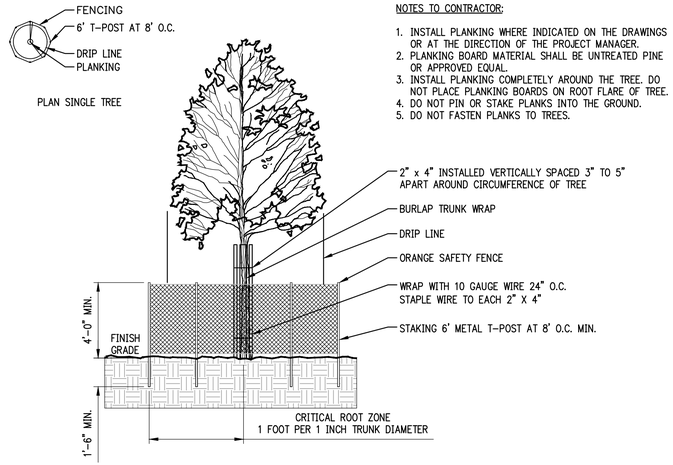
LI-502



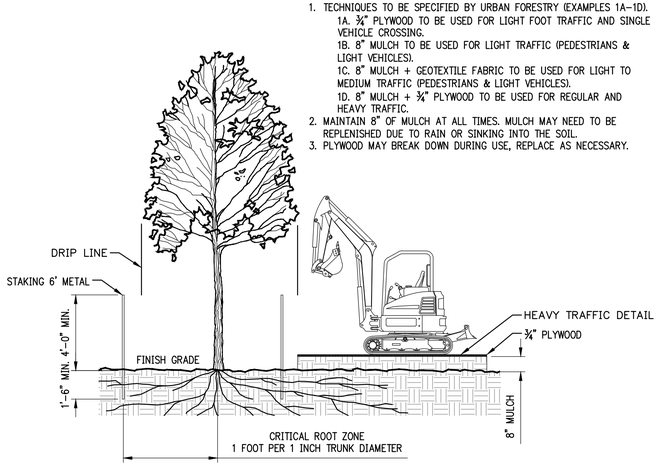
TREE PRESERVATION FENCING DETAIL
NTS



ROOT PRUNING DETAIL
NTS



TREE PRESERVATION FENCING AND PLANKING DETAIL
NTS



SOIL COMPACTION PREVENTION DETAIL
NTS

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L22-69
NEXAIR
SPRINGDALE, AR

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QC By:
QC Date:

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TREE PRESERVATION DETAILS

TP-501

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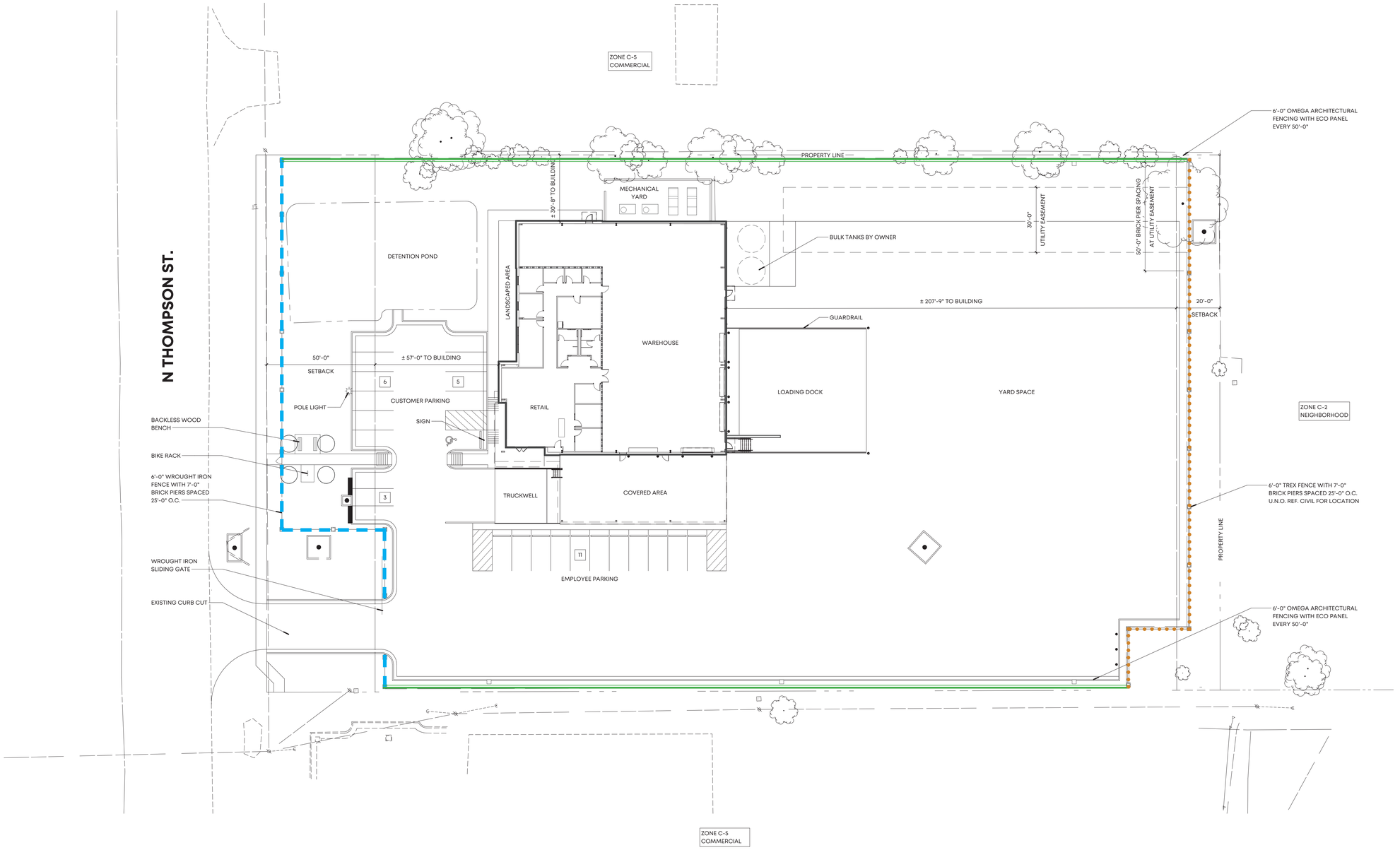
LAYOUT: TREE PRESERVATION DETAILS | LAST SAVED: 11/22/2022 3:51:30 PM
PLOTTED: 11/22/2022 3:51:30 PM BY: RICHARD.COPY ONLY!



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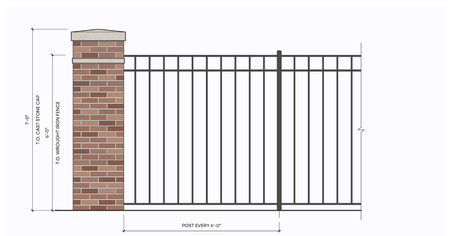
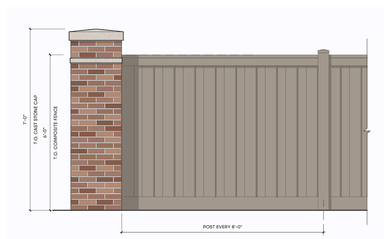
FENCE LEGEND



WROUGHT IRON FENCE WITH BRICK PIERS



TREX FENCING WITH BRICK PIERS



OMEGA ARCHITECTURAL FENCING

LRK

50 South B.B. King Blvd.
Suite 600
Memphis, TN 38103
901.521.1440

Client:

nexAir, LLC.

1350 Concourse Ave Suite 103,
Memphis, TN 38104

Issues and Revisions

#	Date	Issued / Revised

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Seal

11.03.22
FOR REVIEW ONLY - NOT FOR CONSTRUCTION

LRK Project Number: 01.22047.00

Project Name:

nexAir Springdale

2553 N Thompson Street
Springdale, AR 72764

Drawing Name:

BUILDING ELEVATIONS

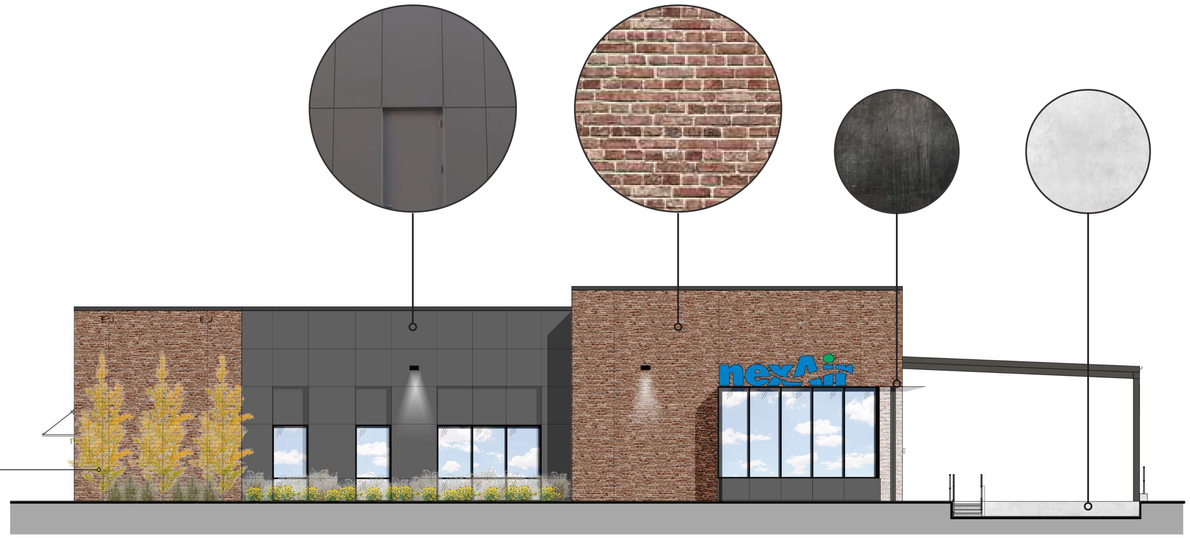
Drawn By: KAM

Checked By: JW, TP

R100

BRICK: 55%
FLAT METAL PANEL: 30%
STOREFRONT: 15%

REFERENCE SHEET L-101 FOR LANDSCAPE PLAN.

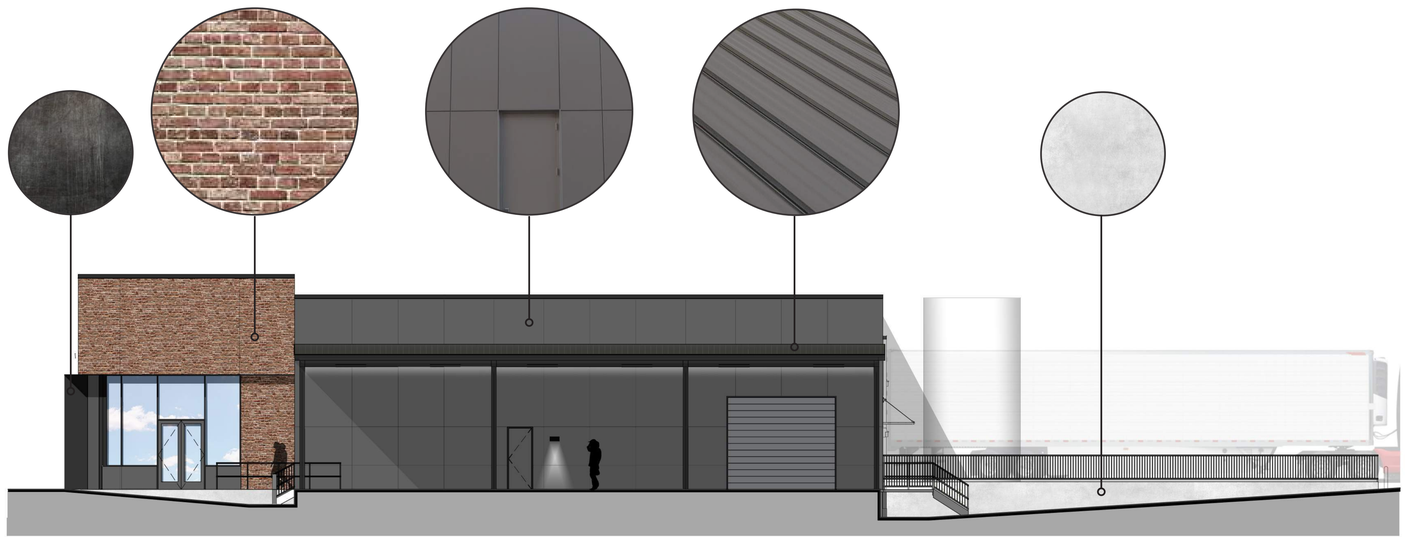




8 WEST ELEVATION

SCALE: 1/8" = 1'-0"

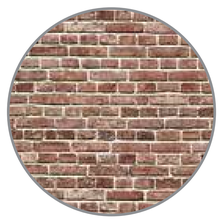
BRICK: 15%
FLAT METAL PANEL: 70%
STOREFRONT: 5%
OPENINGS: 10%



20 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

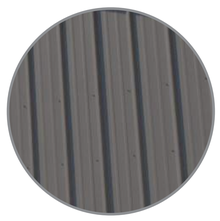
MATERIAL LEGEND



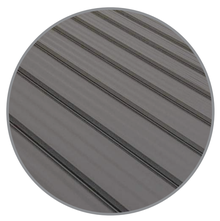
BRICK
RED BROWN



FLAT METAL PANEL
DARK GRAY



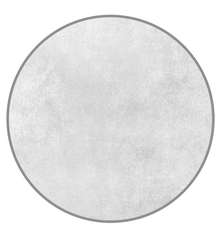
RIBBED METAL PANEL
DARK GRAY



STANDING SEAM
DARK GRAY



STEEL PLATE



CONCRETE

LRK

50 South B.B. King Blvd.
Suite 600
Memphis, TN 38103
901.521.1440

Client:
nexAir, LLC.

1350 Concourse Ave Suite 103,
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Seal

10/20/22
FOR REVIEW ONLY - NOT FOR CONSTRUCTION

LRK Project Number: 01.22047.00

Project Name:
nexAir Springdale

2553 N Thompson Street
Springdale, AR 72764

Drawing Name:
BUILDING ELEVATIONS

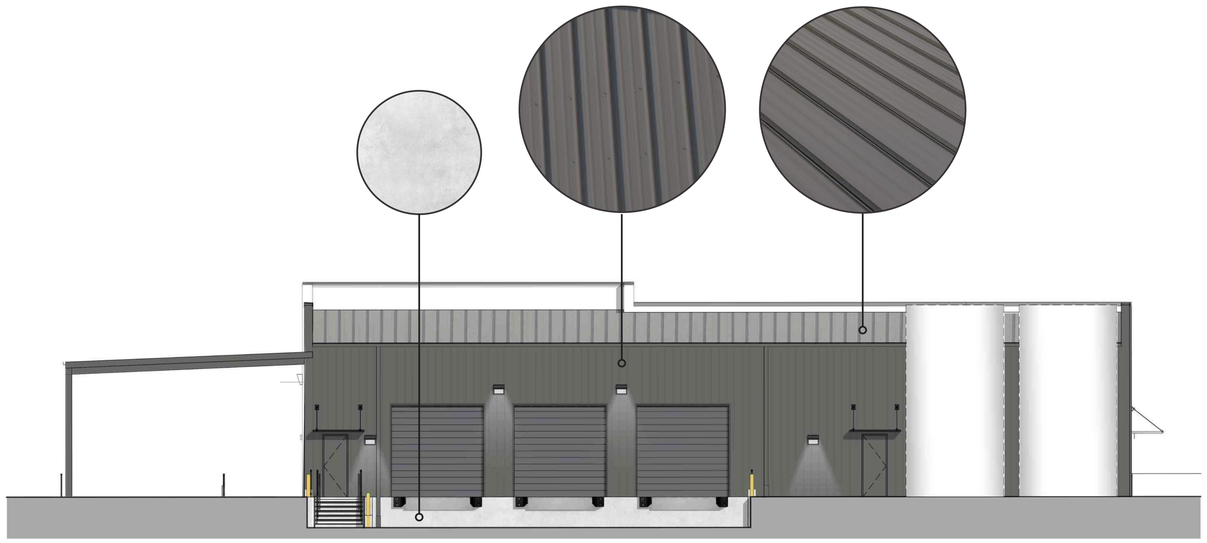
Drawn By: KAM

Checked By: JW, TP

R201

10/20/2022 2:36:10 PM C:\Revit Projects\22047 - nexAir Springdale - CENTRAL-19_kmoore6WP-JZ.rvt

RIBBED METAL PANEL: 75%
OPENINGS: 25%

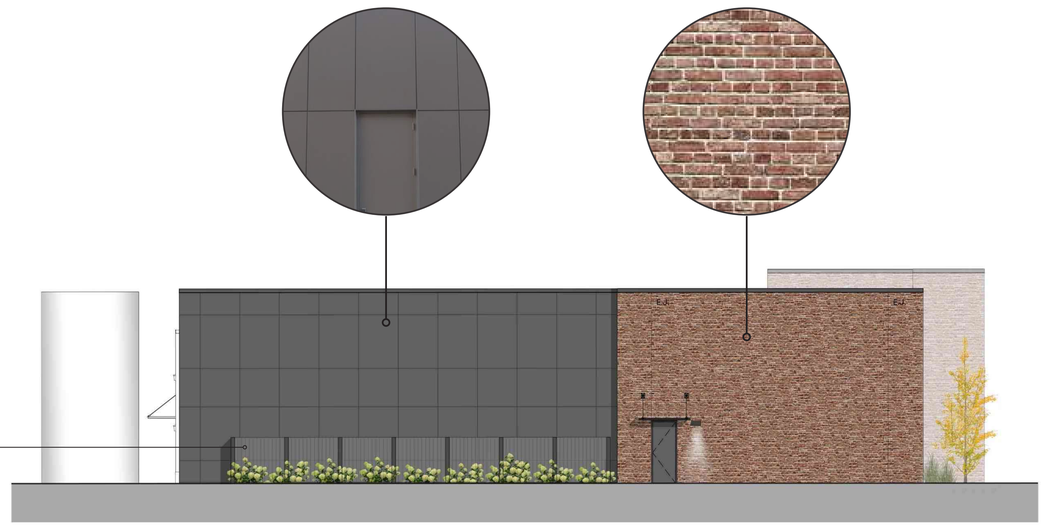


8 **EAST ELEVATION**

SCALE: 1/8" = 1'-0"

BRICK: 35%
FLAT METAL PANEL: 60%
OPENINGS: 5%

6'-0" TALL VERTICAL ALUMINUM LOUVERED ENCLOSURE. SLATS TO MATCH METAL PANEL.



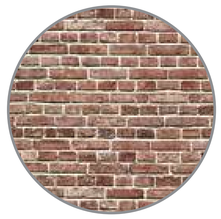
20 **NORTH ELEVATION**

SCALE: 1/8" = 1'-0"

TOTAL BUILDING MATERIAL BREAKDOWN:

HIGH QUALITY BUILDING MATERIAL
- BRICK: 30%
- FLAT METAL PANEL: 40%
- RIBBED METAL PANEL: 15%
- OPENINGS: 15%

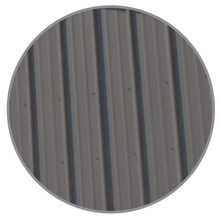
MATERIAL LEGEND



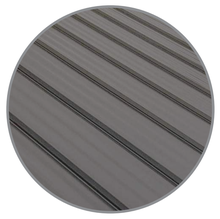
BRICK
RED BROWN



FLAT METAL PANEL
DARK GRAY



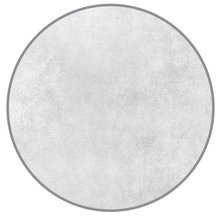
RIBBED METAL PANEL
DARK GRAY



STANDING SEAM
DARK GRAY



STEEL PLATE



CONCRETE

LRK

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Memphis, TN 38103
901.521.1440

Client:
nexAir, LLC.

1350 Concourse Ave Suite 103,
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Seal

11.03.22
FOR REVIEW ONLY - NOT FOR CONSTRUCTION

LRK Project Number: 01.22047.00

Project Name:
nexAir Springdale

2553 N Thompson Street
Springdale, AR 72764

Drawing Name:
BUILDING ELEVATIONS

Drawn By: KAM

Checked By: JW, TP

R202

11/21/2022 9:01:15 AM C:\Revit Projects\22047 - nexAir Springdale - CENTRAL-19_smatsumoto@2952.rvt

Crafton Tull
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300 North College, Suite 317
Fayetteville, AR 72701
479.455.2207
craftontull.com

L22-69

November 3, 2022

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

Re: Adjacent Property Owners
Nexair LSD
2553 N Thompson St – Springdale, Arkansas 72764
CTA Project #: 22303300

To whom it may concern,

I hereby certify that on this date I have made a due and diligent search of the Records in the Assessor's Office for Washington County, and found the property owners and their addresses, which are adjacent to the property designated as the NexAir Large Scale Development and all associated variance requests, to be as shown on the attached pages consisting of 14 individual parcel numbers and owners. This certification does not apply to the accuracy of said county Assessor's Records, only to their listing of the current owner's names and addresses.

Signed: _____ Date: 11/3/2022

Kevin Montgomery, P.S.
Professional Land Surveyor #1460
Crafton, Tull & Associates, Inc.

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300 North College, Suite 317
Fayetteville, AR 72701
479.455.2207
craftontull.com

ADJACENT PARCEL OWNERS (Nexair Large Scale Development Site):

1. PARCEL 815-29692-000
   ARKANSAS STATE HIGHWAY COMM
   P.O. BOX 2261
   SPRINGDALE, AR 72203

2. PARCEL 815-29696-000
   UNIVERSITY OF ARKANSAS BOARD OF TRUSTEES
   321 ADMINISTRATION BLDG
   FAYETTEVILLE, AR 72701

3. PARCEL 815-29686-000
   NORTH THOMPSON STORAGE, LLC
   16623 CANTRELL RD STE 2C
   LITTLE ROCK, AR 72223

4. PARCEL 815-29688-000
   NORTH THOMPSON STORAGE, LLC
   16623 CANTRELL RD STE 2C
   LITTLE ROCK, AR 72223

5. PARCEL 815-29613-000
   BISHOP FAMILY LIMITED PARTNERSHIP
   7936 S 92ND E COURT
   TULSA, OK 74133

6. PARCEL 815-29606-000
   BISHOP FAMILY LIMITED PARTNERSHIP
   7936 S 92ND E COURT
   TULSA, OK 74133

7. PARCEL 815-33068-000
   6009 HUDSON LLC
   3209 WALNUT AVE
   AUSTIN, TX 78722

8. PARCEL 815-33069-000
   TIRADO, OMAR
   2576 DANDELION ST
   SPRINGDALE, AR 72764

9. PARCEL 815-33070-000
   SNEED, ROBERTA S
   2544 DANDELION ST
   SPRINGDALE, AR 72764

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Fayetteville, AR 72701
479.455.2207
craftontull.com

ADJACENT PARCEL OWNERS (Nexair Large Scale Development Site) continued:

10. PARCEL 815-33071-000
    GRIFFIN, GARY G & JAN E
    5100 S THOMPSON ST
    SPRINGDALE, AR 72764

11. PARCEL 815-33072-000
    GRIFFIN, GARY G & JAN E
    5100 S THOMPSON ST
    SPRINGDALE, AR 72764

12. PARCEL 815-38502-000
    CITY OF SPRINGDALE
    201 N SPRING ST
    SPRINGDALE, AR 72764

13. PARCEL 815-38503-000
    CITY OF SPRINGDALE
    201 N SPRING ST
    SPRINGDALE, AR 72764

14. PARCEL 815-38504-000
    O'REILLY AUTOMOTIVES STORES INC
    P.O. BOX 1156
    SPRINGFIELD, MO 65801

B22-110

From: Hunter Collins <Hunter.Collins@craftontull.com>
Sent: Monday, November 7, 2022 11:00 AM
To: Sarah Curry
Cc: Connor Threet
Subject: Variance Application for NexAir
Attachments: Variance Application - Commercial Design Standards - Full Packet.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Sarah,

Please see the updated variance request application. Please note we are asking for three variances:

1. Variance to design standard for changes in elevation of the roof.
2. Changes to landscape code for foundation plantings on all 4 sides to plantings on 2 of 4 sides.
3. Changes for parking lot tree standards to move the trees elsewhere on site due to easements, parking lot size, and utilities.

Please let me know if we need to send you anything else regarding the site. We will send you the mailing affidavit once we receive our green slips.

Thank you,

Hunter Collins, E.I.
Engineer Intern. | Civil

Crafton Tull

Office: 479-636-4838 x:1265
300 North College, Suite 317
Fayetteville, AR 72701
www.craftontull.com

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SPRINGDALE™
WE'RE MAKING IT HAPPEN

Application for Variance – Commercial Design Standards

This document is to be submitted to the Springdale Planning & Community Development Division via planningapplications@springdalear.gov.

STAFF USE ONLY

Date Application Submitted: November 7, 2022

Date Accepted as Complete: November 10, 2022 Project Number: B22-110

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: Crafton Tull - Connor Threet	Name: NexAir, LLC
E-mail: connor.threet@craftontull.com	E-mail:
Address: 300 N. College Ave., Suite 317 Fayetteville, AR 72701	Address: 1350 Concourse Ave, Suite 103 Memphis, TN 38104
Phone: 479-636-4838	Phone: 901-396-5050
Site/ Location: 2307 N Thompson St. Springdale, AR 72764	Current Zoning District: C-5
Assessor's Parcel Number(s): 815-29599-000	Rezone required: No
	Total Acreage: ~2.50 Acres

The Planning Commission may approve variances to depart from the literal requirements of the Commercial Design Standards where strict enforcement of said requirements would cause undue hardship due to circumstances unique to the individual property under consideration, and the granting of such variance is demonstrated to be within the spirit and intent of the provisions of the design standards.

Fee for Variance Application is $75

Check item(s) for which variance is requested:

- ☐ **ENTRANCES** – one customer entrance on all sides of principal building directly facing abutting public right of-way
- ☐ **PARKING LOT ORIENTATION** – no more than 60% of off-street parking area located between the front façade within the front yard of the principal building

- ☐ **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 for no roof breaking on two of the four sides of the building.
Variance for missing one of three required trees for the parking lot.
Variance for missing foundation landscape on rear and south side of building.

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

The break in roof elevation on the north and rear would cause redesign of the building.
Variance for location of two of three required trees for the parking lot.
Variance for missing foundation landscape on rear and south side of building.

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

The north side of the building will be screened by natural trees on the property line so the public will not see that side from the street. The rear of the building is for loading trucks so a redesign of the roof-line and added landscape would cause increased cost with no added functional or visual benefit. Two of the three required parking lot trees will be relocated from the parking lot to more feasible locations on site.

Harmony with intended purpose of the standards: (how the proposed develop will remain in harmony with the intended purpose of the commercial design standards with the approval of the variance)

The landscaping on the north side of the building, along with the saving of existing trees, will mask the facade of the roof-line. The rear of the building is a loading area which will be screened from public view by way of a privacy fence.
The lack of foundational landscaping on the south and east side of the building allow ingress/egress of trucks and parking for the public.
The detention pond and associated structures allow existing flows to circumvent or detain in accordance with drainage standards. The existing and proposed easements, paired with required parking only allow so much room for landscaping. These trees are now located elsewhere on site.

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

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

APPLICANT SIGNATURE(S) _____

_____

_____

DATE: 11/07/22

Crafton Tull
architecture | engineering | surveying

300 North College, Suite 317
Fayetteville, AR 72701
479.455.2207
craftontull.com

B22-110

November 3, 2022

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

Re: Adjacent Property Owners
Nexair LSD
2553 N Thompson St – Springdale, Arkansas 72764
CTA Project #: 22303300

To whom it may concern,

I hereby certify that on this date I have made a due and diligent search of the Records in the Assessor's Office for Washington County, and found the property owners and their addresses, which are adjacent to the property designated as the NexAir Large Scale Development and all associated variance requests, to be as shown on the attached pages consisting of 14 individual parcel numbers and owners. This certification does not apply to the accuracy of said county Assessor's Records, only to their listing of the current owner's names and addresses.

Signed: _____ Date: 11/3/2022

Kevin Montgomery, P.S.
Professional Land Surveyor #1460
Crafton, Tull & Associates, Inc.

Crafton Tull
architecture | engineering | surveying

300 North College, Suite 317
Fayetteville, AR 72701
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   P.O. BOX 2261
   SPRINGDALE, AR 72203

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   UNIVERSITY OF ARKANSAS BOARD OF TRUSTEES
   321 ADMINISTRATION BLDG
   FAYETTEVILLE, AR 72701

3. PARCEL 815-29686-000
   NORTH THOMPSON STORAGE, LLC
   16623 CANTRELL RD STE 2C
   LITTLE ROCK, AR 72223

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   NORTH THOMPSON STORAGE, LLC
   16623 CANTRELL RD STE 2C
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6. PARCEL 815-29606-000
   BISHOP FAMILY LIMITED PARTNERSHIP
   7936 S 92ND E COURT
   TULSA, OK 74133

7. PARCEL 815-33068-000
   6009 HUDSON LLC
   3209 WALNUT AVE
   AUSTIN, TX 78722

8. PARCEL 815-33069-000
   TIRADO, OMAR
   2576 DANDELION ST
   SPRINGDALE, AR 72764

9. PARCEL 815-33070-000
   SNEED, ROBERTA S
   2544 DANDELION ST
   SPRINGDALE, AR 72764

Crafton Tull
architecture | engineering | surveying

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Fayetteville, AR 72701
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ADJACENT PARCEL OWNERS (Nexair Large Scale Development Site) continued:

10. PARCEL 815-33071-000
    GRIFFIN, GARY G & JAN E
    5100 S THOMPSON ST
    SPRINGDALE, AR 72764

11. PARCEL 815-33072-000
    GRIFFIN, GARY G & JAN E
    5100 S THOMPSON ST
    SPRINGDALE, AR 72764

12. PARCEL 815-38502-000
    CITY OF SPRINGDALE
    201 N SPRING ST
    SPRINGDALE, AR 72764

13. PARCEL 815-38503-000
    CITY OF SPRINGDALE
    201 N SPRING ST
    SPRINGDALE, AR 72764

14. PARCEL 815-38504-000
    O'REILLY AUTOMOTIVES STORES INC
    P.O. BOX 1156
    SPRINGFIELD, MO 65801



Planning Commission Meeting
December 6, 2022

Miles
0 0.01 0.02 0.03 0.04

N

PROJECT: B22-110
APPLICANT: NEXAIR, Elemental Properties, LLC
REQUEST: Variance for Commercial Design Standards

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Crafton Tull
architecture | engineering | surveying

300 North College, Suite 317
Fayetteville, AR 72701
479.455.2207
craftontull.com

W22-23

November 3, 2022

City of Springdale
Attn: Planning Commission
201 Spring Street
Springdale, AR 72764

Re: NexAir at Springdale –Street Improvements Waiver Letter
CT Job #: 22303300

Planning Chair,

NexAir at Springdale development will be a commercial office/warehouse on 2.50 acres located at 2553 N Thompson St. Springdale, AR 72764.

We are requesting a waiver to not do street improvements on N Thompson St. due to low pedestrian and vehicular traffic in expected future conditions.

Should you have any additional questions, please feel free to contact us.

Sincerely,

Connor Threet, PE
Project Engineer



Planning Commission Meeting
December 6, 2022

Miles
0 0.01 0.02 0.03 0.04

N

PROJECT: W22-23
APPLICANT: NEXAIR, Elemental Properties, LLC
REQUEST: Waiver of Street Improvements

SPRINGDALE™
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Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: December 6, 2022

Re: **L22-70** **Large-Scale** **Sturdivant's Air Conditioning & Heating Expansion**

Planning Comments:

1. The cover letter, variance letters, and waiver letters submitted by EDA are very much appreciated. Although NOT required, it gives staff a summary/introduction to the project.
2. This Large-Scale Development Plan has been given the number L22-70. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
3. Submit PDF files at time of resubmission. (standard comment)
4. Documentation corresponding to L22-70 should be submitted to planningapplication@springdalear.gov.
5. A written response to all comments is required with resubmission. (standard comment)
6. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).
7. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
8. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
9. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
    a. Variance submitted B22-111
    b. Waiver submitted W22-24

LANDSCAPING (15-20)

10. screening fence is required in accordance with Chapter 56. Show trees associated with screen.
    a. B22-111
11. Perimeter landscaping is required – chapter 56
    a. B22-111
12. Foundation landscaping is required (Commercial Design Standard)
    a. B22-111

13. Entryway landscaping is required (Commercial Design Standard)
    a. B22-111
    a. Show distances from street right-of-way.

1. 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.
    a. B22-111
2. 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. B22-111
3. 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. B22-111
4. Internal pedestrian walkways shall connect focal points of pedestrian activity and shall feature landscaped areas along no less than 50% of their length.
    a. B22-111
5. 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. B22-111
6. 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.
7. Provide at least two of the items listed under Central Feature and Community Spaces in the Springdale Commercial Design Standard.
    a. B22-111

MATERIALS AND COLORS (12-15)

8. Building façades shall include a repeating pattern with no less than three of the following: color change; texture change; material module change; expressions of architectural or structural bay through a change in plane no less than 12 inches in width, such as an offset, reveal, or projecting rib. At least one element must repeat horizontally and no element shall repeat at intervals of greater than 30' horizontally or vertically.
    a. B22-111
9. Predominate exterior building materials shall be high quality materials including, without limitation, the following: brick, native/natural stone, synthetic stone, concrete masonry units (smooth face units with integral color), synthetic stucco/EFS, architectural precast concrete, decorative face concrete tilt-up panels, glass, wood (natural or composite).
    a. B22-111
10. Predominant exterior building materials shall not be: smooth-faced concrete block, tilt-up concrete panels, or pre-fabricated steel panels.
    a. B22-111

Building & Fire Comments:

No Comments.

Engineering Summary:

- Street improvements are required (waiver requested)
- Add Tract 2 to the project or remove improvements on that tract

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 12/1/2022

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

   (Ord. No. 3258, § 1, 11-12-02)

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

2. **Chapter 130 – Zoning Ordinance**

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

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

3. **Other:**

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

Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

November 3, 2022

L22-70

Springdale Planning Department
Attention: Patsy Christie
201 Spring Street
Springdale, AR 72764

RE: Sturdivant's Expansion LSD, Variance, Waiver, and Alternative Method of Landscape Compliance Request submittal

Cover letter/Explanation Letter

Ms. Christie,
For the project known as Sturdivant's Expansion, EDA is submitting an LSD, Variance, 2 Waivers, and an Alternative Methods of Landscape Compliance request for the December 6, 2022 Planning Commission meeting. The property is parcel 815-30753-000 and it is zoned C-2. It is located on the east side of town at the point where E Emma Ave and Butterfield Coach Rd's names meet and change. The site's address is 101 Butterfield Coach Rd.

Sturdivant's Air Conditioning & Heating, a family-owned business still owned and operated by a Sturdivant, has been in operation since 1905. This family business buildings and site layout has been in operation on the subject property since 1994.

The changes proposed for this site are a small parking area of only 7 parking spaces, the removal of an existing older shed (387.67 sf) and expansion of an existing building on the site (of 1216 sf), resulting in a new sf addition of only 828.33 sf, portions of the site's gravel drive area is proposed to be paved, and a small detention pond is proposed.

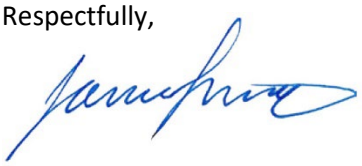
The disturbed acreage will only be 0.336 an acre which would put this property under the Non-Large Scale Development review process but the City is applying an exception and requiring the requested site improvements to process as a Large Scale Development.

We are requesting LSD approval, a Variance from the City's Commercial Design Standards code, two Waivers from road improvements, and an Alternative Method of Landscape Compliance. The proposed

improvements will have negligible effect on surrounding property owners, as the property is heavily forested, occupies steep property, and the proposed changes are minimal.

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

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted: November 3, 2022 Payment Method: _____

Date Accepted as Complete: November 22, 2022 Project Number: L22-70

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.

Will be submitted with neighbor notification documents

(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.
- N/A ☐ 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: X (James Geurtz) Applicant _____ Representative

Applicant (person making request)	Development Point of Contact for Question & Staff Reviews
Name: James Geurtz	Name: Rick Sturdivant
E-mail: jrg@eda-pa.com	E-mail: sturdivants2@cox.net
Address: 134 W. Emma Ave Springdale, AR 72764	Address: PO Box 226 Springdale, AR 72765
Phone: 479-756-1266	Phone: 479-879-7320
Site/ Location: 101 Butterfield Coach Rd. Springdale, AR	Current Zoning District: C-2
Assessor's Parcel Number(s): 815-30753-000	Rezone required: no requested zoning change
	Total Acreage: approximately 2.41 acres

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

Name (printed): James Geurtz Date: 11/3/22

Signature: _____

Staff Notes:

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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, Patsy Christie, Katie Hollingshed, Rick Barry
Name of main point of contact for project: James Geurtz
Parcel Number(s): 815-30753-000
Acreage of the proposed development: 2.41
Type of project: expansion of an existing storage building
When is the intended application date? 11-3-22
Per the date above, the earliest Planning Commission meeting date would be: 12-6-22

Is there a street address? If not, please complete the 911 Address Assignment form on the City of Springdale's GIS Department website. yes, 101 Butterfield Coach Rd

Is this proposal in a commercial zone? If yes, Commercial Design Standards will need to be met. Yes, variances requested

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, multifamily proposed

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?

Is there a prepared landscaping plan featuring perimeter and frontage landscaping? yes

Based upon this discussion, what variances/waivers will be required?

Master Street Plan Waivers and variance to Commercial Design Standards

Please state all of the Fire Code issues mentioned.

none mentioned

STURDIVANT'S EXPANSION

Large Scale Development

Springdale, AR

Springdale Project #: L22-70
EDA Project No. 2432
July 21, 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:

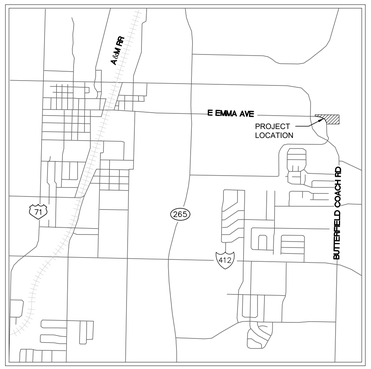
A. DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND

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

VARIANCE SUBMITTED B22-11

WAIVER SUBMITTED W22-24

PARCEL#: 815-30753-000

TRACT 1

Part of the Southeast Quarter of the Southwest Quarter of Section 32, Township 18 North, Range 29 West, Washington County, Arkansas being more particulary described as follows:

Commencing at an existing rebar marking the Northeast Corner of the Southeast Quarter of the Southwest Quarter. Thence along the North line of said Forty, South 89 degrees 59 minutes 52 seconds West, 305.53 feet to a set rebar and the Point of Beginning. Thence leaving said North line, South 00 degrees 00 minutes 08 seconds East, 243.53 feet to a set rebar. Thence South 89 degrees 59 minutes 52 seconds West, 127.69 feet to a set rebar. Thence North 00 degrees 00 minutes 08 seconds West, 26.79 feet to a set rebar. Thence South 89 degrees 59 minutes 52 seconds West, 210.37 feet to the centerline of Butterfield Coach Road. Thence along said centerline the following bearings and distances: North 39 degrees 29 minutes 52 seconds West, 117.75 feet to an existing nail. North 56 degrees 42 minutes 13 seconds West, 104.94 feet to an existing nail. North 70 degrees 09 minutes 33 seconds West, 77.84 feet. North 79 degrees 59 minutes 07 seconds West, 85.33 feet to an existing nail. Thence leaving said centerline, North 00 degrees 00 minutes 08 seconds West, 27.00 feet to a set rebar on the North line of the Southeast Quarter of the Southwest Quarter. Thence along said North line, North 89 degrees 59 minutes 52 seconds East, 657.90 feet to the Point of Beginning, containing 2.41 acres and subject to Road Rights of Way and any Easements of Record.

PARCEL#: 815-30753-002

TRACT 2

Part of the Southeast Quarter of the Southwest Quarter of Section 32, Township 18 North, Range 29 West, Washington County, Arkansas being more particulary described as follows:

Beginning at an existing rebar marking the Northeast Corner of the Southeast Quarter of the Southwest Quarter. Thence along the East line of said Forty, South 00 degrees 00 minutes 08 seconds East, 435.88 feet to a set rebar. Thence leaving said East line, North 89 degrees 09 minutes 57 seconds West, 588.92 feet to an existing nail on the centerline of Butterfield Coach Road. Thence along said centerline the following bearings and distances: North 05 degrees 20 minutes 21 seconds West, 86.79 feet to an existing nail. North 20 degrees 23 minutes 10 seconds West, 131.17 feet to an existing nail. North 39 degrees 29 minutes 52 seconds West, 1.52 feet. Thence leaving said centerline, North 89 degrees 59 minutes 52 seconds East, 210.37 feet to a set rebar. Thence South 00 degrees 00 minutes 08 seconds East, 26.79 feet to a set rebar. Thence North 89 degrees 59 minutes 52 seconds East, 127.69 feet to a set rebar. Thence North 00 degrees 00 minutes 08 seconds West, 243.53 feet to a set rebar on the North line of the Southeast Quarter of the Southwest Quarter. Thence along said North line, North 89 degrees 59 minutes 52 seconds East, 305.53 feet to the Point of Beginning, containing 4.44 acres and subject to Road Rights of Way and any Easements of Record.

THE DUMPSTER AND A PART OF THE DETENTION POND EASEMENT ARE ON TRACT 2 AND ARE THE ONLY INVOLVEMENT OF THAT PARCEL

FLOOD CERTIFICATION:
THIS PROPERTY IS LOCATED IN ZONE X PER FIRM
MAP #05143C0090F, EFFECTIVE DATE: MAY 16, 2008

DEVELOPER:
RICK STURDIVANT
101 BUTTERFIELD COACH RD
SPRINGDALE, AR 72765
479-751-2178

ENGINEER:
EARTHPLAN DESIGN ALTERNATIVES, PA
JAMES GEURTZ, PE
134 WEST EMMA
SPRINGDALE, AR 72764
479-756-1266

SURVEYOR:
SATTERFIELD LAND SURVEYORS P.A.
RICKY HILL
1928 US-71
ALMA AR 72921
479-751-7909

BASIS OF BEARING:
ARKANSAS STATE PLANE SYSTEM NORTH ZONE
HORIZONTAL NAD 83
VERTICAL NAVD 88

INDEX	SHEET
Survey	V101
Site Plan	C101
Grading Plan	C103
Details	C501
Details	C502
Landscape Plan	L101
Landscape Details	L501

UTILITY CONTACTS:

Fire Department: Blake Holt, 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
Springdale Water Utilities: Rick Pulvirenti, P.E. COO & Director of Engineering, 526 Oak Ave. Springdale, AR 72764 (479)751-5751

"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.

DATE	#	REVISION DESC.

DRAWN BY: CLP
CHECKED BY: JRG
DRAWING CREATION DATE: 071822
JOB NUMBER: 2432 L22-70
P:_PROJECTS\2432\CIVIL\2432 C000 COVER.DWG
LAST SAVED: 11/23/2022 10:57 AM
PLOT DATE: 11/23/2022 10:57 AM

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 15,162
JAMES R. GEURTZ

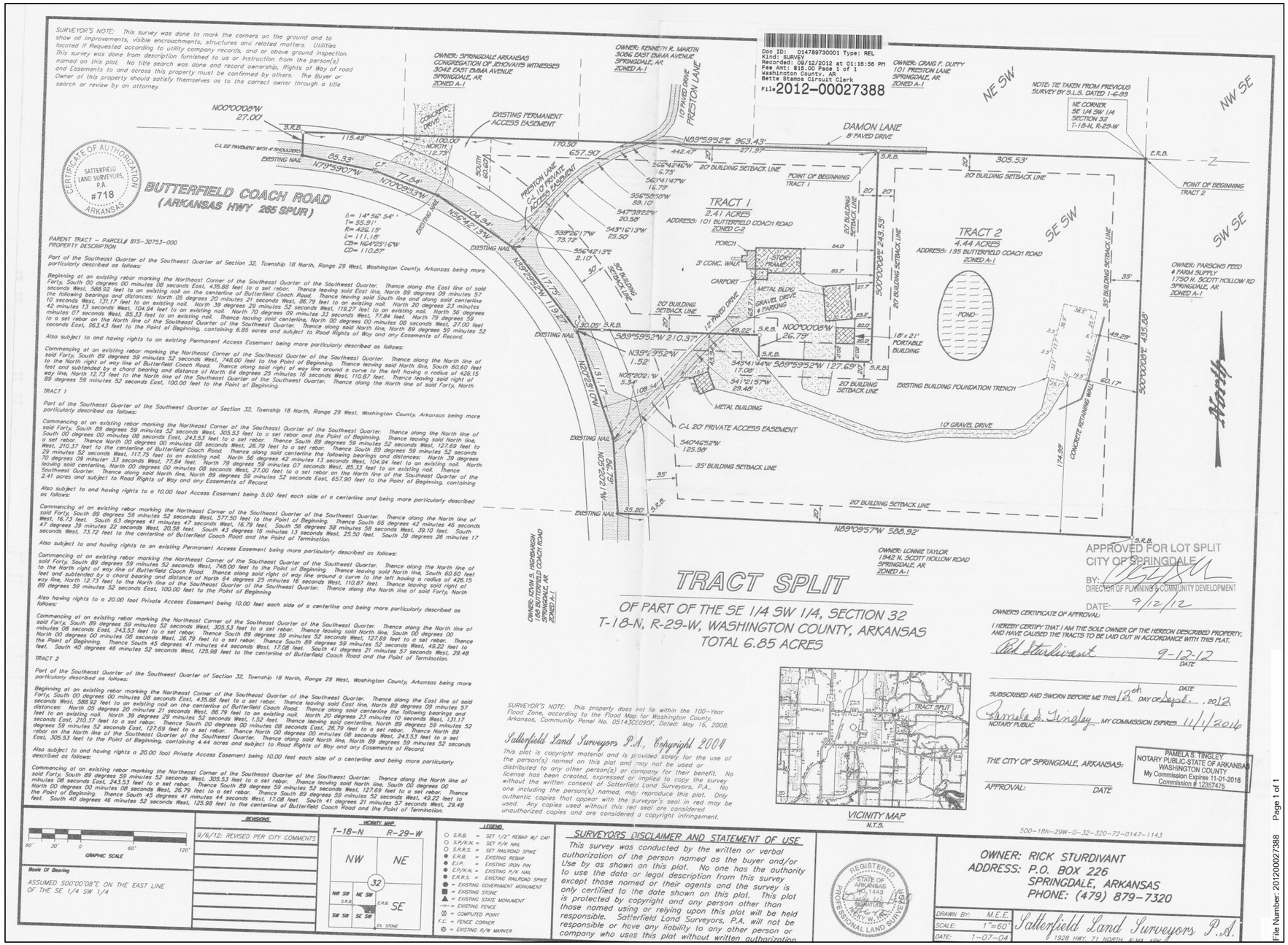
CERTIFICATE OF AUTHORITY
EARTHPLAN DESIGN ALTERNATIVES, P.A.
No. 322
ARKANSAS ENGINEER

SITE PLAN

STURDIVANT'S EXPANSION
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



PRELIMINARY NOT FOR CONSTRUCTION

DRAWN BY:	CLP	CHECKED BY:	JRG	DATE	#	REVISION DESC.
DRAWING CREATION DATE:	2432					
JOB NUMBER:	071822	L22-70				

P:\PROJECTS\2432\DWL\2432_V101
SURVEY.DWG
LAST SAVED:11/2/2022 12:13 PM
PLOT DATE:11/22/2022 1:34 PM

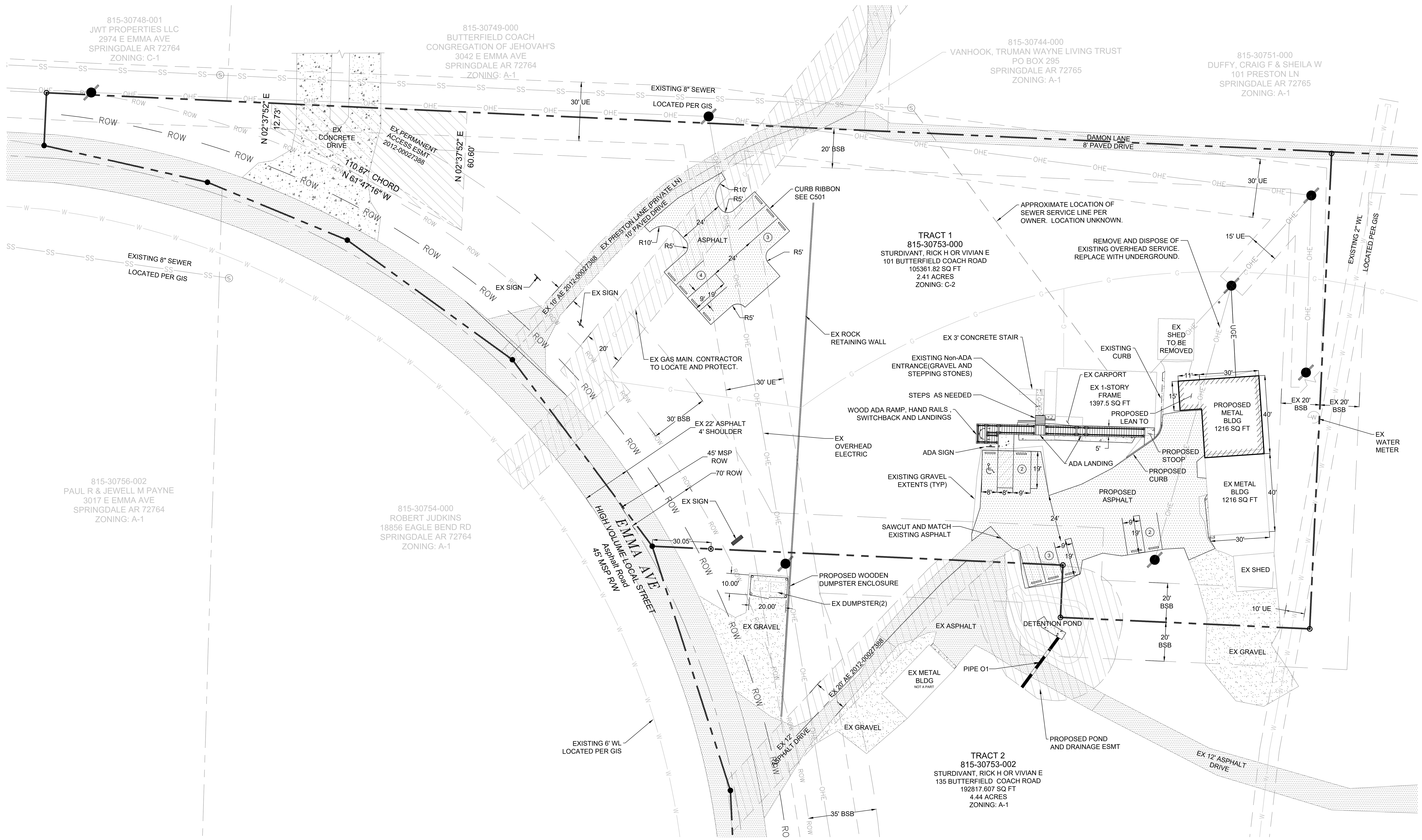
STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 15,162 JAMES R. GEURTZ

CERTIFICATE OF AUTHORITY EARTHPLAN DESIGN ALTERNATIVES, P.A. No. 322 ARKANSAS ENGINEERING

SURVEY
STURDIVANT'S EXPANSION
SPRINGDALE, ARKANSAS

Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture
(479) 756-1265
www.edap-pa.com
134 West Emma Avenue
Springdale, Arkansas 72764

V101



Legend

- Property Line
- Adjacent Property Line
- Building Set Back Line
- Right of Way
- Easement Line
- Centerline
- Chainlink Fence
- Metal Fence
- Board Fence
- 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

Existing Proposed

- Light Pole
- Valve
- Water Meter
- Fire Hydrant
- Drainage Manhole,
- Sewer Manhole
- Cleanout, Reducer, FDC
- Existing Monument, Set Mon, Sign,
- Gas Reg, ADA Handrail, Tapping Saddle
- Existing Telephone Pedestal, Existing Electric Pedestal, Existing Power Pole
- Existing Concrete/ Concrete
- Existing Asphalt or Street/ Proposed Asphalt Parking
- Access Easement/ Gravel
- Heavy Duty Dumpster Pad/ Riprap
- Wood ADA Ramp Non ADA Steps

30 0 30 60

30 SCALE GRAPHIC SCALE IN FEET

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. ALL EXTERIOR LIGHTS SHALL BE "CUT-OFF" TYPE.
4. 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:

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 METERS SHALL BE SCREENED 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.

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

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.

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

ZONING:
C-2
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'

USE: LIMITED COMMERCIAL

SITE AREA
GROSS AREA: 2.42 ACRES
NET AREA: 2.23 ACRES (NO ADDITIONAL ROW REQUIRED)

BUILDING AREA
EXISITING NET SQFT: 2613.5
PROPSOED NET SQFT: 1216
PERCENTAGE INCREASE 47%
TOTAL NET SQFT: 3829.5

PARKING CALCULATION CHART (*UNPAVED PARKING)

CODE REQUIREMENTS:	BLDG SIZE IN SF	REQUIRED	EXISTING*	PROVIDED
REQUIRED PARKING SPACES (PER WAREHOUSE USE) 1/1200 SF	EXISTING BLDG: 1216	1	2	4
	PROPOSED BLDG: 1216	1	N/A	4
REQUIRED PARKING SPACES (PER OFFICE USE) 1/300 SF	EXISTING BLDG: 1397.5	4.7	5	6
TOTAL PARKING SPOTS		7	7	14
NUMBER OF ADA ACCESSIBLE SPACES		1	0	1
		TOTAL PROVIDED:		14

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

DATE	#	REVISION DESC.

DRAWN BY: CLP
CHECKED BY: JRG
DRAWING CREATION DATE: 071822
JOB NUMBER: 2432 L22-70
P:\PROJECTS\2432\CIVIL\2432 C101 SITE PLAN.DWG
LAST SAVED:11/23/2022 11:14 AM
PLOT DATE:11/23/2022 11:14 AM

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.15,162 JAMES R. GEURTZ
PRELIMINARY NOT FOR CONSTRUCTION

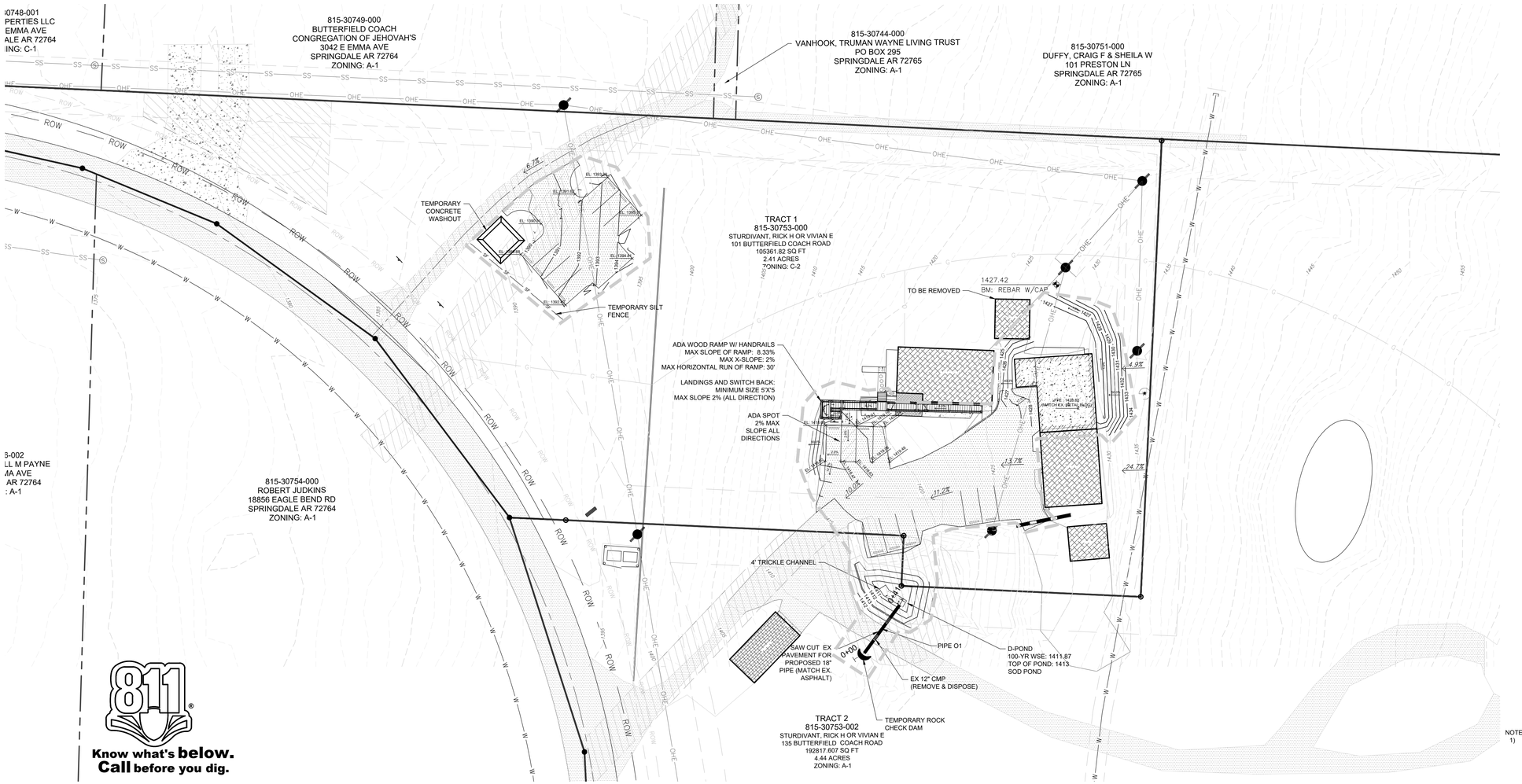
CERTIFICATE OF AUTHORIZATION EARTHPLAN DESIGN ALTERNATIVES, P.A. No. 322 ARKANSAS ENGINEER

SITE PLAN

STURDIVANT'S EXPANSION SPRINGDALE, ARKANSAS

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

C101



Legend

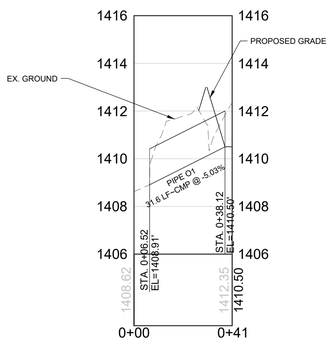
- Found Iron Pin
- Set Iron Pin
- Property Line
- Building Set Back Line
- Storm Water Pipe
- Existing Contour
- Proposed Contour
- Silt Fence
- Tree Protection Fence
- Pond Easement
- Limits of Disturbance
- Flow Arrow
- Temporary Stock Pile
- Temporary Construction Exit
- Concrete Washout
- Inlet Protection
- Temporary Rock Check Dam
- Rip-Rap
- Sod
- ADEQ Mailbox
- Flood Way
- Flood Zone

DISTURBED AREA: .49 ACRES

NOTES:
1) SPOT ELEVATIONS ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED

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.

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



STORM SEWER P PROFILE
VERT= 3'
HORZ= 30'

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 UNFORESEEN 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 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.

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.

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

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: JRG
CHECKED BY: CLP
DRAWING CREATION DATE: 071822
JOB NUMBER: 2432
L22-70
P:\PROJECTS\2432\CIVIL\2432 C103 GRADING PLAN.DWG
LAST SAVED:11/23/2022 10:53 AM
PLOT DATE:11/23/2022 10:55 AM

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 15,162
JAMES R. GEURTZ

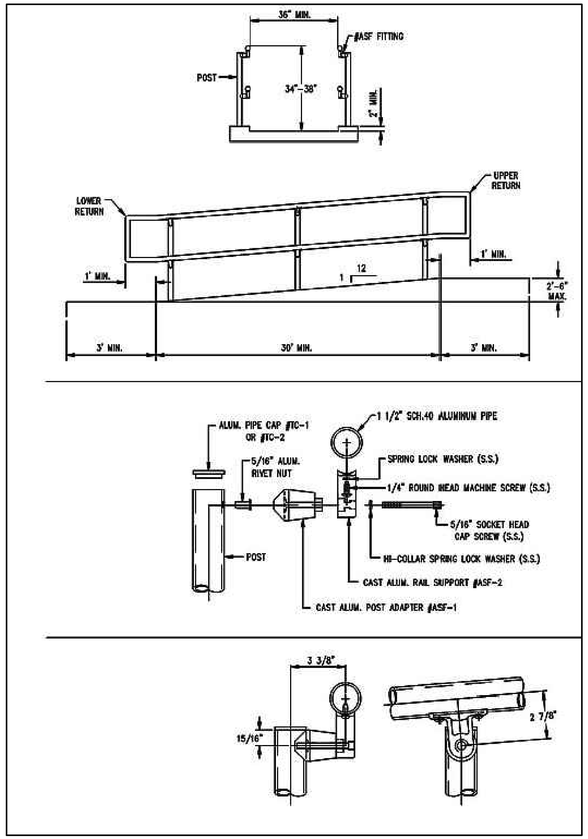
CERTIFICATE OF AUTHORIZATION
EARTHPLAN DESIGN ALTERNATIVES, P.A.
No. 322
ARKANSAS ENGINEER

GRADING/EROSION CONTROL PLAN

STURDIVANT'S EXPANSION
SPRINGDALE, ARKANSAS

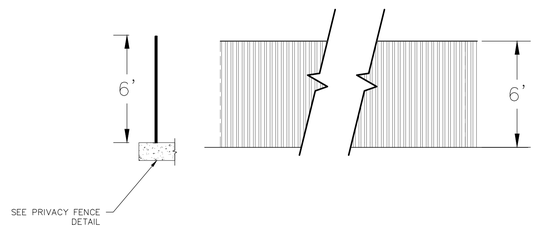
Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture
(479) 756-1265
www.edar-pa.com
134 West Emma Avenue
Springdale, Arkansas 72764

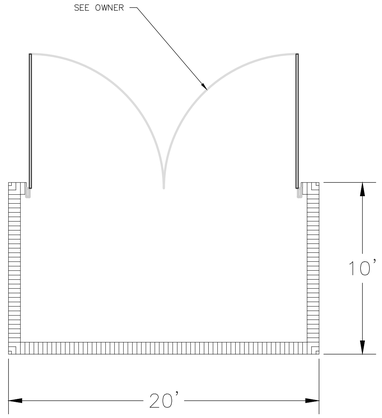
C103



ADA RAMP AND HANDRAIL

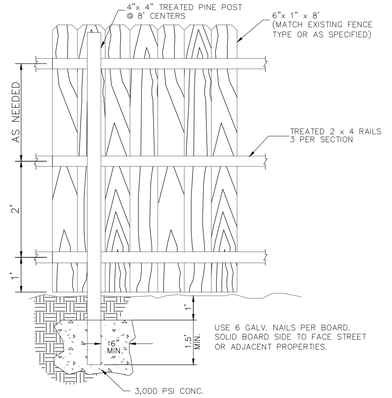
N.T.S.





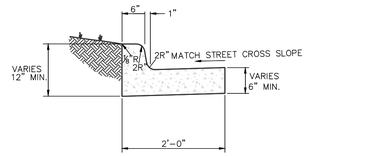
WOODEN DUMPSTER ENCLOSURE

N.T.S.



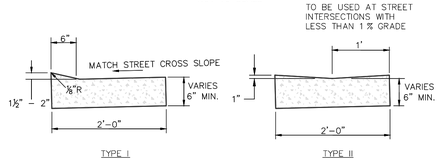
PRIVACY FENCE DETAIL

NOT TO SCALE



STANDARD CURB AND GUTTER

NOT TO SCALE

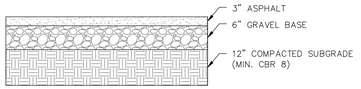


MODIFIED CURB AND GUTTER

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.



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. 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.

DRAWN BY:	CLP
CHECKED BY:	JRG
DRAWING CREATION DATE:	071822
JOB NUMBER:	2432 L22-70
P:\PROJECTS\2432\CIVIL\2432 C501 DETAILS.DWG LAST SAVED: 11/22/2022 8:59 AM PLOT DATE: 11/22/2022 10:01 AM	

#	REVISION DESC.	DATE

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 15,162
JAMES R. GEURTZ

PRELIMINARY NOT FOR CONSTRUCTION

CERTIFICATE OF AUTHORITY
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DETAILS

STURDIVANT'S EXPANSION
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www.edpa-pa.com
134 West Emma Avenue
Springdale, Arkansas 72764

C501

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.

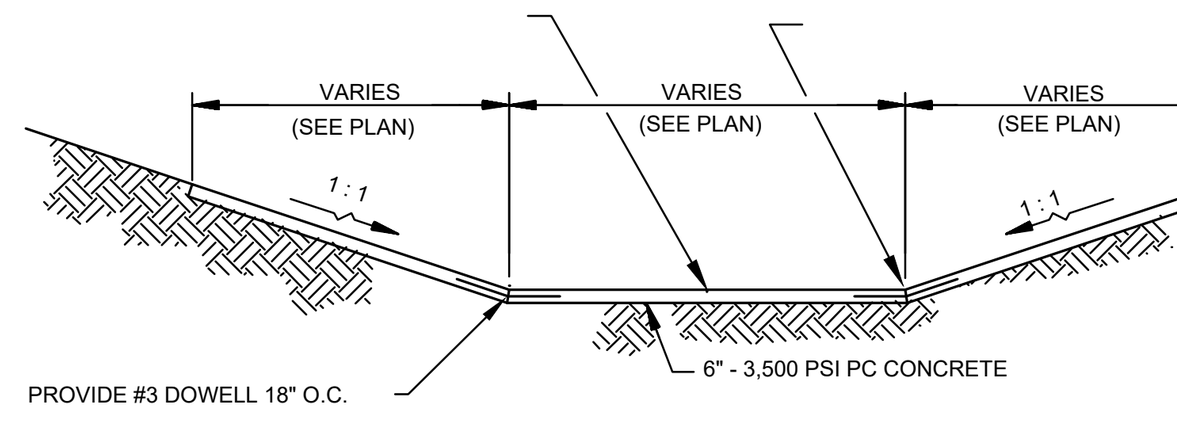
EROSION CONTROL NOTES:
1) ALL WASH WATER SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.

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.

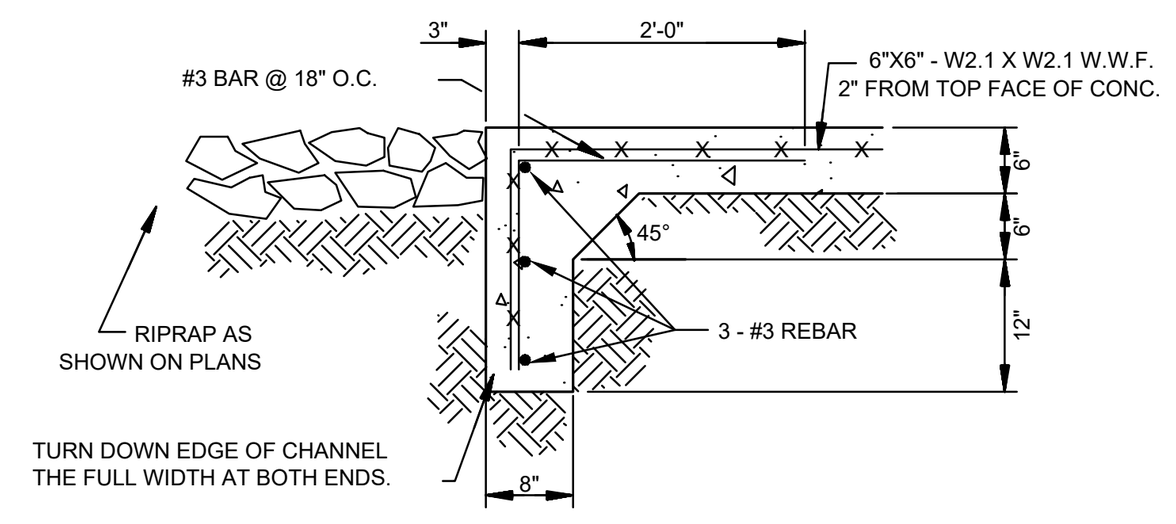
3) OFF-SITE VEHICLE TRACKING OF SEDIMENTS SHALL BE MINIMIZED. PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY TO OR EXIT FROM THE SITE. THE CONTRACTOR SHALL APPLY ADDITIONAL STONE TO THE TOP OF THE CONSTRUCTION ENTRANCE AS NECESSARY TO PREVENT 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.



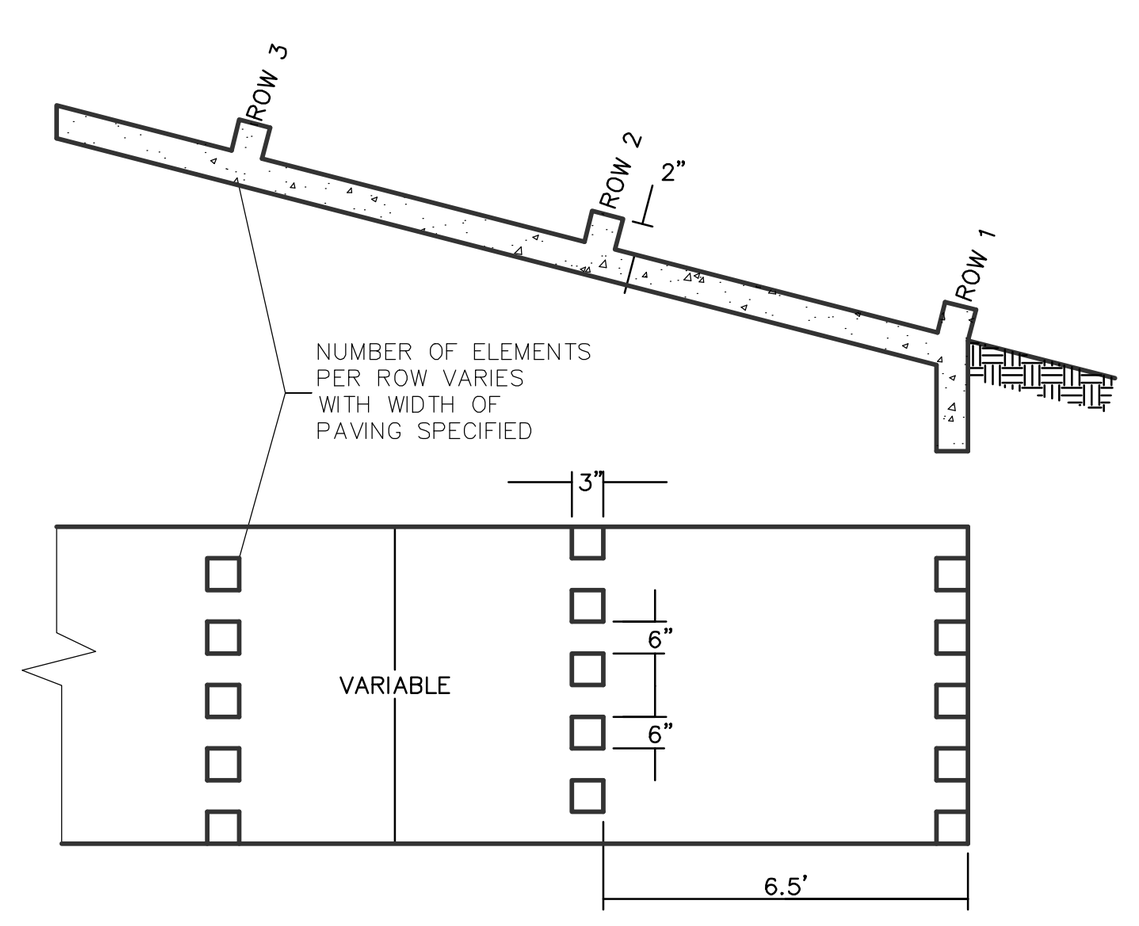
X-SECTION
N.T.S.



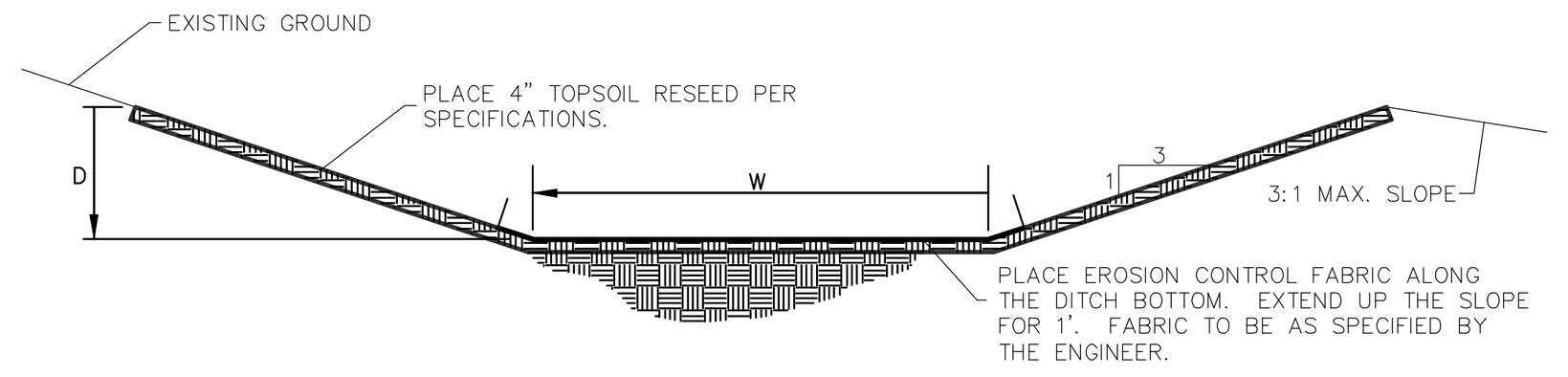
END-SECTION
N.T.S.

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 15' 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.

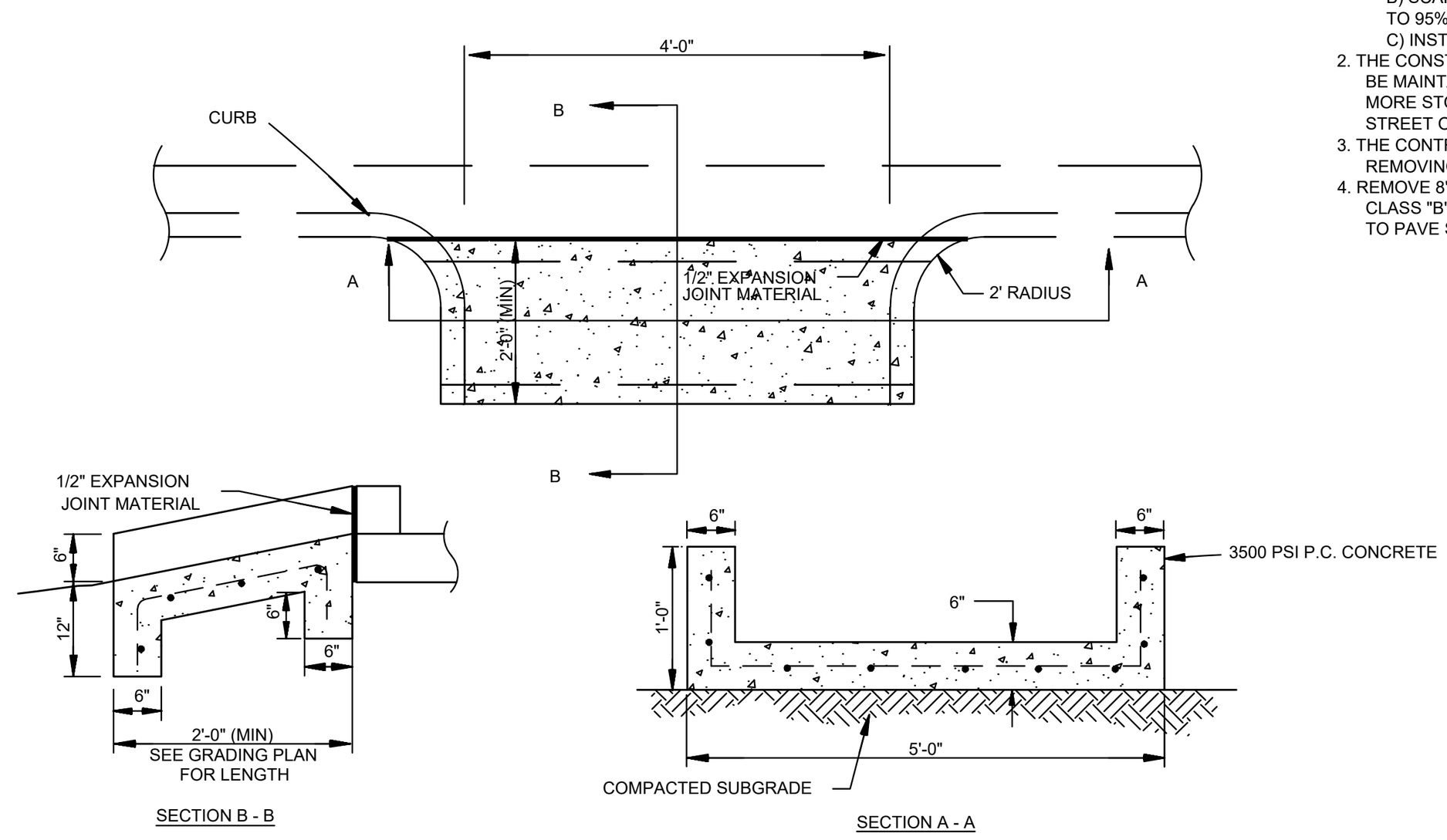
CONCRETE DRAINAGE CHANNEL
N.T.S.



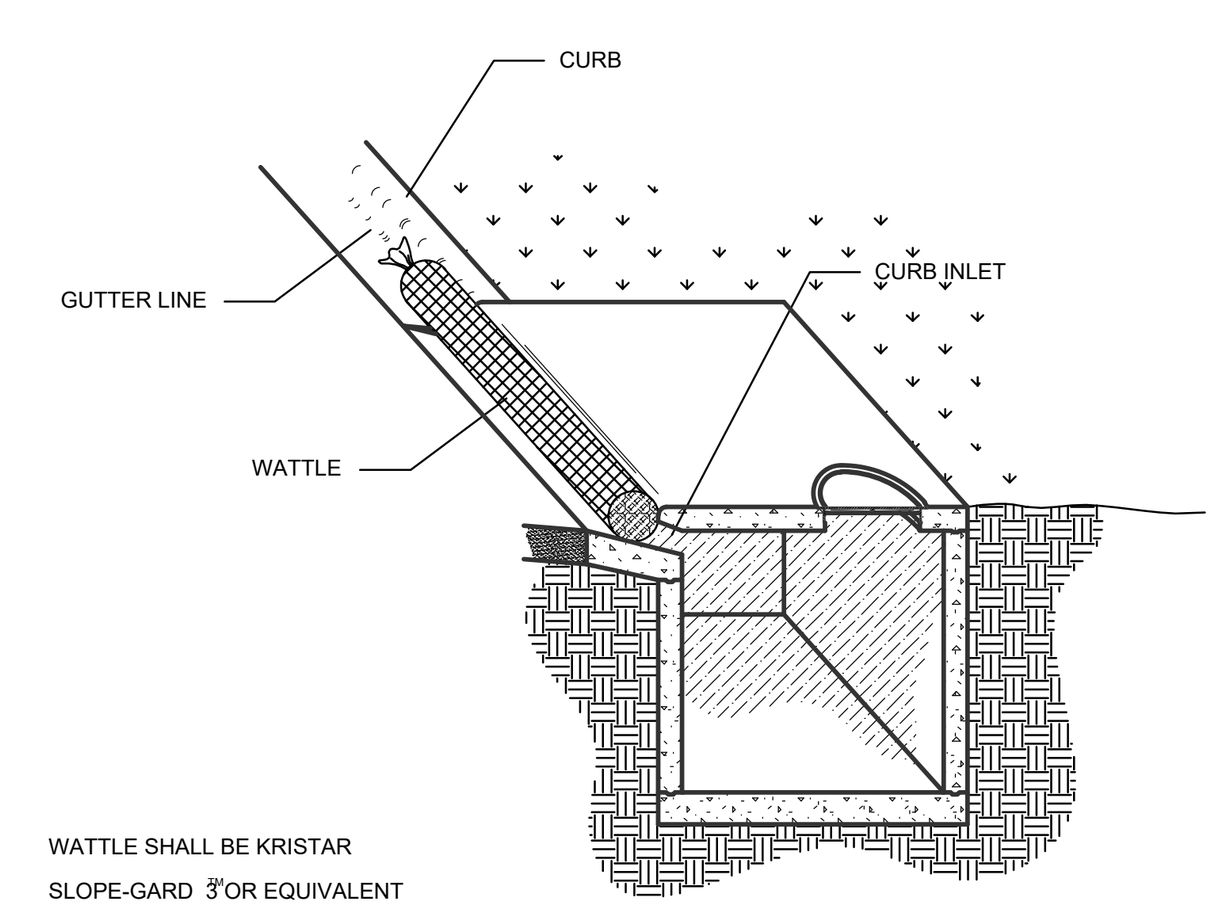
DETAIL FOR DISSIPATORS
N.T.S.



GRASS LINED DRAINAGE CHANNEL
NOT TO SCALE



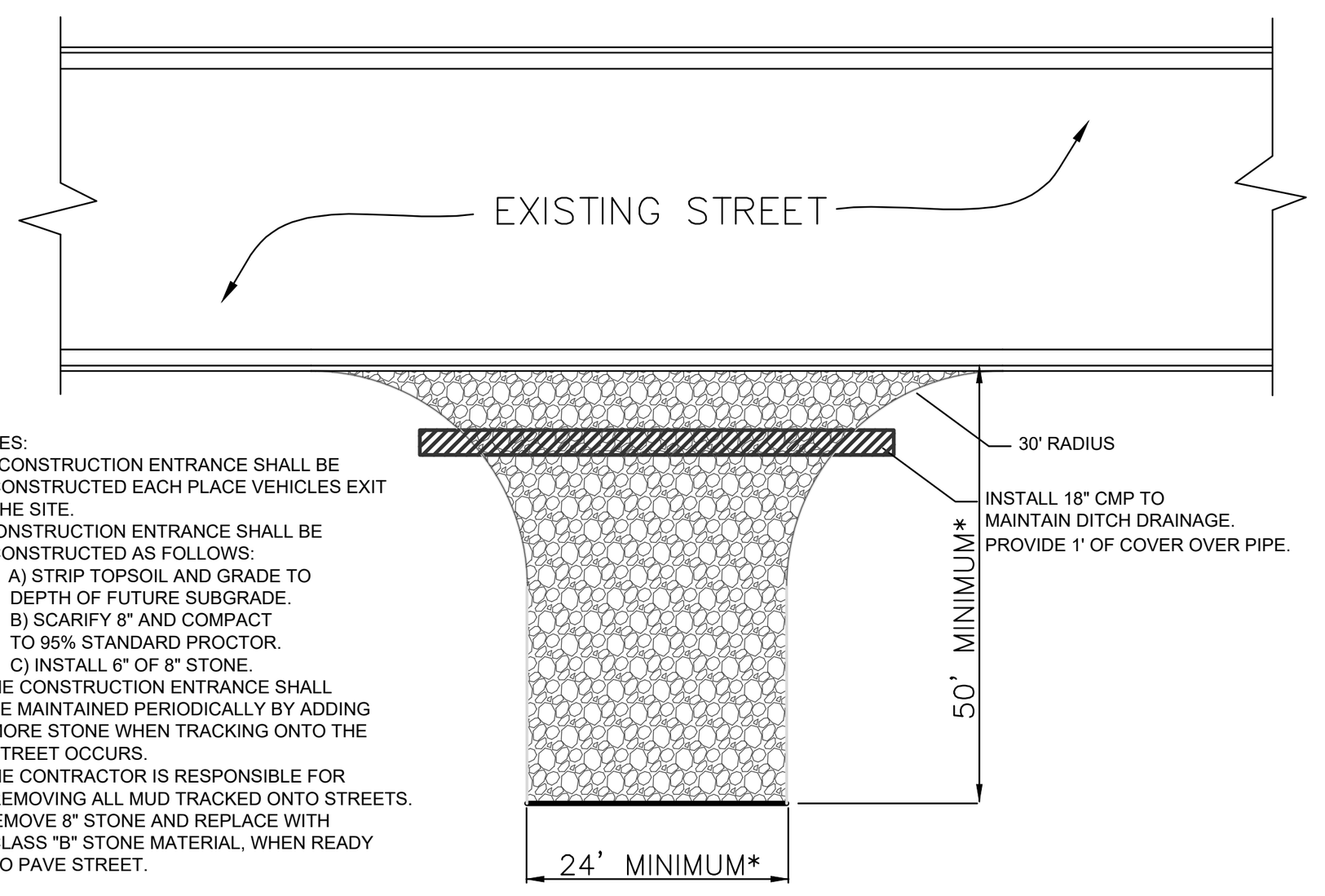
4' CONCRETE FLUME
N.T.S.



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

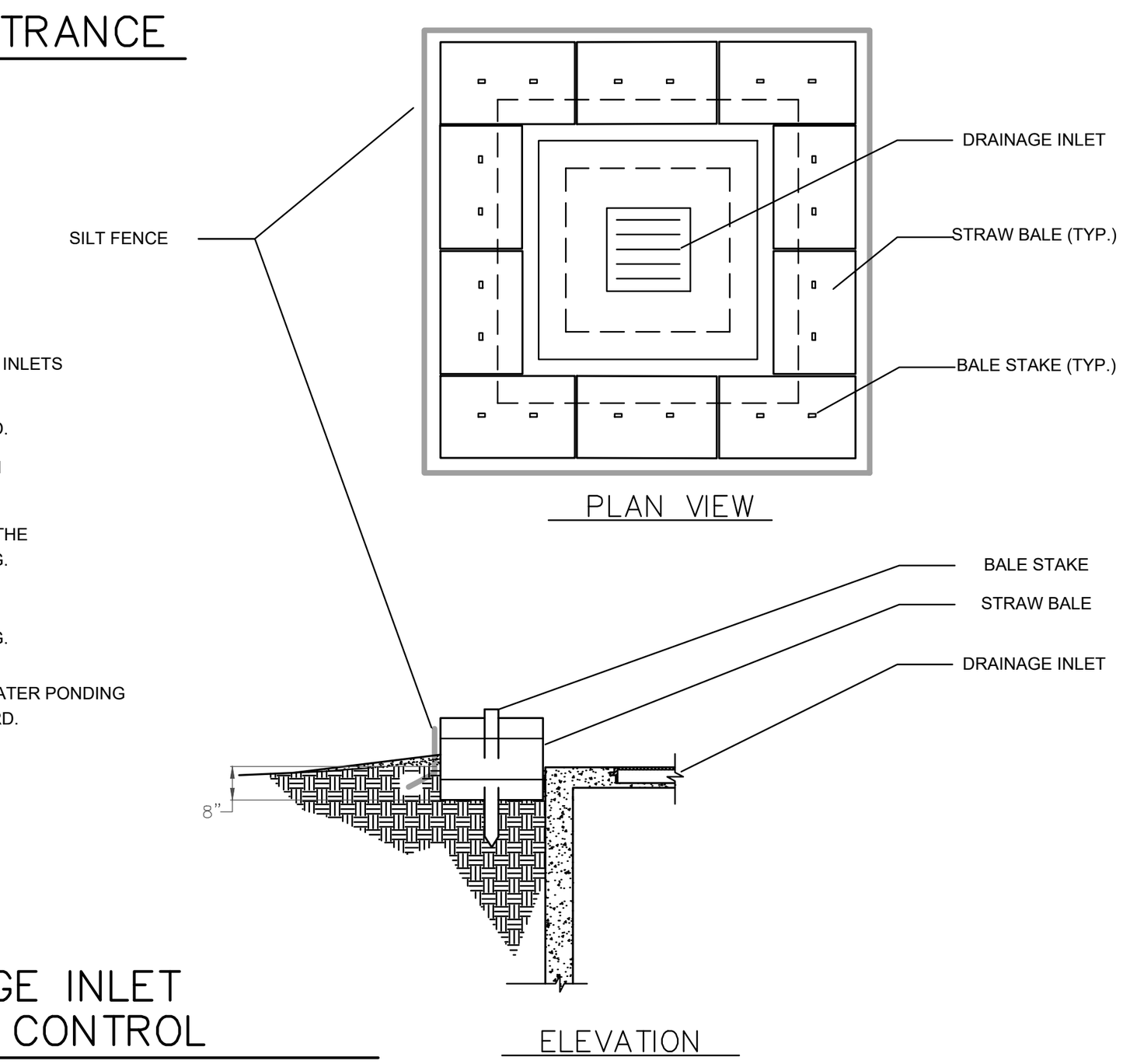
NOTES:
1. A CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED EACH PLACE VEHICLES EXIT THE SITE.
1. CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AS FOLLOWS:
A) STRIP TOPSOIL AND GRADE TO DEPTH OF FUTURE SUBGRADE.
B) SCARIFY 8" AND COMPACT TO 95% STANDARD PROCTOR.
C) INSTALL 6" OF 8" STONE.
2. THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED PERIODICALLY BY ADDING MORE STONE WHEN TRACKING ONTO THE STREET OCCURS.
3. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL MUD TRACKED ONTO STREETS.
4. REMOVE 8" 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.

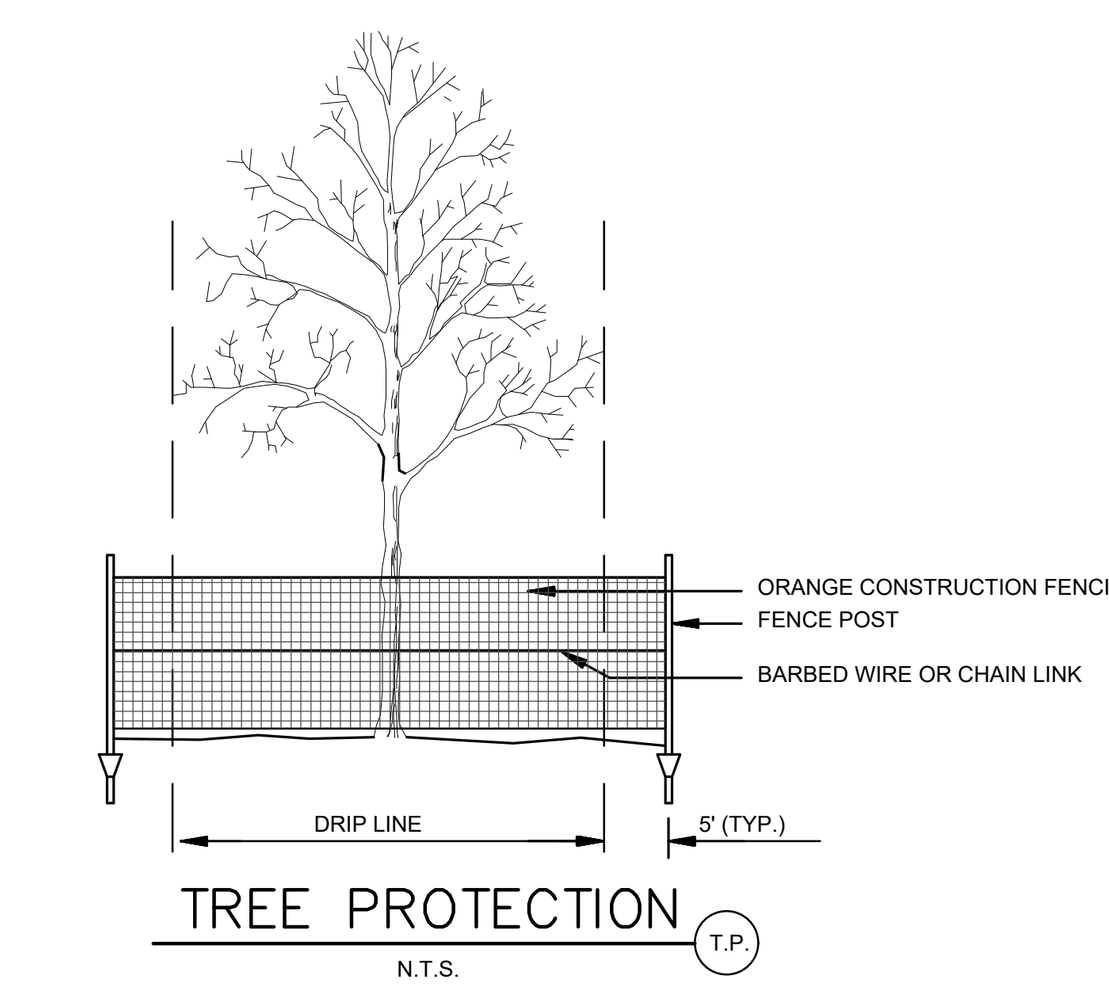
CONSTRUCTION ENTRANCE
N.T.S.

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 AROUNG THE INLET DOES NOT CAUSE A SAFETY HAZARD.

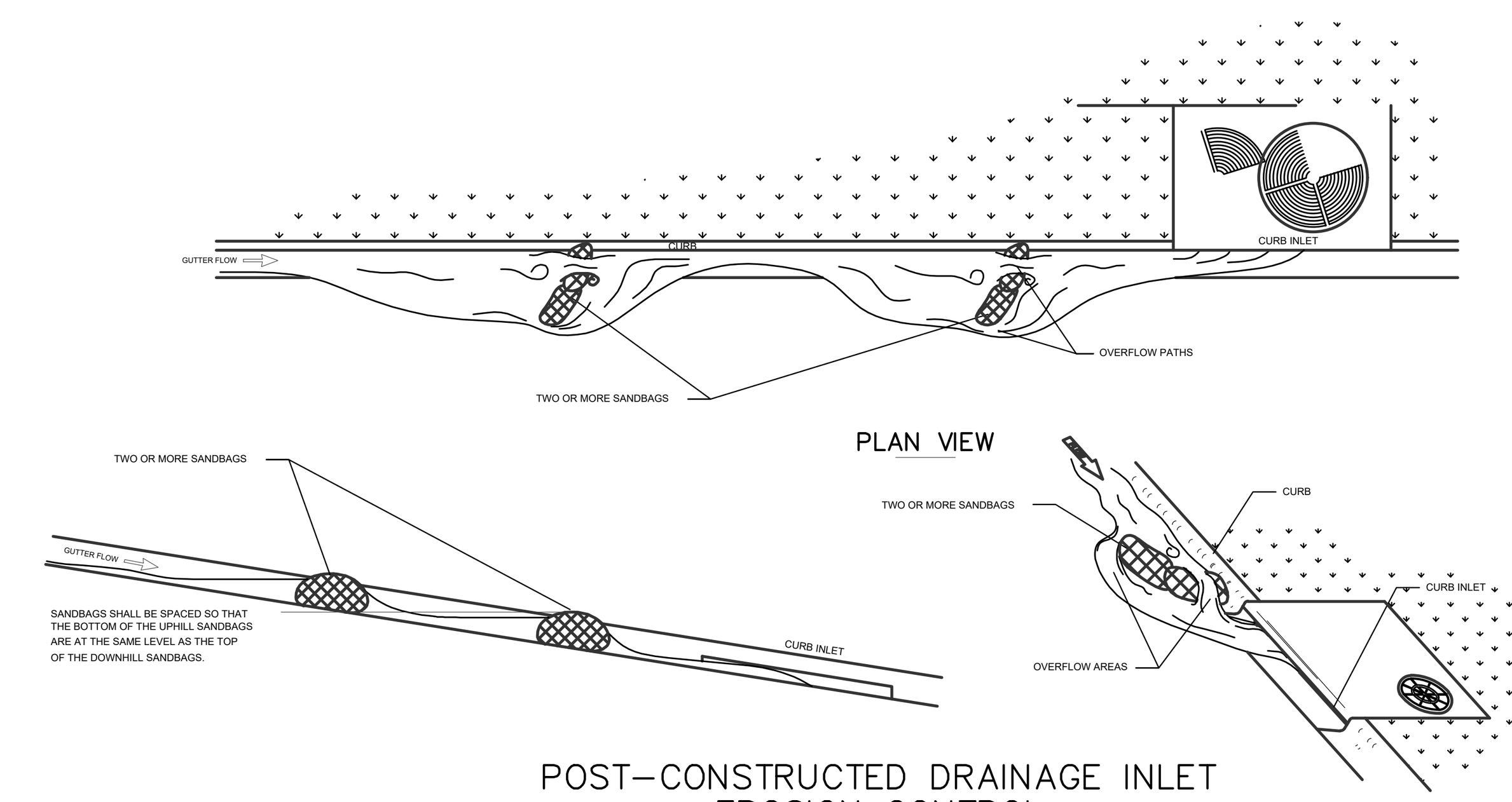


DRAINAGE INLET
EROSION CONTROL
N.T.S.
DURING CONSTRUCTION

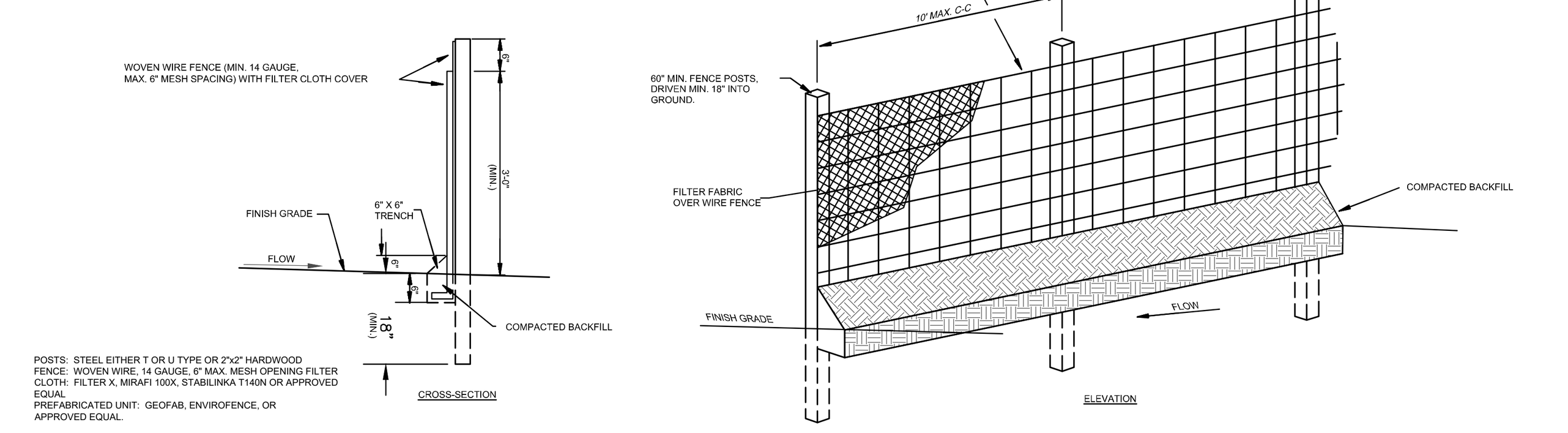
TREE PROTECTION NOTES:
1. ALL TREES SHOWN ON THIS PLAN TO BE RETAINED SHALL BE PROTECTED DURING ALL PHASES OF DEMOLITION/CONSTRUCTION WITH TEMPORARY FENCING. IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY TO COORDINATE WITH LANDSCAPE CONTRACTOR.
2. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR 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 5' 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 WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
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. TREE CROWNS SHOULD BE SPRAYED 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 (T.P.)
N.T.S.

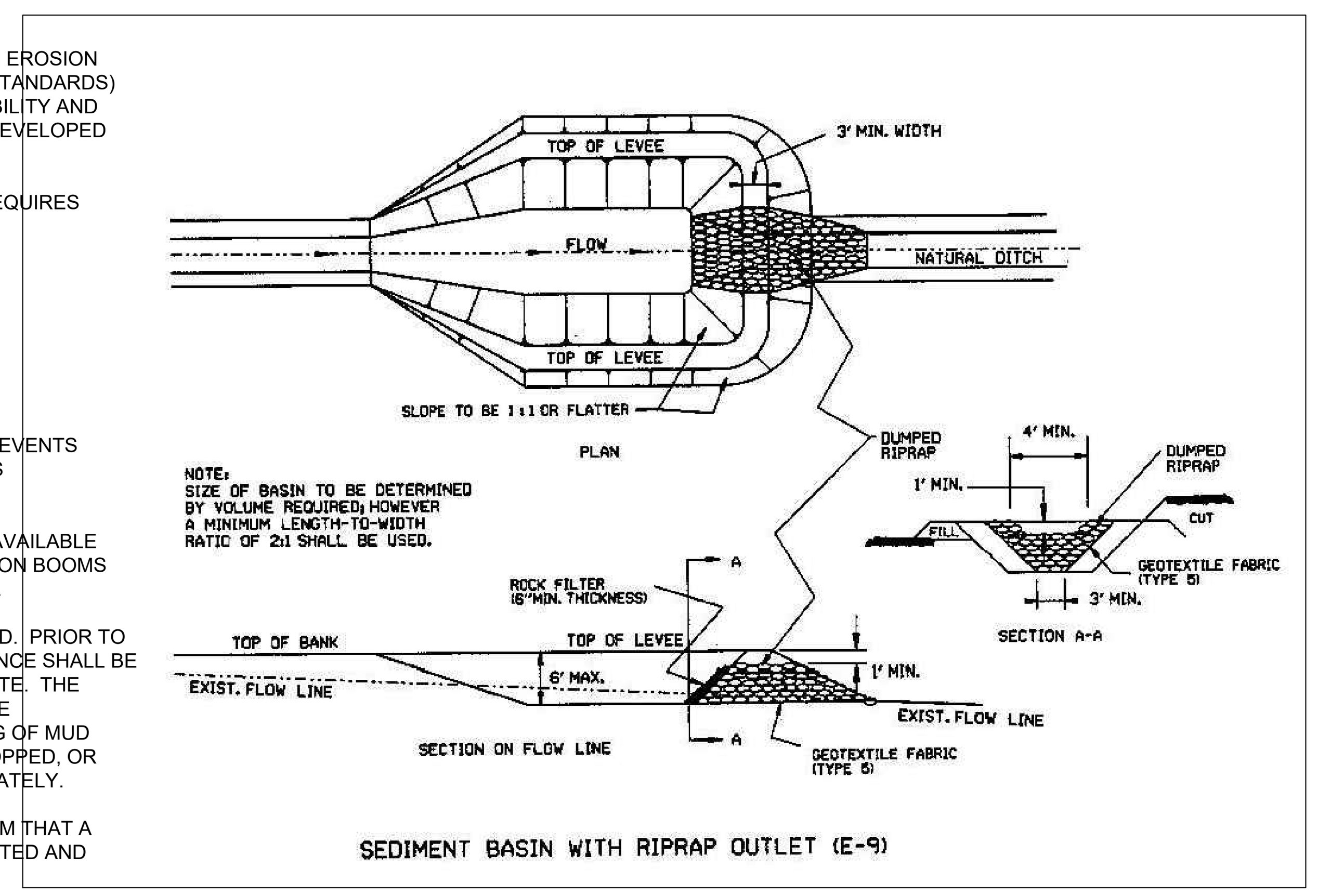


POST-CONSTRUCTED DRAINAGE INLET
EROSION CONTROL
N.T.S.

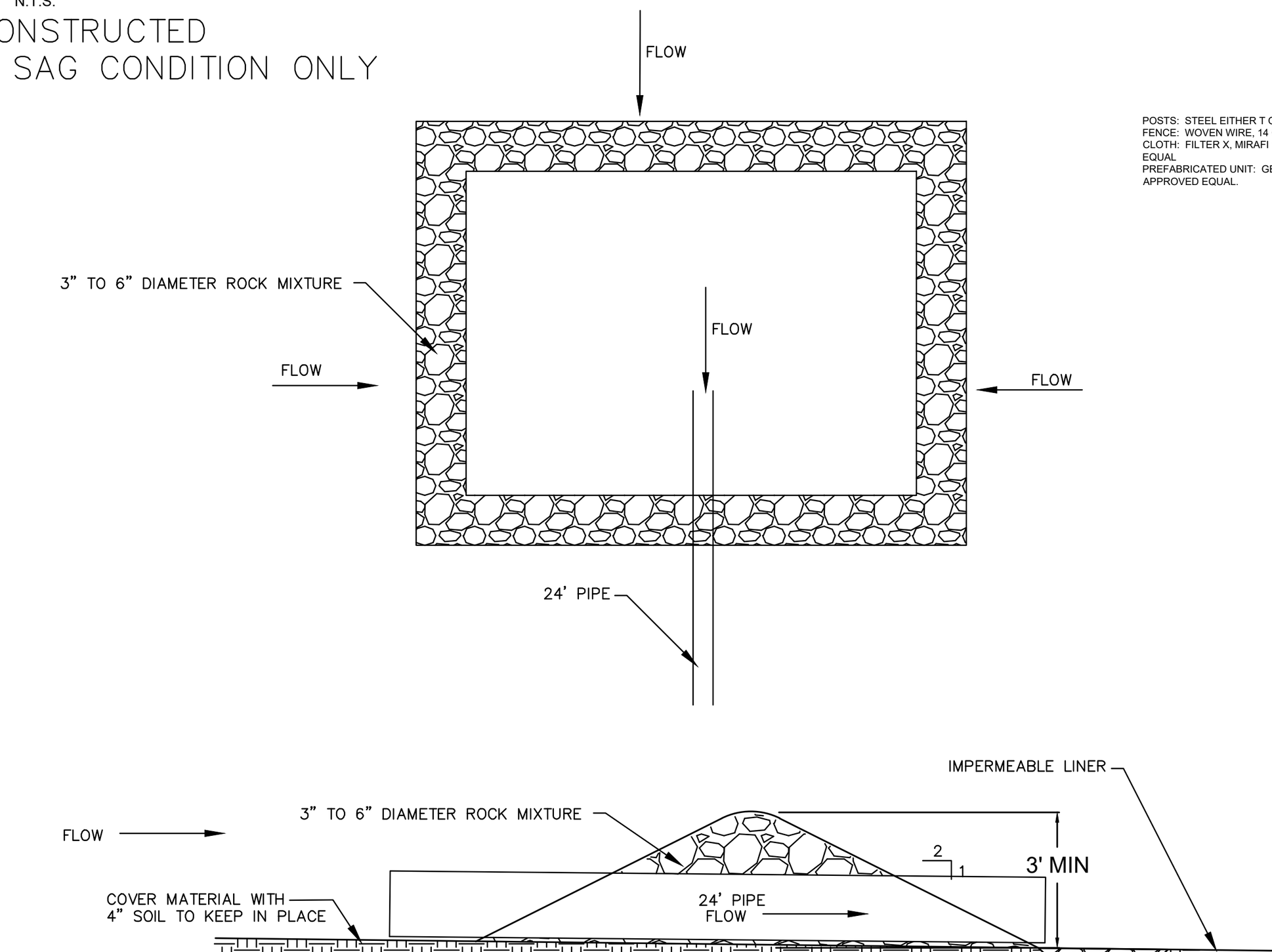


1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE



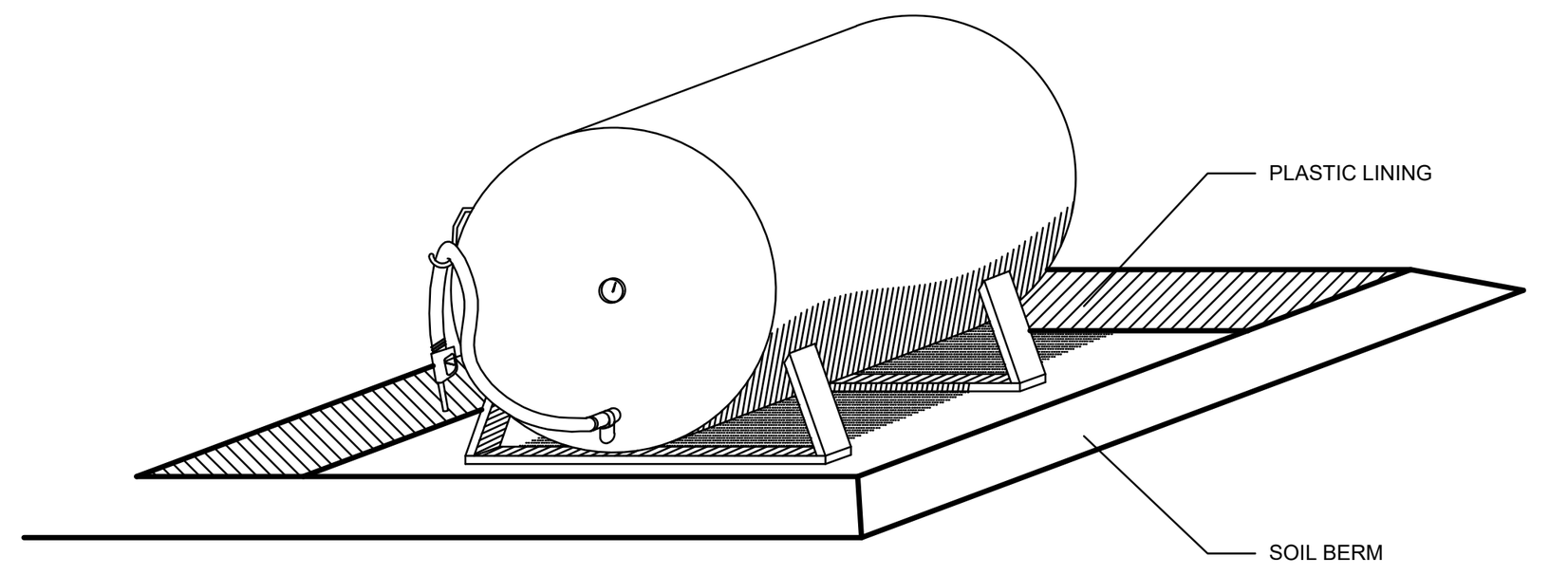
(BASED ON AHTD STANDARDS)
N.T.S.



ADDITIONAL SECTION DETAIL

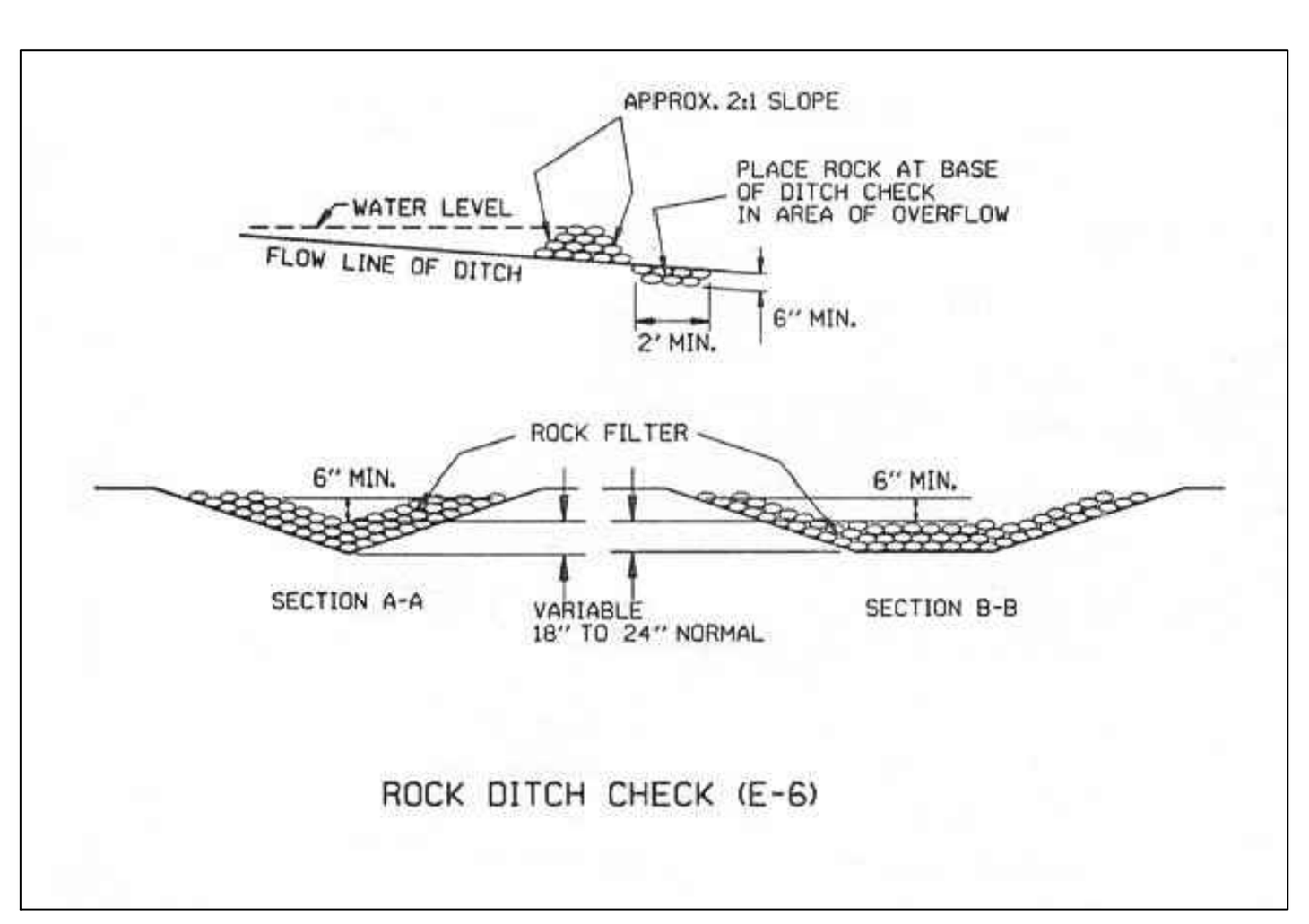
NOTE: THE ROCK FILTER DAM IS FOR TEMPORARY EROSION CONTROL ONLY AND SHALL BE REMOVED BY CONTRACTOR ONCE GRASS HAS BEEN ESTABLISHED.

(CONCRETE WASHOUT)
DEWATERING STRUCTURE EC 1.14
N.T.S.

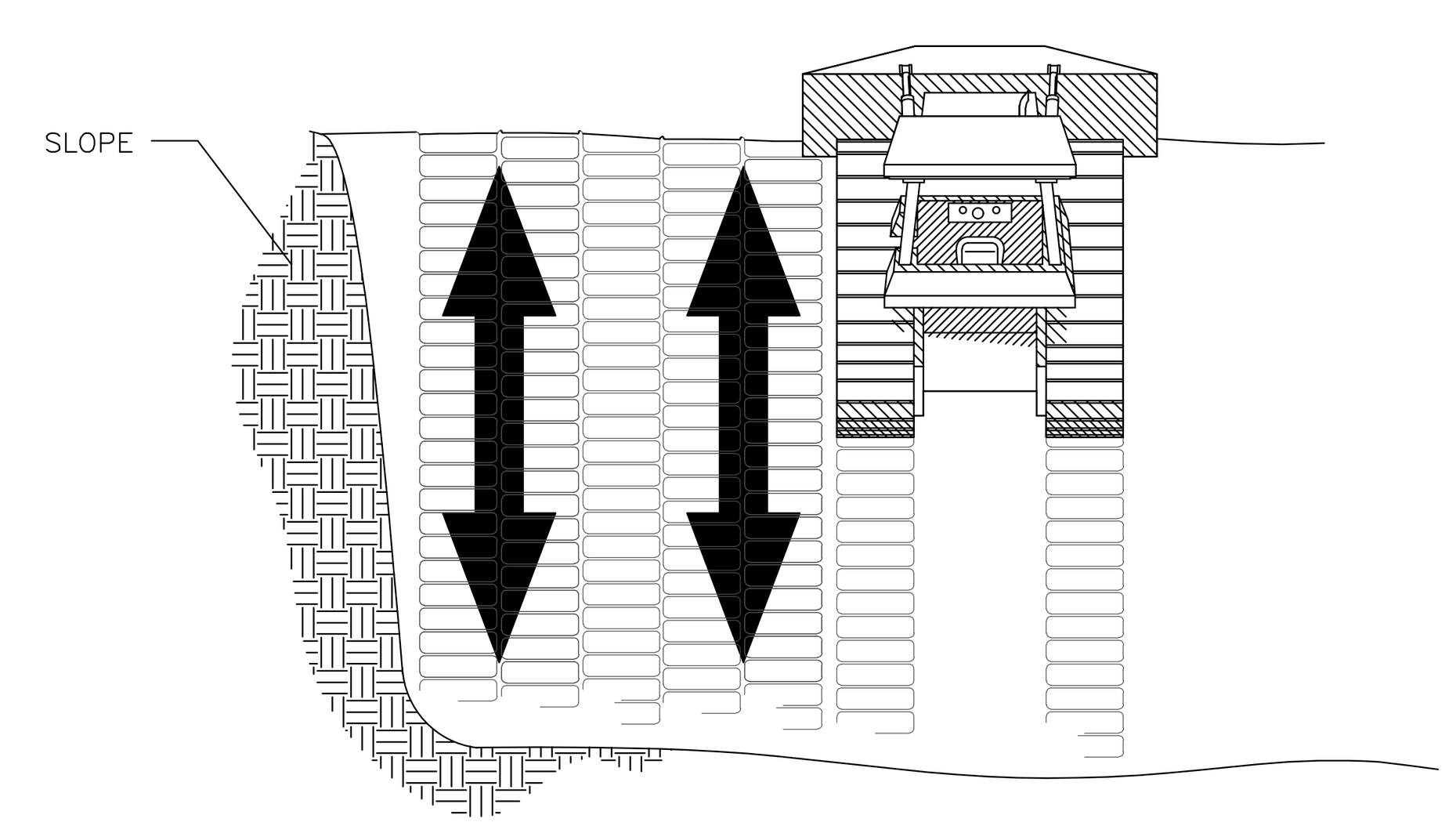


BERM SHALL BE HIGH ENOUGH TO CONTAIN THE TOTAL VOLUME PLUS 10% OF THE FUEL HELD BY THE STORAGE TANK.

FUEL STORAGE DETAIL
N.T.S.



(BASED ON AHTD STANDARDS)
N.T.S.



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.

DATE	#	REVISION DESC.

DRAWN BY:	CLP	CHECKED BY:	JRG
DRAWING CREATION DATE:			071822
JOB NUMBER:	2432		L22-70

P:\PROJECTS\2432\CIVIL\2432 C501 DETAILS.DWG
LAST SAVED:11/21/2022 11:41 AM
PLOT DATE:11/21/2022 1:17 PM

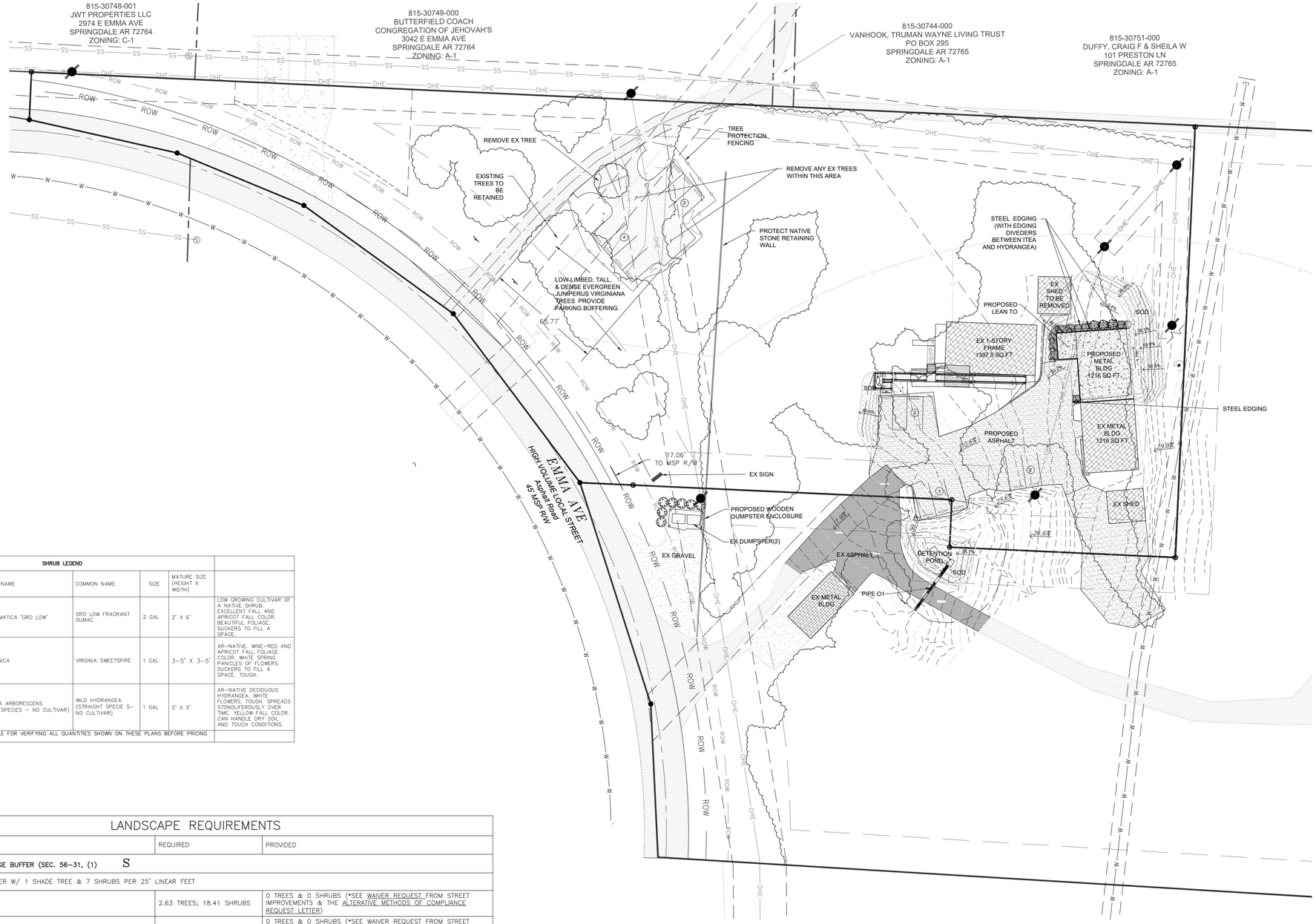
STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.15,162 JAMES R. GEURTZ
PRELIMINARY NOT FOR CONSTRUCTION

CERTIFICATE OF AUTHORIZATION EARTHPLAN DESIGN ALTERNATIVES, P.A. No. 322 ARKANSAS ENGINEER

DETAILS
STURDIVANT'S EXPANSION
SPRINGDALE, ARKANSAS

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

C502



SHRUB LEGEND						
#	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	MATURE SIZE (HEIGHT X WIDTH)	
6		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.
4		ITEA VIRGINICA	VIRGINIA SWEETSPIRE	1 GAL	3-5' X 3-5'	AR-NATIVE. WINE-RED AND APRICOT FALL FOLIAGE COLOR. WHITE SPRING PANICLES OF FLOWERS. SUCKERS TO FILL A SPACE. TOUGH.
3		HYDRANGEA ARBORESCENS (STRAIGHT SPECIES – NO CULTIVAR)	WILD HYDRANGEA (STRAIGHT SPECIE S– NO CULTIVAR)	1 GAL	5' X 5'	AR-NATIVE DECIDUOUS HYDRANGEA. WHITE FLOWERS. TOUGH. SPREADS STONOLIFEROUSLY OVER TIME. YELLOW FALL COLOR. CAN HANDLE DRY SOIL AND TOUCH CONDITIONS.
THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.						

LANDSCAPE REQUIREMENTS

	REQUIRED	PROVIDED
LANDSCAPED STREET FRONTAGE BUFFER (SEC. 56-31, (1) S		
OPTION 1: 10' MIN. BUFFER W/ 1 SHADE TREE & 7 SHRUBS PER 25' LINEAR FEET		
65.77' (PARKING AREA)	2.63 TREES; 18.41 SHRUBS	0 TREES & 0 SHRUBS (*SEE WAIVER REQUEST FROM STREET IMPROVEMENTS & THE ALTERATIVE METHODS OF COMPLIANCE REQUEST LETTER)
48.79' (NEW BLDG)	1.95 TREES; 13.66 SHRUBS	0 TREES & 0 SHRUBS (*SEE WAIVER REQUEST FROM STREET IMPROVEMENTS & THE ALTERNATIVE METHODS OF COMPLIANC EXEMPTION REQUEST LETTER)
INTERIOR PARKING PLANTING REQUIREMENTS (SEC 56-31, (2)		
PROPOSED PARKING AREA ADDITION = 2,678.86 SF 1 TREE PER ISLAND WITH BALANCE PLANTED IN GRASS OR OTHER VEGETATION	NOT REQUIRED DUE TO SF BEING BENEATH 3,000 SF	N/A
PERIMETER LANDSCAPING (other than street frontage landscaping) 1 TREE/25' FEET P		
5' LANDSCAPED STRIP ALONG SIDE AND REAR LOT LINES & 1 TREE PER 25' LINEAR FEET ALONG SIDE AND REAR LOT LINES		5' LANDSCAPE BUFFER PROVIDED ALONG PERIMETERS. NUMEROUS LARGE, NATIVE, TREES EXISTING ALONG ALL PROPERTY SIDES. *SEE THE ALTERNATIVE METHODS OF COMPLIANCE LETTER.
SCREENING (Sec. 56-38)		
NORTHERN PARCEL: A-1 SOUTHERN PARCEL: A-1 EASTERN PARCEL: A-1 WESTERN PARCEL: A-1	N/A (ALL SURROUNDING PROPERTIES ARE A-1 & THERE IS ALREADY EXTENSIVE VEGETATIVE TREE SCREENING IN PLACE)	N/A (ALL SURROUNDING PROPERTIES ARE A-1 & THERE IS ALREADY EXTENSIVE VEGETATIVE TREE SCREENING IN PLACE) *SEE THE ALTERNATIVE METHODS OF COMPLIANCE LETTER.
COMMERCIAL DESIGN STANDARDS AND GUIDELINES, D		
ENTRYWAY LANDSCAPING	ENTRANCE DRIVE IS EXISTING.	N/A
PARKING LOT LANDSCAPING	FEWER THAN 15 SPACES SO N/A	N/A
BUILDING FOUNDATION LANDSCAPING		PROVIDED ON WEST & NORTH (COULD NOT LANDSCAPE ON EAST DUE TO TOPOGRAPHY AND REQUIRED DITCH LOCATION; *SEE VARIANCE REQUEST.
DUMPSTER SCREENING		PROVIDED AROUND SOUTH, WEST, & NORTH SIDES OF DUMPSTER

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

- Light Pole
- Valve
- W — Water Meter
- Fire Hydrant
- D — Drainage Manhole,
- S — Sewer Manhole
- Cleanout, Reducer, FDC
- Existing Monument, Set Mon, Sign,
- Gas Reg, ADA Handrail, Tapping Saddle
- T E — Existing Telephone Pedestal, Existing Electric Pedestal, Existing Power Pole
- Existing Concrete Concrete/
- Asphalt/ Existing Asphalt or Street
- Access Easement/ Gravel
- Heavy Duty Dumpster Pad/ Riprap
- Wood ADA Ramp Non ADA Steps
- Approximate Tree Canopy Edge (as located per GIS)
- Tree Removal Symbol
- Tree Protection Fencing

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

NOTE:
IRRIGATION BY HOSE SPIGOTS ON THE EXISTING PRIMARY STRUCTURE.

#	DATE	REVISION DESC.

DRAWN BY: SDG
CHECKED BY: JRG
DRAWING CREATION DATE: 071822
JOB NUMBER: 2432 L22-70
P:\PROJECTS\2432\CIVIL\2432 L101 LANDSCAPE PLAN.DWG
LAST REVISED DATE:11/23/2022 11:06 AM
PLOT DATE:11/23/2022 11:12 AM

BRANTLEY J. RUTH LANDSCAPE ARCHITECT
BARAM LLC
LICENSE # 1660 (EXP. 12/31/2023)
STATE OF ARKANSAS

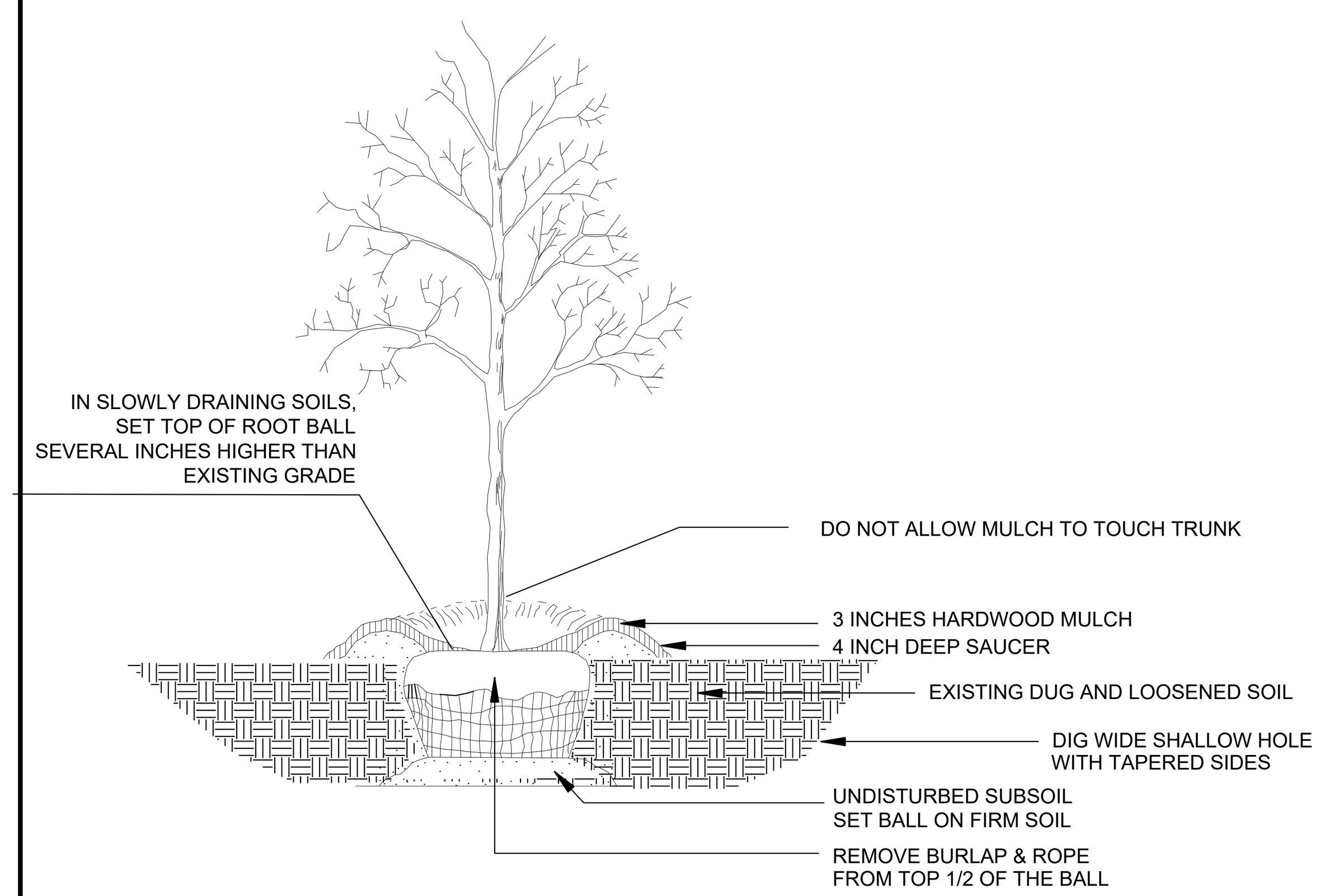
CERTIFICATE OF AUTHORITY
EARTHPLAN DESIGN ALTERNATIVES, P.A.
No. 322
ARKANSAS ENGINEER

LANDSCAPE PLAN

STURDIVANT'S EXPANSION
SPRINGDALE, ARKANSAS

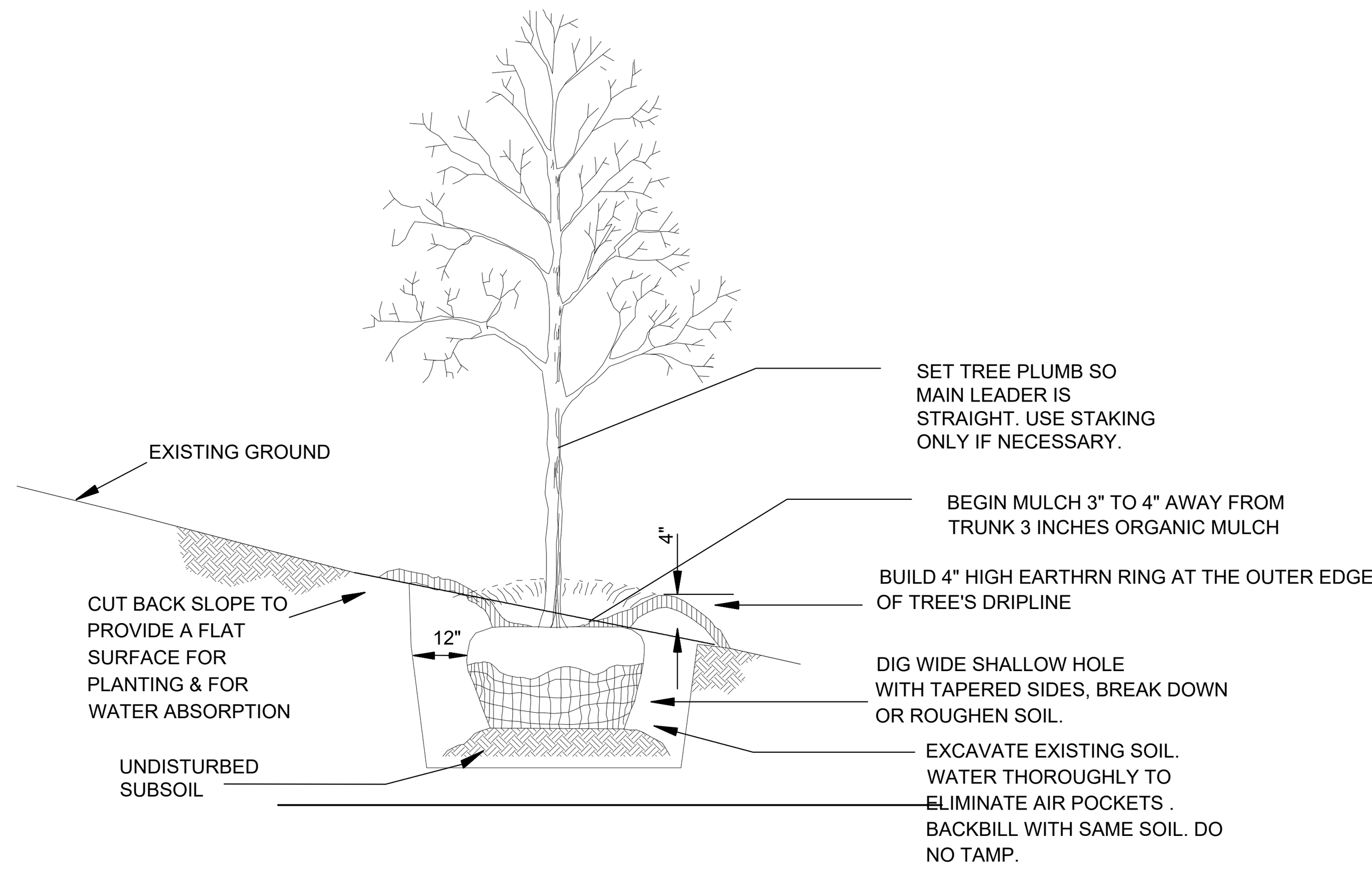
Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture
(479) 756-1265
www.edpa-pa.com
134 West Emma Avenue
Springdale, Arkansas 72764

L101



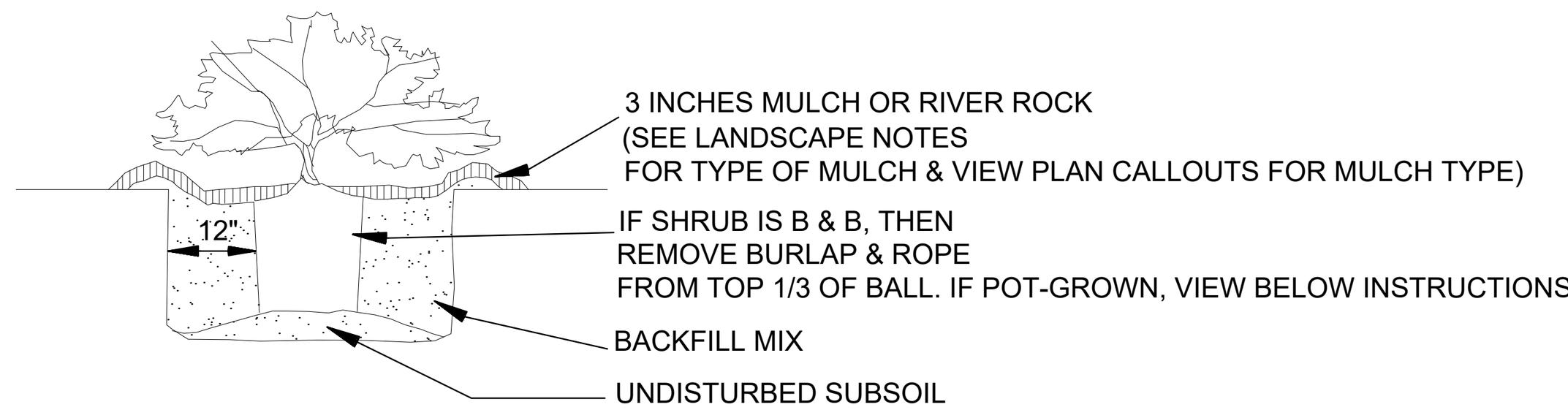
TREE PLANTING

N.T.S.



TREE PLANTING ON SLOPE

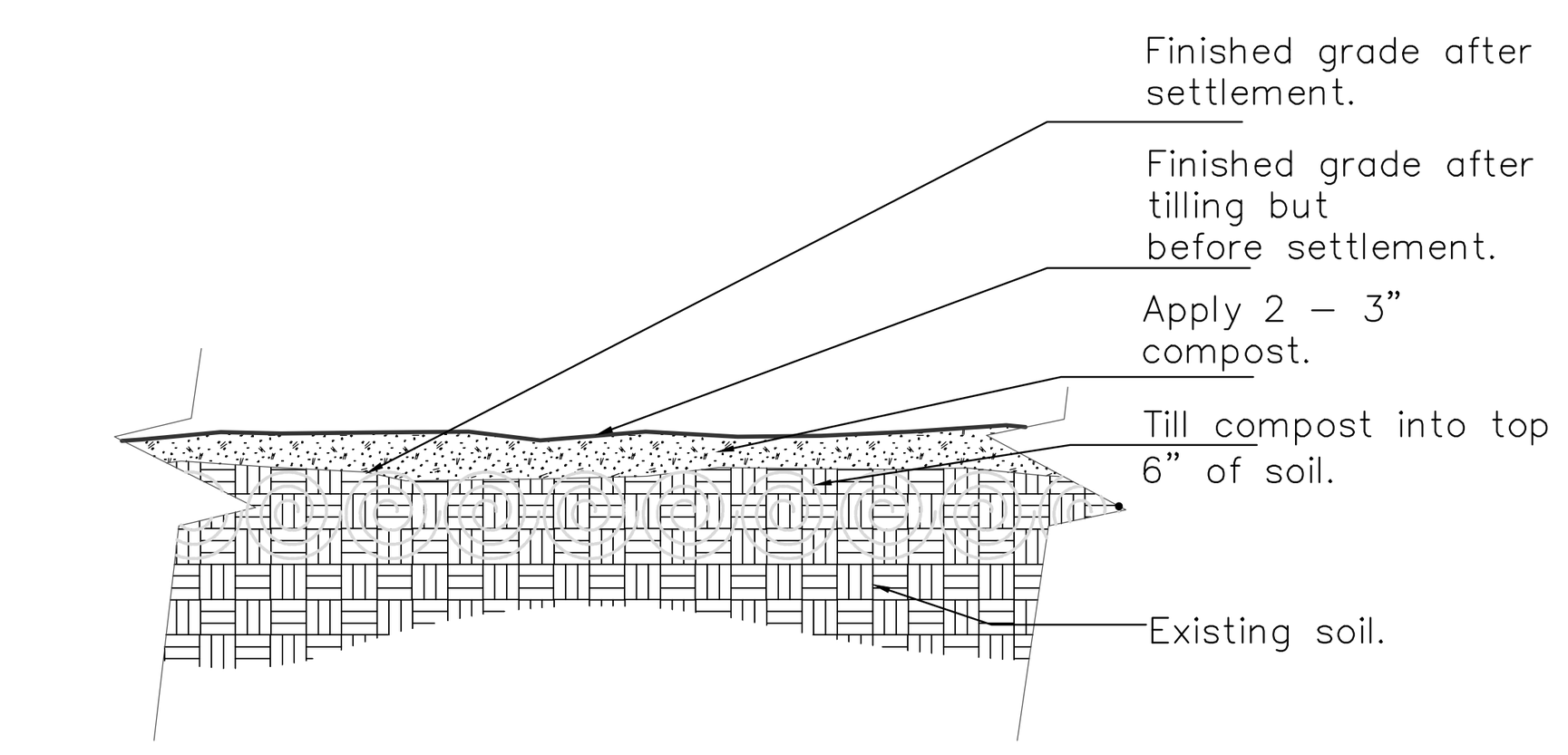
N.T.S.



SHRUB PLANTING

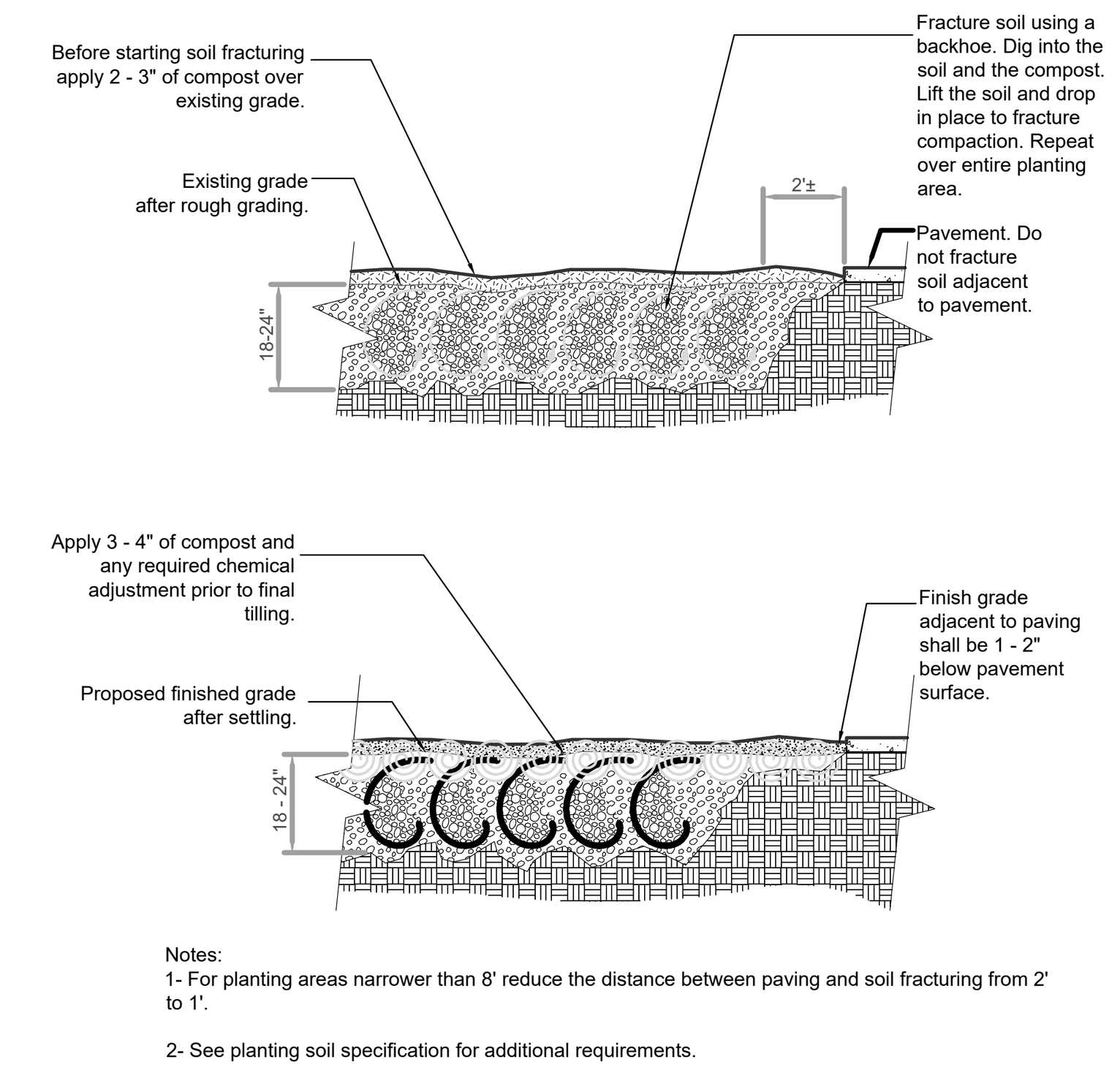
N.T.S.

Know what's below. Call before you dig.



TILLING OF COMPACTED SURFACE SOIL

N.T.S.

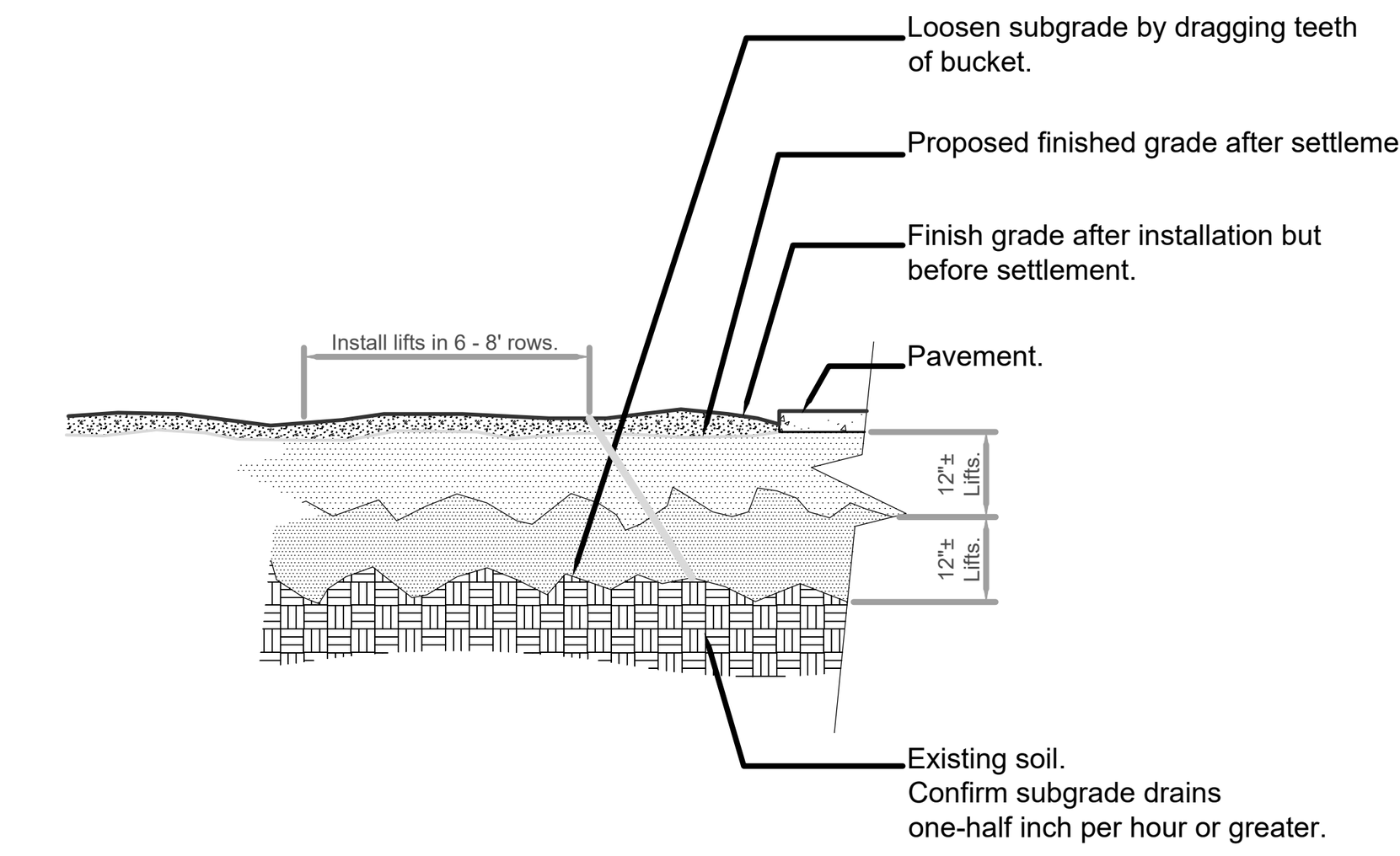


Notes:
1- For planting areas narrower than 8' reduce the distance between paving and soil fracturing from 2' to 1'.

2- See planting soil specification for additional requirements.

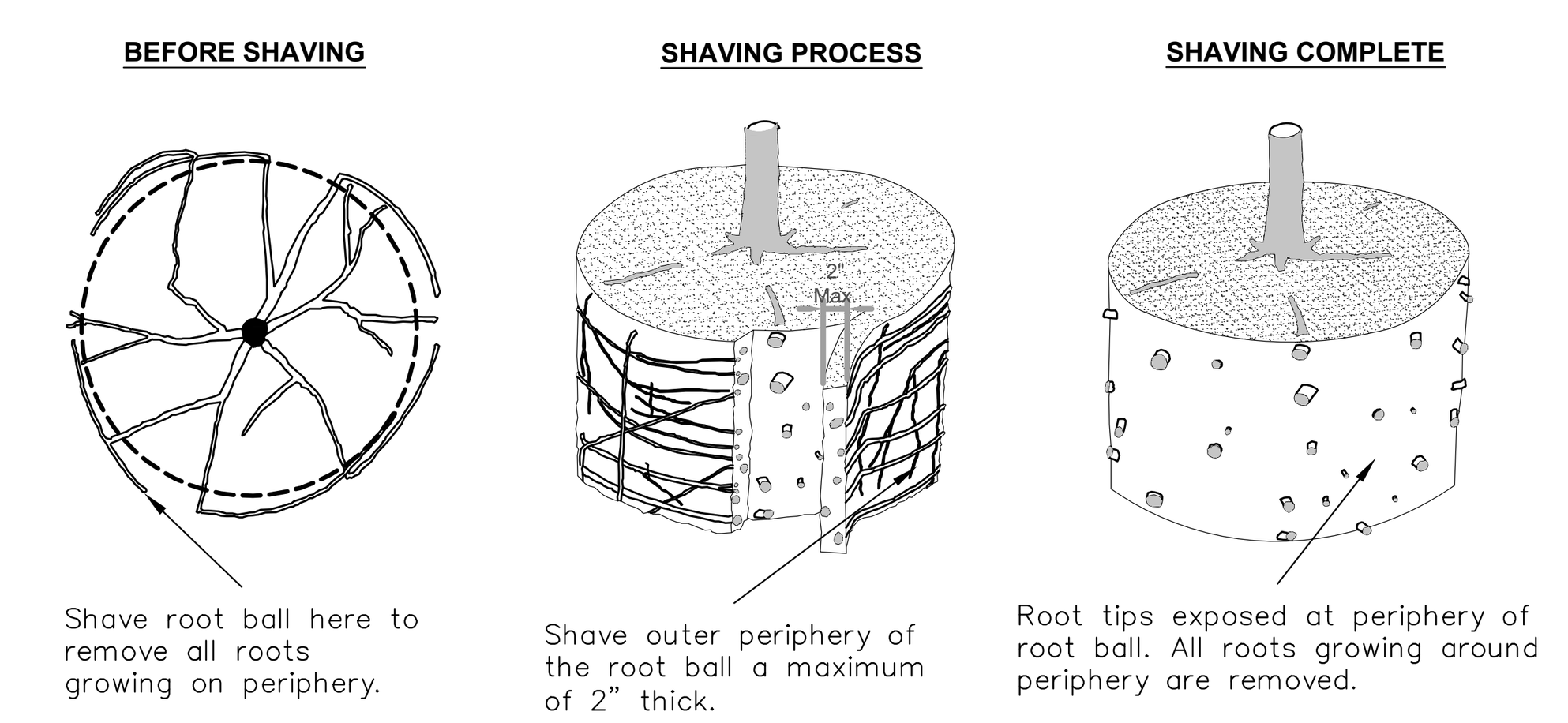
FRACTURING OF COMPACTED SUB SOIL

N.T.S.



INSTALLED PLANTING MIX

N.T.S.



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.

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 BERMUDA. ALL AREAS TO BE SEEDED OR SODDED SHALL RECEIVE 3" OF TOPSOIL AND BE GRADED PER THE GRADING PLAN. IF SEEDED, USE A SEEDING RATE BETWEEN 0.5 TO 1.0 LBS/1,000 SF.

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. For container perennials and shrubs, use fingertips to gently loosen and break periphery roots to prevent circling roots and to encourage outward root growth.

H. 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.

DATE	#	REVISION DESC.

DRAWN BY: SDG | CHECKED BY: JRG
DRAWING CREATION DATE: 071822
JOB NUMBER: 2432 | L22-70
P:\PROJECTS\2432\CIVIL\2432 L101 LANDSCAPE PLAN.DWG
LAST SAVED:11/22/2022 1:35 PM
PLOT DATE:11/22/2022 1:37 PM

REGISTERED LANDSCAPE ARCHITECT — SARAH GEURTZ — License Number 451 — STATE OF ARKANSAS

PRELIMINARY NOT FOR CONSTRUCTION

CERTIFICATE OF AUTHORIZATION — EARTHPLAN DESIGN ALTERNATIVES, P.A. No. 322 — ARKANSAS ENGINEER

LANDSCAPE DETAILS

STURDIVANT'S EXPANSION
SPRINGDALE, ARKANSAS

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

L501

A&A ENGINEERING
CIVIL • STRUCTURAL

Project#

Carport Building + Continuous Roof Lean-to Order Form

For: LEGACY BUILDINGS

OWNER INFORMATION (Fill all fields)

Customer Name: RICK STURDIVANT

Street: 101 Butterfield Coach Rd **City:** Springdale **State:** AR **Zip:** 72764

Building Use: ☐ Carport / Minor Storage / Utility (Category I) **OR** ☒ Commercial / Residential (Category II) **OR** ☐ **Other:** _____

DESIGN CRITERIA (A&A will fill)

IBC Code: _____ **Wind Speed:** _____ MPH **Ground Snow:** _____ PSF **Roof Live Load:** _____ PSF

Jurisdiction / County: Washington Extra diagonal bracing: ☐ Yes Elevation: _____ Ss: _____ S1: _____

Flood Zone: ☐ Yes **Flood vents size:** _____

BUILDING INFORMATION (Fill all fields)

Type: ☒ New Building **OR** ☐ Existing - Details and Pictures are required to proceed.

Width: 30 (Up to 30ft maximum) **Base-Rail Length:** 45 **Roof Length:** 46 **Leg Height:** 10 (Additional charges for greater than 12ft)

Gage: ☐ 12GA **OR** ☒ 14 GA **OR** ☐ 2" x 3" x 14GA

Roof Style: ☐ Regular **OR** ☒ A-Frame **Roof Pitch:** 3 /12

Roof Sheathing: ☒ Vertical **OR** ☐ Horizontal **Walls:** ☐ Vertical **OR** ☒ Horizontal **OR** ☐ None

Internal / Interior Walls needed: ☐ Yes (If yes, clearly show locations and openings on floor plan)

Lean-to Addition: ☒ Yes (If yes, include Lean-To addition order form, otherwise order will not be processed)

SHEATHING (Fill all fields)

Front End:	☒ Enclosed	☐ Open	☐ Gable	☐ _____ ft Extended Gable	☐ _____ ft Partial Sheathing
Back End:	☒ Enclosed	☐ Open	☐ Gable	☐ _____ ft Extended Gable	☐ _____ ft Partial Sheathing
Right Side:	☒ Enclosed	☐ Open	☐ 3ft Strip	☐ _____ ft Partial Sheathing	
Left Side:	☒ Enclosed	☐ Open	☐ 3ft Strip	☐ _____ ft Partial Sheathing	

OPENINGS (Fill applicable fields)

	Type & Size	Number	General Location (show on sketch for specific location or spacing)
Opening # 1:	9x8 FRAME OUT	1	South Side
Opening # 2:	10x8 FRAME OUT	1	West Side
Opening # 3:			

☐ Check Box only if door and window locations are critical. May require additional material. ☐ Check Box for 45° Angle Cut (Texas Cut)

Walk-in Doors

	Number	General Location (show on sketch for specific location or spacing)
☐ 34" x 72" ☒ 36" x 80" ☐ Other_____	1	West Side

Windows

☐ 30" x 30" ☐ 36" x 36" ☐ Other_____		
☐ 24" x 24" ☐ 24" x 36"		

FOUNDATION (Fill all fields)

☒ New Concrete Slab	☐ Existing Concrete [details required]	☐ New Concrete Piers	☐ New Concrete Strip	☐ New Concrete Stem Wall [details required]
☐ Soil / Ground (30" / 36" MHA)	☐ Gravel Anchor (48" MHA)	☐ Asphalt Anchor	☐ Rock Anchors (HP-9)	☐ Other: _____
Anchorage point: ☒ Base Rail		☐ Welded Angle	☐ Welded Base Rail Piece	☐ Ground Post

Additional Information: _____

Copies Needed: Drawings: 1 Calculations: _____ ☐ Rush **Ordered By:** _____ **Order Date:** _____

Paper Size: ☒ 11" x 17" ☐ 18" x 24" ☐ 24" x 36"

Note: This order form is for site specific drawing for Standard buildings only. For non-standard or custom buildings refer to the pricing policy for additional charges. Please refer to latest pricing policy regarding rush fee charges. Contact projects@aa-engineers.com for pricing questions.

A&A ENGINEERING
CIVIL • STRUCTURAL

Project# LEAN TO

Building Order Form

(Carport Style Buildings up to 30ft wide)

For: LEGACY BUILDINGS

OWNER INFORMATION (Fill all items)

Customer Name: RICK STURDIVANT

Street: 101 Butterfield Coach Rd **City:** Springdale **State:** AR **Zip:** 72764

Building Use: ☒ *Carport / Minor Storage / Utility (Category I)* **OR** ☒ *Commercial / Residential (Category II)* **OR** ☐ **Other:** LEAN TO

DESIGN CRITERIA (A&A will try to determine if left blank)

IBC Code: _____ **Wind Speed:** _____ *MPH* **Ground Snow:** _____ *PSF* **Roof Live Load:** _____ *PSF*

Jurisdiction / County: _____ *Extra diagonal bracing:* ☐ *Yes* *Elevation:* _____ *Ss:* _____ *S1:* _____

Flood Zone: ☐ *Yes* **Flood vents size:** _____

BUILDING INFORMATION (Fill all items)

Type: ☒ *New Building* **OR** ☐ *Existing - Details and Pictures are required to proceed.*

Width: 15 **Base-Rail Length:** 15 **Roof Length:** 16 **Leg Height:** LEFT LEG 9' RIGHT LEG 8'
(Additional charges for greater than 12ft)

Gage : ☐ *12GA* **OR** ☒ *14 GA* **OR** ☐ *2" x 3" x 14GA*

Roof Style: ☐ *Regular* **OR** ☒ *A-Frame* **Roof Pitch:** ____/12

Roof Sheathing: ☒ *Vertical* **OR** ☒ *Horizontal* **Walls:** ☐ *Vertical* **OR** ☐ *Horizontal* **OR** ☐ *None*

Internal / Interior Walls needed: ☐ *Yes (If yes, clearly show locations and openings on floor plan)*

Lean-to Addition: ☐ *Yes (if yes, include Lean-To addition order form, otherwise order will not be processed)*

SHEATHING (Fill all items)

Front End:	☐ Enclosed	☒ Open	☐ Gable	☐ ____ ft Extended Gable	☐ ____ ft Partial Sheathing
Back End:	☐ Enclosed	☒ Open	☐ Gable	☐ ____ ft Extended Gable	☐ ____ ft Partial Sheathing
Right Side:	☐ Enclosed	☒ Open	☐ 3ft Strip	☐ ____ ft Partial Sheathing	
Left Side:	☐ Enclosed	☒ Open	☐ 3ft Strip	☐ ____ ft Partial Sheathing	

OPENINGS (Fill applicable items)

	Type & Size	Number	General Location *(show on sketch for specific location or spacing)*
Opening # 1:	15'W x 8'T Side Drive	1	South Side
Opening # 2:			
Opening # 3:			

☐ *Check Box only if door and window locations are critical. May require additional material.* ☐ *Check Box for 45° Angle Cut (Texas Cut)*

Walk-in Doors **Number** **General Location** *(show on sketch for specific location or spacing)*

☐ 34" x 72" ☐ 36" x 80" ☐ Other____ _____ _____

Windows

☐ 30" x 30" ☐ 36" x 36" ☐ Other____ _____ _____

☐ 24" x 24" ☐ 24" x 36"

FOUNDATION (Fill applicable items)

☒ New Concrete Slab ☐ Existing Concrete [details required] ☐ New Concrete Piers ☐ New Concrete Strip ☐ New Concrete Stem Wall [details required]

☐ Soil / Ground (30"/ 36" MHA) ☐ Gravel Anchor (48" MHA) ☐ Asphalt Anchor ☐ Rock Anchors (HP-9) ☐ Other: _____

Anchorage point: ☒ Base Rail ☐ Welded Angle ☐ Welded Base Rail Piece ☐ Ground Post

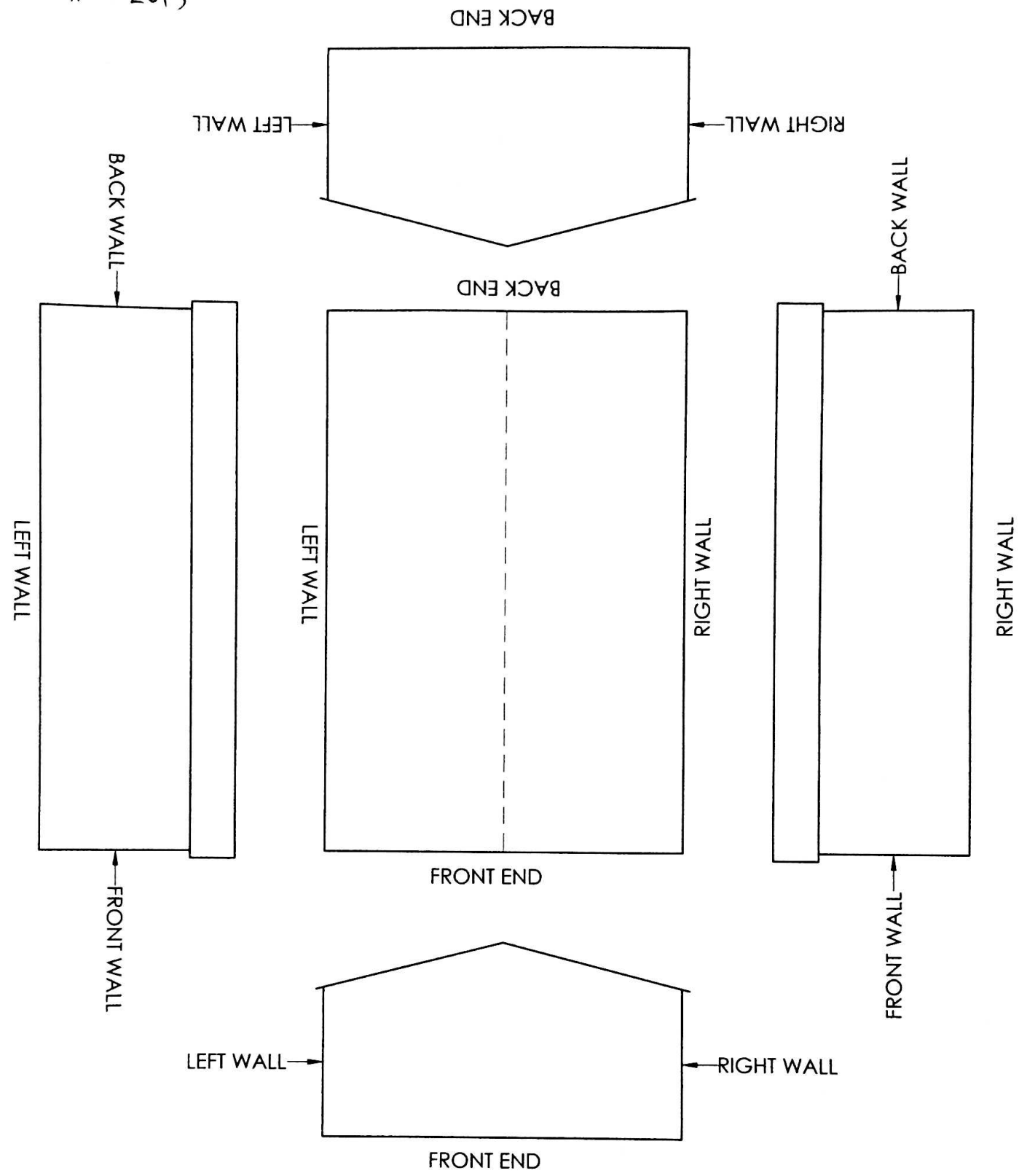
Additional Information: _____

Copies Needed: Drawings: 1 Calculations: _____ ☐ **Rush** **Ordered By:** _____ **Order Date:** _____

Paper Size: ☒ 11" x 17" ☐ 18" x 24" ☐ 24" x 36"

Note: This order form is for site specific drawing for Standard buildings only. For non-standard or custom buildings refer to the pricing policy for additional charges. Please refer to latest pricing policy regarding rush fee charges. Contact projects@aa-engineers.com for pricing questions.

FRAME IN : LUIS



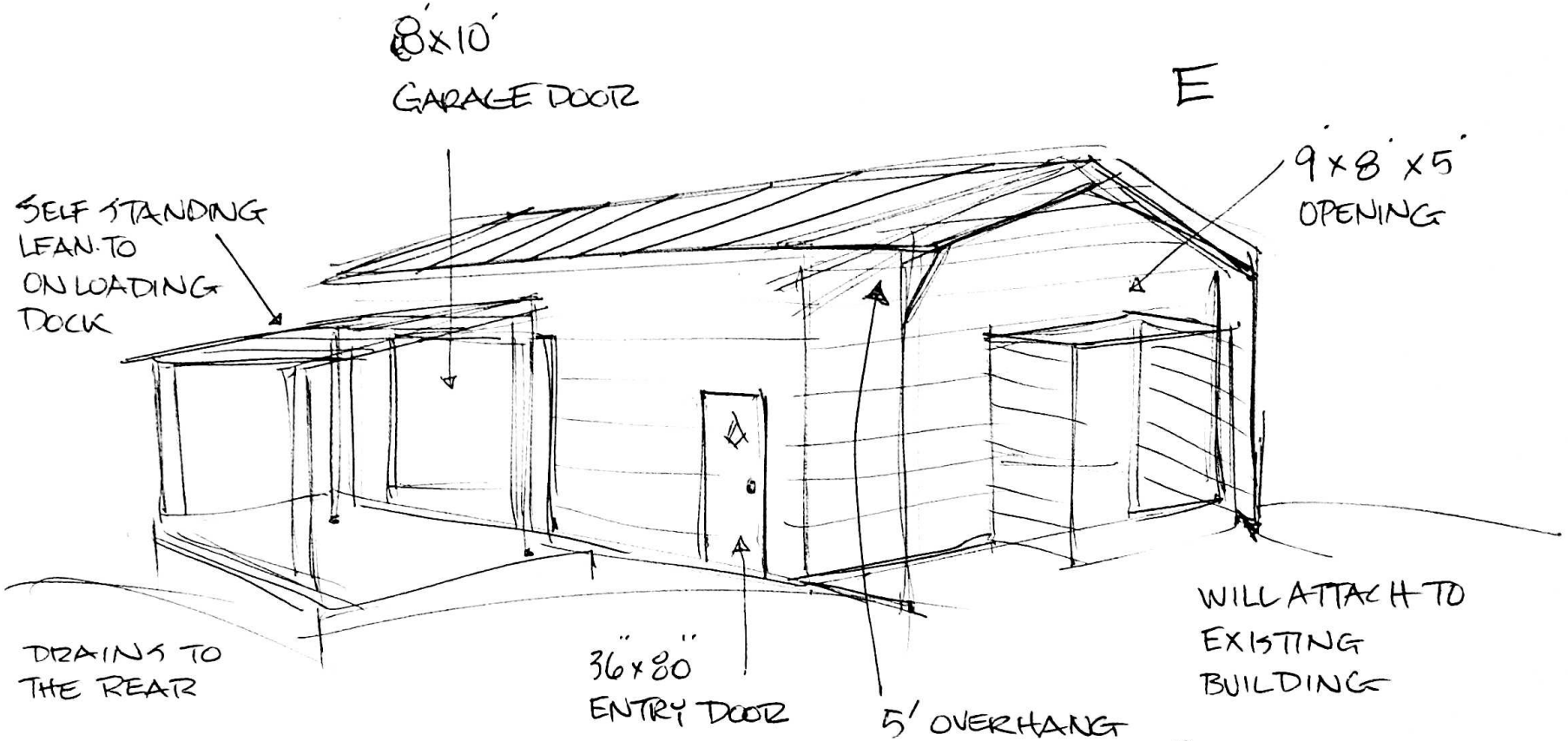
☐ *Check Box only if door and window locations are critical. May require additional material.*

☐ *Check Box for 45 °Angle Cut (Texas Cut)*

NOTES

3.14.2022

30'x40' A-FRAME VERTICAL



STUD WANTS HEAT & AIR

3 · 14 · 2022

E

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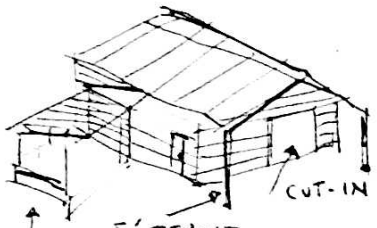
S

A-FRAME
VERTICAL
30 x 45 x 10
WITH
30 x 40 x 10
ENCLOSED



WILL TRY TO CONNECT WITH EXISTING STRUCTURE

LEAN TO
15' x 15'

9' TO 8'

45'

40'

30'

45'

9' WIDE
X 8' TALL
CUT-IN

9'x8' CUT-OUT

EXISTING STRUCTURE

5'

GRAVEL

36" x 80"
ENTRY
DOOR

25'

8' x 10'
ROLL UP DOOR

LOADING
DOCK
W/ LEAN TO
NO SIDES NO BACK/
FRONT

51'

91'

9'x8'x5'

30'x 40'

TIE-IN TO EXISTING STRUCTURE

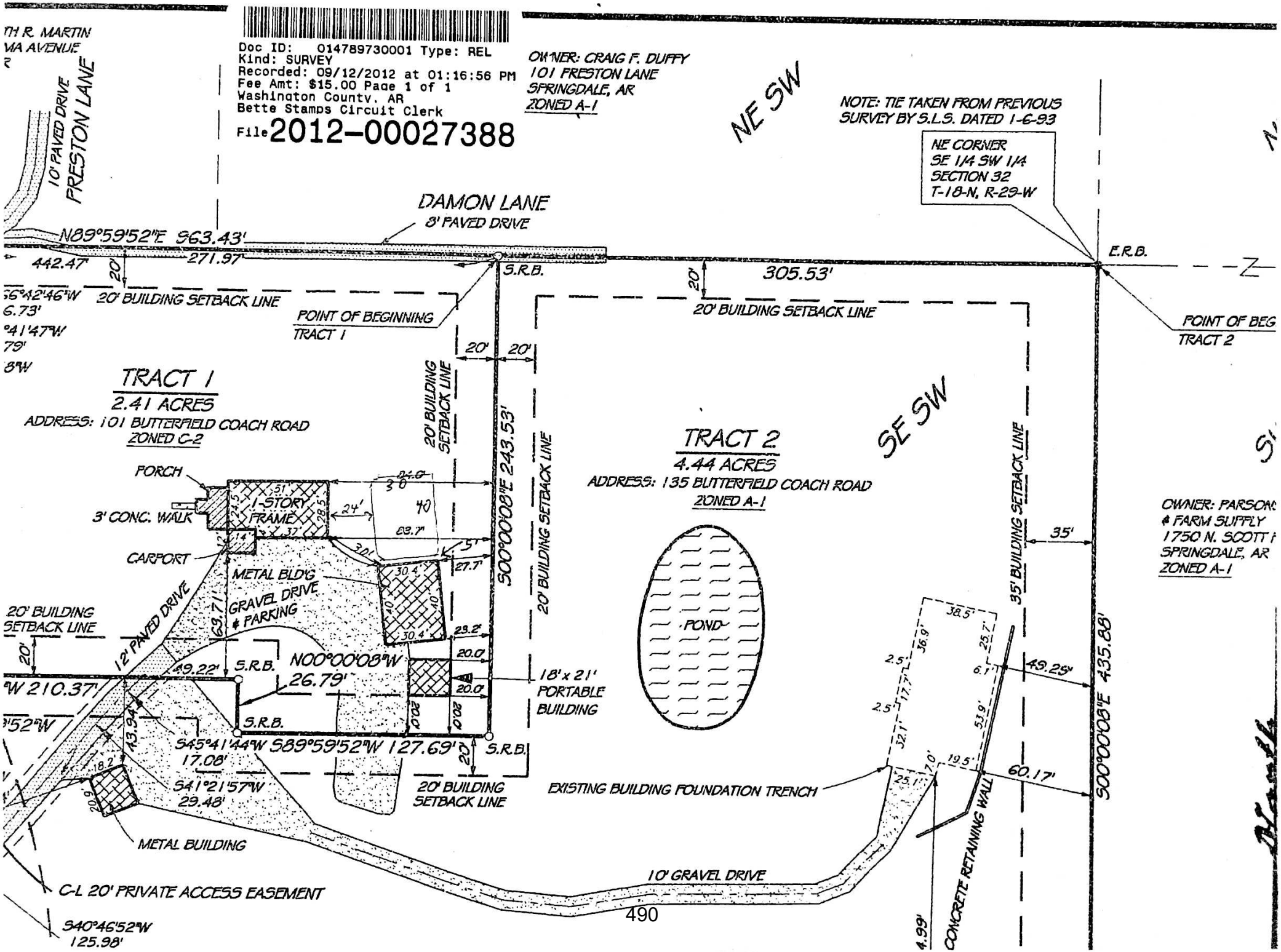
ENCLOSED BUILDING

CONCRETE

5' AWNING

STURDIVANTS
HEAT & AIR
SPRINGDALE, AR

Doc ID: 014789730001 Type: REL
Kind: SURVEY
Recorded: 09/12/2012 at 01:16:56 PM
Fee Amt: $15.00 Page 1 of 1
Washington County, AR
Bette Stamps Circuit Clerk
File 2012-00027388



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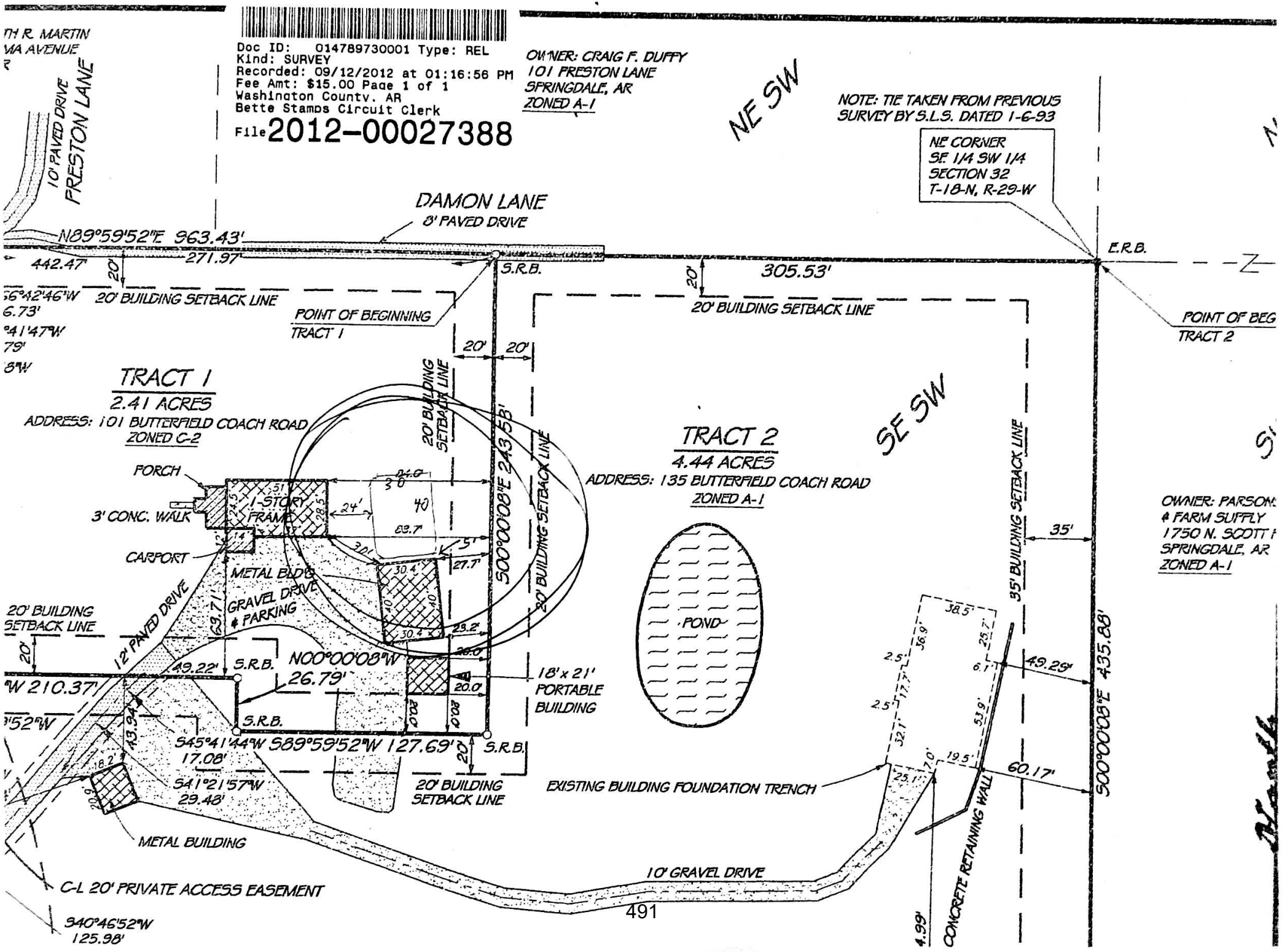


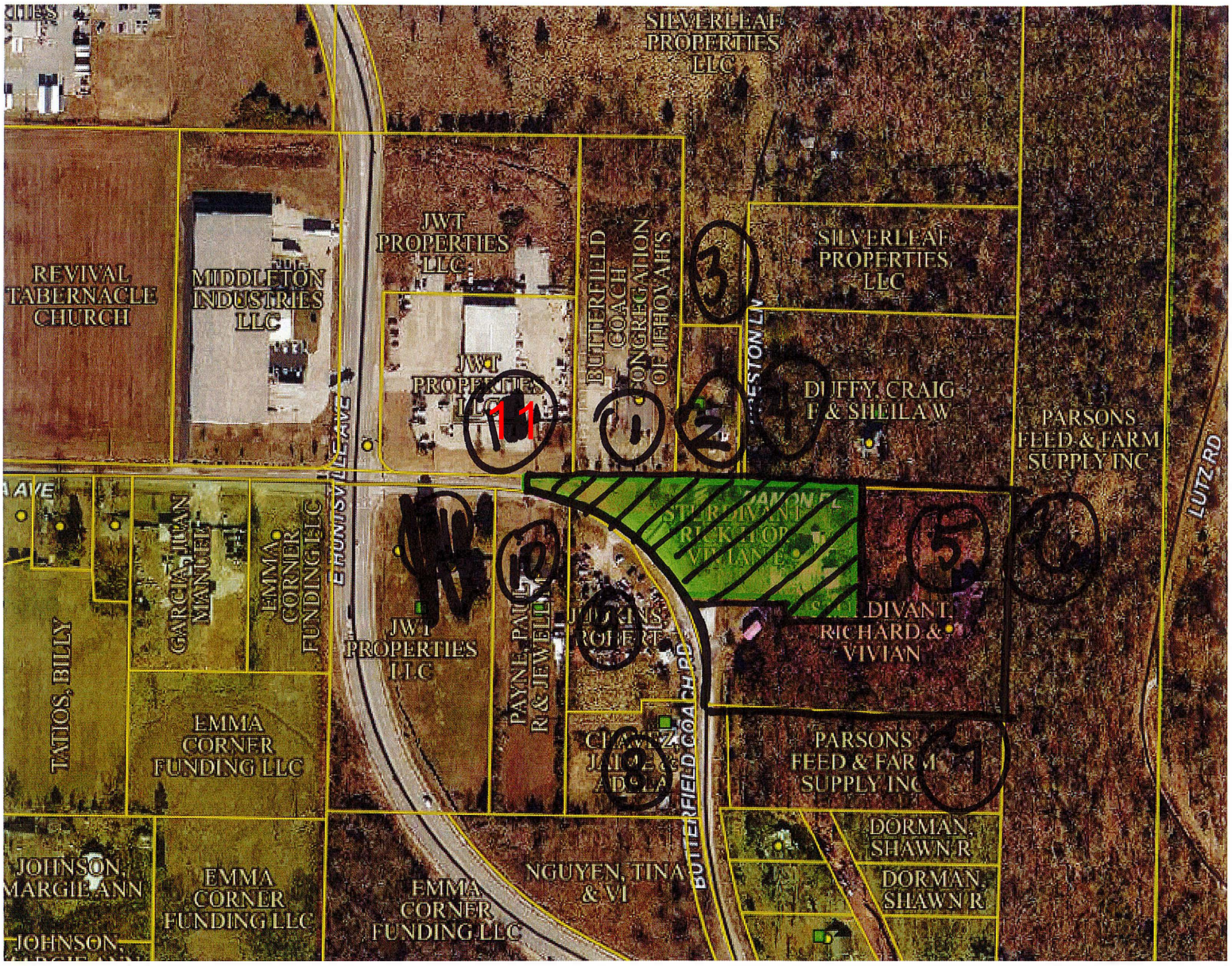
Sturdivant Expansion LSD, Variance, Waivers, and Landscape Exception requests
Adjacent neighbor list for parcel 815-30753-000's & 815-30753-002 LSD & Variance requests
EDA job #2432

11.8.22

map no.	Parcel	Owner Name	Owner Address
1	815-30749-000	BUTTERFIELD COACH CONGREGATION OF JEHOVAH'S WITNESSES INC	3042 E EMMA AVE SPRINGDALE, AR 72764
8	815-30755-000	CHAVEZ, JAIME & ADELA	110 AUBREC CT MONETT, MO 65708
4	815-30751-000	DUFFY, CRAIG F & SHEILA W	101 PRESTON LN SPRINGDALE, AR 72764-3614
9	815-30754-000	JUDKINS, ROBERT	18856 EAGLE BEND RD SPRINGDALE, AR 72764
11	815-30748-001	JWT PROPERTIES LLC C/O JOHNNY WILLIAMS	2974 E EMMA AVE SPRINGDALE, AR 72764
6 & 7	815-30743-000, 815-30753-010	PARSONS FEED & FARM SUPPLY INC	1750 N SCOTT HOLLOW RD SPRINGDALE, AR 72764
10	815-30756-002	PAYNE, PAUL R & JEWELL M	3017 E EMMA AVE SPRINGDALE, AR 72764
2	815-30752-000	REBOLLEDO, JUVENCIO VALLE; VALLE, DAYSI & BLANCAS, PABLO	3086 E EMMA AVE SPRINGDALE AR 72764
3	815-30744-000	SILVERLEAF PROPERTIES LLC	4501 E GULLEY RD FAYETTEVILLE, AR 72703



L22-70


SILVERLEAF PROPERTIES LLC
REVIVAL TABERNACLE CHURCH
MIDDLETON INDUSTRIES LLC
JWT PROPERTIES LLC
BUTTERFIELD COACH CONGREGATION OF JEHOVAH'S
SILVERLEAF PROPERTIES LLC
DUFFY, CRAIG F & SHEILA W
PARSONS FEED & FARM SUPPLY INC
LUTZ RD
E HUNTSVILLE AVE
GARCIA, JUAN MANUEL
EMMA CORNER FUNDING LLC
TATIOS, BILLY
JWT PROPERTIES LLC
PAYNE, PAUL R & JEWELL
DIVANT, RICHARD & VIVIAN
EMMA CORNER FUNDING LLC
PARSONS FEED & FARM SUPPLY INC
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DORMAN, SHAWN R
DORMAN, SHAWN R
JOHNSON, MARGIE ANN
EMMA CORNER FUNDING LLC
EMMA CORNER FUNDING LLC
NGUYEN, TINA & VI
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Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

B22-111

November 3, 2022

Springdale Planning Department
Attention: Patsy Christie
201 Spring Street
Springdale, AR 72764

RE: Sturdivant's Expansion LSD Commercial Building Standards Variance Request
Cover letter/Explanation Letter

Ms. Christie,
For the project known as Sturdivant's Expansion LSD (parcel 815-30753-000), EDA would like to request a Variance from the City's Commercial Design Standards and Guidelines code. Below we explain our reasons for these requests.

This business and current site layout has been in operation at this location since 1994. Therefore, this Variance application is made in the assumption that the code is only applicable to the proposed site changes and not to the entire site.

We are requesting a Variance from the Central Features & Community Spaces and Pedestrian Flow requirements; this site's drive areas slope between 10-14% from the buildings and street. With slopes this steep, multiple cutbacks would be required to allow ADA pedestrian access from Butterfield Coach Rd. Also, our proposal is not adding an additional customer entrance (the proposed building is for storage), we respectfully request that this requirement continue to not be required. However, since the site's existing gravel is being paved, we are adding an ADA space and an ADA route to the customer entrance.

Since the new building will be a continuance of an existing building, since it will be partially hidden by two existing buildings on site, since it would be out of main view due to the site's steep slopes and dense woods, and by the far setback from Emma Ave/Butterfield Coach Rd, we are requesting a Variance from the detail feature requirements and materials and colors – a Variance to allow the proposed small building addition to be similar to the metal building in existence at the site. Due to these

site features, we also request variance approval from the screening requirements of this chapter, as the woods provide much screening on their own and the property is surrounded by A-1 zoned property.

We are requesting a Variance from the foundation landscaping requirement on the east side of the building addition due to the steep slope there (up to 50%). A ditch is required between the building and the toe of this slope; we could therefore not place plantings on this building side. However, we have provided landscaping on the north and western building sides.

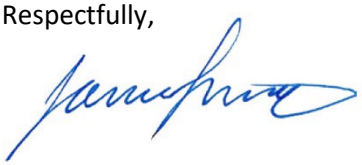
Parking Lot

Concerning the proposed 7-space parking area, we request variance approval to not provide perimeter trees, street frontage plantings, and buffer plantings because the new parking area and the building expansion area are surrounded with existing large trees (evergreen Red Cedar trees comprise a large percentage of the southern parking lot side facing Emma Ave/Butterfield Coach Rd). These site elements already provide the code's intended buffering. Also, getting enough sunlight through those canopies to the ground so newly planted shade trees could be planted would be problematic in many areas due to the dense vegetation. We also request Variance approval to allow the parking area to be located as shown – which puts us at 87% of the parking between the front principle building and the street. This placement is due to topography challenges. Since this parking consists of only 7 parking spaces, we request a Variance from the parking lot lighting requirements, the intended use is primarily for employees who work off site.

Strict application of these code requirements would prohibit and unreasonably restrict the use of this property due to the reasons listed above.

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

November 3, 2022

B22-111

Springdale Planning Department
Attention: Patsy Christie
201 Spring Street
Springdale, AR 72764

RE: Sturdivant's Expansion LSD
Landscape Exception Request

Ms. Christie,
For the project known as Sturdivant's Expansion, EDA is requesting that the site's unique topography and existing vegetation provide alternative methods of compliance as set forth in Sec. 56.13 of the landscape code. For the Street Frontage and Interior Buffer requirements, our site already contains many large, mature trees between the new parking area and the street. Many of the trees between the parking area and street are dense Red Cedar trees which are evergreen and contain limbs to the ground. We feel that these trees should provide an excellent buffer. Please note that we have applied for a Waiver from street improvements and this partially involves the street trees since they are included in required street sections.

Also, due to the steepness of the property and to the existence of such dense existing native woodlands, perimeter trees are not practical, as trees planted within the forest areas would not grow well due to lack of light.

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

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Application for Variance – Commercial Design Standards

This document is to be submitted to the Springdale Planning & Community Development Division via planningapplications@springdalear.gov.

STAFF USE ONLY

Date Application Submitted: November 3, 2022

Date Accepted as Complete: November 22, 2022 Project Number: B22-111

APPLICATION CONTACTS:

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: James Geurtz	Name: Rick Sturdivant
E-mail: jrg@eda-pa.com	E-mail: sturdivants2@cox.net
Address: 134 W. Emma Ave Springdale, AR 72764	Address: PO Box 226 Springdale, AR 72765
Phone: 479-756-1266	Phone: 479-879-7320
Site/ Location: 101 Butterfield Coach Rd. Springdale, AR	Current Zoning District: C-2
Assessor's Parcel Number(s): 825-30753-000	Rezone required: no requested zoning change
	Total Acreage: approximately 2.41 acres

The Planning Commission may approve variances to depart from the literal requirements of the Commercial Design Standards where strict enforcement of said requirements would cause undue hardship due to circumstances unique to the individual property under consideration, and the granting of such variance is demonstrated to be within the spirit and intent of the provisions of the design standards.

Fee for Variance Application is $75

Check item(s) for which variance is requested:

- ☐ **ENTRANCES** – one customer entrance on all sides of principal building directly facing abutting public right of-way
- ☒ **PARKING LOT ORIENTATION** – no more than 60% of off-street parking area located between the front façade within the front yard of the principal building

☐ **STRUCTURE BACK AND SIDES**
- ☐ Minimum setback according to zoning district requirements
- ☐ Earthen berm installed with trees and landscaping for façade facing adjacent residential uses or area on Comprehensive Land Use Plan

☒ **PEDESTRIAN FLOW**
- ☒ Sidewalk along all sides of lot abutting public right-of-way required per Master Street Plan
- ☐ 5' continuous internal pedestrian walkways from public sidewalk to principal customer entrance of all principal building on site
- ☐ 5' sidewalk along the full length of building on façade featuring customer entrance an façade abutting public parking areas 6' from façade of building
- ☐ Weather protection features within 30' of all customer entrances, constructed parallel to building façade
- ☐ Internal walkway distinguished from driving surface through use of durable, low maintenance surface materials to enhance safety and comfort

☒ **CENTRAL FEATURES AND COMMUNITY SPACES**
- ☒ Provision of at least 2 central features
- ☒ Direct access to public sidewalk network

☐ **MULTIPLE BUILDINGS IN COMMERCIAL CENTERS**
- ☐ Use of similar building materials
- ☐ Use of similar architectural styles or theme

☒ **OUTDOOR STORAGE, TRASH COLLECTION AND LOADING AREAS**
- ☒ Not visible from public right-of-way, located within 20' of any public street, sidewalk or internal pedestrian way
- ☐ Incorporated into the overall design of the building
- ☐ Screening material similar to principal materials of the building and landscape
- ☐ Landscaped so that visual and acoustic impacts fully contained and out of view of adjacent property and public streets
- ☐ Landscaped so not attention is attached to the function by the use of screening material an no attention is attached to the function by the use

☐ **FACADES AND EXTERIOR WALLS** – face over 100' in linear length incorporate wall projections or recesses
- ☐ Minimum 3' depth
- ☐ Minimum of 20 contiguous feet within each 100' of façade length
- ☐ Extends 20% of the façade

☒ **DETAIL FEATURES**
- ☒ Facades include a repeating pattern with no less than 3 elements (color change, texture change, material change)
- ☒ At least one element repeating horizontally
- ☒ Elements repeat at intervals of more than 30' horizontally or vertically
- ☒ Change in plane no less than 12" in width (offset, reveal or projecting rib)

☐ **ROOFS** – change in height every 100 liner feet in building length

☒ **MATERIALS AND COLORS**
- ☒ Predominate exterior materials high quality materials
- ☐ Façade color – low reflectance, subtle, neutral or earth tone

☒ **ENTRYWAYS** – 3 defined, highly visible customer entrances

☒ **LANDSCAPING**
- ☒ Entryway landscaping
- ☐ Parking lot landscaping
- ☐ Perimeter parking area landscaping
- ☐ Building foundation landscaping

☒ **SCREENING**
- ☐ Trash containers, trash compactor, and recycling bins screened from public view 4 sides
- ☐ Exterior ground-mounted or building-mounted equipment
- ☐ Rooftop equipment
- ☒ Solid fence or wall not less than 6' in height along all rear and side property lines common to property zoned for residential purposes
- ☒ Required screening fence or wall maximum height 8', high quality materials
- ☒ Required screening fence or wall maximum continuous length of 50'
- ☒ Earthen berm installed with trees and landscaping for façades facing areas indicated for residential use by the Comprehensive Land Use Plan

☒ **LIGHTING**
- ☒ Pedestrian walkway lighting – 4' maximum height for bollard-type lighting, pedestrian areas illuminated a minimum of 1 footcandle
- ☒ Parking lot lighting – 35' maximum mounting fixture height with all parking areas maintaining 3 footcandles
- ☒ Parking lot lighting – maximum maintained vertical footcandle at any adjoining residential property line 0.5 footcandle measured at 5' above grade
- ☒ Uniformity ratios throughout parking l – not more than a 6:1 ratio of average to minimum illumination and not more than 20:1 maximum to minimum
- ☒ Canopy lighting – 35 footcandles maximum average maintained footcandles under canopy
- ☒ Canopy lighting fixtures lens cover recessed or flush with bottom surface (ceiling) of canopy
- ☒ Canopy indirect light beamed upward and then reflected down shielded focused exclusively on the underside of canopy

FOR EACH ITEM CHECKED

Variance requested: (attach visual representation of request)

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

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

Harmony with intended purpose of the standards: (how the proposed develop will remain in harmony with the intended purpose of the commercial design standards with the approval of the variance)

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

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

APPLICANT SIGNATURE(S) ___ _____



___ _____

___ _____

DATE: ____11/21/22_____

Sturdivant Expansion LSD, Variance, Waivers, and Landscape Exception requests B22-111

Adjacent neighbor list for parcel 815-30753-000's & 815-30753-002 LSD & Variance requests

EDA job #2432

11.8.22

map no.	Parcel	Owner Name	Owner Address
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9	815-30754-000	JUDKINS, ROBERT	18856 EAGLE BEND RD SPRINGDALE, AR 72764
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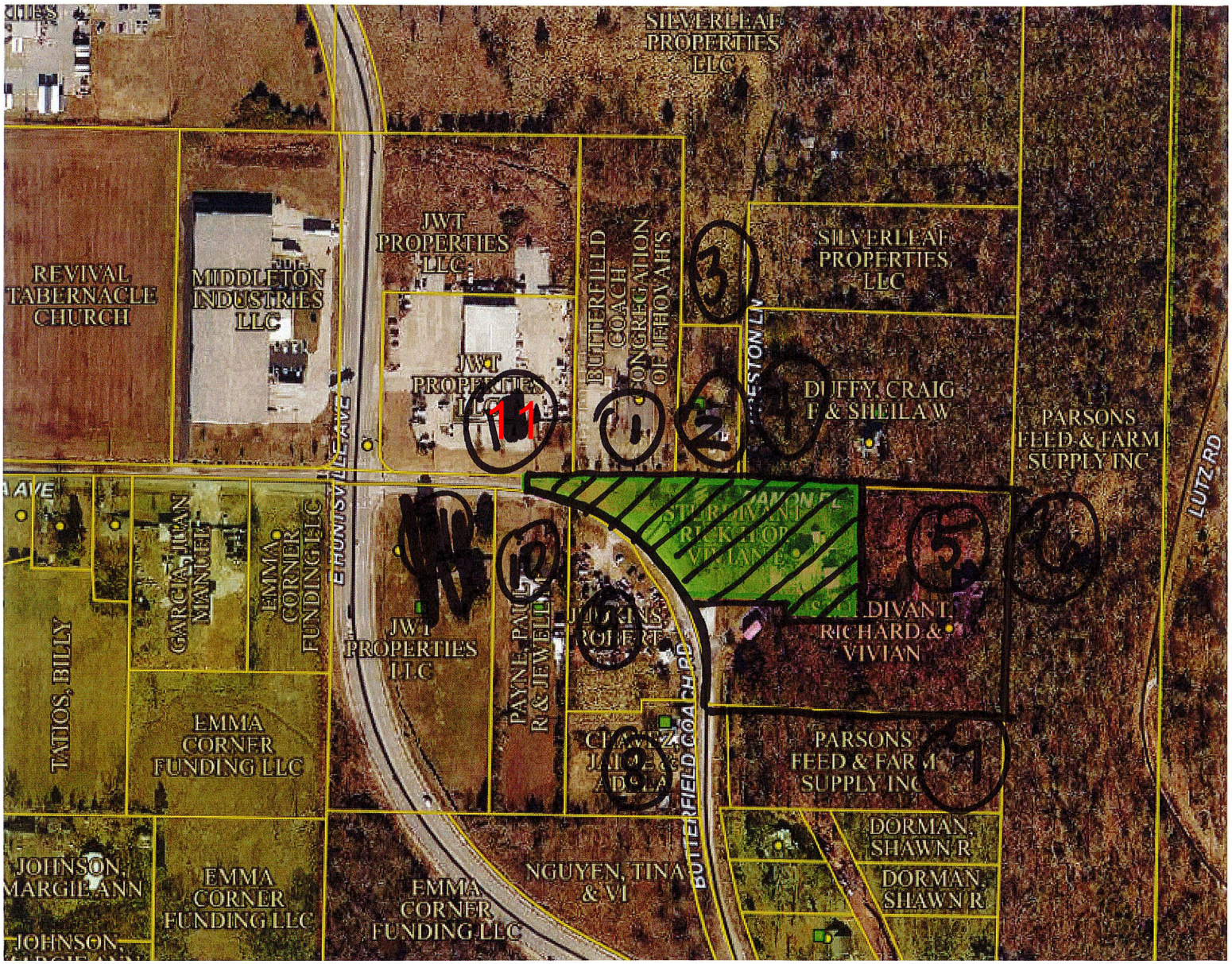
3	815-30744-000	SILVERLEAF PROPERTIES LLC	4501 E GULLEY RD FAYETTEVILLE, AR 72703



B22-111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MIDDLETON INDUSTRIES LLC
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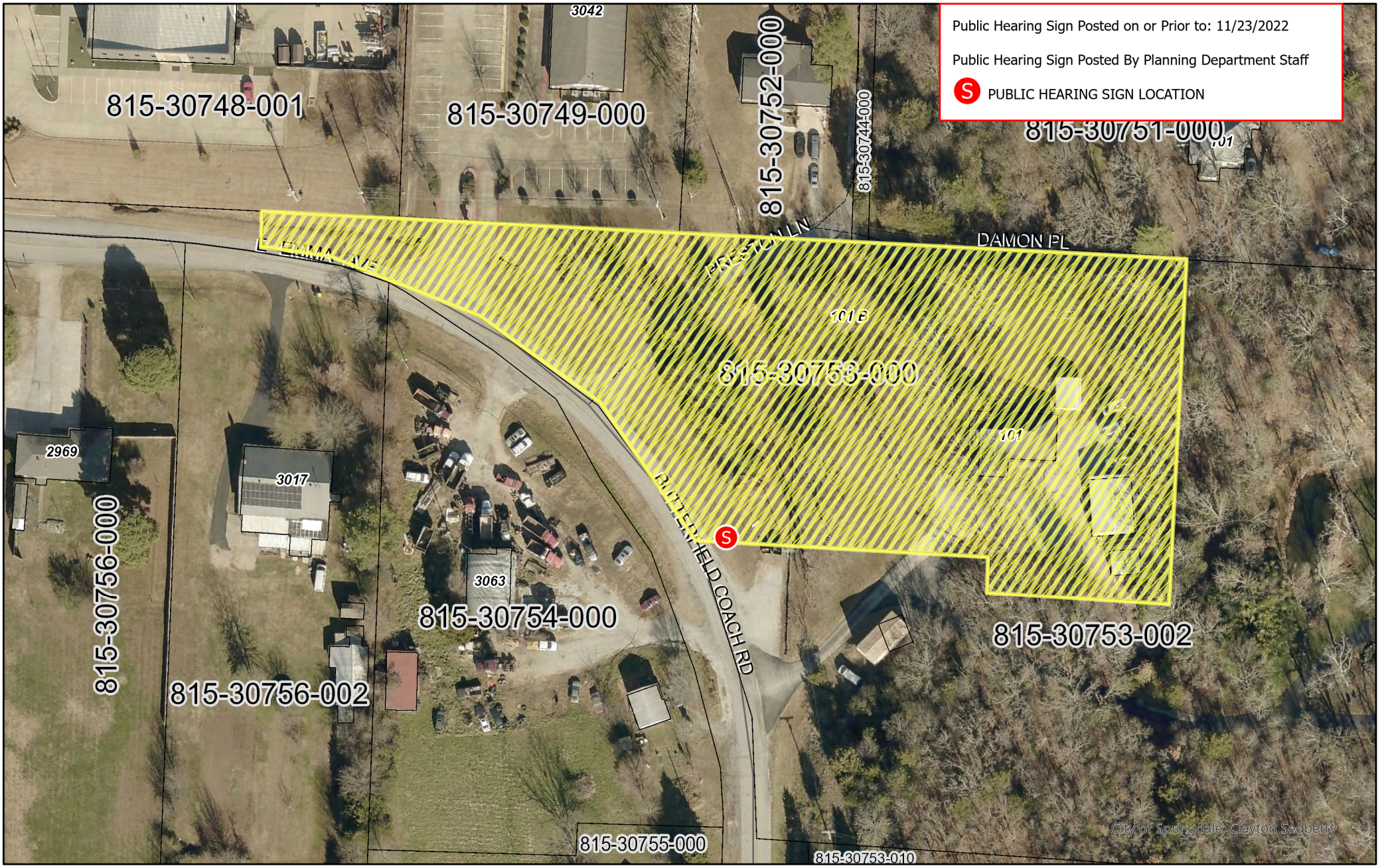
EMMA CORNER FUNDING LLC
NGUYEN, TINA & VI
BUTTERFIELD COACH RD
11



Planning Commission Meeting
December 6, 2022

Miles
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PROJECT: B22-111
APPLICANT: Sturdivant's Air Conditioning and Heating Expansion
REQUEST: Variance for Commercial Design Standards
503

SPRINGDALE™
WE'RE MAKING IT HAPPEN

W22-24

Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

November 3, 2022

Ms. Patsy Christie
Planning and Community Development Director
Springdale Planning Department
201 Spring Street
Springdale, AR 72764

RE: Sturdivant Expansion
Waiver Request from E Emma Ave/Butterfield Coach Rd Street Improvements

Ms. Christie,

We respectfully request a Waiver from Springdale's Master Street Plan and Springdale's code Sec 110-111 Installation or improvement of sidewalks, curb and gutter, street paving or widening, drainage and street improvements, streetlights, and street trees - along the subject property's street frontage on Sturdivant Expansion LSD. The property is located at 101 Butterfield Coach Rd, Springdale, AR; parcel 815-30753-000).

We are only proposing a small addition to a building, a small detention pond, and a small 7-space parking area to this development that has been operating at this location since 1994.

Respectfully,

James R. Geurtz, PE
jrg@eda-pa.com

W22-24

Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

November 3, 2022

Ms. Patsy Christie
Planning and Community Development Director
Springdale Planning Department
201 Spring Street
Springdale, AR 72764

RE: Sturdivant Expansion
Waiver Request from N. Monitor Rd/Butterfield Coach Rd Connection

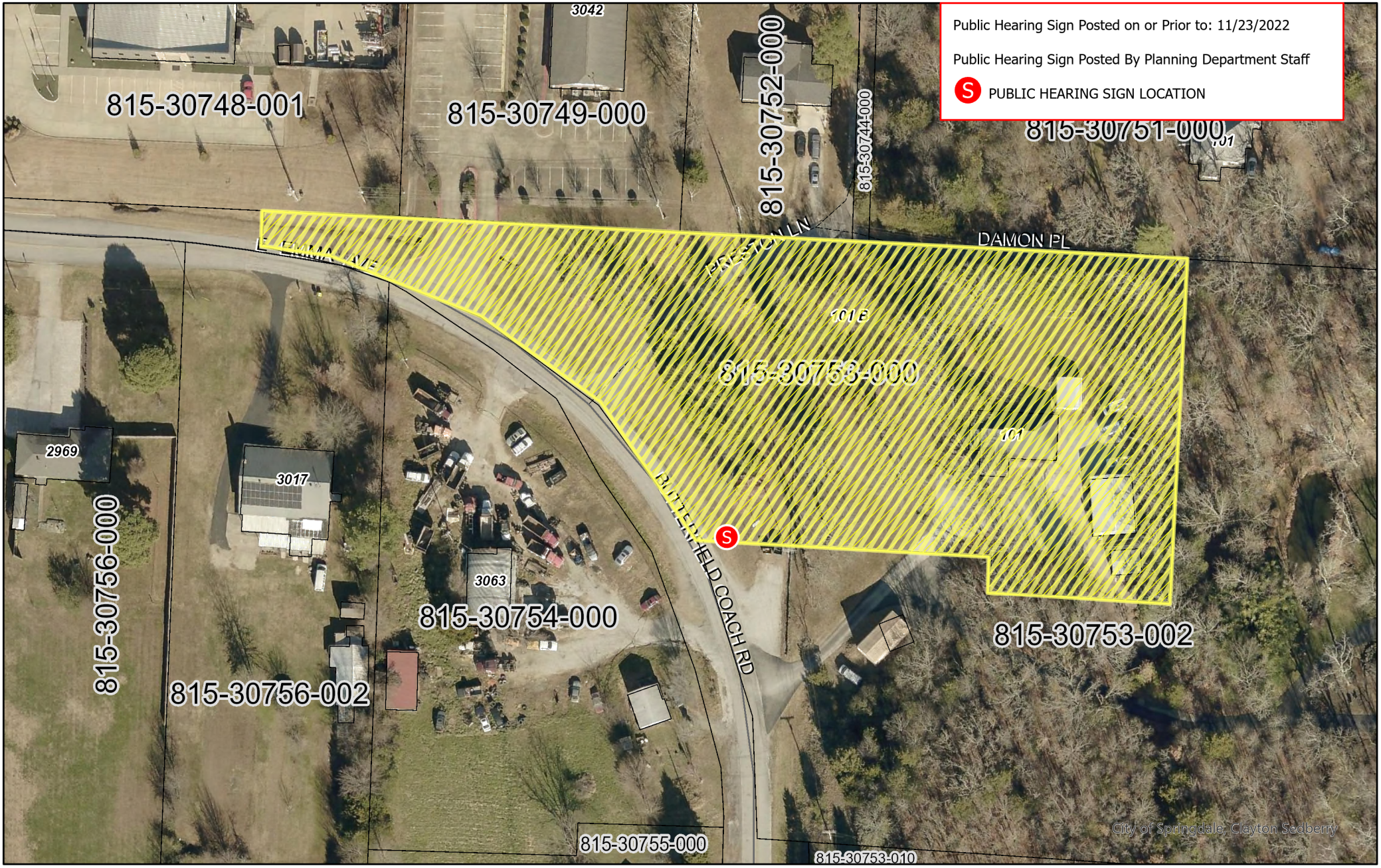
Ms. Christie,

The MSP shows a desired north/south Major Collector connection from Butterfield Coach Rd, northward to N. Monitor Rd. We respectfully request a Waiver from Springdale's Master Street Plan (MSP) and Springdale's code Sec 110-111 installation or improvement of sidewalks, curb and gutter, street paving or widening, drainage and street improvements, streetlights, and street trees.

At this time, this major collector has not been constructed and it appears that it will be many years if it is constructed due to the lack of this road being in existence.

Respectfully,

James R. Geurtz, PE
jrg@eda-pa.com



Planning Commission Meeting
December 6, 2022

Miles
0 0.01 0.03 0.05 0.08 0.1

N

PROJECT: W22-24
APPLICANT: Sturdivant's Air Conditioning and Heating Expansion
REQUEST: Waiver for Street Improvements and Requirements for Projected Major Collector

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: December 6, 2022

Re: **L22-72** **Large-Scale** **Powers of Arkansas, REVISED**

Planning Comments:

1. This Large-Scale Development Plan has been given the number L22-72. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (Standard comment)
3. A written response to all comments is required with resubmission. (Standard comment)
4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
5. Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting or may be submitted at the meeting.
6. 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).
9. Waiver for street improvements submitted

Building & Fire Comments:

No Comments.

Engineering Summary:

- Street improvements are required (waiver requested)

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 12/1/2022

1. Chapter 107 – Stormwater Pollution

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

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

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

(Ord. No. 3258, § 1, 11-12-02)

- *110.31* - 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.
        - **W22-27 A waiver of Master Street Plan street improvements on Kendrick Avenue has been requested.**

3. Chapter 112 – Subdivisions

(Code 1973, § 30-1)

- *112-4* - Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street.
    - The minimum initial rating for the streetlight shall be 6,800 lumens for a local street, 11,000 lumens for a collector street, or 20,000 lumens for an arterial street.
        - Label all lights as Proposed or Existing.
        - Show the direction of the mast arm.
        - Show the size and type of lights based on the location and classification of the street.
        - Add note to determine if the light is designed for area parking lot lights or as a street illuminator.
        - Include a note stating if the lights are public or private lights and who will be responsible for maintenance and billing.
        - **W22-27 A waiver of Master Street Plan street improvements on Kendrick Avenue has been requested.**

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:

- *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

L22-72

November 3, 2022

City of Springdale
Planning & Community Development Division
206 S. Blair Street
Springdale, Arkansas 72764

Via email: planningapplications@springdalear.gov

Re: Large Scale Development Transmittal Letter
Powers of Arkansas, Inc. – NWA Office (Prev. L22-33)
1255 Kendrick Avenue
Springdale, AR

Debbie and Sarah:

On behalf of our client, we hereby submit revised plans for a proposed new Northwest Arkansas office at 1100 Kendrick Avenue in Springdale. This project was previously approved at the July 5 by Planning Commission meeting, since that time, the Owner/Developer has expanded the scope of the project to include an additional 2,100 sf of building and more site paving. With this letter, please find enclosed:

- Plans
- LSD Application,
- Architectural elevations and lighting plan,
- Drainage Report,
- Representation Authorization,
- Copy of warranty deed, and
- Certified List of Adjacent Property Owners.

The $500 fee will be paid by the Owner/Developer through the City Clerk's office. We look forward to working with you to make this project a success.

Very truly yours,

Enclosures

Brandon J. Rush, PE

cc John Langham, AIA, LEED AP and Elizabeth Stinnett, AIA, NCARB (WER Architects, via email)
Katie Hollingshead, PE, CFM (City of Springdale Engineering Dept, via email)
Jason Appel, PE (ESI, via email)

Z:\Engineers\00 - Engineer Projects\22936 - Powers of Arkansas\03 Pre-Construction Plan Submittals\2022-11-03 LSD Resubmittal #1\Transmittal Letter.docx

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted: November 3, 2022 Payment Method: _____

Date Accepted as Complete: November 22, 2022 Project Number: L22-72 (Prev. L22-33)

Must meet the below criteria for a Large Scale Submittal:

- ☒ Pre-application meeting held with Springdale Planning Department. Date: 4/20/22 & 4/26/2022
- ☒ Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.

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

APPLICATION CONTACTS:

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

Applicant (person making request)

Name: Powers of Arkansas, Inc.

E-mail: chase.ransom@powers-hvac.com

Address: 5440 Northshore Drive
North Little Rock, AR 72118

Phone: 479-927-9999

Site/ Location: 1100 Kendrick Ave

Assessor's Parcel Number(s): 21-00039-002

Development Point of Contact for Question & Staff Reviews

Name: ESI - Brandon Rush, PE

E-mail: brush@engineeringservices.com

Address: 1207 S. Old Missouri Rd
Springdale, AR 72764

Phone: (479) 751-8733

Current Zoning District: I-2

Rezone required: No

Total Acreage: 4.0

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: 11/3/2022

Signature: Digitally signed by: Brandon J. Rush

Staff Notes:

L22-72

SPRINGDALE™
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

4/20 & 4/26

Pre-Application Meeting Notes

Powers of Arkansas

Please include this document with the project's Large Scale Development or Non Large Scale Development application.

Names of all persons present at pre-application meeting: Patsy Christie, Rich Bary, Tom Britz, Katie Hollingshead, Ed Stith, Daniel Lazenby, ~~Jason Appel~~ Brandon Trost
Name of main point of contact for project: Brandon Trost
Parcel Number(s): 21-00039-002
Acreage of the proposed development: 4.0
Type of project: ~~Industrial~~ Commercial
When is the intended application date? 4/28
Per the date above, the earliest Planning Commission meeting date would be: 6/7

Is there a street address? If not, please complete the 911 Address Assignment form on the City of Springdale's GIS Department website. GIS did not want to assign this early

Is this proposal in a commercial zone? If yes, Commercial Design Standards will need to be met. ~~No~~ Yes

Is this project located in the Downtown Form-Based Code District or S.E.E.D. Districts? If yes, the Form-Based Code rules will apply. No

Does this project involve a multifamily structure? If yes, Multifamily Design Standards will apply. No

All projects must meet the requirements of the Drainage Criteria Manual. Yes, pond / OR

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?

~~10' LS / 5' LS~~ Per CDS

Based upon this discussion, what variances/waivers will be required?

- Shared parking agmt
- cross-access
- waiver street

Please state all of the Fire Code issues mentioned.

storage Hts over 12'?

- FH west side of east drive

LARGE SCALE DEVELOPMENT
POWERS OF ARKANSAS, INC. - NWA OFFICE

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
–	COVER
1	EXISTING CONDITIONS
2	LARGE SCALE DEVELOPMENT
3	STORM PLAN & PROFILE
3A	GRADING PLAN
4	PAVING & SIGNAGE PLAN
5	TYPICAL DETAILS
6	UTILITY PLAN
7	UTILITY DETAILS
8	STORM WATER POLLUTION PREVENTION PLAN
9	LANDSCAPING PLAN

A COMMERICAL DEVELOPMENT

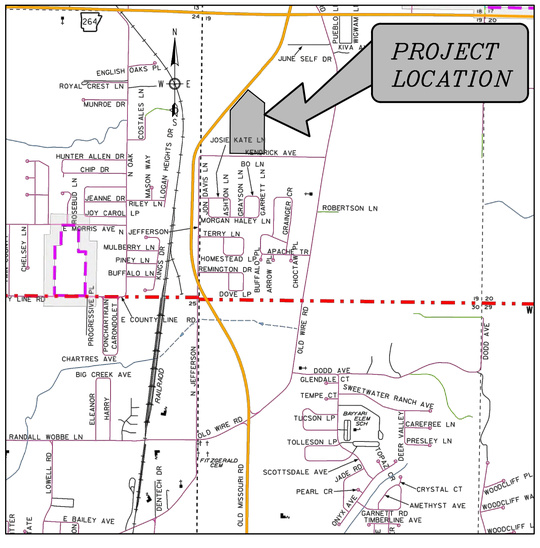
1100 KENDRICK AVENUE
SPRINGDALE, ARKANSAS

NOVEMBER 9, 2022

L22-72 (PREV. L22-33)

BY

ENGINEERING SERVICES INC.



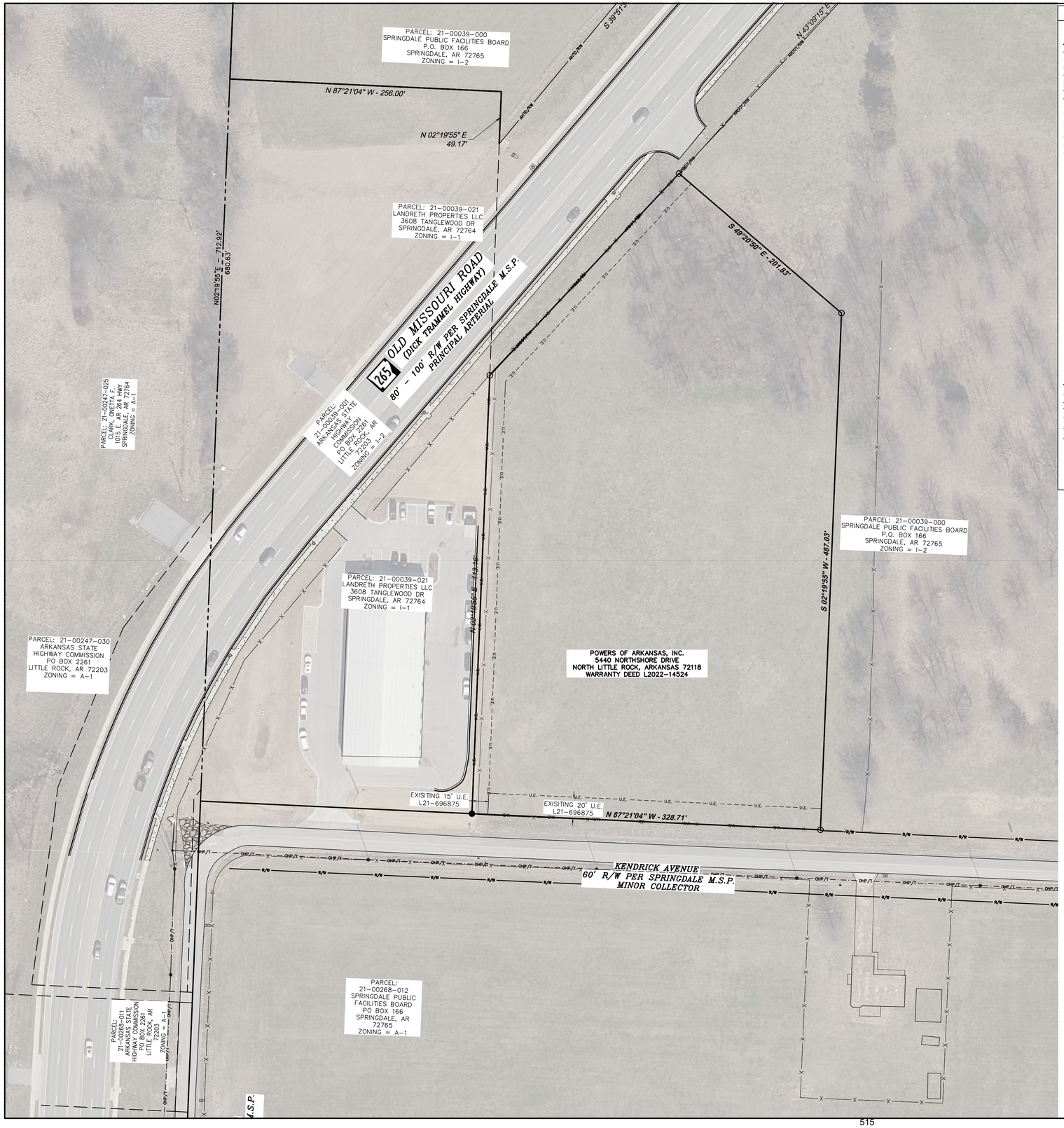
VICINITY MAP

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

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

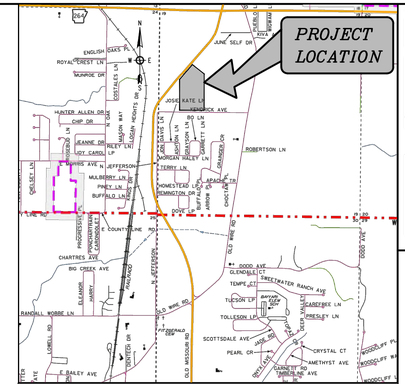
NOTES :

1. REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF SPRINGDALE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.
2. ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF SPRINGDALE, ARKANSAS, AS CONTAINED IN CHAPTER 110, ART. III, OF THE CODE OF ORDINANCES, CITY OF SPRINGDALE, ARKANSAS.
3. WAIVER OF STREET IMPROVEMENTS ALONG KENDRICK AVENUE REQUESTED TO BE HEARD AT THE DECEMBER 1, 2022 PLANNING COMMISSION MEETING
4. ALL WATER AND SEWER MAIN EXTENSIONS AND SERVICES SHALL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES REVISED JANUARY 20, 2021, AND SEALED MAY 6, 2021.
5. CAPITAL COST OF PROPOSED PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE IS ESTIMATED TO EXCEED $25,000.

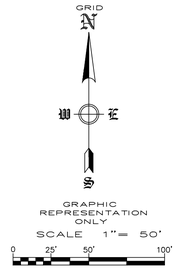


LEGEND

- IRON PIN FOUND
- MAG NAIL FOUND
- C. PROPERTY LINE
- SAW-CUT LINE
- EX. EASEMENT LINE
- EX. BUILDING SETBACK LINE
- EX. ROAD CENTERLINE
- EX. CURB & GUTTER
- EX. CONTOUR
- PROPOSED CONTOUR
- EX. OVERHEAD POWER LINE
- EX. GAS LINE
- EX. UNDERGROUND TELEPHONE LINE
- EX. 8" SEWER LINE
- EX. STORM DRAIN LINE
- EX. WATER LINE
- EX. FIBER OPTIC LINE
- EX. WATER METER
- EX. FIRE HYDRANT
- EX. SEWER MANHOLE
- EX. POWER POLE
- EX. WATER VALVE
- EX. LIGHT POLE
- EX. SIGN
- EX. HANDICAP PARKING
- EX. WATER METER
- EX. TRAFFIC POLE
- EX. GAS MANHOLE
- EX. ELECTRIC MANHOLE
- EX. TELEPHONE MANHOLE
- EX. TREES
- EX. SEWER VALVE
- EX. WATER MANHOLE
- EX. FIBER OPTIC VAULT
- EX. TELEPHONE BOX
- EX. MAILBOX
- EX. GAS METER
- EX. GAS VALVE
- EX. PARKING STRIPE
- PROPOSED WATER SERVICE
- PROPOSED SEWER SERVICE
- PROPOSED FENCE
- PROPOSED EASEMENT LINE
- PROPOSED SIDEWALK
- PROPOSED GAS LINE
- PROPOSED ELECTRIC LINE
- PROPOSED WATERLINE
- PROPOSED HADICAP RAMP
- PROPOSED STORM BOX & PIPE
- PROPOSED SEWER MANHOLE & PIPE



VICINITY MAP
N.T.S.



PARCEL 21-00039-002:

A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION NINETEEN (19), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWENTY-NINE (29) WEST, OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SW 1/4 OF THE NW 1/4 OF SAID SECTION 19, SAID POINT BEING A FOUND IRON PIN WITH CAP 'UNREADABLE'; THENCE ALONG THE WEST LINE OF SAID SW 1/4 OF THE NW 1/4, N02°19'55"E A DISTANCE OF 32.29 FEET TO A FOUND IRON PIN WITH CAP 'PLS 1156'; THENCE LEAVING SAID WEST LINE, S87°21'04"E A DISTANCE OF 256.00 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING A FOUND IRON PIN WITH CAP 'PLS 1156' ON THE NORTHERLY RIGHT OF WAY LINE OF KENDRICK AVENUE; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, N02°19'55"E A DISTANCE OF 413.16 FEET TO A SET IRON PIN WITH CAP 'PLS 1156' ON THE SOUTHERLY RIGHT OF WAY LINE OF ARKANSAS HIGHWAY 265; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, N43°09'15"E A DISTANCE OF 260.60 FEET TO A SET IRON PIN WITH CAP 'PLS 1156'; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE, S49°20'50"E A DISTANCE OF 201.83 FEET TO A SET IRON PIN WITH CAP 'PLS 1156'; THENCE S02°19'55"W A DISTANCE OF 487.03 FEET TO A SET IRON PIN WITH CAP 'PLS 1156' ON THE NORTHERLY RIGHT OF WAY LINE OF KENDRICK AVENUE; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, N87°21'04"W A DISTANCE OF 328.71 FEET TO THE **POINT OF BEGINNING**, CONTAINING 4.00 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

L22-72
PREV. L22-33

ESI
ENGINEERING SERVICES INC.
1100 KENDRICK AVE.
SPRINGDALE, ARKANSAS 72764

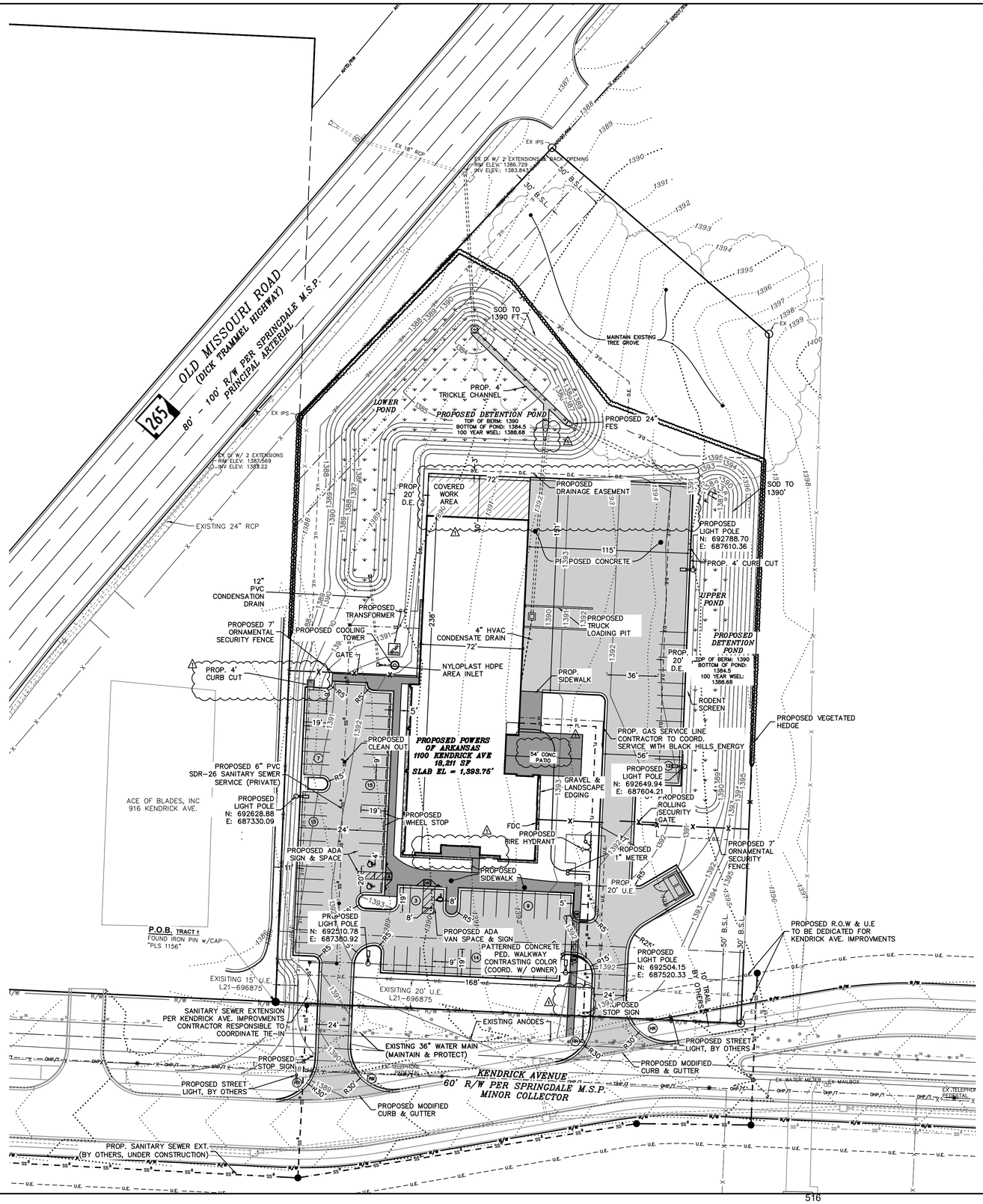
EXISTING CONDITIONS
POWERS OF ARKANSAS, INC.
1100 KENDRICK AVENUE
SPRINGDALE, ARKANSAS

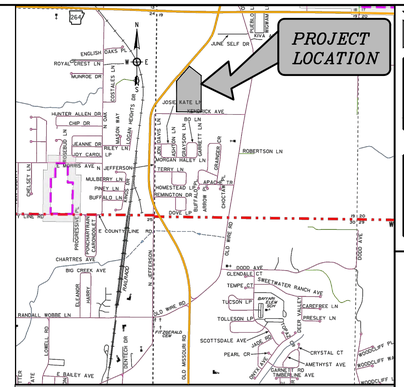
REVISION	DATE	DESCRIPTION

© COPYRIGHT 2022 ENGINEERING SERVICES, INC. 11/10/2022 11:56 am

SCALE: 1"=50'
DATE: Nov 10, 2022
ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 22936

1





OWNER/DEVELOPER: POWERS OF ARKANSAS, INC.
5440 NORTHSHORE DRIVE
NORTH LITTLE ROCK, ARKANSAS 72118

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

CITY ZONING: I-2 (GENERAL INDUSTRIAL)

BUILDING SETBACKS: FRONT – 30'
FRONT IF PARKING IS ALLOWED BETWEEN R-O-W AND THE BUILDING– 50'
SIDE (SUBJECT TO APPLICABLE FIRE AND BUILDING CODES) – 0'
REAR – 25'
WHEN ADJACENT TO RESIDENTIAL USES – 50'

GROSS SITE AREA: 4.00 ACRES

NET SITE AREA: 4.00 ACRES

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

PARKING REQUIRED: 3,868 SF / 1,200 SF = 3 SPACES
5,105 SF/ 300 SF = 17 SPACES

20 SPACES REQUIRED (INCL. 1 ADA)

PARKING PROVIDED: 61 SPACES (INCLUDING 3 ADA)

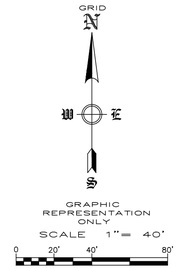
FEMA FLOODPLAIN ZONE: THIS PROPERTY IS NOT WITHIN A 100 YEAR FLOODPLAIN ZONE AS SHOWN ON THE F.I.R.M. MAP #05007C0455J, BENTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: SEPTEMBER 28, 2007

PARCEL: 21-00039-002

PROPOSED USE: TRADES AND SERVICES (UNIT 21)

COMMON OPEN SPACE REQUIREMENTS:

COMMON OPEN SPACE = 10% OF NET SITE ACREAGE
4.00 ACRES * 0.10 = 0.4 ACRES (17,424 S.F.)
COMMON OPEN SPACE REQUIRED = 0.4 ACRES (17,424 S.F.)
COMMON OPEN SPACE PROVIDED = 0.69 ACRES (30,108 S.F.)



NOTES:

1) ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED (EXAMPLE: 15'BC) AS TO BACK OF CURB.
2) A.D.A. ACCESSIBLE RAMPS TO HAVE A MAXIMUM INCLINATION RATIO OF 12:1.
3) ANY COST OF ADJUSTMENTS, RELOCATION OR DAMAGE OF EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS/DEVELOPERS.
4) MODIFIED CURB REQUIRED AT ALL DRIVES.
5) OUTDOOR STORAGE, TRASH COLLECTION, AND LOADING AREAS MUST BE LANDSCAPED, SO THAT THEIR FUNCTIONS ARE FULLY CONTAINED AND OUT OF VIEW OF THE ADJACENT PROPERTY AND THE PUBLIC RIGHT-OF-WAY.
6) THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
7) THE MAP PROJECTION IS REFERENCED TO THE HORIZONTAL CONTROL DATUM OF NAD83 (NORTH AMERICAN DATUM OF 1983), STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301). THE BASIS OF BEARINGS FOR THIS PLAT ARE STATE PLANE GRID BEARING. THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TWO TEMPORARY BENCHMARKS UTILIZING THIS DATUM ARE SHOWN HEREON.
8) ALL DEVELOPMENTS AFTER AUGUST 20, 2007 MUST HAVE UTILITY WIRES, LINES, AND/OR CABLES IN SAID DEVELOPMENTS MUST BE PLACED UNDERGROUND. EXCLUDING 12Kv AND ABOVE.
9) STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
   A) DEVELOPMENT AND GRADING WITH THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
   B) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
   C) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING.
   D) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
   E) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
10) ALL CROSSINGS UNDER ROADWAYS BY OPEN CUT MUST BE BACKFILLED WITH FLOWABLE FILL
11) STREET LIGHTS ARE REQUIRED AT EACH INTERSECTION AND ALONG THE STREET AT INTERVALS OF 300 TO 350 FEET AS MEASURED ALONG THE CENTERLINE OF THE STREET. THE MINIMUM INITIAL RATING FOR THE STREETLIGHT SHALL BE 6,800 LUMENS FOR A LOCAL STREET, 11,000 LUMENS FOR A COLLECTOR STREET, OR 20,000 LUMENS FOR AN ARTERIAL STREET.
12) ALL PAVEMENT LIGHT DUTY PER GEOTECHNICAL ENGINEERS REPORT.
13) CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR ALL STREET CUTS, BORES, AND RESPECTIVE RIGHT-OF-WAY PERMITS FOR THE PROPOSED PROJECT.
14) A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.

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

LARGE SCALE DEVELOPMENT
POWERS OF ARKANSAS, INC.
1100 KENDRICK AVENUE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION
1	11/9/22	ADD. 2

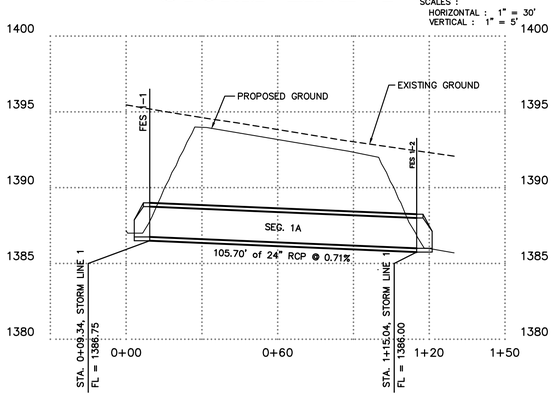
© COPYRIGHT 2022 ENGINEERING SERVICES, INC. 11/10/2022 7:56 AM

SCALE: 1"=40'
DATE: Nov 10, 2022
ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 22936

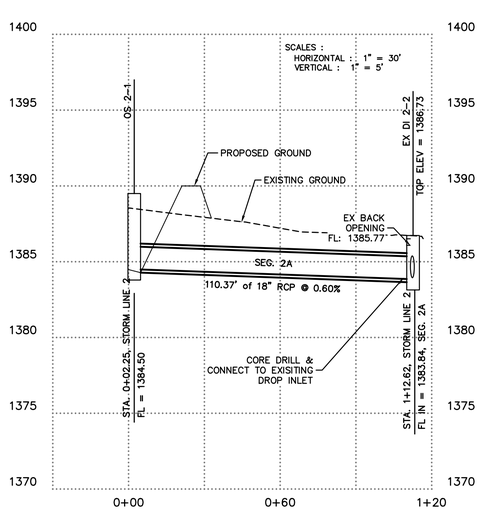
L22-72
PREV. L22-33

2

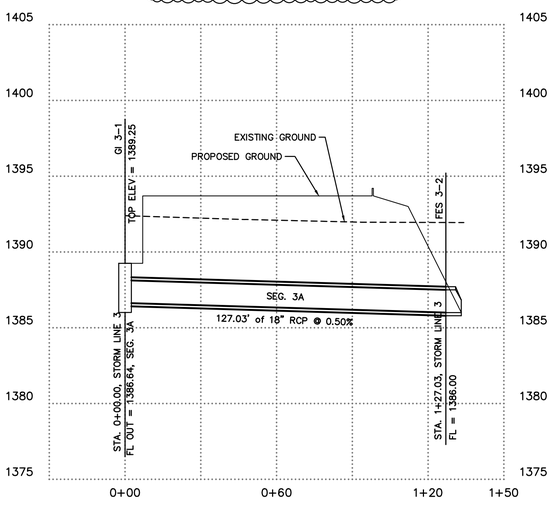
STORM LINE 1



STORM LINE 2



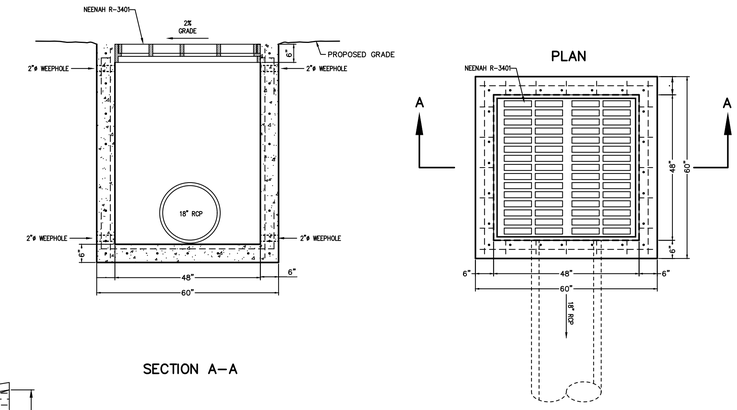
⚠ STORM LINE 3



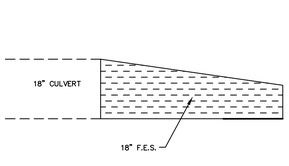
NOTES:

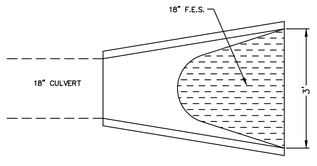
ALL REINFORCING TO BE #5 BAR GRID @ 10" O.C., E.W. EXCEPT WHERE ALLOWANCES MUST BE MADE FOR PIPES, OPENING, OR MANHOLE RING.

NEOPRENE-COATED STEEL STEPS ARE TO BE INSTALLED IN ALL DROP INLETS AND JUNCTION BOXES WITH A DEPTH OF 4'-0" OR GREATER. STEP SPACING TO BE 12".



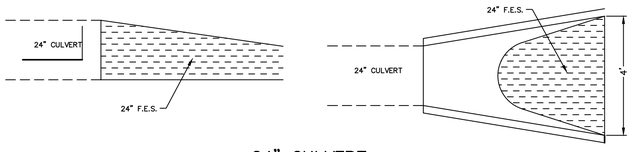
SECTION A–A





18" CULVERT

NOT TO SCALE

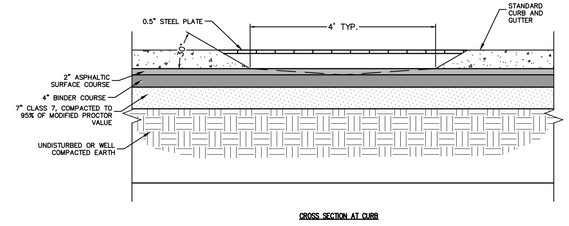


24" CULVERT

NOT TO SCALE

JUNCTION BOX WITH GRATED INLET

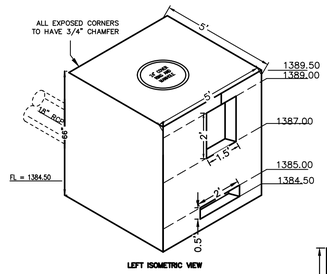
NOT TO SCALE



CROSS SECTION AT CURB

TYPICAL 4' CURB CUT WITH STEEL PLATE

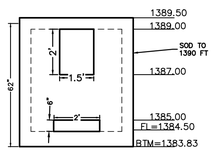
NOT TO SCALE



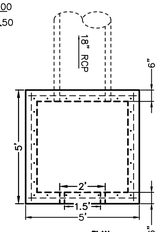
LEFT ISOMETRIC VIEW

OS 2-1

SCALE: 1"=40'



FRONT ELEVATION



PLAN

L22-72
PREV. L22-33

ENGINEERING SERVICES INC.
1100 KENDRICK AVENUE
SPRINGDALE, ARKANSAS 72764

STORM DRAINAGE & GRADING PLAN
POWERS OF ARKANSAS, INC.
1100 KENDRICK AVENUE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION
1	11/9/22	ADD. 2

SCALE: NOTED
DATE: Nov 21, 2022
ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 22936

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3

GRAPHIC REPRESENTATION ONLY
SCALE 1" = 30'
0 15' 30' 60'

SOD TO 1390'
PROPOSED UPPER DETENTION POND
TOP OF BERM: 1390
BOTTOM OF POND: 1384.5
100 YEAR WSEL: 1388.68
(SOD TO 100 YR WSE)
Sta. 0+09.34, STORM LINE 1
INSTALL FES 1-1
INV: 1386.75, SEG. 1A
Sta. 1+15.04, STORM LINE 1
INSTALL FES 1-2
INV: 1386.00, SEG. 1A
Sta. 1+27.03, STORM LINE 3
INSTALL FES 3-2
INV: 1386.00, SEG. 3A
EXISTING DENSE TREES
50' B.S.L.
30' B.S.L.
SOD TO 1390 FT
CONE DRILL & CONNECT TO EXISTING DROP INLET
EX DI W/ 2 EXTENSIONS & BACK OPENING
RIM ELEV: 1388.23
INV ELEV.: 1383.84
18" RCP
PROP. 4' TRICKLE CHANNEL
PROPOSED DETENTION POND
TOP OF BERM: 1390
BOTTOM OF POND: 1384.5
100 YEAR WSEL: 1388.68
(SOD TO 100 YR WSE)
Sta. 0+02.25, STORM LINE 2
INSTALL OS 2-1
INV: 1384.50, SEG. 2A
Sta. 1+12.62, STORM LINE 2
EX DI 2-2 W/ BACK OPENING
RIM EL: 1386.73
INV IN: 1383.84, SEG. 2A
EX. 18" RCP
LOWER POND
EX IPS
W/RUN
EXISTING 24" RCP
EX DI W/ 2 EXTENSIONS
RIM ELEV: 1387.22
INV ELEV: 1383.22
24" RCP
PROP. 4' CURB CUT
18" RCP
Sta. 0+00.00, STORM LINE 3
INSTALL GI 3-1
RIM EL: 1389.25
INV OUT: 1386.64, SEG. 3A
4" HVAC CONDENSATE DRAIN
PROPOSED POWERS OF ARKANSAS
1100 KENDRICK AVE
18,211 SF
SLAB EL = 1,393.75'
NYLOPLAST HDPE AREA INLET
12" PVC CONDENSATION DRAIN
PROP. 4' CURB CUT
PROP. 4' CURB CUT
50' B.S.L.
30' B.S.L.
EX. WATER METER
EX IPS
1391.15
1391.00
1394.18
PROPOSED MODIFIED CURB & GUTTER
1393.48
EX. MAILBOX
EXISTING 20' U.E. L21-696875
EX TELEPHONE PEDESTAL
EXISTING 36" WATER MAIN (MAINTAIN & PROTECT)
1389.92
PROPOSED MODIFIED CURB & GUTTER
1389.09
EX SIGN
EXISTING 15' U.E. L21-696875
PIN w/CAP
BEGIN PROPOSED RETAINING WALL EL: 1387.05
TW: 1388.00
BW: 1386.56
END PROPOSED RETAINING WALL EL: 1386.53
1392.48 (HP)

2
REVIEW ENTIRE SHEET

NOTES:

1) ALL SPOT ELEVATIONS ARE THE FLOWLINE OF THE GUTTER UNLESS OTHERWISE NOTED.

L22-72
PREV. L22-33

ESI
ENGINEERING SERVICES INC.
1302 E. ROBINSON AVE.
SPRINGDALE, ARKANSAS 72764

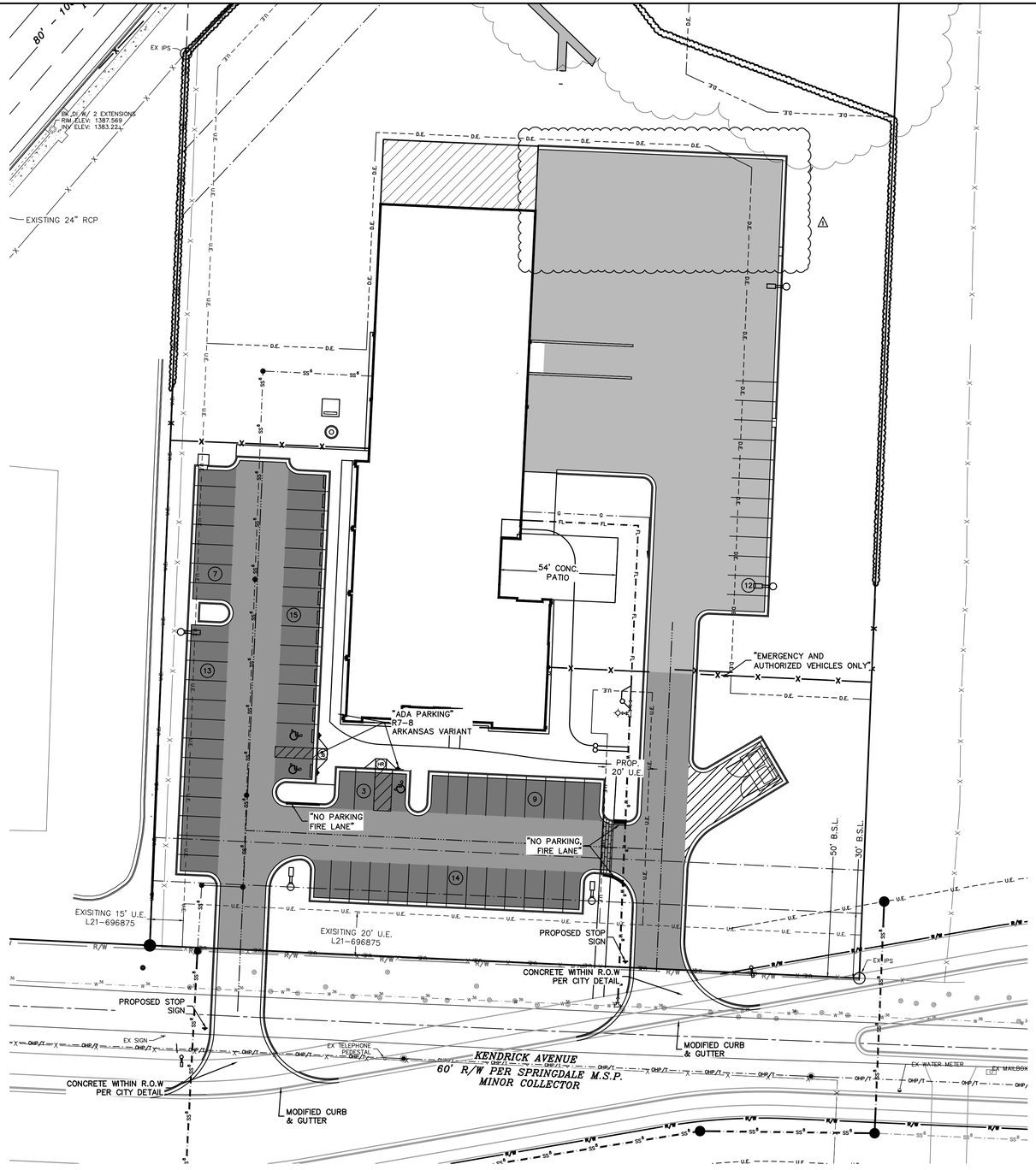
GRADING PLAN
POWERS OF ARKANSAS, INC. - NWA OFFICE
1100 KENDRICK AVENUE
SPRINGDALE, ARKANSAS

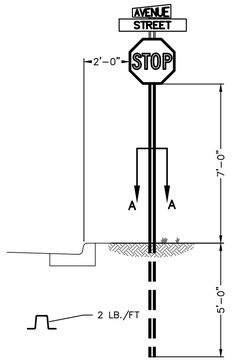
REVISION	DATE	DESCRIPTION
1	11/9/22	ADD. 2 (ADDED SHEET)
2	11/21/22	GRADING REVISIONS

© COPYRIGHT 2022 ENGINEERING SERVICES, INC. 11/21/2022 2:58 PM

SCALE: 1"=30'
DATE: Nov 21, 2022
ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 22936

3A





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

STOP SIGN DETAIL
NOT TO SCALE



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

NOTE:

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

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

THE BUILDING PAD BE COMPACTED TO 95% OF THE STANDARD PROCTOR DENSITY AND TEST RESULTS SHALL BE PROVIDED TO THE CITY OF LOWELL BUILDING INSPECTOR





**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.*

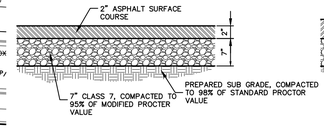
3) *CONTRACTOR IS TO SUBMIT A PLAN SHOWING JOINTS FOR OWNER APPROVAL AS PART OF THE PAVING SUBMITTAL.*

DUMPSTER PAD: CLASS 7 BASE 4" THICK
REINFORCED CONCRETE (4,000 PSI), 6" THICK

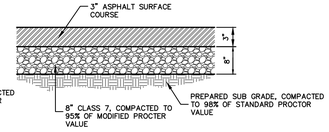
ASPHALT PAVING: HEAVY DUTY PAVEMENT BASE
SURFACE COURSE, 3" THICK

ASPHALT PAVING: LIGHT DUTY PAVEMENT BASE
SURFACE COURSE, 2" THICK

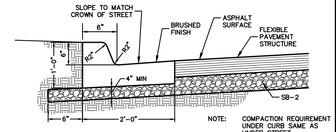
ASPHALT PAVING: CLASS 7 BASE 4" THICK
REINFORCED CONCRETE (4,000 PSI), 7" THICK



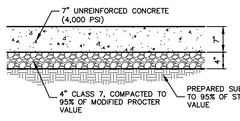
LIGHT DUTY PAVING
NOT TO SCALE



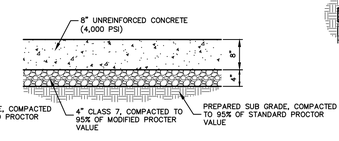
HEAVY DUTY PAVING
NOT TO SCALE



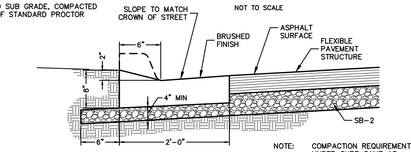
STANDARD 6" CONCRETE CURB & GUTTER
NOT TO SCALE



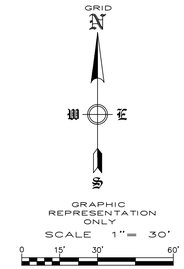
HEAVY DUTY CONCRETE PAVING
NOT TO SCALE



CONCRETE PAD FOR DUMPSTER
NOT TO SCALE



MODIFIED CONCRETE CURB & GUTTER
NOT TO SCALE



L22-72
PREV. L22-33

ENGINEERING SERVICES INC.
1100 E. EMMA AVE. SUITE 105
SPRINGDALE, ARKANSAS 72764

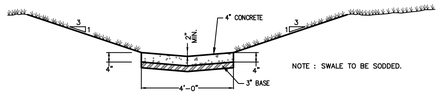
PAVING & SIGNAGE PLAN
POWERS OF ARKANSAS, INC.
1100 KENDRICK AVENUE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION
1	11/9/22	ADD. 2

© COPYRIGHT 2022 ENGINEERING SERVICES, INC. | 8/2022 4:07 PM
C:\2022\2936 POWERS OF ARKANSAS\2936 A SIGNAGE.DWG

SCALE: 1"=30
DATE: Nov 8, 2022
ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 22936

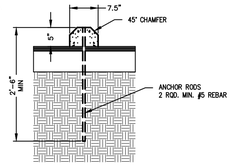
4



NOTE : SWALE TO BE SODDED.

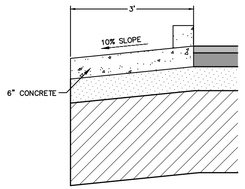
4' CONCRETE TRICKLE CHANNEL

NOT TO SCALE



WHEEL STOP DETAIL

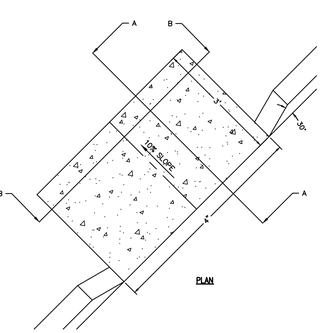
NOT TO SCALE



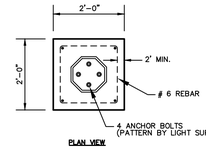
SECTION A – A



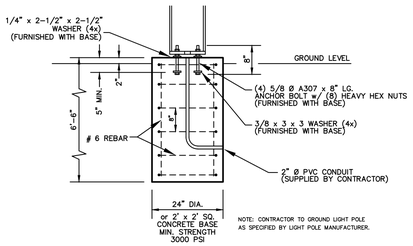
SECTION B – B



PLAN



PLAN VIEW

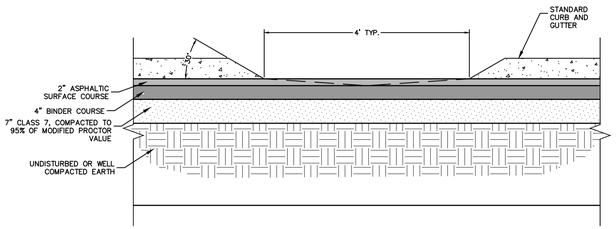


NOTE: CONTRACTOR TO GROUND LIGHT POLE AS SPECIFIED BY LIGHT POLE MANUFACTURER.

SECTION VIEW

LIGHT POLE FOOTING DETAIL

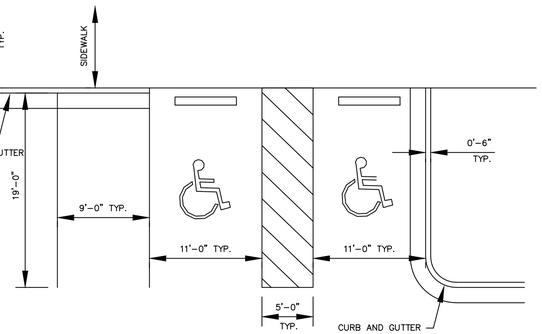
NOT TO SCALE



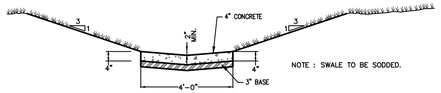
CROSS SECTION AT CURB

TYPICAL 4' CURB CUT WITH CONCRETE FLUME

NOT TO SCALE



HANDICAPPED RAMP AND PARKING DETAILS



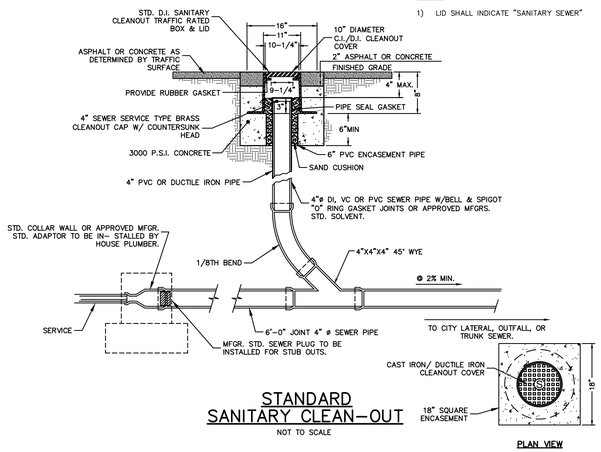
NOTE : SWALE TO BE SODDED.

4' CONCRETE TRICKLE CHANNEL

NOT TO SCALE

NOTES:

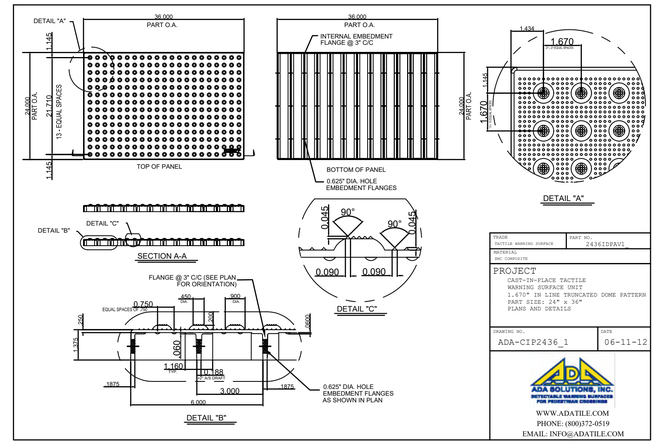
1) LID SHALL INDICATE "SANITARY SEWER"



PLAN VIEW

STANDARD SANITARY CLEAN-OUT

NOT TO SCALE



VALUE: TACTILE WARNING SURFACE	PART NO.: 2436IDPAVI_
MATERIAL: CAST-IN-PLACE	

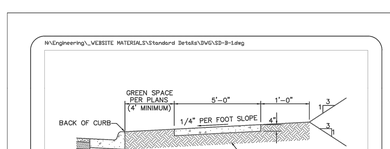
PROJECT

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

DRAWING NO.: ADA-C1P2436_1	DATE: 06-11-12

ADA SOLUTIONS, INC.
DETECTABLE WARNING SURFACES FOR PEDESTRIAN CROSSINGS

WWW.ADATILE.COM
PHONE: (800)372-0519
EMAIL: INFO@ADATILE.COM



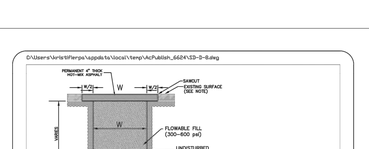
NOTES:

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

SIDEWALK DETAIL

NOT TO SCALE

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2016 DESIGNED BY: WWP DRAWN BY: WWP CHECKED BY: KPP APPROVED BY: BNB	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-1	

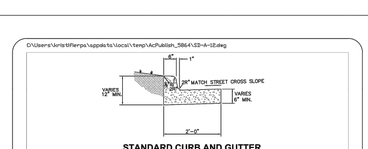


STORM SEWER BEDDING AND BACKFILL

NOT TO SCALE

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

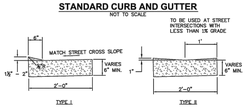
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION D DROP INLET DETAILS	FILE NO. SD-D-8	



STANDARD CURB AND GUTTER

NOT TO SCALE

TO BE USED AT STREET INTERSECTIONS WITH LESS THAN 1% GRADE.



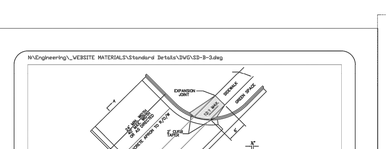
MODIFIED CURB AND GUTTER

NOT TO SCALE

NOTES:

1. CONCRETE FOR CURB AND GUTTER TO BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4-7 % AIR ENTRAINMENT.
2. ALL CURBS 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 I) 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 EACH SIDE OF DRIVEWAYS AND AT 100' MAXIMUM (EXPANSION MATERIAL AT STATIONARY STRUCTURES, DROP INLETS, END OF CURBS, DRIVEWAYS – SEE DETAIL) OR AS DIRECTED BY ENGINEER.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2016 DESIGNED BY: WWP DRAWN BY: WWP CHECKED BY: KPP APPROVED BY: BNB	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-12	



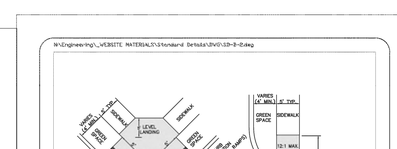
1. DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2. 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTM D 1752, TYPE 1 OR RESILIENCY SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3. CONCRETE CURB TO BE SAWCUT AT 15' INTERVALS 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 (CLASS P.C.) WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.
7. CONCRETE APRONS SHALL HAVE 12' 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. THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1.
2. THE NORMAL CUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
3. THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".
4. DETECTABLE WARNING DEVICES SHALL BE PLACED AT ALL LOCATIONS WHERE RAMPS CROSS A CURB.

HANDICAP RAMP DETAILS

NOT TO SCALE

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: NOVEMBER 2016 DESIGNED BY: KPP DRAWN BY: KPP CHECKED BY: KPP APPROVED BY: BNB	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-2	

ENGINEERING SERVICES INC.
1100 KENDRICK AVENUE
SPRINGDALE, ARKANSAS 72764

TYPICAL DETAILS
POWERS OF ARKANSAS, INC.
1100 KENDRICK AVENUE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: N.T.S.

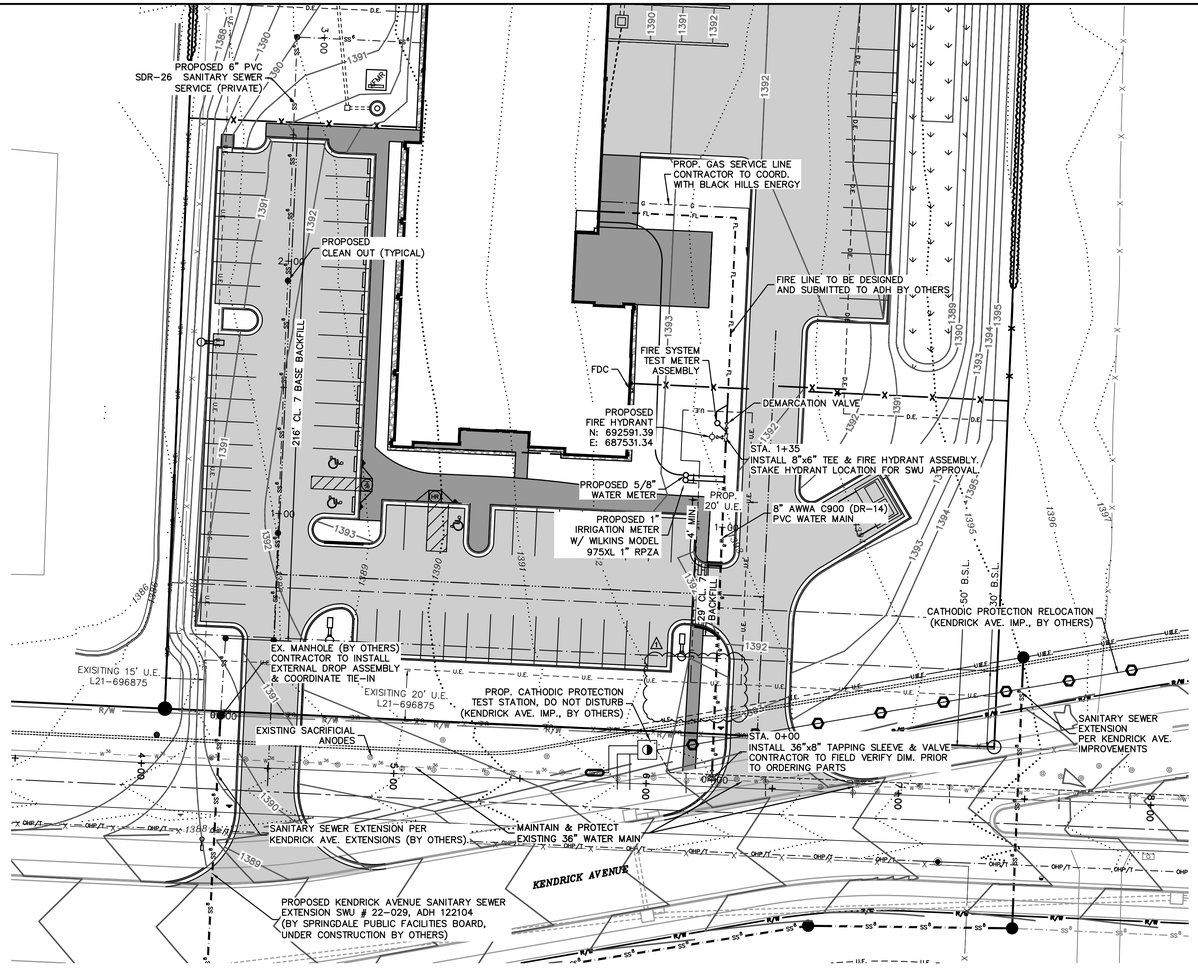
DATE: Nov 21, 2022

ENGINEER: TJA
DRAWN BY: JDP

W.O. #: 22936

L22-72
PREV. L22-33

5



GRID N

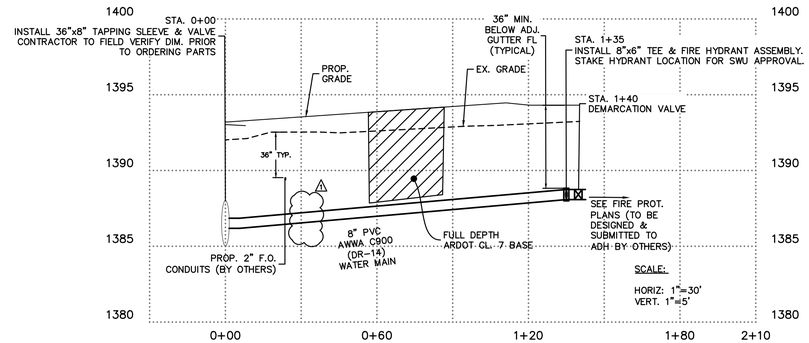
GRAPHIC REPRESENTATION ONLY

SCALE 1" = 30'

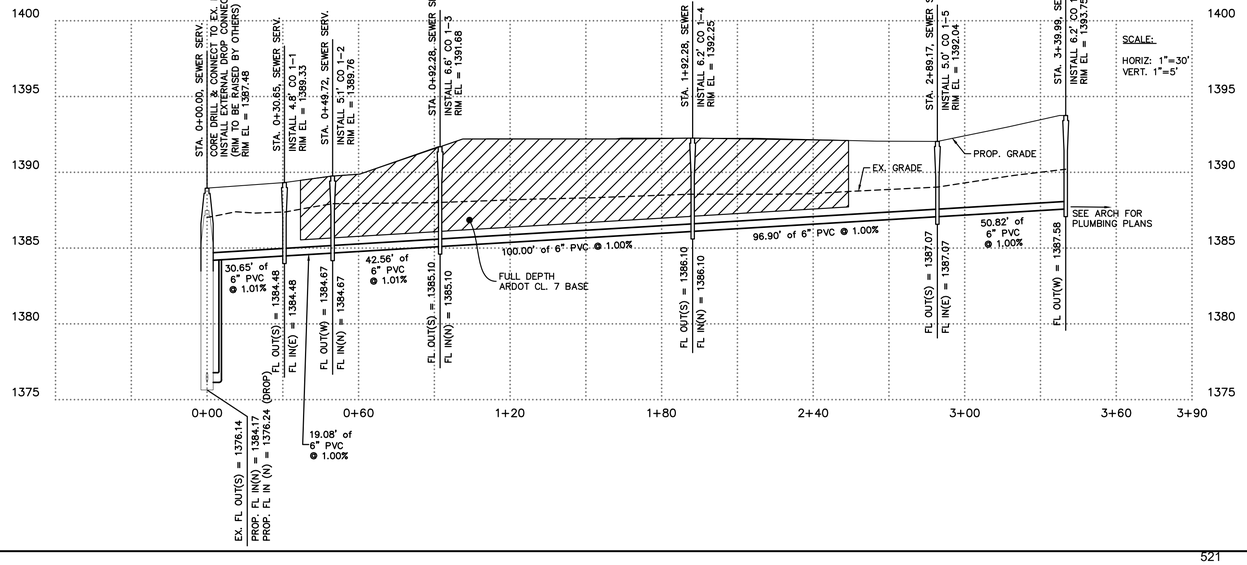
0 15' 30' 60'

FIRE REVIEW INFO.	
CONSTRUCTION:	IIB
SPRINKLER SYSTEM:	YES
HIGH RACK STORAGE:	NO

WATER MAIN 1



SEWER SERV.



NOTES :

1. ALL WATER AND SEWER MAIN LINE EXTENSIONS AND SERVICES SHALL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES REVISED JANUARY 20, 2021, AND SEALED MAY 6, 2021.
2. CONSTRUCTION PLANS AND SPECIFICATIONS WILL NEED TO BE SUBMITTED AND APPROVED BY SWU AND THE ARKANSAS DEPARTMENT OF HEALTH PRIOR TO BEGINNING ANY WATER AND SEWER CONSTRUCTION.
3. A PRE-CONSTRUCTION MEETING IS TO BE HELD WITH THE WATER AND SEWER CONTRACTOR AND SWU PRIOR TO BEGINNING ANY CONSTRUCTION.
4. ALL WATER MAIN SHALL BE AWWA C900 PVC (DR-14) PER SPECIFICATION REQUIREMENTS § T38 POLYVINYL CHLORIDE (PVC) PIPE FOR WATER LINES IN CORROSIVE SOILS & SWU STD. DETAIL DWG. S-49 "PVC PRESSURE WATER PIPE TRENCH".
5. ALL LOT LINES SHALL BE STAKED IN ADVANCE OF WATER AND SANITARY SEWER CONSTRUCTION PER SWU STANDARD SPECIFICATIONS.
6. CONTRACTOR SHALL CONTACT SWU PRIOR TO PERFORMING WORK. SWU STAFF SHALL BE PRESENT DAY OF TAPPING, DISINFECTION AND FLUSHING. SWU SHALL PERFORM AND BE PRESENT FOR ALL TAPS TO EXISTING SYSTEM
7. ALL UTILITIES SHALL HAVE FULL DEPTH BACKFILL(FLOWABLE FILL) UNDER PUBLIC ROADWAYS. FULL DEPTH COMPACTED CLASS 7 BASE MATERIAL IS REQUIRED FOR THE WATER AND SEWER TRENCHES UNDER PRIVATE EXISTING OR PROPOSED DRIVING SURFACES.
8. FIELD LOCATE AND VERIFY THE LOCATION OF EXISTING WATER AND SANITARY SEWER FACILITIES. INDICATE THE LOCATION OF THESE FACILITIES ON THE DRAWING AND PROVIDE ADEQUATE EASEMENTS, ON-SITE AND OFF-SITE, ACCEPTABLE TO THE SPRINGDALE WATER UTILITIES. EASEMENTS SHALL BE ESTABLISHED SUCH THAT A 10-FOOT SPACE SHALL BE PROVIDED BETWEEN THE UTILITY AND ANY PERMANENT STRUCTURE AND EASEMENTS SHALL BE PROVIDED SUCH THAT 10' IS BETWEEN THE UTILITY AND EASEMENT LINE.
9. THE FINAL APPROVAL AND ACCEPTANCE OF FACILITIES PROPOSED HEREIN IS SUBJECT TO THE ACCEPTANCE BY THE UTILITY OF A UTILITY SPACING PLAN. PRIOR TO ANY CONSTRUCTION ON THIS PROJECT, PLEASE SUBMIT A UTILITY SPACING PLANS. THE OWNER AND ENGINEER MUST SUBMIT CERTAIN ASSURANCE IN WRITTEN FORM GUARANTEEING ADHERENCE TO SAID PLAN.
10. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIRED ADJUSTMENTS TO THE EXISTING WATER AND SEWER FACILITIES DUE TO SITE GRADING, PAVING, LOT LINE ADJUSTMENTS OR OTHER MATTERS.
11. ALL LOT LINES SHALL BE STAKED IN ADVANCE OF WATER AND SANITARY SEWER CONSTRUCTION PER SWU STANDARD SPECIFICATIONS.
12. STAKE ALL FIRE HYDRANTS FOR SWU APPROVAL PRIOR TO INSTALLATION
13. TRACER WIRE PORTS SHALL BE INSTALLED AT EVERY CHANGE IN DIRECTION OR EVERY 400'.
14. FIRE PROTECTION SYSTEM PLANS TO BE SUBMITTED TO ADH BY OTHERS..

ESI
ENGINEERING SERVICES INC.
1100 KENDRICK AVENUE
SPRINGDALE, ARKANSAS 72764
CERTIFICATE OF AUTHORIZATION
ENGINEERING SERVICES, INC.
131
ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13828
THOMAS JASON APPLE

UTILITY PLAN
POWERS OF ARKANSAS, INC.
1100 KENDRICK AVENUE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION
1	11/9/22	ADD. 2

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ESI2022\DWG\W-1 WATER UTILITY PLAN.DWG

SCALE: 1"=30

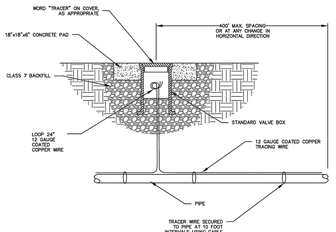
DATE: Nov 8, 2022

ENGINEER: TJA
DRAWN BY: JDP

W.O. #: 22936

L22-72
PREV. L22-33

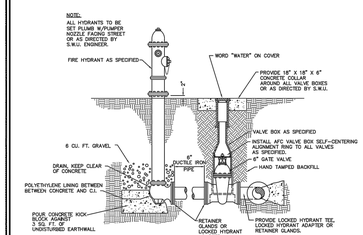
6



TRACING WIRE CONNECTION PORT

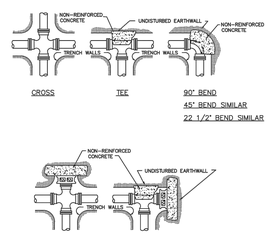
N.T.S.

M-1



FIRE HYDRANT & GATE VALVE

N.T.S.



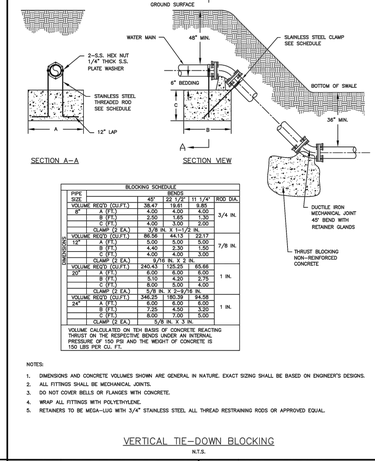
NOTES:

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 2,500 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"	4	4	3	2
8"	7	7	4	2
10"	10	10	5	3
12"	14	14	7	4
16"	17	17	9	5
18"	21	21	12	6
20"	26	26	14	7
24"	39	39	22	10
30"	59	59	32	16
36"	85	85	46	23

REACTION BACKING

N.T.S.



BLOCKING SCHEDULE				
PIPE SIZE		BEND		
		45°	22 1/2°	11 1/4° ROD DIA.
6"	VOLUME REQ'D. (CU.FT.)	38.47	18.61	8.85
	A (FT.)	4.00	4.00	4.00
	B (FT.)	2.50	1.65	1.30
	C (FT.)	4.00	4.00	3.00
	CLAMP (Q'TY.)	7/8 IN. X 1'-7" RD.		
8"	VOLUME REQ'D. (CU.FT.)	66.91	32.36	15.17
	A (FT.)	5.00	4.00	4.00
	B (FT.)	4.40	2.30	1.50
	C (FT.)	4.00	4.00	3.00
	CLAMP (Q'TY.)	7/8 IN. X 2 IN.		
12"	VOLUME REQ'D. (CU.FT.)	240.43	139.28	65.66
	A (FT.)	6.00	6.00	6.00
	B (FT.)	8.00	4.00	2.75
	C (FT.)	8.00	8.00	4.00
	CLAMP (Q'TY.)	7/8 IN. X 2-3/4 IN.		
24"	VOLUME REQ'D. (CU.FT.)	345.25	190.39	94.58
	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 (Q'TY.)	7/8 IN. X 3 IN.		

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

NOTES:

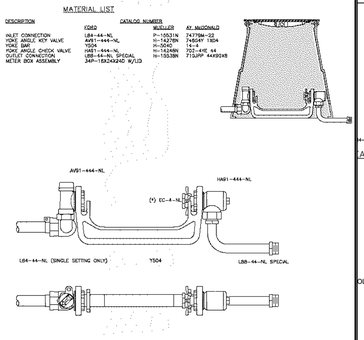
1. DIMENSIONS AND CONCRETE VOLUMES SHOWN ARE GENERAL IN NATURE. EXACT SIZING SHALL BE BASED ON ENGINEER'S DESIGNS.
2. ALL FITTINGS SHALL BE MECHANICAL JOINTS.
3. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
4. WRAP ALL FITTINGS WITH POLYETHYLENE.
5. RETAINERS TO BE MEGA-LUG WITH 3/4" STAINLESS STEEL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

VERTICAL TIE-DOWN BLOCKING

N.T.S.

MATERIAL LIST

QTY	DESCRIPTION	CATALOG NUMBER FORD	MUELLER	AY McDONALD
1	INLET CONNECTION	LB4-44-NL	P-15531N	74779M-22
1	1" BALL KEY VALVE	FB11-444-NL	H-15244N	74545T 1304
1	YOKE SET	Y504	H-5540	74545T
1	FORD ANGLE CHECK VALVE	HA61-444-NL	H-14248N	702-44E 44
1	OUTLET CONNECTION	LB8-44-NL SPECIAL	H-15539N	713JPP AK40X24S
1	METER BOX ASSEMBLY	34P-1BA242440 W/LID		



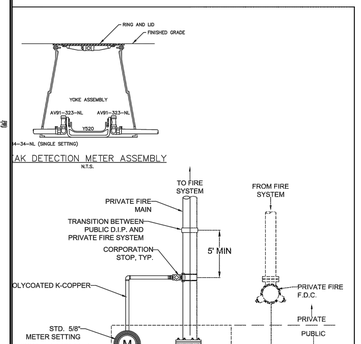
TYPICAL 1" METER SETTING

*YOKE ASSEMBLY, 1" METER
1" COPPER OR PE PJ, TO 1" CTS PLASTIC OR MIP
N.T.S.

NOTES:

ALL MATERIALS INSTALLED IN POTABLE WATER SYSTEMS ARE REQUIRED TO COMPLY WITH THE FEDERAL DEFINITION OF "LEAD FREE" CONTAINED IN PUBLIC LAW 111-380.

*METER AND EXPANSION CONNECTION EC-4-NL ARE PROVIDED BY THE DEPARTMENT.



AK DETECTION METER ASSEMBLY

N.T.S.

FIRE SYSTEM CONNECTION

N.T.S.

PLAN VIEW

PROFILE VIEW

TAPPING SADDLE & VALVE

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 B00, INCLUDED AS THE TABLE ON THIS SHEET. LARGER TRENCH WIDTHS MAY BE NECESSARY FOR THE PLACEMENT OF A TRENCH SUPPORT SYSTEM OR AS OTHERWISE REQUIRED



TYPICAL PIPE TRENCH

N.T.S.

NOTES:

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

FIRE HYDRANT PLACEMENT

N.T.S.
S-18

PVC PRESSURE WATER 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 SECTION OF THE SPECIFICATIONS.

** STANDARD SIZE NO. 67 AS DEFINED IN ASTM D448, MAXIMUM EMBEDMENT 1/2 IN. FOR ROUNDED ROCK OR 3/4 IN. FOR ANGULAR ROCK OF 1-1/2 IN. FOR ROUNDED ROCK

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

DRAWN BY:	DRAWING NO.	DATE
ZRA	M-1	AUG 2020
KMI	S-1	MARCH 2008
KMI/JNK	S-3	MARCH 2008
TLS	S-4	MARCH 2008
TLS	S-24	AUGUST 2014
ark	S-36	JAN. 2018
CAG	S-5	AUGUST 2014
JNK	S-17	MARCH 2008
JSB	S-42	DECEMBER 2016
JSB	S-49	SEPTEMBER, 2020

ENGINEERING SERVICES INC.
1100 KENDRICK AVENUE
SPRINGDALE, ARKANSAS 72764

UTILITY DETAILS
POWERS OF ARKANSAS, INC.
1100 KENDRICK AVENUE
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REVISION	DATE	DESCRIPTION

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SCALE: N.T.S.

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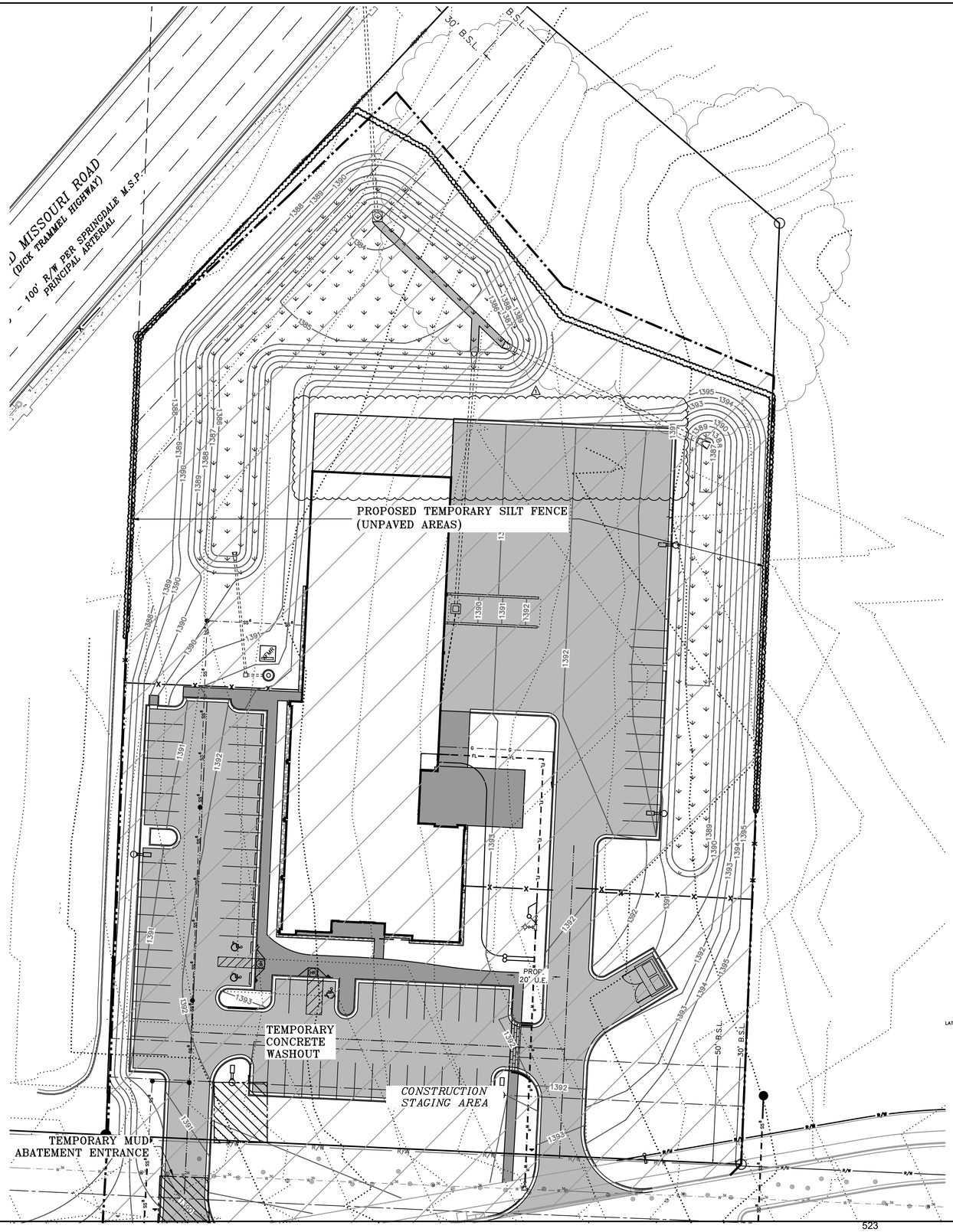


NOTES:

1.) ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOP SOIL AND RE-VEGETATED PER SECTION 169.06 OF THE UDC. VEGETATION MUST BE ESTABLISHED TO MINIMIZE EROSION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

2.) WHEN SILT FENCE OR WATTLES ARE NOT PLACED AT A CONSTANT ELEVATION FOLLOWING CONTOURS ON STEEP SLOPES, THE "J" HOOP METHOD SHOULD BE USED (AT 50 FT INTERVALS) TO CREATE PONDING AND PREVENT EROSION OF THE TRENCH BACKFILL OF SILT FENCE INSTALLATION.

3.) ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 15 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.

4.) PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.

5.) TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.

6.) RE-VEGETATION. RE-VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS (SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED) UNLESS OTHERWISE ALLOWED BY THE CITY ENGINEER:
- TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REQUIRED TO BE EITHER EXISTING OR INSTALLED IN AREAS TO BE REVEGETATED AS SET FORTH IN§169.06(F)(6) BELOW. ANY APPLICATION OF TOPSOIL AND SEEDING UNDER THE DRIP LINE OF A TREE SHOULD BE MINIMIZED TO 3 INCHES SO AS NOT TO DAMAGE THE TREES ROOT SYSTEM.
- ZERO TO 10% GRADE: RE-VEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
- 10:1 UP TO 4:1 GRADE: RE-VEGETATION SHALL BE A MINIMUM OF HYDRO-SEEDING WITH MULCH AND FERTILIZER, SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF
- 4:1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDED WITH MULCH AND FERTILIZER, OR STAKED SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF
- MORE THAN 3:1 GRADE: ANY FINISH GRADE OVER 3:1 SHALL BE STABILIZED WITH ONE OR MORE OF THE FOLLOWING:
  - RETAINING WALLS; CRIBBING WITH LANDSCAPE FABRIC; TERRACING WITH GROUNDCOVER; RIPRAP; STAKED SOD (UP TO 2:1 SLOPE)
  - IF CRIBBING, TERRACING, OR RIPRAP IS USED, THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.

7.) PERMANENT EROSION CONTROL. THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.

8.) DUST. WHERE EXCESSIVE DUST MAY BECOME A PROBLEM, A PLAN FOR SPRAYING WATER ON HEAVILY TRAVELED DIRT AREAS SHALL BE ADDRESSED.

9.) CONSTRUCTION EXITS. A STABILIZED ROCK EXIT IS REQUIRED ON CONSTRUCTION SITES. ROCK EXITS MUST BE AT LEAST 20' WIDE BY 50' LONG BY 6□ THICK STABILIZED ROCK HAVING A MINIMUM AVERAGE DIAMETER OF 3□. IF THERE IS AN EXISTING CURB, LOOSE MATERIAL SUCH AS FILL DIRT OR GRAVEL SHALL NOT BE USED TO RAMP UP TO IT FROM THE STREET. TEMPORARY WOODEN RAMPS IN FRONT OF CURBS ARE ACCEPTABLE.

10.) DEBRIS, MUD, AND SOIL IN PUBLIC STREETS. DEBRIS, MUD AND SOIL SHALL NOT BE ALLOWED ON PUBLIC STREETS BUT IF ANY DEBRIS, MUD, OR SOIL FROM DEVELOPMENT SITES REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED VIA SWEEPING OR OTHER METHODS OF PHYSICAL REMOVAL. DEBRIS, MUD, OR SOIL IN THE STREET MAY NOT BE WASHED OFF THE STREET OR WASHED INTO THE STORM DRAINAGE SYSTEM. STORM DRAINAGE SYSTEMS DOWNSTREAM OF A DEVELOPMENT SITE SHOULD BE PROTECTED FROM DEBRIS, MUD, OR SOIL IN THE EVENT THAT DEBRIS, MUD, OR SOIL REACHES THE DRAINAGE SYSTEM.

11.) FRANCHISE AND PRIVATE UTILITIES. THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.

TOTAL DISTURBED AREA: 3.83 ACRES

NOTE:

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

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

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

CONSTRUCTION SEQUENCE:

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

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**

GRID N

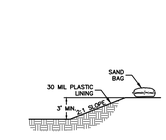
GRAPHIC REPRESENTATION ONLY
SCALE 1" = 30'
0 15' 30' 60'

LEGEND

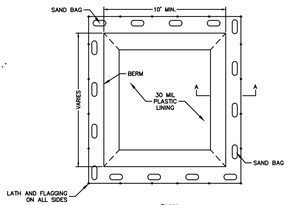
- PROPOSED FLOWLINE DIRECTION
- INLET PROTECTION
- ROCK CHECK DAM
- WIRED REINFORCED BURIED EDGE SILT FENCE
- MUD ABATEMENT ENTRANCE
- 1390 EXISTING CONTOURS
- 1388 PROPOSED CONTOURS
- AREA OF SOIL DISTURBANCE
- WATTLE

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.



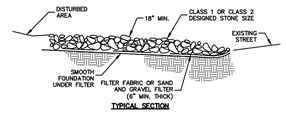
SECTION A – A



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.

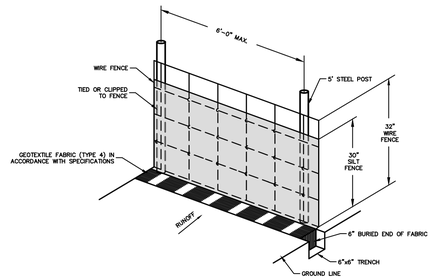
CONCRETE WASH-OUT AREA
NOT TO SCALE



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



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), MIDSHIT 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

L22-72
PREV. L22-33

ESI
ENGINEERING SERVICES INC.
1100 KENDRICK AVENUE
SPRINGDALE, ARKANSAS 72764

STORM WATER POLLUTION PREVENTION PLAN
POWERS OF ARKANSAS, INC.
1100 KENDRICK AVENUE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION
1	11/9/22	ADD. 2

SCALE: 1"=30
DATE: Nov 8, 2022
ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 22936

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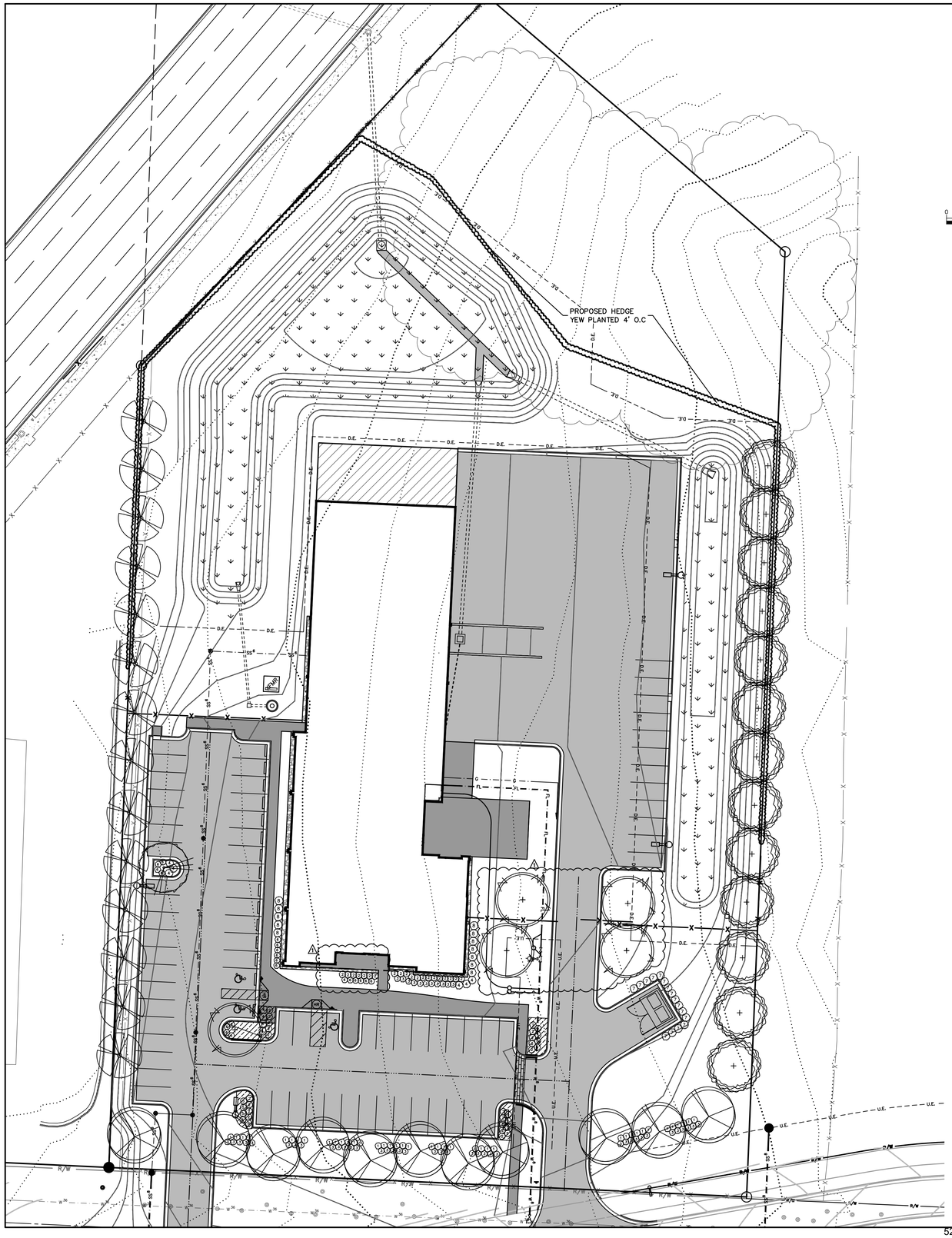


GRID N

GRAPHIC REPRESENTATION ONLY

SCALE 1"= 30'

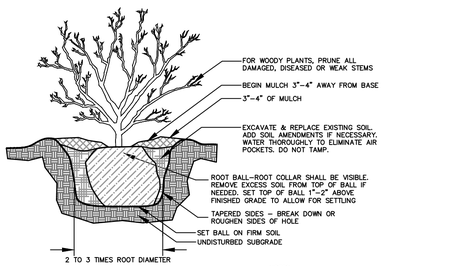
0 15' 30' 60'

INDEX OF TREES

TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	PLANTING SIZE
	Hightower Willow Oak	Quercus phellos 'Hightower'	1	2" Cal B & B 6' H min
	Princeton Elm	Ulmus americana	11	2" Cal B & B 6' H min
+	Panache Shumard Oak	Quercus shumardii	5	2" Cal B & B 6' H min
+	Northern Red Oak	Quercus rubra	13	2" Cal B & B 6' H min
	Jefferson Elm	Ulmus americana 'Jefferson'	13	2" Cal B & B 6' H min

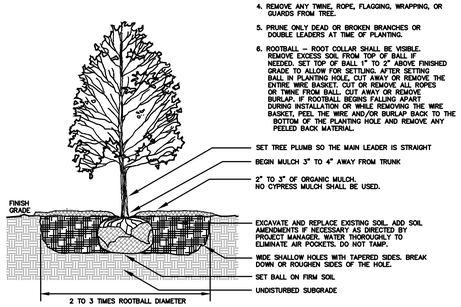
INDEX OF SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
1	Green Mountain Boxwood	Buxus microphylla 'Winter Gem'	40	3 GAL.
2	Compact Inkberry Holly	Ilex glabra 'Compacta'	37	3 GAL.
3	Dwarf Mugo Pine	Pinus mugo var. pumilio	49	3 GAL.
4	Virginia Sweetspire	Itea virginica	13	3 GAL.
5	Rose Creek Abelia	Abelia x 'Rose Creek'	12	3 GAL.
6	Japanese Spirea	Spiraea japonica	20	3 GAL.
7	Goldlace Juniper	Juniperus x pfitzeriana 'Goldlace'	16	3 GAL.
8	Dwarf Burford Holly	Ilex cornuta 'Dwarf Burford'	12	3 GAL.
	Densiformis common yew	Taxus x media 'Densiformis'	200	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

LANDSCAPE REQUIREMENTS:

TOTAL PARKING AREA PROVIDED: 11,852 SQ. FT.
TOTAL INTERIOR LANDSCAPE REQUIRED: 948 SQ. FT. (8%)
TOTAL INTERIOR LANDSCAPE PROVIDED: 1,244. FT. (10.4%)

LANDSCAPE REQUIREMENTS:

TOTAL FRONTAGE DISTANCE: 276 LINEAR FT.
TOTAL FRONTAGE LANDSCAPE REQUIRED: 1 TREE AND 7 SHRUBS PER 25' = 11 TREES AND 77 SHRUBS
TOTAL INTERIOR LANDSCAPE PROVIDED: 11 TREES, AND 78 SHRUBS

LANDSCAPE NOTES:

1. AUTOMATIC IRRIGATION SYSTEM OR HOSE BIBS WILL BE PROVIDED FOR ALL LANDSCAPED AREAS
2. SOIL SHALL BE AMENDED AND ALL ROCKS AND FOREIGN MATERIAL SHALL BE REMOVED PRIOR TO ANY LANDSCAPE INSTALLATION
3. WIRE BASKETS AND BURLAP TO BE REMOVED DURING TREE PLANTING.
4. ALL PLANTING BEDS SHALL RECEIVE 12" OF TOPSOIL FREE OF ROCKS/WEEDS/DEBRIS PRIOR TO INSTALLATION OF PLANT MATERIAL
5. ALL PLANTING BEDS SHALL RECEIVE ORGANIC MULCH AT TIME OF INSTALLATION
6. ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING OR MATERIAL OTHER THAN VEGETATION/SOD.
7. SHADE TREES SHALL HAVE A MIN. CALIPER OF 2" AND A HEIGHT OF 8'
8. ONCE INSTALLED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY LIVING CONDITION, AND IF PLANT MATERIAL DIES IT SHALL BE REPLACED WITHIN THE NEXT APPROPRIATE GROWING SEASON
9. IF CONFLICTS WITH PROPOSED LIGHTS, FIRE HYDRANTS, OR OTHER SITE FEATURES EXIST, TREES OR SHRUBS SHALL BE MOVED AND SHALL NOT INTERFERE WITH PROPOSED FEATURES.
10. LANDSCAPING SHALL BE GUARANTEED FOR A PERIOD OF 2 YEARS FROM DATE OF INSTALLATION.

L22-72
PREV. L22-33

ENGINEERING SERVICES INC.
1205 E. JOYCE BLVD. SUITE 5
SPRINGDALE, ARKANSAS 72764

LANDSCAPE PLAN
POWERS OF ARKANSAS, INC.
1100 KENDRICK AVENUE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION
1	11/9/22	ADD. 2

SCALE: 1"=30'
DATE: Nov 21, 2022
ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 22936

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Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
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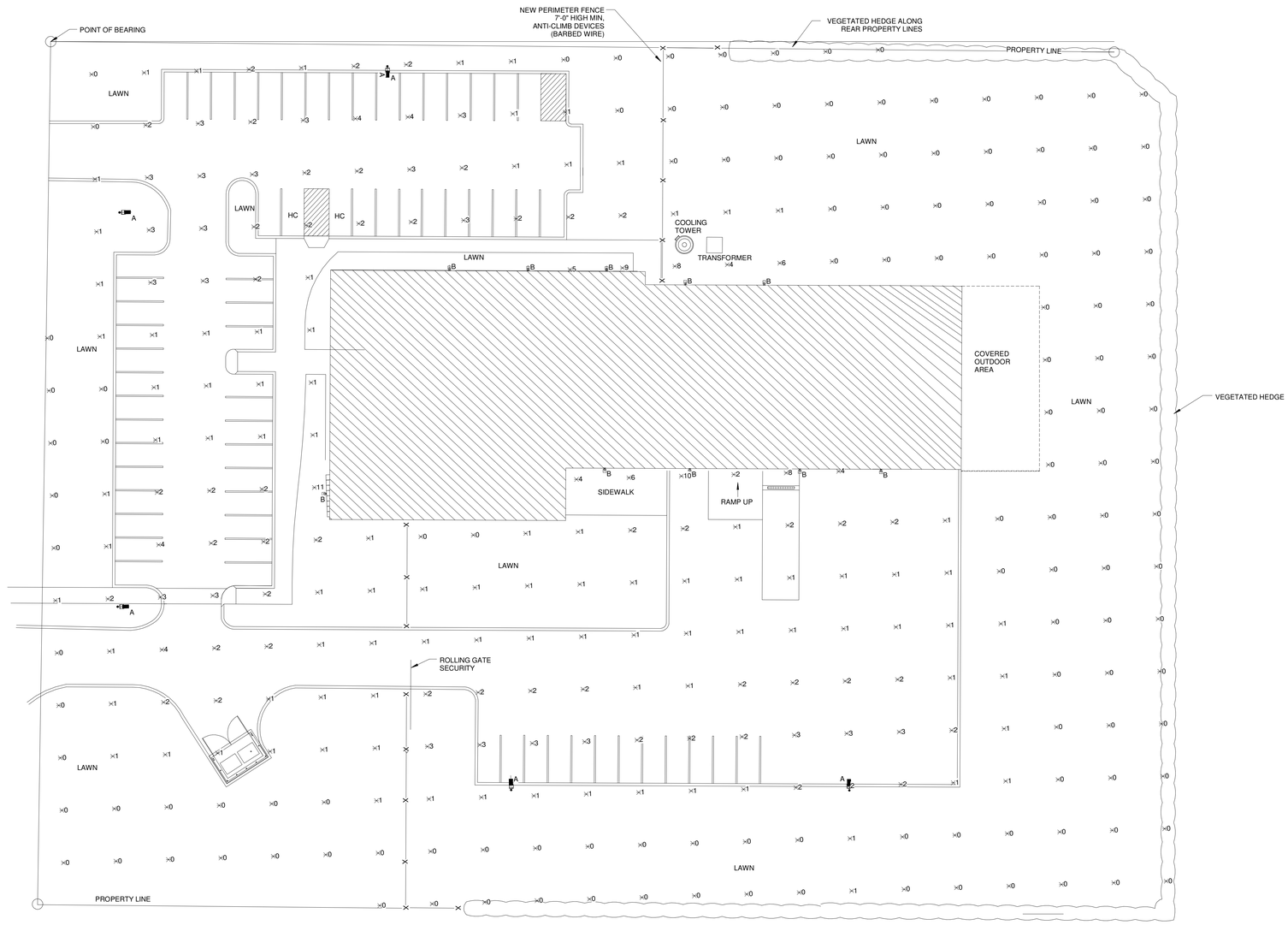

1 PARKING LOT PHOTOMETRICS
NOT TO SCALE

NWA Office
Powers of Arkansas

Hwy 265 and Kendrick
Springdale, Arkansas

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www.WERarch.com

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STRUCTURAL
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North Little Rock, AR 72113
501.851.8500

OWNER
Powers of Arkansas

5440 Northshore Dr
North Little Rock, Arkansas
501.374.5420
www.powers-hvac.com

Seal

CONSTRUCTION DOCUMENTS

No.	Issue	Date

Job No.
POWERS21.00
Date
OCTOBER 24, 2022
Title

PARKING LOT
PHOTOMETRICS

Sheet No.

E0.01

Project Name
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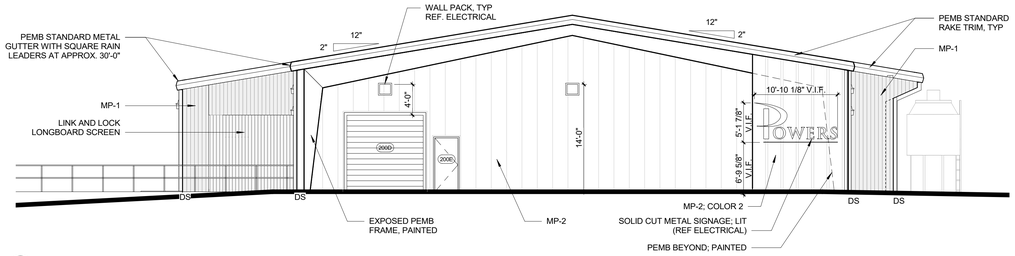
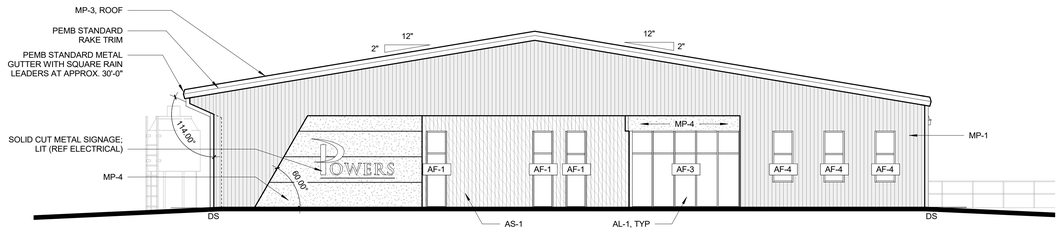


A4 NORTH ELEVATION
1/8" = 1'-0"



J4 SOUTH ELEVATION
1/8" = 1'-0"

MP-1 HIGH QUALITY ARCHITECTURAL METAL PANEL
BASIS OF DESIGN: MBCI MASTERLINE 16 SERIES

MP-2 PRE-ENGINEERED METAL BUILDING STANDARD WALL PANEL

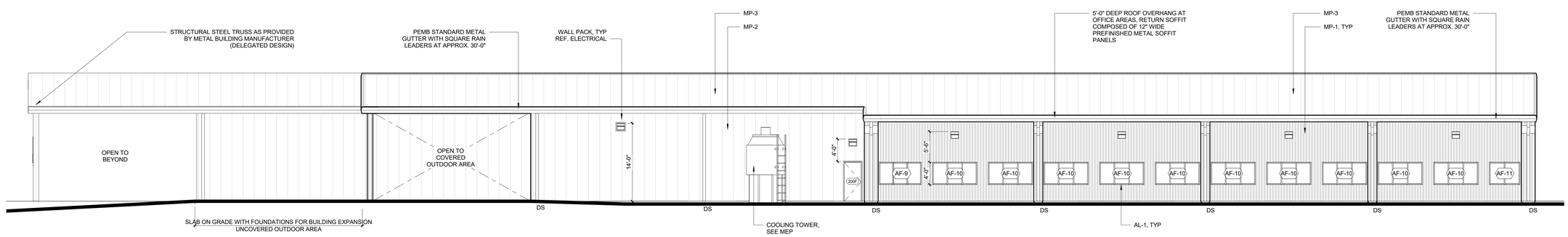
MP-3 PRE-ENGINEERED METAL BUILDING STANDARD ROOF PANEL

MP-4 METAL COMPOSITE MATERIAL PANEL (MCM) WITH RED ACCENT FINISH COLOR

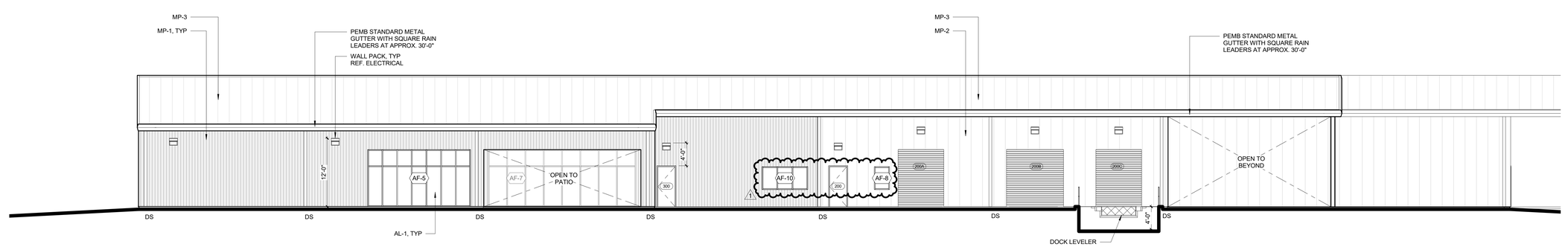
AS-1 EXTRUDED ALUM SIMULATED WOOD SIDING
BASIS OF DESIGN: LONGBOARD ARCHITECTURAL

HM-1 PAINTED HOLLOW METAL DOORS AND FRAMES

AL-1 ANODIZED ALUMINUM STOREFRONT SYSTEM



A10 WEST ELEVATION
1/8" = 1'-0"



A14 EAST ELEVATION
1/8" = 1'-0"

Project Name
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11/3/2022 2:26:03 PM

NWA Office
Powers of Arkansas

Hwy 265 and Kendrick
Springdale, Arkansas

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501.374.5420
www.powers-hvac.com

Seal

LARGE SCALE SUBMISSION - ELEVATIONS

CONSTRUCTION DOCUMENTS

No.	Issue	Date
1	ADDENDUM 1	10/31/20
		22

Job No.
POWERS21.00
Date
OCTOBER 24, 2022
Title

EXTERIOR ELEVATIONS

Sheet No.
A2.01





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

L22-72

November 3, 2022

City of Springdale
c/o Sarah Curry
Planning & Community Development Division
208 S. Blair Street
Springdale, Arkansas 72764

Via email: scurry@springdalear.gov

Re: Certified List of Adjacent Property Owners
Powers of Arkansas, Inc. – NWA Office (Prev. L22-32)
1100 Kendrick Avenue
Springdale, AR

Sarah:

I hereby certify, based upon the records of the Circuit Clerk of Benton County, Arkansas, the names and addresses listed below represent all adjacent property owners to the subject property.

21-00039-000, 21-00042-010
SPRINGDALE PUBLIC FACILITIES BOARD
PO BOX 166
SPRINGDALE AR 72765-0166

21-00039-021
LANDRETH PROPERTIES LLC
3608 TANGLEWOOD DR
SPRINGDALE AR 72764-1178

21-00042-001
CITY OF SPRINGDALE
201 SPRING ST
SPRINGDALE AR 72764

21-00039-020, 21-00039-001
ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK AR 72203

Very truly yours,

Rodney Woods, P.S.



11/3/2022

Z:\Engineers\00 - Engineer Projects\22936 - Powers of Arkansas\03 Pre-Construction Plan Submittals\2022-04-28 Submittal #1\CLAPO.docx

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

W22-27

November 21, 2022

City of Springdale
Katie E. Hollingshead, P.E., CFM
Engineering Department
269 East Randall/Wobbe Lane
Springdale, Arkansas 72764

Via email: khollingshead@springdalear.gov

Re: Waiver Request
Powers of Arkansas, Inc. – NWA Office (L22-72)
1100 Kendrick Avenue
Springdale, AR

Katie:

On behalf of our client, we hereby request a waiver of the *City of Springdale Code of Ordinances*, Chapter 110, Art. V., Section 110-111(a) for the referenced project. The proposed project fronts Kendrick Avenue, listed as a Minor Collector on the current *City of Springdale Master Street Plan*. As you are aware, the City of Springdale is currently undertaking design of improvements to Kendrick Avenue under the 2018 Bond Program, in part to encourage economic development along this corridor, such as the proposed project. Therefore, the Owner/Developer requests a waiver of master street plan improvements in exchange for dedication of any necessary right-of-way or easements needed to construct the Kendrick Avenue Improvements project.

We appreciate your consideration and are happy to discuss this request at your convenience.

Very truly yours,

Digitally signed by:
Brandon J. Rush

Brandon Rush, PE

cc Debbie Pounders and Sarah Curry (City of Springdale Planning, via email)
Jason Appel, PE (ESI, via email)

Z:\Engineers\00 - Engineer Projects\22936 - Powers of Arkansas\05 Construction Plans\2022-11-23 Submittal #2\Waiver Request.docx



Planning Commission Meeting
December 6, 2022

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N

PROJECT: W22-27
APPLICANT: Powers of Arkansas
REQUEST: Waiver for Street Improvements on Kendrick Ave.

SPRINGDALE™
WE'RE MAKING IT HAPPEN

SPRINGDALE™
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www.SpringdaleAR.gov

Application for Variance – Commercial Design Standards

This document is to be submitted to the Springdale Planning & Community Development Division via planningapplications@springdalear.gov.

STAFF USE ONLY

Date Application Submitted: November 3, 2022

Date Accepted as Complete: _____

Project Number: B22-112

APPLICATION CONTACTS:

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Dennis Moore	Name: Robert Squires
E-mail: dmoore@cciNWA.com	E-mail: squiresspray@gmail.com
Address: 695 N. 40th Springdale, AR 72762	Address: 20213 Wanzona Rd. Springdale, AR 72762
Phone: 479-871-6511	Phone: 479-466-1014
Site/ Location: 1600 S. Old Missouri Rd Springdale, AR	Current Zoning District: I-1
Assessor's Parcel Number(s): 815-28146-000	Rezone required: I-1
	Total Acreage: .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)

Allow for the perimeter landscaping of the hangar to be remove on the airport side of the Building.

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

would not allow access to taxiway as the other hangers on this side of the field allows.

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

this would allow taxi way access on the airport side of the hanger

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)

this is the same as all the other hangers on the East side of the field. It will match all the other hangers.

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.

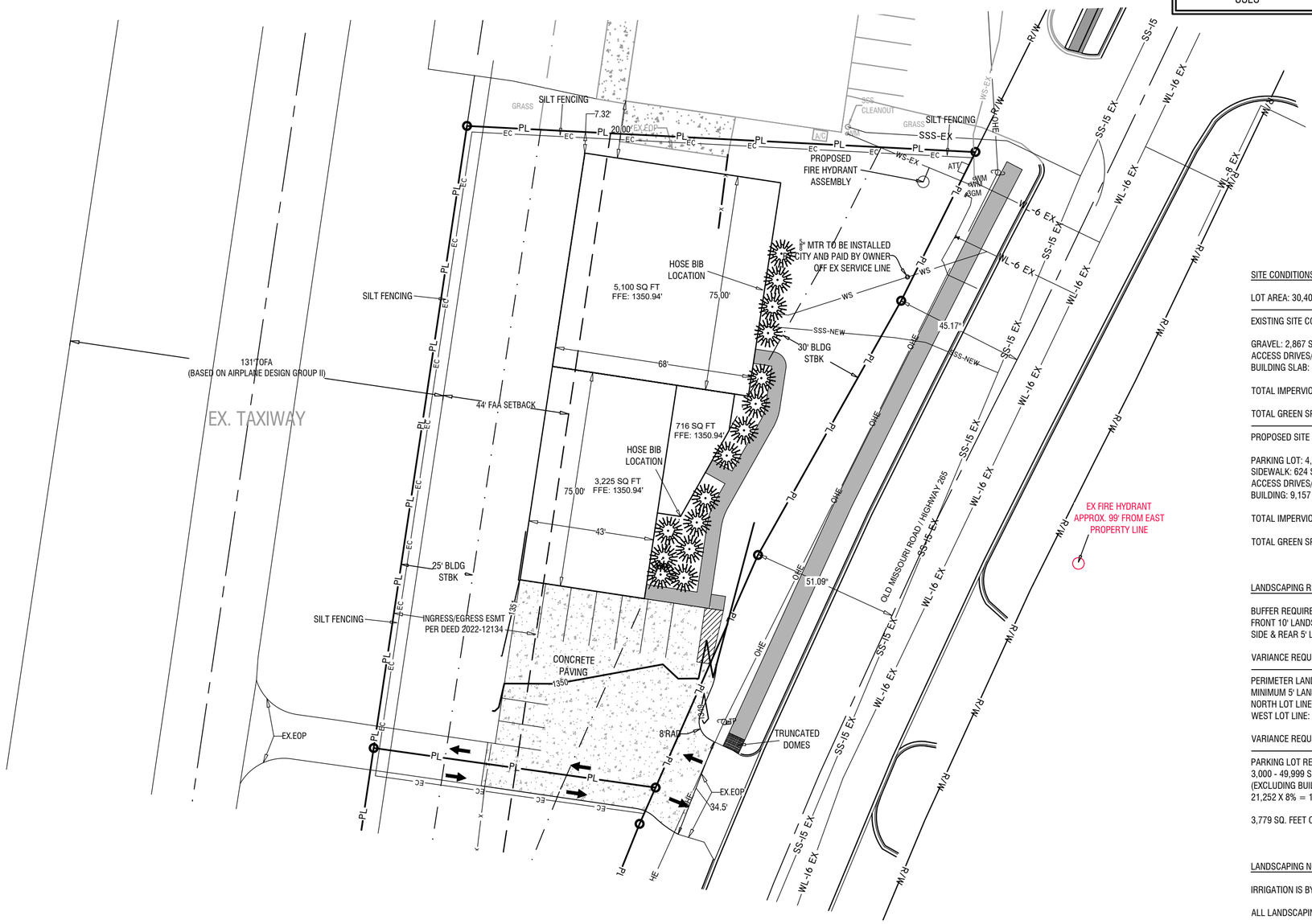
APPLICANT SIGNATURE(S) Jeri Moore

DATE: 11.3.22

I-1 BUILDING SETBACK TABLE	
FRONT	30'
FRONT, IF PARKING BETWEEN R/W AND BUILDING	50'
REAR	25'
SIDE	0'
ADJACENT TO RESIDENTIAL USES	50'

N
W E
S

0' 30'
GRAPHIC SCALE
1" = 30'



SITE CONDITIONS:

LOT AREA: 30,409 SQ. FEET±

EXISTING SITE CONDITIONS:

GRAVEL: 2,867 SQ. FEET ± (9%)
ACCESS DRIVES/PATIOS: 464 SQ. FEET ± (1%)
BUILDING SLAB: 6,995 SQ. FEET ± (23%)

TOTAL IMPERVIOUS AREA: 10,326 SQ. FEET ± (33%)

TOTAL GREEN SPACE: 20,083 SQ. FEET ± (67%)

PROPOSED SITE CONDITIONS:

PARKING LOT: 4,161 SQ. FEET ± (14%)
SIDEWALK: 624 SQ. FEET ± (2%)
ACCESS DRIVES/PATIOS: 464 SQ. FEET ± (1%)
BUILDING: 9,157 SQ. FEET ± (30%)

TOTAL IMPERVIOUS AREA: 14,406 SQ. FEET ± (47%)

TOTAL GREEN SPACE: 16,003 SQ. FEET ± (53%)

LANDSCAPING REQUIREMENTS:

BUFFER REQUIREMENTS:
FRONT 10' LANDSCAPE BUFFER
SIDE & REAR 5' LANDSCAPE BUFFER

VARIANCE REQUESTED FOR ALL LANDSCAPE BUFFERS.

PERIMETER LANDSCAPING REQUIREMENTS:
MINIMUM 5' LANDSCAPE BUFFER WITH 1 TREE PER 25 L.F.
NORTH LOT LINE: 177 L.F. / 25 = 7 TREES REQUIRED
WEST LOT LINE: 211 L.F. / 25 = 8 TREES REQUIRED

VARIANCE REQUESTED FOR ALL 15 PERIMETER TREE PLANTINGS.

PARKING LOT REQUIREMENTS:
3,000 - 49,999 SQ. FEET = 8% TOTAL LOT AREA FOR INTERIOR PLANTING
(EXCLUDING BUILDINGS) (INCLUDING FRONTAGE BUFFER & PERIMETER BUFFER)
21,252 X 8% = 1,700 SQ. FEET ± REQUIRED

3,779 SQ. FEET OF BUFFER PROVIDED

LANDSCAPING NOTES:

IRRIGATION IS BY HOSE BIB ATTACHED TO THE BUILDING, AS SHOWN.

ALL LANDSCAPING WILL BE GUARANTEED FOR 2 YEARS MINIMUM.

PLANTING COUNT	SPECIES NAME	SIZE	TYPE
6	JAPANESE BARBERRY	1 GAL	CONT.
6	AZALEA	2" CAL.	CONT.
4	COTONEASTER	2" CAL.	CONT.

JORGENSEN +ASSOCIATES
Civil Engineering + Surveying
124 W Sunbridge Drive, Ste 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Established 1985

PROJECT DETAILS

PROJECT TITLE:
EAST SIDE KASG HANGAR
CITY PROJECT #N22-26

PROJECT LOCATION:
1600 S. OLD MISSOURI ROAD
SPRINGDALE, AR

REVISIONS

B22-112

DATE: 8-11-2022
DRAWN BY: PMM
PROJECT # 2022087
FILE PATH: Z:\LSD\2022087\HANGER
SHEET SIZE: 18" x 24"
SCALE: 1" = 30'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS – ENGINEER

SHEET TITLE

LANDSCAPING PLAN

SHEET NUMBER

L1.0

N22-26 Adjacent Property Owner List

Parcel: 815-27516-000

Owner: ARKANSAS STATE HIGHWAY COMM

Mailing Address: PO BOX 2261,

Little Rock, AR 72203

Parcel: 815-28637-000

Owner: WIKI LYNX LLC

Mailing Address: 1138 N GERMANTOWN PKWY STE 101-371

CORDOVA, TN 38016

Parcel: 815-28610-000

Owner: OMR COMMERCIAL PARK LLC

Mailing Address: PO BOX 1549

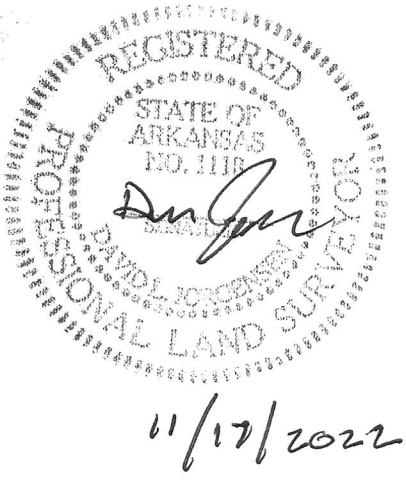
SPRINGDALE, AR 72765-1549

Parcel: 815-28614-000

Owner: JRG HOLDINGS LLC

Mailing Address: PO BOX 185

FAYETTEVILLE, AR 72702



11/17/2022



Planning Commission Meeting
December 6, 2022

Miles
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N

PROJECT: B22-112
APPLICANT: Dennis Moore, Airport Hangar
REQUEST: Variance for Commercial Design Standards

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Application for Variance – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via planningapplications@springdalear.gov.

STAFF USE ONLY

Date Application Submitted: November 8, 2022

Date Accepted as Complete: November 17, 2022

Project Number: BJ2-113

APPLICATION CONTACTS:

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Lucio Perez-Maldonado	Name: Elvia Perez
E-mail: lupema71@hotmail.com	E-mail: lupema71@hotmail.com
Address: 3956 Butterfield Coach Rd Springdale AR 72764	Address: 3956 Butterfield Coach Rd Springdale AR 72764
Phone: (479) 347-8815	Phone: (479) 347-8815
Site/ Location: 3956 Butterfield Coach	Current Zoning District:
Assessor's Parcel Number(s):	Rezone required:
	Total Acreage:

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)

Increase Fence height from 3' to 6' on Butterfield Coach Rd

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

Corner lot - 2 Fronts, Ditch on BCR Side

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) Elvia Perez Maldonado

Elvia M. Perez

DATE: 8 NOV 22

B22-113

December 6, 2022

Planning Commission

Engineering Comments Summary

B22-113 Lucio Perez Maldonado – Increase fence height in front yard

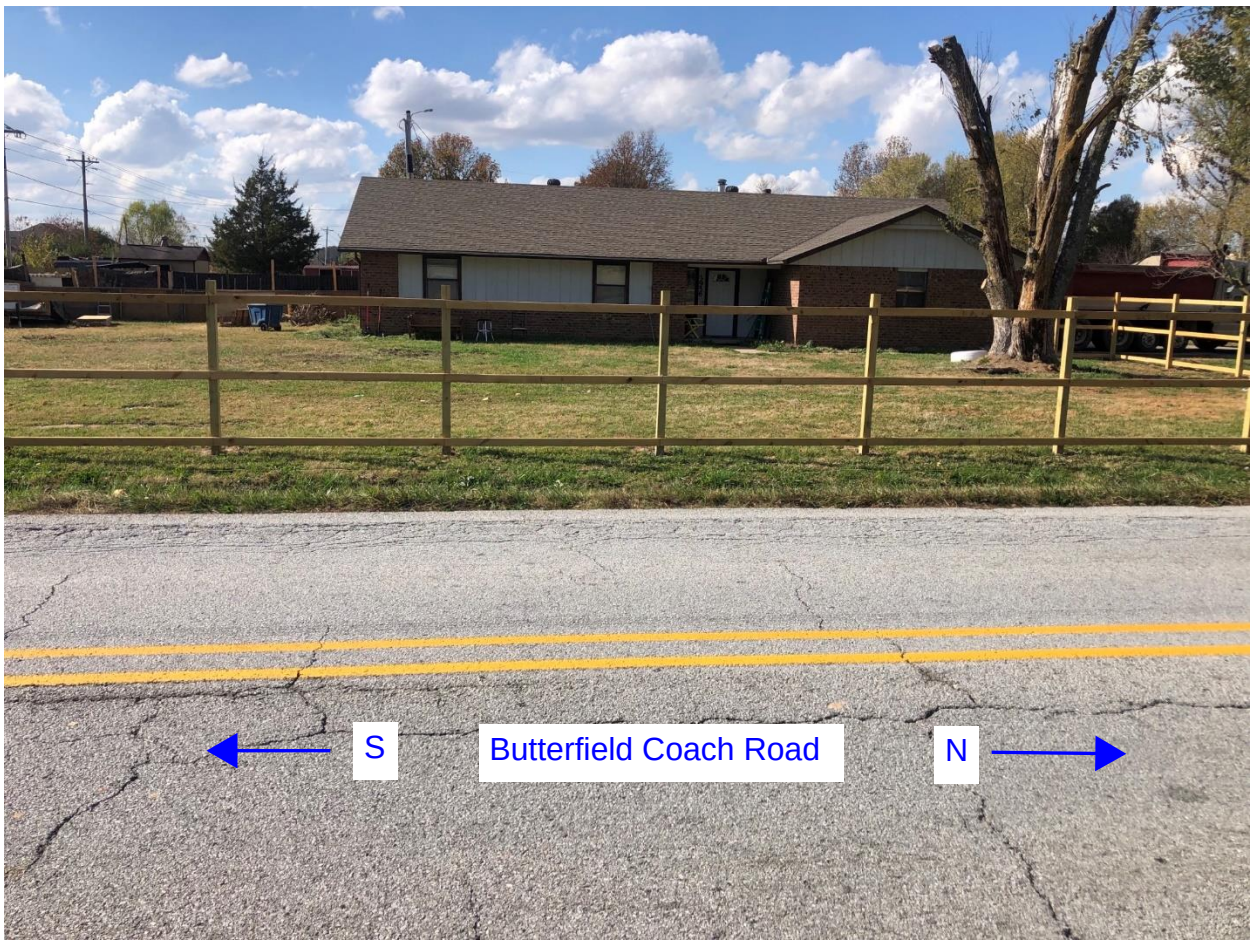
- Fence appears to be within the sight triangle for the intersection and needs to be shifted back from Butterfield Coach. Fence should be a minimum of 11 ft from the edge of the road.

B22-113

From: Roy Wilson <wilsonrl4@hotmail.com>
Sent: Wednesday, November 16, 2022 11:56 AM
To: scurry@springdalear.gov
Subject: Increase fence height request for property at 3956 Butterfield Coach Rd

This letter is to inform the planning commission that I have no objection to the increased fence height on my neighbor's (Elvia Perez) property at 3956 Butterfield Coach Rd, Springdale, AR 72764.

Roy Wilson
3268 Rosemary Ave
Springdale, Ar 72764
Sent from Mail for Windows


S
Butterfield Coach Road
N







ADJACENT PROPERTY OWNERS FOR 3956 BUTTERFIELD COACH RD B22-113



815-36205-100

PORTER E. BRYANT
3917 BUTTERFIELD COACH RD
SPRINGDALE, AR 72764

815-36204-900

JESSICA FOOTE
3900 BUTTERFIELD COACH RD
SPRINGDALE, AR 72764

815-36204-960

ELVER E. CARDONA
3245 QUAIL AVE
SPRINGDALE, AR 72764

815-37965-000

JOSE L. AGUIRRE
3244 ROSEMARY AVE
SPRINGDALE, AR 72764

815-37964-000

ROY L. & MARILYN K. WILSON
3268 ROSEMARY AVE
SPRINGDALE, AR 72764



Planning Commission Meeting
December 6, 2022

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N

PROJECT: B22-113
APPLICANT: Lucio-Perez Maldonado and Elvia Perez
REQUEST: Variance for Increased Front Fence Height from 3' to 6'

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From: maria ballesteros <ballesterosmaria28@yahoo.com>
Sent: Wednesday, November 9, 2022 12:23 PM
To: Sarah Curry
Cc: Rick Barry
Subject: Re: Side walk waiver requirement

W22-25

Waiver Request of Sidewalk Requirement at 7642 W. Gibbs Road

José Ballesteros Maria Ballesteros
7642 W gibbs rd - 7660 w gibbs
Requesting a side walk requirement.

Enviado desde Yahoo Mail para iPhone

El miércoles, noviembre 9, 2022, 11:59 a. m., Sarah Curry <scurry@springdalear.gov> escribió:

Maria,

If you are requesting a waiver of the sidewalk requirement at 7642 & 7660 W. Gibbs Road, please write an e-mail requesting such. We will need your names & address listed in that email.

We will also need pictures of the site to serve as a visual representation.

Thank you,

Sarah Curry

Planning Technician

Springdale Planning & Community Development

206 S. Blair St Springdale, AR 72764

479-750-8550

CELL 479-283-3199

From: maria ballesteros <ballesterosmaria28@yahoo.com>
Sent: Wednesday, November 9, 2022 11:50 AM
To: scurry@springdalear.gov
Subject: Side walk waiver requirement

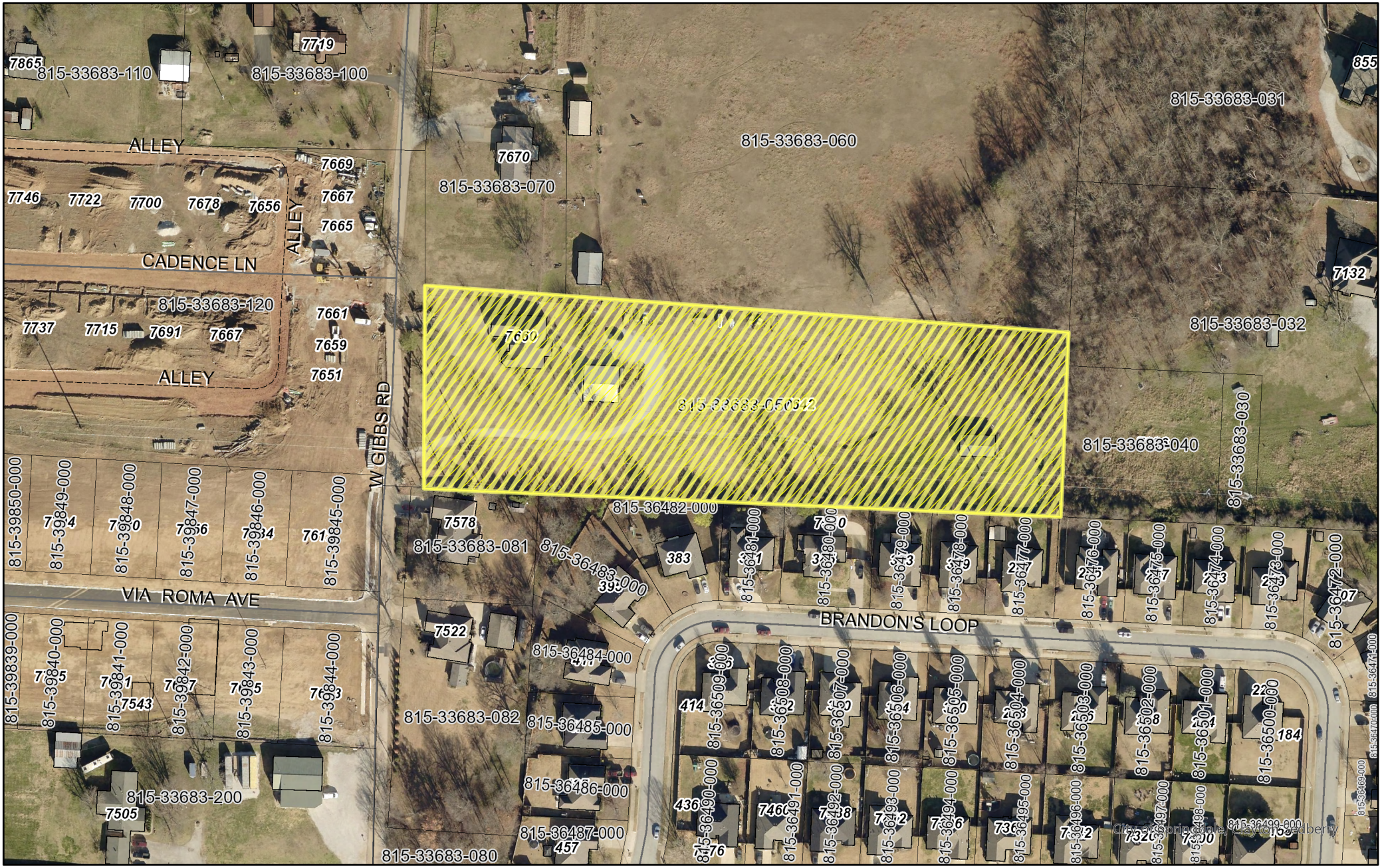
Waiver of Sidewalk Requirement at 7642 W. Gibbs Road

W22-25









Planning Commission Meeting
December 6, 2022

Miles
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N

PROJECT: W22-25
APPLICANT: Jose and Maria Ballesteros
REQUEST: Waiver for Sidewalk Requirement

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PLANNING COMMISSION MEETING
DECEMBER 6, 2022