SPRINGDALE™

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MAY 2, 2023
PLANNING COMMISSION MEETING

SPRINGDALE PLANNING COMMISSION
201 SPRING STREET
5:00 P.M.
MAY 2, 2023
TENTATIVE AGENDA

I. Pre-Meeting Activities
Pledge of Allegiance
Invocation

II. Call to Order

III. Roll Call

IV. Approval of Minutes (April 4, 2023)

V. Other

A. Downtown Form-Based Code, Chapter 32, Update
Presented by Patsy Christie

VI. Tabled Items

A. R23-19 Schuber Mitchell Homes, LLC
NE Intersection of Marchant Road & Kelly Road
From A-1 to SF-3
Presented by Anderson Engineering

B. R23-20 James & Michelle Duggar
2703 Chapman Avenue
From A-1 to SF-2
Presented by John Duggar

C. L23-23 CCO Event Center
4149 N. Thompson Street
B23-46 Variance for Paving Requirement
B23-58 Variance for Commercial Design Standards
(A) Roofs
Presented by Blake Jorgensen & Dillon Bentley

VII. Public Hearing – Rezoning

A. R23-21 **Teresa Reed**
1749 N. 48th Street & Parcel to the North
From SF-2 to C-2
B23-54 Variance for Paving Requirement
Presented by William Baskin

B. R23-22 **Derick & Rebecca Nolan**
875 E. Don Tyson Parkway
From A-1 to SF-2
Presented by Derick & Rebecca Nolan

C. R23-23 **LD Gibson Properties, LLC**
2608 Powell Street
From SF-2 to MF-4
Presented by Larry Gibson

D. R23-24 **Kiangta Xaysanasy & Dalavanh Xaysingkham**
3295 Habberton Road
From A-1 to SF-2
Presented by Brandon Rush

VIII. Public Hearing – Conditional Use

A. C23-05 **CCO Investments, LLC**
2380 N. Mountain Road
Tandem Lot Split in an A-1
Presented by Jorgensen & Associates

B. C23-06 **Meliton Aguilar Ortiz**
Between Luper Road & Katie Lane
Tandem Lot Split in Planning Area
Presented by Jorgensen & Associates

IX. Preliminary Plats, Replats, & Final Plats

A. PP23-05 **I-49 Industrial Park**
W. Apple Blossom Avenue & N. Graham Road
L23-31 I-49 Industrial Park, Ph. IV
B23-48 Variance for Commercial Design Standards
(A) Screening
Presented by Halff Associates, Inc.

B. PP23-06 Charlotte Addition
NW Intersection of S. 48th Street & Don Tyson Parkway
Presented by Satterfield Land Surveyors

C. RP23-07 Industrial Park II, Ph. III
2001 & 2075 Turnbow Avenue
Lots 4 & 5
L23-36 Pro-Fab East Expansion, REVISED (Prev. L22-41)
Presented by Engineering Services, Inc.

D. RP23-08 R. L. Hayes Addition
401 E. Velma Avenue
Block 10, Lots 12-16
Presented by Blew & Associates

E. FP23-03 Cottages at Clear Creek, Ph. I
N. of Don Tyson Parkway, E. of Habberton Road
Presented by Engineering Services, Inc.

X. Large Scale Developments

A. L23-26 Moxy Ox
307 N. 48th Street
B23-59 Variance for Commercial Design Standards
(A) Entrances
(B) Structure Back & Sides
(C) Screening
Presented by Jorgensen & Associates

B. L23-29 Taqueria Guanajuato
1075 W. Sunset Avenue
Presented by Expedient Civil Engineering, PLLC

C. L23-30 Diesel Downs, Lot 5
N. Side of N. 45th Street
B23-47 Variance for Commercial Design Standards
(A) Landscaping
Presented by Engineering Services, Inc.

D. L23-31 I-49 Industrial Park, Ph. IV
W. Apple Blossom Avenue & N. Graham Road
Presented by Halff Associates, Inc.

E. L23-32 **Lucky's Indoor Bark Park**
636 N. 40th Street
B23-49 Variance for Commercial Design Standards
(A) Materials & Colors
(B) Landscaping
Presented by Expedient Civil Engineering, PLLC

F. L23-33 **Powell Street Hangar 'C'**
1615 Powell Street
B23-50 Variance for Commercial Design Standards
(A) Entrances
(B) Parking Lot Orientation
(C) Pedestrian Flow
(D) Central Features & Community Spaces
(E) Facades & Exterior Walls
(F) Detail Features
(G) Roofs
(H) Materials & Colors
(I) Entryways
(J) Landscaping
(K) Lighting
Presented by Garver

G. L23-35 **Ruth's Landing**
Lots 1A-2D in Har-Ber Meadows, Ph. XXIII
Presented by Engineering Services, Inc.

H. L23-36 **Pro-Fab East Expansion, REVISED (Prev. L22-41)**
2001 & 2075 Turnbow Avenue
Presented by Engineering Services, Inc.

XI. Board of Adjustment

A. B23-47 **Diesel Downs, Lot 5**
N. Side of N. 45th Street
Variance for Commercial Design Standards
(A) Landscaping
Presented by Engineering Services, Inc.

B. B23-48 **I-49 Industrial Park, Ph. IV**
W. Apple Blossom Avenue & N. Graham Road
Variance for Commercial Design Standards
(A) Screening
Presented by Halff & Associates, Inc.

C. B23-49 **Lucky's Indoor Bark Park**
636 N. 40th Street
Variance for Commercial Design Standards
(A) Materials & Colors
(B) Landscaping
Presented by Expedient Civil Engineering, PLLC

D. B23-50 **Powell Street Hangar 'C'**
1615 Powell Street
Variance for Commercial Design Standards
(L) Entrances
(M) Parking Lot Orientation
(N) Pedestrian Flow
(O) Central Features & Community Spaces
(P) Facades & Exterior Walls
(Q) Detail Features
(R) Roofs
(S) Materials & Colors
(T) Entryways
(U) Landscaping
(V) Lighting
Presented by Garver

E. B23-51 **Tony Medina**
1201 N. Jefferson Street
Variance for Paving Requirement
Presented by Tony Medina

F. B23-52 **Elvira Cobian**
2203 Turner Street
Variance for Front Setback Reduction from 30' to 8'
Presented by Alfonso Hernandez

G. B23-53 **Adams Family Properties, LLC**
TABLED PER APPLICANT
1641 Butterfield Coach Road
Variance for Paving Requirement
Presented by Adams Family Properties, LLC

H. B23-54 **Teresa Reed**
1749 N. 48th Street & Parcel to the North
Variance for Paving Requirement
Presented by Williams Baskin

I. B23-55 Armando Acevedo
2008 Westwood Avenue
Variance to Expand Driveway Towards Primary Entrance
Presented by Armando Acevedo

J. B23-57 Jose Luis Ocampo
306 Terry Avenue
Variance for Reduction of Side Setback from 8' to 5'
Presented by Daniela Romero

K. B23-59 Moxy Ox
307 N. 48th Street
Variance for Commercial Design Standards
(A) Entrances
(B) Structure Back & Sides
(C) Screening
Presented by Jorgensen & Associates

XII. Waivers

A. W23-14 CJCJ Holdings, LLC
5503 W. County Line Road
Waiver of Sidewalk Requirement
Presented by Wesley Brown

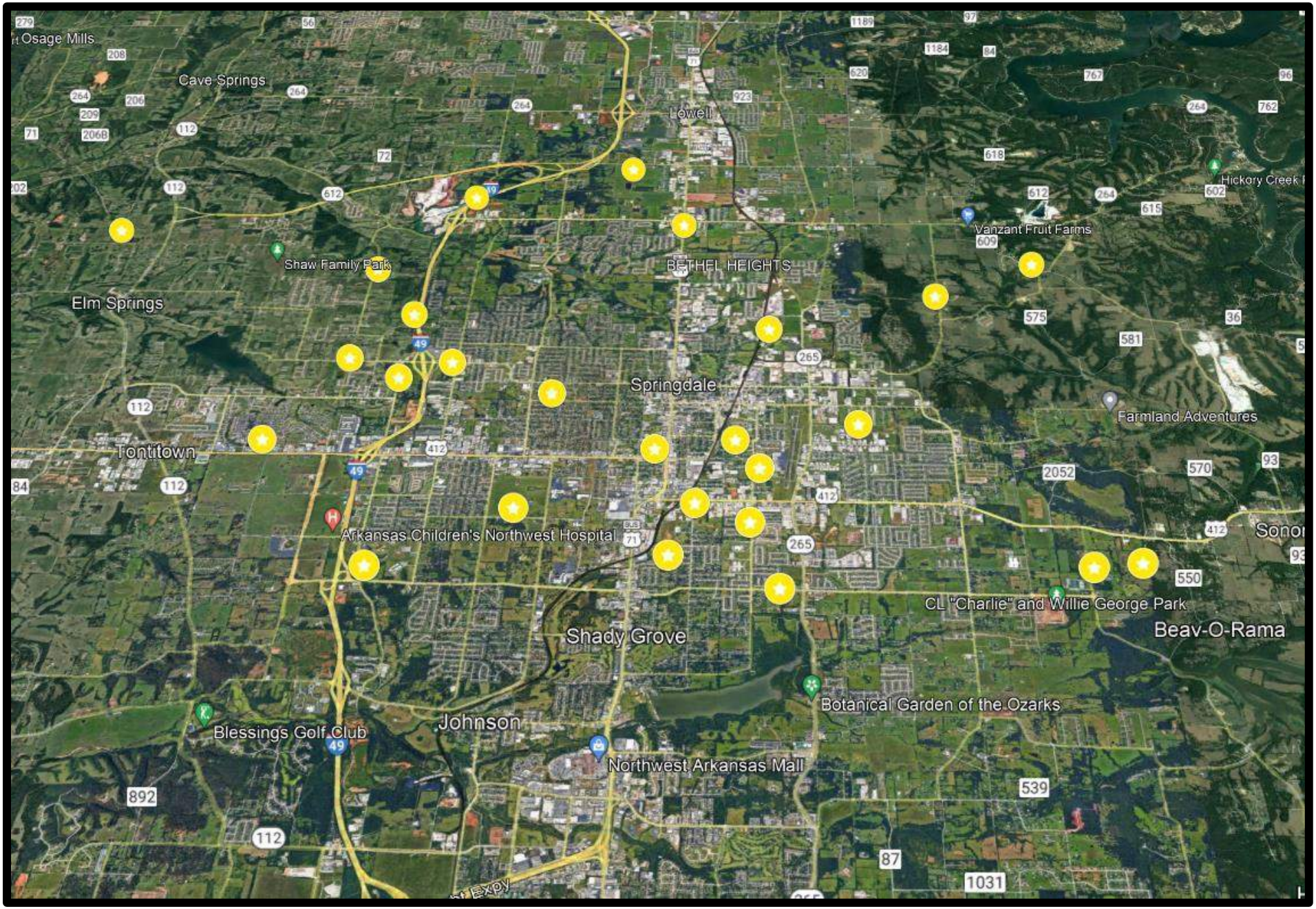
XIII. Other

A. L22-16 Sagely Village Approval Extension
727 N. Gene George Blvd
LSD Approved in April of 2022
Presented by Engineering Services, Inc.

XIV. Planning Director's Report

XV. Adjourn

May 2023 Springdale Planning Commission



The Springdale Planning Commission met in regular session on Tuesday, April 4, 2023 at 5:00 p.m. in the Wayne Hyden Training Room A205 in the Criminal Justice Building.

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

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

Roll call was answered by:

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

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

Mr. Gary Compton moved to approve the minutes for March 2023. Mr. Austin seconded the motion. By a voice vote of all ayes and no nays, the March minutes were approved by a unanimous vote.

Tabled Items

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

Ms. Silvestri was present on behalf of herself and sister to answer any questions or comments.

Ms. Mueller asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates Commercial uses.

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

Encourage planned, integrated commercial areas by discouraging spot commercial development and the stringing out of commercial development along streets and to encourage more pedestrian-oriented commercial settings.

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

There were none.

Mr. Cloud called for the vote.

VOTE:

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

NO: None

The rezoning was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Ordinance that will go to Council on Tuesday, April 25 at 6:00 p.m.

B. RP23-03 North Heights Addition
400 Sanders Avenue
Block 1, Lots 11 & 12
B23-39 Variance for reduction of front setback from 30' to 17'
Variance for reduction of front setback from 30' to 20'
Presented by Blew & Associates

Mr. Nathan Crouch with Blew & Associates was present on behalf of his client to answer any questions or comments.

Ms. Mueller asked if there were any questions or comments from the audience.

There were none.

Mr. Cloud asked about the new lot.

Ms. Christie said that it will frontage on the street that will require a curb cut on Sanders.

It was decided to take the variances together.

Mr. Tyler called for the vote.

VOTE:

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

NO: None

Both variances were approved by a unanimous vote.

Ms. Christie asked if there were any comments.

Planning Comments:

1. This Replat has been given the number RP23-03. This number should be placed on the plat and all future correspondence and plats pertaining to this replat. (standard comment)
2. Submit PDF files at time of resubmission. (standard comment)
3. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
4. All comments from the utility companies and other city departments must be addressed prior to approval. (standard comment)
5. Front setback in SF-2 is 30'.
    a. Variance requested
6. PER BUILDING DEPT REQUEST AT PLANNING COMMISSION MEETING ON APRIL 4, 2023, APPLICANT MUST PROVIDE AN EASEMENT FOR ELECTRICITY, AS THE CURRENT LAYOUT MAY PROHIBIT ELECTRICITY FROM REACHING THE EXISTING STRUCTURE
7.

Building & Fire Comments:

How does the owner intend on bringing electricity to the existing house?

Engineering Comments:

Reviewed on 3/1/2023 by Steve Hatfield, PLA

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

Mr. Stith said that they would have to take the existing power line down and said that they would have to show an easement on the replat.

Mr. Parker moved to approve the replat subject to Staff comments. Mr. Compton seconded the motion.

VOTE:

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

NO: None

The replat was approved by a unanimous vote.

Ms. Christie stated for the record that if Mr. Crouch wants the Ordinance to go to Council on Tuesday, April 11, he needs to have it to Staff by noon on Wednesday. She also pointed that it won't get signed until the easement is shown.

C. L23-11 Dollar Tree
1891 Butterfield Coach Road
Presented by Hightide Consultants, LLC

Mr. Bo Barbera with Hightide Consultants, LLC was present on behalf of his client to answer any questions or comments. He stated that it is an existing out parcel on the Harp's Butterfield Coach Road. There is an existing pad where the building will be placed.

Ms. Mueller asked for Staff comments.

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 L23-11. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission (standard comment).
3. Documentation corresponding to L23-11 should be submitted to planningapplication@springdalear.gov. (standard comment)
4. A written response to all comments is required with resubmission (standard comment).
5. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
6. Given the 11 parking spaces on the East side are off of the subject parcel, please provide a shared parking agreement.
7. 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 (Board of Adjustments and/or Commercial Design Standards 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).

Building & Fire Comments:

Provide flow test report to the building department prior to issuance of building permit.

Engineering Summary:
Reviewed by Steve Hatfield and Katie Hollingshead, PE on 3/30/2023

1. Chapter 107 – Stormwater Pollution

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

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

2. Chapter 130 – Zoning Ordinance

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

- *130.7.6.1 ADA* requirements.
    - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
        - **This note is left in place throughout the design process to ensure that access is maintained.**
        - **Provide handicap ramp detail (use Springdale Standard Detail SD-B-2).**

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

Mr. Parker moved to approve the large scale subject to Staff comments. Mr. Tyler seconded the motion.

VOTE:

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

NO: None

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

Public Hearing – Rezoning

A. R23-15 Gonzalez Family Revocable Trust
3581 Elm Springs Road
From O-1 to C-2
Presented by Alberto Gonzalez

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

Ms. Mueller asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates Neighborhood 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:

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

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

Mike Loman said that his back yard is on the property line of Mr. Gonzalez's property. His concern was the fact that Mr. Gonzalez wants to rezone to commercial and doesn't want to see that happen.

Ms. June Kirby spoke. She said that she is against this rezoning.

Mr. James Moore also spoke against this rezoning.

Mr. Jerry Cook spoke against this rezoning.

Mr. Tyler called for the vote.

VOTE:

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

The rezoning was approved by a vote of five (5) yes and four (4) no.

Ms. Christie stated for the record that Staff would prepare the Ordinance that will go to Council on Tuesday, April 25, 2023 at 6:00 p.m.

B. R23-16 Jose Antonio Meza Serrano
680 W. County Line Road
From A-1 to C-2
Presented by Jose Antonio Meza Serrano

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

Ms. Mueller asked for Staff comments.

The adopted Comprehensive Land Use Plan indicates Neighborhood Commercial.

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

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

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

There were none.

Mr. Parker called for the vote.

VOTE:

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

NO: None

The rezoning was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Ordinance that will go to Council on Tuesday, April 25, 2023 at 6:00 p.m.

C. R23-17 L&X Investments, LLC
3221 Habberton Road
From A-1 to SF-2
Presented by Engineering Services, Inc.

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

Ms. Mueller asked for Staff comments.

Ms. 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:

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

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

There were none.

Mr. Tyler called for the vote.

VOTE:

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

NO: None

The rezoning was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Ordinance that will go to Council on Tuesday, April 25, 2023 at 6:00 p.m.

D. R23-18 1st Choice Auto Repair, LLC
2300 Turner Street
From I-1 to C-2
Presented by Mica Parks

Mr. Parks wife was present to answer any questions or comments.

Ms. Mueller asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates Neighborhood 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:

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.

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

There were none.

Mr. Compton called for the vote.

VOTE:

YES: Mueller, Parker, Tyler, Austin, Cardie3l, Cloud, Compton, Couch Hussein

NO: None

Ms. Christie stated for the record that Staff would prepare the Ordinance that will go to Council on Tuesday, April 25, 2023 at 6:00 p.m.

Public Hearing – Form-Based Code

A. FP23-01 Independence Realty Group, LLC
401 E. Velma Avenue
Boundary Amendment from MF-12 to NR-1
Presented by Blew & Associates

Mr. Nathan Crouch was present on behalf of his client to answer any questions or comments. He said that this consists of five (5) lots. His clients are requesting to rezone this to the seed district; they are also putting together a development plan and putting in several duplexes to be rentals.

Ms. Mueller asked for Staff comments.

This amendment to the Powell Street S.E.E.D. District is suitable to the area, as the S.E.E.D. DISTRICT APPROVED BY City Council in 2021 displays this area as planned for NR-1. NR-2 being a medium-density residential district of the form based code.

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

There were none.

Mr. Cardiel called for the vote.

VOTE:

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

NO: None

The rezoning was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Ordinance that will go to Council on Tuesday, April 25, 2023 at 6:00 p.m.

Preliminary Plats, Replats, & Final Plats

A. RP23-05 Zachary Addition
1406 Huntsville Avenue
Block 2, Lots 3 & 7
Presented by Nathan Crouch

Mr. Crouch was present on behalf of his client to answer any questions or comments. He said that this is a lot combination. He said that the two lots are on the same deed but not on the same parcel.

Ms. Mueller asked for Staff comments.

Mr. Barry read the Staff comments.

Planning Comments:

1. This Replat has been given the number RP23-05. This number should be placed on the plat and all future correspondence and plats pertaining to this replat. (standard comment)
2. Please provide the warranty deed displaying both parcels on the same document.
3. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
4. Please display the name and address of the property owner on the survey.
5. Need surveyor's certificate of accuracy. (standard comment)
6. The plat should meet minimum standards as set for by the State Land Surveyor's Office. (standard comment)
7. All comments from the utility companies and other city departments must be addressed prior to approval. (standard comment)

Building & Fire Comments:

Existing shed is allowed per ordinance if portable.

Existing overhang is allowed per the fire code. It may be in the owner's interest to acquire a variance to the existing non conformity to clean up future conflicts.

Engineering Comments:

Reviewed by Steve Hatfield on 3/30/2023

1) **Provide required signatures.**
2) **A calculated point is not a physical tie. Either set the tie or provide a tie to an existing monument at another section corner with an existing monument.**

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

There were none.

Mr. Parker moved to approve the replat subject to Staff comments. Mr. Tyler seconded the motion.

VOTE:

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

NO: None

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

Ms. Christie stated for the record that if Mr. Crouch wanted the replat to go to Council on Tuesday, April 11, 2023 he will need to have the Ordinance to Staff by noon on Wednesday April 5.

B. RP23-06 Del's Woods Subdivision
2507 Adel Avenue & 3709 Silver Fox Street
Lots 14 & 15
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.

Ms. Mueller asked for Staff comments.

Planning Comments:

1. This Replat has been given the number RP23-06. 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. The plat should meet minimum standards as set for by the State Land Surveyor's Office. (standard comment)
5. All comments from the utility companies and other city departments must be addressed prior to approval. (standard comment)

Building & Fire Comments:

No Comments.

Engineering Comments:

Reviewed by Steve Hatfield on 3/30/2023

1) **Provide required signatures.**
2) **Provide Surveyor's signature.**

Mr. Parker moved to approve the replat subject to Staff comments. Mr. Hussein seconded the motion.

VOTE:

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

NO: None

The replat was approved by a unanimous vote.

Ms. Christie stated for the record that if Mr. Appel wanted the replat to go to Council on Tuesday, April 11, 2023 he will need to have the Ordinance to Staff by noon on Wednesday April 5.

C. FP23-02 Barberry Court, Ph. I
N. of East Robinson Ave., West of Butterfield Coach Road
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.
Ms. Mueller asked for Staff comments.

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

Planning Comments:

1. This Final Plat has been given the number FP23-02. 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. The plat should meet minimum standards as set for by the State Land Surveyor's Office. (standard comment)
5. All comments from the utility companies and other city departments must be addressed prior to approval (standard comment).
6. All items on the attached list must be satisfied prior to obtaining the Planning Director's signature on the final plat (standard comment).

Building and Fire Comments:

Width of fire access road shall be 26 feet for 20 feet either side fire hydrants. (Section D103.1) provide drivable concrete from rolled curb and gutter through sidewalk as previously discussed.

Engineering Summary:

No Comments.

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

There were none.

Mr. Tyler moved to approve the final plat subject to Staff comments. Mr. Couch seconded the motion.

VOTE:

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

NO: None

The final plat was approved by a unanimous vote.

Ms. Christie stated for the record that if Mr. Appel wanted the replat to go to Council on Tuesday, April 11, 2023 he will need to have the Ordinance to Staff by noon on Wednesday April 5.

Large Scale Developments

A. L23-10 Williams Tractor, Revised (Prev. L20-11)
4190 S. 48th Street
B23-37 Variance for landscaping

B23-38 Variance for Commercial Design Standards
A. Landscaping
B. Screening
Presented by Barry Puckett

Mr. Puckett was present on behalf of his client to answer any questions or comments.

Ms. Mueller asked for Staff comments.

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

Planning Comments:

10. This Large-Scale Development Plan has been given the number L23-10. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
11. Submit PDF files at time of resubmission. (Standard comment)
12. A written response to all comments is required with resubmission. (Standard comment)
13. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
14. Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.
    a. Using CLAPO submitted in December the below are missing. CLAPO must cover all parcels of Williams Tractor. This list may not be all inclusive and must be verified:
        i. 815-30868-000
        ii. 815-30857-100
        iii. 815-30856-003
        iv. 815-30857-150 Different name on CLAPO than county web site
        v. 815-30884-000
        vi. 815-30872-000
    b. Do not have proof of proper mailings as of 3-24-23
15. 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.
16. All drives and parking areas are required to be paved.
    a. Variance B20-18 approves this deviation
17. All storage areas are to be paved or chip sealed.
    a. Variance B20-18 approves this deviation
18. Frontage landscaping is required in accordance with Chapter 56.
    a. Variance requested B23-37
19. Perimeter landscaping is required in accordance with Chapter 56.

a. Missing from West and partial north side
b. Variance Requested B23-37

20. Interior parking area landscaping is required in accordance with Chapter 56. Show the total area of the parking lot, the percentage of landscaping required and the percentage of landscaping provided Include a drawing that identifies all areas included in the calculations.
    a. Multiple trees/bushes are dead and need to be replaced

    All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
21. A lighting plan is required, displaying at least 1 foot candle in all parking and pedestrian areas.
    a. Previously the lights on site were different than what was on the plans, do they match now?
    b. Response: Lights on plan have been adjusted to meet what is currently on site. Engineer is waiting on an updated photometric plan
22. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
23. 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 B20-18 previously approved
2. 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. Previous approved variance does not address this:

3. RE: B20-18 Variance S. of DTP, E. Side of I-49

4.

5. At the June 2, 2020 meeting of the Springdale Planning Commission, your request for variances regarding the deviation of Commercial Design Standards: 1) foundation landscaping, 2) partial deviation of the paved parking requirement and 3) building materials at the above location, was approved.
6. Need a detailed drawings of enclosures and screening methods.
    a. See above
7. 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. See above
8. Variances B23-37 and B23-45 address:
    a. Entryway landscaping
    b. Perimeter landscaping
    c. Foundation landscaping

d. Trash container screening
e.

Building & Fire Comments:

No Comments.

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 3/30/2023

1. No further comments on project plans.

Ms. Christie asked if the standard size dumpsters will be all the time and to let the fence stay as it is and not totally screen the dumpster.

Mr. Puckett said that was correct.

Ms. Christie said that they have done additional landscaping that equals the amount that needed to be done with the foundation landscaping.

Mr. Puckett said that was correct as well.

Ms. Christie said that for future development they need to get grass established.

Mr. Puckett said that they have seeded it and put straw on it but it needs to be hydroseeded.

Ms. Christie said that all they have left to do is the height of the screening fence for the dumpster and the trees that are dead need to be replaced.

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

There were none.
Ms. Christie said that what they are proposing is an amendment to the variance request to allow it to only be screened on two sides but the height has to be increased one foot above.

She asked Mr. Puckett if he would agree to the amendment or does he want his variance request to stand as is.

Mr. Puckett said that he thought the owners would be agreeable to that proposal.

It was decided to revise the screening variance and take both variances together.

Mr. Cardiel called for the vote.

VOTE:

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

The variances were approved by a vote of eight (8) yes and one (1) recusal.

Mr. Parker moved to approve the large scale subject to Staff comments. Mr. Hussein seconded the motion.

VOTE:

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

The large scale was approved by a vote of eight (8) yes and one (1) recusal.

B. L23-16 Clear Creek Apartments
E. side of Gene George Blvd., S. of Member Ln.
B23-38 Variance for Multi-family Design Standards
A. Carports & detached garages length shall be limited to 120'
B. Multi-family residential building shall be maximum length of 200'
C. 3 story portions of buildings minimum setback of 50' from adjacent Street right-of-way or single family residential developments
D. All buildings should be designed to provide complex massing Configurations with a variety of different wall & roof planes.
Presented by Engineering Services, Inc.

Mr. Preston Locker with Engineering Services, Inc. was present on behalf of his client to answer any questions or comments. He said that this development for residential multi family development and is currently zoned MF-24. He said that the complex will consist of fifteen residential buildings totaling 323 units. He said that also includes numerous amenities, which include a club house, a pool, a putting green outdoor fireplaces and grills, pet parks, child play area, etc.

Ms. Mueller asked for Staff comments.

Ms. Christie said that she wanted to start by saying that every building that has been built in the overlay district has had stone on it. She said that that was one of the major elements of

the overlay district. It has been the City's interpretation since the beginning. She said she can support the project unless it has stone put on the building. She said that Staff didn't receive some items regarding this project until 2:00 p.m. this afternoon which is not acceptable. There is no way Staff can review it and make comments on such short notice.

Mr. Parker questioned if this project was at a place where the Commission should even be looking at it.

Ms. Christie said that was the Commission's call. She said her opinion is that it is not ready to move forward because of all the comments to addressed.

Brian Moore with Engineering Services, spoke. He said that if you look at the project as a whole it is ready to move forward. He agreed they just got their comments today but said that they just got the comments from Staff two days ago. He wanted to address the fact that the overlay standards state on the building façade it may be used. He said that Ms. Christie has been adamant that they put stone on the building. He said the problem is that the Ordinance doesn't state that but that it states "may".

Ms. Christie said that they have had several meetings, and that Brian had a list from Staff as to what was needed.

Mr. Moore said that the main issue is that Ms. Christie wants stone on the building. He said that they gave their architect the standards and the standards were met.

Ms. Christie said that she isn't going to argue and she had asked to speak with the architect but she has not heard from him or the developer.

Mr. Cloud asked if the architect was opposed to putting stone on the buildings.

Mr. Moore said that they do this type of project all over the South. He further stated that they have stone on the entryways, in the firepits, and all of the amenities. He said that this is their model.

Mr. Cloud said that all the other apartments that have been built in the overlay district have stone on them, at least from the view of the primary roads. He further stated that he didn't think that it was wrong to ask for stone and wanted to know if the architect is opposed to stone.

Mr. Moore asked what percentage of stone is required. He said that Sam's Club has probably less than four percent stone.

Mr. Cloud that he would prefer to have some stone because once you allow a project not to have it then that opens the door for others to not want to use stone. He said that he thought that the intent is to have some stone on the structures. He said that asking for stone, in his opinion, is a reasonable request.

Mr. Moore said that if that is the case then they need to go back to Council and change the Ordinance to where there is no question about the intent.

Ms. Christie said that having the ability to sit down with the developer and architect would probably have taken care of any of these issues. She had the elevations pulled and pointed out that there were places where stone could have been placed. She further stated that they are not asking them to re-design the entire building but just add some stone to it.

Mr. Moore said there was a new reviewer on this project and that may be where the problem lies.

Ms. Christie said that the reviewer did his job and she followed up on it, so don't blame it on the reviewer. She further stated that they have concerns about the open space being part of the marshy area that is through there. She wanted to know how much was usable for open space. She pointed out that there is a trail going through there that is not lit. She said that there still issues that need to be resolved.

Ms. Sue Pyatt lives across street from this project. She said that she thought they were going to be individual buildings.

Ms. Christie said that there are fifteen buildings and they are all three story. She said that the total number of units will be 372.

Ms. Pyatt said that she thought it was going to be small like duplexes.

Ms. Christie said that the drainage is fairly well taken care of; it is the open space, landscaping, the stone.

Mr. Moore said the Ordinance is pretty clear in that it states may be used in a building façade. He wanted to know what percentage is Staff suggesting so he can go to the architect and tell them what is needed.

After much discussion, it was decided to table this project.

C. L23-17 <u>LAMAR Northwest Office</u>
S. 48th Street
B23-40 Variance of Commercial Design Standards
A. Entrances
B. Landscaping
Presented by Blew & Associates & Domain Architecture

Mr. Jorge Du Quesne with Blew and Associates was present on behalf of his client to answer any questions or comments. He said that his clients are the ones that do bill board signs and

will use this facility for staging and getting the signs put up. He said regarding the variance, the principal entrance, they are trying to make the building on I-49 to look as nice as possible.

Ms. Mueller asked for Staff comments. Ms. Tromburg read the Staff comments and Ms. Hollingshead read the Engineering comments.

Planning Comments:

1. This Large-Scale Development Plan has been given the number L23-17. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission (standard comment).
3. Documentation corresponding to L23-17 should be submitted to planningapplication@springdalear.gov
4. A written response to all comments is required with resubmission (standard comment).
5. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
    a. B23-40
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. Perimeter landscaping is required in accordance with Chapter 56.
    a. A variance has been requested, B23-40
9. Foundation landscaping is required.
    a. A variance has been requested, B23-40
10. Entrances – one customer entrance on all sides of principal building directly facing abutting ROW
    a. A variance has been requested, B23-40

Building & Fire Comments:

All Comments Addressed.

Engineering Summary:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 3/30/2023

1. Chapter 107 – Stormwater Pollution

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

- *107.3*

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

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

(Ord. No. 3258, § 1, 11-12-02)

- *110.54* - All crossings under roadways by open cut must be backfilled with flowable fill.
  - **Sidewalks in the R.O.W. should be located 1' inside of the R.O.W line.**

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 ensure that access is maintained.**

Ms. Christie asked there was no perimeter landscaping on the north side of the property.

He said that there were several utility easements and a big drainage swale that goes through there making it difficult to plant on that side.

She asked if he put additional landscaping around 48th Street and around the building to compensate for not putting in other areas.

Mr. Du Quesne said that he had instructed his landscape architect to do that, so hopefully it gets done.

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

There were none

It was decided to take both variances together.

Mr. Cloud called for the vote.

VOTE:

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

NO: None

The variances were approved by a unanimous vote.

Mr. Tyler moved to approve the large scale subject to Staff comments. Mr. Cloud seconded by Mr. Cloud.

VOTE:

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

NO: None

The large scale was approved by a unanimous vote.

D. L23-23 <u>CCO Event Center</u>
4149 N. Thompson
Presented by Blake Jorgensen & Dillon Bentley

This was tabled per Staff.

E. L23-24 Heartland Honda
700 S. 48th Street
B23-33 Variance to reduce distance between driveways from 150' to 70'
Variance for reduction of required parking spaces from 46 to 24
B23-24 Variance of Commercial Design Standards
A. Entrances
B. Parking lot orientation
C. Structure back & sides
D. Roofs
E. Landscaping
Presented by Engineering Services, Inc.

Mr. Brandon Rush with Engineering Services, Inc. was present on behalf of his client to answer any questions or comments. He said that it is almost a 2 acre site and they are proposing a nearly 2,000 square foot building.

Ms. Mueller asked for Staff comments.

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

Planning Comments

1. This Large-Scale Development Plan has been given the number L23-24. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission (standard comment).
3. Documentation corresponding to L23-24 should be submitted to planningapplication@springdalear.gov
4. A written response to all comments is required with resubmission (standard comment).
5. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
    a. B23-33 Board of Adjustment – reduction of distance between drives from 150' to 70' and reduction of parking spaces from 46 to 37, set to be heard at the 04/04/23 PC.
    b. B23-34 Commercial Design Standards – entrances, parking lot orientation, structure back & sides (earth berm), roofs, and foundation landscaping, set to be heard at the 04/04/23 PC.
    c. Thank you for the detailed attached pages on variance applications.
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. Minimum distance between driveways on adjoining properties is fifty feet (50') and 150' on a single tract.
    a. B23-33 Board of Adjustment

Commercial Design Standards Comments

1. No more than 60% of the off-street parking area for the entire property can be located between the front façade within the front yard of the principal building and the primary abutting street unless the building and/or parking lots are
2. screened from view by out lot development (i.e., restaurants) and additional tree plantings and/or berms.
    a. B23-34 Commercial Design Standards
3. 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. B23-34 Commercial Design Standards
4. Foundation landscaping is required.
    a. B23-34 Commercial Design Standards

Building & Fire Comments:

All Comments Addressed.

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 3/30/2023

1. Chapter 106 – Stormwater Drainage

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

- *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.**
    - **Submit details and specifications of underground stormwater system.**
    - **What is the restriction on the underground detention system? Is there a weir plate in DI 1-2? Provide details.**

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)

- **Install wheel stops for all parking stalls that are adjacent to a sidewalk with a width of 5'.**

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 ensure that access is maintained.**

Ms. Mueller asked if there were those with questions.

Ms. Christie asked about the reduction of parking spaces from 46 to 37. She wanted to know if those..she asked if phase II would get them to 37 spaces. She wanted to know when the second phase would be done. She pointed out that 13 of the spaces is on Phase II.

Mr. Rush said that the idea is to do it all together. Phase II is in case budget comes up and needs to be postponed.

Ms. Christie said that if they get down to Phase II and it's not going to be built they will be unable to get a C of O unless his client ask for another parking variance.

It was decided to amend the number of parking space from 46 to 24.

Ms. Christie said that the spaces that are counted on Phase I are the ones that are adjacent to the building; she said that the other spaces that are being used for open display which will

have boats parked in them. She wanted to make sure that they understand that neither boats or cars can be parked on the grass.

It was decided to take the variances all together.

Mr. Compton called for the vote.

VOTE:

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

NO: None

The variances (as amended) were approved by a unanimous vote.

Mr. Mike Bohannan said that he lives next door to phase II. He was concerned about flooding.

Ms. Hollingshead said that this project has underground detention that will discharge at the northwest corner of the property. She told Mr. Bohannan that they are not allowed to increase the peak flow of water off of the property which is why they have the chambers under the parking lot.

Mr. Rush said that they do have an underground drainage that should address Mr. Bohannan's concerns.

Mr. Ben Peters, director of Engineering, told Mr. Bohannan that if there is a drainage problem, he will need to contact the engineering office and they will come out and take a look at it.

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

VOTE:

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

NO: None

The large scale was approved by a unanimous vote.

F. L23-25 <u>Lew Thompson + Son Trucking</u>
E. side of N. 45th Street
Presented by Bates & Associates

Mr. Jake Chavis with Bates & Associates was present on behalf of his client to answer any questions or comments. He said that his client is proposing an overflow parking lot.

Ms. Mueller asked for Staff comments.

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

Planning Comments:

1. This Large-Scale Development Plan has been given the number L23-25. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (Standard comment)
3. A written response to all comments is required with resubmission. (Standard comment)
4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
5. 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).

Building & Fire Comments:

No Comments.

Engineering Summary:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 3/30/2023

1. Chapter 106 – Stormwater Drainage

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

- *106.1.2*** - Submit a preliminary drainage report, as outlined in the City of Springdale Drainage Criteria Manual.
    - **There appear to be pages missing from the drainage report.**

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

2. Chapter 107 – Stormwater Pollution

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

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

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

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

~~a) development and grading within the disturbed area is complete and matches plans as approved by the Planning Commission, and~~

~~b) the disturbed soil area is observed to have 80% grass coverage and 100% stability, and~~

~~c) No slopes steeper than a 3:1 pitch unless otherwise approved in writing by the Director of Engineering, and~~

~~d) Notice of Violations issued have all corrective actions approved with an inspection report signed by a representative of the Director of Engineering, and~~

~~e) all heavy equipment, stockpiles, and construction site materials have been removed from the Construction Site."~~

- **Please remove the duplicate notes.**

3. Chapter 130 – Zoning Ordinance

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

- *130.7.9* Entrance/Exit Drives.
  - ~~o~~ Need to note that modified curb is required at the drives ~~and a modified curb detail.~~
    - **Add note to plans.**
- *130.7.6.1 ADA* requirements.

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

This note is left in place throughout the design process to ensure that access

Ms. Christie told Mr. Chavis that he needs to inform his client that live-haul trucks may not be parked at this location.

Mr. Parker moved to approve the large scale subject to Staff comments. Mr. Austin seconded the motion.

VOTE:

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

NO: None

The large scale was approved subject to Staff comments.

G. L23-27 UAMS Health Orthopedic & Sports Medicine Center
5231 Watkins Avenue
B23-35 Variance of Commercial Design Standards
A. Entrances
B. Pedestrian Flow
C. Central Features & Community Spaces
W23-10 Waiver of street improvements on Watkins Avenue
W23-11 Waiver of street improvements on Mary Francis Drive
Presented by Engineering Services, Inc.

Mr. Brandon Rush with Engineering Services, Inc. was present on behalf of his client to answer any questions or comments. He said that he has Marlin Blackwell, architects and leadership from UAMS to discuss the project.

Mr. Justin (?) Hirsch with the architect firm said that the UAMS Orthopedics and Sports Medicine Center is a high quality designed building, has lasting materials and it does have stone. He said that within the facility they will have clinic space, physical therapy, sports medicine and well as the surgical center.

He further stated that they are asking for some accommodations along Watkins Avenue. The city is currently planning to have sidewalks along Watkins and are working with the City Engineers to accommodate their curb cuts. He said that for Mary Francis Drive on the east they are building the full width of this street for 2/3 the length of the property. He said that they would like to just add the sidewalk on the east side of the property line and on the west side will be the loading area.

Ms. Mueller asked for Staff comments.

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 L23-27. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (Standard comment)
3. A written response to all comments is required with resubmission. (Standard comment)
4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
5. Need to identify the ownership, address, parcel number and zoning of all the adjacent properties.
6. Handicapped ramps shall be provided wherever a sidewalk crosses a curb at crosswalks, driveways, and street intersections.
    a. Will there be stamped concrete to display the internal crosswalks?
7. Frontage landscaping is required in accordance with Chapter 56.
    a. Variance requested
8. Perimeter landscaping is required in accordance with Chapter 56.
    a. Variance requested
9. Landscape islands are required at a rate of 1 per 15 parking spaces, in accordance with Chapter 56.
    a. Variance requested
10. Applicant is required to provide street improvements for public right of way.
    a. Waiver requested for Mary Frances Dr & Watkins Ave
11. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
12. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
13. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

Commercial Design Standards Comments

1. All sides of a principal building that directly faces an abutting public right-of-way shall feature at least one customer entrance unless, the principal building directly faces more than 2 abutting rights-of-way then only 2 entrances are required, one along the primary street and one along a secondary street.
    a. Variance requested

2. A 5’ wide sidewalk along the full length of the building along any side that features a customer entrance is required. This sidewalk shall be setback from the building foundation at least 6’ to provide areas for foundation landscaping.
    a. Variance requested
3. Foundation landscaping is required.
    a. Variance requested
4. Central features and community spaces shall have direct access to the public sidewalk.
    a. Variance requested
5. Roof lines shall be varied with a change in height every 100 linear feet in the building length.
    a. Variance requested
6. Entryway landscaping is required per Springdale Commercial Design Standard.
    a. Variance requested
7. Sign design, materials, and placement should complement the overall architectural design of the building. (standard comment)

SW OVERLAY PLANNING CHECKLIST
March 28, 2023

2.3 **Site design.**

a. *Site layout—Non-residential.* A side of a principal building that directly faces an abutting public right-of-way should be upgraded to include the design requirements of this article. A customer entrance is encouraged, but not required, to be provided. Where a principal building directly faces more than two (2) abutting public rights-of-way, this requirement shall apply only to two (2) sides of the building, including the side of the building facing the primary street, and another side of the building facing a secondary street.

Variance requested

d. *Pedestrian connectivity.*

Variance requested

(1) Sidewalks at least five (5) feet in width shall be provided along all sides of the lot that abut a public right-of-way, excluding interstate highways or alleys.

(2) At least one (1) internal pedestrian walkway (or designated area), no less than five (5) feet in width, clear of obstruction including vehicular overhangs, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all principal buildings on the site. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, and building and store entry points.

(3) Sidewalks, no less than five (5) feet in width, shall be provided along the major length of the building along any façade featuring a customer entrance, and along any façade abutting public parking areas.

(4) If the sidewalk is part of the trail system, it must meet all city trail regulations, including, but not limited to, the city's minimum width requirements.

Landscaping

i) Maintenance. Description of maintenance provisions, a maintenance schedule shall be submitted with the landscape plan.

j) Maintenance guarantee statement. A note shall be added to the landscape plan that states, once installed, landscaping shall be maintained in healthy living condition and all plant material that dies shall be replaced.

1. Materials in public right-of-way. Any materials used in public right-of-way must be low maintenance and water saving, natively adapted plantings.

Planning Staff will work with applicant to determine a layout for native grasses that will best meet the intent of SW Overlay Standards.

Identity Elements

j. *Roofs.* Roof line or parapet lines shall be varied with a change in height of a minimum of two (2) feet every one hundred (100) linear feet in the building length. Parapets, gable roofs, high roofs, or dormers shall be used to conceal flat roofs and roof top equipment from public view. Alternating lengths and designs may be acceptable and can be addressed during the development plan. Any flat roofs shall be energy efficient, and shall meet Energy Star rating or similar.

Variance requested

Building & Fire Comments:

FDC shall be located on building exterior wall. Location under overhang is acceptable. Comment may be addressed when plans for building permit are submitted.

Engineering Summary:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 3/30/2023

1. Chapter 106 – Stormwater Drainage

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

- **Retention ponds shall have an approved maintenance plan. Please submit maintenance plan.**
- **Submit a PDF of the signed and sealed Drainage Report to Engineering.**

2. Chapter 107 – Stormwater Pollution

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

- *107.3*
  - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80%

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

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

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.
  - **Mary Frances Lane:**
    - **5 ft sidewalks are required on both sides of road (waiver requested).**
    - **Submit Geotech report to support chosen street section.**

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 ensure that access is maintained.**

Ms. Christie said that they are doing additional landscaping on the west side of the property line because there are some residential structures there right now. She asked why there was no landscaping along Gene George Blvd. to the property that actually fronts on Gene George.

Mr. Hirsch said that they were not improving that area.

Ms. Christie said that it was still a part of the site.

Mr. Hirsch said that there is some excessive trees there and they are tying in with some utilities. He said that if they need to provide some more trees they will do so.

Ms. Christie said that they have landscaping on the south side. She asked if that was existing or is it new.

Mr. Hirsch said that there are some elements that are existing but all showing on their plan is new.

Ms. Christie said they didn't have a sidewalk from Watkins Avenue down to the entrance along the drive.

Mr. Hirsch said that they are planning to do a buffer of sod along all the street edges on Watkins to the north and Mary Francis Drive. He said that the prairie grass starts about 6 feet from that.

Ms. Christie wanted to know the reason they don't have at least one sidewalk from the entrance up to Watkins. She said that that is one of the requirements in the overlay district and in the Commercial Design Standards to have the access to the public street.

Mr. Hirsch said he thought they could provide that accommodation within the current design.

Ms. Christie said that at least on one side of that drive there will be a sidewalk.

Mr. Hirsch said that it will be on the east side.

Ms. Christie said that the sidewalks were the issue but since they will be installed that variance request goes away.

Mr. Cloud asked if they have any stone feature on the north side; either a monument sign

Mr. Hirsch said that they will have the overlay district monument sign that utilizes the same stone.

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

There were none.

Mr. Tyler called for the vote on the variance.

VOTE:

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

NO: None

The variance was approved by a unanimous vote.

Ms. Christie said that the waivers are recommendation to Council because Council is the only one that can approve them. She further stated that if the Commission wanted to recommend approval of the waivers as submitted with the sidewalks added.

Mr. Parker moved to forward to Council with a recommendation for approval. Mr. Cloud seconded the motion.

VOTE:

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

NO: None

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

VOTE:

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

NO: None

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

Ms. Christie stated for the record that Staff would prepare the Resolutions that will go to Council on Tuesday, April 25, 2023.

H. L23-28 <u>Manhattan Road & Bridge</u>
2667 N. Jefferson Street
B23-41 Variance of Commercial Design Standards
A. Landscaping
W23-12 Waiver of trickle channel drainage requirement
W23-13 Waiver of street improvements on Jefferson Street
Presented by Blew & Associates & Jason Teague

Mr. Jorge Du Quesne with Blew & Associates was present on behalf of his client to answer any questions or comments. He said his client owns the property to the south and they are looking to expand their gravel parking lot. They have previously gotten a variance for the

gravel parking lot. He said as a part of this his client is asking for a waiver of street improvements along Jefferson Street and a variance for the landscaping along the north side and along the south side.

Ms. Mueller asked for Staff comments.

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 L23-28. 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 drives and parking areas are required to be paved.
   a. Variance B22-75 approved by Planning Commission.
6. All open storage areas must be screened with an 8' opaque screening fence.
   a. Variance requested
7. A screening fence is required in accordance with Chapter 56. Show trees associated with screen.
   a. Variance requested
8. Perimeter landscaping is required in accordance with Chapter 56.
   a. Variance requested
9. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
10. Applicant is required to provide improvements to the adjacent street.
    a. Waiver requested for Jefferson St.
11. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
12. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

Building & Fire Comments:

No Comments.

Engineering Summary:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 3/30/2023

1. **Chapter 106 – Stormwater Drainage**

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

- **Show trickle channel in pond *(waiver requested).***

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.
  - **Street improvements are required on Jefferson *(waiver 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 ensure that access is maintained.**

Ms. Mueller asked if there were comments or questions from the audience.

There were none.

Mr. Cloud asked for someone to speak toward the waiver of the trickle channel.

Ms. Hollingshead said that it is something that will be worked out between Engineering and Manhattan Road and Bridge. She said they are asking to forgo the trickle channel as there is not a pipe coming into the pond and everything should sheet flow into it.

Mr. Teague who is the owner was present.

Ms. Christie asked if he would be willing to make a payment in-lieu of on Jefferson Street. She said that it would go to Council for approval.

Mr. Compton called for the vote on the variance.

VOTE:

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

NO: None

The variance was approved by a unanimous vote.

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

VOTE:

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

NO: None

The waiver to forward to Council with a recommendation of a payment in-lieu of 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, February 25, 2023.

Mr. Tyler moved to approve the large scale subject to Staff comments. Mr. Hussein seconded the motion.

VOTE:

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

NO: None

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

Board of Adjustment

A. B23-30 Robert Stone
3825 Harper Lane
Variance for reduction of minimum road frontage from 200' to 24'
Variance for non-conforming structure to remain
Presented by Jason Moles

Mr. Jason Moles was present on behalf of Robert Stone. He said that Mr. Stone purchased this property in the middle of February of this year. He said it consisted of two structures that are approximately fifty years old. The lot to the east is currently landlocked. He said that they are working with planning to combine both parcels to remedy the landlocked property.

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

There were none.

It was decided to take them both together.

Mr. Austin called for the vote.

VOTE:

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

NO: None

The variances were approved by a unanimous vote.

B. B23-31 Nicholas Roy and Amy Ramsey
301 Black Oak Avenue
Variance to increase the height of front fence from 3' to 6'
Presented by Nicholas Roy & Amy Ramsey

Mr. Roy said that they purchased the home in November. He said that the front yard is exposed to such a high traffic area and they would like to increase the height of the fence for safety, functionality, additional privacy and adding value to their property. He said that it would be a wood fence.

Ms. Mueller asked if there were questions or comments.

There were none.

Mr. Parker called for the vote.

VOTE:

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

NO: None

The variance was approved by a unanimous vote.

C. B23-32 Daniel Baeza & Maria Valente
214 Raedel Avenue
Variance for a portable structure to remain in front of residence
Presented by Kevin Baeza

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

Ms. Christie asked Mr. Stith if wanted to address this.

Mr. Stith said that it is a tent and he thought it came from Code Enforcement. He said that tents are only allowed for 180 days. He further said that after 180 days the tent comes with what is called a membrane structure and there is no provision for that within the residential code so they went to the building code and it states that it has to be engineered which means they look at wind uplift and pull loading on the structure. He would have to hire engineer to look at the structure.

Ms. Christie asked Mr. Baeza if he understood what Mr. Stith just said. She said that the structure could only stand for 180 days, and after that an engineer would be required to do an assessment.

Ms. Christie said that Mr. Baeza needs to get with engineering and building inspection to see what needs to be done. In the mean time she suggested that this item be tabled.

D. B23-33 Heartland Honda
700 S. 48th Street
Variance for reduction of distance between drives from 150’ to 70’
Variance for reduction of required parking spaces from 46 to 27
Presented by Engineering Services, Inc.

This was approved in conjunction with the large scale development,

E. B23-34 Heartland Honda
700 S. 48th Street
Variance of Commercial Design Standards
A. Entrances
B. Parking Lot Orientation
C. Structure back & sides
D. Roofs
E. Landscaping
Presented by Engineering Services, Inc.

These variances were approved in conjunction with the large scale development.

F. B23-35 UAMS Health Orthopedic & Sports Medicine Center
5231 Watkins Avenue
Variance for Commercial Design Standards
Presented by Engineering Services, Inc.

This was approved in conjunction with the large scale development.

G. B23-36 Elizabeth Ordaz
1612 Theodore Drive
Variance for reduction of front setback from 30' to 25'
Presented by Elizabeth Ordaz

Ms. Christie said it looks like they widen the driveway. She asked if they got a permit to do that and Ms. Ordaz said that she did.

Ms. Christie asked Mr. Stith if he had some comments to make regarding this variance.

Mr. Stith said that if you look at this structure is over spanned and the beams are higher than the center and it is already starting to sag from the weight of the structure. He said that it needs to come down.

Ms. Christie told Ms. Ordaz that she needs to get with building inspection to decide what she needs to do and come back.

It was then tabled.

H. B23-37 Williams Tractor
4190 S. 48th Street
Variance for landscaping
Presented by Barry Puckett

This variance was approved in conjunction with the large scale development.

I. B23-38 Clear Creek Apartments
E. side of Gene George Blvd., S. of Members Ln.
Variance for Multi-family Design Standards
A. Carports & detached garages length shall be limited to 120'
B. Multi-family residential building shall be maximum length of 200'
C. 3 story portions of buildings minimum setback of 50' from adjacent Street right-of-way or single family residential developments
D. All buildings should be designed to provide complex massing Configurations with a variety of different wall and roof planes
Presented by Engineering Services, Inc.

This was tabled in conjunction with the large scale.

J. B23-42 Hall Sisters
1210 ESI Drive
Variance of Commercial Design Standards
A. Outdoor storage, trash collection, & loading areas
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 said that this goes with a non-large scale that was submitted last week. His client would like to put an 80' x 40' outdoor storage yard and the request is to fence it with an 8' wrought iron fence.

Ms. Christie asked if they were accessing it from the street side.

Mr. Appel said that it will be from the building side.

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

There were none.

Mr. Tyler called for the vote.

VOTE:

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

NO: None

The variance was approved by a unanimous vote.

N. B23-43 Crain RV
5950 W. Sunset Avenue
Variance of Commercial Design Standards
A. Materials & Colors
Presented by Crain Investments, Limited Partnership

Mr. Jason Appel with Engineering Services, Inc. was present on behalf of his client to answer any questions or comments. He said that Crain was unable to be at the meeting. He said that the existing building they enhanced the front of the façade with a previous large scale. He said that there three different buildings. He said that there is a rear metal building that is 50' by 70' that was added on to the structure. He said that the intent is this building be demolished and be raised from 16' sidewalls to 20' sidewalls.

It was decided that this request needed to be tabled as Staff was not familiar with the request.

O. B23-45 Williams Tractor
4190 S. 48th Street
Variance of Commercial Design Standards
A. Landscaping
B. Screening
Presented by Barry Puckett

This was approved in conjunction with the large scale.

Waivers

A. W23-10 UAMS Health Orthopedic & Sports Medicine Center
5231 Watkins Avenue
Waiver of Street Improvements on Watkins Ave.
Presented by Engineering Services, Inc.

This was approved in conjunction with the large scale development.

B. W23-11 UAMS Health Orthopedic & Sports Medicine Center
5231 Watkins Avenue
Waiver of Street improvements on Mary Francis Drive
Presented by Engineering Services, Inc.

This was approved in conjunction with the large scale development.

C. W23-12 Manhattan Road & Bridge
2667 N. Jefferson Street
Waiver of trickle channel drainage requirement
Presented by Blew & Associates

It was decided when the large scale was heard that this was not needed.

D. W23-13 Manhattan Rod & Bridge
2667 N. Jefferson Street
Waiver of street improvement on Jefferson Street
Presented by Blew & Associates

This was approved for a payment in-lieu of in conjunction with the large scale.

Planning Director's Report

Ms. Christie did not have a report ready and said that she would include it with next month's Planning Commission. She also stated that there will be a work session on Tuesday March 18 at 5:00 p.m. She further stated that she has the draft of amendments to the Form Based Code for implementation for the new Downtown Master Plan so that there can be a public hearing in May and go to Council in May.

There being no further business, the meeting was adjourned at 7:25 p.m.

_____

Shannon Mueller, Chairperson

_____

Peyton Parker, Secretary

_____

Patsy Christie, Director
Planning and Community Development Division

_____

Sarah Curry, Recording Secretary



SPRINGDALE™
WE'RE MAKING IT HAPPEN

Downtown Springdale

FORM-BASED CODE

CITY OF SPRINGDALE

CHAPTER 32

UPDATED April 21, 2023

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1.0
ADMINISTRATION PROCEDURES

1.1 PURPOSE

A. The Downtown Springdale Master Plan articulates the community's vision for the future of Downtown Springdale to transform it into the vibrant, regional downtown that it once was and will be again. This Form-Based Code (FBC) is designed to foster a setting for economic growth and development in a sustainable mixed-use pattern integrating residential with employment and commercial uses as well as civic and recreational opportunities.

B. The Form-Based Code shall be applied to new; infill development and re-development in the established downtown area in order to achieve the vision set forth in the adopted Downtown Master Plan and to provide a mechanism to implement the following goals, using both public and private sector investment.

   i. Capitalize on public investment in existing infrastructure.
   ii. Promote compact, mixed use development at moderate to high densities.
   iii. Ensure transit-supportive and transit-serviceable development.
   iv. Require pedestrian-oriented and transit-oriented design.
   v. Ensure a complementary relationship with surrounding neighborhoods.

1.2 BOUNDARIES

The boundaries of the Downtown Form Based Code District shall be noted on the official zoning map of the city as set forth in Chapter 130: Article 3 and described as following: Huntsville Avenue--northern boundary; Highway 265 (Old Missouri Road) south to Emma Avenue, airport western property line to Caudle Avenue—eastern boundary; Quandt Avenue/Caudle Avenue—southern boundary; Highway 71 (Thompson Street)—western boundary.

1.3 GENERAL REQUIREMENTS

A Applicability – all improvements proposed within this district shall be subject to procedures, standards, and guidelines as specified. The use requirements in the zones shall apply unless specific changes are made to this Chapter and in no case shall a use not otherwise allowed in a zone be added.

B. References – this form based code completely replaces any and all existing zoning codes as set forth in Chapter 130 of the Code of Ordinances that currently exist in the downtown district as described in Section 1.2 above.

C. Other Applicable Regulations -- all development must comply with relevant Federal, State and other City regulations. Whenever any provision of this Code imposes a greater requirement or a higher standard than is required in any State or Federal statute or other City ordinance or regulation, the provisions of this Code shall govern unless preempted by State or Federal law.

D. Conflicts -- where apparent conflicts exist between the provisions of this Chapter and other existing ordinances, regulations, or permits, or by easements, covenants, or agreements the Planning Director shall determine, based on which best meets the requirements of this Chapter and the adopted Downtown Master Plan, which provisions shall govern within the Downtown Form-Based District.

1.4 MINIMUM REQUIREMENTS

In interpreting and applying the provisions of the Code, they are the minimum requirements for the promotion of the purposes of this Code.

1.5 SEVERABILITY

Should any provision of this Code be decided by the courts to be unconstitutional or invalid, that decision shall not affect the validity of the Code other than the part decided to be unconstitutional or invalid.

1.6 COMPONENTS OF THE CODE

This Code places a primary emphasis on physical form and placemaking, with a secondary focus on land uses. The principal regulatory sections of this Code are described below.

A. Administrative Procedures – covers applications for development plan approval.

B. The Regulating Plan – is the application key for the Code. It establishes zones of a particular desired scale and bulk that will effectively regulate the form of improvements and will enhance the vibrancy and atmosphere of the neighborhood through cohesive urban form and character. It assists property owners and land developers in understanding which zone of building envelope standards apply to a specific parcel of property.

C. Building Envelope Standards – defines the height and bulk of improvements within the Form-Based District zones in order to effectively regulate and maintain a cohesive and predictable urban form. It assists property owners and land developers in understanding the basic form requirements which apply to a specific parcel of property, including the following: building placement, building height, building types, encroachments, use requirements, and parking requirements.

D. Building Development Standards – regulates the form of development within the Form-Based District zones in order to ensure high quality construction, infill development, and improvements that will be cohesive with the historic context of the neighborhood; while enhancing the character of the area and creating a vibrant interface between private property and the public realm. The particular purpose of the standards is to ensure that property owners and land developers utilize a series of locally and regionally appropriate building types, each of which may have a variety of different frontage types and should be constructed to an expected level of architectural standards in order to ensure the character and quality of the project.

1.7 APPLICATION PROCESS AND APPEALS

A. Applicability – all improvements proposed within this district shall be subject to procedures, standards, and guidelines as specified in this Chapter and submit an application for a Certificate of Conformity.

B. Authority – the Planning and Community Development Director ("Director") is hereby authorized to review and approve applications for Certificates of Conformity and any administrative adjustments as set forth in this Chapter.

C. Plan Review – all applications for a Certificate of Conformity shall be submitted to the technical plat review (TPR) committee to ensure conformity with the requirements of the Code. The TPR committee shall be comprised of personnel from the City departments and outside agencies that have an interest in the development review and approval process and shall include representatives from the following departments of the City: Planning, Engineering, Buildings, Fire, Police, Public Works, Water and Sewer Utilities and the Downtown Springdale Alliance.

   The powers and duties of the TPR Committee is as follows:

   i. Review of concept plans, site plans and any other development related applications that may be required by the Code.

   ii. Making determinations on the application and interpretation of guidelines, standards, and requirements of this Chapter.

   iii. May require the applicant to submit additional information not otherwise specifically required by the Chapter which is reasonably necessary to review and determine whether the proposed development complies with the requirements.

   iv. Is not authorized to waive or vary requirements of the Chapter or any other applicable ordinance of the City of Springdale.

1.8 CERTIFICATE OF CONFORMITY

An application for approval of a Certificate of Conformity, demonstrating conformity with the provisions contained in this Chapter and the regulating plan shall be submitted to the Director.

A. Application Requirements – the application for a Certificate of Conformity shall include:

1. A brief narrative describing the Development Proposal expressing how it addresses the goals and policies of the Downtown Master Plan as set forth in Section 1.1 B above.

2. Eight (8) sets of completed plans along with a digital copy for the Development Proposal at a scale sufficient to read (Site Plans at 1"= 50', Building Plans and Elevations at 1"= 20'). Details as necessary to demonstrate FBC conformity prepared by a Registered Professional Engineer, Registered Land Surveyor, Architect, or Landscape Architect, as appropriate, and including the following information, which shall be submitted on the following sheets:

    a. Location and dimensions of all proposed buildings and other construction;

    b. Internal roadways, streets and/or street-spaces, alleys, common access easements, and access ways to adjacent public roadways;

    c. Any built or proposed improvements within 200 feet of the site, including streets, drives, buildings, and drainage structures.

        i. Location and dimensions of all parking areas,
        ii. Utility Strategy,
        iii. Architectural drawings of all proposed building facades

3. A completed Form-Based District Review Checklist, the form of which shall be developed, maintained, and made available by the Planning and Community Development Department, demonstrating conformity with the provisions of the FBC; and any other document and/or materials required to determine conformity with the provisions of this Chapter.

B. Review Process

1. A pre-application conference with a member of the planning staff of the Planning and Community Development Department shall be held prior to the submission of any application for a Certificate of Conformity as outlined. The applicant should provide a schematic site plan and schematic drawings of all facades for consideration by the staff. The discussions and any conclusions based thereon at such a pre-application conference are not binding on any party thereto.

2. Applicant's shall be notified no later than seven (7) business days following the submittal deadline if additional materials and studies will be required in order for review of their application to commence.

3. After the effective date of the Chapter, no property with the boundary outlined in Section 1.2 above may be developed or redeveloped without approval of a Certificate of Conformity from the Director of Planning and Community Development.

1.9 ADMINISTRATIVE ADJUSTMENTS

A. Purpose and Intent

The purpose and intent of this section is to provide an administrative mechanism for allowing minor adjustments to limited and specific requirements of the Chapter, with the intent of providing relief where the application of a standard creates practical difficulties in allowing development to proceed. These adjustments are intended to provide relief for minor construction/survey issues; they are not intended for designed deviations from the Chapter, like those governed the deviations section below. This optional process occurs only where an applicant requests an Administrative Adjustment to a standard specified below.

B. Application and Review Procedure

An application for approval of an Administrative Adjustment shall include:

i. A brief narrative describing the Administrative Adjustment sought;
ii. A completed Administrative Adjustment Checklist, the form of which shall be developed, maintained, and made available by the Director, demonstrating that the adjustment sought is limited to the standards set forth below; and
iii. Any other documents and/or materials required by the Director to determine that the adjustment sought is limited to the standards set forth below.
iv. The Director may seek assistance from the PRC in making a determination under this Section.
v. Within ten (10) business days of receipt of a complete application, the Director shall review the application in accordance with the Administrative Adjustment Standards below, and take one of the following actions: approve the application as submitted; approve the application with conditions; or deny the application.

C. Administrative Adjustment Standards

The Planning and Community Development Director is hereby authorized to approve Administrative Adjustment applications is strict compliance with the following standards only:

i. Height Minimum and maximum height: up to five percent (5%) for any cumulative increase or decrease in building height.
ii. Street wall/fence requirements: up to ten percent (10%).
iii. Finished floor elevation: up to five percent (5%).
iv. Siting: required building line — move forward up to six (6) inches; required building line minimum percentage built-to — reduction of up to five percent (5%) of required length.
v. Street wall requirements: up to ten percent (10%) of the height/fenestration/access gate requirements.
vi. Entrances (maximum average spacing): up to ten percent (10%) increase in spacing.
vii. Architectural Standards: Primary and accent materials — up to ten percent (10%);
viii. Window and pane dimensions: up to ten percent (10%); and shop front entry geometry: up to ten percent (10%).

1.9 ADMINISTRATIVE ADJUSTMENTS, CONTINUED

A. See page 1-5

B. See page 1-5

C. See page 1-5

D. Adjustments of Unlisted Standards

Any request for relief from a required FBC standard other than those listed above shall be made through the deviation process set forth in 1.10 Deviations.

E. Applicability:

Any administrative Adjustment approved under this Section shall run with the land and not be affected by a change in ownership.

F. Effect of Certificate of Conformity Issuance

Issuance of a Certificate of Conformity by the Director allows an applicant to apply for other necessary permits and approvals which include, but are not limited to, those permits and approvals required under the Chapter 22 Buildings and Building Regulations of the Code of Ordinances.

i. Certificate of Conformity Modification

After a Certificate of Conformity has been issued, any change in the Development Proposal from the plans submitted to the Director, other than those permitted as follows shall be considered to be a Material Modification and shall be subject to the following review procedure:

1. Material Modification requests shall be submitted to the Director for review and approval, and shall include sufficient information to determine conformity with the FBC.

2. Within three (3) business days after receipt of a complete application for a Material Modification, the Director shall refer the application to the TPR.

3. The Director may administratively provide for submission and review deadlines for materials and studies required in support of any application for a Certificate of Conformity Modification.

4. The TPR shall determine if the proposal is in compliance.

1.9 ADMINISTRATIVE ADJUSTMENTS, CONTINUED

A. See page 1-5

B. See page 1-5

C. See page 1-5

E. See page 1-6

F. Effect of Certificate of Conformity Issuance, continued.

ii. Certificate of Conformity Expiration

1. A Certificate of Conformity shall lapse twelve (12) months from its issuance if an applicant does not secure a Building Permit.

2. Upon written communication by the applicant submitted at least thirty (30) days prior to the expiration of the Certificate of Conformity, and upon a showing of good cause, the Director may grant one extension not to exceed six (6) months. Upon an application for extension, the Certificate of Conformity shall be deemed extended until the Director has acted upon the request for extension.

iii. Appeal

Disapproval of a Certificate of Conformity may be appealed to the Planning Commission. Such appeals must be submitted in written form by the applicant within fifteen (15) business days following notice of the determination. The Planning Commission shall review the proposed submittal and provide a recommendation to the City Council. Subsequent to receiving a recommendation from the Planning Commission, the appeal shall then be considered by the City Council for final determination.

1.10 DEVIATIONS

A. Board of Adjustment

The Board of Adjustment is established and as set forth in section 90-30 the Planning Commission shall function as such board.

B. Public Hearing

The Planning Commission shall designate on the agenda of each regularly scheduled planning commission meeting those items in which it is functioning as the board of adjustment and shall hold a public hearing on the proposed deviation, after:

i. At least seven (7) days notice of the time, place, and request is made to the public prior to the meeting by being given in a newspaper of general circulation in the city.

ii. The Planning Department will post NOTICE OF PUBLIC HEARING sign(s) on said property for which a public hearing has been set at least ten (10) days prior to the hearing indicating the date and time of the hearing. Such signs shall be clearly visible, unobstructed to the passing general public, and posted on or near the front property line.

iii. The adjacent property owners of the property seeking the deviation have been notified by certified mail, return receipt requested, at least (10) days prior to the public hearing in accordance with the following:

1. An affidavit is submitted stating that notice has been given to all adjacent property owners of the property subject to the deviation after the application has been accepted and placed on the planning commission agenda;

2. The petitioner shall be responsible for providing such notice by certified mail, return receipt requested, to the last known address of such record owner(s) as shown in the records of the Assessor's Office for the County in which the adjacent property is located;

3. The required affidavit and supporting exhibits (mailing receipts, list of adjacent property owners and a copy of the notice) shall be filed with the planning office no later than seven (7) days prior to the meeting date;

4. The City has sent notice at least ten (10) days prior to the hearing by way of the Springdale Alert Notification System to all subscribers within a one (1) mile radius from the property who have opted to receive such notices.

iv. The minutes of the meeting will be a part of the minutes of the entire Planning Commission meeting.

1.10 DEVIATIONS, CONTINUED

A. See page 1-8

B. See page 1-8

C. Functions.

The board of adjustment is authorized in accordance with the provision of this chapter, to hear appeals from the decision of the administrative officers of this chapter; and may affirm or reverse, in whole or in part, said decision of the administrative officer. In addition, the board is responsible for hearing requests for deviations from the literal provisions of this chapter in instances where strict enforcement of this chapter would cause undue hardship due to circumstances unique to the individual property under consideration, and grant such deviations only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of this chapter. The board of zoning adjustment shall not permit, as a deviation, any use in a zone that is not permitted under this chapter. The board of adjustment may impose conditions in the granting of a deviation to ensure compliance and to protect adjacent property. In carrying out the purpose and intent of this chapter, the board shall be governed by the specific powers and prohibitions provided in this section, and may impose conditions in the granting of a deviation to ensure compliance and protect adjacent properties.

D. Powers and duties.

The board has the following powers:

i. Administrative review.

1. To interpret the application of the provisions of this chapter in such a way as to carry out its stated purpose and intent.

2. To interpret boundary lines for zones in this chapter where the street layout actually on the ground varies from the street layout shown on the accompanying map.

3. To hear and decide appeal where it is alleged there is error in any order, requirement, decision, determination or interpretation made in the administration or enforcement of this chapter.

ii. Deviations.

1. The board may grant upon application in specific cases such deviations from the building placement; building height; encroachments and parking requirements of this chapter as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of this chapter would result in unnecessary hardship. A deviation from the terms of this chapter shall not be granted by the board unless and until:

a. A written application for a deviation is submitted demonstrating:

(i) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or building in the same district.

1.10 DEVIATIONS, CONTINUED

A. See page 1-8

B. See page 1-8

C. See page 1-9

D. Powers and duties, continued.

(ii) That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter.

(iii) That the special conditions and circumstances do not result from the actions of the applicant.

(iv) That granting the deviation requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures, or buildings in other districts shall be considered grounds for the issuance of a deviation.

(v) No nonconforming use of adjacent lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a deviation.

b. The public hearing shall be held and public notice shall be given as set forth in the subsection above.

(i) To grant a deviation the board must find that the requirements of the subsection above have been met by the applicant for a deviation.

(ii) That the reasons set forth in the application justify the granting of the deviation, and that the deviation is the minimum deviation that will make possible the reasonable use of the land, building or structure.

(iii) That the granting of the deviation will be in harmony with the general purpose and intent of this ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

c. In granting any deviation, the board may prescribe appropriate conditions and safeguards in conformity with this chapter. Violation of such conditions and safeguards, when made a part of the terms under which the deviation is granted, shall be deemed a violation of this chapter.

d. Under no circumstances shall the board grant a deviation to allow a use not permissible under the terms of this chapter in the zone involved, or any use expressly or by implication prohibited by terms of this chapter is said zone.

1.10 DEVIATIONS, CONTINUED

A. See page 1-8

B. See page 1-8

C. See page 1-9

D. Powers and duties, continued.

e. Under no circumstances shall the action of the board be considered to grant a deviation of any provision of any other protective code adopted by the city.

(i) The board may grant, as a hardship deviation, relief to any property owner who has a vested interest in a previously devised plan which conformed to the chapter in effect prior to the passage of this chapter. The owner must show proof of the previous intent including, but not limited to, development plans and specifications for that specific site. The board will not allow as a part of this process any use in any zone which is not allowed within that zone.

E. Appeals. Any persons or person, or any board, taxpayer, department, or board of the city aggrieved by any decision of the board of adjustment may seek review by a court of record of such decision, in the manner provided by the laws of the state.

F. Duties of planning and community development director, board of adjustment, city council and courts on matters on appeal. It is the intent of this chapter that all questions of interpretation and enforcement shall be first presented to the planning and community development director, and that such questions shall be presented to the board only on appeal from the decision of the planning and community development director, and that recourse from the decision of the board shall be to the courts as provided by state law. It is further the intent of this chapter that the duties of the city council in connection with this chapter shall not include hearing and deciding questions of interpretation and enforcement that may arise. This procedure of deciding such question shall be as stated in this chapter.

1.11 NON-CONFORMITIES

A. Intent

The purpose of this article is to establish regulations and limitations for exceptions to the continued existence of uses, lots and structures which were established prior to the effective date of this chapter, as amended, which do not conform to the provisions of this chapter. Such non-conformities may continue, but the provisions of this article are designed to curtail enlargement or expansion of such non-conformities and to encourage their eventual elimination in order to preserve the integrity of the district and the regulations established by this chapter.

B. Continuation

Any non-conforming use, structure or lot which legally existed prior to the effective date of this chapter or any use, structure or lot which has been rendered nonconforming by the provisions of this chapter may continue to be utilized in the same fashion as existed prior to the adoption of these regulations, provided that the nonconforming use, structure or lot is not made to be more non-conforming.

C. When non-conforming structures are altered or repaired the following shall apply: (**SEE NON-CONFORMING STRUCTURE GUIDELINES ON PAGE 1-13**)

D. Additions greater than fifty percent (50%) of the square footage of a non-conforming structure or which exceeds seventy-five percent (75%) of the appraised value of the non-conforming structure shall be made in conformance with the code. Non-conforming site improvements must also be brought into complete conformity with these FBC.

E. Existing structures destroyed by fire, explosion, act of God, or the public enemy may be replaced with a structure of comparable height that otherwise meets the requirements of the code.

Non-Conforming Structure Guidelines	3.0 Building Envelope Standards						3.0 Building Development Standards					4.3 Architectural Standards
	I. Building Placement	II. Building Height	III. Building Types	IV. Encroachments	V. Use Requirements	IV. Parking Requirements	II. Access	III. Outdoor Space	IV. Primarily Materials	V. Massing & Articulation	VI. Frontage Type	
Type of Development												
COMMERCIAL, CIVIC/INSTITUTIONAL, MULTI-FAMILY												
New Construction **(1)**	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
Expansion of Existing Footprint (for expansion only) **(2) (3)**	◆	◆	◆	◆	◆	◆			◆	◆	◆	◆
Existing Building Remodel (without expansion of building footprint) **(2) (3)**	The element(s) being modified must meet the codes applicable to the specific element(s). Building height requirements will not apply to Existing Building Remodels.											
Expansion of Parking Footprint						◆	◆	◆				
SINGLE-FAMILY RESIDENTIAL												
New Construction **(1)**	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
Expansion of Existing Footprint (for expansion only) **(2) (3)**	◆	◆	◆	◆	◆	◆			◆	◆	◆	◆
Existing Building Remodel (without expansion of building footprint) **(3)**	The element(s) being modified must meet the codes applicable to the specific element(s). Building height requirements will not apply to Existing Building Remodels.											

◆ = Shall meet the requirements of the Section **( )** = See accompanying note

NOTES:

1. New Construction must meet the Downtown Springdale Form Based Code in full.

2. Expansion of existing non-conforming structures must meet the code only for the expanded portion unless the expansion is greater than 50 percent of the square footage of the building and/or 75 percent of the assessed value of the building. If the expansion is greater than 50 percent of the building and/or 75 percent of the building's assessed value, the expansion and existing building must be brought fully up to code as if it were a new construction. Parking requirements in Sec. 3.0 Building Envelope Standards apply.

3. Any changes made to the Primary Building Materials (See Sec. 4.0 BuildingDevelopment Standards) on any building, including Existing Building Remodel withoutexpansion of building footprint, that impact façades facing primary and side streetsmust use approved Primary Building Materials and be extended throughout thosefaçades in their entirety.

2.0
THE REGULATING PLAN

2.1 THE REGULATING PLAN

WHAT IS THE PURPOSE OF THE REGULATING PLAN?

The purpose of the Regulating Plan is to establish zones of a particular desired scale and bulk within the Form-Based District in order to: (1) effectively regulate the form of improvements, and (2) enhance the vibrancy and atmosphere of the neighborhood through cohesive urban form and character. The Regulating Plan assists property owners and land developers in understanding which zone of Building Envelope Standards apply to a specific parcel of property.

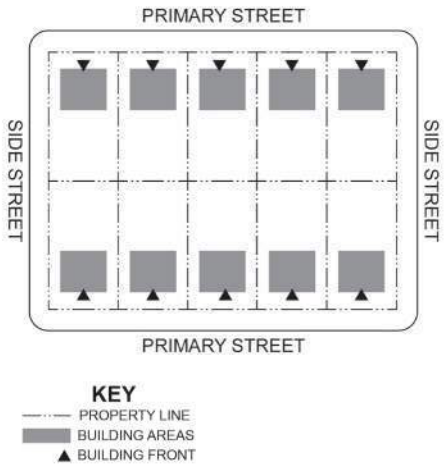
HOW DO I USE THE REGULATING PLAN?

If you would like to determine the regulations applicable to the parcel(s) of property, the following sequence of steps should be performed in order to correctly use the Regulating Plan:

1. **LOCATE THE PARCEL**
   Locate the parcel(s) of property on the Regulating Plan which is located in *Section 2.1: The Regulating Plan* on Pages 2-2 and 2-3 of this document.

2. **DETERMINE APPLICABLE BUILDING ENVELOPE STANDARDS**
   Once the parcel(s) of property are located, use the color legend that is located beneath *Section 2.1: The Regulating Plan* on Pages 2-2 and 2-3 of this document to determine which Building Envelope Standards apply to the property.

3. **DETERMINE THE STREET FRONTAGE CLASSIFICATION OF THE PARCELS**
   Once the parcel(s) of property are located, use the color legend that is located beneath Section 2.2: Street Frontage Classification Plan on Pages 2-2 and 2-5 of this document to determine the street classification of the frontage street(s) of the parcel(s), namely:

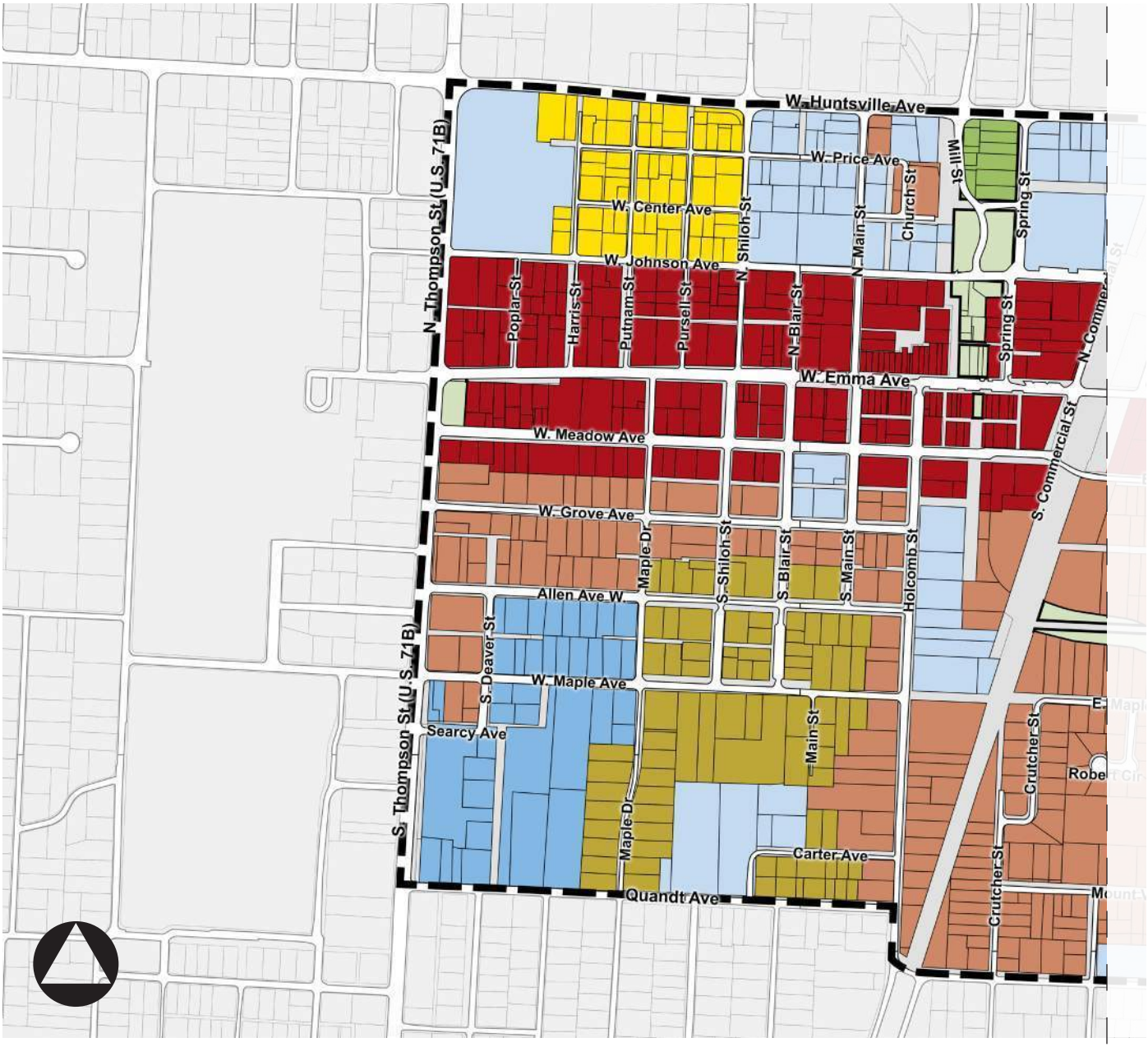


Primary Streets have one (1) or more buildings with the front of the building oriented toward said street.

Side Streets have only the sides of buildings oriented toward said street. Side Streets have no fronts of buildings oriented toward said street.

4. **PROCEED TO THE BUILDING ENVELOPE STANDARDS**
   Once the applicable Building Envelope Standards are determined, proceed to *Section 3.0: Building Envelope Standards* of this document.

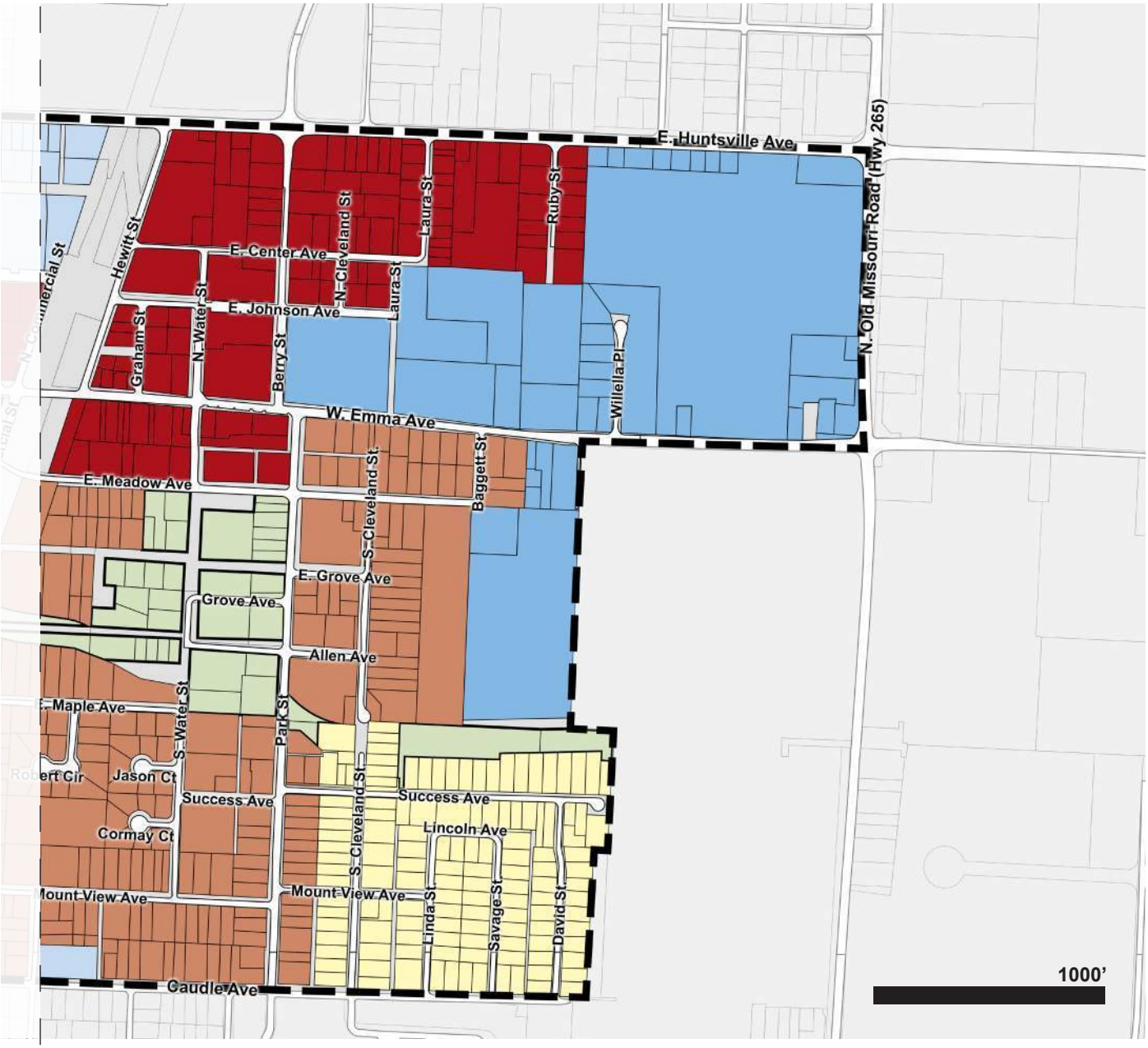
2.1 THE REGULATING PLAN



COLOR LEGEND

- **NEIGHBORHOOD RESIDENTIAL TYPE 1** *(SEE PAGE 3-3)*
- **NEIGHBORHOOD RESIDENTIAL TYPE 2** *(SEE PAGE 3-7)*
- **NEIGHBORHOOD RESIDENTIAL TYPE 3** *(SEE PAGE 3-11)*
- **NEIGHBORHOOD CENTER TYPE 1** *(SEE PAGE 3-15)*
- **NEIGHBORHOOD CENTER TYPE 2** *(SEE PAGE 3-19)*
- **CAMPUS TYPE 1** *(SEE PAGE 3-23)*
- **CAMPUS TYPE 2** *(SEE PAGE 3-27)*
- **Existing Public Parks (City-Owned)**
- **Future Park / Public-Use Space**

MATCH LINE


E. Huntsville Ave
N. Old Missouri Road (Hwy 265)
Hewitt St
E. Center Ave
N. Cleveland St
Laura St
Ruby St
N. Water St
E. Johnson Ave
Graham St
Berry St
Willella Pl
W. Emma Ave
E. Meadow Ave
Baggett St
S. Cleveland St
E. Grove Ave
Grove Ave
Allen Ave
Maple Ave
S. Water St
Park St
Jason Ct
Success Ave
Cormay Ct
Lincoln Ave
Mount View Ave
Linda St
Savage St
David St
Caudle Ave
1000’

MATCH LINE

2.2 STREET FRONTAGE CLASSIFICATION PLAN



COLOR LEGEND

- PRIMARY STREETS
- SIDE STREETS

MATCH LINE


E. Huntsville Ave
N. Old Missouri Road (Hwy 265)
Ruby St
Laura St
N. Cleveland St
Laura St
Hewitt St
E. Center Ave
E. Johnson Ave
Graham St
N. Water St
Berry St
Willella Pl
W. Emma Ave
E. Meadow Ave
Baggett St
S. Cleveland St.
E. Grove Ave
Grove Ave
Allen Ave
Maple Ave
S. Water St
Park St
Jason Ct
Success Ave
Success Ave
S. Cleveland St
Lincoln Ave
Cormay Ct
Mount View Ave
Mount View Ave
Linda St
Savage St
David St
Caudle Ave
1000’

MATCH LINE

2.3 SEED—Springdale Elective Enhancement District

PURPOSE

In 2015, the city council of the City of Springdale passed an ordinance establishing the Downtown Master Plan. The intent of the Downtown Master Plan was to promote, preserve, and enhance the development, preservations, and beautification of downtown Springdale. A collaborative effort was undertaken to develop regulations for downtown Springdale to ensure the goals of the adopted Master Plan. The Downtown District Form-Based Code was created and designed to foster a setting for economic growth and development in a sustainable mixed-use pattern integrating residential with employment and commercial uses as well as civic and recreational opportunities.

The Downtown District Form-Based Code was applied to new, infill development and re-development in a designated downtown area in order to achieve the vision set forth in the downtown master plan and to provide a mechanism to implement the goals enumerated in the Downtown District Form-Based Code using both public and private sector investment that would serve to enhance the aesthetic beauty of the city and the economic value of property and general welfare of the citizens in the city.

The Downtown District Form-Based Code was created by Ordinance No. 5152, adopted by the Springdale City Council on March 28, 2017, and completely replaced any and all existing zoning codes for any property within the boundaries as designated in the Downtown District. The Downtown District Form-Based Code is codified as Chapter 32 of the Code of Ordinances of the City of Springdale, Arkansas.

The Downtown District Form-Based Code created a core area for implementation that is different than traditional zoning. Traditional zoning regulates development primarily by use (residential, industrial, commercial) where districts are filled by a primary use category. This categorization makes mixed-use, pedestrian-oriented development difficult or even illegal. Traditional zoning results in dispersed land uses with excessive land consumption and pedestrian unfriendly streets. Form-based codes de-emphasizes land use in favor of building form and typology encouraging a greater mix of uses and housing types and while placing stronger emphasis on the design of the public realm.

The Springdale Elective Enhancement District (SEED) is a special zoning district designed to unify outlying neighborhoods of the downtown Springdale area into the thriving, livable community vision set forth within the Downtown District Form-Based Code by establishing a framework for incremental progress towards an application of the Downtown District Form-Based Code in a specifically outlined area. Areas adjacent to the Downtown District Form-Based Code areas are mapped and identified below giving individual properties the option to request the provision of the SEED or develop under the standard provision of the adopted zoning map of the City.

The SEED district provides developers and property owners with the tools and creative flexibility found within the Downtown District Form-Based Code in areas of the city which are currently regulated under the traditional zoning boundaries. By allowing for high quality development which serves the growing need for a variety of housing options and overly housing affordability, the SEED district creates increased opportunity for infill-focused development.

The SEED district is designed to promote quality infill that exhibits sustainable construction and excellence through architectural design, preserving significant aspects of the natural character of the land creating co-

hesive and engaging communities through the use of pedestrian oriented design elements. With the ability to use single or multiple land use activities organized in a comprehensive manner developers and business owners are able to better serve the needs of the community while keeping with the context of the surrounding neighborhood.

The SEED district permits flexibility in the choice of building envelope standards along with building development standards that places a primary emphasis on physical form and placemaking, with a secondary focus on land uses as outlined and contained in the adopted Downtown District Form-Based Code, as amended from time to time.

Similar to the Planned Unit Development (PUD) district, the SEED district is established to permit the development and zoning review into one process. The combined review permits a development proposal to be acted upon simultaneously by the developer and the city to effectively regulate in a cohesive, consistent, and predictable manner. The SEED development remains intact even if transfer in ownership occurs and represents a joint commitment by both the developer and the city.

APPLICATION PROCESS

A request for a Springdale Elective Enhancement District shall follow the rezoning procedures initiated by private parties set forth in article 2, section 11 of this chapter. In addition, the application for certificates of conformity outlined in the Downtown District Form-Based Code referred to above shall be included with the rezoning application for the areas authorized for SEED development.

The following factors shall be used for the evaluation of a request for a Springdale Elective Enhancement District:

a Evaluation of the existing structures of the area at the block or neighborhood level, specifically in regards to compatibility of typical bulk, form, and architectural character.
b. Reference to the existing subdivision plat (if available) for historical context of the area.
c. Ability of the proposed development to function cohesively within the surrounding area or neighborhood to create quality placemaking based on the proposed building envelope type.
d. Location of the proposed development in relation to nearby amenities such as public parks, schools, and trail systems.

APPLICABILITY.

Upon approval of a SEED zoning as set forth in article 2, section 11 of this chapter on a parcel or combination of parcels, all proposed improvements thereon shall be subject to procedures, standards, and guidelines as specified in the Downtown District Form-Based Code. The use requirements in the zones shall apply unless specific changes are made to the Downtown District Form-Based Code and in no case shall a use not otherwise allowed in a zone be added.

REFERENCES

The Downtown District Form-Based Code above completely replaces any and all existing zoning codes as set forth in this chapter that would currently exist with the previous zoning. In interpreting and applying the provision of the Downtown District Form-Based Code, they are the minimum requirements.

OTHER APPLICABLE REGULATIONS

All development must comply with relevant federal, state and other city regulations. Whenever any provision of this section imposes a greater requirement or a higher standard than is required in any state or federal statute or other city ordinance or regulation, the provisions of this section shall govern unless preempted by state or federal law.

CONFLICTS

Where apparent conflicts exist between the provisions of this section and other existing ordinances, regulations, or permits, or by easements, covenants, or agreements the planning director shall determine, based on which best meets the requirements of this section which provisions shall govern.

DESIGNATED SEED AREAS

Two areas adjacent to the downtown district have been identified as potential areas of transition between the downtown core, with its mixed use emphasis to the lower density residential neighborhoods on the outskirts or edge of the defined downtown and areas of greatest potential for infill and redevelopment.

2.3.1. Powell Street SEED

a. **District boundary:** Beginning at the intersection of Thompson Avenue (Highway 71B) and Quandt Avenue east to Holcomb Street; south on Holcomb Street to the intersection of Caudle Avenue; east on Caudle Avenue to Ellis Lane (western boundary of the Springdale Municipal Airport property); western boundary of the Springdale Municipal Airport to Robinson Avenue (Highway 412 E); Robinson Avenue west to South Turner Street; north on Turner Street to Quandt Avenue.

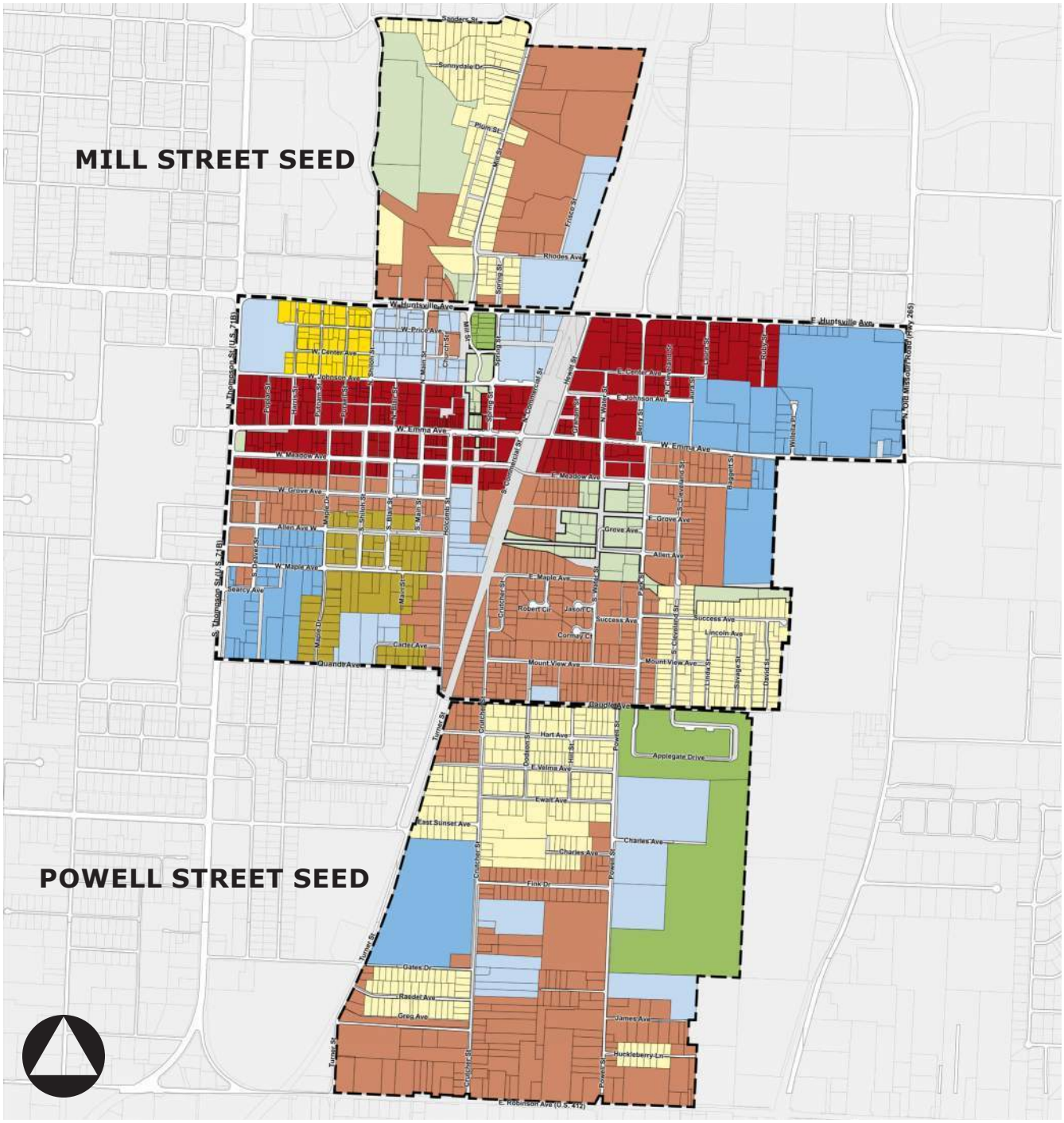
b. **Regulating plan:** The purpose of the regulating plan for the district is to establish zones of a particular desired scale and bulk within the Downtown District Form-Based Code in order to effectively regulate the form of improvements and to enhance the atmosphere of the neighborhood through cohesive urban form and character.

2.3.2. Mill Street SEED

a. **District boundary:** Beginning at the intersection of Huntsville Avenue and N. Shiloh Street; north along Shiloh Street to Sanders Avenue; Sanders Avenue east to Mill Street; continuing east along a property lines to the western right-of-way of the Arkansas Missouri Railroad; south along the western right-of-way line to Huntsville Avenue; west along Huntsville Avenue to N. Shiloh Street.

b. **Regulating plan:** The purpose of the regulating plan for the district is to establish zones of a particular desired scale and bulk within the Downtown District Form-Based Code in order to effectively regulate the form of improvements and to enhance the atmosphere of the neighborhood through cohesive urban form and character.

2.3 SEED REGULATING PLAN



COLOR LEGEND

- **NEIGHBORHOOD RESIDENTIAL TYPE 1** *(SEE PAGE 3-3)*
- **NEIGHBORHOOD RESIDENTIAL TYPE 2** *(SEE PAGE 3-7)*
- **NEIGHBORHOOD RESIDENTIAL TYPE 3** *(SEE PAGE 3-11)*
- **NEIGHBORHOOD CENTER TYPE 1** *(SEE PAGE 3-15)*
- **NEIGHBORHOOD CENTER TYPE 2** *(SEE PAGE 3-19)*
- **CAMPUS TYPE 1** *(SEE PAGE 3-23)*
- **CAMPUS TYPE 2** *(SEE PAGE 3-27)*
- **Existing Public Parks (City-Owned)**
- **Future Park / Public-Use Space**

3.0
BUILDING ENVELOPE STANDARDS

3.1 BUILDING ENVELOPE STANDARDS

WHAT IS THE PURPOSE OF THE BUILDING ENVELOPE STANDARDS?

The purpose of the Building Envelope Standards is to define the height and bulk of improvements within the Form-Based District in order to effectively regulate and maintain a cohesive and predictable urban form. Building Envelope Standards assist property owners and land developers in understanding the basic form requirements which apply to a specific parcel of property, including the following: building placement, building height, building types, encroachments, use requirements, and parking requirements.

WHAT ARE THE DIFFERENT TYPES OF BUILDING ENVELOPE STANDARDS?

There are seven (7) zones of Building Envelope Standards established within the Form-Based District which establish various characters, they are as follows:

3.1 **Neighborhood Residential Type 1** *(SEE PAGE 3-3)*
3.2 **Neighborhood Residential Type 2** *(SEE PAGE 3-7)*
3.3 **Neighborhood Residential Type 3** *(SEE PAGE 3-11)*
3.4 **Neighborhood Center Type 1** *(SEE PAGE 3-15)*
3.5 **Neighborhood Center Type 2** *(SEE PAGE 3-19)*
3.6 **Campus Type 1** *(SEE PAGE 3-23)*
3.7 **Campus Type 2** *(SEE PAGE 3-27)*

HOW DO I USE THE BUILDING ENVELOPE STANDARDS?

After determining which Building Envelope Standards apply to the parcel(s) of property, the following sequence of steps should be performed in order to correctly use the Building Envelope Standards:

1. **PROCEED TO THE APPLICABLE BUILDING ENVELOPE STANDARDS**
   Turn to the correct page of this document with the applicable Building Envelope Standards.

2. **READ AND UNDERSTAND THE INTENT OF THE BUILDING ENVELOPE STANDARDS**
   On the first page of the Building Envelope Standard, there is an intent statement. This statement is not regulatory, but is recommended that the intent is read and understood.

3. **ENSURE COMPLIANCE TO EACH REQUIREMENT OF THE BUILDING ENVELOPE STANDARDS**
   On the remaining pages of the Building Envelope Standard, there are a series of requirements with which the property must comply. Read and ensure compliance with each requirement.

PRIMARY STREETS VS SIDE STREETS?

Primary Streets include the following streets within the District: *Refer to Pages 2-4 and 2-5.*

Side Streets include the following streets within the District: *Refer to Pages 2-4 and 2-5.*

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3.1 NEIGHBORHOOD RESIDENTIAL TYPE 1 (NR1)



INTENT STATEMENT:

The intent of this Building Envelope Standard is to regulate the physical form of the Neighborhood Residential Type 1 areas in order to preserve and enhance the integrity and quality of this primarily single-unit, and duplex residential area of the district. The area is designed to provide for sensitive and respectful infill development which allows for the variety of building types, forms, and front yards found in the district. This intent statement and the images shown below are advisory only.

EXAMPLES OF CHARACTER





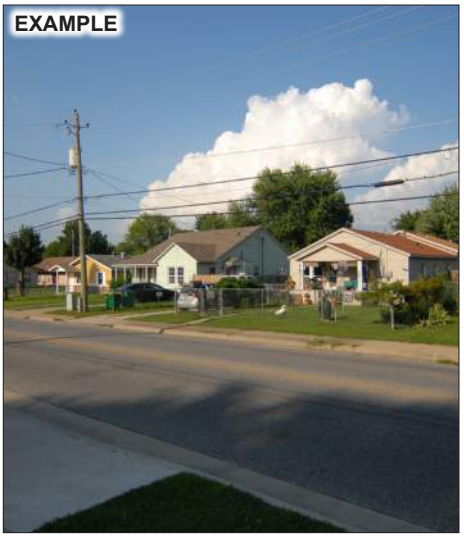


DIAGRAM - 1

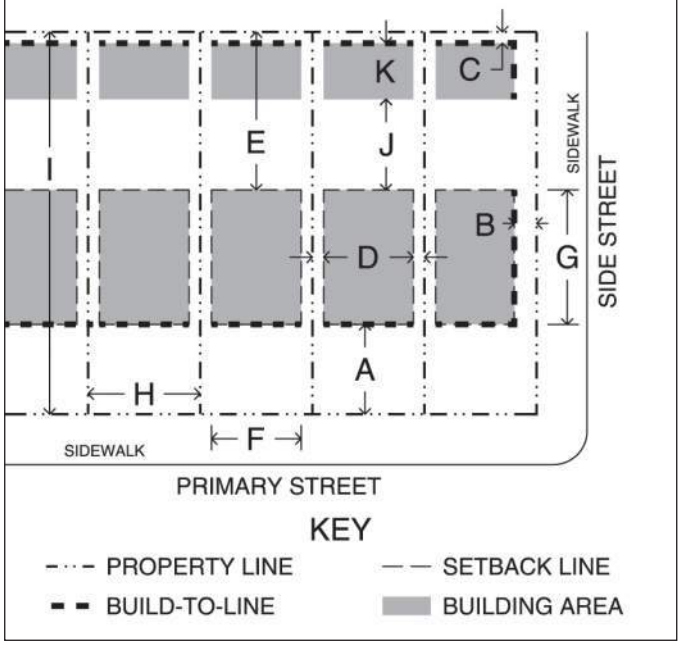
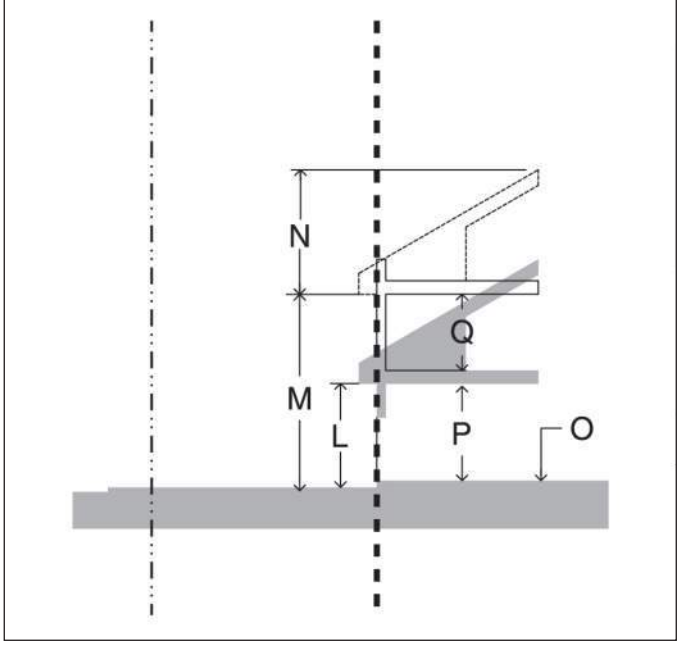


DIAGRAM - 2



I - BUILDING PLACEMENT

BUILD-TO-LINE:

[A] PRIMARY STREET:	25’ Min | 50’ Max **(1)**
[B] SIDE ST., ANC. & MAIN BLDG	10’ Min | 25’ Max
[C] REAR LOT LINE, ANC. BLDG:	5’

NOTE:
1. The Build-to-Line must match the average Front Facade Line of the Block Face; and lots with NO Primary Street or Side Street frontage (abutting adjacent properties) are exempt from the Primary Street Build-to-Line dimensional requirements, and are only required to have a five foot (5’) setback on said frontage.

SETBACK:

[D] SIDE, ANC. & MAIN BLDG	10’ Min | 20’ Max
[E] REAR, MAIN BLDG:	30’ Min

BUILDING FORM:

[F] PRIMARY STREET:	At least 60% of Build-to-Line
[G] SIDE ST., MAIN BLDG:	At Least 25% of Build-to-Line
[H] LOT WIDTH:	Per Existing
[I] LOT DEPTH:	Per Existing
[J] BETWEEN BLDGS:	25’ Min b/t Main & Anc. Buildings
[K] DEPTH OF ANC. BLDG:	30’ Max

II - BUILDING HEIGHT

[L] BUILDING HEIGHT MINIMUM:	1 Story or 15’
[M] BUILDING HEIGHT MAXIMUM:	2 Stories or 35’
[N] MAX FROM B.O. EAVE TO T. O. PARAPET OR ROOF:	15’ Max
[O] FINISHED GRND FLOOR LEVEL:	1’ Min | 3’ Max Above Back of Sidewalk or Adjacent Lot Level
[P] FIRST FLOOR CEILING HTS:	8’ Min (*F to C)*
[Q] UPPER FLOORS CEILING HTS:	8’ Min (*F to C)*
[R] ANC. BLDG. MAX. HEIGHT	2 Stories or 30’ **(2)**

NOTE:
2. In no case shall the Ancillary Building have a height greater than that of the Main Building.

III - BUILDING TYPES

Detached Single Family Dwelling
Detached Single Family Bungalow
Duplex
Duplex Bungalow
Rear Garage

See *Section 4.0: Building Development Standards* for further details.

DIAGRAM - 3

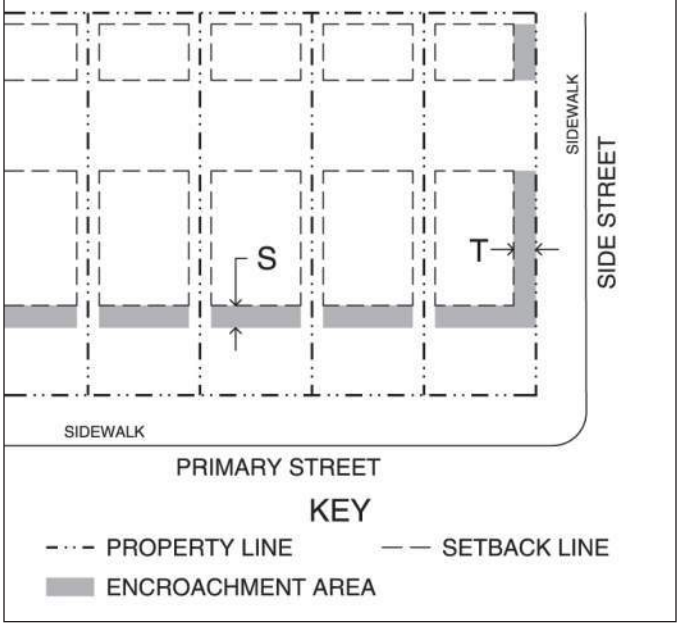
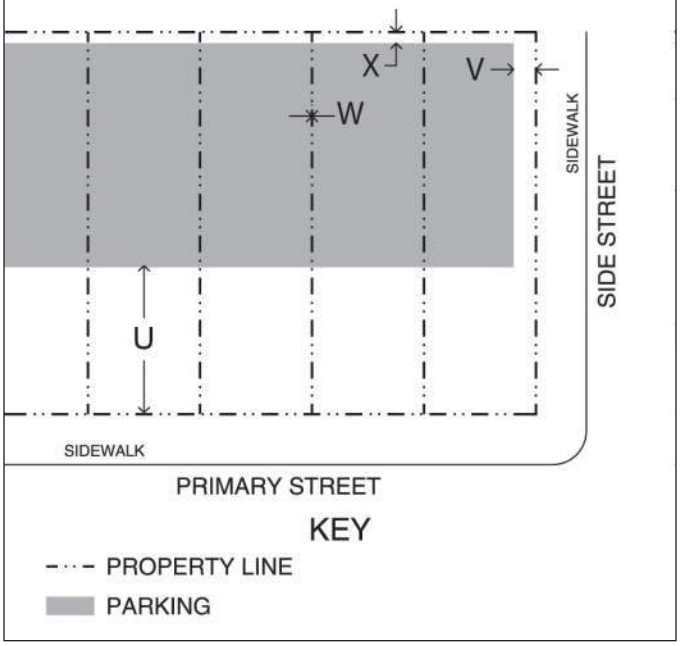


DIAGRAM - 4



IV - ENCROACHMENTS

LOCATION:

[S] PRIMARY STREET:	12’ Max
[T] SIDE STREET:	10’ Max

V - USE REQUIREMENTS

GROUND FLOOR USES:	Residential Civic / Institutional **(3)** Utilities and Services **(3)** Special **(3)**
UPPER FLOOR(S) USES:	Residential Civic / Institutional **(3)** Utilities and Services **(3)** Special **(3)**

See *Section 5.0: Use Tables* for further details.

NOTE:
3. Conditional Use.

VI - PARKING REQUIREMENTS

LOCATION:

[U] PRIMARY SETBACK:	Primary Street Build-To Line [A] plus 30’ Min
[V] SIDE STREET SETBACK:	10’ Min
[W] SIDE SETBACK:	0’ , If Surface Lot; Per Main Building if Structured Parking
[X] REAR SETBACK:	5’ Min

REQUIRED SPACES:

RESIDENTIAL USES:	One (1) Off-Street Parking **(4)** Space Per Studio / 1-Bedroom Dwelling Unit
	Two (2) Off-Street Parking **(4)** Space Per 2-Bedroom and larger Dwelling Unit
	One (1) Off-Street Parking **(4)** Space Per Cottage Court Overlay Dwelling Unit

NOTE:
4. Required space may be provided in an attached or detached garage unit.

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3.2 NEIGHBORHOOD RESIDENTIAL TYPE 2 (NR2)



INTENT STATEMENT:

The intent of this Building Envelope Standard is to regulate the physical form of the Neighborhood Residential Type 2 areas in order to preserve and enhance the integrity and quality of this primarily denser and smaller lot single-unit residential district. The area is designed to provide for denser and architecturally appropriate infill development that allows for a variety of building types, heights, and forms found in the district. This intent statement and the images shown below are advisory only.

EXAMPLES OF CHARACTER







DIAGRAM - 1

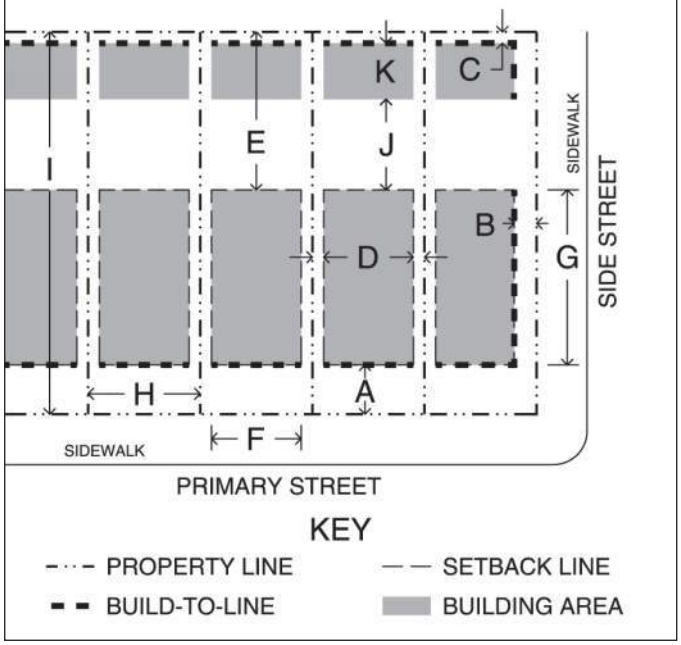
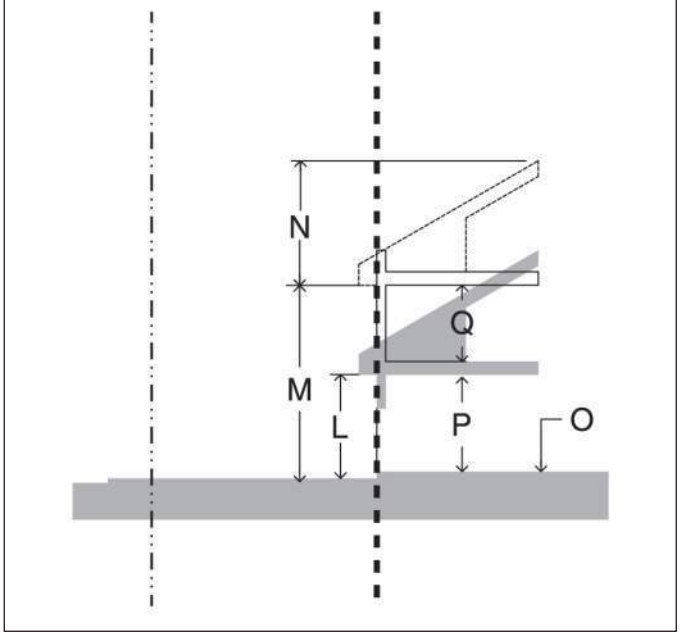


DIAGRAM - 2



I - BUILDING PLACEMENT

BUILD-TO-LINE:

[A] PRIMARY STREET:	10’ Min | 25’ Max **(1)**
[B] SIDE STREET:	10’ Min | 20’ Max
[C] REAR LOT LINE, ANC. BLDG:	5’

NOTE:
1. The Build-to-Line must match the average Front Facade Line of the Block Face; and lots with NO Primary Street or Side Street frontage (abutting adjacent properties) are exempt from the Primary Street Build-to-Line dimensional requirements, and are only required to have a five foot (5’) setback on said frontage.

SETBACK:

[D] SIDE:	5’ Min | 20’ Max
[E] REAR:	5’ Min

BUILDING FORM:

[F] PRIMARY STREET:	At least 60% of Build-to-Line
[G] SIDE ST., MAIN BLDG:	At Least 50% of Build-to-Line
[H] LOT WIDTH:	Per Existing
[I] LOT DEPTH:	Per Existing
[J] BETWEEN BLDGS:	15’ Min b/t Main & Anc. Buildings
[K] DEPTH OF ANC. BLDG:	30’ Max

II - BUILDING HEIGHT

[L] BUILDING HEIGHT MINIMUM:	1 Story or 15’
[M] BUILDING HEIGHT MAXIMUM:	2 Stories or 35’
[N] MAX FROM B.O. EAVE TO T. O. PARAPET OR ROOF:	15’ Max
[O] FINISHED GRND FLOOR LEVEL:	1’ Min | 3’ Max Above Back of Sidewalk or Adjacent Lot Level
[P] FIRST FLOOR CEILING HTS:	8’ Min (*F to C)*
[Q] UPPER FLOORS CEILING HTS:	8’ Min (*F to C)*
[R] ANC. BLDG. MAX. HEIGHT	2 Stories or 30’ **(2)**

NOTE:
2. In no case shall the Ancillary Building have a height greater than that of the Main Building.

III - BUILDING TYPES

Detached Single Family Bungalow
Duplex Bungalow
Rowhouse and Courtyard Rowhouse
Rear Garage
Carriage House

See *Section 4.0: Building Development Standards* for further details.

DIAGRAM - 3

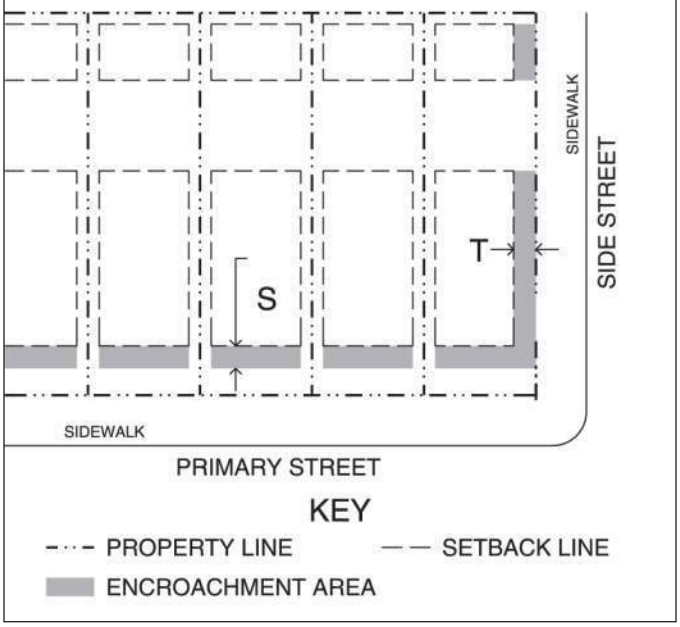
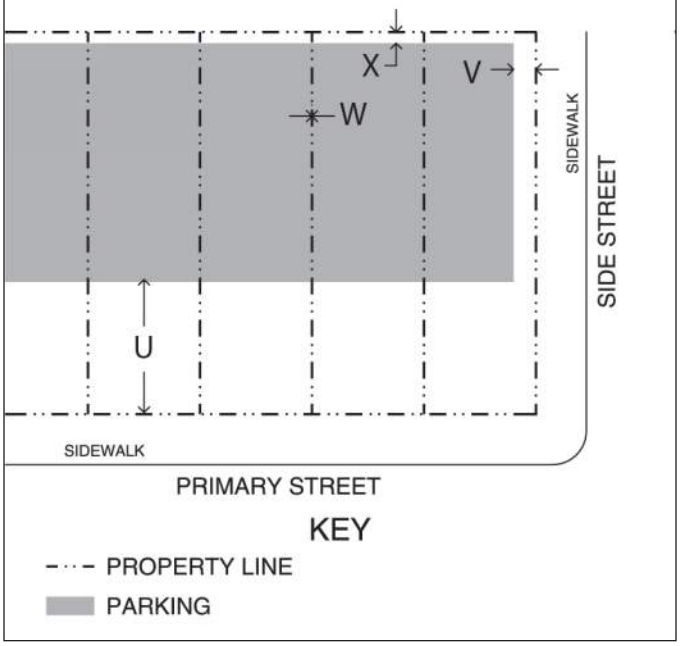


DIAGRAM - 4



IV - ENCROACHMENTS

LOCATION:

[S] PRIMARY STREET:	12’ Max
[T] SIDE STREET:	10’ Max

V - USE REQUIREMENTS

GROUND FLOOR USES:	Residential Civic / Institutional **(3)** Utilities and Services **(3)** Special **(3)**
UPPER FLOOR(S) USES:	Residential Civic / Institutional **(3)** Utilities and Services **(3)** Special **(3)**

See *Section 5.0: Use Tables* for further details.

NOTE:
3. Conditional Use.

VI - PARKING REQUIREMENTS

LOCATION:

[U] PRIMARY SETBACK:	Primary Street Build-To Line [A] plus 40’ Min
[V] SIDE STREET SETBACK:	10’ Min
[W] SIDE SETBACK:	0’, If Surface Lot; Per Main Building if Structured Parking
[X] REAR SETBACK:	5’ Min

REQUIRED SPACES:

RESIDENTIAL USES:	One (1) Off-Street Parking **(4)** Space Per Studio / 1-Bedroom Dwelling Unit
	Two (2) Off-Street Parking **(4)** Space Per 2-Bedroom and larger Dwelling Unit
	One (1) Off-Street Parking **(4)** Space Per Cottage Court Overlay Dwelling Unit

NOTE:
4. Required space may be provided in an attached or detached garage unit.

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3.3 NEIGHBORHOOD RESIDENTIAL TYPE 3 (NR3)



INTENT STATEMENT:

The intent of this Building Envelope Standard is to regulate the physical form of the Neighborhood Residential Type 3 areas in order to preserve and enhance existing historic housing while allowing for contextually-sensitive infill housing of higher density. The area is designed to provide for architecturally appropriate infill development which allows for a variety of residential building types, heights, and forms and allowing for strategic infill and redevelopment while maintaining district's detached, single-unit residential character. This intent statement and the images shown below are advisory only.

EXAMPLES OF CHARACTER







DIAGRAM - 1

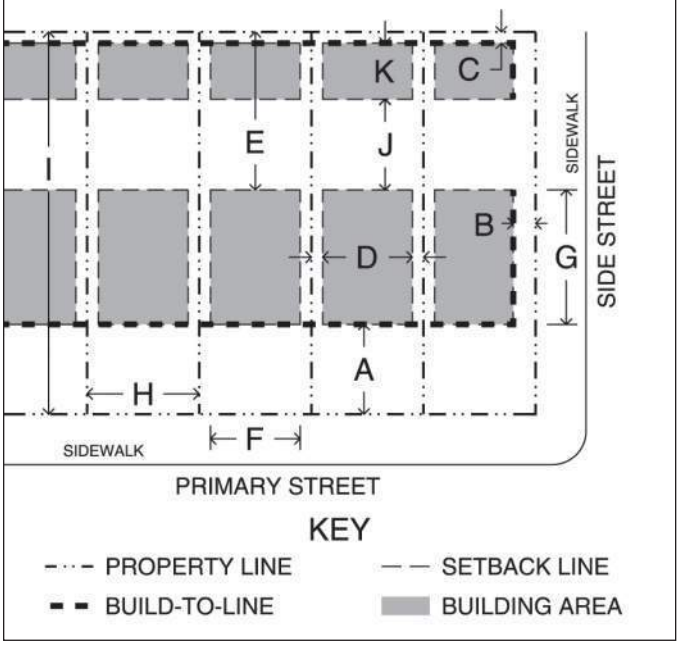
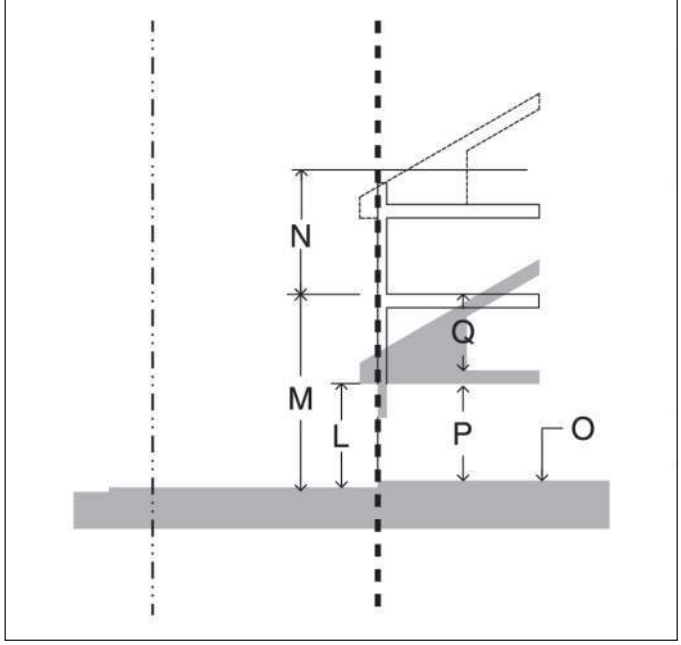


DIAGRAM - 2



I - BUILDING PLACEMENT

BUILD-TO-LINE:

[A] PRIMARY STREET:	25' Min | 50' Max **(1)**
[B] SIDE ST., ANC. & MAIN BLDG	10' Min | 25' Max
[C] REAR LOT LINE, ANC. BLDG:	5'

NOTE:
1. The Build-to-Line must match the average Front Facade Line of the Block Face; and lots with NO Primary Street or Side Street frontage (abutting adjacent properties) are exempt from the Primary Street Build-to-Line dimensional requirements, and are only required to have a five foot (5') setback on said frontage.

SETBACK:

[D] SIDE, ANC. & MAIN BLDG	10' Min | 20' Max
[E] REAR LOT LINE, MAIN BLDG:	30' Min **(2)**

NOTE:
2. Lots with NO Alley frontage (abutting adjacent properties) are exempt from the Alley, Main Building Build-to-Line dimensional requirements; and are only required to have a five foot (5') setback on said frontage.

BUILDING FORM:

[F] PRIMARY STREET:	At least 60% of Build-to-Line
[G] SIDE ST., MAIN BLDG:	At Least 25% of Build-to-Line
[H] LOT WIDTH:	Per Existing
[I] LOT DEPTH:	Per Existing
[J] BETWEEN BLDGS:	25' Min b/t Main & Anc. Buildings
[K] DEPTH OF ANC. BLDG:	30' Max

II - BUILDING HEIGHT

[L] BUILDING HEIGHT MINIMUM:	1 Story or 15'
[M] BUILDING HEIGHT MAXIMUM:	3 Stories or 45' **(3)**
[N] MAX FROM B.O. EAVE TO T. O. PARAPET OR ROOF:	15' Max
[O] FINISHED GRND FLOOR LEVEL:	1' Min | 3' Max Above Back of Sidewalk or Adjacent Lot Level
[P] FIRST FLOOR CEILING HTS:	8' Min (*F to C)*
[Q] UPPER FLOORS CEILING HTS:	8' Min (*F to C)*
[R] ANC. BLDG. MAX. HEIGHT	2 Stories or 30' **(4)**

NOTE:
3. Refer to *Section 3.9 Affordable Housing and Green Building Incentives* for height bonuses.
4. In no case shall the Ancillary Building have a height greater than that of the Main Building.

III - BUILDING TYPES

Detached Single Family Dwelling
Detached Single Family Bungalow
Duplex
Duplex Bungalow
Rowhouse and Courtyard Rowhouse
Rear Garage
Carriage House

See *Section 4.0: Building Development Standards* for further details.

DIAGRAM - 3

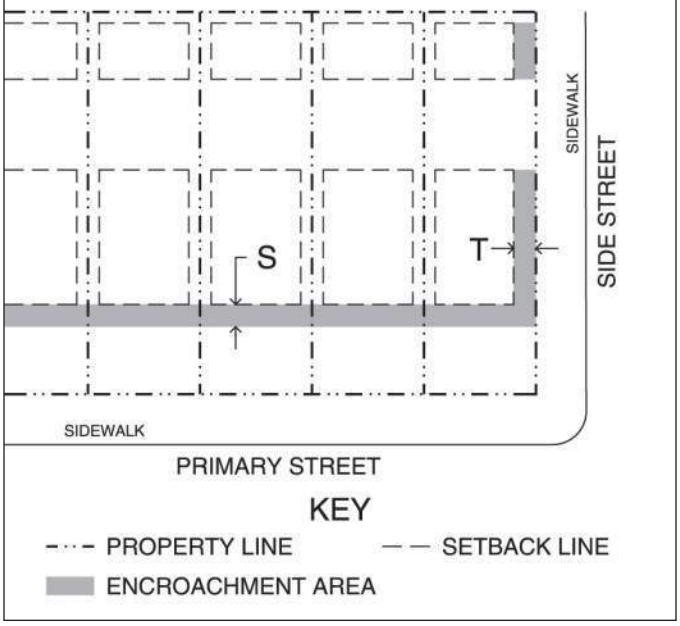
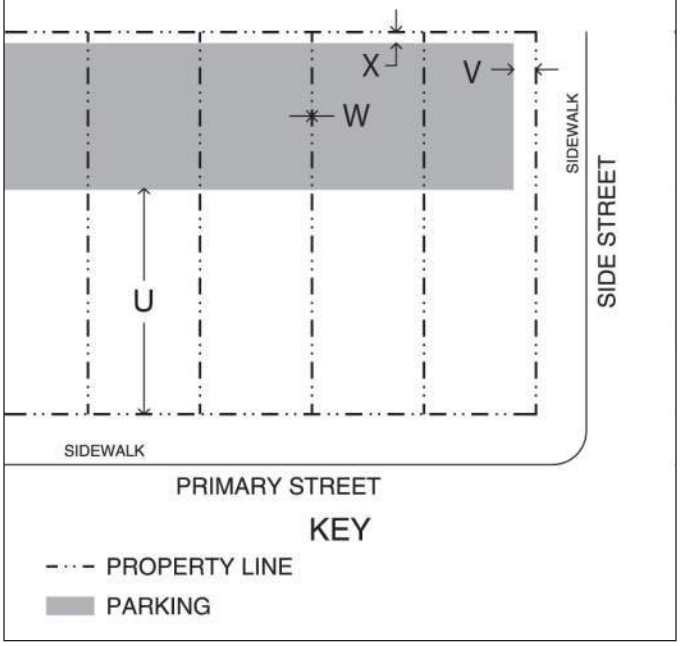


DIAGRAM - 4



IV - ENCROACHMENTS

LOCATION:

[S] PRIMARY STREET:	10’ Max
[T] SIDE STREET:	10’ Max

V - USE REQUIREMENTS

GROUND FLOOR USES:	Residential Civic / Institutional **(5)** Utilities and Services **(5)** Special **(5)**
UPPER FLOOR(S) USES:	Residential Civic / Institutional **(5)** Utilities and Services **(5)** Special **(5)**

See *Section 5.0: Use Tables* for further details.

NOTE:
5. Conditional Use.

VI - PARKING REQUIREMENTS

LOCATION:

[U] PRIMARY SETBACK:	Primary Street Build-To Line [A] plus 50’ Min
[V] SIDE STREET SETBACK:	10’ Min
[W] SIDE SETBACK:	0’ , If Surface Lot; Per Main Building if Structured Parking
[X] ALLEY SETBACK:	5’ Min

REQUIRED SPACES **(6)**:

RESIDENTIAL USES:	One (1) Off-Street Parking **(7)** Space Per Studio / 1-Bedroom Dwelling Unit
	Two (2) Off-Street Parking **(7)** Space Per 2-Bedroom and larger Dwelling Unit
	One (1) Off-Street Parking **(7)** Space Per Cottage Court Overlay Dwelling Unit

NOTE:
6. Reduced parking incentives are available for affordability and green building practices, as set forth in Section XX of the Springdale Municipal Code.
7. Required space may be provided in an attached or detached garage unit.

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3.4 NEIGHBORHOOD CENTER TYPE 1 (NC1)



INTENT STATEMENT:

The intent of this Building Envelope Standard is to regulate the Neighborhood Center Type 1 area, which is the primary Downtown retail district, in order to establish, preserve or enhance the vibrant, pedestrian oriented character of these walkable neighborhood main streets. The physical form of the buildings are regulated while allowing flexibility in use. The area is designed to provide convenient shopping and servicing establishments for persons residing in the neighborhood, so long as such uses are compatible with adjacent residential uses. This intent statement and the images shown below are advisory only.

EXAMPLES OF CHARACTER







DIAGRAM - 1

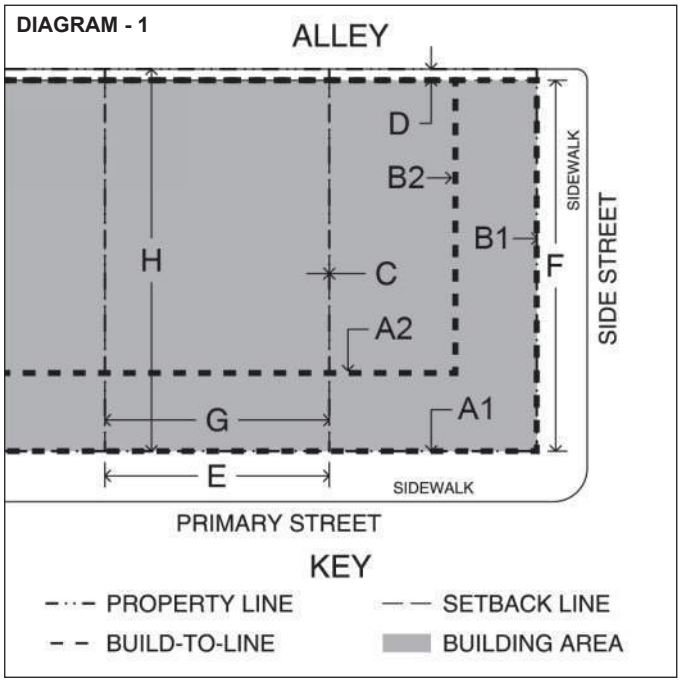
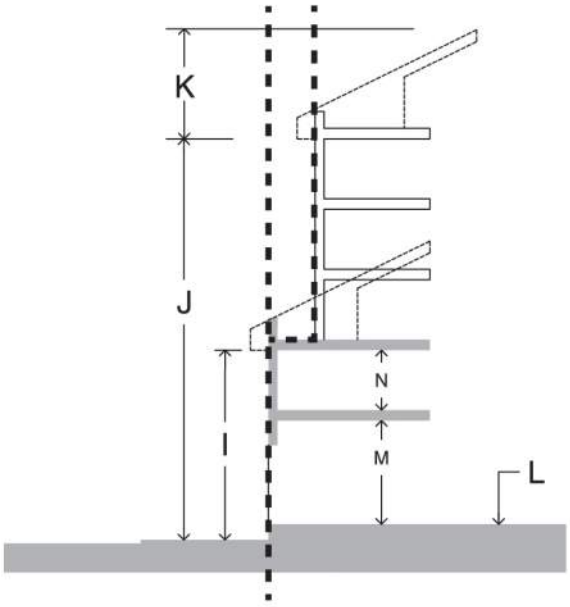


DIAGRAM - 2



I - BUILDING PLACEMENT

BUILD-TO-LINE:

[A1]	PRIMARY STREET (For First 35'):	0' **(1)**
[B1]	SIDE STREET (For First 35'):	0' **(1)**
[A2]	PRIMARY STREET (Above 35'):	1' per 1' of height above 35' **(1)**
[B2]	SIDE STREET (Above 35'):	1' per 1' of height above 35' **(1)**

NOTE:
1. Building Types with the following Frontage Types may have additional setback allowances, as per *Section 4.2 Frontage Types*: Stoop, Shopfront, and Terrace & Lighcourt (section to be provided).

SETBACK:

[C]	SIDE:	0' Min | 10' Max **(2)**
[D]	ALLEY:	5' Min | 10' Max **(3)**

NOTE:
2. Lots which share a Side Setback with lots in the Neighborhood Center Type 2 zone are required to have a Building Height Maximum of six (6) stories and seventy-five feet (75') for the first thirty feet (30') of adjacent frontage.
3. Lots with NO Alley frontage (abutting adjacent properties) are required to have a ten foot (10') setback on said frontage.

BUILDING FORM:

[E]	PRIMARY STREET:	At Least 85% of Build-to-Line
[F]	SIDE STREET:	At Least 85% of Build-to-Line
[G]	LOT WIDTH:	Per Existing
[H]	LOT DEPTH:	Per Existing

II - BUILDING HEIGHT

[I]	BUILDING HEIGHT MINIMUM:	2 Stories or 35'
[J]	BUILDING HEIGHT MAXIMUM:	5 Stories or 65' **(4)**
[K]	MAX FROM B.O. EAVE TO T. O. PARAPET OR ROOF:	15' Max
[L]	FINISHED GRND FLOOR LEVEL:	6" Max Above Back of Sidewalk Or Adjacent Lot Level
[M]	FIRST FLOOR CEILING HTS:	12' Min | 25' Max (*F to C)*
[N]	UPPER FLOORS CEILING HTS:	8' Min | 15' Max (*F to C)*
[N1]	MEZZANINES AND PODIUMS:	Mezzanines and Podiums Greater Than 3/4 of the Floor Plate Area Shall Be Counted as a Full Story

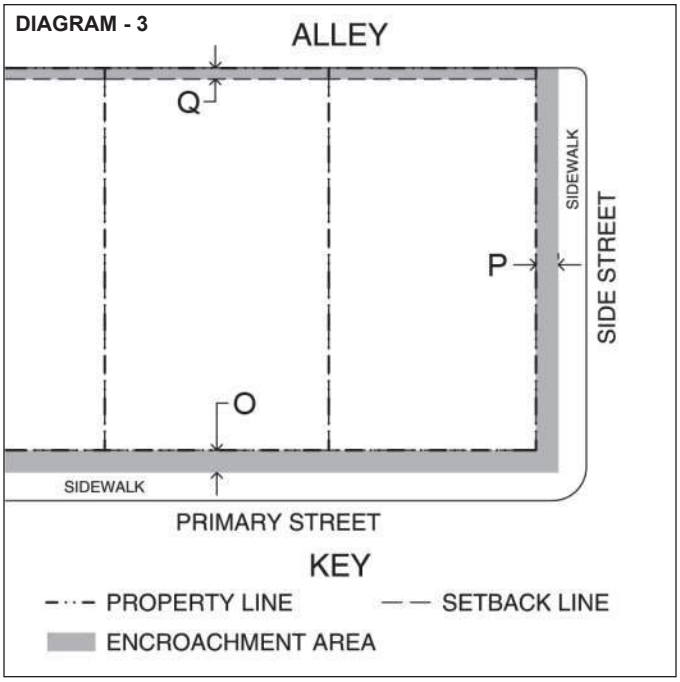
NOTE:
4. Refer to *Section 3.9 Affordable Housing and Green Building Incentives* for height bonuses.

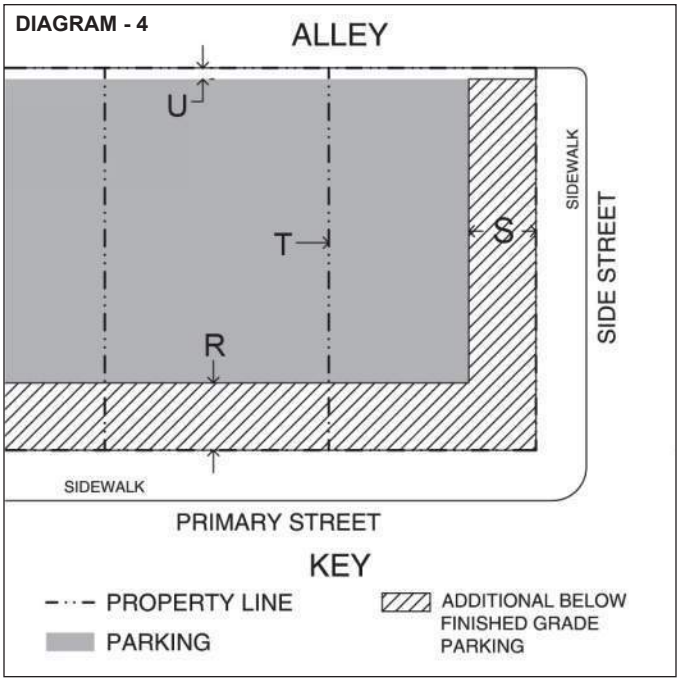
III - BUILDING TYPES

Commercial Block Building
Live / Work Units **(5)**
Liner Building
Civic / Institutional **(6)**

NOTE:
5. The Live / Work Units Building Type shall be allowed as a conditional Building Type in Neighborhood Center Type 1.
6. The Civic / Institutional Building Type shall be allowed as a conditional Building Type in Neighborhood Center Type 1.

See *Section 4.0: Building Development Standards* for further details.





IV - ENCROACHMENTS

LOCATION:

[O] PRIMARY STREET:	10' Max
[P] SIDE STREET:	10' Max
[Q] ALLEY:	5' Max **(7)(8)**

NOTE:
7. If no alley is present, no rear encroachment is allowed.
8. If the setback from an existing alley is less than five feet (5'), the allowed encroachment shall be equal to or less than existing setback dimension.

V - USE REQUIREMENTS

GROUND FLOOR:	Primary Retail **(9)** Secondary Retail **(9)** Office **(9)** Civic / Institutional **(9)(10)** Utilities and Services **(9)(10)** Special **(9)(10)**
UPPER FLOOR(S):	Residential Office Civic / Institutional **(10)** Utilities and Services **(10)** Special **(10)**

NOTE:
9. On Emma Avenue, only Primary Retail is allowed; and must be accessed through Direct Frontage onto the street.
10. Conditional Use.

See *Section 5.0: Use Tables* for further details.

VI - PARKING REQUIREMENTS

LOCATION:

[R] PRIMARY STREET SETBACK:	30' Min
[S] SIDE STREET SETBACK:	30' Min
[T] SIDE SETBACK:	0'
[U] ALLEY SETBACK:	12' Min

REQUIRED SPACES **(11)**:

OFFICE USES:	
< 10,000 NET SQ FT:	No Off-Street Parking Requirement
> 10,000 NET SQ FT:	One (1) Space Per 1,250 NET SQ FT in Excess of the 10,000 NET SQ FT **(12)(13)**
PRIMARY RETAIL USES:	No Off-Street Parking Requirement
ASSEMBLY USES:	One (1) Space per Four (4) Seats Maximum Occupancy to be Determined by the Fire Marshall
RESIDENTIAL USES:	One-half (0.5) Spaces Per Dwelling Unit Not to Exceed Two (2) Spaces Per Dwelling Unit **(12)(13)(14)**
SECONDARY RETAIL USES:	
< 10,000 NET SQ FT:	No Off-Street Parking Requirement
> 10,000 NET SQ FT:	One (1) Space Per 1,250 NET SQ FT in Excess of the 10,000 NET SQ FT **(12)(13)**

NOTE:
11. Reduced parking incentives are available for affordability and green building practices, as set forth in Section XX of the Springdale Municipal Code.
12. Existing on-street parking spaces located within 300 feet of the lot boundary may count toward parking space requirements.
13. Parking spaces in shared use off-street parking lots or parking structures located within 1,200 feet of the lot boundary may count toward parking space requirements
14. For developments with more than 50 dwelling units, one (1) additional parking space shall be provided for each ten (10) dwelling units.

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3.5 NEIGHBORHOOD CENTER TYPE 2 (NC2)



INTENT STATEMENT:

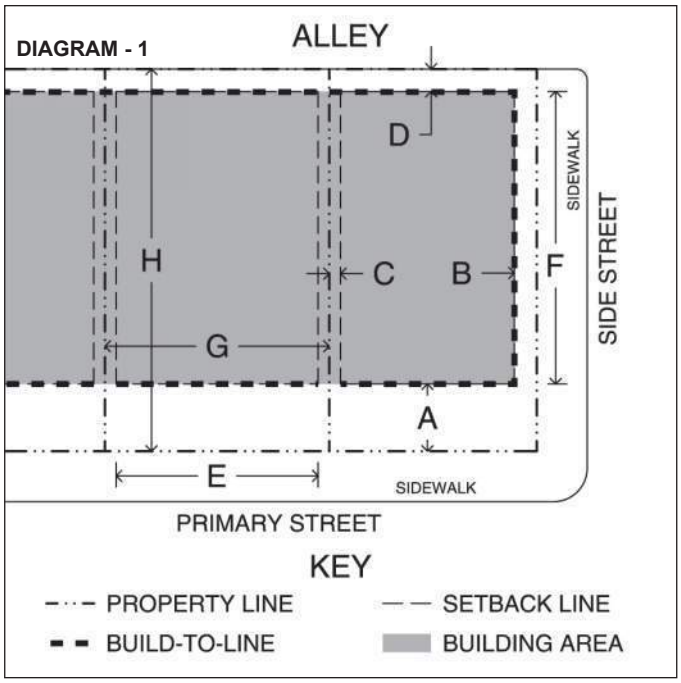
The intent of this Building Envelope Standard is to regulate the physical form of the Neighborhood Center Type 2 areas, which are typically neighborhood mixed-use areas, in order to establish, preserve or enhance the existing vibrant, pedestrian-oriented character of these areas while allowing flexibility in use. The physical form of these mixed-use areas follow the existing pattern of the area wherein there is a great variety of building types set back from the sidewalk with a common front yard or front courtyard. This intent statement and the images shown below are advisory only.

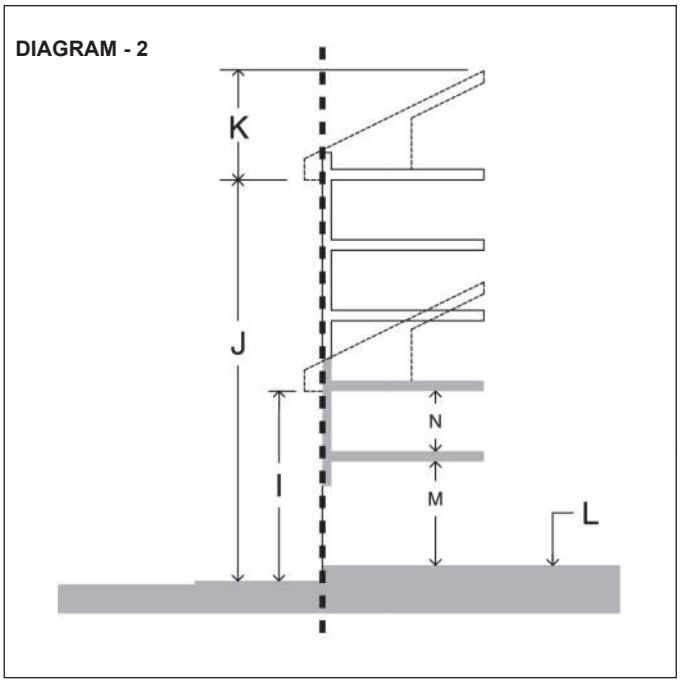
EXAMPLES OF CHARACTER











I - BUILDING PLACEMENT

BUILD-TO-LINE:

[A] PRIMARY STREET:	10' Min | 25' Max **(1)**
[B] SIDE STREET:	10' Min | 25' Max

SETBACK:

[C] SIDE:	0' Min | 10' Max **(2)**
[D] ALLEY:	5' Min | 10' Max **(3)**

BUILDING FORM:

[E] PRIMARY STREET:	At Least 85% of Build-to-Line **(4)**
[F] SIDE STREET:	At Least 25% of Build-to-Line
[G] LOT WIDTH:	Per Existing
[H] LOT DEPTH:	Per Existing

NOTE:

1. The Build-to-Line must match the average Front Facade Line of the Block Face; and lots with NO Primary Street frontage (abutting adjacent properties) are exempt from the Primary Street Build-to-Line dimensional requirements; and are only required to have a five foot (5') setback on said frontage.
2. For buildings with Dwelling Units primarily opening to side yards, Side Setback is required to be ten feet (10'). Buildings higher than three (3) stories or forty feet (40') are required to have a ten foot (10') Side Setback.
3. Lots with NO Alley Frontage (abutting adjacent properties) are required to have a ten foot (10') setback on said Frontage.
4. The percentage (%) for the Primary Street can be adjusted to fifty percent (50%) in the case of the following Building Types: Courtyard Rowhouse and Courtyard Building.

II - BUILDING HEIGHT

[I] BUILDING HEIGHT MINIMUM:	2 Stories or 35'
[J] BUILDING HEIGHT MAXIMUM:	3 stories or 45' **(5)(6)**
[K] MAX FROM B.O. EAVE TO T. O. PARAPET OR ROOF:	15' Max
[L] FINISHED GRND FLOOR LEVEL:	6" Min | 3' Max Back of Sidewalk Or Adjacent Lot Level For Residential; All Other Uses are Max 6"
[M] FIRST FLOOR CEILING HTS:	8' Min (*F to C)*
[N] UPPER FLOORS CEILING HTS:	8' Min (*F to C)*
[N1] MEZZANINES AND PODIUMS:	Mezzanines and Podiums Greater Than 3/4 of the Floor Plate Area Shall Be Counted as a Full Story

NOTE:

5. On lots fronting Thompson Street (U.S. 71B) the Building Height Maximum is five (5) stories and sixty-five feet (65').
6. Refer to *Section 3.9 Affordable Housing and Green Building Incentives* for height bonuses.

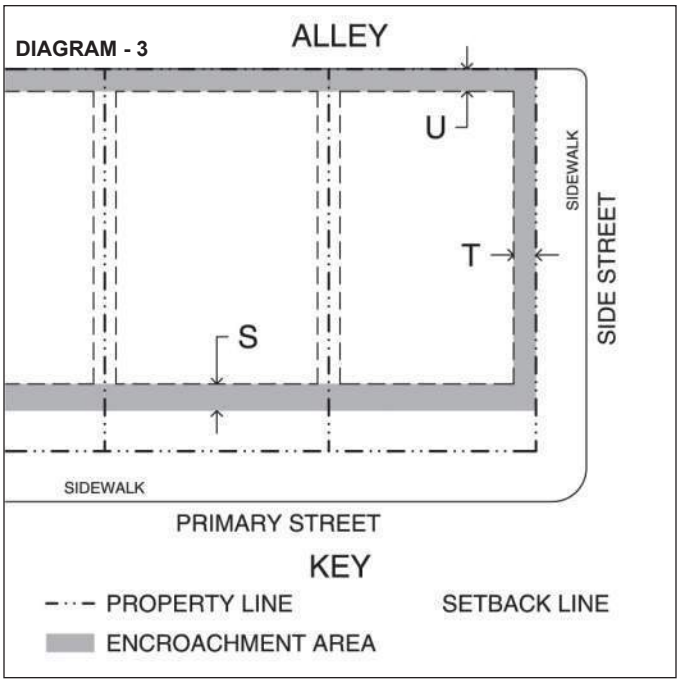
III - BUILDING TYPES

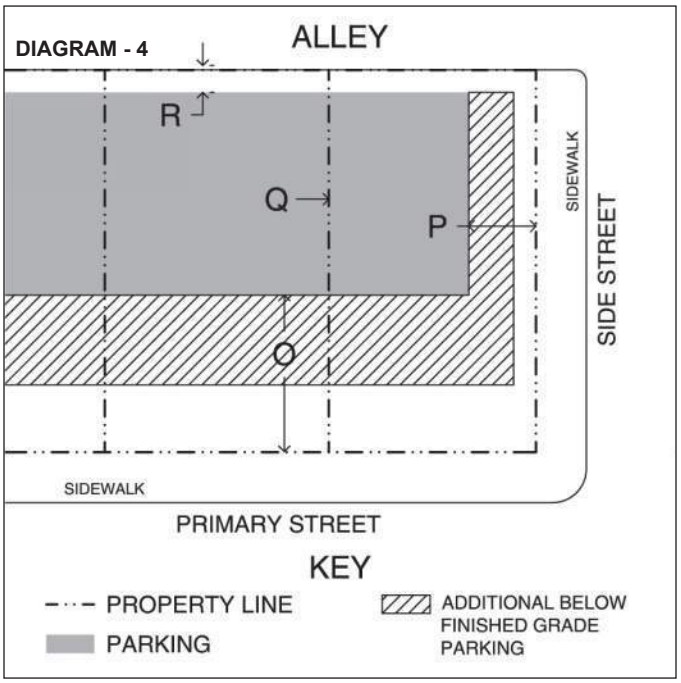
Duplex
Triplex and Fourplex
Rowhouse and Courtyard Rowhouse
Stacked Flats
Courtyard Building
Commercial Block Building
Live / Work Units
Liner Building
Civic / Institutional **(7)**
Rear Garage **(8)**
Carriage House **(8)**

NOTE:

7. The Civic / Institutional Building Type shall be allowed as a conditional Building Type in Neighborhood Center Type 2.
8. The Rear Garage and Carriage House Building Types shall be allowed as an accessory building to the Duplex; Triplex and Fourplex; Rowhouse and Courtyard Rowhouse; and Stacked Flats.

See *Section 4.0: Building Development Standards* for further details.





IV - ENCROACHMENTS

LOCATION:

[S] PRIMARY STREET:	12’ Max
[T] SIDE STREET:	10’ Max
[U] ALLEY:	5’ Max **(9)(10)**

NOTE:

9. If no alley is present, no rear encroachment is allowed.
10. If the setback from an existing alley is less than five feet (5’), the allowed encroachment shall be equal to or less than existing setback dimension.

V - USE REQUIREMENTS

GROUND FLOOR:	Residential **(11)** Primary Retail Secondary Retail Office Civic / Institutional **(12)** Utilities and Services **(12)** Special **(12)**
UPPER FLOOR(S):	Residential **(11)** Office Special **(12)**

NOTE:

11. On the following streets, ONLY residential uses are permitted on the both the Ground Floor and Upper Floor(s): E. Maple Street; Robert Circle; S. Water Street; Jason Court; Cormay Court; E. Grove Avenue; Allen Avenue; and S. Cleveland Street. No other uses are permitted.
12. Conditional Use.

See *Section 5.0: Use Tables* for further details.

VI - PARKING REQUIREMENTS

LOCATION:

[O] PRIMARY STREET SETBACK:	30’ Min
[P] SIDE STREET SETBACK:	30’ Min
[Q] SIDE SETBACK:	0’ , If Surface Lot / Per Main Building If Structured Parking
[R] ALLEY SETBACK:	5’ Min

REQUIRED SPACES **(13)**:

OFFICE USES:	
< 10,000 NET SQ FT:	No Off-Street Parking Requirement
> 10,000 NET SQ FT:	One (1) Space Per 1,250 NET SQ FT in Excess of the 10,000 NET SQ FT **(14)(15)**
PRIMARY RETAIL USES:	No Off-Street Parking Requirement
ASSEMBLY USES:	One (1) Space per Four (4) Seats Maximum Occupancy to be Determined by the Fire Marshall
RESIDENTIAL USES:	One-half (0.5) Spaces Per Dwelling Unit Not to Exceed Two (2) Spaces Per Dwelling Unit **(14)(15)(16)**
SECONDARY RETAIL USES:	
< 10,000 NET SQ FT:	No Off-Street Parking Requirement
> 10,000 NET SQ FT:	One (1) Space Per 1,250 NET SQ FT in Excess of the 10,000 NET SQ FT **(14)(15)**

NOTE:

13. Reduced parking incentives are available for affordability and green building practices, as set forth in Section XX of the Springdale Municipal Code.
14. Existing on-street parking spaces located within 300 feet of the lot boundary may count toward parking space requirements.
15. Parking spaces in shared use off-street parking lots or parking structures located within 1,200 feet of the lot boundary may count toward parking space requirements
16. For developments with more than 50 dwelling units, one (1) additional parking space shall be provided for each ten (10) dwelling units.

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3.6 CAMPUS TYPE 1 (C1)



INTENT STATEMENT:

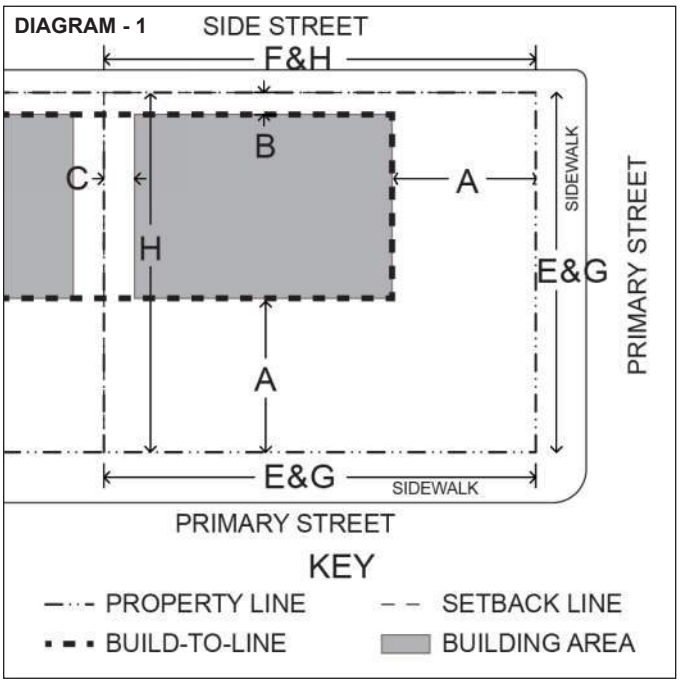
The intent of this Building Envelope Standard is to regulate the physical form of large (10 acres or larger) Campus developments, defined as large-lot developments with multiple Building Types. Campuses are singular, identifiable sites within the district, bounded by public streets, and featuring unifying characteristics and deep, landscaped setbacks on public street frontages. The area is designed to allow for a variety of business, industrial, institutional, and academic uses while maintaining and supporting a vibrant urban character. This intent statement and the images shown below are advisory only.

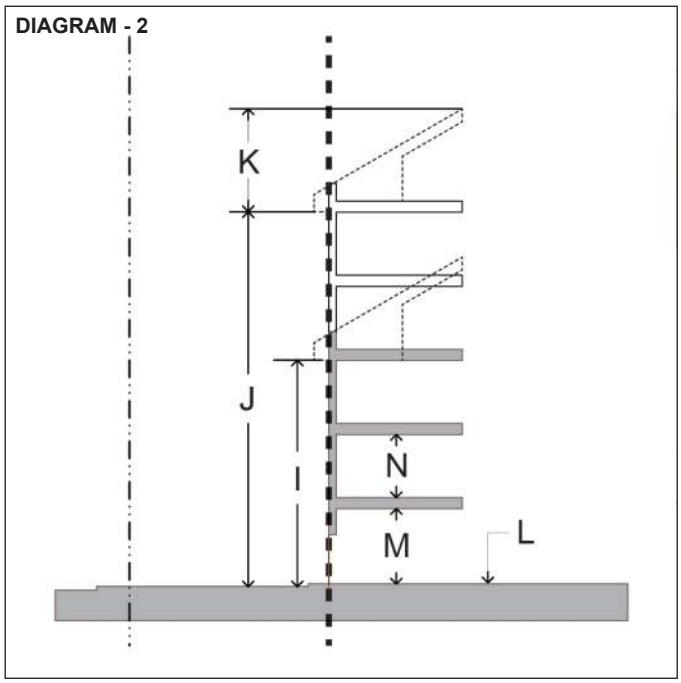
EXAMPLES OF CHARACTER











I - BUILDING PLACEMENT

BUILD-TO-LINE:

[A] PRIMARY STREET:	50’ Min | No Max **(1)**
[B] SIDE STREET:	0’ Min | No Max **(2)**

SETBACK:

[C] SIDE:	5’ Min | 10’ Max **(3)**
[D] ALLEY:	Not Applicable **(3)(4)**

BUILDING FORM:

[E] PRIMARY STREET:	At Least 40% of Build-to-Line
[F] SIDE STREET:	At Least 40% of Build-to-Line
[G] LOT WIDTH:	At Least 700’ **(5)**
[H] LOT DEPTH:	At Least 625’ **(5)**

NOTE:

1. On all lots, a minimum of two (2) bounding streets must be Primary Streets.
2. Lots may be bounded by Side Streets on the remaining lot lines.
3. Private streets, driveways, and alleys that are internal to the lot shall not be subject to setback requirements; and when the conditions enumerated in the Build-to-Line requirements are fulfilled, side setbacks shall apply to remaining lot lines.
4. Where alleys are present, setbacks shall be from five feet (5’) to ten feet (10’)
5. Lots shall have a minimum area of ten (10) acres, irrespective of lot dimensions; and lot dimensions and lot area shall be measured either (A) by individual lot or parcel; (B) by multiple contiguous lots or parcels under single ownership; or (C) by multiple contiguous lots or parcels agglomerated by a legally-enforcable development agreement.

II - BUILDING HEIGHT

[I] BUILDING HEIGHT MINIMUM:	2 Stories or 30’ **(6)**
[J] BUILDING HEIGHT MAXIMUM:	No Max
[K] MAX FROM B.O. EAVE TO T. O. PARAPET OR ROOF:	15’ Max
[L] FINISHED GRND FLOOR LEVEL:	2’ Min | 3’ Max Back of Sidewalk Or Adjacent Lot Level For Residential; All Other Uses are Max 6”
[M] FIRST FLOOR CEILING HTS:	12’ Min | 25’ Max (*F to C*)
[N] UPPER FLOORS CEILING HTS:	8’ Min | 15’ Max (*F to C)*
[N1] MEZZANINES AND PODIUMS:	Mezzanines and Podiums Greater Than 1/3 of the Floor Plate Area Shall Be Counted as a Full Story

NOTE:

6. Building Heights for buildings interior to the campus block are not required to meet the building height minimum.

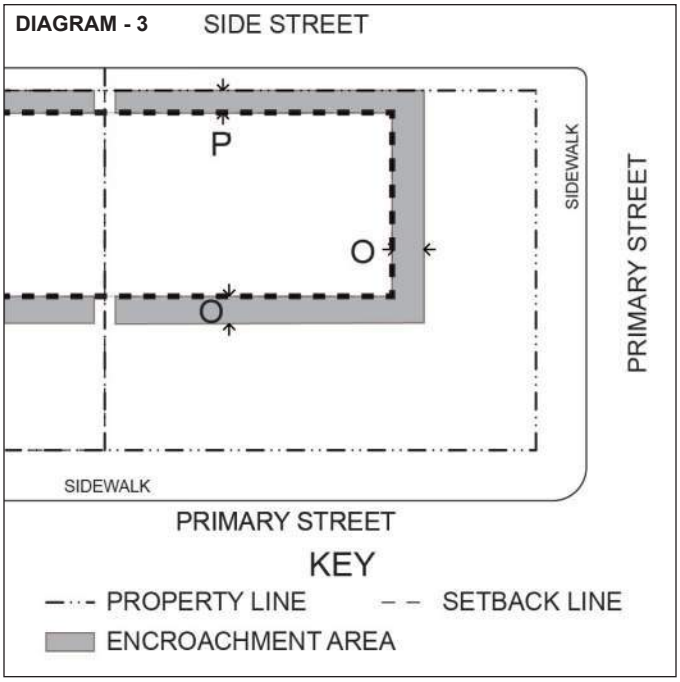
III - BUILDING TYPES

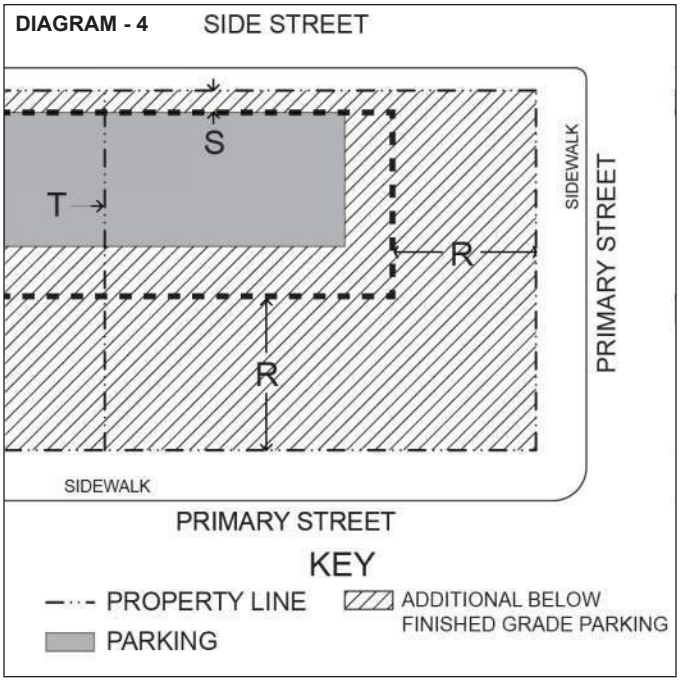
Commercial Block Building **(7)**
Live / Work Units **(7)**
Liner Building **(7)**
Civic / Institutional Building **(7)**

NOTE:

7. This Building Envelope Standard allows multiple Building Types per lot.

See *Section 4.0: Building Development Standards* for further details.





IV - ENCROACHMENTS

LOCATION:

[O] PRIMARY STREET:	10’ Max
[P] SIDE STREET:	10’ Max
[Q] ALLEY:	5’ Max

V - USE REQUIREMENTS

GROUND FLOOR:	Primary Retail Secondary Retail Office Civic / Institutional Utilities and Services **(8)** Special **(8)**
UPPER FLOOR(S):	Residential Office Civic / Institutional Utilities and Services **(8)** Special **(8)**

NOTE:
8. Conditional Use.

See *Section 5.0: Use Tables* for further details.

VI - PARKING REQUIREMENTS

LOCATION:

[R] PRIMARY STREET SETBACK:	30’ Min
[S] SIDE STREET SETBACK:	30’ Min
[T] SIDE SETBACK:	0’ , If Surface Lot | Per Main Building If Structured Parking
[U] ALLEY SETBACK:	5’ Min

REQUIRED SPACES:

OFFICE USES:	
< 10,000 NET SQ FT:	No Off-Street Parking Requirement
> 10,000 NET SQ FT:	One (1) Space Per 1,250 NET SQ FT in Excess of the 10,000 NET SQ FT **(9)(10)**
PRIMARY RETAIL USES:	No Off-Street Parking Requirement
ASSEMBLY USES:	One (1) Space per Four (4) Seats Maximum Occupancy to be Determined by the Fire Marshall
CIVIC / INSTITUTIONAL USES:	One (1) Space per 300 NET SQ FT
RESIDENTIAL USES:	One-half (0.5) Spaces Per Dwelling Unit Not to Exceed Two (2) Spaces Per Dwelling Unit **(9)(10)(11)**
SECONDARY RETAIL USES:	
< 10,000 NET SQ FT:	No Off-Street Parking Requirement
> 10,000 NET SQ FT:	One (1) Space Per 1,250 NET SQ FT in Excess of the 10,000 NET SQ FT **(9)(10)**

NOTE:
9. Existing on-street parking spaces located within 300 feet of the lot boundary may count toward parking space requirements.
10. Parking spaces in shared use off-street parking lots or parking structures located within 1,200 feet of the lot boundary may count toward parking space requirements
11. For developments with more than 50 dwelling units, one (1) additional parking space shall be provided for each ten (10) dwelling units.

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3.7 CAMPUS TYPE 2 (C2)



INTENT STATEMENT:

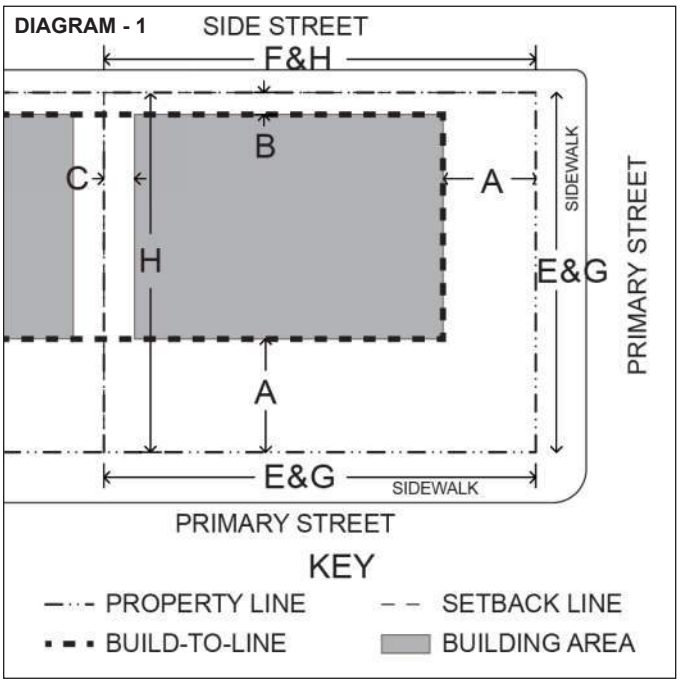
The intent of this Building Envelope Standard is to regulate the physical form of small (5 to 10 acre) Campus developments, defined as large-lot developments with multiple Building Types. Campuses are singular, identifiable sites within the district, bounded by public streets and typically featuring unifying characteristics. The area is designed to allow for a variety of business, industrial, institutional, and academic uses while maintaining and supporting an active streetscape and a vibrant urban character. This intent statement and the images shown below are advisory only.

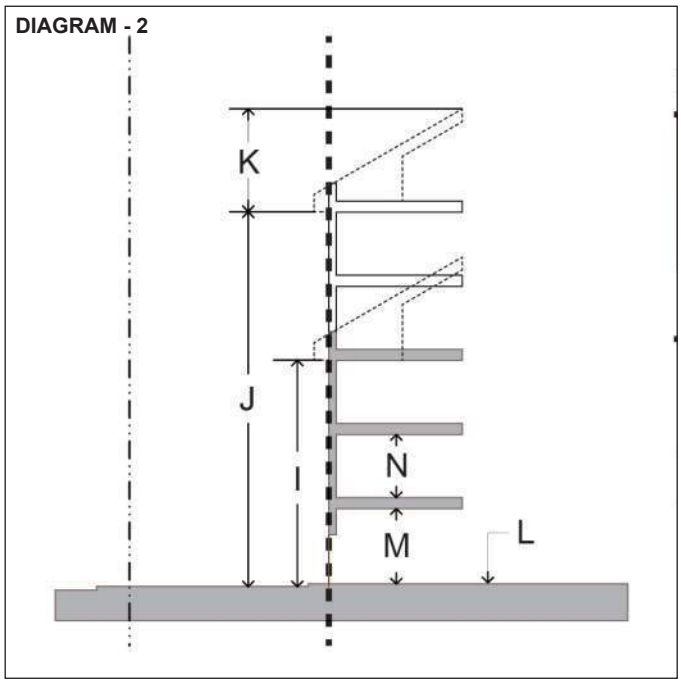
EXAMPLES OF CHARACTER











I - BUILDING PLACEMENT

BUILD-TO-LINE:

[A] PRIMARY STREET:	30’ Min | 80’ Max **(1)**
[B] SIDE STREET:	0’ Min | 50’ Max **(2)**

SETBACK:

[C] SIDE:	5’ Min | 10’ Max **(3)**
[D] ALLEY:	Not Applicable **(3)(4)**

BUILDING FORM:

[E] PRIMARY STREET:	At Least 60% of Build-to-Line
[F] SIDE STREET:	At Least 60% of Build-to-Line
[G] LOT WIDTH:	At Least 500’ **(5)**
[H] LOT DEPTH:	At Least 425’ **(5)**

NOTE:

1. On all lots, a minimum of two (2) bounding streets must be Primary Streets.
2. Lots may be bounded by Side Streets on the remaining lot lines.
3. Private streets, driveways, and alleys that are internal to the lot shall not be subject to setback requirements; and when the conditions enumerated in the Build-to-Line requirements are fulfilled, side setbacks shall apply to remaining lot lines.
4. Where alleys are present, setbacks shall be from five feet (5’) to ten feet (10’)
5. Lots shall have a minimum area of five (5) acres, irrespective of lot dimensions; and lot dimensions and lot area shall be measured either (A) by individual lot or parcel; (B) by multiple contiguous lots or parcels under single ownership; or (C) by multiple contiguous lots or parcels agglomerated by a legally-enforcable development agreement.

II - BUILDING HEIGHT

[I] BUILDING HEIGHT MINIMUM:	2 Stories or 30’ **(6)**
[J] BUILDING HEIGHT MAXIMUM:	5 Stories or 65’ **(6)**
[K] MAX FROM B.O. EAVE TO T. O. PARAPET OR ROOF:	15’ Max
[L] FINISHED GRND FLOOR LEVEL:	2’ Min | 3’ Max Back of Sidewalk Or Adjacent Lot Level For Residential; All Other Uses are Max 6”
[M] FIRST FLOOR CEILING HTS:	12’ Min | 25’ Max (*F to C*)
[N] UPPER FLOORS CEILING HTS:	8’ Min | 15’ Max (*F to C)*
[N1] MEZZANINES AND PODIUMS:	Mezzanines and Podiums Greater Than 1/3 of the Floor Plate Area Shall Be Counted as a Full Story

NOTE:

6. Building Heights for buildings interior to the campus block are not required to meet the building height minimum.

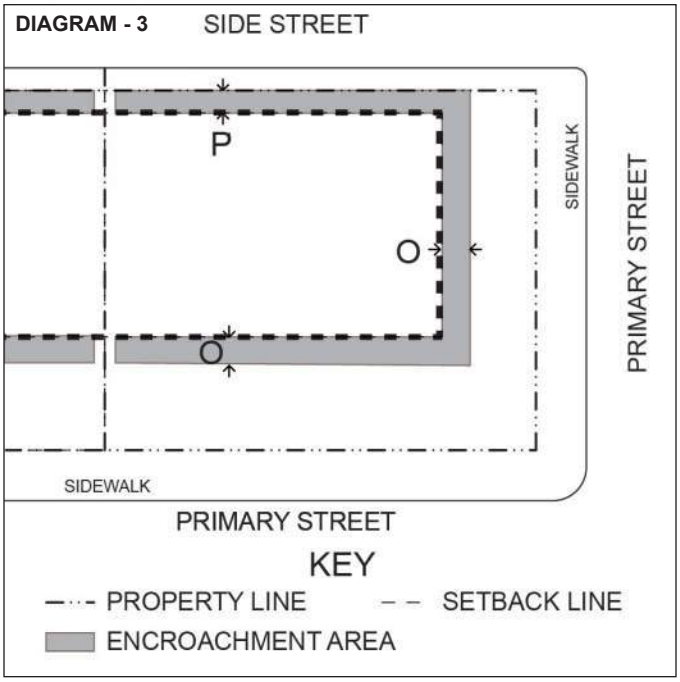
III - BUILDING TYPES

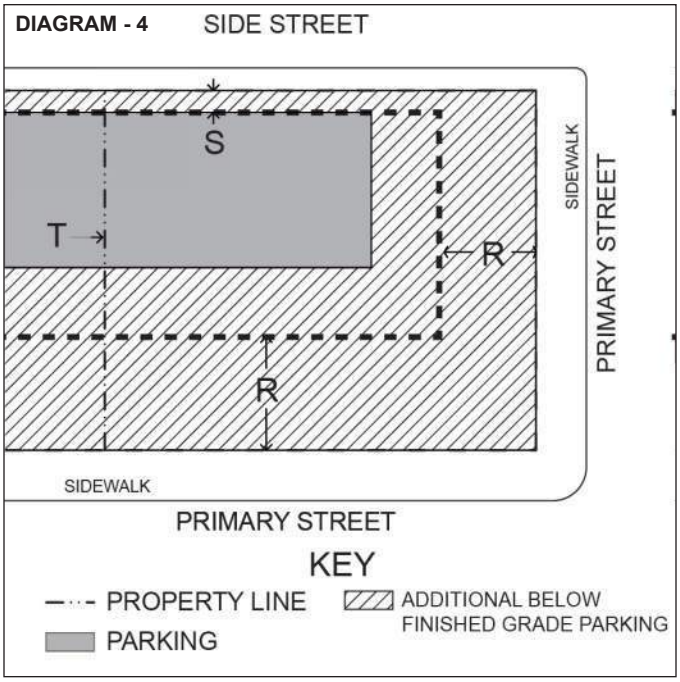
Commercial Block Building **(7)**
Live / Work Units **(7)**
Liner Building **(7)**
Civic / Institutional Building **(7)**

NOTE:

7. This Building Envelope Standard allows multiple Building Types per lot.

See *Section 4.0: Building Development Standards* for further details.





IV - ENCROACHMENTS

LOCATION:

[O] PRIMARY STREET:	10' Max
[P] SIDE STREET:	10' Max
[Q] ALLEY:	5' Max

V - USE REQUIREMENTS

GROUND FLOOR:	Primary Retail Secondary Retail Office Civic / Institutional Utilities and Services **(8)** Special **(8)**
UPPER FLOOR(S):	Residential Office Civic / Institutional Utilities and Services **(8)** Special **(8)**

NOTE:
8. Conditional Use.

See *Section 5.0: Use Tables* for further details.

VI - PARKING REQUIREMENTS

LOCATION:

[R] PRIMARY STREET SETBACK:	30' Min
[S] SIDE STREET SETBACK:	30' Min
[T] SIDE SETBACK:	0' , If Surface Lot | Per Main Building If Structured Parking
[U] ALLEY SETBACK:	5' Min

REQUIRED SPACES:

OFFICE USES:	
< 10,000 NET SQ FT:	No Off-Street Parking Requirement
> 10,000 NET SQ FT:	One (1) Space Per 1,250 NET SQ FT in Excess of the 10,000 NET SQ FT **(9)(10)**
PRIMARY RETAIL USES:	No Off-Street Parking Requirement
ASSEMBLY USES:	One (1) Space per Four (4) Seats Maximum Occupancy to be Determined by the Fire Marshall
CIVIC / INSTITUTIONAL USES:	One (1) Space per 300 NET SQ FT
RESIDENTIAL USES:	One-half (0.5) Spaces Per Dwelling Unit Not to Exceed Two (2) Spaces Per Dwelling Unit **(9)(10)(11)**
SECONDARY RETAIL USES:	
< 10,000 NET SQ FT:	No Off-Street Parking Requirement
> 10,000 NET SQ FT:	One (1) Space Per 1,250 NET SQ FT in Excess of the 10,000 NET SQ FT **(9)(10)**

NOTE:
9. Existing on-street parking spaces located within 300 feet of the lot boundary may count toward parking space requirements.
10. Parking spaces in shared use off-street parking lots or parking structures located within 1,200 feet of the lot boundary may count toward parking space requirements
11. For developments with more than 50 dwelling units, one (1) additional parking space shall be provided for each ten (10) dwelling units.

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3.8 COTTAGE COURT SPECIAL OVERLAY DISTRICT (SD)



INTENT STATEMENT:

The intent of this Special Overlay District is to regulate the development of two (2) or more primary residential buildings (as opposed to the development of one [1] primary residential building and [1] ancillary building) on either (1) a single parcel; (2) an assemblage of multiple contiguous parcels under single ownership; or (3) an assemblage of multiple contiguous parcels under multiple ownership, subject to legally-enforceable development agreement among the multiple owners. This Overlay will provide more dense and diverse housing units types in various different Building Envelope Standard (BES) Districts, which are appropriate to each District in scale, massing, and architectural character.

EXAMPLES OF CHARACTER







I - REQUIREMENTS FOR PARCELS

In order to be eligible for the Special Overlay, parcels or assemblages of contiguous parcels shall conform to the following requirements:

A. Parcels or assemblages of contiguous parcels shall be located in one of the following Building Envelope Standard (BES) Districts:
   i. *Neighborhood Residential Type 2 (NR2)*
   ii. *Neighborhood Residential Type 3 (NR3)*
   iii. *Neighborhood Center Type 2 (NC2)*

B. Parcels or assemblages of contiguous parcels shall have a minimum area of one-half (0.5) acres.

C. Parcels or assemblages of contiguous parcels shall have direct access to a minimum of one (1) public street.

D. Assemblages of contiguous parcels shall either:
   i. Be owned by a single owner; or
   ii. Be owned by multiple owners under a legally-enforceable development agreement to which all owners are party.

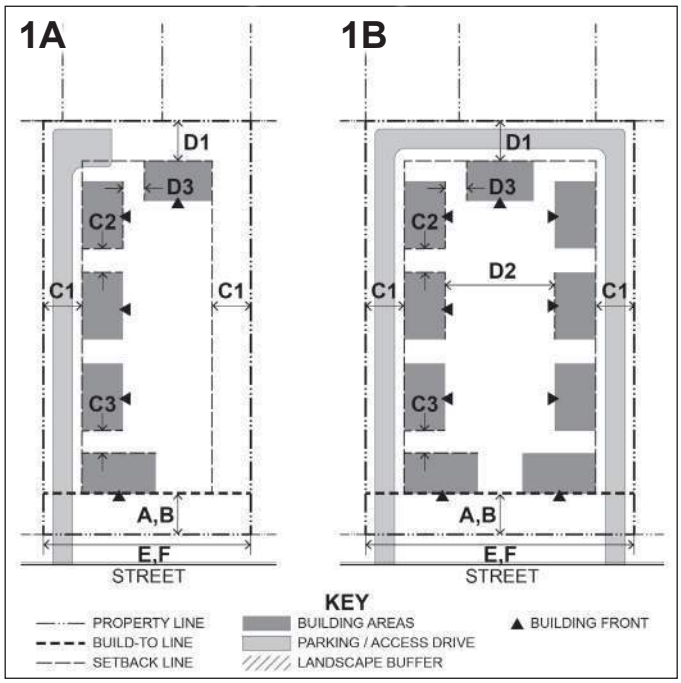
E. If assemblages of parcels are located in multiple BES Districts, all Special Overlay District requirements referencing BES District Standards shall use the BES District for which each parcel is classified.

F. Example site layout on typical existing parcel configurations are provided in this section for illustrative purposes only.

G. Site plans shall be subject to approval by the Springdale Fire Department.

H. Ancillary Buildings are not permitted in the Special Overlay District.

SITE LAYOUT DIAGRAM, EXAMPLE 1A, 1B



II - BUILDING PLACEMENT

BUILD-TO-LINE:

[A] PRIMARY STREET:	Per BES District (in which located) **(1)**
[B] SIDE STREET:	Per BES District **(1)**

SETBACK:

[C1] SIDE:	Per BES District **(1)**
[C2] BLDG SIDE-TO-BLDG SIDE:	5' Min (between buildings) **(3)**
[C3] BLDG SIDE-TO-BLDG REAR:	5' Min (between buildings) **(3)**
[D1] REAR / ALLEY:	Per BES District **(1)(2)**
[D2] BLDG FRONT-TO-BLDG FRONT:	25' Min (between buildings) **(4)**
[D3] BLDG FRONT-TO-BLDG SIDE:	10' Min (between buildings) **(4)**

BUILDING FORM:

[F] PRIMARY STREET:	Per BES District **(5)(6)**
[G] SIDE STREET:	Per BES District **(6)**
[H] LOT WIDTH:	Per Existing
[H] LOT DEPTH:	Per Existing

NOTE:
1. Except Ancillary Buildings.
2. When buildings are arranged in a courtyard or mews configuration, perpendicular to the Primary Street (Example 1A, 1B), the Rear Setback shall be reduced to 5' Min in the Neighborhood Residential Type 3 (NR3) only.
3. Building sides may be arranged facing other building sides, and/or building sides may be arranged facing building rears.
4. Building fronts may be arranged facing building fronts, and/or building fronts may be arranged facing building sides; building fronts shall not be arranged facing building rears.
5. When buildings are arranged perpendicular to the Primary Street, the Primary Street Lot Occupation percentage shall be reduced to match the Side Street Lot Occupation percentage of the BES District in which the parcels(s) is/are located.
6. If the portion of the parcel or assemblage of parcels fronting the Primary or Side Street (Example 2) is wide enough for only an access drive, the associated Lot Occupation percentage shall be waived.

III - BUILDING HEIGHT

[I] BUILDING HEIGHT MINIMUM:	Per BES District (in which located)
[J] BUILDING HEIGHT MAXIMUM:	Per BES District
[K] MAX FROM B.O. EAVE TO T. O. PARAPET OR ROOF:	Per BES District
[L] FINISHED GRND FLOOR LEVEL:	Per BES District
[M] FIRST FLOOR CEILING HTS:	Per BES District
[N] UPPER FLOORS CEILING HTS:	Per BES District
[N1] MEZZANINES AND PODIUMS:	Per BES District

IV - BUILDING TYPES

Per BES District **(7)**

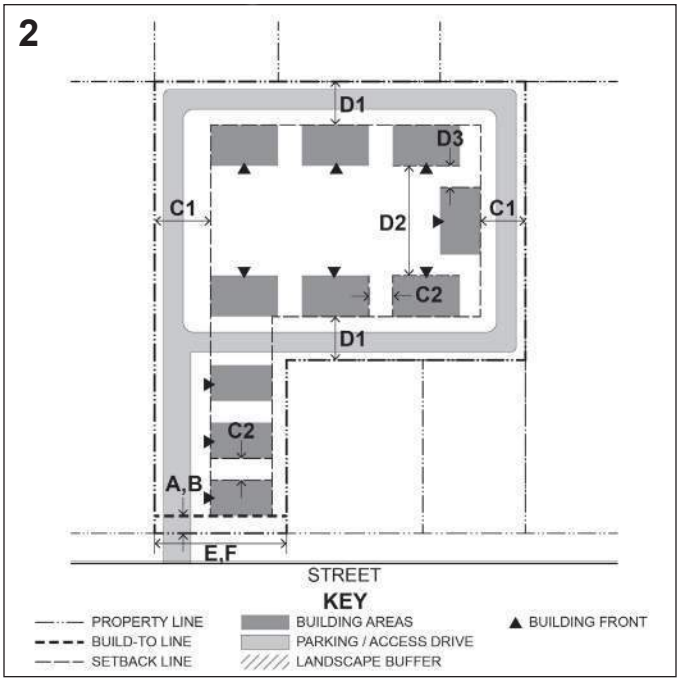
NOTE:
7. The Detached Garage and Carriage House Building Types are not permitted in the Special Overlay District.

V - ENCROACHMENTS

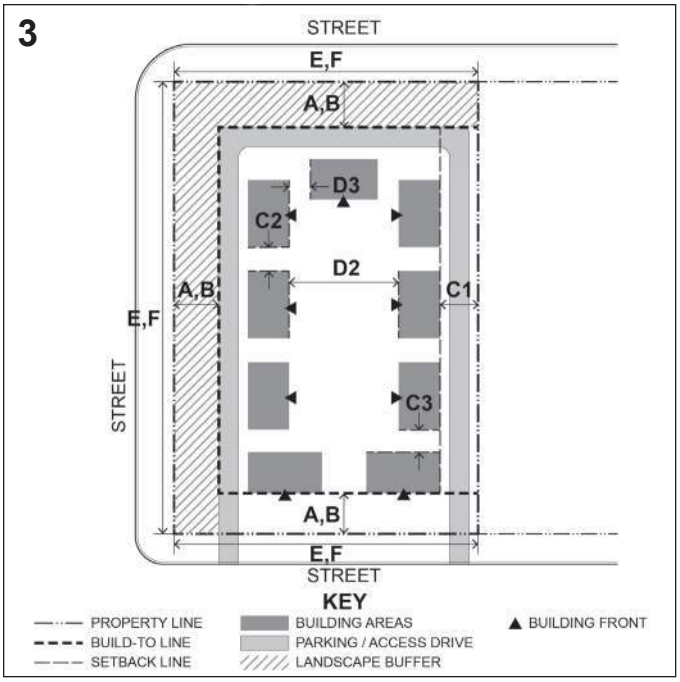
LOCATION:

[O] PRIMARY STREET:	Per BES District
[P] SIDE STREET:	Per BES District
[Q] ALLEY:	Per BES District

SITE LAYOUT DIAGRAM, EXAMPLE 2



SITE LAYOUT DIAGRAM, EXAMPLE 3



V - USE REQUIREMENTS

GROUND FLOOR: Residential
UPPER FLOOR(S): Residential

See *Section 5.0: Use Tables* for further details.

VI - PARKING REQUIREMENTS

GENERAL REQUIREMENTS:

A. Each building and/or dwelling unit shall provide off-street parking in accordance with the BES District in which the parcel(s) is/are located.

B. All parking shall be accessed from a public right-of-way via one (1) or more on-site, private driveway(s). Acceptable public rights-of-way for access include:
   i. Public Streets
   ii. Alleys

C. On-site, private driveways shall conform to the following dimensional standards:
   i. One- (1) way driveways: 12' Min Width
   ii. Two- (2) way driveways: 20' Min Width

D. On-site, private driveways shall conform to the City of Springdale Standard Specifications for Street and Drainage Construction, Version 4, dated November 2005.

E. Required parking shall be provided on-site. Provision of on-site parking may require increased setbacks above the minimum requirements specified in SECTION II BUILDING PLACEMENT.

LOCATION:

[R] PRIMARY STREET SETBACK: Per BES District **(8)(9)**
[S] SIDE STREET SETBACK: Per BES District **(9)**
[T] SIDE SETBACK: Per BES District
[U] ALLEY SETBACK: Per BES District

REQUIRED SPACES:

RESIDENTIAL USES: Per BES District

NOTE:

8. When buildings are arranged in a courtyard or mews configuration, perpendicular to the Primary Street (Example 1A, 1B), the Primary Street Parking Setback shall be reduced to match the Side Street Parking Setback of the BES District in which the parcels(s) is/are located.
9. When parcels are directly adjacent to public streets on two (2) or more sides, parking and/or parking access may be located adjacent to the street (Example 3), subject to the following conditions:
   a. Parking and/or parking access shall be located behind the respective Primary Street and/or Side Street Build-To Line;
   b. A street wall shall be provided at the respective Primary Street and/or Side Street Build-To Line, meeting the requirements set forth in *Section 4.3.4 Street Walls*; and
   c. The area between the Parcel Line and the respective Primary Street and/or Side Street Build-To Line shall be planted as a landscape buffer, meeting the requirements of the *Section 56-31. Street Frontage, Interior, and Perimeter* of the Springdale Code of Ordinances.

4.0
BUILDING DEVELOPMENT STANDARDS

WHAT IS THE PURPOSE OF THE BUILDING DEVELOPMENT STANDARDS?

The purpose of the Building Development Standards is to regulate the form of development within the Form-Based District in order to ensure high quality construction, infill development, and improvements that will be cohesive with the historic context of the neighborhood; while enhancing the character of the area and creating a vibrant interface between private property and the public realm. The particular purpose of the Building Development Standards is to ensure that property owners and land developers utilize a series of locally and regionally appropriate Building Types, each of which may have a variety of different Frontage Types and should be constructed to an expected level of Architectural Standards in order to ensure the character and quality of the project.

The Building Development Standards assert that:

- Building mass shall consist of simple composition of basic building forms that follow a clear hierarchy and should be oriented to the creation of great public spaces and responsive to the particular micro-climate of the site.
- Each building should have at minimum a distinctive: horizontal base; occupied middle; and eave, cornice and/or parapet or roof line that complement and balance one another.
- The area shall be constituted by no one prevalent architectural style, nor a dominant building material; but rather that all buildings have a sense of scale, richness of detail, and quality of construction that creates and overall image of the district's character.
- The underlying guiding principle that the existing context of the area including its historic and architecturally significant buildings (including their historically significant materials and architectural features) are important to the creation of the district's character.
- All existing historical structures within the area are recognized as a physical record of it's time and place, and that new construction within the area shall in general be compatible in size, scale, set back, and proportion to the relevant existing, and adjacent structures as detailed herein.
- All existing historical structures including their architectural features and materials are important to the district's character, and new construction shall be compatible with the old in color, texture and other visual qualities.
- Renovations and additions to existing structures within the area shall not create a false sense of historical development, such as adding inappropriate decorative elements as to create a false sense of place. In addition, new construction is not to resort to fakery and imitation to fill in gaps within the streetscape.
- Through careful attention to scale, materials, siting, and landscaping; contemporary design may be created which is harmonious with the existing historic structures.
- Developers should be allowed a range of alternative solutions which are to be compatible with the existing district's character.

WHAT DO THE BUILDING DEVELOPMENT STANDARDS CONSIST OF?

The Building Development Standards consist of three (3) basic components, including:

4.1 BUILDING TYPES *(SEE PAGE 4-3)*

The Building Types are a series of model buildings to be utilized for development which have been coordinated with the Building Envelope Standards. The following are the Building Types:

4.1.1 **Detached Single Family Dwelling** *(SEE PAGE 4-4)*
4.1.2 **Detached Single Family Bungalow** *(SEE PAGE 4-6)*
4.1.3 **Rear Garage** *(SEE PAGE 4-8)*
4.1.4 **Carriage House** *(SEE PAGE 4-10)*
4.1.5 **Duplex** *(SEE PAGE 4-12)*
4.1.6 **Triplex and Fourplex** *(SEE PAGE 4-14)*
4.1.7 **Rowhouse and Courtyard Rowhouse** *(SEE PAGE 4-16)*
4.1.8 **Stacked Flats** *(SEE PAGE 4-18)*
4.1.9 **Courtyard Building** *(SEE PAGE 4-20)*
4.1.10 **Commercial Block Building** *(SEE PAGE 4-22)*
4.1.11 **Live | Work Units** *(SEE PAGE 4-24)*
4.1.12 **Liner Building** *(SEE PAGE 4-26)*
4.1.13 **Civic / Institutional Building** *(SEE PAGE 4-28)*

4.2 FRONTAGE TYPES *(SEE PAGE 4-30)*

Each Building Type is allowed a variety of Frontage Types which describe the way in which the Building Type addresses the street. The following are the Frontage Types:

4.2.1 **Common Yard** *(SEE PAGE 4-31)*
4.2.2 **Porch** *(SEE PAGE 4-31)*
4.2.3 **Stoop** *(SEE PAGE 4-32)*
4.2.4 **Forecourt** *(SEE PAGE 4-32)*
4.2.5 **Awnings & Canopies** *(SEE PAGE 4-33)*
4.2.6 **Balconies** *(SEE PAGE 4-33)*
4.2.7 **Terrace & Lightcourt** *(SEE PAGE 4-34)*
4.2.8 **Bay Windows** *(SEE PAGE 4-34)*
4.2.9 **Shopfront** *(SEE PAGE 4-35)*
4.2.10 **Cafe** *(SEE PAGE 4-35)*

4.3 ARCHITECTURAL STANDARDS *(SEE PAGE 4-36)*

Each Building Type is also subject to a series of specific architectural criteria which are necessary to uphold an expected level of quality and design in construction. These standards include:

4.3.1 **Building Facades** *(SEE PAGE 4-37)*
4.3.2 **Roofs and Parapets** *(SEE PAGE 4-43)*
4.3.3 **Windows and Doors** *(SEE PAGE 4-46)*
4.3.4 **Street Walls** *(SEE PAGE 4-49)*
4.3.5 **Lighting** *(SEE PAGE 4-51)*
4.3.6 **Equipment** *(SEE PAGE 4-53)*
4.3.7 **Signage** *(SEE PAGE 4-54)*

HOW DO I USE THE BUILDING DEVELOPMENT STANDARDS?

After the Building Types allowed on the parcel of property have been determined, based on the Building Envelope Standards; the following sequence of steps should be performed in order to use the Building Development Standards correctly:

1. **PROCEED TO THE APPLICABLE BUILDING TYPE**
   When the desired Building Type has been determined, turn to the correct page of this District with the applicable Building Type and review the requirements to that Building Type.

2. **ENSURE COMPLIANCE TO EACH REQUIREMENT OF THE BUILDING TYPE**
   On the page spread for the Building Type, there are a series of requirements with which the property must comply. Read and ensure compliance with each requirement.

3. **PROCEED TO THE APPLICABLE FRONTAGE TYPE AND ENSURE COMPLIANCE**
   On the page spread for the Building Type, there is a specific requirement for Frontage Type. When the desired Frontage Type is determined, turn to the correct page of this District with the Frontage Type and ensure compliance with the requirements of that Frontage Type.

4. **PROCEED TO THE ARCHITECTURAL STANDARDS AND ENSURE COMPLIANCE**
   When compliance to the Building Type requirements and Frontage Type requirements is completed, proceed to the Architectural Standards and ensure compliance with each requirement.

4.1 BUILDING TYPES

WHAT IS THE PURPOSE OF THE BUILDING TYPES?

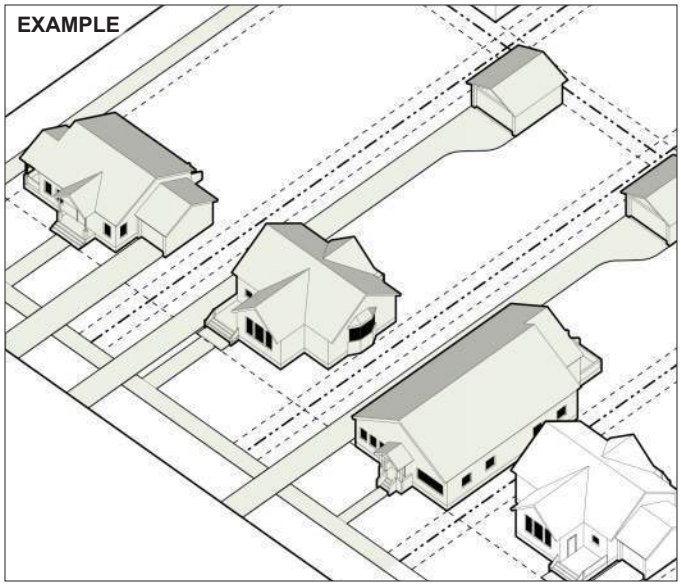
The purpose of the Building Types is to ensure that the buildings within the Form-Based District are consistent with the character goals of the Building Envelope Standards. The Building Types are a series of model buildings for development, which are both regional in application and particular to the neighborhood. Each Building Type is utilized within a particular zone of Building Envelope Standards in order to ensure that the character goals of the zone are upheld. Each development within this area, must be classified as a Building Type with one (or more) Frontage Types, and constructed according to the Architectural Standards.

4.1.1 DETACHED SINGLE FAMILY DWELLING









I - DESCRIPTION

A Detached Single Family Dwelling is described as a Building Type for residential uses with usable front and rear yards and oriented to the Primary Street. Garages may be attached or detached. Attached garages should be set back from the primary facade. Rear Garages (detached) or Carriage Houses should be located behind the Detached Single Family Dwelling, accessed by a side-yard driveway.

These building types are allowed in the Neighborhood Residential Type 1 (Light Yellow) and Neighborhood Residential Type 3 (Dark Yellow) Building Envelope Standards shown in the diagram on the opposite page.

II - ACCESS

1. Access to these Building Types is encouraged to be from the Primary Building Facade facing the Primary Street; however, side entrances on Secondary Building Facades are allowed in combination with a sidewalk to and from the Primary Street or Side Street for access.
2. Parking and services shall be accessed by way of a driveway to an above or below-grade garage from a Side Street. If there is no Side Street, then the access may be achieved from a Primary Street.
   - Minimum fifteen (15) feet wide.
3. On a corner lot, parking and services may be accessed by way of a driveway to an above or below-grade garage, and is limited to the Side Street only, unless no side street is present.
   - Minimum fifteen (15) feet wide.

III - OUTDOOR SPACE

1. One (1) front outdoor space shall be defined by the Primary Street Build-to-Line and allowable Frontage Types for the Building Type.
2. One (1) rear outdoor space shall be provided behind this Building Type with the following specifications:
   - Minimum of fifteen (15%) percent of the lot area.
   - Must be regular geometry (a rectangle or square for example).
   - One (1) dimension must be a minimum of twenty (20') feet.
3. The rear outdoor space shall primarily include open turf grasses, ground vegetation and trees; but may also include items such as decks, swimming pools, and other hardscapes.

4.1.1 DETACHED SINGLE FAMILY DWELLING



IV - PRIMARY MATERIALS

Material Type	*Allowable*
Brick masonry	YES
Natural quarried stone	YES
Stucco (cementitious finish)	YES
EIFS (Exterior insulation and finish system; maximum twenty (20) percent of facade area)	YES
Architectural precast concrete	CU
Decorative face concrete masonry units (such as split-face, scored, ground, burnished)	YES
Glass, glass curtain wall	YES
Wood, natural (siding)	YES
Cement fiber siding (James Hardie or equivalent)	YES
Plastic Siding (vinyl or UPVC)	NO
Textured or texture coated concrete panels	CU
Cement fiber panels (maximum twenty (20) percent of facade area)	YES
Prefabricated metal panels (such as Alucobond or metal interlocking panels)	NO
Other (new materials, post adoption date)	CU

CU = Conditional Use

See *Section 4.3: Architectural Standards* for further details.

V - MASSING & ARTICULATION

1. Buildings on infill lots shall be designed to address the Primary Street.
2. Buildings on corner lots shall be designed with two (2) Building Facades with architectural expression; addressing both Primary and Side Streets.
3. Primary Building Facades shall have multiple window openings.

VI - FRONTAGE TYPE

Frontage Type	*Allowable*
Common Yard	YES
Porch	YES
Stoop	YES
Forecourt	YES
Awnings & Canopies	Only if porch is present
Balconies	YES
Terrace & Lightcourt	NO
Bay Windows	YES
Shopfront	NO
Cafe	NO

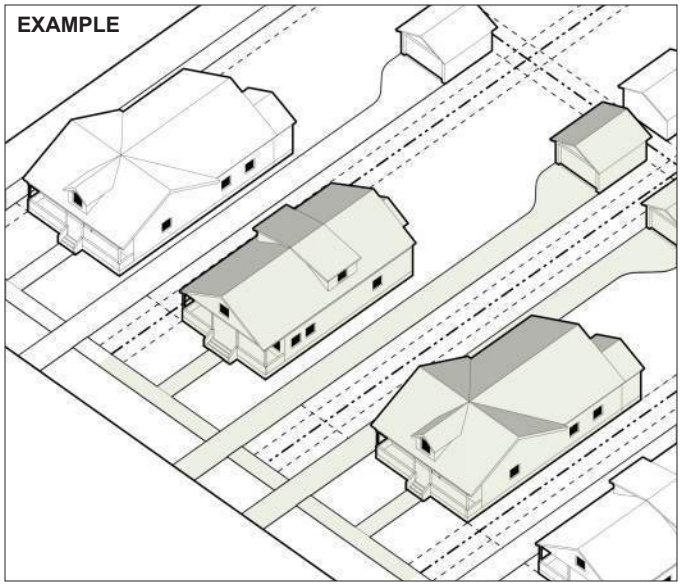
See *Section 4.2: Frontage Types* for further details.

4.1.2 DETACHED SINGLE FAMILY BUNGALOW









I - DESCRIPTION

A Detached Single Family Bungalow is described as a Building Type for residential uses with usable front and rear yards and oriented to the Primary Street. This building type is characterized by a minimum one-and-a-half (1-1/2) story building massing; large, full-width front porch; and/or a prominent second story dormer on the front facade. Rear Garages (detached) or Carriage Houses should be located behind the Detached Single Family Dwelling, accessed by a side-yard driveway.

These building types are allowed in the Neighborhood Residential Type 2 (Bright Yellow) Building Envelope Standards shown in the diagram on the opposite page.

II - ACCESS

1. Access to these Building Types is encouraged to be from the Primary Building Facade facing the Primary Street; however, side entrances on Secondary Building Facades are allowed in combination with a sidewalk to and from the Primary Street or Side Street for access.
2. Parking and services shall be accessed by way of a driveway to an above or below-grade garage from a Side Street. If there is no Side Street, then the access may be achieved from a Primary Street.
   - Minimum fifteen (15) feet wide.
3. On a corner lot, parking and services may be accessed by way of a driveway to an above or below-grade garage, and is limited to the Side Street only, unless no side street is present.
   - Minimum fifteen (15) feet wide.

III - OUTDOOR SPACE

1. One (1) front outdoor space shall be defined by the Primary Street Build-to-Line and allowable Frontage Types for the Building Type.
2. One (1) rear outdoor space shall be provided behind this Building Type with the following specifications:
   - Minimum of fifteen (15%) percent of the lot area.
   - Must be regular geometry (a rectangle or square for example).
   - One (1) dimension must be a minimum of twenty (20') feet.
3. The rear outdoor space shall primarily include open turf grasses, ground vegetation and trees; but may also include items such as decks, swimming pools, and other hardscapes.

4.1.2 DETACHED SINGLE FAMILY BUNGALOW



IV - PRIMARY MATERIALS

Material Type	*Allowable*
Brick masonry	YES
Natural quarried stone	YES
Stucco (cementitious finish)	YES
EIFS (Exterior insulation and finish system; maximum twenty (20) percent of facade area)	YES
Architectural precast concrete	NO
Decorative face concrete masonry units (such as split-face, scored, ground, burnished)	YES
Glass, glass curtain wall	NO
Wood, natural (siding)	YES
Cement fiber siding (James Hardie or equivalent)	YES
Plastic Siding (vinyl or UPVC)	NO
Textured or texture coated concrete panels	CU
Cement fiber panels (maximum twenty (20) percent of facade area)	YES
Prefabricated metal panels (such as Alucobond or metal interlocking panels)	NO
Other (new materials, post adoption date)	CU

CU = Conditional Use

See *Section 4.3: Architectural Standards* for further details.

V - MASSING & ARTICULATION

1. Buildings on infill lots shall be designed to address the Primary Street.
2. Buildings shall have a minimum one-and-a-half (1-1/2) story configurations with one or both of the following front facade features:
   - Full-width front porch;
   - Prominent second story front dormer or second story inhabitable space overhanging the front porch.
3. Buildings on corner lots shall be designed with two (2) Building Facades with architectural expression; addressing both Primary and Side Streets.
4. Primary Building Facades shall have multiple window openings.

VI - FRONTAGE TYPE

Frontage Type	*Allowable*
Common Yard	YES
Porch	YES
Stoop	YES
Forecourt	YES
Awnings & Canopies	Only if porch is present
Balconies	YES
Terrace & Lightcourt	NO
Bay Windows	YES
Shopfront	NO
Cafe	NO

See *Section 4.2: Frontage Types* for further details.

4.1.3 REAR GARAGE



IV - PRIMARY MATERIALS

Material Type	*Allowable*
Brick masonry	YES
Natural quarried stone	YES
Stucco (cementitious finish)	YES
EIFS (Exterior insulation and finish system; maximum twenty (20) percent of facade area)	YES
Architectural precast concrete	CU
Decorative face concrete masonry units (such as split-face, scored, ground, burnished)	YES
Glass, glass curtain wall	NO
Wood, natural (siding)	YES
Cement fiber siding (James Hardie or equivalent)	YES
Plastic Siding (vinyl or UPVC)	NO
Textured or texture coated concrete panels	CU
Cement fiber panels (maximum twenty (20) percent of facade area)	YES
Prefabricated metal panels (such as Alucobond or metal interlocking panels)	NO
Other (new materials, post adoption date)	CU

CU = Conditional Use

See *Section 4.3: Architectural Standards* for further details.

V - MASSING & ARTICULATION

1. Buildings shall be composed of one (1) and/or two (2) story volumes.
2. Buildings on corner lots shall be designed with two (2) Building Facades of equal architectural expression; addressing both Primary and Side Streets.
3. Primary Building Facades shall have multiple window openings.

VI - FRONTAGE TYPE

Frontage Type	*Allowable*
Common Yard	N/A
Porch	N/A
Stoop	N/A
Forecourt	N/A
Awnings & Canopies	N/A
Balconies	N/A
Terrace & Lightcourt	N/A
Bay Windows	N/A
Shopfront	N/A
Cafe	N/A

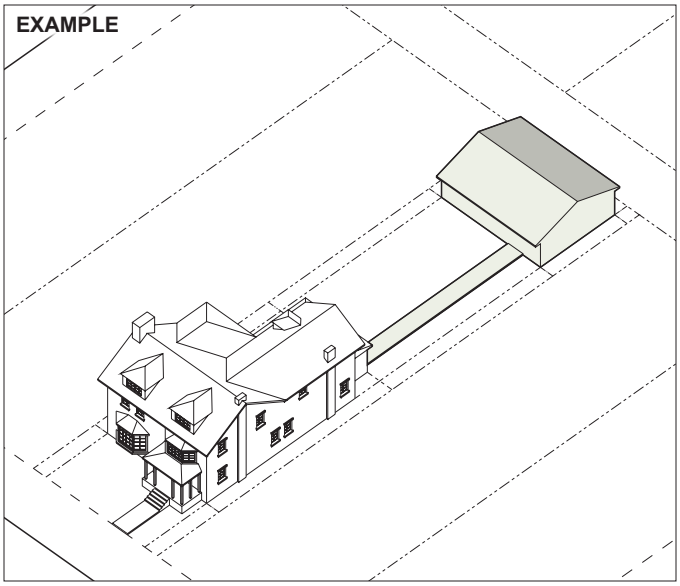
See *Section 4.2: Frontage Types* for further details.

4.1.3 REAR GARAGE









I - DESCRIPTION

A Rear Garage is described as a Building Type consisting of a single, freestanding structure designed for the storage of one (1) or more vehicles; and may contain a level for a shop, storage, or studio-work space on the second level. It is located at the back of a lot that includes a Main Building.

These building types are allowed in the Neighborhood Residential Type 1 (Light Yellow), Neighborhood Residential Type 2 (Bright Yellow), and Neighborhood Residential Type 3 (Dark Yellow) Building Envelope Standards shown in the diagram on the opposite page.

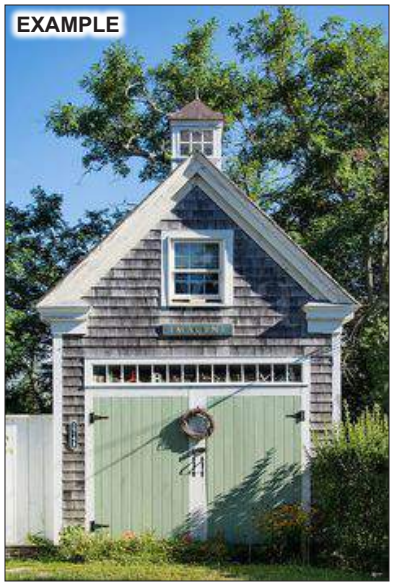
II - ACCESS

1. Access to these Building Types shall be through an open air / covered walkway between the Rear Garage and the Main Building.
2. If there is a second floor space, it shall be accessed by an internal or external staircase accessible only from the rear outdoor space of the Main Building.
3. If an alley is present, the building shall be accessed by vehicle through the alley.
4. Parking and services shall be accessed by way of a driveway to an above or below-grade garage from a Side Street. If there is no Side Street, then the access may be achieved from a Primary Street.
   - Minimum fifteen (15) feet wide.
5. On a corner lot, parking and services may be accessed by way of a driveway to an above or below-grade garage, and is limited to the Side Street only, unless no side street is present.
   - Minimum fifteen (15) feet wide.

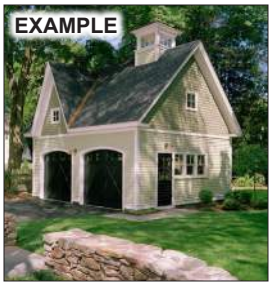
III - OUTDOOR SPACE

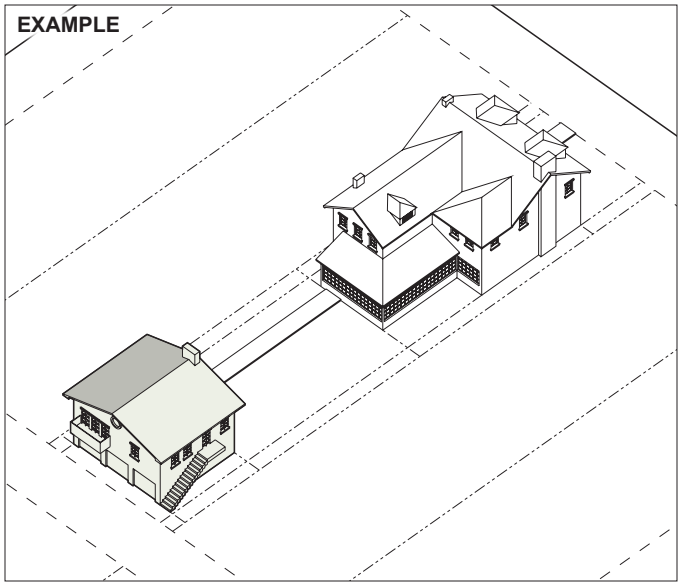
1. There are no outdoor space requirements for Rear Garages. Refer to the outdoor space requirements of the Main Building for further information.

4.1.4 CARRIAGE HOUSE









I - DESCRIPTION

A Carriage House is described as a Building Type consisting of a single (1) Dwelling Unit which is located over a garage; or located on the ground floor, in lieu of vehicle storage. It is located at the back of a lot that includes a Main Building.

These building types are allowed in the Neighborhood Residential Type 2 (Bright Yellow) and Neighborhood Residential Type 3 (Dark Yellow) Building Envelope Standards shown in the diagram on the opposite page.

II - ACCESS

1. The main entrance to the dwelling shall be accessed from the Side Setback, Side Street or Rear Setback.
2. If an alley is present, the building shall be accessed by vehicle through the alley.
3. Parking and services shall be accessed by way of a driveway to an above or below-grade garage from a Side Street. If there is no Side Street, then the access may be achieved from a Primary Street.
   - Minimum fifteen (15) feet wide.
4. On a corner lot, parking and services may be accessed by way of a driveway to an above or below-grade garage, and is limited to the Side Street only, unless no side street is present.
   - Minimum fifteen (15) feet wide.

III - OUTDOOR SPACE

1. One (1) rear outdoor space shall be provided at-grade or via a balcony (or other exterior space) oriented toward the Rear Building Facade of the Main Building.
   - Minimum of one hundred and fifty (150 ft^2)
   - One (1) dimension must be a minimum of ten (10') feet.
   - Must be regular geometry (a rectangle or square for example).
2. The rear outdoor space shall primarily include open turf grasses, ground vegetation and trees; but may also include items such as decks, swimming pools, and other hardscapes designed in conjunction with the outdoor space of the Main Building.
3. On a lot without an alley, these Building Types shall have the following setbacks in order to establish a minimum amount of open space surrounding the building:
   - Minimum Rear Setback of ten (10') feet.
   - Minimum Side Setback of five (5) feet.

4.1.4 CARRIAGE HOUSE



IV - PRIMARY MATERIALS

Material Type	*Allowable*
Brick masonry	YES
Natural quarried stone	YES
Stucco (cementitious finish)	YES
EIFS (Exterior insulation and finish system; maximum twenty (20) percent of facade area)	YES
Architectural precast concrete	CU
Decorative face concrete masonry units (such as split-face, scored, ground, burnished)	YES
Glass, glass curtain wall	YES
Wood, natural (siding)	YES
Cement fiber siding (James Hardie or equivalent)	YES
Plastic Siding (vinyl or UPVC)	NO
Textured or texture coated concrete panels	CU
Cement fiber panels (maximum twenty (20) percent of facade area)	YES
Prefabricated metal panels (such as Alucobond or metal interlocking panels)	NO
Other (new materials, post adoption date)	CU

CU = Conditional Use

See *Section 4.3: Architectural Standards* for further details.

V - MASSING & ARTICULATION

1. Buildings, when not in conjunction with vehicle storage, shall be designed as a Townhouse; and shall have a maximum height of two (2) stories; and in no case be taller than the main building.
2. Buildings, when in conjunction with vehicle storage, shall have a maximum height of three (3) stories and in no case be taller than the main building.
3. Buildings, when attached to garages at-grade, shall be no taller than two (2) stories and in no case taller than the main building.
4. All Buildings must meet the following:
   - Minimum seven hundred and fifty (750 ft^2) square feet of habitable floor area is required.
   - Maximum story height of twelve (12') feet (floor to floor).
5. Buildings shall not exceed one half (1/2) of the Main Building's habitable floor area.
6. Buildings on corner lots shall be designed with two (2) Building Facades of equal architectural expression; addressing both Primary and Side Streets.
7. Primary Building Facades shall have multiple window openings.

VI - FRONTAGE TYPE

Frontage Type	*Allowable*
Common Yard	N/A
Porch	N/A
Stoop	N/A
Forecourt	N/A
Awnings & Canopies	N/A
Balconies	N/A
Terrace & Lightcourt	N/A
Bay Windows	N/A
Shopfront	N/A
Cafe	N/A

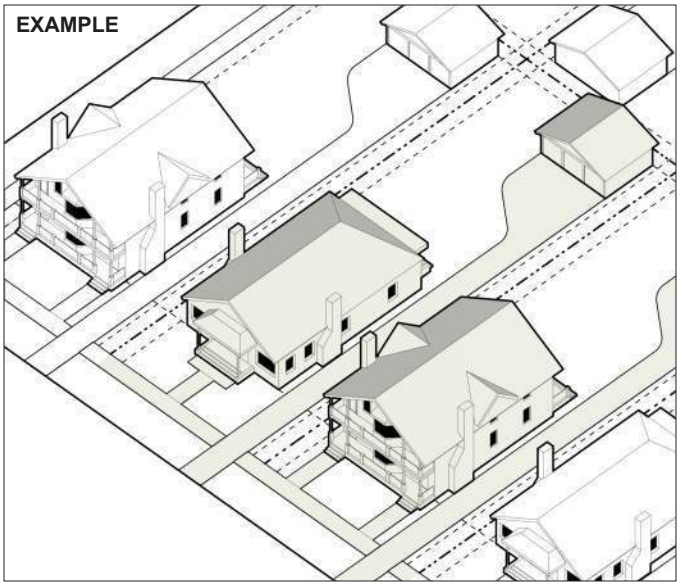
See *Section 4.2: Frontage Types* for further details.

4.1.5 DUPLEX









I - DESCRIPTION

Duplexes are a Building Type described as two (2) dwelling units in a single (1) freestanding building that is architecturally compatible with Detached Single Family Dwellings.

These building types are allowed in the Neighborhood Residential Type 1 (Light Yellow), Neighborhood Residential Type 3 (Dark Yellow), and Neighborhood Center Type 2 (Salmon) Building Envelope Standards shown in the diagram on the opposite page.

II - ACCESS

1. Access to these Building Types is generally encouraged to be from the Primary Building Facade facing the Primary Street or Side Street; however, side entrances on Secondary Building Facades are allowed in combination with a sidewalk to and from the Primary Street or Side Street for access
2. Access to the second floor Dwelling Units shall be by a stair which is roofed or enclosed.
3. If an alley is present, the building shall be accessed by vehicle through the alley.
4. Parking and services shall be accessed by way of a driveway to an above or below-grade garage from a Side Street. If there is no Side Street, then the access may be achieved from a Primary Street.
   - Minimum fifteen (15) feet wide.
5. On a corner lot, parking and services may be accessed by way of a driveway to an above or below-grade garage, and is limited to the Side Street only, unless no side street is present.
   - Minimum fifteen (15) feet wide.

III - OUTDOOR SPACE

1. One (1) front outdoor space shall be defined by the Primary Street Build-to-Line and allowable Frontage Types for the Building Type.
2. One (1) rear outdoor space shall be provided behind this Building Type with the following specifications:
   - Minimum of fifteen (15%) percent of the lot area.
   - Must be regular geometry (a rectangle or square for example).
   - One (1) dimension must be a minimum of twenty (20') feet.
3. The rear outdoor space (at-grade) shall primarily include open turf grasses, ground vegetation and trees; but may also include items such as decks, swimming pools, and other hardscapes.

4.1.5 DUPLEX



IV - PRIMARY MATERIALS

Material Type	*Allowable*
Brick masonry	YES
Natural quarried stone	YES
Stucco (cementitious finish)	YES
EIFS (Exterior insulation and finish system; maximum twenty (20) percent of facade area)	YES
Architectural precast concrete	CU
Decorative face concrete masonry units (such as split-face, scored, ground, burnished)	YES
Glass, glass curtain wall	YES
Wood, natural (siding)	YES
Cement fiber siding (James Hardie or equivalent)	YES
Plastic Siding (vinyl or UPVC)	NO
Textured or texture coated concrete panels	CU
Cement fiber panels (maximum twenty (20) percent of facade area)	YES
Prefabricated metal panels (such as Alucobond or metal interlocking panels)	NO
Other (new materials, post adoption date)	CU

CU = Conditional Use

See *Section 4.3: Architectural Standards* for further details.

V - MASSING & ARTICULATION

1. Buildings on infill lots shall be designed to address the Primary Street.
2. Buildings on corner lots shall be designed with two (2) Building Facades with architectural expression; addressing both Primary and Side Streets.
3. Primary Building Facades shall have multiple window openings.
4. Dwelling Units within buildings may be one (1) or multiple stories.
5. Buildings shall be composed of two (2) and/or three (3) story volumes.

VI - FRONTAGE TYPE

Frontage Type	*Allowable*
Common Yard	YES
Porch	YES
Stoop	YES
Forecourt	YES
Awnings & Canopies	Only if porch is present
Balconies	YES
Terrace & Lightcourt	NO
Bay Windows	YES
Shopfront	NO
Cafe	NO

See *Section 4.2: Frontage Types* for further details.

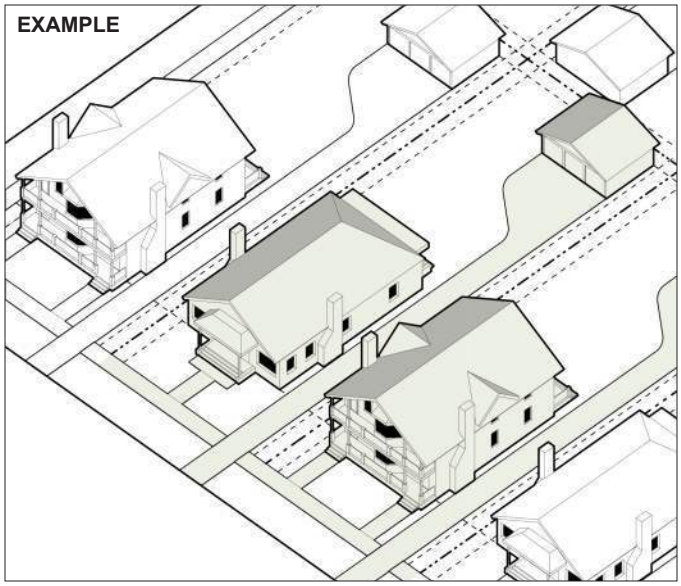
4.1.6 DUPLEX BUNGALOW











I - DESCRIPTION

A Duplex Bungalow is described as two (2) dwelling units in a single (1) freestanding building that is architecturally compatible with Single Family Bungalow dwellings. This building type is characterized by a minimum one-and-a-half (1-1/2) story building massing; large, full-width front porch; and/or a prominent second story dormer on the front facade. Rear Garages (detached) or Carriage Houses should be located behind the Detached Single Family Dwelling, accessed by a side-yard driveway.

These building types are allowed in Residential 1, 2, and 3 and Neighborhood Center 2 Building Envelope Standards shown in the diagram on the opposite page.

II - ACCESS

1. Access to these Building Types is generally encouraged to be from the Primary Building Facade facing the Primary Street or Side Street; however, side entrances on Secondary Building Facades are allowed in combination with a sidewalk to and from the Primary Street or Side Street for access
2. Access to any second floor Dwelling Units shall be by an internal staircase.
3. If an alley is present, the building shall be accessed by vehicle through the alley.
4. Parking and services shall be accessed by way of a driveway to an above or below-grade garage from a Side Street. If there is no Side Street, then the access may be achieved from a Primary Street.
   - Minimum fifteen (15) feet wide.
5. On a corner lot, parking and services may be accessed by way of a driveway to an above or below-grade garage, and is limited to the Side Street only, unless no side street is present.
   - Minimum fifteen (15) feet wide.

III - OUTDOOR SPACE

1. One (1) front outdoor space shall be defined by the Primary Street Build-to-Line and allowable Frontage Types for the Building Type.
2. One (1) rear outdoor space shall be provided behind this Building Type with the following specifications:
   - Minimum of fifteen (15%) percent of the lot area.
   - Must be regular geometry (a rectangle or square for example).
   - One (1) dimension must be a minimum of twenty (20') feet.
3. The rear outdoor space (at-grade) shall primarily include open turf grasses, ground vegetation and trees; but may also include items such as decks, swimming pools, and other hardscapes.

4.1.6 DUPLEX BUNGALOW



IV - PRIMARY MATERIALS

Material Type	*Allowable*
Brick masonry	YES
Natural quarried stone	YES
Stucco (cementitious finish)	YES
EIFS (Exterior insulation and finish system; maximum twenty (20) percent of facade area)	YES
Architectural precast concrete	CU
Decorative face concrete masonry units (such as split-face, scored, ground, burnished)	YES
Glass, glass curtain wall	YES
Wood, natural (siding)	YES
Cement fiber siding (James Hardie or equivalent)	YES
Plastic Siding (vinyl or UPVC)	NO
Textured or texture coated concrete panels	CU
Cement fiber panels (maximum twenty (20) percent of facade area)	YES
Prefabricated metal panels (such as Alucobond or metal interlocking panels)	NO
Other (new materials, post adoption date)	CU

CU = Conditional Use

See *Section 4.3: Architectural Standards* for further details.

V - MASSING & ARTICULATION

1. Buildings on infill lots shall be designed to address the Primary Street.
2. Buildings on corner lots shall be designed with two (2) Building Facades with architectural expression; addressing both Primary and Side Streets.
3. Primary Building Facades shall have multiple window openings.
4. Dwelling Units within buildings may be one (1) or multiple stories.
5. Buildings shall be composed of two (2) and/or three (3) story volumes.

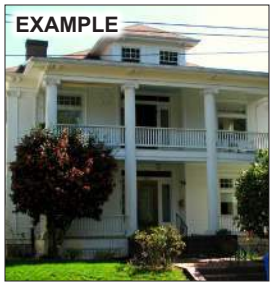
VI - FRONTAGE TYPE

Frontage Type	*Allowable*
Common Yard	YES
Porch	YES
Stoop	YES
Forecourt	YES
Awnings & Canopies	Only if porch is present
Balconies	YES
Terrace & Lightcourt	NO
Bay Windows	YES
Shopfront	NO
Cafe	NO

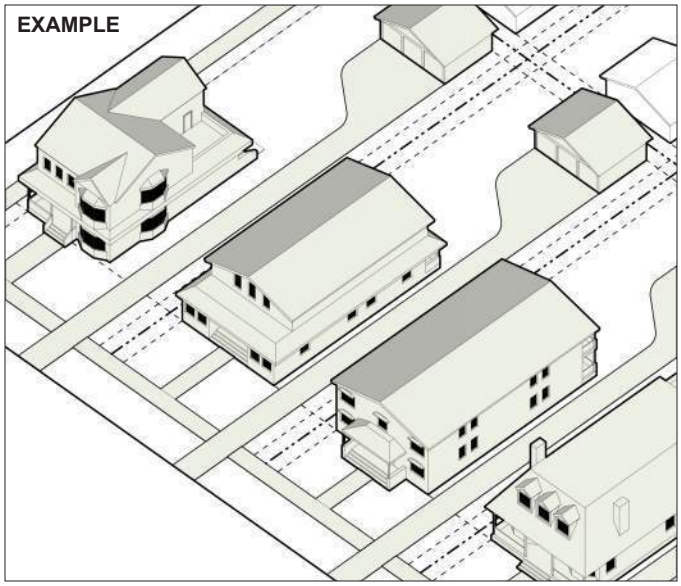
See *Section 4.2: Frontage Types* for further details.

4.1.7 TRIPLEX AND FOURPLEX









I - DESCRIPTION

Triplexes and Fourplexes are a Building Type described as three (3) or four (4) dwelling units in a single (1) freestanding building that is architecturally compatible with Detached Single Family Dwellings.

These building types are allowed in the Neighborhood Center Type 2 (Salmon) Building Envelope Standard shown in the diagram on the opposite page.

II - ACCESS

1. Access to these Building Types is generally encouraged to be from the Primary Building Facade facing the Primary Street or Side Street; however, side entrances on Secondary Building Facades are allowed in combination with a sidewalk to and from the Primary Street or Side Street for access
2. Access to the second floor Dwelling Units shall be by a stair which is roofed or enclosed.
3. If an alley is present, the building shall be accessed by vehicle through the alley.
4. Parking and services shall be accessed by way of a driveway to an above or below-grade garage from a Side Street. If there is no Side Street, then the access may be achieved from a Primary Street.
   - Minimum fifteen (15) feet wide.
5. On a corner lot, parking and services may be accessed by way of a driveway to an above or below-grade garage, and is limited to the Side Street only, unless no side street is present.
   - Minimum fifteen (15) feet wide.

III - OUTDOOR SPACE

1. One (1) front outdoor space shall be defined by the Primary Street Build-to-Line and allowable Frontage Types for the Building Type.
2. One (1) rear outdoor space shall be provided at-grade of via a balcony not oriented toward a Side Setback for each dwelling unit.
   - Minimum of one hundred and fifty (150 ft^2)
   - One (1) dimension must be a minimum of ten (10') feet.
   - Must be regular geometry (a rectangle or square for example).
3. The rear outdoor space (at-grade) shall primarily include open turf grasses, ground vegetation and trees; but may also include items such as decks, swimming pools, and other hardscapes.

4.1.7 TRIPLEX AND FOURPLEX



IV - PRIMARY MATERIALS

Material Type	*Allowable*
Brick masonry	YES
Natural quarried stone	YES
Stucco (cementitious finish)	YES
EIFS (Exterior insulation and finish system; maximum twenty (20) percent of facade area)	YES
Architectural precast concrete	CU
Decorative face concrete masonry units (such as split-face, scored, ground, burnished)	YES
Glass, glass curtain wall	YES
Wood, natural (siding)	YES
Cement fiber siding (James Hardie or equivalent)	YES
Plastic Siding (vinyl or UPVC)	NO
Textured or texture coated concrete panels	CU
Cement fiber panels (maximum twenty (20) percent of facade area)	YES
Prefabricated metal panels (such as Alucobond or metal interlocking panels)	NO
Other (new materials, post adoption date)	CU

CU = Conditional Use

See *Section 4.3: Architectural Standards* for further details.

V - MASSING & ARTICULATION

1. Buildings on infill lots shall be designed to address the Primary Street.
2. Buildings on corner lots shall be designed with two (2) Building Facades with architectural expression; addressing both Primary and Side Streets.
3. Primary Building Facades shall have multiple window openings.
4. Dwelling Units within buildings may be one (1) or multiple stories.
5. Buildings shall be composed of two (2) and/or three (3) story volumes.
6. Dwelling Units may be repetitive or unique as established by design.

VI - FRONTAGE TYPE

Frontage Type	*Allowable*
Common Yard	YES
Porch	YES
Stoop	YES
Forecourt	YES
Awnings & Canopies	Only if porch is present
Balconies	YES
Terrace & Lightcourt	NO
Bay Windows	YES
Shopfront	NO
Cafe	NO

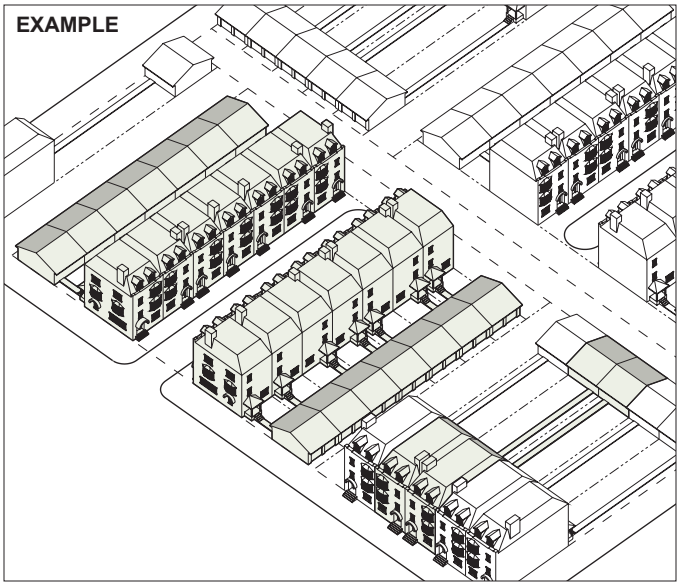
See *Section 4.2: Frontage Types* for further details.

4.1.8 ROWHOUSE AND COURTYARD ROWHOUSE









I - DESCRIPTION

A Rowhouse and Courtyard Rowhouse is described as one of a group of attached dwelling units divided from each other by at least one common wall, each having a separate entrance leading directly to the outdoors at ground level. Units may abut other units at the property line, or share common walls.

These building types are allowed in the Neighborhood Center Type 2 (Salmon) Building Envelope Standard shown in the diagram on the opposite page.

II - ACCESS

1. For Rowhouses, the main entrance to each dwelling shall be accessed directly from the Primary Building Facade on the Primary Street or Side Street.
2. For Courtyard Rowhouses, the main entrance to each dwelling shall be accessed from the courtyard, or private driveway through the courtyard.
3. If an alley is present, the building shall be accessed by vehicle through the alley.
4. Where an alley is not present, parking and services shall be accessed from the street by way of a two-way driveway into a rear or subterranean garage.
   - Minimum twenty-four (24') feet wide.

III - OUTDOOR SPACE

1. One (1) front outdoor space shall be defined by the Primary Street Build-to-Line and allowable Frontage Types for the Building Type, or a common courtyard and allowable Frontage Type for the building.
2. One (1) rear outdoor space shall be provided behind this Building Type.
   - Minimum of fifteen (15%) percent of the lot area.
   - One (1) dimension must be a minimum of twenty (20') feet.
   - Must be regular geometry (a rectangle or square for example).
3. The rear outdoor space shall primarily include open turf grasses, ground vegetation and trees; but may also include items such as decks, swimming pools, and other hardscapes.

4.1.8 ROWHOUSE AND COURTYARD ROWHOUSE



IV - PRIMARY MATERIALS

Material Type	*Allowable*
Brick masonry	YES
Natural quarried stone	YES
Stucco (cementitious finish)	YES
EIFS (Exterior insulation and finish system; maximum twenty (20) percent of facade area)	YES
Architectural precast concrete	CU
Decorative face concrete masonry units (such as split-face, scored, ground, burnished)	YES
Glass, glass curtain wall	YES
Wood, natural (siding)	YES
Cement fiber siding (James Hardie or equivalent)	YES
Plastic Siding (vinyl or UPVC)	NO
Textured or texture coated concrete panels	CU
Cement fiber panels (maximum twenty (20) percent of facade area)	YES
Prefabricated metal panels (such as Alucobond or metal interlocking panels)	NO
Other (new materials, post adoption date)	CU

CU = Conditional Use

See *Section 4.3: Architectural Standards* for further details.

V - MASSING & ARTICULATION

1. Buildings shall be comprised of two (2) and three (3) story volumes.
2. Buildings may contain any combination of dwelling type configurations: Flats, Townhouses, and Lofts.
3. Buildings on corner lots shall be designed with two (2) Building Facades with architectural expression; addressing both Primary and Side Streets.
4. Primary Building Facades shall have multiple window openings.
5. In a three (3) story building, a two (2) story dwelling unit may be stacked over a ground floor one (1) story dwelling unit (Flat). In this case, the Flat shall be accessed by its own front entrance facing the Primary Street's Build-to-Line or the courtyard driveway if a Courtyard Rowhouse, and the two (2) story dwelling unit shall be accessed by a separate front entrance with an internal staircase also to be facing the Primary Street's Build-to-Line or the courtyard driveway if a Courtyard Rowhouse.
6. In a two (2) story building, the ttwo (2) story dwelling unit shall be accessed by a front entrance facing the Primary Street's Built-to-Line or the courtyard driveway if a Courtyard Rowhouse.
7. Dwelling Units may be repetitive or unique as established by design.

VI - FRONTAGE TYPE

Frontage Type	*Allowable*
Common Yard	YES
Porch	YES
Stoop	YES
Forecourt	YES
Awnings & Canopies	Only if porch is present
Balconies	YES
Terrace & Lightcourt	NO
Bay Windows	YES
Shopfront	NO
Cafe	NO

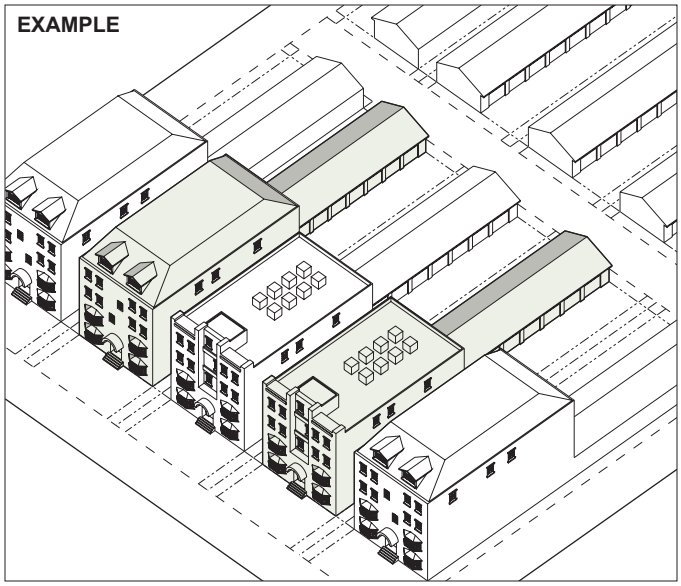
See *Section 4.2: Frontage Types* for further details.

4.1.9 STACKED FLATS









I - DESCRIPTION

Stacked Flats are described as multiple, single (1) floor Dwelling Units in a single (1) freestanding building, in which the principal entry to building is common and the common entrance is from the Primary Street.

These building types are allowed in the Neighborhood Center Type 2 (Salmon) Building Envelope Standard shown in the diagram on the opposite page.

II - ACCESS

1. The main entrance to the building shall be through a street level lobby directly accessible from the Primary Building Facade on the Primary Street or Side Street.
2. Interior circulation to each dwelling unit shall be through a corridor which may be single or double loaded.
3. If an alley is present, parking and services shall be accessed from that alley.
4. Where an alley is not present, parking and services shall be accessed from the street by way of a two-way driveway into a rear or subterranean garage.
   - Minimum twenty-four (24') feet wide.

III - OUTDOOR SPACE

1. One (1) front outdoor space shall be defined by the Primary Street Build-to-Line and allowable Frontage Types for the Building Type.
2. One (1) rear outdoor shall be defined by the back facade of the building, and its relationship to the Property Line.
   - One (1) dimension must be a minimum of twenty (20') feet.
   - Must be regular geometry (a rectangle or square for example).
3. The rear outdoor space shall primarily include open turf grasses, ground vegetation and trees; but may also include items such as decks, swimming pools, and other hardscapes.

4.1.9 STACKED FLATS



IV - PRIMARY MATERIALS

Material Type	*Allowable*
Brick masonry	YES
Natural quarried stone	YES
Stucco (cementitious finish)	YES
EIFS (Exterior insulation and finish system; maximum twenty (20) percent of facade area)	YES
Architectural precast concrete	CU
Decorative face concrete masonry units (such as split-face, scored, ground, burnished)	YES
Glass, glass curtain wall	YES
Wood, natural (siding)	NO
Cement fiber siding (James Hardie or equivalent)	NO
Plastic Siding (vinyl or UPVC)	NO
Textured or texture coated concrete panels	YES
Cement fiber panels (maximum twenty (20) percent of facade area)	YES
Prefabricated metal panels (such as Alucobond or metal interlocking panels)	NO
Other (new materials, post adoption date)	CU

CU = Conditional Use

See *Section 4.3: Architectural Standards* for further details.

V - MASSING & ARTICULATION

1. Buildings may contain any combination of dwelling type configurations: Flats, Townhouses, and Lofts.
2. Buildings on corner lots shall be designed with two (2) Building Facades with architectural expression; addressing both Primary and Side Streets.
3. Primary Building Facades shall have multiple window openings.
4. Buildings shall be comprised of a singular (1) volume and building design. Multiple building designs and/or unit volumes should not be expressed.
5. Dwelling Units may be repetitive or unique as established by design.

VII - FRONTAGE TYPE

Frontage Type	*Allowable*
Common Yard	YES
Porch	YES
Stoop	YES
Forecourt	YES
Awnings & Canopies	Only if porch is present
Balconies	YES
Terrace & Lightcourt	YES
Bay Windows	YES
Shopfront	NO
Cafe	NO

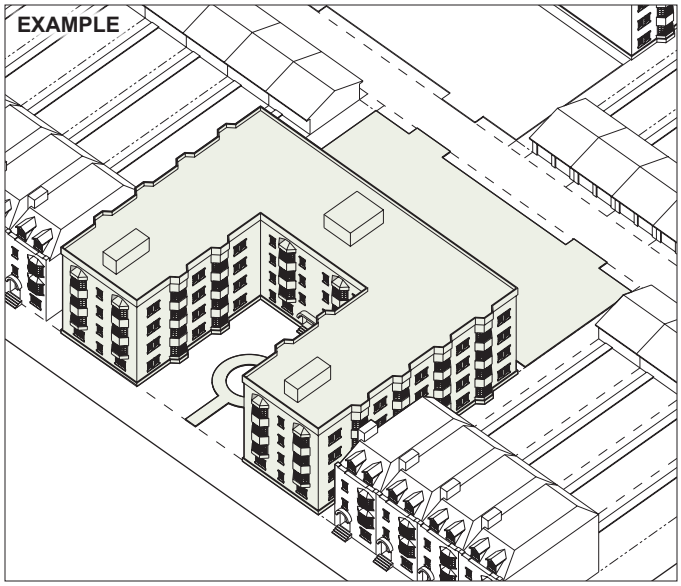
See *Section 4.2: Frontage Types* for further details.

4.1.10 COURTYARD BUILDING









I - DESCRIPTION

Courtyard Buildings are a Building Type consisting of multiple Dwelling Units arrayed next to each other in a single (1) freestanding building to form a shared court that is partly or wholly open to the street.

These building types are allowed in the Neighborhood Center Type 2 (Salmon) Building Envelope Standard shown in the diagram on the opposite page.

II - ACCESS

1. The building may have one (1) or a few common entries.
2. For buildings three (3) to five (5) stories, the main entrance to each ground floor dwelling may be directly off a common courtyard through an allowed Frontage Type (i.e. Porch, Stoop, Terrace & Lightcourt) or have common access through a street-level lobby directly off a common courtyard. Entrances to each dwelling on floors above the ground floor shall be accessed through a street-level lobby with a common building entrance off a common courtyard.
3. Interior circulation to each dwelling unit shall be through a corridor which may be single or double loaded.
4. If an alley is present, parking and services shall be accessed from that alley.
5. Where an alley is not present, parking and services shall be accessed from the street by way of a two-way driveway into a rear or subterranean garage.
   - Minimum twenty-four (24') feet wide.

III - OUTDOOR SPACE

1. Front outdoor space is defined by the street Build-to-Line and allowable Frontage Types for the Building Type.
2. Rear outdoor space is defined by the back facade of the building, and its relationship to the back Property Line. Rear outdoor space is to be used for dwelling unit parking.
3. The primary shared open space is the Courtyard Space which shall be designed as a courtyard and/or partial, multiple, separated, or interconnected courtyards.
   - Minimum of fifteen (15%) percent of the lot area.
4. The primary shared open space is the Courtyard Space which shall primarily include open turf grasses, ground vegetation and trees; but may also include items such as decks, swimming pools, and other hardscapes.
5. Private open spaces may be provided in Side Setbacks or Rear Setbacks; and included courtyards, balconies, and roof decks.

4.1.10 COURTYARD BUILDING



IV - PRIMARY MATERIALS

Material Type	*Allowable*
Brick masonry	YES
Natural quarried stone	YES
Stucco (cementitious finish)	YES
EIFS (Exterior insulation and finish system; maximum twenty (20) percent of facade area)	YES
Architectural precast concrete	CU
Decorative face concrete masonry units (such as split-face, scored, ground, burnished)	YES
Glass, glass curtain wall	YES
Wood, natural (siding)	YES
Cement fiber siding (James Hardie or equivalent)	NO
Plastic Siding (vinyl or UPVC)	NO
Textured or texture coated concrete panels	CU
Cement fiber panels (maximum twenty (20) percent of facade area)	YES
Prefabricated metal panels (such as Alucobond or metal interlocking panels)	CU
Other (new materials, post adoption date)	CU

CU = Conditional Use

See *Section 4.3: Architectural Standards* for further details.

V - MASSING & ARTICULATION

1. Buildings may contain any combination of dwelling type configurations: Flats, Townhouses, and Lofts.
2. Buildings on corner lots shall be designed with two (2) Building Facades with architectural expression; addressing both Primary and Side Streets.
3. Primary Building Facades shall have multiple window openings.
4. Dwelling Units may be repetitive or unique as established by design.
5. Buildings shall be comprised of a singular (1) volume in a “U” or “E” plan configuration and building design. Multiple building designs and/or unit volumes should not be expressed.
6. The visibility of elevators and exterior corridors shall be minimized by incorporation into the mass of the building.

VI - FRONTAGE TYPE

Frontage Type	*Allowable*
Common Yard	YES
Porch	YES
Stoop	YES
Forecourt	YES
Awnings & Canopies	NO
Balconies	YES
Terrace & Lightcourt	YES
Bay Windows	YES
Shopfront	NO
Cafe	NO

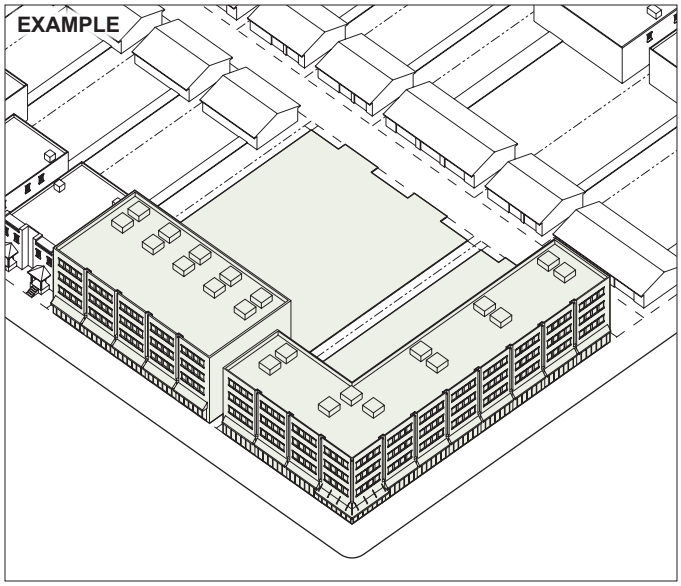
See *Section 4.2: Frontage Types* for further details.

4.1.11 COMMERCIAL BLOCK BUILDING









I - DESCRIPTION

A Commercial Block Building is a multi-story standard rectangular urban building form designed to support a mix of office, primary retail, and secondary retail uses on the ground floor with residential above.

These building types are allowed in the Neighborhood Center Type 1 (Red), Neighborhood Center Type 2 (Salmon), Campus Type 1 (Medium Blue), and Campus Type 2 (Light Blue) Building Envelope Standard shown in the diagram on the opposite page.

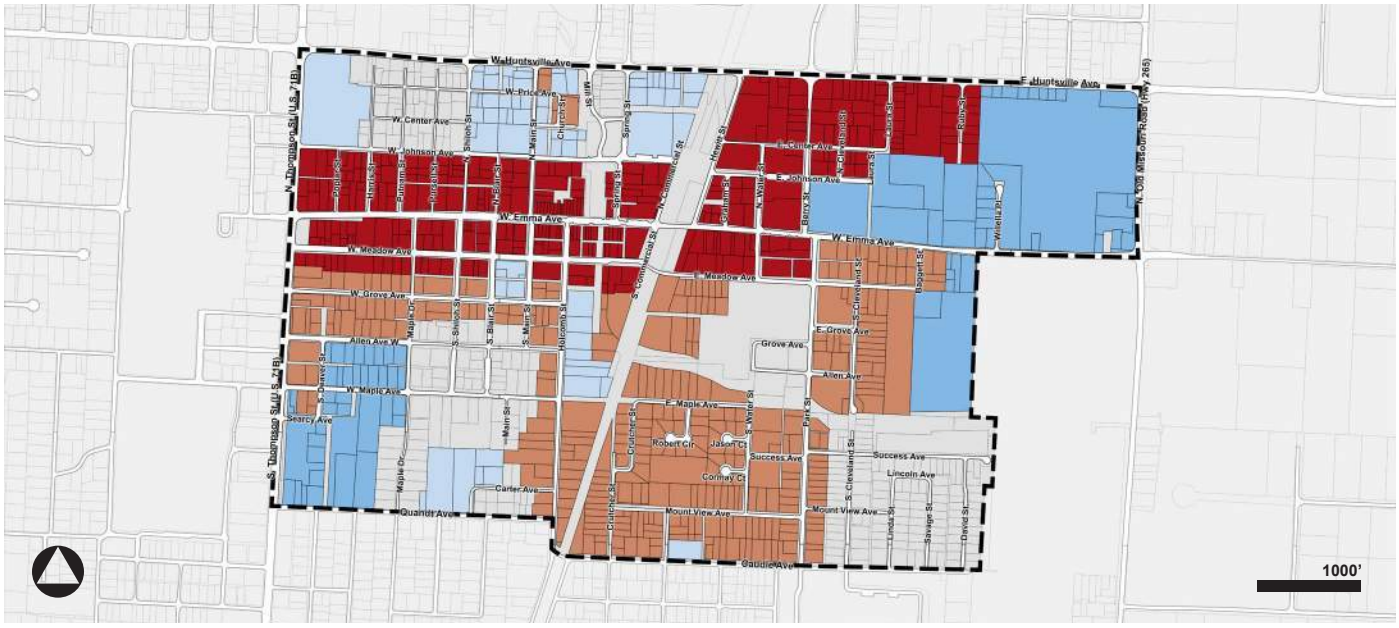
II - ACCESS

1. The main entrance to each non-residential ground floor unit shall be directly accessible from the Primary Building Facade to the Primary Street or Side Street.
2. The main entrance to each dwelling unit or non-residential area above the ground floor shall be accessible by a lobby directly accessible from the Primary Building Facade to the Primary Street or Side Street.
3. Interior circulation to each dwelling unit shall be through a corridor which may be single or double loaded.
4. Where an alley is present, parking and services shall be accessed from an alley.
5. Where an alley is not present, parking and services shall be accessed from the Side Street by way of a two-way driveway.
   - Maximum eighteen (18') feet wide.
6. Loading docks, overhead doors, and other service entries are prohibited on Primary Streets and Side Street; and are only allowed on alley frontage.

III - OUTDOOR SPACE

1. Front outdoor space is defined by the street Build-to-Line and allowable Frontage Types for the Building Type.
2. Rear outdoor space is defined by the back facade of the building, and its relationship to the back Property Line.
3. Side Setbacks may also be used for outdoor patios connected to other ground floor Primary Retail or Secondary Retail uses.

4.1.11 COMMERCIAL BLOCK BUILDING



IV - PRIMARY MATERIALS

Material Type	*Allowable*
Brick masonry	YES
Natural quarried stone	YES
Stucco (cementitious finish)	YES
EIFS (Exterior insulation and finish system; maximum twenty (20) percent of facade area)	YES
Architectural precast concrete	YES
Decorative face concrete masonry units (such as split-face, scored, ground, burnished)	YES
Glass, glass curtain wall	YES
Wood, natural (siding)	YES
Cement fiber siding (James Hardie or equivalent)	CU
Plastic Siding (vinyl or UPVC)	NO
Textured or texture coated concrete panels	CU
Cement fiber panels (maximum twenty (20) percent of facade area)	YES
Prefabricated metal panels (such as Alucobond or metal interlocking panels)	YES
Other (new materials, post adoption date)	CU

CU = Conditional Use

See *Section 4.3: Architectural Standards* for further details.

V - MASSING & ARTICULATION

1. Buildings may contain any combination of dwelling type configurations: Flats, Townhouses, and Lofts.
2. Buildings on corner lots shall be designed with two (2) Building Facades with architectural expression; addressing both Primary and Side Streets.
3. Primary Building Facades shall have multiple window openings.
4. Dwelling Units may be repetitive or unique as established by design.
5. Buildings shall be comprised of a singular (1) volume and building design. Multiple building designs and/or unit volumes should not be expressed.

VI - FRONTAGE TYPE

Frontage Type	*Allowable*
Common Yard	NO
Porch	NO
Stoop	NO
Forecourt	NO
Awnings & Canopies	YES
Balconies	YES
Terrace & Lightcourt	YES
Bay Windows	YES
Shopfront	YES
Cafe	YES

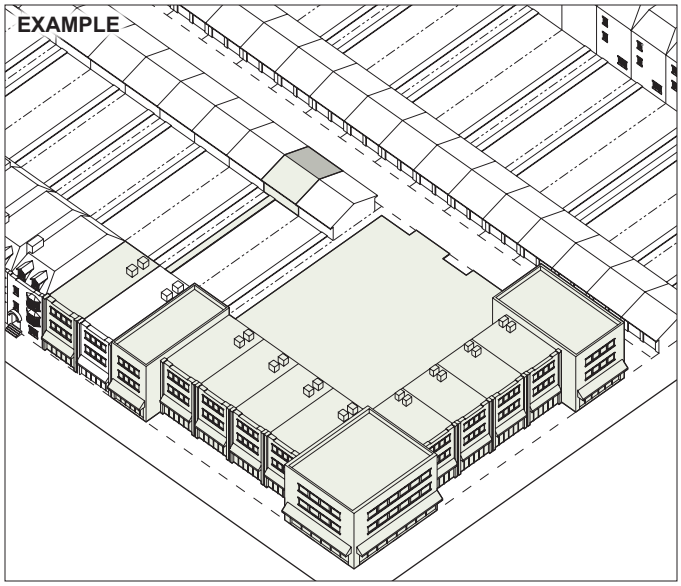
See *Section 4.2: Frontage Types* for further details.

4.1.12 LIVE | WORK UNITS









I - DESCRIPTION

Live | Work units are multi-story buildings that can be used flexibly for work | live, work | work, and live | live purposes. Dwelling Units can be located above the ground floor or attached to the rear of a storefront.

These building types are allowed in the Neighborhood Center Type 1 (Red), Neighborhood Center Type 2 (Salmon), Campus Type 1 (Medium Blue), and Campus Type 2 (Light Blue) Building Envelope Standard shown in the diagram on the opposite page.

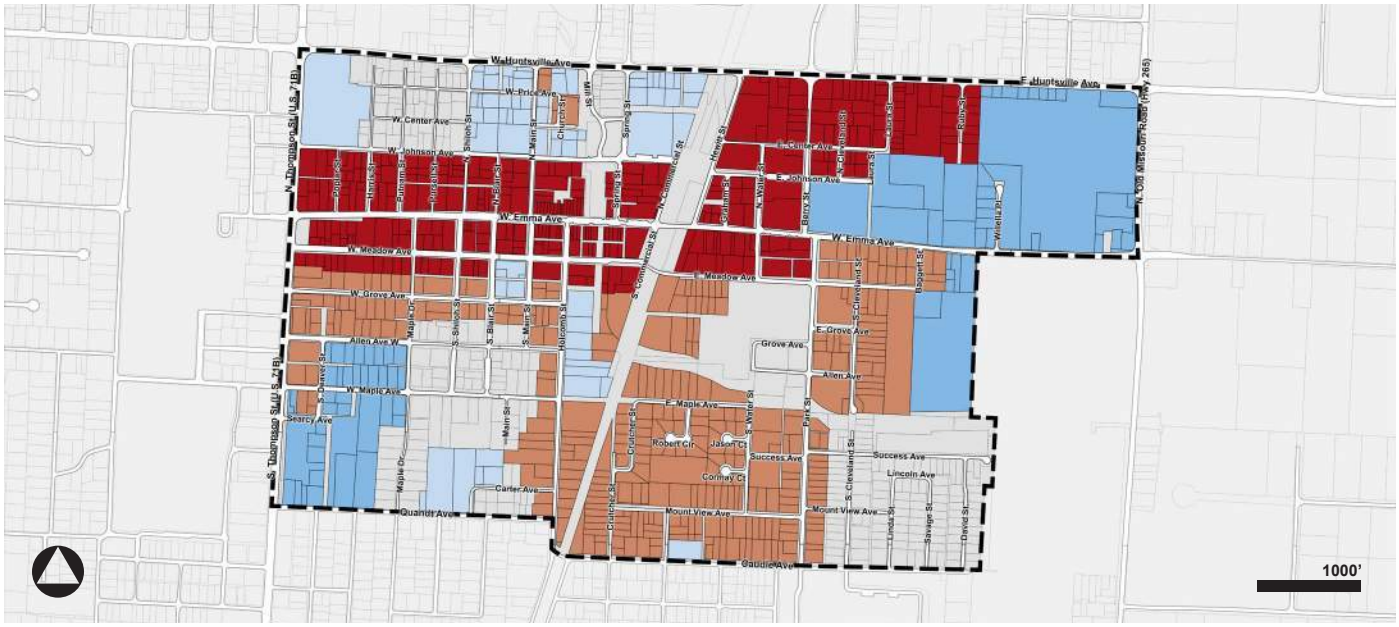
II - ACCESS

1. The main entrance to each ground floor area / dwelling unit shall be directly accessible from the Primary Building Facade on the Primary Street or Side Street.
2. Where an alley is present, parking and services shall be accessed from an alley.
3. Live | Work spaces shall not be allowed where alleys do not exist; where all parking and services shall occur from the alley.
4. Loading docks, overhead doors, and other service entries are prohibited on Primary Streets and Side Streets; and are only allowed on alley frontage.

III - OUTDOOR SPACE

1. Front outdoor space is defined by the street Build-to-Line and allowable Frontage Types for the Building Type.
2. Rear outdoor space is defined by the back facade of the building, and its relationship to the back Property Line.
3. Side Setbacks may also be used for outdoor patios connected to other ground floor Primary Retail or Secondary Retail uses.
4. Private patios may be provided in Side Setbacks and Rear Setbacks.

4.1.12 LIVE | WORK UNITS



IV - PRIMARY MATERIALS

Material Type	*Allowable*
Brick masonry	YES
Natural quarried stone	YES
Stucco (cementitious finish)	YES
EIFS (Exterior insulation and finish system; maximum twenty (20) percent of facade area)	YES
Architectural precast concrete	CU
Decorative face concrete masonry units (such as split-face, scored, ground, burnished)	YES
Glass, glass curtain wall	YES
Wood, natural (siding)	YES
Cement fiber siding (James Hardie or equivalent)	YES
Plastic Siding (vinyl or UPVC)	NO
Textured or texture coated concrete panels	CU
Cement fiber panels (maximum twenty (20) percent of facade area)	YES
Prefabricated metal panels (such as Alucobond or metal interlocking panels)	CU
Other (new materials, post adoption date)	CU

CU = Conditional Use

See *Section 4.3: Architectural Standards* for further details.

V - MASSING & ARTICULATION

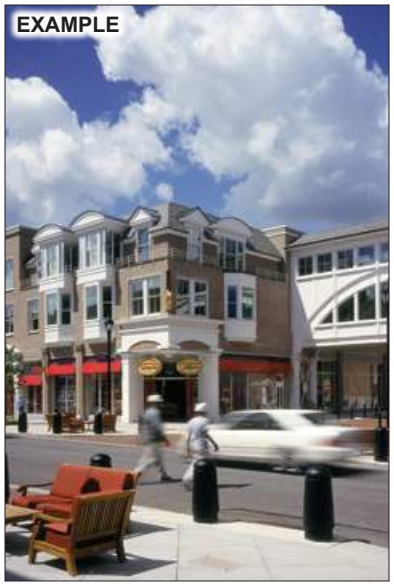
1. Buildings may contain any combination of dwelling type configurations: Flats, Townhouses, and Lofts.
2. Buildings on corner lots shall be designed with two (2) Building Facades with architectural expression; addressing both Primary and Side Streets.
3. Primary Building Facades shall have multiple window openings.
4. Dwelling Units may be repetitive or unique as established by design.

VI - FRONTAGE TYPE

Frontage Type	*Allowable*
Common Yard	YES
Porch	NO
Stoop	NO
Forecourt	NO
Awnings & Canopies	YES
Balconies	YES
Terrace & Lightcourt	NO
Bay Windows	YES
Shopfront	YES
Cafe	YES

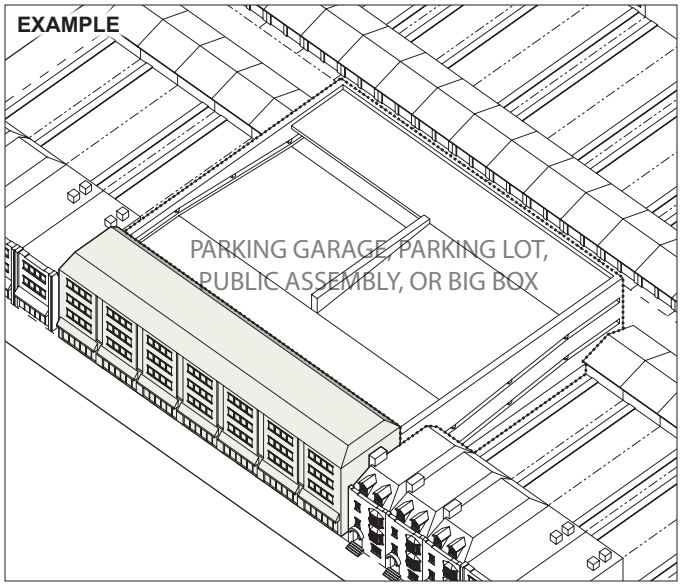
See *Section 4.2: Frontage Types* for further details.

4.1.13 LINER BUILDING









I - DESCRIPTION

A Building Type specifically designed to mask a parking lot, parking garage, public assembly or large retail facility (big box) from a street.

These building types are allowed in the Neighborhood Center Type 1 (Red), Neighborhood Center Type 2 (Salmon), Campus Type 1 (Medium Blue), and Campus Type 2 (Light Blue) Building Envelope Standard shown in the diagram on the opposite page.

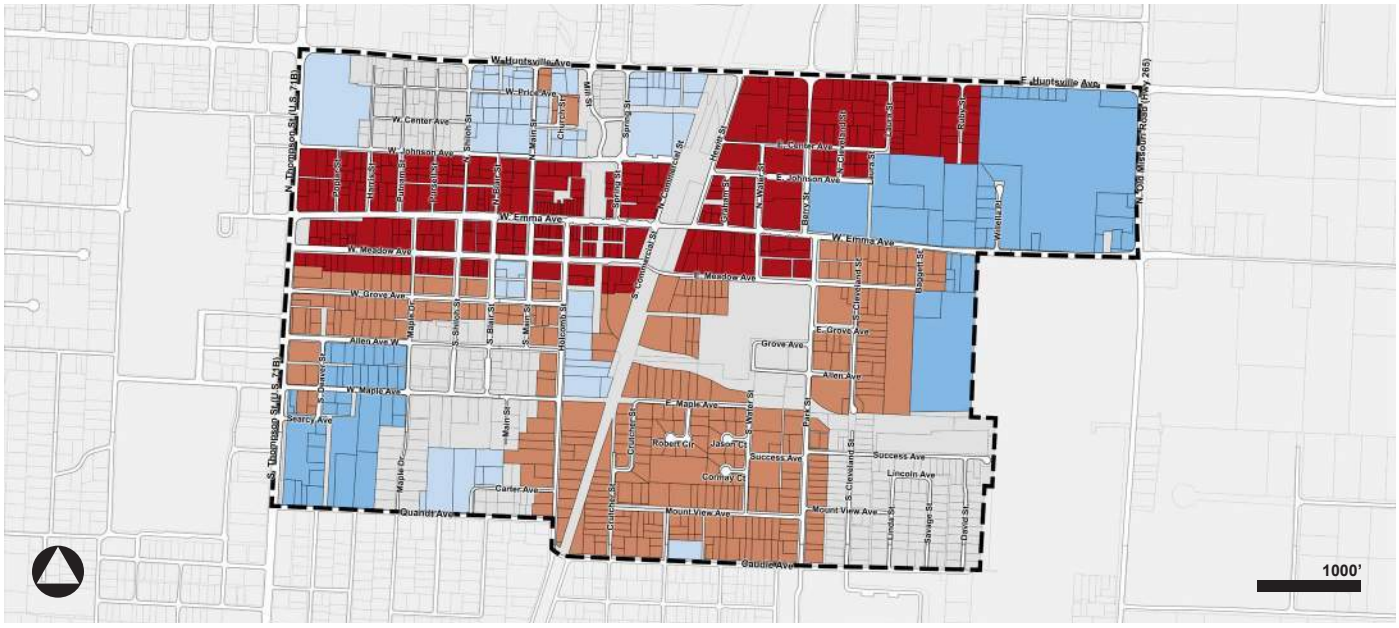
II - ACCESS

1. The main entrance to each ground floor area / Dwelling Unit shall be directly accessible from the Primary Building Facade from the Primary or Side Street.
2. The main entrance to each Dwelling Unit or non-residential areas above the ground floor shall be accessible by a street level lobby which shall be directly accessible from the Primary Building Facade from the Primary or Side Street.
3. Interior circulation to each dwelling unit shall be through a corridor which shall be single loaded.
4. Where an alley is present, parking and services shall be accessed from an alley.
5. Where an alley is not present, parking and services shall be accessed from a Side Street by way of a two-way driveway.
   - Maximum eighteen (18') feet wide.

III - OUTDOOR SPACE

1. Front outdoor space is defined by the street Build-to-Line and allowable Frontage Types for the Building Type.
2. There are no rear outdoor space requirements for Liner Buildings.

4.1.13 LINER BUILDING



IV - PRIMARY MATERIALS

Material Type	*Allowable*
Brick masonry	YES
Natural quarried stone	YES
Stucco (cementitious finish)	YES
EIFS (Exterior insulation and finish system; maximum twenty (20) percent of facade area)	YES
Architectural precast concrete	YES
Decorative face concrete masonry units (such as split-face, scored, ground, burnished)	YES
Glass, glass curtain wall	YES
Wood, natural (siding)	YES
Cement fiber siding (James Hardie or equivalent)	CU
Plastic Siding (vinyl or UPVC)	NO
Textured or texture coated concrete panels	CU
Cement fiber panels (maximum twenty (20) percent of facade area)	YES
Prefabricated metal panels (such as Alucobond or metal interlocking panels)	YES
Other (new materials, post adoption date)	CU

CU = Conditional Use

See *Section 4.3: Architectural Standards* for further details.

V - MASSING & ARTICULATION

1. No structured parking within any block shall exceed the eave height of any building within forty feet (40') of the structured parking; and in no case be taller than the Liner Building.
2. Buildings may contain any combination of dwelling type configurations: Flats, Townhouses, and Lofts.
3. Buildings on corner lots shall be designed with two (2) Building Facades with architectural expression; addressing both Primary and Side Streets.
4. Primary Building Facades shall have multiple window openings.
5. Dwelling Units may be repetitive or unique as established by design.
6. Buildings shall be comprised of a singular (1) volume and building design. Multiple building designs and/or unit volumes should not be expressed.

VI - FRONTAGE TYPE

Frontage Type	*Allowable*
Common Yard	NO
Porch	NO
Stoop	NO
Forecourt	NO
Awnings & Canopies	YES
Balconies	YES
Terrace & Lightcourt	NO
Bay Windows	YES
Shopfront	YES
Cafe	YES

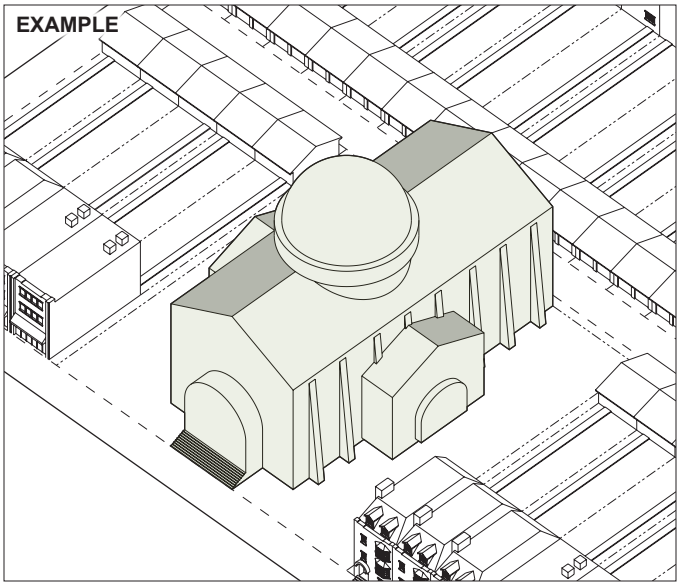
See *Section 4.2: Frontage Types* for further details.

4.1.14 CIVIC | INSTITUTIONAL BUILDING









I - DESCRIPTION

Civic | Institutional Buildings can accommodate a variety of arts, culture, education, recreation, transportation, government and public assembly uses. These buildings range from large floor plates and multiple levels to smaller, more intimately scaled structures. A variety of architectural styles is acceptable.

These building types are allowed in the Neighborhood Center Type 1 (Red), Neighborhood Center Type 2 (Salmon), Campus Type 1 (Medium Blue), and Campus Type 2 (Light Blue) Building Envelope Standard shown in the diagram on the opposite page.

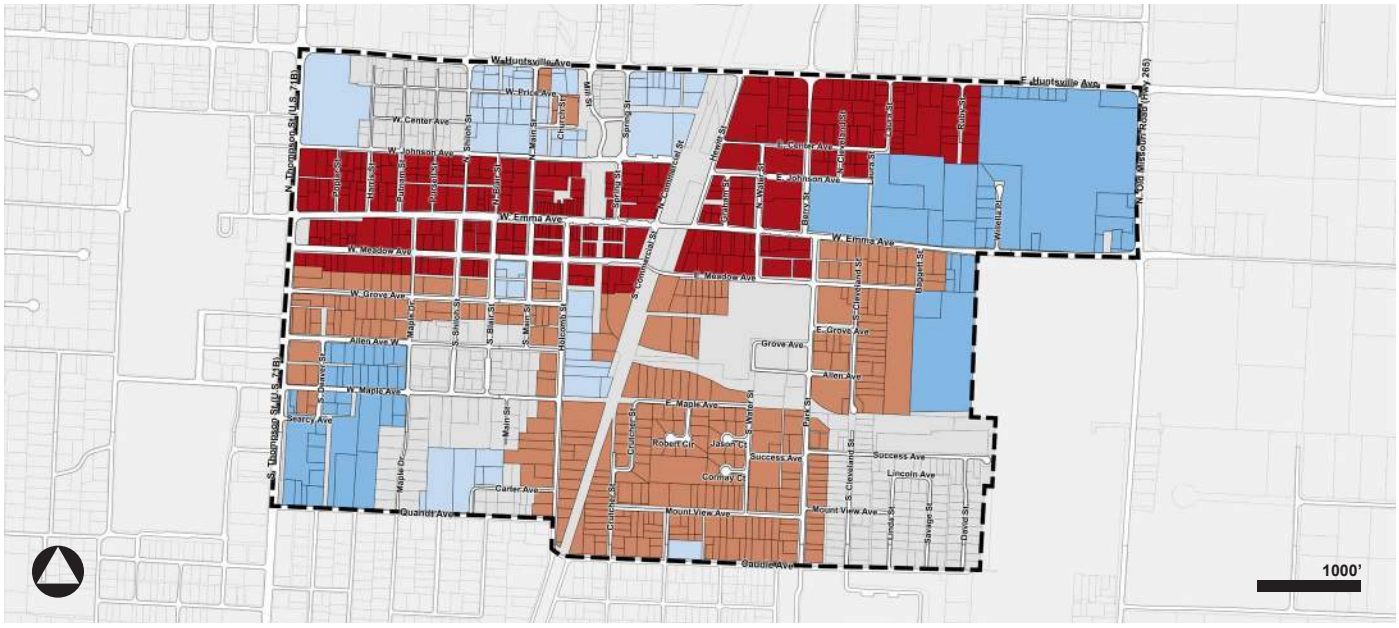
II - ACCESS

1. The main entrance to shall be directly accessible from the street by way of direct access through a courtyard, forecourt, square, plaza, or park.
2. The main entrance from the exterior space shall be into a common lobby which shall be able to access each floor.
3. Where an alley is present, parking and services shall be accessed from an alley.
4. Where an alley is not present, parking and services shall be accessed from a Side Street by way of a two-way driveway.
   - Maximum eighteen (18') feet wide.

III - OUTDOOR SPACE

1. The primary shared open space for this Building Type is the front and side outdoor spaces; which shall be a courtyard, plaza, or park immediately in front and adjacent to the building.
2. Rear open space is defined by the back facade of the building, and its relationship to the back Property Line.
3. This Building Type should be situated within an open space.
   - Maximum of fifty (50%) percent of the lot area, not inclusive of parking.

4.1.14 CIVIC / INSTITUTIONAL BUILDING



IV - PRIMARY MATERIALS

Material Type	*Allowable*
Brick masonry	YES
Natural quarried stone	YES
Stucco (cementitious finish)	YES
EIFS (Exterior insulation and finish system; maximum twenty (20) percent of facade area)	YES
Architectural precast concrete	CU
Decorative face concrete masonry units (such as split-face, scored, ground, burnished)	YES
Glass, glass curtain wall	YES
Wood, natural (siding)	YES
Cement fiber siding (James Hardie or equivalent)	NO
Plastic Siding (vinyl or UPVC)	NO
Textured or texture coated concrete panels	CU
Cement fiber panels (maximum twenty (20) percent of facade area)	YES
Prefabricated metal panels (such as Alucobond or metal interlocking panels)	YES
Other (new materials, post adoption date)	CU

CU = Conditional Use

See *Section 4.3: Architectural Standards* for further details.

V - MASSING & ARTICULATION

1. There are no massing & articulation requirements for these Building Types, in order to allow more distinctive architectural expressions and unique relationships to the streets and adjacent public spaces.

VI - FRONTAGE TYPE

Frontage Type	*Allowable*
Common Yard	N/A
Porch	N/A
Stoop	N/A
Forecourt	N/A
Awnings & Canopies	N/A
Balconies	N/A
Terrace & Lightcourt	N/A
Bay Windows	N/A
Shopfront	N/A
Cafe	N/A

See *Section 4.2: Frontage Types* for further details.

4.2 FRONTAGE TYPES

WHAT IS THE PURPOSE OF THE FRONTAGE TYPES?

The Purpose of the Frontage Types is to provide a series of options for how the chosen Building Type will address the street and how that relationship defined character. For example, the shopfront and cafe Frontage Types would be more appropriate for primary and secondary retail uses; and accordingly, the common yard and porch would be more appropriate for residential uses. So depending upon the intended use of the Building Type, the various Frontage Types may define a variety of different characters which will form the public space of the Form-Based District. Each Building Type must have at least one (1) Frontage Type and may be associated with more than one (1) Frontage Type. In that case, the Building Type must meet the requirements for each Frontage Type.

HOW DO I READ THE FRONTAGE TYPES?

In the diagrams shown in *Section 4.2: Frontage Types*, it is important to note a few points about how to read each Frontage Type:

Each Frontage Type is structured with a general description of requirements followed by a specific set of dimensional requirements for adherence. In order to be in compliance, the Frontage Type must meet the general description requirements and the dimensional requirements.

Each Frontage Type also includes two (2) diagrams (one cross-section diagram and one plan diagram) and three (3) example photographs of the Frontage Type.

In both of the diagrams, it is important to note these drawing conventions:

- The Property Line (which coincides with the public right-of-way line) is noted by a dark black dash-dot-dot line in all cases.
- The Build-to-Line is noted by a dark black dashed line in all cases.
- The sidewalk / pedestrian path is noted by a light brown color tone.
- The building is noted by a dark grey color tone.
- The ground is noted by a light green color tone.
- The vegetation is noted by a dark green color tone.

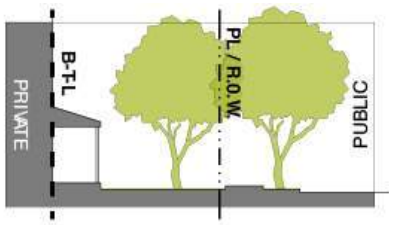
The example photographs shown for each Frontage Type are advisory only.

4.2.1 COMMON YARD

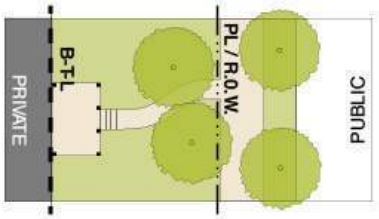
A Frontage Type wherein the Building Facade is set back substantially from the front Property Line. The Common Yard can be defined or undefined but typically, remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. Common Yards may include entry canopies or vestibules; and may be in combination with other Frontage Types. The front yard may also be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the yard or sloped from the back of the sidewalk. This Frontage Type encroaches the Build-to-Line only; and may not encroach the Property Line into Public Rights-of-Way.

Dimensional Requirements:

1. Lots higher than four (4') feet above the sidewalk should be sloped, terraced, or stepped back from the sidewalk.



CROSS-SECTION DIAGRAM - A



PLAN DIAGRAM - B


EXAMPLE


EXAMPLE

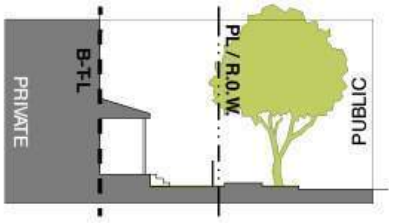

EXAMPLE

4.2.2 PORCH

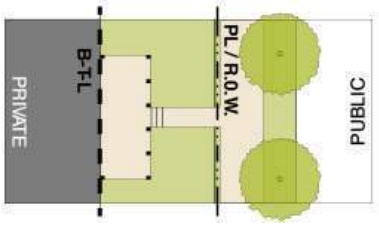
A Frontage Type typically associated with Detached Single Family Dwellings but sometimes used with other Building Types depending on the context. Porches must be open, non air-conditioned parts of the buildings with no screens. The porch Maybe one (1) story only and the length of the porch may vary. Porches must be raised to transition into the building and be of a similar height of the interior floor level. This Frontage Type encroaches the Build-to-Line only; and may not encroach the Property Line into Public Rights-of-Way.

Dimensional Requirements:

1. Maximum height of Porch is ten (10') feet.
2. Minimum length of twenty five (25%) percent to maximum length of one hundred (100%) of the Building Facade.
3. Minimum clear depth of six (6') feet and maximum clear depth of twelve (12') feet on Primary Streets.
4. Minimum clear depth of six (6') feet and maximum clear depth of ten (10') feet on Side Streets.



CROSS-SECTION DIAGRAM - A



PLAN DIAGRAM - B

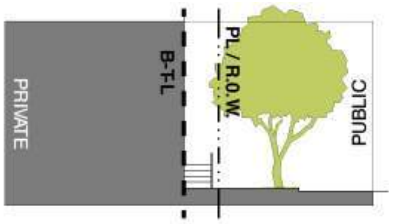

EXAMPLE


EXAMPLE

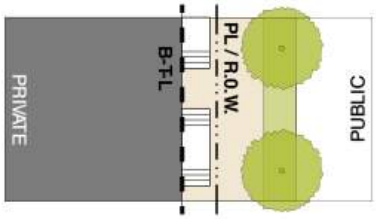

EXAMPLE

4.2.3 STOOP

A Frontage Type wherein the Building Facade is close to the front Property Line and the ground story is elevated from the sidewalk, securing privacy for the windows and front rooms; A Stoop is usually an exterior stair and landing which engages the sidewalk forward of the Build-to-Line. The Stoop should be elevated and the stairs from the Stoop may lead directly to the sidewalk or may be side loaded. A roof may also cover the Stoop. Stoops may be at grade or raised to transition into the building. This Frontage Type encroaches the Build-to-Line only; and may not encroach the Property Line into Public Rights-of-Way.



CROSS-SECTION DIAGRAM - A



PLAN DIAGRAM - B





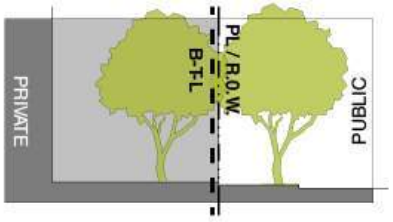


Dimensional Requirements:

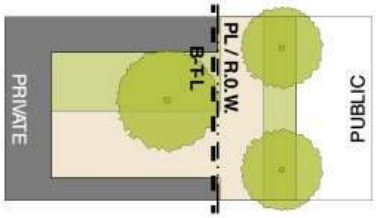
1. Primary Street and Side Street B-T-L on all Building Types with a zero (0') foot front setback may have an additional five (5') feet to ten (10') feet setback and must correspond to the depth of the stoop, such that the face of the stoop is at the zero (0') foot mark.
2. May not be utilized within thirty feet (30') from a street corner; thus the B-T-L must remain as per the BES.
3. Minimum depth of five (5') feet.
4. Minimum length of five (5') feet.
5. May not be elevated more than three (3') feet above sidewalk.
6. Fences or Walls defining the Stoop must not exceed thirty (30") inches from the highest adjacent grade.

4.2.4 FORECOURT

A Frontage Type wherein the Building Facade is at or near the Build-to-Line and a small percentage of it is set back, creating a small court space. The space could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within commercial areas, and in some cases for vehicular drop-off. A Forecourt is not covered and should be designed with a balance of paving and landscaping. This Frontage Type does not encroach the Built-to-Line or the Property Line into Public Rights-of-Way.



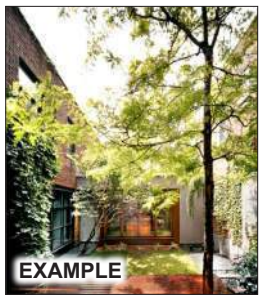
CROSS-SECTION DIAGRAM - A



PLAN DIAGRAM - B





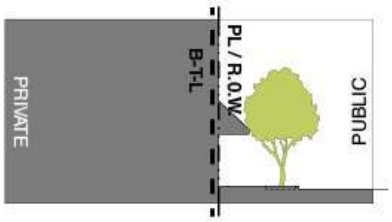


Dimensional Requirements:

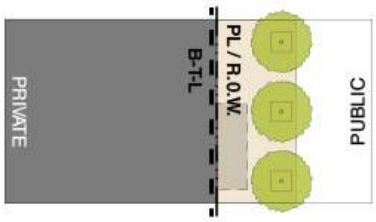
1. Minimum dimensions of ten (10') feet wide by ten (10') feet deep.
2. Maximum dimensions of fifteen (15') feet wide by thirty (30') feet deep.
3. May be no greater than fifty (50%) percent of the lot width on a Primary or Side Street.
4. Those between ten (10') feet deep and fifteen (15') in deep shall be substantially paved, and enhanced with Landscaping.
5. Those between fifteen (15') and thirty (30') in depth shall be designed with a balance of paving and Landscaping.

4.2.5
AWNINGS & CANOPIES

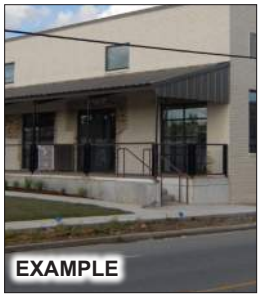
A Frontage Type wherein the Building Facade of a commercial or retail building is at or near the Build-to-Line and the canopy or awning element may overlap the sidewalk, occurring at the ground floor level only. The canopy is a structural, cantilevered, shed roof and the awning is canvas or similar material and is often retractable. The coverings should extend far enough from the building to provide adequate protection for pedestrians. Awnings may only cover openings so as to not cover the entire facade. This Frontage Type is appropriate for retail and commercial uses only because of the lack of a raised ground story. This Frontage Type may encroach the Build-to-Line and the Property Line into Public Rights-of-Way. Awnings and Canopies on Building Types setback from Public Rights-of-Way are not regulated. Awnings and Canopies may not be used for the display of goods for sale outside of the enclosed building envelope.



CROSS-SECTION DIAGRAM - A



PLAN DIAGRAM - B





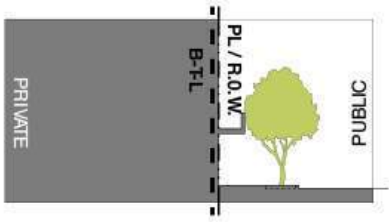


Dimensional Requirements:

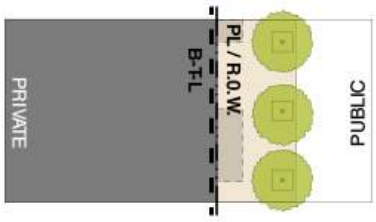
1. Must be located a minimum of eight (8') feet above the adjacent sidewalk when encroaching a Public Right-of-Way.

4.2.6
BALCONIES

A Frontage Type which occurs forward of the Build-to-Line and encroaches Public Rights-of-Way, but shall not extend past the curb line. Balconies may have roofs, but must be open, non air-conditioned parts of the Buildings; and may only be located on the second story or higher. Balconies may be occupied with a porch or exterior patio space, limited by the dimensional requirements. On corners, balconies may wrap around the side of the Building Facade facing the Side Streets. This Frontage Type may encroach the Build-to-Line and the Property Line into public rights-of-way. Balconies on Building Types setback from Public Rights-of-Way are not regulated.



CROSS-SECTION DIAGRAM - A



PLAN DIAGRAM - B







Dimensional Requirements:

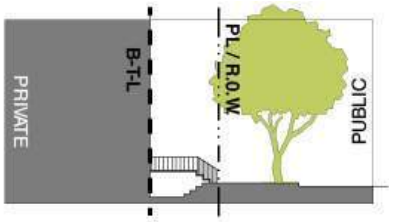
1. Must have a maximum depth of six (6') feet.
2. Must have a minimum clear height of ten (10') feet above adjacent sidewalk or other balconies.
3. Must have a maximum coverage of twenty five (25%) percent to seventy five (75%) of the Building Facade.

4.2.7
TERRACE & LIGHTCOURT

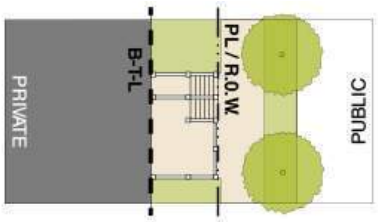
A Frontage Type wherein a portion of the Building Façade is set back from the Property Line by an elevated terrace or sunken lightcourt. This Frontage Type buffers residential use from urban sidewalks and removes the private yard from public encroachment. Terraces are suitable for conversion to outdoor cafes as the eye of the sitter is level with that of the standing passerby. Sub-basements may be accessed by a lightcourt. This Frontage Type encroaches the Build-to-Line only; and may not encroach the Property Line into Public Rights-of-Way. Terrace & Lightcourts on Building Types setback from Public Rights-of-Way are not regulated.

Dimensional Requirements:

1. Primary Street and Side Street B-T-L on all Building Types with a zero (0') foot front setback may have an additional ten (10') feet to fifteen (15') feet setback and must correspond to the depth of the terrace & lightcourt, such that the face of the terrace & lightcourt is at the zero (0') foot mark.
2. May not be utilized within thirty feet (30') from a street corner; thus the B-T-L must remain as per the BES.
3. Lightcourts may be no more than six (6') feet below the adjacent sidewalk.



CROSS-SECTION DIAGRAM - A



PLAN DIAGRAM - B





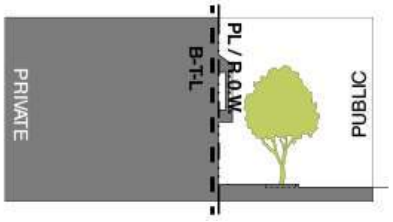


4.2.8
BAY WINDOWS

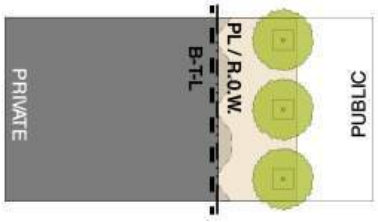
A Frontage Type wherein windows are permitted to protrude forward of the Build-to-Line and Property Line into Public Rights-of-Way. Bay Windows on the ground floor may encroach the Property Line into Public Rights-of-Way if approved; and Bay Windows projecting from the second floor or higher may encroach within Public Rights-of-Way by right. Bay windows shall have fenestration on both front and side surfaces. This Frontage Type may encroach the Build-to-Line and the Property Line into Public Rights-of-Way. Bay Windows on Building Types setback from Public Rights-of-Way are not regulated.

Dimensional Requirements:

1. Must have a minimum clear height of ten (10') feet above adjacent sidewalk.
2. Maximum depth of six (6') feet.
3. Maximum length of eight (8') feet.

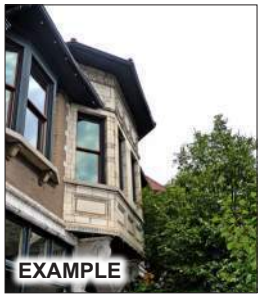


CROSS-SECTION DIAGRAM - A



PLAN DIAGRAM - B

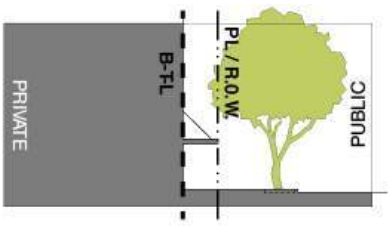




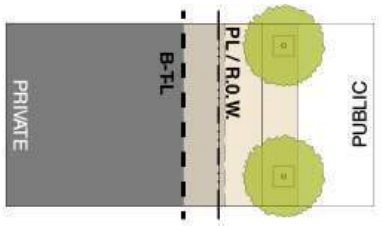


4.2.9 SHOPFRONT

A Frontage Type wherein a Storefront facade is at or close to the edge of the Build-to-Line with an entrance at sidewalk grade. An overhang, canopy, shading element or awning that encroaches over the sidewalk is required. This Frontage Type encroaches the Build-to-Line only; and may not encroach the Property Line into Public Rights-of-Way. Shopfronts on Building Types setback from Public Rights-of-Way are not regulated. Shopfronts may not be used for the display of goods for sale outside of the enclosed building envelope.



CROSS-SECTION DIAGRAM - A



PLAN DIAGRAM - B





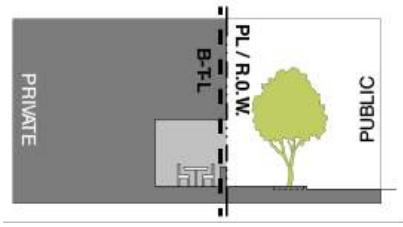


Dimensional Requirements:

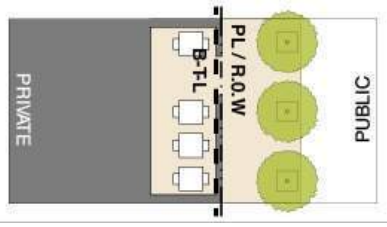
1. Primary Street and Side Street B-T-L on all Building Types with a zero (0') foot front setback may have an additional five (5') feet to ten (10') feet setback and must correspond to the depth of the shopfront, such that the face of the overhang on the shopfront is at the zero (0') foot mark.
2. May not be utilized within thirty feet (30') from a street corner; thus the B-T-L must remain as per the BES.

4.2.10 CAFE

A Frontage Type wherein a storefront accommodates outdoor seating for restaurants and cafes. It may be setback from the edge of the pedestrian realm and may include roll up doors and bi-fold doors. Café frontage may be covered or open to the air. This Frontage Type may not encroach the Build-to-Line; nor the Property Line into Public Rights-of-Way. Cafes on Building Types setback from Public Rights-of-Way are not regulated.



CROSS-SECTION DIAGRAM - A



PLAN DIAGRAM - B







Dimensional Requirements:

1. Maximum depth of fifteen (15') feet from the Build-to-Line.
2. Fences and walls are permitted up to a height of thirty six (36") inches from the adjacent sidewalk.

4.3 ARCHITECTURAL STANDARDS

WHAT IS THE PURPOSE OF THE ARCHITECTURAL STANDARDS?

The purpose of the Architectural Standards is to establish a series of specific architectural criteria which are necessary to uphold an expected level of quality and design in construction while ensuring a coherent character for the Sustainable Development Form-Based District area.

The Architectural Standards intend to:

- Foster typical construction types and proven techniques.
- Foster an aesthetic of regionally applicable and contextually appropriate building materials.
- Foster an aesthetic that is traditional, modern, or contemporary in a broad sense.

4.3.1 BUILDING FACADES

A. STATEMENT OF INTENT:

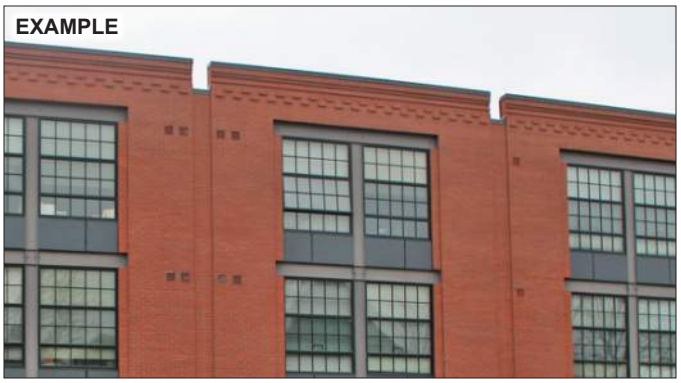
Building facade(s) should express the construction techniques and structural details of traditional, long-lasting, building materials; and favor simple configurations and solid craftsmanship over complexity and ostentation in building form and the articulation of details. These standards do not encourage “fakery” of historic character or the use of “faux” architectural elements; and are intended to encourage a mixture of traditional, modern, and contemporary styles and details in the support of a mixed blend of architectural richness which is respective of the historic context.

Primary Building Facades should reflect and complement the existing context, materiality, and historic building techniques of the area, while allowing for new modern and contemporary construction methods. Primary Building Facades include those facades facing Primary Streets and Side Streets, or any rear facade immediately adjacent to a Primary Street or Side Street (such as an alley entrance on a Side Street, etc).

Secondary Building Facades should reflect a level of detail clearly compatible with Primary Building Facades, particularly when visible from streets, adjacent parking, or adjacent residences. Secondary Building Facade(s) include those facades which are along Side Setbacks or Rear Setbacks in typical infill lots throughout the area.

The statement above and the illustrations on this page are advisory only.









B. STANDARDS FOR BUILDING FACADES:

1. Plane Breaks on Building Facades

Each Building Type is required to have a specific set of Plane Breaks required on the Primary and Secondary Building Facades which have the intent of visually breaking the facades of buildings to a smaller scale more appropriate for the neighborhood. These Plane Breaks are as follows:

a. Detached Single Family Dwelling; Detatched Single Family Bungalow; Duplex; and Triplex and Fourplex:

   i. Primary Building Facades: Any lot with a Lot Width greater than fifty (50') feet must have a minimum of one (1) vertical Plane Break in the Primary Building Facade associated with that lot line, and additional vertical Plane Breaks as necessary to never have a continuous flat length of building greater than fifty (50') feet long. Horizontal Plane Breaks are NOT required.
   ii. Secondary Building Facades: Any facade on a Side Setback must have a minimum of one (1) vertical Plane Break located at a distance greater than twenty-five (25%) percent of the distance from the Front Facade of the building to the Rear Facade of the building, which should be coordinated with a change from Primary Material to Secondary Material; Horizontal Plane Breaks are NOT required.

b. Rear Garage and Carriage House: Vertical and Horizontal Plane Breaks are NOT required on any facade of these Building Types.

c. Rowhouses and Courtyard Rowhouse(s): Vertical and Horizontal Plane Breaks are NOT required on any facade of these Building Types; however, clear vertical, visual articulation between each unit shall be present in the form of a change in material, finish materials, or facade articulation.

d. All other Building Types:

   i. Primary Building Facades: Any lot with a Lot Width greater than fifty (50') feet must have a minimum of one (1) vertical Plane Break in the Primary Building Facade associated with that lot line, and additional vertical Plane Breaks as necessary to never have a continuous flat length of building greater than fifty (50') feet long. *For instance, a Commercial Block Building with a Lot Width of one hundred fifty-five (155') would require a total of three (3) vertical Plane Breaks along that lot line.* A single (1) horizontal Plane Break will be required per the upper story setback requirements of the Building Envelope Standards if applicable.
   ii. Secondary Building Facades: Are NOT required to have a vertical or horizontal Plane Break.

2. Materials on Building Facades

Each Building Type permits a variety of Primary Materials, Secondary Materials, and Accent Materials for use on the Primary and Secondary Building Facades which are regulated as stated below:

a. Primary Material(s) - Seventy-five (75%) percent of the Primary Building Facade(s) or greater:

   i. Each Building Type is allowed a particular set of Primary Materials.
   ii. Shown per Building Type in *Section 4.0: Building Development Standards*.

b. Secondary Material(s) - NOT greater than twenty (20%)percent of the Primary Building Facade(s):

   i. Natural quarried stone
   ii. Stucco (cementitious finish)
   iii. EIFS (Exterior insulation and finish system)
   iv. Concrete (reinforced, poured in place)
   v. Architectural Precast Concrete
   vi. Glass, glass curtain wall
   vii. Cement Fiber Siding (James Hardie or equivalent)
   viii. Wood Siding

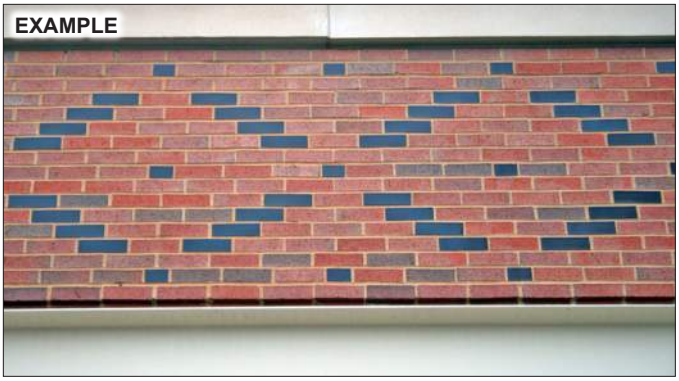
c. Accent Material(s) - NOT greater than 5% of the Primary Building Facades:

   i. Brick Masonry (for trim and cornice elements only)
   ii. Cement Fiber Panels (for trim and cornice elements only)
   iii. Metal (all types; for beams, lintels, trim elements and ornamentation only)
   iv. Decorative Face Concrete Masonry Units (for piers, foundation walls & chimneys only)

d. New Material(s) - Any new materials NOT noted per Building Type in *Section 4.0: Building Development Standards* which are used as the Primary Material, Secondary Material, or Accent Material (as noted above) are NOT allowed by right and are subject to the variance process as described in *Section 1.0: General Provisions*.

e. Other Material(s) - Any materials NOT noted per Building Type in *Section 4.0: Building Development Standards* which are used as the Primary Material, Secondary Material, or Accent Material (as noted above) are NOT allowed by right and are subject to the variance process as described in *Section 1.0: General Provisions*.

f. Secondary Building Facade(s): Should use Primary Materials, Secondary Materials, and Accent Materials compatible with the Primary Building Facades. The conversion from Primary to Secondary Materials shall occur in accordance with the Plane Break requirements for that Building Type.





3. Configurations and Techniques on Building Facades

Simple configurations and solid craftsmanship are favored over complexity and ostentation in Primary and Secondary Building Facade articulation. The following are required for Building Facades on each Building Type:

a. The horizontal dimension of any Wall Opening in a Primary Building Facade shall NOT exceed the vertical dimension.

b. Any Wall Opening in a Primary Building Facade may NOT span vertically more than one (1) story.

c. Any Wall Opening in a Primary Building Facade must correspond to interior space and may NOT span across Building Structure, including any structural or mechanical systems thickness.

d. Any Material used on a Primary Building Facade shall be consistent horizontally, for example the joints between different materials must be horizontal and continue around corners; except for chimneys and piers.

e. Any Material changes on a Primary Building Facade must be made within a constructional logic, as where an addition of one material is built onto the original building of a second material.

f. Any Material(s) used on a Primary Building Facades must be kept to a modest number, preferably two (2) types; but NOT more than four (4) types.

g. Any combination of materials used on a Primary Building Facades must be combined in a manner such that lighter materials are applied above heavier materials; for example, wood siding above brick masonry, or stucco above native stone; all dependent, however, upon the chosen style of the Building.

h. Any Primary Building Facades in which a complexity of Wall Openings occur (such as a complicated pattern of doors or windows), simple wall surfaces and configurations of Primary Materials are preferred (e.g. brick); accordingly, any Primary Building Facades which is simple in nature having few Wall Openings, should have additional wall texture and articulation applied (e.g. bricks or blocks, rusticated stucco, or ornamental reliefs).

i. Any Secondary Building Facades: Should have a level of trim and finish compatible with the Primary Building Facades.



j. Any Secondary Building Facades: The conversion from Primary to Secondary Materials shall occur in accordance with the Plane Break requirements for that Building Type.

k. Blank Walls on any Primary Building Facades: Are not permitted.

l. Blank Walls on any Secondary Building Facades: Areas without windows or doors are only allowed on Side Setbacks and Rear Setbacks and should complement the Primary Building Facades providing some level of relief in the wall, rather than a purely flat, single material facade.





4. Exterior Elements on Building Facades

The following encroachments are regulated on the Primary and Secondary Building Facades, in addition to the Frontage Type requirements for the Building Type, and must occur within the encroachment area for the applicable Building Envelope Standard:

a. Overhangs, Canopies, and Awnings:

i. Retractable canvas awnings mounted within window openings are allowed on any building facade.
ii. Awnings can be placed over side or carriage entrances as well as front entrances and windows on any building facade.
iii. Canopies can be placed over side entrances as well as front entrances and windows on any building facade.
iv. Canvas covered metal frame canopies can be placed over side entrances as well as front entrances and windows on any building facade.
v. Minimum and maximum dimensions shall all be in accordance with the requirements of the Awnings & Canopies Frontage Type.

b. Porches, Verandas, and Balconies:

i. Porches, Verandas, and Balconies are considered to be character-defining features on any building facade, and careful attention should be paid to their detailing.
ii. Although NOT required to be historic in design, their components including columns, pilasters, hand rails, balusters, pediments, cornices, and steps
iii. Minimum and maximum dimensions shall all be in accordance with the requirements of the Porch Frontage Type (for Porches and Verandas), and the Balconies Frontage Type (for Balconies).

c. Entry Vestibules:

i. Entry vestibules shall NOT be enclosed by screens or other materials such that an enclosed space or barrier to pedestrian movement is created; and shall never exceed the requirements of the encroachment area for the applicable Building Envelope Standard.
ii. Entry vestibules may never exceed the dimension of the sidewalk; or extend over the curb line into the street.

4.3.2 ROOFS AND PARAPETS

A. STATEMENT OF INTENT:

Roofs and Parapets should demonstrate a common-sense recognition of the climate by utilizing appropriate pitch, drainage, and materials in order to provide visual coherence to the area. Roof forms should complement the building's mass, style, detailing, and materials in order to provide a visual coherence to the area.

Low-slope ("flat") roofs are typically used on buildings containing a variety of uses (including primary retail uses, secondary retail uses, and residential uses) where they provide a strong, attractively detailed cornice and/or parapet. Double-pitched roofs (such as gable, hip, pyramid), dormer windows, and chimneys are typically be used on buildings containing residential uses, or civic / institutional uses.

The statement above and the illustrations on this page are advisory only.









B. STANDARDS FOR ROOFS AND PARAPETS:

1. Materials:

The following materials are allowed on roofs:

a. Bituminous Asphalt (Membrane, with reflective finishes): Allowed on low-slope roofs behind parapet walls only
b. EPDM Rubber (Membrane): Allowed on low-slope roofs behind parapet walls only
c. Asphalt Shingles (Dimensional): Allowed on all roofs
d. Cedar Shingles: Allowed on all roofs
e. Clay or concrete tiles (including faux clay): Allowed on all roofs
f. Green Roofs (intensive or extensive); Allowed on low-slope roofs behind parapet walls only
g. Slate (or equivalent synthetic); Allowed on all roofs
h. Metal (standing seam, equivalent or better) Allowed on all roofs

2. Configurations and Techniques:

a. Pitched Roofs (exclusive of roofs behind a Parapet):

   i. Simple hip and gable roofs shall be symmetrically pitched between a minimum of 1:12 and maximum of 4:12.
   ii. Shed roofs, attached to a Main Building, shall be pitched between a minimum of 3:12 and maximum of 8:12.
   iii. In NO situation shall a pitched roof exceed fifteen (15') feet from the bottom of the eaves to the top of the pitch. See "Max From B.O. Eave to T.O. Parapet or Roof" for the applicable Building Envelope Standard.

b. Mansard Roofs:

   i. Mansard Roofs should occur in tandem with dormer windows and other architectural features on any building that is three (3) stories or taller.
   ii. "Commercial" Mansard Roofs which have wraparound roofing panels that do not enclose a habitable floor may NOT be used on any Building Type.
   iii. In NO situation shall a mansard roof exceed fifteen (15') feet from the bottom of the eaves / fascia to the top of the pitch. See "Max From B.O. Eave to T.O. Parapet or Roof" for the applicable Building Envelope Standard.

c. Overhangs:

i. Eaves on Main Buildings must overhang between a minimum of eighteen (18”) inches and maximum of thirty (30”) inches on Primary Building Facade for the first four (4) stories. For each additional story; six (6”) shall be added to the minimum and twelve (12”) shall be added to the maximum, up to a maximum projection of five (5’) feet.
ii. Eaves on Ancillary Buildings, dormers, and other smaller structures must overhang a minimum of eight (8”) inches.
iii. Exposed purlins or rafters involved in an overhang must be visible on the overhang a minimum of twenty four (24”) inches.
iv. Timber eaves and balcony brackets must be a minimum of four (4”) inches by four (4”) inches in dimension.
v. Open eaves, soffits and fascia are allowed.

d. Parapet Roofs and Walls:

i. Parapet Walls shall be made of Primary Materials allowed for that Building Type.
ii. Parapet Walls shall have a maximum height of thirty (30”) inches (measured from the flat surface of the parapet roof).
iii. Parapet Walls should have a distinct shape or profile, e.g. a gable, arc, or raised center varied dependent upon the style and character of the building.
iv. Low-slope roofs behind parapets are typically used on buildings containing primary retail, secondary retail (or a mix of uses), but may be used on building with residential uses; and must NOT be visible from any adjacent public space, street space, or parking garage or lot.

e. Other Features:

i. Cornices: Buildings without visible roof surfaces and overhanging eaves may satisfy the overhang requirement with a cornice projecting horizontally between six (6”) inches and twelve (12”) inches beyond the Primary Building Facade for buildings up to four (4) stories. For heights greater than four (4) stories; the projection shall be between twelve (12”) and eighteen (18”) inches.
ii. Skylights and Roof Vents are allowed only on the roof plane when shielded from view by the building’s parapet wall; and must NOT be visible from public space, street space, or parking garage or lot.

4.3.3 WINDOWS AND DOORS

A. STATEMENT OF INTENT:

The placement, type, and size of windows and doors throughout the area help to establish the scale and intimacy of the street space.

For mixed-use areas (with Primary Uses and Secondary Retail Uses), windows and doors allow an interplay between the shop interiors and the street space; creating a vital visual link between the public realm and the activity of the private businesses.

For areas with more Residential Uses, windows and doors foster the “eyes on the street” surveillance inherrent in time-tested, defensive urban design strategies which provide for security and safety for the area.

All Building Types are subject to the requirements for windows and doors in this section.

The statement above and the illustrations on this page are advisory only.









B. STANDARDS FOR WINDOWS AND DOORS

1. Requirement for Fenestration

All Building Types are required to have fenestration (including both doors and windows) on Primary and Secondary Building Facades, in accordance with this section.

2. Materials:

a. Windows Frames: On Building Types with residential uses must be of an anodized aluminum, wood, fiberglass composite, vinyl, or steel; and must be finished; on Building Types with all other uses may also have clear finish aluminum or metal storefront.
b. Typical Window Glass: Must be clear, with light transmission at the ground story at least ninety percent (90%) and for the upper stories seventy five percent (75%); modification can be added as necessary to meet any applicable / new building and energy code requirements by the City of Springdale.
c. Specialty Window Glass: Maximum of one (1) per facade; may utilize stained, opalescent, or glass block.
d. Window screens: Must be black or gray.
e. Window Screen Frames: Must match Window Frame material or be dark anodized.
f. Doors shall be of wood, clad wood, or steel and may include opaque or transparent glass panels. Doors may be painted.

3. Configurations and Techniques:

a. The following requirements apply to any windows on Primary or Secondary Building Facades on any Building Type:

    i. The horizontal dimension of the opening shall NOT exceed the vertical dimension.
    ii. Windows may be grouped horizontally, maximum of five (5) per group, and each grouping must be separated by a mullion, column, pier, or wall section at least eight (8”) inches wide.
    iii. Windows shall be NO closer than thirty (30”) inches to building corners, excluding bay windows which are NOT restricted; and corner windows which wrap from the Primary Building Facade to the Secondary Building Facade (or another Primary Building Facade).
    iv. Security Bars or Security Screens are NOT allowed on windows above the basement level.

b. The following requirements apply to any upper-story windows on Primary or Secondary Building Facades on any Building Type:

    i. Windows shall be double-hung, single-hung, awning, or casement type for any Building Type.
    ii. Fixed windows are permitted only as a component of a system including operable windows within a single (1) wall opening on any Building Type.
    iii. Building Types with Residential Uses and Office Uses on upper floors are required to have single (1) panes of glass NO larger than sixty (60”) inches vertical by thirty-six (36”) inches horizontal on Primary Building Facades and Secondary Building Facades.
    iv. A minimum of twenty percent (20%) of the Primary Building Facades shall have transparent window openings on all Building Types. No requirements for Secondary Building Facades.





c. The following requirements apply to all windows on the ground floor of buildings with Primary Retail and Secondary Retail Uses in any Building Type:

   i. On all Primary Building Facades, a maximum size for a single (1) panes of glass is eight (8') feet vertical by four (4") feet horizontal. Should Secondary Building Facades contain panes of glass, this requirements shall also apply.
   ii. On all Primary Building Facades, a minimum of sixty percent (60%) of the window pane surface area shall allow views into the ground floor of the building for a depth of at least fifteen (15") feet into the interior of the space. Secondary Building Facades are NOT required to meet this standard.

d. The following requirements apply to doors on Primary and Secondary Building Facades of any Building Type:

   i. Door-height entry ways, those that span more than one (1) story, are not allowed.
   ii. Doors may be solid or opaque, as pertinent to the use of the building.
   iii. Doors may be made of a variety of materials. See *Section 4.3.3.B.2: Materials.*
   iv. Doors shall not be recessed more than three (3') feet behind the shopfront windows.
   v. Security Bars or Security Screens are not allowed on doors above the basement level.

e. The following requirements apply to exterior shutters on Primary and Secondary Building Facades of any Building Type:

   i. Exterior shutters may only be used in combination with a window or door.
   ii. Exterior shutters, if applied, on any Building Type shall be sized and mounted appropriately for the window; and should be one half (1/2) the width of the window, even if inoperable.

4.3.4 STREET WALLS

A. STATEMENT OF INTENT:

Street Walls establish a defined edge to the street space where Building Facades do not exist, or where it is desirable to conceal elements such as surface parking lots or private exterior spaces. These requirements will also define outdoor spaces and separate the street space from the private realm along Primary Streets and Side Streets. Street Walls also include retaining walls and fences on lot lines along Primary and Side Streets.

All Street Walls can contribute to the visual vitality of the neighborhood and shall be as carefully designed as the Primary Building Facade with the finished side out (i.e. the “better” side facing the street space).

The statement above and the illustrations on this page are advisory only.

B. REQUIREMENTS FOR STREET WALLS

Street Walls are required for the following Building Types when necessary to conceal surface parking, service areas, equipment, or private outdoor spaces from view from the street:

1. Rowhouse and Courtyard Rowhouse
2. Stacked Flats
3. Courtyard Building
4. Commercial Block Building
5. Live | Work Units
6. Liner Building
7. Street Walls are required in the *Cottage Court Special Overlay District*, as described in *Section 3.8 Cottage Court Special Overlay District.*.









C. STANDARDS FOR STREET WALLS:

1. Height:

The following height requirements are applicable to Street Walls per the appropriate Building Envelope Standards within which the Building Type is located. In general, areas including Residential Uses require lower walls and areas including mixed-uses (such as Primary or Secondary Retail; and Office) require higher walls The height of the Street Wall must be measured from the adjacent sidewalk, or when not adjacent to a sidewalk, from the ground elevation once construction is complete.

a. Minimum of four (4') and Maximum of six (6') feet:

   i. Neighborhood Residential Type 1 (NR1)
   ii. Neighborhood Residential Type 2 (NR2)
   iii. Neighborhood Residential Type 3 (NR3)

b. Minimum of six (6') and Maximum of eighteen (18') feet:

   i. Neighborhood Center Type 1 (NC1)
   ii. Neighborhood Center Type 2 (NC2)

2. Setback:

a. All Street Walls are recommended to be at zero lot line, if possible and in accordance with the Building Envelope Standards; but are allowed to be setback not more than eight (8") inches from the Build-to-Line or adjacent building facade; and should in NO case be in front of the Build-to-Line in public rights-of-way.

3. Materials:

The following Materials are allowed, and should be compatible with the Primary Materials on the Primary Building Facades:

a. Brick and Tile Masonry (units)
b. Combination of materials (e.g. stone piers with brick infill panels)
c. Concrete (reinforced, poured in place) with stucco (cementitious finish); must have brick or stone coping
d. Metal (wrought iron, copper, welded steel and/or aluminum)
e. Other Materials - By variance only; See Section 1.0: General Provisions.
f. Stone block (native or synthetic equivalent)

4. Configurations and Techniques:

a. Street Walls must have a thickness between two (2") inches and sixteen (16") inches.
b. Street Walls along any unbuilt length of the Build-to-Line shall be built to the Height specified above required for the applicable Building Envelope Standards.
c. Copings may project between two (2") inches and four (4") inches from the face of the street wall.
d. Fences operating as Street Walls mayhave a maximum opacity of fifty (50%) percent.

5. Entrances:

a. A pedestrian entry gate is allowed within the length of any Street Wall required by this District; and may be up to a maximum of six (6') foot opening. The materiality of the pedestrian gate must be complimentary with the materiality of the Street Wall.

4.3.5 LIGHTING

A. STATEMENT OF INTENT

Sidewalks are the primary means of transportation for the residents and visitors of the area. The Sidewalks are illuminated by a variety of lighting elements, often indirectly, and can be at the mercy of available spill light from the adjacent buildings, storefronts, and landscaping.

Lighting chosen for the building facades and site should be durable and weather resistant. Appropriate lighting is desirable for nighttime visibility, crime deterrence, and decoration. However, lighting that is too bright or intense creates glare, hinders night vision, and creates light pollution.

The statement above and the illustrations on this page are advisory only.

B. REQUIREMENTS FOR LIGHTING

Lighting to illuminate the exterior of buildings adjacent to the pedestrian realm is required for the following Building Types:

1. Stacked Flats
2. Courtyard Building
3. Commercial Block Building
4. Live | Work Units
5. Liner Building
6. Institutional | Civic Building











C. STANDARDS FOR LIGHTING

1. Placement Requirements:

a. On the Primary Building Facades, lights must be mounted between a minimum of six (6') feet and maximum of fourteen (14') feet above the adjacent grade. Secondary Building Facades have NO requirements.
b. On the Primary Building Facades,lights must be mounted within six (6') feet of and illuminate building entrances, and must NOT cause glare into the street. Secondary Building Facades have NO requirements.
c. On any Primary Building Facades immediately adjacent to alleys, lighting fixtures must be located within six (6') feet of the alley right-of-way. This fixture must illuminate the alley, must be located between twelve (12') feet and sixteen (16') feet in height, and must NOT cause glare in adjacent lots. Secondary Building Facades have no requirements.

2. Candela and Uniformity Requirements:

a. Building Types with only Residential Uses on ground and upper floors must have a minimum candela of 0.5 (1/2) foot candles and a uniformity of ten to one (10:1) at a distance of six (6') feet from the Primary Building Facades. Secondary Building Facades have no requirements.
b. Building Types with other uses or a mix of uses must have a minimum candela of one (1) foot candle and a uniformity of six to one (6:1) at a distance of six (6') feet from the Primary Building Facade. Secondary Building Facades have no requirements.

3. Other Requirements (for Primary and Secondary Building Facades):

a. Lighting elements shall be specified to prohibit those that cast a clearly/perceptively unnatural spectrum of light (such as low pressure sodium). Incandescent, metal halide, or halogen type lights are preferred. No heavy intensity discharge (HID) or fluorescent lights (except compact fluorescent bulbs that screw into standard sockets) may be used on the exterior of buildings.
b. Floodlights or directional lights (maximum 75-watt bulbs) may be used to illuminate alleys, parking garages, and maintenance areas on Side Setbacks; but must be shielded or aimed in such a way that they do not shine into other lots, the street space, or direct light up and/or out of the lot.
c. Floodlighting may not be used to illuminate Primary and Secondary Building Facades.
d. Site lighting is not required by this District; but shall be of a design and height so as to illuminate only the lot; and in no instance is Up-lighting permitted.
e. No flashing, traveling, animated, or intermittent lighting shall be visible from the exterior of any Building Type whether such lighting is of temporary or long-term duration.
f. These standards may be adjusted by the City as technologies advance and produce additional acceptable lighting elements; or as deemed appropriate by variance (See Section 1.0).

4.3.6 EQUIPMENT

A. STATEMENT OF INTENT:

The placement of Equipment including service areas and mechanical equipment can have a drastic effect on the visual and sensorial experience of the streetscape, and an overall effect on the character of the neighborhood.

All Building Types are required to meet the following requirements for equipment.

The statement above and the illustrations on this page are advisory only.

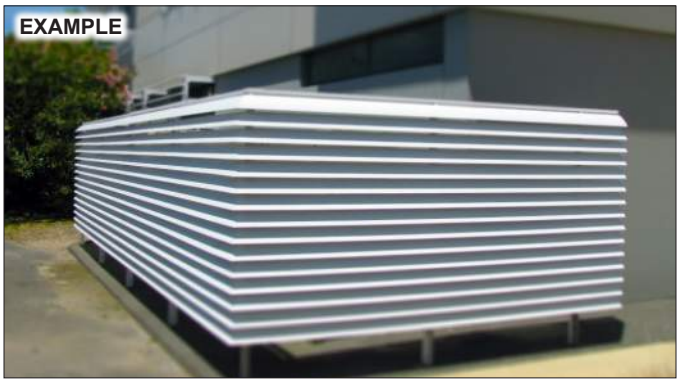
B. STANDARDS FOR EQUIPMENT:

1. Equipment includes: air compressors, mechanical pumps, exterior water heaters, water softeners, utility and telephone company transformers, electric meters or boxes, garbage cans, dumpsters, recycling bins, storage tanks, and other similar mechanical or service equipment utilized for building operations or otherwise.

2. Equipment (at grade level or on the ground floor level) shall be placed a minimum of ten (10') feet behind the Build-to-Line(s), not stored or located within any area considered to be street space, and must be screened from view from Public Rights-of-Way by use of screening or walls. Street Walls used to conceal equipment are subject to the requirements for Street Walls in this Section.

3. Equipment (on roofs, elevated areas, or on upper floor levels) shall be placed a minimum of five (5') behind the Build-to-Line(s) and be screened from view from Public Rights-of-Way by the use of parapet walls or enclosures designed to conceal the equipment. Parapet Walls used to screen equipment are subject to the requirements for Parapet Walls in this Section.









C. STANDARDS FOR EQUIPMENT (CONTINUED):

4. Solar panels located on gabled or hipped roofs:
   a. Generally, solar panels should not be visible from the street.

   b. Solar panels shall not be permitted on any roof surface that faces a public street.

   c. Solar panels shall be permitted on roof surfaces that face:
      i. adjacent lots and/or
      ii. the rear facades of buildings.

   d. No part of any solar panel may be less than five (5) feet from the edge(s) of any roof surface(s) whose edge(s) facing a public street.

4.3.7 SIGNAGE

A. STATEMENT OF INTENT:

Signage should be clear, durable, and informative to the public. Signage is desirable for advertising local area shops and offices, and as a decoration.

Signage should be scaled to the nature of the area: mixed-use, pedestrian oriented, with slow-moving automobile traffic. Signage that is glaring or too large creates distraction, intrudes into and lessens the experience of the area, while creating visual clutter.

The statement above and the illustrations on this page are advisory only.

B. STANDARDS FOR SIGNS:

1. General Standards: Unless otherwise specified in this section, all signs shall comply with the applicable requirements set forth in Chapter 98 of the Springdale Municipal Code.

2. Residential Districts (NR1, NR2, and NR3):
   a. All signs shall be displayed without lighting having a primary purpose or primary effect of lighting the sign.

   b. All signs shall be located on premises currently used and controlled by the person having use and control of the sign message.

EXAMPLE



EXAMPLE



EXAMPLE



EXAMPLE



B. STANDARDS FOR SIGNS (CONTINUED):

2. Campus Districts (C1 and C2): No signs are permitted except those exempt per section 98-36 (subject to section 98-61) of the Springdale Municipal Code, and:

    a. Each lot or parcel shall contain, for each separately licensed business located thereon, no more than:

        i. One non-flashing wall or projecting sign per building frontage. The sign area shall not exceed 32 square feet. Sign height shall not exceed 40 feet;

        ii. One real estate sign. The sign area shall not exceed 32 square feet. Any billboard, wall sign or projecting sign duly permitted hereunder may advertise real estate.

    b. Each lot or parcel shall contain no more than one billboard per every 1,320 feet of frontage on a public thoroughfare or fraction thereof.

3. Mixed-Use Districts (NC1 and NC2): No signs are permitted except those exempt per section 98-36 (subject to section 98-61) of the Springdale Municipal Code, and:

    a. Each lot or parcel shall contain, for each separately licensed business located thereon, no more than:

        i. One nonflashing, projecting or wall sign per building frontage. The sign area shall not exceed 300 square feet. Sign height shall not exceed 45 feet;

        ii. One real estate sign. The sign area shall not exceed 32 square feet. Any billboard, freestanding sign, wall or projecting sign duly permitted hereunder may advertise real estate.

    b. Each lot or parcel shall contain no more than one billboard per every 1,320 feet of frontage on a public thoroughfare, or fraction thereof, on parcels with direct frontage to the right-of-way of Thompson Street / U.S. 412 only.

    c. Each lot or parcel shall contain no more than one temporary sign or banner.

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5.0
USE TABLES

5.0 USE TABLES

WHAT IS THE PURPOSE OF THE USE TABLES?

The purpose of the Use Tables are to convert the language of existing City of Springdale land use units contained within the zoning ordinance to the simplified language of the Form-Based District.

In general with respect to the use tables, this District is intended to foster and preserve the core residential character of the neighborhood, while allowing for a mix of uses and intensities to exist along the edges of the area, within developing areas, and along key vibrant streets.

WHAT DO THE USE TABLES CONSIST OF?

The Use Tables consist of the following basic types:

5.1 **Residential Uses** *(SEE PAGE 5-2)*
5.2 **Primary Retail Uses** *(SEE PAGE 5-2)*
5.3 **Secondary Retail Uses** *(SEE PAGE 5-2)*
5.4 **Office Uses** *(SEE PAGE 5-2)*
5.5 **Civic / Institutional Uses** *(SEE PAGE 5-2)*
5.6 **Agricultural Uses** *(SEE PAGE 5-2)*
5.7 **Industrial Uses** *(SEE PAGE 5-2)*
5.8 **Utility and Services Uses** *(SEE PAGE 5-2)*
5.9 **Special Uses** *(SEE PAGE 5-2)*

HOW DO I *USE* THE USE TABLES?

The Use Tables are constructed as a series of reference tables which each have a set of uses (as defined within the existing zoning ordinance) as rows, and the Building Envelope Standard as columns. Within the specific table, the user can identify what type of use they intend to use, and what Building Envelope Standards apply to the property; thus identifying whether the use is Permitted (P), Conditional (C), or prohibited (X) on the parcel of land.

5.1 RESIDENTIAL USES		NR1	NR2	NR3	NC1	NC2	C1	C2
Unit 8	Single-family dwellings	P	P	P	X	X	X	X
Unit 9	Zero lot line	X	P	P	X	P	X	X
Unit 10	Townhouse	X	P	P	X	P	X	X
Unit 11	Duplexes	P	P	P	X	P	X	X
Unit 12	High density residential	X	X	X	P	P	P	P
Unit 13	Three and four family residential	X	X	X	X	P	X	X
Unit 14	Medium density single family affordable housing (SF4)	P	P	P	X	P	X	X
Unit 15	Manufactured home park	X	X	X	X	X	X	X
Unit 28	Home occupation	P	P	P	P	P	P	P
Unit 29	Home office	P	P	P	P	P	P	P
Unit 53	Transitional housing	X	X	X	X	X	X	X

5.2 PRIMARY RETAIL USES		NR1	NR2	NR3	NC1	NC2	C1	C2
Unit 17A	Eating places, other than drive-in restaurants	X	X	X	P	P	P	P
Unit 17B	Eating places, including drive-in restaurants	X	X	X	X	X	X	X
Unit 18	Hotel, motel, and entertainment facilities	X	X	X	P	P	P	P
Unit 19	Neighborhood shopping goods	X	X	X	P	P	P	P
Unit 20	Shopping goods	X	X	X	P	P	X	X
Unit 52	Food truck courts	X	X	X	C	C	C	C

5.3 SECONDARY RETAIL USES		NR1	NR2	NR3	NC1	NC2	C1	C2
Unit 21	Trades and services	X	X	X	P	P	C	C
Unit 22	Automotive services	X	X	X	C	C	X	X
Unit 23	Commercial large sites	X	X	X	X	X	X	X
Unit 37	Auction houses	X	X	X	C	C	X	X
Unit 38	Open display retail sales	X	X	X	X	X	X	X
Unit 41	Automobile sales	X	X	X	C	C	X	X
Unit 43	Automobile sale - Damaged vehicles	X	X	X	X	X	X	X
Unit 46	Flea market, indoor	X	X	X	X	C	C	C
Unit 47	Flea market, outdoor	X	X	X	X	X	X	X
Unit 48	Automotive, machinery, and equipment open display retail sales	X	X	X	X	X	X	X
Unit 49	Commercial assembly	X	X	X	C	C	P	P

5.4 OFFICE USES		NR1	NR2	NR3	NC1	NC2	C1	C2
Unit 16	Offices, studios, and related services	X	X	X	P	P	P	P

5.5 CIVIC / INSTITUTIONAL USES		NR1	NR2	NR3	NC1	NC2	C1	C2
Unit 1	Citywide public uses by right	C	C	C	C	C	P	P
Unit 4	Cultural, recreation, and health facilities	X	X	X	C	C	P	P
Unit 5	Institutional facilities	X	X	X	C	C	P	P
Unit 40	Temporary classrooms	X	X	X	C	C	P	P
Unit 42	Church synogogue	C	C	C	C	C	P	P
Unit 45	Health care clinic	X	X	X	C	C	P	P

5.6 AGRICULTURAL USES		NR1	NR2	NR3	NC1	NC2	C1	C2
Unit 6	Agriculture	X	X	X	X	X	X	X
Unit 7	Animal husbandry	X	X	X	X	X	X	X
Unit 36	Horses kept in residential areas	X	X	X	X	X	X	X
Unit 50	Agricultural occupation	X	X	X	X	X	X	X

5.7 INDUSTRIAL USES		NR1	NR2	NR3	NC1	NC2	C1	C2
Unit 24	Dedicated warehousing	X	X	X	X	X	X	X
Unit 25	Limited manufacturing	X	X	X	X	X	X	X
Unit 26	General industrial	X	X	X	X	X	X	X
Unit 39	Temporary storage units	X	X	X	X	X	X	X

5.8 UTILITIES AND SERVICES USES		NR1	NR2	NR3	NC1	NC2	C1	C2
Unit 3	Utility facilities	C	C	C	C	C	C	C
Unit 27	Parking lot	C	C	C	P	P	P	P
Unit 31	Recycling collection facilities	X	X	X	X	C	C	C
Unit 33	Self-supporting tower, antenna structure, or monopole	C	C	C	C	C	C	C
Unit 35	Transportation services	X	X	X	C	C	C	C
Unit 51	Airport hanger with flight crew quarter	X	X	X	X	X	X	X

5.9 SPECIAL USES		NR1	NR2	NR3	NC1	NC2	C1	C2
Unit 2	Citywide uses by conditional use permit	X	X	X	X	X	X	X
Unit 30	Recreational vehicle park	X	X	X	X	X	X	X
Unit 32	Temporary buildings	C	C	C	C	C	C	C
Unit 34	Model home/temporary marketing office	C	C	C	C	C	C	C
Unit 44	Mobile vending site	X	X	X	X	X	X	X

USE TABLE KEY

NR1 – Neighborhood Residential Type 1
NR2 – Neighborhood Residential Type 2
NR3 – Neighborhood Residential Type 3
NC1 – Neighborhood Center Type 1
NC2 – Neighborhood Center Type 2
C1 – Campus Type 1
C2 – Campus Type 2

P	Permitted Use
C	Conditional Use
X	Prohibited Use


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PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: **April 4, 2023**

Re: **R23-19 Rezone**

A request by Schuber Mitchell Homes, LLC for Planning Commission approval of a zone change from Agricultural District (A-1) to Medium Density Single Family Residential District (SF-3) for a tract of land containing 36 acres.

LOT LOCATION AND SIZE

The 36 acre tract is located at the Northeast corner of the intersection of Marchant and Kelly Roads.

A vicinity map is attached.

EXISTING ZONING

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

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

ACCESSORY USES

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

(1) Accessory buildings, including private garages, storage facilities and children's playhouses.
(2) Private greenhouses.

(3) Swimming pools, tennis courts and similar recreation facilities.

SITE PLAN REVIEW

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

AREA REGULATIONS

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

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

REQUESTED ZONING

The rezoning application requests a SF-3 Medium Density Single Family Residential District. The district is designed to provide an appropriate district for existing developed areas occupied by smaller scale single-family dwellings and to provide more compact single family residential development, to promote more efficient use of land and utilities, and to promote the development of less expensive housing on smaller lots.

Uses permitted: - 1, 8, 29
Conditional Uses Permitted on Appeal: - 2, 3, 4, 9, 28, 36
Temporary Uses – 34

ACCESSORY USES

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

(1) Accessory buildings, including private garages, storage facilities and children's playhouses as set for in Article 6, Section 2.7 of this chapter.
(2) Private greenhouses and horticultural collections.
(3) Flower and vegetable gardens.
(4) Swimming pools, tennis courts and similar recreation facilities.

SITE PLAN REVIEW

When a conditional use is proposed in an SF-3 district, except for Use Unit 28 home occupation and Use Unit 36, horses kept in residential areas; a site plan review shall be

required. For Use Unit 36, See Article 2, Section 13 of this chapter for the procedure and requirements of a site plan review.

HEIGHT REGULATIONS

No building hereafter erected or structurally altered shall exceed a height of thirty-five (35) feet.

AREA REGULATIONS

(1) LOT AREA. There shall be a lot area of not less than seven thousand (7,000) square feet. 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.
(2) DENSITY. Six (6) units per acre
(3) FRONT SETBACK. There shall be a front setback having a depth of not less than thirty (30) feet. In keeping with the definition of a corner lot, all sides adjacent to streets shall be required to have front setbacks of thirty (30) feet.
(4) SIDE SETBACK. There shall be a side setback on each side of the lot having a width of not less than eight (8) feet.
(5) REAR SETBACK. There shall be a rear setback having a depth of not less than twenty (20) feet.

	LOT MINIMUMS		SETBACKS				
	Widths	Area	Front	Back	Side		
		(sq.ft.)			Interior	Corner	
						Interior	Exterior
One Family	60	7,000	30	20	8/8	8	30
Zero lot line	60	7,000	30	20	16/0	16/0	30

BUILDING AREA

On any lot, the area occupied by all buildings shall not exceed forty (40) percent of the total area of the lot.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The zoning to the North, East and West of the subject property is A-1, while the zoning to the South is P-1.

LAND USE PLAN AND MASTER STREE PLAN

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

The Master Street Plan indicates both Marchant and Kelly Roads as minor collectors.

STAFF COMMENTS AND RECOMMENDATIONS

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

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

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Petition for Rezoning

STAFF USE ONLY

Date Application Submitted: March 14, 2023 Payment Method: via CC

Date Accepted as Complete: March 15, 2023 Project Number: R23-19

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

Applicant (person making request)	Review Point of Contact for Question & Staff Reviews
Name: Kit Eaker (Schuber Mitchell Homes)	Name: Kevin Michael
E-mail: keaker@schubermitchell.com	E-mail: kmichael@ae-inc.com
Address: 1810 Fountain Rd Webb City, MO 64870	Address: 5311 W Village Pkwy Rogers, AR 72758
Phone: 417-626-7000	Phone: 479-286-8181
Site/ Location: Marchant Rd & Kelly Rd (NE side of intersection)	Current Zoning District: A-1
Assessor's Parcel Number(s): 21-00273-320	Desired New Zoning: SF-3
	Total Acreage: 36, more or less

Rezoning Procedure & Checklist

Before completing an application to rezone property, petitioners are encouraged to meet with a member of the planning staff to discuss the application. Often, the staff can provide the petitioner with some useful information concerning the subject tract as to any rezoning or development history that may exist. The staff can also help the petitioner assess the reasonableness of the request and assist those who have not been involved with the rezoning process previously.

The deadline for submission of a petition for rezoning is 12:00 noon twenty days before the Planning Commission meeting. The Planning Commission meets the first Tuesday of each month at 5:00 p.m. in the Council Chambers of the City Administration Building, 201 North Spring Street, unless otherwise advertised.

☐ **OWNER'S RESPONSIBILITY**

It is the responsibility of the owner to insure that all necessary procedures are followed in a satisfactory and timely manner and to verify the accuracy and completeness of all necessary information. If significant omissions and/or errors are discovered during the review process, the application may be rejected or tabled until sufficient information is supplied.

File No. R23-19

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 Kit Eaker of Schuber Mitchell Homes

The record property owner(s), petitioning to rezone the following described area:

Legal Description:

COMMENCING AT A POINT N 87°29'02" W 262.68 FEET OF THE SOUTHEAST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 31 WEST TO THE POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24, N 87°29'02" W 1084.09 FEET; THENCE ALONG THE WEST LINE OF THE SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER N 03°21'26" E 1326.08 FEET; THENCE ALONG THE NORTH LINE OF THE SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER S 87°13'25" E 1327.06 FEET; THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER S 02°30'19" W 364.91 FEET; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24, S 87°33'26" E 320.29 FEET; THENCE S 02°26'34" W 98.91 FEET; THENCE N 87°16'11" W 320.41 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE N 87°16'11" W 262.68 FEET; THENCE S 02°30'19" W 858.68 FEET; TO THE POINT OF BEGINNING, BENTON COUNTY, ARKANSAS, CONTAINING 35.31 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

Layman's Description: Parcel 21-00273-320; being 36 acres, more or less, located on the northeast side of the intersection of Marchant Rd and Kelly Rd; west of Hwy 112 and south of Proposed Springdale Northern Bypass

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

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

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

FROM (current zoning) A-1

TO (proposed zoning) SF-3

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 N/A (Yes or No).

2. **Develop** the property Yes (Yes or No), and if so, the proposed use is Single-Family Dwellings (residential subdivision).

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: Minimal negative effects are expected, in part due to adjacent street improvements to help account for increased traffic. Subdivision will bring more affordable housing opportunities to the area. Traffic increase not expected to exceed surrounding infrastructure capabilities.

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: Kevin Michael

Address: 5311 W Village Pkwy, Rogers, AR 72758

Kit Eaker (Schuber Mitchell Homes)

PETITIONER/OWNER **SIGNATURE**

MAILING ADDRESS: 1810 Fountain Rd, Webb City, MO 64870

TELEPHONE: 417-626-7000 DATE: 3/13/2023

R23-19

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)

Christopher "Kit" Eaker (Schuber Mitchell Homes)
(Property Owner)

State of ~~Arkansas~~ Missouri)
County of ~~Washington~~ Jasper) ss.

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 13 day of March, 2023.

Jinah Rai Lee
Notary Public

JINAH RAI LEE
Notary Public - Notary Seal
Jasper County - State of Missouri
Commission Number 22564950
My Commission Expires Jan 10, 2026

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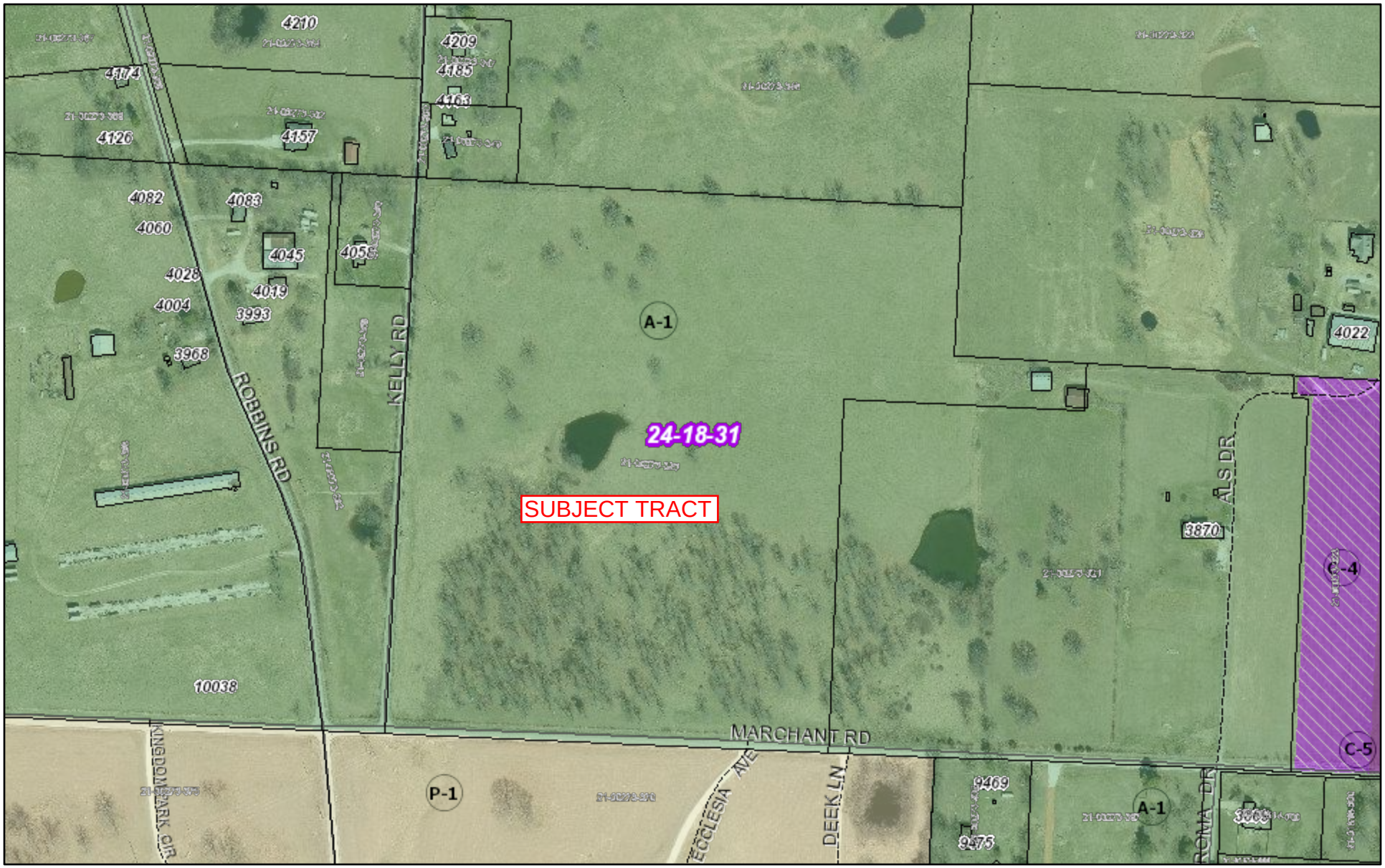
R23-19



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ANDERSON ENGINEERING
EMPLOYEE OWNED

AndersonEngineeringInc.com
5311 W. Village Parkway
Rogers, AR 72758
479-286-8181

R23-19

March 2, 2023
Parcel Number: 21-00273-320
Owner: HIGGINS, TODD R & SUSAN J
Property Address: MARCHANT & KELLY RD, SPRINGDALE

Adjacent Property Owners:

Parcel ID	21-00273-352
Owner Name	MEYERS, MARY PATRICIA
Owner Address	4157 ROBBINS RD, SPRINGDALE, AR 72762-7827

Parcel ID	21-00273-321
Owner Name	ECCLESIA INC
Owner Address	9653 NATIONS DR, SPRINGDALE, AR 72762-8159

Parcel ID	21-00273-360
Owner Name	GIL-ARTEAGA, JORGE
Owner Address	4058 KELLY RD, SPRINGDALE, AR 72762-7847

Parcel ID	21-00273-325
Owner Name	HOLLINGSWORTH, A L JR & LORENE K
Owner Address	4022 ALS DR, SPRINGDALE, AR 72762-8062

Parcel ID	21-00273-369
Owner Name	GIL-ARTEAGA, JORGE
Owner Address	4058 KELLY RD, SPRINGDALE, AR 72762

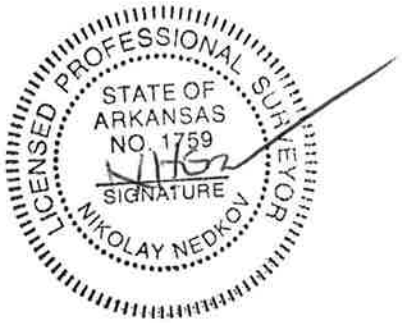
Parcel ID	21-00273-350
Owner Name	CITY OF SPRINGDALE
Owner Address	201 SPRING ST, SPRINGDALE, AR 72764

Parcel ID	21-00273-362
Owner Name	MARCHANT, EDDIE LEE JR
Owner Address	1484 BRIDGEBORO AVE, SPRINGDALE, AR 72764

Parcel ID	21-00273-370
Owner Name	ECCLESIA INC
Owner Address	9653 NATIONS DR, SPRINGDALE, AR 72762-8159

Parcel ID	21-00273-349
Owner Name	CUMMINS, JOHN
Owner Address	4163 KELLY RD, SPRINGDALE, AR 72762

Parcel ID	21-00273-345
Owner Name	A & A KELLY ROAD PROPERTY LLC
Owner Address	13118 BARRYKNOLL LANE, HOUSTON, TX 77079-3605



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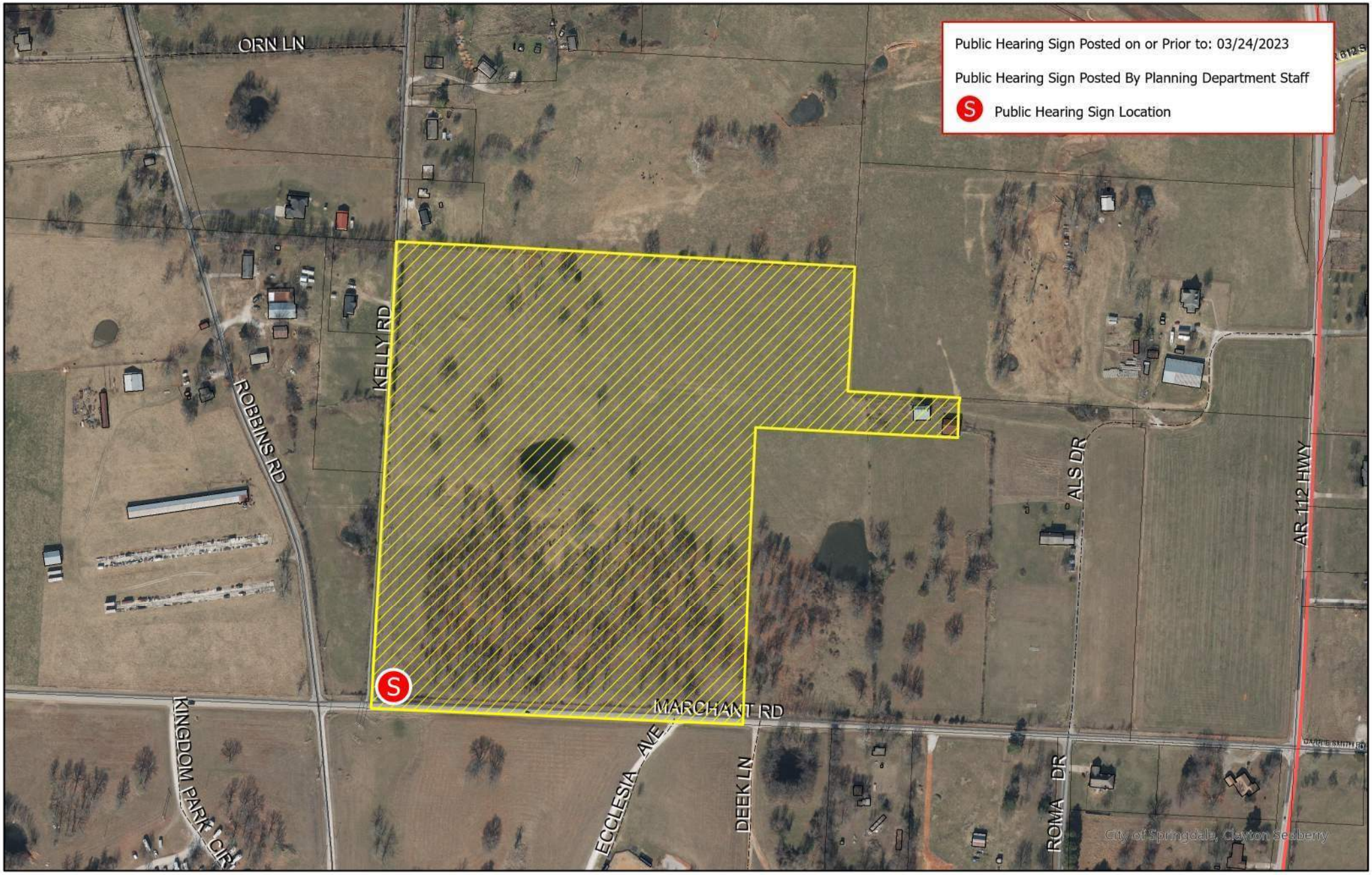

Planning Commission Meeting
April 4, 2023

Miles
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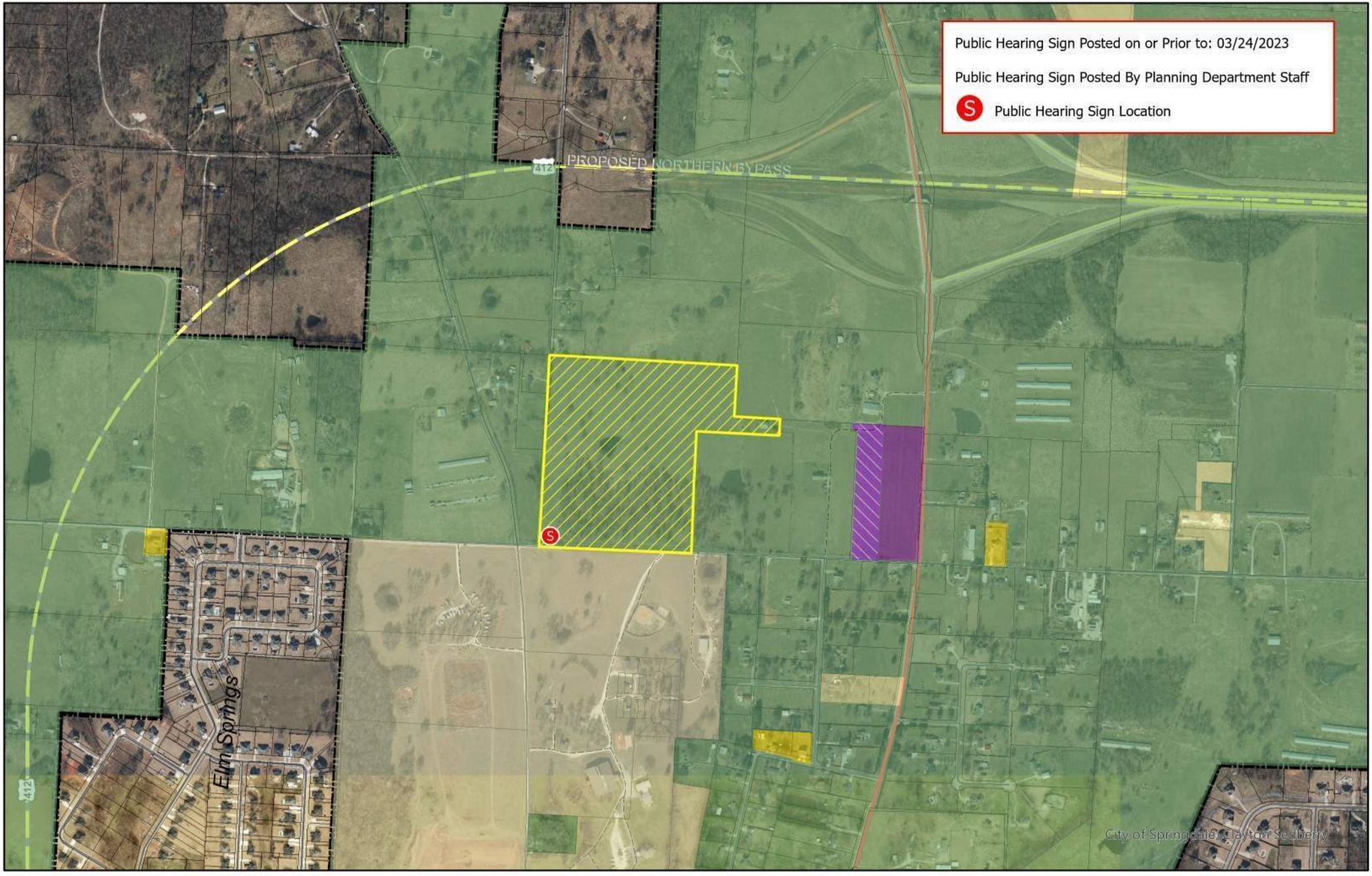
N

PROJECT: R23-19
APPLICANT: Schuber Mitchell Homes, LLC
REQUEST: Rezone from A-1 to SF-3

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
April 4, 2023

Miles
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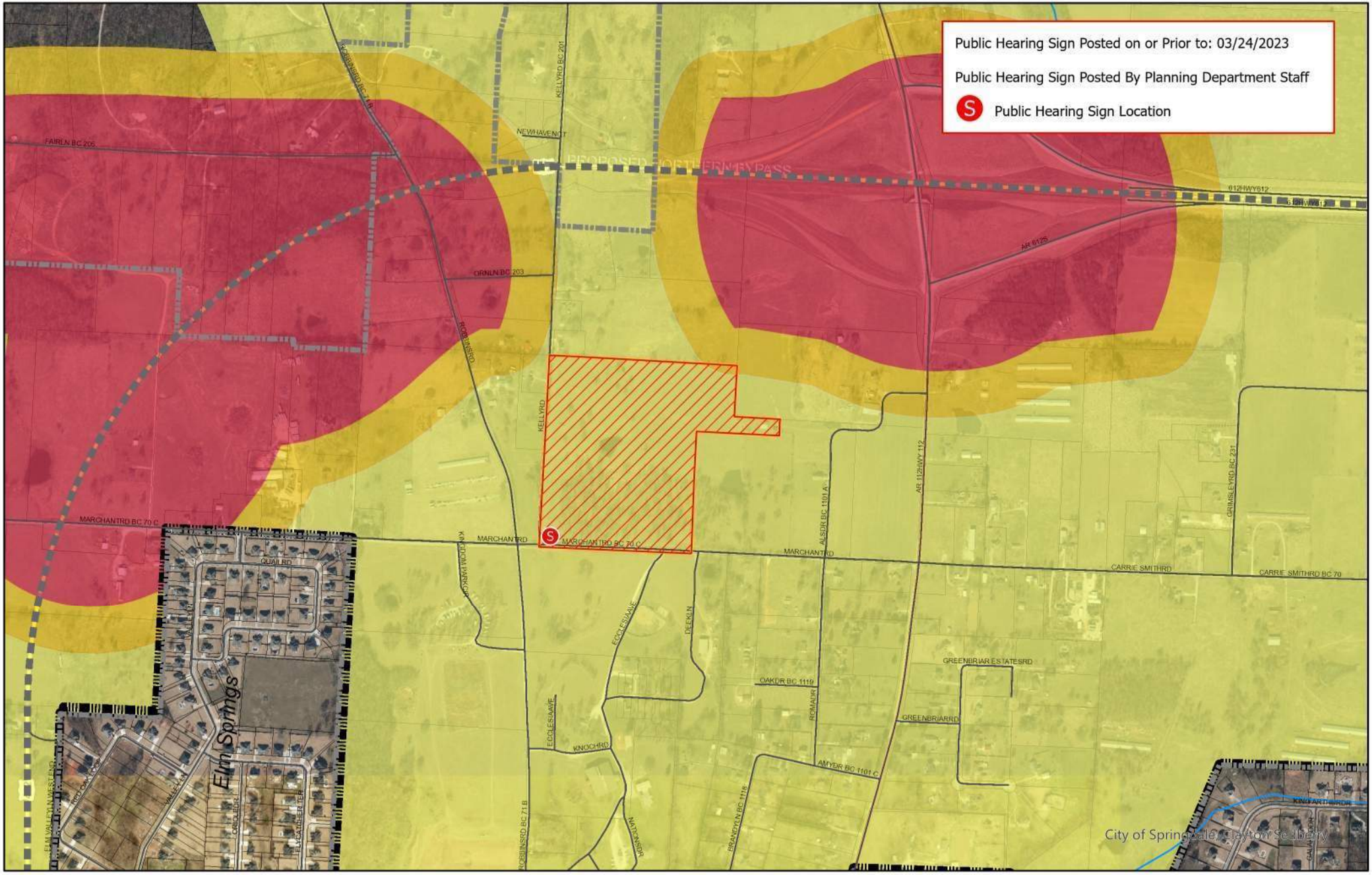
N

PROJECT: R23-19
APPLICANT: Schuber Mitchell Homes, LLC
REQUEST: Rezone from A-1 to SF-3

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
April 4, 2023

Miles
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N

PROJECT: R23-19
APPLICANT: Schuber Mitchell Homes, LLC
REQUEST: Rezone from A-1 to SF-3

SPRINGDALE
WE'RE MAKING IT HAPPEN

R23-30 TABLED UNTIL MAY PLANNING COMMISSION DUE TO NOTIFICATION ERROR.

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: **April 4, 2023**

Re: **R23-20 Rezone**

A request by James and Michelle Duggar 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 1.71 acres.

LOT LOCATION AND SIZE

The 1.71 acre tract is located to the South of Chapman Avenue, approximately 1,200 feet to the East of the intersection of Chapman Avenue and Carley Road.

A vicinity map is attached.

EXISTING ZONING

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

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

ACCESSORY USES

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

(1) Accessory buildings, including private garages, storage facilities and children's playhouses.
(2) Private greenhouses.

(3) Swimming pools, tennis courts and similar recreation facilities.

SITE PLAN REVIEW

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

AREA REGULATIONS

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

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

REQUESTED ZONING

The rezoning application requests a SF-2 Low/Medium Density Single Family Residential District. The district is designed to permit and encourage the development of single-family detached dwellings on smaller lots to encourage flexibility in housing and lot sizes.

Uses permitted: - 1, 8, 29
Conditional Uses Permitted on Appeal: - 2, 3, 4, 9, 28, 36
Temporary Uses – 34

ACCESSORY USES

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

(1) Accessory buildings, including private garages, storage facilities and children's playhouses as set for in Article 6, Section 2.7 of this chapter.
(2) Private greenhouses and horticultural collections.
(3) Flower and vegetable gardens.
(4) Swimming pools, tennis courts and similar recreation facilities.

SITE PLAN REVIEW

When a conditional use is proposed in an SF-2 district, except for Use Unit 28 home occupation and Use Unit 36, horses kept in residential areas; a site plan review shall be

required. For Use Unit 36, See Article 2, Section 13 of this chapter for the procedure and requirements of a site plan review.

HEIGHT REGULATIONS

No building hereafter erected or structurally altered shall exceed a height of thirty-five (35) feet.

AREA REGULATIONS

(1) LOT AREA. There shall be a lot area of not less than eight thousand (8,000) square feet. In addition, there shall be a minimum lot width of not less than seventy (70) feet on a public street at the front setback line.
(2) DENSITY. Four (4) units per acre.
(3) FRONT SETBACK. There shall be a front setback having a depth of not less than thirty (30) feet. In keeping with the definition of a corner lot, all sides adjacent to streets shall be required to have front setbacks of thirty (30) feet.
(4) SIDE SETBACK. There shall be a side setback on each side of the lot having a width of not less than eight (8) feet.
(5) REAR SETBACK. There shall be a rear setback having a depth of not less than twenty (20) feet.

	LOT MINIMUMS		SETBACKS				
	Widths	Area	Front	Back	Side		
		(sq. ft.)			Interior	Corner	
						Interior	Exterior
One Family	70	8,000	30	20	8/8	8	30
Zero-lot line	70	8,000	30	20	16/0	16/0	30

BUILDING AREA

On any lot, the area occupied by all buildings shall not exceed forty (40) percent of the total area of the lot.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The zoning to the North, West and South is A-1, while the zoning to the East is SF-2.

LAND USE PLAN AND MASTER STREE PLAN

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

The Master Street Plan indicates Chapman Avenue as a minor collector.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:
Appropriate locations for single-family and multi-family residential development should be provided based on accessibility, site suitability, utility availability, neighborhood compatibility and environmental factors.

R23-30 TABLED UNTIL MAY PLANNING COMMISSION DUE TO NOTIFICATION ERROR.

File No. R23-20

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 Jim Bob & Michelle Dugger
The record property owner(s), petitioning to rezone the following described area:

Legal Description:

Layman's Description:

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

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

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

FROM (current zoning) A-1

TO (proposed zoning) 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 NO (Yes or No).

2. **Develop** the property YES (Yes or No), and if so, the proposed use is BUILD HOUSE.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: BUILD HOUSE ON LOT.

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: johndueggan@icloud.com

PETITIONER/OWNER:

MAILING ADDRESS: 548 ARBOR ACRES, TONTITOWN, AR 72762

TELEPHONE: 479-799-8999 DATE: 3/15/23

R23-20

VERIFICATION

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

(Property Owner)

Michelle Duggar
(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 15 day of March, 2023.

Notary Public

TRISHIA RAPA
Notary Public - Arkansas
Washington County
Commission # 12717445
My Commission Expires Aug 20, 2031

0 60 120 180

1 INCH = 60 FEET

Legend:

- ● *Found Iron Pin*
- ○ *Set Iron Pin*
- ⊛ *Set Mag Nail*
- × *Fence*
- -o- *Power Pole*
- E *Overhead Electric*

BASIS OF BEARINGS: ARKANSAS–NORTH STATE PLANE GRID

R23-20

R23-30 TABLED UNTIL MAY PLANNING COMMISSION DUE TO NOTIFICATION ERROR.

SURVEY DESCRIPTION – TRACT 1 (A–1 ZONED) 815–29111–030

PART OF THE SW/4 OF THE NE/4 OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, SPRINGDALE, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NW CORNER OF SAID SW/4 OF THE NE/4, THENCE S 87°52'06" E 982.68 FEET TO THE POINT OF BEGINNING, THENCE S 87°52'06" E 212.43 FEET, THENCE S 2°00'15" W 21.39 FEET, THENCE S 32°14'38" W 82.21 FEET, THENCE S 3°03'34" W 92.75 FEET, THENCE S 6°26'54" W 99.54 FEET, THENCE S 87°50'15" E 47.71 FEET, THENCE S 2°16'57" W 74.87 FEET, THENCE N 87°53'30" W 45.66 FEET, THENCE S 5°17'23" W 131.21 FEET, THENCE N 87°35'37" W 156.72 FEET, THENCE N 2°06'55" E 489.67 FEET TO THE POINT OF BEGINNNING, CONTAINING 2.00 ACRES.
SUBJECT TO AN INGRESS, EGRESS AND UTILITY EASEMENT BEGINNING S 87°52'06" E 1166.23 FEET FROM THE NW CORNER OF SAID NW/4 OF THE NE/4, THENCE S 2°07'54" W 21.43 FEET TO THE SOUTH RIGHT–OF–WAY OF CHAPMAN AVENUE, THENCE S 11°58'02" W 72.14 FEET, THENCE S 3°03'34" W 92.75 FEET, THENCE S 6°26'54" W 99.54 FEET, THENCE S 87°50'15" E 35.32 FEET ALONG THE NORTH BOUNDARY OF A CELL TOWER LEASE LOCATION, THENCE N 7°09'57" E 264.16 FEET, THENCE N 87°52'06" W 39.06 FEET TO THE POINT OF BEGINNNING.AND SUBJECT TO ANY OTHER EASEMENTS OF RECORD OR FACT.

SURVEY DESCRIPTION – TRACT 2 (PROPOSED TO REZONE TO SF–2 FROM A–1) 815–29111–020

PART OF THE SW/4 OF THE NE/4 OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, SPRINGDALE, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NW CORNER OF SAID SW/4 OF THE NE/4, THENCE S 87°52'06" E 1195.11 FEET TO THE POINT OF BEGINNING, THENCE S 2°00'15" W 21.39 FEET, THENCE S 32°14'38" W 82.21 FEET, THENCE S 3°03'34" W 92.75 FEET, THENCE S 6°26'54" W 99.54 FEET, THENCE S 87°50'15" E 47.71 FEET, THENCE S 2°16'57" W 74.87, THENCE N 87°53'30" W 45.66 FEET, THENCE S 5°17'23" W 131.21 FEET, THENCE S 87°35'37" E 172.65 FEET, THENCE N 2°12'08" E 491.24 FEET, THENCE N 87°52'06" W 117.68 FEET TO THE POINT OF BEGINNNING, CONTAINING 1.71 ACRES.
SUBJECT TO AN INGRESS, EGRESS AND UTILITY EASEMENT BEGINNING S 87°52'06" E 1166.23 FEET FROM THE NW CORNER OF SAID NW/4 OF THE NE/4, THENCE S 2°07'54" W 21.43 FEET TO THE SOUTH RIGHT–OF–WAY OF CHAPMAN AVENUE, THENCE S 11°58'02" W 72.14 FEET, THENCE S 3°03'34" W 92.75 FEET, THENCE S 6°26'54" W 99.54 FEET, THENCE S 87°50'15" E 35.32 FEET ALONG THE NORTH BOUNDARY OF A CELL TOWER LEASE LOCATION, THENCE N 7°09'57" E 264.16 FEET, THENCE N 87°52'06" W 39.06 FEETTO THE POINT OF BEGINNNING.AND SUBJECT TO ANY OTHER EASEMENTS OF RECORD OR FACT.

OWNER'S CERTIFICATION & DEDICATION

WE ARE THE OWNERS OF THE HEREON DESCRIBED PROPERTY AND HEREBY AGREE TO THIS LAND DIVISION AS SHOWN AND ALSO DEDICATE ALL RIGHTS OF WAY AND EASEMENTS AND SETBACKS SHOWN TO AFFECT THIS PROPERTY, AND ALSO HEREBY AGREE THAT APPROVAL OF THIS PLAT DOES NOT GUARANTEE SEPTIC SYSTEM APPROVAL FROM THE STATE HEALTH DEPARTMENT.

SIGNATURE _____ DATE _____
JIM BOB DUGGAR & MICHELLE DUGGAR

STATE OF ARKANSAS
COUNTY OF WASHINGTON

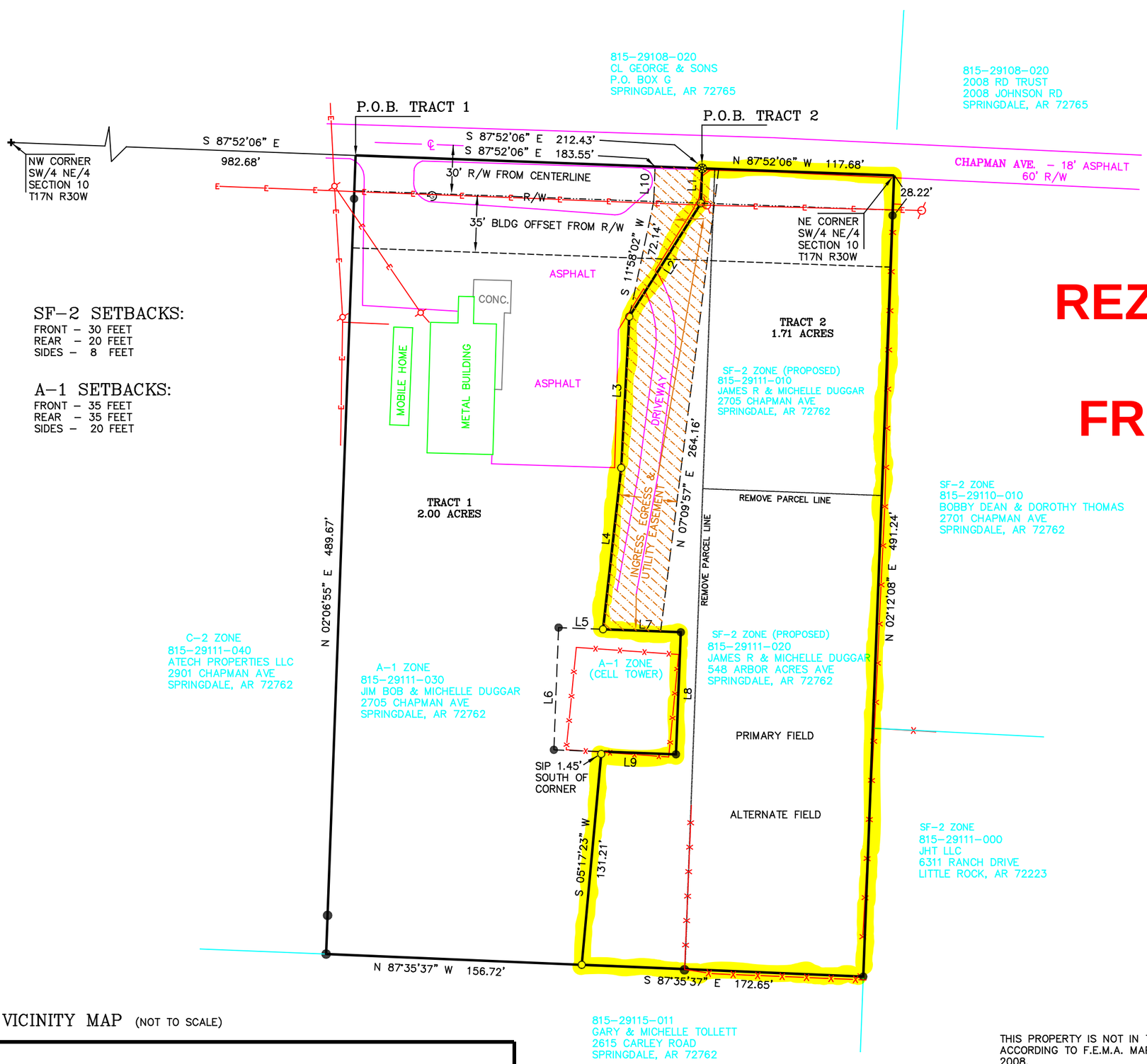
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF FEBRUARY, 2023.

_____
NOTARY PUBLIC

CITY APPROVAL

SIGNATURE _____ DATE _____
DIRECTOR, PLANNING & COMMUNITY DEVELOPMENT DIVISION

NORTH



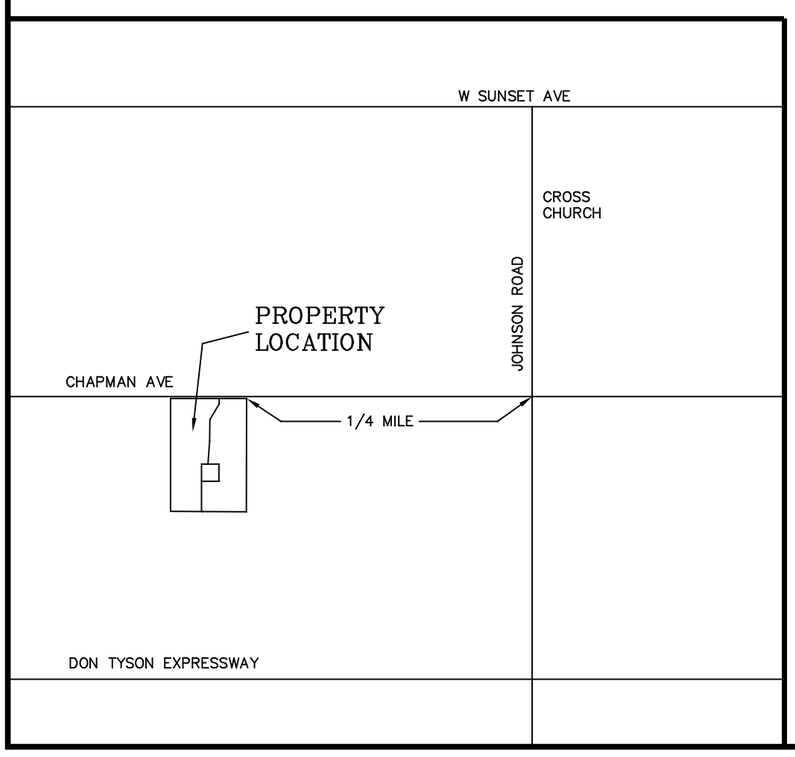
REZONE REQUEST: TRACT 2 FROM A-1 TO SF-2

SF–2 SETBACKS:
FRONT – 30 FEET
REAR – 20 FEET
SIDES – 8 FEET

A–1 SETBACKS:
FRONT – 35 FEET
REAR – 35 FEET
SIDES – 20 FEET

LINE	BEARING	DISTANCE
L1	S 02°00'15" W	21.39'
L2	S 32°14'38" W	85.21'
L3	S 03°03'34" W	92.75'
L4	S 06°26'54" W	99.54'
L5	N 87°50'15" W	27.24'
L6	S 02°12'27" W	74.94'
L7	S 87°50'15" E	47.71'
L8	S 02°16'57" W	74.87'
L9	N 87°53'30" W	45.66'
L10	S 02°07'54" W	21.43'

VICINITY MAP (NOT TO SCALE)



THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE ACCORDING TO F.E.M.A. MAP 05143C0070F, DATED MAY 16, 2008.

THIS SURVEY WAS COMPLETED FEBRUARY 12, 2023 AND IS FOR THE SOLE USE OF THE PARTY STATED HEREON.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1181
Signature
G. E. BUESCHER

500–17N–30W–0–10–130–72–1181

BOUNDARY LINE ADJUSTMENT

JIM BOB & MICHELLE DUGGAR

SURVEY 1, INC.
2620 Melody Lane, Springdale, Arkansas 72762
TEL 479–750–1608 EMAIL gene.survey1@att.net
Gene E. Buescher R.L.S. #1181

W.O. 23001 | DRAWN BY: GEB | DATE: FEB. 20, 2023



Planning Commission Meeting
April 4, 2023
RP23-03 was tabled at March PC
Miles
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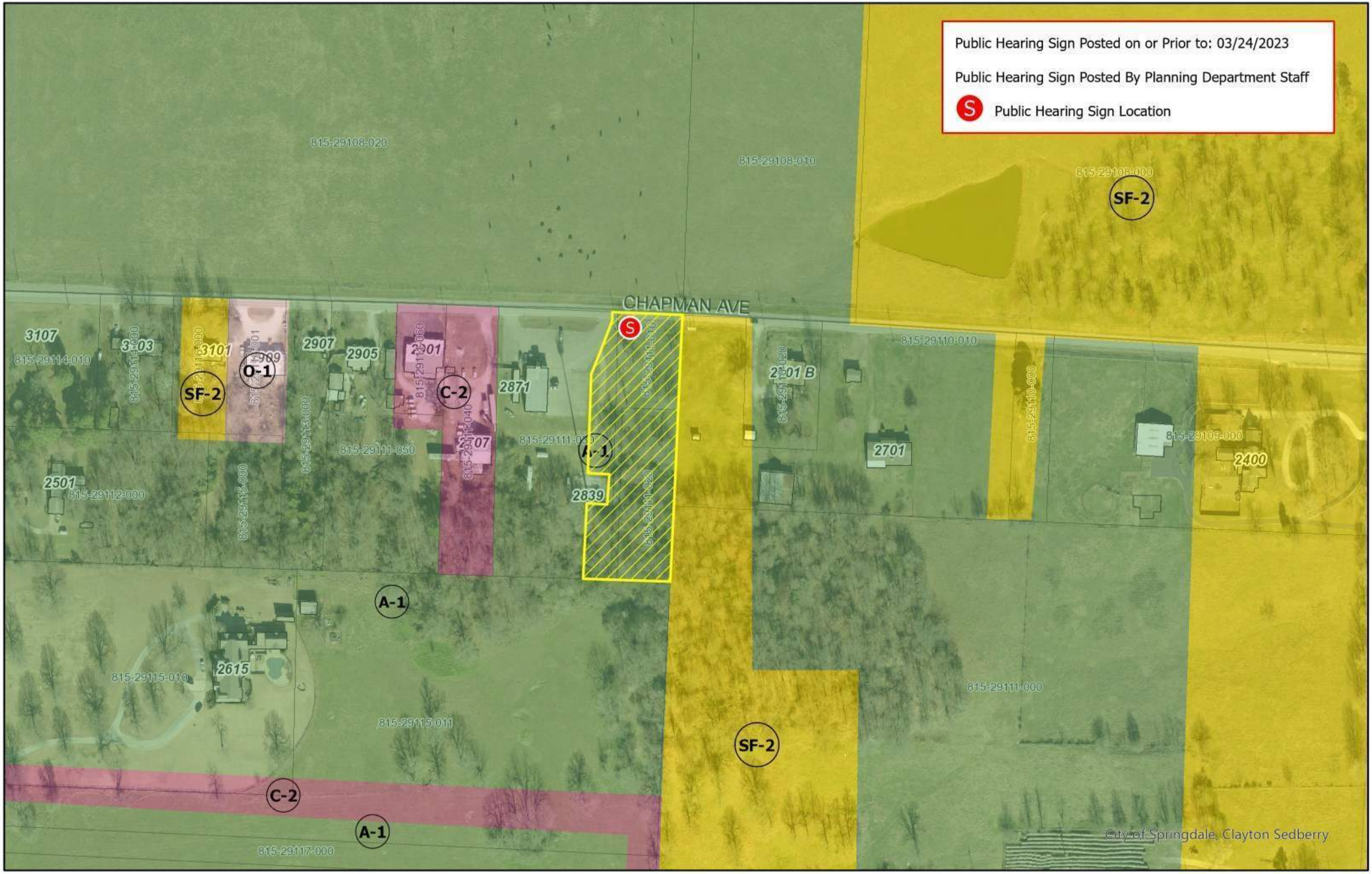
N

PROJECT: R23-20
APPLICANT: James and Michelle Duggar
REQUEST: Rezone from A-1 to SF-2

SPRINGDALE™
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
April 4, 2023
RP23-03 was tabled at March PC
Miles
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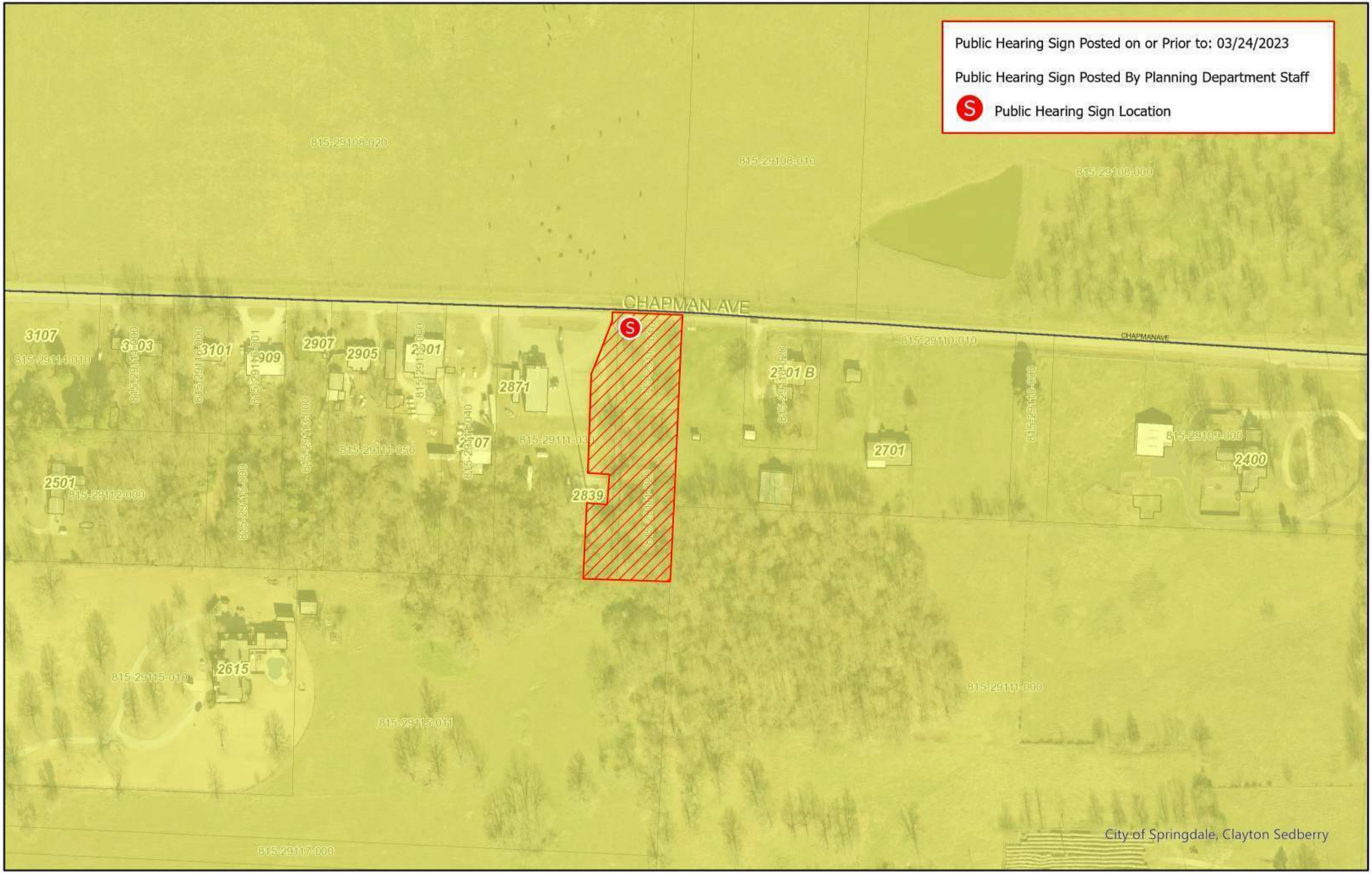
PROJECT: R23-20
APPLICANT: James and Michelle Duggar
REQUEST: Rezone from A-1 to SF-2

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
April 4, 2023
RP23-03 was tabled at March PC
Miles
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PROJECT: R23-20
APPLICANT: James and Michelle Duggar
REQUEST: Rezone from A-1 to SF-2

SPRINGDALE
WE'RE MAKING IT HAPPEN

Planning and Community Development Division
City of Springdale

Memo

To: **Planning Commission**

From: **Staff**

Date: **May 2, 2023**

RE: **L23-23** **Large-Scale Development** **CCO Event Center**

Planning Comments:

1. This Large-Scale Development Plan has been given the number L23-23. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (Standard comment)
3. A written response to all comments is required with resubmission. (Standard comment)
4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
5. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
6. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
7. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

8. All drives and parking areas are required to be paved.
    a. B23-46
9. Minimum distance between driveways on adjoining properties is fifty feet (50') and 150' on a single tract.
    a. A variance is needed.

Commercial Design Standards Comments

1. Roof lines shall be varied with a change in height every 100 linear feet in the building length.
    a. B23-58
2. Sign design, materials, and placement should complement the overall architectural design of the building. (standard comment)

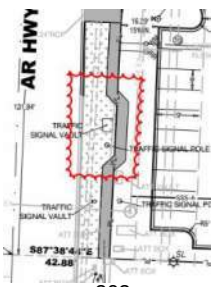
Building & Fire Comments:
Revised water mains and hydrant acceptable.

Engineering Summary:
Reviewed by Steve Hatfield and Katie Hollingshead, PE on 4/27/2023

1. **Chapter 106 – Stormwater Drainage**
    - **Show pipe profiles.**
    - **Drainage report:**
        - **Please show pre- and post-development runoff from site itself in addition to total runoff of the basin. Detention may be required if increase in runoff is significant compared to the rest of the basin.**
    -

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.**
            - **Provide erosion control plan.**

3. **Chapter 110 – Streets, Sidewalks and Other Public Places**
    (Ord. No. 3258, § 1, 11-12-02)
    - *110.111* - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.
        - **Provide access easement for any sidewalk that is placed on private property because of obstructions within the street right of way.**
        - **Separation is measured from projected curb line of drive. Variance needed to keep drives as shown.**
            - **North drive is too close to the adjacent drive on neighbor's property. Minimum separation is 50 ft (I measured this as approx. 30 ft separation currently)**



- **Proposed drives are too close together, minimum separation is 150 ft (I measured this as approx. 143 ft separation currently)**

4. Chapter 112 – Subdivisions

(Code 1973, § 30-1)

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

5. Chapter 130 – Zoning Ordinance

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

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

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted: March 2, 2023 Payment Method: _____

Date Accepted as Complete: April 20, 2023 Project Number: L23-23

Must meet the below criteria for a Large Scale Submittal:

- ☒ Pre-application meeting held with Springdale Planning Department. Date: 2.17.23
- ☒ Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.

  (Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting.)
- ☒ 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) Forthcoming
- ☒ Submit the approved authorization of representation form, if property owner will represented by anyone other than themselves.
- ☒ Submit the $500.00 review fee

APPLICATION CONTACTS:

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

Applicant (person making request)	Development Point of Contact for Question & Staff Reviews
Name: Cruz Ortiz	Name: Blake Jorgensen
E-mail: ccoconcrete@yahoo.com	E-mail: blake@jorgensenassoc.com
Address: 4149 N Thompson Street, Springdale, AR 72764	Address: 124 W Sunbridge Suite 5, Fayetteville, AR 72703
Phone: 479.361.8720	Phone: 479.442.9127
Site/ Location: 4149 N Thompson St	Current Zoning District: C-5
Assessor's Parcel Number(s): 21-00249-000	Rezone required: No
	Total Acreage: 4.64 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): Blake Jorgensen Date: 3.1.23

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: Pasty Christie - Planning Director; Rick Barry - Planning Assistant Director; Katie Hollingshead - Special Projects Engineer; Ed Stith - Building Inspector; Steven Goss - Fire Marshal; Dillon Bentley - Jorgensen + Associates; Cruz & Nestor Ortiz - CCO Investments LLC Jim Key & Tim Kwasney - Key Architecture Inc.
Name of main point of contact for project: Blake Jorgensen - Jorgensen + Associates Email: blake@jorgensenassoc.com
Parcel Number(s): 21-00249-000
Acreage of the proposed development: 4.64 Acres
Type of project: Proposed 28,878 S.F. Event Center LSD with associated site development
When is the intended application date? 3-2-2023
Per the date above, the earliest Planning Commission meeting date would be: 4-4-2023

Is there a street address? If not, please complete the 911 Address Assignment form on the City of Springdale's GIS Department website. Yes, Address is 4149 N. Thompson Street, Springdale, AR 72764

Is this proposal in a commercial zone? If yes, Commercial Design Standards will need to be met.
Yes, this project site is currently zoned C-5.

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, this project is not located in the Downtown Form-Based Code District, or S.E.E.D. Districts.

Does this project involve a multifamily structure? If yes, Multifamily Design Standards will apply.
No, this project does not involve a multifamily structure.

All projects must meet the requirements of the Drainage Criteria Manual.
Noted, the proposed LSD will adhere to the requirements of the Drainage Criteria Manual

Are you intending to bond for any aspects of this project? (landscaping, sidewalks, etc)
No, unless required

Is there a prepared photometric plan?
There's no proposed site photometric's at this time.

Is there a prepared landscaping plan featuring perimeter and frontage landscaping?
Yes, There's s proposed landscaping plan showing perimeter and frontage landscaping.

Based upon this discussion, what variances/waivers will be required?
Several variances will be requested to support the current layout,
These will be noted and applied for at a later date.

Please state all of the Fire Code issues mentioned.
Fire protection & fire lane layout were mentioned during the pre-application meeting.

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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: March 24, 2023

Date Accepted as Complete: _____ Project Number: B23-46

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: Blake Jorgensen	Name: Cruz Ortiz
E-mail: blake@jorgensenassoc.com	E-mail: ccoconcrete@yahoo.com
Address: 124 WEST SUNBRIDGE DRIVE, SUITE 5 FAYETTEVILLE, AR 72703	Address: 4149 N Thompson Street, Springdale, AR 72764
Phone: 479-442-9127	Phone: 479.361.8720
Site/ Location: LSD #L23-23 CCO	Current Zoning District: C-5
Assessor's Parcel Number(s): 21-00249-000	Rezone required: NO
	Total Acreage: 4.64 ACRES

Fee for Variance Application is $75

Variance requested: (attach visual representation of requ

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

AREAS TO REMAIN GRAVEL ARE FOR OVERFLOW PARKING ONLY AND THE PRIMARY PAVED PORTIONS WILL BE THE MOST UTILIZED AREAS

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

THE GRAVEL AREAS WON'T BE UTLITIZED OFTEN, AND THE PAVED PORTIONS WILL PRIMARILY SERVE THE GENERAL USE AND FUNCTION OF THIS PROJECT. BY ALLOWING THE OVERFLOW PARKING TO BE GRAVEL, THIS WILL AID IN DECREASING THE HIGHEST LEVEL OF IMPERVIOUS MATERIAL TO THE WHOLE OF THE 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: 3.24.23

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: April 13, 2023

Date Accepted as Complete: April 21, 2023 Project Number: B23-58

APPLICATION CONTACTS:

Indicate one person of contact for this request: _____ Property Owner ✓ Representative

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Dillon Bentley, P.E. - Jorgensen + Associates	Name: Cruz Ortiz
E-mail: dillon@jorgensenassoc.com	E-mail: ccoconcrete@yahoo.com
Address: 124 W. Sunbridge Drive, Suite 5 Fayetteville, AR 72703	Address: 4149 N. Thompson Street Springdale, AR 72764
Phone: 479-442-9127	Phone: 479-361-8720
Site/ Location: L 23-23 - 4149 N. Thompson Street Springdale, AR 72764	Current Zoning District: C-5 - Thoroughfare Commercial
Assessor's Parcel Number(s): 21-00249-000	Rezone required: No
	Total Acreage: 4.64 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)

Architectural Elevations have been included with this Commercial Design Standards Variance application.

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

The proposed event center building associated with large scale L23-23 utilizes a low pitched roof to aid in constructibility and cost. The event center building is a prefabricated metal building that will be erected on site. There is an architectural element built into the roof line that exceeds the 100' requirement. A parapet wall has been added to the west elevation to help break up the roof line, but isn't highly visible due to the low pitched roof.

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 alleviate the adjustment of the building framing and low pitch roof lines on the western elevation. The architect has demonstrated the use of a parapet wall extruding up into the roof line to adhere to the commercial design standards as best as possible.

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)

As stated, the architect has revised the western elevation by adding a parapet wall extruding into the roof line to keep as close to harmony of the commercial design standards. All other commercial design standards will be adhered to for this development.

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) Dillon B. Bentley

DATE: 4-12-2023

JORGENSEN
+ASSOCIATES
Civil Engineering · Surveying

L23-23
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Established 1985

21-00402-000
COMMERCIAL COMPUTER
SERVICES INC
47 W BUCKINGHAM DR
ROGERS AR 72758

21-00203-000
GANTERT, GENE F & ARVEST BANK
TRUSTEES
PO BOX 2389
BENTONVILLE AR 72712

21-00249-035
BEASLEY LIVING TRUST-RARDIN,
LIA & MURPHY, VICKIE M
7557 RAMBLER RD STE 930 DALLAS
TX 75231

21-02253-000
FLINT CREEK RENTALS LLC
PO BOX 1194
FAYETTEVILLE AR 72702

21-02252-000
FLINT CREEK RENTALS LLC
PO BOX 1194
FAYETTEVILLE AR 72702

21-02287-000
CITY OF SPRINGDALE WATER &
SEWER COMMISSION
201 SPRING ST
SPRINGDALE AR 72764-4595

21-02249-000
FLINT CREEK RENTALS LLC
PO BOX 1194
FAYETTEVILLE AR 72702

21-02251-000
FLINT CREEK RENTALS LLC
PO BOX 1194
FAYETTEVILLE AR 72702

21-02249-000
FLINT CREEK RENTALS LLC
PO BOX 1194
FAYETTEVILLE AR 72702

21-01148-000
WGR HOLDING LLC
4264 N THOMPSON ST
SPRINGDALE AR 72764-8200





4 North Color Elevation
SCALE = 1/8" = 1'-0"

North Elevation Materials %

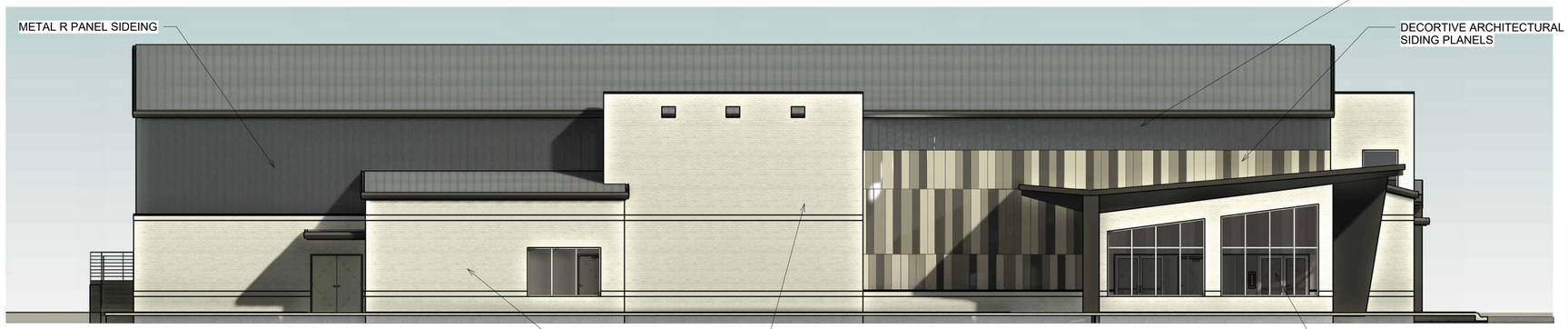
Metal Siding 2416sf = 48%
Brick Masonry 2613sf = 52%



3 East Color Elevation
SCALE = 1/8" = 1'-0"

East Elevation Materials %

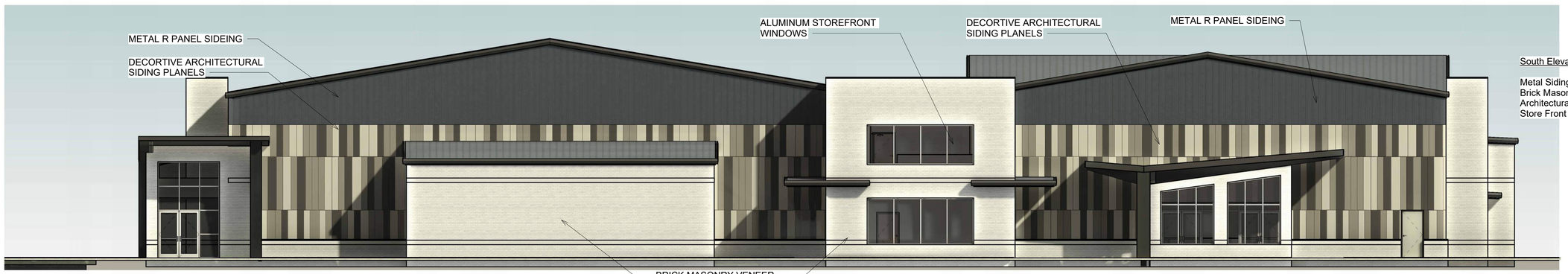
Metal Siding 907sf = 24%
Brick Masonry 1778sf = 47%
Architectural panels 844sf = 22%
Store Front Glass 265sf = 7%



2 West Color Elevation
SCALE = 1/8" = 1'-0"

West Elevation Materials %

Metal Siding 774sf = 23%
Brick Masonry 1883sf = 51%
Architectural panels 1582sf = 16%
Store Front Glass 369sf = 10%



1 South Color Elevation
SCALE = 1/8" = 1'-0"

South Elevation Materials %

Metal Siding 1975sf = 33%
Brick Masonry 1883sf = 32%
Architectural panels 1582sf = 26%
Store Front Glass 549sf = 10%

SEAL
KEY ARCHITECTURE, INC.
REGISTERED
NO. C-271
Arkansas

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

PRELIMINARY
NOT FOR
CONSTRUCTION

Revision Schedule		
Rev. #	Date	Description

CCO Event Center
4149 N Thompson Avenue,
Springdale, Arkansas 72762

Mr Cruz Ortiz
130 Upton Lane
Springdale Arkansas 727762

DATE	DRAWN BY
03/20/23	Designer
PROJECT #	CHECKED BY
2241	Checker

SHEET
P1
Elevations

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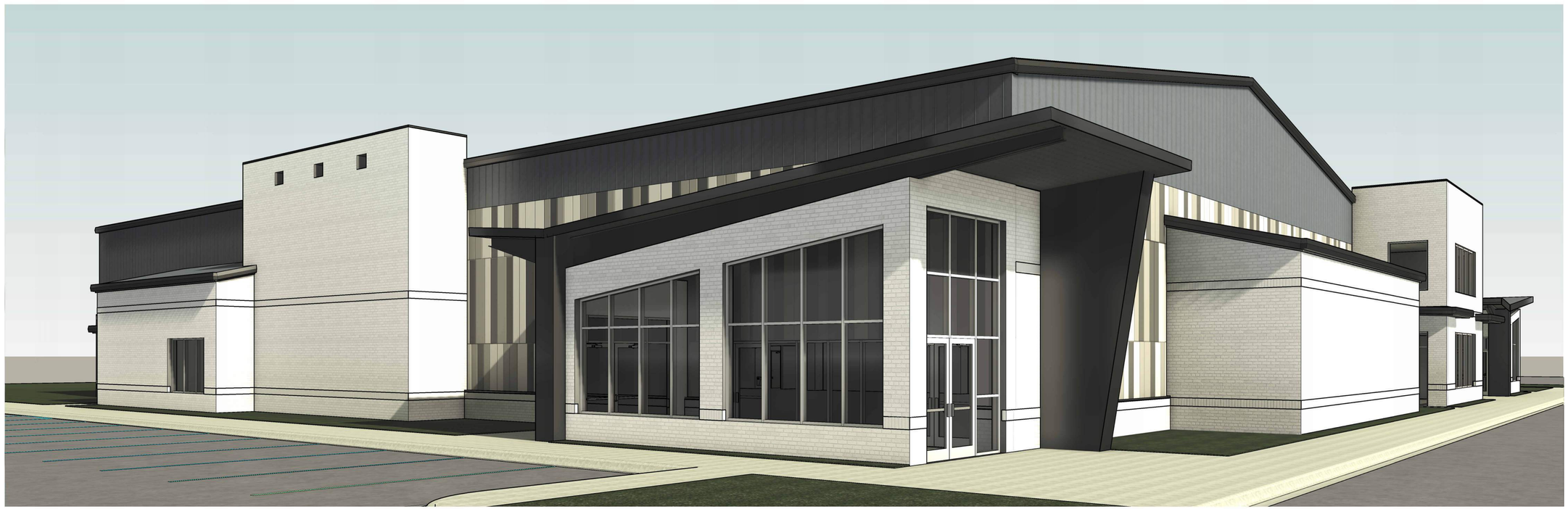
1/8" = 1'-0" 4/12/2023 3:38:35 PM S:\2241 Ortiz - 71B CCO New Event Center\CCO Event Center.rvt



2 north west entry
SCALE =



1 South West entry
SCALE =

SEAL
KEY ARCHITECTURE, INC.
REGISTERED ARCHITECTS
NO. C 271
Arkansas

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

PRELIMINARY
NOT FOR
CONSTRUCTION

Rev. #	Date	Description

Revision Schedule

CCO Event Center
4149 N Thompson Avenue,
Springdale, Arkansas 72762

Mr Cruz Ortiz
130 Upton Lane
Springdale Arkansas 727762

DATE	DRAWN BY
03/20/23	Designer
PROJECT #	CHECKED BY
2241	Checker

SHEET
P2
Perspective

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4/12/2023 3:39:08 PM S:\2241 Ortiz - 71B CCO New Event Center\CCO Event Center.rvt



1 AERIAL PERSPECTIVE
SCALE =

SEAL
KEY ARCHITECTURE, INC.
REGISTERED ARCHITECTS
NO. C 271
Arkansas

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

PRELIMINARY
NOT FOR
CONSTRUCTION

Rev. #	Date	Description

Revision Schedule

CCO Event Center
4149 N Thompson Avenue,
Springdale, Arkansas 72762

Mr Cruz Ortiz
130 Upton Lane
Springdale Arkansas 727762

DATE	DRAWN BY
03/27/23	Designer
PROJECT #	CHECKED BY
2241	Checker

SHEET
P3
Perspective

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4/12/2023 3:39:16 PM S:\2241 Ortiz - 71B CCO New Event Center\CCO Event Center.rvt

VICINITY MAP



SPRINGDALE, ARKANSAS
N.T.S.

LEGAL DESCRIPTION - PARCEL #21-00249-000:

A PART OF THE NW1/4 OF THE NW1/4 OF SECTION 24, T18N, R30W IN WASHINGTON COUNTY, ARKANSAS, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SAID NW1/4, NW1/4, THENCE S87°38'37"E 42.87 FEET TO THE POINT OF BEGINNING, THENCE N03°00'17"E 333.52 FEET, THENCE S87°30'07"E 605.38 FEET, THENCE S02°30'20"W 331.98 FEET, THENCE N87°38'44"W 608.29 FEET TO THE POINT OF BEGINNING: CONTAINING 4.64 ACRES MORE OR LESS SUBJECT TO EASEMENTS AND RIGHT OF WAY OF RECORD.

GENERAL NOTES:

1. PARCEL #21-00249-000
2. CURRENT ZONING: C-5 - THOROUGHFARE COMMERCIAL
3. ROTATION BASED ON ARKANSAS STATE PLANE, NORTH ZONE, NAD83
4. THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) IS BEING UTILIZED FOR VERTICAL DATUM OF THIS SITE
5. BOUNDARY BASED ON:
   5.1. WARRANTY DEED, FILE #L202059467
6. OWNER: CRUZ ORTIZ
   N THOMPSON STREET
   SPRINGDALE, AR 72764
7. PER GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" OF FEMA FIRM PANEL #05007C0435J, BEARING AN EFFECTIVE DATE OF SEPTEMBER 28, 2007 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.
8. 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, RESERVE THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.

CERTIFICATE OF PLAT APPROVAL:

PURSUANT TO THE PEA RIDGE LARGE SCALE DEVELOPMENT REGULATIONS AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

DATE OF EXECUTION:_____

_____
CHAIRMAN, CITY OF SPRINGDALE PLANNING COMMISSION

CERTIFICATE OF ENGINEERING ACCURACY:

IN ACCORDANCE TO STATE STATUES AND IN CONFORMANCE WITH ARKANSAS CODE ANNOTATED 17-27-101-ET-SEQ, EACH SET OF PLANS SUBMITTED SHALL HAVE PRINTED THEREON A CERTIFICATE OF ENGINEERING ACCURACY:

I, _____, HEREBY CERTIFY THAT THIS PLAN MADE UNDER MY DIRECTION AND COMPLIES WITH THE ENGINEERING REQUIREMENTS SET FORTH IN THE PEA RIDGE LARGE SCALE REGULATIONS.

DATE OF EXECUTION:_____

_____
REGISTERED PROFESSIONAL ENGINEER, ARLS #18891

CERTIFICATE OF SURVEY ACCURACY:

I, _____, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE SHOWN CORRECTLY.

DATE OF EXECUTION:_____

_____
REGISTERED LAND SURVEYOR, ARLS #1118

LARGE SCALE DEVELOPMENT

for

CCO 71B EVENT CENTER

L23-23

4149 N THOMPSON STREET
SPRINGDALE, ARKANSAS 72764

INCLUDING

LSD, GRADING, STORM DRAINAGE, & LANDSCAPE PLAN
WITH VARIANCES
B23-46 - PAVING REQUIREMENTS (GRAVEL OVERFLOW PARKING)
B23-58 - COMMERCIAL DESIGN STANDARDS (ROOFS)

APRIL 2023

OWNER

CRUZ ORTIZ
4149 N THOMPSON STREET
SPRINGDALE, AR 72764

CITY OF SPRINGDALE CONTACT LIST:

Planning Director: Patsy Christie	Ph: (479) 750-8550
Planning Assistant Director: Rick Barry	Ph: (479) 750-8550
Senior Planner: Sharon Tromburg	Ph: (479) 750-8550
Engineering Director: Ben Peters	Ph: (479) 750-8105
Senior Project Manager: Katie Hollingshead	Ph: (479) 750-8105
Special Projects Administrator: Steve Hatfield	Ph: (479) 750-8105
Building Department: Ed Stith	Ph: (479) 750-8154
Fire Marshal: Steven Goss	Ph: (479) 751-4510
Springdale Water Utilities: Larry Peckham	Ph: (479) 751-5751
Black Hills Energy: Scott Stokes	Ph: (479) 575-1424
SWEPCO/AEP: Steve Satterfield	Ph: (479) 973-2347
Cox Communications: Chris Byrd	Ph: (479) 751-2000
AT&T: Layne Rhodes	Ph: (479) 442-1977

PREPARED BY:

JORGENSEN +ASSOCIATES
Civil Engineering + Surveying
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Established 1985

DILLON B. BENTLEY
ARKANSAS REGISTERED PROFESSIONAL ENGINEER NO. 18891

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION AND/OR DAMAGE TO UTILITIES.
2. ALL PROCEDURES, MATERIAL AND WORKMANSHIP SHALL CONFORM TO SPECIFICATIONS OF THE SPRINGDALE WATER & SEWER COMMISSION.
3. THERE ARE NUMEROUS PUBLIC AND PRIVATE UTILITIES WITHIN AND ADJACENT TO THE LIMITS OF CONSTRUCTION AND AN ATTEMPT HAS BEEN MADE TO INDICATE THEIR PRESENCE ON THE PLAN. PRIOR TO BEGINNING ANY TYPE OF EXCAVATION THE CONTRACTOR SHALL CONTACT THE VARIOUS UTILITY COMPANIES AND MAKE ARRANGEMENTS FOR THE LOCATION OF THE UTILITY ON THE GROUND. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THE UTILITY LOCATION MARKINGS UNTIL THEY ARE NO LONGER NECESSARY.
4. ALL WATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPRINGDALE WATER AND SEWER COMMISSION SPECIFICATIONS.
5. WATERLINE SHALL BE DUCTILE IRON PIPE.
6. CONTACT ALL UTILITIES PRIOR TO CONSTRUCTION TO INSURE THAT ALL EXISTING UTILITIES ARE LOCATED.
7. RESTORATION AND CLEAN-UP SHALL BE COMPLETE BEFORE ACCEPTANCE OF JOB.
8. SEE DETAILS/SPECIFICATIONS FOR ADDITIONAL INFORMATION.
9. THE CONTRACTOR SHALL MAINTAIN 10' HORIZONTAL AND 18" VERTICAL CLEARANCE BETWEEN SEWER LINES AND WATERLINES.
10. ALL STORM DRAINS SHALL BE INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS.
11. ALL CORRUGATED METAL PIPE SHALL BE COATED OR ALUMINIZED AND BE GAGE '16' FOR SIZES 18"-30", GAGE '14' FOR SIZES 36"-54", AND GAGE '12' FOR SIZES 60" AND ABOVE
12. CONTRACTOR SHALL RESTORE ALL OFFSITE PROPERTIES AFFECTED BY IMPROVEMENTS TO THEIR ORIGINAL CONDITION.
13. BLASTING WILL NOT BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY ENGINEER.
14. ALL SITE CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF SPRINGDALE'S SPECIFICATIONS.

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

INDEX OF SHEETS

C0.00	COVER SHEET
C1.00	EXISTING SITE SURVEY
C1.01	SITE DEMOLITION PLAN
C1.02	LARGE SCALE DEVELOPMENT PLAN
~~C1.03~~	~~UTILITY PLAN~~
C1.04	GRADING & STORM DRAINAGE PLAN
~~C1.05~~	~~GRADING & STORM DRAINAGE PROFILES~~
C1.06	PAVING & FIRE LANE STRIPING PLAN
C1.07	EROSION CONTROL PLAN
L1.00	TREE PRESERVATION & LANDSCAPE PLAN
C5.00	WATER & SEWER DETAILS I
C5.01	WATER & SEWER DETAILS II
C5.02	TYPICAL DETAILS
C5.03	GRADING & EROSION CONTROL DETAILS I
C5.04	GRADING & EROSION CONTROL DETAILS II
DR-1	ARDOT DRIVEWAY DETAIL

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.18891 DILLON B. BENTLEY

CERTIFICATE OF AUTHORIZATION JORGENSEN & ASSOCIATES No. 722 ARKANSAS – ENGINEER

LEGAL DESCRIPTION - PARCEL #21-00249-000:

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

COMMENCING AT THE SW CORNER OF SAID NW1/4, NW1/4, THENCE S87°38'37"E 42.87 FEET TO THE POINT OF BEGINNING, THENCE N03°00'17"E 333.52 FEET, THENCE S87°30'07"E 605.38 FEET, THENCE S02°30'20"W 331.98 FEET, THENCE N87°38'44"W 608.29 FEET TO THE POINT OF BEGINNING: CONTAINING 4.64 ACRES MORE OR LESS SUBJECT TO EASEMENTS AND RIGHT OF WAY OF RECORD.

GENERAL NOTES:

1. PARCEL #21-00249-000
2. CURRENT ZONING: C-5 - THOROUGHFARE COMMERCIAL
3. ROTATION BASED ON ARKANSAS STATE PLANE, NORTH ZONE, NAD83
4. THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) IS BEING UTILIZED FOR VERTICAL DATUM OF THIS SITE
5. BOUNDARY BASED ON:
   5.1. WARRANTY DEED, FILE #L202059467
6. OWNER: CRUZ ORTIZ
   N THOMPSON STREET
   SPRINGDALE, AR 72764
7. PER GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" OF FEMA FIRM PANEL #05007C0435J, BEARING AN EFFECTIVE DATE OF SEPTEMBER 28, 2007 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.
8. GROSS AREA OF 71B EVENT CENTER LSD SITE = 4.64 ACRES

C-5 (THOROUGHFARE COMMERCIAL) BUILDING SETBACK TABLE	
FRONT	30'
FRONT, IF PARKING ALLOWED BETWEEN R-O-W & BUILDING	50'
SIDE	0
SIDE WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT	20'
REAR	20'

VICINITY MAP



SPRINGDALE, ARKANSAS
N.T.S.

CERTIFICATE OF SURVEY AND ACCURACY:

I, _____, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXISTS AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE SHOWN CORRECTLY.

_____ DATE OF EXECUTION

_____ REGISTERED LAND SURVEYOR
STATE OF ARKANSAS REGISTRATION NO. 1118

N
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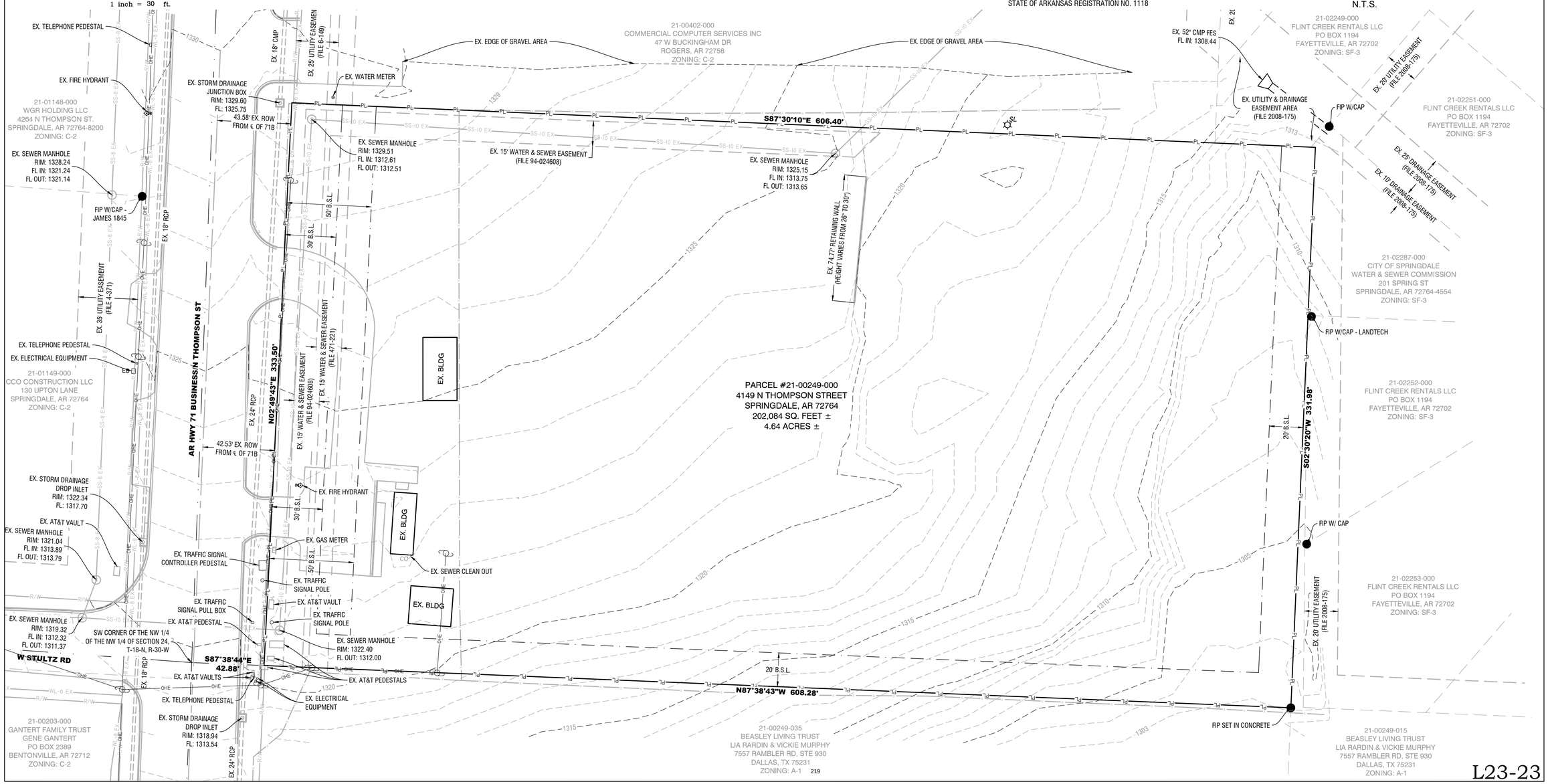
GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



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Civil Engineering + Surveying Established 1985
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com

LEGEND

- CALCULATED POINT
- FOUND IRON PIN
- SET IRON PIN & CAP
- POWER POLE
- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- EXISTING 8" SEWER LINE (EX SS-8)
- PROPOSED 8" SEWER LINE (SS-8)
- EXISTING WATERLINE
- PROPOSED 8" WATER LINE (WL-8)
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- NEW 5' SIDEWALK
- UTILITY CROSSING (UTX)
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE:
CCO 71B EVENT CENTER LSD

PROJECT LOCATION:
SPRINGDALE, AR

REVISIONS

DATE: 03/21/2023
DRAWN BY: DBB
PROJECT #2022-180
FILE PATH: Z:\LSD\2022180\EXISTING SITE SU
SHEET SIZE: 22" X 34"
SCALE: 1" = 30'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS – ENGINEER

REGISTERED
STATE OF ARKANSAS
NO. 1118
SIGNATURE
GREG L. JORGENSEN
PROFESSIONAL LAND SURVEYOR

SHEET TITLE

EXISTING SITE SURVEY

SHEET NUMBER

C1.00

L23-23

LEGAL DESCRIPTION - PARCEL #21-00249-000:

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

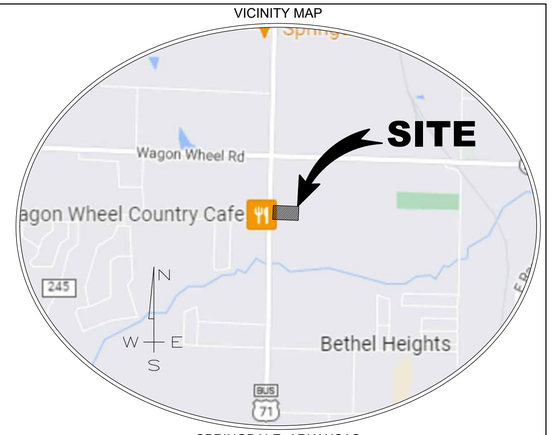
COMMENCING AT THE SW CORNER OF SAID NW1/4, NW1/4, THENCE S87°38'37"E 42.87 FEET TO THE POINT OF BEGINNING, THENCE N03°00'17"E 333.52 FEET, THENCE S87°30'07"E 605.38 FEET, THENCE S02°30'20"W 331.98 FEET, THENCE N87°38'44"W 608.29 FEET TO THE POINT OF BEGINNING: CONTAINING 4.64 ACRES MORE OR LESS SUBJECT TO EASEMENTS AND RIGHT OF WAY OF RECORD.

GENERAL NOTES:

1. PARCEL #21-00249-000
2. CURRENT ZONING: C-5 - THOROUGHFARE COMMERCIAL
3. ROTATION BASED ON ARKANSAS STATE PLANE, NORTH ZONE, NAD83
4. THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) IS BEING UTILIZED FOR VERTICAL DATUM OF THIS SITE
5. BOUNDARY BASED ON:
   5.1. WARRANTY DEED, FILE #L202059467
6. OWNER: CRUZ ORTIZ
   N THOMPSON STREET
   SPRINGDALE, AR 72764
7. PER GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" OF FEMA FIRM PANEL #05007C0435J, BEARING AN EFFECTIVE DATE OF SEPTEMBER 28, 2007 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.
8. GROSS AREA OF 71B EVENT CENTER LSD SITE = 4.64 ACRES

C-5 (THOROUGHFARE COMMERCIAL) BUILDING SETBACK TABLE	
FRONT	30'
FRONT, IF PARKING ALLOWED BETWEEN R-O-W & BUILDING	50'
SIDE	0
SIDE WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT	20'
REAR	20'

VICINITY MAP



SPRINGDALE, ARKANSAS
N.T.S.

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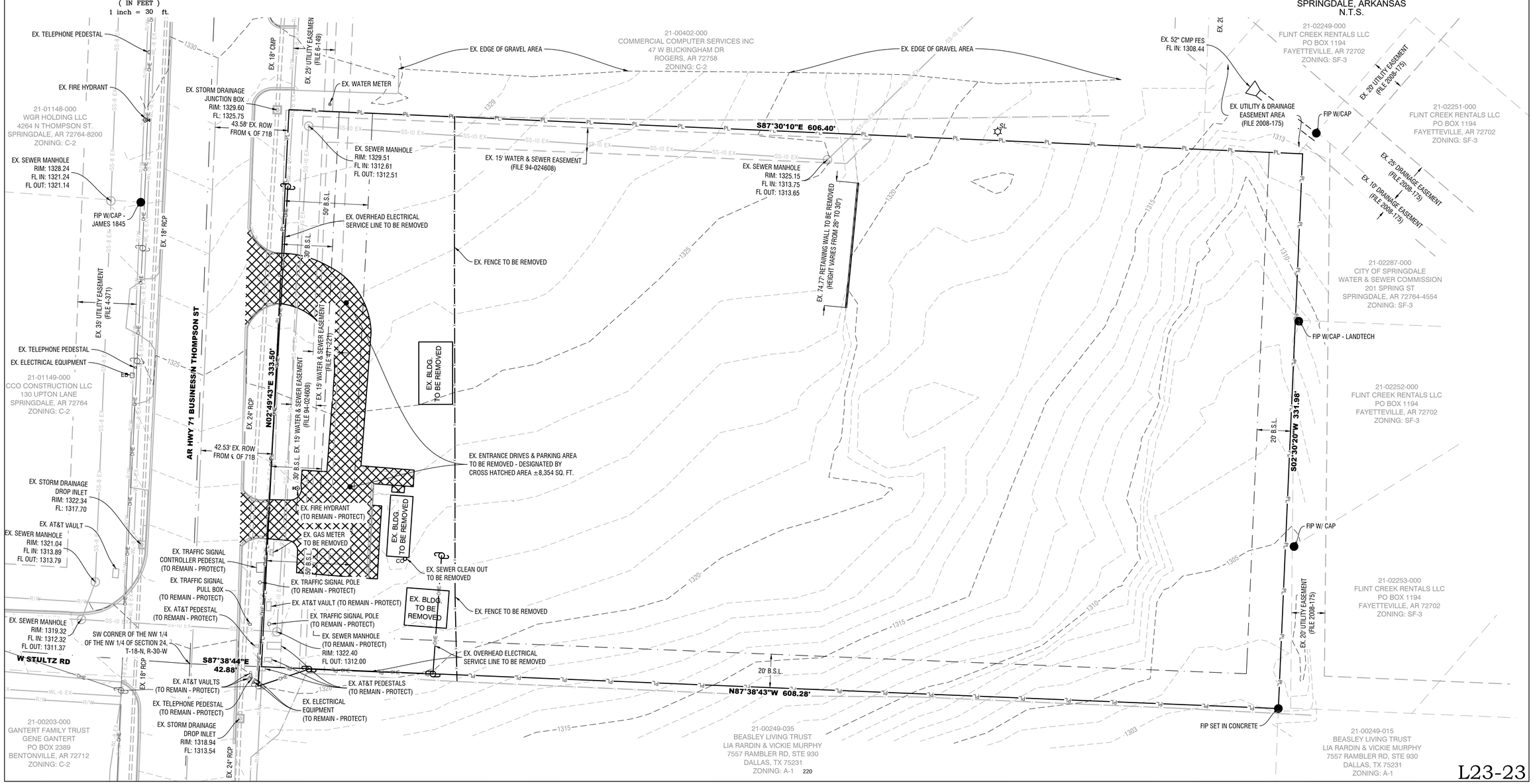
GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



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LEGEND

- CALCULATED POINT
- FOUND IRON PIN
- SET IRON PIN & CAP
- POWER POLE
- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- EXISTING 8" SEWER LINE (EX SS-8)
- PROPOSED 8" SEWER LINE (SS-8)
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- PROPOSED 8" WATER LINE (WL-8)
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- NEW 5' SIDEWALK
- UTILITY CROSSING (UTX)
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE:
CCO 71B EVENT CENTER LSD

PROJECT LOCATION:
SPRINGDALE, AR

REVISIONS

DATE: 03/21/2023
DRAWN BY: DBB
PROJECT #2022-180
FILE PATH: Z:\LSD\2022180\SITE DEMOLITION
SHEET SIZE: 22" X 34"
SCALE: 1" = 30'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS – ENGINEERS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 18891
DILLON B. BENTLEY

SHEET TITLE

SITE DEMOLITION PLAN

SHEET NUMBER

C1.01

L23-23

LEGAL DESCRIPTION - PARCEL #21-00249-000:

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

COMMENCING AT THE SW CORNER OF SAID NW1/4, NW1/4, THENCE S87°38'37"E 42.87 FEET TO THE POINT OF BEGINNING, THENCE N03°00'17"E 333.52 FEET, THENCE S87°30'07"E 605.38 FEET, THENCE S02°30'20"W 331.98 FEET, THENCE N87°38'44"W 608.29 FEET TO THE POINT OF BEGINNING: CONTAINING 4.64 ACRES MORE OR LESS SUBJECT TO EASEMENTS AND RIGHT OF WAY OF RECORD.

N
W E
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GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

GENERAL NOTES:

1. PARCEL #21-00249-000
2. CURRENT ZONING: C-5 - THOROUGHFARE COMMERCIAL
3. ROTATION BASED ON ARKANSAS STATE PLANE, NORTH ZONE, NAD83
4. THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) IS BEING UTILIZED FOR VERTICAL DATUM OF THIS SITE
5. BOUNDARY BASED ON:
   5.1. WARRANTY DEED, FILE #L202059467
6. OWNER: CRUZ ORTIZ
   N THOMPSON STREET
   SPRINGDALE, AR 72764
7. PER GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" OF FEMA FIRM PANEL #05007C0435J, BEARING AN EFFECTIVE DATE OF SEPTEMBER 28, 2007 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.
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.
9. SIGN DESIGN, MATERIAL, AND PLACEMENT SHOULD COMPLEMENT THE OVERALL ARCHITECTURAL DESIGN OF THE BUILDING. NO BUILDING MONUMENT SIGN IS PROPOSED AT THIS POINT AND WILL REQUIRE A SEPARATE PERMIT.
10. GROSS AREA OF 71B EVENT CENTER LSD SITE = 4.64 ACRES
    NET AREA OF 71B EVENT CENTER LSD SITE = 4.64 ACRES (NO RIGHT-OF-WAY IS BEING DEDICATED)

PROPOSED USE:

CONVENTION CENTER WITH A FUTURE PHASE FOR A RETAIL SHOPPING CENTER

PARKING REQUIREMENTS
REQUIREMENT FOR CONVENTION CENTER: 1 SPACE PER 200 S.F. OF GROSS FLOOR AREA GFA: 28,878 S.F./200: 144
REQUIREMENT FOR RETAIL: 1 SPACE PER 200 S.F. OF GROSS FLOOR AREA GFA: 5,202 S.F./200: 26
TOTAL SPACES REQUIRED: 170 SPACES TOTAL SPACES PROVIDED: 173 SPACES
REQUIRED ADA SPACES: 151-200 TOTAL SPACES: 6 REQUIRED
ADA SPACES PROVIDED = 6 PROVIDED

JORGENSEN & ASSOCIATES RESPONSIBILITY ENDS AT THE DEMARCATION VALVE (POST INDICATOR VALVE) SHOWN ON THESE PLANS. FIRE PROTECTION AND FIRE LINE DESIGN TO BE PROVIDED BY OTHERS. FIRE LINES AND APPURTENANCES SHOWN ARE FOR SCHEMATIC PURPOSES ONLY. REFER TO FIRE CONTRACTOR PLANS FOR MORE INFORMATION.

C-5 (THOROUGHFARE COMMERCIAL) BUILDING SETBACK TABLE	
FRONT	30'
FRONT, IF PARKING ALLOWED BETWEEN R-O-W & BUILDING	50'
SIDE	0
SIDE WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT	20'
REAR	20'

VICINITY MAP



SPRINGDALE, ARKANSAS
N.T.S.

STREET TABLE				
STREET	RIGHT OF WAY	STREET WIDTH	SIDEWALK	GREENSPACE
THOMPSON STREET (PRINCIPAL ARTERIAL)	80'	60' B.O.C. TO B.O.C.	5'	4'

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Established 1985

LEGEND

- CALCULATED POINT
- FOUND RAILROAD SPIKE
- FOUND PK NAIL
- SET IRON PIN & CAP
- POWER POLE
- SEWER MANHOLE
- FIRE HYDRANT ASSEMBLY
- STREET LIGHT
- GAS METER

DRAINAGE STRUCTURE
TEL TELEPHONE BOX
TP TELEPHONE PEDESTAL
TV TELEVISION BOX
FO FIBER OPTIC

PROJECT DETAILS

PROJECT TITLE: CCO 71B EVENT CENTER LSD

PROJECT LOCATION: SPRINGDALE, AR

REVISIONS

DATE: 04/20/2023
DRAWN BY: DBB
PROJECT #2022-180
FILE PATH: Z:\LSD\2022180\LSD
SHEET SIZE: 22" X 34"
SCALE: 1" = 30'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS – ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.18891
DILLON B. BENTLEY

SHEET TITLE

CCO 71B EVENT CENTER LARGE SCALE DEVELOPMENT

SHEET NUMBER

C1.02

L23-23

LEGAL DESCRIPTION - PARCEL #21-00249-000:

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

COMMENCING AT THE SW CORNER OF SAID NW1/4, NW1/4, THENCE S87°38'37"E 42.87 FEET TO THE POINT OF BEGINNING, THENCE N03°00'17"E 333.52 FEET, THENCE S87°30'07"E 605.38 FEET, THENCE S02°30'20"W 331.98 FEET, THENCE N87°38'44"W 608.29 FEET TO THE POINT OF BEGINNING: CONTAINING 4.64 ACRES MORE OR LESS SUBJECT TO EASEMENTS AND RIGHT OF WAY OF RECORD.

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GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

GRADING NOTES/ OPERATIONS AND MAINTENANCE PLAN:

1. ALL GRADES ARE AS INDICATED BY CONTOURS.
2. CUTS AND FILLS ARE AS INDICATED BY FINISHED CONTOURS AND SPOT ELEVATIONS. SLOPES SHALL NOT EXCEED 3:1 UNLESS ADDITIONAL SLOPE TREATMENT IS PROPOSED AND APPROVED BY THE PROJECT ENGINEER AND THE CITY OF SPRINGDALE.
3. GRADING WILL BE LIMITED TO THE EXTENTS OF THE PROPOSED CONTOURS.
4. RE-VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARD (SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED) UNLESS OTHERWISE ALLOWED BY THE CITY ENGINEER (CITY OF SPRINGDALE).
5. ALL FINISHED SLOPES ARE AS SHOWN BY THE FINISHED CONTOURS.
6. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO PRIMARY GRADING.
7. CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES AS NECESSARY TO ELIMINATE SEDIMENTATION FROM LEAVING THE SITE.
8. THERE ARE NO KNOWN EROSION PROBLEMS ON THIS SITE OR THE PROPERTY DOWNSTREAM.
9. EROSION CONTROL MEASURES AS OUTLINED BY THIS PLAN SHALL BE IN PLACE AND INSPECTED BY THE CITY OF SPRINGDALE PRIOR TO ANY CONSTRUCTION.
10. ALL AREAS WHICH RECEIVE CONCENTRATED RUNOFF SHALL BE STABILIZED WITH STONE CHECK DAMS.
11. ALL IMPORTED FILL SHALL BE FREE OF ROCKS GREATER THAN 8 INCHES IN DIAMETER AND ANY DETRIMENTAL ORGANIC MATERIAL OR REFUSE DEBRIS.
12. FILL SHALL NOT BE PLACED ON EXISTING SLOPES WITH A GRADE STEEPER THAN 15% UNLESS KEYED INTO STEPS IN THE EXISTING GRADE AND THOROUGHLY STABILIZED BY MECHANICAL COMPACTION.
13. ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 15 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.
14. 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.
15. 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 AREN'T LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.

GENERAL NOTES:

1. PARCEL #21-00249-000
2. CURRENT ZONING: C-5 - THOROUGHFARE COMMERCIAL
3. ROTATION BASED ON ARKANSAS STATE PLANE, NORTH ZONE, NAD83
4. THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) IS BEING UTILIZED FOR VERTICAL DATUM OF THIS SITE
5. BOUNDARY BASED ON:
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6. OWNER: CRUZ ORTIZ
   N THOMPSON STREET
   SPRINGDALE, AR 72764
7. PER GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" OF FEMA FIRM PANEL #05007C0435J, BEARING AN EFFECTIVE DATE OF SEPTEMBER 28, 2007 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.
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.
9. GROSS AREA OF 71B EVENT CENTER LSD SITE = 4.64 ACRES
   NET AREA OF 71B EVENT CENTER LSD SITE = 4.64 ACRES (NO RIGHT-OF-WAY IS BEING DEDICATED)

PROPOSED USE:

CONVENTION CENTER WITH A FUTURE PHASE FOR A RETAIL SHOPPING CENTER

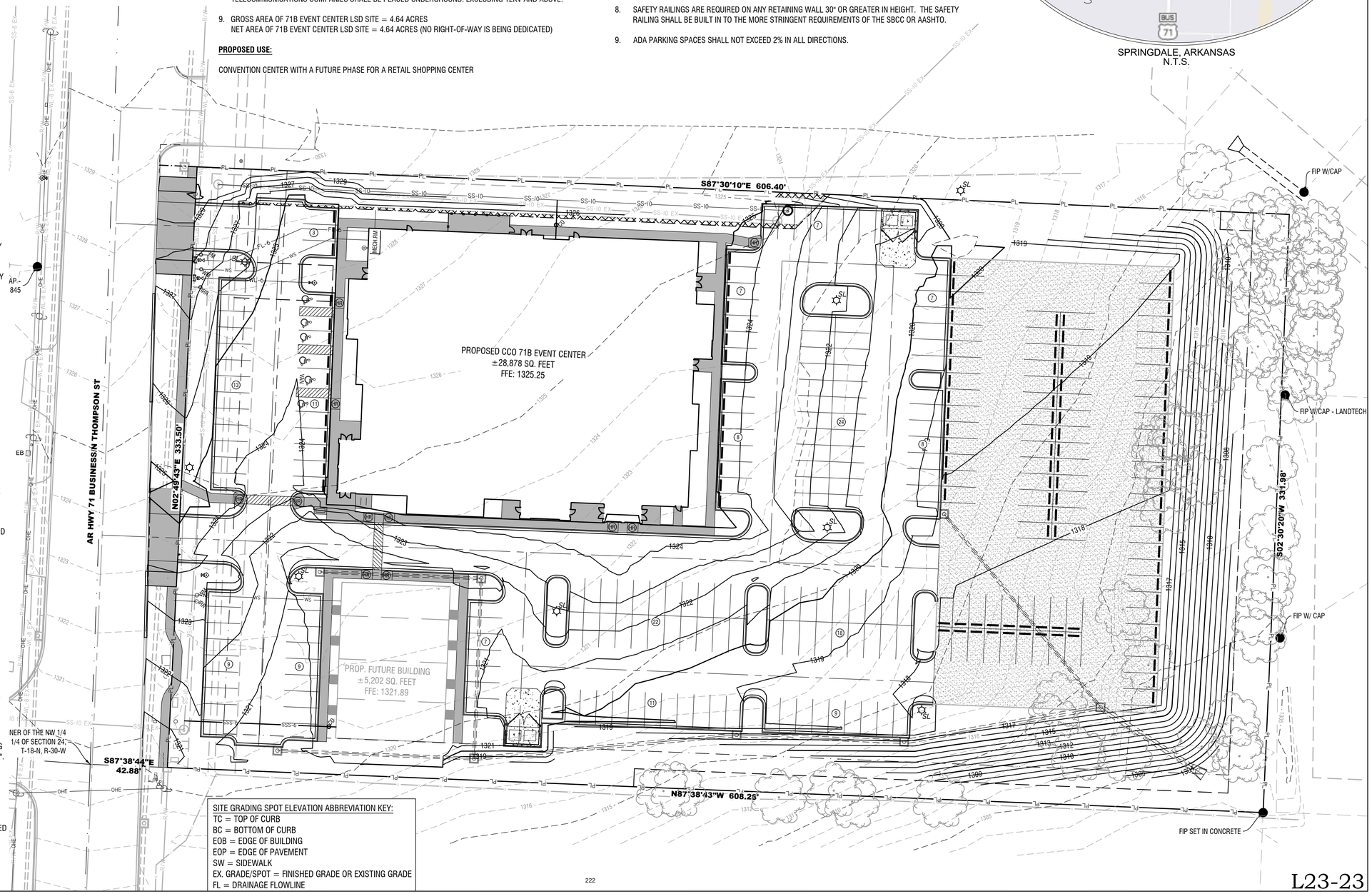
STANDARD GRADING NOTES

1. CUT OR FILL SLOPES SHALL HAVE A FINISH GRADE NO STEEPER THAN 33% (3 HORIZONTAL TO 1 VERTICAL).
2. ALL GRADING SHALL BE SET BACK A MINIMUM OF 5' FROM THE PROPERTY LINES UNLESS WRITTEN PERMISSION IS SUBMITTED FROM THE ADJACENT PROPERTY OWNER OR A JOINT GRADING PLAN IS SUBMITTED.
3. ALL IMPORTED FILL SHALL BE FREE OF ROCKS GREATER THAT 12" IN DIAMETER AND ANY DETRIMENTAL ORGANIC MATERIAL OR REFUSE DEBRIS.
4. REVEGETATION OF DISTURBED AREAS SHALL BE IN ACCORDANCE WITH THE CITY OF SPRINGDALE AND THE STORMWATER PREVENTION POLLUTION PLAN.
5. ANY RETAINING WALL MORE THAN FOUR FEET IN HEIGHT SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER, AND SHALL BE FIELD INSPECTED BY THE DESIGN ENGINEER. THE DESIGN ENGINEER SHALL PROVIDE PROOF OF INSPECTION AND CERTIFY THAT THE WALL WAS CONSTRUCTED IN CONFORMANCE WITH THE DESIGN.
6. LIMITS OF CONSTRUCTION SHOULD BE SHOWN ON THIS PLAN FOR THE WALL & GEOGRID.
7. LIMITS OF CONSTRUCTION MUST BE SETBACK 5FT FROM EDGE OF EXISTING EASEMENT. ALTERNATIVELY, PROVIDE WRITTEN PERMISSION FROM ALL INTERESTED UTILITY PARITIES THAT THEY UNDERSTAND THE LIMITS OF GEOGRID AND DISTURBANCE FOR THIS WALL IN THE EASEMENT.
8. SAFETY RAILINGS ARE REQUIRED ON ANY RETAINING WALL 30" OR GREATER IN HEIGHT. THE SAFETY RAILING SHALL BE BUILT IN TO THE MORE STRINGENT REQUIREMENTS OF THE SBCC OR AASHTO.
9. ADA PARKING SPACES SHALL NOT EXCEED 2% IN ALL DIRECTIONS.

VICINITY MAP



SPRINGDALE, ARKANSAS
N.T.S.



SITE GRADING SPOT ELEVATION ABBREVIATION KEY:
TC = TOP OF CURB
BC = BOTTOM OF CURB
EOB = EDGE OF BUILDING
EOP = EDGE OF PAVEMENT
SW = SIDEWALK
EX. GRADE/SPOT = FINISHED GRADE OR EXISTING GRADE
FL = DRAINAGE FLOWLINE

L23-23

JORGENSEN +ASSOCIATES
Civil Engineering + Surveying
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Fayetteville, AR 72703
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www.jorgensenassoc.com
Established 1985

LEGEND

- CALCULATED POINT
- FOUND IRON PIN
- SET IRON PIN & CAP
- POWER POLE
- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- EXISTING 8" SEWER LINE (EX SS-8)
- PROPOSED 8" SEWER LINE (SS-8)
- EXISTING WATERLINE
- PROPOSED 8" WATER LINE (WL-8)
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- NEW 5' SIDEWALK
- UTILITY CROSSING (UTX)
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE:
CCO 71B EVENT CENTER LSD

PROJECT LOCATION:
SPRINGDALE, AR

REVISIONS

DATE: 04/20/2023
DRAWN BY: DBB
PROJECT #2022-180
FILE PATH: Z:\LSD\2022180\GRADING & STOR
SHEET SIZE: 22" X 34"
SCALE: 1" = 30'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS – ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 18891
DILLON B. BENTLEY

SHEET TITLE

GRADING & STORM DRAINAGE PLAN

SHEET NUMBER

C1.04

LEGAL DESCRIPTION - PARCEL #21-00249-000:

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

COMMENCING AT THE SW CORNER OF SAID NW1/4, NW1/4, THENCE S87°38'37"E 42.87 FEET TO THE POINT OF BEGINNING, THENCE N03°00'17"E 333.52 FEET, THENCE S87°30'07"E 605.38 FEET, THENCE S02°30'20"W 331.98 FEET, THENCE N87°38'44"W 608.29 FEET TO THE POINT OF BEGINNING: CONTAINING 4.64 ACRES MORE OR LESS SUBJECT TO EASEMENTS AND RIGHT OF WAY OF RECORD.

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GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

PAVEMENT HATCH LEGEND

- LIGHT-DUTY (RIGID OR FLEXIBLE) (PUBLIC PARKING AREAS)
- HEAVY DUTY (RIGID OR FLEXIBLE) (DRIVE AISLES, TRUCK LOADING AREA)
- HEAVY DUTY (RIGID) (DUMPSTER PADS & ARDOT DRIVEWAY ENTRANCES)
- GRAVEL

ADA PARKING SPACES:

ADA PARKING SPACES ARE RECOMMENDED TO BE LIGHT-DUTY CONCRETE TO ENSURE A 2% MAXIMUM GRADE IN ALL DIRECTIONS.

GENERAL NOTES:

1. PARCEL #21-00249-000
2. CURRENT ZONING: C-5 - THOROUGHFARE COMMERCIAL
3. ROTATION BASED ON ARKANSAS STATE PLANE, NORTH ZONE, NAD83
4. THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) IS BEING UTILIZED FOR VERTICAL DATUM OF THIS SITE
5. BOUNDARY BASED ON:
   5.1. WARRANTY DEED, FILE #L202059467
6. OWNER: CRUZ ORTIZ
   N THOMPSON STREET
   SPRINGDALE, AR 72764
7. PER GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" OF FEMA FIRM PANEL #05007C0435J, BEARING AN EFFECTIVE DATE OF SEPTEMBER 28, 2007 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.
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.
9. GROSS AREA OF 71B EVENT CENTER LSD SITE = 4.64 ACRES
   NET AREA OF 71B EVENT CENTER LSD SITE = 4.64 ACRES (NO RIGHT-OF-WAY IS BEING DEDICATED)

PROPOSED USE:

CONVENTION CENTER WITH A FUTURE PHASE FOR A RETAIL SHOPPING CENTER

BELOW ARE TWO ALTERNATIVE PAVEMENT DESIGNS:

FLEXIBLE PAVEMENT DESIGN:

FLEXIBLE PAVEMENT SECTION ALTERNATIVE:	SURFACE COURSE	BINDER COURSE	CLASS 7 BASE	APPLICATION
LIGHT-DUTY specification	2.0" section 407-1 pg 64-22 75 gyrations	NONE	8.0" section 303	PARKING AREAS
MEDUIM DUTY specification	3.0" section 407-1 pg 64-22 75 gyrations	NONE	8.0" section 303	DRIVE LANES FOR CARS & LIGHT TRUCKS
HEAVY DUTY specification	1.5" section 407-1 pg 64-22 75 gyrations	2.5" section 406-1 pg 64-22 75 gyrations	8.0" section 303	DELIVERY/DRIVE LANES & DUMPSTER AREAS

THE CLASS 7 BASE COURSE SHALL BE COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR VALUE (ASTM D-1557). STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION, ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT, EDITION OF 2014. ALTERNATIVELY, EDITION 1996 MAY BE USED FOR MARSHAL TYPE ASPHALT MIXES.

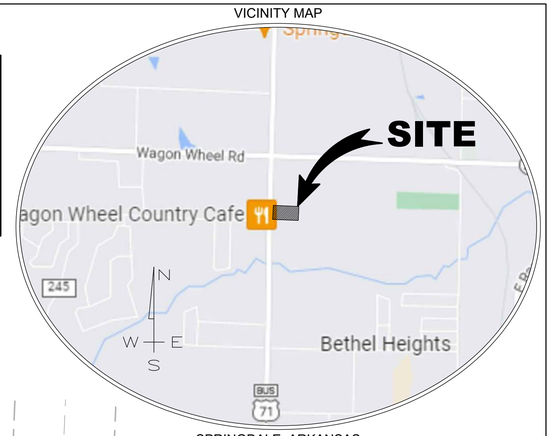
RIGID PAVEMENT DESIGN:

RIGID PAVEMENT SECTION ALTERNATIVE:	CLASS SAE CONCRETE 4,000 PSI	CLASS 7 BASE	APPLICATION
LIGHT DUTY specification	5.5" section 501	4.0" section 303	PARKING AREAS
MEDIUM DUTY specification	6.5" section 501	4.0" section 303	DRIVE LANES FOR CARS & LIGHT TRUCKS
HEAVY DUTY specification	8.0" section 501	4.0" section 303	DELIVERY/DRIVE LANES & DUMPSTER ARES

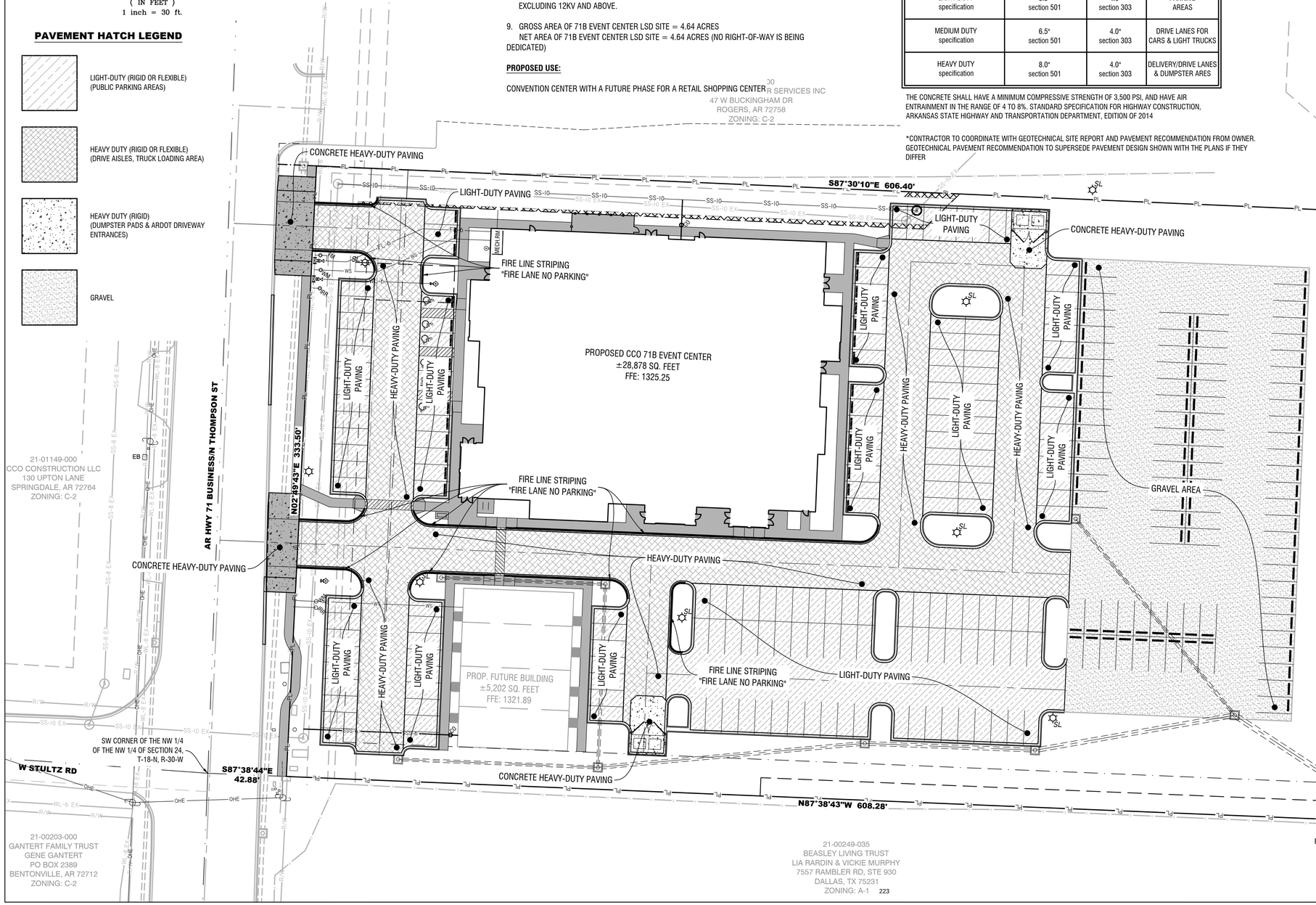
THE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI, AND HAVE AIR ENTRAINMENT IN THE RANGE OF 4 TO 8%. STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION, ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT, EDITION OF 2014

*CONTRACTOR TO COORDINATE WITH GEOTECHNICAL SITE REPORT AND PAVEMENT RECOMMENDATION FROM OWNER. GEOTECHNICAL PAVEMENT RECOMMENDATION TO SUPERSEDE PAVEMENT DESIGN SHOWN WITH THE PLANS IF THEY DIFFER

VICINITY MAP



SPRINGDALE, ARKANSAS
N.T.S.



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LEGEND

- CALCULATED POINT
- FOUND IRON PIN
- SET IRON PIN & CAP
- POWER POLE
- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- EXISTING 8" SEWER LINE (EX SS-8)
- PROPOSED 8" SEWER LINE (SS-8)
- EXISTING WATERLINE (EX W-8)
- PROPOSED 8" WATER LINE (W-8)
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- NEW 5' SIDEWALK
- UTILITY CROSSING (UTX)
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE: CCO 71B EVENT CENTER LSD

PROJECT LOCATION: SPRINGDALE, AR

REVISIONS

DATE: 04/20/2023
DRAWN BY: DBB
PROJECT #2022-180
FILE PATH: Z:\LSD\2022180\PAVING & FIRE LA
SHEET SIZE: 22" X 34"
SCALE: 1" = 30'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS – ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.18891
DILLON B. BENTLEY

SHEET TITLE

PAVING & FIRE LANE STRIPING PLAN

SHEET NUMBER

C1.06

L23-23

LEGAL DESCRIPTION - PARCEL #21-00249-000:

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

COMMENCING AT THE SW CORNER OF SAID NW1/4, NW1/4, THENCE S87°38'37"E 42.87 FEET TO THE POINT OF BEGINNING, THENCE N03°00'17"E 333.52 FEET, THENCE S87°30'07"E 605.38 FEET, THENCE S02°30'20"W 331.98 FEET, THENCE N87°38'44"W 608.29 FEET TO THE POINT OF BEGINNING: CONTAINING 4.64 ACRES MORE OR LESS SUBJECT TO EASEMENTS AND RIGHT OF WAY OF RECORD.

N
W E
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GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

MATERIAL STOCKPILE 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.

GENERAL NOTES:

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   NET AREA OF 71B EVENT CENTER LSD SITE = 4.64 ACRES (NO RIGHT-OF-WAY IS BEING DEDICATED)

PROPOSED USE:

CONVENTION CENTER WITH A FUTURE PHASE FOR A RETAIL SHOPPING CENTER

EROSION CONTROL NOTES:

1. NO CHANGE MAY BE MADE TO THESE APPROVED PLANS WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF SPRINGDALE
2. 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.
3. ALL DISTURBED AREAS, THAT ARE NOT PAVED, SHALL BE TOPSOILED, SEEDED, AND STRAWED UNTIL GRASS IS ESTABLISHED.
4. CONSTRUCTION SITE REQUIRING CUTTING AND FILLING MUST BE SEEDED ONCE THE CUTTING AND FILLING ACTIVITY IS FINISHED.

   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.

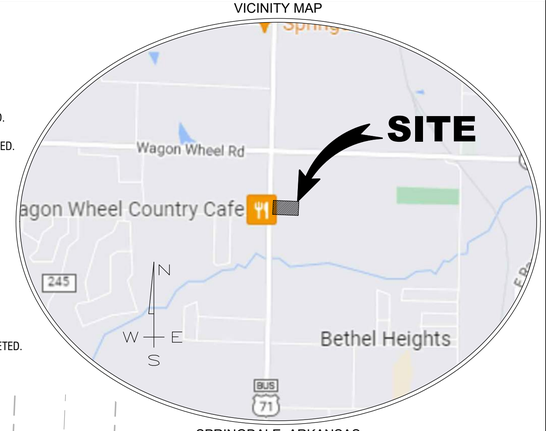
5. NATURAL VEGETATION SHALL BE RETAINED WHEREVER POSSIBLE.
6. SEED AND MULCH SHALL BE PLACED (BY OWNER) IN ALL AREAS WHERE VEGETATION IS DISTURBED.
7. STRAW AND WOOD CHIPS SHALL BE PLACED TO PROVIDE TEMPORARY PROTECTION WHILE FINAL GRADING IS BEING COMPLETED.
8. PLACE FILTER FABRIC ON ALL CURB INLETS.

*ROCK CHECK DAMS AND REINFORCED SILT FENCE ARE USED AS ENERGY DISSIPATION DEVICES.

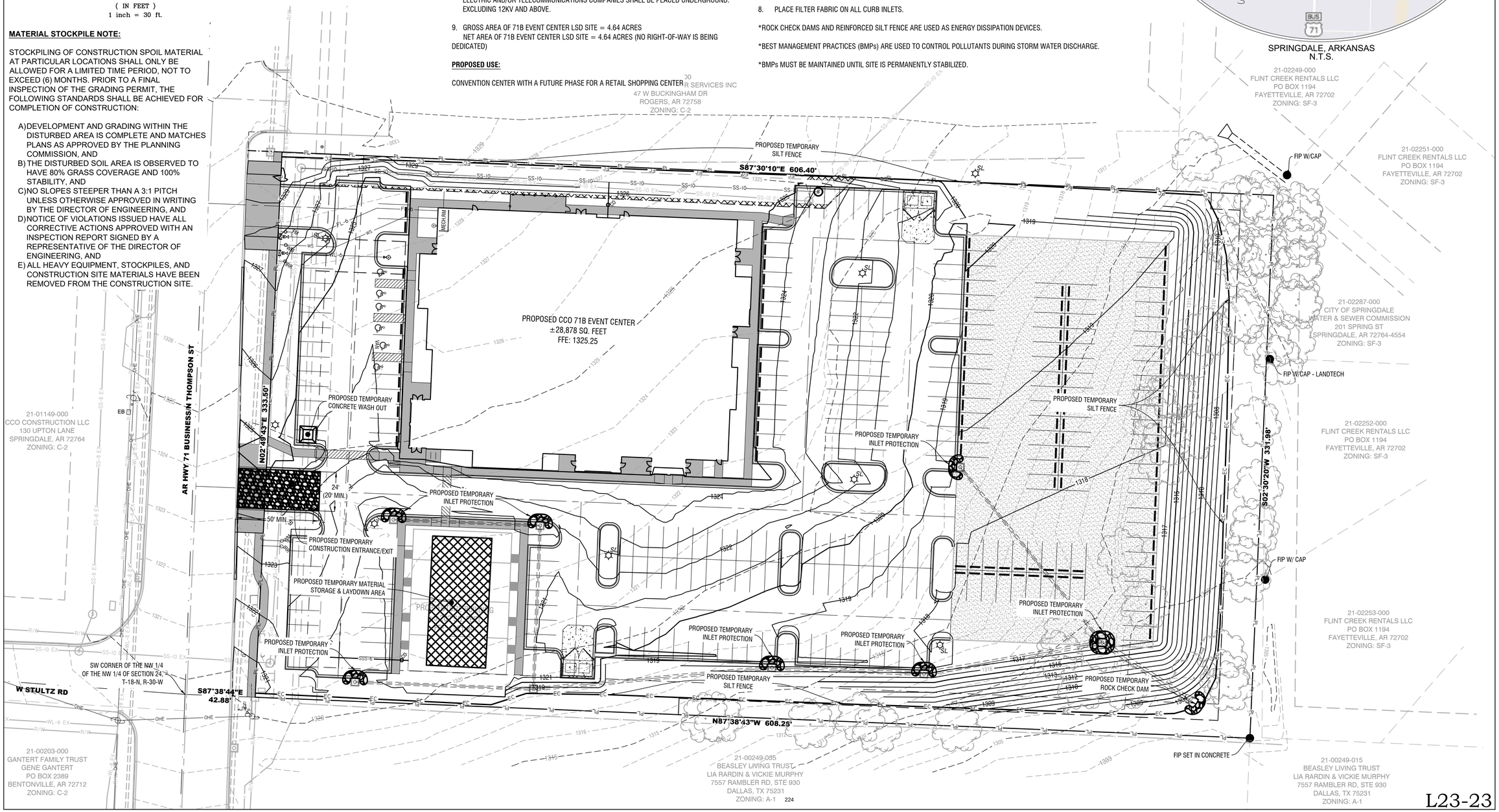
*BEST MANAGEMENT PRACTICES (BMPs) ARE USED TO CONTROL POLLUTANTS DURING STORM WATER DISCHARGE.

*BMPs MUST BE MAINTAINED UNTIL SITE IS PERMANENTLY STABILIZED.

VICINITY MAP



SPRINGDALE, ARKANSAS
N.T.S.



L23-23

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PROJECT DETAILS

PROJECT TITLE:
CCO 71B EVENT CENTER LSD

PROJECT LOCATION:
SPRINGDALE, AR

REVISIONS

DATE: 04/20/2023
DRAWN BY: DBB
PROJECT #2022-180
FILE PATH: Z:\LSD\2022\180\EROSION CONTRO
SHEET SIZE: 22" X 34"
SCALE: 1" = 30'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS – ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 18891
DILLON B. BENTLEY

SHEET TITLE

EROSION CONTROL PLAN

SHEET NUMBER

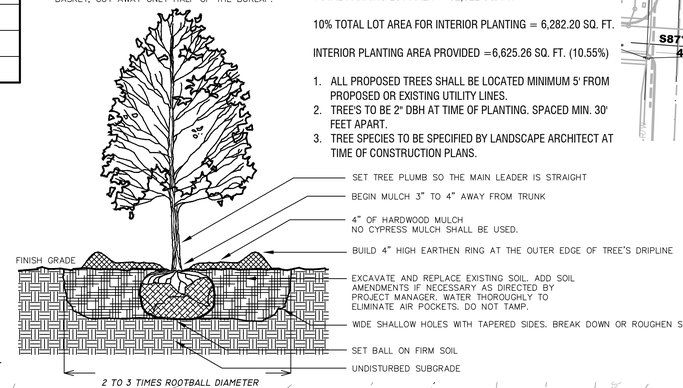
C1.07

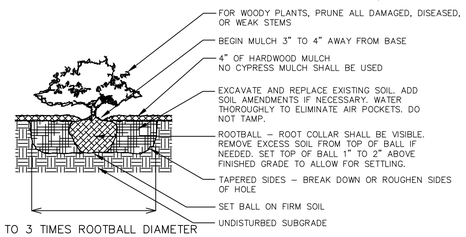
PLANT LIST

QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	SPACING
12	HL	SHADEMASTER HONEY LOCUST Gladitsia triacanthos 'Shademaster'	B&B	2" CAL.	30'
1	TP	TULIP POPLAR Liriodendron tullpifera	B&B	2" CAL.	30'
12	LE	LACEBARK ELM Ulmus parvifolia	B&B	2" CAL.	30'
17	SM	SUGAR MAPLE Acer saccharum	B&B	2" CAL.	30'
11	GG	GREEN GIANT ARBORVITAE Thuja standishii x plicata	B&B	4' HT.	28'
6	RB	EASTERN REDBUD Cercis canadensis	B&B	4' HT.	25'
5	DW	FLOWERING DOGWOOD–WHITE Cornus florida 'White'	B&B	4' HT.	25'
100	BX	BOXWOOD Buxus sempervirens	CONT.	2 GAL.	4'
109	NB	NINEBARK Physocarpus opulifolius	CONT.	2 GAL.	4'
64	MH	ADAGIO MAIDEN GRASS Miscanthus sinensis 'Adagio'	CONT.	2 GAL.	4'

NOTES:
1. 4" STEEL EDGING SHALL BE PLACED AROUND ALL BEDS.
2. 4" DEPTH HARDWOOD MULCH IN ALL BEDS.

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





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GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

GENERAL NOTE:

RIGHT-OF-WAY SHALL BE SODDED.

THOMPSON STREET R/W LANDSCAPE AREA:
225.5 FEET OF PLANTABLE R/W
1 TREE / 25 LINEAR FEET
225.5 / 25 = 9 TREES
*EXISTING UTILITY EASEMENTS PREVENT TREES TO BE PLANTED ALONG THE RIGHT-OF-WAY, & NORTHERN PROPERTY LINE.
7 SHRUBS / 25 LINEAR FEET = 63 SHRUBS

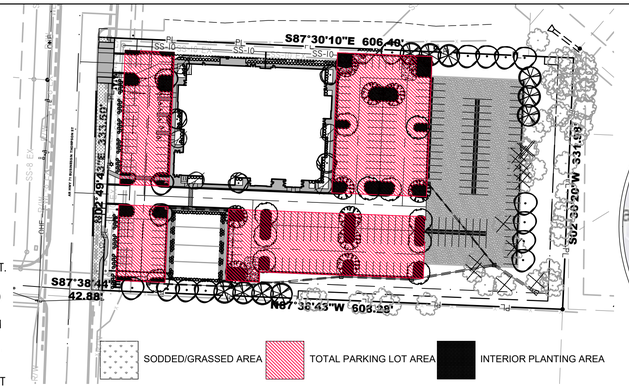
PERIMETER LANDSCAPING:
1,527 LINEAR FT. OF SIDE & REAR PROPERTY LINE
1 TREE/25 LINEAR FEET
1,527 FT./25 FT. = 61 TREES
PERIMETER TREES PROVIDED = 47

INTERIOR PARKING LOT LANDSCAPE AREA:
TOTAL PARKING LOT AREA = 62,822 SQ. FT.

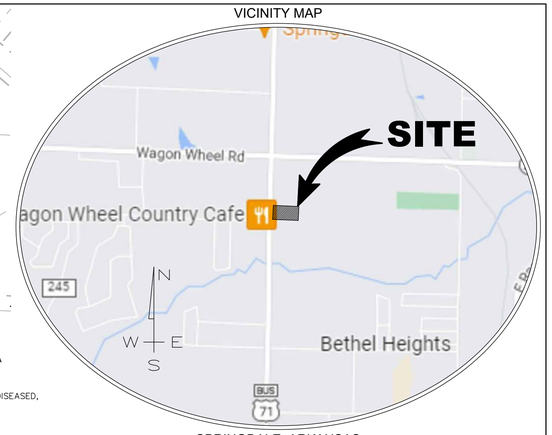
10% TOTAL LOT AREA FOR INTERIOR PLANTING = 6,282.20 SQ. FT.

INTERIOR PLANTING AREA PROVIDED =6,625.26 SQ. FT. (10.55%)

1. ALL PROPOSED TREES SHALL BE LOCATED MINIMUM 5' FROM PROPOSED OR EXISTING UTILITY LINES.
2. TREE'S TO BE 2" DBH AT TIME OF PLANTING. SPACED MIN. 30' FEET APART.
3. TREE SPECIES TO BE SPECIFIED BY LANDSCAPE ARCHITECT AT TIME OF CONSTRUCTION PLANS.



VICINITY MAP



SPRINGDALE, ARKANSAS
N.T.S.

CITY OF SPRINGDALE LANDSCAPE NOTES

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ARKANSAS ONE-CALL TO CONFIRM ALL UTILITIES.
2. ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
3. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
4. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON THE PLANT LIST.
5. ALL REQUIRED TREES SHALL BE 2" MINIMUM CALIPER, WITH A SINGLE DOMINATE CENTRAL TRUNK. MULTI-TRUNK TREES WILL NOT BE ACCEPTABLE WITHOUT PRIOR APPROVAL.
6. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED, UNLESS SPECIFIED OTHERWISE, AND MUST MEET ALL REQUIREMENTS SPECIFIED ON PLANS.
7. ALL TREES AND SHRUBS SHALL BE INSTALLED PER STANDARD CITY OF SPRINGDALE PLANTING DETAILS.
8. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
9. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED WITH A 4" LAYER OF ORGANIC HARDWOOD MULCH. MULCH SHALL BE NOT BE PLACED IMMEDIATELY ADJACENT TO TREE TRUNKS, BUT SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE.
10. ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS.
11. ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING MATERIAL OTHER THAN VEGETATION.
12. 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.
13. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
14. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
15. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
16. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
17. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE CONSTRUCTION BEGINS.
18. ALL DISTURBED AREAS SHALL BE SEEDED WITH A GRASS SEED MIX CONSISTING OF 70% TURF TYPE FESCUE, 20% PERENNIAL RYE, AND 10% BERMUDA GRASS AT 5 POUNDS PER 1,000 SQUARE FEET.
19. ALL AREAS TO BE SEEDED SHALL RECEIVE 4" OF TOPSOIL AND BE GRADED PER THE GRADING PLAN.
20. IRRIGATION SHALL BE EITHER AN UNDERGROUND AUTOMATIC SYSTEM OR SHALL UTILIZE HOSE BIBS EVERY 100' AS REQUIRED BY SPRINGDALE LANDSCAPE ORDINANCE.
21. MAINTENANCE: THE CURRENT OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE ONGOING MAINTENANCE OF REQUIRED LANDSCAPING.
22. REPLACEMENT LANDSCAPING: REQUIRED LANDSCAPING THAT DIES OR IS DAMAGED SHALL BE REMOVED AND REPLACED BY THE CURRENT OWNER OF THE PROPERTY. THE OWNER SHALL HAVE 60 DAYS FROM THE RECEIPT OF WRITTEN NOTICE ISSUED BY THE CITY TO REMOVE AND REPLACE ANY REQUIRED LANDSCAPING THAT DIES OR IS DAMAGED.
23. THREE (3) YEAR MAINTENANCE SURETY SHALL BE DEPOSITED FOR EACH REQUIRED STREET AND MITIGATION TREE.
24. ANY STRUCTURAL SOIL REQUIRED MUST BE INDICATED ON PLAN, HAVE CERTIFIED DOCUMENTATION, AND BE INSPECTED BY URBAN FORESTER AT TIME OF INSTALLATION.
25. MAINTAIN 5' MIN. HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND UTILITY LINES.
26. ALL PLANTING DETAILS ARE ACCORDING TO SPRINGDALE LANDSCAPE MANUAL.

PROPOSED TREE PRESERVATION INVENTORY

TOTAL TREES TO BE PRESERVED = 24
(18 ARE WITHIN THE PROPOSED TREE PRESERVATION EASEMENT)

EXISTING TREES CONSIST OF HACKBERRIES, ELMS, MAPLES, SYCAMORES, & MULBERRIES

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CCO 71B EVENT CENTER LSD

PROJECT LOCATION:
SPRINGDALE, AR

REVISIONS

DATE: 04/20/2023
DRAWN BY: DBB
PROJECT #2022-180
FILE PATH: Z:\LSD\2022180\TREE PRESERVAT
SHEET SIZE: 22" X 34"
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JORGENSEN & ASSOCIATES
No. 722
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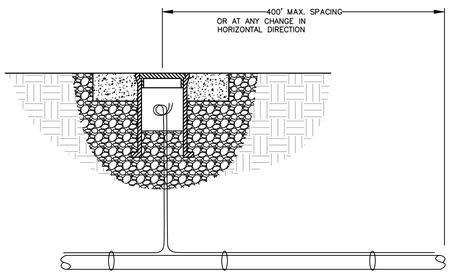
SHEET TITLE
TREE PRESERVATION & LANDSCAPE PLAN

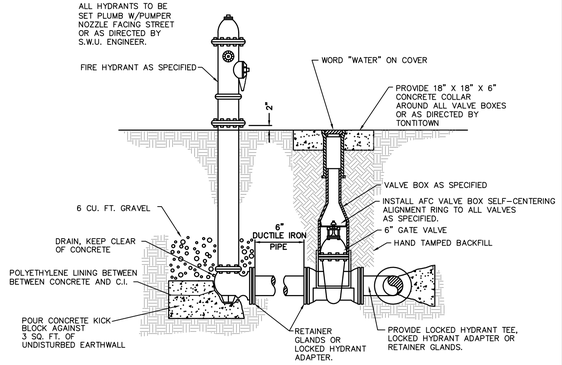
SHEET NUMBER
L1.00

L23-23



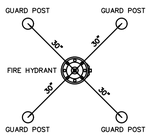
TRACING WIRE CONNECTION PORT

N.T.S.
M-1



FIRE HYDRANT & GATE VALVE

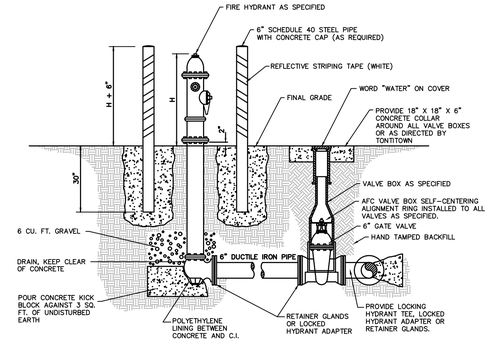
N.T.S.
S-1



PLAN VIEW

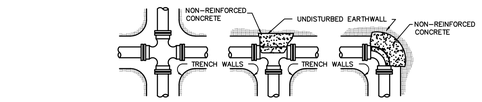
NOTES:

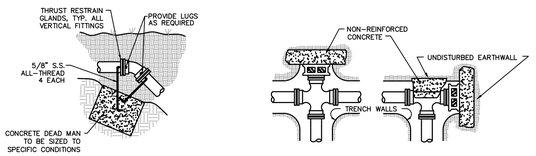
1. ALL HYDRANTS SHALL BE SET PLUMB WITH THE PUMPER NOZZLE FACING THE STREET OR AS DIRECTED BY S.W.U.
2. HYDRANTS SHALL BE LOCATED IN STREET RIGHT-OF-WAY OR DEDICATED UTILITY EASEMENT, AND A MINIMUM OF 4' BEHIND ANY CURB AND GUTTER OR SIDEWALK.
3. IF REQUIRED, GUARD POSTS SHALL BE SET PLUMB WITH SPACING AND ORIENTATION AS INDICATED IN THE PLAN VIEW OR AS OTHERWISE SHOWN ON THE PLANS.
4. ALL HYDRANTS AND GUARD POSTS SHALL BE PAINTED USING RUSTOLEUM V2100 SILVER ALUMINUM ENAMEL AEROSOL, OR APPROVED EQUAL, PRIOR TO FINAL ACCEPTANCE COORDINATE WITH SWU TO DETERMINE THE FLOW RATE AND PAINT BONNET AND CAP ACCORDING TO SECTION 718 OF THE STANDARD SPECIFICATIONS.



FIRE HYDRANT WITH GUARD POSTS

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





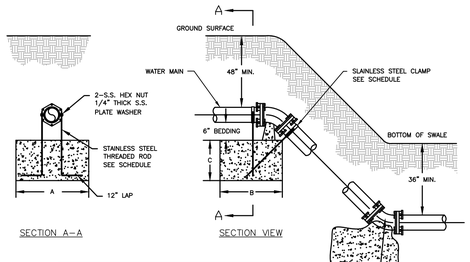
NOTES:

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

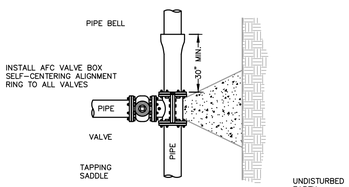
N.T.S.
S-3



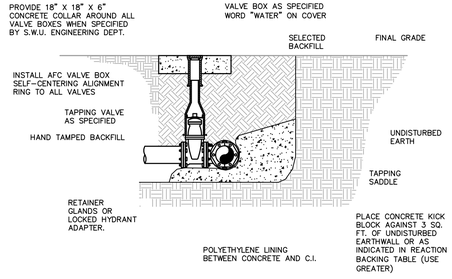
BLOCKING SCHEDULE					
	PIPE SIZE	BENDS: 45°	22 1/2°	11 1/4°	ROD DIA.
DIMENSIONS	6" VOLUME REQ'D (CU.FT.)	38.47	19.61	9.85	
	A (FT.)	4.00	4.00	4.00	3/4 IN.
	B (FT.)	2.50	1.65	1.30	
	C (FT.)	4.00	3.00	2.00	
	CLAMP (2 EA.)	3/8 IN. X 1-1/2 IN.			
	12" VOLUME REQ'D (CU.FT.)	86.56	44.13	22.17	
	A (FT.)	5.00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



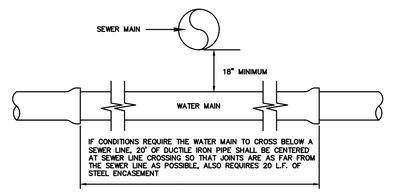
PLAN VIEW



PROFILE VIEW

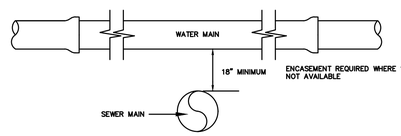
TAPPING SADDLE & VALVE

N.T.S.
S-5



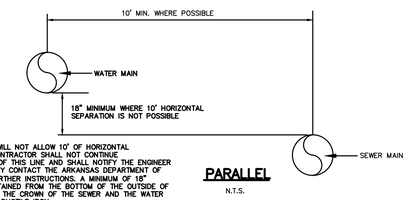
WATER LINE CROSSING UNDER SEWER LINE

N.T.S.



WATER LINE CROSSING ABOVE SEWER LINE

N.T.S.
S-6



IF CONDITIONS WILL NOT ALLOW 10' OF HORIZONTAL SEPARATION, CONTRACTOR SHALL NOT CONTINUE CONSTRUCTION OF THIS LINE AND SHALL NOTIFY THE ENGINEER SO THAT HE MAY CONTACT THE ARKANSAS DEPARTMENT OF HEALTH FOR FURTHER INSTRUCTIONS. A MINIMUM OF 18" SHALL BE MAINTAINED FROM THE BOTTOM OF THE OUTSIDE OF WATER MAIN TO THE CROWN OF THE SEWER AND THE WATER MAIN SHALL BE DUCTILE IRON.

PARALLEL

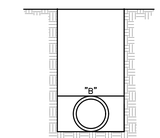
N.T.S.

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

TRENCH WIDTH SCHEDULE

NOTES:

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



TYPICAL PIPE TRENCH

N.T.S.
S-17

L23-23

JORGENSEN +ASSOCIATES
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Office: 479.442.9127
www.jorgensenassoc.com
Civil Engineering • Surveying Established 1985

LEGEND

PROJECT DETAILS

PROJECT TITLE: CCO 71B EVENT CENTER LSD

PROJECT LOCATION: SPRINGDALE, AR

REVISIONS

DATE: 03/21/2023
DRAWN BY: DBB
PROJECT #2022-180
FILE PATH: Z:\LSD\2022180\WATER & SEWER
SHEET SIZE: 22" X 34"
SCALE: N.T.S.

CERTIFICATE OF AUTHORIZATION — JORGENSEN & ASSOCIATES — No. 722 — ARKANSAS – ENGINEER

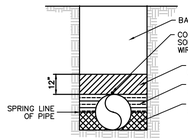
STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No.18891 — DILLON B. BENTLEY

SHEET TITLE

WATER & SEWER DETAILS I

SHEET NUMBER

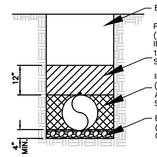
C5.00



D.I. PRESSURE WATER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 2")

N.T.S.



D.I. PRESSURE PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 3")

N.T.S.
S-18

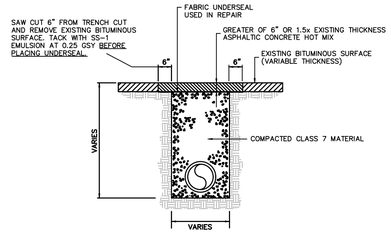
NOTE: SEE STANDARD DETAIL M-1, "TRACER WIRE CONNECTION PORT" FOR TRACER WIRE PORT SPACING

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

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

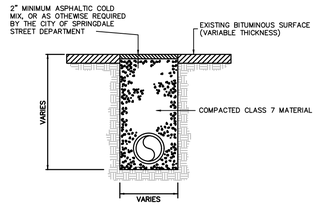
NOTES:

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



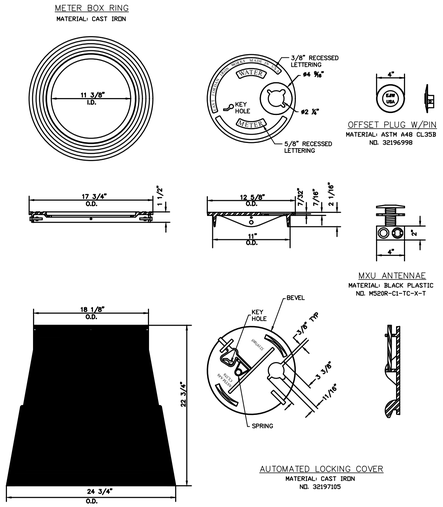
BITUMINOUS PAVEMENT REMOVAL WITH PERMANENT REPLACEMENT DETAIL

N.T.S.



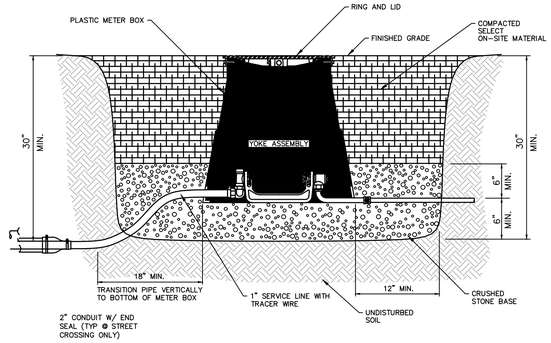
BITUMINOUS PAVEMENT REMOVAL WITH TEMPORARY REPLACEMENT

N.T.S.
S-21



STANDARD METER BOX

N.T.S.
S-22



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

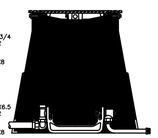
3.) SEE "TECHNICAL SPECIFICATIONS" FOR MATERIAL AND INSTALLATION SPECIFICATIONS

SINGLE SETTING MATERIAL LIST

QTY	DESCRIPTION	CATALOG NUMBER FORD	MUELLER	AY McDONALD
1	INLET CONNECTION	LB4–34–NL	P–15531N	7477PM–22 1X3/4
1	YOKE ANGLE KEY VALVE	AV91–323–NL	H–14278N	7460AY 3/4X02
1	YOKE BAR	Y502	H–5020	14–2
1	YOKE ANGLE CHECK VALVE	HA91–323–NL	H–14248N	702–3YE 33
1	OUTLET CONNECTION	LB8–33–NL SPECIAL	H–15538N	710JPP 33X90X8
1	METER BOX ASSEMBLY	34P–18X24X24D W/LID		

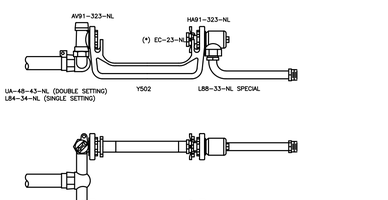
DOUBLE SETTING MATERIAL LIST

1	ANGLE U BRANCH	UA48–43–65–NL	P–15369N	708T2M 1X3/4X6.5
2	YOKE ANGLE KEY VALVE	AV91–323–NL	H–14278N	7460AY 3/4X02
2	YOKE BAR	Y502	H–5020	14–2
2	YOKE ANGLE CHECK VALVE	HA91–323–NL	H–14248N	702–3YE 33
2	OUTLET CONNECTION	LB8–33–NL SPECIAL	H–15538N	710JPP 33X90X8
1	METER BOX ASSEMBLY	34P–18X24X24D W/LID		



LEAK DETECTION METER ASSEMBLY

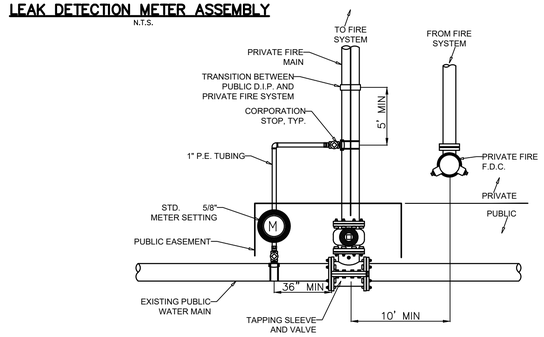
N.T.S.



TYPICAL 5/8" DOUBLE METER SETTING

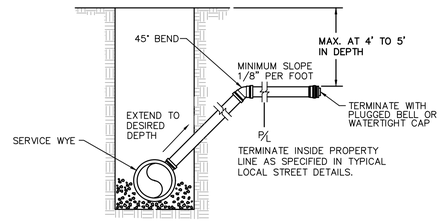
YOKE ASSEMBLY, 5/8" X 3/4" METER
3/4" COPPER OR PE P.J. TO 3/4" CTS PLASTIC OR MIP

N.T.S.
S-25

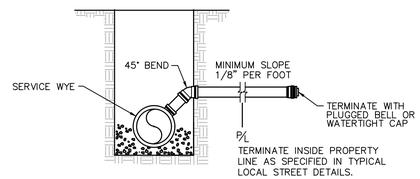


FIRE SYSTEM CONNECTION

N.T.S.



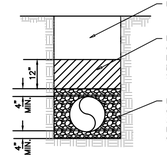
RISER FROM DEEP MAIN



NORMAL DEPTH

SEWER SERVICE CONNECTIONS

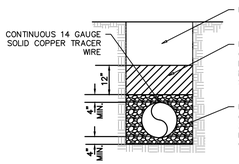
N.T.S.
S-16



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.
S-19

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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Fayetteville, AR 72703
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LEGEND

PROJECT DETAILS

PROJECT TITLE: CCO 71B EVENT CENTER LSD

PROJECT LOCATION: SPRINGDALE, AR

REVISIONS

DATE: 03/21/2023
DRAWN BY: DBB
PROJECT #2022-180
FILE PATH: Z:\LSD\2022180\WATER & SEWER
SHEET SIZE: 22" X 34"
SCALE: N.T.S.

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS – ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.18891
DILLON B. BENTLEY

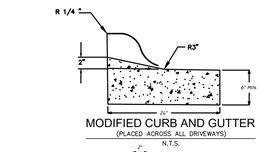
SHEET TITLE

WATER & SEWER DETAILS II

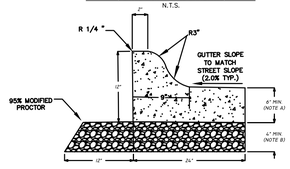
SHEET NUMBER

C5.01

L23-23



MODIFIED CURB AND GUTTER
(PLACED ACROSS ALL DRIVEWAYS)
N.T.S.



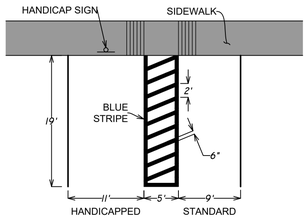
STANDARD CURB AND GUTTER
N.T.S.

A. IF MONOLITHICALLY CAST WITH THE STREET, THICKNESS SHALL MATCH STREET PAVING THICKNESS.

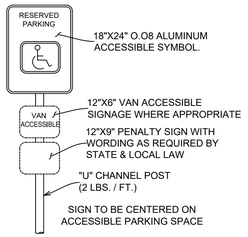
B. IF PAVEMENT SECTION IS 10" THICK OR MORE, 4" OF CLASS 7 AGGREGATE SHALL EXTEND UNDER CURB AND 1 FOOT BEYOND. IF THE PAVEMENT SECTION IS LESS THAN 10" THICK, THE CURB AND GUTTER MAY BE PLACED ON SUBGRADE. SUBGRADE SHALL BE PROOF-ROLLED BY A LOADED TANDEM-AXEL DUMP TRUCK.

CURB/GUTTER NOTES:

1. CONCRETE SHALL BE CLASS B, 3500 PSI, 4-7% AIR ENTRAINED. CONCRETE MAY NOT BE PLACED IF A FALLING AIR TEMPERATURE FALLS BELOW 40 DEGREES FAHRENHEIT NOR RESUMED UNTIL AN ASCENDING AIR TEMPERATURE RISES ABOVE 35 DEGREES FAHRENHEIT WITHOUT SPECIFIC AUTHORITY FROM THE CITY REPRESENTATIVE. ALL CONCRETE MATERIALS HANDLING, PLACING, JOINTING, SAMPLING, FINISHING AND CURING SHALL BE PER CITY STANDARDS SPECIFICATIONS.
2. CONTRACTION JOINTS SHALL BE PLACED AT 15' INTERVALS WITH EXPANSION JOINTS AT 75' INTERVALS.
3. ALL CONTRACTION JOINTS SHALL BE SEALED WITH SONNEBORN® SONOLASTIC SL 1™ (OR APPROVED EQUAL) ACCORDING TO MANUFACTURER'S INSTRUCTIONS PRIOR TO FINAL ASPHALT PLACEMENT.
4. EXPANSION JOINT MATERIAL SHALL BE REQUIRED AT ALL STATIONARY STRUCTURES OR AS DIRECTED BY ENGINEER. THE EXPANSION MATERIAL SHALL BE 1/2" ASPHALT IMPREGNATED FIBERBOARD CONFORMING TO AASHTO M-213. MATERIAL SHALL BE LEFT LOWER OR TRIMMED TO BE 1/2" BELOW THE TOP OF CURB.
5. EXPANSION JOINT MATERIAL SHALL BE FULL DEPTH OF THE CURB AND PERPENDICULAR TO THE CURB LINE.
6. ALL CURB AND GUTTER SHALL RECEIVE A BROOM FINISH.
7. CONTRACTORS SHALL PROVIDE THE CITY 24 HOURS NOTICE WHEN FORMS OR STRINGLINE ARE READY PRIOR TO CONCRETE PLACEMENT.
8. FOR CONCRETE STREETS, IF THE CURB AND GUTTER IS CAST SEPARATELY, 1/2" DOWEL RODS 30" LONG SHALL BE PROVIDED A MINIMUM OF EVERY 30' ON-CENTER.



TYPICAL PARKING BAY
SCALE: 1" = 10'



HANDICAP SIGN DETAIL
NOT TO SCALE

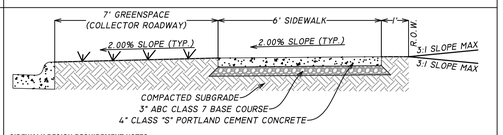
NOTES:

1. THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1.

2. THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".



WHEELCHAIR RAMP DETAIL
SCALE: 1" = 10'



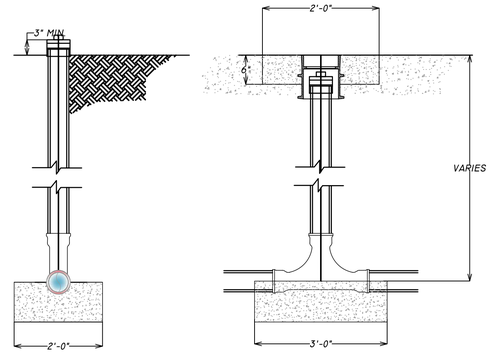
SIDEWALK DESIGN REQUIREMENT NOTES:

A. All sidewalks and trails shall meet all current Federal Americans with Disabilities Act (ADA) design and construction requirements.
B. Transverse slopes shall not exceed 2% (0.02 ft/ft).
C. When adjacent to streets, sidewalks shall be constructed at an elevation 1% above the adjacent curb and shall slope toward the street at a grade not exceeding 2%. There shall be a minimum of one foot between the sidewalk and the beginning of a slope. No walls shall be constructed within two feet of any sidewalk unless otherwise approved in writing by the city.
D. Sidewalks shall be constructed in a manner that will conform to the existing grade and landscaping. Sidewalks which extend or link existing sidewalks shall adjoin the existing sidewalks to form a continuous, even pathway.
E. 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.
F. Utility poles, utility boxes, mailboxes, and other similar obstructions shall not be located in sidewalk. Sidewalk location behind back of curb may be varied at the discretion of the city to avoid such obstacles.
G. Sidewalks shall be constructed of Portland cement concrete with a minimum 28-day compressive strength of 3,500 pounds per square inch. Alternative materials must be approved in writing by the City Engineer and/or Planning Commission. Sidewalks shall be a minimum of four inches thick.
H. Compacted granular base course shall be a minimum of three inches thick.
I. Transverse tooled joints shall be provided perpendicular to the sidewalk at intervals equal to the sidewalk width.
J. Expansion joints shall be installed perpendicular to the sidewalk at intervals equal to five times the sidewalk width. Joint material shall be the same as approved for ARDOT sidewalk construction (AASHTO M 213). Alternate material must be approved in writing by the city.
K. Wheelchair ramps shall be installed in accordance with current ADA requirements including the placement of detectable warning devices. Accessible ramps shall be constructed where sidewalk intersects a curb, commercial driveway, street or alley. Width of ramp shall match width of adjoining sidewalk. Detectable warning device shall extend two feet in the direction of travel and shall be the full width of the curb ramp or flush pedestrian access surface. Detectable warning device shall be placed such that the domes align in the predominant direction of pedestrian travel. Detectable warning device shall be located so that the nearest edge of the device is six inches from the face of curb. Maximum slope of ramp shall be 8.33% in the direction of travel. Cross-slope shall not exceed 2%.

SIDEWALK CONSTRUCTION NOTES:

A. An excavation shall be made six inches minimum below grade line at all points. Said excavation to be well and firmly tamped with rammer and brought to a firm and solid surface upon which to construct the sidewalk.
B. Excavation to be filled with a minimum of three inches of Class 7 Aggregate Base Course and firmly tamped down, said base to be at least three inches deep after tamping.
C. After the Class 7 Aggregate Base Course has been compacted and inspected by the City Building Inspection Department, four inches of Class S (3,500psi) Portland cement concrete shall be placed, tamped to consolidate concrete, brought to a smooth level surface with the top of the form, then floated well and troweled to a smooth surface, or if required by the city, a broom finish surface. Tooled transverse joints shall be placed perpendicular to the sidewalk at intervals equal to the width of the sidewalk. Concrete shall be properly protected from damage until sufficiently hard for use.
D. Subgrade and formwork for sidewalks constructed prior to final plat shall be required to be inspected by a City Construction Inspector (Engineering Department) prior to pouring of the sidewalk. Subgrade and formwork for sidewalks constructed after final plat shall be required to be inspected by a City Building Inspector (Building Inspection Department) prior to pouring of the sidewalk. All sidewalks installed along a public street or right-of-way associated with a large scale development shall be inspected by City Construction Inspector (Engineering Department).

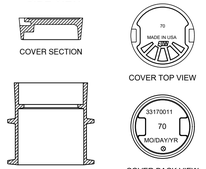
PUBLIC SIDEWALK DETAIL
NOT TO SCALE

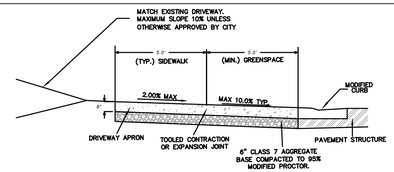


END VIEW

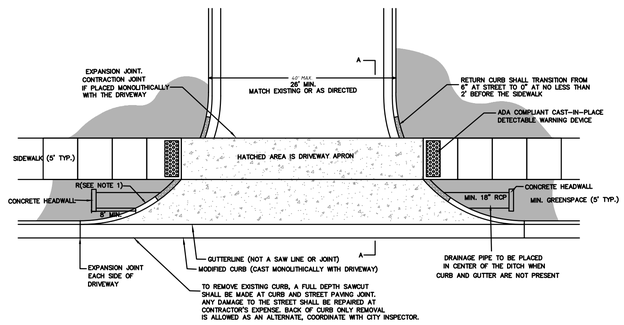
SIDE VIEW

TYPICAL CLEANOUT
N.T.S.



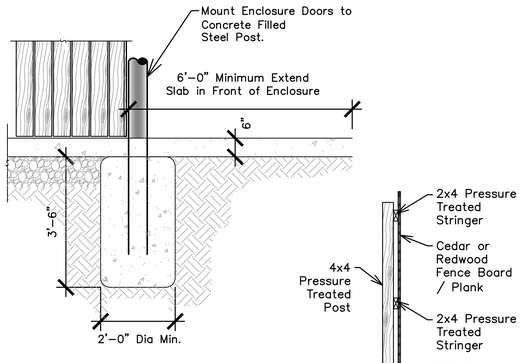


SECTION A-A
N.T.S.

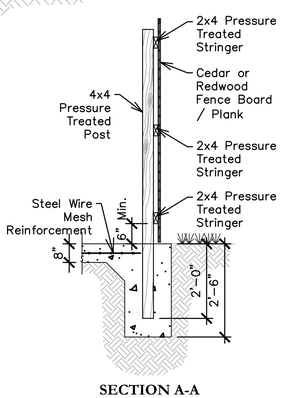


COMMERCIAL DRIVEWAY DETAIL
N.T.S.

COMMERCIAL DRVIEWAY NOTES:
1. RETURNS RADII SHALL BE A MINIMUM OF 30' MEASURED TO BACK OF CURB FOR STREETS CLASSIFIED AS COLLECTOR OR BELOW, 40' FOR MINOR ARTERIALS, AND 50' FOR MAJOR ARTERIALS.
2. CONCRETE DRIVEWAY APRON SHALL BE A MINIMUM OF 6" THICK.
3. ASPHALT SHALL BE SURFACE COURSE FOR ASPHALT DRIVEWAYS.
4. IF THERE IS NO SIDEWALK, THE DRIVEWAY APRON SHALL BE 6' AS MEASURED PERPENDICULAR FROM BACK OF CURB OR EDGE OF PAVEMENT.
5. EXPANSION JOINTS SHALL BE A MINIMUM OF 1/2" AND EXTEND THE FULL DEPTH OF THE CONCRETE. EXPANSION JOINT MATERIAL SHALL MEET AASHTO M213 FOR AN ASPHALTIC FIBER EXPANSION JOINT MATERIAL AND INSTALLED WITH A ZIP STRIP WHICH IS REMOVED AFTER THE CONCRETE HAS CURED AND SEALED WITH A MASTIC SEALER. OTHER ALLOWABLE EXPANSION JOINT MATERIAL ARE 1"X6" OR 2"X6" PRESSURE TREATED PINE, REDWOOD OR WESTERN RED CEDAR WITH NAILS DRIVEN THROUGH EACH SIDE TO PREVENT THE BOARD FROM BEING PUSHED OUT OF THE JOINT.
6. CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY AT NO MORE THAN 15' BETWEEN PARALLEL JOINTS.
7. ALL SIDEWALKS AND DRIVEWAYS TO HAVE A BROOM FINISH.
8. NOTIFY THE CITY NO LESS THAN ONE WORKING DAY BEFORE PLACEMENT OF CONCRETE FOR SIDEWALKS OR DRIVEWAYS.
9. ALL CONCRETE FOR TRAFFIC BEARING CURB AND GUTTER, SIDEWALKS, AND DRIVEWAYS SHALL MEET AHTD REQUIREMENTS FOR CLASS S (AE) ENTRAINED CONCRETE WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
10. DRIVEWAY APRON AND MODIFIED CURB SHALL BE PLACED MONOLITHICALLY.
11. REFER TO STREET DESIGN CRITERIA FOR SIDEWALK AND GREENSPACE WIDTHS.
12. CONCRETE HEADWALLS SHALL BE CONSTRUCTED ON THE UPSTREAM AND DOWNSTREAM SIDES OF THE DRAINAGE SYSTEM WHERE NO OTHER DRAINAGE STRUCTURE IS REQUIRED.
13. APRON SHALL BE GRADED SO THAT SIDEWALK CONTINUES WITHOUT GRADE BREAKS ALONG ROADWAY.
14. DRIVEWAY SHALL BE HARD SURFACE FOR ANY SLOPES OVER 8%.

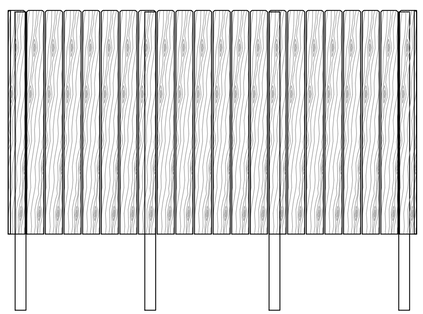


DOOR FOOTING



SECTION A-A

PRIVACY FENCE TRASH ENCLOSURE



Notes:

1) Gates are to be of solid construction.
2) Double swing gates shall have the swivel spots outside of the opening area of the enclosure. Swivel points shall be attached to concrete filled steel posts/ columns at ends of walls.
3) Minimum wall and gate height to be 6'-0"
4) Concrete shall be Air-Entrained with a minimum compressive strength of 3500 psi
5) 8" Concrete Floor Slab shall be poured over 4" of Class 7 Compacted Base Course Compacted to 95% Minimum Dry Density

JORGENSEN +ASSOCIATES
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
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Civil Engineering • Surveying Established 1985

LEGEND

PROJECT DETAILS

PROJECT TITLE:
CCO 71B EVENT CENTER LSD

PROJECT LOCATION:
SPRINGDALE, AR

REVISIONS

DATE: 03/21/2023
DRAWN BY: DBB
PROJECT #2022-180
FILE PATH: Z:\L3D\2022180\TYPICAL DETAILS
SHEET SIZE: 22" X 34"
SCALE: N.T.S.

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS – ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 18891
DILLON B. BENTLEY

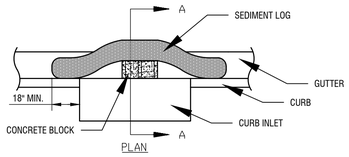
SHEET TITLE

TYPICAL DETAILS

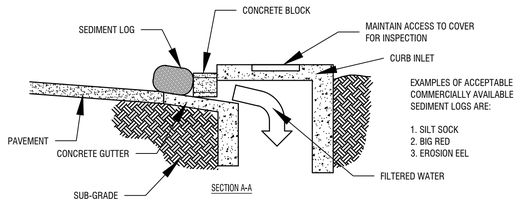
SHEET NUMBER

C5.02

L23-23



SEDIMENT LOGS SHALL HAVE A MIN. WEIGHT PER LINEAR FOOT OF 4.5 LBS AND SHALL EXCLUDE **STRAW** OR **SAND** MEDIA.



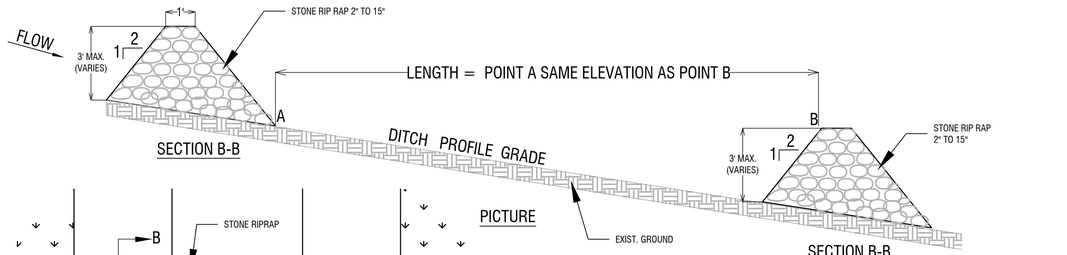
EXAMPLES OF ACCEPTABLE COMMERCIALLY AVAILABLE SEDIMENT LOGS ARE:

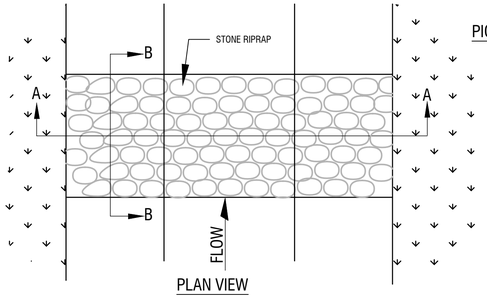
1. SILT SOCK
2. BIG RED
3. EROSION EEL

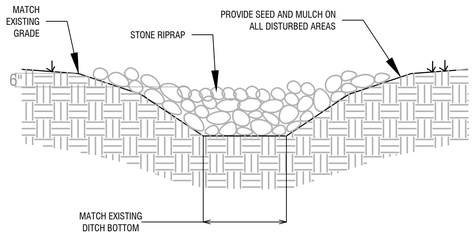
NOTES:
1. PLACE DEVICES AROUND PERIMETER OF GRATE/AREA INLET, WITH ENDS OF ADJACENT SEDIMENT LOGS OVERLAPPING 12" MIN.
2. PLACEMENT OF DEVICES SHALL EXTEND 12" MIN BEYOND THE LIMITS OF THE CURB INLET STRUCTURE ON BOTH SIDES.
3. IF ROAD OR PARKING AREA IS OPEN TO PUBLIC, VERIFY SUITABILITY OF BMP WITH CITY OF FAYETTEVILLE ENGINEERING DIVISION.

MAINTENANCE NOTES:
4. INLET PROTECTION DEVICES MUST BE INSPECTED FOR SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN OR UPGRADIENT OF THE INLET.
7. ANY SEDIMENT ACCUMULATED IN OR ADJACENT TO A STORM DRAIN INLET MUST BE REMOVED AS SOON AS PRACTICABLE BUT NOT LATER THAN 3 DAYS AFTER DISCOVERY.
8. INLET PROTECTION DEVICES SHALL BE INSPECTED FOR UNINTENDED BYPASS OR IMPROPER FLOW-RATES THAT MAY CAUSE DOWNSTREAM FLOODING.
9. CONTACT THE PUBLIC WORKS INSPECTOR AND/OR ENGINEER FOR ALTERNATE INLET PROTECTION IF THE DESIGNED PROTECTION MAY IMPACT DOWNSTREAM BMPS, ADJACENT SLOPES, ETC., DUE TO PONDING ISSUES. ENSURE THAT NO UNDERMINING OF INLET PROTECTION DEVICES HAS OCCURRED.
10. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

SEDIMENT LOG CURB INLET PROTECTION



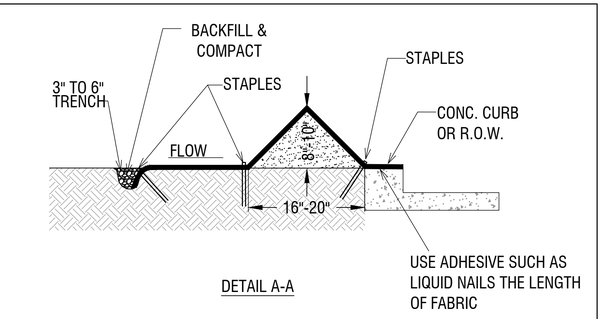




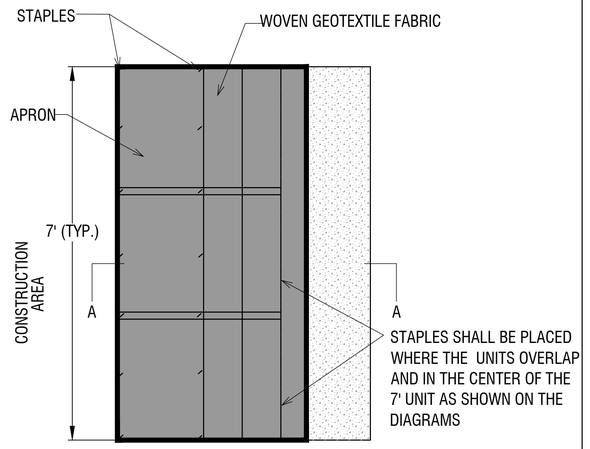
INSTALLATION:
1. EXCAVATE KEY-WAY (IF REQUIRED)
2. A GEOTEXTILE FABRIC SHALL BE INSTALLED OVER THE SOIL SURFACE WHERE THE ROCK IS TO BE PLACED (IF REQUIRED)
3. ROCK DIAMETERS SHOULD BE 2" TO 15" IN DIAMETER
4. ROCK DITCH CHECKS SHOULD NOT EXCEED 3 FEET
5. STONES SHOULD BE PLACED UP THE CHANNEL BANKS TO PREVENT WATER FROM CUTTING AROUND THE DITCH CHECK
6. INSTALLATION SHALL BE PLACED EITHER BY HAND OR MECHANICALLY AND NOT JUST DUMPED TO ACHIEVE COMPLETE COVERAGE OF THE DITCH AND ENSURE THE CENTER OF THE DAMN IS LOWER THAN THE EDGES
7. MAXIMUM SPACING BETWEEN MULTIPLE DAMS SHOULD BE SUCH THAT THE TOE OF THE UPSTREAM CHECK IS THE SAME AS THE TOP OF THE DOWNSTREAM CHECK

INSPECTION:
- INSPECT ROCK DITCH CHECKS EVERY (7) CALENDAR DAYS AND WITH-IN 24 HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 1/2" PRECIPITATION.
- SEDIMENT SHOULD BE REMOVED WHEN IT REACHES 1/2 THE ORIGINAL CHECK HEIGHT
- IN THE CASE OF GRASS-LINED DITCHES OR SWALES, ROCK DITCH CHECKS SHOULD BE REMOVED WHEN THE GRASS HAS MATURED SUFFICIENTLY TO PROTECT THE DITCH OR SWALE, IF THE SLOPE IS 4% OR LESS.
- THE AREA BENEATH THE ROCK DITCH CHECKS SHOULD BE SEEDED AND MULCHED IMMEDIATELY AFTER THE CHECK DAM REMOVAL

ROCK CHECK DAM



DETAIL A-A

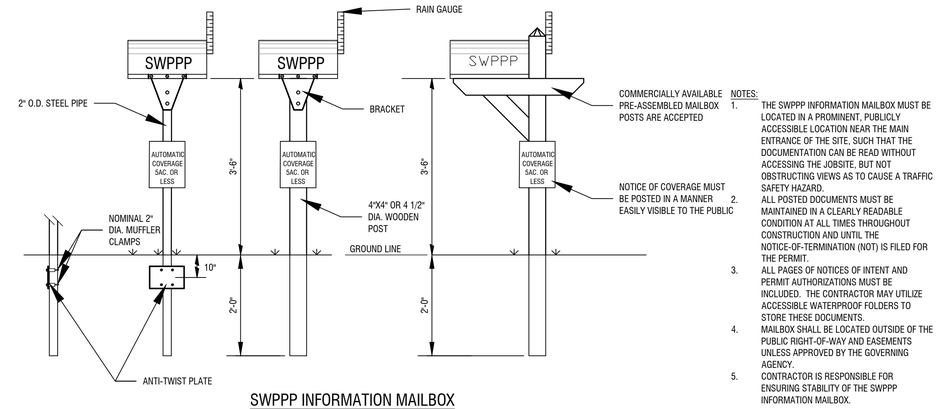


DIKE SECTION

INSTALLATION NOTES

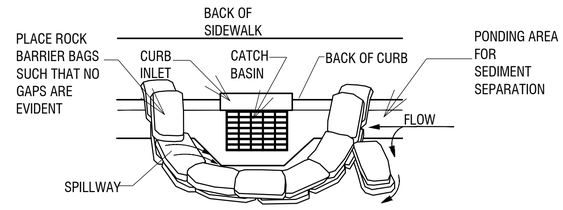
1. SILT DIKES SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
2. STAPLES SHALL BE No. 11 WIRE, 6" TO 8" IN LENGTH.
3. RUNNING LENGTHS OF SILT DIKES SHOULD BE OVERLAPPED TO ENSURE NO LEAKAGE AT THE ABUTMENTS.
4. THE CONTRACTOR SHALL INSPECT SILT DIKES EVERY TWO WEEKS AND AFTER ANY SIGNIFICANT STORM EVENT AND MAKE REPAIRS OR REMOVE SEDIMENT ACCUMULATED BEHIND SILT DIKES AS NECESSARY.
5. SEDIMENT ACCUMULATED BEHIND SILT DIKES SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE HALF THE DIAMETER OF THE WATTLE.
6. SILT DIKES SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND IS ACCEPTED BY THE CITY.

SILT DIKE



NOTES:
1. THE SWPPP INFORMATION MAILBOX MUST BE LOCATED IN A PROMINENT, PUBLICLY ACCESSIBLE LOCATION NEAR THE MAIN ENTRANCE OF THE SITE, SUCH THAT THE DOCUMENTATION CAN BE READ WITHOUT ACCESSING THE JOBSITE, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A TRAFFIC SAFETY HAZARD.
2. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
3. ALL PAGES OF NOTICES OF INTENT AND PERMIT AUTHORIZATIONS MUST BE INCLUDED. THE CONTRACTOR MAY UTILIZE ACCESSIBLE WATERPROOF FOLDERS TO STORE THESE DOCUMENTS.
4. MAILBOX SHALL BE LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
5. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE SWPPP INFORMATION MAILBOX.

SWPPP INFORMATION MAILBOX



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

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124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
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Civil Engineering • Surveying Established 1985

LEGEND

PROJECT DETAILS

PROJECT TITLE: CCO 71B EVENT CENTER LSD

PROJECT LOCATION: SPRINGDALE, AR

REVISIONS

DATE: 03/21/2023
DRAWN BY: DBB
PROJECT #2022-180
FILE PATH: Z:\LSD\2022180\SWPPP DETAILS
SHEET SIZE: 22" X 34"
SCALE: N.T.S.

CERTIFICATE OF AUTHORIZATION — JORGENSEN & ASSOCIATES — No. 722 — ARKANSAS – ENGINEER

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No. 18891 — DILLON B. BENTLEY

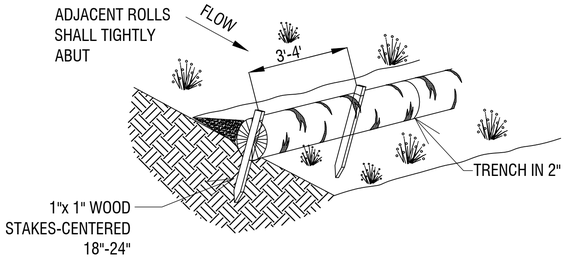
SHEET TITLE

GRADING & EROSION CONTROL DETAILS I

SHEET NUMBER

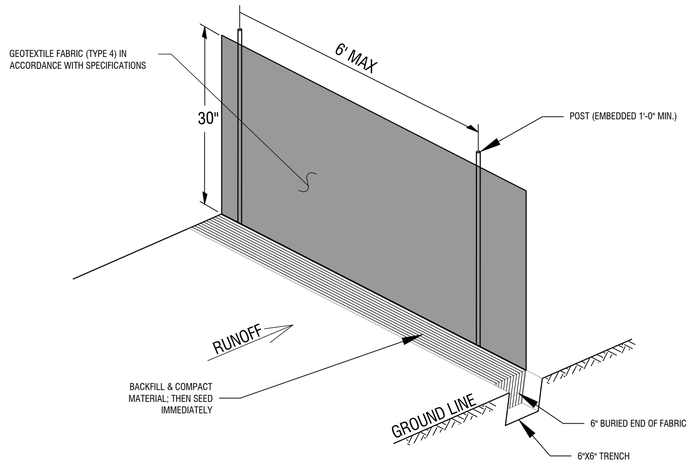
C5.03

L23-23



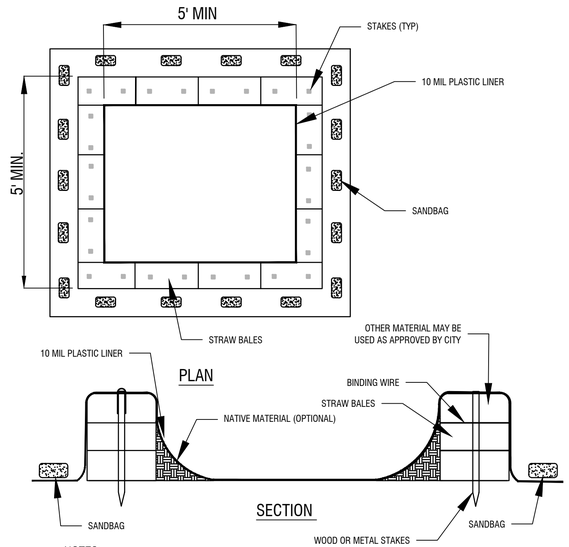
INSTALLATION NOTES
1. WATTLES SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.
2. NOT FOR USE IN CONCENTRATED FLOW AREAS.
3. THE WATTLES SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF TWO (2) INCHES.
4. WATTLES SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
5. ON SLOPES, WATTLES SHOULD 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.

WADDLE DETAIL



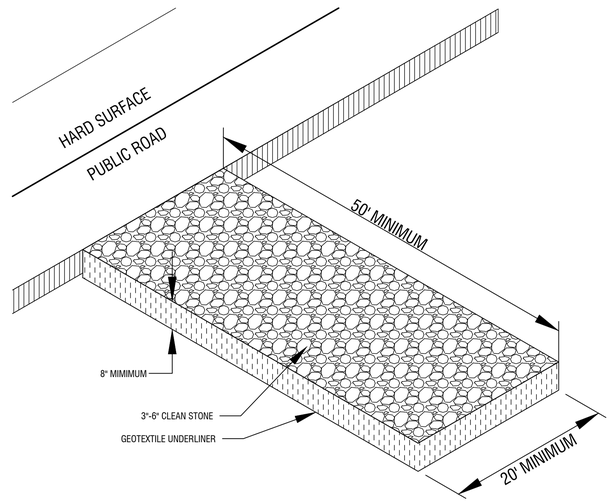
NOTES:
1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT 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.

SILT FENCE



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

CONCRETE WASHOUT



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

CONSTRUCTION EXIT

JORGENSEN +ASSOCIATES
Civil Engineering • Surveying
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Established 1985

LEGEND

PROJECT DETAILS

PROJECT TITLE:
CCO 71B EVENT
CENTER LSD

PROJECT LOCATION:
SPRINGDALE, AR

REVISIONS

DATE: 03/21/2023
DRAWN BY: DBB
PROJECT #2022-180
FILE PATH: Z:\LSD\2022180\SWPPP DETAILS
SHEET SIZE: 22" X 34"
SCALE: N.T.S.

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS – ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.18891
DILLON B. BENTLEY

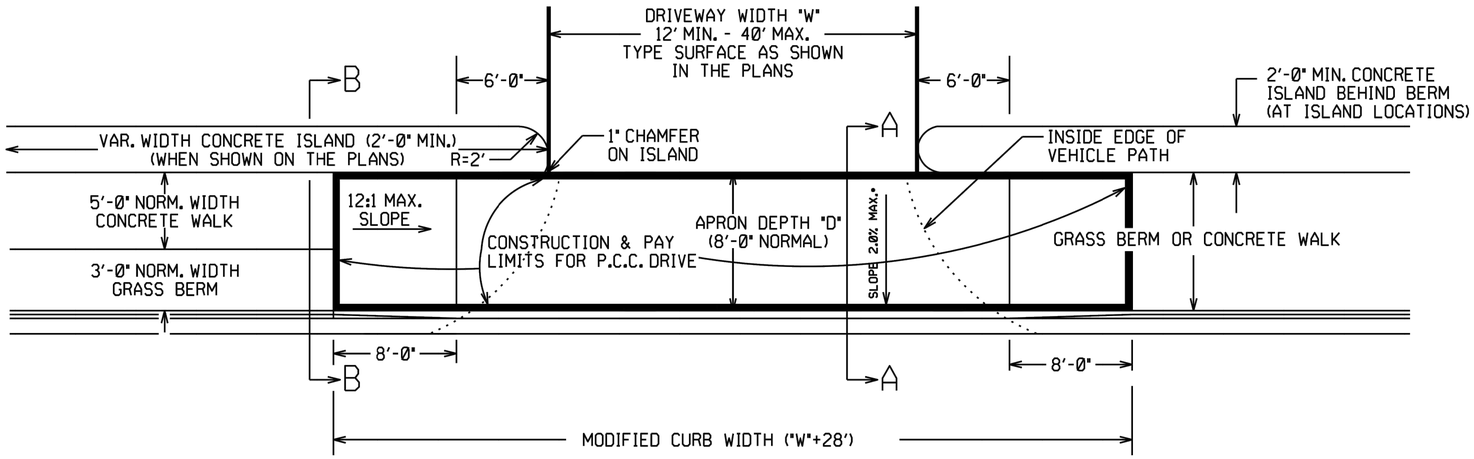
SHEET TITLE

GRADING & EROSION CONTROL DETAILS II

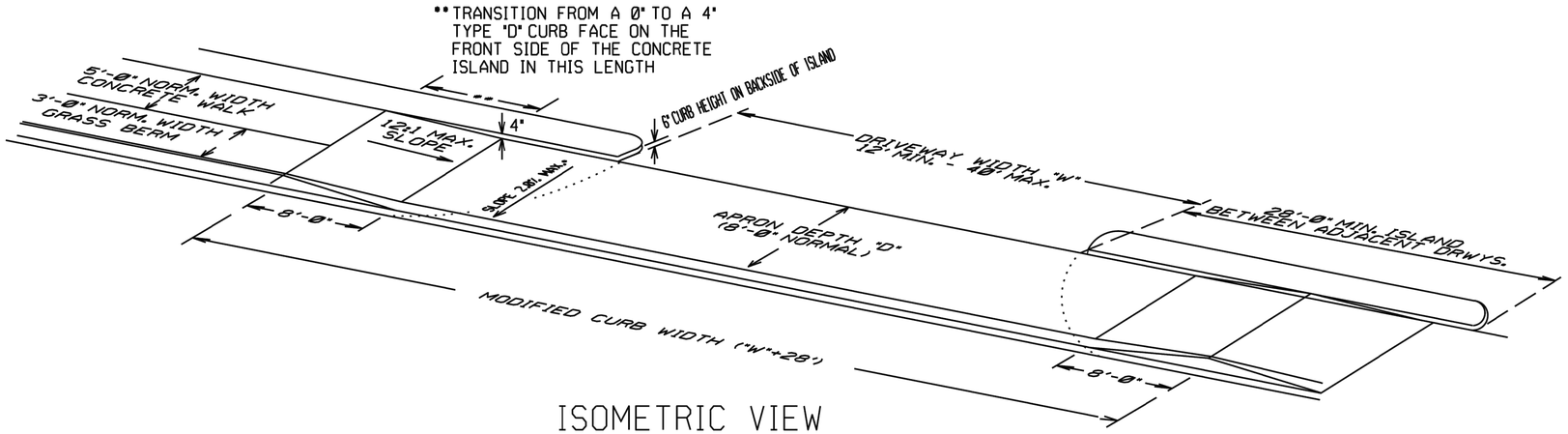
SHEET NUMBER

C5.04

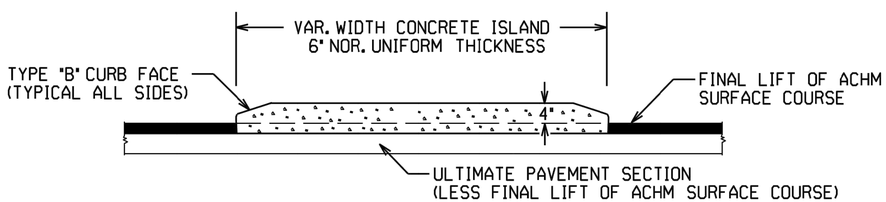
L23-23



PLAN VIEW

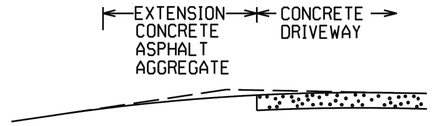


ISOMETRIC VIEW



CURBED ISLANDS FOR CHANNELIZATION

REFER TO PLANS FOR TYPE OF CURB FACE TO BE USED. NO DIRECT PAYMENT WILL BE MADE FOR THE CURB FACES SHOWN ON THE ISLAND DETAILS. PAYMENT FOR THE CURB FACE WILL BE INCLUDED IN THE UNIT PRICE BID FOR THE ITEM "CONCRETE ISLAND".



EXTENSION TYPICAL SECTIONS

1: CONCRETE - 6" P.C. CONCRETE DRIVEWAY

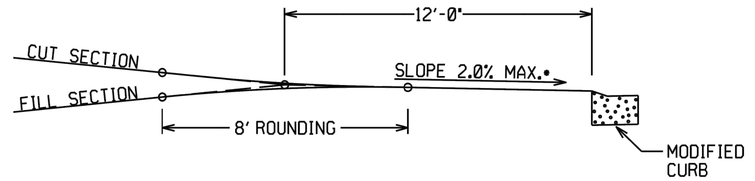
2: ASPHALT - 2" ACHM SURFACE COURSE (1/2")
4" ACHM BINDER COURSE (1") OR
4" ACHM BASE COURSE (1-1/2")

3: ASPHALT - 2" ACHM SURFACE COURSE (1/2")
7" AGGREGATE BASE COURSE

4: AGGREGATE - 6" AGGREGATE BASE COURSE

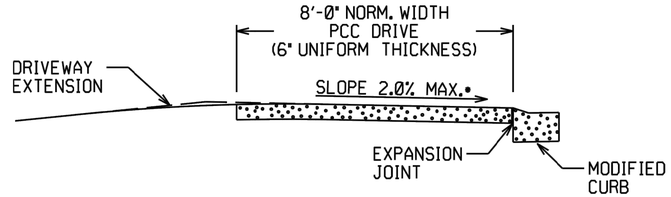
THE TYPE OF EXTENSION SHALL BE AS SHOWN IN THE PLANS. THE CONTRACTOR MAY, WITH THE APPROVAL OF THE ENGINEER, SUBSTITUTE A LOWER NUMBERED TYPE OF EXTENSION IN LIEU OF THE TYPE SPECIFIED IN THE PLANS, BUT AT NO ADDITIONAL COST TO THE DEPARTMENT.

DRIVEWAY EXTENSION DETAILS

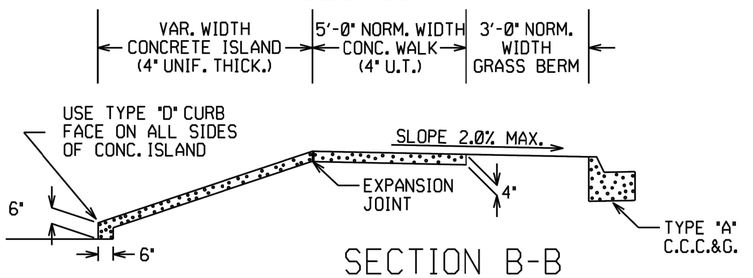


DRIVEWAY VERTICAL ALIGNMENT DETAILS

- NOTE: DRIVEWAYS MAY NOT BE SLOPED AWAY FROM THE ROADWAY UNLESS APPROVED BY THE ENGINEER.



SECTION A-A



SECTION B-B
CURBED ISLAND BEHIND WALK

DATE REV	DATE FILMED	DESCRIPTION
11-07-19		REVISED WALK DETAILS
2-27-14		REVISED PLAN & ISOMETRIC VIEW
11-29-07		ADDED CHANNELIZATION ISLAND WITH TYPE C CURB FACE & REVISED DRIVEWAY SLOPE NOTE & VERTICAL ALIGNMENT DETAIL
11-10-05		REV. APRON SLOPE & DEPTH OF AGG. BASE.
8-22-02		ADDED ISLAND DETAILS & NOTES
3-30-00		REV. MOD. CURB WIDTH & TRANS. NOTE
11-19-98		REVISED NOTES
11-18-98		REDRAWN AND REISSUED

L23-23

ARKANSAS STATE HIGHWAY COMMISSION

DETAILS OF DRIVEWAYS & ISLANDS

STANDARD DRAWING DR-1

BUILDING AREA: 28,878 S.F.
FFE: 1325.25

FUTURE BUILDING
AREA: 6,613 S.F.
FFE: 1321.89

ASPHALT

HEAVY DUTY ASPHALT

GRAVEL

MECHANICAL EQUIPMENT (SCREEN)

PRIVACY FENCE

5'SIDEWALK

FDC CONNECTION

FH ASSEMBLY

10'BUFFER FOR TREE PRESERVATION

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	4	EALS03_H3AW750_____ - Copy	D180	N.A.	1.000	EALS03_H3AW750_____
	4	EALS03_H3AW750_____	SINGLE	N.A.	1.000	EALS03_H3AW750_____
	15	EWLS02_40AF750_____-120-27	SINGLE	N.A.	1.000	EWLS02_40AF750_____-120-277V

parking lot

Illuminance (Fc)
Average = 3.79
Maximum = 11.4
Minimum = 0.4
Avg/Min Ratio = 9.48
Max/Min Ratio = 28.50

TOTAL AREA =
28,817 SQ.FT.
1541 people

MULTIPURPOSE ROOM #1
101

MULTIPURPOSE ROOM #2
123

MULTIPURPOSE ROOM #3
136

STAGE
105

STAGE
110

STAGE
127

Sprinkler
107

Storage
108

Band Access
109

Laundry
111

Corridor
137

Janitor
113

Storage
114

Men
115

Women
116

Storage
106

Family Room
112

Storage
117

Service
118

Storage
119

Service
120

Toilet
138

OFFICE
121

ENTRY
100

Service
102

Storage
103

Service
104

Corridor
131

Janitor
130

Elec
129

Storage
128

Storage
132

Elec
133

Service
134

Storage
135

Storage
126

Family Room
125

Stage
124

Entry
122

Roof Ridge

DN

UP

1 1st Floor Plan
SCALE = 1/8" = 1'-0"

1/8" = 1'-0" 4/3/2023 11:34:07 AM S:\2241 Ortiz - 71B CCO New Event Center\CCO Event Center.rvt

233

SEAL
KEY ARCHITECTURE, INC.
NO. C-271
Arkansas

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

PRELIMINARY
NOT FOR
CONSTRUCTION

Revision Schedule		
Rev. #	Date	Description

CCO Event Center
4149 N Thompson Avenue,
Springdale, Arkansas 72762

Mr Cruz Ortiz
130 Upton Lane
Springdale Arkansas 727762

DATE	DRAWN BY
03/20/23	Designer
PROJECT #	CHECKED BY
2241	Checker

SHEET
A1.1
1st Floor Plan

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4 North Color Elevation
SCALE = 1/8" = 1'-0"

North Elevation Materials %

Metal Siding 2416sf = 48%
Brick Masonry 2613sf = 52%



3 East Color Elevation
SCALE = 1/8" = 1'-0"

East Elevation Materials %

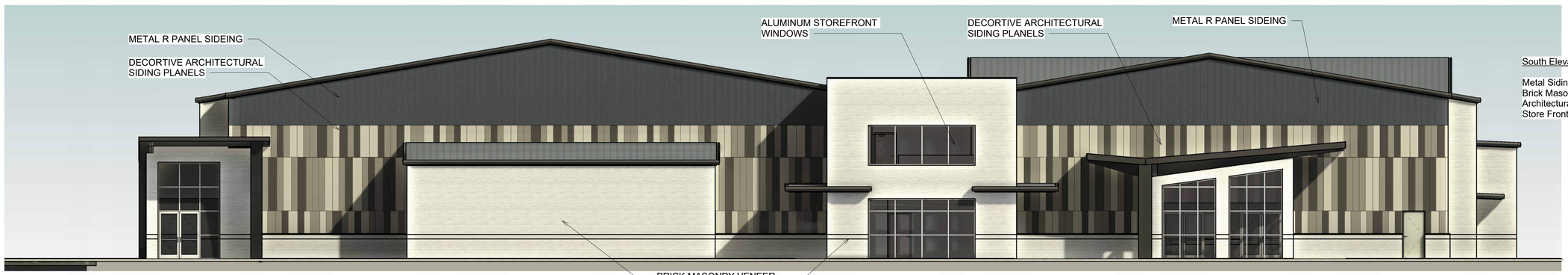
Metal Siding 907sf = 24%
Brick Masonry 1778sf = 47%
Architectural panels 844sf = 22%
Store Front Glass 265sf = 7%



2 West Color Elevation
SCALE = 1/8" = 1'-0"

West Elevation Materials %

Metal Siding 774sf = 23%
Brick Masonry 1883sf = 51%
Architectural panels 1582sf = 16%
Store Front Glass 369sf = 10%



1 South Color Elevation
SCALE = 1/8" = 1'-0"

South Elevation Materials %

Metal Siding 1975sf = 33%
Brick Masonry 1883sf = 32%
Architectural panels 1582sf = 26%
Store Front Glass 549sf = 10%

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REGISTERED ARCHITECTS
NO. C 271
Arkansas

KAI
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PH: 479.444.6066 FAX: 479.444.1445

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CONSTRUCTION

Rev. #	Date	Description

Revision Schedule

CCO Event Center
4149 N Thompson Avenue,
Springdale, Arkansas 72762

Mr Cruz Ortiz
130 Upton Lane
Springdale Arkansas 727762

DATE	DRAWN BY
03/20/23	Designer
PROJECT #	CHECKED BY
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SHEET
P1
Elevations

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1/8" = 1'-0" 4/3/2023 11:34:26 AM S:\2241 Ortiz - 71B CCO New Event Center\CCO Event Center.rvt



2 north west entry
SCALE =



1 South West entry
SCALE =

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Revision Schedule		
Rev. #	Date	Description

CCO Event Center
4149 N Thompson Avenue,
Springdale, Arkansas 72762

Mr Cruz Ortiz
130 Upton Lane
Springdale Arkansas 727762

DATE	DRAWN BY
03/20/23	Designer
PROJECT #	CHECKED BY
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SHEET
P2
Perspective

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1 AERIAL PERSPECTIVE
SCALE =

4/3/2023 11:35:05 AM S:\2241 Ortiz - 71B CCO New Event Center\CCO Event Center.rvt

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REGISTERED
NO. C-271
Arkansas

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NOT FOR
CONSTRUCTION

Revision Schedule		
Rev. #	Date	Description

CCO Event Center
4149 N Thompson Avenue,
Springdale, Arkansas 72762

Mr Cruz Ortiz
130 Upton Lane
Springdale Arkansas 727762

DATE	DRAWN BY
03/27/23	Designer
PROJECT #	CHECKED BY
2241	Checker

SHEET
P3
Perspective

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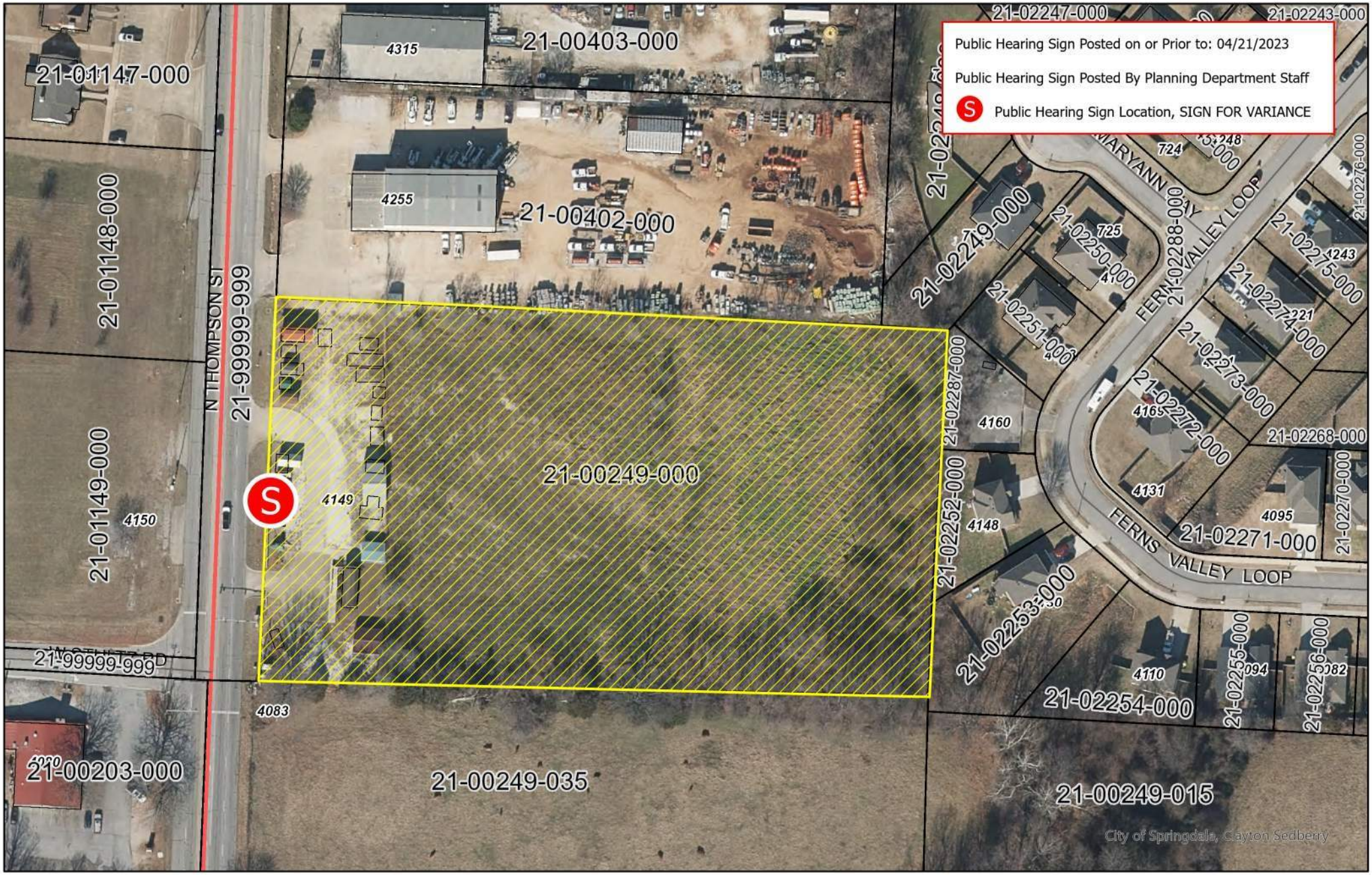


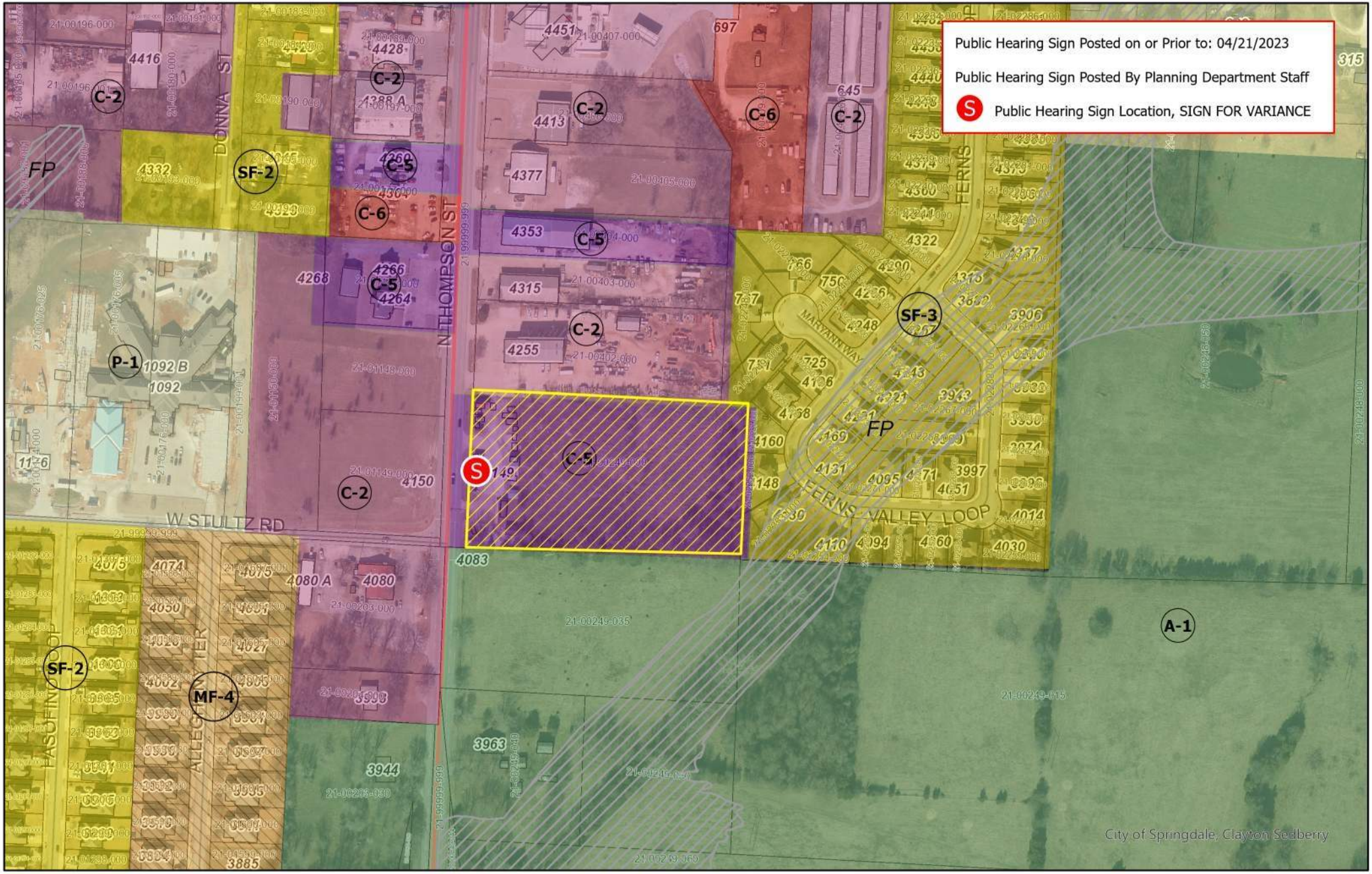
Planning Commission Meeting
May 2, 2023

Miles
0 00.01 0.02 0.03 0.04

N

PROJECT: L23-23, B23-46, and B23-58
APPLICANT: CCO Event Center
LOCATION: 4149 N. Thompson Street
REQUEST: LSD, Variance for Paving Requirement and Commercial Design Standards

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
May 2, 2023

Miles
0 0.01 0.02 0.04 0.06 0.08

N

PROJECT: L23-23, B23-46, and B23-58
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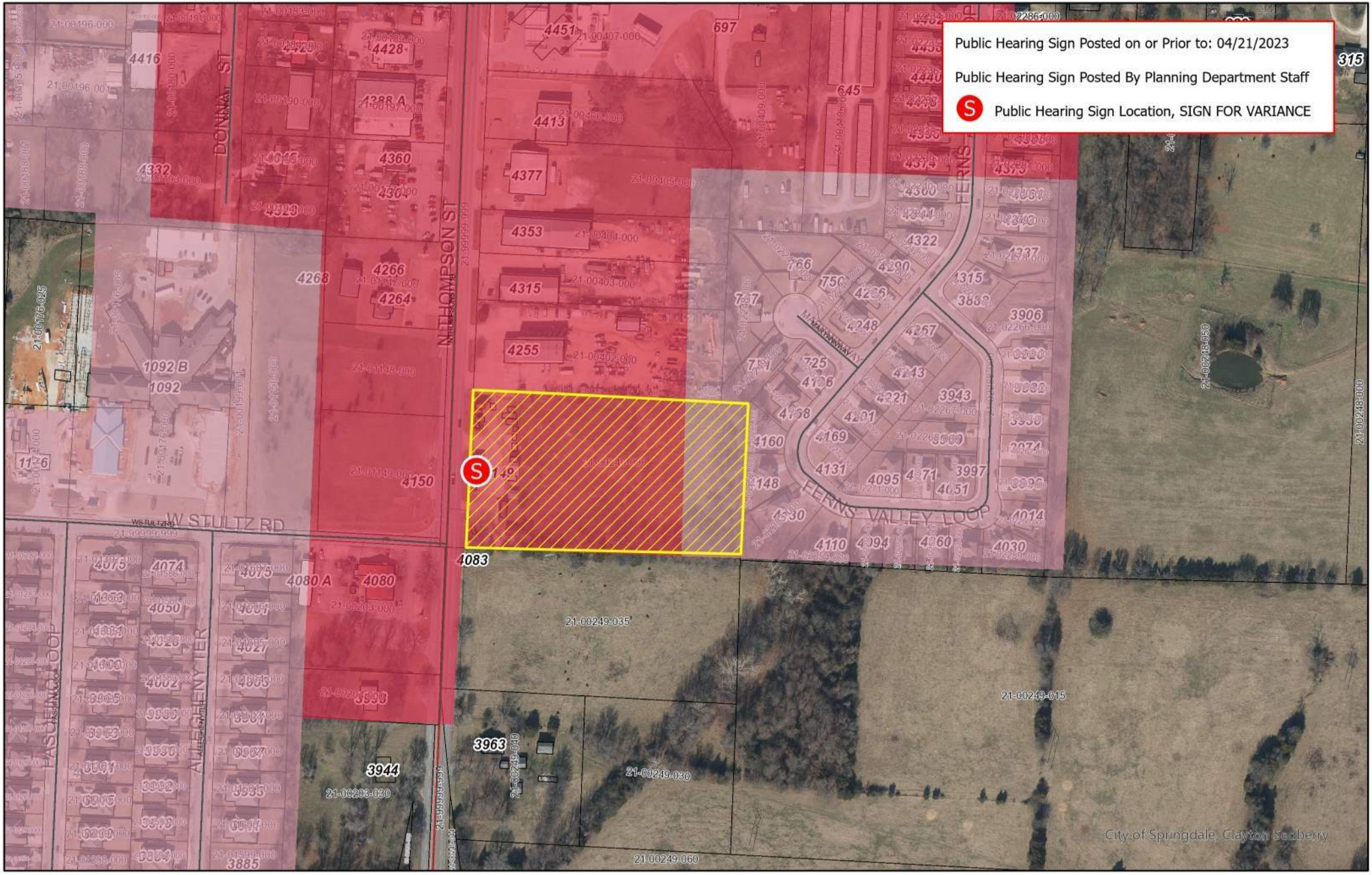
SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
May 2, 2023

Miles
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N

PROJECT: L23-23, B23-46, and B23-58
APPLICANT: CCO Event Center
LOCATION: 4149 N. Thompson Street
REQUEST: LSD, Variance for Paving Requirement and Commercial Design Standards

SPRINGDALE
WE'RE MAKING IT HAPPEN

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: **May 2, 2023**

Re: **R23-21 Rezone**

A request by Teresa Reed for Planning Commission approval of a zone change from Low/Medium Density Single Family Residential District (SF-2) to General Commercial District (C-2) for a tract of land containing 1.11 acres.

LOT LOCATION AND SIZE

The 1.11 acre tract is located on the East side of N. 48th Street to the Northeast of the intersection of N. 48th St. and Bob Mills Rd. and immediately to the West of the I-49 right-of-way.

A vicinity map is attached.

EXISTING ZONING

The existing zoning on this tract is a SF-2 Low/Medium Density Single Family Residential District. The district is designed to permit and encourage the development of single-family detached dwellings on smaller lots to encourage flexibility in housing and lot sizes.

Uses permitted: - 1, 8, 29
Conditional Uses Permitted on Appeal: - 2, 3, 4, 9, 28, 36
Temporary Uses – 34

ACCESSORY USES

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

(1) Accessory buildings, including private garages, storage facilities and children's playhouses as set for in Article 6, Section 2.7 of this chapter.
(2) Private greenhouses and horticultural collections.
(3) Flower and vegetable gardens.
(4) Swimming pools, tennis courts and similar recreation facilities.

SITE PLAN REVIEW

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

HEIGHT REGULATIONS

No building hereafter erected or structurally altered shall exceed a height of thirty-five (35) feet.

AREA REGULATIONS

(1) LOT AREA. There shall be a lot area of not less than eight thousand (8,000) square feet. In addition, there shall be a minimum lot width of not less than seventy (70) feet on a public street at the front setback line.
(2) DENSITY. Four (4) units per acre.
(3) FRONT SETBACK. There shall be a front setback having a depth of not less than thirty (30) feet. In keeping with the definition of a corner lot, all sides adjacent to streets shall be required to have front setbacks of thirty (30) feet.
(4) SIDE SETBACK. There shall be a side setback on each side of the lot having a width of not less than eight (8) feet.
(5) REAR SETBACK. There shall be a rear setback having a depth of not less than twenty (20) feet.

	LOT MINIMUMS		SETBACKS				
	Widths	Area	Front	Back	Side		
		(sq. ft.)			Interior	Corner	
						Interior	Exterior
One Family	70	8,000	30	20	8/8	8	30
Zero-lot line	70	8,000	30	20	16/0	16/0	30

BUILDING AREA

On any lot, the area occupied by all buildings shall not exceed forty (40) percent of the total area of the lot.

REQUESTED ZONING

The requested zoning of this tract is a C-2 General Commercial District. The District is established in order to be a broader range of retail uses, which comprise the commercial function of the city including groupings of freestanding commercial structures. Permitted uses include most types of retail activity except those involving open displays of merchandise and those which generate large volumes of vehicular traffic or are otherwise incompatible with the purpose and intent of the C-2 general commercial district. Retail areas zoned C-2 shall be generally concentrated as to geographical configuration. It is anticipated, however, that in some situations, change to another commercial or office classification may be appropriate to permit the transition of strip retail areas to other productive forms of land use. It is the intent of these regulations that the C-2 district be concentrated at the intersections of arterial streets. Extension of the district along major arterial streets in linear fashion shall be discouraged.

Uses permitted: - 1, 4, 16, 17, 19, 20, 21, 22, 27, 32, 35
Conditional Uses Permitted on Appeal: - 2, 3, 12, 33

ACCESSORY USES

See Article 6 Section 3.1 of this chapter.

SITE PLAN REVIEW

When a conditional use is proposed in a C-2 district, except for home occupation a site plan review shall be required. See Article 2, Section 13 of this chapter for the procedure and requirements of a site plan review.

HEIGHT REGULATIONS

There shall be no maximum height limits in C-2 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any boundary line of any residential district a distance of one (1) foot for each foot of height in excess of twenty (20) feet.

AREA REGULATIONS

SETBACKS:

Front setback	30’
Front setback if parking is allowed between R-O-W 50’ and the building	
Side setback (subject to applicable fire and building codes)	0
Side setback when contiguous to a residential district	20’
Rear setback	20’

GREENSPACE

Each developed lot shall provide and maintain:

1. A landscaped buffer, not less than ten (10) feet wide, along the front property line. When adjacent to the property line of a residential use a 5’ landscaped area and a six (6) foot opaque screen shall be required.
2. Landscaping, including grass, shrubs and trees, and without structure or pavement, of a minimum of ten percent of the total surface area of the lot or development.

OFF-STREET PARKING

See Article 7 of this chapter.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The zoning immediately to the North is SF-2, immediately to the East is I-49, the zoning immediately to the South is SF-2 and the zoning immediately to the West is A-1.

LAND USE PLAN AND MASTER STREE PLAN

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

The Master Street Plan indicates N. 48th Street as a minor collector.

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. R23-21

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 Teresa Reed
The record property owner(s), petitioning to rezone the following described area:

Legal Description:

Part of the NW/4 of the SE/4 of Section 28 in Township 18 North, Range 30 West, Washington County, Arkansas, being more particularly described as follows: Beginning at the Southwest corner of said forty acre tract, thence N 02°01'23" W along the centerline of a road, a distance of 297.98 feet; thence leaving said centerline N 82°52'43" E, a distance of 129.14 feet to the West Right of Way of U.S. Highway 71; thence along said Right of Way S 13°05'00" E, a distance of 320.49 feet to the south line of said forty acre tract; thence leaving said Right of Way along said south line S 89°30'33" W, a distance of 190.18 feet to the Point of Beginning, containing 48906.03 square feet or 1.12 acres, more or less. Subject to the Right of Way of a road on the west side thereof. Subject to all other easements, right of ways or restrictions. Less and except to the west 30 feet of the herein described property which might lie in the road.

SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER RESTRICTIONS OF RECORD, IF ANY.

1749 N. 48th Street &

Layman's Description: Property N. of 1749 N. 48th Street
815-29789-452 & 815-29789-451

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

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

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

FROM (current zoning) SF-2

TO (proposed zoning) C-2 General Commercial

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:_____

_____.

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: Teresa M. Reed

MAILING ADDRESS: 1749 N. 48th St. Spdl. AR. 72762

TELEPHONE: 479-790-8276 DATE: 3-30-2023

VERIFICATION

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

TERESA M. REED
(Property Owner)

Teresa M. Reed
(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 30 day of March, 2023.

Notary Public

R23-21

Realty Title & Closing Services LLC

3866 W. Sunset
Springdale, AR 72762
479-582-9383
www.realtytitleinc.com

File No.: 23-78591W

Adjacent Property Owners

Subject Property:

Current Owner: Teresa M. Reed
Parcel Number: 815-29789-451
Property Address: 1749 N 48th St, Springdale, AR 72762

Current Owner: Teresa M. Reed
Parcel Number: 815-29789-452
Property Address: 1749 N 48th St, Springdale, AR 72762

Adjoining Property Owners:

Parcel Number: 815-29789-400
Current Owner: Dennis B. Dablemont and Jinny L. Dablemont, Trustees of the Dennis & Jinny Dablemont Revocable Trust, u/t/d January 24, 2018
Mailing Address: 1976 Pine Woods Rd, Springdale, AR 72762

Parcel Number: 815-29789-430
Current Owner: Mike Graham
Mailing Address: PO Box 108, Springdale, AR 72765

Parcel Number: 815-29789-510
Current Owner: Wendell Kevin Brown and Karla Annette Taylor
Mailing Address: 22529 Downum Rd, Springdale, AR 72762

Parcel Number: 815-29789-511
Current Owner: BJM Rentals LLC
Mailing Address: PO Box 773, Springdale, AR 72765

Parcel Number: 815-29790-020
Current Owner: Melvin Dewayne Burress
Mailing Address: 1762 N 48th St, Springdale, AR 72762

Parcel Number: 815-29790-062
Current Owner: Vance C. Copher and Ronda Copher
Mailing Address: 4907 Bob Mills Rd, Springdale, AR 72762

Parcel Number: 815-29789-450
Current Owner James Camancho and Adalberto Pacheco
Mailing Address: 1853 N 48th St, Springdale, AR 72762

Parcel Number: 815-29790-016
Current Owner: Alberto Coria Magana
Mailing Address: 1820 N 48th St, Springdale, AR 72762

Parcel Number: 815-29789-445
Current Owner: Robert Lee Waltrip and Dionne A. Waltrip
Mailing Address: 1915 N 48th St, Springdale, AR 72762
****Added at the request of the customer**

Parcel Number: 815-29789-440
Current Owner: Jose Abraham Miranda and Eva Miranda
Mailing Address: 700 Burford St, Springdale, AR 72762
****Added at the request of the customer**

This list is compiled mainly from the Washington County Assessor's Office and is further certified through April 5, 2023.

Issued Through the Office of
Realty Title & Closing Services, LLC
Arkansas Title Agency License No.: 100102353
3866 W. Sunset
Springdale, AR 72762
479-582-9383 fax 479-582-2925

By Brittney Pullen
Authorized Signatory
Brittney Pullen



Planning Commission Meeting
May 2, 2023

Miles
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N

PROJECT: R23-21 & B23-54
APPLICANT: Teresa Reed
LOCATION: 1749 N. 48th Street & Parcel to the North
REQUEST: Rezone From SF-2 to C-2 &
Variance for Paving Requirement

SPRINGDALE
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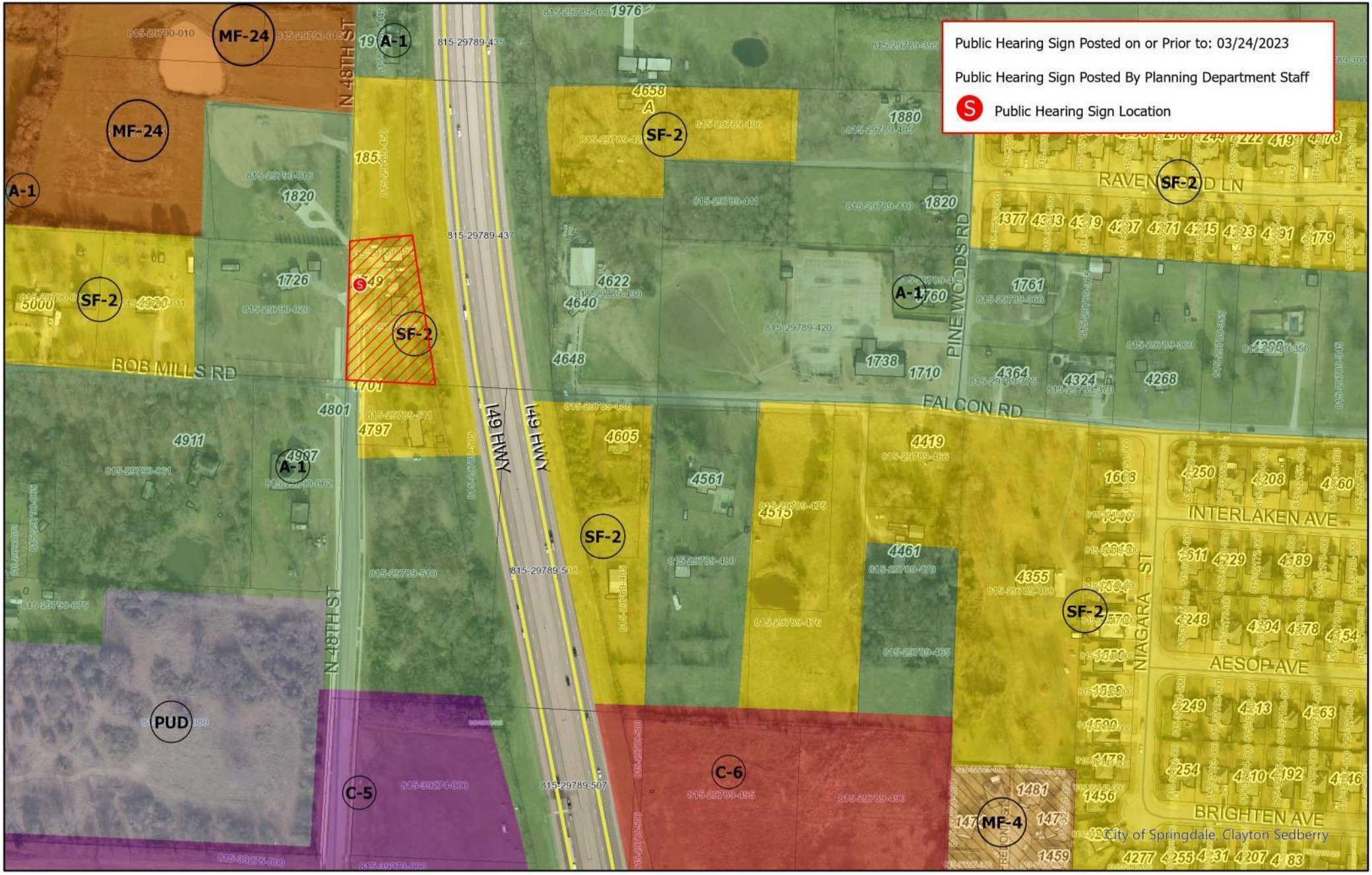

Planning Commission Meeting
May 2, 2023

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PROJECT: R23-21 & B23-54
APPLICANT: Teresa Reed
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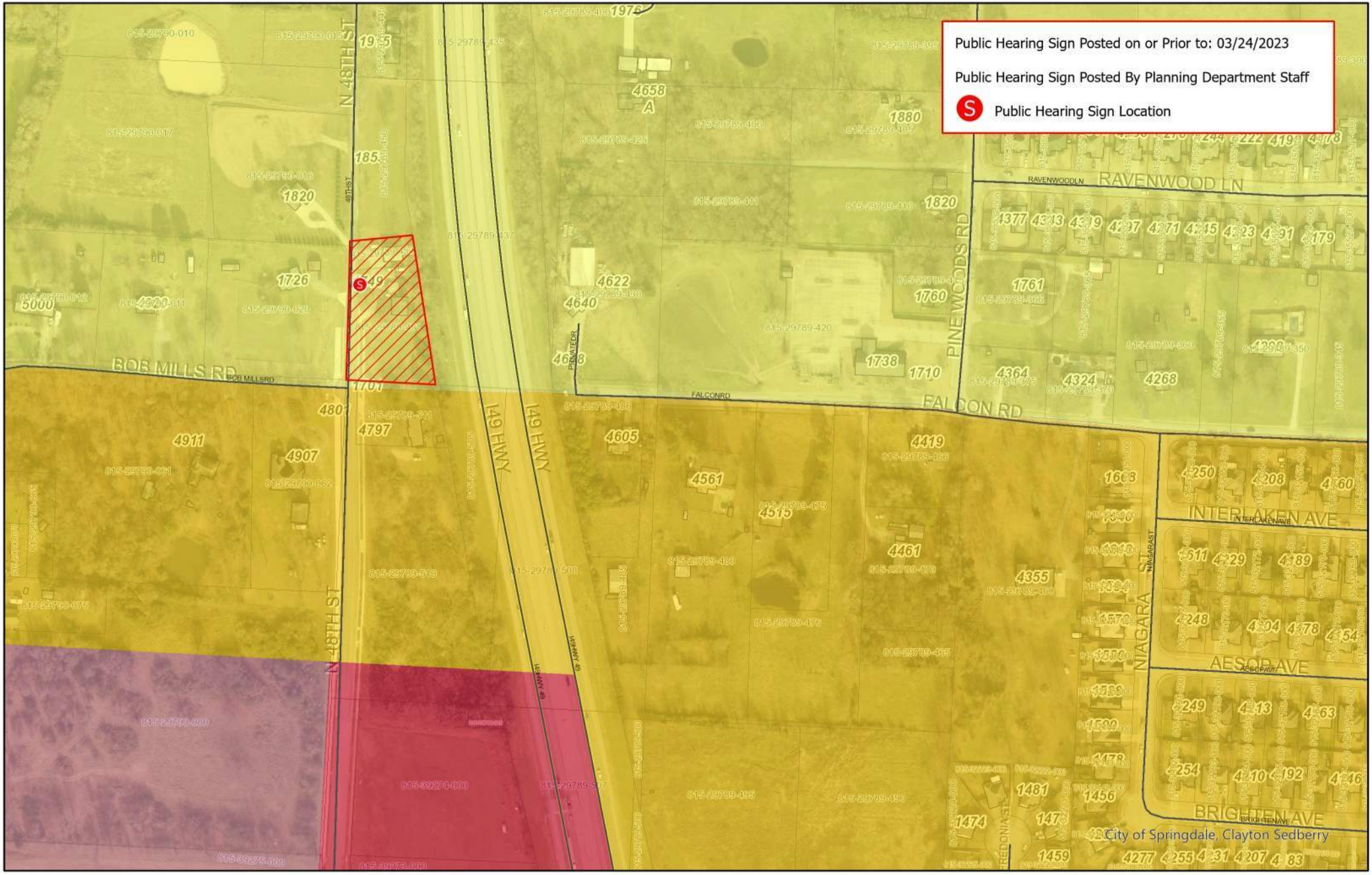

Planning Commission Meeting
May 2, 2023

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PROJECT: R23-21 & B23-54
APPLICANT: Teresa Reed
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www.SpringdaleAR.gov

Application for Variance – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via planningapplications@springdalear.gov.

STAFF USE ONLY

Date Application Submitted: March 30 2023

Date Accepted as Complete: _____ Project Number: B23-54

APPLICATION CONTACTS:

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: William H. Baskin	Name: Teresa Reed
E-mail: masterofdisasterplumbing1@Gmail.com	E-mail:
Address: 1749 N. 48th st, Springdale, AR. 72762	Address:
Phone: 479-856-4508	Phone:
Site/ Location: 1749 N. 48th st Springdale, AR. 72762	Current Zoning District: SF-2
Assessor's Parcel Number(s): 815-29789-452 & 815-29789-451	Rezone required: Yes, requesting C-2
	Total Acreage:

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)

Paving requirement

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property) We are waiting on Road Expansion to finish Parking Lot.

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

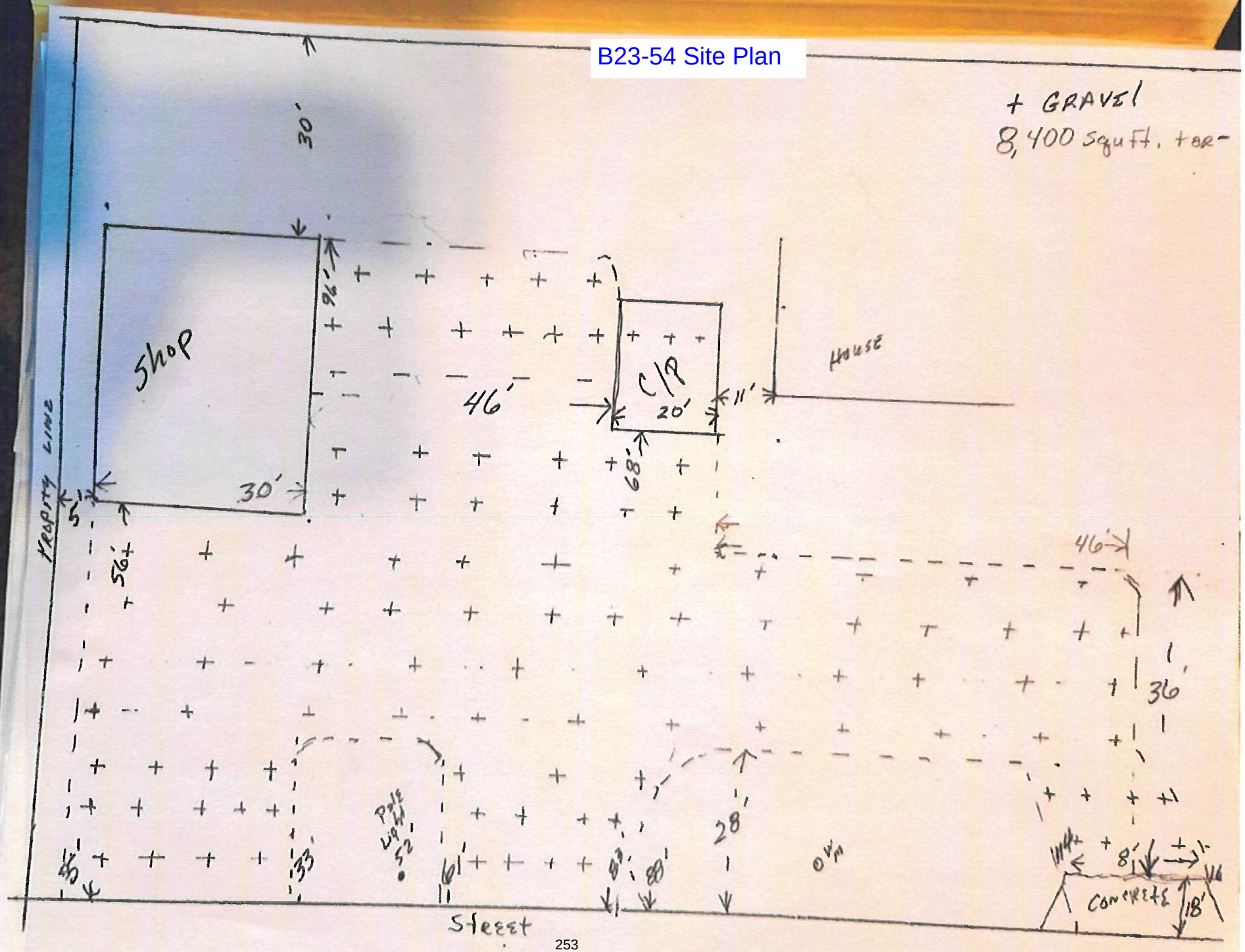
The **Applicant** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than 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) Teresa M. Reed

DATE: 3-30-2023

B23-54 Site Plan



Paving Requirement, Gravel is Pre-Existing

B23-54





Planning Commission Meeting
May 2, 2023

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PROJECT: R23-21 & B23-54
APPLICANT: Teresa Reed
LOCATION: 1749 N. 48th Street & Parcel to the North
REQUEST: Rezone From SF-2 to C-2 &
Variance for Paving Requirement

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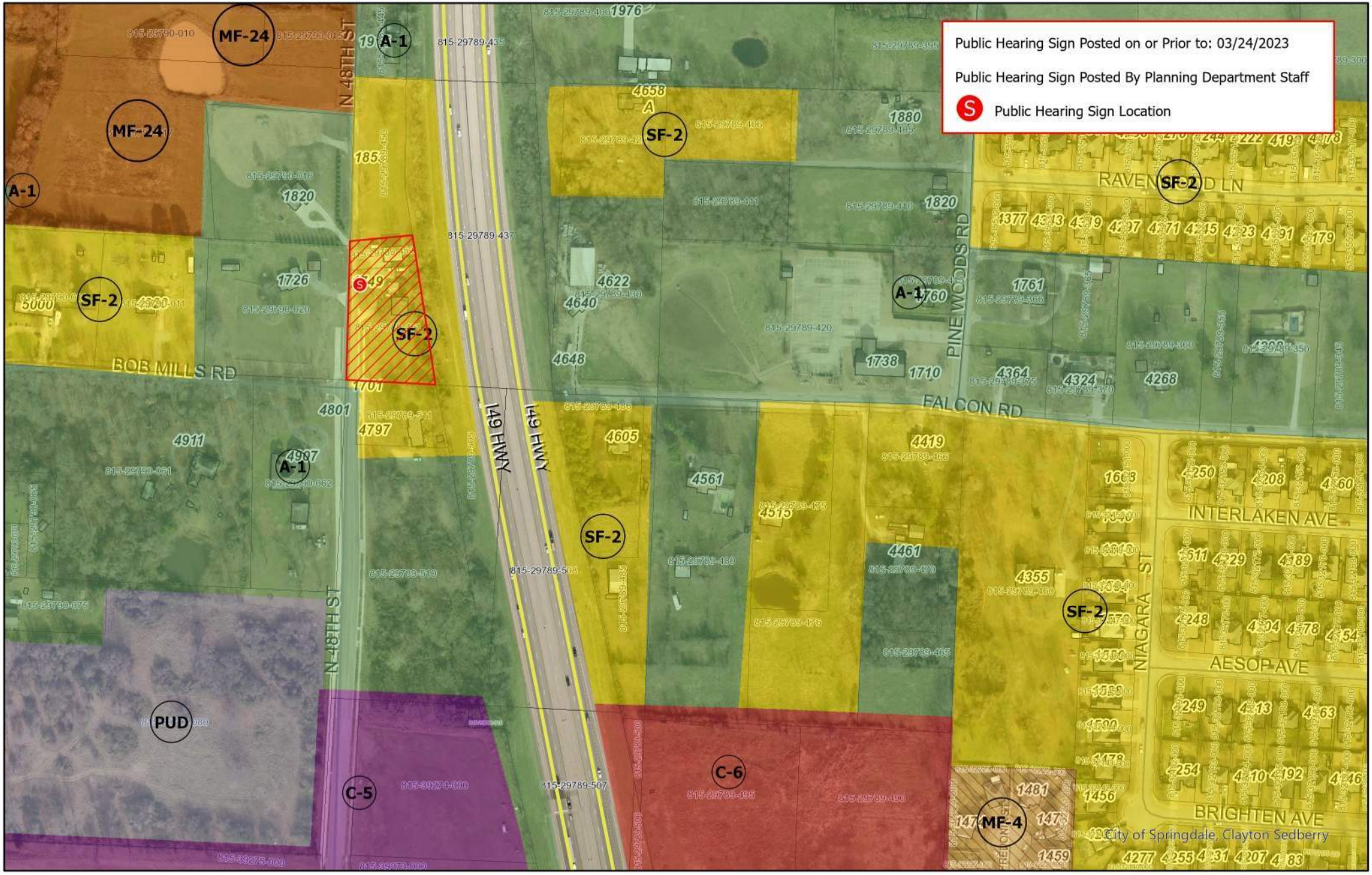

Planning Commission Meeting
May 2, 2023

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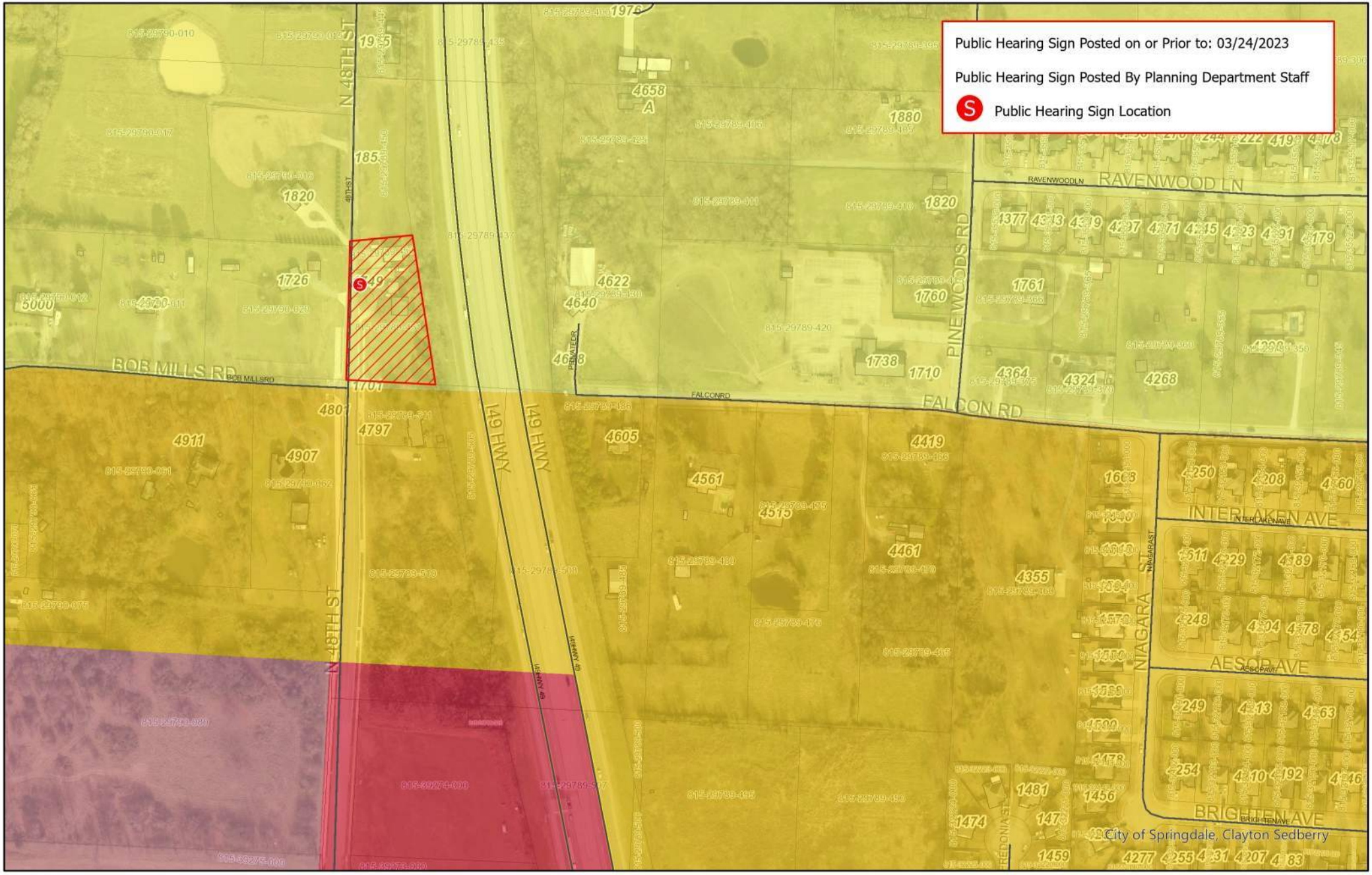

Planning Commission Meeting
May 2, 2023

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SPRINGDALE
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PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: **May 2, 2023**

Re: **R23-22 Rezone**

A request by Derick & Rebecca Nolan 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 1.00 acre.

LOT LOCATION AND SIZE

The 1 acre tract is located approximately 480 feet South of E. Don Tyson Pkwy and approximately 170 ft. to the East of Ramsey Drive.

A vicinity map is attached.

EXISTING ZONING

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

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

ACCESSORY USES

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

(1) Accessory buildings, including private garages, storage facilities and children's playhouses.
(2) Private greenhouses.

(3) Swimming pools, tennis courts and similar recreation facilities.

SITE PLAN REVIEW

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

AREA REGULATIONS

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

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

REQUESTED ZONING

The rezoning application requests a SF-2 Low/Medium Density Single Family Residential District. The district is designed to permit and encourage the development of single-family detached dwellings on smaller lots to encourage flexibility in housing and lot sizes.

Uses permitted: - 1, 8, 29
Conditional Uses Permitted on Appeal: - 2, 3, 4, 9, 28, 36
Temporary Uses – 34

ACCESSORY USES

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

(1) Accessory buildings, including private garages, storage facilities and children's playhouses as set for in Article 6, Section 2.7 of this chapter.
(2) Private greenhouses and horticultural collections.
(3) Flower and vegetable gardens.
(4) Swimming pools, tennis courts and similar recreation facilities.

SITE PLAN REVIEW

When a conditional use is proposed in an SF-2 district, except for Use Unit 28 home occupation and Use Unit 36, horses kept in residential areas; a site plan review shall be

required. For Use Unit 36, See Article 2, Section 13 of this chapter for the procedure and requirements of a site plan review.

HEIGHT REGULATIONS

No building hereafter erected or structurally altered shall exceed a height of thirty-five (35) feet.

AREA REGULATIONS

(1) LOT AREA. There shall be a lot area of not less than eight thousand (8,000) square feet. In addition, there shall be a minimum lot width of not less than seventy (70) feet on a public street at the front setback line.
(2) DENSITY. Four (4) units per acre.
(3) FRONT SETBACK. There shall be a front setback having a depth of not less than thirty (30) feet. In keeping with the definition of a corner lot, all sides adjacent to streets shall be required to have front setbacks of thirty (30) feet.
(4) SIDE SETBACK. There shall be a side setback on each side of the lot having a width of not less than eight (8) feet.
(5) REAR SETBACK. There shall be a rear setback having a depth of not less than twenty (20) feet.

	LOT MINIMUMS		SETBACKS				
	Widths	Area	Front	Back	Side		
		(sq. ft.)			Interior	Corner	
						Interior	Exterior
One Family	70	8,000	30	20	8/8	8	30
Zero-lot line	70	8,000	30	20	16/0	16/0	30

BUILDING AREA

On any lot, the area occupied by all buildings shall not exceed forty (40) percent of the total area of the lot.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The zoning of the property immediately to the North is A-1, the zoning immediately to the East is A-1, the zoning immediately to the South is a-1 and the zoning immediately to the West is SF-2.

LAND USE PLAN AND MASTER STREE PLAN

The adopted Comprehensive Land Use Plan indicates Low Density Residential use.
The Master Street Plan indicates E. Don Tyson Pkwy as a major collector.

STAFF COMMENTS AND RECOMMENDATIONS

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

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

SPRINGDALE™
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Petition for Rezoning

STAFF USE ONLY

Date Application Submitted: March 27 2023 Payment Method: _____

Date Accepted as Complete: April 6 2023 Project Number: R23-22

APPLICATION CONTACTS:

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

Applicant (person making request)	Review Point of Contact for Question & Staff Reviews
Name: Derick & Rebecca Nolan	Name: Derick Nolan
E-mail: DNolan4u@gmail.com	E-mail: DNolan4u@gmail.com
Address: 751 Chateau Ave Springdale, AR 72764	Address: 751 Chateau Ave Springdale, AR 72764
Phone: 479-282-4366	Phone: 479-282-4366
Site/ Location: 875 E Don Tyson PKWY Springdale, AR 72764	Current Zoning District: A-1
Assessor's Parcel Number(s): 815-29339-110	Desired New Zoning: SF-2
	Total Acreage: 1

Rezoning Procedure & Checklist

Before completing an application to rezone property, petitioners are encouraged to meet with a member of the planning staff to discuss the application. Often, the staff can provide the petitioner with some useful information concerning the subject tract as to any rezoning or development history that may exist. The staff can also help the petitioner assess the reasonableness of the request and assist those who have not been involved with the rezoning process previously.

The deadline for submission of a petition for rezoning is 12:00 noon twenty days before the Planning Commission meeting. The Planning Commission meets the first Tuesday of each month at 5:00 p.m. in the Council Chambers of the City Administration Building, 201 North Spring Street, unless otherwise advertised.

☐ **OWNER'S RESPONSIBILITY**

It is the responsibility of the owner to insure that all necessary procedures are followed in a satisfactory and timely manner and to verify the accuracy and completeness of all necessary information. If significant omissions and/or errors are discovered during the review process, the application may be rejected or tabled until sufficient information is supplied.

File No. R23-22

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 Derick and Rebecca Nolan

The record property owner(s), petitioning to rezone the following described area:

Legal Description:

PT E/2 NE NE 1.00 AC FURTHER DESCRIBED FROM 2020-21789 AS: Part of the Northeast Quarter of the Northeast Quartert of Section Thirteen (13), Township Seventeen (17) North, Range Thirty (30) West of the Fifth Principal Meridian, Washington County, Arkansas, being more particularly described as follows, to-wit: From the Northeast corner of the Northeast Quarter of the Northeast Quarter of said Section Thirteen (13); thence south 00°06'15" East 532.30 feet to the Point Of Beginning; thence continue southerly along said line a distance of 259.70 feet; thence South 89°54'20" West 164.99 feet; thence North 00°06'15" West 259.97 feet; thence East 164.99 feet to the Point Of Beginning

Layman's Description:

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

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

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

FROM (current zoning) A-1

TO (proposed zoning) 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 No (Yes or No).

2. **Develop** the property Yes (Yes or No), and if so, the proposed use is Personal private residential Property.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: None.

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

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

Authorized Representative:_____

Address:_____

PETITIONER/OWNER **SIGNATURE** 

MAILING ADDRESS: 751 Chateau Ave Springdale, AR 72764

TELEPHONE: 479-282-4366 DATE: 03/27/2023

R23-22

VERIFICATION

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

SIGNATURE
(Property Owner)

(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 27th day of March, 2023.

Expires: 4-18-2030

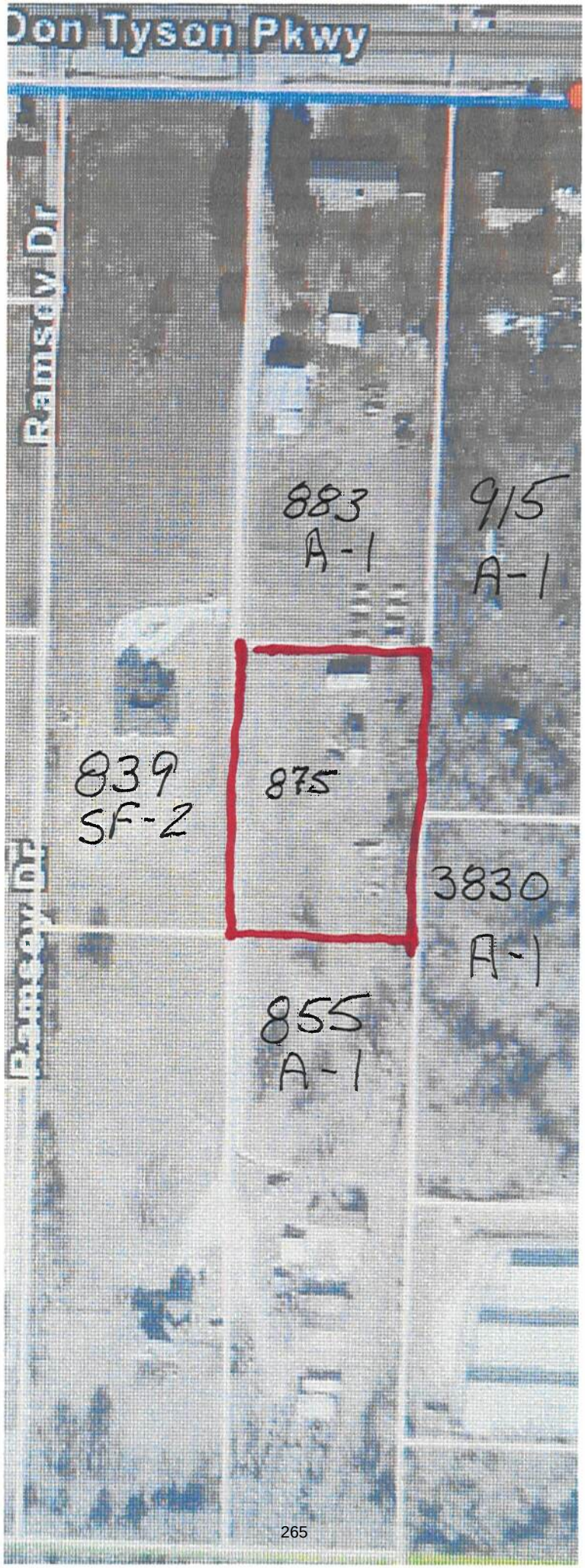
Sharon Christine Tromburg
Notary Public

SHARON CHRISTINE TROMBURG
Notary Public - Arkansas
Washington County
Commission # 12710492
My Commission Expires Apr 18, 2030

Planning and Community Development Division
(479) 750.8550 phone | (479) 750.8539 fax | 201 Spring Street | Springdale, Arkansas 72764

R23-22

EXHIBIT B



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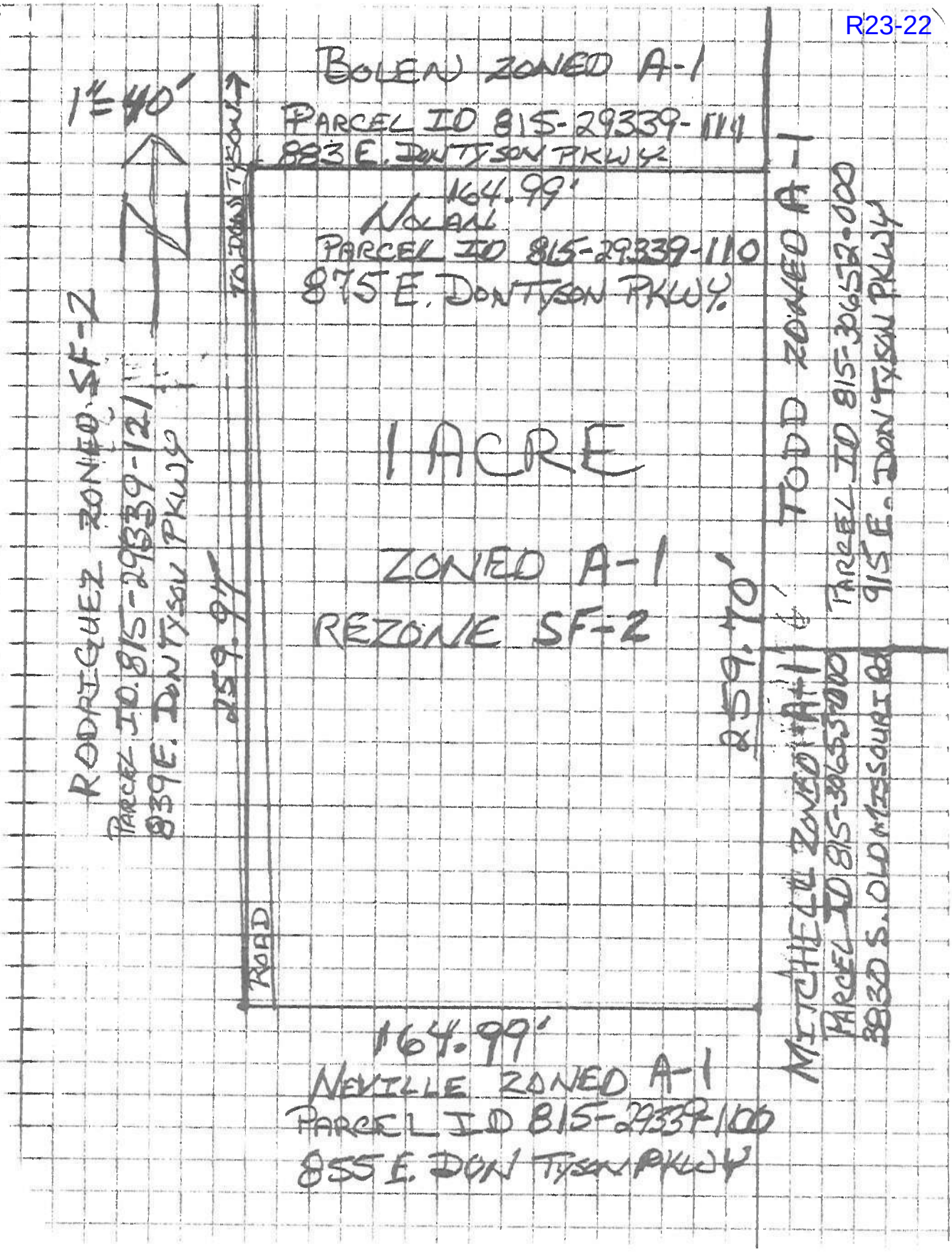

EXHIBIT B

Pg 2 OF 2

EXHIBIT C

R23-22

File No.: 23-2124

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: **Derick Nolan**

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

PT E/2 NE NE 1.00 AC FURTHER DESCRIBED FROM 2020-21789 AS: Part of the Northeast Quarter of the Northeast Quarter of Section Thirteen (13), Township Seventeen (17) North, Range Thirty (30) West of the Fifth Principal Meridian, Washington County, Arkansas, being more particularly described as follows, to-wit: From the Northeast corner of the Northeast Quarter of the Northeast Quarter of said Section Thirteen (13); thence south 00°06'15" East 532.30 feet to the Point Of Beginning; thence continue southerly along said line a distance of 259.70 feet; thence South 89°54'20" West 164.99 feet; thence North 00°06'15" West 259.97 feet; thence East 164.99 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: Tiffany Baggett

Tiffany L. Baggett, Authorized Signatory
License No. 17277969

****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.

R23-22

Exhibit "A"

Marshall Mitchell and Nancy Mitchell, husband and wife
Parcel #815-30653-000
3830 S. Old Missouri Road
Springdale, AR 72764

Gerald G. Todd
Parcel #815-30652-000
915 E. Don Tyson Pkwy
Springdale, AR 72764

Lori Bolen and Joe Bolen, a married couple
Parcel #815-29339-111
883 E. Don Tyson Pkwy
Springdale, AR 72764

Alejandro Rodriguez and Alejandra Rodriguez, husband and wife
Parcel# 815-29339-121
207 Edgewood Avenue
Springdale, AR 72764

Michael J. Neville
Parcel #815-29339-100
855 Don Tyson Pkwy
Springdale, AR 72764

DISCLAIMER

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Planning Commission Meeting
May 2, 2023

Miles
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N

PROJECT: R23-22
APPLICANT: Derick and Rebecca Nolan
LOCATION: 875 E. Don Tyson Parkway
REQUEST: Rezone From A-1 to SF-2

SPRINGDALE
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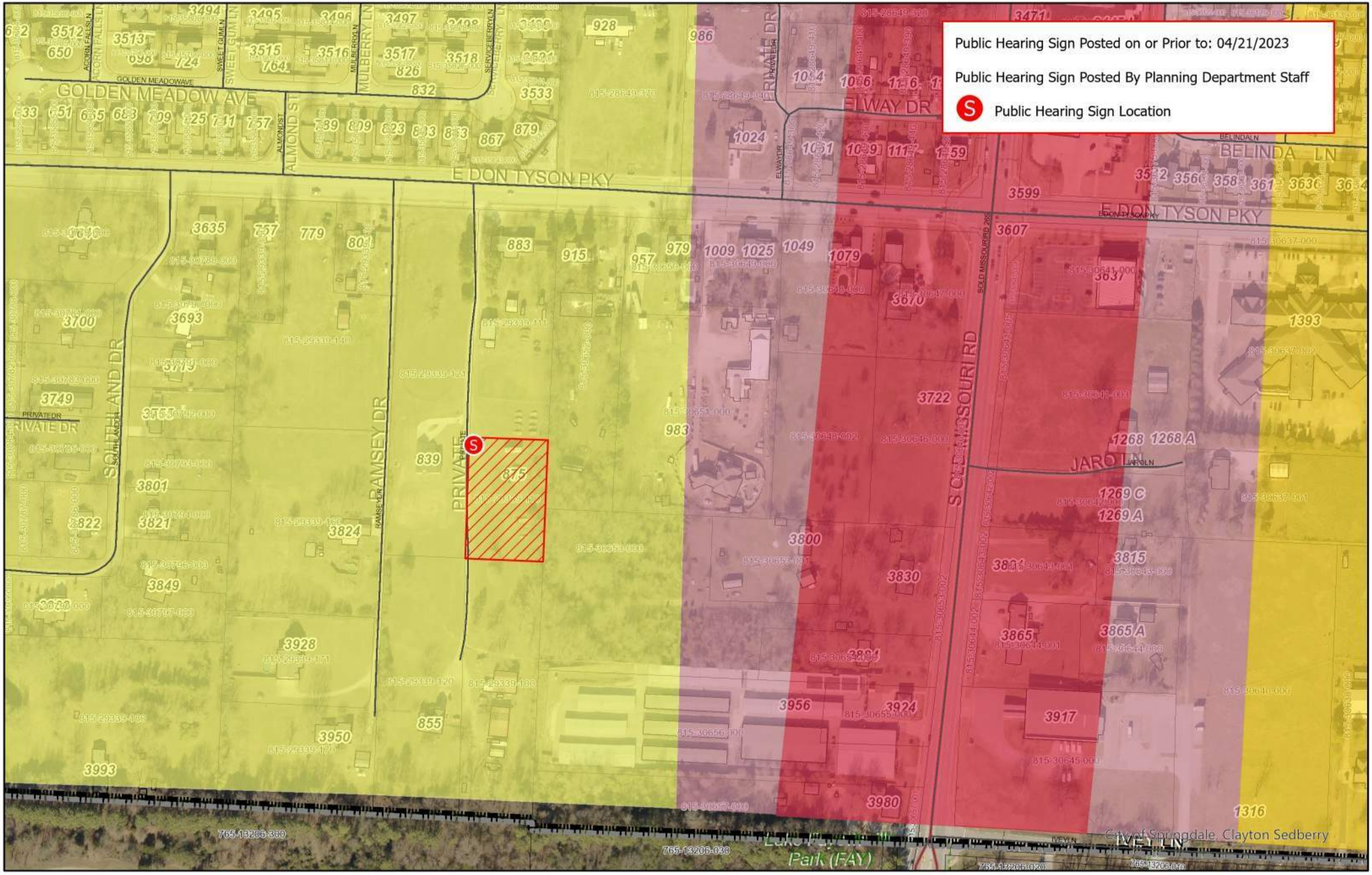

Planning Commission Meeting
May 2, 2023

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PROJECT: R23-22
APPLICANT: Derick and Rebecca Nolan
LOCATION: 875 E. Don Tyson Parkway
REQUEST: Rezone From A-1 to SF-2

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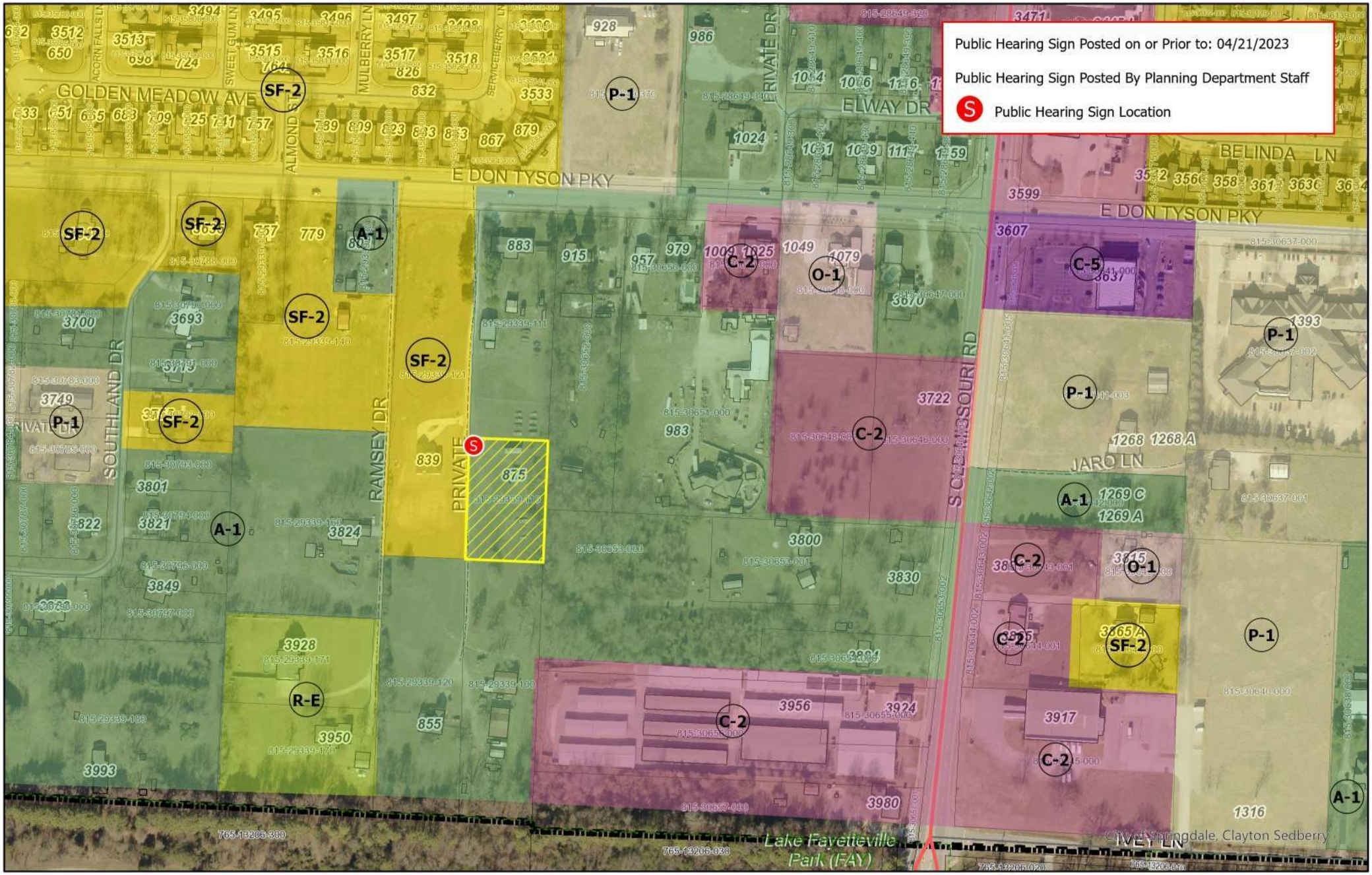

Planning Commission Meeting
May 2, 2023

Miles
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N

PROJECT: R23-22
APPLICANT: Derick and Rebecca Nolan
LOCATION: 875 E. Don Tyson Parkway
REQUEST: Rezone From A-1 to SF-2

SPRINGDALE
WE'RE MAKING IT HAPPEN

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PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: **May 2, 2023**

Re: **R23-23 Rezone**

A request by Larry D. Gibson Properties, LLC for Planning Commission approval of a zone change from Low/Medium Density Single Family Residential District (SF-2) to Low/Medium Density Multi-family Residential District (MF-4) for a tract of land containing 0.49 acres.

LOT LOCATION AND SIZE

The 0.49 acre tract is located at the Northwest corner of the intersection of Hatfield Ln. and Powell Street.

A vicinity map is attached.

EXISTING ZONING

The existing zoning on this tract is a SF-2 Low/Medium Density Single Family Residential District. The district is designed to permit and encourage the development of single-family detached dwellings on smaller lots to encourage flexibility in housing and lot sizes.

Uses permitted: - 1, 8, 29
Conditional Uses Permitted on Appeal: - 2, 3, 4, 9, 28, 36
Temporary Uses – 34

ACCESSORY USES

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

(1) Accessory buildings, including private garages, storage facilities and children's playhouses as set for in Article 6, Section 2.7 of this chapter.
(2) Private greenhouses and horticultural collections.
(3) Flower and vegetable gardens.
(4) Swimming pools, tennis courts and similar recreation facilities.

SITE PLAN REVIEW

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

HEIGHT REGULATIONS

No building hereafter erected or structurally altered shall exceed a height of thirty-five (35) feet.

AREA REGULATIONS

(1) LOT AREA. There shall be a lot area of not less than eight thousand (8,000) square feet. In addition, there shall be a minimum lot width of not less than seventy (70) feet on a public street at the front setback line.
(2) DENSITY. Four (4) units per acre.
(3) FRONT SETBACK. There shall be a front setback having a depth of not less than thirty (30) feet. In keeping with the definition of a corner lot, all sides adjacent to streets shall be required to have front setbacks of thirty (30) feet.
(4) SIDE SETBACK. There shall be a side setback on each side of the lot having a width of not less than eight (8) feet.
(5) REAR SETBACK. There shall be a rear setback having a depth of not less than twenty (20) feet.

	LOT MINIMUMS		SETBACKS				
	Widths	Area	Front	Back	Side		
		(sq. ft.)			Interior	Corner	
						Interior	Exterior
One Family	70	8,000	30	20	8/8	8	30
Zero-lot line	70	8,000	30	20	16/0	16/0	30

BUILDING AREA

On any lot, the area occupied by all buildings shall not exceed forty (40) percent of the total area of the lot.

REQUESTED ZONING

The rezoning application requests a MF-4 Low/Medium Density Multi-family Residential District. The district is established to provide areas for development with a maximum of four dwelling units per residential structures. Provides more compact residential development, and promotes more efficient use of land and utilities, and the development of less expensive housing on smaller lots.

Uses permitted: - 1, 8, 10, 11, 13, 29
Conditional Uses Permitted on Appeal: - 2, 3, 4, 9, 28,
Temporary Uses – 34

ACCESSORY USES

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

(1) Accessory buildings, including private garages, storage facilities and children's playhouses as set for in Article 6, Section 2.7 of this chapter.
(2) Private greenhouses and horticultural collections.
(3) Flower and vegetable gardens.
(4) Swimming pools, tennis courts and similar recreation facilities.

SITE PLAN REVIEW

When a conditional use is proposed in an MF-4 district, except for Use Unit 28 home occupation a site plan review shall be required. See Article 6, Section 13 of this chapter for the procedure and requirements of a site plan review.

HEIGHT REGULATIONS

No building hereafter erected or structurally altered shall exceed a height of thirty-five (35) feet.

AREA REGULATIONS

(1) LOT AREA. There shall be a lot area of not less than seven thousand (7,000) square feet for a single family dwelling; nine thousand (9,000) square feet for a duplex; thirteen thousand five hundred (13,500) for a triplex; and eighteen thousand (18,000)for a four-plex. In addition, there shall be a minimum lot width of not less than sixty (60) feet for a one family; seventy (70) feet for two family; eighty (80) for a three family and ninety (90) feet for a four family on a public street at the front setback line.

(2) DENSITY. Eight (8) units per acre.

(3) FRONT SETBACK. There shall be a front setback having a depth of not less than thirty (30) feet. In keeping with the definition of a corner lot, all sides adjacent to streets shall be required to have front setbacks of thirty (30) feet.

(4) SIDE SETBACK. There shall be a side setback on each side of the lot having a width of not less than eight (8) feet.

(5) REAR SETBACK. There shall be a rear setback having a depth of not less than twenty (20) feet.

	LOT MINIMUMS			SETBACKS				
	Widths		Area	Front	Back	Side		
			(sq.ft.)			Interior	Corner	
							Interior	Exterior
One Family	60		7,000	30	20	8/8	8	30
Two Family	70		9,000	30	20	8/8	8	30
Three Family	80		13,500	30	20	8/8	8	30
Four Family	90		18,000	30	20	8/8	8	30
Zero Lot Line	60		as above	30	20	16/0	16/0	30
Townhouse	Interior	Corner/end						
	20	5028		30	20	8/0	8	30

BUILDING AREA

On any lot, the area occupied by all buildings shall not exceed forty (40) percent of the total area of the lot.

OFF-STREET PARKING

See Article 7of this chapter.

LANDSCAPED OPEN SPACE

On any lot, there shall be a minimum of ten (10) percent of landscaped open space in accordance with Article 6 Section 16 of this chapter.

MULTIFAMILY PLAY AREAS

See Article 6 Section 2.17 of this chapter.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The zoning immediately to the North is SF-2, the zoning immediately to the East is a PUD, the zoning immediately to the South is A-1 and the zoning to the West is MF-4.

LAND USE PLAN AND MASTER STREE PLAN

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

The Master Street Plan indicates Hatfield Lane as a local street and Powell St. as a minor collector.

STAFF COMMENTS AND RECOMMENDATIONS

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

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

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Petition for Rezoning

STAFF USE ONLY	
Date Application Submitted: March 21 2023	Payment Method:
Date Accepted as Complete: April 10, 2023	Project Number: R23-23

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

Applicant (person making request)	Review Point of Contact for Question & Staff Reviews
Name: LD Gibson Properties, LLC	Name: Same
E-mail: ljgibson1712@gmail.com	E-mail:
Address: 2600 Truitt Lane Springdale, AR 72762	Address:
Phone: 479-409-3991	Phone:
Site/ Location: 2608 Powell St. Springdale, AR 72762	Current Zoning District: SF-2
Assessor's Parcel Number(s): 815-29248-061	Desired New Zoning: MF-4
	Total Acreage: 0.49 acres

Rezoning Procedure & Checklist

Before completing an application to rezone property, petitioners are encouraged to meet with a member of the planning staff to discuss the application. Often, the staff can provide the petitioner with some useful information concerning the subject tract as to any rezoning or development history that may exist. The staff can also help the petitioner assess the reasonableness of the request and assist those who have not been involved with the rezoning process previously.

The deadline for submission of a petition for rezoning is 12:00 noon twenty days before the Planning Commission meeting. The Planning Commission meets the first Tuesday of each month at 5:00 p.m. in the Council Chambers of the City Administration Building, 201 North Spring Street, unless otherwise advertised.

☐ **OWNER'S RESPONSIBILITY**

It is the responsibility of the owner to insure that all necessary procedures are followed in a satisfactory and timely manner and to verify the accuracy and completeness of all necessary information. If significant omissions and/or errors are discovered during the review process, the application may be rejected or tabled until sufficient information is supplied.

File No. R23-23

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 LD Gibson Properties, LLC

The record property owner(s), petitioning to rezone the following described area:

Legal Description:

A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWELVE (12), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N 00°02'32" W 544.0 FEET AND S 89°56'46" E 1127.16 FEET FROM THE SOUTHWEST CORNER OF SAID 40 ACRE TRACT, AND RUNNING THENCE S 89°56'46" E 182.44 FEET; THENCE N 00°02'32" W 118.0 FEET; THENCE N 89°56'46" W 182.44 FEET; THENCE S 00°02'32" E 118.0 FEET TO THE POINT OF BEGINNING, CONTAINING 0.49 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND PROTECTIVE COVENANTS OF RECORD, IF ANY.

Layman's Description:

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

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

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

FROM (current zoning) SF-2

TO (proposed zoning) MF-4

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

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

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

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

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: Improvement to area for new housing New Construction.

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: LD Gibson Properties, LLC
by: Larry Gibson, Member

MAILING ADDRESS: 2600 Truitt Lane, Springdale AR 72762

TELEPHONE: 479-409-9331 DATE: 3/21/23

Email : ljgibson1712@gmail.com

R23-23

VERIFICATION

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

LD Gibson Properties, LLC

(Property Owner)

by: Larry J. Gibson, Member

(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 21 day of March, 2023.

DONNA STEWART NOTARY PUBLIC REG # 12388408 MY COMMISSION EXPIRES 06/07/2032 WASHINGTON COUNTY, ARKANSAS

Notary Public

Realty Title & Closing Services LLC

3866 W. Sunset Avenue
Springdale, AR 72762
479-582-9383
www.realtytitleinc.com

R23-23

File No.: 23-78063S

Adjacent Property Owners

Subject Property:
Current Owner: LD Gibson Properties, LLC
Parcel Number: 815-29248-061
Property Address: 2608 Powell St, Springdale, AR 72764

Adjoining Property Owners:

Parcel Number: 815-29248-050
Current Owner: Gu Properties LLC
Mailing Address: 9710 Traville Gateway Dr Ste 141, Rockville, MD 20850

Parcel Number: 815-29248-060
Current Owner: Raul Macias
Mailing Address: 200 Scott St, Springdale, AR 72764

Parcel Number: 815-29248-062
Current Owner: Robert L. Smith and Heather Burrus
Mailing Address: 509 Daniel Pl, Springdale, AR 72764

Parcel Number: 815-29248-240
Current Owner: Jose A. Banda and Francisca Banda
Mailing Address: 7980 Bridgegate Ave, Springdale, AR 72762

Parcel Number: 815-29248-250
Current Owner: LD Gibson Properties, LLC
Mailing Address: 2600 Truitt Ln, Springdale, AR 72762

This list is compiled mainly from the Washington County Assessor's Office and is further certified through March 20, 2023.

Issued Through the Office of
Realty Title & Closing Services, LLC
Arkansas Title Agency License No.: 100102353
3866 W. Sunset Avenue
Springdale, AR 72762
479-582-9383 fax 479-582-2925

Brittney Pullen

By: _____
Authorized Signatory
Brittney Pullen



Planning Commission Meeting
May 2, 2023

Miles
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PROJECT: R23-23
APPLICANT: LD Gibson Properties, LLC
LOCATION: 2608 Powell Street
REQUEST: Rezone From SF-2 to MF-4

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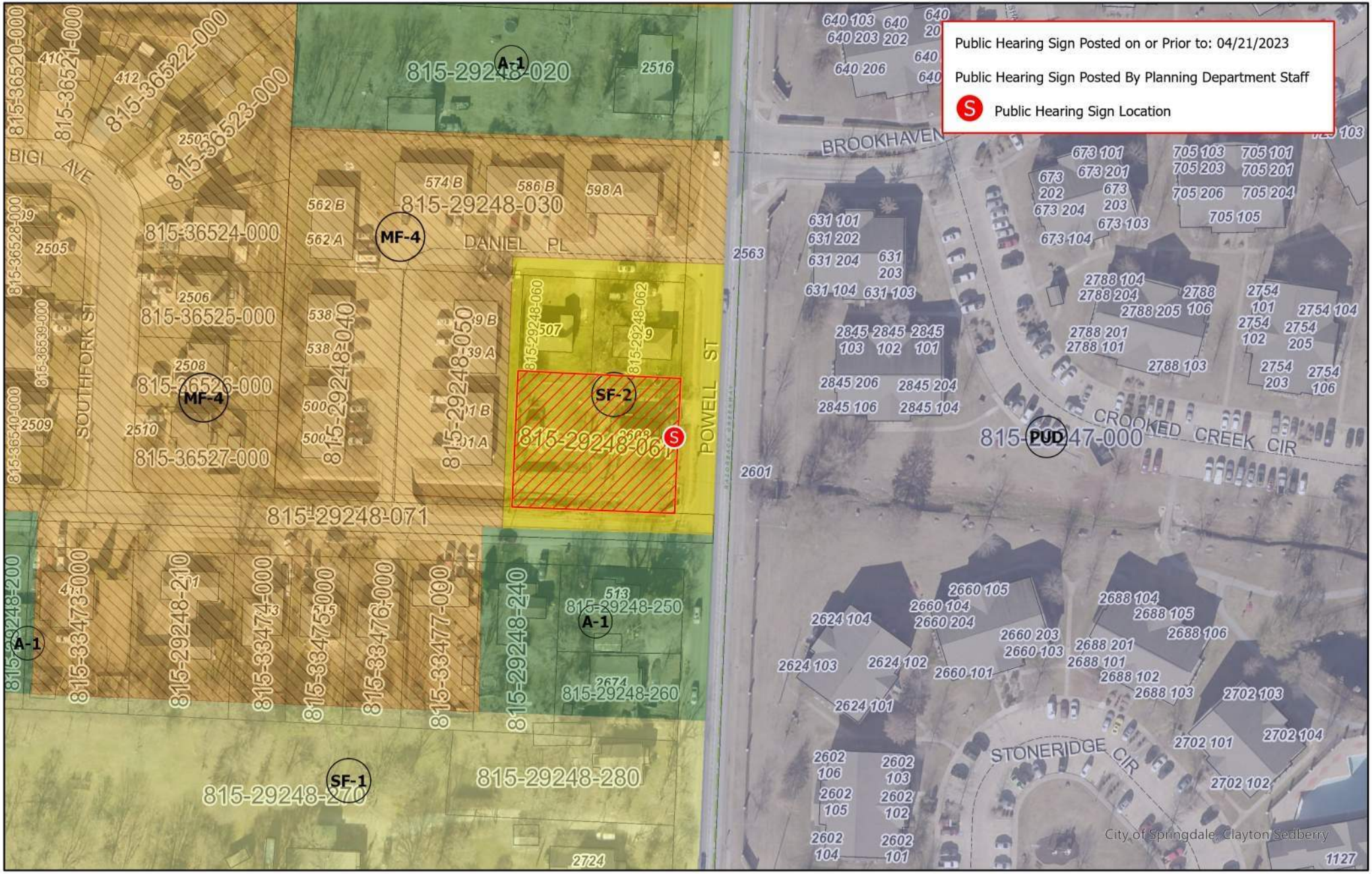

Planning Commission Meeting
May 2, 2023

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PROJECT: R23-23
APPLICANT: LD Gibson Properties, LLC
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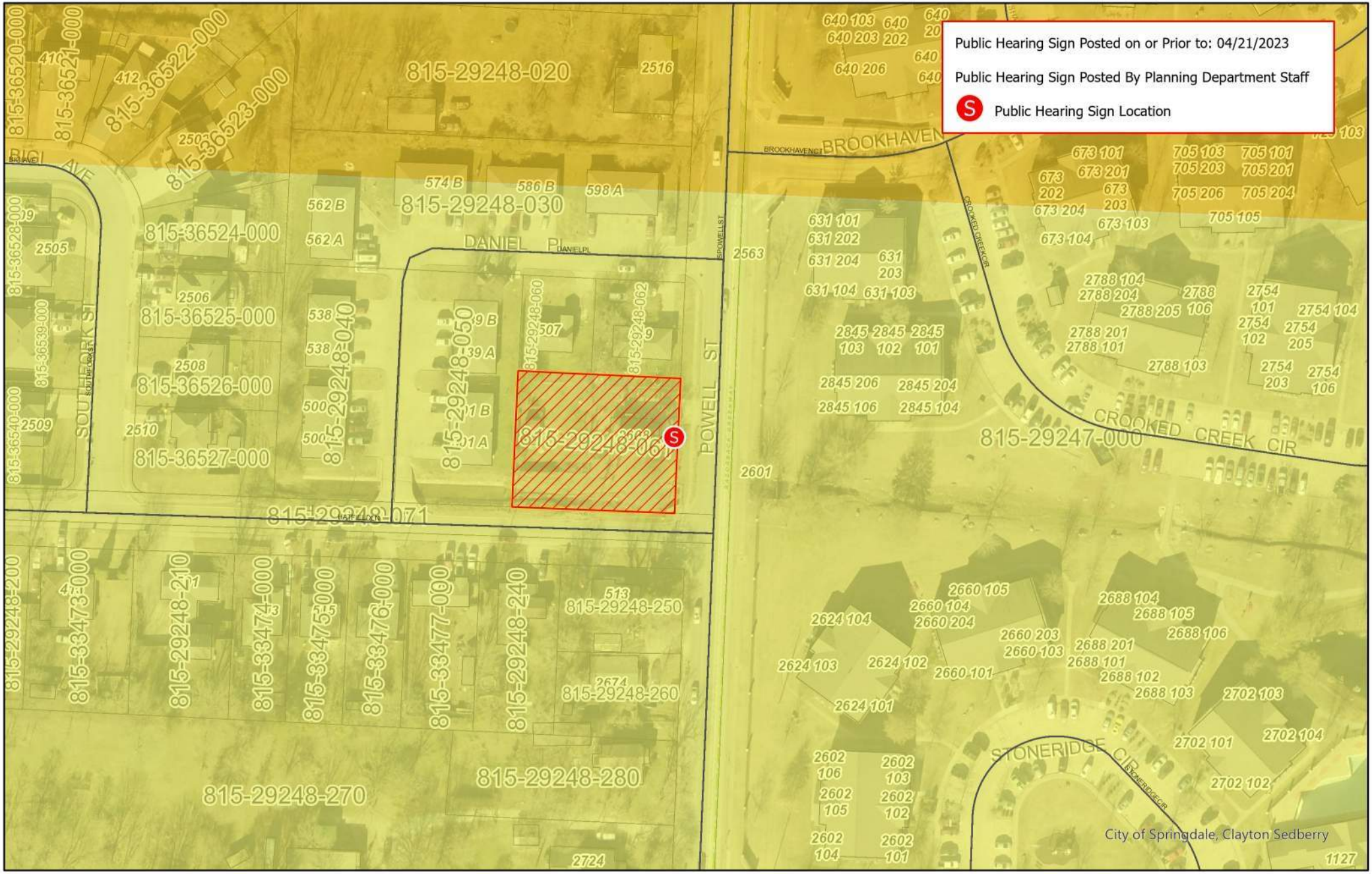
SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
May 2, 2023

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PROJECT: R23-23
APPLICANT: LD Gibson Properties, LLC
LOCATION: 2608 Powell Street
REQUEST: Rezone From SF-2 to MF-4

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: **May 2, 2023**

Re: **R23-24 Rezone**

A request by Kiangta Xasanasy & Dlavanh Xaysingkham 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 1.00 acre.

LOT LOCATION AND SIZE

The 1.00 acre tract is located on the East side of Habberton Rd., approximately 800 feet to the North of the intersection of Don Tyson Pkwy and Habberton Rd.

A vicinity map is attached.

EXISTING ZONING

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

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

ACCESSORY USES

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

(1) Accessory buildings, including private garages, storage facilities and children's playhouses.
(2) Private greenhouses.

(3) Swimming pools, tennis courts and similar recreation facilities.

SITE PLAN REVIEW

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

AREA REGULATIONS

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

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

REQUESTED ZONING

The rezoning application requests a SF-2 Low/Medium Density Single Family Residential District. The district is designed to permit and encourage the development of single-family detached dwellings on smaller lots to encourage flexibility in housing and lot sizes.

Uses permitted: - 1, 8, 29
Conditional Uses Permitted on Appeal: - 2, 3, 4, 9, 28, 36
Temporary Uses – 34

ACCESSORY USES

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

(1) Accessory buildings, including private garages, storage facilities and children's playhouses as set for in Article 6, Section 2.7 of this chapter.
(2) Private greenhouses and horticultural collections.
(3) Flower and vegetable gardens.
(4) Swimming pools, tennis courts and similar recreation facilities.

SITE PLAN REVIEW

When a conditional use is proposed in an SF-2 district, except for Use Unit 28 home occupation and Use Unit 36, horses kept in residential areas; a site plan review shall be

required. For Use Unit 36, See Article 2, Section 13 of this chapter for the procedure and requirements of a site plan review.

HEIGHT REGULATIONS

No building hereafter erected or structurally altered shall exceed a height of thirty-five (35) feet.

AREA REGULATIONS

(1) LOT AREA. There shall be a lot area of not less than eight thousand (8,000) square feet. In addition, there shall be a minimum lot width of not less than seventy (70) feet on a public street at the front setback line.
(2) DENSITY. Four (4) units per acre.
(3) FRONT SETBACK. There shall be a front setback having a depth of not less than thirty (30) feet. In keeping with the definition of a corner lot, all sides adjacent to streets shall be required to have front setbacks of thirty (30) feet.
(4) SIDE SETBACK. There shall be a side setback on each side of the lot having a width of not less than eight (8) feet.
(5) REAR SETBACK. There shall be a rear setback having a depth of not less than twenty (20) feet.

	LOT MINIMUMS		SETBACKS				
	Widths	Area	Front	Back	Side		
		(sq. ft.)			Interior	Corner	
						Interior	Exterior
One Family	70	8,000	30	20	8/8	8	30
Zero-lot line	70	8,000	30	20	16/0	16/0	30

BUILDING AREA

On any lot, the area occupied by all buildings shall not exceed forty (40) percent of the total area of the lot.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The tract contains

LAND USE PLAN AND MASTER STREE PLAN

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

The Master Street Plan indicates Habberton Road as a minor collector.

STAFF COMMENTS AND RECOMMENDATIONS

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

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

File No. R23-24

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 Biangta Xaysanasy & Dalavanh Xaysingkham
The record property owner(s), petitioning to rezone the following described area:

Legal Description:

A part of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Nine (9), Township Seventeen (17) North, Range Twenty-nine (29) West, Washington County, Arkansas, as described as follows: Commencing at the Southeast Corner of the SW 1/4 of the SE 1/4 of Section 9; thence N00°01'31"W 347.24 feet; thence N89°04'56"W 502.11 feet; thence N00°01'31"W 533.45 feet; thence N89°04'56"W 808.98 feet to the point of beginning; thence East 242 feet; thence North 180 feet; thence West 242 feet to the West line of the SW 1/4 of the SE 1/4; thence South 180 feet, more or less, to the point of beginning.

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

Layman's Description: 3295 Habberton

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

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

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

FROM (current zoning) A-1

TO (proposed zoning) SF-2

R23-24

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

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

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

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: _____.

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: Brandon J Rush

Address: 1207 South Old Missouri Rd Springdale AR. 72765

PETITIONER/OWNER: Biangta Xaysomasy & Dalavanh Xaysingkham

MAILING ADDRESS: 3795 Habberton Rd. Springdale AR. 72764

TELEPHONE: (479) 370-6902 DATE: 4-12-2023

R23-24

VERIFICATION

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

Biangta Xaysanasy
(Property Owner)

Dalavanh Xaysingkham
(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 12 day of Apr., 2023.

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

Debbie A Pounders
Notary Public

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

R23-24

April 12, 2023

City of Springdale
Planning & Community Development Division
208 S. Blair Street
Springdale, Arkansas 72764

Via email: planningapplications@springdalear.gov

Re: Certified List of Adjacent Property Owners
Rezoning Application
3295 Habberton Road
Springdale, Arkansas

Debbie and Sarah:

I hereby certify, based upon the records of the Circuit Clerk of Washington County, Arkansas, the names and addresses listed below represent all adjacent property owners to the subject property.

815-36191-400
L & X INVESTMENTS LLC
3295 HABBERTON RD
SPRINGDALE AR 72764

815-36191-800
HACKBERRY WOODS LLC
1641 BUTTERFIELD COACH RD
STE 4
SPRINGDALE AR 72764

815-36192-100
SPRINGDALE SCHOOL DISTRICT # 50
P O BOX 8
SPRINGDALE AR 72762

815-36191-000
BOIVIN, MICHAEL A & SARAH F
3276 HABBERTON RD
SPRINGDALE AR 72764

Very truly yours,

Rodney Woods, P.S.

Z:\Engineers\00 - Engineer Projects\23911 3221 Habberton Rezone\01 Correspondence\City of Springdale\CLAPO - Home.docx



Planning Commission Meeting
May 2, 2023

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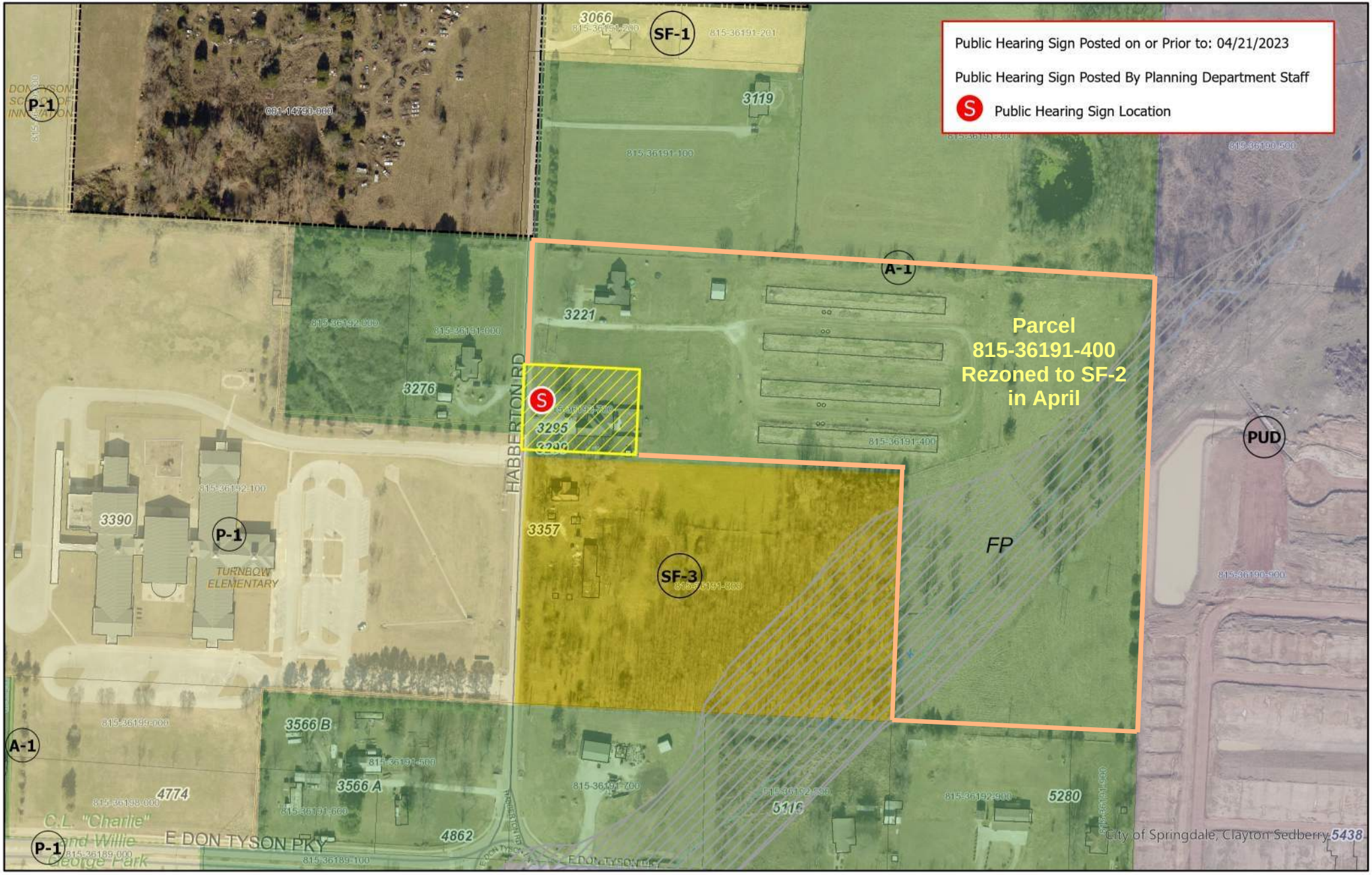
PROJECT: R23-24
APPLICANT: Kiangta Xaysanasy & Dalavanh Xaysingkham
LOCATION: 3295 Habberton Road
REQUEST: Rezone From A-1 to SF-2

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
May 2, 2023

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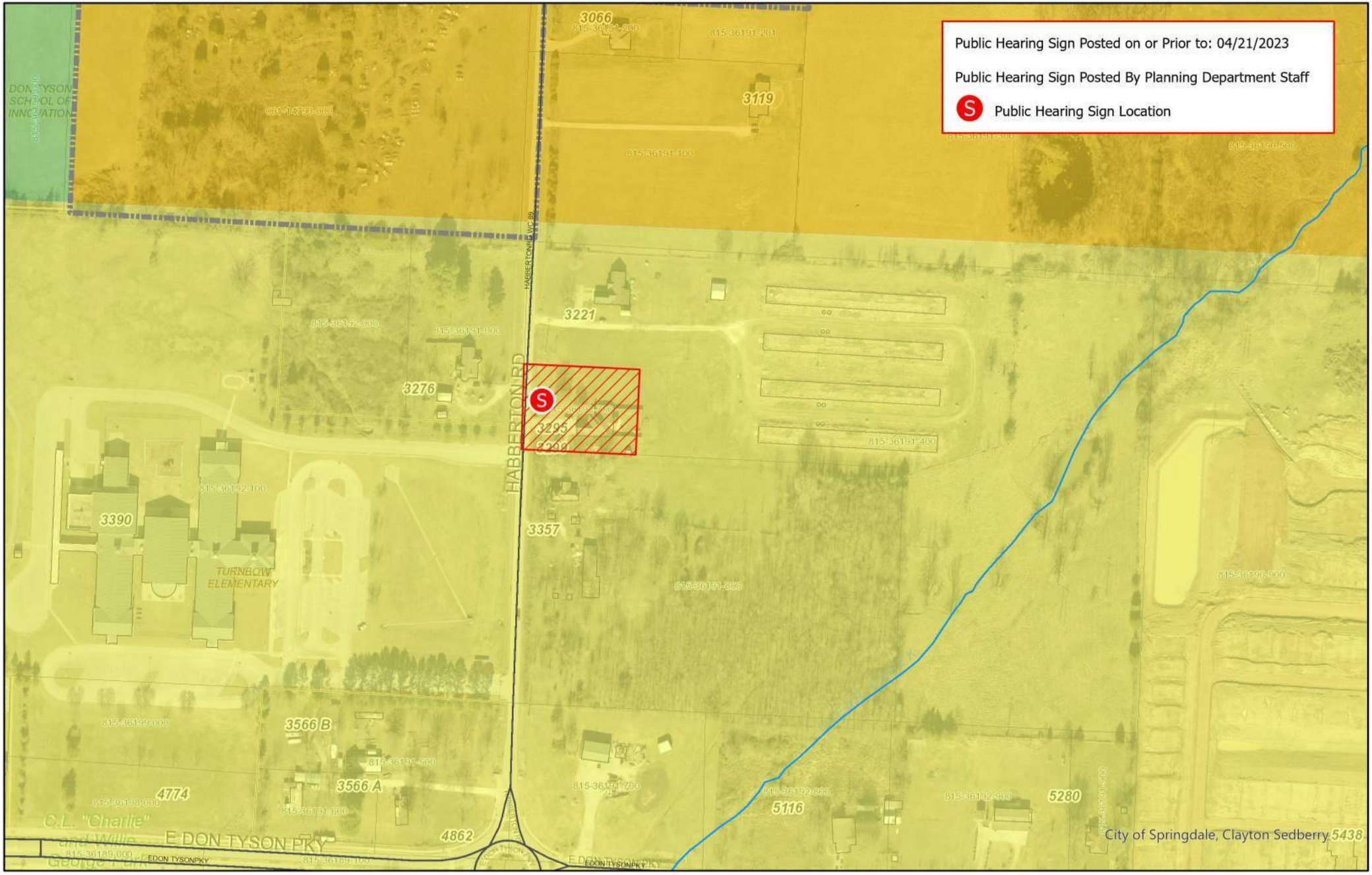
PROJECT: R23-24
APPLICANT: Kiangta Xaysanasy & Dalavanh Xaysingkham
LOCATION: 3295 Habberton Road
REQUEST: Rezone From A-1 to SF-2

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
May 2, 2023

Miles
0 0.01 0.02 0.04 0.06 0.08

N

PROJECT: R23-24
APPLICANT: Kiangta Xaysanasy & Dalavanh Xaysingkham
LOCATION: 3295 Habberton Road
REQUEST: Rezone From A-1 to SF-2

SPRINGDALE
WE'RE MAKING IT HAPPEN

File No. C23-05

APPLICATION FOR CONDITIONAL USE

CITY OF SPRINGDALE, ARKANSAS

1. APPLICANT: Dillon Bentley, P.E. - Jorgensen + Associates
   Address: 124 W Sunbridge Dr, Suite 5
   Fayetteville, AR 72703
   Phone: 479-442-9127 Profit: ✓ Non-Profit ____

2. Property Location (street address or layman's description):
   Washington County Parcel No. 815-28653-070

3. Record Title Holder of Property: CCO Investments, LLC
   (A copy of the warranty deed should be attached as Exhibit "A")

4. Use Unit requested Tandem Lot Split in A-1 Zoning District.

5. Description of the conditional use sought and the reasons why it should be approved:
   Per the City of Springdale procedure a tandem lot split of the described property requires a conditional use application. The plat included shows a dedicated 25' wide access easement to the rear lot, and is following all procedural protocols. There is no adverse impact to the adjacent properties with the proposal of this tandem lot split.

6. What effects would the proposed conditional use have on the character of the neighborhood and residents?
   The conditional use for this tandem lot would effect the neighborhood by adding an additional lot to this rural area of Springdale. The character of the neighborhood wouldn't be effected by the creation of this tandem lot.

7. If the conditional use is to only a portion of the land described on the warranty deed, then an accurate legal description provided by a copy of a recent survey certified by a registered land surveyor will be required.

8. The applicant shall be responsible for providing the name and address of all adjacent property owners. This must be a certified list by a licensed abstractor or licensed land surveyor within the past sixty (60) days.

9. All adjacent property owners are to be notified by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. The applicant must provide evidence in the form of a signed affidavit, that notice has been given to all adjacent property owners subject to the conditional use.

10. Attach a site plan for the proposed conditional use. A site plan shall apply to all conditional uses as specified in each of the zoning districts.

Signature of Record Property Owner(s) _____ Date: 3-16-23

Signature of Applicant Dillon B. Bentley Date: 3-16-2023

VERIFICATION

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

Dillon B. Bentley
Jorgensen + Associates

State of Arkansas)
Washington) ss.
County of ~~Benton~~)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 17th day of March, 2023.

Kimberly Erstine
Notary Public

My commission expires: 10-23-2032

KIMBERLY ERSTINE
WASHINGTON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires October 23, 2032
Commission No. 12389902

NOTES:

1. PARCEL #815-28653-070

2. CURRENT ZONING: A-1, AGRICULTURAL DISTRICT

3. ROTATION BASED ON ARKANSAS STATE PLANE, NORTH ZONE, NAD83

4. BOUNDARY BASED ON:
   I. WARRANTY DEED, FILE #2019-00017409
   II. BOUNDARY SURVEY BY SURVEY 1, INC., DATED 7/7/2020, JOB #20097

5. PER GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AS SHOWN ON FEMA FIRM PANEL #05143C0080F BEARING AN EFFECTIVE DATE OF 5/16/2008 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.

ZONING & SETBACKS:

ZONED: A-1, AGRICULTURAL DISTRICT

SETBACKS:
FRONT: 35'
SIDE: 20'
REAR: 35'

ZONING DESIGNATION IS AS PER CITY OF SPRINGDALE GIS MAPS. SETBACKS AS LISTED ABOVE AND SHOWN HEREON ARE AS PER CITY OF SPRINGDALE MUNICIPAL CODE.

OWNER / DEVELOPER:

CCO INVESTMENTS, LLC
130 UPTON LANE
SPRINGDALE, AR 72764
PARCEL #18-28653-070

PARENT PARCEL #815-28653-070:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 18NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SAID FORTY ACRE TRACT, AND RUNNING S02°16'36"W 330.55 FEET AND S87°24'55"E 24.11 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING LOCATED ON THE WESTERN RIGHT OF WAY OF NORTH MOUNTAIN ROAD, AND RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING 6 COURSES: S02°33'52"W 20.38 FEET; S02°10'39"W 62.33 FEET; S02°26'47"W 62.87 FEET; S02°33'18"W 71.77 FEET; S02°03'40"W 72.79 FEET; S02°24'58"W 33.13 FEET; THENCE LEAVING SAID RIGHT OF WAY N87°41'58"W 1294.72 FEET; THENCE N02°15'04"E 329.70 FEET; THENCE S87°24'55"E 1295.23 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 9.71 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

PROPOSED LOT 1:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 18NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SAID FORTY ACRE TRACT, AND RUNNING S02°16'36"W 330.55 FEET AND S87°24'55"E 24.11 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING LOCATED ON THE WESTERN RIGHT OF WAY OF NORTH MOUNTAIN ROAD, AND RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING 6 COURSES: S02°33'52"W 20.38 FEET; S02°10'39"W 62.33 FEET; S02°26'47"W 62.87 FEET; S02°33'18"W 71.77 FEET; S02°03'40"W 72.79 FEET; S02°24'58"W 33.13 FEET; THENCE LEAVING SAID RIGHT OF WAY N87°41'58"W 657.40 FEET; THENCE N02°18'02"E 326.54 FEET; THENCE S87°24'55"E 657.61 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 4.90 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

PROPOSED LOT 2:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 18NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SAID FORTY ACRE TRACT, AND RUNNING S02°16'36"W 330.55 FEET AND N87°24'55"W 681.72 FEET TO THE TRUE POINT OF BEGINNING, AND RUNNING THENCE S02°18'02"W 326.54 FEET; THENCE N87°41'58"W 637.32 FEET; THENCE N02°15'04"E 329.70 FEET; THENCE S87°24'55"E 637.61 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 4.80 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

CERTIFICATE OF OWNERSHIP AND 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 AND ALLEYS AS SHOWN ON THIS PLAT FOR PUBLIC BENEFIT AS PRESCRIBED BY LAW. THE OWNERS ALSO DEDICATE TO THE CITY OF SPRINGDALE, ARKANSAS, AND TO THE PUBLIC UTILITY COMPANIES (INCLUDING ANY CABLE TELEVISION COMPANY HOLDING A FRANCHISE GRANTED BY THE CITY OF SPRINGDALE, ARKANSAS) THE EASEMENTS AS SHOWN ON THIS PLAT FOR THE PURPOSE OF INSTALLATION OF NEW FACILITIES AND THE REPAIR OF EXISTING FACILITIES. ALSO ESTABLISHED HEREBY IS THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS, THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN SAID EASEMENT, AND THE RIGHT TO REMOVE OR TRIM TREES WITHIN SAID EASEMENTS.

_____
DATE OWNER

_____
DATE NOTARY

MY COMMISSION EXPIRES ON_____

VICINITY MAP



SPRINGDALE, ARKANSAS
N.T.S.

SURVEYORS CERTIFICATION:

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

_____ _____
DAVID L. JORGENSEN, ARLS #1118 DATE

REGISTERED
STATE OF ARKANSAS
NO. 1118
SIGNATURE
DAVID L. JORGENSEN
PROFESSIONAL LAND SURVEYOR
PRELIMINARY

N
W E
S

GRAPHIC SCALE

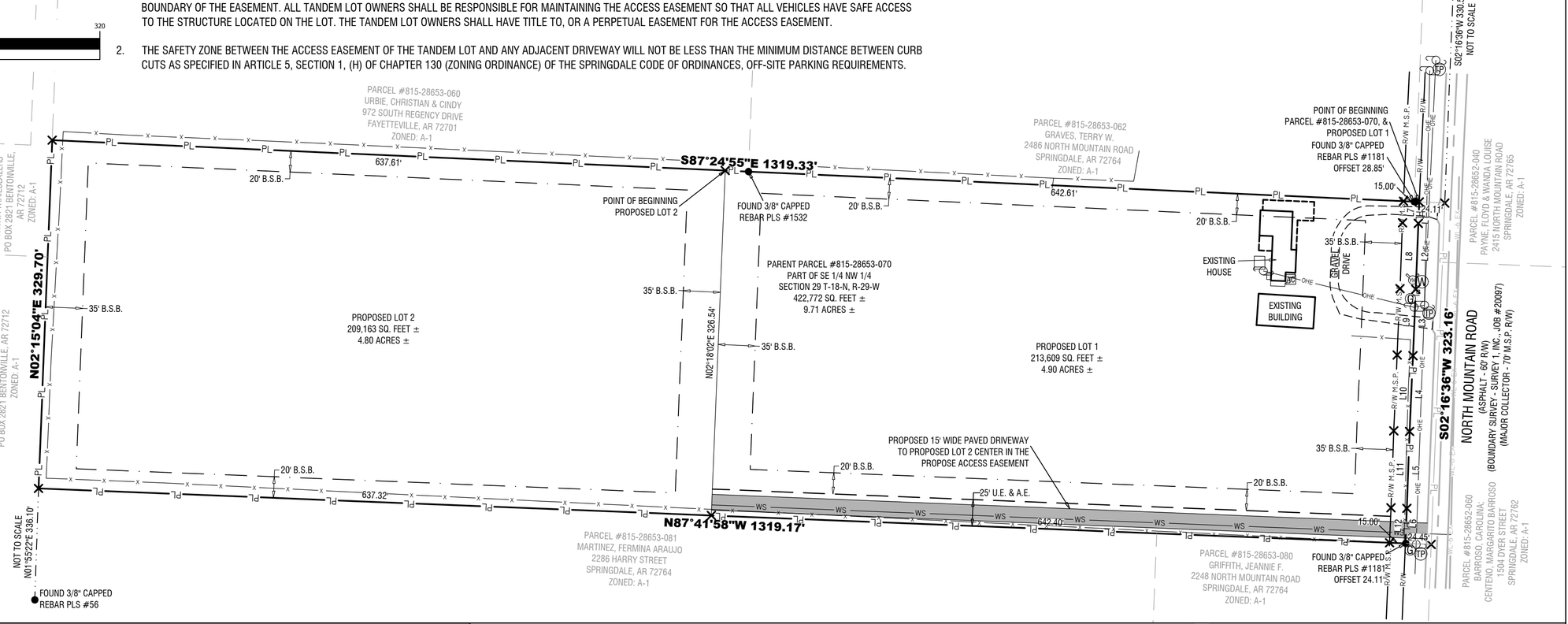
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

PER THE CITY OF SPRINGDALE CODE OF ORDINANCES - CHAPTER 112 - SECTION 10 TITLED TANDEM LOT - SUBSECTION 3 STATES THAT:

1. THE TANDEM LOT, IN AREAS ZONED RESIDENTIAL, WILL HAVE ACCESS TO A PUBLIC STREET OR AN APPROVED PRIVATE STREET BY AN ACCESS EASEMENT WITH A MINIMUM WIDTH OF 25 FEET. IN DISTRICTS ZONED COMMERCIAL OR INDUSTRIAL, THE PLANNING COMMISSION SHALL HAVE THE DISCRETION TO REQUIRE AN ACCESS EASEMENT IN EXCESS OF 25 FEET AS THE PLANNING COMMISSION DETERMINES IS SUFFICIENT AND NECESSARY FOR THE REASONABLE INGRESS AND EGRESS OF TRAFFIC AND PUBLIC SAFETY, INCLUDING EMERGENCY AND SERVICE VEHICLES, INSTALLATION OF ALL UTILITIES, AND REQUIRED SETBACKS. THE PRIVATE DRIVE CONTAINED IN THE ACCESS EASEMENT SHALL BE PAVED IN ITS ENTIRETY. THERE SHALL BE FIVE FEET BETWEEN THE BACK OF THE CURB ON EACH SIDE OF THE PAVED DRIVE AND THE OUTSIDE BOUNDARY OF THE EASEMENT. ALL TANDEM LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING THE ACCESS EASEMENT SO THAT ALL VEHICLES HAVE SAFE ACCESS TO THE STRUCTURE LOCATED ON THE LOT. THE TANDEM LOT OWNERS SHALL HAVE TITLE TO, OR A PERPETUAL EASEMENT FOR THE ACCESS EASEMENT.

2. THE SAFETY ZONE BETWEEN THE ACCESS EASEMENT OF THE TANDEM LOT AND ANY ADJACENT DRIVEWAY WILL NOT BE LESS THAN THE MINIMUM DISTANCE BETWEEN CURB CUTS AS SPECIFIED IN ARTICLE 5, SECTION 1, (H) OF CHAPTER 130 (ZONING ORDINANCE) OF THE SPRINGDALE CODE OF ORDINANCES, OFF-SITE PARKING REQUIREMENTS.

Line Table		
Line #	Bearing	Distance
L1	S02°33'52"W	20.38'
L2	S02°10'39"W	62.33'
L3	S02°26'47"W	62.87'
L4	S02°33'18"W	71.77'
L5	S02°03'40"W	72.79'
L6	S02°24'58"W	33.13'
L7	S02°33'52"W	20.44'
L8	S02°10'39"W	62.35'
L9	S02°26'47"W	62.82'
L10	S02°33'18"W	71.82'
L11	S02°03'40"W	72.81'
L12	S02°24'58"W	33.11'



LEGEND

● FOUND MONUMENT AS NOTED	POWER POLE	PROPERTY LINE	EXISTING RIGHT OF WAY
○ SET IRON PIN WITH CAP	GAS METER	FENCE LINE	
× CALCULATED POINT		FORTY LINE / PROPERTY TIE LINE	MASTER STREET PLAN RIGHT OF WAY
Ⓦ WATER METER		EDGE OF GRAVEL	
YARD HYDRANT		ADJOINING PROPERTY LINE	BUILDING SETBACK
Ⓣ TELEPHONE PEDESTAL		EXISTING 6" WATER LINE	
		CENTERLINE OF ROAD	EASEMENT LINE
		EXISTING OVERHEAD ELECTRIC	

C23-05

JORGENSEN +ASSOCIATES
Civil Engineering + Surveying
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Established 1985

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS – ENGINEER

PROJECT TITLE: CRUZ ORTIZ - N. MOUNTAIN ROAD
LOCATION: SPRINGDALE, AR
SHEET TITLE: TANDEM LOT SPLIT

DRAWN BY: DBB
SHEET SCALE: 1" = 80'
DATE: 3/15/2023
PROJECT FILE: Z:\Lots\2022181 - Ortiz-N Mountain Rd\DWG\2022-181 CRUZ.dwg

SHEET # 1

JORGENSEN
+ASSOCIATES
Civil Engineering · Surveying

C23-05

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Established 1985

C23-05 – Mountain Rd. Tandem Lot Split Conditional Use – Certified List of Adjacent Property Owners

PARCEL #815-28653-062
TERRY W. GRAVES
2486 NORTH MOUNTAIN ROAD
SPRINGDALE, AR 72764

PARCEL #815-28653-060
CHRISTIAN & CINDY URBIE
972 SOUTH REGENCY DRIVE
FAYETTEVILLE, AR 72701

PARCEL #815-28653-035 & #815-28653-040
BENTONVILLE/BELLA VISTA TRAILBLAZERS ASSOCIATION
DBA NWA TRAILBLAZERS
P.O. BOX 2821
BENTONVILLE, AR 72712

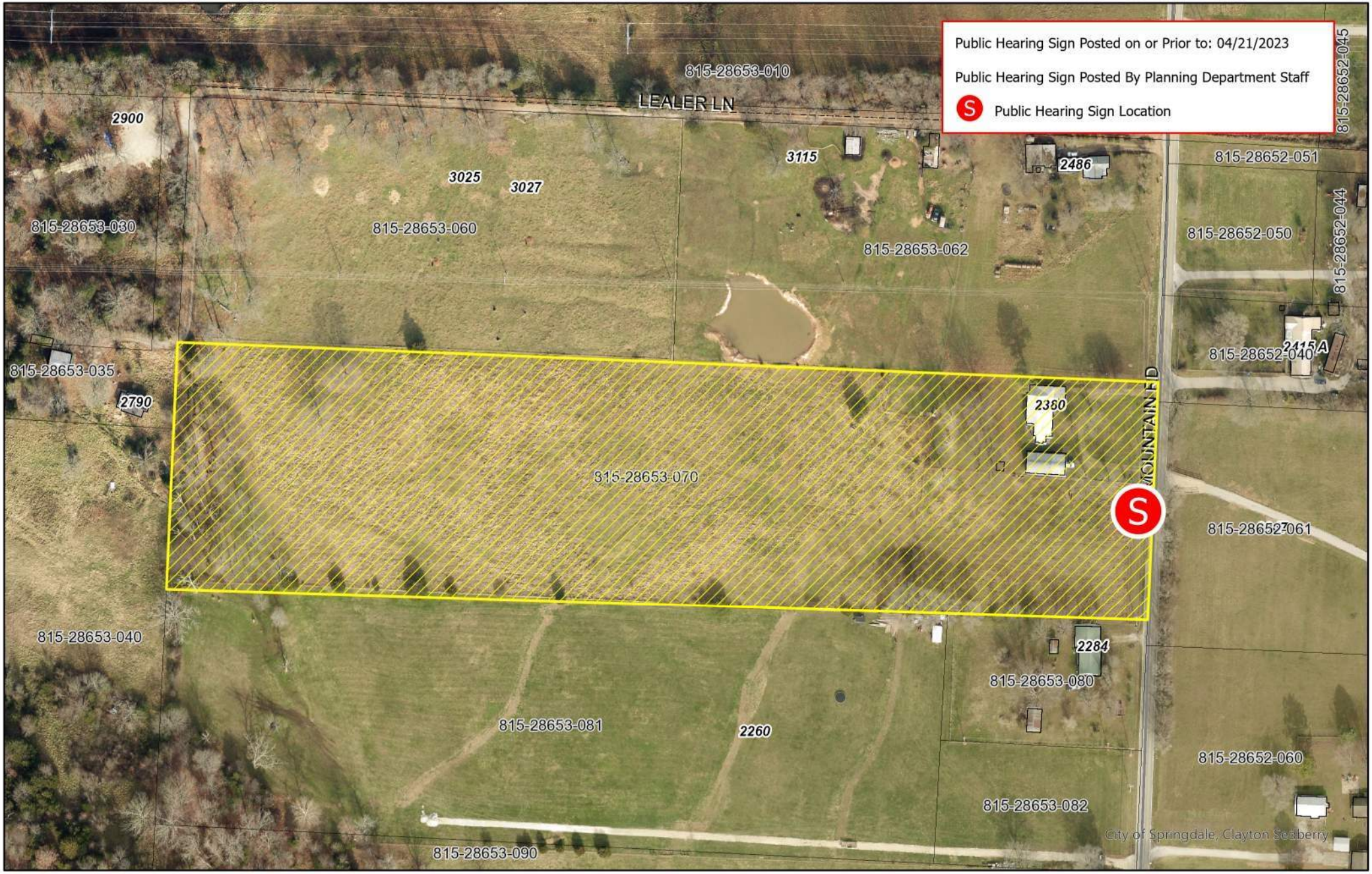
PARCEL #815-28653-081
FERMINA ARAUJO MARTINEZ
2286 HARRY STREET
SPRINGDALE, AR 72764

PARCEL #815-28653-080
JEANNIE F. GRIFFITH
2248 NORTH MOUNTAIN ROAD
SPRINGDALE, AR 72764

PARCEL #815-28652-060
CAROLINA BARROSO & MARGARITO BARROSO CENTENO
1504 DYER STREET
SPRINGDALE, AR 72762

PARCEL #815-28652-040
FLOYD & WANDA LOUISE PAYNE
2415 A NORTH MOUNTAIN ROAD
SPRINGDALE, AR 72765





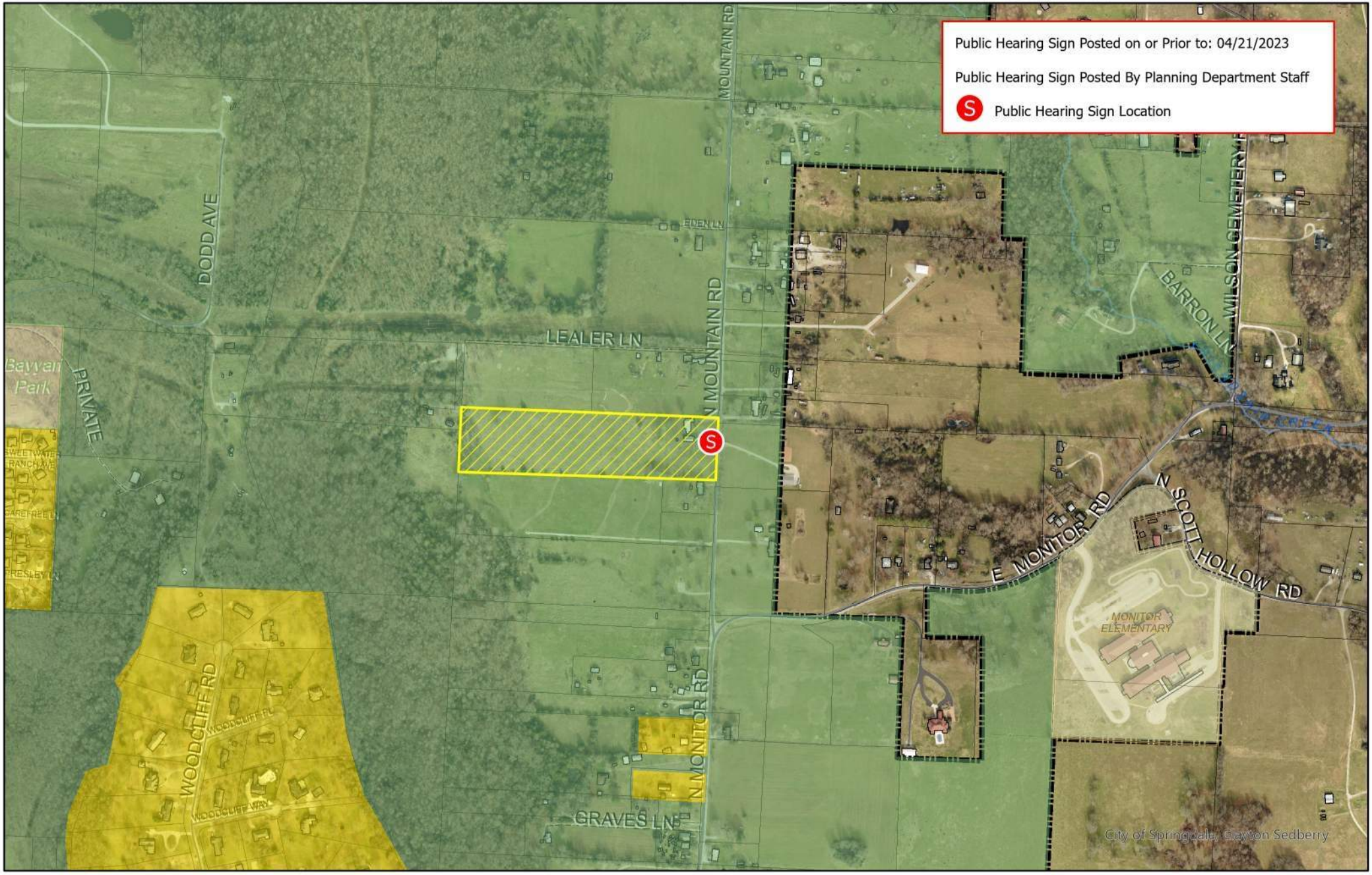
Planning Commission Meeting
May 2, 2023

0 0.01 0 10.02 0.03 0.04 Miles

N

PROJECT: C23-05
APPLICANT: CCO Investments, LLC
LOCATION: 2380 N. Mountain Road
REQUEST: Conditional Use for a Tandem Lot in an A-1 Zoning

SPRINGDALE
WE'RE MAKING IT HAPPEN



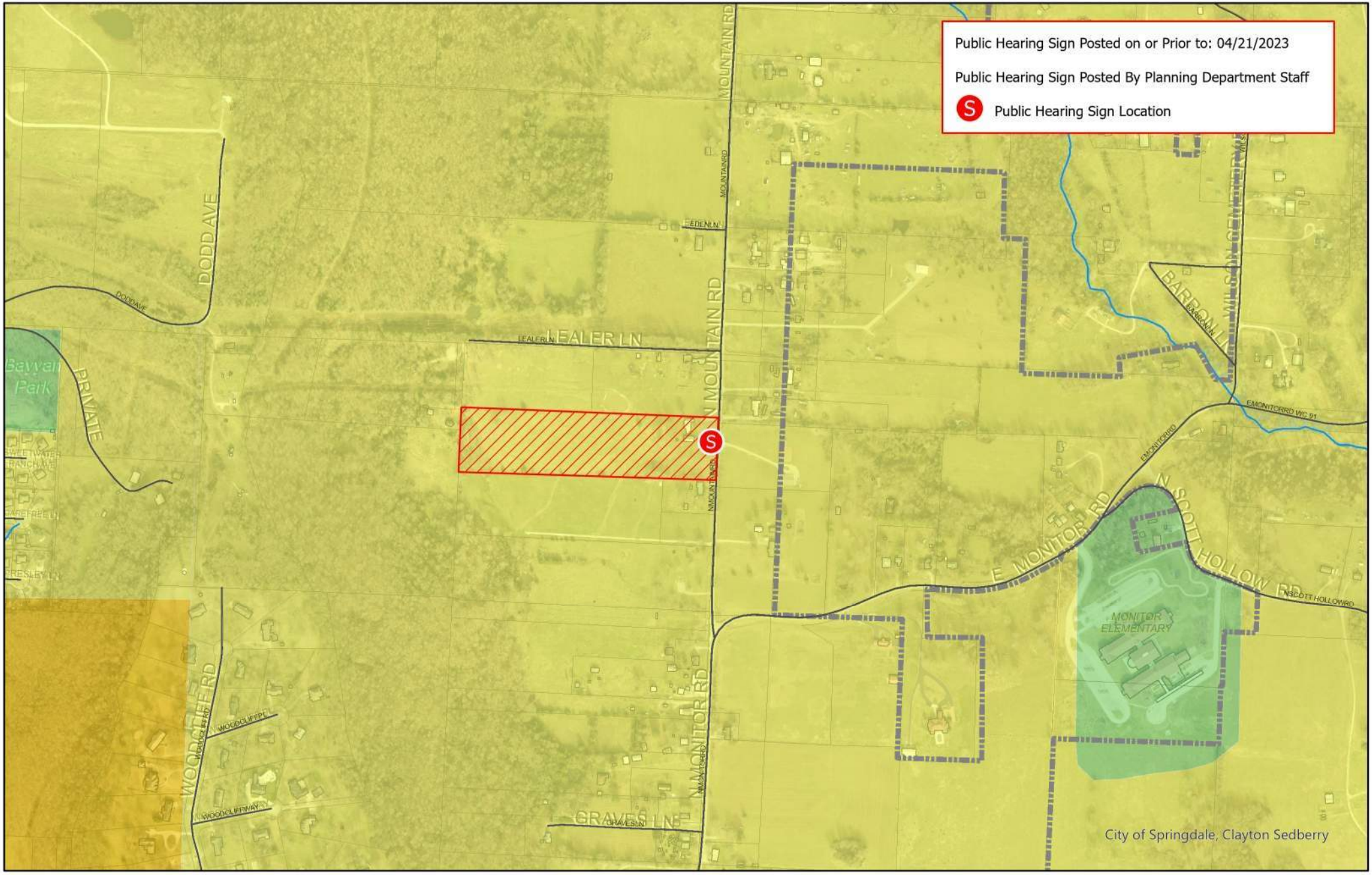
Planning Commission Meeting
May 2, 2023

Miles
0 0.03 0.05 0.1 0.15 0.2

N

PROJECT: C23-05
APPLICANT: CCO Investments, LLC
LOCATION: 2380 N. Mountain Road
REQUEST: Conditional Use for a Tandem Lot in an A-1 Zoning

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
May 2, 2023

Miles
0 0.03 0.05 0.1 0.15 0.2

N

PROJECT: C23-05
APPLICANT: CCO Investments, LLC
LOCATION: 2380 N. Mountain Road
REQUEST: Conditional Use for a Tandem Lot in an A-1 Zoning

SPRINGDALE
WE'RE MAKING IT HAPPEN

File No. C23-06

APPLICATION FOR CONDITIONAL USE

CITY OF SPRINGDALE, ARKANSAS

1. APPLICANT: Dillon Bentley, P.E. - Jorgensen + Associates
   Address: 124 W Sunbridge Dr, Suite 5
   Fayetteville, AR 72703
   Phone: 479-442-9127 Profit: ✓ Non-Profit ____

2. Property Location (street address or layman's description):
   3114 Luper Rd - Benton County Parcel No. 18-02999-006

3. Record Title Holder of Property: Meliton Aguilar Ortiz
   (A copy of the warranty deed should be attached as Exhibit "A")

4. Use Unit requested Tandem Lot Split in SF-1 Zoning District. (Inside Springdale's Planning Area Boundary)

5. Description of the conditional use sought and the reasons why it should be approved:
   Per the City of Springdale procedure, a tandem lot split of the described property requires a conditional use application. The plat included shows an existing 30' wide access easement that runs along the norther property. In conjunction with the existing access easement, a proposed access easement that is in the Northwest corner of lot 1 will provide access to the rear lot, and is following all procedural protocols. There is no adverse impact to the adjacent properties with the proposal of this tandem lot split.

6. What effects would the proposed conditional use have on the character of the neighborhood and residents?
   The conditional use for this tandem lot would effect the neighborhood by adding an additional lot to this rural are of Springdale. The character of the neighborhood wouldn't be effected by the creation of this tandem lot.

7. If the conditional use is to only a portion of the land described on the warranty deed, then an accurate legal description provided by a copy of a recent survey certified by a registered land surveyor will be required.

8. The applicant shall be responsible for providing the name and address of all adjacent property owners. This must be a certified list by a licensed abstractor or licensed land surveyor within the past sixty (60) days.

9. All adjacent property owners are to be notified by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. The applicant must provide evidence in the form of a signed affidavit, that notice has been given to all adjacent property owners subject to the conditional use.

10. Attach a site plan for the proposed conditional use. A site plan shall apply to all conditional uses as specified in each of the zoning districts.

Signature of Record Property Owner(s)	Signature of Applicant
Melton Aguilar	Dillon B. Bentley
Date: 3-16-23	Date: 3-16-2023

VERIFICATION

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

Dillon B. Bentley
Jorgensen + Associates

State of Arkansas)
County of ~~Benton~~ Washington) ss.

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 17th day of March, 20 23.

Kimberly Erstine
Notary Public

My commission expires: 10-23-2032

KIMBERLY ERSTINE
WASHINGTON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires October 23, 2032
Commission No. 12389902

NOTES:

1. PARCEL #18-02999-006

2. ROTATION BASED ON ARKANSAS STATE PLANE, NORTH ZONE, NAD83.

3. BOUNDARY BASED ON:
   I. WARRANTY DEED, FILE #L202256363
   II. SURVEY BY SATTERFIELD LAND SURVEYORS, P.A., DATED 12/8/2021, JOB #46,771.

4. PER GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AS SHOWN ON FEMA FIRM PANEL #05007C0455J, BEARING AN EFFECTIVE DATE OF SEPTEMBER 28, 2007, AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.

ZONING & SETBACKS:

ZONED: BENTON COUNTY UNINCORPORATED
(INSIDE SPRINGDALE'S PLANNING AREA BOUNDARY
ZONING SHOWN AS LOW DENSITY RESIDENTIAL)

SETBACKS:
FRONT: 25'
SIDE: 10'
REAR: 10'

OWNER / DEVELOPER:

ORTIZ, MELITON AGUILAR
322 HOMEWOOD PLACE
LOWELL, AR 72745

LEGAL DESCRIPTION: (PARENT TRACT - PARCEL #18-02999-006)

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SAID FORTY ACRE TRACT, AND RUNNING S02°17'58"W 579.61 FEET TO THE TRUE POINT OF BEGINNING, AND RUNNING THENCE S02°17'58"W 74.77 FEET; THENCE N87°19'59"W 659.96 FEET; THENCE N02°21'33"E 330.11 FEET; THENCE S87°21'20"E 404.50 FEET; THENCE S02°17'32"W 255.01 FEET; THENCE S87°13'16"E 255.09 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 3.51 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

LOT 1:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SAID FORTY ACRE TRACT, AND RUNNING S02°17'58"W 579.61 FEET TO THE TRUE POINT OF BEGINNING, AND RUNNING THENCE S02°17'58"W 74.77 FEET; THENCE N87°19'59"W 429.28 FEET; THENCE N02°40'01"E 330.20 FEET; THENCE S87°21'20"E 172.25 FEET; THENCE S02°17'32"W 255.01 FEET; THENCE S87°13'16"E 255.09 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 1.75 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

LOT 2:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SAID FORTY ACRE TRACT, AND RUNNING S02°17'58"W 654.38 FEET AND N87°19'59"W 429.48 FEET TO THE TRUE POINT OF BEGINNING, AND RUNNING THENCE N87°19'59"W 230.48 FEET; THENCE N02°21'33"E 330.11 FEET; THENCE S87°21'20"E 232.25 FEET; THENCE S02°40'01"W 330.20 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 1.75 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

SURVEYORS CERTIFICATION:

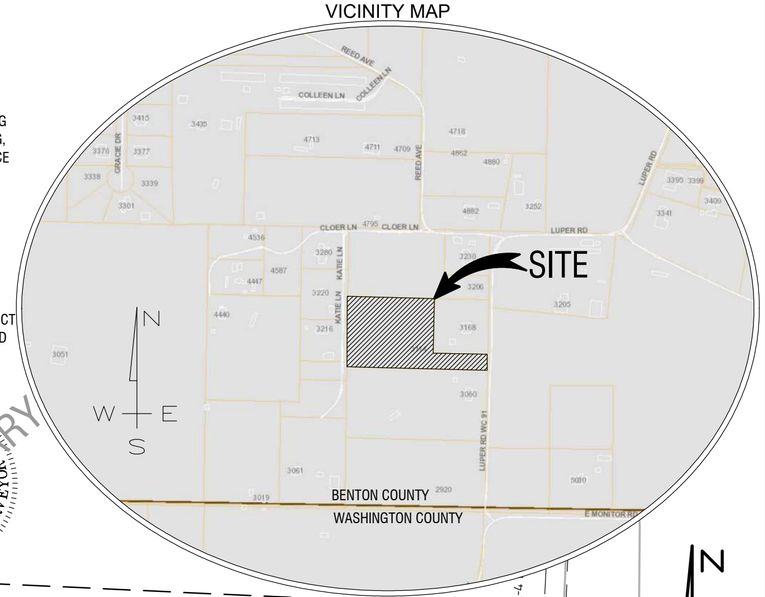
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY AND THAT THE MONUMENTS HAVE BEEN PLACED AS STATED HEREON AS REQUIRED BY THE SUBDIVISION REGULATIONS OF THE CITY OF SPRINGDALE, ARKANSAS.

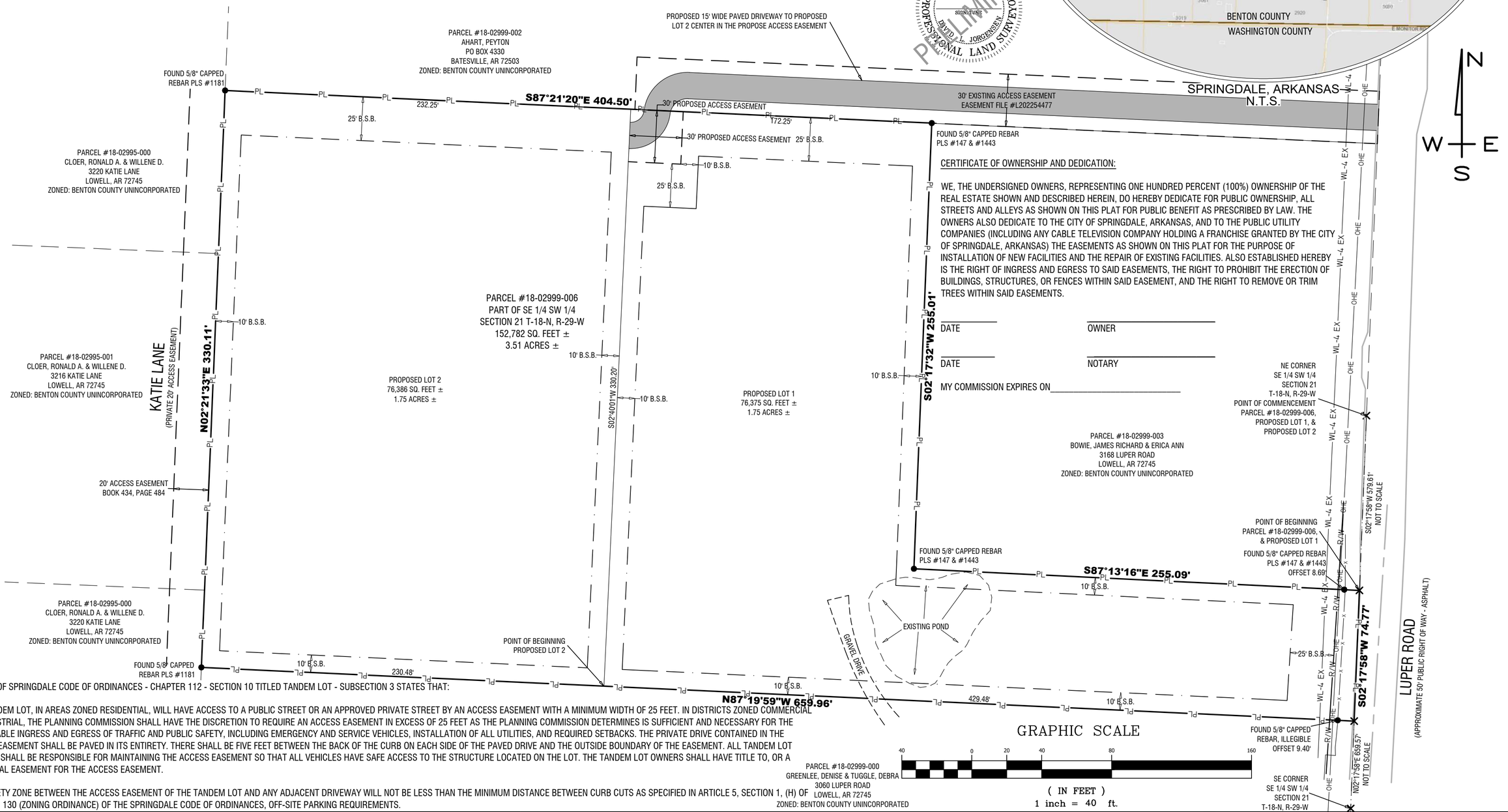
DAVID L. JORGENSEN, ARLS #1118 — DATE

REGISTERED
STATE OF ARKANSAS
NO. 1118
SIGNATURE
DAVID L. JORGENSEN
PROFESSIONAL LAND SURVEYOR

PRELIMINARY

VICINITY MAP





GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

CERTIFICATE OF OWNERSHIP AND 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 AND ALLEYS AS SHOWN ON THIS PLAT FOR PUBLIC BENEFIT AS PRESCRIBED BY LAW. THE OWNERS ALSO DEDICATE TO THE CITY OF SPRINGDALE, ARKANSAS, AND TO THE PUBLIC UTILITY COMPANIES (INCLUDING ANY CABLE TELEVISION COMPANY HOLDING A FRANCHISE GRANTED BY THE CITY OF SPRINGDALE, ARKANSAS) THE EASEMENTS AS SHOWN ON THIS PLAT FOR THE PURPOSE OF INSTALLATION OF NEW FACILITIES AND THE REPAIR OF EXISTING FACILITIES. ALSO ESTABLISHED HEREBY IS THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS, THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN SAID EASEMENT, AND THE RIGHT TO REMOVE OR TRIM TREES WITHIN SAID EASEMENTS.

DATE — OWNER

DATE — NOTARY

MY COMMISSION EXPIRES ON_____

PER THE CITY OF SPRINGDALE CODE OF ORDINANCES - CHAPTER 112 - SECTION 10 TITLED TANDEM LOT - SUBSECTION 3 STATES THAT:

1. THE TANDEM LOT, IN AREAS ZONED RESIDENTIAL, WILL HAVE ACCESS TO A PUBLIC STREET OR AN APPROVED PRIVATE STREET BY AN ACCESS EASEMENT WITH A MINIMUM WIDTH OF 25 FEET. IN DISTRICTS ZONED COMMERCIAL OR INDUSTRIAL, THE PLANNING COMMISSION SHALL HAVE THE DISCRETION TO REQUIRE AN ACCESS EASEMENT IN EXCESS OF 25 FEET AS THE PLANNING COMMISSION DETERMINES IS SUFFICIENT AND NECESSARY FOR THE REASONABLE INGRESS AND EGRESS OF TRAFFIC AND PUBLIC SAFETY, INCLUDING EMERGENCY AND SERVICE VEHICLES, INSTALLATION OF ALL UTILITIES, AND REQUIRED SETBACKS. THE PRIVATE DRIVE CONTAINED IN THE ACCESS EASEMENT SHALL BE PAVED IN ITS ENTIRETY. THERE SHALL BE FIVE FEET BETWEEN THE BACK OF THE CURB ON EACH SIDE OF THE PAVED DRIVE AND THE OUTSIDE BOUNDARY OF THE EASEMENT. ALL TANDEM LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING THE ACCESS EASEMENT SO THAT ALL VEHICLES HAVE SAFE ACCESS TO THE STRUCTURE LOCATED ON THE LOT. THE TANDEM LOT OWNERS SHALL HAVE TITLE TO, OR A PERPETUAL EASEMENT FOR THE ACCESS EASEMENT.

2. THE SAFETY ZONE BETWEEN THE ACCESS EASEMENT OF THE TANDEM LOT AND ANY ADJACENT DRIVEWAY WILL NOT BE LESS THAN THE MINIMUM DISTANCE BETWEEN CURB CUTS AS SPECIFIED IN ARTICLE 5, SECTION 1, (H) OF CHAPTER 130 (ZONING ORDINANCE) OF THE SPRINGDALE CODE OF ORDINANCES, OFF-SITE PARKING REQUIREMENTS.

LEGEND

- FOUND MONUMENT AS NOTED
- SET IRON PIN WITH CAP
- CALCULATED POINT

PROPERTY LINE — BUILDING SETBACK — EDGE OF GRAVEL
ADJOINING PROPERTY LINE — EASEMENT LINE
CENTERLINE OF ROAD — FENCE LINE
RIGHT OF WAY — EDGE OF POND

C23-06

JORGENSEN +ASSOCIATES
Civil Engineering + Surveying
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Established 1985

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS – ENGINEER

PROJECT TITLE: CRUZ ORTIZ - LUPER ROAD
LOCATION: SPRINGDALE, AR
SHEET TITLE: TANDEM LOT SPLIT

DRAWN BY: DBB
SHEET SCALE: 1" = 40'
DATE: 3/15/2023
PROJECT FILE: Z:\Lots\2022174 - Ortiz-Luper Rd\DWG\2022-174 - ORTIZ LOT SPLIT.dwg

SHEET # 1

JORGENSEN
+ASSOCIATES
Civil Engineering · Surveying

C23-06

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Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Established 1985

C23-06 – Luper Rd. Tandem Lot Split Conditional Use – Certified List of Adjacent Property Owners

PARCEL #18-02999-003
JAMES RICHARD & ERICA ANN BOWIE
3168 LUPER ROAD
LOWELL, AR 72745

PARCEL #18-02999-002
PEYTON AHART
P.O. BOX 4330
BATESVILLE, AR 72503

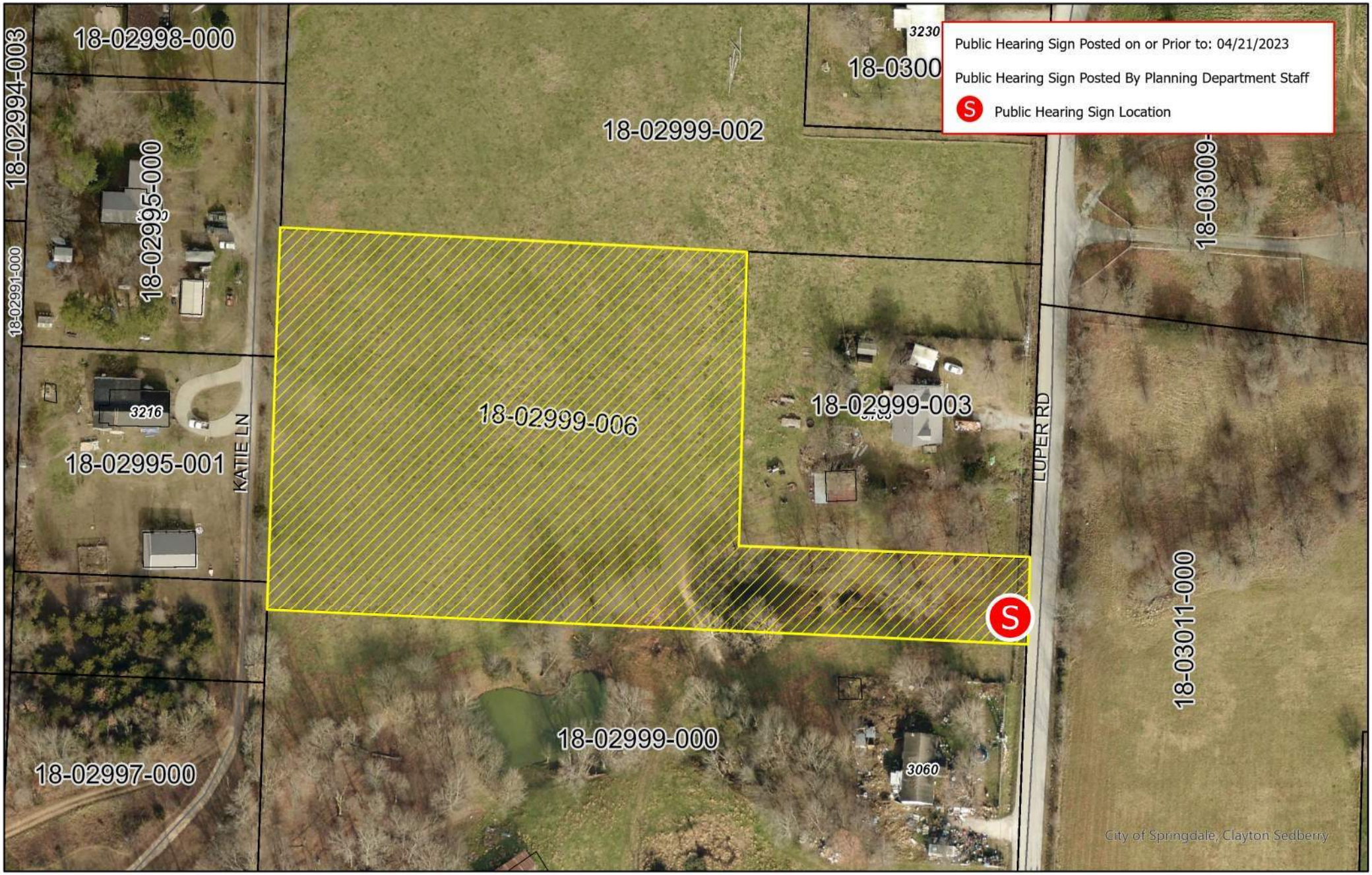
PARCEL #18-02995-000
RONALD A. & WILLENE D. CLOER
3220 KATIE LANE
LOWELL, AR 72745

PARCEL #18-02995-001
JUSTIN RAY & LEE ANN CLOER
3216 KATIE LANE
LOWELL, AR 72745

PARCEL #18-02999-000
DENISE GREENLEE & DEBRA TUGGLE
3060 LUPER ROAD
LOWELL, AR 72745

PARCEL #18-03011-000
BENTLEY HOLINGS LLC
13220 ALLEN DRIVE
LOWELL, AR 72745



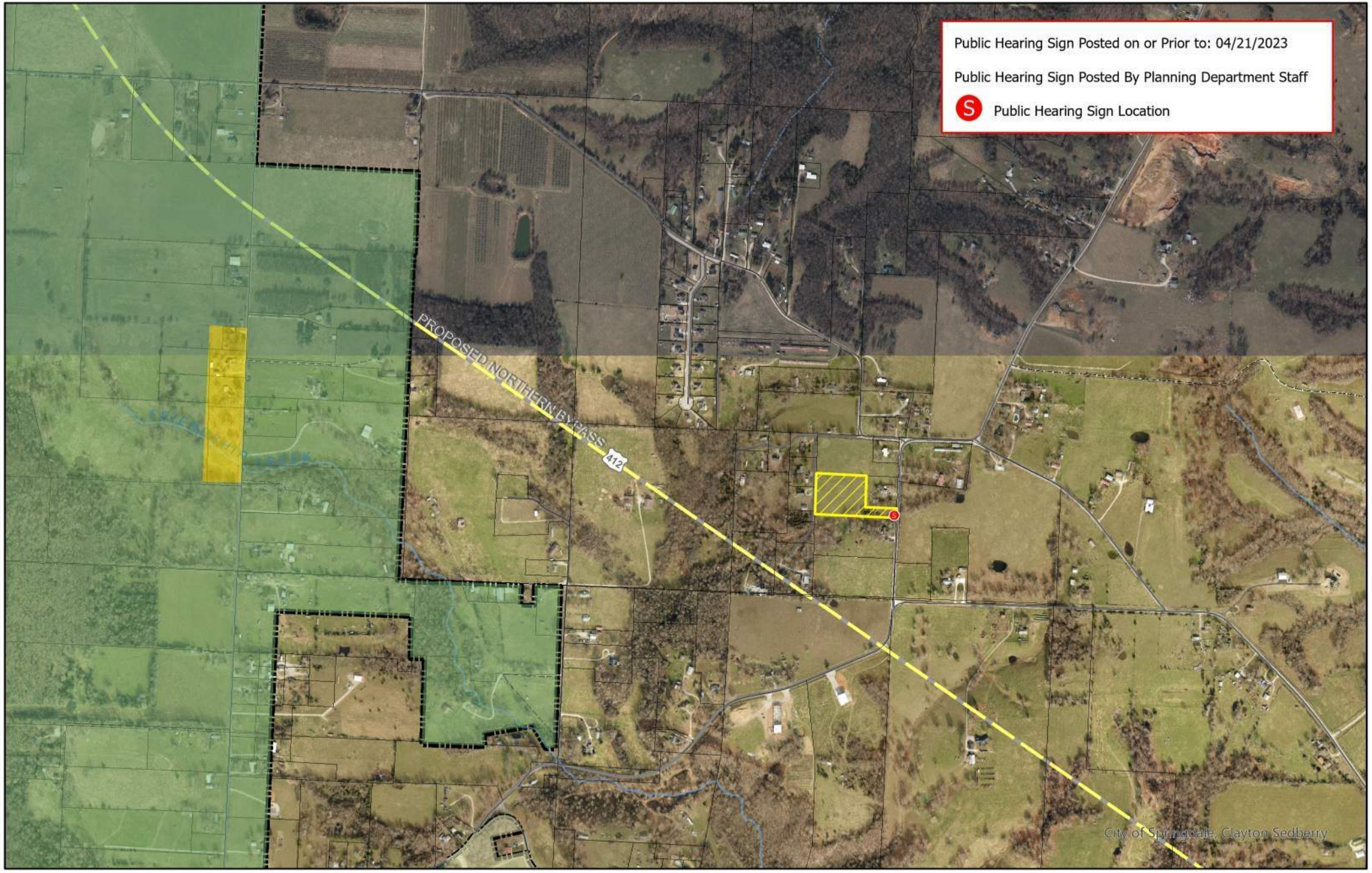


Planning Commission Meeting
May 2, 2023

Miles
0 00.01 0.02 0.03 0.04
N

PROJECT: C23-06
APPLICANT: Meliton Aguilar Ortiz
LOCATION: Between Luper Road & Katie Lane
REQUEST: Conditional Use for a
Tandem Lot in Springdale's Planning Area

SPRINGDALE
WE'RE MAKING IT HAPPEN



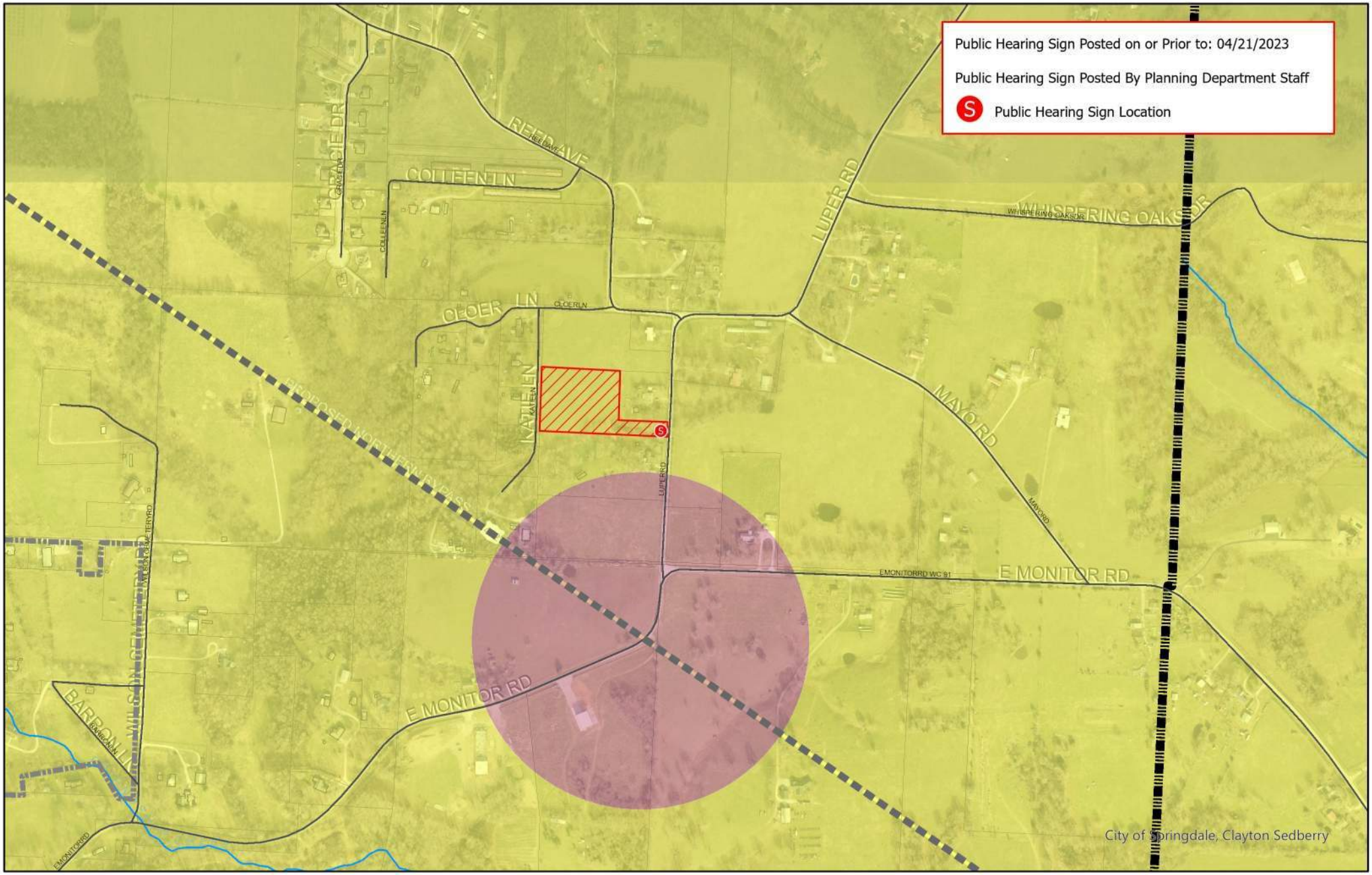
Planning Commission Meeting
May 2, 2023

Miles
0 0.04 0.08 0.16 0.24 0.32

N

PROJECT: C23-06
APPLICANT: Meliton Aguilar Ortiz
LOCATION: Between Luper Road & Katie Lane
REQUEST: Conditional Use for a
Tandem Lot in Springdale's Planning Area

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
May 2, 2023

Miles
0 0.05 0.1 0.15 0.2

N

PROJECT: C23-06
APPLICANT: Meliton Aguilar Ortiz
LOCATION: Between Luper Road & Katie Lane
REQUEST: Conditional Use for a
Tandem Lot in Springdale's Planning Area

SPRINGDALE
WE'RE MAKING IT HAPPEN

Planning and Community Development Division
City of Springdale

Memo

To: **Planning Commission**

From: **Staff**

Date: **May 2, 2023**

RE: **PP23-05** **Preliminary Plat** **I-49 Industrial Park**

Planning Comments:

1. This Preliminary Plat has been given the number PP23-05. 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)
    a. L23-31 & B23-48 – if approved, please note that after 05/02/23
5. Show the Parcel Number of the property in a prominent font above the legal description.

6. Signature line update:

Streets and Drainage _____ _____

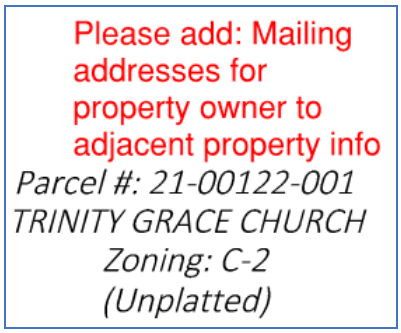
~~Director of Engineering & Public Works~~
City Engineer

CERTIFICATE OF SURVEYING ACCURACY:

7. Align or remove signature lines, preliminary plats do not require signatures.



8. Need to indicate/show any adjacent plats/parcels with ownership & addresses. If any of the adjacent properties are platted please indicate the subdivision/tract name. Sheet 3 – some have it and some don't, please update.



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

Building & Fire Comments:

No Comments.

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 4/27/2023

1. **No Preliminary Plat review at this time.**
   - **Only comments directed to the Lot Split.**
   - **Detention ponds should not be divided between lots. This could cause maintenance issues if lots sell to different owners. Ponds in subdivisions can be on their own lots and maintained by a POA or on the same lot as a building and maintained by the owner of the lot.**

PP23-05

Plat
Application

Please indicate project type (choose one):

☐ Informal Plat: $50.00 (ie, lot split, lot line adjustment)
☐ Replat: $250.00
x 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 x Representive

Applicant/Property Owner (person making request)	Site Information
Name: I-49 Industrial, LLC	Location/Address: ~87 acres located SE of the intersection of Dixieland and W. Apple Blossom Ave
E-mail: mmcrossland@crossland.com	
Address: 833 S East Avenue Columbus, KS 66725	
Phone: 620-429-1414	Assessor's Parcel Number(s): 21-00118-002, 21-00122-000
Representative Contact Information (if applicable)	Current Zoning District: W-1 & C-2, W-1
Name: Halff Associates, Inc.	Rezone required: none
E-mail: joanne.johnson@halff.com	Total Acreage: 18.50, 68.93
Address: 2407 SE Cottonwood Bentonville, AR 72712	
Phone: 479-579-3993	

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.

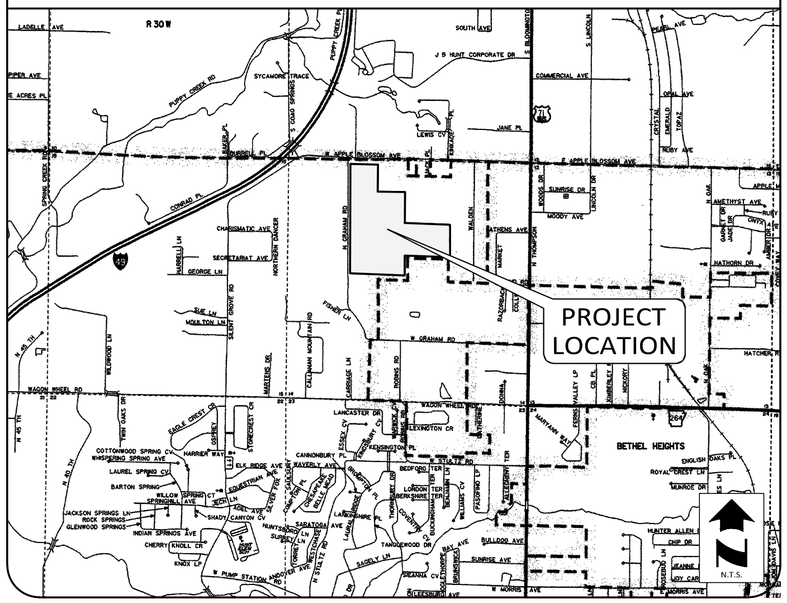
Name of Applicant/Property Owner (printed): I-49 Industrial LLC Mattie Crossland Date: 3-30-23

Signature: Mattie Crossland

Name of Representative (if applicable): Mattie Crossland Date:

Signature: Mattie Crossland

VICINITY MAP



Parcel #: 21-00118-002 & Parcel #: 21-00122-000

LEGAL DESCRIPTION – WARRANTY DEED L202072327:

A TRACT OF LAND BEING ALL OF TRACT 5 AND A PART OF TRACT 6 OF THE McRICH INFORMAL PLAT RECORDED AS DOCUMENT L202055043, SAID TRACT OF LAND BEING A PART OF THE W 1/2 OF THE NE 1/4 AND A PART OF THE El/2 OF THE NW 1/4 ALL IN SECTION 14, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN RAILROAD SPIKE FOUND AT THE NE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 14; THENCE ALONG THE EAST LINE OF SAID NE 1/4 OF THE NW 1/4 S01 ° 40'28"W 653.89 FEET TO AN IRON PIN FOUND AND THE POINT OF BEGINNING; THENCE CONTINUING S01° 40'28"W 753.36 FEET; THENCE S86° 28'02"E 1100.41 FEET; THENCE S0l048'25"W 26.10 FEET TO AN IRON PIN FOUND; THENCE S00° 29'I2"W 87.38 FEET TO A CONCRETE MONUMENT FOUND; THENCE S01° 34'05"W 87.60 FEET TO AN IRON PIN FOUND; THENCE S01 ° 33'36"W 87.86 FEET TO AN IRON PIN FOUND; THENCE S01 ° 53'5l "W 87.82 FEET TO AN IRON PIN FOUND; THENCE S00° 22'02''E 88.27 FEET TO AN IRON PIN FOUND; THENCE S01° 38'38"W 175.75 FEET TO AN IRON PIN FOUND; THENCE S00° 51'05"W 149.11 FEET; THENCE N86° 28'02"W 1107.54 FEET TO AN IRON PIN FOUND ON THE EAST LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 14; THENCE ALONG SAID EAST LINE S01° 40'28"W 484.00 FEET TO A NAIL FOUND ON TOP OF A WOODEN POST AT THE SE CORNER OF SAID SE 1/4 OF THE NW 1/4; THENCE N86° 28'02"W 1327.44 FEET TO AN IRON PIN FOUND AT THE SW CORNER OF SAID SE 1/4 OF THE NW 1/4; THENCE ALONG THE WEST LINE OF THE E1/2 OF THE NW 1/4 OF SAID SECTION 14 N01 ° 35'2211E 2662.12 FEET TO AN IRON PIN FOUND AT THE NW CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 14; THENCE ALONG THE NORTH LINE OF SAID NE 1/4 OF THE NW 1/4 S87° I6'37"E 671.82 FEET; THENCE S02° 18'31 "W PASSING AT A DISTANCE OF 30.67 FEET AN IRON PIN FOUND FOR A TOTAL DISTANCE OF 658.62 FEET; THENCE S87° 4l '29"E 666.32 FEET TO THE POINT OF BEGINNING, CONTAINING 91.50 ACRES, MORE OR LESS.

B22-97 Variance on Landscaping Requirement of Opaque Screening.
W22-18 Waiver for Street and Sidewalk Improvements on Apple Blossom Avenue and Graham Road.

Lot 1

A tract of land being a part of tract 7 of the Mcrich Informal Plat recorded as Document L202055043, said tract of land being a part of the East One-Half (E 1/2) of the Northwest Quarter all in section 14, Township 18 North, Range 30 West, Benton County, Arkansas. more particularly described as follows:

Commencing at the Northwest Corner of the East One-Half of the Northwest Quarter, Section 14, as shown on Plat Record L202055043: thence South 01°40'28" West a distance of 1,407.24 feet to a one-half inch rebar with PS 1834 cap; thence South 86°28'02" East a distance of 1,022.18 feet to a point on the westerly right of way of Dixieland Road as described on Donation Agreement Document L202183455 with said point also being on the north boundary of said Tract 6, Mcrich Informal Plat; thence departing said north boundary of Tract 6, South 01°49'53" West along the west right of way of Dixieland Road a distance of 67.85 feet to a one-half inch rebar with PS 1834 cap and the Point of Beginning; thence continuing along said right of way, South 01°49'53" West a distance of 655.55 feet to a one-half inch rebar with PS 1834 cap; thence departing said right of way, North 84°35'21" West a distance of 290.93 feet to a one-half inch rebar with PS 1834 cap; thence North 01°41'10" East a distance of 637.39 feet to a one-half inch rebar with PS 1834 cap; thence South 88°10'07" East a distance of 291.98 feet to the Point of Beginning, containing 4.32 acres, more or less.

Lot 2

A tract of land being a part of tract 7 of the Mcrich Informal Plat recorded as Document L202055043, said tract of land being a part of the East One-Half (E 1/2) of the Northwest Quarter all in section 14, Township 18 North, Range 30 West, Benton County, Arkansas. more particularly described as follows:

Commencing at the Northwest Corner of the East One-Half of the Northwest Quarter, Section 14, as shown on Plat Record L202055043: thence South 01°40'28" West a distance of 1,407.24 feet to a one-half inch rebar with PS 1834 cap and the Point of Beginning; thence South 86°28'02" East a distance of 1,022.18 feet to a one-half inch rebar with PS 1834 cap on the west right of way of Dixieland Road as described in Donation Document L202183455; thence along said right of way, South 01°49'53" West a distance of 67.85 feet to a one-half inch rebar with PS 1834 cap; thence departing said right of way, North 88°10'07" West a distance of 291.98 feet to a one-half inch rebar with PS 1834 cap; thence South 01°41'01" West a distance of 637.39 feet to a one-half inch rebar with PS 1834 cap; thence South 84°35'21" East a distance of 290.93 feet to a one-half inch rebar with PS 1834 cap being on the west right of way of Dixieland Road; thence along said right of way, South 01°49'53" West a distance of 66.11 feet to a one-half inch rebar with PS 1834 cap on the south boundary of tract 7; thence along said south boundary of tract 7, North 86°28'02" West a distance of 1,020.01 feet to a one-half inch rebar with PS 1380 cap; thence North 88°19'32" West a distance of 119.79 feet to a one-half inch rebar with PS 1834 cap; thence North 01°40'28" East a distance of 789.57 feet to a one-half inch rebar with PS 1834 cap; thence South 88°19'32" East a distance of 119.79 feet to the Point of Beginning, containing

GENERAL NOTES:

- Basis of Bearing – Grid North, Arkansas State Plane Coordinate System, North Zone (0301), RT Kinematic observation from OPUS post processed base having the following values: North 36°14'26.5819" Latitude, West 94°08'55.6341" Longitude, ellipsoid height of 1212.5, and a scale factor of 1.00005653 (grid to ground).
- Vertical Datum – NAVD 88, based on OPUS post processed solution to Geoid 18. Said solution having an elevation of 3.97.67 m / 1304.68 usft.
- Underground Utilities – Underground utilities depicted hereon are shown based on the painted markings of Arkansas One-Call system, ticket number 210511-1575. Actual locations of utilities may vary from those shown. Utilities should be confirmed prior to excavations through Arkansas One-Call System.
- Every recorded document reviewed and considered as a part of this survey is noted hereon. Surveyor has not made a thorough investigation or independent search for any easements or other encumbrances or facts that an accurate, complete, and current title search and or title commitment would disclose. Other documents of record, rights, or facts may exist and affect this property.
- Last Date of Field Work – May 21, 2021.
- Survey Retracement based on McRich Informal Plat II as shown and Platted by Paya, Inc. on Document No. L202069349. An area along the east portion thereof is a part of Dixieland Road extension by the City of Springdale. At the time of survey, document has not been filed of record and a record copy has not been provided, it's location is shown graphically only for information purposes.

LOT 3

A tract of land being a part of tract 7 of the Mcrich Informal Plat recorded as Document L202069349, said tract of land being a part of the East One-Half (E 1/2) of the Northwest Quarter all in section 14, Township 18 North, Range 30 West, Benton County, Arkansas. more particularly described as follows:

Commencing at the Northeast Corner of the Northeast Quarter of the Northwest Quarter of Section 14 being accepted as a railroad spike; thence South 01°40'28" West a distance of 653.89 feet to a five-eighths inch rebar with PS 1118 cap and the Point of Beginning; thence South 01°40'28" West a distance of 753.35 feet to a one-half inch rebar with PS 1834 cap; thence North 88°19'32" West a distance of 119.79 feet to a feet to a one-half inch rebar with PS 1834 cap; thence South 01°40'28" West a distance of 789.57 feet to a one-half inch rebar with PS 1834 cap; thence South 88°19'32" East a distance of 119.79 feet to a one-half inch rebar with PS 1380 cap; thence South 01°40'28" West a distance of 484.00 feet to a forty penny nail in the top of a fence corner post and being the Southeast Corner of Tract 7 and the Southeast Corner of the Southeast Quarter Northwest Quarter; thence North 86°28'02" West a distance of 1,297.42 feet to a one-half inch rebar with PS 1834 cap on the east right of way of Graham Road; thence North 01°35'22" East a distance of 1,781.09 feet to a one-half inch rebar with PS 1834 cap; thence South 88°25'46" East a distance of 630.79 feet to a one-half inch rebar with PS 1834 cap; thence North 02°18'24" East a distance of 210.00 feet to a five-eighths inch rebar; thence South 87°41'29" East a distance of 666.31 feet to the Point of Beginning, containing 54.72 acres more or less.

LOT 4

A tract of land being a part of Tract 7, Mcrich Informal Plat recorded as Document L202069349, said tract of land being a part of the East One-Half (E1/2) of the Northwest Quarter all in Section 14, Township 18 North, Range 30 West, Benton County, Arkansas, more particularly described as follows:

Commencing at the Northeast Corner of the Northeast Quarter of the Northwest Quarter of Section 14 being accepted as a railroad spike; thence North 87°16'36" West a distance of 659.09 feet; thence South 02°18'31" West a distance of 50.00 feet to a one-half inch rebar with PS 1834 cap at the Point of Beginning ; thence South 02°18'31" West a distance of 658.62 feet to a five-eighths inch rebar; thence South 02°18'24" West a distance of 210.00 feet to a one-half inch rebar with PS 1834 cap; thence North 88°25'46" West a distance of 630.79 feet to a one-half inch rebar with PS 1834 cap on the east right of way of Graham Road; thence North 01°35'22" East a distance of 831.45 feet to a one-half inch rebar with PS 1834 cap; thence South 87°16'37" East a distance of 641.19 feet to the Point of Beginning, containing 12.04 acres, more or less.

Zoning - Warehouse Distict (W-1)				
Building Setbacks				
Front Yard		Side Yard	Rear Yard	
With Front Parking	Without Front Parking	Subject to applicable fire and building codes	Adj. To Non-Residential District	Adj. To Residential District
50'	30'	0'	25'	50'

CERTIFICATE OF OWNERSHIP:

As Owners, we hereby certify that we have caused the land described to be surveyed, divided, platted, dedicated, and/or access rights reserved, as represented on this Plat.

Signature: _____ Date: _____

Printed Name: _____ Title:_____

State of _____)
) SS
County of _____)

Sworn And Subscribed Before Me This_____Day Of _____. 2023

Notary Public:_____

My Commission Expires:_____

CERTIFICATE OF ACCEPTANCE:

The undersigned hereby certify that this plat meets current regulations of the City of Springdale and Regulations of the Arkansas State Board of Health as each pertains to this plat and to the offices of responsibility shown below.

	Date	Signature
Acceptance of Dedications	_____	_____ City Clerk
		_____ Mayor
City of Springdale Approval for Recording	_____	_____ Director, Planning and Community Development Division
	_____	_____ Secretary, Planning Commission
		_____ Chairman, Planning Commission
Water and Sewer	_____	_____ Engineer, Springdale Water Utilities
Streets and Drainage	_____	_____ Director of Engineering & Public Works

CERTIFICATE OF SURVEYING ACCURACY:

I, Clayton D. Crotts hereby certify that this plat correctly represents a boundary survey made by me or under my direct supervision and boundary markers shown hereon actually exist and their location, type and material are correctly shown to the best of my knowledge and belief.

PRELIMINARY

CERTIFICATE OF AUTHORIZATION HALFF ASSOCIATES, INC. No. 1470 ARKANSAS

Signed:_____
Arkansas Professional Land Surveyor
No. 1834

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: Sept 28, 2007

Filing Block

SURVEYOR
Halff Associates, Inc.
2407 SE Cottonwood St.
Bentonville, AR 72712
Contact: Clayton D. Crotts
Telephone: (479) 273-2209

ENGINEER
Halff Associates, Inc.
2407 SE Cottonwood St.
Bentonville, AR 72712
Contact: Patrick Foy / Joanne Johnson
Telephone: (479) 273-2209

OWNER / DEVELOPER
I49 Industrial, LLC
833 S. East Avenue
Columbus, KS 66725

HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

I-49 Industrial Park

Springdale, Arkansas

Prepared For:
I-49 Industrial Park

PRELIMINARY PLAT

PLAT #PP23-05

Revisions

Drawn By:	JDS	Vert. Scale:	N/A
Approved By:	CDC	Horiz. Scale:	1"=200'
Date:	04.20.2023	Plot Scale:	1
Project No.:	CRO-127	DWG Name:	PLAT

Drawing Name: P:\CRO-127 Apple Blossom Graham Road\DRAFTING\CRO-127 Preliminary PLAT.dwg Last Modified: Apr 20, 2023 – 10:27am Plotted on: Apr 20, 2023 – 10:52am by ah5165

LEGEND

Ex. Section Line	Set 1/2" Rebar w/ PS# 1834 Cap
Ex. Boundary Line	Set Mag Nail w/ PS# 1834 Washer
Ex. Adjacent Boundary Line	Ex. Rebar
Ex. Right of Way Line	Ex. Nail
Ex. Road Centerline	Ex. Chiseled "X"
Ex. Easement Line	Ex. Monument
Proposed of Way Line	Ex. Stone
Proposed Easement Line	Ex. Railroad Spike

Filing Block

Grid North

200 0 200

Scale in Feet
1 Inch = 200 Feet

PRELIMINARY

W. Apple Blossom Avenue

City of Lowell
City of Springdale

Parcel #: 12-00252-000
JB HUNT TRANSPORT INC.
704 W. Apple Blossom Ave.
Zoning: C-2
(Unplatted)

Parcel #: 12-00245-126
JB HUNT TRANSPORT INC.
Zoning: C-2
(Unplatted)

Parcel #: 12-00245-025
JB HUNT TRANSPORT INC.
Zoning: C-2
(Unplatted)

P.O.C.
NE Corner
NE1/4 NW1/4
Section 14
Ex. Railroad Spike

N87°16'36"W 659.09'

S87°16'37"E 671.82'

50.00'

S87°16'37"E 641.19'

NW Corner
NE1/4,NW1/4
Sec 14, T-18-N, R-30-W
N:700910.6
E:678094.9

R/W

50' Right-Of-Way

Ex. 1/2" Rebar
w/ PS 1118 Cap
(N02°27'E, 30.7)

LOT 4
±12.04 Acres

608.62'

S02°18'31"W 658.62'

S01°40'28"W 653.89'

Parcel #: 21-00122-001
TRINITY GRACE CHURCH
Zoning: C-2
(Unplatted)

N01°35'22"E 831.45'

Parcel #: 21-00122-025
TANNAHILL LIVING TRUST JOHN - ELDRIDGE, CONNIE I
803 W. Apple Blossom Ave.
Zoning: A-1
(Unplatted)

Ex. 5/8" Rebar

S87°41'29"E 666.31'

P.O.B.
Ex. 5/8" Rebar
w/ PS 1118 Cap

N. Graham Road

LOT LINE CREATED PER THIS PLAT
N88°25'46"W 630.79'

LOT LINE CREATED PER THIS PLAT
S02°18'24"W 210.00'

S01°40'28"W 753.35'

Parcel #: 21-00118-000
MACRICH LLC
Zoning: C-2
(Unplatted)

Parcel #: 21-00122-038
C B W CONTRACTORS LLC
5748 N. Graham Rd.
Zoning: A-1
(Unplatted)

Parcel #: 21-00122-036
JACKSON, JACK
5712 N. Graham Rd.
Zoning: A-1
(Unplatted)

N01°35'22"E 2662.12'

LOT 3
±43.65 Acres

Parcel #: 21-00122-000
I49 INDUSTRIAL LLC
Zoning: W-1
(Unplatted)

Ex. 1/2" Rebar
w/ PS 1834 Cap
N:699440.7
E:679383.2

LOT LINE CREATED PER THIS PLAT
N88°19'32"W 119.79'

Parcel #: 21-00123-000
TANNAHILL LIVING TRUST JOHN - ELDRIDGE, CONNIE I
Zoning: A-1
(Unplatted)

N01°35'22"E 1781.09'

Site Benchmark
1/2" Rebar w/
Control Cap
Elev=1326.63

307.64'

S86°28'02"E 1100.41'

1022.18'

Ex. Right-Of-Way
L202134866

Dixieland Road

S01°48'25"W
26.10'

S00°29'12"W
87.38'

S01°34'05"W
87.60'

S01°33'36"W
87.86'

S01°53'51"W
87.82'

S00°22'02"E
88.27'

S01°38'38"W
175.75'

S00°51'05"W
149.11'

LOT LINE CREATED PER THIS PLAT
S88°10'07"E 291.98'

67.85'

78.23'

Right-Of-Way Dedicated
By Separate Document

Ex. Right-Of-Way
Donation Agreement
L202183455

87.53'

66.11'

LOT LINE CREATED PER THIS PLAT
N84°35'21"W 290.93'

Ex. 1/2"
Rebar

Ex. 1/2" Rebar
w/ PS 1380 Cap

Ex. 1/2"
Rebar

N86°28'02"W 1107.54'

1020.01'

Ex. 1/2" Rebar
w/ PS 1380 Cap
SE1/4, NW1/4
Sec 14, T-18-N, R-30-W

LOT LINE CREATED PER THIS PLAT
S88°19'32"E 119.79'

S88°03'48"E 441.95'
LOT LINE CREATED PER THIS PLAT

481.92'

S01°40'28"W 789.57'
LOT LINE CREATED PER THIS PLAT

LOT LINE REM450.0' PER THIS PLAT

651.0'

LOT 2
±16.35 Acres

Parcel #: 21-00118-002
I49 INDUSTRIAL LLC
Zoning: W-1 & C-2
(Unplatted)

456.0'

LOT LINE CREATED PER THIS PLAT
N01°41'10"E 637.39'

LOT 1
±4.32 Acres

655.55'

S01°49'53"W 789.51'

R/W

LOT 5
±11.07 Acres

651.0'

N01°54'20"E 949.60'
LOT LINE CREATED PER THIS PLAT

S01°40'28"W 484.00'

Ex. 1/2" Rebar
w/ PS 1834 Cap
N:699440.7
E:679383.2

Parcel #: 21-00117-025
DIXIELAND 412 LLC
1458 Hiland Rd.
Zoning: A-1
(Unplatted)

Parcel #: 21-00118-000
MACRICH LLC
Zoning: C-2
(Unplatted)

Parcel #: 21-00118-001
DIXIELAND 412 LLC
Zoning: C-2
(Unplatted)

Highland Road

LYNN ESTATES

Lot 13, Block 2
Parcel #: 21-00327-000
KENNETH RAY & TERESA BRESSLER -
KNT HANCOCK REVOCABLE TRUST
5690 Walden St.
Zoning: SF-2

Lot 14, Block 2
Parcel #: 21-00328-000
SULLIVAN, RICHARD E. & PADGETT, TAMMY
5664 Walden St.
Zoning: SF-2

Lot 1, Block 1
Parcel #: 21-00290-000
LIRA, AGUSTINA
5638 Walden St.
Zoning: SF-2

Lot 2, Block 1
Parcel #: 21-00291-000
SCAMARDO, VIRGINA E.
5610 Walden St.
Zoning: SF-2

Lot 3, Block 1
Parcel #: 21-00292-000
MILLER LIVING TRUST, BRUCE W.
5586 Walden St.
Zoning: SF-2

Lot 4, Block 1
Parcel #: 21-00293-000
GOODWIN, JOHN CARL &
DIANNA LEA & GOODWIN, JACK
5558 Walden St.
Zoning: SF-2

Lot 5, Block 1
Parcel #: 21-00294-000
STILL, LYNN & JOYCE
5532 Walden St.
Zoning: SF-2

Lot 6, Block 1
Parcel #: 21-00295-000
HAWKINS, BOBBY JOE & KATHERINE S
5498 Walden St.
Zoning: SF-2

Lot 7, Block 1
Parcel #: 21-00296-000
HALE, SPENCER B.
5476 Walden St.
Zoning: SF-2

Lot 8, Block 1
Parcel #: 21-00297-000
SLOCUM, COURTNEY L
5448 Walden St.
Zoning: SF-2

Ex. 1/2" Rebar
SW Corner
SE1/4, NW1/4
Section 14
N:698249.5
E:678021.1

30.02'

731.56'

N86°28'02"W 1327.44'

565.87'

Ex. 40D Nail
Top of Fence
Corner Post

Site Benchmark
1/2" Rebar w/
Control Cap
Elev=1374.08

30' Right-Of-Way

Parcel #: 21-00132-000
OELKE TIMOTHY EDWARD
Zoning: A-1
(Unplatted)

Parcel #: 21-00129-010
TERRAZAS, CESAR & ANGELA
5254 N. Graham Rd.
Zoning: A-1
(Unplatted)

Parcel #: 21-00124-000
BLEVINS, LONETA M.
Zoning: A-1
(Unplatted)

Parcel #: 21-00123-025
BLEVINS, LONETA M.
Zoning: A-1
(Unplatted)

Parcel #: 21-00142-050
BLEVINS, LONETA M.
1514 W. Graham Rd.
Zoning: A-1
(Unplatted)

Parcel #: 21-00123-005
TANNAHILL LIVING TRUST JOHN - ELDRIDGE, CONNIE I
5352 N. Graham Rd.
Zoning: A-1
(Unplatted)

312

Drawing Name: P:\CRO-127 Apple Blossom Graham Road\DRAFTING\CRO-127 Preliminary PLAT.dwg Last Modified: Apr 20, 2023 – 10:27am Plotted on: Apr 20, 2023 – 10:52am by dh5165

halff

HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

I-49 Industrial Park

Springdale, Arkansas

Prepared For:
I-49 Industrial Park

PRELIMINARY PLAT

PLAT #PP23-05

Revisions

Drawn By:	JDS	Vert. Scale:	N/A
Approved By:	CDC	Horiz. Scale:	1"=200'
Date:	04.20.2023	Plot Scale:	1
Project No.:	CRO-127	DWG Name:	PLAT

Filing Block

NW Corner
NE1/4,NW1/4
Sec 14, T-18-N, R-30-W
N:700910.6
E:678094.9

50' Right-Of-Way

S87°16'37"E 671.82'

W. Apple Blossom Avenue

50.00'

S87°16'37"E 641.19'

Ex. 1/2" Rebar
w/ PS 1118 Cap
(N02°27'E, 30.7)

N87°16'36"W 659.09'

P.O.C.
NE Corner
NE1/4 NW1/4
Section 14
Ex. Railroad Spike

Ex. Utility Easement
Book 2016, Page 46552

Utility Easement
Per Separate
Document

Ex. Drainage Easement
L202123165

Ex. 20' Sewer Easement
Book 688, Page 15
(Used on 25' R/W)

Access Easement
Per Separate Document

Ex. Water Easement
Book 2015, Page 63343

LOT 4
±12.04 Acres

Future Building
Min. Finished Floor Elevation = 1315.50

N01°35'22"E 831.45'

Drainage & Utility Easement
Per Separate Document

608.62'

S02°18'31"W 658.62'

Ex. Easement Agreement
L202183456

Ex. Drainage Easement
L202123165

S01°40'28"W 653.89'

Ex. Access Easement
Deed Book 2014, Page 19892

Ex. Sewer Easement
Book 688, Page 15

Ex. 5/8" Rebar

S87°41'29"E 666.31'

P.O.B.
Ex. 5/8" Rebar
w/ PS 1118 Cap

Drainage & Utility Easement
Per Separate Document

S02°18'24"W 210.00'

N88°25'46"W 630.79'

Access Easement
Per Separate Document

S01°40'28"W 753.35'

MATCHLINE SEE SHEET 5

Ex. Sewer Easement
Book 688, Page 15

Drainage & Utility Easement
Per Separate Document

LOT 3
±43.65 Acres

MATCHLINE SEE SHEET 4

N01°35'22"E 2662.12'

Ex. Water Easement
Book 2015, Page 63343

N88°19'32"W 119.79'

Ex. 1/2" Rebar
w/ PS 1834 Cap
N:699440.7

Road

313

Grid North

100 0 100

Scale in Feet
1 Inch = 100 Feet

PRELIMINARY

halff

HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

I-49 Industrial Park

Springdale, Arkansas

Prepared For:
I-49 Industrial Park

PRELIMINARY PLAT

PLAT #PP23-05

Revisions

Drawn By:	**JDS**	Vert. Scale:	**N/A**
Approved By:	**CDC**	Horiz. Scale:	**1"=100'**
Date:	**04.20.2023**	Plot Scale:	**1**
Project No.:	**CRO-127**	DWG Name:	**PLAT**

Drawing Name: P:\CRO-127 Apple Blossom Graham Road\DRAFTING\CRO-127 Preliminary PLAT.dwg Last Modified: Apr 20, 2023 - 10:27am Plotted on: Apr 20, 2023 - 10:52am by ah5165

MATCHLINE SEE SHEET 3

LOT 3
±43.65 Acres

N01°35'22"E 2662.12'

N. Graham Road

Ex. Water Easement
Book 2015, Page 63343

N01°35'22"E 1781.09'

30' Right-Of-Way

Ex. Water Easement
Book 2015, Page 63343

Drainage & Utility Easement
Per Separate Document

N88°19'32"W 119.79'

Ex. 1/2" Rebar
w/ PS 1834 Cap
N:699440.7
E:679383.2

Site Benchmark
1/2" Rebar w/
Control Cap
Elev=1326.63

307.64'

S88°03'48"E 441.95'

S01°40'28"W 789.57'

LOT 5
±11.07 Acres

Future Building
Min. Finished Floor Elevation = 1336.80

Drainage & Utility Easement
Per Separate Document

481.92'

450.0'

Ex. Sewer Easement
Book 688, Page 15

149.9'

MATCHLINE SEE SHEET 5

Existi
Finishea

N01°54'20"E 949.60'

Approximate Location of
Future Springdale
Northern Bypass
(U.S. Highway 412)

S88°19'32"E 119.79'

Ex. 1/2" Rebar
w/ PS 1380 Cap
SE1/4, NW1/4
Sec 14, T-18-N, R-30-W

S01°40'28"W 484.00'

Ex. 1/2" Rebar
SW Corner
SE1/4, NW1/4
Section 14
N:698249.5
E:678021.1

Ex. Transmission Line Easement
Book 2003, Page 16896

30.02'

731.56'

N86°28'02"W 1327.44'

565.87'

Site Benchmark
1/2" Rebar w/
Control Cap
Elev=1374.08

Ex. 40D Nail
Top of Fence
Corner Post

Grid North

100 0 100

Scale in Feet
1 Inch = 100 Feet

PRELIMINARY

HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

I-49 Industrial Park

Springdale, Arkansas

Prepared For:
I-49 Industrial Park

PRELIMINARY PLAT

PLAT #PP23-05

Revisions

Drawn By:	JDS	Vert. Scale:	N/A
Approved By:	CDC	Horiz. Scale:	1"=100'
Date:	04.20.2023	Plot Scale:	1
Project No.:	CRO-127	DWG Name:	PLAT

Drawing Name: P:\CRO-127 Apple Blossom Graham Road\DRAFTING\CRO-127 Preliminary PLAT.dwg Last Modified: Apr 20, 2023 - 10:27am Plotted on: Apr 20, 2023 - 10:53am by ah5165

Filing Block

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 4

S01°40'28"W 753.35'

Ex. Sewer Easement
Book 688, Page 15

Drainage & Utility Easement
Per Separate Document

N88°19'32"W 119.79'

Ex. 1/2" Rebar
w/ PS 1834 Cap
N:699440.7
E:679383.2

Ex. Easement

Drainage & Utility Easement
Per Separate Document

S86°28'02"E 1100.41'
1022.18'

Carroll Elect Coop. Corp.
30' Right of Way Easement
No.# 045694-01

Ex. Right-Of-Way
L202134866

R/W

S01°48'25"W
Ex. 1/2" Rebar w/ PS
26.10'

S00°29'12"W
Ex. 1/2" Rebar
87.38'

S01°34'05"W
Ex. 1/2" Steel Plate
on Concrete Monument
87.60'

S01°33'36"W
Ex. 1/2" Rebar
87.86'

S01°53'51"W
Ex. 1/2" Rebar
87.82'

Ex. 5/8" Rebar

S00°22'02"E
Ex. 1/2" Rebar
88.27'

S01°38'38"W
Ex. 1/2" Rebar
175.75'

S00°51'05"W
149.11'

Site Benchmark
1/2" Rebar w/
Control Cap
Elev=1326.63

307.64'

651.0'

167.1'

S88°10'07"E 291.98'

67.85'

36.1'

78.23'

Ex. AGR Easement
L202183457

Right-Of-Way Dedicated
By Separate Document

Ex. Utility Easement
L202134864

Access Easement
Per Separate Document

S88°03'48"E 441.95'

S01°40'28"W 789.57'

LOT 2
±16.35 Acres

Existing Warehouse Building
Finished Floor Elevation = 1340.50

450.0'

456.0'

N01°41'10"E 637.39'

LOT 1
±4.32 Acres

655.55'

S01°49'53"W 789.51'

Dixieland Road

Future Building
Min. Finished Floor Elevation = 1336.80

LOT 5
±11.07 Acres

Drainage & Utility Easement
Per Separate Document

481.92'

Ex. Sewer Easement
Book 688, Page 15

Drainage & Utility Easement
Per Separate Document

Ex. Right-Of-Way
Donation Agreement
L202183455

149.9'

651.0'

Drainage & Utility Easement
Per Separate Document

Access Easement
Per Separate Document

166.3'

87.53'

36.1'

1020.01'

N84°35'21"W 290.93'

66.11'

N86°28'02"W 1107.54'

Ex. 1/2" Rebar
w/ PS 1380 Cap
SE1/4, NW1/4
Sec 14, T-18-N, R-30-W

Ex. 1/2" Rebar

Ex. 1/2" Rebar
w/ PS 1380 Cap

Ex. 1/2" Rebar

S88°19'32"E 119.79'

S01°40'28"W 484.00'

Ex. R/W Easement
L202134866

565.87'

315

Grid North

100 0 100

Scale in Feet
1 Inch = 100 Feet

PRELIMINARY

halff

HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

I-49 Industrial Park

Springdale, Arkansas

Prepared For:
I-49 Industrial Park

PRELIMINARY PLAT

PLAT #PP23-05

Revisions

Drawn By:	**JDS**	Vert. Scale:	**N/A**
Approved By:	**CDC**	Horiz. Scale:	**1"=100'**
Date:	**04.20.2023**	Plot Scale:	**1**
Project No.:	**CRO-127**	DWG Name:	**PLAT**

SHEET **5** of 5

Drawing Name: P:\CRO-127 Apple Blossom Graham Road\DRAFTING\CRO-127 Preliminary PLAT.dwg Last Modified: Apr 20, 2023 – 10:27am Plotted on: Apr 20, 2023 – 10:53am by ah5165

Planning and Community Development Division
City of Springdale

Memo

To: **Planning Commission**

From: **Staff**

Date: **May 2, 2023**

RE: **L23-31** **Large-Scale Development** **I-49 Industrial Park, Ph. IV**

Planning Comments:

1. This Large-Scale Development Plan has been given the number L23-31. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (Standard comment)
3. A written response to all comments is required with resubmission. (Standard comment)
4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
5. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
6. A lighting plan is required, displaying at least 1 foot candle in all parking and pedestrian areas.
7. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

8. A screening fence is required in accordance with Chapter 56.
    a. Variance requested B23-48

Building & Fire Comments:

Revised water mains and hydrant acceptable.

Engineering Summary:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 4/27/2023

1. **Chapter 106 – Stormwater Drainage**

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

Standard Comments

- **Grading Permit already issued for other phases, can transfer to this phase,**

Project Specific Comments

- **Provide details for any energy dissipation proposed in channel.**

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted: March 30, 2023 Payment Method: _____

Date Accepted as Complete: April 24, 2023 Project Number: L23-31

Must meet the below criteria for a Large Scale Submittal:

x Pre-application meeting held with Springdale Planning Department. Date: 3/15/2023

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.

N/A 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)

Name: I-49 Industrial, LLC

E-mail: mmcrossland@crossland.com

Address: 833 S East Avenue
Columbus, KS 66725

Phone: 620-429-1414

Site/ Location: W Apple Blossom Ave

Assessor's Parcel Number(s): 21-00122-000

Development Point of Contact for Question & Staff Reviews

Name: Halff Associates, Inc

E-mail: joanne.johnson@halff.com

Address: 2407 SE Cottonwood St.
Bentonville, AR 72712

Phone: 479-579-3993

Current Zoning District: W-1

Rezone required: W-1

Total Acreage: 11.40 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): Nattie Crossland Date: 3/16/2023

Signature:

Staff Notes:

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: Patsy Christie, Katie Hollingshead, Ed Stith, Rick Barry, Mattie Crossland, Patrick Foy, Joanne Johnson
Name of main point of contact for project: Joanne Johnson
Parcel Number(s): 21-00122-000
Acreage of the proposed development: 11.40 acres
Type of project: Industrial
When is the intended application date? March 30, 2023
Per the date above, the earliest Planning Commission meeting date would be: May 2, 2023

Is there a street address? If not, please complete the 911 Address Assignment form on the City of Springdale's GIS Department website. It was mentioned in the pre app meeting that the developer would need to name the interior street for an address

Is this proposal in a commercial zone? If yes, Commercial Design Standards will need to be met. no

Is this project located in the Downtown Form-Based Code District or S.E.E.D. Districts? If yes, the Form-Based Code rules will apply. no

Does this project involve a multifamily structure? If yes, Multifamily Design Standards will apply. no

All projects must meet the requirements of the Drainage Criteria Manual. noted

Are you intending to bond for any aspects of this project? (landscaping, sidewalks, etc) no

Is there a prepared photometric plan? no

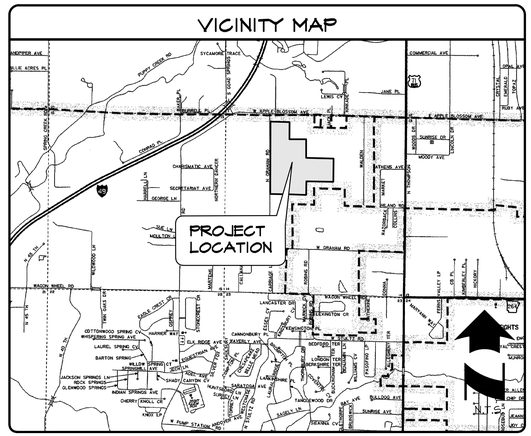
Is there a prepared landscaping plan featuring perimeter and frontage landscaping? yes

Based upon this discussion, what variances/waivers will be required?

Please state all of the Fire Code issues mentioned.

none

Issued For Review - 04.20.2023



April 2023

Large Scale Development Plans

for

I-49 INDUSTRIAL PARK, PH IV

L23-31

Springdale, Benton County, Arkansas

B23-48 Variance on Landscaping Requirement of Opaque Screening.

ENGINEER
Halff, Inc.
2407 SW Cottonwood St.
Bentonville, AR 72712
Contact: Joanne Johnson
Telephone: (479) 273-2209

SURVEYOR
Halff, Inc.
2407 SW Cottonwood St.
Bentonville, AR 72712
Contact: Clayton Crotts, P.S.
Telephone: (479) 273-2209

OWNER/DEVELOPER
Crossland Realty Group
833 S. East Ave
P.O. Box 45
Columbus, KS 66725
Contact: Nick Humble
Telephone: (620) 429-1414

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: July 28, 2007

CERTIFICATE OF AUTHORIZATION HALFF ASSOCIATES, INC. No. 1470 ARKANSAS

FOR REVIEW

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

halff

HALFF ASSOCIATES, INC.
C.O.A. #E-3065 EXP. DATE: 12.31.2024
C.O.A #LS-371 EXP. DATE: 12.31.2024
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

NOTE: REVIEW OF THESE PLANS 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 CITY OF SPRINGDALE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTIONS IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.

PARCEL #: 21-00122-000
I-49 INDUSTRIAL , LLC
ZONING: W-1

LEGAL DESCRIPTION - WARRANTY DEED L202072327:

A TRACT OF LAND BEING ALL OF TRACT 5 AND A PART OF TRACT 6 OF THE McRICH INFORMAL PLAT RECORDED AS DOCUMENT L202055043, SAID TRACT OF LAND BEING A PART OF THE W 1/2 OF THE NE 1/4 AND A PART OF THE E1/2 OF THE NW 1/4 ALL IN SECTION 14, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN RAILROAD SPIKE FOUND AT THE NE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 14; THENCE ALONG THE EAST LINE OF SAID NE 1/4 OF THE NW 1/4 S01°40'28"W 653.89 FEET TO AN IRON PIN FOUND AND THE POINT OF BEGINNING; THENCE CONTINUING S01°40'28"W 753.36 FEET; THENCE S86° 28'02"E 1100.41 FEET; THENCE S01°48'25"W 26.10 FEET TO AN IRON PIN FOUND; THENCE S00°29'12"W 87.38 FEET TO A CONCRETE MONUMENT FOUND; THENCE S01° 34'05"W 87.60 FEET TO AN IRON PIN FOUND; THENCE S01 ° 33'36"W 87.86 FEET TO AN IRON PIN FOUND; THENCE S01°53'51"W 87.82 FEET TO AN IRON PIN FOUND; THENCE S00°22'02"E 88.27 FEET TO AN IRON PIN FOUND; THENCE S01°38'38"W 175.75 FEET TO AN IRON PIN FOUND; THENCE S00°51'05"W 149.11 FEET; THENCE N86°28'02"W 1107.54 FEET TO AN IRON PIN FOUND ON THE EAST LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 14; THENCE ALONG SAID EAST LINE S01°40'28"W 484.00 FEET TO A NAIL FOUND ON TOP OF A WOODEN POST AT THE SE CORNER OF SAID SE 1/4 OF THE NW 1/4; THENCE N86°28'02"W 1327.44 FEET TO AN IRON PIN FOUND AT THE SW CORNER OF SAID SE 1/4 OF THE NW 1/4; THENCE ALONG THE WEST LINE OF THE E1/2 OF THE NW 1/4 OF SAID SECTION 14 N01°35'22"E 2662.12 FEET TO AN IRON PIN FOUND AT THE NW CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 14; THENCE ALONG THE NORTH LINE OF SAID NE 1/4 OF THE NW 1/4 S87°16'37"E 671.82 FEET; THENCE S02° 18'31 "W PASSING AT A DISTANCE OF 30.67 FEET AN IRON PIN FOUND FOR A TOTAL DISTANCE OF 658.62 FEET; THENCE S87°41'29"E 666.32 FEET TO THE POINT OF BEGINNING, CONTAINING 91.50 ACRES, MORE OR LESS.

SITE UTILITY CONTACTS

NATURAL GAS
BLACK HILLS ENERGY
CONTACT: SCOTT STOKES
1811 E BORICK
FAYETTEVILLE, ARKANSAS 72701
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EMAIL: scott.stokes@blackhillscorp.com

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CONTACT: LAYNE RHODES
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PHONE: (479) 442-1977
EMAIL: lr1592@att.com

WATER & SEWER
SPRINGDALE WATER UTILITY
CONTACT: LARRY PECKHAM
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PHONE: (479) 927-4173
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ELECTRIC
OZARKS ELECTRIC COOPERATIVE
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3641 WEDINGTON DRIVE
FAYETTEVILLE, AR 72704
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CABLE
COX COMMUNICATIONS
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4901 S. 48TH ST.
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CONTACT: DUANE MILLER
417 HOLCOMB
SPRINGDALE, AR 72764
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DEPARTMENT OF HEALTH
ARKANSAS DEPARTMENT OF HEALTH
DIVISION OF ENGINEERING, SLOT 37
4815 W. MARKHAM
LITTLE ROCK, AR 72205
PHONE: 501-661-2623

GOVERNING AGENCIES

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SPRINGDALE, AR 72712
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OR MIKE CHAMLEE
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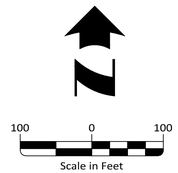
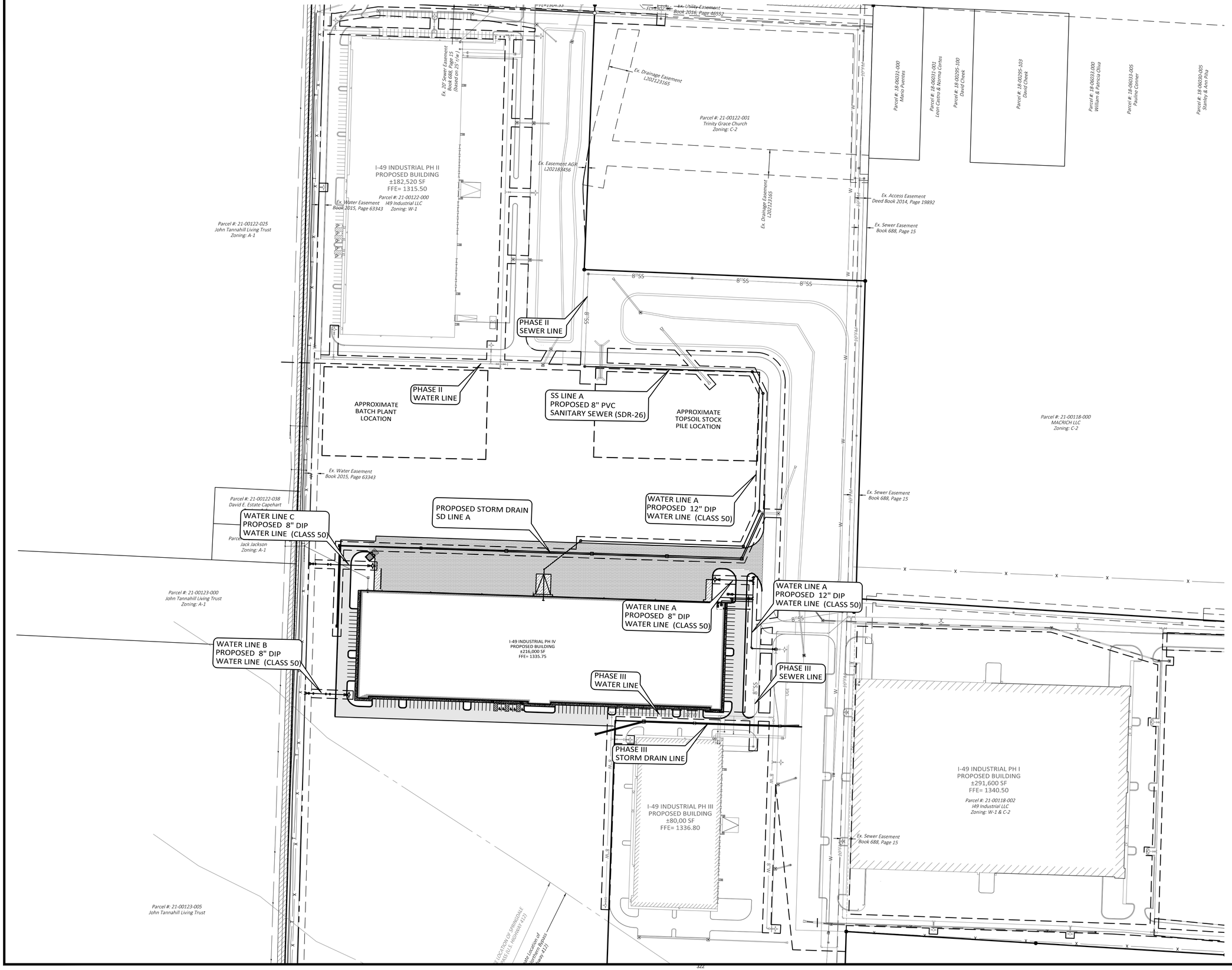
PHONE: (479) 750-8154

STREET DEPARTMENT
CONTACT: JAMES SMITH
EMAIL: jsmith@springdalear.gov
OR JOHN CASSON
EMAIL: jcasson@springdalear.gov
PHONE: (479) 750-8135

Drawing Name: A:\540\00\b540900\LDI\LD\Sheets\CE-PLAN b40948.dwg Last Modified: Apr 18, 2023 - 3:27pm Plotted on: Apr 20, 2023 - 5:00am by dfb714

B23-48





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479.273.2209 - HALFF.COM

I-49 INDUSTRIAL PARK PHASE IV

Springdale, Ar

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03.30.2023

OVERALL SITE PLAN

Revisions

Drawn By:	KES	Vert. Scale:	
Approved By:	JKJ	Horiz. Scale:	1"=40'
Date:	03.22.23	Plot Scale:	1
Project No.:	54098	DWG Name:	PLANS

SHEET **C100**

Drawing Name: A:\54000s\54098\001\LDV\CADD\Sheets\CE-PLAN 54098.dwg Last Modified: Mar 30, 2023 - 2:12pm Plotted on: Mar 30, 2023 - 3:01pm by ah4886

LEGEND

- EX. BOUNDARY LINE
- EX. ADJACENT BOUNDARY LINE
- R/W — EX. RIGHT OF WAY LINE
- EX. ROAD CENTERLINE
- EX. EASEMENT LINE
- EX. ASPHALT
- X — EX. FENCE LINE
- 1350 / 1351 — EX. CONTOURS
- EX. WATER METER
- EX. FIRE HYDRANT
- EX. WATER VALVE
- W — EX. WATER LINE
- EX. SEWER MANHOLE
- 8"SS> — EX. SANITARY SEWER LINE
- EX. POWER POLE
- EX. OVERHEAD ELECTRIC LINE
- 24"RCP — EX. STORM DRAIN PIPE
- T — EX. TELEPHONE LINE

- FUTURE CURB & GUTTER
- FUTURE WATER METER
- FUTURE FIRE HYDRANT
- FUTURE WATER VALVE
- 12"W — FUTURE WATER LINE
- FUTURE SEWER MANHOLE
- SS — FUTURE SANITARY SEWER LINE
- FUTURE FLARED END SECTION
- FUTURE JUNCTION BOX / CURB INLET
- FUTURE GRATE INLET
- FUTURE STORM DRAIN PIPE
- 1350 — FUTURE MAJOR CONTOUR
- 1349 — FUTURE MINOR CONTOUR

- Proposed Sign
- Accessible Parking
- Proposed Type "A" Curb & Gutter
- Proposed Concrete Sidewalk
- Proposed Standard Duty Asphalt Pavement
- Proposed Heavy Duty Concrete Pavement
- Proposed Standard Duty Concrete Pavement
- Proposed Heavy Duty Concrete Dumpster Pad
- Proposed Water Meter
- Proposed Fire Hydrant
- Proposed Water Valve
- Proposed RPZ Backflow Preventer
- Proposed Waterline "T" Fitting
- Proposed Waterline 90° Fitting
- Proposed Reducer
- Proposed Stub Out
- ?"W — Proposed Water Line W/Size
- w — Proposed 1" Service Line
- ?"FDC — Proposed Dry Fire Line W/Size
- ?"FL — Proposed Fire Line W/Size
- CO — Proposed Sewer Manhole
- Proposed Clean-Out
- Dbl. CO — Proposed Double Clean-Out
- ?"SS> — Proposed Sanitary Sewer Line W/Size
- S — Proposed 4" San. Sewer Wye & 4" PVC Service Line
- Proposed Electric Transformer
- UGE — Proposed Underground Electric Line
- Proposed Gas Meter
- G — Proposed Gas Line
- T — Proposed Telephone Line
- FO — Proposed Fiber Optic Line
- Proposed Flared End Section
- Proposed Junction Box / Curb Inlet
- Proposed Grate Inlet
- 24" RCP — Proposed Storm Drain Pipe
- C — Proposed Conduit
- 1350 — Proposed Major Contour
- 1349 — Proposed Minor Contour
- HP — High Point
- TC=1366.25 — Proposed Top of Curb Elevation
- FG=1366.25 — Proposed Finished Surface Elevation
- 2% — Grade to Drain

Sheet List Table

Sheet Number	Sheet Title
C000	COVER SHEET
C001	NOTES AND LEGEND
C100	OVERALL SITE PLAN
C200	SITE PLAN
C300	EROSION CONTROL PLAN
C301	EROSION CONTROL PLAN
C302	EROSION CONTROL DETAILS
C400	GRADING PLAN
C500	DRAINAGE PLAN
C501	STORM DRAIN PROFILES STORM DRAIN LINE A
C600	UTILITY PLAN
C601	UTILITY PLAN
C602	SANITARY SEWER PLAN AND PROFILE SEWER LINE A
C603	WATER LINE PLAN AND PROFILE WATER LINE A AND B
C604	WATER LINE PLAN AND PROFILE WATER LINE C AND D
C605	WATER LINE E EXISTING 16 INCH WATER LINE PLAN AND PROFILE
C701	MISCELLANEOUS DETAILS
C700	MISCELLANEOUS DETAILS
C702	CITY DETAILS
C703	CITY DETAILS
C704	CITY WATER AND SEWER DETAILS
C705	CITY WATER AND SEWER DETAILS
C706	CITY WATER AND SEWER DETAILS
L100	LANDSCAPE PLAN

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 BACK OF CURB, FACE OF BUILDING, EDGE OF PAVEMENT, OR CENTERLINE OF STRIPE. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
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 SHALL BE 6" TYPE "A" CONCRETE CURB AND GUTTER. REFER TO DETAIL SHEETS.
6. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LAYOUT.
7. PROPOSED SIDEWALKS SHALL BE A MINIMUM OF 5' WIDE UNLESS OTHERWISE NOTED.
8. REFER TO ARCHITECTURAL PLANS FOR DETAILS OF THE PROPOSED ENTRANCE SIGN.
9. ALL CONSTRUCTION SHALL CONFORM TO THE CITY DEVELOPMENT REGULATIONS.
10. ALL SIGNAGE, PAVEMENT MARKINGS, AND STRIPING SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND REGULATIONS.
11. REFER TO LIGHTING PLAN FOR PROPOSED PARKING LOT LIGHTING LOCATIONS AND FOR POLE FOOTING AND POLE FIXTURE DETAILS.
12. STOCKPILING OF CONSTRUCTION SPOIL MATERIALS AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:

A. DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
B. THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
C. NO SLOPES STEEPER THAN 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
D. NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS WITH A INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
E. ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.

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SITE GRADING AND DRAINAGE GENERAL NOTES:

1. NO LAND CLEARING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES AND TREE PROTECTION FENCING HAVE BEEN INSTALLED. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE. ALL EROSION CONTROL MEASURES AND TREE PROTECTION FENCING 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 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. ALL PROPOSED SIDEWALKS AND ACCESSIBLE RAMPS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2%.
8. THERE ARE NO KNOWN EXISTING EROSION CONTROL PROBLEMS EXISTING ON SITE.
9. THERE ARE NO EXISTING WETLANDS ON SITE.
10. WITHIN 40 DAYS OF PLACEMENT OF CURBS, THEY SHALL BE BACKFILLED AND FINE GRADED WITH A MINIMUM 4" OF TOPSOIL AND TOPPED WITH HYDRO-MULCH OR SOD TO ESTABLISH PERMANENT GRASS.
11. REFER TO ARCHITECTURAL PLANS FOR BUILDINGS AND CANOPY ROOF DRAIN DOWNSPOUT LOCATIONS (TYP.)

FOR REVIEW

CERTIFICATE OF AUTHORIZATION — HALFF ASSOCIATES, INC. — No. 1470 — ARKANSAS

halff

HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST. STE 1
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I-49 INDUSTRIAL PARK
PHASE IV
L23-31

Springdale, Ar

Issued for Review
04.20.2023

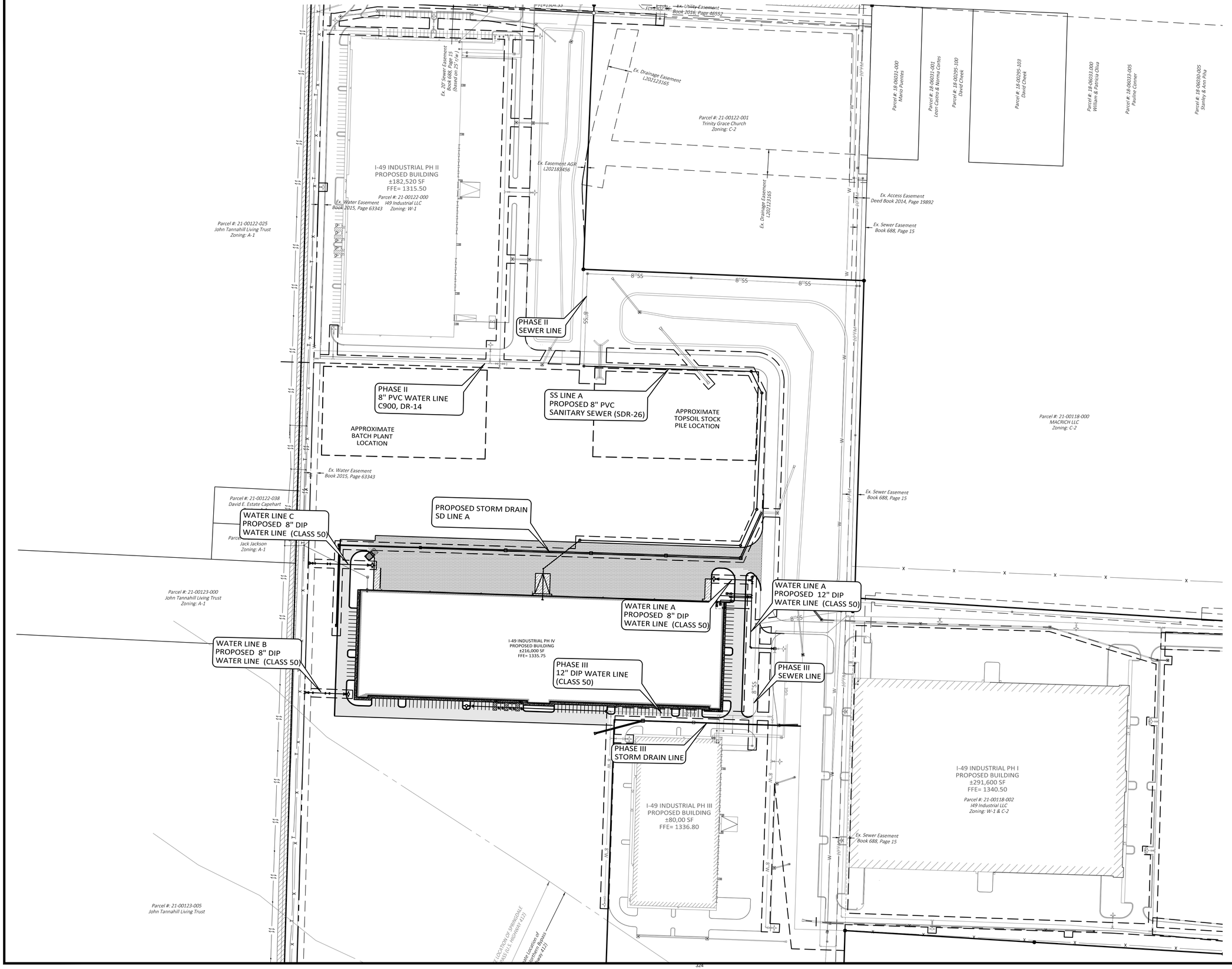
NOTES AND LEGEND

Revisions

Drawn By:	KES	Vert. Scale:	
Approved By:	JKJ	Horiz. Scale:	1"=40'
Date:	03.22.23	Plot Scale:	1
Project No.:	54098	DWG Name:	PLANS

SHEET **C001**

Drawing Name: A:\54000s\54098\001\LD\CADD\Sheets\CE-PLAN 54098.dwg Last Modified: Apr 20, 2023 - 9:08am Plotted on: Apr 20, 2023 - 3:33pm by ah5174



GROSS AREA: 43.21 ACRES
NET AREA: 12.39 ACRES

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I-49 INDUSTRIAL PARK PHASE IV L23-31

Springdale, Ar

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04.20.2023

OVERALL SITE PLAN

Revisions

Drawn By:	KES	Vert. Scale:	
Approved By:	JKJ	Horiz. Scale:	1"=40'
Date:	03.22.23	Plot Scale:	1
Project No.:	54098	DWG Name:	PLANS

SHEET **C100**

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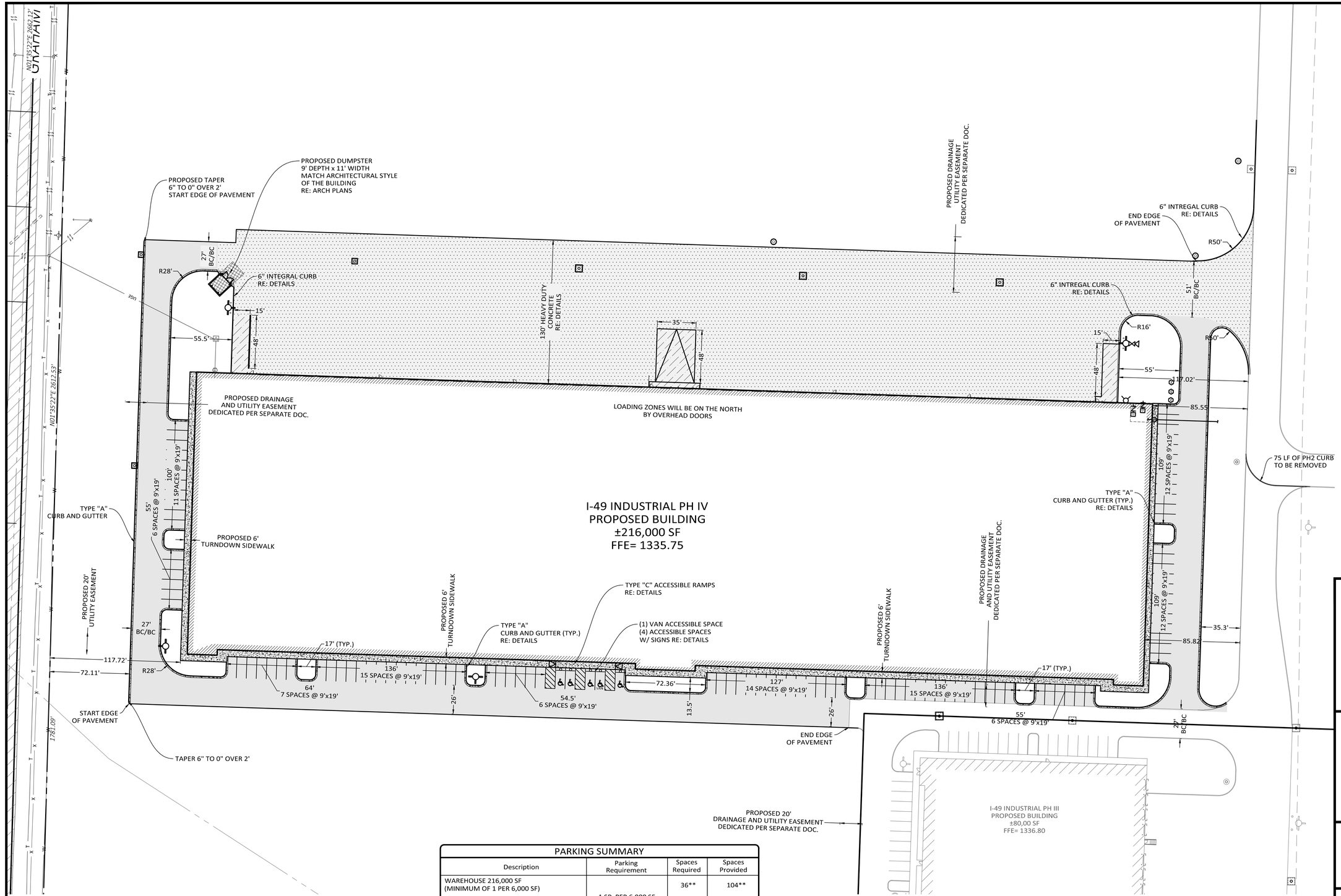

ZONING - WAREHOUSE DISTRICT (W-1)			
BUILDING SETBACKS			
SETBACKS ADJACENT TO RESIDENTIAL USES = 50'			
FRONT YARD		SIDE YARD (SUBJECT TO APPLICABLE FIRE AND BUILDING CODES)	REAR YARD
30'	Parking In Front 50'	0'	25'

PARKING SUMMARY			
Description	Parking Requirement	Spaces Required	Spaces Provided
WAREHOUSE 216,000 SF (MINIMUM OF 1 PER 6,000 SF)	1 SP. PER 6,000 SF	36**	104**
HC Accessible Spaces	101-150 SPACES= 5 SPACES	5*	5*
HC Van Accessible Spaces	1 In 6 HC Spaces	1	1
Total		36**	109**

*Includes All Accessible Spaces

40 0 40
Scale in Feet

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I-49 INDUSTRIAL PARK
PHASE IV
L23-31

Springdale, Ar

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SITE PLAN

Revisions

Drawn By:	KES	Vert. Scale:	
Approved By:	JKJ	Horiz. Scale:	1"=40'
Date:	03.22.23	Plot Scale:	1
Project No.:	54098	DWG Name:	PLANS

SHEET **C200**

Drawing Name: A:\54000s\54098\001\LD\CADD\Sheets\CE-PLAN 54098.dwg Last Modified: Apr 20, 2023 - 5:31am Plotted on: Apr 20, 2023 - 6:38am by ah5174

MATCHLINESHEETC301

PROPOSED SILT FENCE

LIMITS OF DISTURBANCE

TEMPORARY INLET PROTECTION (TYP.)

SWPPP MAILBOX

TEMPORARY CONSTRUCTION ENTRANCE RE: DETAIL

TEMPORARY CONCRETE WASHOUT

I-49 INDUSTRIAL PH IV
PROPOSED BUILDING
±216,000 SF
FFE= 1335.75

TEMPORARY ROCK CHECK DAM
RE:DETAILS

I-49 INDUSTRIAL PH III
PROPOSED BUILDING
±80,00 SF
FFE= 1336.80

40 0 40
Scale in Feet

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I-49 INDUSTRIAL PARK PHASE IV L23-31

Springdale, Ar

Issued for Review 04.20.2023

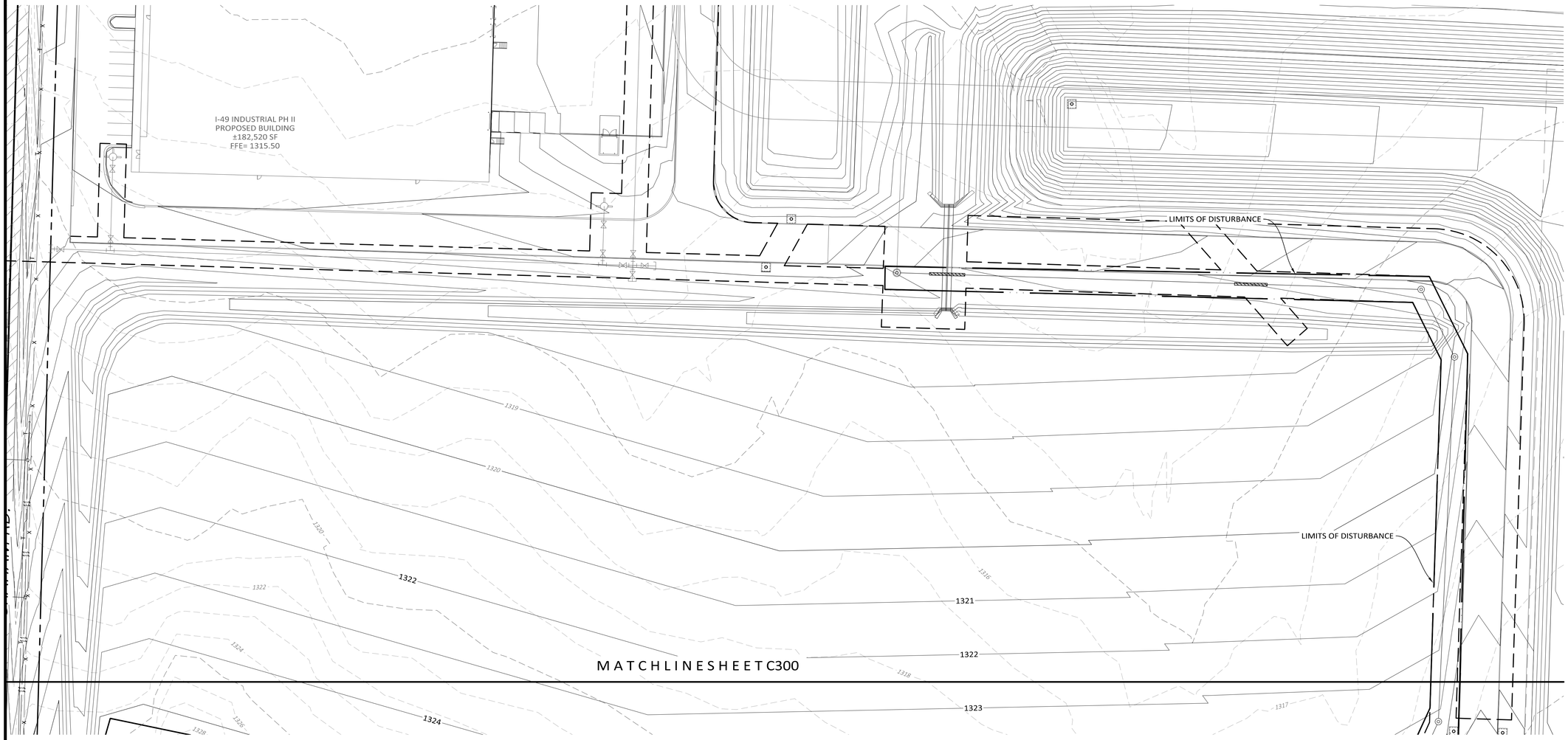
EROSION CONTROL PLAN

Revisions

Drawn By:	KES	Vert. Scale:	
Approved By:	JKJ	Horiz. Scale:	1"=40'
Date:	03.22.23	Plot Scale:	1
Project No.:	54098	DWG Name:	PLANS

SHEET **C300**

Drawing Name: A:\54000s\54098\001\LD\CADD\Sheets\CE-PLAN 54098.dwg Last Modified: Apr 20, 2023 - 5:31am Plotted on: Apr 20, 2023 - 6:36am by jh5174



40 0 40

Scale in Feet

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TOTAL AREA: 43.21 ACRES
DISTURBED AREA: 12.39 ACRES

LEGEND

- Temorary Rock Check Dam
- Temporary Construction Entrance
- Temorary Inlet Protection
- Temorary Concrete Washout
- SWPPP Box
- Flow Arrow

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 SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE FOR CONSTRUCTION TRAFFIC AT LOCATION SHOWN IN THE PLANS.
2. INSTALL INLET PROTECTION AND OTHER EROSION CONTROL MEASURES.
3. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AND APPROVED BY THE CITY OF SPRINGDALE PRIOR TO CONTRACTOR PROCEEDING WITH CONSTRUCTION.
4. BEGIN DEMOLITION. ROUGH-GRADE THE DRIVEWAYS, PARKING LOT. PERFORM MASS GRADING OF THE SITE.
5. INSTALL STORM 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.
6. 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.
7. 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 SOD/SEEDING NOTES, THIS SHEET.
8. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER PERMANENT STAND OF VEGETATION IS ESTABLISHED.

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, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS 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 (0.25) INCH. DAMAGED OR INEFFECTIVE DEVICES SHALL BE REPAIRED OR REPLACED, AS NECESSARY.
3. PROVIDE TEMPORARY CONSTRUCTION ENTRANCE, SILT FENCE, INLET PROTECTION, AND/OR 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 DISTURBED AREAS NOT TO BE PAVED OR LANDSCAPE BEDS SHALL BE SODDED.
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, SEE LANDSCAPE PLAN FOR NOTES.
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. F 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. ANY DIRT OR MUD TRACKED ONTO ADJACENT ROADWAY SHALL BE PICKED/SWEPT UP IMMEDIATELY.
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.

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Springdale, Ar

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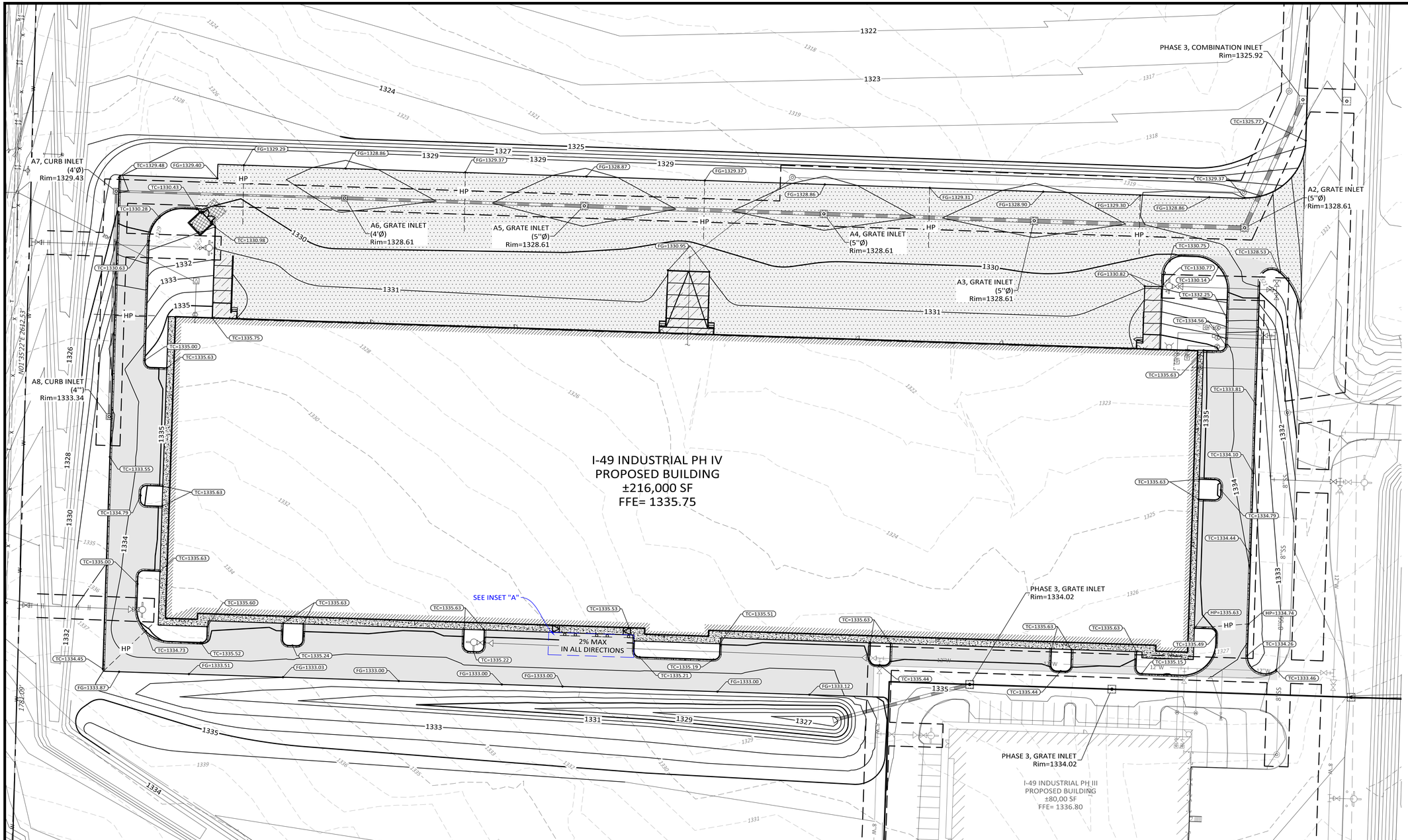
EROSION CONTROL PLAN

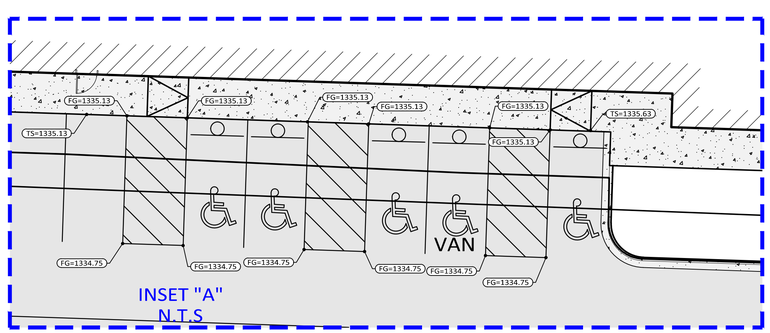
Revisions

Drawn By:	KES	Vert. Scale:	
Approved By:	JKJ	Horiz. Scale:	1"=40'
Date:	03.22.23	Plot Scale:	1
Project No.:	54098	DWG Name:	PLANS

SHEET **C301**

Drawing Name: A:\54000s\54098\001\LDI\CADD\Sheets\CE-PLAN 54098.dwg Last Modified: Apr 20, 2023 - 5:31am Plotted on: Apr 20, 2023 - 6:41am by ahS174





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04.20.2023

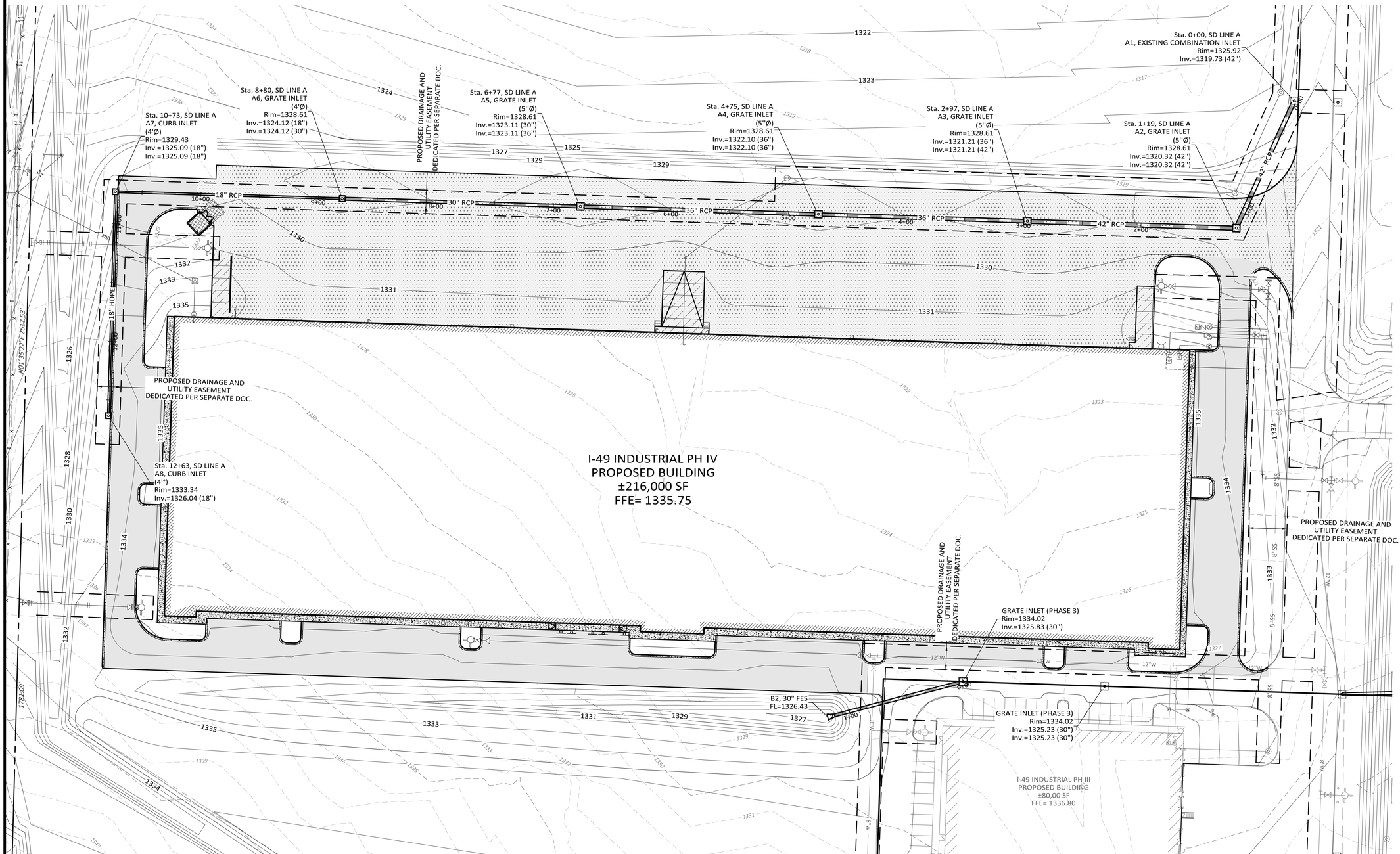
GRADING PLAN

Revisions

Drawn By:	KES	Vert. Scale:	
Approved By:	JKJ	Horiz. Scale:	1"=40'
Date:	03.22.23	Plot Scale:	1
Project No.:	54098	DWG Name:	PLANS

SHEET **C400**

Drawing Name: A:\54000\54098\001\LD\CADD\Sheets\CE-PLAN 54098.dwg Last Modified: Apr 20, 2023 - 5:31am Plotted on: Apr 20, 2023 - 6:35am by ah5174



40 0 40

Scale in Feet

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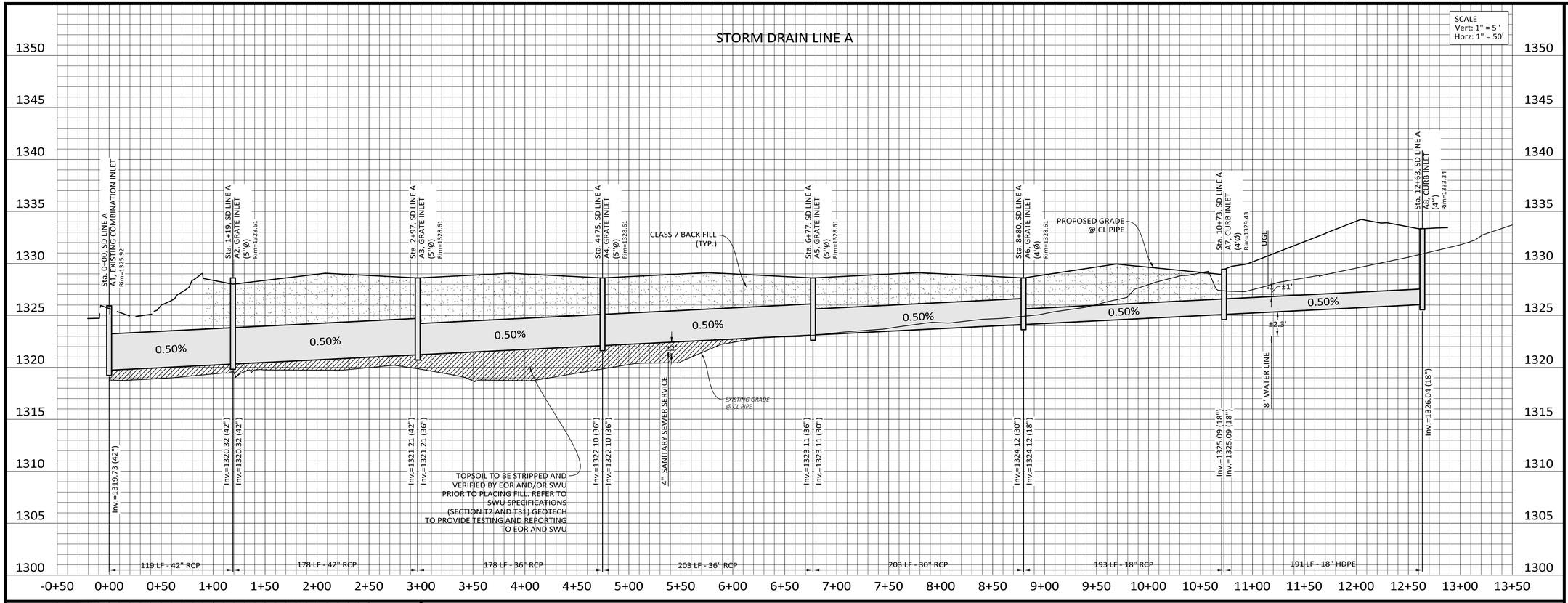
DRAINAGE PLAN

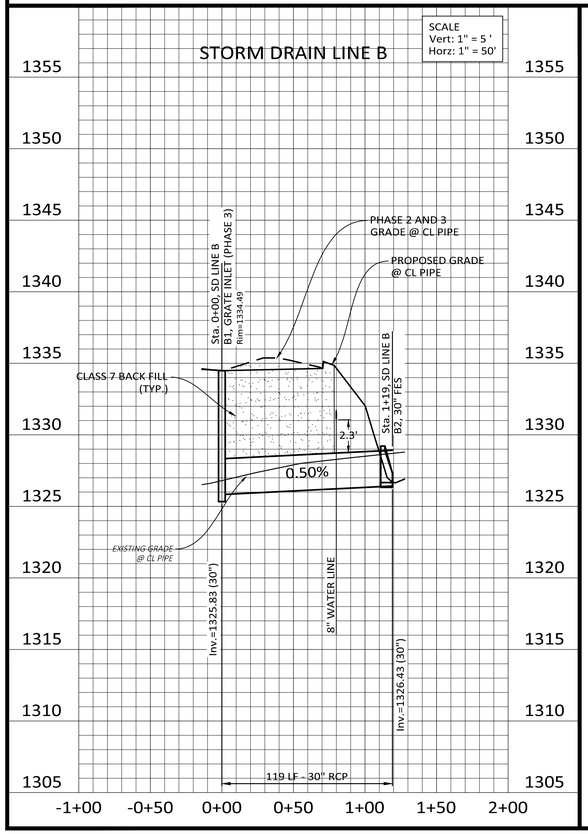
Revisions

Drawn By:	KES	Vert. Scale:	
Approved By:	JKJ	Horiz. Scale:	1"=40'
Date:	03.22.23	Plot Scale:	1
Project No.:	54098	DWG Name:	PLANS

SHEET **C500**

Drawing Name: A:\54000s\54098\001\LD\CADD\Sheets\CE-PLAN 54098.dwg Last Modified: Apr 20, 2023 - 5:31am Plotted on: Apr 20, 2023 - 6:34am by ah5174





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PHASE IV
L23-31

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STORM DRAIN PROFILES
STORM DRAIN LINE A

Revisions

Drawn By:	KES	Vert. Scale:	
Approved By:	JKJ	Horiz. Scale:	1"=50'
Date:	03.22.23	Plot Scale:	1
Project No.:	54098	DWG Name:	PLANS

SHEET **C501**

Drawing Name: A:\54000s\54098\001\LDV\CADD\Sheets\CE-PLAN 54098.dwg Last Modified: Apr 20, 2023 - 5:24am Plotted on: Apr 20, 2023 - 5:31am by ahS174

MATCHLINE SHEET C601

SD LINE A
PROPOSED STORM DRAIN

SS LINE A
PROPOSED 8" PVC
SANITARY SEWER(SDR-26)

WATER LINE A
PROPOSED 8" DIP
WATER LINE (CLASS 50)

PROPOSED FIRE HYDRANT
WITH (2) BOLLARDS
TO BE PLACED 4' FROM
BACK OF CURB

PROPOSED CONCRETE
TRANSFORMER PAD
THREE-PHASE

4-4" CONDUITS FOR CABLE, ELECTRIC, AND TELEPHONE
FROM WITHIN 5' OF ELECTRIC TRANSFORMER TO
WITHIN 3' OF ELECTRIC METER CLUSTER W/ 36" SWEEPS
EACH END 14" ABOVE FINISHED GRADE.

PROPOSED ELECTRIC METER

PROPOSED SANITARY
SEWER LINE
RE: MEP

PROPOSED DRAINAGE
AND UTILITY EASEMENT
DEDICATED PER SEPARATE DOC.

EXISTING POWER POLE

6x Water Easement
Book 2015, Page 63413

I-49 INDUSTRIAL PH IV
PROPOSED BUILDING
±216,000 SF
FFE= 1335.75

WATER LINE B
PROPOSED 8" DIP
WATER LINE (CLASS 50)

PROPOSED FIRE HYDRANT
TO BE PLACED 4'
FROM BACK OF CURB

PHASE 3
12" DIP CLASS 50
WATER LINE

WATER LINE A
PROPOSED 12" DIP
WATER LINE (CLASS 50)

SEE INSET "A"
SHEET C601

I-49 INDUSTRIAL PH III
PROPOSED BUILDING
±80,00 SF
FFE= 1336.80

N01°35'22"E 2612.53'

178.09'

Scale in Feet

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UTILITY PLAN

Revisions

Drawn By:	KES	Vert. Scale:	
Approved By:	JKJ	Horiz. Scale:	1"=40'
Date:	03.22.23	Plot Scale:	1
Project No.:	54098	DWG Name:	PLANS

SHEET **C600**

Drawing Name: A:\54000s\54098\001\LD\CADD\Sheets\CE-PLAN-UTIL-SEWER-54098.dwg Last Modified: Apr 20, 2023 - 6:11am Plotted on: Apr 20, 2023 - 6:32am by ah5174

PROPOSED DRAINAGE AND UTILITY EASEMENT DEDICATED PER SEPARATE DOC.

PHASE 2
8" PVC WATERLINE
C900, DR-14

PROPOSED DRAINAGE AND UTILITY EASEMENT DEDICATED PER SEPARATE DOC.

PROPOSED DRAINAGE AND UTILITY EASEMENT DEDICATED PER SEPARATE DOC.

PROPOSED 26 L.F.
16" STEEL ENCASEMENT
CENTERED ON 2-36" RCP

PROPOSED 24 L.F.
16" STEEL ENCASEMENT
CENTERED ON 42" RCP

SS LINE A
PROPOSED 8" PVC
SANITARY SEWER (SDR-26)

PROPOSED DRAINAGE AND UTILITY EASEMENT DEDICATED PER SEPARATE DOC.

Ex. Water Easement
Book 2015, Page 63343

MATCHLINE SHEET C600

INSET "A"

N.T.S

PROPOSED 1" IRRIGATION METER

5/8" LEAK METER

12"x6" TEE
FIRE SYSTEM CONNECTION
RE: DETAIL S-36

PROPOSED GAS METER

PROPOSED WALL MOUNTED FDC

6" FL

6" FL

2" w

PRIVATE FIRE LINE W/DDVA BACK FLOW PREVENTER RE:MEP

1" DOMESTIC WATER METER W/ 1" CORP STOP

INTERNAL RPZ BACKFLOW PREVENTER W/ THERMAL EXPANSION DEVICE RE:MEP

40 0 40
Scale in Feet

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I-49 INDUSTRIAL PARK PHASE IV L23-31

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04.20.2023

UTILITY PLAN

Revisions

Drawn By:	KES	Vert. Scale:	
Approved By:	JKJ	Horiz. Scale:	1"=40'
Date:	03.22.23	Plot Scale:	1
Project No.:	54098	DWG Name:	PLANS

SHEET **C601**

Drawing Name: A:\54000s\54098\003\LD\CADD\Sheets\CE-PLAN-UTL-SEWER-54098.dwg Last Modified: Apr 20, 2023 - 6:11am Plotted on: Apr 20, 2023 - 6:31am by ah5174

Sta. 3+98, SS LINE A
SS MANHOLE A2
Rim=1319.60
Inv.=1308.79 (In)
Inv.=1308.69 (Out)

8"SS

Sta. 0+00, SS LINE A
SS MANHOLE A1
Rim=1316.07
Inv.=1306.63 (In)
Inv.=1306.53 (Out)

±28 L.F. PROPOSED
STEEL ENCASEMENT
CENTERED ON (2) 36" RCP

PROPOSED DRAINAGE
AND UTILITY EASEMENT
DEDICATED PER SEPARATE DOC.

±25 L.F. PROPOSED 16"
STEEL ENCASEMENT
CENTERED ON 42" RCP

Sta. 4+55, SS LINE A
SS MANHOLE A3
Rim=1320.26
Inv.=1309.48 (In)
Inv.=1309.38 (Out)

SS LINE A
PROPOSED 8" PVC
SANITARY SEWER (SDR-26)

PROPOSED DRAINAGE
AND UTILITY EASEMENT
DEDICATED PER
SEPARATE DOC.

Sta. 7+31, SS LINE A
SS MANHOLE A4
Rim=1324.19
Inv.=1317.45 (In)
Inv.=1317.35 (Out)

Sta. 12+06, SS LINE A
SS MANHOLE A6
W/ TRAFFIC RATED LID
Rim=1329.10
Inv.=1320.27 (In)
Inv.=1319.94 (Out)

Sta. 8+25, SS LINE A
SS MANHOLE A5
W/ TRAFFIC RATED LID
Rim=1329.08
Inv.=1318.01 (In)
Inv.=1317.91 (Out)

8"SS

4" SS

Ex. Sewer Easement
Book 688, Page 15

S01°40'28"W 753.35'

Ex. Sewer Easement
Book 688, Page 15

Ex. 1/2" Rebar
w/ PS 1834 Cap
N:699440.7
E:679383.2

SANITARY SEWER LINE A

SCALE
Vert: 1" = 5 '
Horz: 1" = 50'

PROPOSED GRADE
@ CL PIPE

EXISTING GRADE
@ CL PIPE

±4.2

±3.7'

5.8'

42" RCP

±28 L.F. PROPOSED
16" STEEL ENCASEMENT
CENTERED ON (2) 36" RCP

±25 L.F. PROPOSED
16" STEEL ENCASEMENT
CENTERED ON 42" RCP

57 LF-8" PVC
Sanitary Sewer (SDR 26)

94 LF-8" PVC
Sanitary Sewer (SDR 26)

397 LF - 8" PVC Sanitary Sewer (SDR-26)

277 LF - 8" PVC Sanitary Sewer (SDR-26)

381 LF - 8" PVC Sanitary Sewer (SDR-26)

50 0 50
Scale in Feet

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I-49 INDUSTRIAL PARK
PHASE IV
L23-31

Springdale, Ar

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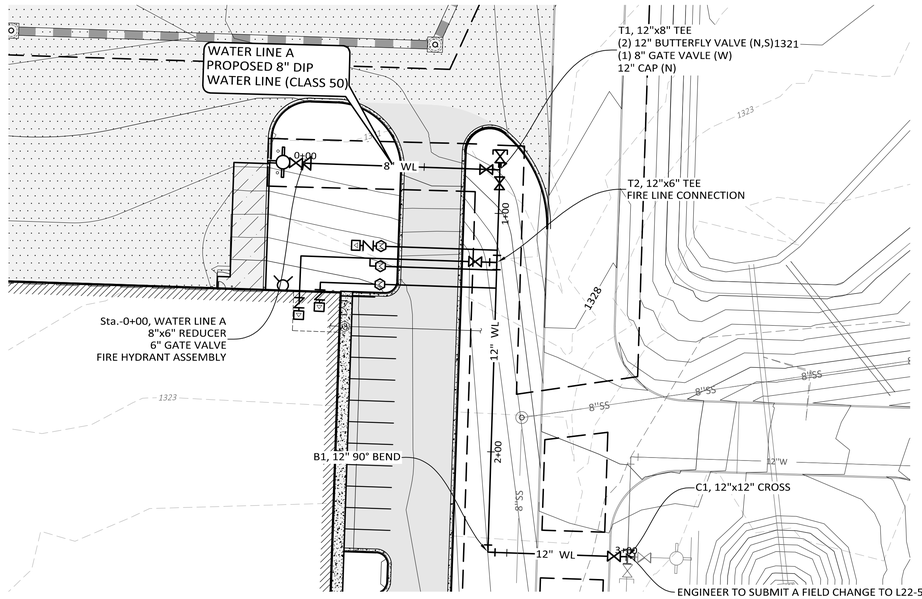
SANITARY SEWER
PLAN AND PROFILE
SEWER LINE A

Revisions

Drawn By:	KES	Vert. Scale:	
Approved By:	JKJ	Horiz. Scale:	1"=40'
Date:	03.22.23	Plot Scale:	1
Project No.:	54098	DWG Name:	PLANS

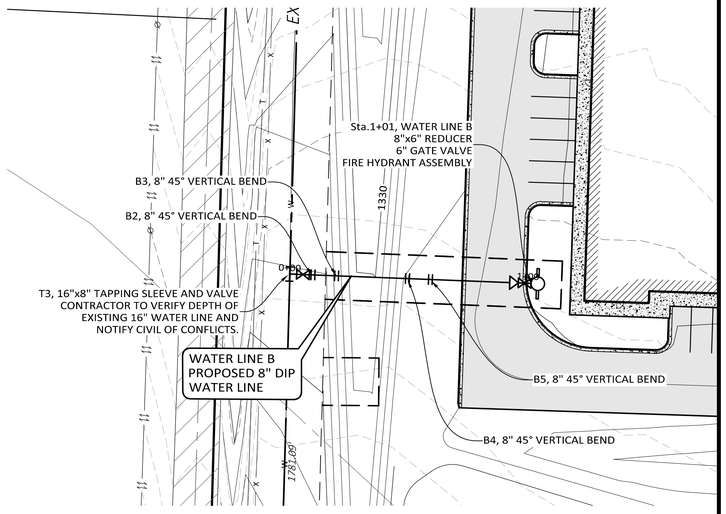
SHEET **C602**

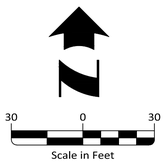
Drawing Name: A:\54000s\54098\001\LD\CADD\Sheets\CE-PLAN-UTL-SEWER-54098.dwg Last Modified: Apr 20, 2023 - 9:47am Plotted on: Apr 20, 2023 - 9:47am by ah5174

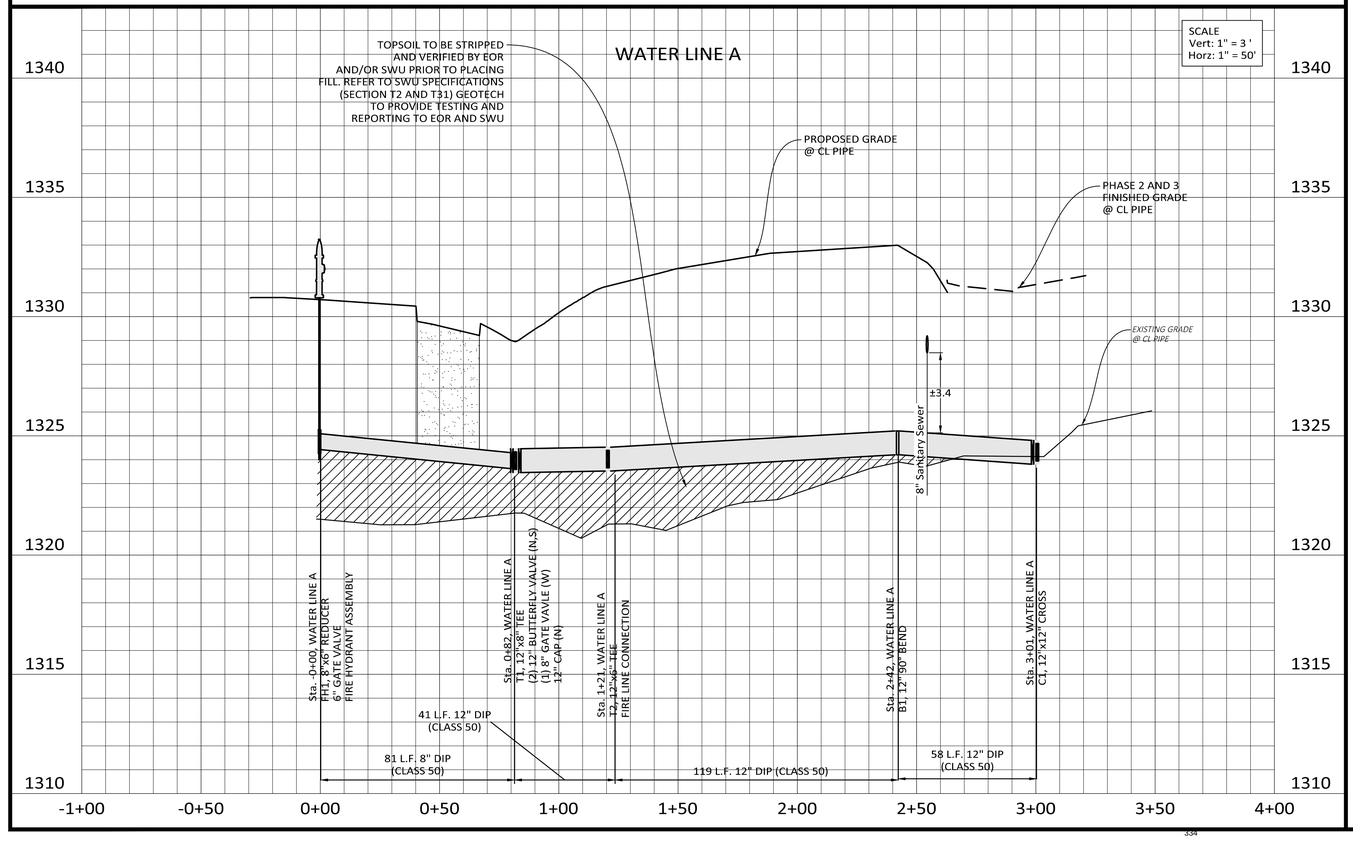


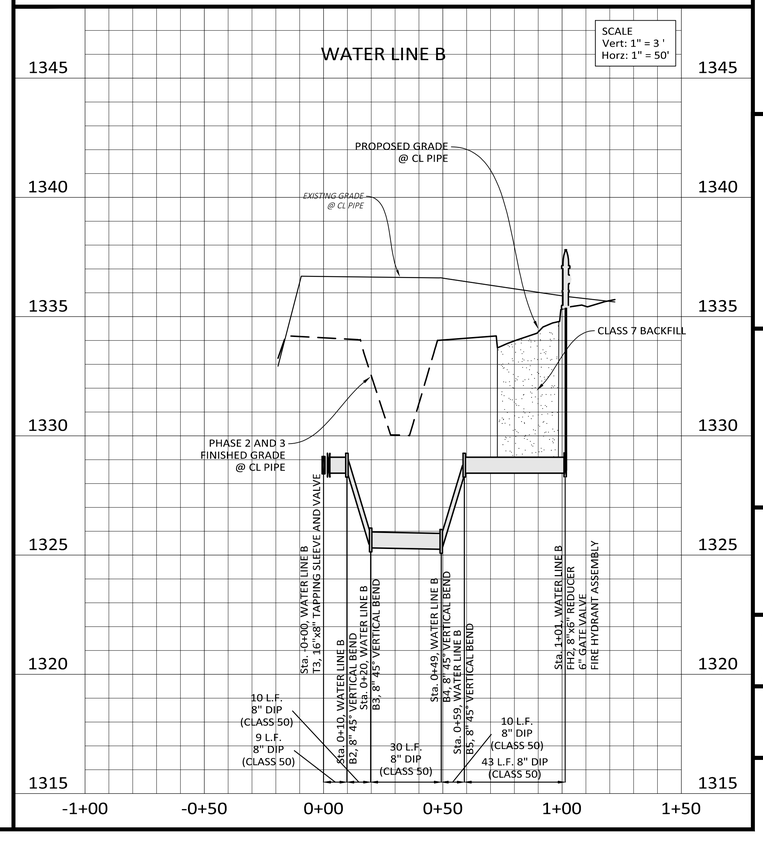
NOTE:
- 12" WATER LINE TO HAVE MINIMUM 48" COVER WHEN ADJACENT TO CURB AND GUTTER.
- 8" WATER LINE TO HAVE MINIMUM 36" COVER WHEN ADJACENT TO CURB AND GUTTER.

ENGINEER TO SUBMIT A FIELD CHANGE TO L22-57 TO REPLACE 12"x6" TEE FOR A 12"x12" CROSS WITH APPROVAL OF THESE PLANS . BEGIN WATER LINE A.









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PHASE IV
L23-31

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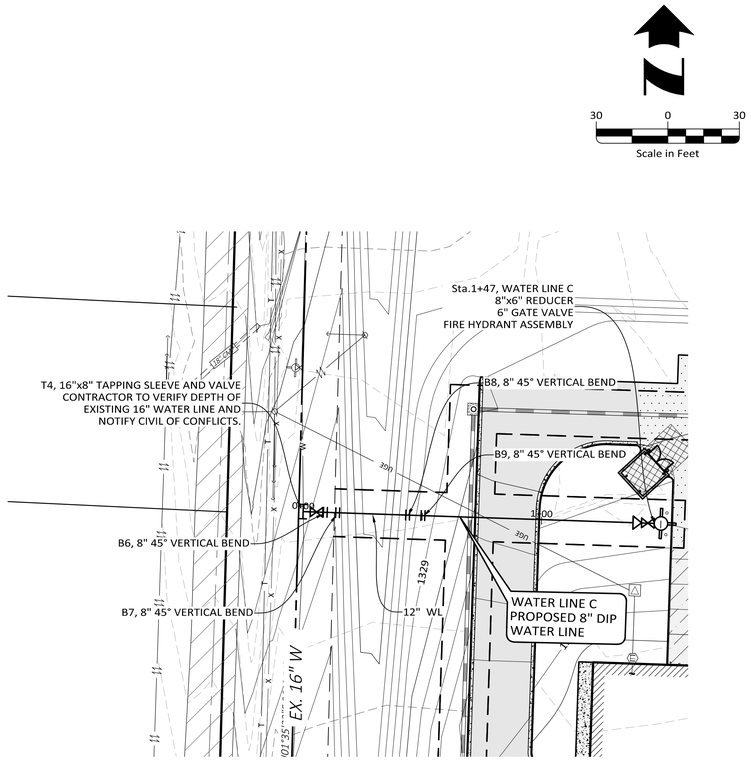
WATER LINE PLAN AND PROFILE WATER LINE A AND B

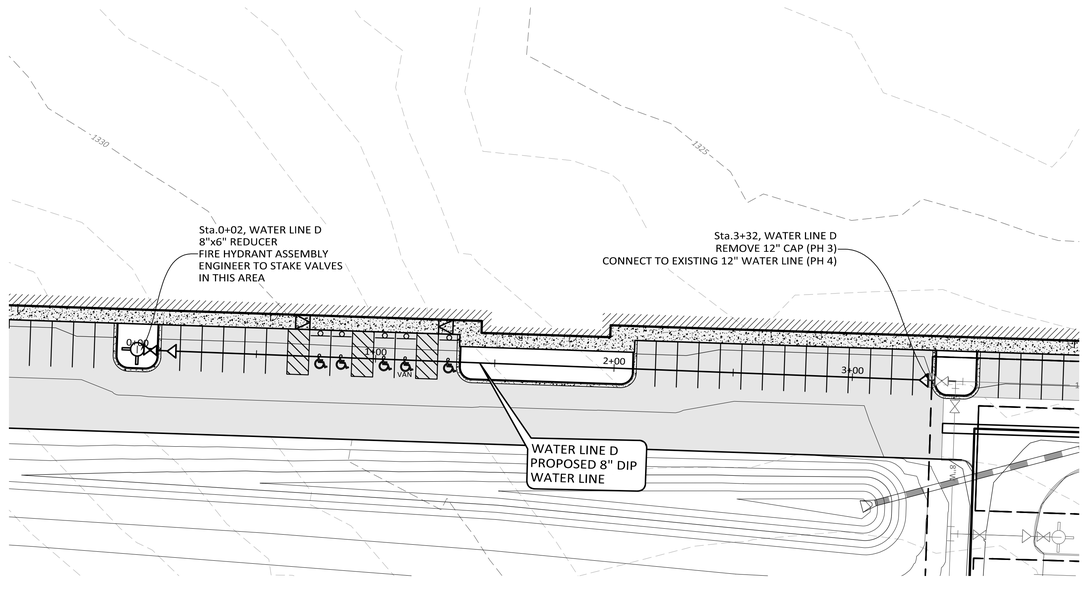
Revisions

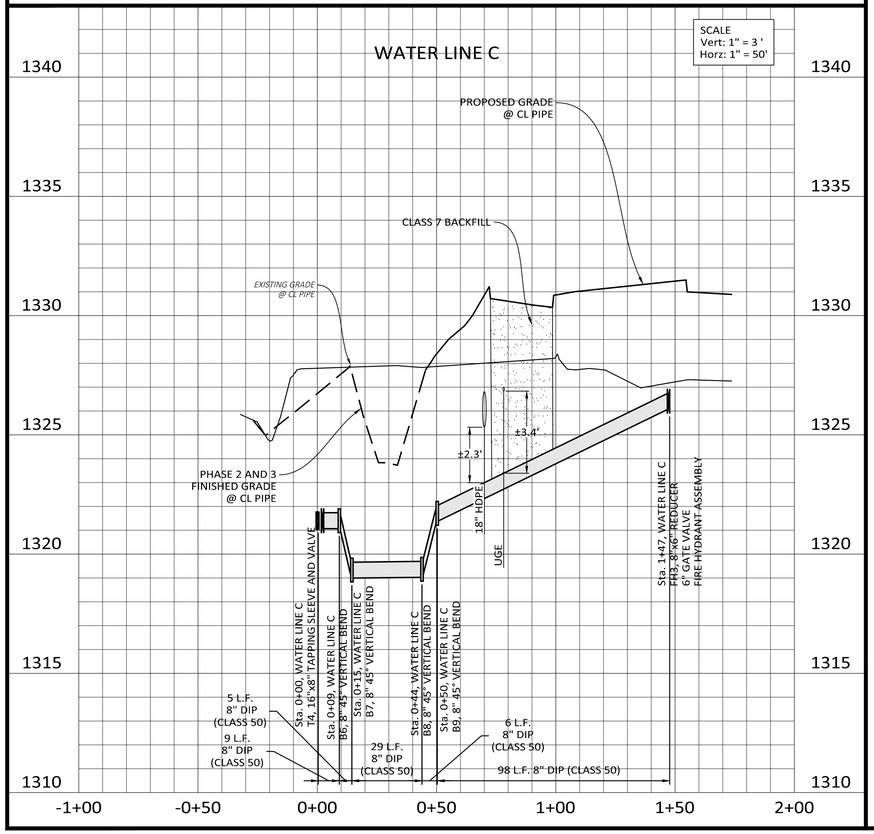
Drawn By:	KES	Vert. Scale:	
Approved By:	JKJ	Horiz. Scale:	1"=40'
Date:	03.22.23	Plot Scale:	1
Project No.:	54098	DWG Name:	PLANS

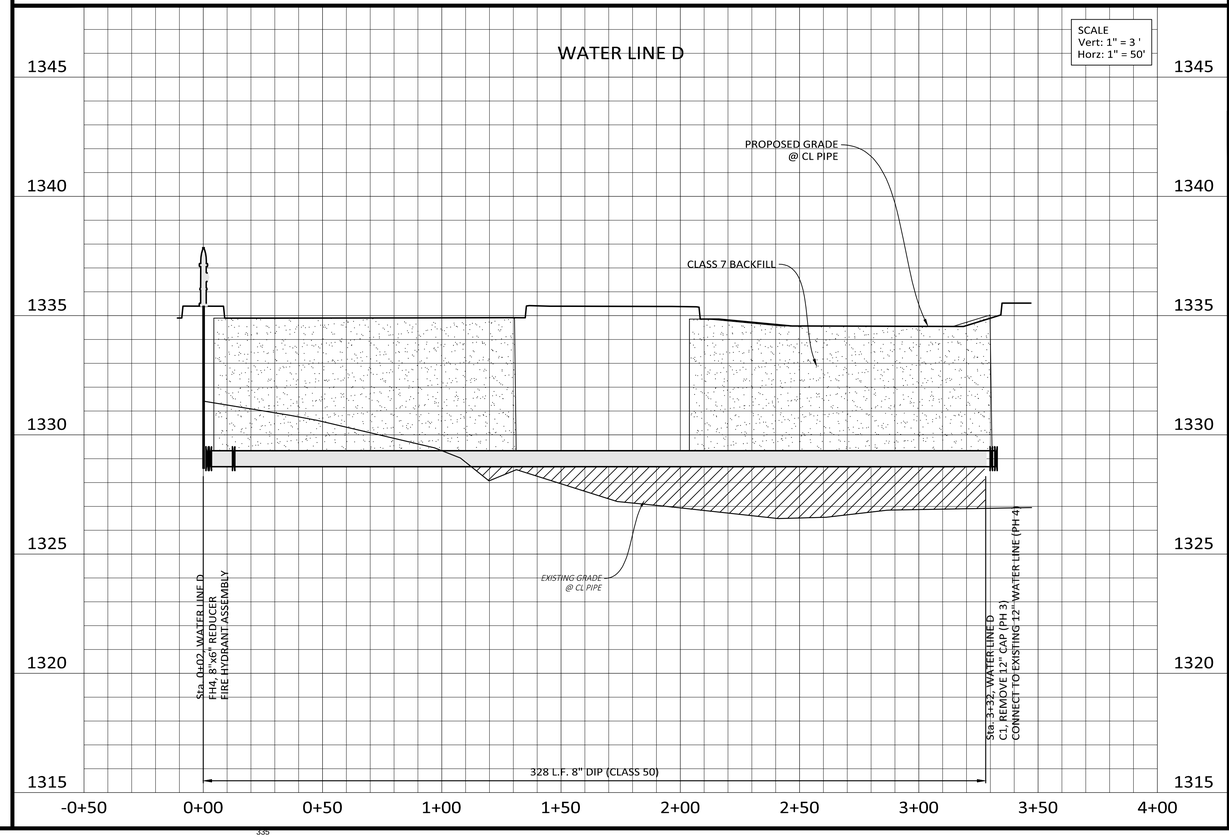
SHEET **C603**

Drawing Name: A:\54000s\54098\001\LDV\CADD\Sheets\CE-PLAN-WL PROFILE-54098.dwg Last Modified: Apr 20, 2023 - 6:15am Plotted on: Apr 20, 2023 - 6:16am by ah5174









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PHASE IV
L23-31

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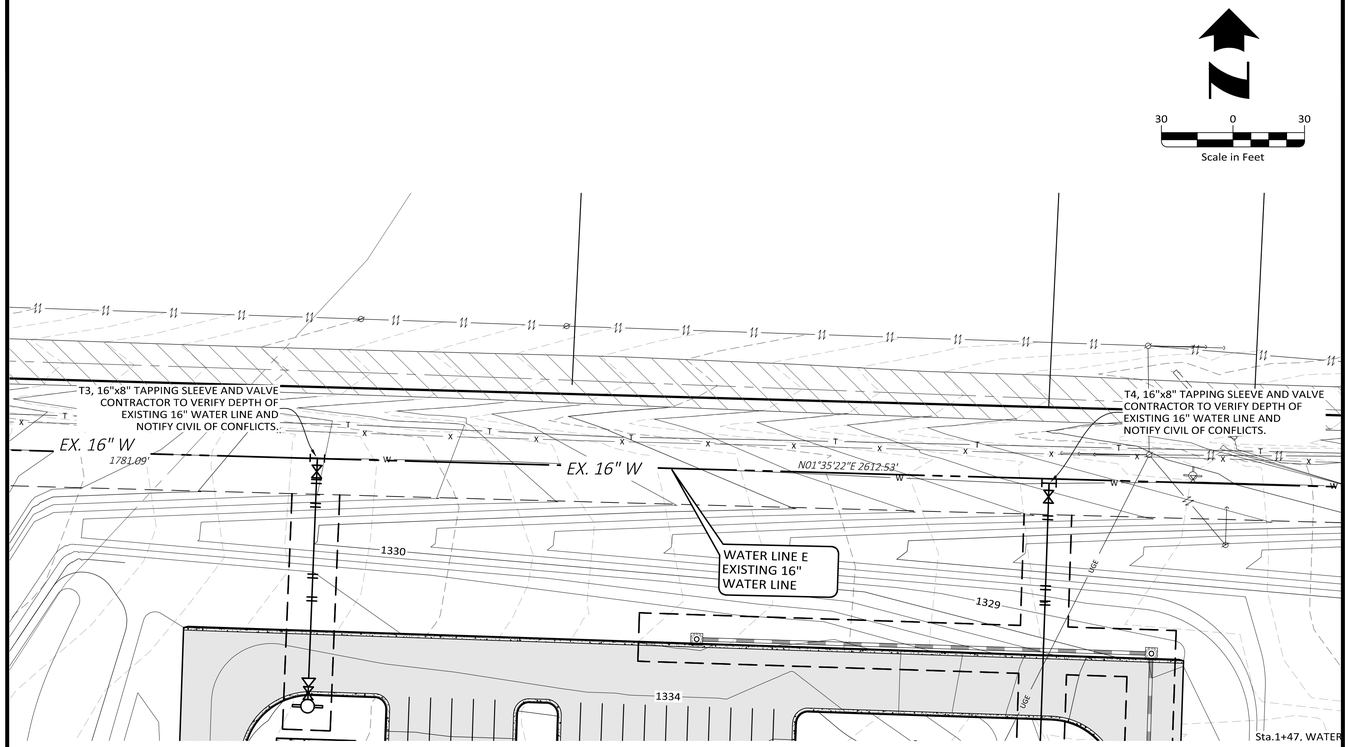
WATER LINE PLAN AND PROFILE WATER LINE C AND D

Revisions

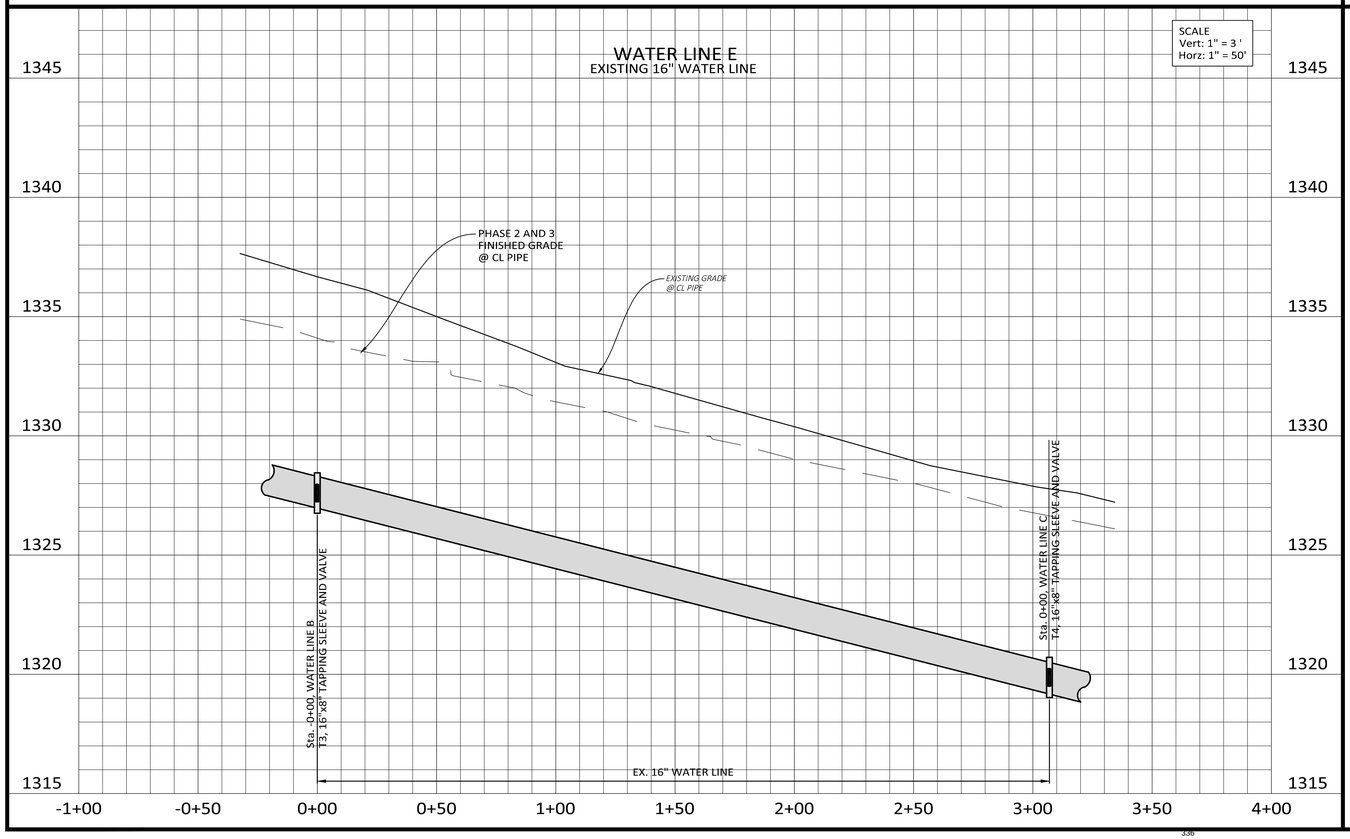
Drawn By:	KES	Vert. Scale:	
Approved By:	JKJ	Horiz. Scale:	1"=40'
Date:	03.22.23	Plot Scale:	1
Project No.:	54098	DWG Name:	PLANS

SHEET **C604**

Drawing Name: A:\54000s\54098\001\01\CAD\Sheets\CE-PLAN-WL PROFILE-54098.dwg Last Modified: Apr 20, 2023 - 6:18am Plotted on: Apr 20, 2023 - 6:29am by ah5174



NOTE:
- 12" WATER LINE TO HAVE MINIMUM 48" COVER WHEN ADJACENT TO CURB AND GUTTER.
- 8" WATER LINE TO HAVE MINIMUM 36" COVER WHEN ADJACENT TO CURB AND GUTTER.



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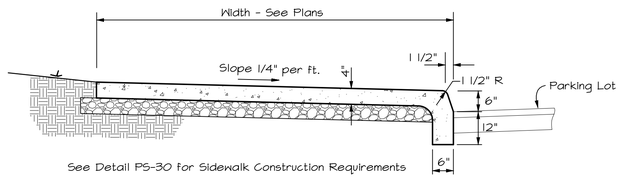
WATER LINE E EXISTING 16 INCH WATER LINE PLAN AND PROFILE

Revisions

Drawn By:	KES	Vert. Scale:	
Approved By:	JKJ	Horiz. Scale:	1"=40'
Date:	03.22.23	Plot Scale:	1
Project No.:	54098	DWG Name:	PLANS

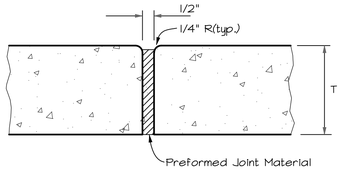
SHEET **C605**

Drawing Name: A:\54000s\54098\001\LDV\CADD\Sheets\CE-PLAN-WL PROFILE-54098.dwg Last Modified: Apr 20, 2023 - 3:26pm Plotted on: Apr 20, 2023 - 3:31pm by ah5174



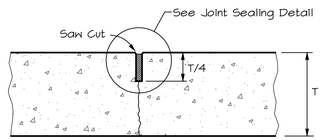
PS-70: CONCRETE SIDEWALK ADJACENT TO PARKING LOT

Not to Scale 3-8-10



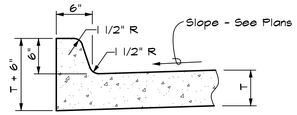
ST-110: EXPANSION JOINT

Not to Scale 3-23-10



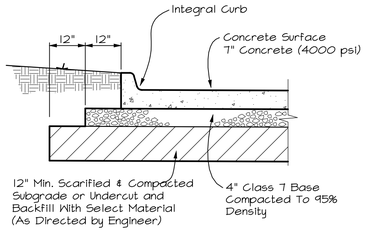
ST-60: CONTRACTION JOINT

Not to Scale 3-9-10



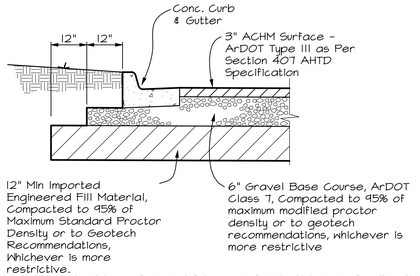
ST-40: INTEGRAL CURB FOR CONC. PAVING

Not to Scale 12-16-09



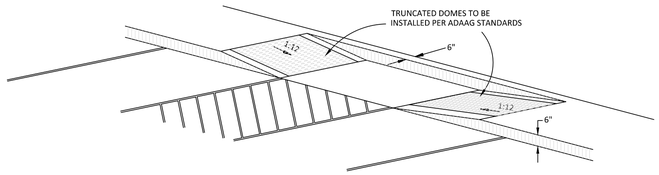
PS-20: SECTION - CONCRETE PAVEMENT

Not to Scale 12-17-09



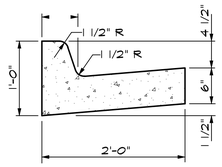
PS-10: SECTION - ASPHALT PARKING PAVEMENT

Not to Scale 12-17-09



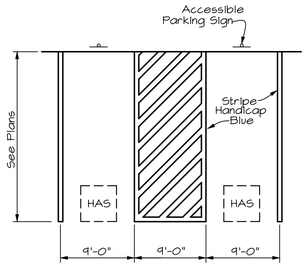
TYPE "C" HANDICAP RAMP IN SIDEWALK

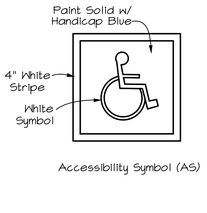
Not to Scale



ST-10: TYPE "A" CURB & GUTTER

Not to Scale 12-16-09

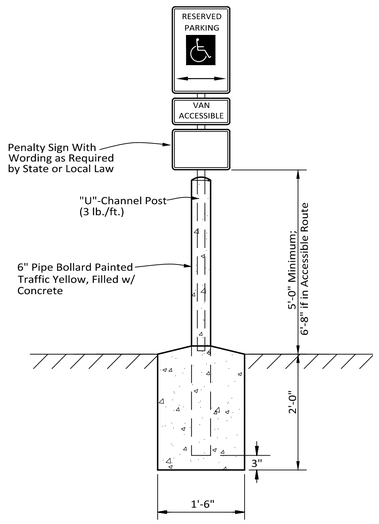




Accessibility Symbol (AS)

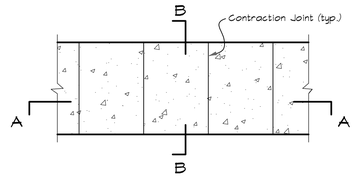
PS-90: ACCESSIBLE PARKING SPACE LAYOUT VAN ACCESSIBLE

Not to Scale 3-8-10



PS-100: ACCESSIBLE PARKING SIGN

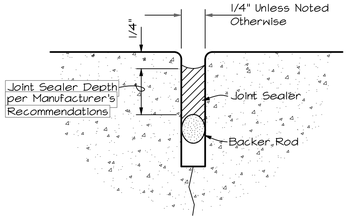
Not to Scale
02-01-18



PLAN

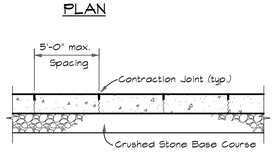
NOTES:

1. Concrete Reinforcement Shall be 6x6, WI.4xWI.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.

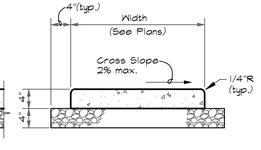


ST-120: CONCRETE JOINT SEALING

Not to Scale 12-16-09



SECTION "A-A"



SECTION "B-B"

PS 30: CONCRETE SIDEWALK

Not to Scale 3-4-10

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FOR REVIEW

CERTIFICATE OF AUTHORIZATION
HALFF ASSOCIATES, INC.
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HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

I-49 INDUSTRIAL PARK PHASE IV L23-31

Springdale, Ar

Issued for Review 04.20.2023

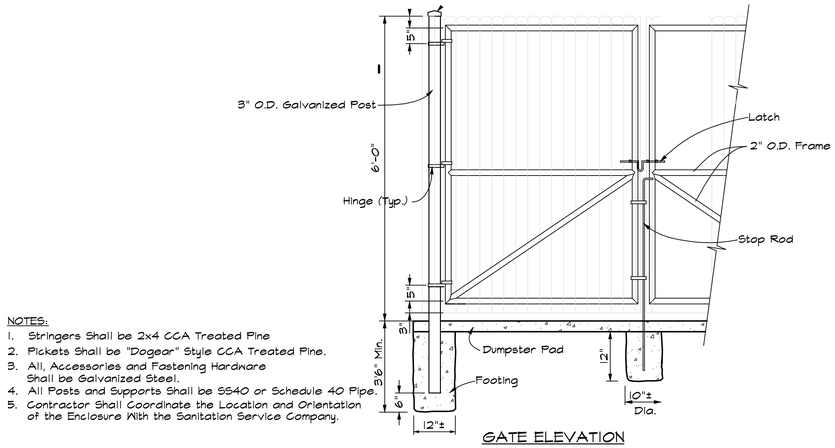
MISCELLANEOUS DETAILS

Revisions

Drawn By:	KES	Vert. Scale:	
Approved By:	JKJ	Horiz. Scale:	1"=40'
Date:	03.22.23	Plot Scale:	1
Project No.:	54098	DWG Name:	PLANS

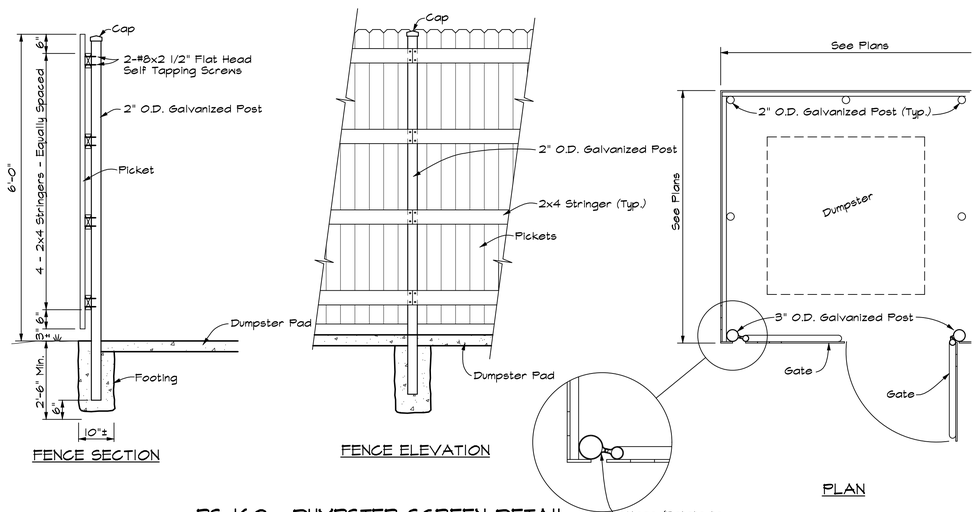
SHEET **C700**

Drawing Name: A:\54000s\54098\001\LD\CADD\Sheets\CE-PLAN-DET 54098.dwg Last Modified: Apr 20, 2023 - 8:25am Plotted on: Apr 20, 2023 - 9:49am by ah5174



NOTES:
1. Stringers Shall be 2x4 CCA Treated Pine
2. Pickets Shall be "Dogear" Style CCA Treated Pine.
3. All, Accessories and Fastening Hardware Shall be Galvanized Steel.
4. All Posts and Supports Shall be SS40 or Schedule 40 Pipe.
5. Contractor Shall Coordinate the Location and Orientation of the Enclosure With the Sanitation Service Company.

GATE ELEVATION



FENCE SECTION

FENCE ELEVATION

PLAN

PS-160: DUMPSTER SCREEN DETAIL

Not to Scale

TOP REINFORCING FOR INLETS & JUNCTION BOXES For Locations Subject to Traffic Loading (HS-20)			
B or W	Thickness	Short Span Reinforcing	Long Span Reinforcing
Up to 4'0"	10"	#6 @ 5"	#4 @ 12"
4'1" to 5'0"	10"	#7 @ 5"	#4 @ 12"
5'1" to 7'0"	12"	#7 @ 5"	#4 @ 12"
7'1" to 9'0"	12"	#8 @ 5"	#4 @ 12"
9'1" to 10'0"	13"	#8 @ 5"	#4 @ 12"

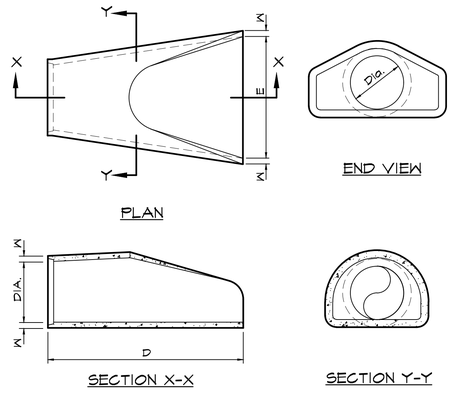
TOP REINFORCING FOR INLETS & JUNCTION BOXES For Locations NOT Subject to Traffic Loading			
Max. Span (B or W)	Thickness	Short Span Reinforcing	Long Span Reinforcing
Up to 7'0"	6"	#4 @ 12"	#4 @ 12"
7'1" to 8'0"	6"	#4 @ 10"	#4 @ 12"
8'1" to 9'0"	6"	#4 @ 8"	#4 @ 12"
9'1" to 10'0"	6"	#4 @ 6"	#4 @ 12"

DR-90: JUNCTION BOX or GRATED INLET TOP REINFORCING

2-25-10

W= Wall Thickness Of Pipe

DIA.	D	E
18"	6'-1"	3'-0"
24"	6'-1.5"	4'-0"
30"	6'-1.75"	5'-0"
36"	8'-1.75"	6'-0"
42"	8'-2"	6'-6"
48"	8'-2"	7'-0"
54"	8'-4"	7'-6"
60"	8'-4"	8'-0"
72"	8'-4"	9'-0"



PLAN

END VIEW

SECTION X-X

SECTION Y-Y

DR-130: FLARED END SECTION

Not To Scale 2-25-10

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479.273.2209 - HALFF.COM

I-49 INDUSTRIAL PARK PHASE IV L23-31

Springdale, Ar

Issued for Review 04.20.2023

MISCELLANEOUS DETAILS

Revisions

Drawn By:	KES	Vert. Scale:	
Approved By:	JKJ	Horiz. Scale:	1"=40'
Date:	03.22.23	Plot Scale:	1
Project No.:	54098	DWG Name:	PLANS

SHEET C701

Drawing Name: A:\54000s\54098\001\LD\CADD\Sheets\CE-PLAN-DET 54098.dwg Last Modified: Apr 20, 2023 - 8:16am Plotted on: Apr 20, 2023 - 8:23am by ah5174

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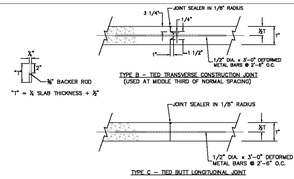

NOTES:

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 ABUTING 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

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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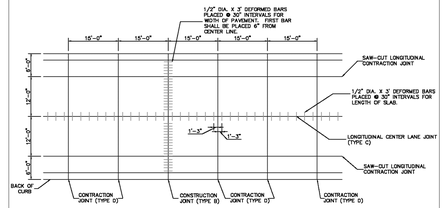

CONCRETE PAVEMENT JOINT LAYOUT PLAN

(36' STREET WIDTH)

NOT TO SCALE

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

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

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

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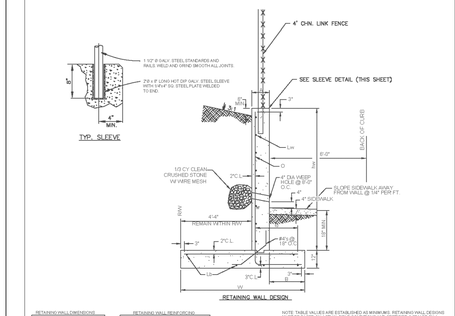

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STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION G MISCELLANEOUS DETAILS	FILE NO. SD-G-5	

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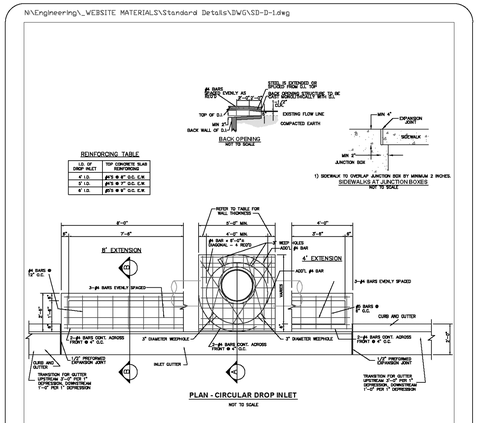

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STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION D DROP INLET DETAILS	FILE NO. SD-D-1	

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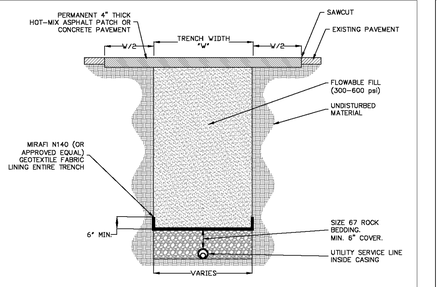

ASPHALT STREET CUT (TRENCH) REPAIR

N.T.S.

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STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-5A	

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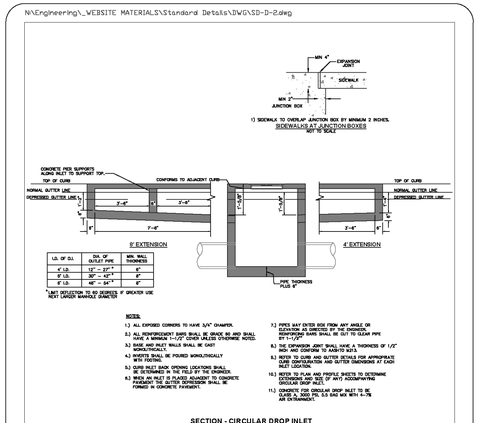

L.D. OF D.I.	DIA. OF OUTLET PIPE	MIN. WALL THICKNESS
4' L.D.	12" – 27" *	6"
5' L.D.	30" – 42" *	8"
6' L.D.	48" – 54" *	8"

* ANY REDUCTION TO 90 DEGREES IF GREATER USE NEXT LARGER 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.) WINGETTE SHALL BE POURED MONOLITHICALLY WITH FOOTING.
5.) CURB INLET BACK OPENING LOCATIONS SHALL BE AS SHOWN ON THE PLANS OR AS DIRECTED.
6.) BRICK OR INLET IS PLACED ADJACENT TO CONCRETE, REPLACE INLET IN FLUSH DEPRESSION TO BRICK OR FORMED IN CONCRETE PAVEMENT. SHALL BE FORMED IN CONCRETE PAVEMENT.
7.) PIPES MAY ENTER BOX FROM ANY ANGLE OR DIRECTION. ALL PIPES ENTERING BOX AND REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 1–1/2".
8.) THE EXPANSION JOINT SHALL HAVE A THICKNESS OF 1/2" AND SHALL EXTEND FOR THE FULL DEPTH OF SLAB.
9.) REFER TO CURB AND GUTTER DETAILS FOR APPROPRIATE CURB CONTINUATION AND GUTTER EMBEDMENT AT EACH INLET LOCATION.
10.) REFER TO PLAN AND PROFILE SHEETS TO DETERMINE DIMENSIONS AND SIZE OF WYE'S ACCOMPANYING DROP INLET LOCATIONS.
11.) CONCRETE FOR CIRCULAR DROP INLET TO BE CLASS A, 3000 PSI, 5.5 SAC MIX WITH 4–7% AIR ENTRAINMENT.

SECTION - CIRCULAR 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-2	

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I-49 INDUSTRIAL PARK PHASE IV L23-31

Springdale, Ar

Issued for Review 04.20.2023

CITY DETAILS

Revisions

Drawn By:	KES	Vert. Scale:	
Approved By:	JKJ	Horiz. Scale:	1"=40'
Date:	03.22.23	Plot Scale:	1
Project No.:	54098	DWG Name:	PLANS

SHEET **C702**

Drawing Name: A:\54000s\54098\001\LDV\CADD\Sheets\CE-PLAN-DET 54098.dwg Last Modified: Apr 20, 2023 - 8:25am Plotted on: Apr 20, 2023 - 8:34am by ah4886

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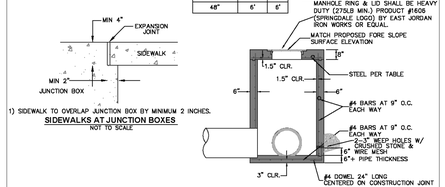
PIPE SIZE	W	d
18"	4'	4'
24"	4'	4'
30"	5'	5'
36"	5'	5'
42"	6'	6'
48"	6'	6'

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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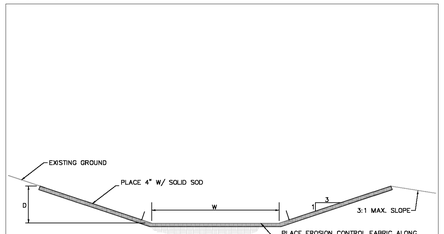

GRASS LINED DITCH DETAIL
NOT TO SCALE

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 E DITCHES	FILE NO. SD-E-2	

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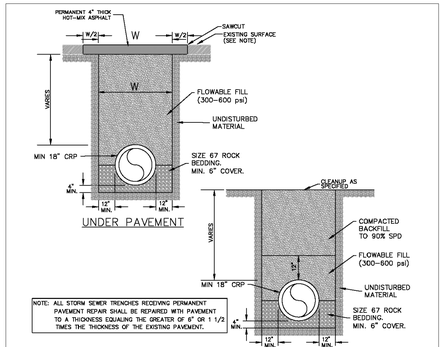

UNDER PAVEMENT

NOTE: ALL STORM SEWER TRENCHES RECEIVING PERMANENT PAVEMENT REPAIR SHALL BE REPAIRED WITH PAVEMENT TO A THICKNESS EQUALING THE GREATER OF 6" OR 1 1/2 TIMES THE THICKNESS OF THE EXISTING PAVEMENT.

OTHER THAN UNDER PAVEMENT

STORM SEWER BEDDING AND BACKFILL
NOT TO SCALE

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	

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

FOR REVIEW

CERTIFICATE OF AUTHORIZATION HALFF ASSOCIATES, INC. No. 1470 ARKANSAS

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HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST., STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

I-49 INDUSTRIAL PARK PHASE IV L23-31

Springdale, Ar

Issued for Review 04.20.2023

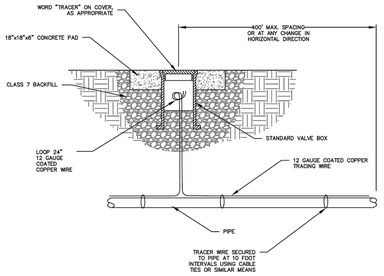
CITY DETAILS

Revisions

Drawn By:	KES	Vert. Scale:	
Approved By:	JKJ	Horiz. Scale:	1"=40'
Date:	03.22.23	Plot Scale:	1
Project No.:	54098	DWG Name:	PLANS

SHEET **C703**

Drawing Name: A:\54000s\54098\001\LD\CADD\Sheets\CE-PLAN-DET 54098.dwg Last Modified: Apr 20, 2023 - 8:25am Plotted on: Apr 20, 2023 - 8:31am by ah4886



TRACING WIRE CONNECTION PORT

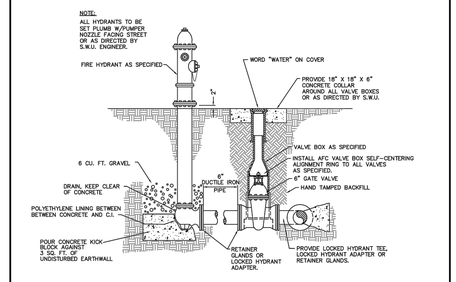
N.T.S.
M-1

SPRINGDALE WATER UTILITIES

MISCELLANEOUS DETAILS FOR WATER AND SEWER CONSTRUCTION

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

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



FIRE HYDRANT & GATE VALVE

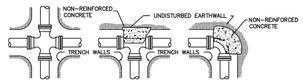
N.T.S.

SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

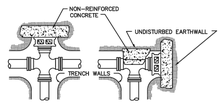
DRAWN BY: KMI | DRAWING NO. S-1 | DATE: MARCH 2008



CROSS TEE 90° BEND

45° BEND SIMILAR

22 1/2° BEND SIMILAR



CROSS W/PLUG TEE W/PLUG

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

REACTION BACKING TABLE

SIZE	REQUIRED SQ. FT. OF UNDISTURBED EARTHWALL FOR REACTION BACKING			
	TYPE OF FITTINGS			
	TEE	90°	45°	22 1/2°
2"	1	1	1	1
3"	1	1	1	1
4"	1	2	1	1
6"	2	3	2	1
8"	4	4	3	2
10"	7	7	4	3
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

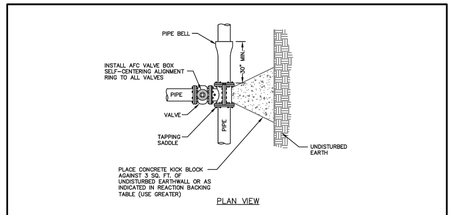
N.T.S.

SPRINGDALE WATER UTILITIES

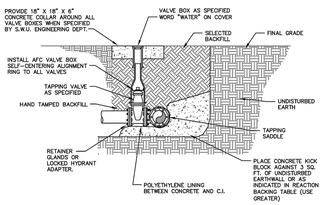
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

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



PLAN VIEW



PROFILE VIEW

TAPPING SADDLE & VALVE

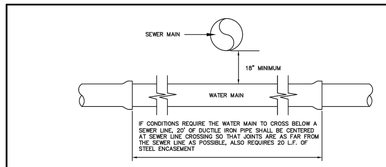
N.T.S.
S-5

SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

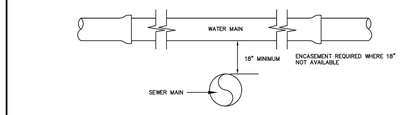
526 OAK AVENUE - P.O. BOX 769 - SPRINGDALE, ARKANSAS - 72765-0769 - (479) 751-5751

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



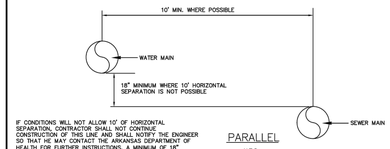
WATER LINE CROSSING UNDER SEWER LINE

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 A VARIANCE. WHERE A MINIMUM OF 18" SHALL BE MAINTAINED FROM THE OUTSIDE OF THE OUTSIDE OF WATER MAIN TO THE CROWN OF THE SEWER AND THE WATER MAIN SHALL BE DUCTILE IRON.

PARALLEL

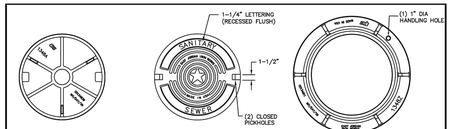
N.T.S.

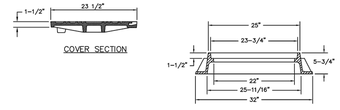
SPRINGDALE WATER UTILITIES

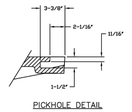
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

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







PICKHOLE DETAIL

MANHOLE FRAME & COVER

(WITHIN AND OUTSIDE OF STREETS AND OTHER DRIVING SURFACES)

N.T.S.

VULCAN FOUNDRY V-1348-1

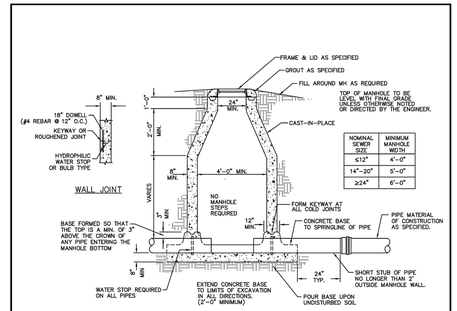
NOTE
MINIMUM WEIGHTS:
COVER: 120 LBS
FRAME: 140 LBS
MINIMUM COMBINED WEIGHT: 260 LBS
(SEE SPECS FOR ADDITIONAL REQUIREMENTS)

SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

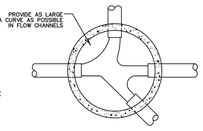
DRAWN BY: JNK | DRAWING NO. S-7 | DATE: MARCH 2008



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.

SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

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

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

FOR REVIEW

CERTIFICATE OF AUTHORIZATION HALFF ASSOCIATES, INC. No. 1470 ARKANSAS

halff

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2407 SE COTTONWOOD ST. STE 1
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I-49 INDUSTRIAL PARK PHASE IV L23-31

Springdale, Ar

Issued for Review 04.20.2023

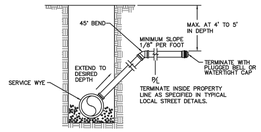
CITY WATER AND SEWER DETAILS

Revisions

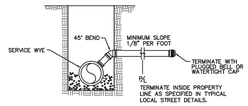
Drawn By:	KES	Vert. Scale:	
Approved By:	JKJ	Horiz. Scale:	1"=40'
Date:	03.22.23	Plot Scale:	1
Project No.:	54098	DWG Name:	PLANS

SHEET **C704**

Drawing Name: A:\54000s\54098\001\LDV\CADD\Sheets\CE-PLAN-DET 54098.dwg Last Modified: Apr 20, 2023 - 8:25am Plotted on: Apr 20, 2023 - 8:32am by ah4886



RISER FROM DEEP MAIN



NORMAL DEPTH

SEWER SERVICE CONNECTIONS

N.T.S.

SPRINGDALE WATER UTILITIES

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

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

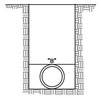
DRAWN BY: TLS | DRAWING NO. S-16 | DATE: MARCH 2008

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

TRENCH WIDTH SCHEDULE

NOTES:

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



TYPICAL PIPE TRENCH

N.T.S.

SPRINGDALE WATER UTILITIES

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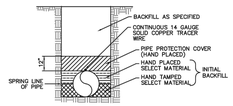
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

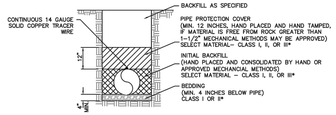
DRAWN BY: JNK | DRAWING NO. S-17 | DATE: MARCH 2008



D.I. PRESSURE WATER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 2")

N.T.S.



D.I. PRESSURE PIPE TRENCH FOR FORCE MAINS

(STANDARD LAYING CONDITION "TYPE 3")

N.T.S.

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

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

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

SPRINGDALE WATER UTILITIES

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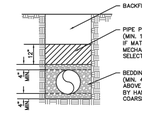
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

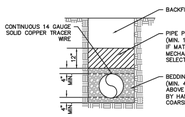
DRAWN BY: TLS | DRAWING NO. S-18 | DATE: AUGUST 2014



D.I./PVC GRAVITY SEWER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 5")

N.T.S.



PE/PVC PRESSURE SEWER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 5")

N.T.S.

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

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

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SPRINGDALE WATER UTILITIES

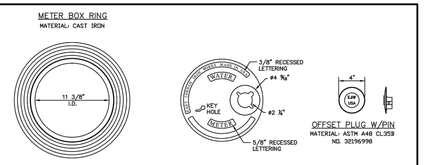
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

METER BOX RING

MATERIAL: CAST IRON



METER BOX

MATERIAL: WHITE PLASTIC BOX WITH RING
EAST JORDAN IRON WORKS 34924 A-TYPE 18X24X24D OR APPROVED EQUAL

STANDARD METER BOX

N.T.S.

SPRINGDALE WATER UTILITIES

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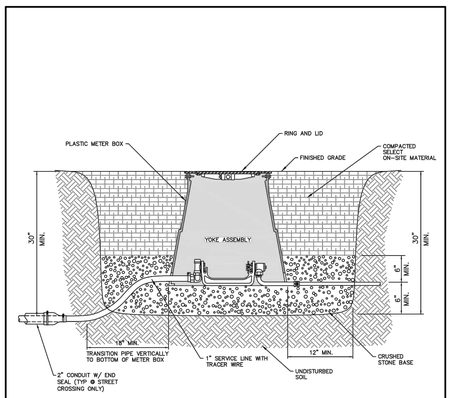
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



STANDARD METER BOX INSTALLATION

SPLIT 5/8" X 3/4" METER SETTER (SHOWN)
SINGLE 5/8" X 3/4" AND 1" METER SETTERS (SIMILAR)

N.T.S.

NOTES:

1.) 2" CONDUITS TO BE INSTALLED ON ALL STREET CROSSINGS AND SHALL EXTEND FROM BACK OF SIDEWALK TO BACK OF SIDEWALK

2.) ALL SERVICE TUBING SHALL HAVE 30" MIN. COVER EXCEPT FOR TRANSITION TO METER BOX AS SHOWN ABOVE

3.) SEE "TECHNICAL SPECIFICATIONS" FOR MATERIAL AND INSTALLATION SPECIFICATIONS

SPRINGDALE WATER UTILITIES

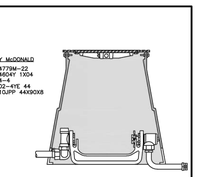
526 OAK AVENUE P.O. BOX 769 SPRINGDALE, ARKANSAS 72765-0769 (479) 751-5751

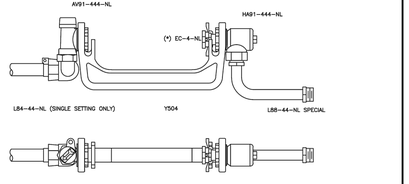
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

MATERIAL LIST

QTY	DESCRIPTION	CATALOG NUMBER FORD	MUELLER	AY McDONALD
1	INLET CONNECTION	LB4-44-NL	P-15531N	747784-22
1	YOKE ANGLE KEY VALVE	AV91-444-NL	H-14278N	746047 1X24
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	710JP9 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

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

FOR REVIEW

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halff

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Springdale, Ar

Issued for Review 04.20.2023

CITY WATER AND SEWER DETAILS

Revisions

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Approved By:	JKJ	Horiz. Scale:	1"=40'
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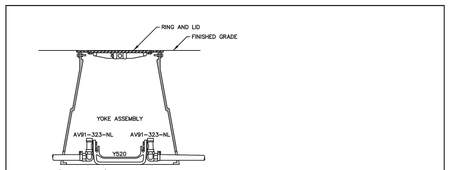
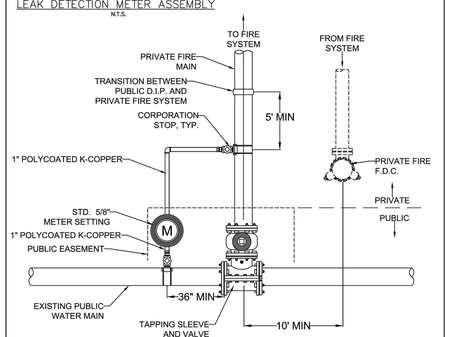
Project No.:	54098	DWG Name:	PLANS

SHEET **C705**

Drawing Name: A:\54098\S54098\001\LD\CAD\Sheets\CE-PLAN-DET 54098.dwg Last Modified: Apr 20, 2023 - 8:25am Plotted on: Apr 20, 2023 - 8:33am by alh4866



LEAK DETECTION METER ASSEMBLY
N.T.S.



FIRE SYSTEM CONNECTION
N.T.S.

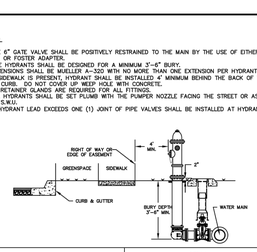
SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

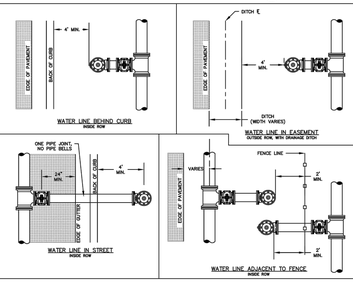
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
crk	S-36	JAN. 2018

NOTES:

1. THE 6" GATE VALVE SHALL BE POSITIVELY RESTRAINED TO THE MAIN BY THE USE OF EITHER A SWIVEL TEE OR FOSTER ADAPTER.
2. FIRE HYDRANTS SHALL BE DESIGNED FOR A MINIMUM 3'-6" BURY.
3. EXTENSIONS SHALL BE MUELLER A-320 WITH NO MORE THAN ONE EXTENSION PER HYDRANT.
5. IF SIDEWALK IS PRESENT, HYDRANT SHALL BE INSTALLED 4' MINIMUM BEHIND THE BACK OF THE SIDEWALK OR CURB. DO NOT COVER UP WEEP HOLE WITH CONCRETE.
6. ALL 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.





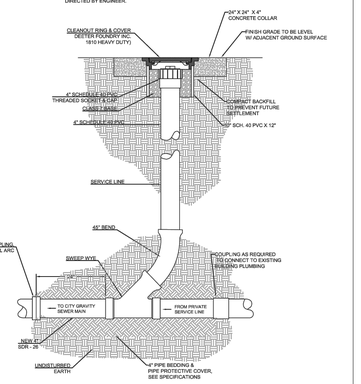
FIRE HYDRANT PLACEMENT
N.T.S.
S-40

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

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

NOTE: HORIZONTAL LOCATION SHALL BE AT RIGHT-OF-WAY OR AS DIRECTED BY ENGINEER.



CLEANOUT ASSEMBLY DETAIL
N.T.S.
S-47

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

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
CRKJ	S-47	APRIL 2018

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

FOR REVIEW

HALFF ASSOCIATES, INC. No. 1470 ARKANSAS CERTIFICATE OF AUTHORIZATION

halff

HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

I-49 INDUSTRIAL PARK PHASE IV L23-31

Springdale, Ar

Issued for Review 04.20.2023

CITY WATER AND SEWER DETAILS

Revisions

Drawn By:	KES	Vert. Scale:	
Approved By:	JKJ	Horiz. Scale:	1"=40'
Date:	03.22.23	Plot Scale:	1
Project No.:	54098	DWG Name:	PLANS

SHEET **C706**

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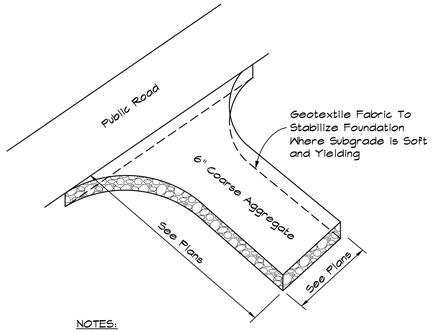
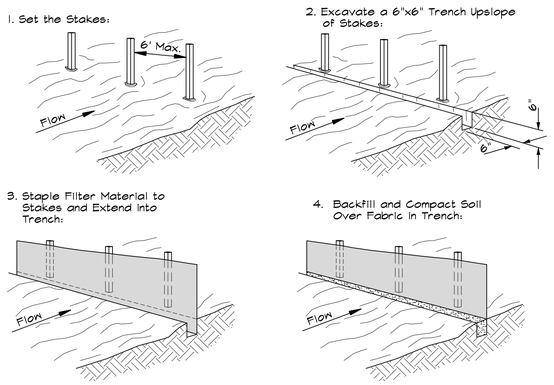


NOTES:

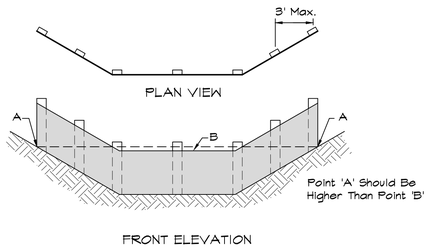
1. Coarse Aggregate Shall be 3" to 6" Crushed Stone.
2. Clear The Entrance Or Exit Area Of All Vegetation, Roots, And Other Objectionable Material And Excavate to Grade.
3. Place The Aggregate to the Grade and Dimensions Shown On The Plans.
4. Maintain The Gravel Pad In A Condition To Prevent Mud Or 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 12-3-10



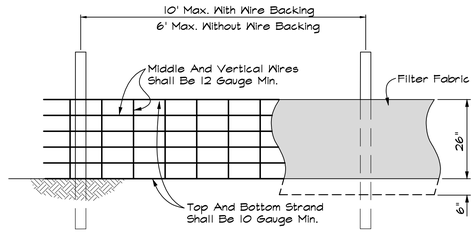
SHEET FLOW INSTALLATION

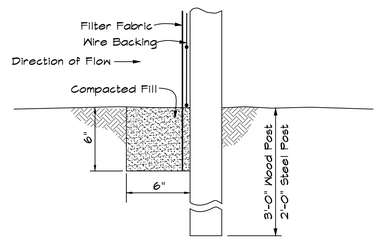


DRAINAGEWAY INSTALLATION

EC-10: FABRIC FILTER BARRIER/FENCE

Not to Scale 9-21-10

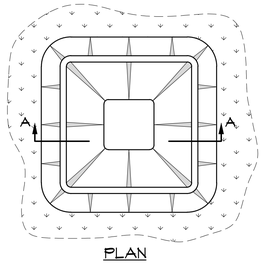




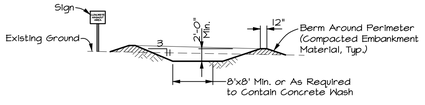
Extension of Fabric into Trench

EC-12: SILT FENCE

Not to Scale 4-23-10



PLAN



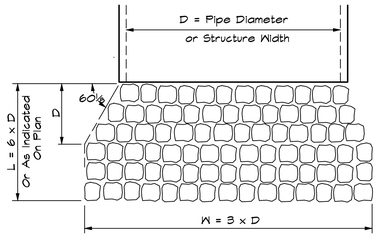
SECTION "A-A"

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.

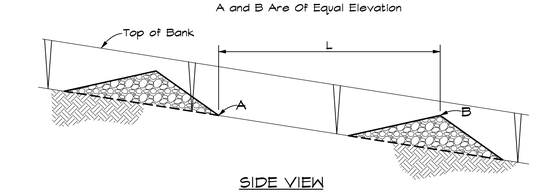
EC-50: CONCRETE WASHOUT AREA

Not to Scale 4-21-10

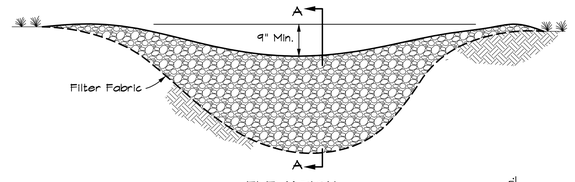


NOTES:

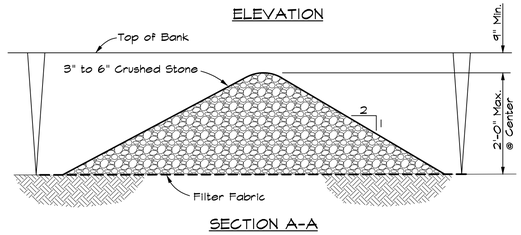
L = The Distance Such That Points A and B Are Of Equal Elevation



SIDE VIEW



ELEVATION



SECTION A-A

EC-60: TEMPORARY ROCK CHECK DAM

Not to Scale 9-20-10

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

FOR REVIEW

CERTIFICATE OF AUTHORIZATION
HALFF ASSOCIATES, INC.
No. 1470
ARKANSAS

halff

HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

I-49 INDUSTRIAL PARK PHASE IV L23-31

Springdale, Ar

Issued for Review 04.20.2023

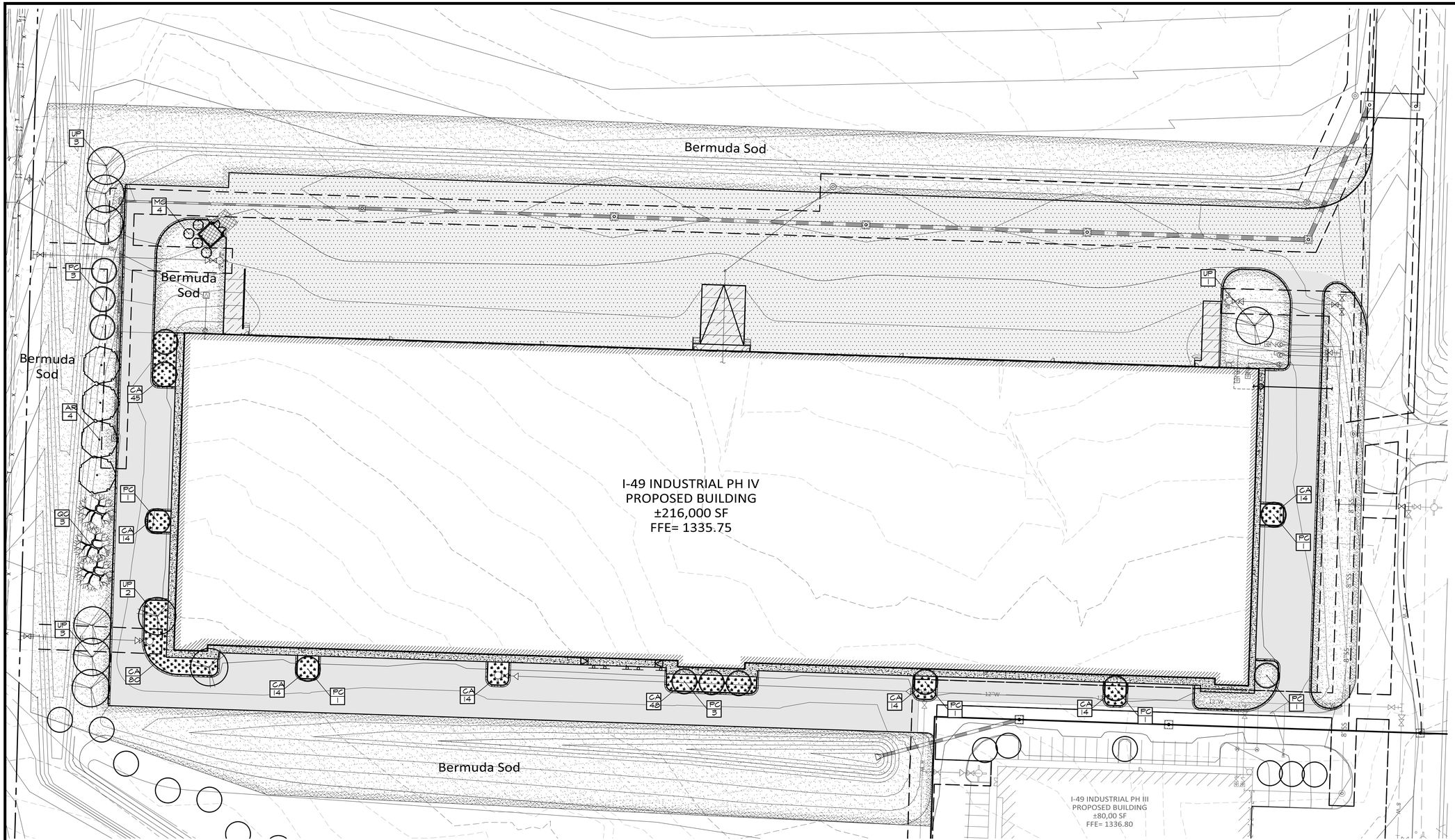
EROSION CONTROL DETAILS

Revisions

Drawn By:	KES	Vert. Scale:	
Approved By:	JKJ	Horiz. Scale:	1"=40'
Date:	03.22.23	Plot Scale:	1
Project No.:	54098	DWG Name:	PLANS

SHEET **C302**

Drawing Name: A:\54000s\54098\001\LDI\CADD\Sheets\CE-PLAN-DET 54098.dwg Last Modified: Apr 20, 2023 - 8:25am Plotted on: Apr 20, 2023 - 8:36am by ah4886



40 0 40

Scale in Feet

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FOR REVIEW

CERTIFICATE OF AUTHORIZATION HALFF ASSOCIATES, INC. No. 1470 ARKANSAS

halff

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479.273.2209 - HALFF.COM

I-49 INDUSTRIAL PARK PHASE IV L23-31

Springdale, Ar

Issued for Review 04.20.2023

LANDSCAPE PLAN

Revisions

Drawn By:	KES	Vert. Scale:	
Approved By:	JKJ	Horiz. Scale:	1"=40'
Date:	03.22.23	Plot Scale:	1
Project No.:	54098	DWG Name:	PLANS

SHEET **L100**

PLANT SCHEDULE

Key	COMMON NAME	Botanical Name	Size	Spacing	Quantity
CA	KARL FOERSTER GRASS	Calamagrostis x acutiflora 'Karl Foerster'	1 Gallon	As Shown	257
MG	LITTLE GEM MAGNOLIA	Magnolia grandiflora 'Little Gem'	7'-8' B&B	As Shown	4
QP	WILLOW OAK	Quercus phellos	2-1/2" Cal. B&B	As Shown	3
AR	OCTOBER GLORY RED MAPLE	Acer rubrum 'October Glory'	2-1/2" Cal. B&B	As Shown	4
UP	LACEBARK ELM	Ulmus parvifolia	2-1/2" Cal. B&B	As Shown	8
PC	CHINESE PISTACHE	Pistachia chinensis	2-1/2" Cal. B&B	As Shown	14

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 Will Be Allowed Without The Approval Of The Owner's Representative And City Of Springdale Planning Department.
6. All Trees Shall Be Installed, Mulched, Guyed, And Staked Per The Details.
7. Once Installed, All Landscaping Shall Be Maintained In Healthy Living Condition And All Plant Material That Dies Shall Be Replaced.
8. All Landscaping Shall Be Guaranteed For Two Years After Installation.

Landscape Plan General Notes Continued:

9. 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.
10. The Proposed Irrigation System Shall Be Designed By Others And Installed during Landscape Installation.
11. The Irrigation Systems Shall Be Protected By An RP Type Backflow Preventor. Irrigation System To Be Designed By Others.
12. 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.
13. All Proposed Trees Shall Be A Minimum Distance Of 5' From All Public Utilities In Accordance With City Of Springdale Requirements.

Seeding And Sodding Note:

All Disturbed Areas Under A 10% 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.

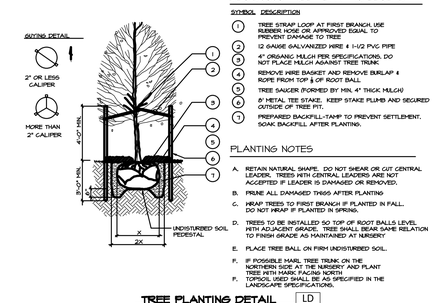
All Areas Over 15% Shall Be Plated As Above, But Shall Be Covered With Erosion Control Fabric Edges.

Landscape Calculations:

Interior Parking Lot Landscaping:
Parking Lot Area: 56,272 S.F.
Interior Landscaping Required (15%): 8,440 S.F., 1 Tree Per 15 Spaces - 109 Spaces = 7 Trees
Interior Landscaping Provided: 8,791 S.F., 11 Landscape Islands, And 19 Trees

Street Frontage Landscaping
Required: 1 Shade Tree and Seven Shrubs Per 25 L.F. And 10' Landscaped Area

Graham Road:
18 Trees Required (462'/25= 18)
18 Trees Provided
129 Shrubs Required
139 Shrubs Provided



TREE PLANTING DETAIL N.T.S. LD 01

DECIDUOUS TREE PLANTING LEGEND

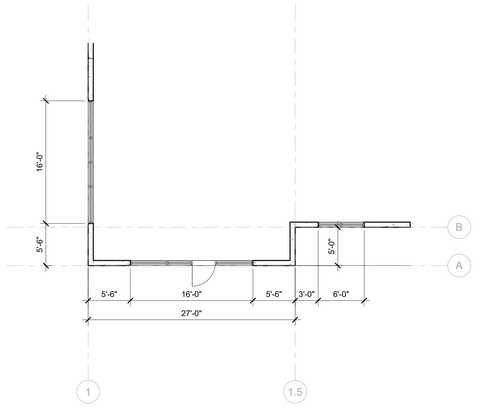
SYMBOL DESCRIPTION

1. TREE STRAP LOOP AT FIRST BRANCH. USE RUBBER HOSE OR APPROVED EQUAL TO PREVENT DAMAGE TO TREE
2. 12 GAUGE GALVANIZED WIRE 4 I-1/2 PVC PIPE
3. 4" ORGANIC MULCH PER SPECIFICATIONS, DO NOT PLACE MULCH AGAINST TREE TRUNK
4. REMOVE WIRE BASKET AND REMOVE BURLAP 4 ROPE FROM TOP 1/3 OF ROOT BALL.
5. TREE SAUCER (FORMED BY MIN. 4" THICK MULCH)
6. 6' METAL TEE STAKE. KEEP STAKE PLUMB AND SECURED OUTSIDE OF TREE PIT.
7. PREPARED BACKFILL-TAMP TO PREVENT SETTLEMENT. SOAK BACKFILL AFTER PLANTING.

PLANTING NOTES

A. RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
B. PRUNE ALL DAMAGED TWIGS AFTER PLANTING
C. WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.
D. TREES TO BE INSTALLED SO TOP OF ROOT BALLS LEVEL WITH ADJACENT GRADE. TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS MAINTAINED AT NURSERY
E. PLACE TREE BALL ON FIRM UNDISTURBED SOIL.
F. IF POSSIBLE MARK TREE TRUNK ON THE NORTHERN SIDE AT THE NURSERY AND PLANT TREE WITH MARK FACING NORTH
G. MULCH USED SHALL BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATIONS.

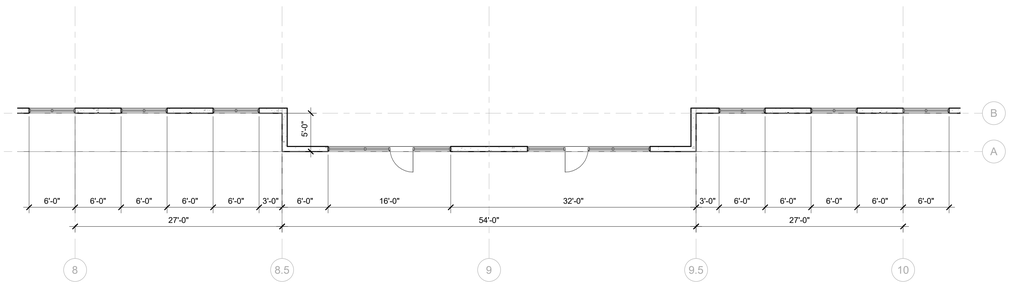
Drawing Name: A:\54000s\54098\001\01\CAD\Sheets\L-PLAN 54098.dwg Last Modified: Apr 20, 2023 - 8:19am Plotted on: Apr 20, 2023 - 8:41am by ah5174



ENLARGED PLAN - LOWER LEFT CORNER D5

1/8" = 1'-0"

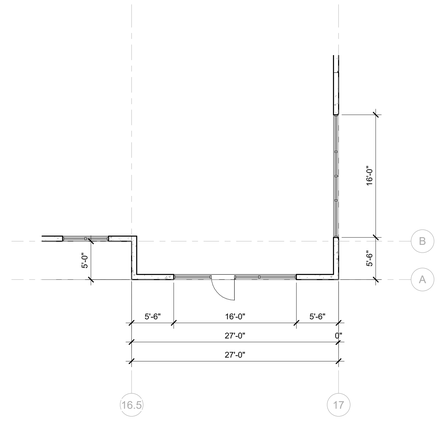
0 4' 8' 16'



ENLARGED FLOORPLAN - LOWER CENTER D2

1/8" = 1'-0"

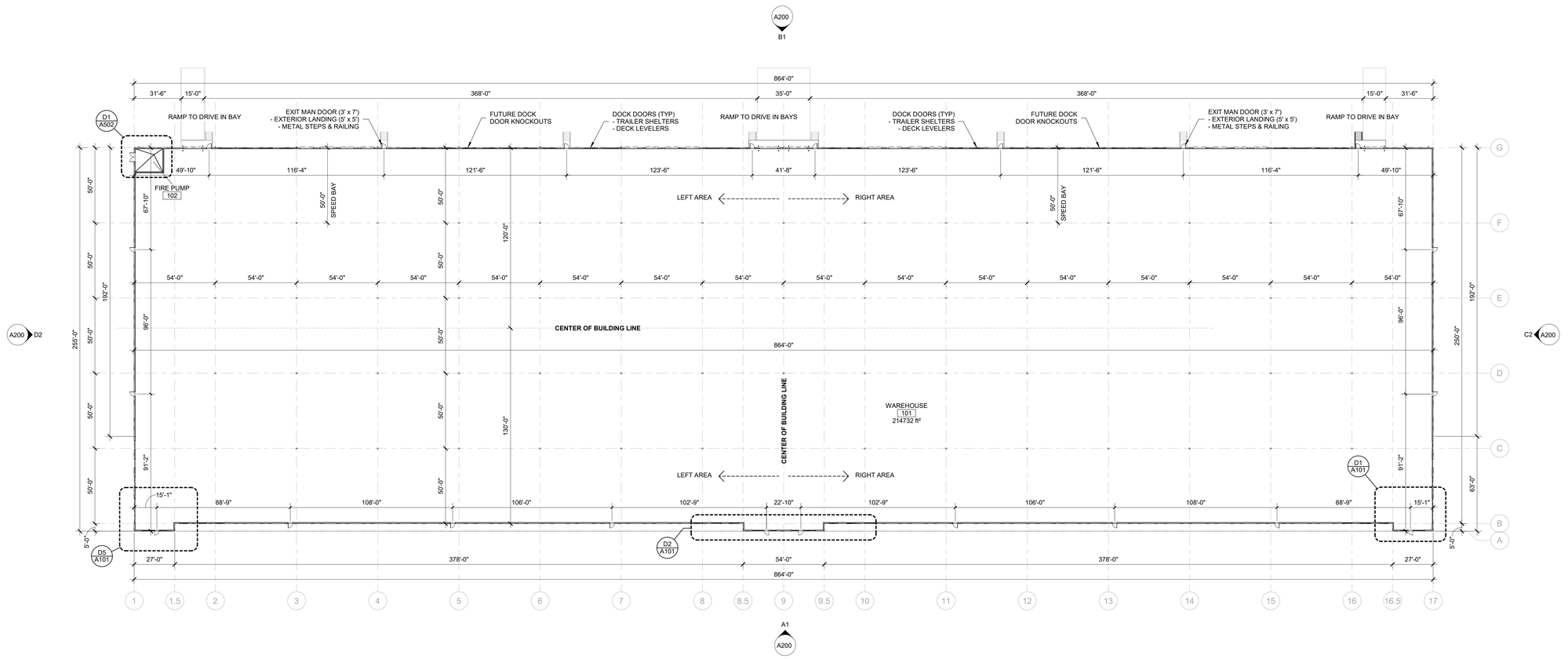
0 4' 8' 16'



ENLARGED - LOWER RIGHT CORNER D1

1/8" = 1'-0"

0 4' 8' 16'



FLOORPLAN - LEVEL 1 (216,540 SQ FT) A1

1/32" = 1'-0"

C23.011.34

DESIGN DEVELOPMENT

I-49 INDUSTRIAL PARK BUILDING #4

621 W. APPLE BLOSSOM AVE., SPRINGDALE, AR 72764

ADAMS ARCHITECTS

700 Massachusetts St.
Suite 307
Lawrence, Kansas 66044
(785) 218-3980
www.adamsarchs.com

APPROVED BY:

Name: - - - Date: --.--.--

Name: - - - Date: --.--.--

Name: - - - Date: --.--.--

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REVISIONS

No.	Description	Date

Rel. Date: 3-22-23

FLOORPLAN LEVEL 1

A101

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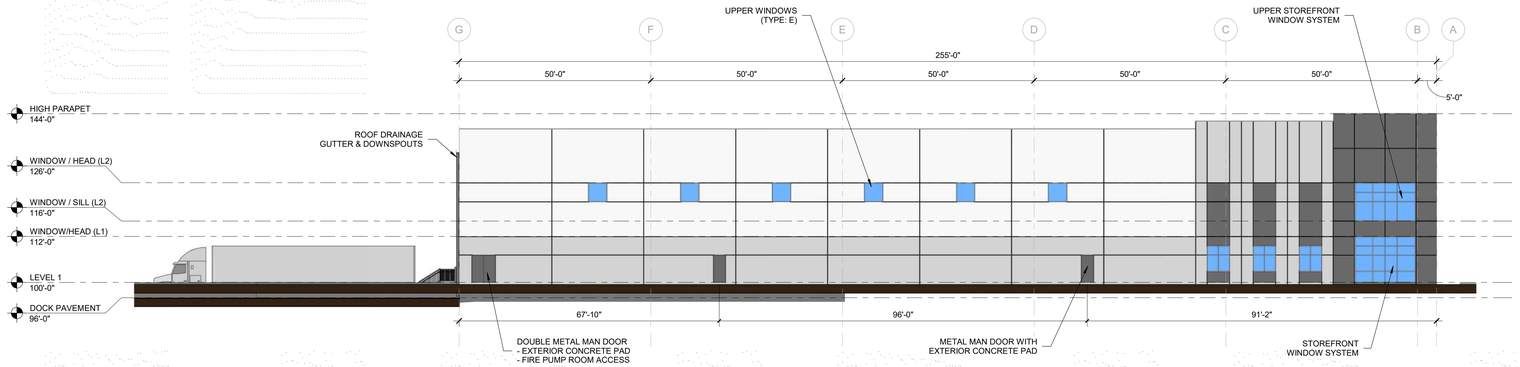
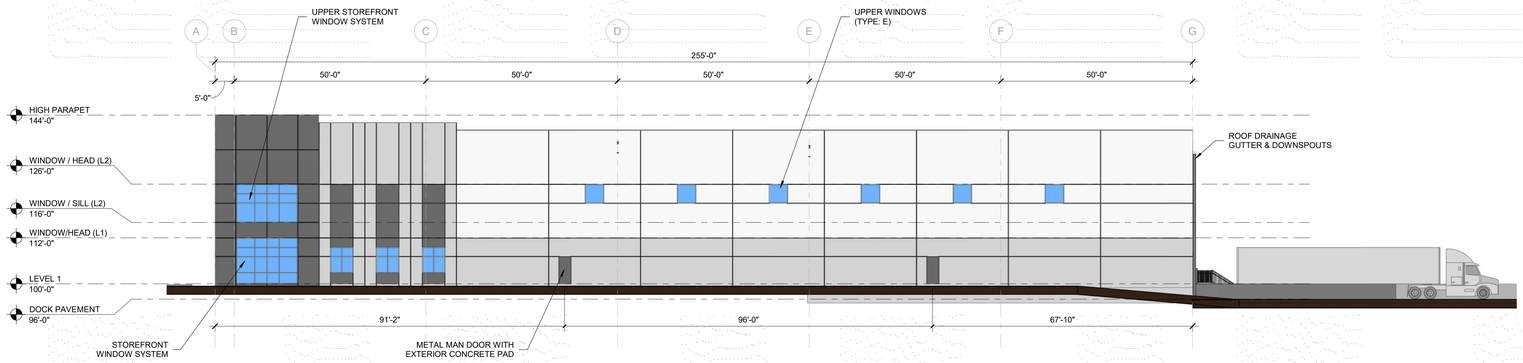


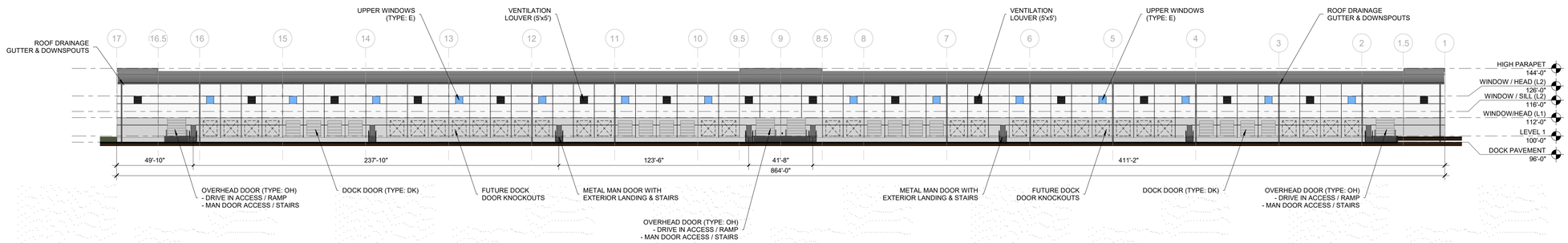
ELEVATION - LEFT SIDE D2

1/16" = 1'-0"



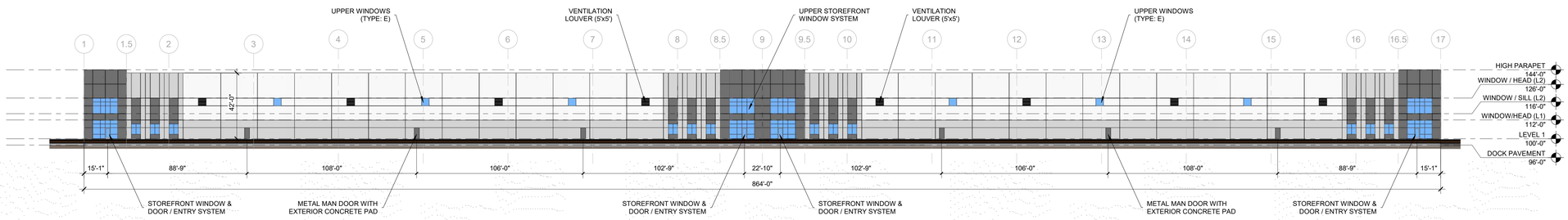
ELEVATION - RIGHT SIDE C2

1/16" = 1'-0"



ELEVATION - REAR B1

1/32" = 1'-0"



ELEVATION - FRONT A1

1/32" = 1'-0"

March Wind SW 7668

Pewter Cast SW 7673

Gauntlet Gray SW 7019

C23.011.34

DESIGN DEVELOPMENT

I-49 INDUSTRIAL PARK BUILDING #4

621 W. APPLE BLOSSOM AVE., SPRINGDALE, AR 72764

ADAMS ARCHITECTS
700 Massachusetts St.
Suite 307
Lawrence, Kansas 66044
(785) 218-3980
www.adamsarchs.com

APPROVED BY:

Name: - - - Date: --,--,--

Name: - - - Date: --,--,--

Name: - - - Date: --,--,--

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REVISIONS

No.	Description	Date

Rel. Date: 3-22-23

ELEVATIONS OVERALL

A200

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B23-48

54098

March 30, 2023

Planning Commission
City of Springdale
201 Spring Street
Springdale, AR 72762

Re: I-49 Industrial Ph.4
Project Variance ***Requests***

Dear Planning Commission:

On behalf of I49 Industrial, LLC, we respectfully request a ~~waiver~~ Variance from the following city requirement associated with the above referenced project.

Ordinance No. 3258, § 1, 11-12-02: Chapter 56 – Landscape and Buffers.
Section 56-38. – Screening - Every development shall provide sufficient screening so that neighboring properties are shielded from any adverse external effects of that development and the development is shielded from the negative impacts of adjacent uses such as major streets or railroads.

The proposed development has a west side road frontage and has additional separation in this direction. To the west of Graham the property is zoned A-1 with one single family home, the North across Apple Blossom is the City of Lowell and is primarily a business park with the exception of one single family home, and east of the development will have an internal driveway corridor and detention basin separating the development from the Commercial and vacant property. The south is also a part of the subject property which is zoned W-1.

Due to the site constraints and design, the subject site is being filled and the finished floor elevation is planned to be built up 10’ above Apple Blossom. With the elevation change opaque screening at the perimeter to meet code will not meet the intent of the code. We would like to request a waiver of providing the opaque screening on the north and west perimeter, but instead provide a screen by providing perimeter landscaping per city code.

HALFF ASSOCIATES, INC.

2407 SE COTTONWOOD ST., SUITE 1
BENTONVILLE, AR 72712

TEL (479) 273-2209

WWW.HALFF.COM

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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: March 30, 2023

Date Accepted as Complete: April 24, 2023 Project Number: B23-48

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: I-49 Industrial, LLC	Name: Halff Associates, Inc
E-mail: mmcrossland@crossland.com	E-mail: joanne.johnson@halff.com
Address: 833 S East Avenue Columbus, KS 66725	Address: 2407 SE Cottonwood St. Bentonville, AR 72712
Phone: 620-429-1414	Phone: 479-579-3993
Site/ Location: W Apple Blossom Ave	Current Zoning District: W-1
Assessor's Parcel Number(s): 21-00122-000	Rezone required: W-1
	Total Acreage: 11.40 ac

The Planning Commission may approve variances to depart from the literal requirements of the Commercial Design Standards where strict enforcement of said requirements would cause undue hardship due to circumstances unique to the individual property under consideration, and the granting of such variance is demonstrated to be within the spirit and intent of the provisions of the design standards.

Fee for Variance Application is $75

Check item(s) for which variance is requested:

- ☐ **ENTRANCES** – one customer entrance on all sides of principal building directly facing abutting public right of-way
- ☐ **PARKING LOT ORIENTATION** – no more than 60% of off-street parking area located between the front façade within the front yard of the principal building

☐ **STRUCTURE BACK AND SIDES**
- ☐ Minimum setback according to zoning district requirements
- ☐ Earthen berm installed with trees and landscaping for façade facing adjacent residential uses or area on Comprehensive Land Use Plan

☐ **PEDESTRIAN FLOW**
- ☐ Sidewalk along all sides of lot abutting public right-of-way required per Master Street Plan
- ☐ 5' continuous internal pedestrian walkways from public sidewalk to principal customer entrance of all principal building on site
- ☐ 5' sidewalk along the full length of building on façade featuring customer entrance an façade abutting public parking areas 6' from façade of building
- ☐ Weather protection features within 30' of all customer entrances, constructed parallel to building façade
- ☐ Internal walkway distinguished from driving surface through use of durable, low maintenance surface materials to enhance safety and comfort

☐ **CENTRAL FEATURES AND COMMUNITY SPACES**
- ☐ Provision of at least 2 central features
- ☐ Direct access to public sidewalk network

☐ **MULTIPLE BUILDINGS IN COMMERCIAL CENTERS**
- ☐ Use of similar building materials
- ☐ Use of similar architectural styles or theme

☐ **OUTDOOR STORAGE, TRASH COLLECTION AND LOADING AREAS**
- ☐ Not visible from public right-of-way, located within 20' of any public street, sidewalk or internal pedestrian way
- ☐ Incorporated into the overall design of the building
- ☐ Screening material similar to principal materials of the building and landscape
- ☐ Landscaped so that visual and acoustic impacts fully contained and out of view of adjacent property and public streets
- ☐ Landscaped so not attention is attached to the function by the use of screening material an no attention is attached to the function by the use

☐ **FACADES AND EXTERIOR WALLS** – face over 100' in linear length incorporate wall projections or recesses
- ☐ Minimum 3' depth
- ☐ Minimum of 20 contiguous feet within each 100' of façade length
- ☐ Extends 20% of the façade

☐ **DETAIL FEATURES**
- ☐ Facades include a repeating pattern with no less than 3 elements (color change, texture change, material change)
- ☐ At least one element repeating horizontally
- ☐ Elements repeat at intervals of more than 30' horizontally or vertically
- ☐ Change in plane no less than 12" in width (offset, reveal or projecting rib)

☐ **ROOFS** – change in height every 100 liner feet in building length

☐ **MATERIALS AND COLORS**
- ☐ Predominate exterior materials high quality materials
- ☐ Façade color – low reflectance, subtle, neutral or earth tone

☐ **ENTRYWAYS** – 3 defined, highly visible customer entrances

☐ **LANDSCAPING**

- ☐ Entryway landscaping
- ☐ Parking lot landscaping
- ☐ Perimeter parking area landscaping
- ☐ Building foundation landscaping

X **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)

The application of screening requirements in this area would restrict the use of the property because of the grade change and the space needed to transition from our development the the drainage ditches that parallel the site. An opaque screening fence does not seem necessary here due to the proposed site elevations. The proposed landscaping in this area will accomplish the same goal of screening.

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

The variance would alleviate the space constraints and allow for more room for the required landscaping trees and shrubs to be planted.

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 proposed development will remain in harmony with the intended purpose of the design standards with the approval of the variance because our proposed development currently sits ~10' above existing grade and faces one residential structure. With our intended landscaping plan, there is more than enough screening from our proposed building with trees and shrubs to screen against the residential structure.

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.

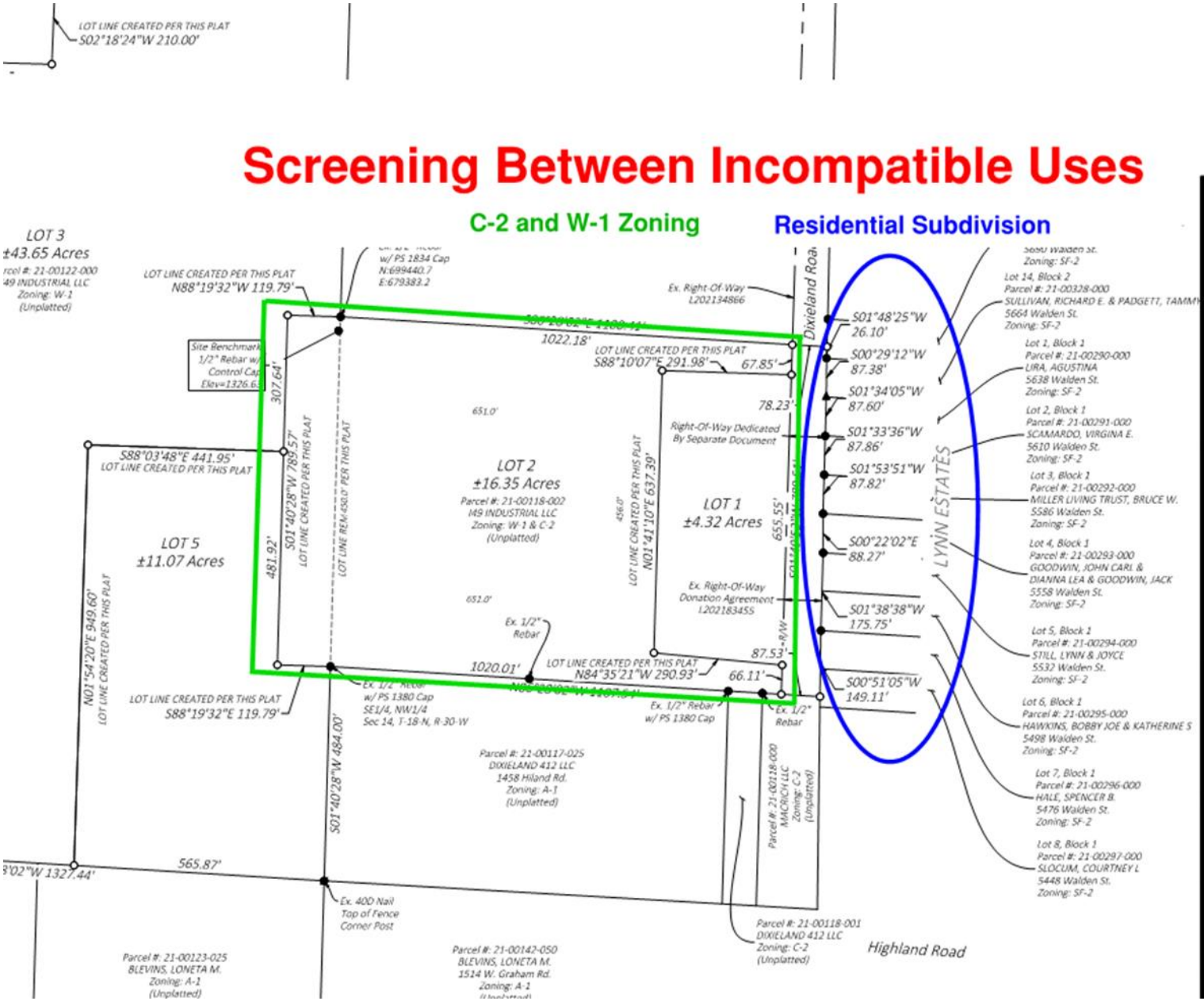
APPLICANT SIGNATURE(S) _____

_____

_____

DATE: 3/16/2023

Screening Between Incompatible Uses



PRELIMINARY

halff

HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

I-49 Industrial Park

Springdale, Arkansas

Prepared For:
I-49 Industrial Park

PRELIMINARY PLAT

PLAT #PP23-05

Revisions

Drawn By:	JDS	Vert. Scale:	N/A
Approved By:	CDC	Horiz. Scale:	1"=200'
Date:	04.20.2023	Plot Scale:	1
Project No.:	CRO-127	DWG Name:	PLAT

Data taken from Benton County, Arkansas GIS. Surveyor takes no responsibility for accuracy or correctness of data depicted hereon.

L23-31

ID	Owner	Parcel ID	Address	Type	Acres	S-T-R	Subdivision Name	Mailing Address
1	BLEVINS, LONETA M	21-00142-050	1514 W GRAHAM RD	AI	20.78	14-18-30	14-18-30 SPRINGDALE	3302 W PERRY RD ROGERS AR 72758-1401
2	MACRICH LLC	21-00118-000	HILAND RD	AV	27.42	14-18-30	14-18-30 SPRINGDALE	MACRICH LLC 4100 CORPORATE CENTER DR # 310 SPRINGDALE AR 72762-5765
3	I49 INDUSTRIAL LLC	21-00122-000	W APPLE BLOSSOM AVE	AI	71.12	14-18-30	14-18-30 SPRINGDALE	I49 INDUSTRIAL LLC 833 S EAST AVE COLUMBUS KS 66725
4	I49 INDUSTRIAL LLC	21-00118-002	W APPLE BLOSSOM AVE	AV	20.38	14-18-30	14-18-30 SPRINGDALE	I49 INDUSTRIAL LLC 833 S EAST AVE COLUMBUS KS 66725
5	TANNAHILL LIVING TRUST, JOHN	21-00123-000	N GRAHAM RD	AV	6.38	14-18-30	14-18-30 SPRINGDALE	TANNAHILL, JOHN W TRUSTEE 19411 SONORA RD SPRINGDALE AR 72764
6		21-99999-999						
7	TANNAHILL LIVING TRUST, JOHN	21-00122-025	803 W APPLE BLOSSOM AVE	AI	36.18	14-18-30	14-18-30 SPRINGDALE	TANNAHILL, JOHN W TRUSTEE 19411 SONORA RD SPRINGDALE AR 72764
8	BLEVINS, LONETA M	21-00123-025	N	AV	10.42	14-18-30	14-18-30 SPRINGDALE	3302 W PERRY RD ROGERS AR 72758-1401
9	TANNAHILL LIVING TRUST, JOHN	21-00123-005	5352 N GRAHAM RD	AI	34.09	14-18-30	14-18-30 SPRINGDALE	TANNAHILL, JOHN W TRUSTEE 19411 SONORA RD SPRINGDALE AR 72764
10	C B W CONTRACTORS LLC	21-00122-038	5748 N GRAHAM RD	RI	0.5	14-18-30	14-18-30 SPRINGDALE	C B W CONTRACTORS LLC 9 PINTELL ST BENTONVILLE AR 72712

11	JB HUNT TRANSPORT INC	12-00245-126	W APPLE BLOSSOM AVE	RV	1	11/18/1930	11-18-30 LOWELL	JB HUNT TRANSPORT INC ATTN TAX DEPT PO BOX 130 LOWELL AR 72745
12	JACKSON, JACK	21-00122-036	5712 N GRAHAM RD	RI	0.5	14-18-30	14-18-30 SPRINGDALE	JACKSON, JACK 1401 N OLD WIRE RD LOWELL AR 72745
13	DIXIELAND 412 LLC	21-00117-025	1458 HILAND RD	AV	10	14-18-30	14-18-30 SPRINGDALE	DIXIELAND 412 LLC 149 N PLEASANT RIDGE DR ROGERS AR 72756
14	TRINITY GRACE CHURCH	21-00122-001	W APPLE BLOSSOM AVE	ER	10	14-18-30	14-18-30 SPRINGDALE	TRINITY GRACE CHURCH OF NORTHWEST ARKANSAS 5845 S BELLVIEW RD ROGERS AR 72758-9023
15	BLEVINS, LONETA M	21-00124-000	N GRAHAM RD	AV	10.12	14-18-30	14-18-30 SPRINGDALE	3302 W PERRY RD ROGERS AR 72758-1401
16	JB HUNT TRANSPORT INC	12-00252-000	704 W APPLE BLOSSOM AVE	CI	7.3	11--18-30	11-18-30 LOWELL	JB HUNT TRANSPORT INC ATTN TAX DEPT PO BOX 130 LOWELL AR 72745
17	JB HUNT TRANSPORT INC	12-00245-025	W APPLE BLOSSOM AVE	CI	27.31	11--18-30	11-18-30 LOWELL	JB HUNT TRANSPORT INC ATTN TAX DEPT PO BOX 130 LOWELL AR 72745





Planning Commission Meeting
May 2, 2023

Miles
0 0.03 0.06 0.12 0.18 0.24

N

PROJECT: PP23-05, L23-31, B23-48
APPLICANT: I-49 Industrial Park
LOCATION: W. Apple Blossom Avenue & N. Graham Road
REQUEST: Preliminary Plat, Large-Scale Development for Phase IV, & Variance for Screening Requirement

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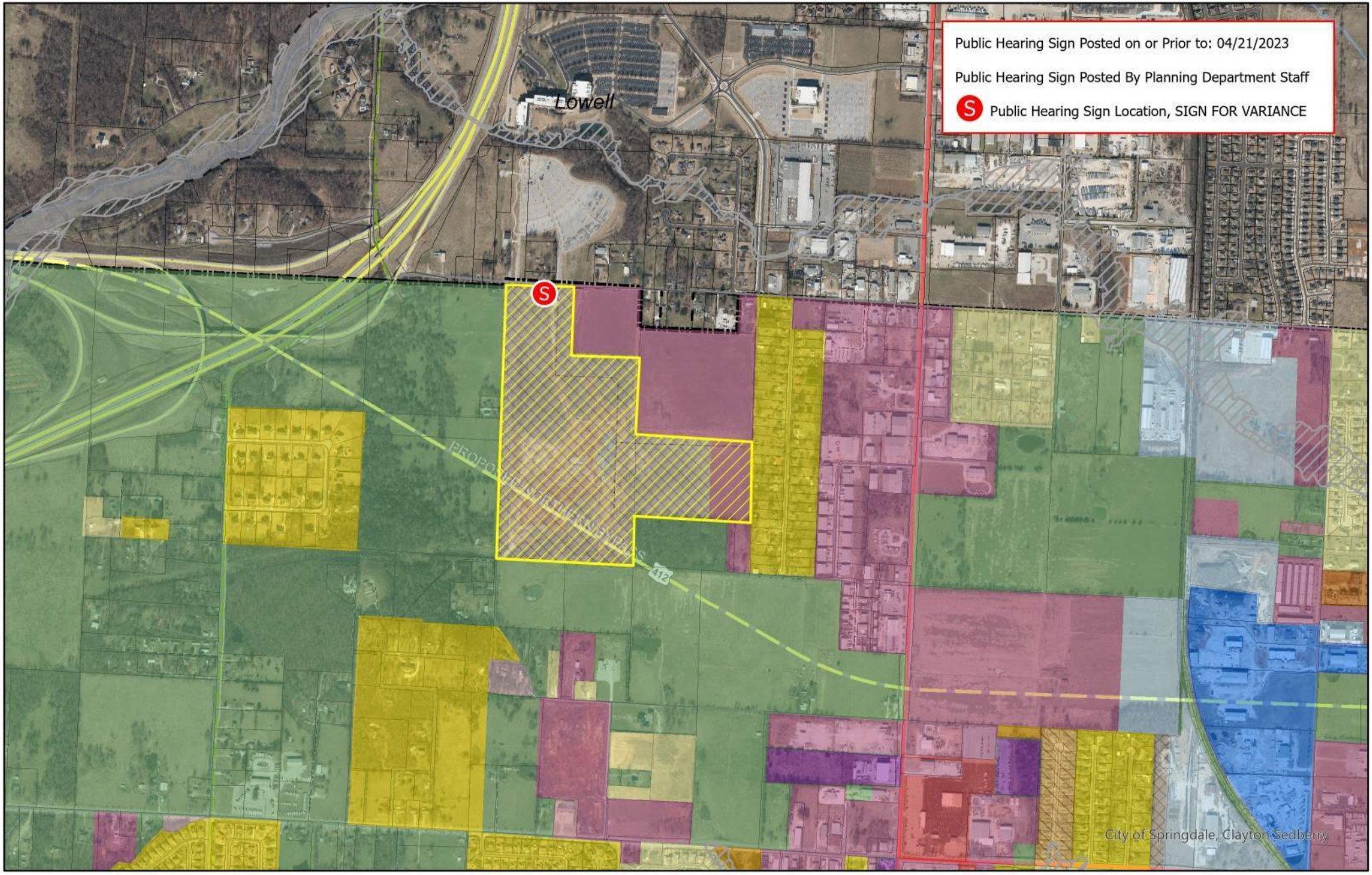

Planning Commission Meeting
May 2, 2023

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N

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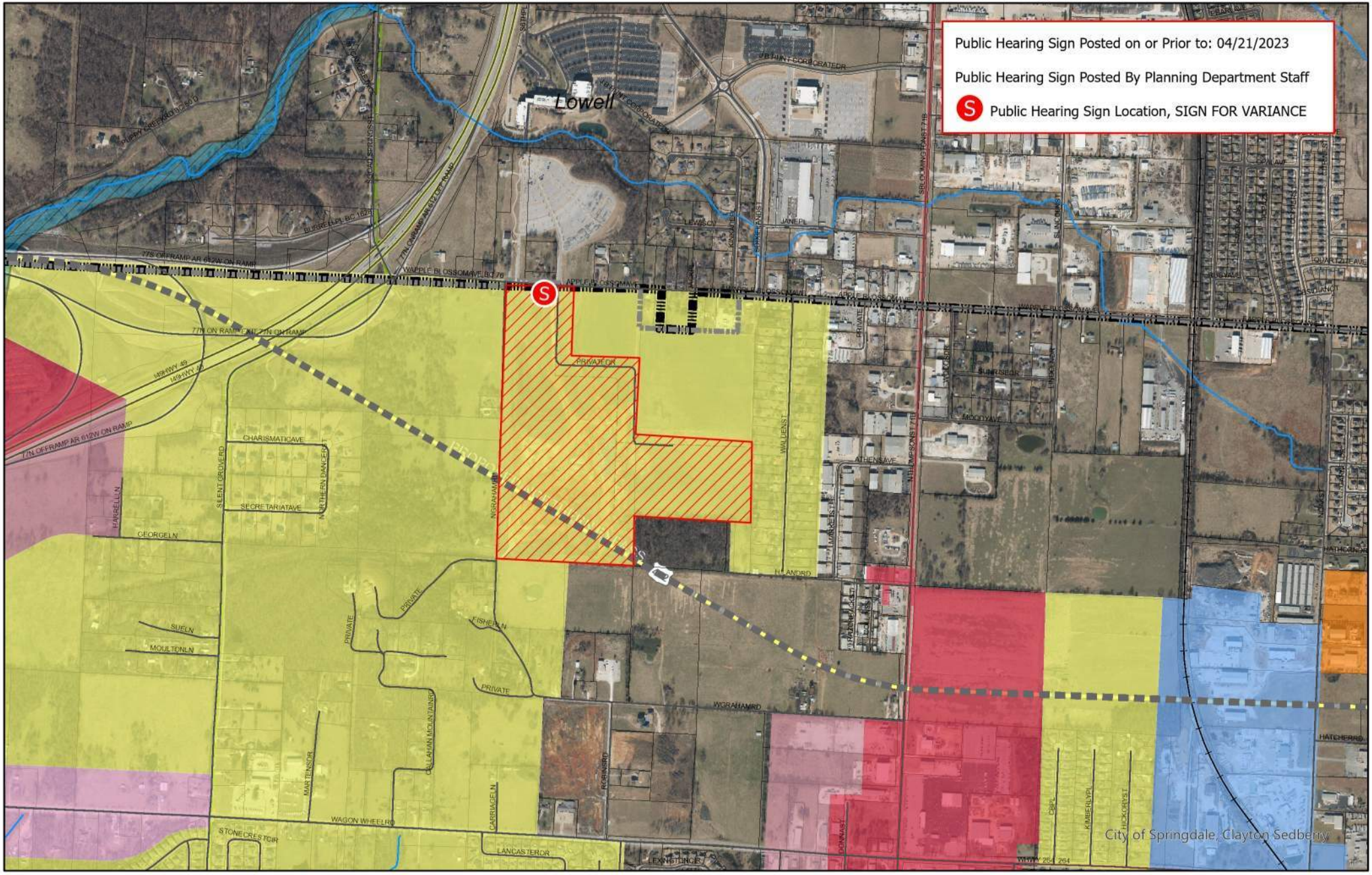

Planning Commission Meeting
May 2, 2023

Miles
0 0.05 0.1 0.2 0.3 0.4
N

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SPRINGDALE
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Planning and Community Development Division
City of Springdale

Memo

To: **Planning Commission**

From: **Staff**

Date: **May 2, 2023**

RE: **PP23-06** **Preliminary Plat** **Charlotte Addition**

Planning Comments:

1. This Preliminary Plat has been given the number PP23-06. This number should be placed on the plat and all future correspondence and plats pertaining to this Preliminary Plat. (standard comment)
2. Submit PDF files at time of resubmission. (standard comment)
3. A written response to all comments is required with resubmission. (standard comment).
4. Please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number. (standard comment)
5. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)

6. Signature lines not needed for preliminary plat, as it's not recorded at courthouse (all other plats do require signature lines – informal, replat, & final). That's both owner signature and city officials, not needed.

   (Chapter 112, sec. 112-3)

General	Preliminary Plat	Final Plat	Informal Plat	Replat	Engineer's Plans
Transmittal, ownership, and ordinance statement.	No	Yes	No	Yes	No
Signatures of owners.	No	Yes	Yes	Yes	No
Certificates of acceptance statement and signature spaces.	No	Yes	Yes	Yes	No

Building & Fire Comments:

No Comments.

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 4/27/2023

Standard Comments

- Engineering review will be completed when the large-scale development plans are submitted.
- Grading permit to be issued with Large Scale Development

Plat
Application

PP23-06

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: Charlotte Inc	Location/Address: 3598 S. 48th St Springdale
E-mail:	
Address:	Assessor's Parcel Number(s): 815-29107-200
Phone:	Current Zoning District: A-1
Representative Contact Information (if applicable)	Rezone required: NO
Name: Satterfield Land Surveyors	Total Acreage: 2.23 ac
E-mail: jazzmen@sbcglobal.net	
Address: 1928 Hwy 71 N. Alma AR 72921	
Phone: 479-632-3565	

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 Bailey, President Date: 2/16/23

Signature: Jason Bailey

Name of Representative (if applicable): Satterfield Land Surveyors Date: 1/19/23

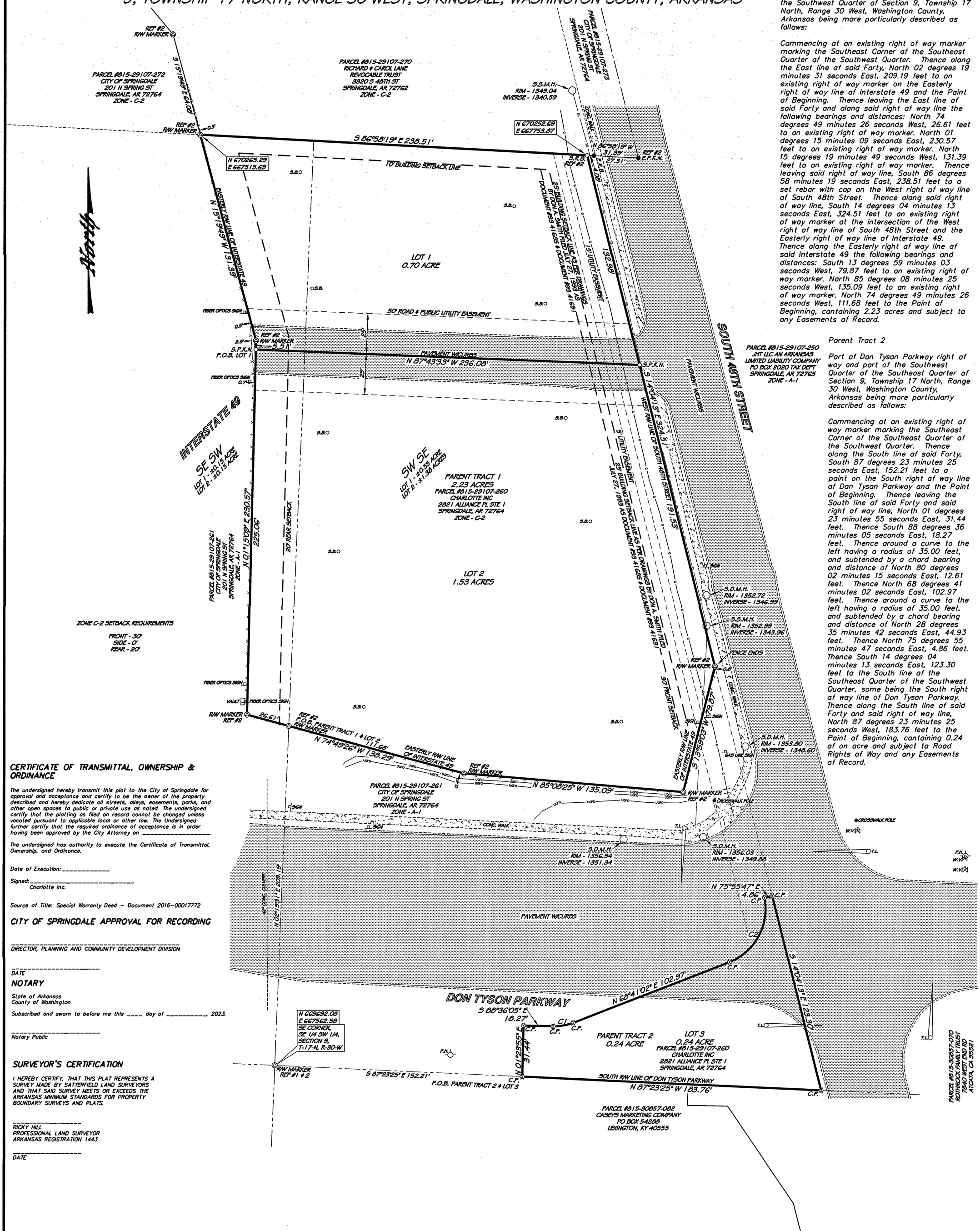
Signature: JDarby Assistant

STAFF USE ONLY	
Date Application Submitted: March 30, 2023	Payment Method:
Date Accepted as Complete: April 21, 2023	Project Number: PP23-06

PP23-06

CHARLOTTE ADDITION - LOTS 1, 2 & 3

BEING A PRELIMINARY PLAT OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER & PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 17 NORTH, RANGE 30 WEST, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS



CERTIFICATE OF TRANSMITTAL, OWNERSHIP & 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 _____.

The undersigned has authority to execute the Certificate of Transmittal, Ownership, and Ordinance.

Date of Execution: _____

Signed: _____
Charlotte Inc.

Source of Title: Special Worranty Deed – Document 2016-00017772

CITY OF SPRINGDALE APPROVAL FOR RECORDING

_____
DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION

_____
DATE

NOTARY

State of Arkansas
County of Washington

Subscribed and sworn to before me this _____ doy of _____, 2023.

_____
Notary Public

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY, THAT THIS PLAT REPRESENTS A SURVEY MADE BY SATTERFIELD LAND SURVEYORS AND THAT SAID SURVEY MEETS OR EXCEEDS THE ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS.

_____
RICKY HILL
PROFESSIONAL LAND SURVEYOR
ARKANSAS REGISTRATION 1443

_____
DATE

PROPERTY DESCRIPTION

PARCEL #815-29107-260

Parent Tract 1

Part of the Southwest Quarter of the Southeast Quarter and part of the Southwest Quarter of Section 9, Township 17 North, Range 30 West, Washington County, Arkansas being more particularly described as follows:

Commencing at an existing right of way marker marking the Southeast Carner of the Southeast Quarter of the Southwest Quarter. Thence along the East line of said Forty, North 02 degrees 19 minutes 31 seconds East, 209.19 feet to an existing right of way marker on the Easterly right of way line of Interstate 49 and the Paint of Beginning. Thence leaving the East line of said Forty and along said right of way line the fallawing bearings and distances: North 74 degrees 49 minutes 26 seconds West, 26.61 feet to an existing right of way marker. North 01 degrees 15 minutes 09 secands East, 230.57 feet to an existing right of way marker. North 15 degrees 19 minutes 49 seconds West, 131.39 feet to an existing right of way marker. Thence leaving said right of way line, South 86 degrees 58 minutes 19 secands East, 238.51 feet to a set rebar with cap on the West right of way line of South 48th Street. Thence along said right of way line, South 14 degrees 04 minutes 13 secands East, 324.51 feet to an existing right of way marker at the intersection of the West right of way line of South 48th Street and the Easterly right of way line of Interstate 49. Thence along the Easterly right of way line of said Interstate 49 the following bearings and distances: South 13 degrees 59 minutes 03 secands West, 79.87 feet to an existing right of way marker. North 85 degrees 08 minutes 25 seconds West, 135.09 feet to an existing right of way marker. North 74 degrees 49 minutes 26 seconds West, 111.68 feet to the Paint of Beginning, containing 2.23 acres and subject to any Easements of Record.

Parent Tract 2

Part of Dan Tysan Parkway right of way and part of the Sauthwest Quarter of the Southeast Quarter of Section 9, Tawnship 17 North, Range 30 West, Washington Caunty, Arkansas being more particularly described as fallaws:

Commencing at an existing right of way marker marking the Sautheast Carner of the Southeast Quarter of the Southwest Quarter. Thence along the South line of said Forty, Sauth 87 degrees 23 minutes 25 secands East, 152.21 feet to a paint on the South right of way line of Dan Tysan Parkway and the Paint of Beginning. Thence leaving the Sauth line of said Forty and said right of way line, North 01 degrees 23 minutes 55 seconds East, 31.44 feet. Thence South 88 degrees 36 minutes 05 secands East, 18.27 feet. Thence around a curve to the left having a radius of 35.00 feet, and subtended by a chard bearing and distance of North 80 degrees 02 minutes 15 seconds East, 12.61 feet. Thence North 68 degrees 41 minutes 02 secands East, 102.97 feet. Thence around a curve to the left having a radius of 35.00 feet, and subtended by a chard bearing and distonce of North 28 degrees 35 minutes 42 seconds East, 44.93 feet. Thence North 75 degrees 55 minutes 47 seconds East, 4.86 feet. Thence South 14 degrees 04 minutes 13 seconds East, 123.30 feet to the South line af the Southeast Quarter of the Sauthwest Quarter, some being the South right af way line af Don Tysan Parkway. Thence along the Sauth line of said Forty and said right of way line, North 87 degrees 23 minutes 25 seconds West, 183.76 feet to the Paint of Beginning, cantaining 0.24 af on acre and subject ta Road Rights of Way and any Easements af Record.

Lot 1

Part of the Sauthwest Quarter of the Sautheast Quarter and part af the Southeast Quarter af the Sauthwest Quarter af Section 9, Tawnship 17 North, Range 30 West, Washingtan Caunty, Arkansas being mare particularly described as fallaws:

Cammencing at an existing right af way marker marking the Southeast Corner af the Sautheast Quarter af the Sauthwest Quarter. Thence along the East line af said Forty, North 02 degrees 19 minutes 31 secands East, 209.19 feet ta an existing right af way marker an the Easterly right af way line af Interstate 49. Thence leaving said East line and alang said right af way line the fallawing bearings and distances: North 74 degrees 49 minutes 26 secands West, 26.61 feet ta an existing right af way marker. Narth 01 degrees 15 minutes 09 secands East, 225.06 feet ta a set p/k nail and the Paint of Beginning. Thence cantinuing alang said right af way line, the fallawing bearings and distances: Narth 01 degrees 15 minutes 09 secands East, 5.51 feet ta an existing right af way marker. Narth 15 degrees 19 minutes 49 secands West, 131.39 feet ta an existing right af way marker. Thence leaving said right af way line, Sauth 86 degrees 58 minutes 19 secands East, 238.51 feet ta a set rebar with cap an the West right af way line af Sauth 48th Street. Thence alang said right af way line, Sauth 14 degrees 04 minutes 13 secands East, 132.98 feet to a set p/k nail. Thence leaving said right af way line, North 87 degrees 43 minutes 33 seconds West, 236.08 feet to the Paint af Beginning, containing 0.70 af an acre and subject to any Easements of Record.

Lot 2

Part af the Sauthwest Quarter of the Sautheast Quarter and part af the Sautheast Quarter af the Sauthwest Quarter of Sectian 9, Tawnship 17 Narth, Range 30 West, Washington County, Arkansas being mare particularly described as fallaws:

Cammencing at an existing right af way marker marking the Sautheast Corner af the Southeast Quarter af the Sauthwest Quarter. Thence alang the East line af said Forty, North 02 degrees 19 minutes 31 secands East, 209.19 feet ta an existing right af way marker an the Easterly right af way line af Interstate 49 and the Point af Beginning.

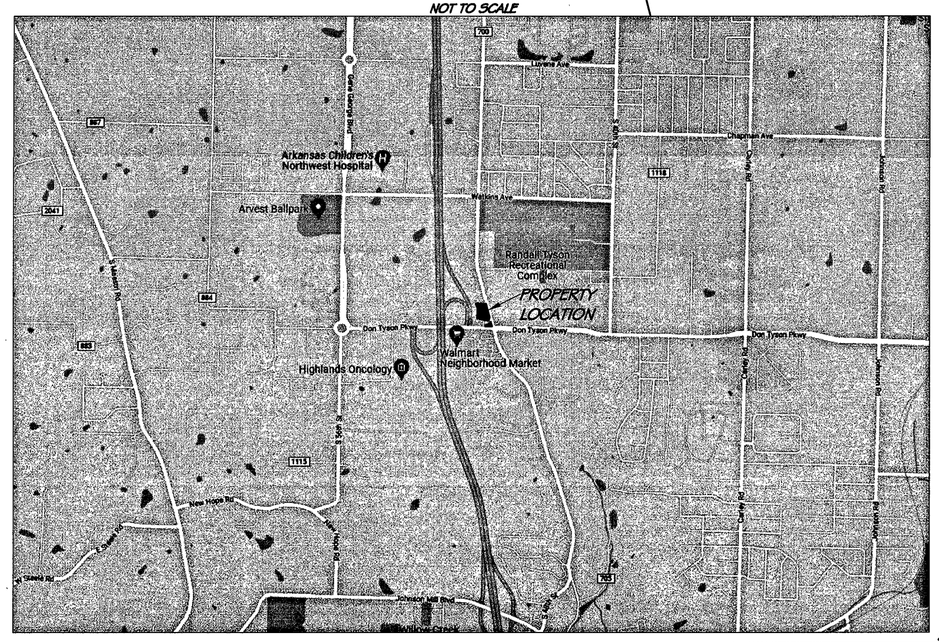
Thence leaving said East line and alang said right af way line the fallawing bearings and distances: Narth 74 degrees 49 minutes 26 secands West, 26.61 feet ta an existing right af way marker. Narth 01 degrees 15 minutes 09 secands East, 225.06 feet ta a set p/k nail. Thence leaving said right of way line, South 87 degrees 43 minutes 33 secands East, 236.08 feet to a set p/k nail on the West right of way line af Sauth 48th Street. Thence alang said right af way line, South 14 degrees 04 minutes 13 seconds East, 191.53 feet ta an existing right of way marker at the intersectian af the West right af way line af Sauth 48th Street and the Easterly right af way line af Interstate 49. Thence along the Easterly right af way line af Interstate 49 the fallawing bearings and distances: Sauth 13 degrees 59 minutes 03 seconds West, 79.87 feet to an existing right of way marker. Narth 85 degrees 08 minutes 25 seconds West, 135.09 feet ta an existing right of way marker. North 74 degrees 49 minutes 26 seconds West, 111.68 feet to the Point of Beginning, containing 1.53 acres and subject to any Easements of Record.

Lot 3

Part of Don Tysan Parkway right af way and part af the Southwest Quarter af the Sautheast Quarter af Section 9, Tawnship 17 North, Range 30 West, Washington County, Arkansas being more particularly described as fallaws:

Cammencing at an existing right af way marker marking the Southeast Corner af the Southeast Quarter af the Sauthwest Quarter. Thence alang the Sauth line af said Forty, Sauth 87 degrees 23 minutes 25 secands East, 152.21 feet to a point on the South right af way line af Don Tysan Parkway and the Point of Beginning. Thence leaving the Sauth line af said Forty and said right af way line, Narth 01 degrees 23 minutes 55 seconds East, 31.44 feet. Thence South 88 degrees 36 minutes 05 secands East, 18.27 feet. Thence araund a curve ta the left having a radius af 35.00 feet, and subtended by a chord bearing and distance af North 80 degrees 02 minutes 15 seconds East, 12.61 feet. Thence Narth 68 degrees 41 minutes 02 secands East, 102.97 feet. Thence araund a curve ta the left having a radius af 35.00 feet, and subtended by a chard bearing and distance af North 28 degrees 35 minutes 42 seconds East, 44.93 feet. Thence North 75 degrees 55 minutes 47 seconds East, 4.86 feet. Thence South 14 degrees 04 minutes 13 seconds East, 123.30 feet to the Sauth line af the Sautheast Quarter af the Sauthwest Quarter, same being the Sauth right af way line af Dan Tysan Parkway. Thence alang the Sauth line af said Farty and said right of way line, Narth 87 degrees 23 minutes 25 secands West, 183.76 feet ta the Paint af Beginning, cantaining 0.24 af an acre and subject ta Road Rights af Way and any Easements af Record.

VICINITY MAP
NOT TO SCALE



LEGEND

- ● - E.R.B. - 1/2" EXISTING REBAR
- ● - E.P.K.N. - EXISTING P/K NAIL
- △ - R/W MARKER - EXISTING RIGHT OF WAY MARKER
- ○ - S.R.B. - 1/2" SET REBAR WITH CAP
- ⋈ - W.V. - WATER VALVE
- -○- F.H. - FIRE HYDRANT
- ◯ - S.D.M.H. - STORM DRAIN MANHOLE
- ◯ - S.S.M.H. - SANITARY SEWER MANHOLE
- T.L. - TRAFFIC LIGHT
- ○ - S.B. - SOIL BORE
- PAVEMENT
- CONC. - CONCRETE
- BOUNDARY
- CENTERLINE
- CONC. - CONCRETE
- EASEMENT
- FENCE
- QUARTER LINE
- EDGE OF PAVEMENT
- R/W LINE - RIGHT OF WAY LINE
- G — GAS LINE
- SS — SANITARY SEWER LINE
- UGFO — UNDERGROUND FIBER OPTICS

SURVEYOR'S NOTE: This property does not lie within the 100-Year Flood Zone, according to the Flood Map for Washington County, Arkansas Community Panel No. 05143C0070F Dated: May 16, 2008.

SURVEYOR'S NOTE: This survey was conducted under the supervision of Clovis W. Satterfield, No. 0147, or Ricky Hill, No. 1443, Satterfield Land Surveyors, P.A., Certificate of Authorization No. 718. Satterfield Land Surveyors, P.A., 1-(479)-632-3565 Hwy. 71 North, P.O. Box 640, Alma, AR 72921

SURVEYOR'S NOTE: This survey was done to mark the corners on the ground and to show observed structures. Utilities located if Requested according to utility company records, and or above ground inspection. This survey was done from description furnished to us or instruction from the person(s) named on this plat. No title search was done and record ownership, Rights of Way of road and Easements to and across this property must be confirmed by others. The Buyer or Owner of this property should satisfy themselves as to the correct owner through a title search or review by an attorney.

Satterfield Land Surveyors P.A., Copyright 2022

This plat is copyright material and is provided solely for the use of the person(s) named on this plat and may not be used or distributed to any other person(s) or company for their benefit. No license has been created, expressed or implied to copy the survey without the written consent of Satterfield Land Surveyors, P.A.. No one including the person(s) named, may reproduce this plat. Only authentic copies that appear with the surveyor's seal in red may be used. Any copies used without this red seal are considered unauthorized copies and are considered a copyright infringement. After filing with State Surveyor's office, survey becomes public record.

30' 15' 0 GRAPHIC SCALE 30' 60'

REFERENCE DEED

SURVEY REFERENCES

1 - ENGINEERING SERVICES, INC. FOR SPRINGDALE FAMILY WORSHIP CENTER, INC. FILED 4/22/91

2 - ARKANSAS STATE HIGHWAY COMMISSION RIGHT OF WAY MAP #040527 - SHEET 8 OF 12 - MARCH 2012

BASIS OF BEARING ARKANSAS STATE PLANE COORDINATES GRID NORTH 1983.

REVISIONS

2/22/23 - REVISED TO ADD LOT 3.

3/30/23 - REVISED TO C-2 SETBACKS.

4/14/23 - REVISED AS PER CLIENTS COMMENTS.

4/17/23 - REVISED AS PER CITY COMMENTS.

VICINITY MAP

T-17-N R-30-W

NW NE

9

NW SW NE SW NW SE NE SE

SW SW SE SW SW SE SE SE

R/W MARKER

SURVEYORS DISCLAIMER AND STATEMENT OF USE

This survey was conducted by the written or verbal authorization of the person named as the buyer and/or Use by as shown on this plat. No one has the authority to use the data or legal description from this survey except those named or their agents and the survey is only certified to the date shown on this plat. This plat is protected by copyright and any person other than those named using or relying upon this plat will be held responsible. Satterfield Land Surveyors, P.A. will not be responsible or have any liability to any other person or company who uses this plat without written authorization. After filing with State Surveyor's office, survey becomes public record.

SURVEYOR:
RICKY HILL
P.O. BOX 640
ALMA, AR 72921
(479) 632-3565

OWNER: CHARLOTTE, INC.
CONTACT: COCHRAN ENGINEERING
ERIC KIRCHNER
8 E. MAIN ST.
WENTZVILLE, MO 63385
PHONE: 636-332-4574

DRAWN BY: J.D.B.
SCALE: 1"=30'
DATE: 11-21-22
JOB NO. 47,740B

Satterfield Land Surveyors P.A.
REG. ARK. & OKLA.
1928 HWY. 71 NORTH, ALMA, ARK. - PHONE No. (479) 632-3565
FAX (479) 632-5002 - WEBSITE: http://www.slsurveying.com

PROJECT #PP23-06
500-17N-30W-0-09-203-72-0147-1443


Map provided
for context of the area
LAMAR
ADVERTISING
LSD
LEFT AS
NON-CONFORMING
RESIDENTIAL USE
OPEN LOT BEING
CREATED VIA
PP23-06
CLUB
CARWASH
LSD
Randall Tyson
Recreational
Complex
LITTLE WILDCAT CREEK
ROTARY LN
S 48TH ST
70N ON RAMP
70N OFF RAMP
I-4 HWY
W DON TYSON PKY
PRIVATE DR
815-29107-281
815-29107-231
815-29107-600
815-29107-251
815-29107-270
815-29107-272
815-29107-380
815-29107-370
815-29107-371
815-29107-250
815-29107-390
815-29107-391
815-29107-260
815-29107-261
5024
5288
3320
3400
3481
3598
70
City of Springdale, Claytor Sedberry

Member: ASPS–OSLS

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

PP23-06

Adjacent Parcels for 815-29107-260

815-29107-270
Richard & Carol Lane Revocable Trust
3320 S 48th St
Springdale AR 72762

815-29107-272
815-29107-261
City of Springdale
201 N Spring St
Springdale AR 72764

815-30857-082
Casey's Marketing Company
PO Box 54288
Lexington KY 40555

815-30857-070
Rothrock Family Trust
7840 West End Rd
Atcata CA 95521

815-29107-250
JHT LLC
PO Box 2020 Tax Dept
Springdale AR 72765-2020

Data in this list gathered from Datascoutpro.com on 4/6/23.

Jazzmen Daigle
Assistant
Sattefield Land Surveyors



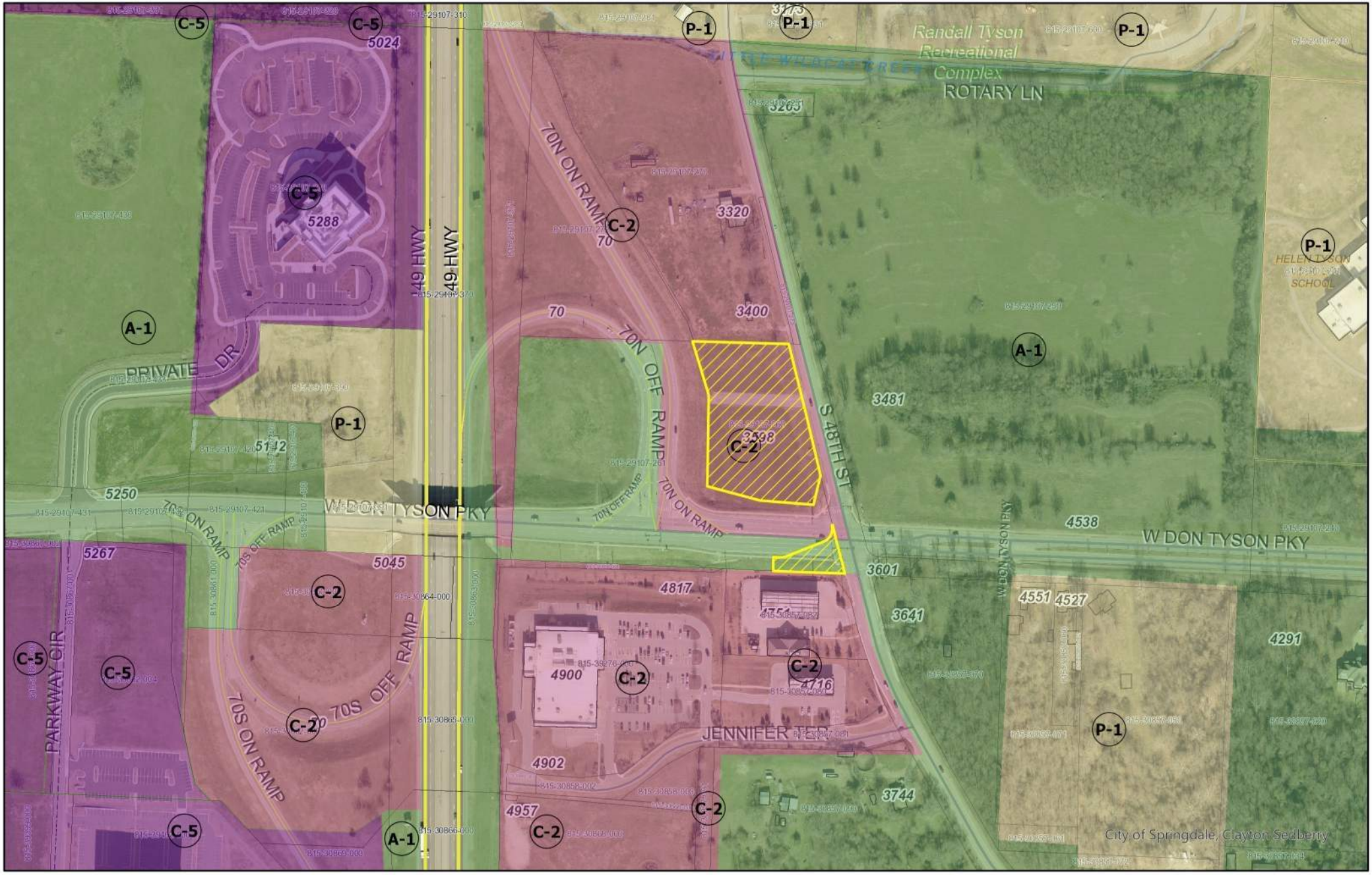
Planning Commission Meeting
May 2, 2023

Miles
00.01 0.01 0.02 0.03 0.04

N

PROJECT: PP23-06
APPLICANT: Charlotte Addition
LOCATION: NW Intersection of S. 48th Street & Don Tyson Parkway
REQUEST: Preliminary Plat for Commercial Subdivision

SPRINGDALE
WE'RE MAKING IT HAPPEN



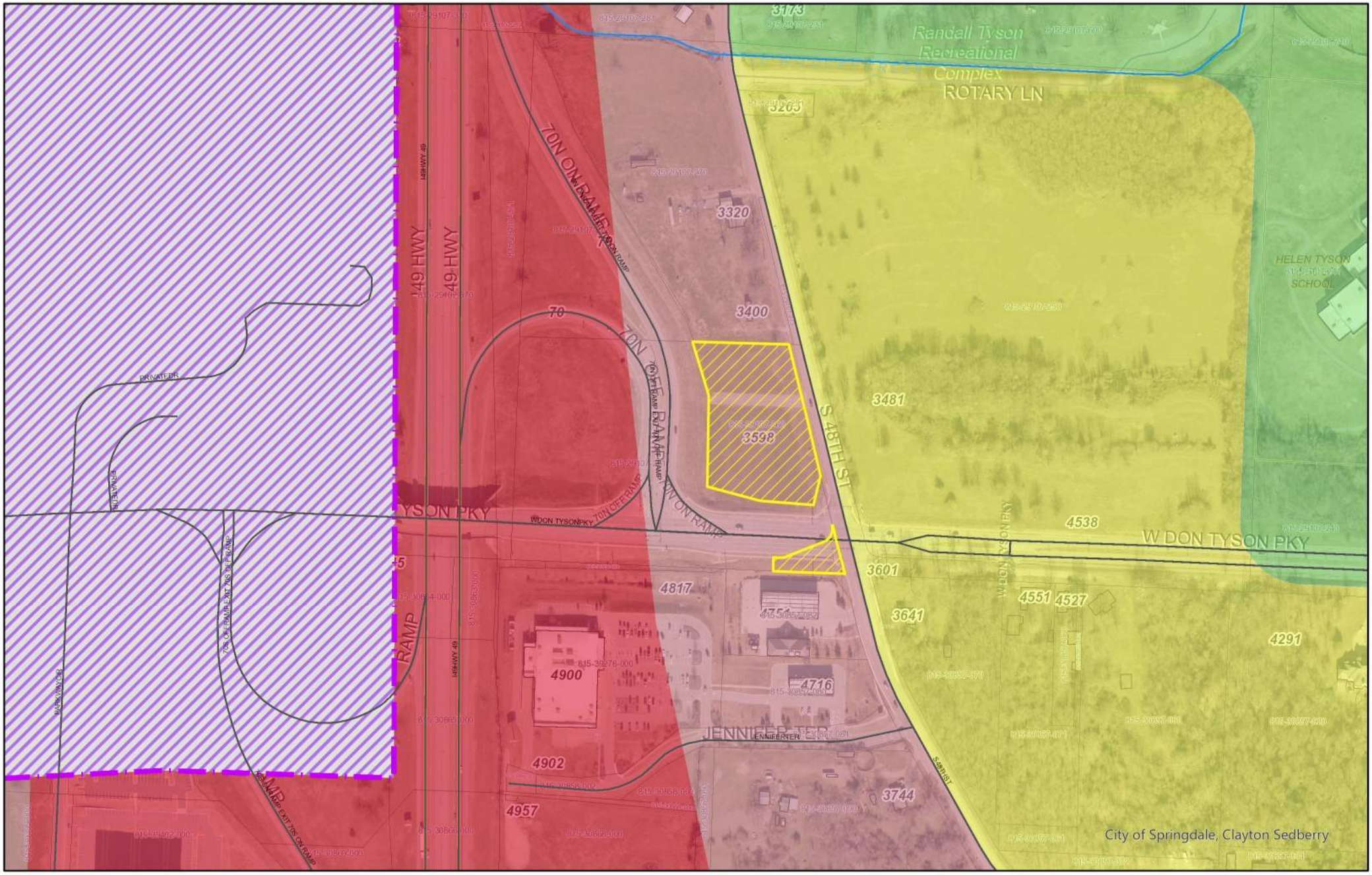
Planning Commission Meeting
May 2, 2023

Miles
00.01 0.03 0.05 0.08 0.1

N

PROJECT: PP23-06
APPLICANT: Charlotte Inc. (Charlotte Addition)
LOCATION: NW Intersection of S. 48th Street & Don Tyson Parkway
REQUEST: Preliminary Plat for Commercial Subdivision

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
May 2, 2023

Miles
00.01 0.03 0.05 0.08 0.1

N

PROJECT: PP23-06
APPLICANT: Charlotte Inc. (Charlotte Addition)
LOCATION: NW Intersection of S. 48th Street & Don Tyson Parkway
REQUEST: Preliminary Plat for Commercial Subdivision

SPRINGDALE
WE'RE MAKING IT HAPPEN

Planning and Community Development Division
City of Springdale

Memo

To: **Planning Commission**

From: **Staff**

Date: **May 2, 2023**

RE: **RP23-07** **Replat** **Industrial Park II, Ph. III**

Planning Comments:

1. This Replat has been given the number RP23-07. 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. This resolution will need to come from the business itself. The Secretary of State's office doesn't show Dave Beavert as being an authorized rep of this business.

38. All comments from the utility companies and other city departments must be addressed prior to approval. (standard comment)

Building & Fire Comments:

No Comments.

Engineering Comments:

Reviewed by Steve Hatfield on 4/27/2023

1) **Provide required signatures.**
2) **Provide Surveyor's signature.**

RP23-07

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: Pro-Fab of Northwest Arkansas	Location/Address: 2001 & 2075 Turnbow
E-mail: dbeavert@profabllc.com	
Address: 2001 Turnbow Ave Springdale, AR 72764	
Phone: 479-770-1270	Assessor's Parcel Number(s): 815-33835-000 815-33836-000
Representative Contact Information (if applicable)	Current Zoning District: I-1
Name: ESI - Brandon Rush, PE	Rezone required: No
E-mail: brush@engineeringservices.com	Total Acreage: 4.4
Address: 1207 S. Old Missouri Rd Springdale, AR 72764	
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): Pro-Fab of Northwest Arkansas Date: _____

Signature: _____

Name of Representative (if applicable): Brandon Rush Date: 3/22/2023

Signature: _____ Digitally signed by Brandon J. Rush

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

RP23-07

March 22, 2023

City of Springdale
Planning & Community Development Division
208 S. Blair Street
Springdale, Arkansas 72764

Via email: planningapplications@springdalear.gov

Re: Certified List of Adjacent Property Owners
Pro-Fab of Northwest Arkansas – East Expansion (Revision)
2001 & 2075 Turnbow Avenue
Springdale, AR

I hereby certify, based upon the records of the Circuit Clerk of Washington County, Arkansas, the names and addresses listed below represent all adjacent property owners to the subject property.

815-33848-000, 815-33847-000
SPRINGDALE PUBLIC FACILITIES BOARD
PO BOX 166
SPRINGDALE, AR 72765-0166

815-33837-000, 815-33850-000
F P E C CORPORATION
2219 FORD AVE
SPRINGDALE, AR 72764

815-23202-000
HARRIS, DAVID W
22499 DERIK RD
SPRINGDALE, AR 72764

815-23203-000
MILL-IRON GROUP LLC
4771 E BRIDGEWATER LN
FAYETTEVILLE, AR 72703

815-23204-000
PRO-LINK INC
PO BOX 548
TONTITOWN AR 72770

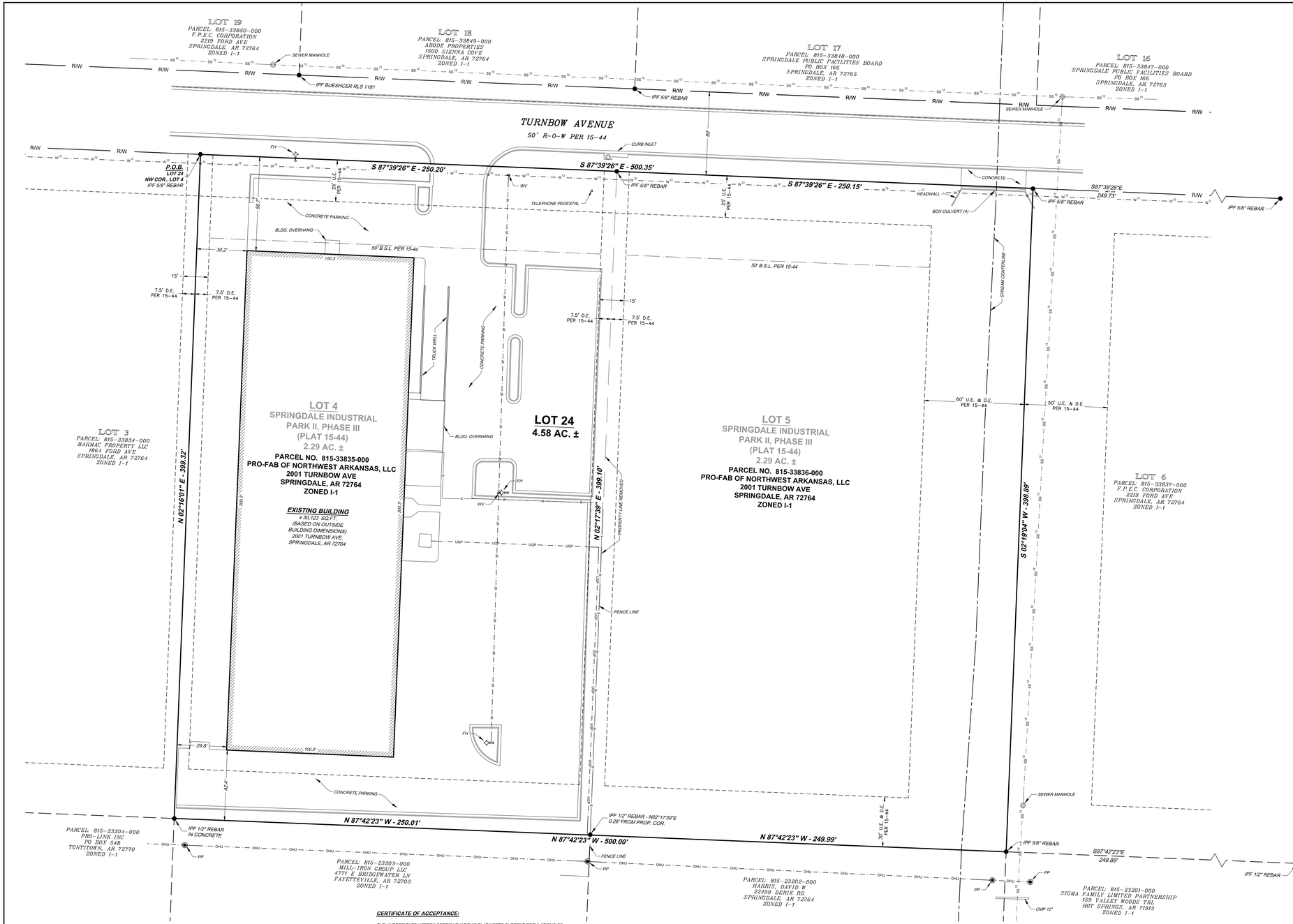
815-33834-000
BARMAC PROPERTY LLC
1864 FORD AVE
SPRINGDALE AR 72764

815-33849-000
ABODE PROPERTIES
1500 SIENNA COVE
SPRINGDALE, AR 72764

Very truly yours,

Rodney Woods, P.S.

Z:\Engineers\00 - Engineer Projects\22939 Pro-Fab East\03 Pre-Construction Plan Submittals\2023-03-30 Revision Submittal #1\CLAPO.docx



GRID TRUE NORTH

GRAPHIC REPRESENTATION ONLY

BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM NORTH ZONE 0301

0 15 30 60

SCALE 1" = 30'



VICINITY MAP
N.T.S.

PARCEL 815-33835-000:

LOT 4 OF SPRINGDALE INDUSTRIAL PARK II, PHASE III, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, MORE COMMONLY KNOWN AS WASHINGTON COUNTY PARCEL NO. 815-33836-000, CONTAINING 2.29 ACRES, MORE OR LESS.

PARCEL 815-33836-000:

LOT 5 OF SPRINGDALE INDUSTRIAL PARK II, PHASE III, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, MORE COMMONLY KNOWN AS WASHINGTON COUNTY PARCEL NO. 815-33836-000, CONTAINING 2.29 ACRES, MORE OR LESS.

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:

LOT 4: 246,962 FEET

LOT 5: 201,876 FEET

FEMA FLOOD PLAIN ZONE:

THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'X', (NO SHADING) DESIGNATED AS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE F.I.R.M. MAP # 05143C0090F, PANEL 90 OF 575, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAP REVISED MAY 16, 2008.

UTILITIES:

THE UTILITY INFORMATION, IF ANY SHOWN HEREON, IS BASED ON ABOVE GROUND FEATURES AND THE CITY OF SPRINGDALE GIS. THE DESIGNATIONS AND LOCATIONS OF THESE UTILITY FEATURES SHOWN HEREON ARE NOT TO BE CONSTRUED AS ALL INCLUSIVE OR ABSOLUTE AND ARE PROVIDED WITHOUT WARRANTY.

REFERENCES:

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED BELOW. THE SURVEYOR RESEARCHED OR WAS PROVIDED NECESSARY DEEDS, RIGHT-OF-WAY MAPS, AND OTHER PERTINENT INFORMATION AS SHOWN BELOW. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR COURT CASE DECREES, ADVERSE POSSESSION CLAIMS, SUBSURFACE RIGHTS OR OWNERSHIP, ENCUMBRANCES, OR RESTRICTIVE COVENANTS.

ALL RECORDS LISTED BELOW ARE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS UNLESS OTHERWISE NOTED.

A. **WARRANTY DEED:** PRO-FAB OF NORTHWEST ARKANSAS, LLC, RECORDED MARCH 28, 2019 IN FILE NO. 2019-8251.
B. **WARRANTY DEED:** PRO-FAB OF NORTHWEST ARKANSAS, LLC, RECORDED MARCH 21, 2012 IN FILE NO. 2012-7594.
C. **REPLAT OF FINAL PLAT OF LOT 1, BLOCK THREE AND LOTS 4 AND 5 OF BLOCK FOUR OF SPRINGDALE INDUSTRIAL PARK NUMBER TWO, PHASE I FINAL PLAT OF SPRINGDALE INDUSTRIAL PARK II PHASE III:** BY LANDTECH ENGINEERING, INC. AND LEONARD F. GABBARD, PLS NO. 1204, RECORDED AUGUST 18, 1997 IN FILE 15-44.

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 _____.

_____ _____
PRO-FAB OF NORTHWEST ARKANSAS, LLC — DATE
AUTHORIZED REPRESENTATIVE

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 2023.
MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

RESOLUTION:

RESOLVED THAT DAVE BEAVERT IS HEREBY AUTHORIZED TO EXECUTE THE CERTIFICATE OF OWNERSHIP AND DEDICATION AS SHOWN ON THIS REPLAT.

CERTIFICATE:

I, DAVE BEAVERT, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE RESOLUTION UNANIMOUSLY ADOPTED AT A MEETING OF THE BOARD OF DIRECTORS OF SAID CORPORATION ON THE _____ DAY OF _____, 2023 AT WHICH A QUORUM BOARD WAS PRESENT.

_____
DAVE BEAVERT — DATE

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

SURVEY DESCRIPTION OF LOT 24:

LOTS 4 AND 5 OF SPRINGDALE INDUSTRIAL PARK II, PHASE III, CITY OF SPRINGDALE, ARKANSAS, AS SHOWN IN PLAT BOOK 15 AT PAGE 44 OF THE WASHINGTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4, SAID POINT BEING A FOUND 5/8 INCH REBAR; THENCE ALONG THE NORTH LINE OF SAID LOTS 4 AND 5, S87°39'26"E A DISTANCE OF 500.35 FEET TO THE NORTHEAST CORNER OF SAID LOT 5, SAID POINT BEING A FOUND 5/8 INCH REBAR, THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID LOT 5, S02°19'04"W A DISTANCE OF 398.89 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5, SAID POINT BEING A FOUND 5/8 INCH REBAR; THENCE ALONG THE SOUTH LINE OF SAID LOTS 4 AND 5, N87°42'23"W A DISTANCE OF 500.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4, SAID POINT BEING A FOUND 1/2 INCH REBAR IN CONCRETE; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID LOT 4, N02°16'01"E A DISTANCE OF 399.32 FEET TO THE **POINT OF BEGINNING**, CONTAINING 4.58 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

LEGAL DESCRIPTION OF LOT 4 PER W.D. 2012-7594:

LOT 4, OF THE FINAL PLAT OF INDUSTRIAL PARK II, PHASE III, BEING A REPLAT OF THE FINAL PLAT OF LOT 1, BLOCK 3, AND LOTS 4 & 6, BLOCK 4 OF SPRINGDALE INDUSTRIAL PARK NUMBER TWO PHASE I, A SUBDIVISION TO THE CITY OF SPRINGDALE, ARKANSAS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 15 AT PAGE 44, PLAT RECORDS OF WASHINGTON COUNTY, ARKANSAS.

LEGAL DESCRIPTION OF LOT 5 PER W.D. 2019-8251:

LOT 5 OF SPRINGDALE INDUSTRIAL PARK II, PHASE III, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, MORE COMMONLY KNOWN AS WASHINGTON COUNTY PARCEL NO. 815-33836-000, CONTAINING 2.29 ACRES, MORE OR LESS.

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT. I FURTHER DECLARE THAT THIS SURVEY MEETS THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS", PER THE STATE OF ARKANSAS.

_____ _____
RODNEY WOODS, P.S. NO. 1559, AR. — DATE

REGISTERED STATE OF ARKANSAS NO. 1559 SIGNATURE RODNEY WOODS PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF AUTHORIZATION ENGINEERING SERVICES, INC. 131 ARKANSAS ENGINEER

LEGEND

———	PROPERTY LINE	P.O.B.	POINT OF BEGINNING
——— ——— ———	PROPERTY LINE REMOVED	●	IPF - IRON PIN FOUND (AS NOTED)
— — — — —	ADJACENT OWNER	○	MANHOLE (AS NOTED)
- - - - - -	EASEMENT (AS NOTED)	◉	POWER POLE (PP)
R/W ———	RIGHT-OF-WAY	◇	FIRE HYDRANT (FH)
——— ——— ———	BUILDING SETBACK LINE (B.S.L.)	⋈	WATER VALVE (WV)
——— ⊕ ——— ⊕ ———	CENTERLINE (AS NOTED)	◒	WATER METER (WM)
———X———X———	FENCE LINE		
——— OHU ——— OHU ———	OVERHEAD UTILITIES		
——— SS ——— SS ———	SANITARY SEWER LINE		
——— W ——— W ———	WATER LINE		
——— UGP ——— UGP ———	UNDERGROUND POWER LINE		

RECORDING INFORMATION

OWNER — PRO-FAB OF NORTHWEST ARKANSAS, LLC, 2001 TURNBOW AVE, SPRINGDALE, AR 72764

SURVEYOR: — ENGINEERING SERVICES, INC., 1207 S. OLD MISSOURI ROAD, P.O. BOX 282, SPRINGDALE, AR 72765

WORK ORDER #: 22939

CITY ZONING: I-1 (LIGHT INDUSTRIAL DISTRICT)

SETBACKS: FRONT - 50' (PER 15-44)

RP23-07

REVISION	DATE	DESCRIPTION

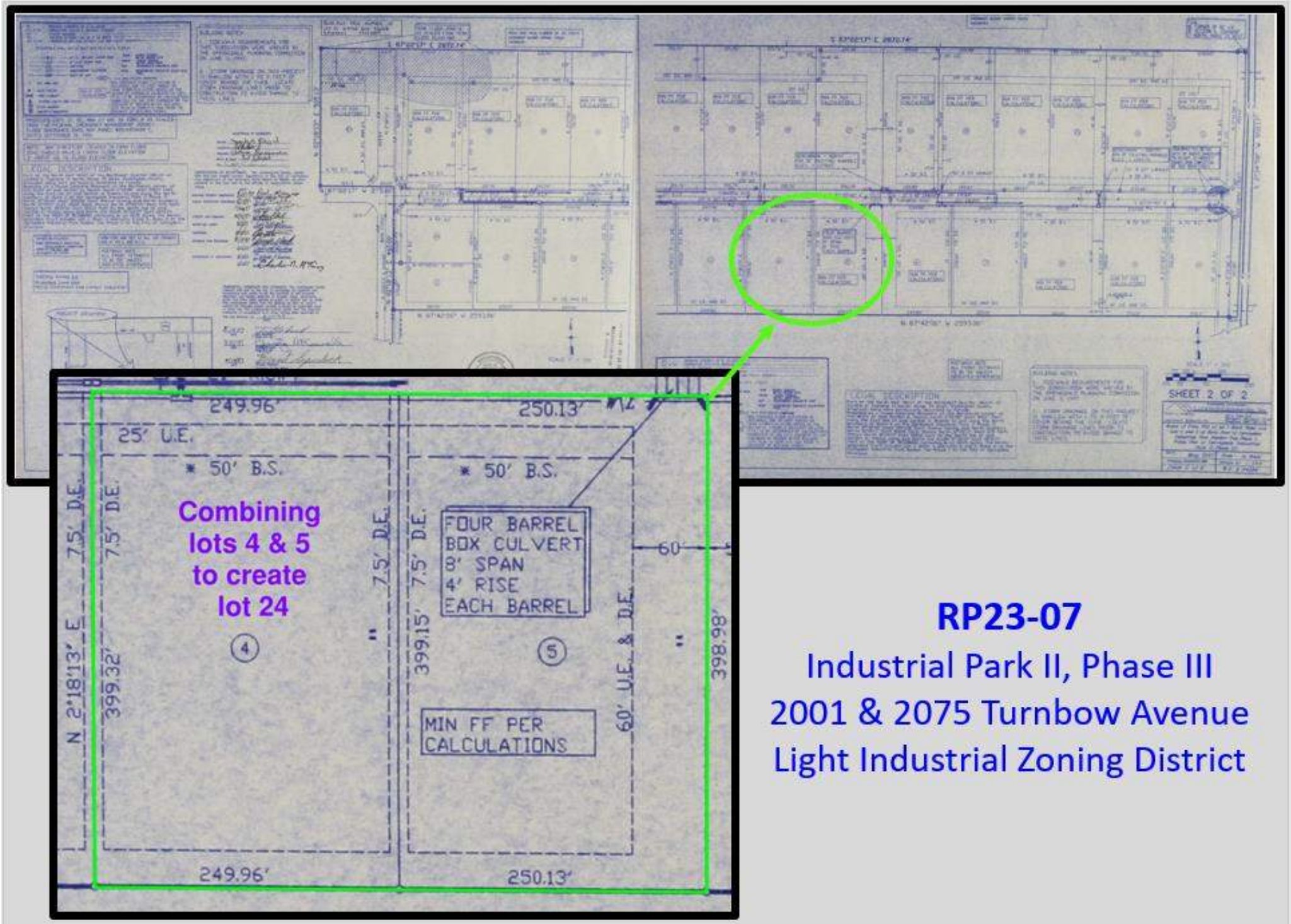
REPLAT OF LOTS 4 & 5
OF SPRINGDALE INDUSTRIAL PARK II, PHASE III
CREATING LOT 24

SCALE: 1"=30' | DATE: April 18, 2023 | DRAWN BY: KND

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

© COPYRIGHT 2023, ENGINEERING SERVICES, INC. 4/18/2023 3:14 PM

W.O.# 22939 | SHEET 1/1



RP23-07

Industrial Park II, Phase III

2001 & 2075 Turnbow Avenue

Light Industrial Zoning District

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted: March 30, 2023 Payment Method: _____

Date Accepted as Complete: April 18, 2023 Project Number: L23-36 (Prev. L22-41)

Must meet the below criteria for a Large Scale Submittal:

- ☒ Pre-application meeting held with Springdale Planning Department. Date: 3/17/2023
- ☒ Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.

  (Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting.)
- ☒ Submit three (3) hard copies and one pdf of plans as well as SWPPP/Drainage Docs emailed, hard copies upon request
- ☒ Submit complete architectural elevations. (If Applicable) None available, industrial, no architect
- ☒ 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: Pro-Fab of Northwest Arkansas

E-mail: dbeavert@profabllc.com

Address: 2001 Turnbow Ave
Springdale, AR 72764

Phone: 479-770-1270

Site/ Location: 2001 & 2075 Turnbow

Assessor's Parcel Number(s): 815-33835-000
815-33836-000

Development Point of Contact for Question & Staff Reviews

Name: ESI - Brandon Rush, PE

E-mail: brush@engineeringservices.com

Address: 1207 S. Old Missouri Rd
Springdale, AR 72764

Phone: (479) 751-8733

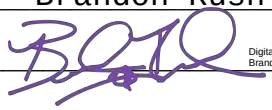
Current Zoning District: I-1

Rezone required: No

Total Acreage: 4.4

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: 3/22/2023

Signature:  Digitally signed by: Brandon J. Rush

Staff Notes:

L23-36

SPRINGDALE™
WE'RE MAKING IT HAPPEN

www.springdalear.gov

PRO-FAB (REVISION) 3/17

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: RICK BARRY KATIE HOLLINGSHEAD RON HRITZ STEVE GOSS ED STITH
Name of main point of contact for project: BRANDON RUSH
Parcel Number(s): 815-33835-000 815-33836-000
Acreage of the proposed development: 4.58
Type of project: Industrial
When is the intended application date? 3/30
Per the date above, the earliest Planning Commission meeting date would be: 5/2

Is there a street address? If not, please complete the 911 Address Assignment form on the City of Springdale's GIS Department website. Yes. 2001 & 2075 Turnbow

Is this proposal in a commercial zone? If yes, Commercial Design Standards will need to be met.
No

Is this project located in the Downtown Form-Based Code District or S.E.E.D. Districts? If yes, the Form-Based Code rules will apply.
No

Does this project involve a multifamily structure? If yes, Multifamily Design Standards will apply.
No

All projects must meet the requirements of the Drainage Criteria Manual. Yes.

Are you intending to bond for any aspects of this project? (landscaping, sidewalks, etc)
Yes to get c/o.

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.
FIRE- GOOD W/ SPRINKLER SYSTEMS

CONSTRUCTION PLANS

LARGE SCALE DEVELOPMENT
PRO-FAB OF NORTHWEST ARKANSAS, LLC
FACILITY EXPANSION

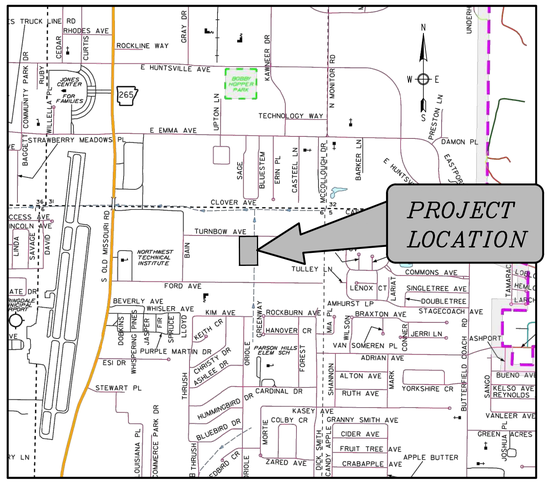
2001 & 2075 TURNBOW AVENUE
SPRINGDALE, ARKANSAS

CONTACT LIST
BLACK HILLS ENERGY SCOTT STOKES – 479-575-1424
AEP/SWEPCO STEVE SATTERFIELD – WSSATTERFIELD@AEP.COM
SPRINGDALE WATER UTILITIES LARRY PECKHAM – 479-751-5751
COX COMMUNICATION CHRIS BYRD – 479-751-2000
AT&T KENNY HARTSFIELD – 479-442-1977
SPRINGDALE FIRE DEPARTMENT BLAKE HOLTE – 479-750-8190

ARKANSAS ONE CALL SYSTEM, INC. 1-800-482-8998 STOP - CALL BEFORE YOU DIG!

ONE-CALL TICKET #220519-1808

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
–	COVER
1	EXISTING CONDITIONS
2	LARGES SCALE DEVELOPMENT
3	STORM DRAINAGE & GRADING PLAN
4	PAVING & SIGNAGE PLAN
5	TYPICAL DETAILS
6	UTILITY PLAN
7	UTILITY DETAILS
8	LANDSCAPING PLAN
9	STORM WATER POLLUTION PREVENTION PLAN
10	LIGHTING PLAN



VICINITY MAP

April 18, 2023

L23-36 (PREV. L22-41)

BY

ENGINEERING SERVICES INC.

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

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

CERTIFICATE OF AUTHORIZATION ENGINEERING SERVICES, INC. 131 ARKANSAS ENGINEER

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

NOTES:

1. REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF SPRINGDALE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.
2. ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF SPRINGDALE, ARKANSAS, AS CONTAINED IN CHAPTER 110, PART. III, OF THE CODE OF ORDINANCES, CITY OF SPRINGDALE, ARKANSAS.
3. ALL WATER AND SEWER MAIN EXTENSIONS AND SERVICES SHALL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES REVISED JANUARY 20, 2021, AND SEALED MAY 6, 2021.
4. CAPITAL COST OF PROPOSED PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE IS ESTIMATED TO NOT EXCEED $25,000.

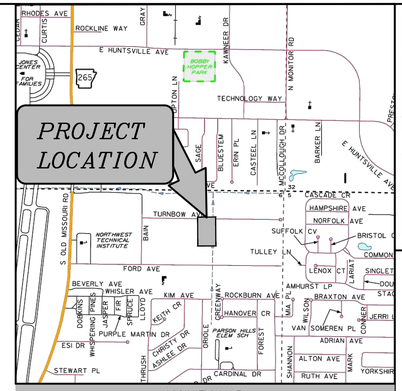


GRID

GRAPHIC REPRESENTATION ONLY

SCALE 1" = 30'

0 15' 30' 60'



VICINITY MAP
N.T.S.

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 WATER LINE
- PROPOSED HADICAP RAMP
- PROPOSED STORM BOX & PIPE
- PROPOSED SEWER MANHOLE & PIPE
- PROPOSED SOD

PARCEL 815-33835-000:

LOT 4 OF SPRINGDALE INDUSTRIAL PARK II, PHASE III, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, MORE COMMONLY KNOWN AS WASHINGTON COUNTY PARCEL NO. 815-33836-000, CONTAINING 2.29 ACRES, MORE OR LESS.

PARCEL 815-33836-000:

LOT 5 OF SPRINGDALE INDUSTRIAL PARK II, PHASE III, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, MORE COMMONLY KNOWN AS WASHINGTON COUNTY PARCEL NO. 815-33836-000, CONTAINING 2.29 ACRES, MORE OR LESS.

L23-36 (PREV. L22-41)

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

EXISTING CONDITIONS
PRO-FAB OF NORTHWEST ARKANSAS, LLC FACILITY EXPANSION
2001 & 2075 TURNBOW AVENUE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2023 ENGINEERING SERVICES, INC. 4/14/2023 9:33 AM
THESE PLANS ARE THE PROPERTY OF ENGINEERING SERVICES INC. AND ARE NOT TO BE USED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF ENGINEERING SERVICES INC.

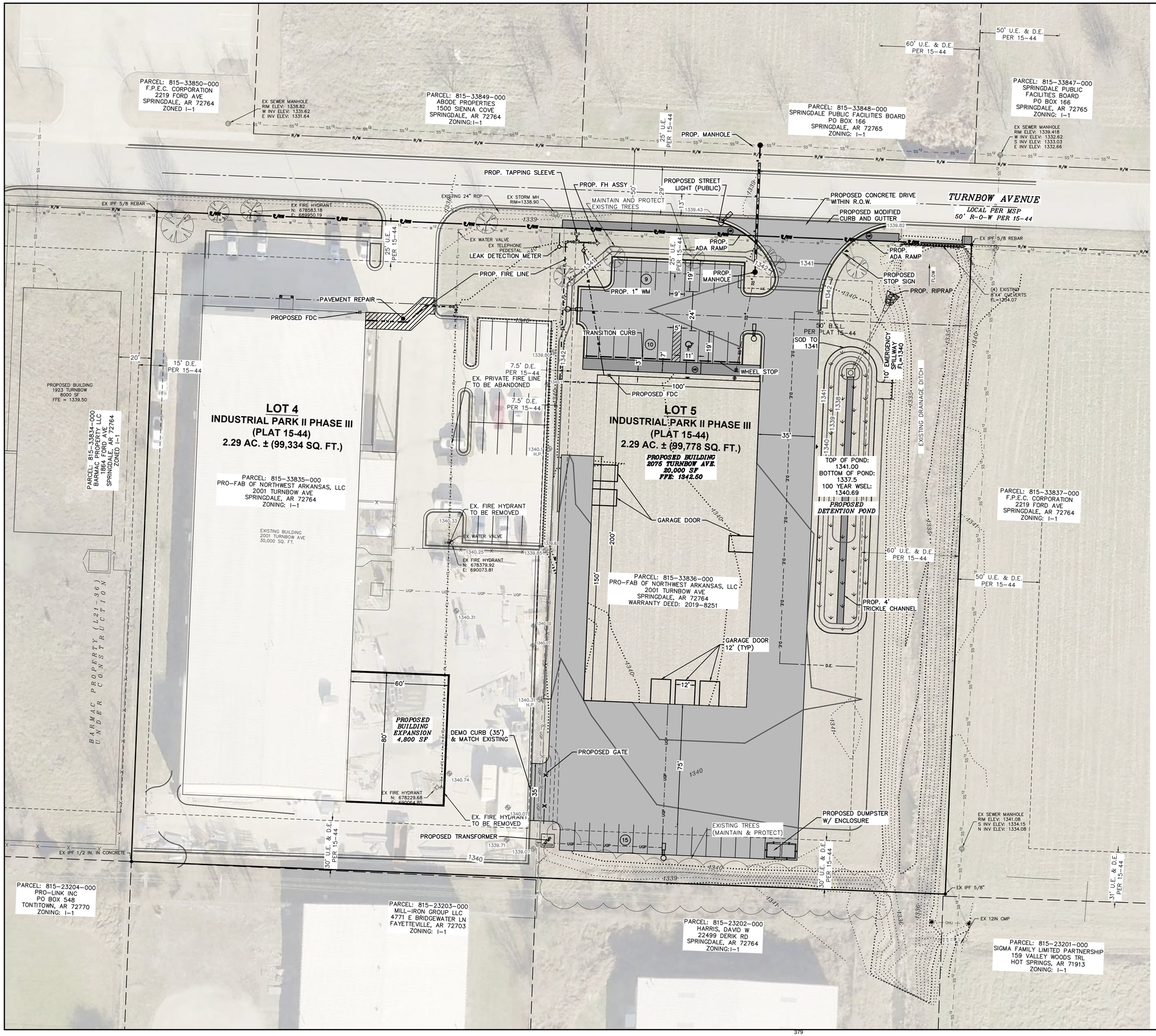
SCALE: 1"=30'

DATE: Apr 14, 2023

ENGINEER: TJA
DRAWN BY: JDP

W.O. #: 22939

1



OWNER/DEVELOPER: PRO-FAB OF NORTHWEST ARKANSAS, LLC
2001 TURNBOW AVENUE
SPRINGDALE, ARKANSAS 72764

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

CITY ZONING: I-1 (LIGHT INDUSTRIAL)

BUILDING SETBACKS:
FRONT 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: 4.57 ACRES

NET SITE AREA: 4.57 ACRES

PARKING REQUIRED: WAREHOUSE– 1 SPACE/1,200 SQUARE FEET OF GROSS FLOOR AREA.

PARKING REQUIRED: 24,800 SF / 1,200 SF = 21 SPACES

10 SPACES REQUIRED (INCL. 1 ADA)

PARKING PROVIDED: 34 SPACES (INCLUDING 1 ADA)

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

PARCELS: 815-33835-000 & 815-33836-000

PROPOSED USE: INDUSTRIAL

COMMON OPEN SPACE REQUIREMENTS:

COMMON OPEN SPACE = 10% OF NET SITE ACREAGE
4.00 ACRES * 0.10 = 0.23 ACRES (10,019 S.F.)
COMMON OPEN SPACE REQUIRED = 0.23 ACRES (10,019 S.F.)
COMMON OPEN SPACE PROVIDED = 0.34 ACRES (10,400 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) CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR ALL STREET CUTS, BORES, AND RESPECTIVE RIGHT-OF-WAY PERMITS FOR THE PROPOSED PROJECT.

L23-36 (PREV. L22-41)

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

LARGE SCALE DEVELOPMENT
PRO-FAB OF NORTHWEST ARKANSAS, LLC FACILITY EXPANSION
2001 & 2075 TURNBOW AVENUE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2023 ENGINEERING SERVICES, INC. 4/14/2023 9:51 AM
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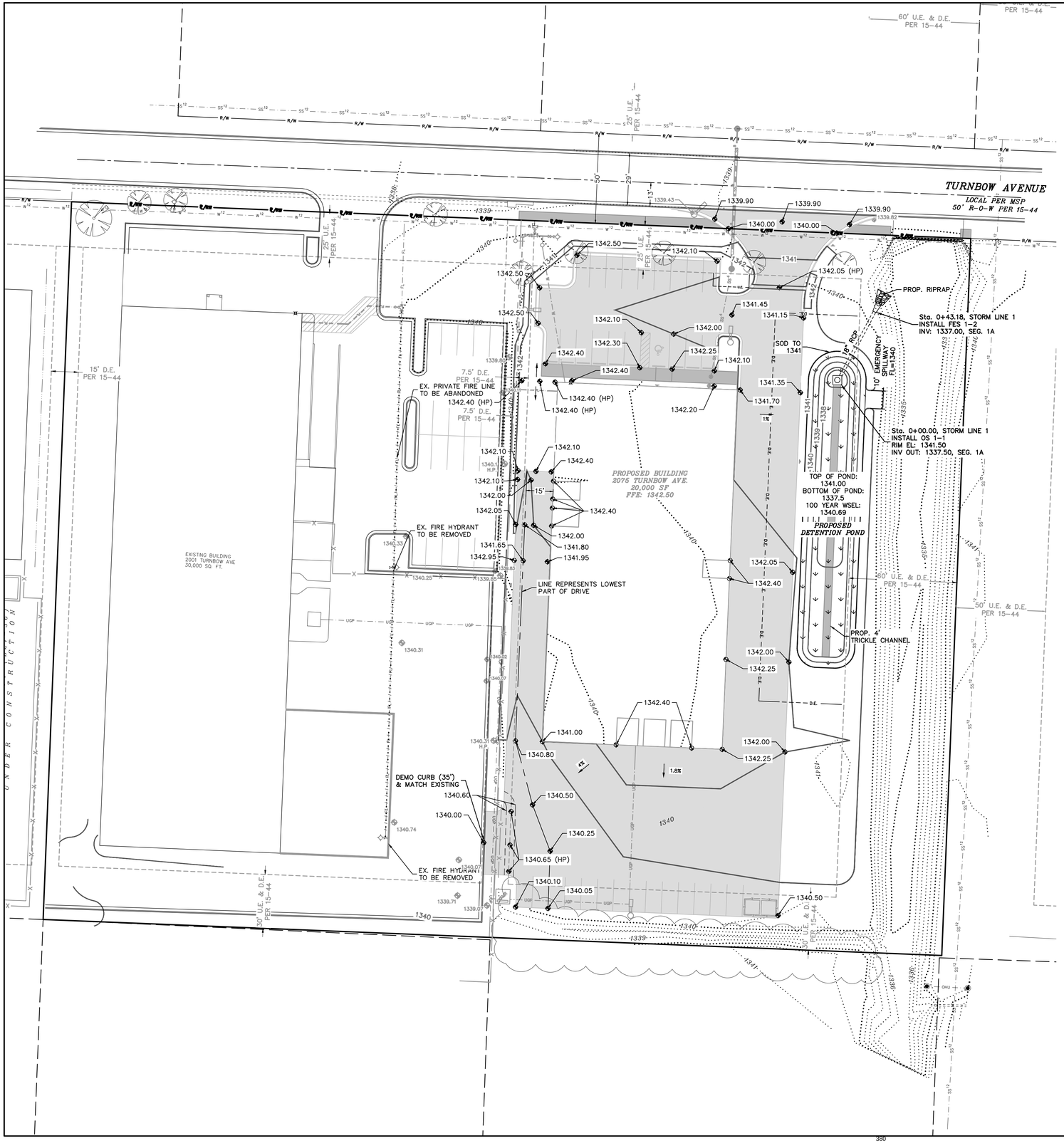
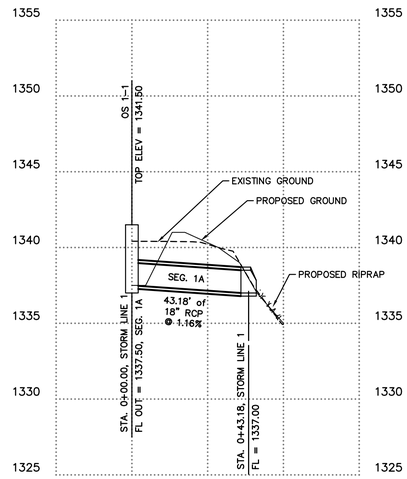
SCALE: 1"=30'
DATE: Apr 14, 2023
ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 22939

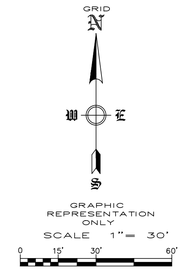
2



STORM LINE 1

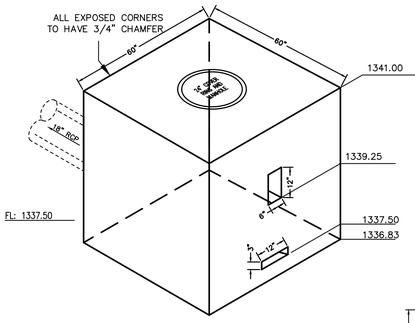
SCALES :
HORIZONTAL : 1" = 30'
VERTICAL : 1" = 5'





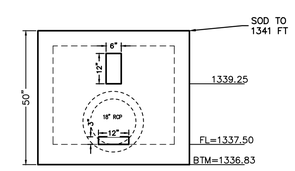
LEGEND

JB	JUNCTION BOX
DI	DROP INLET
GI	GRATED INLET
AI	AREA INLET
RCP	REINFORCED CONCRETE PIPE
HERCP	HORIZONTAL ELLIPTICAL

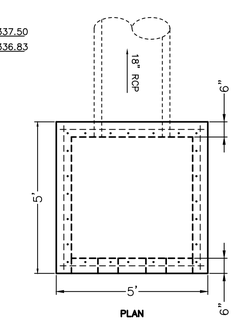


LEFT ISOMETRIC VIEW

OS 1-1



FRONT ELEVATION



PLAN

NOTES:

1) ALL SPOT ELEVATIONS NED TO THE CURB ARE THE FLOWLINE OF THE GUTTER UNLESS OTHERWISE NOTED.

L23-36 (PREV. L22-41)

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

STORM DRAINAGE & GRADING PLAN
PRO-FAB OF NORTHWEST ARKANSAS, LLC
2001 & 2075 TURNBOW AVENUE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=30'
DATE: Apr 14, 2023
ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 22939

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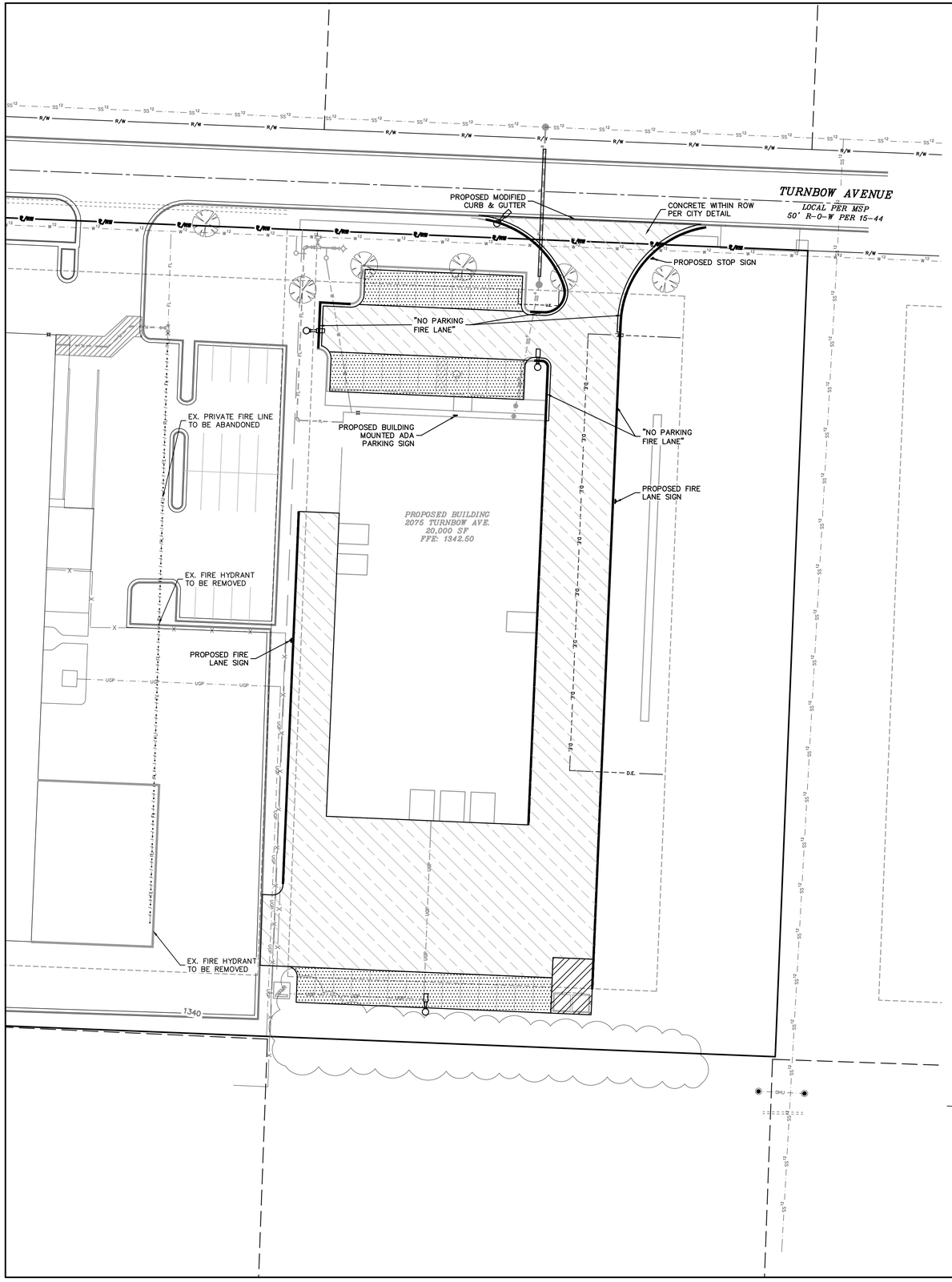
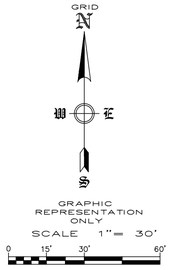
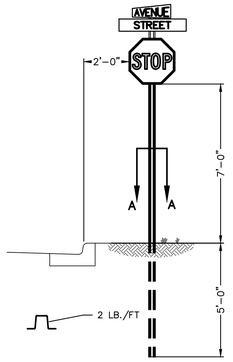
3







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 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.

THE BUILDING PAD BE COMPACTED TO 95% OF THE STANDARD PROCTOR DENSITY AND TEST RESULTS SHALL BE PROVIDED TO THE CITY OF SPRINGDALE BUILDING INSPECTOR



NOTE:

1) *PAVING SECTIONS ARE TO BE DETERMINED BY A GEOTECHNICAL ENGINEER. SECTIONS SHOWN SHALL BE MODIFIED TO THE GEOTECHNICAL ENGINEER RECOMMENDATION.*

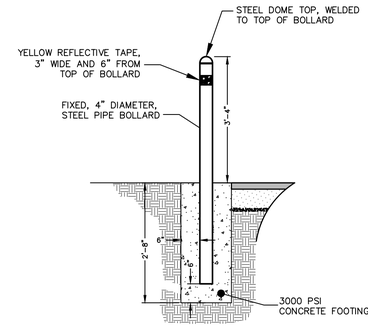
2) *ALL STRIPING AND SYMBOLS SHALL BE COORDINATED WITH OWNER PRIOR TO INSTALLATION.*

3) *CONTRACTOR IS TO SUBMIT A PLAN SHOWING JOINTS FOR OWNER APPROVAL AS PART OF THE PAVING SUBMITTAL.*

LIGHT DUTY PAVING: CLASS 7 BASE 7" THICK
SURFACE COURSE, 2" THICK

HEAVY DUTY PAVING: CLASS 7 BASE 8" THICK
SURFACE COURSE, 3" THICK

DUMPSTER PAD: CLASS 7 BASE 4" THICK
UNREINFORCED CONCRETE (4,000 PSI), 8" THICK

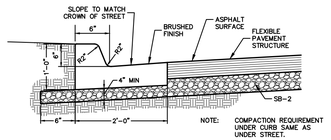


FRONT VIEW

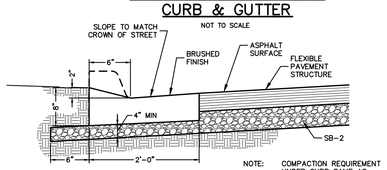
REMOVABLE BOLLARD:
ALIGN BOLLARD PIPE & GROUND INSERT SO EYES ARE LOCATED AT BACK & FRONT OF BOLLARD, NOT STICKING OUT INTO TRAVEL WAY.

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

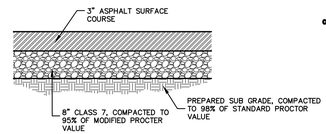
STANDARD BOLLARD
NOT TO SCALE



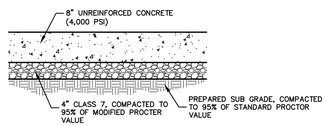
STANDARD 6" CONCRETE CURB & GUTTER
NOT TO SCALE



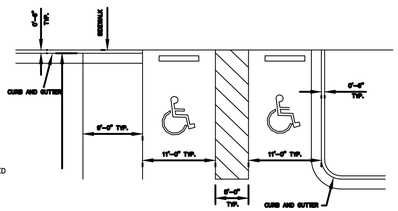
MODIFIED CONCRETE CURB & GUTTER
NOT TO SCALE



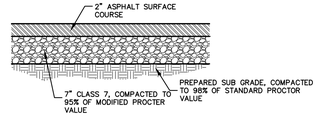
HEAVY DUTY PAVING
NOT TO SCALE



CONCRETE PAD FOR DUMPSTER
NOT TO SCALE



HANDICAPPED RAMP AND PARKING DETAILS



LIGHT DUTY PAVING
NOT TO SCALE

PAVING & SIGNAGE PLAN
PRO–FAB OF NORTHWEST ARKANSAS, LLC
2001 & 2075 TURNBOW AVENUE
SPRINGDALE, ARKANSAS

ENGINEERING SERVICES INC.
1707 S. 48th STREET, SUITE 105
SPRINGDALE, ARKANSAS 72764

REVISION	DATE	DESCRIPTION

SCALE: 1"=30'
DATE: Apr 14, 2023
ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 22939

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L23–36 (PREV. L22–41)

4

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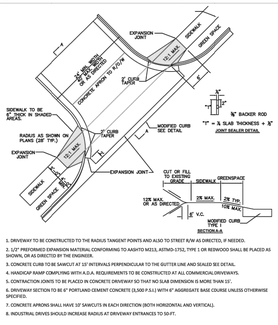

1. DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2. 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3. CONCRETE CURB TO BE SAWCUT AT 10' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.
4. HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.
5. CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.
6. DRIVEWAY SECTION TO BE 6" PORTLAND CEMENT CONCRETE (3,500 P.S.I.) WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.
7. CONCRETE APRONS SHALL HAVE 10' SAWCUTS IN EACH DIRECTION (BOTH HORIZONTAL AND VERTICAL).
8. INDUSTRIAL DRIVES SHOULD INCREASE RADIUS AT DRIVEWAY ENTRANCES TO 50-FT.

COMMERCIAL DRIVEWAY DETAIL
NOT TO SCALE

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

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

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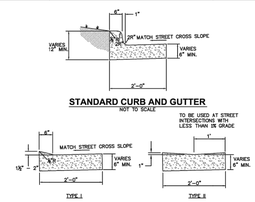
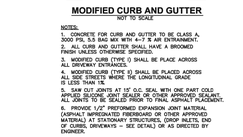


STANDARD CURB AND GUTTER
NOT TO SCALE



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 SIDE STREETS.
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 CONFORMING TO AASHTO M213 OR REDWOOD EXPANSION JOINT 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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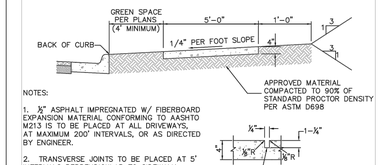

NOTES:

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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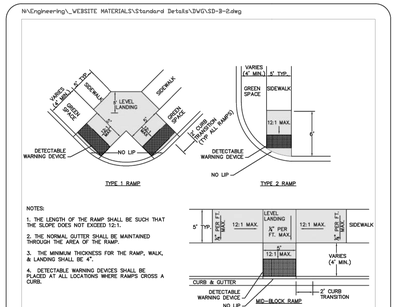

NOTES:

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

HANDICAP RAMP DETAILS
NOT TO SCALE

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

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

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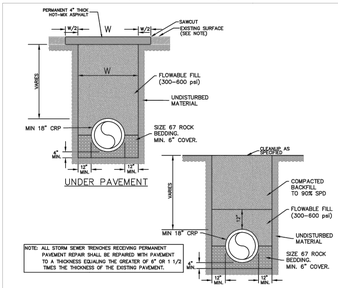

NOTE: ALL STORM SEWER TRENCHES RECEIVING PERMANENT PAVEMENT REPAIR SHALL BE REPAIRED WITH PAVEMENT TO A THICKNESS EQUALING THE GREATER OF 6" OR 1 1/2 TIMES THE THICKNESS OF THE EXISTING PAVEMENT.

STORM SEWER BEDDING AND BACKFILL
NOT TO SCALE

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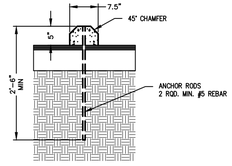
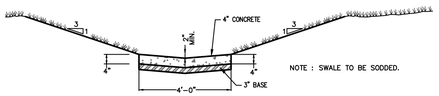
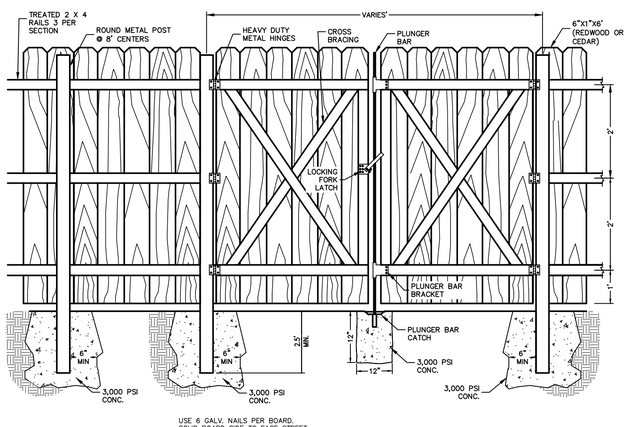
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION D DROP INLET DETAILS	FILE NO. SD-D-8	



WHEEL STOP DETAIL
NOT TO SCALE

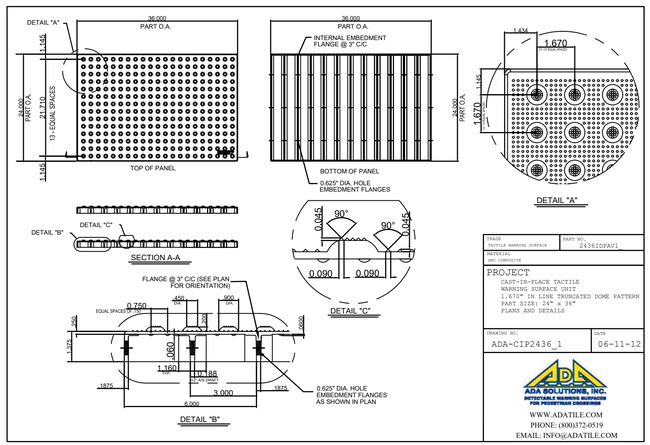


4' CONCRETE TRICKLE CHANNEL
NOT TO SCALE



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

DUMPSTER SCREENING FENCE DETAIL
NOT TO SCALE



TRADE: TACTILE WARNING SURFACE	PART NO.: 24361DPAV1
MATERIAL:	QTY:

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

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

ADA SOLUTIONS, INC.
DETECTABLE WARNING SURFACES FOR PEDESTRIAN CROSSINGS
WWW.ADATILE.COM
PHONE: (800)372-0519
EMAIL: INFO@ADATILE.COM

ENGINEERING SERVICES INC.
1707 E. ROBINSON
SPRINGDALE, ARKANSAS 72764

TYPICAL DETAILS
PRO-FAB OF NORTHWEST ARKANSAS, LLC
2001 & 2075 TURNBOW AVENUE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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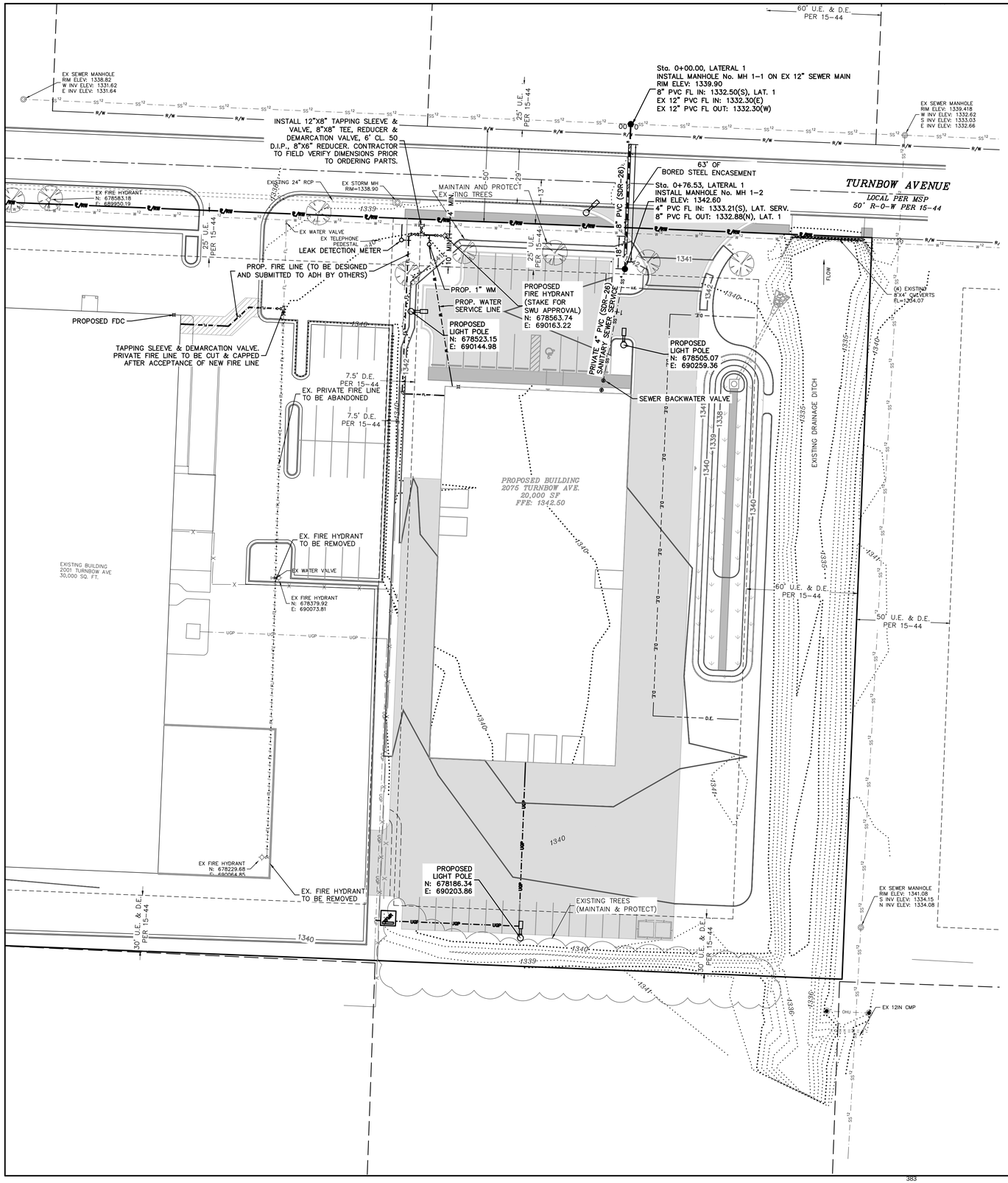
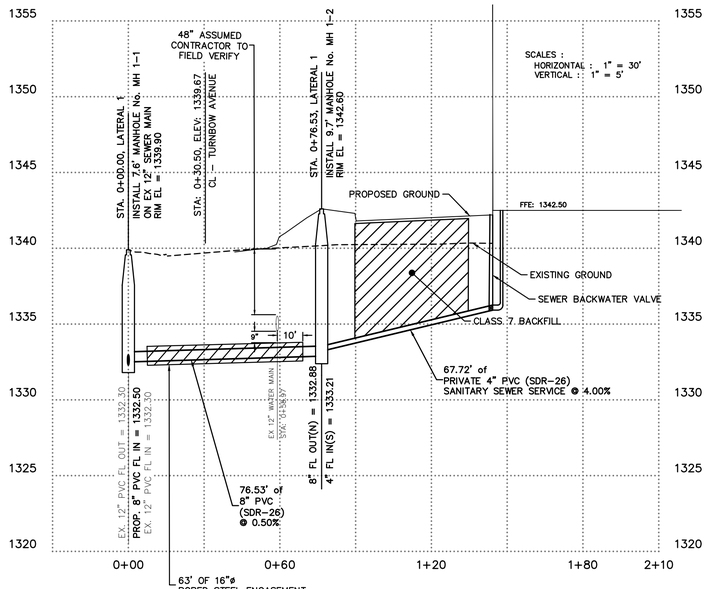
SCALE: N.T.S.
DATE: Apr 14, 2023
ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 22939

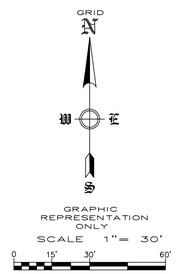
L23-36 (PREV. L22-41)

5



LATERAL 1





NOTES :

1. ALL WATER AND SEWER MAIN EXTENSIONS AND SERVICES SHALL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES REVISED JANUARY 20, 2021, AND SEALED MAY 6, 2021.
2. CONSTRUCTION PLANS AND SPECIFICATIONS WILL NEED TO BE SUBMITTED AND APPROVED BY SWU AND THE ARKANSAS DEPARTMENT OF HEALTH PRIOR TO BEGINNING ANY WATER AND SEWER CONSTRUCTION.
3. A PRE-CONSTRUCTION MEETING IS TO BE HELD WITH THE WATER AND SEWER CONTRACTOR AND SWU PRIOR TO BEGINNING ANY CONSTRUCTION.
4. ALL WATER MAIN SHALL BE AWWA C900 (DR-14) PVC PIPE.
5. ALL SEWER MAIN SHALL BE PVC (SDR-26) GRAVITY SEWER PIPE.
6. ALL LOT LINES SHALL BE STAKED IN ADVANCE OF WATER AND SANITARY SEWER CONSTRUCTION PER SWU STANDARD SPECIFICATIONS.
7. CONTRACTOR SHALL CONTACT SWU PRIOR TO PERFORMING WORK.
8. SWU STAFF SHALL BE PRESENT DAY OF TAPPING, DISINFECTION AND FLUSHING.
9. 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(FLOWABLE FILL) UNDER ROADWAYS.
12. 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.
13. 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.
14. FULL DEPTH COMPACTED CLASS 7 BASE MATERIAL IS REQUIRED FOR THE WATER AND SEWER TRENCHES UNDER PRIVATE EXISTING OR PROPOSED DRIVING SURFACES.
15. 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.
16. A PRE-CONSTRUCTION MEETING IS TO BE HELD WITH THE WATER AND SEWER CONTRACTOR AND SWU PRIOR TO BEGINNING ANY CONSTRUCTION.
17. LONG WATER SERVICES SHALL BE ENCASED WITH 2" SLEEVE.
18. STAKE ALL FIRE HYDRANTS FOR SWU APPROVAL PRIOR TO INSTALLATION
19. TRACER WIRE PORTS SHALL BE INSTALLED AT EVERY CHANGE IN DIRECTION OR EVERY 400'.

ESI
ENGINEERING SERVICES INC.
1703 E. EMMA AVE. SUITE 105
SPRINGDALE, ARKANSAS 72764

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

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

UTILITY PLAN
PRO-FAB OF NORTHWEST ARKANSAS, LLC
2001 & 2075 TURNBOW AVENUE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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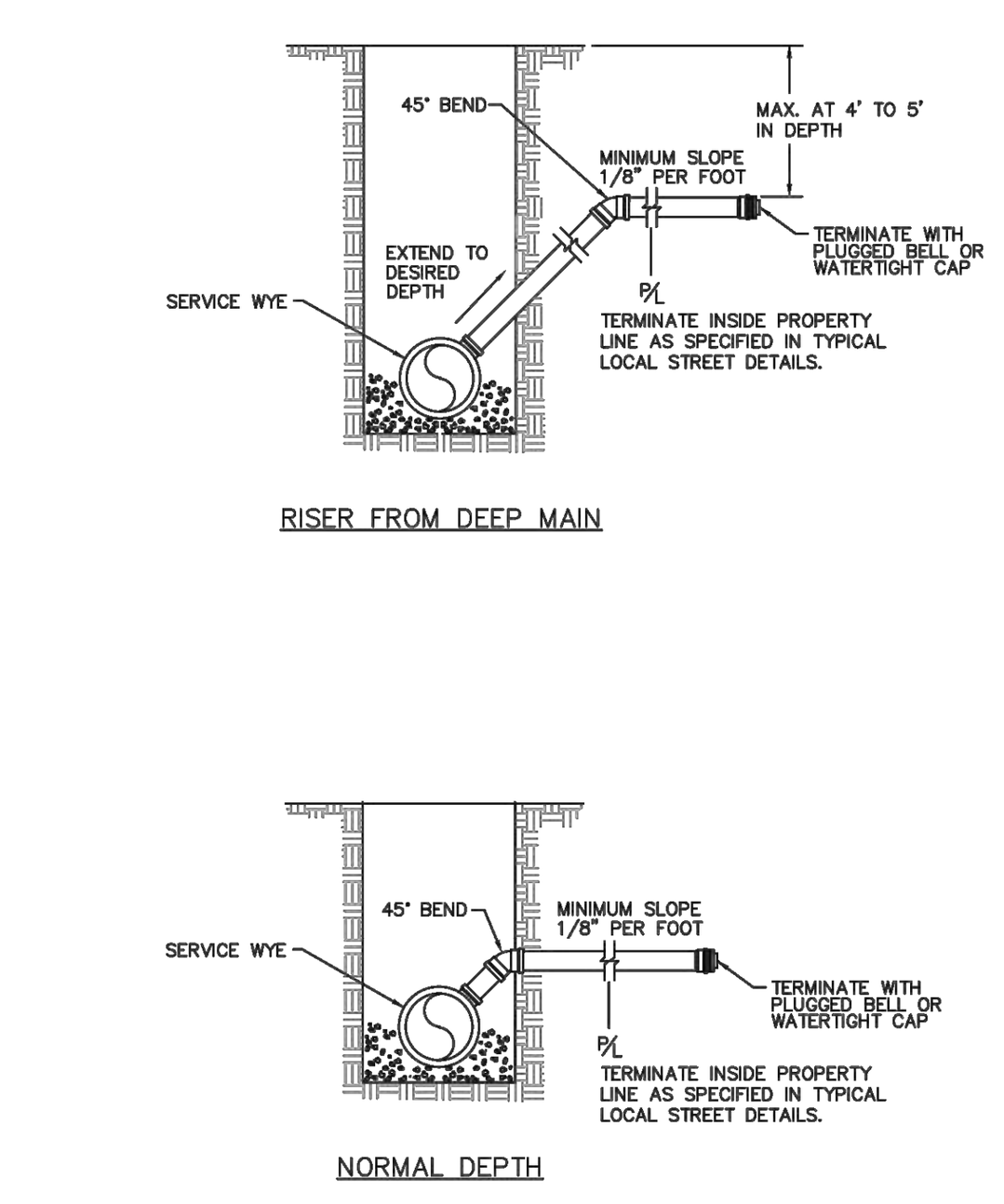
SCALE: 1"=30'
DATE: Apr 18, 2023
ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 22939

L23-36 (PREV. L22-41)

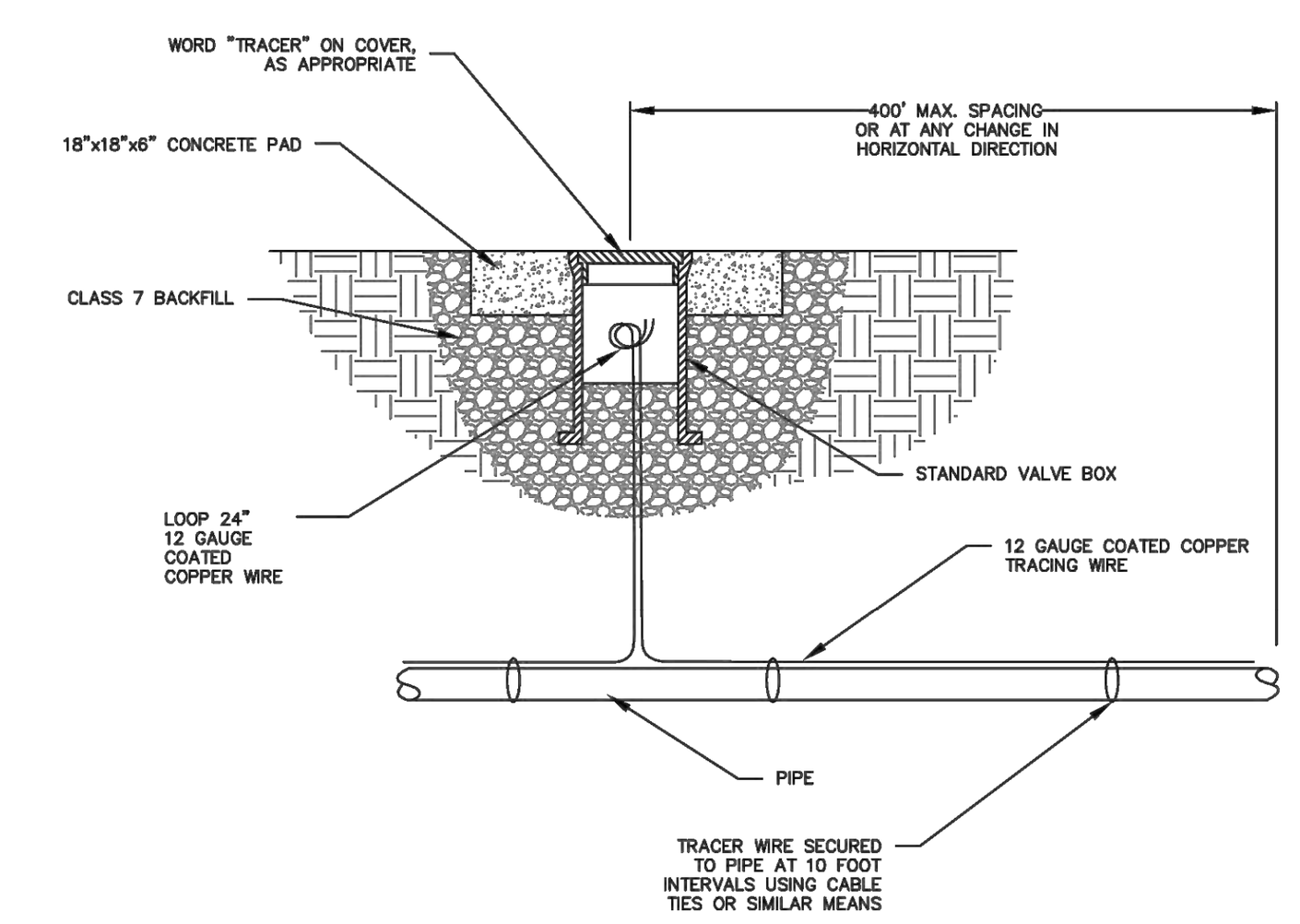
6



SEWER SERVICE CONNECTIONS

N.T.S.

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: TLS | DRAWING NO: S-16 | DATE: MARCH 2008

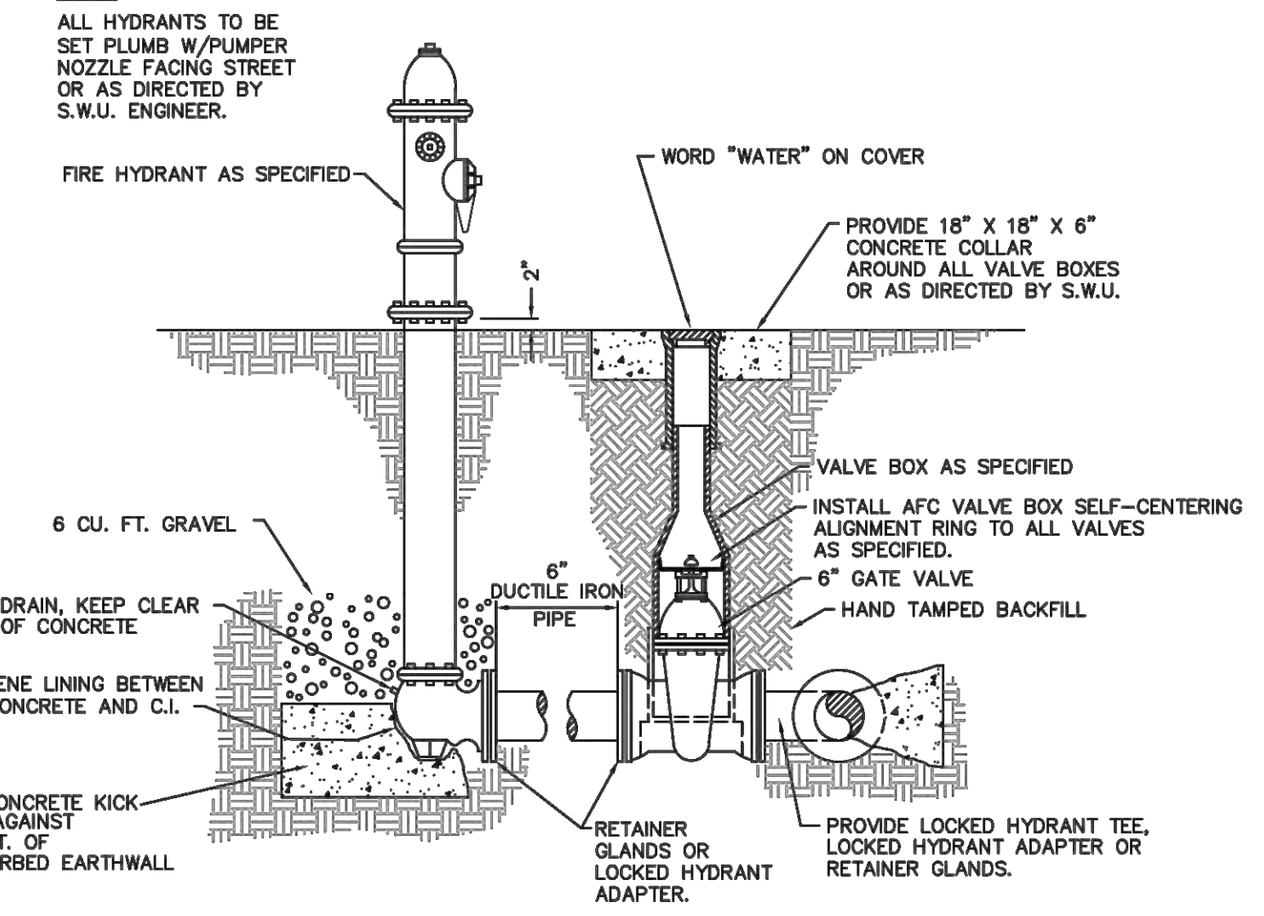


TRACING WIRE CONNECTION PORT

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

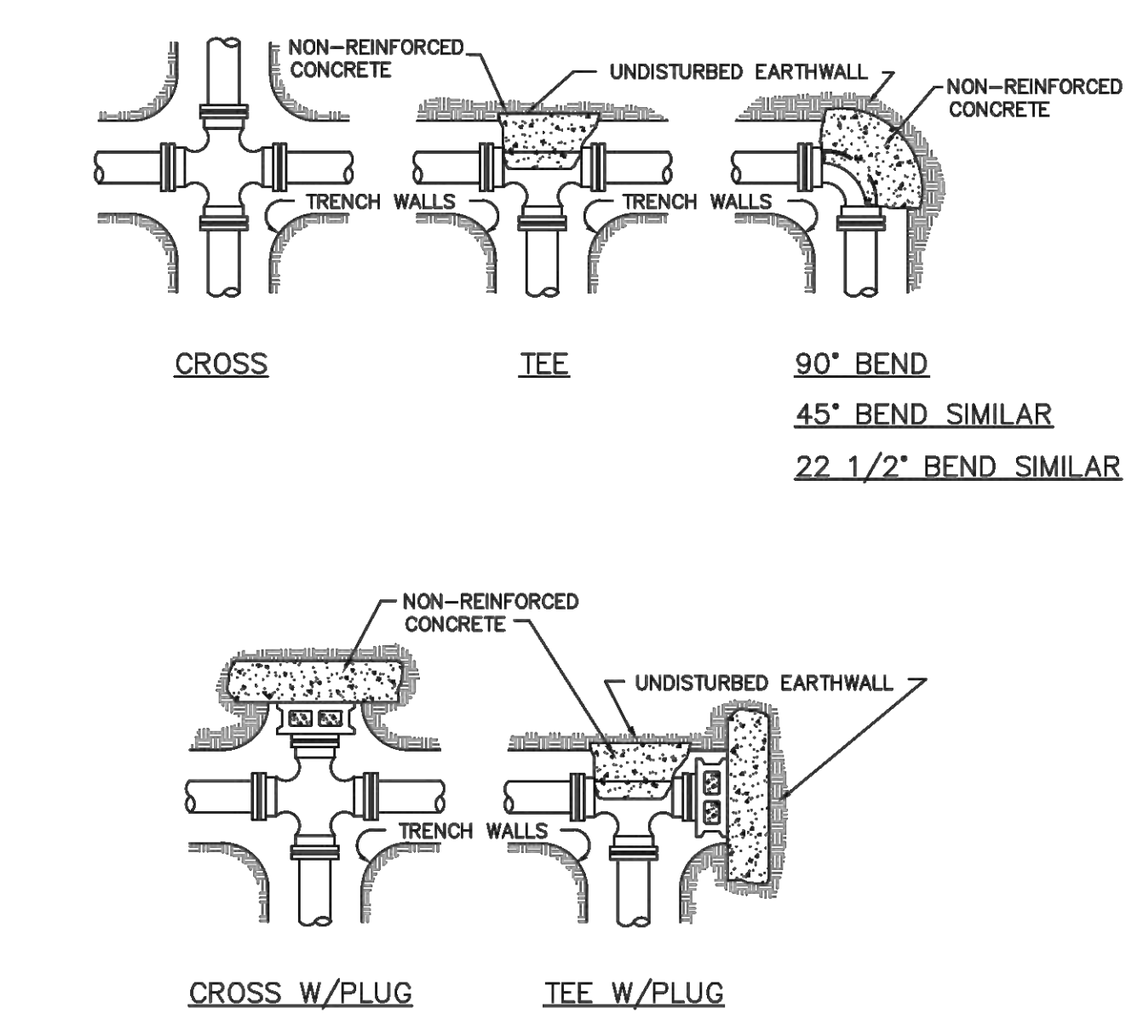
NOTE:
ALL HYDRANTS TO BE SET PLUMB W/PUMPER NOZZLE FACING STREET OR AS DIRECTED BY S.W.U. ENGINEER.



FIRE HYDRANT & GATE VALVE

N.T.S.

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: KMI | DRAWING NO: S-1 | DATE: MARCH 2008



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
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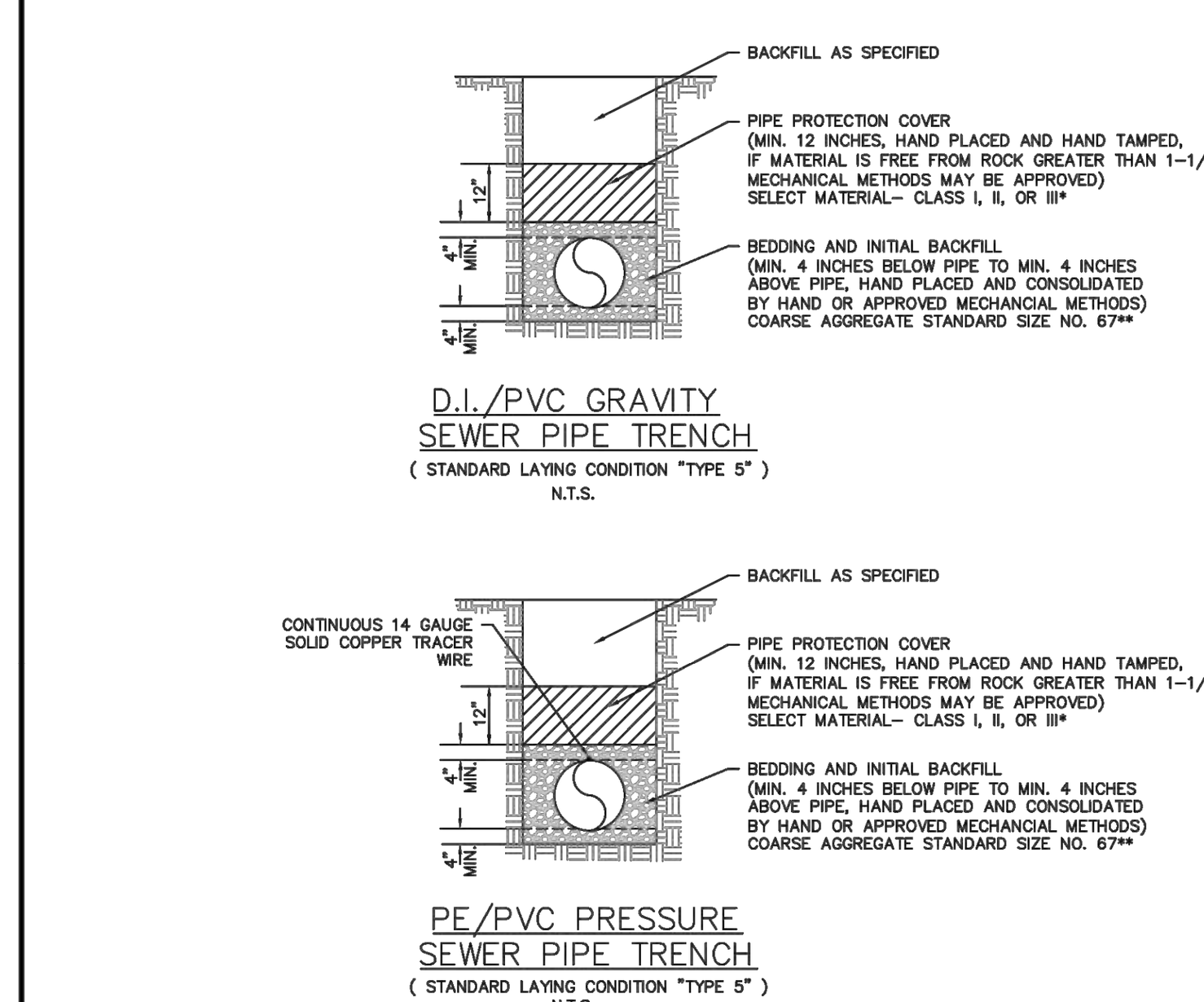
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: KMI/JNK | DRAWING NO: S-3 | DATE: MARCH 2008

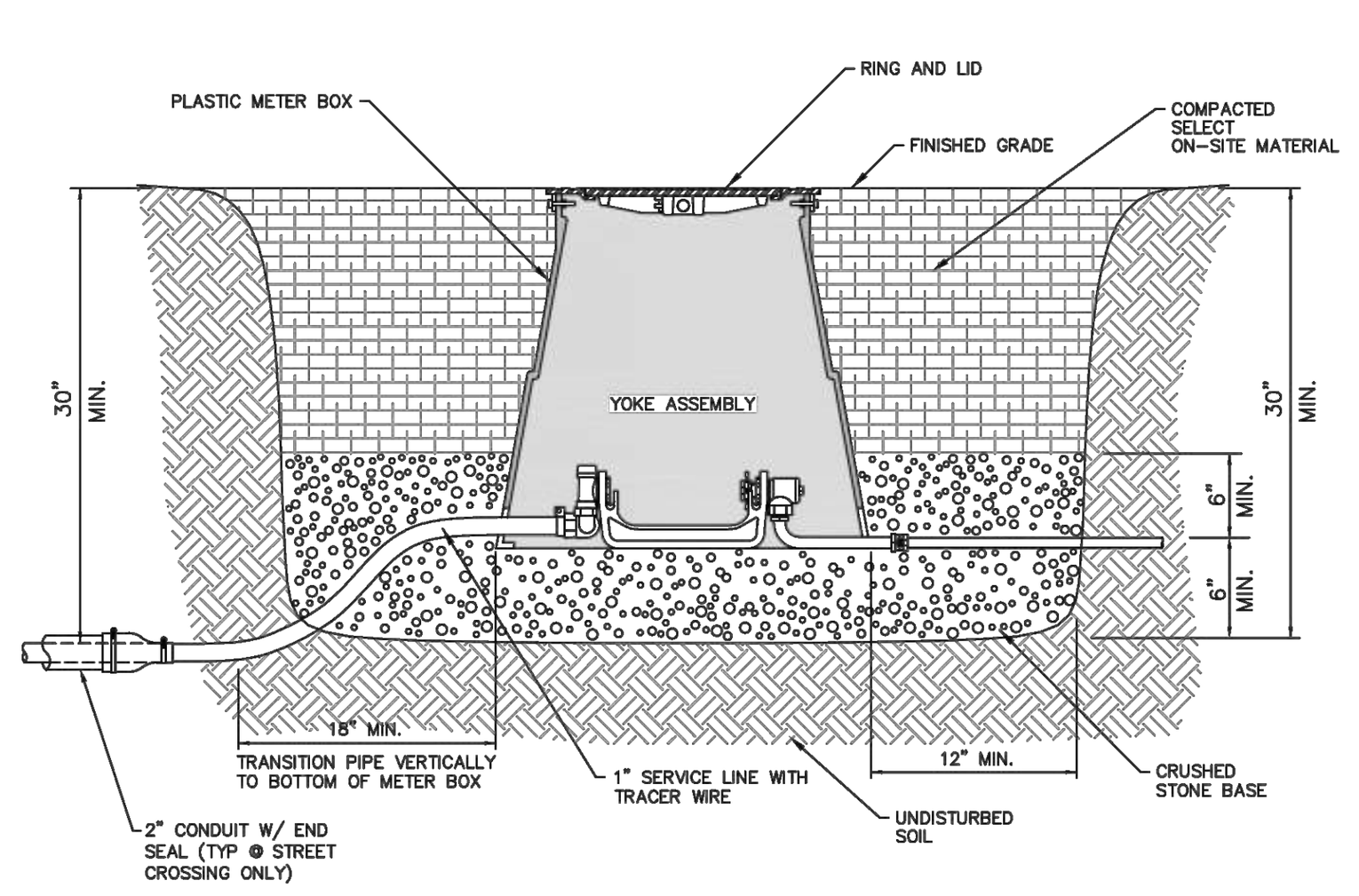


NOTE: SEE STANDARD DETAIL M-1, "TRACER WIRE CONNECTION PORT" FOR TRACER WIRE PORT SPACING

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

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

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: TLS | DRAWING NO: S-19 | DATE: AUGUST 2014

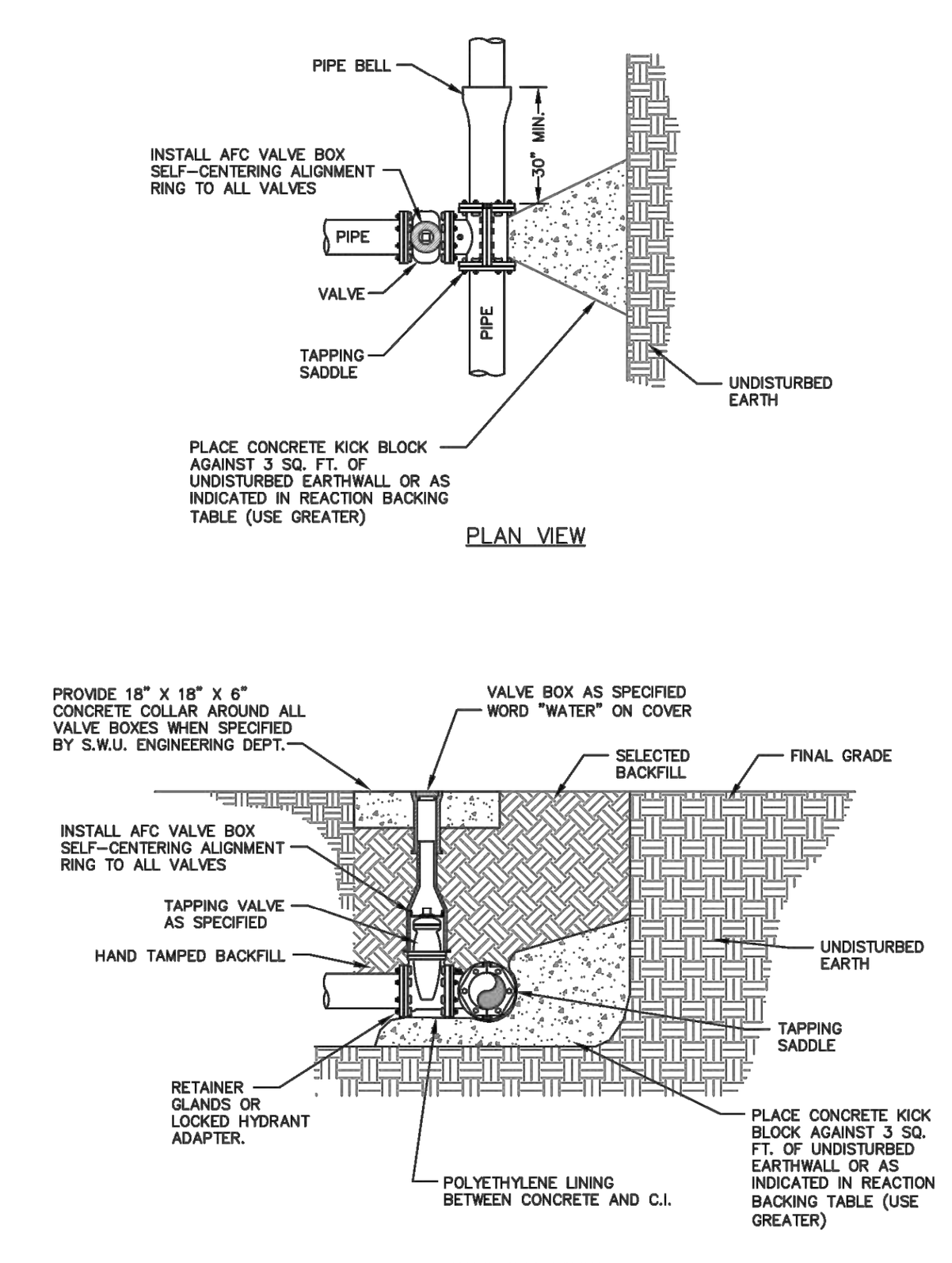


STANDARD METER BOX INSTALLATION

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

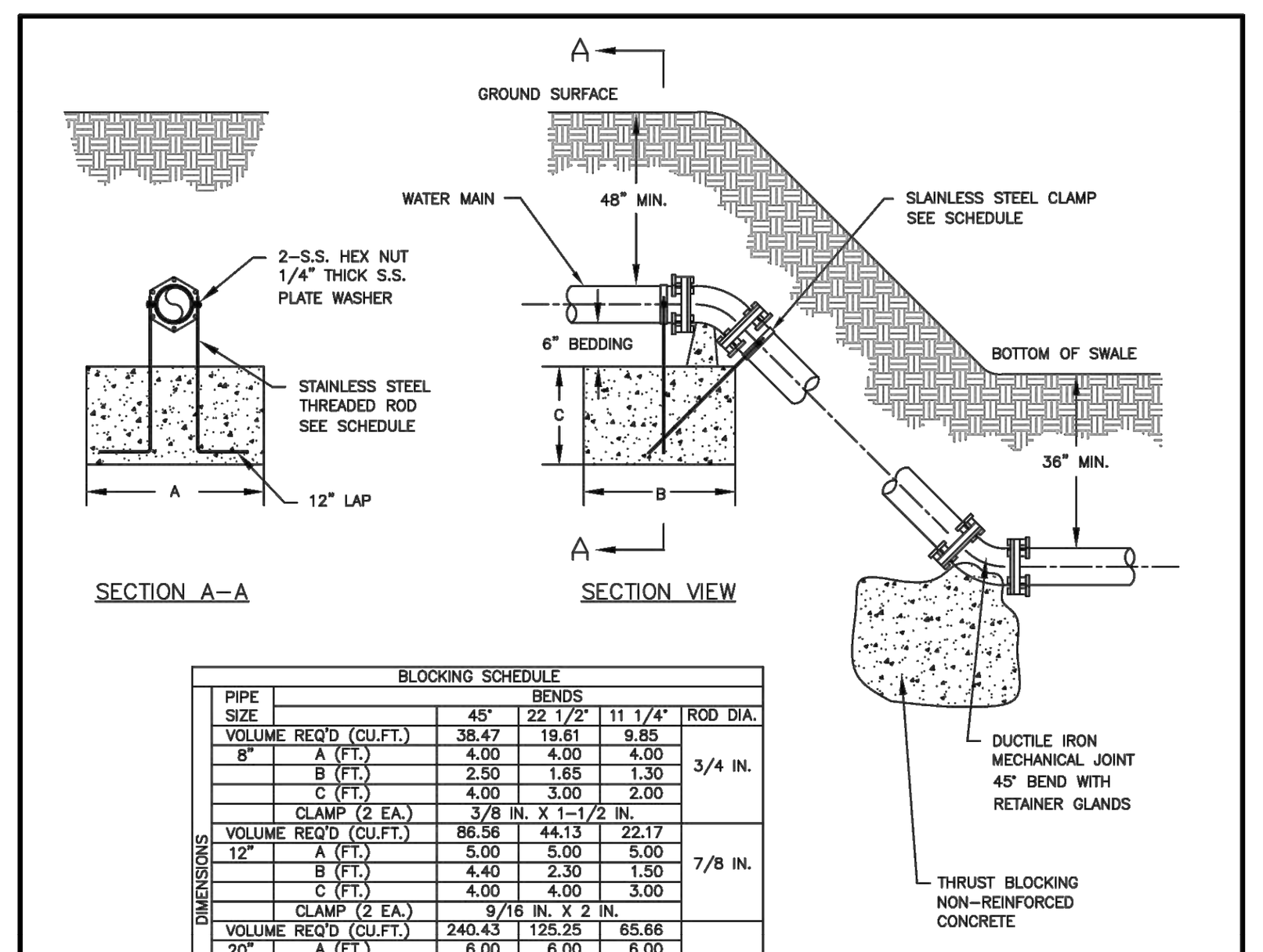
SPRINGDALE WATER UTILITIES
526 OAK AVENUE P.O. BOX 769 SPRINGDALE, ARKANSAS 72765-0769 (479) 751-5751
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: TLS | DRAWING NO: S-23 | DATE: OCTOBER 2014



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



BLOCKING SCHEDULE

PIPE SIZE	DIMENSIONS	BENDS 45°	22 1/2°	11 1/4°	ROD DIA.
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
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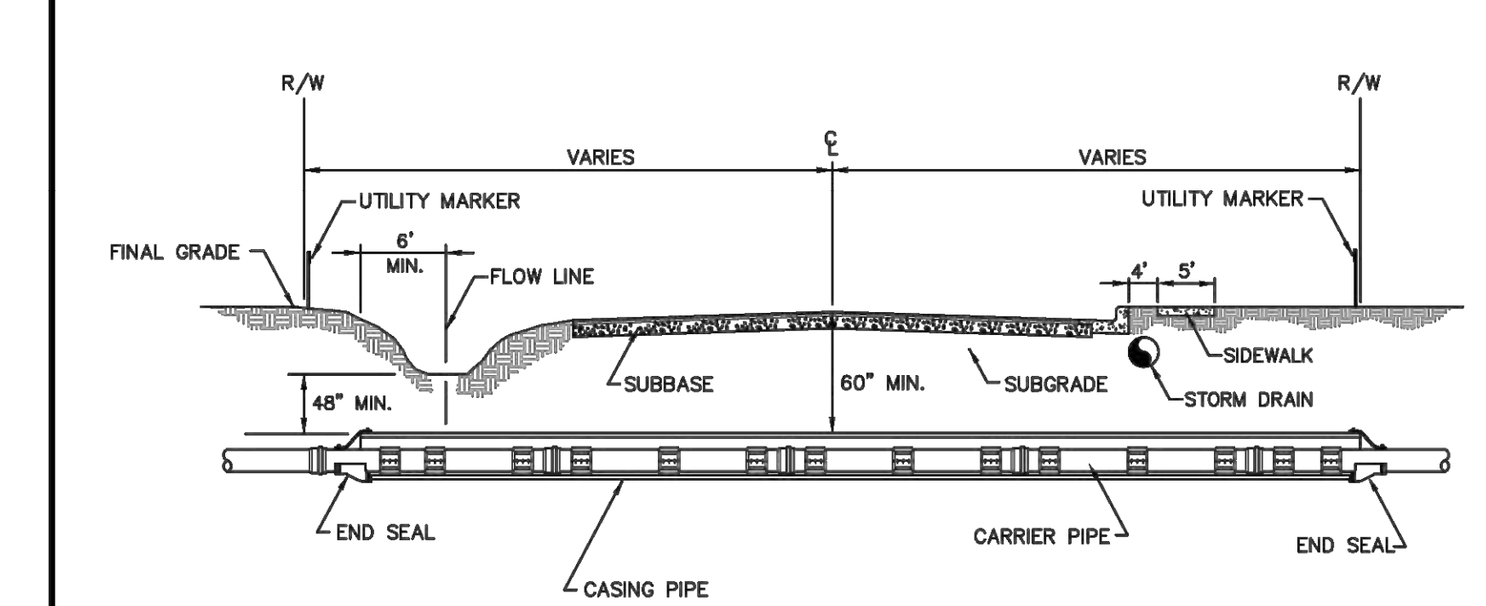
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: TLS | DRAWING NO: S-4 | DATE: MARCH 2008

NOTES:
1. ENCASEMENTS ON NON-CONTROLLED ACCESS HIGHWAYS SHALL EXTEND FROM RIGHT OF WAY LINE TO RIGHT OF WAY LINE AS PRACTICAL OR AS REQUIRED BY THE DISTRICT ENGINEER. AS A MINIMUM, ENCASEMENTS SHALL EXTEND 6 FEET BEYOND THE TOE OF SLOPE IN ANY EMBANKMENT SECTION, THE FLOW LINE OF ANY PARALLEL DITCHES, OR BACK OF ANY CURB AS APPLICABLE.
2. ENCASED CROSSINGS OF PARTIALLY CONTROLLED OR FULLY CONTROLLED ACCESS HIGHWAYS SHALL BE ENCASED THE FULL WIDTH OF THE CONTROL OF ACCESS.
3. ENCASEMENTS SHALL HAVE A MINIMUM COVER OF 48 INCHES MEASURED VERTICALLY FROM THE FLOW LINE OF PARALLEL DITCHES OR 60 INCHES MEASURED VERTICALLY FROM THE HIGHWAY SURFACE; WHICHEVER PROVIDES THE GREATER COVER.
4. CARRIER PIPE FOR WATER LINES SHALL BE SPECIAL CLASS 50 DIP AS SPECIFIED, AND CARRIER PIPE FOR SEWER LINES SHALL BE SPECIAL CLASS 50 DIP, EPOXY LINED AS SPECIFIED.
5. ENCASEMENT PIPE SHALL BE WELDED OR SEAMLESS STEEL PIPE, WITH A MINIMUM THICKNESS OF 0.25 INCHES AND A MINIMUM YIELD STRENGTH OF 35,000 PSI, OR AS OTHERWISE SPECIFIED.
6. THE ANGLE OF THE CROSSING SHALL BE AS NEAR AS PERPENDICULAR TO THE HIGHWAY AS POSSIBLE.
7. WITH THE EXCEPTION OF SERVICE LINES, A MARKER BEARING THE UTILITY OWNER'S NAME SHALL BE PLACE AT EACH RIGHT-OF-WAY LINE WHERE CROSSED.
8. CASING PIPE SHALL BE SEALED AT THE ENDS WITH A FLEXIBLE END SEAL, AS SPECIFIED.
9. CROSSING THROUGH DRAINAGE STRUCTURES SHALL NOT BE PERMITTED.
10. HIGHWAY BORINGS SHALL MAINTAIN CONFORMANCE TO THE LATEST VERSION OF THE AHTD UTILITY ACCOMMODATION POLICY.



TYPICAL HIGHWAY BORING

(SEWER LINE SHOWN...WATER LINE SIMILAR)
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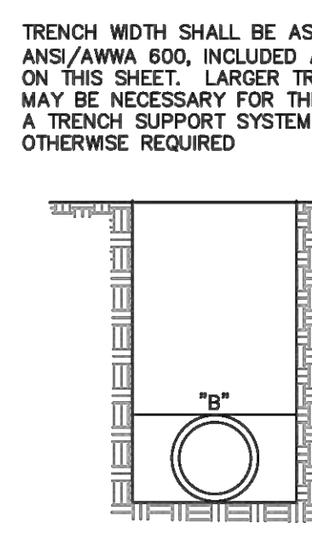
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: KMI/JNK | DRAWING NO: S-32 | DATE: AUGUST 2014

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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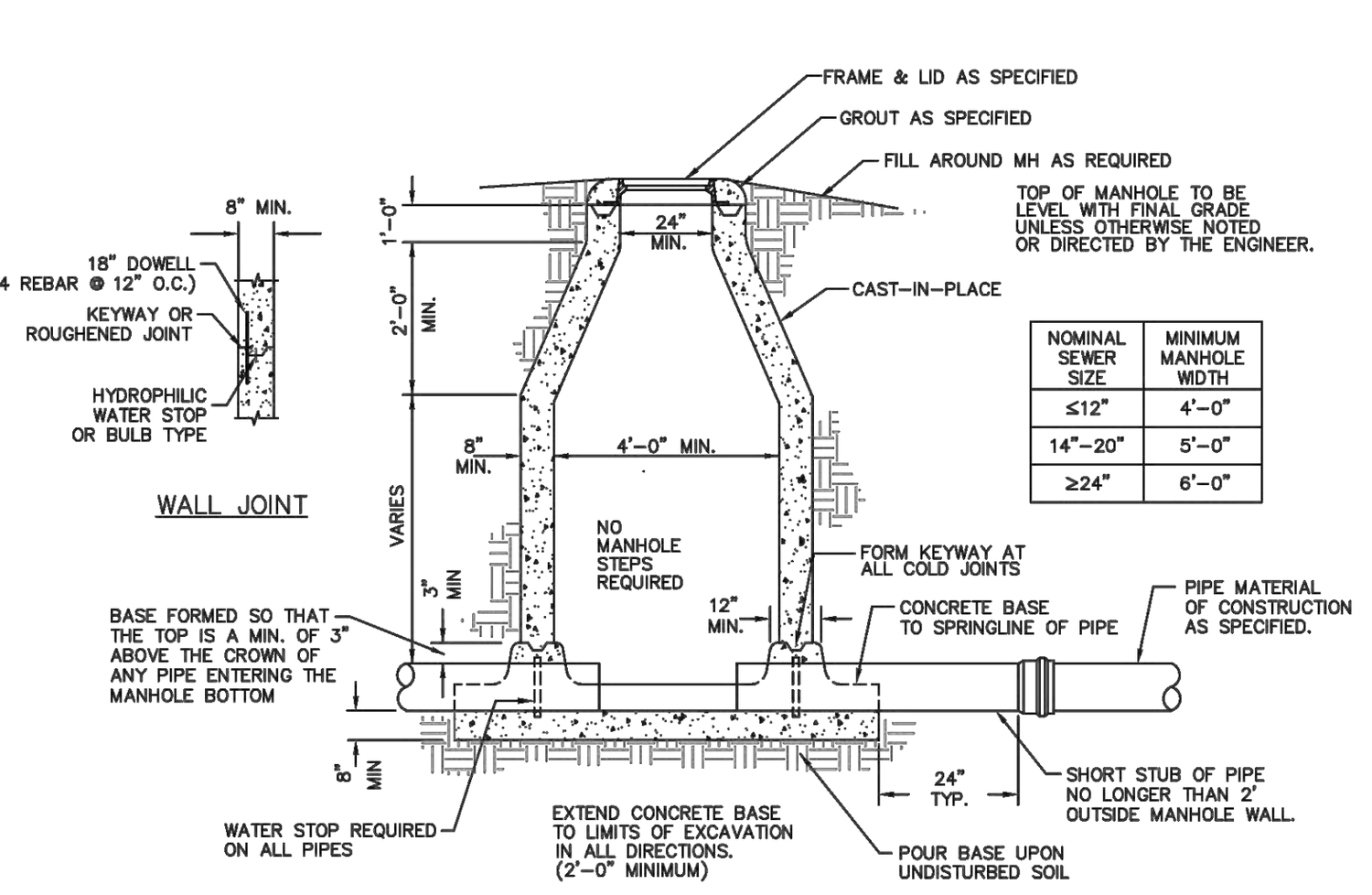
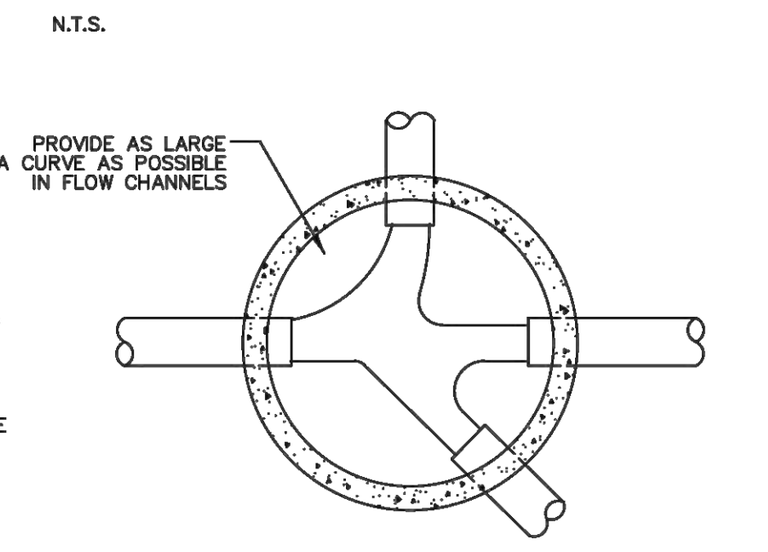
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: JNK | DRAWING NO: S-17 | DATE: MARCH 2008



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.

SPRINGDALE WATER UTILITIES
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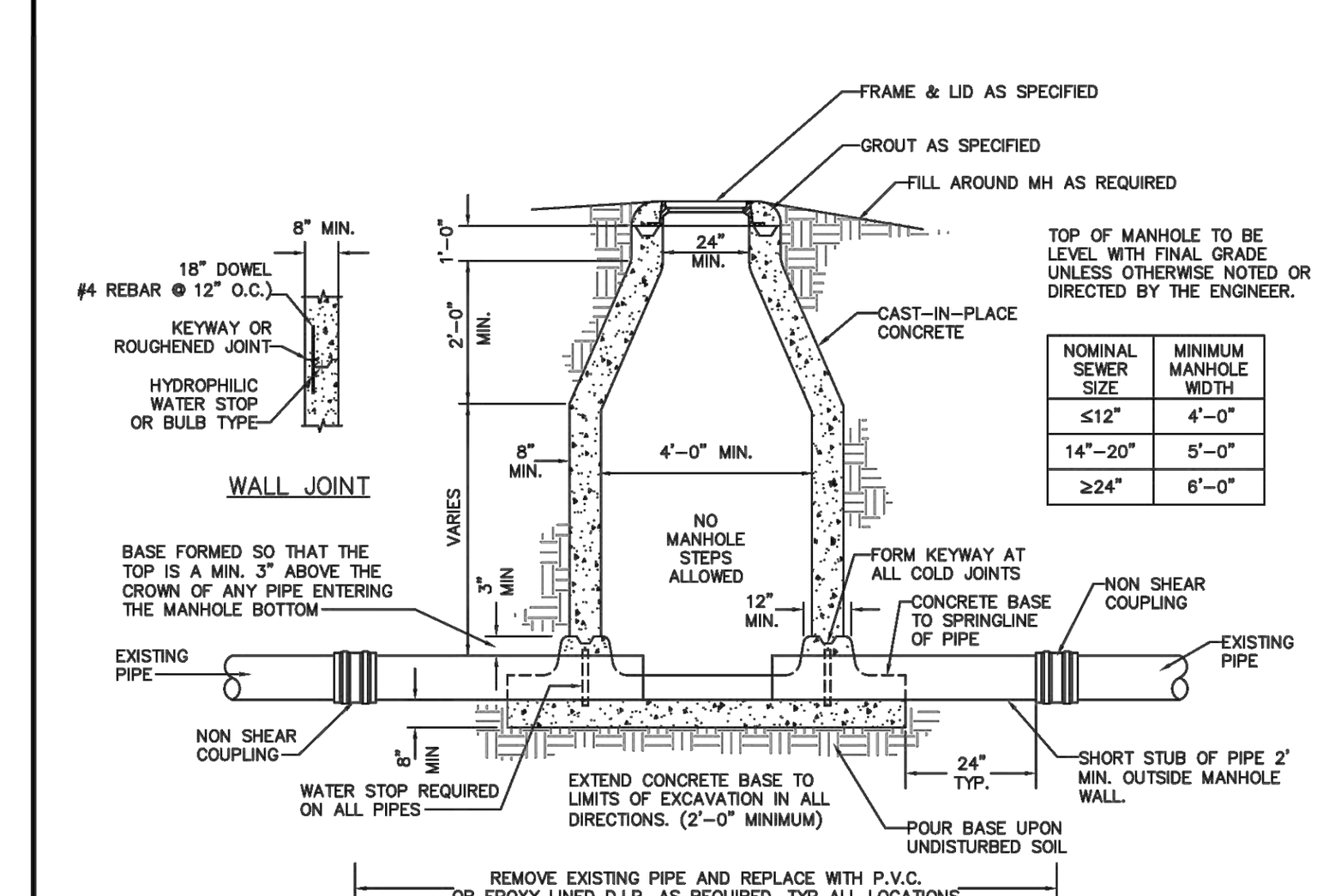
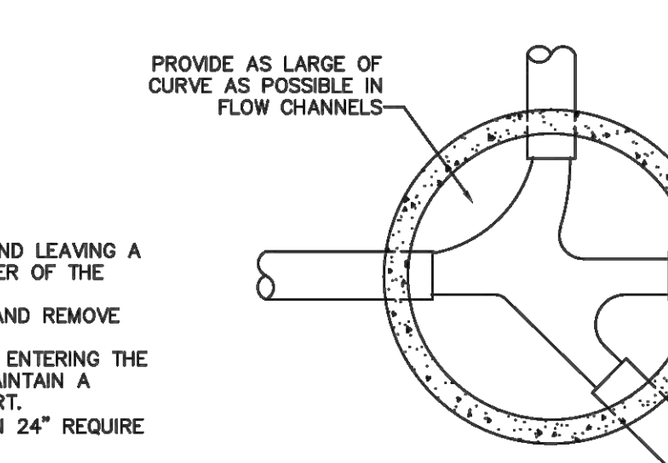
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: TLS | DRAWING NO: S-11 | DATE: MARCH 2008



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

CAST IN PLACE MANHOLE FOR EXISTING SEWERS

N.T.S.

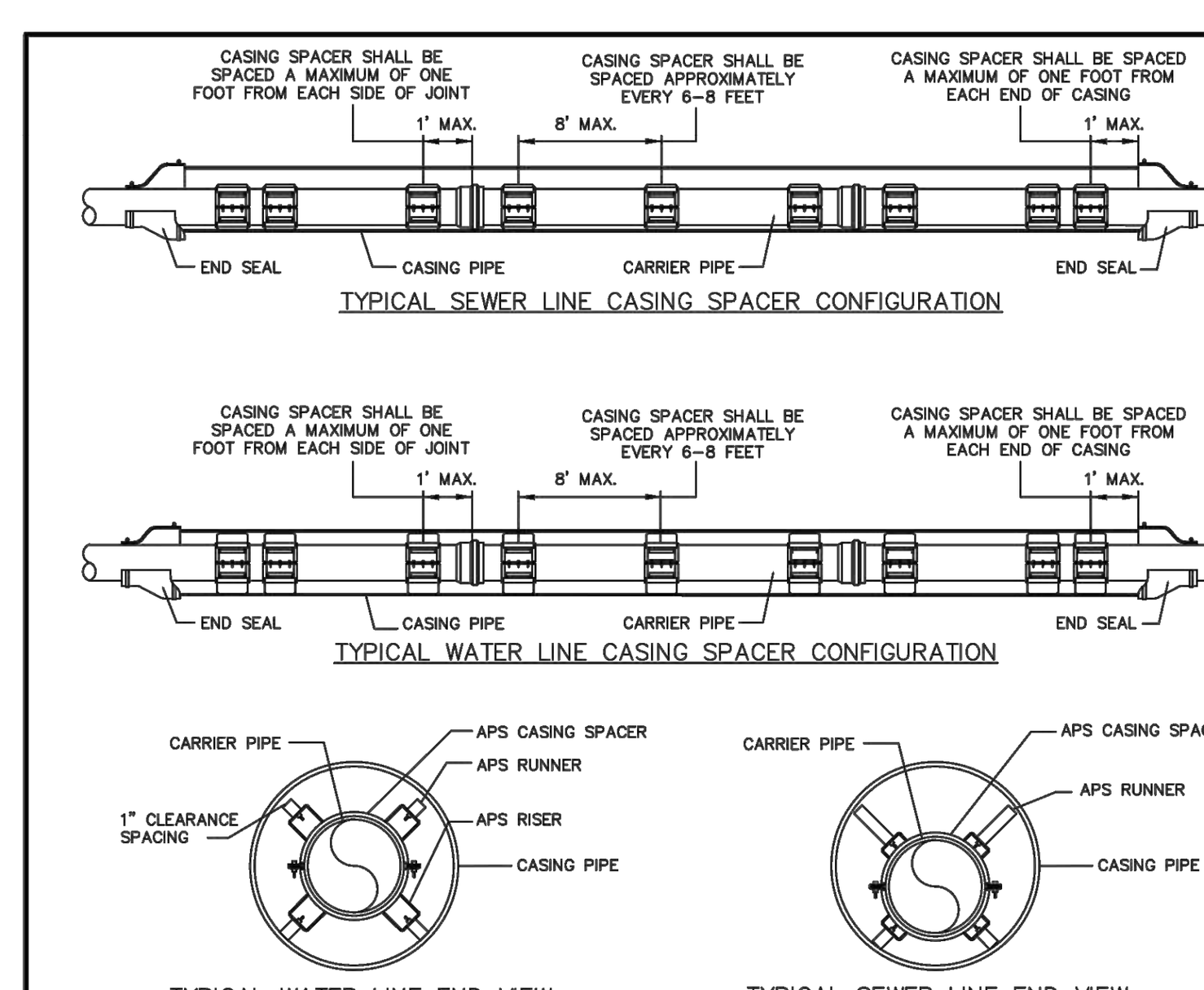


NOTES:
1. THE CENTERLINE OF ALL PIPES ENTERING AND LEAVING A MANHOLE SHALL PASS THROUGH THE CENTER OF THE MANHOLE.
2. BRUSH FINISHED SURFACES OF CONCRETE AND REMOVE ALL SHARP EDGES.
3. CONSTRUCT FLOW CHANNEL FOR ALL PIPES ENTERING THE MANHOLE, INCLUDING SERVICE LINES, TO MAINTAIN A CONSTANT GRADE THROUGHOUT EACH INVERT.
4. MANHOLES FOR SEWER MAINS LARGER THAN 24" REQUIRE INDIVIDUAL DESIGN

MANHOLE BOTTOM

N.T.S.
S-43

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: JSB | DRAWING NO: S-43 | DATE: DECEMBER 2016



ENCASEMENT DETAILS

N.T.S.

NOTES:
1. SPACERS SHALL BE MODEL SSI OR SSIM AS MANUFACTURED BY ADVANCE PRODUCTS & SYSTEMS (APS) AS SPECIFIED.
2. QUANTITY OF RUNNERS SHALL BE IN ACCORDANCE WITH CARRIER PIPE SIZE AS FOLLOWS:
   TO 14" DIAMETER – 4 RUNNERS
   16" TO 36" DIAMETER – 6 RUNNERS
   38" TO 48" DIAMETER – 8 RUNNERS
3. DIMENSIONS BETWEEN SPACERS SHALL BE AS FOLLOW:
   STAINLESS STEEL – 6 TO 8 FEET.
4. WIDTH OF SPACERS SHALL BE IN ACCORDANCE WITH CARRIER PIPE SIZE AS FOLLOWS:
   TO 14" DIAMETER – 8" WIDTH
   16" AND LARGER DIAMETER – 12" WIDTH
5. A MINIMUM OF THREE SPACERS PER FULL JOINT OF PIPE.
6. WATER LINES SHALL BE "CENTERED" IN CASING.
7. SEWER LINES SHALL BE HELD TO SPECIFIED SLOPE.
8. ALL D.I. CARRIER PIPE MUST HAVE FIELD LOCK GASKETS INSTALLED WITHIN THE CASING PIPE.

ENCASEMENT/CARRIER PIPE SIZING CHART

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

CARRIER NOM. SIZE	CARRIER PIPE O.D.	CARRIER BELL O.D.	CASING NOM. SIZE*
6"	6.90	11.06	12"
8"	9.05	13.31	16"
10"	13.20	15.62	20"
12"	13.20	17.88	20"
14"	15.30	20.25	24"
16"	17.40	22.50	24"
18"	19.50	24.75	30"
20"	21.60	27.00	30"
24"	25.80	31.50	36"

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

SPRINGDALE WATER UTILITIES
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: KMI/JNK | DRAWING NO: S-31 | DATE: MARCH 2008

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

UTILITY DETAILS
PRO-FAB OF NORTHWEST ARKANSAS, LLC
2001 & 2075 TURNBOW AVENUE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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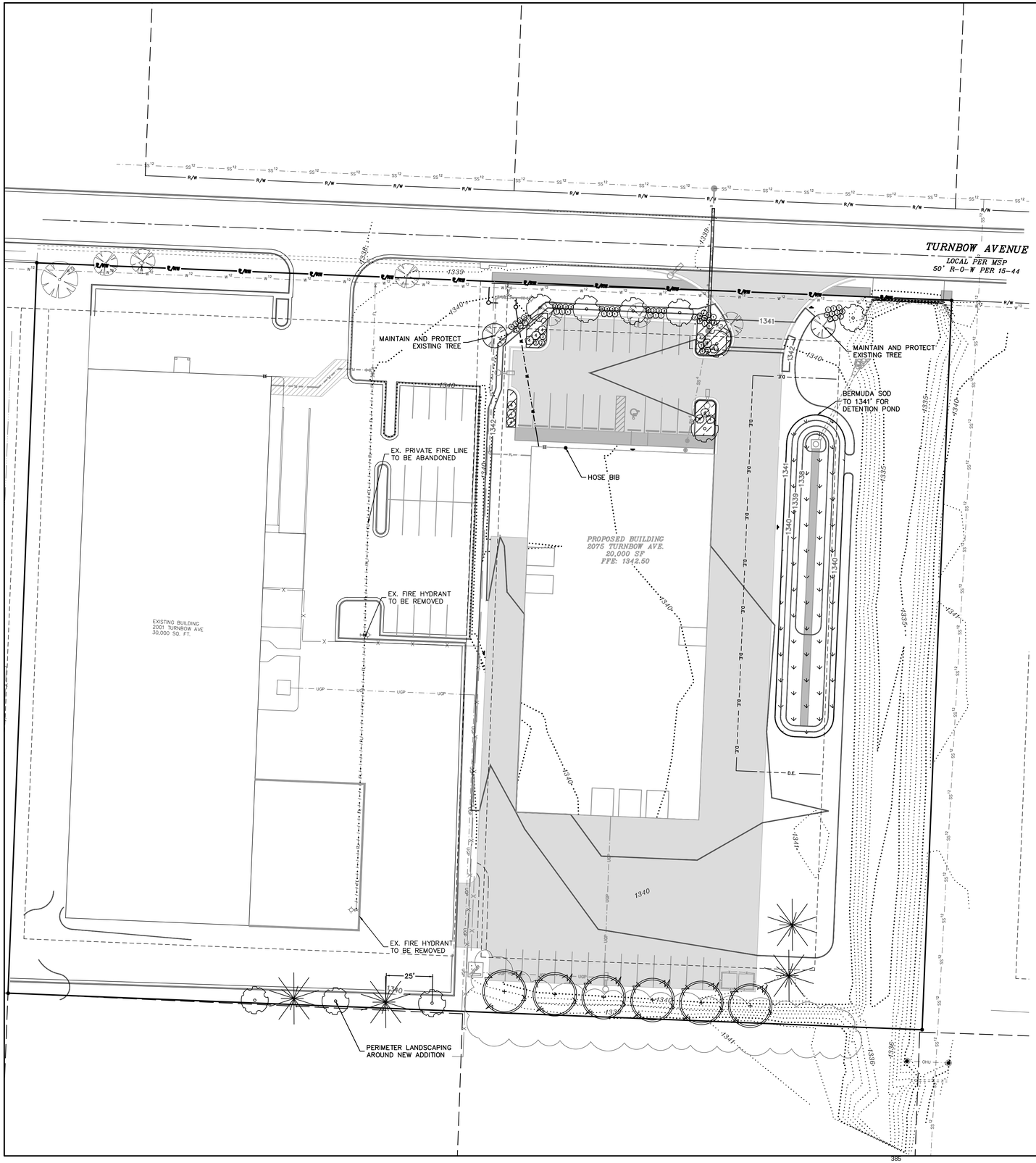
SCALE: N.T.S.
DATE: Apr 14, 2023
ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 22939

L23-36 (PREV. L22-41)

7



INDEX OF TREES

TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	SIZE
	Shumard Oak	Quercus shumardii	8	2" Cal B & B
	Eastern White Pine	Pinus strobus	4	6' H min B & B
	October Glory Red Maple	Acer rubrum	6	2" Cal B & B

INDEX OF SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
1	WINTERGEM BOXWOOD	Buxus microphylla 'Winter Gem'	24	3 GAL.
2	COMPACT INKBERRY HOLLY	Ilex glabra 'Compacta'	6	3 GAL.
3	JAPANESE SPIREA	Spiraea japonica	24	3 GAL.
4	ROSE CREEK ABELIA	Abelia x 'Rose Creek'	12	3 GAL.

LANDSCAPE REQUIREMENTS:

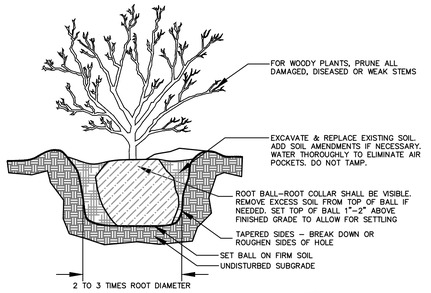
TOTAL PARKING AREA PROVIDED: 9803 SQ. FT.
TOTAL INTERIOR LANDSCAPE REQUIRED: 784 SQ. FT. (8%)
TOTAL INTERIOR LANDSCAPE PROVIDED: 804 SQ. FT. (8.2%)

LANDSCAPE REQUIREMENTS:

TOTAL FRONTAGE DISTANCE: 185 LINEAR FT.
TOTAL FRONTAGE LANDSCAPE REQUIRED: 1 TREE AND 7 SHRUBS PER 25' = 7 TREES AND 49 SHRUBS
TOTAL FRONTAGE LANDSCAPE PROVIDED: 7 TREES (2 EXISTING INCLUDED), AND 49 SHRUBS

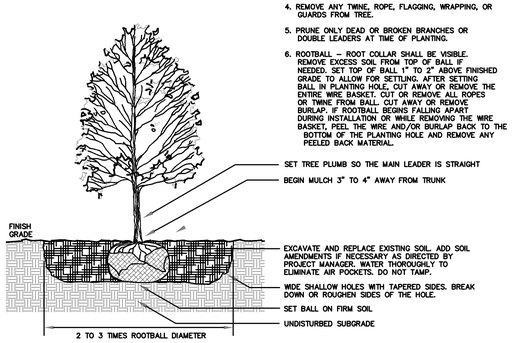
LANDSCAPE NOTES:

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.

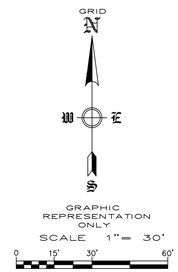


SHRUB PLANTING DETAIL
NOT TO SCALE

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



GRAPHIC REPRESENTATION ONLY
SCALE 1" = 30'
0 15' 30' 60'

L23-36 (PREV. L22-41)

385

ENGINEERING SERVICES INC.
1705 S. CROSSOVER ROAD
SUITE 105
SPRINGDALE, ARKANSAS 72764

LANDSCAPING PLAN
PRO-FAB OF NORTHWEST ARKANSAS, LLC
2001 & 2075 TURNBOW AVENUE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=30'
DATE: Apr 17, 2023
ENGINEER: TJA
DRAWN BY: JLS
W.O. #: 22939

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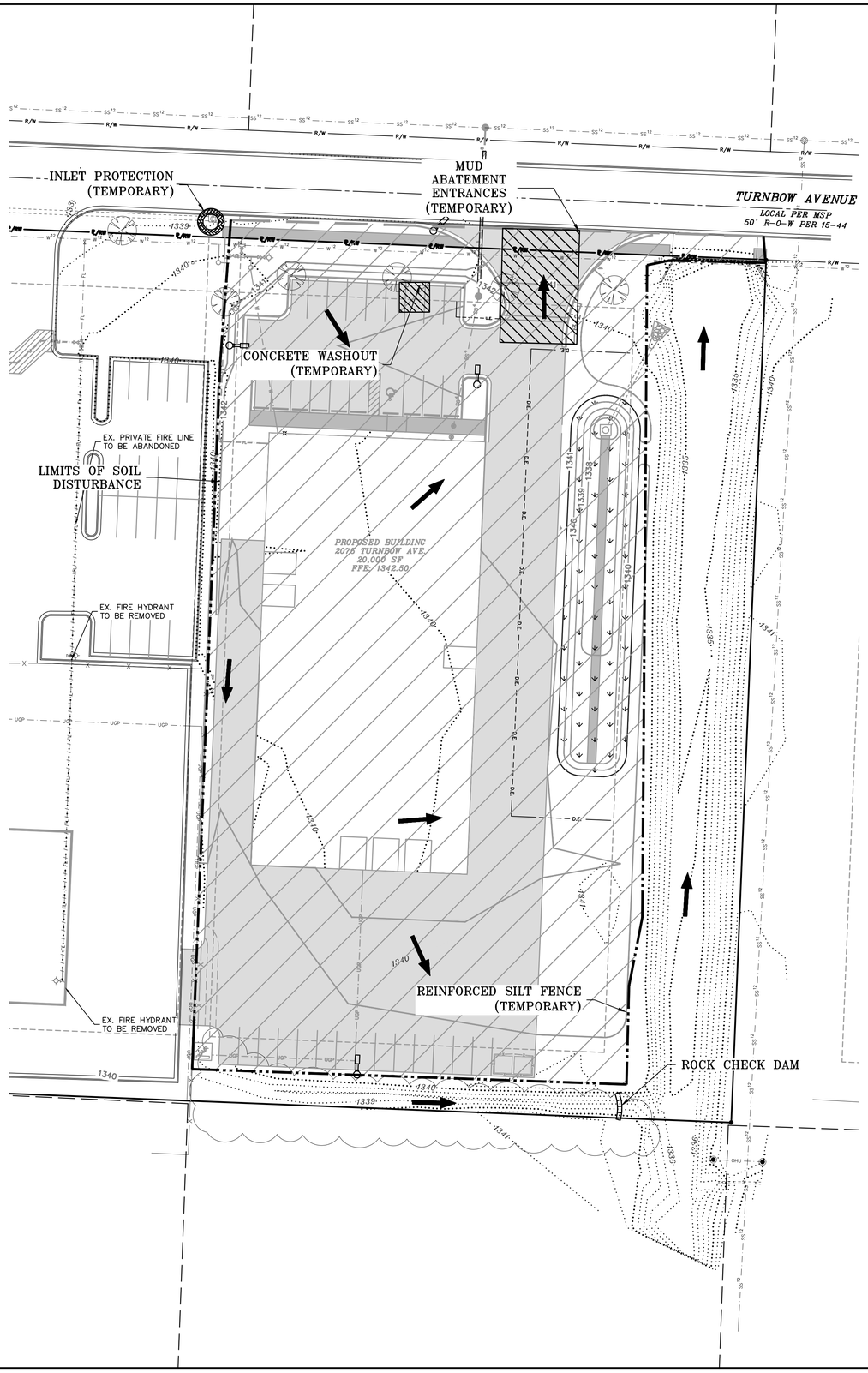
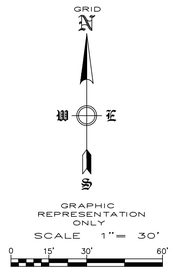
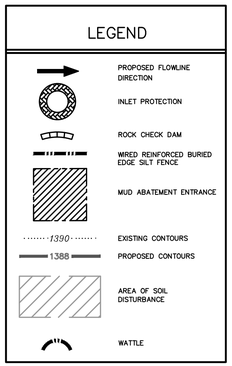
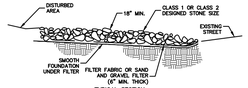


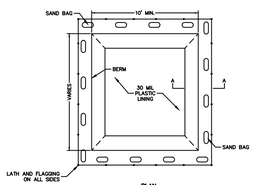






MUD ABATEMENT ENTRANCE
NOT TO SCALE

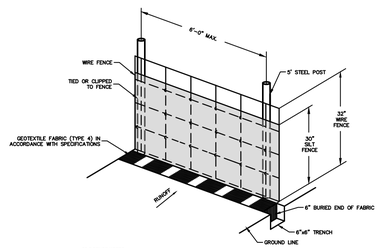




CONCRETE WASH-OUT AREA
NOT TO SCALE

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

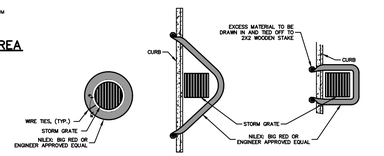
NOTES:
1. THE SLOPE LENGTH SHOWN IS THE DISTANCE FROM THE FENCE TO THE DRAINAGE DIVIDE OR THE NEAREST UPSLOPE CHANNEL.
2. SLOPE LENGTH CANNOT BE ADDRESSED BY USE OF MULTIPLE ROWS OF SILT FENCE.

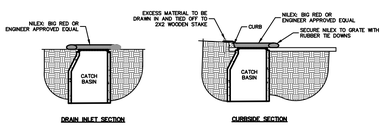


SILT FENCE NOTES

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

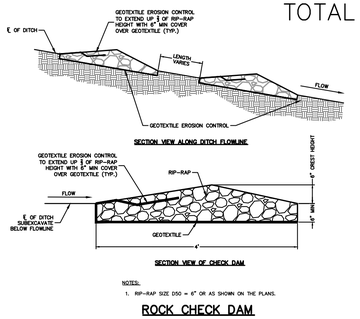
WIRED REINFORCED BURIED EDGE SILT FENCE
NOT TO SCALE





NOTES:
1) ALL 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



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

ROCK CHECK DAM

TOTAL DISTURBED AREA: 1.82 ACRES

NOTES:

1.) ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOP SOIL AND RE-VEGETATED PER SECTION 169.06 OF THE UDC. VEGETATION MUST BE ESTABLISHED TO MINIMIZE EROSION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

2.) WHEN SILT FENCE IS NOT PLACED AT A CONSTANT ELEVATION FOLLOWING CONTOURS ON STEEP SLOPES, THE "J" HOOP METHOD SHOULD BE USED (AT 50 FT INTERVALS) TO CREATE PONDING AND PREVENT EROSION OF THE TRENCH BACKFILL OF SILT FENCE INSTALLATION.

3.) ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 15 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.

4.) PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.

5.) TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.

6.) RE-VEGETATION. RE-VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS (SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED) UNLESS OTHERWISE ALLOWED BY THE CITY ENGINEER:
- TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REQUIRED TO BE EITHER EXISTING OR INSTALLED IN AREAS TO BE REVEGETATED AS SET FORTH IN§169.06(F)(6) BELOW. ANY APPLICATION OF TOPSOIL AND SEEDING UNDER THE DRIP LINE OF A TREE SHOULD BE MINIMIZED TO 3 INCHES SO AS NOT TO DAMAGE THE TREES ROOT SYSTEM.
- ZERO TO 10% GRADE: RE-VEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
- 10:1 UP TO 4:1 GRADE: RE-VEGETATION SHALL BE A MINIMUM OF HYDRO-SEEDING WITH MULCH AND FERTILIZER, SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
- 4:1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDED WITH MULCH AND FERTILIZER, OR STAKED SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF
- MORE THAN 3:1 GRADE: ANY FINISH GRADE OVER 3:1 SHALL BE STABILIZED WITH ONE OR MORE OF THE FOLLOWING:
  - RETAINING WALLS; CRIBBING WITH LANDSCAPE FABRIC; TERRACING WITH GROUNDCOVER; RIPRAP; STAKED SOD (UP TO 2:1 SLOPE)
  - IF CRIBBING, TERRACING, OR RIPRAP IS USED, THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.

7.) PERMANENT EROSION CONTROL. THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.

8.) DUST. WHERE EXCESSIVE DUST MAY BECOME A PROBLEM, A PLAN FOR SPRAYING WATER ON HEAVILY TRAVELED DIRT AREAS SHALL BE ADDRESSED.

9.) CONSTRUCTION EXITS. A STABILIZED ROCK EXIT IS REQUIRED ON CONSTRUCTION SITES. ROCK EXITS MUST BE AT LEAST 20' WIDE BY 50' LONG BY 6□THICK STABILIZED ROCK HAVING A MINIMUM AVERAGE DIAMETER OF 3□. IF THERE IS AN EXISTING CURB, LOOSE MATERIAL SUCH AS FILL DIRT OR GRAVEL SHALL NOT BE USED TO RAMP UP TO IT FROM THE STREET. TEMPORARY WOODEN RAMPS IN FRONT OF CURBS ARE ACCEPTABLE.

10.) DEBRIS, MUD, AND SOIL IN PUBLIC STREETS. DEBRIS, MUD AND SOIL SHALL NOT BE ALLOWED ON PUBLIC STREETS BUT IF ANY DEBRIS, MUD, OR SOIL FROM DEVELOPMENT SITES REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED VIA SWEEPING OR OTHER METHODS OF PHYSICAL REMOVAL. DEBRIS, MUD, OR SOIL IN THE STREET MAY NOT BE WASHED OFF THE STREET OR WASHED INTO THE STORM DRAINAGE SYSTEM. STORM DRAINAGE SYSTEMS DOWNSTREAM OF A DEVELOPMENT SITE SHOULD BE PROTECTED FROM DEBRIS, MUD, OR SOIL IN THE EVENT THAT DEBRIS, MUD, OR SOIL REACHES THE DRAINAGE SYSTEM.

11.) FRANCHISE AND PRIVATE UTILITIES. THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.

NOTE:

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

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

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

CONSTRUCTION SEQUENCE:

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

NOTES:

1) NATURAL VEGETATION SHALL BE RETAINED WHEREVER POSSIBLE.

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

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

4) PLACE BIG RED FILTER ON ALL CURB INLETS.

*SILT FENCE IS USED AS AN ENERGY DISSIPATION DEVICE

*SILT FENCE IS USED TO CONTROL POLLUTANTS DURING STORM WATER DISCHARGE

*SILT FENCE MUST BE MAINTAINED UNTIL SITE IS PERMANENTLY STABILIZED

ENGINEERING SERVICES INC.
1770 E. 56TH STREET
SPRINGDALE, ARKANSAS 72764

STORM WATER POLLUTION PREVENTION PLAN & DETAILS
PRO-FAB OF NORTHWEST ARKANSAS, LLC
2001 & 2075 TURNBOW AVENUE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=30'
DATE: Apr 14, 2023
ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 22939

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L23-36

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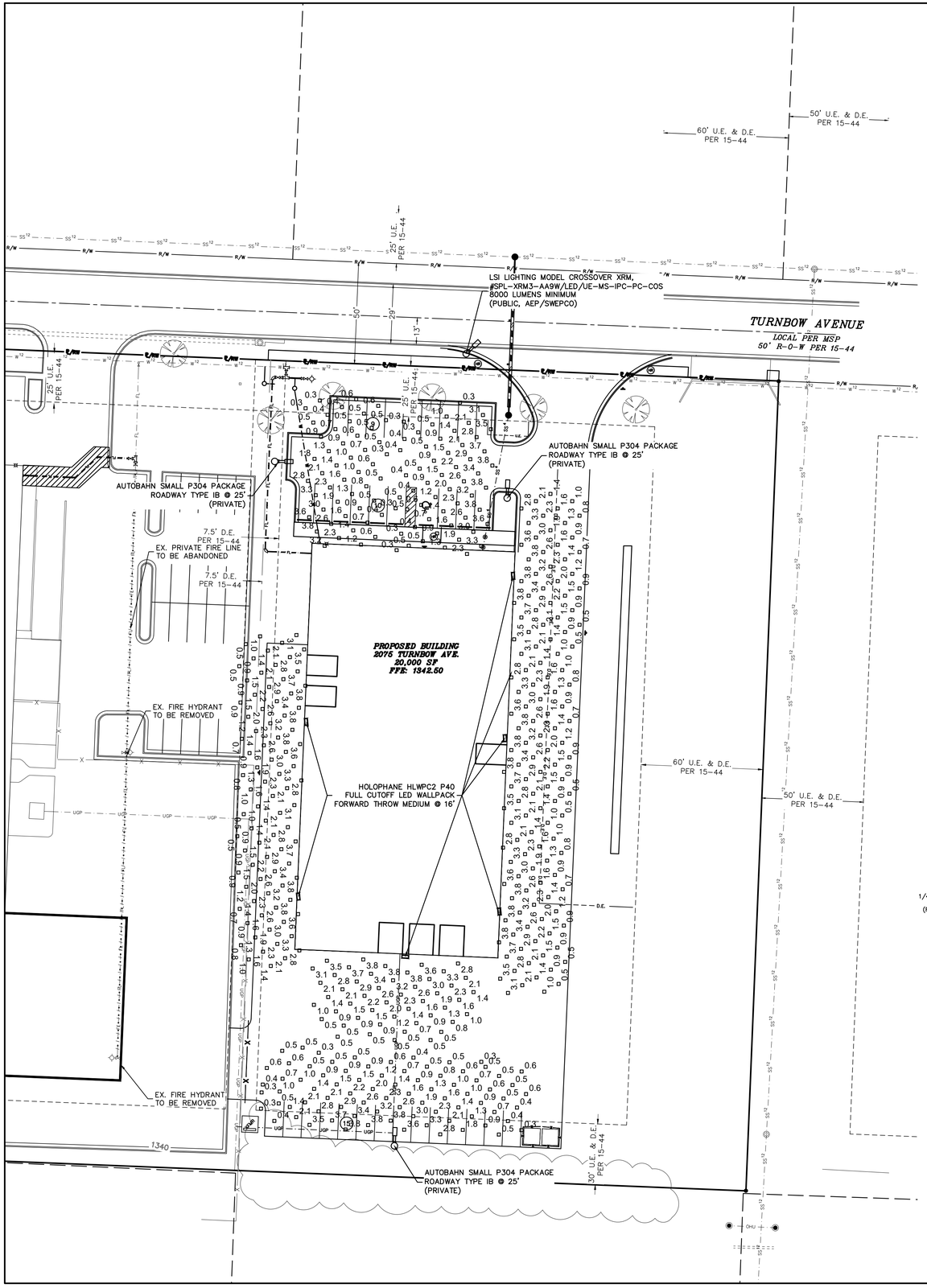
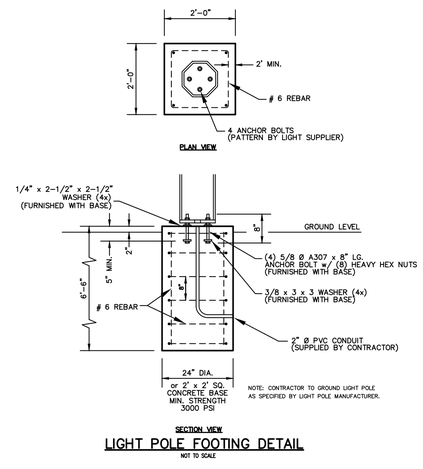


NOTES:

1. ALL LIGHTS TO BE PRIVATELY MAINTAINED PARKING LOT LIGHTS UNLESS NOTED.
2. SEE ELECTRICAL SITE PLAN FOR LIGHT POLE BASE DETAIL AND LIGHTING CONTROL WIRING DIAGRAM.
3. SITE CONTRACTOR TO COORDINATE LIGHTING WITH ELECTRICIAN.
4. PUBLIC STREETLIGHTS TO BE INSTALLED AND MAINTAINED BY AEP/SWEPCO, PAID FOR BY OWNER/DEVELOPER, AND BILLING TO BE PAID BY CITY OF SPRINGDALE.



LIGHT POLE FOOTING DETAIL

NOT TO SCALE

American Electric Lighting

Submittal Spec Sheet

Autobahn Series ATB0 (ATB0)

OVERVIEW

Breakthrough LED technology and precision-engineered optics in the ATB0 cobra head provide exceptional LED roadway lighting while also saving energy. Best-in-class surge protection and efficacy (lpw). Works seamlessly with the Acuity Brands control systems to maximize energy and maintenance savings through enhanced monitoring and control functions. U.S. Patent No. D663,462



Product Webpage: https://www.acuitybrands.com/products/detail/0
Warranty: www.acuitybrands.com/support/customer-support/terms-and-conditions

The product images shown are for illustration purposes only and may not be an exact representation of the product.

ORDERING INFORMATION	ATB0 P302 MVOLT R3 (4K) BK (20) (TB) P7 AO PCLL

Series*		Performance Package*				Voltage*	
ATB0	Autobahn Cobra Head	P201	Performance package	P305	Performance package	347	347V
		P202	Performance package	P451	Performance package	480	480V
		P203	Performance package	P452	Performance package	MVOLT	MVOLT
		P204	Performance package	P453	Performance package	XVOLT	277V-480V
		P205	Performance package	P454	Performance package		
		P301	Performance package	P455	Performance package		
		P302	Performance package	P456	Performance package		
		P303	Performance package	P457	Performance package		
		P304	Performance package				

Distribution*		Color Temperature*		Finish*		Surge Protection*	
R2	Roadway Type II	(4K)	4000K (standard)	(GY)	Gray (standard)	(20)	20kV/10KA SPD (standard)
R3	Roadway Type III	27K	2700K	BK	Black	MP	10kV/5kA MOV pack
R4	Roadway Type IV	3K	3000K	BZ	Bronze		
R5	Roadway Type V	5K	5000K	DDB	Dark bronze		
				GI	Graphite		
				GN	Green		
				WH	White		

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HOLOPHANE
LEADER IN LIGHTING SOLUTIONS

Catalog Number

Notes | Type

HLWPC2

Wallpack* Full Cutoff LED



Mechanical
- Heavy grade A360 cast aluminum (aluminum with <1% copper)
- Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering
- Mounts to a standard junction box
- Wet location listed
- IP65 rated housing, down light only
- ¾" painted threaded entry(¼" - 14 NPT) on each side and on top, accepts ¾" and ½" conduit
- ¾" threaded plugs are painted on each side
- Vibration tested to 1.5G per ANSI C136.31.

Electrical
- Certified by UL or CSA
- Rated for -40°C (-40°F) minimum ambient
- A programmable electronic driver with 0-10V control leads
- Available in: 120-277V 50/60 Hz and 347-480V 50/60 Hz, Standard: 3000K, 4000K and 5000K CCT (>70 CRI)
- Optional >80 CRI (3000K, 4000K and 5000K CCT)
- Internally mounted emergency battery backup for operation in an ambient temperature ranging from -20°C (-4°F) to 30°C (86°F), available with P10 thru P40 performance packages, non CEC compliant
- All surge protection meets ANSI/IEEE C62.41.2 10kV/10kA
- Standard surge protection is 20kV/10kA per ANSI C136.2
- Optional surge protection is 10kV/5kA per ANSI C136.2

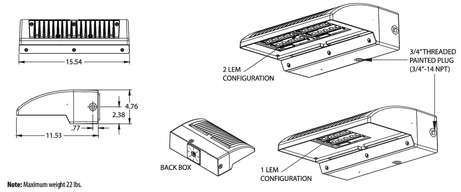
Optical
- Light engine housing is IP66 rated
- Acrylic optical system
  - Type V: E (entry), M (medium), R (rectangle) & W (wide)
  - Asymmetric

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

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

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

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



Note: Maximum weight 22 lbs.

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L23-36 (PREV. L22-41)

ENGINEERING SERVICES INC.
1703 E. EMMA AVE., SUITE 105
SPRINGDALE, ARKANSAS 72764

LIGHTING PLAN
PRO-FAB OF NORTHWEST ARKANSAS, LLC
2001 & 2075 TURNBOW AVENUE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=30'

DATE: Apr 14, 2023

ENGINEER: TJA
DRAWN BY: JDP

W.O. #: 22939

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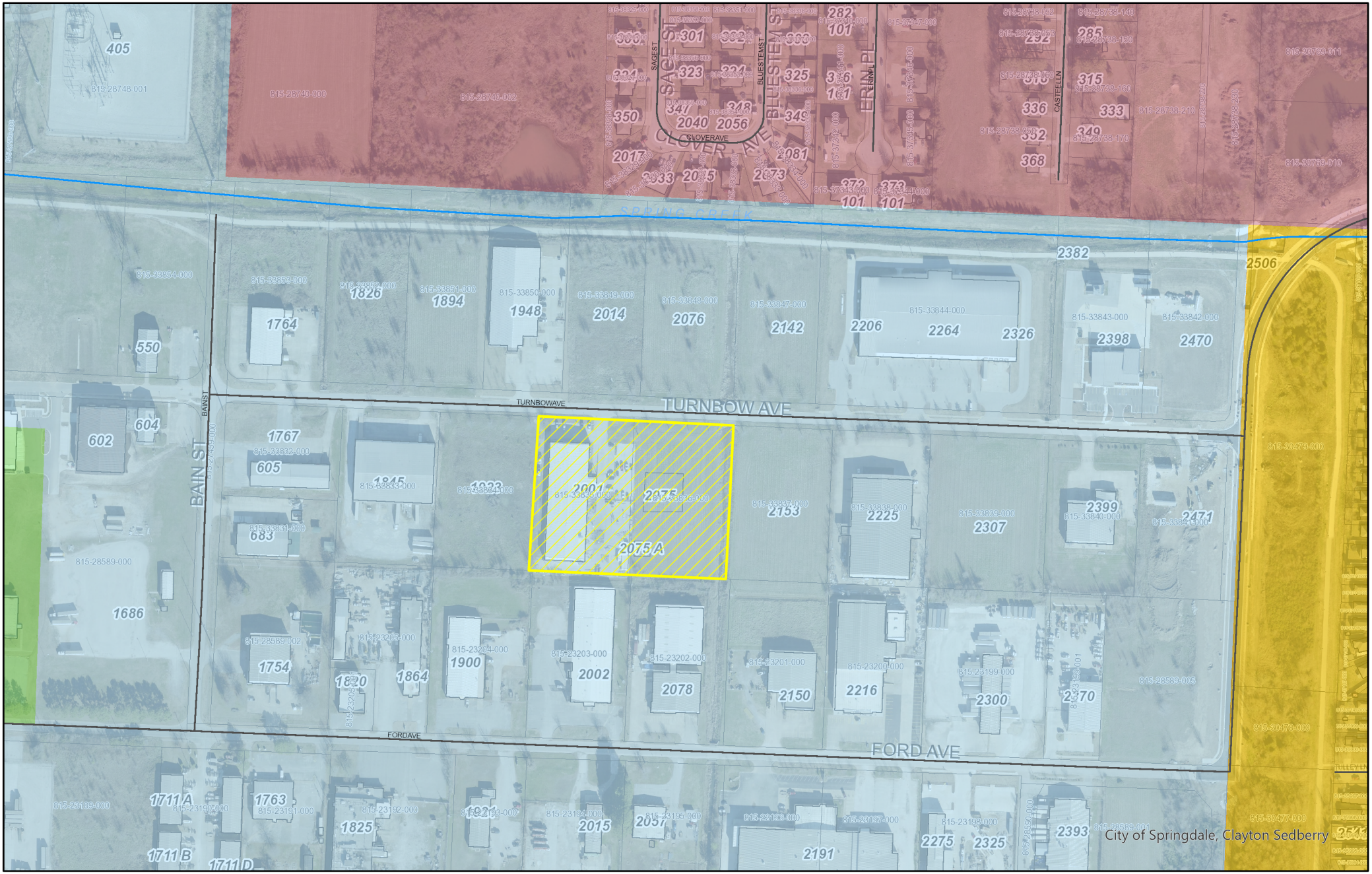


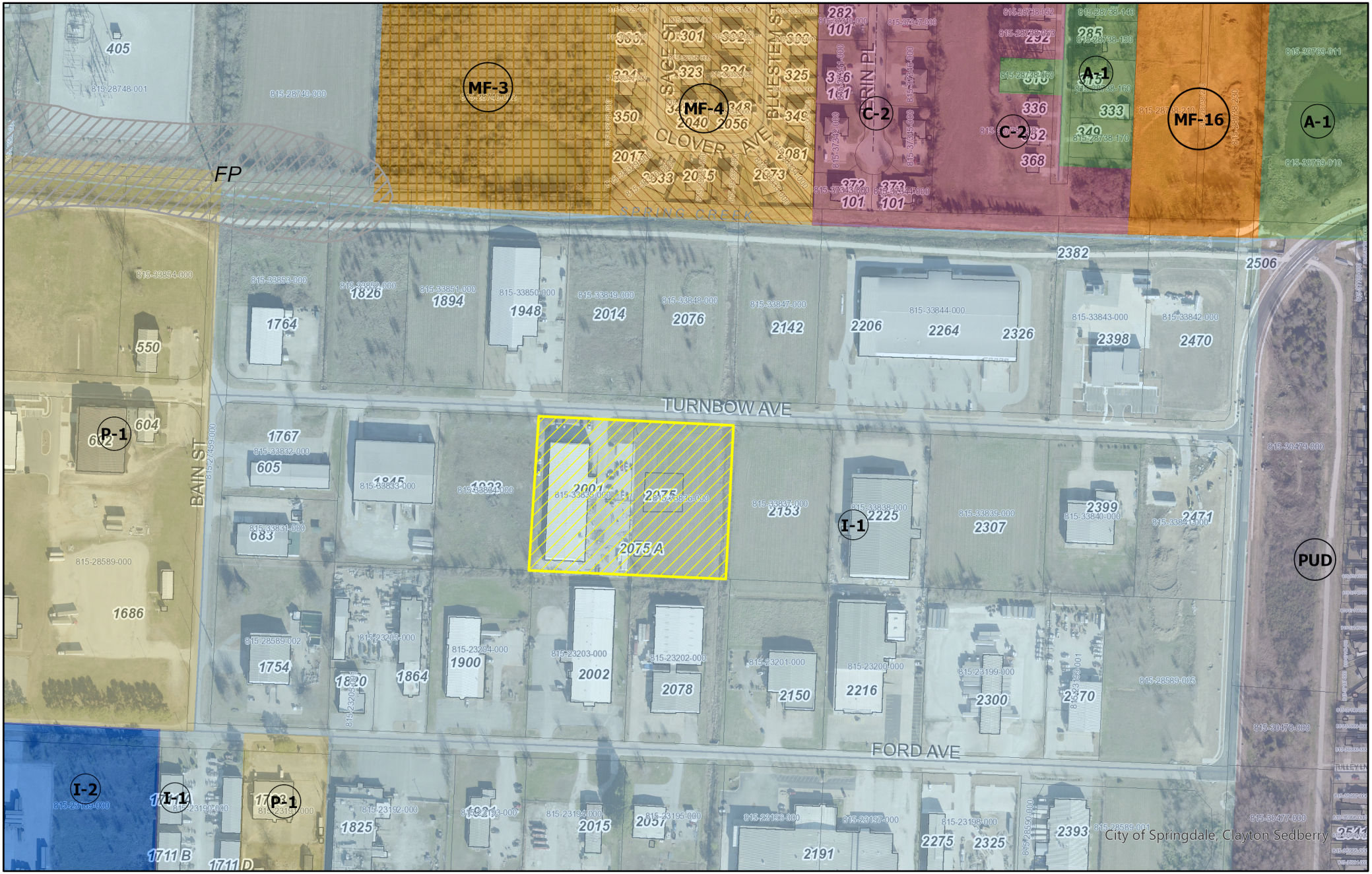
Planning Commission Meeting
May 2, 2023

Miles
00.01 0.03 0.05 0.08 0.1

N

PROJECT: RP23-07 and L23-36
APPLICANT: Pro-Fab of Northwest Arkansas, LLC
LOCATION: 2001 and 2075 Turnbow Avenue
REQUEST: Replat of Lots 4 and 5 of Industrial Park II, Phase III & LSD for Pro-Fab East Expansion (Revised)

SPRINGDALE™
WE'RE MAKING IT HAPPEN



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SPRINGDALE™
WE'RE MAKING IT HAPPEN

Planning and Community Development Division
City of Springdale

Memo

To: **Planning Commission**

From: **Staff**

Date: **May 2, 2023**

RE: **RP23-08** **Replat** **R. L. Hayes Addition**

Planning Comments:

1. This Replat has been given the number RP23-08. 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. Zoning will need to be updated if/when the FBC zoning is approved by City Council.
    a. City Council is to meet this evening (4.25.23)
4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
5. Submit the approved authorization of representation form, if property owner will not be present at Planning Commission meeting.
    a. Henry Washington is listed on the Authorized Rep form. Is this the property owner? The property is shown as being owned by Independence Realty. Please provide documentation that Henry Washington can authorize this replat.
6. Need to identify the ownership, parcel number, address and zoning of all the adjacent properties, including those across the streets to the North and West.
    a. Parcel 815-22451-000 is on the CLAPO and was notified, but not featured on the plat.
7. Please provide notary date and signature blanks.
8. All comments from the utility companies and other city departments must be addressed prior to approval. (standard comment)

Building & Fire Comments:

The 3 buildings currently on the site are existing non-conformities (pre 1999)

Engineering Comments:

Reviewed by Steve Hatfield on 4/27/2023

1) **Provide required signatures.**
2) **Provide Surveyor's signature.**

RP23-08

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: Lauri Matisse	Location/Address: 401 E. Velma Ave.
E-mail: laurimatissestudio@gmail.com	
Address:	
Phone: 310-756-9372	Assessor's Parcel Number(s): 815-22457-000 & 815-22458-000
	Current Zoning District: MF-12
Representative Contact Information (if applicable)	Rezone required: No, but requested to NR-1
Name: Nathan Crouch / Nikki Littrell	Total Acreage: .359
E-mail: nathan@oblewinc.com nikki@oblewinc.com	
Address: 3825 N. Shiloh Dr. Fayetteville	
Phone: 479-443-4506	

Text

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): Lauri Matisse Date: March 30, 2023

Signature: applicant

Name of Representative (if applicable): Nikki Littrell Date: 3/29/2023

Signature:

Planning and Community Development Division

(479) 750.8550 phone | (479) 750.8539 fax | 201 Spring Street | Springdale, Arkansas 72764

STAFF USE ONLY

Date Application Submitted: March 30, 2023 Payment Method: _____

Date Accepted as Complete: April 20, 2023 Project Number: RP23-08

REPLAT OF LOTS 12-16
BLOCK 10, R.L. HAYES ADDITION

401 E VELMA AVENUE, SPRINGDALE, AR 72764

WASHINGTON COUNTY

N

W E

S

1" = 20'
GRAPHIC SCALE
0 10' 20' 40'

RECORD DESCRIPTION

LOTS TWELVE (12), THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), AND SIXTEEN (16), IN BLOCK TEN (10) IN THE R.L. HAYES ADDITION TO THE CITY OF SPRINGDALE, ARKANSAS, AS DESIGNATED ON THE PLAT OF SAID ADDITION NOW ON FILE IN THE OFFICE OF THE CIRCUIT CLERK OF WASHINGTON COUNTY.

SURVEY DESCRIPTION

APN: 815-22456-000

LOTS 12-16, IN BLOCK 10 IN THE R.L. HAYES ADDITION TO THE CITY OF SPRINGDALE, ARKANSAS, AS DESIGNATED ON THE PLAT OF SAID ADDITION NOW ON FILE IN THE OFFICE OF THE CIRCUIT CLERK OF WASHINGTON COUNTY, ARKANSAS, BEING DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 16 AT A FOUND 5/8" REBAR CAPPED "AR 1659" MARKING THE SOUTH RIGHT-OF-WAY OF EAST VELMA AVENUE; THENCE, ALONG SAID SOUTH RIGHT-OF-WAY, SOUTH 87°23'37" EAST 125 FEET TO A FOUND 1/2" REBAR CAPPED "147"; THENCE, LEAVING SAID SOUTH RIGHT-OF-WAY, SOUTH 02°36'23" WEST 125.26 FEET TO A FOUND 1/2" REBAR CAPPED "147"; THENCE, NORTH 87°23'56" WEST 124.98 FEET TO A FOUND 5/8" REBAR CAPPED "AR 1659" MARKING THE EAST RIGHT-OF-WAY OF DODSON STREET; THENCE, ALONG SAID EAST RIGHT-OF-WAY, NORTH 02°35'43" EAST 125.27 FEET TO THE POINT OF BEGINNING. CONTAINING 0.359 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

ZONING INFORMATION

CURRENT ZONING: MF-12, MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL

SETBACK REQUIREMENTS:
FRONT - 30'
SIDE - 8' INTERIOR; 30' EXTERIOR
REAR - 20'

MISCELLANEOUS NOTES

COMPLETED FIELD WORK:
FEBRUARY 23, 2023

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 2021-00036291.
2. SURVEY PLAT FILED AS SUBDIVISION PLAT OF R.L. HAYES ADDITION TO THE CITY OF SPRINGDALE.

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

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

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

LAND AREA

15,656 ± SQUARE FEET
0.359 ± ACRES

FLOOD ZONE INFORMATION

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

UTILITY INFORMATION

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

CERTIFICATE OF TRANSMITTAL, OWNERSHIP & 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 _____.

_____ _____
DATE OF EXECUTION SIGNED OWNER

CERTIFICATE OF OWNERSHIP:

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

_____ _____
DATE OF EXECUTION SIGNED OWNER

_____ _____
DATE OF EXECUTION SIGNED OWNER

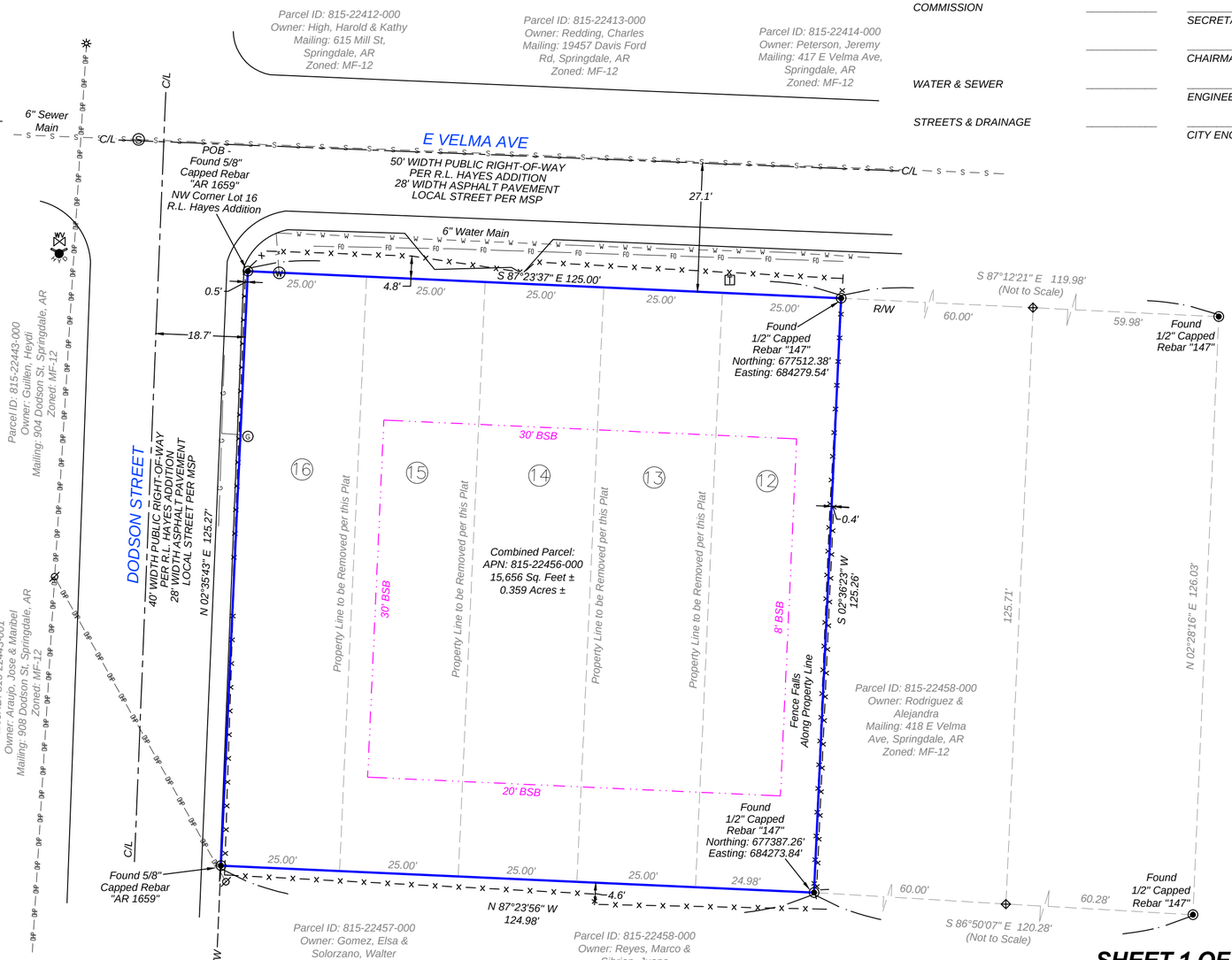
CERTIFICATE OF SURVEYING ACCURACY

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

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

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

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

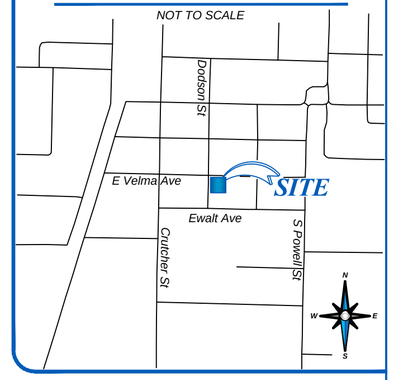


OWNER/DEVELOPER

OWNER: INDEPENDENCE REALTY GROUP LLC
MAILING ADDRESS: 3364 SAGELY LN, SPRINGDALE, AR 72764

VICINITY MAP

NOT TO SCALE



LEGEND & SYMBOLS

- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- FIRE HYDRANT
- LIGHT
- SANITARY MANHOLE
- GAS METER
- POWER POLE
- WATER METER
- WATER VALVE
- TELEPHONE PEDESTAL
- POB — POINT OF BEGINNING
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE (R/W)
- CENTERLINE (C/L)
- FENCE LINE
- OVERHEAD POWER LINE
- UNDERGROUND WATER LINE
- SETBACK LINE (BSB)
- UNDERGROUND FIBER OPTIC LINE
- SANITARY SEWER LINE

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 3RD DAY OF MARCH, 2023.

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.

SHEET 1 OF 1

DATE	REVISION HISTORY	BY
04/14/2023	PLANNING COMMENTS	ANC

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

SURVEYOR JOB NUMBER: 23-1269	**SURVEY DRAWN BY:** ANC - 03/03/2023
SURVEY REVIEWED BY: TPN	**SCALE:** 1" = 20'
FOR THE USE AND BENEFIT OF: LAURI MATISSE STUDIO	**REPLAT NUMBER:** RP23-08

Parcel	Owner Name	Owner Address
815-22412-000	Harold Wray & Kathy High	615 Mill St. Springdale, AR 72764-1306
815-22413-000	Charles D. Jr. Redding	19457 Davis Ford Rd. Springdale, AR 72764
815-22414-000	Jeremy Lucas Peterson	417 E. Velma Ave. Springdale, AR 72762
815-22455-000	Alejandra Ramirez Rodriguez	418 E. Velma Ave. Springdale, AR 72764
815-22458-000	Juana M. Sibrian	412 Ewalt Ave. Springdale, AR 72764
815-22457-000	Elsa L. & Solorzano Gomez, & Walter E. Gomez	915 Dodson St. Springdale, AR 72764
815-22451-000	Rocio Aguayo Herrera	910 Dodson St. Unit A Springdale, AR 72762
815-22443-001	Jose Antonio & Maribel Araujo	908 Dodson St. Springdale, AR 72764
815-22443-000	Heydi & Chombo Guillen, & Helisandro Gachuzo	904 Dodson St. Springdale, AR 72764





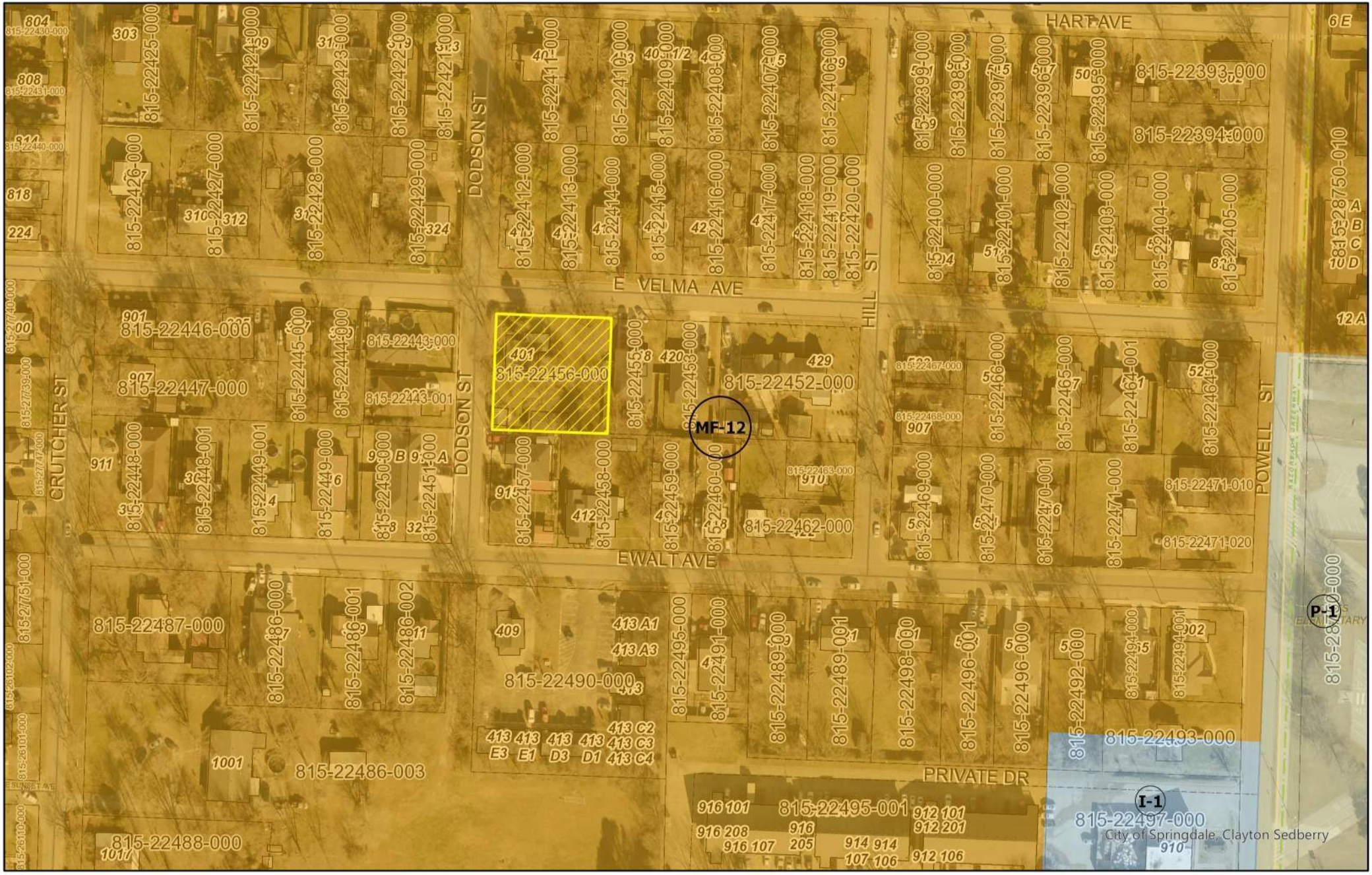
Planning Commission Meeting
May 2, 2023

Miles
0 0 0 0.01 0.01 0.01

N

PROJECT: RP23-08
APPLICANT: Independence Realty Group, LLC
LOCATION: 401 E. Velma Avenue
REQUEST: Replat of Block 10,
Lots 12-16 of R. L. Hayes Addition

SPRINGDALE™
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
May 2, 2023

Miles
0 0.01 0.02 0.03 0.04

N

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LOCATION: 401 E. Velma Avenue
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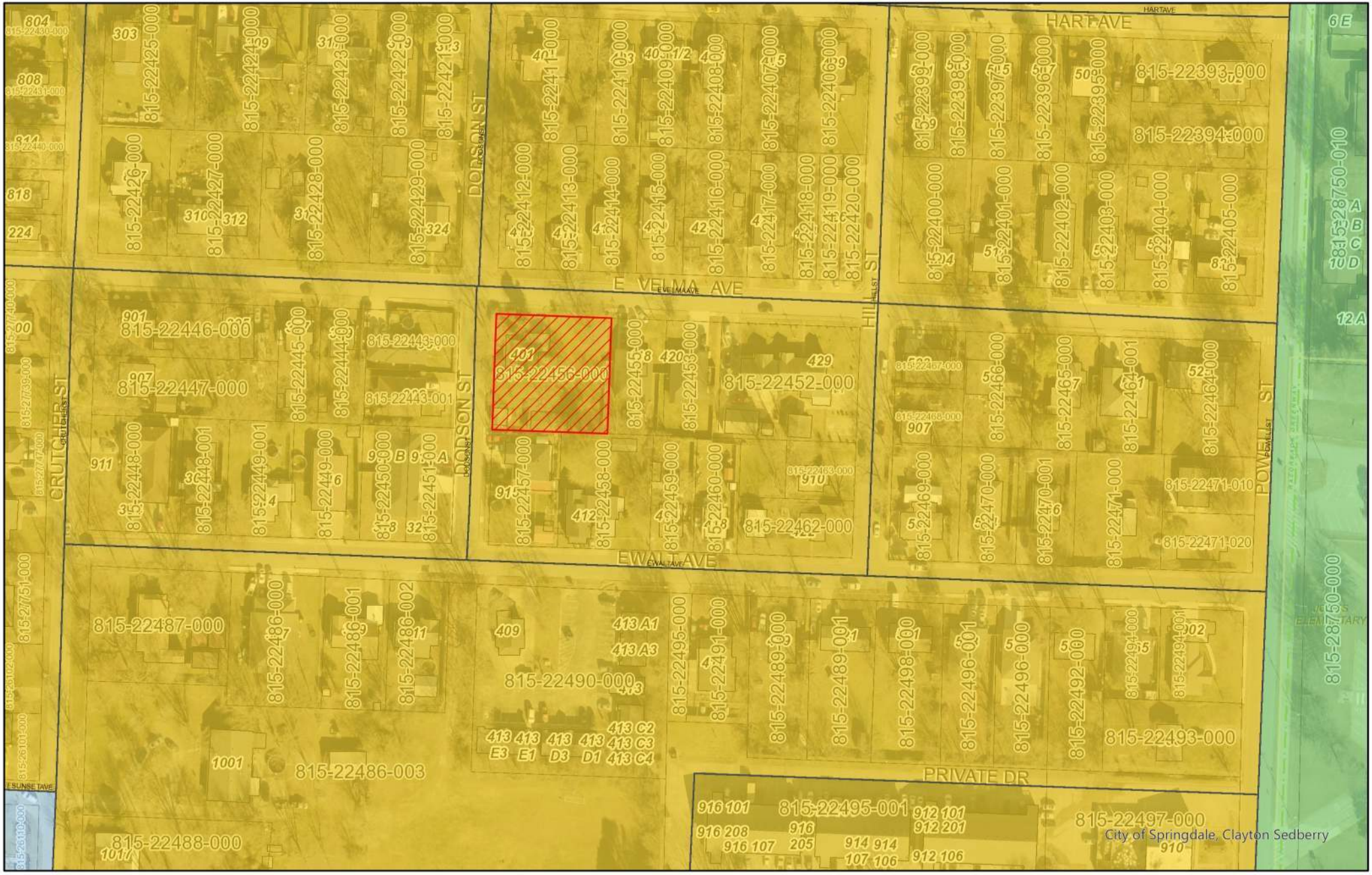
SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
May 2, 2023

Miles
0 0.01 0.02 0.03 0.04

N

PROJECT: RP23-08
APPLICANT: Independence Realty Group, LLC
LOCATION: 401 E. Velma Avenue
REQUEST: Replat of Block 10,
Lots 12-16 of R. L. Hayes Addition

SPRINGDALE
WE'RE MAKING IT HAPPEN

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: May 2, 2023

Re: **FP23-03** **Final Plat** **Cottages at Clear Creek, Ph. I**

Planning Comments:

1. This Final Plat has been given the number FP23-03. 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. Need to label the common area.
    a. Lots 46 and 27 are stated to be the "Common Area". These are also labeled as unbuildable and drainage easements.
5. This is stated to be a PUD. Will there be an associated PUD document?
    a. PUD document provided. Has this PUD doc been approved by Planning Commission and City Council, as well as filed with the County?
6. All comments from the utility companies and other city departments must be addressed prior to approval (standard comment).
7. All items on the attached list must be satisfied prior to obtaining the Planning Director's signature on the final plat (standard comment).

Building and Fire Comments:

All Comments Addressed.

Engineering Summary:

Final Plat Requirements Checklist	
All street and drainage improvements should be substantially complete or a bond for the remaining improvements presented before the final plat is presented to the City Council	X
Obtain surety bond, letter of credit, or cash for 150 percent of the cost of remaining improvements and other requried items	
Set monuments at all subdivision corners and bearing changes as shown on plat	X
Install metal pins in the asphalt at the center of all circles, cul-de-sacs, or radius points required for the determination of lot lines	X
Provide Staff with detail calculations to support all finished floor elevations	X
Submit to city staff a filed copy of the POA Bylaws, identifying how the maintenance of the common property is to be handled	
Submit one (1) digital copy of the As-Builts	
Submit an Engineer's certification, including detention certification and field geotech report, that the subdivision was constructed according to the plan and specification and according to the City of Springdale specifications	
Submit an Engineer's statement of cost for the street and drainage improvements. The list should be itemized by type of improvement, including quantity and construction costs for each item (send to Clerk's office)	
One-year maintenance bond for 1/2 of the cost of the street and drainage improvements (send to Clerk's office)	
Receive payment for all testing and copies of all testing reports	
Need the developer's payment to the City of Springdale for all cost of the street sign installation	
Cerification from the Title Company that all easements for the property are shown on the final plat	
Subdivider's affidavit that all labor, material and supply costs have been paid	
Final Inspection	
Provide itemized list of donated assets (ROW and lots dedicated to the city)	
Striping needed on Don Tyson	
Show length of arterial street in Street Table	

FP23-03

Plat
Application

Please indicate project type (choose one):

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

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

APPLICATION CONTACTS:

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

Applicant/Property Owner (person making request)	Site Information
Name: NWA LD LLC	Location/Address: .25 miles East of the intersection of Don Tyson Parkway and Habberton Road, located on the north side of Don Tyson
E-mail: C/O JAPPEL@ENGINEERINGSERVICES.COM	
Address: C/O 1207 S Old Missouri Road	Assessor's Parcel Number(s): 815-36190-900
Phone: C/O 479-751-8733	Current Zoning District: PUD
Representative Contact Information (if applicable)	Rezone required: N/A
Name: Jason Appel / ESI	Total Acreage: 18.86 ACRES
E-mail: JAPPEL@ENGINEERINGSERVICES.COM	
Address: 1207 S Old Missouri Road	
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): Stephen Lieux Date: 4/18/2023

Signature: [signature]

Name of Representative (if applicable): Jason Appel Date: 4.18.23

Signature: [signature]

Planning and Community Development Division
(479) 750.8550 phone | (479) 750.8539 fax | 201 Spring Street | Springdale, Arkansas 72764

FINAL PLAT

OF

COTTAGES AT CLEAR CREEK - PHASE I

SPRINGDALE

WASHINGTON COUNTY, ARKANSAS

FP23-03

RECORDING INFORMATION

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 628,166 FEET.

FEMA FLOOD PLAIN ZONE:

PART OF THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'A', DESIGNATED AS AN AREA WHERE NO BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. THE ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. AS SHOWN ON THE F.I.R.M. MAP # 05143C0090 F, PANEL 90 OF 575, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAP REVISED: MAY 16, 2008.

PART OF THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'X', (NO SHADING) DESIGNATED AS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE F.I.R.M. MAP # 05143C0090 F, PANEL 90 OF 575, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAP REVISED: MAY 16, 2008.

UTILITIES:

THE UTILITY INFORMATION, IF ANY SHOWN HEREON, IS BASED ON ABOVE GROUND FEATURES ONLY AND THE CITY OF SPRINGDALE GIS MAP.

REFERENCES:

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED BELOW. THE SURVEYOR RESEARCHED OR WAS PROVIDED NECESSARY DEEDS, RIGHT-OF-WAY MAPS, AND OTHER PERTINENT INFORMATION AS SHOWN BELOW. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR COURT CASE DECREES, ADVERSE POSSESSION CLAIMS, SUBSURFACE RIGHTS OR OWNERSHIP, ENCUMBRANCES, OR RESTRICTIVE COVENANTS.

ALL RECORDS LISTED BELOW ARE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS UNLESS OTHERWISE NOTED.

*A. **WARRANTY DEED:** NWA LD, LLC, RECORDED APRIL 2, 2021, FILE NO. 2021-12324.*

*B. **ALTA/NSPS LAND TITLE SURVEY:** BY ENGINEERING SERVICES, INC., S. CRAIG DAVIS, AR PLS NO. 1156, RECORDED IN STATE FILE NO. 202205091870.*

*C. **BOUNDARY SURVEY:** BY ENGINEERING SERVICES, INC., RODNEY WOODS, AR PLS NO. 1559, RECORDED IN STATE FILE NO. 202211046932.*

SURVEY DESCRIPTION (PARCEL NO. 815-36190-900):

A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION NINE (9), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

***BEGINNING** AT THE SOUTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 9, SAID POINT BEING A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE ALONG THE WEST LINE OF SAID SE 1/4 OF THE SE 1/4, N02°20'41"E A DISTANCE OF 1056.09 FEET; THENCE LEAVING SAID WEST LINE, S86°53'53"E A DISTANCE OF 901.11 FEET; THENCE S03°06'07"W A DISTANCE OF 358.00 FEET; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 47.12 FEET AND A CHORD BEARING AND DISTANCE OF S41°53'53"E - 42.43 FEET; THENCE S03°06'07"W A DISTANCE OF 50.50 FEET; THENCE N86°53'53"W A DISTANCE OF 145.76 FEET; THENCE S03°06'07"W A DISTANCE OF 138.00 FEET; THENCE N86°53'53"W A DISTANCE OF 44.39 FEET; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 110.00 FEET, AN ARC LENGTH OF 12.32 FEET AND A CHORD BEARING AND DISTANCE OF N83°41'19"W - 12.32 FEET; THENCE N80°28'45"W A DISTANCE OF 20.08 FEET; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 50.48 FEET AND A CHORD BEARING AND DISTANCE OF S51°18'41"W - 44.74 FEET; THENCE S03°06'07"W A DISTANCE OF 452.62 FEET TO A POINT ON THE SOUTH LINE OF SAID SE 1/4 OF THE SE 1/4; THENCE ALONG SAID SOUTH LINE, N86°53'53"W A DISTANCE OF 661.39 FEET TO THE **POINT OF BEGINNING**. CONTAINING 16.86 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.*

CERTIFICATE OF ACCURACY OF SURVEY:

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

DATE: _____ *SURVEYOR:* _____
RODNEY WOODS, PS 1559

CERTIFICATE OF AUTHORIZATION
ENGINEERING SERVICES, INC.
131
ARKANSAS • ENGINEER

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1559
SIGNATURE
RODNEY WOODS

VICINITY MAP
N.T.S.

BY
ENGINEERING SERVICES INC.

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

NOTES :

1) *CONCRETE MONUMENTS SET AT ALL EXTERIOR PROPERTY CORNERS.*
2) *1/2" REBAR WITH CAP "PS 1559" SET AT ALL PROPERTY CORNERS.*
3) *NO FENCES SHALL BE CONSTRUCTED WITHIN ANY DRAINAGE EASEMENTS.*
4) *ALL SIDEWALKS ARE 5' UNLESS OTHERWISE NOTED AND SHALL BE PLACED BY THE INDIVIDUAL LOT OWNER AS REQUIRED BY SPRINGDALE CITY ORDINANCE. DEVELOPER SHALL PLACE SIDEWALK ON ALL PORTIONS OF THE STREETS THAT DO NOT HAVE LOT FRONTAGE.*
5) *ANY ABOVE GROUND OR VISIBLE UTILITY PLACED IN THE FRONT UTILITY EASEMENT MAY NOT BE MORE THAN 6' FROM THE SIDE PROPERTY LINE.*
6) *STREET LIGHTS IN SUBDIVISION TO BE A MINIMUM OF 6,800 LUMENS. ALL STREET LIGHTS SHALL BE PUBLIC AND MAINTAINED/BILLED BY THE CITY.*
7) *LOTS 10-18 SHALL NOT HAVE ACCESS TO DON TYSON PARKWAY.*
8) *LOTS 27 AND 46 SHALL BE DEDICATED AS DRAINAGE EASEMENTS.*

TRANSMITTAL, OWNERSHIP, AND ORDINANCE:

THE UNDERSIGNED HEREBY TRANSMIT THIS PLAT TO THE CITY OF SPRINGDALE FOR APPROVAL AND ACCEPTANCE AND CERTIFY TO BE THE OWNER OF THE PROPERTY DESCRIBED AND HEREBY DEDICATE ALL STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN ON THE PLAT. THE UNDERSIGNED CERTIFY THAT THE PLAT ING AS FILED ON RECORD CANNOT BE CHANGED UNLESS VACATED PURSUANT TO APPLICABLE LOCAL OR OTHER LAW.

OWNER / DEVELOPER *NWA LD, LLC*
PO BOX 10560
FAYETTEVILLE, AR 72703

_____ _____
SIGNATURE *DATE*

RESOLUTION: RESOLVED THAT NWA LD, LLC , *HEREBY AUTHORIZES* _____ *TO EXECUTE THE CERTIFICATE OF OWNERSHIP AND DEDICATION AS SHOWN ON THIS FINAL PLAT.*

CERTIFICATE: WE, NWA LD, LLC, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE RESOLUTION.

DATE: _____ *SIGNATURE:* _____

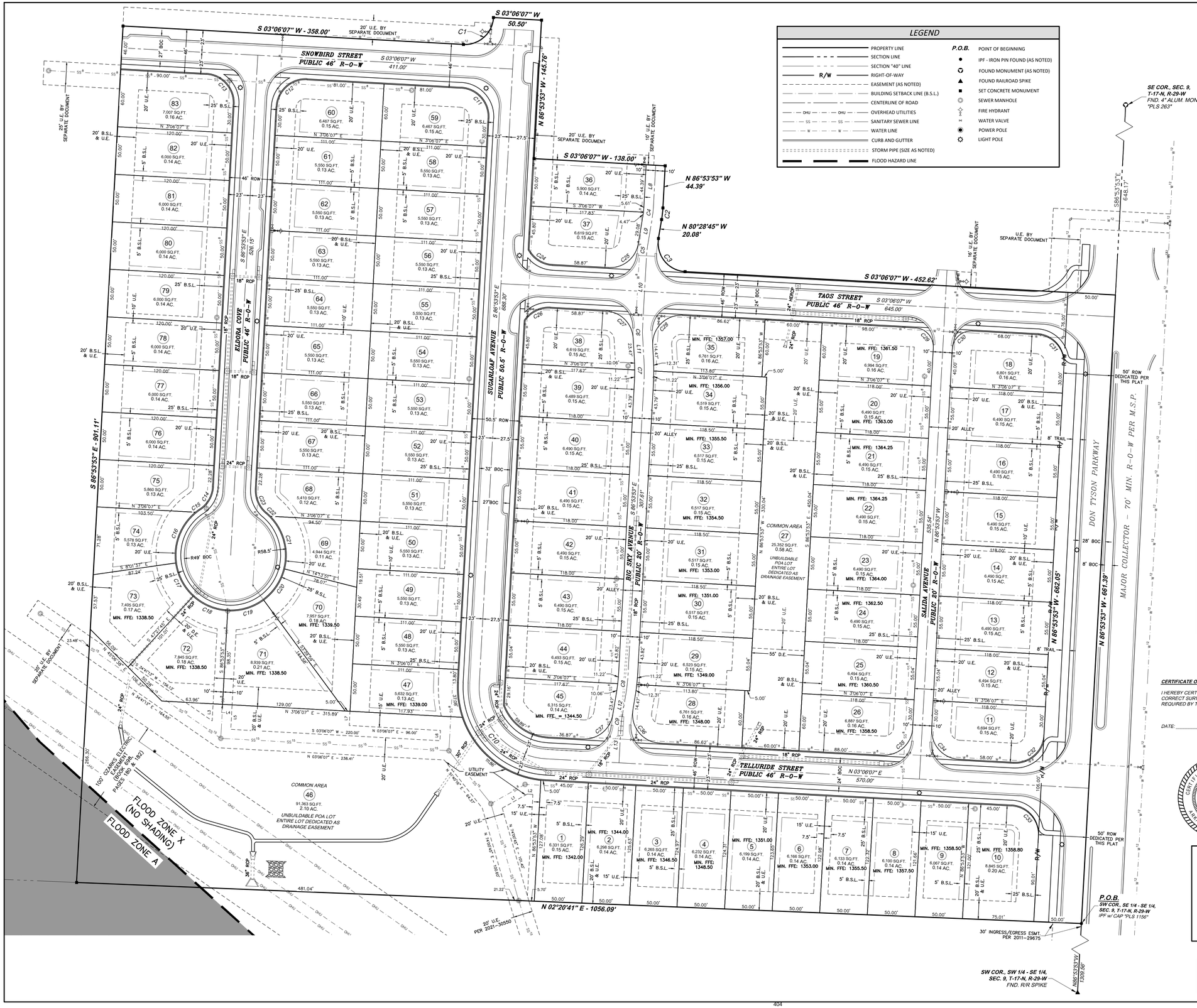
CERTIFICATE OF ACCEPTANCE:

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*

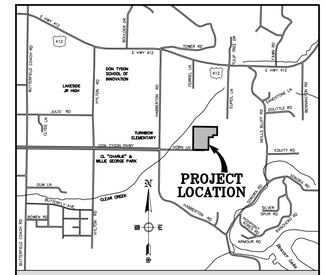
SHEET 1 of 2

PLAT CODE: 500-17N-29W-0-09-220-72-1559

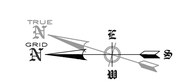


LEGEND

PROPERTY LINE	P.O.B. POINT OF BEGINNING
SECTION LINE	IPF - IRON PIN FOUND (AS NOTED)
SECTION "40" LINE	FOUND MONUMENT (AS NOTED)
R/W RIGHT-OF-WAY	FOUND RAILROAD SPIKE
EASEMENT (AS NOTED)	SET CONCRETE MONUMENT
BUILDING SETBACK LINE (B.S.L.)	SEWER MANHOLE
CENTERLINE OF ROAD	FIRE HYDRANT
OHU OHU OVERHEAD UTILITIES	WATER VALVE
SS SS SANITARY SEWER LINE	POWER POLE
W W WATER LINE	LIGHT POLE
CURB AND GUTTER	
STORM PIPE (SIZE AS NOTED)	
FLOOD HAZARD LINE	



VICINITY MAP
N.T.S.



GRAPHIC REPRESENTATION ONLY

BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM NORTH ZONE (FIPS 0301)

CONVERGENCE ANGLE: -01°12'22"

COMBINED SCALED FACTOR: 0.9999198

0 25 50 100

SCALE 1" = 50'

STREET TABLE	
CLASSIFICATION	PUBLIC STREET
LOCAL STREET	2,958 L.F.
ALLEY	1,125 L.F.

BENCHMARKS:

1) CITY DISK IN DROP INLET - TBD (NAVD 88)
2) CITY DISK IN DROP INLET - TBD (NAVD 88)

Curve Table				
Curve #	Length	Radius	Chord Length	Chord Bearing
C1	47.12'	30.00'	42.43'	S41°53'53"E
C2	12.32'	110.00'	12.32'	N83°41'19"W
C3	50.48'	30.00'	44.74'	S51°18'41"W
C4	11.20'	100.00'	11.20'	S83°41'19"E
C5	11.20'	100.00'	11.20'	S83°41'19"E
C6	11.20'	100.00'	11.20'	N89°53'53"E
C7	22.41'	200.00'	22.39'	N89°53'53"E
C8	22.41'	200.00'	22.39'	S83°41'19"E
C9	11.20'	100.00'	11.20'	S83°41'19"E
C10	117.81'	75.00'	106.07'	N48°06'07"E
C11	47.12'	30.00'	42.43'	S48°06'07"W
C12	47.12'	30.00'	42.43'	S41°53'53"E
C13	47.12'	30.00'	42.43'	S48°06'07"W
C14	27.86'	30.00'	26.87'	N60°17'33"W
C15	5.80'	58.50'	5.80'	N36°31'39"W
C16	59.89'	58.50'	57.31'	N68°41'51"W
C17	40.26'	58.50'	39.47'	S62°15'19"W
C18	40.26'	58.50'	39.47'	N23°49'11"E
C19	40.26'	58.50'	39.47'	S16°36'57"E
C20	40.26'	58.50'	39.47'	S56°03'05"E

Curve Table				
Curve #	Length	Radius	Chord Length	Chord Bearing
C21	59.89'	58.50'	57.31'	N14°54'05"E
C22	5.80'	58.50'	5.80'	N42°43'53"E
C23	27.86'	30.00'	26.87'	N66°29'47"E
C24	30.48'	30.00'	29.19'	N32°12'28"E
C25	43.78'	30.00'	39.98'	N38°41'19"W
C26	30.48'	30.00'	29.19'	S26°00'14"E
C27	43.78'	30.00'	39.98'	S44°53'53"W
C28	50.48'	30.00'	44.74'	S45°06'27"E
C29	31.42'	20.00'	28.28'	S48°06'07"W
C30	31.42'	20.00'	28.28'	S41°53'53"E
C31	47.12'	30.00'	42.43'	S48°06'07"W
C32	47.12'	30.00'	42.43'	N41°53'53"W
C33	47.12'	30.00'	42.43'	S48°06'07"W
C34	47.12'	30.00'	42.43'	N48°06'07"E
C35	47.12'	30.00'	42.43'	N41°53'53"W
C36	50.48'	30.00'	44.74'	N51°18'41"E
C37	43.78'	30.00'	39.98'	N38°41'19"W

Line Table		
Line #	Length	Bearing
L1	30.17'	S29°27'06"E
L2	5.91'	S03°06'07"W
L3	17.89'	S86°53'53"E
L4	20.00'	S03°06'07"W
L5	25.78'	N86°53'53"W
L6	10.78'	S86°53'53"E
L7	15.00'	S86°53'53"E
L8	44.39'	S86°53'53"E
L9	29.04'	S80°28'45"E
L10	74.79'	S86°53'53"E
L11	23.43'	N86°40'59"E
L12	23.43'	S80°28'45"E
L13	37.39'	S86°53'53"E

OWNER/DEVELOPER
NWA I.D. LLC
PO BOX 10569
FAYETTEVILLE, AR 72703

ENGINEER/SURVEYOR:
ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, AR 72765

CITY ZONING: PUD

SETBACKS (PUD):

FRONT LOAD RESIDENTIAL:
FRONT - 25'
INTERIOR SIDE - 5'
SIDE - 10'
REAR - 20'

REAR LOAD RESIDENTIAL:
FRONT - 15'
INTERIOR SIDE - 5'
SIDE - 10'
REAR - 25'

CERTIFICATE OF ACCURACY OF SURVEY:

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

DATE: _____ SURVEYOR: _____ RODNEY WOODS, PS 1559

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

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS NO. 1559 — SIGNATURE — RODNEY WOODS

FP23-03

PLAT CODE: 500-17N-29W-0-09-220-72-1559

REVISION	DATE	DESCRIPTION

RECORDING INFORMATION

FINAL PLAT OF
COTTAGES AT CLEAR CREEK - PHASE I
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

SCALE: 1"=50' | DATE: April 18, 2023 | DRAWN BY: KND

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

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W.O.# 20933 | SHEET 2/2

Development Plan for
COTTAGES AT CLEAR CREEK
Planned Unit Development
October 6, 2020

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

General Eligibility and Staging Requirements

1. Location: The intent is to apply the PUD district to the approximately 83.4 acres included in the project, all of which are within the municipal limits of Springdale. The Land Use Plan Map shows three future land uses for this property. Approximately 3.4 acres at the north end of the project near Highway 412 is within the area designated Commercial. Approximately 38.5 acres in the middle of the project is within the Medium Density Residential area. The remaining 41.5 acres at the south end of the project is designated Low Density Residential.

2. Ownership: The property is owned by Homestead AB, LLC, which is the Applicant for the PUD. A Commissioner's Deed establishing ownership is included in the rezoning application materials. The project developer is Graystone Investments, LLC.

3. Project size: The property includes approximately 83.4 acres, well in excess of the ten acre minimum required by city code.

4. Staging: The 83.4 acres is the entirety of the project. The developer does not anticipate bringing any additional/other properties into the PUD.

Project includes four phases. Initial construction is anticipated to include Phase I only, but may include a combination of Phase I and one or more additional phases.

Phase I construction will include the pedestrian courtyard amenity. Phase II construction will include the playground with seating areas. Each phase includes neighborhood green space.

Developer intends to begin construction as quickly as is practical once construction plans are approved by all appropriate regulatory entities. Anticipated timeframe is completion of Phase I construction within eighteen months of City Council PUD approval, with completion of an additional phase each following year until all phases are complete.

APPLICATION REVIEW PROCEDURES

1. Three Phases:

a. A preapplication conference with planning and community development staff. – An initial pre-application conference with planning department was held on July 22. A second pre-application conference was held on August 12.

b. The preliminary development plan is submitted for review and approval by the planning department staff along with the preliminary plat, rezoning application, and other supporting materials. Following staff review and revisions, revised application materials will be reviewed and potentially approved by Planning Commission and City Council.

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

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

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

6. Size: Approximately 83.4 acre tract – legal description as follows:

SURVEY DESCRIPTION:

THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) AND PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) AND PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION NINE (9), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 9, SAID POINT BEING A FOUND 4 INCH ALUMINUM MONUMENT; THENCE ALONG THE SOUTH LINE OF SAID SE 1/4 OF THE SE 1/4, N86°53’53”W A DISTANCE OF 1309.56 FEET TO THE SOUTHWEST CORNER OF SAID SE 1/4 OF THE SE 1/4 AND A SET IRON PIN WITH CAP “PLS 1156”; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID SE 1/4 OF THE SE 1/4 AND ALONG THE WEST LINE OF SAID NE 1/4 OF THE SE 1/4, N02°20’41”E A DISTANCE OF 2637.93 FEET TO THE NORTHWEST CORNER OF SAID NE 1/4 OF THE SE 1/4 AND A SET IRON PIN WITH CAP “PLS 1156”; THENCE LEAVING SAID WEST LINE AND ALONG THE WEST LINE OF SAID SE 1/4 OF THE NE 1/4, N02°41’28”E A DISTANCE OF 874.27 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 412 AND A SET IRON PIN WITH CAP “PLS 1156”; THENCE LEAVING SAID WEST LINE AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE, S76°33’30”E A DISTANCE OF 265.12 FEET TO A SET IRON PIN WITH CAP “PLS 1156”; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE, S02°16’25”W A DISTANCE OF 826.92 FEET TO THE NORTH LINE OF SAID NE 1/4 OF THE SE 1/4 FROM WHICH A FOUND 5/8 INCH REBAR BEARS N62°44’11”E A DISTANCE OF 0.48 FEET; THENCE ALONG SAID NORTH LINE, S86°51’41”E A DISTANCE OF 817.08 FEET TO A FOUND IRON PIN WITH CAP “AMA AR COA 126”; THENCE LEAVING SAID NORTH LINE, S02°19’24”W A DISTANCE OF 193.63 FEET TO A SET IRON PIN WITH CAP “PLS 1156”; THENCE S86°51’54”E A DISTANCE OF 225.00 FEET TO THE EAST LINE OF SAID NE 1/4 OF THE SE 1/4 AND A SET IRON PIN WITH CAP “PLS 1156”; THENCE ALONG SAID EAST LINE AND THE EAST LINE OF SAID SE 1/4 OF THE SE 1/4, S02°19’24”W A DISTANCE OF 2443.48 FEET TO THE **POINT OF BEGINNING**, CONTAINING 83.40 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

7. Project Name: Cottages at Clear Creek Planned Unit Development

8. Site Plan: Drawings are attached illustrating the subdivision layout, typical setbacks, connectivity, green space, monument sign concept, landscaping, and sample home elevations.

1. Development Strategy – Intent is to develop an approximately 83.4 acre site as a PUD with single-family homes on 332 residential lots and one commercial lot along Highway 412 at the north end. Developer intends to build and sell homes on the lots and/or sell lots. The project includes three general types of residential lots:

a) Front Load Lots: These lots are similar to conventional subdivision lots with a front load garage accessing a public street in front of the home and a private back yard behind the house. Typical lot size is 50’ wide by 115’-120’ deep.

b) Rear Load Lots: These houses have rear load garages accessing alleys behind the houses. Houses face a public street or pedestrian courtyard in front of the home. Typical lot size is 50’ wide by 110’-115’ deep.

c) Collaborative Lots: These are similar to Rear Load Lots with a rear load garage accessing an alley behind the home and a public street in front of the house. However, each Collaborative Lot also has a back yard area on the opposite side of the alley from the house. Typical lot size is 50’ wide by 200’ deep.

The PUD includes also includes a 1.5 acre commercial lot at the north end of the project to provide services to the residents of Cottages at Clear Creek and the surrounding area. The developer intends to reserve this lot for future development. Development of this lot will be subject to City review and approval of project as a non-Large Scale Development and subject to Commercial Design Standards.

2. Permitted Uses in Cottages at Clear Creek PUD: With the exception of the single commercial lot, the entire development will be single family residential in nature. No multi-family residential or industrial uses are proposed or allowed for this development. Commercial uses shall only be allowed on the single Commercial lot.

For all areas except the Commercial lot, specific Use Units allowed are:

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

For the Commercial Lot, Specific Uses Allowed are:

Use Unit 1 – Citywide Public Uses by Right
Use Unit 4 – Cultural, Recreational, and Health Facilities
Use Unit 16 – Offices, Studios, and Related Services

Use Unit 17A, Use Unit 17B – Eating Places
Use Unit 19 – Neighborhood Shopping Goods
Use Unit 20 – Shopping Goods
Use Unit 45 – Health Care Clinic

3. Site Development Requirements

A) Density, Bulk, Area and Yard Regulations

Density – 332 single family lots on 84.3 acres = 4.0 units/acre and 10,730 s.f./lot

Green Space – 17.0 Acres / 84.3 Acres = 20.4% (15.0% Minimum Required)

Lot size - Front Load Residential: 50’ Wide x 115’-120’ Deep Typical
Rear Load Residential: 50’ Wide x 110’-115’ Deep Typical
Collaborative Residential: 50’ Wide x 200’ Deep Typical
Commercial: Approx. 1.5 Acres

B) Building Setbacks

Front Load Residential Building Setbacks:
Front – 25 Feet
Interior Side – 5 Feet
Exterior Side (Along Street ROW-Corner Lots) – 10 Feet
Rear – 20 Feet

Rear Load Residential Building Setbacks:
Front – 15 Feet
Interior Side – 5 Feet
Exterior Side (Along Street ROW-Corner Lots) – 10 Feet
Rear – 25 Feet

Collaborative Residential Building Setbacks:
Front – 15 Feet
Interior Side – 5 Feet
Exterior Side (Along Street ROW-Corner Lots) – 10 Feet
Rear – 25 Feet from Alley ROW

Commercial Building Setbacks:
All Sides – 20 Feet

PLANNED UNIT DEVELOPMENT CONCEPT AND NARRATIVE

Graystone Investments, LLC, the Developer of the Cottages at Clear Creek project, proposes a Planned Unit Development (PUD) with 332 residential lots and one commercial lot located on approximately 83.4 acres in east Springdale. The subject property includes Washington County Parcels 815-36190-400, 815-36190-100, 815-36190-300, 815-36190-200, 815-36190-500, 815-36190-600, 815-36190-700, 815-36190-800, and 815-36190-900. The project is situated between East Robinson Avenue (U.S. Highway 412) at the north end and Don Tyson Parkway at the south end. This property is designated for commercial, medium density residential, and low density residential use on the City's Land Use Plan.

The intent of the development is to provide a unique mixture of single family residential lot types with creative green space areas that provide opportunities for recreation while preserving natural features. The project will provide homes within walking distance of C.L. "Charlie" and Willie George Park and Walter Turnbow Elementary. One unique feature of this project is an area of rear load homes in Phase 1 near Don Tyson Parkway which face a pedestrian courtyard rather than a street.

The project is being proposed as a Planned Unit Development to provide a mix of housing options not widely available in this area and not achievable within the City's standard residential zoning districts due to the shape and size of the of the proposed lots, and the site is constrained by a stream and existing overhead power lines which cross the property. The PUD includes a mix of front load, rear load, and collaborative single family homes on fifty-foot wide lots. Proposed building setbacks within the PUD are not typical of standard residential zoning districts in the City. The proposed setbacks will allow houses to be built on fifty foot wide lots in the PUD that are comparable in size and appearance to houses typically found in on significantly wider lots in conventional subdivisions. In addition, reduced front building setbacks allow the homes to be pulled forward toward the street which visually differentiates these areas from other developments and creates a more inviting streetscape. Net residential project density (4.0 units/acre) is comparable to conventional residential developments in Springdale and is not the primary factor for proposing the PUD. Instead, the smaller lot width and setbacks will allow the developer to achieve this same density while also preserving more than 20% of the natural green space and creating a development which stands out in many respects from typical offerings.

As noted above, proposed building setbacks differ from typical single family residential district requirements within the City. For rear load and collaborative lots, the front setback is proposed to be fifteen feet, which will allow sufficient room between the home and street for a sidewalk, intimate front yard, landscaping, and an easement for water or sewer infrastructure as shown on the plat. For front load lots, the front setback is proposed to be twenty-five feet, ensuring sufficient driveway between garage and street to avoid cars blocking the sidewalk.

Proposed side setbacks are five feet wide for all residential lots. This will ensure eaves of adjacent homes are separated by at least ten feet to comply with fire code separation requirements without sprinkling or construction of fire-rated walls/eaves. Where alleys or streets run along the side of a lot, the exterior side setback along the street right-of-way will be ten feet. Rear setbacks are proposed to be twenty feet for front load residential lots. This will ensure all

lots have a useable back yard area and provides room for any necessary utilities. For rear load and collaborative lots, rear setbacks are proposed to be twenty-five feet to provide sufficient driveway between the rear load garage and the alleyway to avoid cars blocking the alley. This also ensures each lot has a substantial amount of green space included at the rear of the lot to avoid creating a dense urban or multi-family feel to the development.

For the commercial lot, building setbacks shall be 20’ on all sides.

Typical lot widths for all residential lots is 50’. Front load lots are typically 115’ to 120’ deep, rear load lots are typically 110’ to 115’ deep, and the collaborative lots are typically 200 feet deep. The commercial lot is 1.5 acres in size.

Each home is required to have an attached garage with capacity for at least two vehicles. Garages are prohibited from being converted to living space. The covenants provide requirements for any accessory structures to be placed on the lots.

Driveways for all homes shall be at least 18 feet wide to ensure two cars can park side by side on the driveway. This, combined with the two-car attached garage, will provide off-street parking for at least 4 cars at each home without blocking the sidewalk.

Primary use of the development is single family residential with one commercial lot at the north end. There are no duplex, triplex, or multi-family use units allowed in the development. The following specific use units will be allowed in the residential portion of the development:

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

For the commercial lot, the following specific use units are allowed:

Use Unit 1 – Citywide Public Uses by Right
Use Unit 4 – Cultural, Recreational, and Health Facilities
Use Unit 16 – Offices, Studios, and Related Services
Use Unit 17A, Use Unit 17B – Eating Places
Use Unit 19 – Neighborhood Shopping Goods
Use Unit 20 – Shopping Goods
Use Unit 45 – Health Care Clinic

Covenants specify exterior building material requirements, all of which will be required to be high quality, upscale materials. The first floor (up to the second floor plate) of each home will be 100% brick, stone, or manufactured stone with no siding. Primary building materials will include brick, stone, manufactured stone, wood, and concrete siding (such as Hardy brand). Vinyl siding shall be allowed for eaves, soffits, accents, or other similar applications.

Developer intends to build and sell the homes or sell lots to individuals or home builders. Plans and elevations of several sample homes similar in appearance/materials to the types of homes

developer will build in this subdivision are enclosed with this development plan. To facilitate marketing and selling homes, developer will operate a temporary sales office and up to four model homes at a time in the development. No model home may be operated for more than three years.

The attached covenants include various provisions to ensure the pleasing appearance of the neighborhood is maintained and which are typical of many developments. These include, but are not limited to, specifying the location, materials, and minimum/maximum heights for fences, requiring trash containers will be required to be stored out of sight, and that all yards are to be maintained in an orderly manner.

The residents of the PUD will have access to a wide array of amenities. The development will have sidewalks throughout the subdivision along streets and through the pedestrian courtyards for connectivity within the PUD and connectivity to areas outside the subdivision. These sidewalks will allow pedestrians to access the neighborhood green space and the playground within the subdivision and also access C.L. “Charlie” and Willie George Park and Walter Turnbow Elementary School which are both located within easy walking distance of the subdivision.

The subdivision will include two pedestrian courtyards. These are neighborhood green space areas located in front of a group of rear load houses. These courtyards are substituted for the streets which would be typically be built in this location and provide a completely unique look and feel for these homes not available elsewhere in Springdale.

More than 20% of the development is reserved as neighborhood green space, 30% more than required by district regulations. Much of this green space is located across the middle of the subdivision where it is easily accessible to all residents.

Developer will install several types of Low Impact Development features within the common open space areas. These may include bioretention basins, raingardens, native plantings, and pervious pedestrian paths. These practices will help to improve infiltration, create natural amenities, improve water quality, and convey stormwater in an appealing way through neighborhood open space. These LID practices will be implemented in open space where residents can engage with them and where they can improve the overall appearance of the neighborhood.

Developer will install a playground with seating areas in the large green space area located at the northeast corner of the subdivision. An image of a play structure similar in size and type to the proposed equipment for Cottages at Clear Creek is attached.

Home builder will install one tree per lot during house construction. Installation of the tree is a requirement prior to issuance of Certificate of Occupancy. Developer will install trees and landscaping in common areas and in curb islands where on-street parking is provided as shown on landscape plans. Builder or developer shall provide a standard one year warranty for each tree. All trees installed by developer and/or home builder shall be one of the following species:

- Alle Elm (Ulmus americana)
- Northern Red Oak (Quercus rubra)
- Shumard Oak (Quercus shumardii)
- Littleleaf Linden (Tilia cordata)
- Chinese Pistache (Pistachia chinensis)

The primary streets along the front of the houses are proposed to be constructed within 46 foot wide rights-of-way and will be 26 feet wide measured from back of curb to back of curb. Rear alleys will generally be 16 feet wide with no curb and gutter within 16 foot wide rights-of-way. Rear alleys for homes that face pedestrian courtyards will be larger, measuring 20 feet wide with no curb and gutter within 20 foot wide rights-of-way.

Developer will dedicate fifty feet of right-of-way along the south edge of the subdivision for Don Tyson Parkway and construct street improvements for the north half of Don Tyson Parkway. Developer will dedicate twenty-five feet along a portion of the east boundary of the property for Eupeil Lane. No street improvements for this road are proposed.

No additional right-of-way dedication or street improvements for Highway 412 are proposed or necessary.

Phase I is located at the south end of the subdivision and includes two access points off of Don Tyson Parkway. Phase 2 includes the north end of the subdivision, and one access point off of East Robinson Avenue (U.S. Highway 412). Once Phase 2 is constructed, the streets in the subdivision will connect East Robinson Avenue with Don Tyson Parkway.

The frontage streets will include sidewalks along both sides of the road, to be constructed by the home builder during construction of the home. Developer will construct the sidewalk along the portions of these roads though green space areas and through pedestrian courtyards. Rear alleys will not have sidewalks.

No parking will be allowed along the alleys at any time. Overnight parking is prohibited on all streets within the development, with the exception of designated parking areas and for special events or holidays. All streets, including alleys, are proposed to be dedicated to the City as public streets within dedicated rights-of-way.

Two monument signs are proposed for the subdivision. One will be located west of the western Don Tyson street access point. The other will be located along the entrance street near the south end of the commercial lot. Signs will be constructed of stone or brick with cedar accents. An image of a sign of similar size and type to the proposed signs is attached.

The gross acreage is 83.4 acres, including 2.2 acres of right-of-way to be dedicated for Don Tyson Parkway and Eupeil Lane. Gross residential density is 4.0 lots / acre (332 lots / 83.4 acres). Net project acreage, less the 2.2 acres of right-of-way, is 81.2 acres. Net residential acreage, less the 1.5 acres commercial lot, is 79.7 acres. Residential density for the project is calculated using the net residential acreage is 4.2 lots per acre (332 lots / 79.7 acres).

Project includes common 17.0 acres of neighborhood green space, which is 20.3% of the gross acreage and 20.9% of net acreage. With 332 proposed homes, 2,230 square feet of neighborhood green space is provided per residential unit.

Developer intends to begin construction as quickly as possible once the PUD and construction plans are approved. It is anticipated that construction of infrastructure in Phase I will be complete within eighteen months of approval of the PUD with infrastructure in an additional phase completed each subsequent year until project is complete. Infrstructure for all four phases is anticipated to be complete within fifty-four months of PUD approval. Phase I will be built first. Based on demand, additional phases can be constructed concurrently with Phase I.

The property is currently within two zoning districts divided approximately by the tributary of Clear Creek that crosses the property. The land north and west of the creek is already within a PUD. No provisions or features of the original/current PUD are included in the current rezoning request. The proposed PUD project is completely separate and unrelated to the existing PUD approved for this property and shall negate and supercede any prior conditions or agreements associated with the existing PUD. The portion of the project south and east of the creek is in the SF-2 (Low/Medium Density Single Family Residential) district.

The proposed development is compatible with existing and future land uses in this area. Current land uses of adjacent properties are institutional (Friendship Baptist Church east of commercial lot), low density residential/agricultural (north, east, and west sides of project), medium/high density single family residential and duplexes (Habberton Ridge PUD across Don Tyson Parkway south of project), and utility/industrial (power substation near northeast corner). Future development of frontage properties along Highway 412 is likely to be commercial or institutional, which are both compatible with the proposed commercial lot at the north end of the PUD. Any future development of the properties along the east, west, and south sides of the project are likely to be residential in nature, and compatible with the proposed residential subdivision as well. We believe the proposed project is well-suited for this location and will be harmonious with existing and future land uses in the area.

It is not anticipated the development will strain public services or infrastructure in the area. The nearby C.L. “Charlie” and Willie George Park is within walking distance and provides a wide range of outdoor recreation opportunities. There are many schools located near the project, many of which have been constructed recently. Nearby schools include:

- Walter Turnbow Elementary – 0.3 Miles
- Don Tyson School of Innovation – 1.0 Miles
- Lakeside Junior High School – 1.2 Miles
- Sonora Middle School – 1.5 miles
- Sonora Elementary School – 1.7 Miles
- Harp Elementary School – 1.9 Miles

The project will have street access to East Robinson Avenue (US Highway 412) and Don Tyson Parkway, both of which are major east/west arteries through Springdale with multiple driving lanes in each direction.

Water and sewer infrastructure is already present in this area. Springdale Water Utilities has twelve inch water mains along the south side of Highway 412 and along the south side of Don Tyson Parkway. Although downstream improvements may be required (pending a capacity analysis), gravity sewer mains are present in Habberton Ridge Subdivision south of the proposed project.



Planning Commission Meeting
May 2, 2023

Miles
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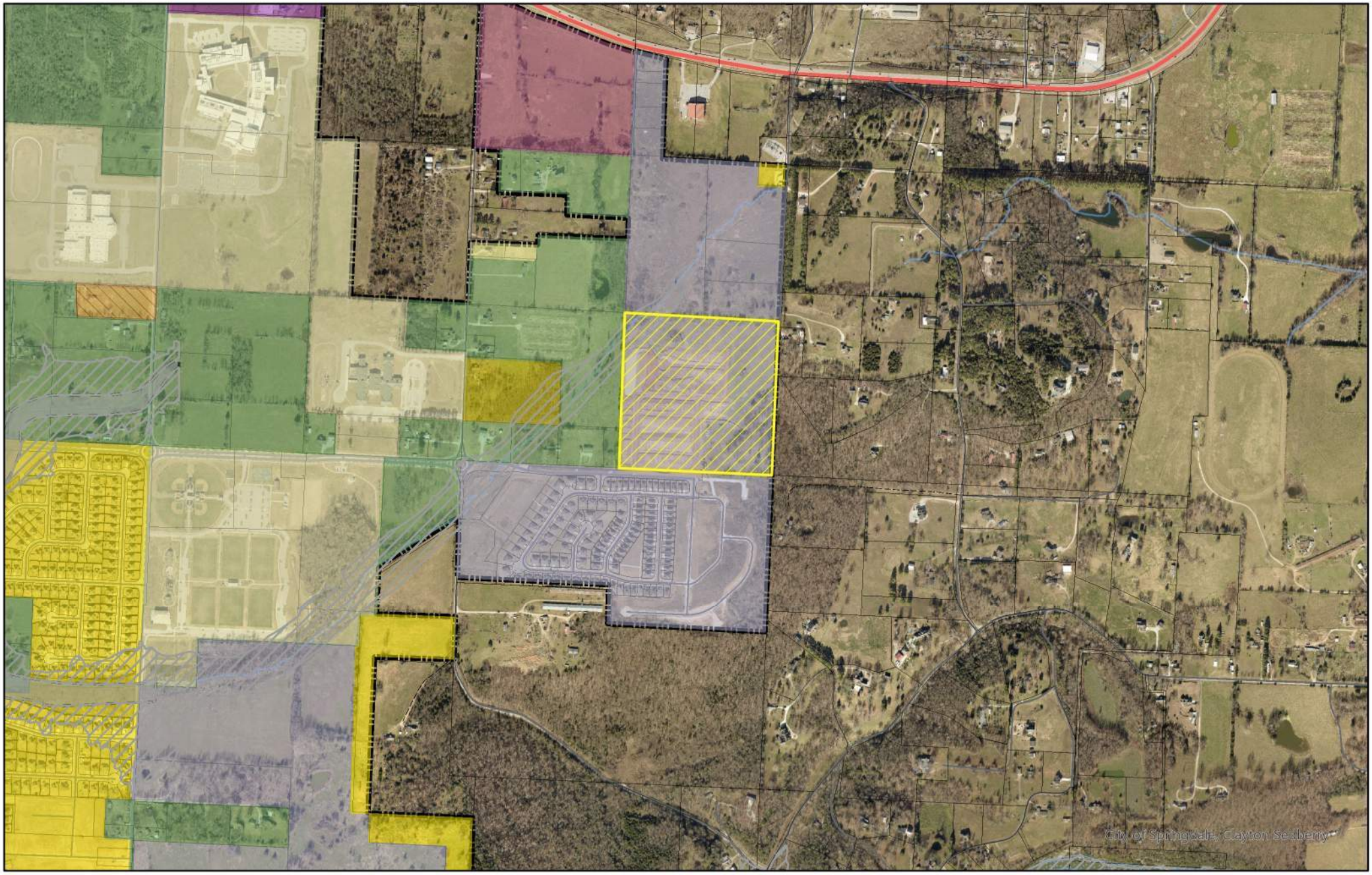
N

PROJECT: FP23-03
APPLICANT: NWA LD, LLC
LOCATION: N. of Don Tyson Parkway, E. of Habberton Road
REQUEST: Final Plat for Cottages at Clear Creek, Ph. I

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
May 2, 2023

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N

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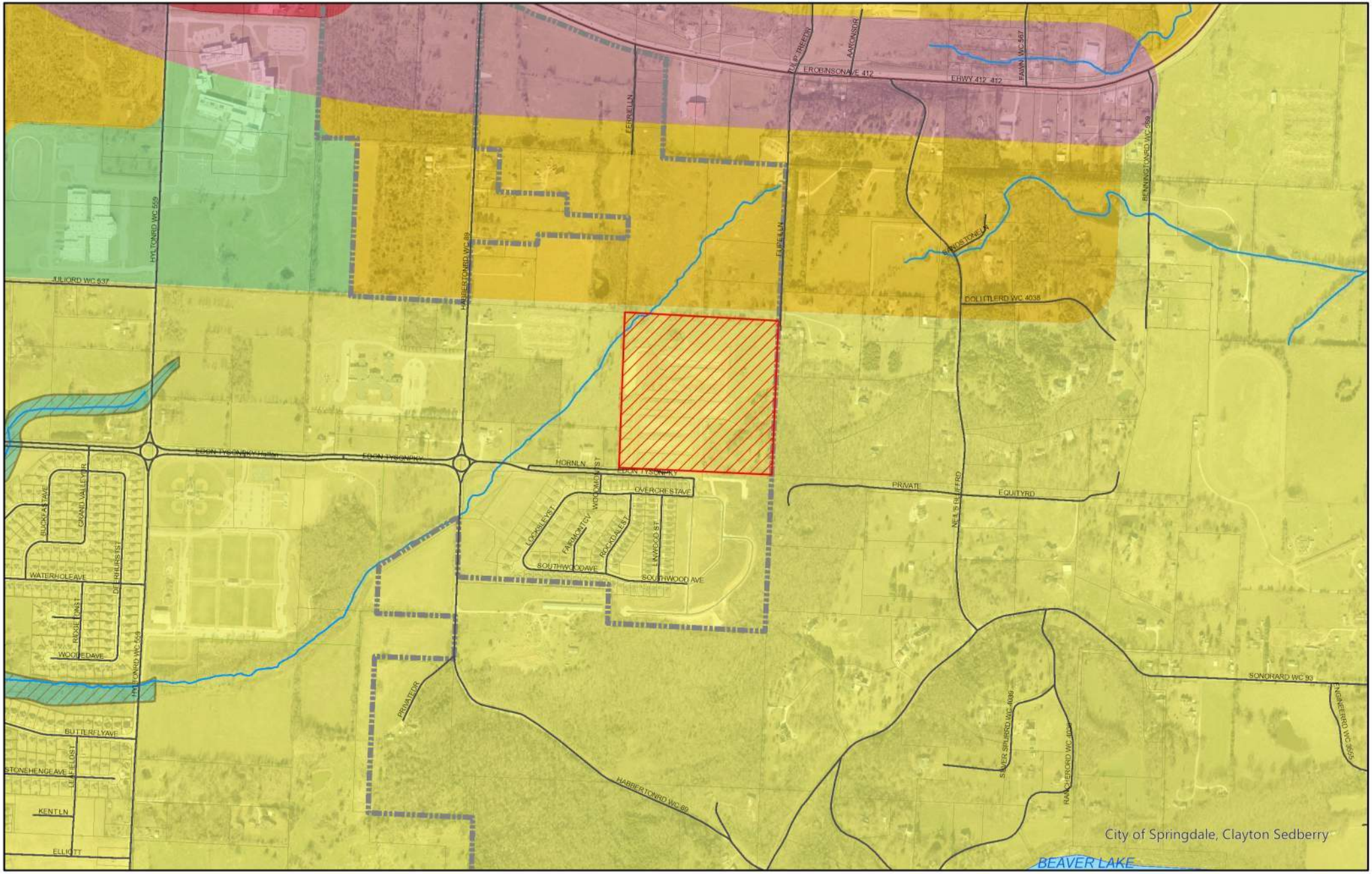
SPRINGDALE™
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
May 2, 2023

Miles
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SPRINGDALE
WE'RE MAKING IT HAPPEN

Planning and Community Development Division
City of Springdale

Memo

To: **Planning Commission**

From: **Staff**

Date: **May 2, 2023**

RE: **L23-26** **Large-Scale Development** **Moxy Ox**

Planning Comments:

1. This Large-Scale Development Plan has been given the number L23-26. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at 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).

Commercial Design Standards Comments

1. Front, side, and rear elevations are required. Elevations shall include type and color of materials used, foundation landscaping, and any architectural features used to comply with the Commercial Design Standards.
    a. Variance requested
2. All sides of a principal building that directly faces an abutting public right-of-way shall feature at least one customer entrance unless, the principal building directly faces more than 2

abutting rights-of-way then only 2 entrances are required, one along the primary street and one along a secondary street.
    a. Variance requested
3. 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
4. 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. RB spoke with Jorgensen on 4.28.23 and these will be added.
5. Roof lines shall be varied with a change in height every 100 linear feet in the building length.
    a. RB spoke with Jorgensen on 4.28.23 and these will be added.
6. Need a detailed drawings of enclosures and screening methods.
    a. RB spoke with Jorgensen on 4.28.23 and these will be added.
7. Sign design, materials, and placement should complement the overall architectural design of the building. (standard comment)

Building & Fire Comments:

Provide a fire flow test prior to staff approval.

Engineering Summary:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 4/27/2023

1. Chapter 106 – Stormwater Drainage

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

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

- *106.5.4.10*** - "An easement shall be provided in Plans for detention facilities. A minimum 20' wide drainage easement shall be provided around the 100-year flood pool, connecting the tributary pipes and the discharge system along the most passable routing of piping system." Ownership of the detention facility will remain with the land.
    - **Structures may not be built in Drainage Easement unless variance is granted for reduction of easement. Clarify whether "top of pond" is 100 year WSE or the top of the berm.**

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)

- *110.31* - Sidewalks are required one-foot (1') inside the right-of-way line.
  - **The 4' green space is a minimum so the sidewalk can be placed 1' inside 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.
  - **Apron should be concrete to the ROW – show Commercial Drive detail.**

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 ensure that access is maintained.**

5. Other:

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

JORGENSEN
+ASSOCIATES
Civil Engineering · Surveying

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Established 1985

L23-26

March 2, 2023

City of Springdale
201 Spring Street
Springdale, AR 72764

Attn: Development Services

Re: LSD for Moxy Ox

Attached herewith please find the submittal documents in regards to a Large Scale Development for two office buildings located at 307 N 48th Street for Moxy Ox. This request is for one 11,263 sq ft building and another 2,961 sq ft building. Water and sewer are already to the site so no sewer or water line extensions are being proposed with 28 parking spaces. Detention is being proposed in the SE corner of the site to meet all city post development requirements. They will be applying for a variance on the north building due to the double frontage in order not to have two fronts due to the building being adjacent to two different streets.

We thank you for your consideration of this proposal and please call with any questions,

Sincerely;

_____
Justin L. Jorgensen, P.E.

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted: March 2, 2023 Payment Method: _____

Date Accepted as Complete: April 20, 2023 Project Number: L23-26

Must meet the below criteria for a Large Scale Submittal:

- ☑ Pre-application meeting held with Springdale Planning Department. Date: 1/20/2023
- ☑ Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.

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

APPLICATION CONTACTS:

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

Applicant (person making request)

Name: Moxy Ox, Mattew Huber

E-mail: MAT.HUBER@MOXYOX.COM

Address: _____

Phone: _____

Site/ Location: 307 N 48th Street

Assessor's Parcel Number(s): 815-29801-225

Development Point of Contact for Question & Staff Reviews

Name: Justin Jorgensen, PE

E-mail: justin@jorgensenassoc.com

Address: 124 W Sunbridge, Suite 5
Fayetteville, AR 72703

Phone: 442-9127

Current Zoning District: C-5

Rezone required: No

Total Acreage: 1.14

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): MATTHEW HUBER Date: 3-2-23

Signature:

Staff Notes:

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: Engineer: Justin Jorgensen Architect: n/a
Name of main point of contact for project: Justin Jorgensen: justin@jorgensenassoc.com
Parcel Number(s): 815-29801-225
Acreage of the proposed development: 1.14 acres
Type of project: Large Scale Development
When is the intended application date? TBD
Per the date above, the earliest Planning Commission meeting date would be:

Is there a street address? If not, please complete the 911 Address Assignment form on the City of Springdale's GIS Department website. To be filled out.

Is this proposal in a commercial zone? If yes, Commercial Design Standards will need to be met. Yes. C-5

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. Noted.

Are you intending to bond for any aspects of this project? (landscaping, sidewalks, etc) No.

Is there a prepared photometric plan? Working on it.

Is there a prepared landscaping plan featuring perimeter and frontage landscaping? Yes, included.

Based upon this discussion, what variances/waivers will be required?

Please state all of the Fire Code issues mentioned.

GENERAL NOTES:

1. ALL DESIGNS ARE SUBJECT TO THE CITY'S LATEST DESIGN CRITERIA (WATER, SEWER, STREETS AND DRAINAGE). REVIEW FOR PLAT APPROVAL IS NOT APPROVAL OF PUBLIC IMPROVEMENTS, AND ALL PROPOSED IMPROVEMENTS ARE SUBJECT TO FURTHER REVIEW AT THE TIME CONSTRUCTION PLANS ARE SUBMITTED.

2. ANY DAMAGE TO THE EXISTING PUBLIC STREET DUE TO CONSTRUCTION SHALL BE REPAIRED/REPLACED AT THE OWNER/DEVELOPERS EXPENSE.

3. WATER AND SEWER IMPACT FEES WILL APPLY FOR THE ADDITIONAL IMPACT TO THE SYSTEM. THE FEES WILL BE BASED ON THE PROPOSED METER SIZE AND WILL BE CHARGED AT THE TIME OF METER SET.

4. ALL MATERIAL DELIVERIES, CONSTRUCTION STAGING, AND WORKER PARKING MUST OCCUR ON YOUR SITE AND OUTSIDE THE PUBLIC STREETS DURING ALL PHASES OF THE PROJECT.

5. THE REVIEW BY THE ENGINEERING DIVISION WAS FOR GENERAL COMPLIANCE AND DOES NOT WARRANT YOUR DESIGN AND DOES NOT RELIEVE THE OWNER FROM ANY ITEMS DISCOVERED DURING CONSTRUCTION OR FURTHER REVIEW, WHICH ARE DEEMED NECESSARY TO COMPLY WITH CITY ORDINANCES AND CRITERIA. THE APPROVAL OF THE ENGINEERING ITEMS ON THE PLANS FOR WATER, SEWER, DRAINAGE, AND GRADING IS NOT A GUARANTEE OF APPROVAL OF THIS PROJECT BY OTHER CITY DIVISIONS.

6. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF SPRINGDALE'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.

7. THE PUBLIC WORKS INSPECTOR SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE INSTALLATION OF PUBLIC UTILITIES, INFRASTRUCTURE, ROADWAY, ETC. TESTING SHALL BE COORDINATED WITH THE PWI BY THE ENGINEER OF RECORD.

8. CONTRACTOR SHALL BE CONFINED TO THE LIMITS OF CONSTRUCTION SHOWN ON THIS GRADING PERMIT APPLICATION. ADJACENT PROPERTY SHALL NOT BE USED WITHOUT MODIFYING THE GRADING AND EROSION CONTROL PLAN THROUGH THE ENGINEER OF RECORD.

9. CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY EACH HOME OWNER IN ADVANCE (MINIMUM OF 24 HOURS, AFTER INITIAL CONTACT OF 48 HOURS) OF PERFORMING WORK THAT AFFECTS ACCESS (ROADWAY AND DRIVEWAY) AND THAT AFFECTS UTILITY SERVICES (SPECIFICALLY WATER AND SEWER) BUT NOT LIMITED TO PUBLIC UTILITIES.

SITE NOTES:

1. PARCEL #815-29801-225

2. CURRENT ZONING: C-5, THOROUGHFARE COMMERCIAL DISTRICT

3. ROTATION BASED ON ARKANSAS STATE PLANE, NORTH ZONE, NAD83

4. BOUNDARY BASED ON:
   I. WARRANTY DEED, BOOK 92, PAGE 24690

5. PER GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AS SHOWN ON FEMA FIRM PANEL #05143C0060F, BEARING AN EFFECTIVE DATE OF MAY 16, 2008 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.

6. UNDERGROUND UTILITY LINES SHOWN ARE AS PER THE CITY OF SPRINGDALE GIS MAPS AND HAVE NOT BEEN FIELD VERIFIED..

ZONING & SETBACKS:

ZONED: C-5, THOROUGHFARE COMMERCIAL DISTRICT

SETBACKS:
- FRONT: 30'
- FRONT (PARKING IN FRONT): 50'
- SIDE: 0'
- SIDE (CONTIGUOUS TO A RESIDENTIAL DISTRICT): 20'
- REAR: 20'

PARCEL #815-29801-225:

PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT 495.0 FEET NORTH OF THE SOUTHWEST CORNER OF SAID 40 ACRE TRACT, THENCE NORTH 279.77 FEET, THENCE S88°35'52"E 177.10 FEET, THENCE SOUTH 279.77 FEET, THENCE N88°35'52"W 177.10 FEET TO THE POINT OF BEGINNING, CONTAINING 1.14 ACRES, MORE OR LESS.

VARIANCE & WAIVERS REQUEST3ED:

VARIANCE REQUESTED FOR CUSTOMER ENTRANCES FACING PUBLIC RIGHT OF WAYS.

INDEX OF SHEETS:

C0.0 - COVER SHEET
C1.0 - BOUNDARY SURVEY
C1.1 - SITE DEMOLITION PLAN
C1.2 - LARGE SCALE DEVELOPMENT & WATER + SEWER PLAN
C1.3 - GRADING & EROSION CONTROL PLAN
C1.4 - PAVING PLAN
L1.0 - LANDSCAPE PLAN
C5.1 - DETENTION POND DETAIL
C5.2 - TYPICAL WATER & SEWER DETAILS 1
C5.3 - TYPICAL WATER & SEWER DETAILS 2
C5.4 - TYPICAL EROSION CONTROL DETAILS
C5.5 - TYPICAL STREET AND SIDEWALK DETAILS

LARGE SCALE DEVELOPMENT

FOR:

MOXY OX, L23-26

LOCATION:
307 NORTH 48TH STREET
SPRINGDALE, AR 72762

OWNER/DEVELOPMENT:
MIMI & DUDE'S ENTERPRISE, LLC
307 NORTH 48TH STREET
SPRINGDALE, AR 72762

GOVERNING AGENCIES

CITY OF SPRINGDALE
201 SPRING STREET
SPRINGDALE, AR 72764
PHONE: 479-750-8114

DEPARTMENT OF HEALTH
ARKANSAS DEPARTMENT OF HEALTH DIVISION OF ENGINEERING, SLOT37
4815 WEST MARKHAM
LITTLE ROCK, AR 72205
PHONE: 501-661-2623

BUILDING DEPARTMENT		
THOMAS EVERS	479-750-8154	TEVERS@SPRINGDALEAR.GOV
ENGINEERING		
BEN PETERS	479-750-8105	BPETERS@SPRINGDALEAR.GOV
RYAN CARR	479-750-8105	RCARR@SPRINGDALEAR.GOV
FIRE		
BLAKE HOLTE	479-751-4510	BHOLTE@SPRINGDALEAR.GOV
JIM VAUGHN	479-751-4510	JVAUGHAN@SPRINGDALEAR.GOV
RON SKELTON	479-751-4510	RSKELTON@SPRINGDALEAR.GOV
DIRECTOR OF ENGINEERING (WATER)		
RICK PULVIRENTI, P.E.	479-751-5751	RPULVIRENTI@SPRINGDALEWATER.COM
DISTRIBUTION DIRECTOR		
SHAWN DORMAN	479-751-5751	CCLARK@SPRINGDALEWATER.COM
WASTEWATER FACILITIES DIRECTOR		
JENNIFER ENOS	479-751-5751	JENOS@SPRINGDALEWATER.COM
PLANNING		
PATSY CHRISTIE	479-750-8550	PCHRISTIE@SPRINGDALEAR.GOV
RICK BARRY	479-750-8550	JRBARRY@SPRINGDALEAR.GOV
PUBLIC WORKS		
JAMES SMITH	479-750-8135	JSMITH@SPRINGDALEAR.GOV
CHERIE KOENIG	479-750-8135	AKOENIG@SPRINGDALEAR.GOV

SITE UTILITY CONTACTS

CITY OF SPRINGDALE, AR

NATURAL GAS:
SOURCEGAS
655 EAST MILLSAP ROAD, SUITE 104
FAYETTEVILLE, AR 72703
PHONE: 800-563-0012

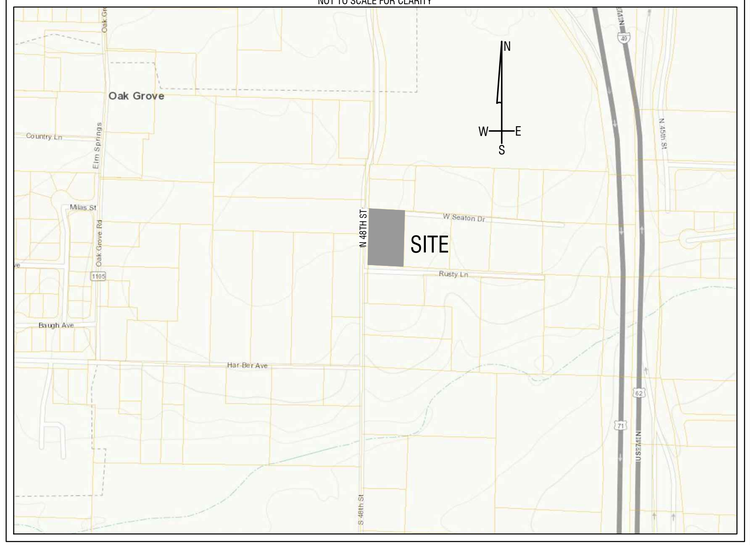
ELECTRIC:
OZARKS ELECTRIC COOPERATIVE
PHONE: 800-521-6144

TELEPHONE:
AT&T
CONTACT: LAYNE RHODES
1133 EAST HAROLD STREET
FAYETTEVILLE, AR 7273
PHONE: 479-442-1977

COX COMMUNICATIONS
PHONE: 855-907-4364

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

VICINITY MAP
SPRINGDALE, AR
NOT TO SCALE FOR CLARITY



JORGENSEN +ASSOCIATES
Civil Engineering + Surveying Established 1985
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com

LEGEND

PROJECT DETAILS

PROJECT TITLE:
LARGE SCALE DEVELOPMENT FOR MOXY OX

PROJECT LOCATION:
SPRINGDALE, AR

REVISIONS

DATE: 1/11/2023
DRAWN BY: JH
PROJECT #2022-082
FILE PATH: Z:\LOTS\2022082
SHEET SIZE: 22" x 34"
SCALE: 1" = 20'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS – ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13843
BLAKE E. JORGENSEN

SHEET TITLE

COVER SHEET

SHEET NUMBER

C0.0

NOTES:

1. PARCEL #815-29801-225

2. CURRENT ZONING: C-5, THOROUGHFARE COMMERCIAL DISTRICT

3. ROTATION BASED ON ARKANSAS STATE PLANE, NORTH ZONE, NAD83

4. BOUNDARY BASED ON:
   I. WARRANTY DEED, BOOK 92, PAGE 24690

5. PER GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AS SHOWN ON FEMA FIRM PANEL #05143C0060F, BEARING AN EFFECTIVE DATE OF MAY 16, 2008 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.

6. DURING THE COURSE OF THE FIELDWORK, NO STRIPED PARKING SPACES WERE OBSERVED ON THE SUBJECT PROPERTY. SUBJECT PROPERTY APPEARS TO BE IN USE FOR RESIDENTIAL PURPOSES.

7. UNDERGROUND UTILITY LINES SHOWN ARE AS PER THE CITY OF SPRINGDALE GIS MAPS AND HAVE NOT BEEN FIELD VERIFIED. PURSUANT TO TABLE A ITEM 11(A), NO PLANS OR REPORTS REGARDING UNDERGROUND UTILITIES WERE PROVIDED TO THE SURVEYOR AT THIS TIME.

ZONING & SETBACKS:

ZONED: C-5, THOROUGHFARE COMMERCIAL DISTRICT

SETBACKS:
- FRONT: 30'
- FRONT (PARKING IN FRONT): 50'
- SIDE: 0'
- SIDE (CONTIGUOUS TO A RESIDENTIAL DISTRICT): 20'
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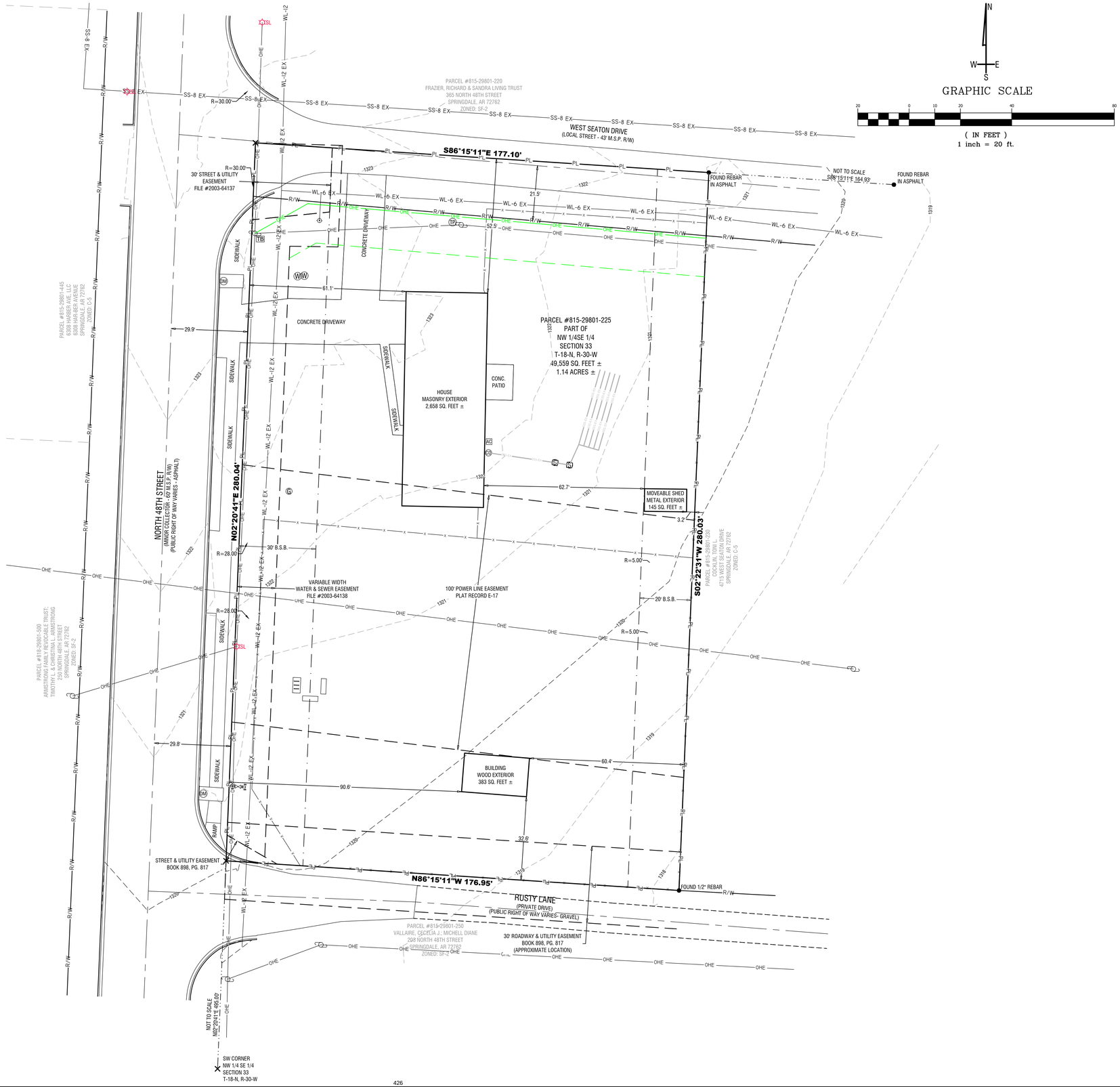
PARCEL #815-29801-225:

PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT 495.0 FEET NORTH OF THE SOUTHWEST CORNER OF SAID 40 ACRE TRACT, THENCE NORTH 279.77 FEET, THENCE S88°35'52"E 177.10 FEET, THENCE SOUTH 279.77 FEET, THENCE N88°35'52"W177.10 FEET TO THE POINT OF BEGINNING, CONTAINING 1.14 ACRES, MORE OR LESS.



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Established 1985

LEGEND

- FOUND MONUMENT AS NOTED
- SET IRON PIN WITH CAP
- CALCULATED POINT
- WATER METER
- BACK-FLOW PREVENTOR
- FIRE HYDRANT
- SEPTIC LID
- SANITARY CLEAN OUT
- STORM DRAIN MANHOLE
- TELECOMMUNICATIONS BOX
- TELEPHONE PEDESTAL
- POWER POLE
- AC UNIT ON PAD
- GAS METER
- PROPERTY LINE
- 40 LINE / PROPERTY TIE LINE
- ADJOINING PROPERTY LINE
- CENTERLINE OF ROAD
- RIGHT OF WAY
- BUILDING SETBACK
- EASEMENT LINE
- FENCE LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING OVERHEAD ELECTRIC
- PROPOSED WATER SERVICE
- PROPOSED SEWER SERVICE

PROJECT DETAILS

PROJECT TITLE:
LARGE SCALE DEVELOPMENT FOR MOXY OX

PROJECT LOCATION:
SPRINGDALE, AR

DATE: 11/18/2022
DRAWN BY: JH
PROJECT #2022-082
FILE PATH: Z:/LOTS/2022082
SHEET SIZE: 22" x 34"
SCALE: 1" = 20'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS – ENGINEER

REGISTERED
STATE OF ARKANSAS
NO. 1118
SIGNATURE
DAVID L. JORGENSEN
PROFESSIONAL LAND SURVEYOR

SHEET TITLE

BOUNDARY SURVEY

SHEET NUMBER

C1.0

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 AND RECEIVE 4" OF TOP SOIL AND SOD. REFER TO THE LANDSCAPING PLAN.

3. ALL STORM SEWER DISTANCES ARE FROM THE CENTER OF INLET TO CENTER OF INLET OR FROM CENTER OF INLET TO END OF FLARED-END-SECTION (FES).

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 COMPANY REQUIREMENTS.

5. NO FINISHED GRADE SLOPES SHALL EXCEED 3:1.

6. ALL SOILS UNDER BUILDING AND PAVEMENT SHALL BE STRUCTURAL FILL APPROVED BY THE SOILS ENGINEER.

7. REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATION OF ROOF DRAIN DOWNSPOUTS.

8. AN ARDOT PERMIT IS REQUIRED FOR ALL WORK PREFORMED WITHIN HIGHWAY DEPARTMENT RIGHT-OF-WAY. ALL WORK IN SAID RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH ARDOT REGULATIONS.

9. STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED SIX (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:

1. DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION;
2. THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY;
3. NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING;
4. NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING;
5. ALL HEAVY EQUIPMENT, STOCKPILES AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE;

10. TOPSOIL STOCKPILES SHALL BE STORED OFFSITE FOR LATER USE.

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, BUT IN NO CASE MORE THAN SEVEN (7) DAYS AFTER WORK HAS CEASED. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN (7) CALENDAR DAYS FOR THE SURFACE OF ALL PERIMETER SLOPES.

2. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED EVERY SEVEN (7) DAYS AND WITHIN 24 HOURS OF EACH RAINFALL OCCURRENCE THAT EXCEEDS ONE-HALF (0.5) INCH OR GREATER. DAMAGED OR INEFFECTIVE DEVICES SHALL BE REPAIRED OR REPLACED AS NECESSARY.

3. PROVIDE TEMPORARY CONSTRUCTION ENTRANCE, SILT FENCING, 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 HAS BEEN ESTABLISHED.

5. ALL AREAS NOT TO BE PAVED OR LANDSCAPED BEDS SHALL BE SODDED WITH BERMUDA GRASS. REFER TO 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 MIXTURE. SILT SOXX OR APPROVED EQUAL SHALL BE INSTALLED ON THE DOWN HILL SIDE OF THE STOCKPILE.

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. ANY SEDIMENT TRACK-OUT SHALL BE CORRECTED IMMEDIATELY BY SWEEPING, SHOVELING OR VACUUMING SURFACES. HOSING OR SWEEPING SEDIMENT INTO DOWNSTREAM STORM WATER CONVEYANCE AREAS IS PROHIBITED.

9. IF THE MAJORITY OF MUD AND DIRT IS NOT REMOVED FROM TRAFFIC EXITS, CONTRACTOR SHALL ESTABLISH 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.

11. HAZARDOUS CONSTRUCTION MATERIALS AND WASTE MUST BE STORED IN A MANNER THAT MINIMIZED CONTACT WITH STORM WATER. REFER TO PART 3.3.3 OF THE ARK GENERAL PERMIT, SECTION F. E. OF THE SWPPP AND THE SPILL PREVENTION AND RESPONSE CHECKLIST, APPENDIX B OF THE SWPPP.

SEQUENCE OF CONSTRUCTION:

1. INSTALL TEMPORARY CONSTRUCTION ENTRANCE FOR CONSTRUCTION TRAFFIC AT LOCATION SHOWN ON PLANS.

2. INSTALL SILT FENCE (OR APPROVED EQUAL), INLET PROTECTION AND OTHER EROSION CONTROL MEASURES.

3. BEGIN DEMOLITION. ROUGH-GRADE THE DRIVEWAYS, PARKING LOT 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 SYSTEMS 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 LANDSCAPED BEDS. REFER TO LANDSCAPE PLAN.

7. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER PERMANENT STAND OF VEGETATION IS ESTABLISHED.

NOTES TO CONTRACTOR:

ALL EROSION CONTROL SHOWN FUNCTION AS A GUIDE. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT THE REQUIREMENTS OF THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY STORM WATER PERMIT ARE MAINTAINED. ACTUAL EROSION CONTROL DEVICES MAY VARY DUE TO THE CONTRACTORS SEQUENCE OF DEMOLITION AND CONSTRUCTION. ADDITIONAL MEASURES MAY BECOME NECESSARY DURING CONSTRUCTION.

SOIL DATA:

THE EXISTING SOILS ON SITE ARE AS FOLLOWS:

NaC - NIXA CHERTY SILT LOAM, 3 TO 8 PERCENT SLOPES; HYDROLOGIC GROUP D - SLOW INFILTRATION RATE WHEN THOROUGHLY WET, HIGH RUNOFF POTENTIAL.

NaD - NIXA CHERTY SILT LOAM, 8 TO 12 PERCENT SLOPES; HYDROLOGIC GROUP D - SLOW INFILTRATION RATE WHEN THOROUGHLY WET, HIGH RUNOFF POTENTIAL.

SITE AREA:

TOTAL SITE AREA: 1.14 ACRES

TOTAL DISTURBED AREA: 1.00 ACRES



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LEGEND

- FOUND MONUMENT AS NOTED
- SET IRON PIN WITH CAP
- CALCULATED POINT
- WATER METER
- BACK-FLOW PREVENTOR
- FIRE HYDRANT
- SEPTIC LID
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- 40 LINE / PROPERTY TIE LINE
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- EXISTING WATER LINE
- EXISTING SEWER LINE
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- PROPOSED WATER SERVICE
- PROPOSED SEWER SERVICE

PROJECT DETAILS

PROJECT TITLE: LARGE SCALE DEVELOPMENT FOR MOXY OX

PROJECT LOCATION: SPRINGDALE, AR

DATE: 11/18/2022
DRAWN BY: JH
PROJECT #2022-082
FILE PATH: Z:\LOTS\2022082
SHEET SIZE: 22" x 34"
SCALE: 1" = 20'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS – ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13843
BLAKE E. JORGENSEN

SHEET TITLE

DEMOLITION PLAN

SHEET NUMBER

C1.1

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 CONTRACTORS RESPONSIBILITY TO TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THIS PROJECT.

3. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE TO THE BACK 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. ALL ON-SITE CURB SHALL BE BARRIER CURB, UNLESS OTHERWISE NOTED ON THE PLANS. REFER TO DETAIL SHEETS C-601/2.

6. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LAYOUT.

7. REFER TO LIGHTING PLAN FOR PROPOSED PARKING LOT LIGHT LOCATIONS AND FOR POLE, POLE FOOTING AND POLE FIXTURE DETAILS.

8. REFER TO ARCHITECTURAL PLANS FOR DETAILS OF THE PROPOSED ENTRANCE SIGN AND DUMPSTER ENCLOSURE.

9. A PERMIT IS REQUIRED FOR ALL CONSTRUCTION WITHIN ARDOT RIGHT-OF-WAY. SAID CONSTRUCTION SHALL BE IN ACCORDANCE WITH ARDOT REGULATIONS.

10. ALL SIGNAGE, PAVEMENT MARKINGS AND STRIPING SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND REGULATIONS.

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

ENGINEERS NOTES:

1. ALL EXISTING DRAINAGE STRUCTURES TO REMAIN UNLESS OTHERWISE NOTED ON THE PLAT HEREON. CONTRACTOR TO VERIFY DEPTH AND LOCATION PRIOR TO CONSTRUCTION. PROTECTION OF PIPES AND/OR INLETS TO BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION AND DEVELOPMENT.

2. EXISTING UTILITY STRUCTURES TO REMAIN UNLESS OTHERWISE NOTED ON THE PLAT HEREON.

3. A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.

SITE UTILITY GENERAL NOTES:

1. EXISTING UTILITIES ACROSS OR ALONG THE LINE OF PROPOSED WORK ARE SHOWN ONLY IN AN APPROXIMATE LOCATION ON THESE PLANS. THE CONTRACTOR SHALL CALL THE STATE ONE-CALL SYSTEM PRIOR TO THE CONSTRUCTION AT 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 JORGENSEN & ASSOCIATES AND/OR THE OWNER OF ANY CONFLICTS OR REQUIRED DEVIATIONS FROM THE PLANS. JORGENSEN & ASSOCIATES SHALL BE HELD HARMLESS IN THE EVENT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATIONS.

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 OF THE BUILDING UNLESS OTHERWISE NOTED. THE END OF ALL SERVICE LINES SHALL BE TIGHTLY CAPPED OR PLUGGED AND MARKED UNTIL SUCH A 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 DOMESTIC WATER SERVICE LINE SHALL INCLUDE AN INTERNAL RP TYPE BACKFLOW PREVENTOR. PROVISIONS SHALL BE PROVIDED FOR THERMAL EXPANSION AND DRAINAGE WITH THE DOMESTIC WATER SERVICE LINE TO THE RPZ. REFER TO M.E.P. PLANS.

9. THE IRRIGATION SYSTEM SHALL BE PROTECTED BY AN RP TYPE BACKFLOW PREVENTOR. IRRIGATION SYSTEM TO BE DESIGNED BY OTHERS.

10. BACKFLOW PREVENTION ASSEMBLIES INSTALLED OUTDOORS 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.

ADA NOTES:

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 CONDITIONS:

USE: BUSINESS & PROFESSIONAL OFFICE

REQUIREMENTS:
1 SPACE PER 300 SQ. FEET OF NET FLOOR AREA.
10,001 - 20,000 SQ. FEET - 95% OF PARKING REQUIREMENT

PROPOSED BUILDING AREA: 13,683 SQ. FEET ±
PARKING REQUIRED: 13,683 / 300 = 45.6 x 95% = 43.3 SPACES (INCLUDING 2 ADA SPACES)
PARKING PROVIDED: 27 PARKING SPACES (INCLUDING 2 ADA)

EXISTING CONDITIONS:

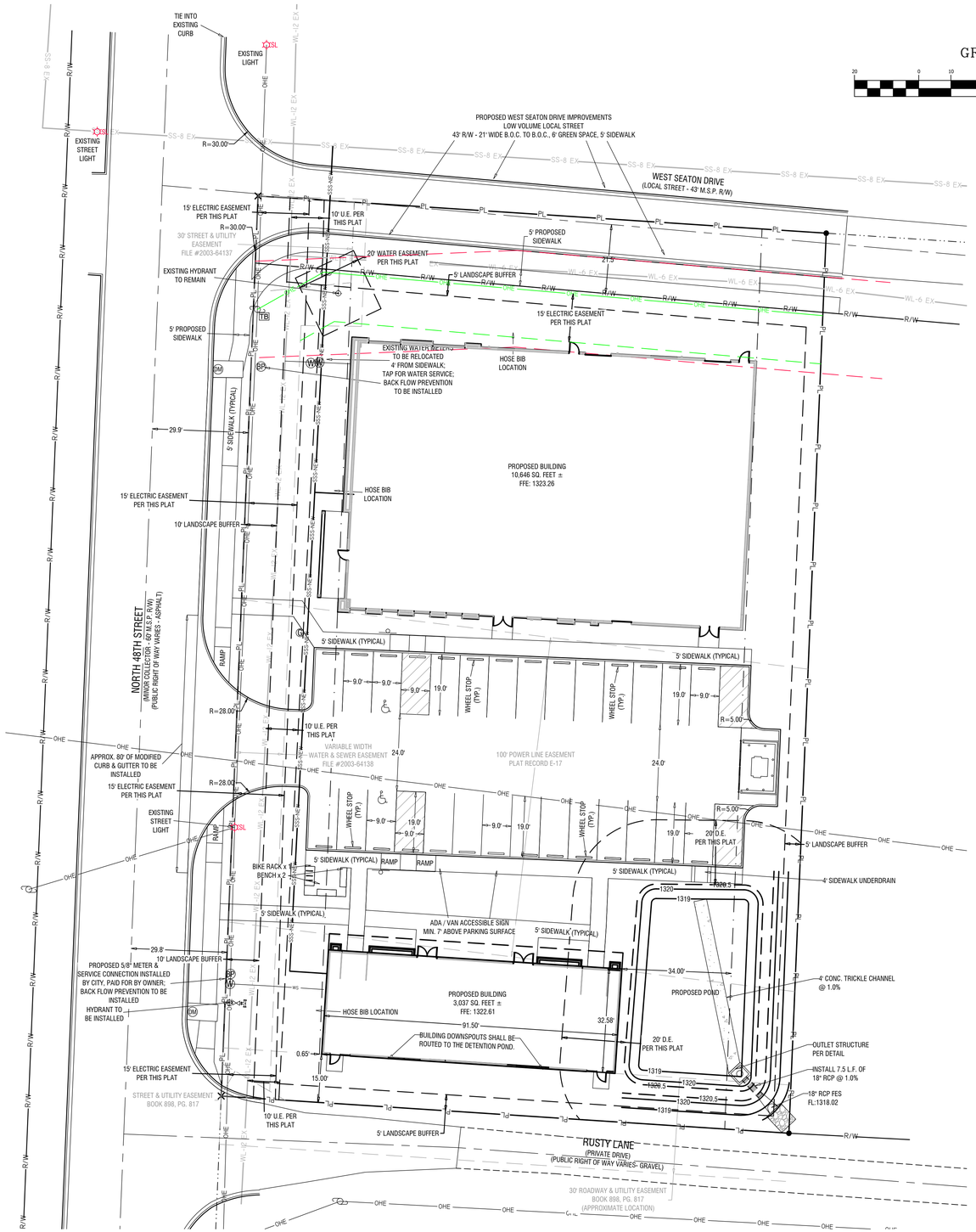
SITE AREA:	49,559 SQ. FEET ±	100%
BUILDING:	3,185 SQ. FEET ±	6%
DRIVES & SIDEWALKS:	1,736 SQ. FEET ±	4%
TOTAL IMPERVIOUS AREA:	4,922 SQ. FEET ±	10%
GREEN SPACE:	44,637 SQ. FEET ±	90%

PROPOSED CONDITIONS:

SITE AREA:	49,559 SQ. FEET ±	100%
BUILDING:	13,683 SQ. FEET ±	28%
SIDEWALKS:	2,401 SQ. FEET ±	4%
PARKING LOT:	9,435 SQ. FEET ±	19%
TOTAL IMPERVIOUS AREA:	25,519 SQ. FEET ±	51%
GREEN SPACE:	24,040 SQ. FEET ±	49%

OWNER/DEVELOPER:

MIMI & DUDE'S ENTERPRISE, LLC
307 NORTH 48TH STREET
SPRINGDALE, AR 72762



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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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LARGE SCALE DEVELOPMENT FOR MOXY OX

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ARKANSAS ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13843
BLAKE E. JORGENSEN

SHEET TITLE

LARGE SCALE DEVELOPMENT & WATER + SEWER PLAN

SHEET NUMBER

C1.2

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 AND RECEIVE 4" OF TOP SOIL AND SOD. REFER TO THE LANDSCAPING PLAN.

3. ALL STORM SEWER DISTANCES ARE FROM THE CENTER OF INLET TO CENTER OF INLET OR FROM CENTER OF INLET TO END OF FLARED-END-SECTION (FES).

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 COMPANY REQUIREMENTS.

5. NO FINISHED GRADE SLOPES SHALL EXCEED 3:1.

6. ALL SOILS UNDER BUILDING AND PAVEMENT SHALL BE STRUCTURAL FILL APPROVED BY THE SOILS ENGINEER.

7. REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATION OF ROOF DRAIN DOWNSPOUTS.

8. AN ARDOT PERMIT IS REQUIRED FOR ALL WORK PREFORMED WITHIN HIGHWAY DEPARTMENT RIGHT-OF-WAY. ALL WORK IN SAID RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH ARDOT REGULATIONS.

9. STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED SIX (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:

1. DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION;
2. THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY;
3. NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING;
4. NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING;
5. ALL HEAVY EQUIPMENT, STOCKPILES AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE;

10. TOPSOIL STOCKPILES SHALL BE STORED OFFSITE FOR LATER USE.

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, BUT IN NO CASE MORE THAN SEVEN (7) DAYS AFTER WORK HAS CEASED. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN (7) CALENDAR DAYS FOR THE SURFACE OF ALL PERIMETER SLOPES.

2. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED EVERY SEVEN (7) DAYS AND WITHIN 24 HOURS OF EACH RAINFALL OCCURRENCE THAT EXCEEDS ONE-HALF (0.5) INCH OR GREATER. DAMAGED OR INEFFECTIVE DEVICES SHALL BE REPAIRED OR REPLACED AS NECESSARY.

3. PROVIDE TEMPORARY CONSTRUCTION ENTRANCE, SILT FENCING, 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 HAS BEEN ESTABLISHED.

5. ALL AREAS NOT TO BE PAVED OR LANDSCAPED BEDS SHALL BE SODDED WITH BERMUDA GRASS. REFER TO 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 MIXTURE. SILT SOXX OR APPROVED EQUAL SHALL BE INSTALLED ON THE DOWN HILL SIDE OF THE STOCKPILE.

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. ANY SEDIMENT TRACK-OUT SHALL BE CORRECTED IMMEDIATELY BY SWEEPING, SHOVELING OR VACUUMING SURFACES. HOSING OR SWEEPING SEDIMENT INTO DOWNSTREAM STORM WATER CONVEYANCE AREAS IS PROHIBITED.

9. IF THE MAJORITY OF MUD AND DIRT IS NOT REMOVED FROM TRAFFIC EXITS, CONTRACTOR SHALL ESTABLISH 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.

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SEQUENCE OF CONSTRUCTION:

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2. INSTALL SILT FENCE (OR APPROVED EQUAL), INLET PROTECTION AND OTHER EROSION CONTROL MEASURES.

3. BEGIN DEMOLITION. ROUGH-GRADE THE DRIVEWAYS, PARKING LOT 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 SYSTEMS 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 LANDSCAPED BEDS. REFER TO LANDSCAPE PLAN.

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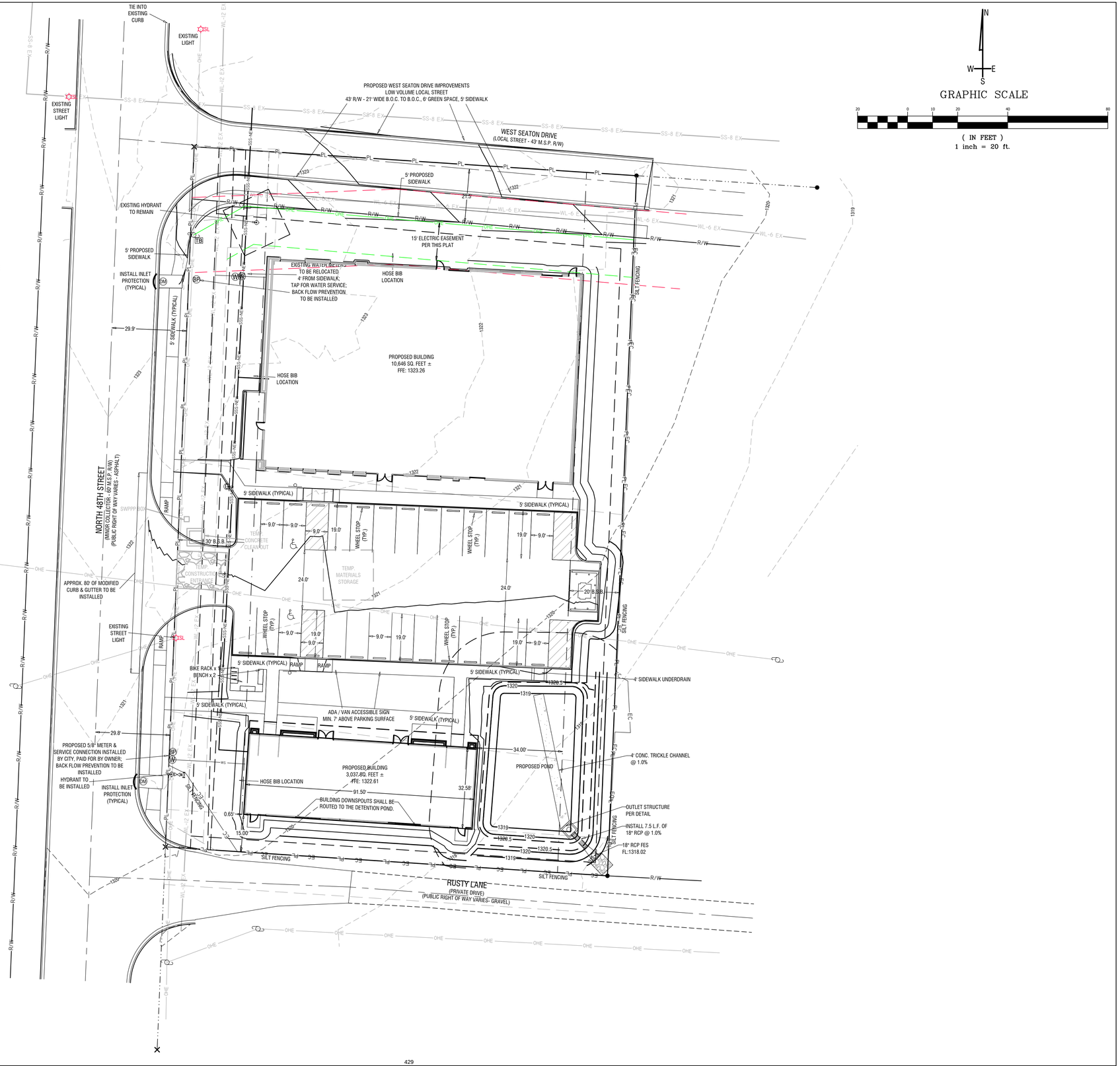
SITE AREA:

TOTAL SITE AREA: 1.14 ACRES

TOTAL DISTURBED AREA: 1.00 ACRES



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No. 13843
BLAKE E. JORGENSEN

SHEET TITLE

GRADING & EROSION CONTROL PLAN

SHEET NUMBER

C1.3

BELOW ARE TWO ALTERNATIVE PAVEMENT DESIGNS FOR THE PRIVATE PARKING LOT:

RIGID PAVEMENT DESIGN

RIGID PAVEMENT SECTION ALTERNATIVE:	CLASS SAE CONCRETE	CLASS 7 BASE	APPLICATION
LIGHT-DUTY SPECIFICATION:	5.5' SECTION 802*	4.0' SECTION 303*	PARKING AREAS
HEAVY-DUTY SPECIFICATION:	6.5' SECTION 802*	4.0' SECTION 303*	DELIVERY/DRIVE LANES
HEAVY-DUTY SPECIFICATION:	8" SECTION 802*	4.0' SECTION 303*	DUMPSTER PAD AREA/ENTRANCE DRIVES

THE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI, AND HAVE AIR ENTRAINMENT IN THE RANGE OF 4% TO 8%. STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT, EDITION 2003.

FLEXIBLE PAVEMENT DESIGN

FLEXIBLE PAVEMENT SECTION ALTERNATIVE:	ASPHALT COURSE	CLASS 7 BASE	APPLICATION
LIGHT-DUTY SPECIFICATION:	2.0" SECTION 407-1* PG 64-22 75 GYRATIONS	7.0" SECTION 303*	PARKING AREAS
HEAVY-DUTY SPECIFICATION:	3.0" SECTION 407-1* PG 64-22 75 GYRATIONS	6.0" SECTION 303*	DELIVERY/DRIVE LANES

THE CLASS 7 BASE COURSE SHALL BE COMPACTED TO A MINIMUM OF 95& MODIFIED PROCTOR VALUE (ASTM D-1557). STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION, ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT, EDITION 2003. ALTERNATIVELY, EDITION 1996 MAY BE USED FOR MARSHAL TYPE ASPHALT MIXES.

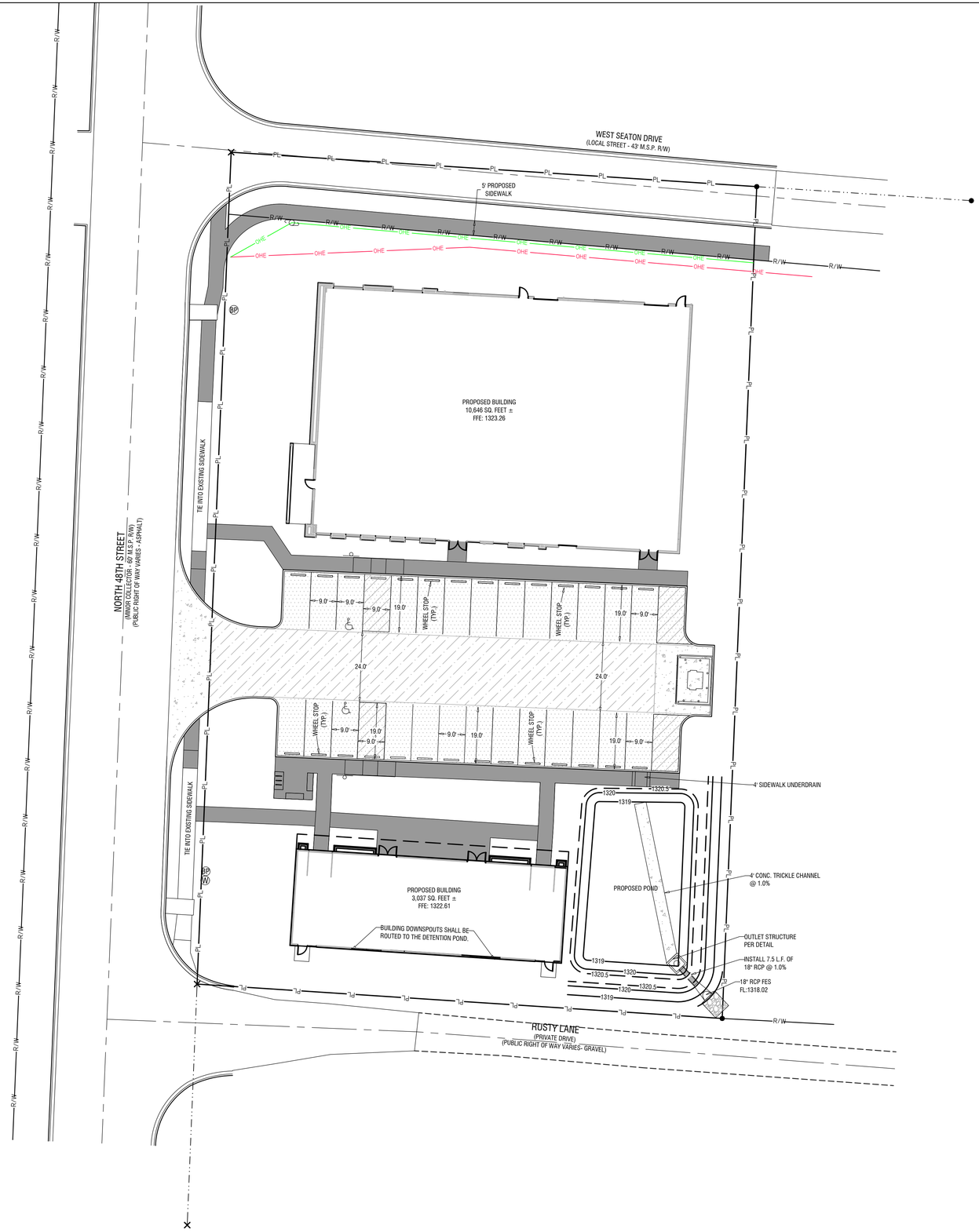
FIRE LANE:
FIRE LANE MARKINGS SHALL CONSIST OF A SIX INCH (6") WIDE RED BACKGROUND STRIPE WITH FOUR INCH (4") HIGH WHITE LETTERS AND 1 INCH (1") STROKE. WHITE LETTERS TO BE PAINTED UPON THE RED STRIPE EVERY TWENTY-FIVE FEET (25') ALONG THE ENTIRE LENGTH OF THE FIRE LANE.

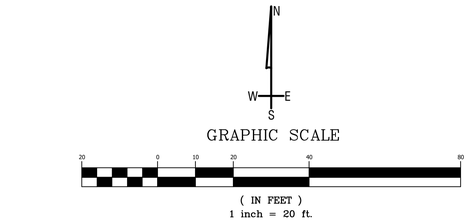
LOCATION OF FIRE LANES ARE SHOWN ON THE SURVEY HEREON IN RED.

ADA PARKING SPACES:
ADA PARKING SPACES ARE RECOMMENDED TO BE LIGHT-DUTY CONCRETE TO ENSURE A 2% MAXIMUM GRADE IN AL DIRECTIONS.

PAVEMENT HATCH LEGEND

- LIGHT-DUTY (PARKING AREAS)
- HEAVY-DUTY (DELIVERY/DRIVE LANES)
- RIGID PAVEMENT (ENTRANCE & DRIVE-THRU LANES, DUMPSTER PAD AREA)





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LEGEND

- FOUND MONUMENT AS NOTED
- SET IRON PIN WITH CAP
- CALCULATED POINT
- WATER METER
- BACK-FLOW PREVENTOR
- FIRE HYDRANT
- SEPTIC LID
- SANITARY CLEAN OUT
- STORM DRAIN MANHOLE
- TELECOMMUNICATIONS BOX
- TELEPHONE PEDESTAL
- POWER POLE
- AC UNIT ON PAD
- GAS METER
- PROPERTY LINE
- 40 LINE / PROPERTY TIE LINE
- ADJOINING PROPERTY LINE
- CENTERLINE OF ROAD
- RIGHT OF WAY
- BUILDING SETBACK
- EASEMENT LINE
- FENCE LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING OVERHEAD ELECTRIC
- PROPOSED WATER SERVICE
- PROPOSED SEWER SERVICE

PROJECT DETAILS

PROJECT TITLE:
LARGE SCALE DEVELOPMENT FOR MOXY OX

PROJECT LOCATION:
SPRINGDALE, AR

DATE: 11/18/2022
DRAWN BY: JH
PROJECT #2022-082
FILE PATH: Z:\LOTS\2022082
SHEET SIZE: 22" x 34"
SCALE: 1" = 20'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13843
BLAKE E. JORGENSEN

SHEET TITLE

PAVING PLAN

SHEET NUMBER

C1.4

LANDSCAPE REQUIREMENTS:

STREET FRONTAGE:
210 L.F. ± OF STREET FRONTAGE (EXCLUDING SIDEWALKS AND PARKING LOT ENTRANCES)
210 / 25 = 8.4 SHADE TREES & 56 SHRUBS REQUIRED
8 SHADE TREES & 56 SHRUBS PROVIDED

ALL TREES TO BE PLANTED A MINIMUM OF 10' AWAY FROM OVERHEAD ELECTRIC LINES & OUTSIDE OF ALL UTILITY EASEMENTS.

INTERIOR PARKING LOT LANDSCAPING:
TOTAL PROPOSED PARKING LOT: 9,411 SQ. FEET ±
9,219 X 8% = 753 SQ. FEET OF INTERIOR PLANTING REQUIRED
760 SQ. FEET ± PROVIDED WITH 7 TREES & 9 SHRUBS

PLANTING ISLANDS:
28 / 15 = 1.8 PLANTING ISLANDS REQUIRED
2 PLANTING ISLANDS PROVIDED WITH 2 TREES

PERIMETER LANDSCAPING:
590 L.F. ± OF SIDE & REAR LOT LINE
590 / 25 = 23.6 PERIMETER TREES REQUIRED
14 PERIMETER TREES PROVIDED

ALL TREES TO BE PLANTED A MINIMUM OF 10' AWAY FROM OVERHEAD ELECTRIC LINES

NO PERIMETER TREES TO BE PLANTED ALONG THE NORTH LOT LINE DUE TO EXISTING OVERHEAD POWER LINES.
NO PERIMETER TREES TO BE PLANTED ALONG THE SOUTH LOT LINE DUE TO EXISTING UTILITY EASEMENT.
ADDITIONAL TRESS TO BE PLANTED ALONG THE EAST LOT LINE & INTERIOR PLANTING AREAS.

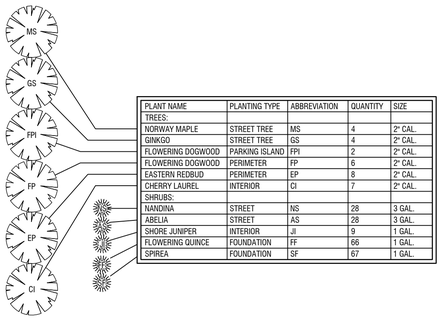
FOUNDATION PLANTING:
133 SHRUBS PROVIDED

TOTAL LANDSCAPING PROVIDED:
31 TREES
198 SHRUBS

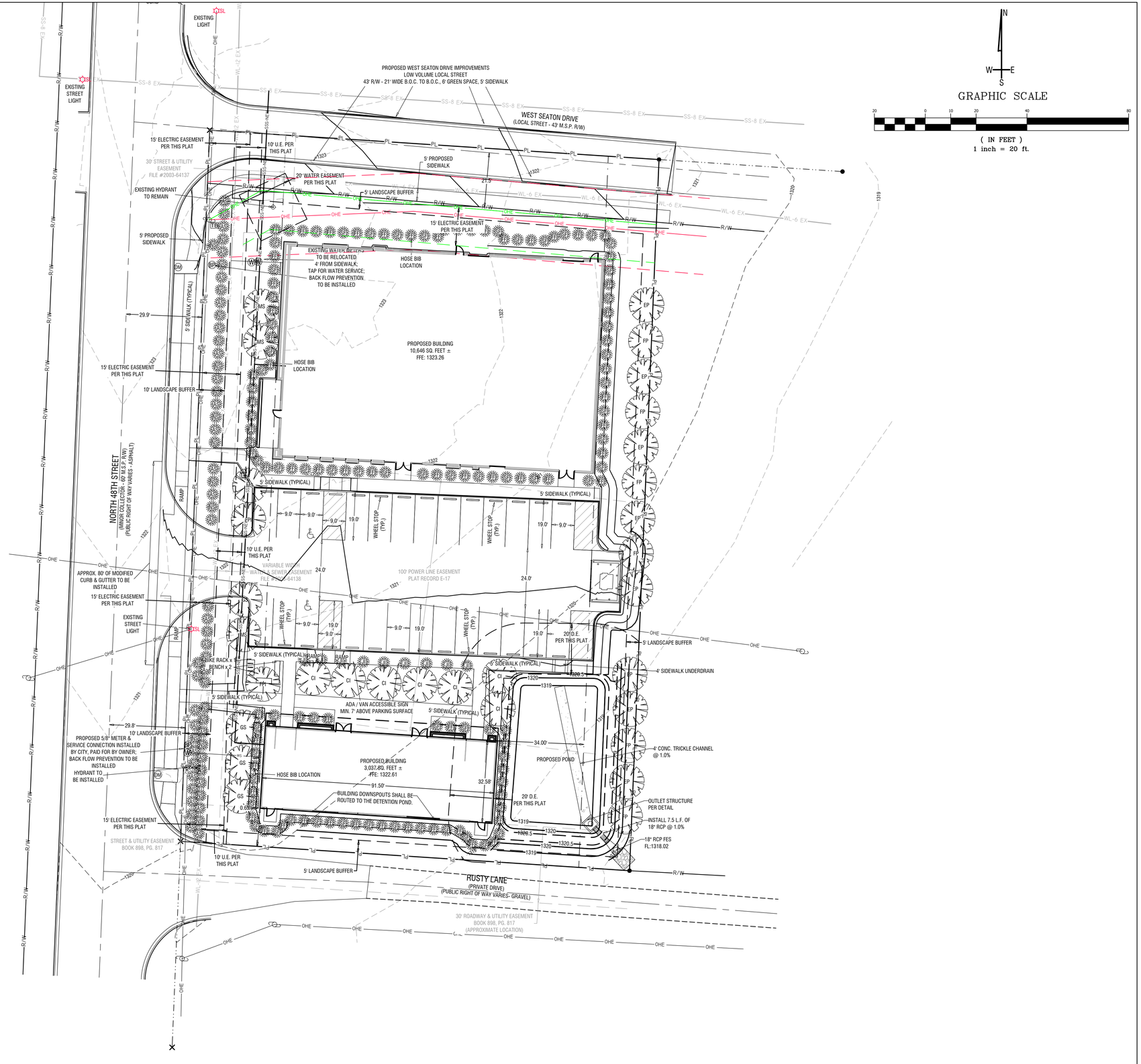
NOTES:

1. AN AUTOMATIC OR OTHER IRRIGATION SYSTEM SHALL BE REQUIRED FOR ALL LANDSCAPED AREAS.

2. LANDSCAPING MUST BE GUARANTEED FOR TWO YEARS.



PLANT NAME	PLANTING TYPE	ABBREVIATION	QUANTITY	SIZE
TREES:				
NORWAY MAPLE	STREET TREE	MS	4	2" CAL.
GINKGO	STREET TREE	GS	4	2" CAL.
FLOWERING DOGWOOD	PARKING ISLAND	FPI	2	2" CAL.
FLOWERING DOGWOOD	PERIMETER	FP	6	2" CAL.
EASTERN REDBUD	PERIMETER	EP	8	2" CAL.
CHERRY LAUREL	INTERIOR	CI	7	2" CAL.
SHRUBS:				
NANDINA	STREET	NS	28	3 GAL.
ABELIA	STREET	AS	28	3 GAL.
SHORE JUNIPER	INTERIOR	JI	9	1 GAL.
FLOWERING QUINCE	FOUNDATION	FF	66	1 GAL.
SPIREA	FOUNDATION	SF	67	1 GAL.



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PROJECT DETAILS

PROJECT TITLE:
LARGE SCALE DEVELOPMENT FOR MOXY OX

PROJECT LOCATION:
SPRINGDALE, AR

DATE: 11/18/2022
DRAWN BY: JH
PROJECT #2022-082
FILE PATH: Z:\LOTS\2022082
SHEET SIZE: 22" x 34"
SCALE: 1" = 20'

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JORGENSEN & ASSOCIATES
No. 722
ARKANSAS – ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.13843
BLAKE E. JORGENSEN

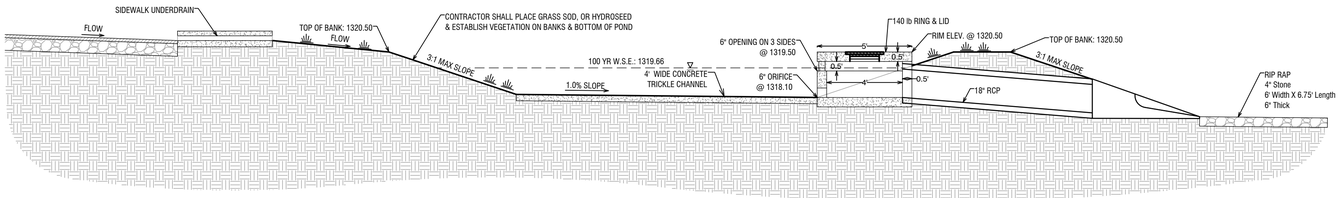
SHEET TITLE

LANDSCAPE PLAN

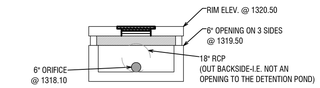
SHEET NUMBER

L1.0

POND DETAIL



DETENTION POND X-SECTION
SCALE: 1" = 4'

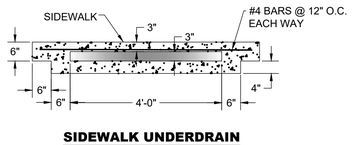


OUTLET ELEVATION VIEW
SCALE: 1" = 4'

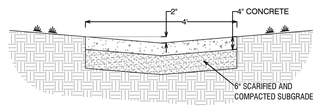
INSIDE DIMENSION	DIAMETER OF OUTLET PIPE	MIN. WALL THICKNESS	TOP CONCRETE SLAB REINFORCING	MIN. WALL THICKNESS
4'	18"	6"	# 4'S @ 7" O.C. E.W.	6"

NOTES

1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2. ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 2" COVER UNLESS OTHERWISE NOTED.
3. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 p.s.i. -TOP 18" SHALL BE CAST-IN-PLACE.
4. INVERTS SHALL BE POURED MONOLITHICALLY WITH FOOTING.
5. PIPES MAY ENTER BOX FROM ANY ANGLE OF ELEVATION AS DIRECTED BY THE ENGINEER. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 2".
6. STEPS ARE REQUIRED IN STORM DRAIN MANHOLES THAT ARE AT 4 FT OF DEPTH AND GREATER (FROM INVERT TO RIM). CENTERLINE OF MANHOLE LID SHALL BE 2 FT FROM THE WALL WHERE STEPS ARE LOCATED. STEPS (6" x 12") SHALL BE COPOLYMER POLYPROPYLENE PLASTIC WITH STEEL CORE AT 16" APART.
7. LIMIT DEFLECTION TO 60 DEGREES.. IF GREATER, USE NEXT LARGER MANHOLE DIAMETER/SIZE.



SIDEWALK UNDERDRAIN
SCALE: 1" = 2'



CONCRETE TRICKLE CHANNEL X-SECTION
SCALE: 1" = 2'

NOTES
1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 p.s.i.
2. CONTROL JOINTS SHALL BE LOCATED EVERY 15' O.C.

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LEGEND

PROJECT DETAILS

PROJECT TITLE: LARGE SCALE DEVELOPMENT FOR MOXY OX

PROJECT LOCATION: SPRINGDALE, AR

REVISIONS

DATE: 11/18/2022
DRAWN BY: JH
PROJECT #2022-082
FILE PATH: Z:\LOTS\2022082
SHEET SIZE: 22" x 34"
SCALE: 1" = 20'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS – ENGINEER

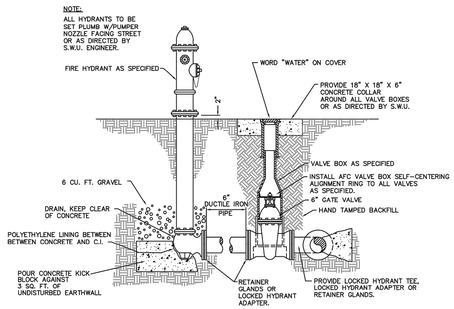
STATE OF
ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13843
BLAKE E. JORGENSEN

SHEET TITLE

DETENTION POND DETAIL

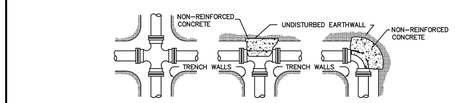
SHEET NUMBER

C5.1

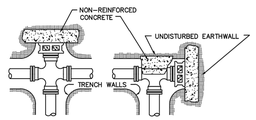


FIRE HYDRANT & GATE VALVE

N.T.S.



CROSS TEE 90° BEND
45° BEND SIMILAR
22 1/2° BEND SIMILAR



CROSS W/PLUG TEE W/PLUG

NOTES:

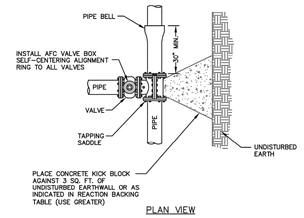
1. ALL FITTINGS SHALL BE MECHANICAL JOINTS, UNLESS OTHERWISE SPECIFIED.
2. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
3. WRAP ALL FITTINGS WITH POLYETHYLENE AS SPECIFIED.
4. BACK ALL TEES ACCORDING TO SIZE OF BRANCH.
5. BACKING FOR FUTURE LINE EXTENSIONS SHALL BE SUCH THAT REMOVAL OF BACKING IS POSSIBLE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

REACTION BACKING TABLE

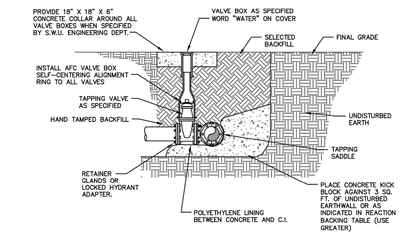
SIZE	REQUIRED SQ. FT. OF UNDISTURBED EARTHWALL FOR REACTION BACKING			
	TYPE OF FITTINGS			
	TEE	90°	45°	22 1/2°
2"	1	1	1	1
3"	1	1	1	1
4"	1	2	1	1
6"	3	3	2	1
8"	4	4	3	2
10"	7	7	4	2
12"	10	10	5	3
14"	13	13	7	4
16"	17	17	9	5
18"	21	21	12	6
20"	26	26	14	7
24"	38	38	20	10
30"	59	59	32	16
36"	85	85	46	23

REACTION BACKING

N.T.S.



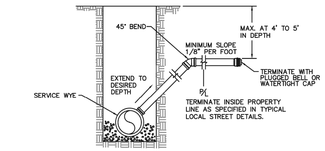
PLAN VIEW



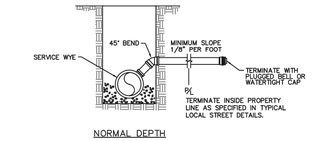
PROFILE VIEW

TAPPING SADDLE & VALVE

N.T.S.
S-5



RISER FROM DEEP MAIN



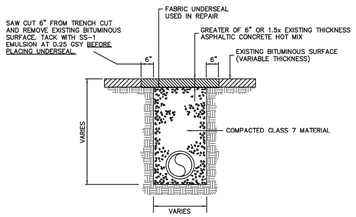
NORMAL DEPTH

SEWER SERVICE CONNECTIONS

N.T.S.

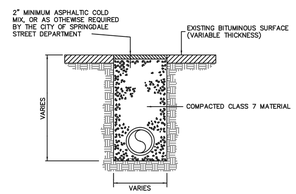
NOTES:

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



BITUMINOUS PAVEMENT REMOVAL WITH PERMANENT REPLACEMENT DETAIL

N.T.S.

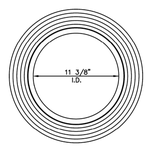


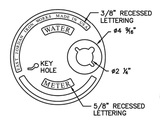
BITUMINOUS PAVEMENT REMOVAL WITH TEMPORARY REPLACEMENT

N.T.S.

METER BOX RING

MATERIAL: CAST IRON

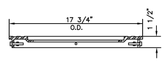


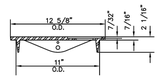




OFFSET PLUG W/PIN

MATERIAL: ASTM A48 CL35B
NO. 32196998

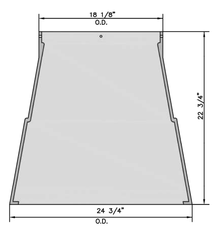






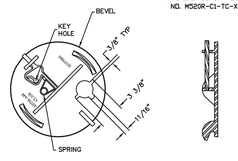
MXU ANTENNAE

MATERIAL: BLACK PLASTIC
NO. MS20R-C1-TC-X-T



METER BOX

MATERIAL: WHITE PLASTIC
30X WITH RING
EAST JORDAN IRON WORKS
34P24 A-TYPE
18X24X24D
OR APPROVED EQUAL

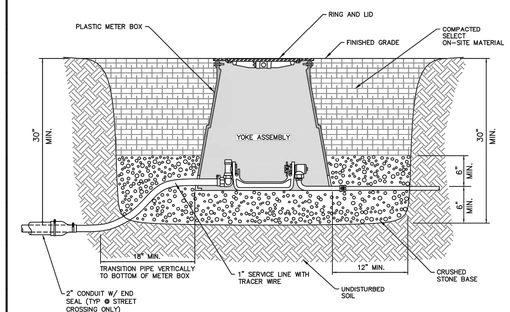


AUTOMATED LOCKING COVER

MATERIAL: CAST IRON
NO. 32197105

STANDARD METER BOX

N.T.S.



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:

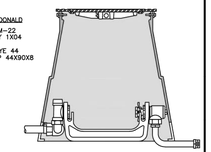
1.) 2" CONDUITS TO BE INSTALLED ON ALL STREET CROSSINGS AND SHALL EXTEND FROM BACK OF SIDEWALK TO BACK OF SIDEWALK

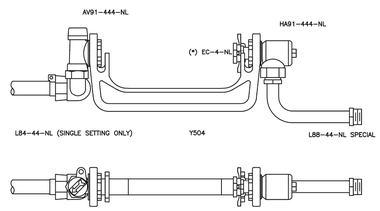
2.) ALL SERVICE TUBING SHALL HAVE 30" MIN. COVER EXCEPT FOR TRANSITION TO METER BOX AS SHOWN ABOVE

3.) SEE "TECHNICAL SPECIFICATIONS" FOR MATERIAL AND INSTALLATION SPECIFICATIONS

MATERIAL LIST

QTY	DESCRIPTION	CATALOG NUMBER			
		FORD	MUELLER	AY McDONALD	
1	INLET CONNECTION	L84-44-NL	P-15531N	74779M-22	
1	YOKE ANGLE KEY VALVE	AV91-444-NL	H-14278N	74604Y 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 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
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
KMI	S-1	MARCH 2008
KMI/JNK	S-3	MARCH 2008
CAG	S-5	AUGUST 2014
TLS	S-16	MARCH 2008
JNK	S-21	AUGUST 2014
TLS	S-22	AUGUST 2014
TLS	S-23	OCTOBER 2014
TLS	S-24	AUGUST 2014

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Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Civil Engineering + Surveying Established 1985

LEGEND

PROJECT DETAILS

PROJECT TITLE: LARGE SCALE DEVELOPMENT FOR MOXY OX

PROJECT LOCATION: SPRINGDALE, AR

REVISIONS

DATE: 11/18/2022
DRAWN BY: JH
PROJECT #2022-082
FILE PATH: Z:/LSD/2022082
SHEET SIZE: 22" x 34"
SCALE: N/A

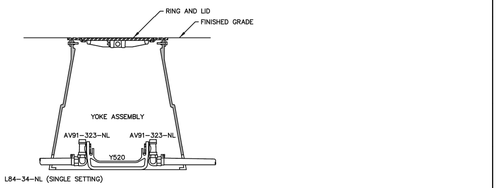
CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS - ENGINEER

SHEET TITLE

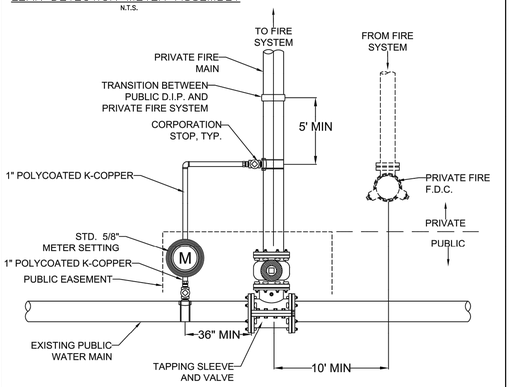
TYPICAL WATER + SEWER DETAILS 1

SHEET NUMBER

C5.2

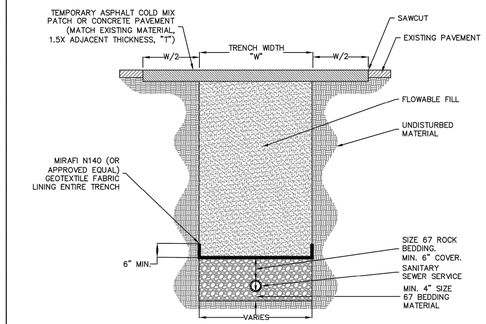


LEAK DETECTION METER ASSEMBLY
N.T.S.



FIRE SYSTEM CONNECTION
N.T.S.

SPRINGDALE WATER UTILITIES	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION			
526 OAK AVENUE P.O. BOX 769 SPRINGDALE, ARKANSAS 72765-0769 (479) 751-5751	DRAWN BY: crk	DRAWING NO: S-36	DATE: JAN. 2018	



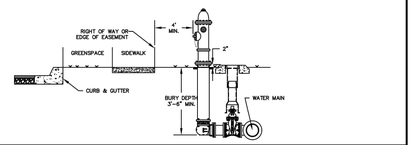
PROFILE VIEW
SECTION A-A

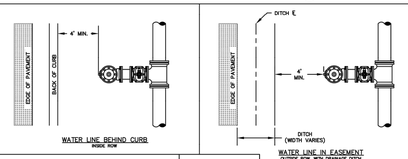
SANITARY SEWER SERVICE
TRENCH REPAIR DETAIL
N.T.S.

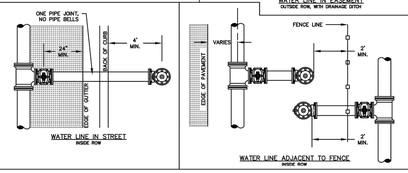
SPRINGDALE WATER UTILITIES	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION			
526 OAK AVENUE P.O. BOX 769 SPRINGDALE, ARKANSAS 72765-0769 (479) 751-5751	DRAWN BY: TST	DRAWING NO: S-40	DATE: JULY 2016	

NOTES:

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

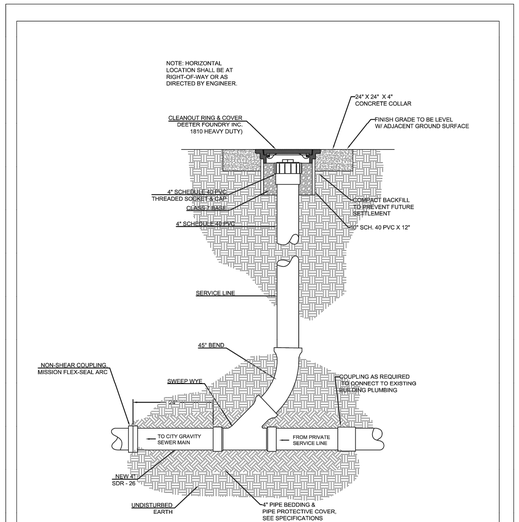






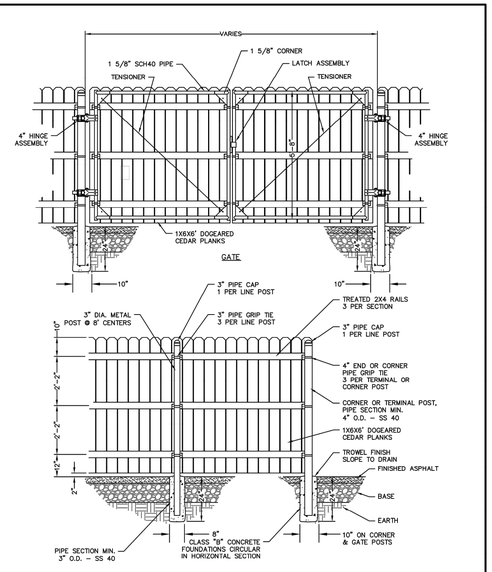
FIRE HYDRANT PLACEMENT
N.T.S.
S-41

SPRINGDALE WATER UTILITIES	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION			
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751	DRAWN BY: JSB	DRAWING NO: S-42	DATE: DECEMBER 2016	



CLEANOUT ASSEMBLY DETAIL
N.T.S.
S-47

SPRINGDALE WATER UTILITIES	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION			
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751	DRAWN BY: CRKJ	DRAWING NO: S-47	DATE: APRIL 2018	



STEEL FRAME WOOD PRIVACY FENCE
N.T.S.

SPRINGDALE WATER UTILITIES	MISCELLANEOUS DETAILS FOR WATER AND SEWER CONSTRUCTION			
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751	DRAWN BY: CAC	DRAWING NO: M-5	DATE: MARCH 2008	

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PROJECT TITLE:
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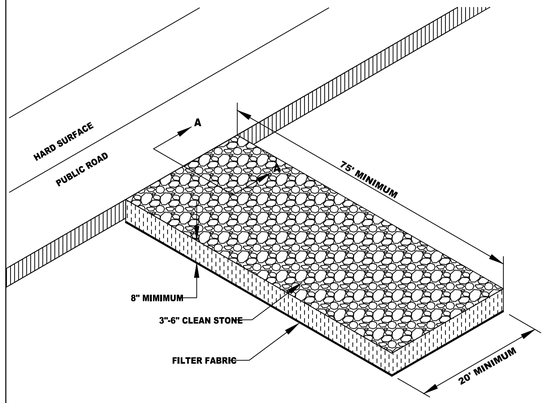
No. 722
ARKANSAS - ENGINEER

SHEET TITLE

TYPICAL WATER + SEWER DETAILS 2

SHEET NUMBER

C5.3



SECTION A-E

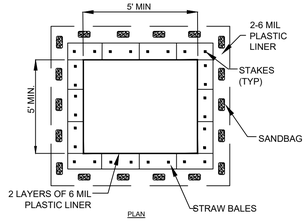
NOTES:

1. REPLACE CONTAMINATED STONE AS REQUIRED TO PREVENT TRACKING OF SEDIMENT OR MUD ON PUBLIC STREETS.
2. CLEAN STREETS DAILY WITH BROOM (NO POWER BROOM) AND SHOVEL. THE USE OF WATER IS PROHIBITED.
3. ALL VEHICLES MUST USE CONSTRUCTION EXIT.
4. IF WHEEL WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

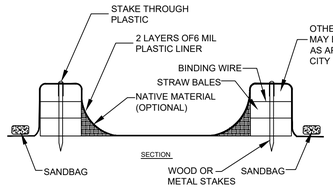
TITLE: EROSION CONTROL DETAILS	DATE:	SHEET:
DESCRIPTION: CONSTRUCTION EXIT (N.T.S.)		EC1
DRAWN BY: CHECKED BY: FILE: 2022-082 ZACK KIFER LSD 3_recover.dwg	###	

NOTES:

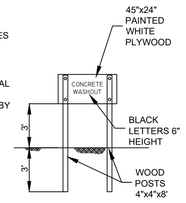
1. NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED.
2. EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.
3. ON-SITE TEMPORARY CONCRETE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



PLAN

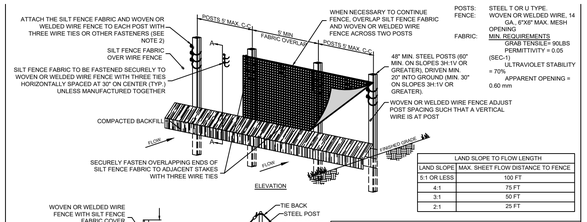


SECTION



CONCRETE WASHOUT SIGN DETAIL

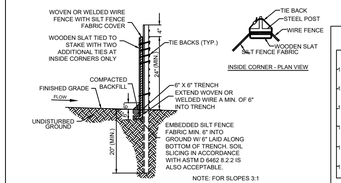
TITLE: EROSION CONTROL DETAILS	DATE:	SHEET:
DESCRIPTION: TEMPORARY STRAW BALE CONCRETE WASHOUT (N.T.S.)		EC2
DRAWN BY: CHECKED BY: FILE: 2022-082 ZACK KIFER LSD 3_recover.dwg	###	



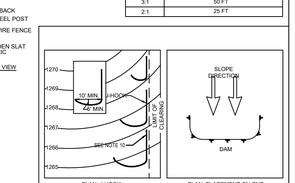
ELEVATION

POSTS:	STEEL T OR U TYPE,
FENCE:	WOVEN OF WELDED WIRE, 14 GA., 6"X6" MAX. MESH OPENING
FABRIC:	MIN. REQUIREMENTS GRAB TENSILE= 90LBS PERMITTIVITY = 0.05 (SEC-1) ULTRAVIOLET STABILITY = 70% APPARENT OPENING = 0.60 mm

LAND SLOPE TO FLOW LENGTH	
LAND SLOPE	MAX. SHEET FLOW DISTANCE TO FENCE
5:1 OR LESS	100 FT
4:1	75 FT
3:1	50 FT
2:1	25 FT



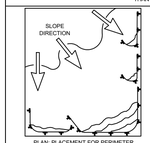
A-A SECTION (FOR SLOPES LESS THAN 3:1)



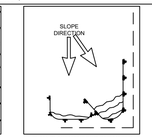
INSIDE CORNER - PLAN VIEW

PLAN: J-HOOK INSTALLATION

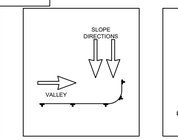
PLAN: PLACEMENT ON ONE SLOPE



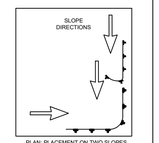
PLAN: PLACEMENT FOR PERIMETER CONTROL



PLAN: PLACEMENT FOR PERIMETER CONTROL



PLAN: PLACEMENT ON TWO SLOPES



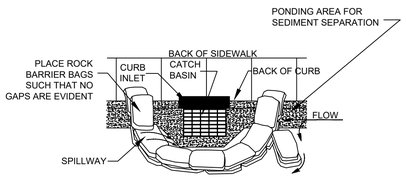
PLAN: PLACEMENT ON TWO SLOPES

INSTALLATION NOTES:
1. MATERIALS AND INSTALLATION SHALL COMPLY WITH ASTM D 6462 LATEST EDITION.
2. INSTALL SILT FENCE AT A FAIRLY LEVEL GRADE ALONG THE CONTOUR WITH THE ENDS CURVED UPHILL TO PROVIDE SUFFICIENT UPSTREAM STORAGE VOLUME FOR THE ANTICIPATED RUNOFF.
3. ATTACH THE GEOTEXTILE OR FABRIC TO THE WOVEN OR WELDED WIRE FENCE WITH THREE WIRE TIES OR OTHER FASTENERS (HORIZONTALLY SPACED EVERY 30"), ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART. AT EACH POST, ATTACH THE GEOTEXTILE OR FABRIC AND THE WOVEN OR WELDED WIRE FENCE TO THE POST AS PREVIOUSLY STATED. IN ADDITION, EACH TIE PLACED ON A POST SHOULD BE POSITIONED TO HANG ON A POST NIPPLE WHEN TIGHTENED TO PREVENT SAGGING.
4. WHEN TWO SECTIONS OF SILT FENCE FABRIC ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED A MINIMUM OF 60" ACROSS TWO POSTS, AS SHOWN.
5. ALL SILT FENCE SHALL INCLUDE WIRE SUPPORT.
6. WRAP APPROXIMATELY 6" OF FABRIC AROUND THE END POSTS AND SECURE WITH 3 TIES.
7. COMPACT THE SOIL IMMEDIATELY NEXT TO THE SILT FENCE FABRIC WITH THE FRONT WHEEL OF THE TRACTOR, SKID STEER, OR ROLLER EXERTING AT LEAST 60 POUNDS PER SQ. INCH. COMPACT THE UPSTREAM SIDE FIRST. COMPACT EACH SIDE TWICE FOR A TOTAL OF FOUR TRIPS.
8. ADD POST CAPS AS NEEDED BASED ON SITE CONDITIONS AND APPLICABLE AGENCY REQUIREMENTS.

J-HOOK NOTES:
9. J-HOOK SHALL BE USED WHENEVER THE SILT FENCE LINE IS INSTALLED AT AN ANGLE OF 30 DEGREES OR GREATER FROM PARALLEL TO CONTOURS.
10. START DOWN-GRADIENT SILT FENCE LINE AS CLOSE AS POSSIBLE TO UP-GRADIENT J-HOOK.

MAINTENANCE NOTES:
11. SILT FENCES SHALL BE INSPECTED ALONG ITS ENTIRETY AND MUST BE CLEANED WHEN SEDIMENT HAS ACCUMULATED TO ONE-THIRD THE HEIGHT OF THE SILT FENCE. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ONE-THIRD THE HEIGHT OF THE SILT FENCE.
12. SPECIAL ATTENTION SHOULD BE PAID TO ENSURE THAT NO UNDERMINING OF SILT FENCE HAS OCCURRED AND THAT NO BYPASS IS OCCURRING AT JOINING SECTIONS.
13. IF EXCESS SEDIMENT IS ACCUMULATING IN ANY SECTION OF SILT FENCE, THE CONTRACTOR SHOULD IMPLEMENT ADDITIONAL UPSTREAM STABILIZATION MEASURES OR ADDITIONAL BMPS (PENDING CITY APPROVAL) TO PREVENT EXCESSIVE BUILDUP ON SILT FENCE.
14. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED.

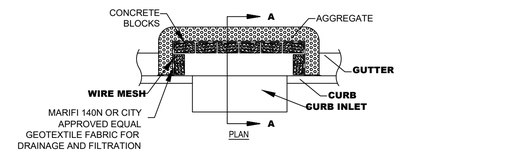
TITLE: EROSION CONTROL DETAILS	DATE:	SHEET:
DESCRIPTION: SILT FENCE WITH WIRE BACKING NOTES & REQUIREMENTS		EC4
DRAWN BY: CHECKED BY: FILE:2022-082 ZACK KIFER LSD 3_recover.dwg	###	



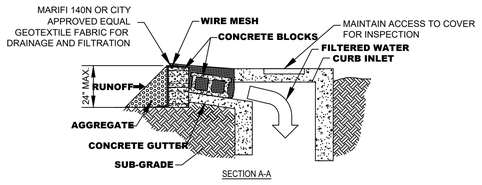
NOTES:

1. BAGS OF WOVEN GEOTEXTILE FABRIC, FILLED WITH 1/4" CLEAN GRAVEL MUST BE LAYERED SUCH THAT NO GAPS ARE EVIDENT.
2. LEAVE ONE ROCK BARRIER BAG 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 LOCATED IN THE TRAVELED WAY MUST BE REMOVED IMMEDIATELY
4. APPLICATION OF THE DEVICE MUST BE APPROVED BY THE CITY BEFORE USE IN AREAS OPEN TO THE MOTORING PUBLIC.

TITLE: EROSION CONTROL DETAILS	DATE: REVISED	SHEET:
DESCRIPTION: BARRIER BAG CURB INLET PROTECTION (SUMP CONDITION ONLY) (N.T.S.)		EC6
DRAWN BY: CHECKED BY: FILE: 2022-082 ZACK KIFER LSD 3_recover.dwg	###	



PLAN



SECTION A-A

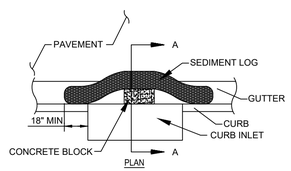
NOTES:

1. PLACE CONCRETE BLOCKS IN A SINGLE ROW AROUND PERIMETER OF CURB INLET ON THEIR SIDES, WITH ENDS OF ADJACENT BLOCKS ABUTTING.
2. HEIGHT OF BARRIER VARIES. USE STACKS OF 4", 8", OR 12" BLOCKS. TOP OF BARRIER MUST BE LOWER THAN TOP OF CURB ELEVATIONS ADJACENT TO INLET. MAX. HEIGHT SHALL BE 24".
3. PLACE HARDWARE CLOTH/WIRE MESH W/ MAX. 1/2" OPENINGS OVER VERTICAL FACE OF CONCRETE BLOCKS.
4. THE AGGREGATE SHALL BE 3/4" - 2" ANGULAR CLEAN STONE TO SLOW THE FLOW OF WATER AND ALLOW IT TO FILTER THROUGH AND OVER THE MATERIAL BEFORE ENTERING THE INLET.
5. DO NOT USE IN AREAS OPEN TO THE MOTORING PUBLIC.

MAINTENANCE NOTES:

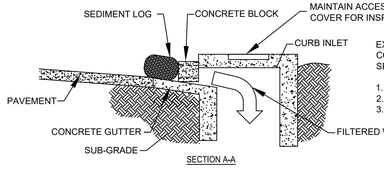
6. INLET PROTECTION DEVICES MUST BE INSPECTED FOR SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN OR UPGRADIENT OF THE INLET.
7. ANY SEDIMENT ACCUMULATED IN OR ADJACENT TO A STORM DRAIN INLET MUST BE REMOVED AS SOON AS PRACTICABLE BUT NOT LATER THAN 3 DAYS AFTER DISCOVERY.
8. INLET PROTECTION DEVICES SHALL BE INSPECTED FOR UNINTENDED BYPASS OR IMPROPER FLOW-RATES THAT MAY CAUSE DOWNSTREAM FLOODING.
9. CONTACT THE PUBLIC WORKS INSPECTOR AND/OR ENGINEER FOR ALTERNATE INLET PROTECTION IF THE DESIGNED PROTECTION MAY IMPACT DOWNSTREAM BMPS, ADJACENT SLOPES, ETC., DUE TO PONDING ISSUES. ENSURE THAT NO UNDERMINING OF INLET PROTECTION DEVICES HAS OCCURRED.
10. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

TITLE: EROSION CONTROL DETAILS	DATE:	SHEET:
DESCRIPTION: BLOCK AND AGGREGATE INLET PROTECTION DEVICE (SUMP CONDITION ONLY) (N.T.S.)		EC8
DRAWN BY: CHECKED BY: FILE: 2022-082 ZACK KIFER LSD 3_recover.dwg	###	



PLAN

SEDIMENT LOGS SHALL HAVE A MIN. WEIGHT PER LINEAR FOOT OF 4.5 LBS AND SHALL EXCLUDE **STRAW** OR **SAND** MEDIA.



SECTION A-A

EXAMPLES OF ACCEPTABLE COMMERCIALLY AVAILABLE SEDIMENT LOGS ARE:

1. SILT SOCK
2. BIG RED
3. EROSION EEL

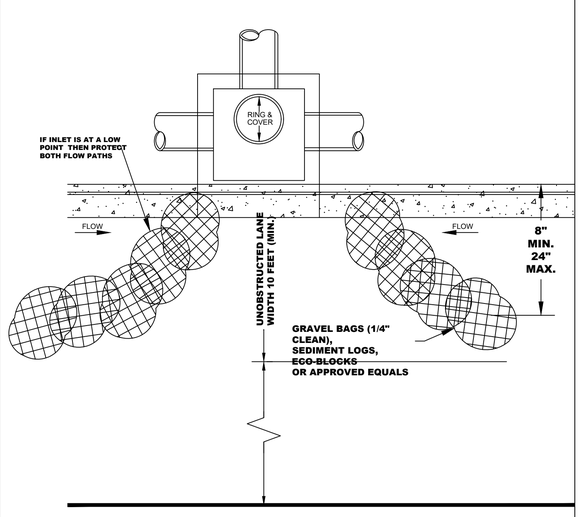
NOTES:

1. PLACE DEVICES AROUND PERIMETER OF GRATE/AREA INLET, WITH ENDS OF ADJACENT SEDIMENT LOGS OVERLAPPING 12" MIN.
2. PLACEMENT OF DEVICES SHALL EXTEND 12" MIN BEYOND THE LIMITS OF THE CURB INLET STRUCTURE ON BOTH SIDES.
3. IF ROAD OR PARKING AREA IS OPEN TO PUBLIC, VERIFY SUITABILITY OF BMP WITH CITY OF Springdale ENGINEERING DIVISION.

MAINTENANCE NOTES:

4. INLET PROTECTION DEVICES MUST BE INSPECTED FOR SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN OR UPGRADIENT OF THE INLET.
7. ANY SEDIMENT ACCUMULATED IN OR ADJACENT TO A STORM DRAIN INLET MUST BE REMOVED AS SOON AS PRACTICABLE BUT NOT LATER THAN 3 DAYS AFTER DISCOVERY.
8. INLET PROTECTION DEVICES SHALL BE INSPECTED FOR UNINTENDED BYPASS OR IMPROPER FLOW-RATES THAT MAY CAUSE DOWNSTREAM FLOODING.
9. CONTACT THE PUBLIC WORKS INSPECTOR AND/OR ENGINEER FOR ALTERNATE INLET PROTECTION IF THE DESIGNED PROTECTION MAY IMPACT DOWNSTREAM BMPS, ADJACENT SLOPES, ETC., DUE TO PONDING ISSUES. ENSURE THAT NO UNDERMINING OF INLET PROTECTION DEVICES HAS OCCURRED.
10. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

TITLE: EROSION CONTROL DETAILS	DATE:	SHEET:
DESCRIPTION: SEDIMENT LOG CURB INLET PROTECTION (ON GRADE) (N.T.S.)		EC11
DRAWN BY: CHECKED BY: FILE: 2022-082 ZACK KIFER LSD 3_recover.dwg	###	

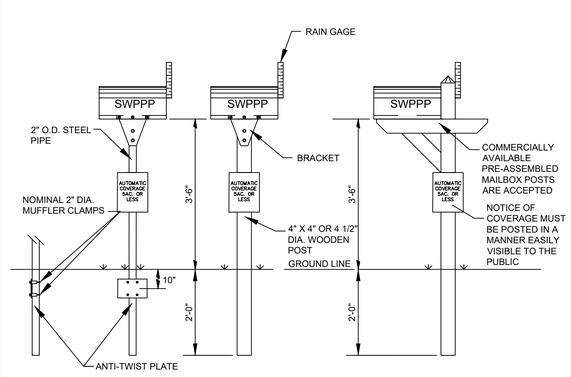


J-HOOK CURB TRAP

MAINTENANCE NOTES:

1. INLET PROTECTION DEVICES MUST BE INSPECTED FOR SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN OR UPGRADIENT OF THE INLET.
2. ANY SEDIMENT ACCUMULATED IN OR ADJACENT TO A STORM DRAIN INLET MUST BE REMOVED AS SOON AS PRACTICABLE BUT NOT LATER THAN 3 DAYS AFTER DISCOVERY.
3. INLET PROTECTION DEVICES SHALL BE INSPECTED FOR UNINTENDED BYPASS OR IMPROPER FLOW-RATES THAT MAY CAUSE DOWNSTREAM FLOODING.
4. CONTACT THE PUBLIC WORKS INSPECTOR AND/OR ENGINEER FOR ALTERNATE INLET PROTECTION IF THE DESIGNED PROTECTION MAY IMPACT DOWNSTREAM BMPS, ADJACENT SLOPES, ETC., DUE TO PONDING ISSUES. ENSURE THAT NO UNDERMINING OF INLET PROTECTION DEVICES HAS OCCURRED.
5. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

TITLE: EROSION CONTROL DETAILS	DATE:	SHEET:
DESCRIPTION: J-HOOK CURB INLET PROTECTION DEVICE (ON GRADE) (N.T.S.)		EC13
DRAWN BY: CHECKED BY: FILE: 2022-082 ZACK KIFER LSD 3_recover.dwg	###	



NOTES:

1. THE SWPPP INFORMATION MAILBOX MUST BE LOCATED IN A PROMINENT, PUBLICLY ACCESSIBLE LOCATION NEAR THE MAIN ENTRANCE OF THE SITE. SUCH THAT THE DOCUMENTATION CAN BE READ WITHOUT ACCESSING THE JOBSITE, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A TRAFFIC SAFETY HAZARD.
2. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
3. ALL PAGES OF NOTICES OF INTENT AND PERMIT AUTHORIZATIONS MUST BE INCLUDED. THE CONTRACTOR MAY UTILIZE ACCESSIBLE WATERPROOF FOLDERS TO STORE THESE DOCUMENTS.
4. MAILBOX SHALL BE LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
5. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE SWPPP INFORMATION MAILBOX.

TITLE: EROSION CONTROL DETAILS	DATE:	SHEET:
DESCRIPTION: SWPPP INFORMATION MAILBOX (SMALL SITE) (N.T.S.)		EC15
DRAWN BY: CHECKED BY: FILE: 2022-082 ZACK KIFER LSD 3_recover.dwg	###	

JORGENSEN +ASSOCIATES
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Civil Engineering + Surveying Established 1985

LEGEND

PROJECT DETAILS

PROJECT TITLE: LARGE SCALE DEVELOPMENT FOR MOXY OX

PROJECT LOCATION: SPRINGDALE, AR

REVISIONS

DATE: 11/18/2022
DRAWN BY: JH
PROJECT #2022-082
FILE PATH: Z:\LSD\2022082
SHEET SIZE: 22" x 34"
SCALE: N/A

CERTIFICATE OF AUTHORIZATION — JORGENSEN & ASSOCIATES — No. 722 — ARKANSAS – ENGINEER

SHEET TITLE

TYPICAL EROSION CONTROL DETAILS

SHEET NUMBER

C5.4

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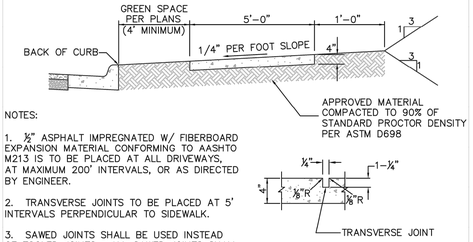


NOTES:

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.

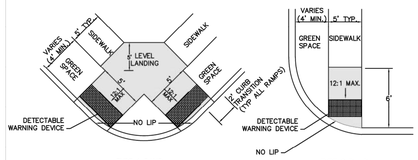
4. OTHER JOINTS MAY BE REQUIRED IF DIRECTED BY THE ENGINEER.

5. CONCRETE FOR SIDEWALK TO BE CLASS A, 3000 PSI, 5.5 BAG MIX W/ 4-7% AIR ENTRAINMENT.

SIDEWALK DETAIL
NOT TO SCALE

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: JULY 2018 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	

N:\Engineering_WEBSITE MATERIALS\Standard Details\DWG\SD-B-2.dwg



TYPE 1 RAMP TYPE 2 RAMP

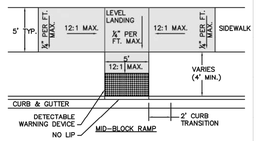
NOTES:

1. THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1.

2. THE NORMAL GUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.

3. THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".

4. DETECTABLE WARNING DEVICES SHALL BE PLACED AT ALL LOCATIONS WHERE RAMPS CROSS A CURB.



HANDICAP RAMP DETAILS
NOT TO SCALE

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	

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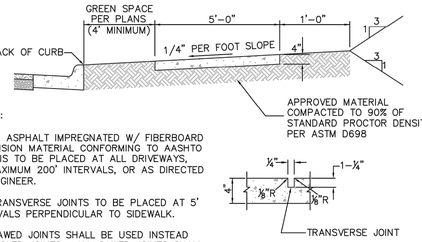

NOTES:

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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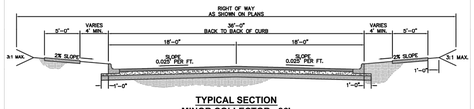

TYPICAL SECTION
MINOR COLLECTOR - 36'
NOT TO SCALE

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2016 DESIGNED BY: WWP DRAWN BY: WWP CHECKED BY: KPP APPROVED BY: BNB	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-2	

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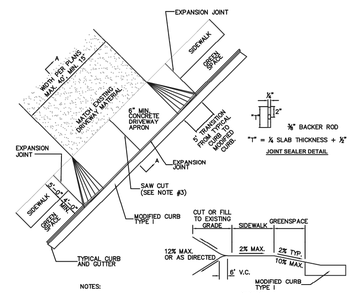

NOTES:

1. ½" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-1752, TYPE I OR REDWOOD SHALL BE PLACED IN LOCATIONS SHOWN, OR AS DIRECTED BY ENGINEER.

2. DRIVEWAY SECTION BEHIND APRON SHALL BE 6" AGGREGATE BASE COURSE FOR EXISTING GRAVEL DRIVES, 2" ASPHALT W/ 4" AGGREGATE BASE COURSE FOR EXISTING ASPHALT DRIVES, OR 4" CONCRETE FOR EXISTING CONCRETE DRIVES TO MATCH EXISTING D/W SURFACE MATERIAL.

3. CONCRETE DRIVEWAY APRON TO BE SAWCUT AT 15' INTERVALS AS SHOWN, AND FILLED WITH APPROVED JOINT SEALER (SEE DETAIL).

4. CONCRETE DRIVEWAYS TO BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4-7% AIR ENTRAINMENT.

RESIDENTIAL DRIVEWAY DETAIL
NOT TO SCALE

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

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

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Office: 479.442.9127
www.jorgensenassoc.com
Civil Engineering + Surveying Established 1985

LEGEND

PROJECT DETAILS

PROJECT TITLE: LARGE SCALE DEVELOPMENT FOR MOXY OX

PROJECT LOCATION: SPRINGDALE, AR

REVISIONS

DATE: 11/18/2022
DRAWN BY: JH
PROJECT #2022-082
FILE PATH: Z:\LSD\2022082
SHEET SIZE: 22" x 34"
SCALE: N/A

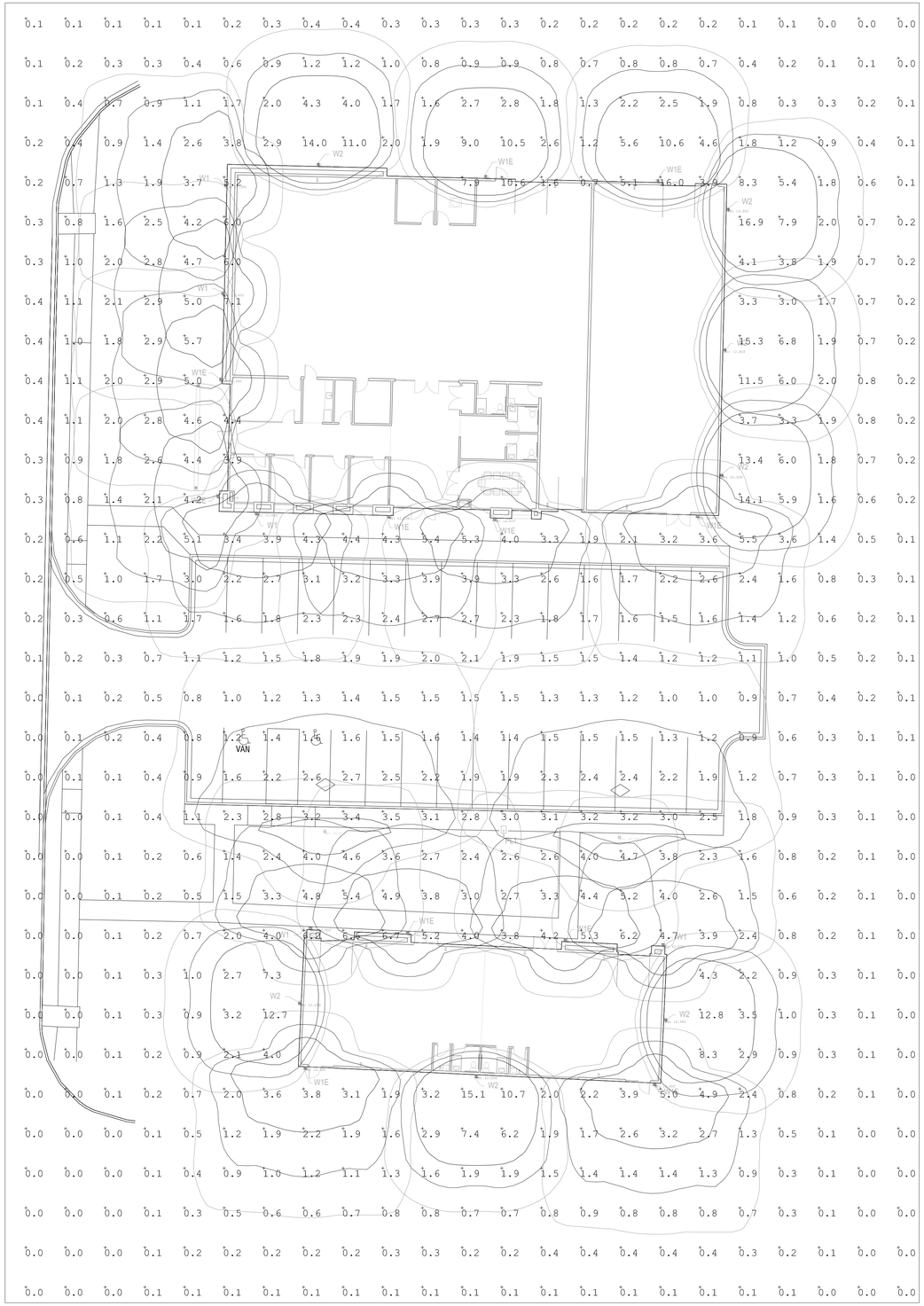
CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS – ENGINEER

SHEET TITLE

TYPICAL STREET & SIDEWALK DETAILS

SHEET NUMBER

C5.5

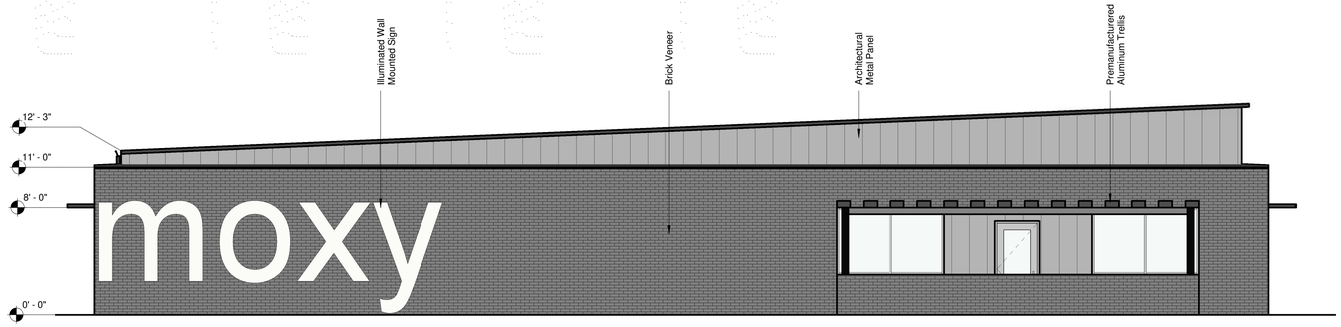


Application Objects

Name	Qty	Label	Arrangement	Description	Tag	CSP	Controlling Comma	Controlling Mode	Scroll Mode
	1	Alphabetic+Punctuation, Top Left	Static	Alphabetic+Punctuation		Fixed	Auto	Auto	Auto
	1	Alphabetic+Punctuation	Static	Alphabetic+Punctuation		Fixed	Auto	Auto	Auto
	1	Window	Single	Window		Fixed	Auto	Auto	Auto

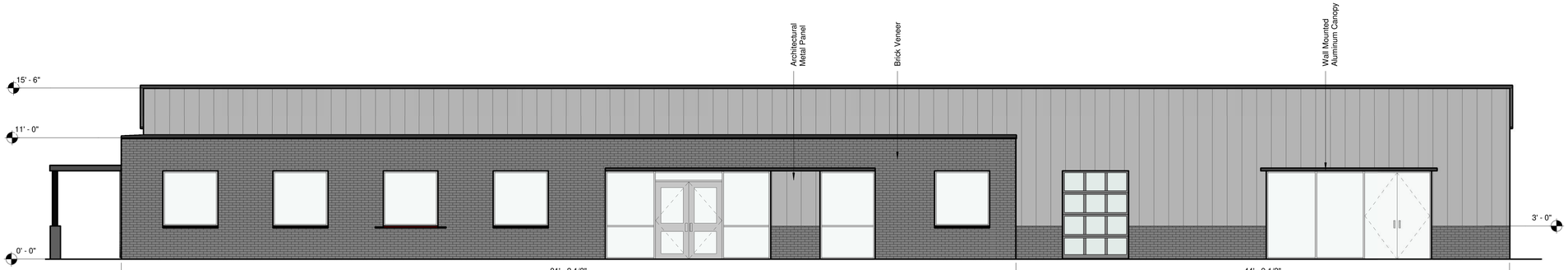
Application Summary

Name	Controller	Total	Key	Key Pressed	Key Released	Key Held
Key Listener	Alphabetic	97	Auto	Auto	Auto	Auto



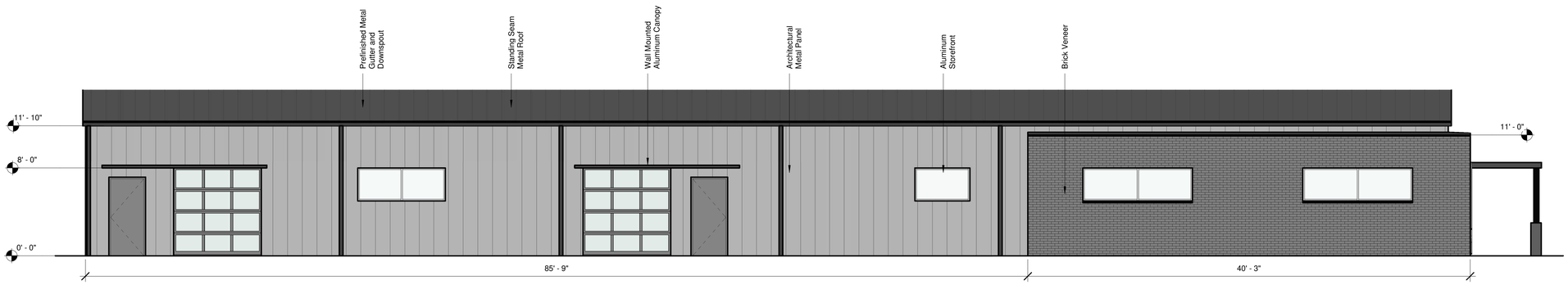
Material Percentages:
Brick Veneer: 66% (746 sf)
Architectural Metal Panel: 26% (290 sf)
Storefront: 8% (90 sf)

4 West Elevation - North Building
3/16" = 1'-0"



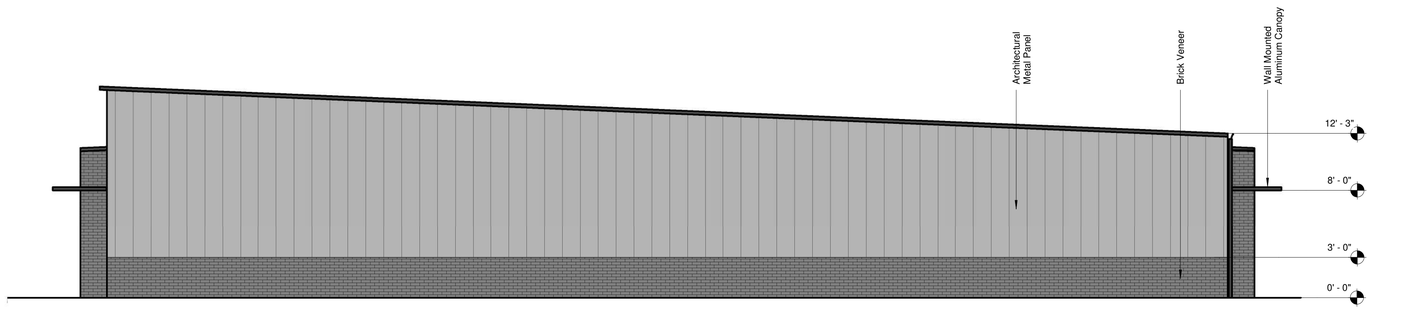
Material Percentages:
Brick Veneer: 35% (655 sf)
Architectural Metal Panel: 40% (760sf)
Storefront: 25% (456 sf)

3 South Elevation - North Building
3/16" = 1'-0"



Material Percentages:
Brick Veneer: 26% (381 sf)
Architectural Metal Panel: 58% (856sf)
Storefront: 16% (230 sf)

2 North Elevation - North Building
3/16" = 1'-0"



Material Percentages:
Brick Veneer: 25% (298 sf)
Architectural Metal Panel: 75% (910 sf)
Storefront: 0% (0 sf)

1 East Elevation - North Building
3/16" = 1'-0"

rh Architectural Designs
5413 Fireplace Dr.
Rogers, AR 72758
479.841.5541

NOT FOR CONSTRUCTION

moxy ox Office
307 N 48th St., Springdale, AR

2022.07

03.17.2023

Revisions

Color Elevations

X1

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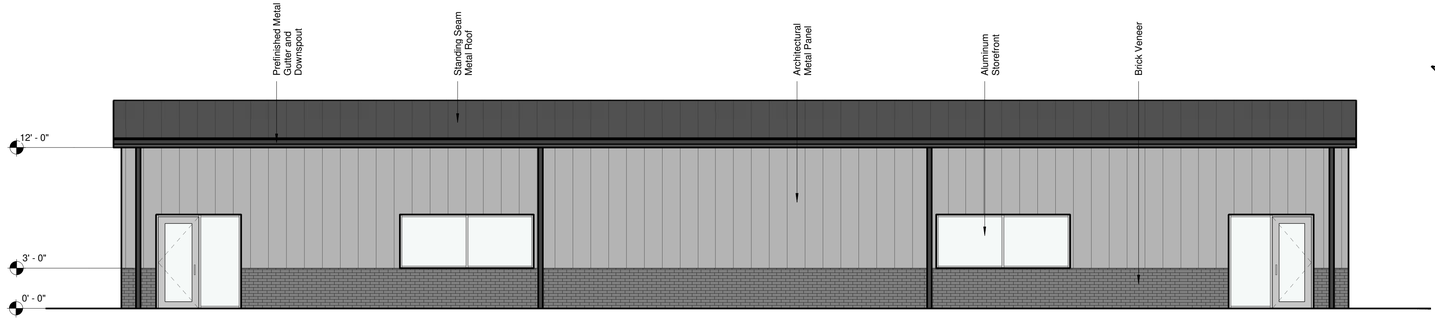
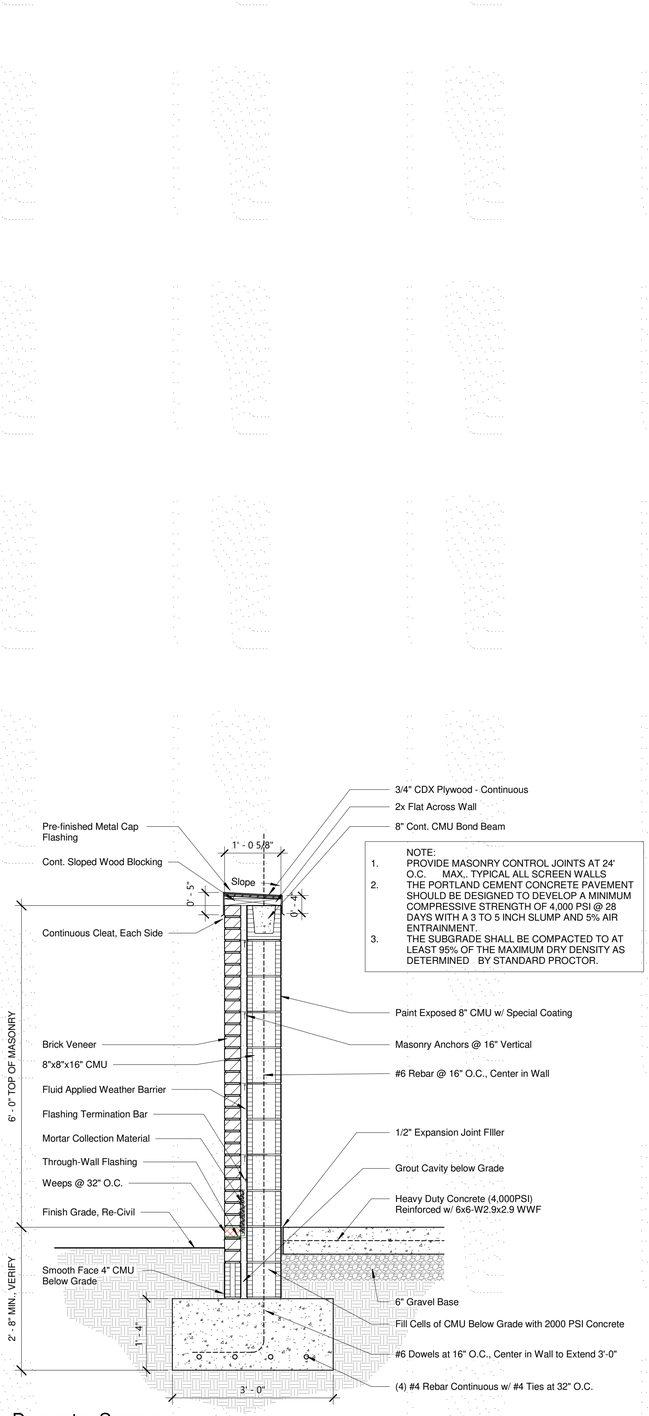
rh Architectural Designs
5413 Fireplace Dr.
Rogers, AR 72758
479.841.5541

NOT FOR CONSTRUCTION



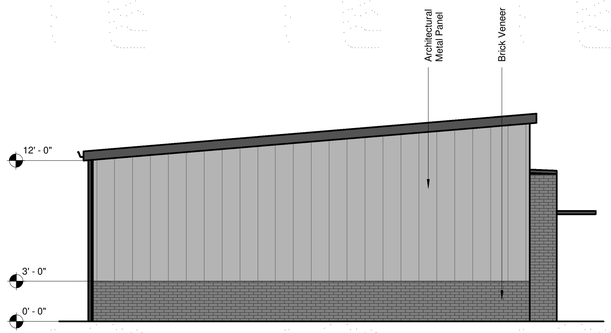
Material Percentages:
Brick Veneer: 22% (236 sf)
Architectural Metal Panel: 63% (693sf)
Storefront: 15% (168 sf)

4 South Elevation - South Building
3/16" = 1'-0"



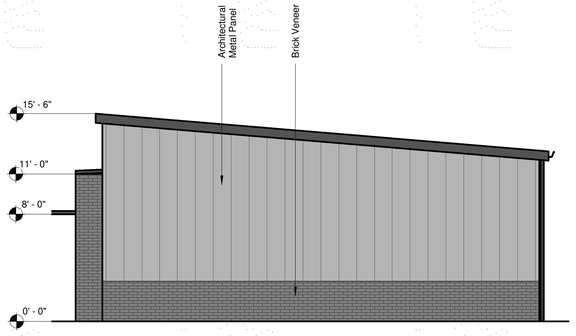
NOTE:
1. PROVIDE MASONRY CONTROL JOINTS AT 24' O.C. MAX., TYPICAL ALL SCREEN WALLS
2. THE PORTLAND CEMENT CONCRETE PAVEMENT SHOULD BE DESIGNED TO DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI @ 28 DAYS WITH A 3 TO 5 INCH SLUMP AND 5% AIR ENTRAINMENT.
3. THE SUBGRADE SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY STANDARD PROCTOR.

5 Dumpster Screen
3/4" = 1'-0"



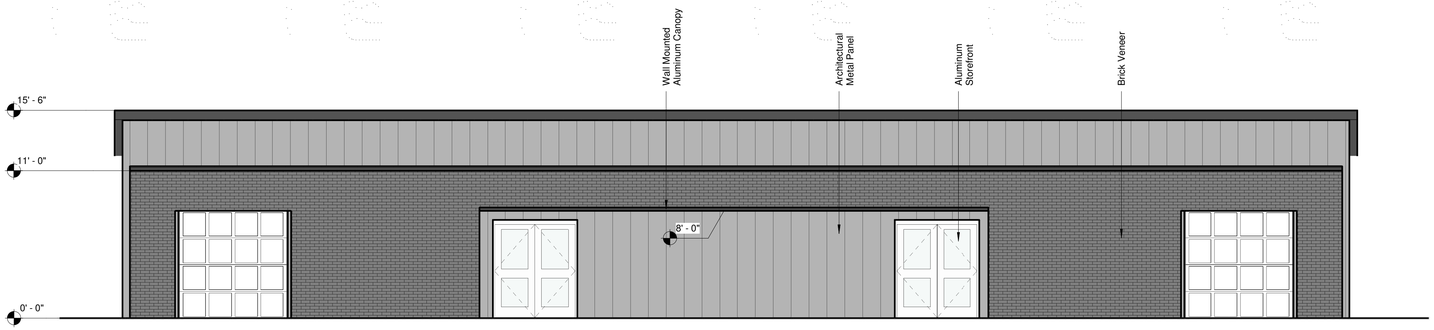
Material Percentages:
Brick Veneer: 26% (119 sf)
Architectural Metal Panel: 74% (339sf)
Storefront: 0% (0 sf)

2 South Building
3/16" = 1'-0"



Material Percentages:
Brick Veneer: 26% (119 sf)
Architectural Metal Panel: 74% (339sf)
Storefront: 0% (0 sf)

3 West Elevation - South Building
3/16" = 1'-0"



Material Percentages:
Brick Veneer: 42% (551 sf)
Architectural Metal Panel: 41% (528sf)
Storefront: 17% (223 sf)

1 North Elevation - South Building
3/16" = 1'-0"

moxy ox Office
307 N 48th St., Springdale, AR

2022.07

03.17.2023

Revisions

Color Elevations

X2

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L23-26

MOXY OX ADJOINING PROPERTY OWNERS LIST

Parcel: 815-29801-220

Owner: FRAZIER, RICHARD & SANDRA LIVING

Owner Address: 365 N 48TH ST SPRINGDALE AR 72762-3702

Parcel: 815-29801-210

Owner: MEIER, JOAN

Owner Address: 4630 W SEATON DR SPRINGDALE AR 72762-3779

Parcel: 815-29801-230

Owner: COCKLIN, TONI L

Owner Address: 4715 W SEATON DR SPRINGDALE AR 72762

Parcel: 815-29801-250

Owner: VALLAIRE, CECELIA J; MITCHELL,DIANE

Owner Address: 203 N 48TH ST SPRINGDALE AR 72762

Parcel: 815-29801-500

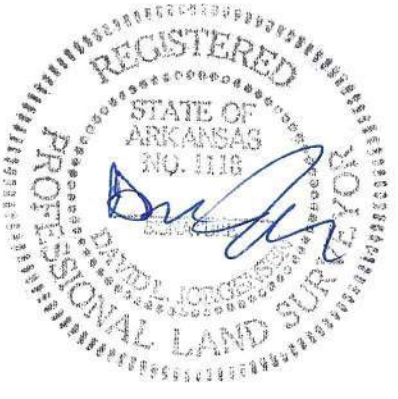
Owner: ARMSTRONG FAMILY REVOCABLE TRUST

Owner Address: 250 N 48TH ST SPRINGDALE AR 72762

Parcel: 815-29801-445

Owner: 6308 HARBER AVE LLC

Owner Address: 6308 HAR-BER AVE SPRINGDALE AR 72762



SPRINGDALE™

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: April 12, 2023

Date Accepted as Complete: April 25, 2023 Project Number: B23-59

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: Moxy Ox, Mathew Huber	Name: Moxy Ox, Mathew Huber
E-mail:	E-mail:
Address: 307 N 48th Street	Address: 307 N 48th Street
Phone:	Phone:
Site/ Location: 307 N 48th Street	Current Zoning District: C-5
Assessor's Parcel Number(s): 815-29801-225	Rezone required: N/A
	Total Acreage: 1.14

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

Planning and Community Development Division

(479) 750.8550 phone | (479) 750.8539 fax | 201 Spring Street | Springdale, Arkansas 72764

☐ **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'
- X 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)

Customer entrance on all facades facing public ROW.

Earthen berm b/w building and any residential zoning.

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

One building is facing two steets for public entrance.

Developer would like to Not block visual from the road.

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

There will be no effect to the public with any requested variances as they will still have access to the building from the road and the request for no earthen berm does not effect the residential across the street.

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 continuous with surrounding properties.

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: 4-12-23

JORGENSEN
+ASSOCIATES
Civil Engineering · Surveying

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Established 1985

B23-59

April 12th, 2023

Springdale Planning Department
201 Spring Street
Springdale, AR 72764

Attn: Sharon Tromburg
Re: Variance Request for LSD L23-26 Moxy Ox

This letter will serve as a Variance request for design standards as described on the included application. The large scale is for two proposed buildings and associated parking located at 307 N 48th Street. The variance request is for two sided buildings with public street connection and a berm/screening between the sough building and the road due to having residential zoning across the street.

Thanks

Jorgensen + Associates

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 CONTRACTORS RESPONSIBILITY TO TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THIS PROJECT.

3. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE TO THE BACK 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. ALL ON-SITE CURB SHALL BE BARRIER CURB, UNLESS OTHERWISE NOTED ON THE PLANS. REFER TO DETAIL SHEETS C-601/2.

6. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LAYOUT.

7. REFER TO LIGHTING PLAN FOR PROPOSED PARKING LOT LIGHT LOCATIONS AND FOR POLE, POLE FOOTING AND POLE FIXTURE DETAILS.

8. REFER TO ARCHITECTURAL PLANS FOR DETAILS OF THE PROPOSED ENTRANCE SIGN AND DUMPSTER ENCLOSURE.

9. A PERMIT IS REQUIRED FOR ALL CONSTRUCTION WITHIN ARDOT RIGHT-OF-WAY. SAID CONSTRUCTION SHALL BE IN ACCORDANCE WITH ARDOT REGULATIONS.

10. ALL SIGNAGE, PAVEMENT MARKINGS AND STRIPING SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND REGULATIONS.

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

ENGINEERS NOTES:

1. ALL EXISTING DRAINAGE STRUCTURES TO REMAIN UNLESS OTHERWISE NOTED ON THE PLAT HEREON. CONTRACTOR TO VERIFY DEPTH AND LOCATION PRIOR TO CONSTRUCTION. PROTECTION OF PIPES AND/OR INLETS TO BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION AND DEVELOPMENT.

2. EXISTING UTILITY STRUCTURES TO REMAIN UNLESS OTHERWISE NOTED ON THE PLAT HEREON.

3. A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.

SITE UTILITY GENERAL NOTES:

1. EXISTING UTILITIES ACROSS OR ALONG THE LINE OF PROPOSED WORK ARE SHOWN ONLY IN AN APPROXIMATE LOCATION ON THESE PLANS. THE CONTRACTOR SHALL CALL THE STATE ONE-CALL SYSTEM PRIOR TO THE CONSTRUCTION AT 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 JORGENSEN & ASSOCIATES AND/OR THE OWNER OF ANY CONFLICTS OR REQUIRED DEVIATIONS FROM THE PLANS. JORGENSEN & ASSOCIATES SHALL BE HELD HARMLESS IN THE EVENT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATIONS.

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 OF THE BUILDING UNLESS OTHERWISE NOTED. THE END OF ALL SERVICE LINES SHALL BE TIGHTLY CAPPED OR PLUGGED AND MARKED UNTIL SUCH A 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 DOMESTIC WATER SERVICE LINE SHALL INCLUDE AN INTERNAL RP TYPE BACKFLOW PREVENTOR. PROVISIONS SHALL BE PROVIDED FOR THERMAL EXPANSION AND DRAINAGE WITH THE DOMESTIC WATER SERVICE LINE TO THE RPZ. REFER TO M.E.P. PLANS.

9. THE IRRIGATION SYSTEM SHALL BE PROTECTED BY AN RP TYPE BACKFLOW PREVENTOR. IRRIGATION SYSTEM TO BE DESIGNED BY OTHERS.

10. BACKFLOW PREVENTION ASSEMBLIES INSTALLED OUTDOORS 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.

ADA NOTES:

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 CONDITIONS:

USE: BUSINESS & PROFESSIONAL OFFICE

REQUIREMENTS:
1 SPACE PER 300 SQ. FEET OF NET FLOOR AREA.
10,001 - 20,000 SQ. FEET - 95% OF PARKING REQUIREMENT

PROPOSED BUILDING AREA: 13,683 SQ. FEET ±
PARKING REQUIRED: 13,683 / 300 = 45.6 x 95% = 43.3 SPACES (INCLUDING 2 ADA SPACES)
PARKING PROVIDED: 27 PARKING SPACES (INCLUDING 2 ADA)

EXISTING CONDITIONS:

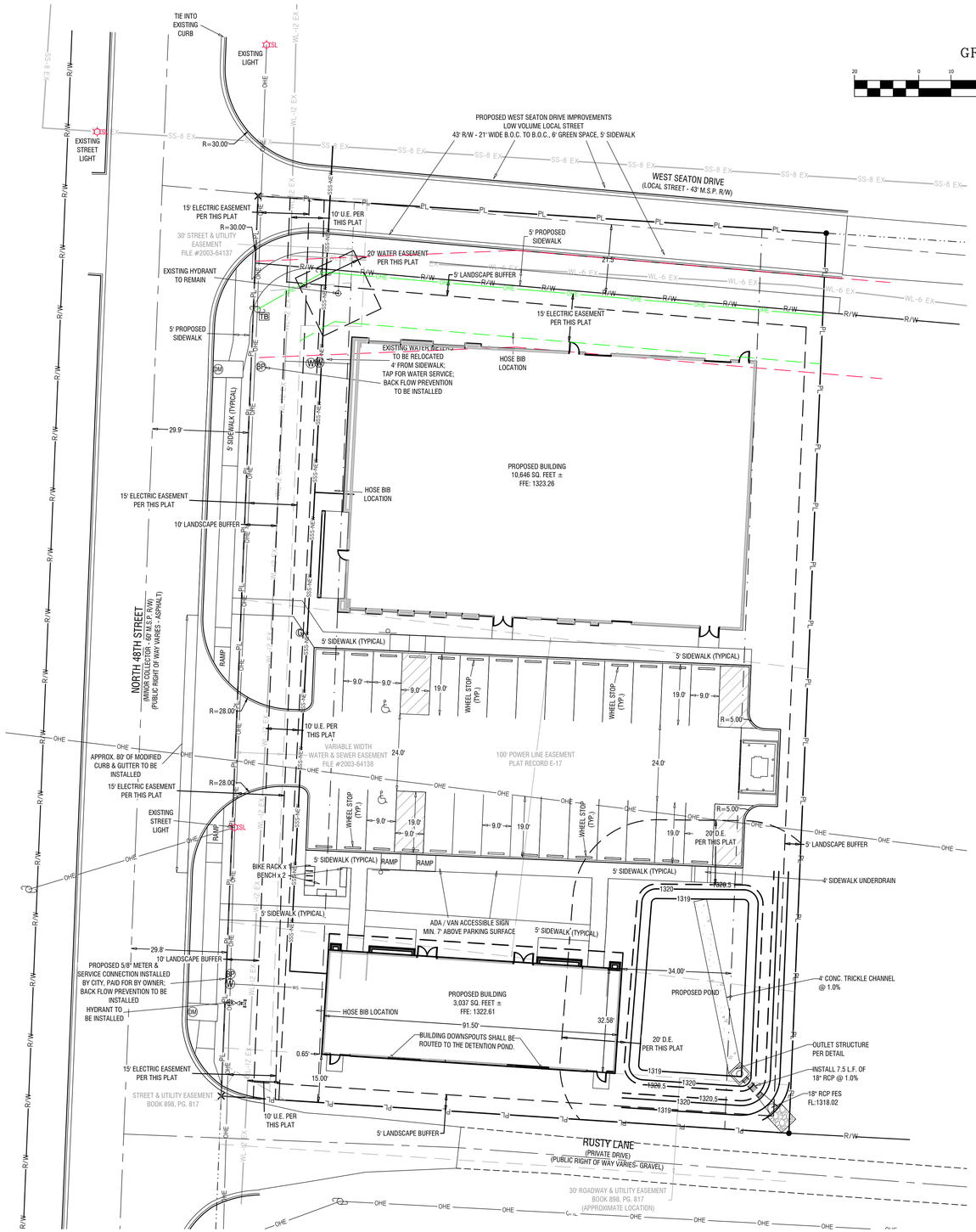
SITE AREA:	49,559 SQ. FEET ±	100%
BUILDING:	3,185 SQ. FEET ±	6%
DRIVES & SIDEWALKS:	1,736 SQ. FEET ±	4%
TOTAL IMPERVIOUS AREA:	4,922 SQ. FEET ±	10%
GREEN SPACE:	44,637 SQ. FEET ±	90%

PROPOSED CONDITIONS:

SITE AREA:	49,559 SQ. FEET ±	100%
BUILDING:	13,683 SQ. FEET ±	28%
SIDEWALKS:	2,401 SQ. FEET ±	4%
PARKING LOT:	9,435 SQ. FEET ±	19%
TOTAL IMPERVIOUS AREA:	25,519 SQ. FEET ±	51%
GREEN SPACE:	24,040 SQ. FEET ±	49%

OWNER/DEVELOPER:

MIMI & DUDE'S ENTERPRISE, LLC
307 NORTH 48TH STREET
SPRINGDALE, AR 72762



JORGENSEN +ASSOCIATES
124 W Sunbridge Drive, Suite 5
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Office: 479.442.9127
www.jorgensenassoc.com
Civil Engineering + Surveying Established 1985

LEGEND

- FOUND MONUMENT AS NOTED
- SET IRON PIN WITH CAP
- CALCULATED POINT
- WATER METER
- BACK-FLOW PREVENTOR
- FIRE HYDRANT
- SEPTIC LID
- SANITARY CLEAN OUT
- STORM DRAIN MANHOLE
- TELECOMMUNICATIONS BOX
- TELEPHONE PEDESTAL
- POWER POLE
- AC UNIT ON PAD
- GAS METER
- PROPERTY LINE
- 40 LINE / PROPERTY TIE LINE
- ADJOINING PROPERTY LINE
- CENTERLINE OF ROAD
- RIGHT OF WAY
- BUILDING SETBACK
- EASEMENT LINE
- FENCE LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING OVERHEAD ELECTRIC
- PROPOSED WATER SERVICE
- PROPOSED SEWER SERVICE

PROJECT DETAILS

PROJECT TITLE:
LARGE SCALE DEVELOPMENT FOR MOXY OX

PROJECT LOCATION:
SPRINGDALE, AR

DATE: 11/18/2022
DRAWN BY: JH
PROJECT #2022-082
FILE PATH: Z:\LOTS\2022082
SHEET SIZE: 22" x 34"
SCALE: 1" = 20'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13843
BLAKE E. JORGENSEN

SHEET TITLE

LARGE SCALE DEVELOPMENT & WATER + SEWER PLAN

SHEET NUMBER

C1.2



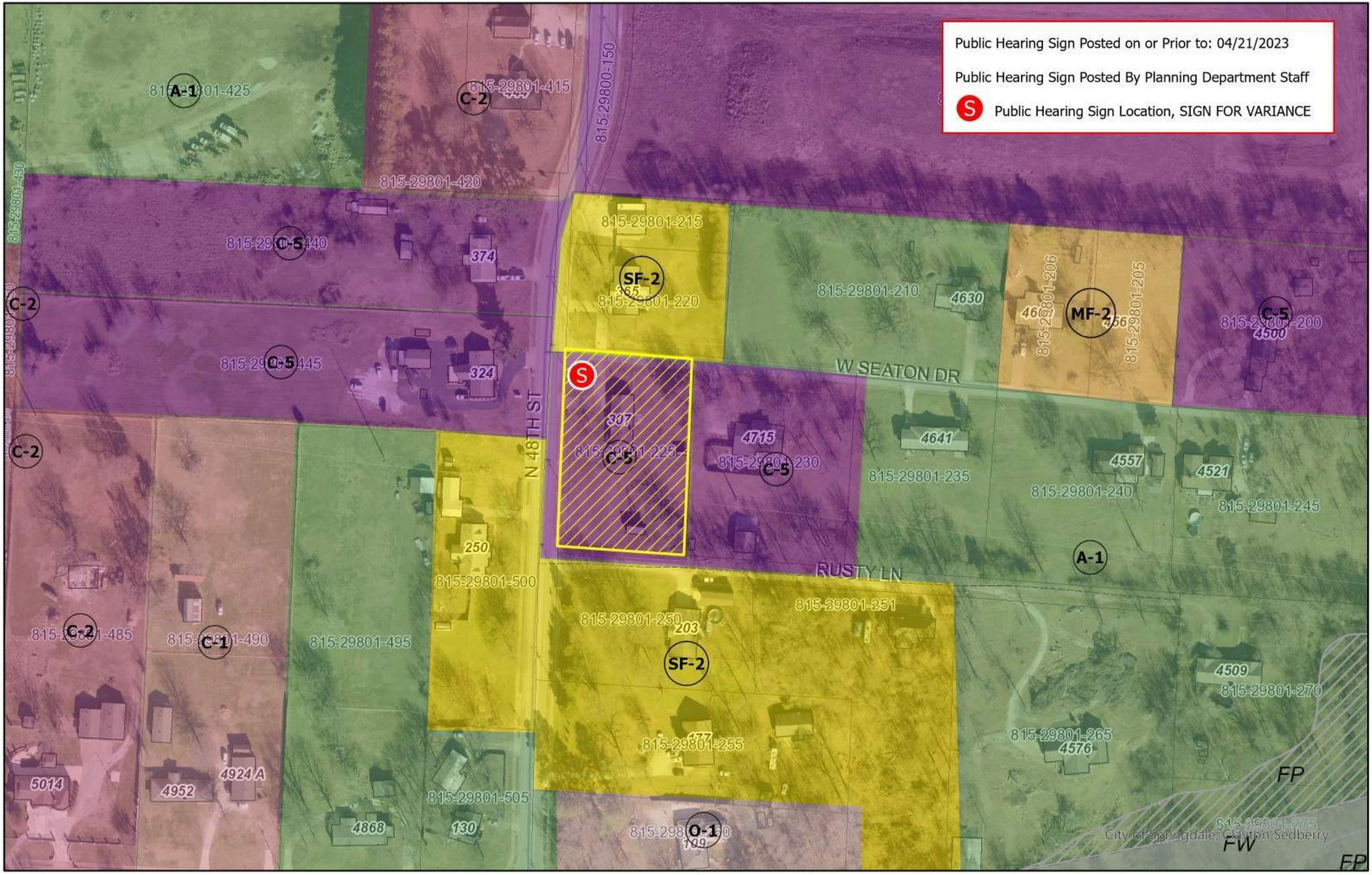
Planning Commission Meeting
May 2, 2023

Miles
0 00.01 0.01 0.02 0.02

N

PROJECT: L23-26 and B23-59
APPLICANT: Moxy Ox
LOCATION: 307 N. 48th Street
REQUEST: LSD & Variance for Commercial Design Standards

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
May 2, 2023

Miles
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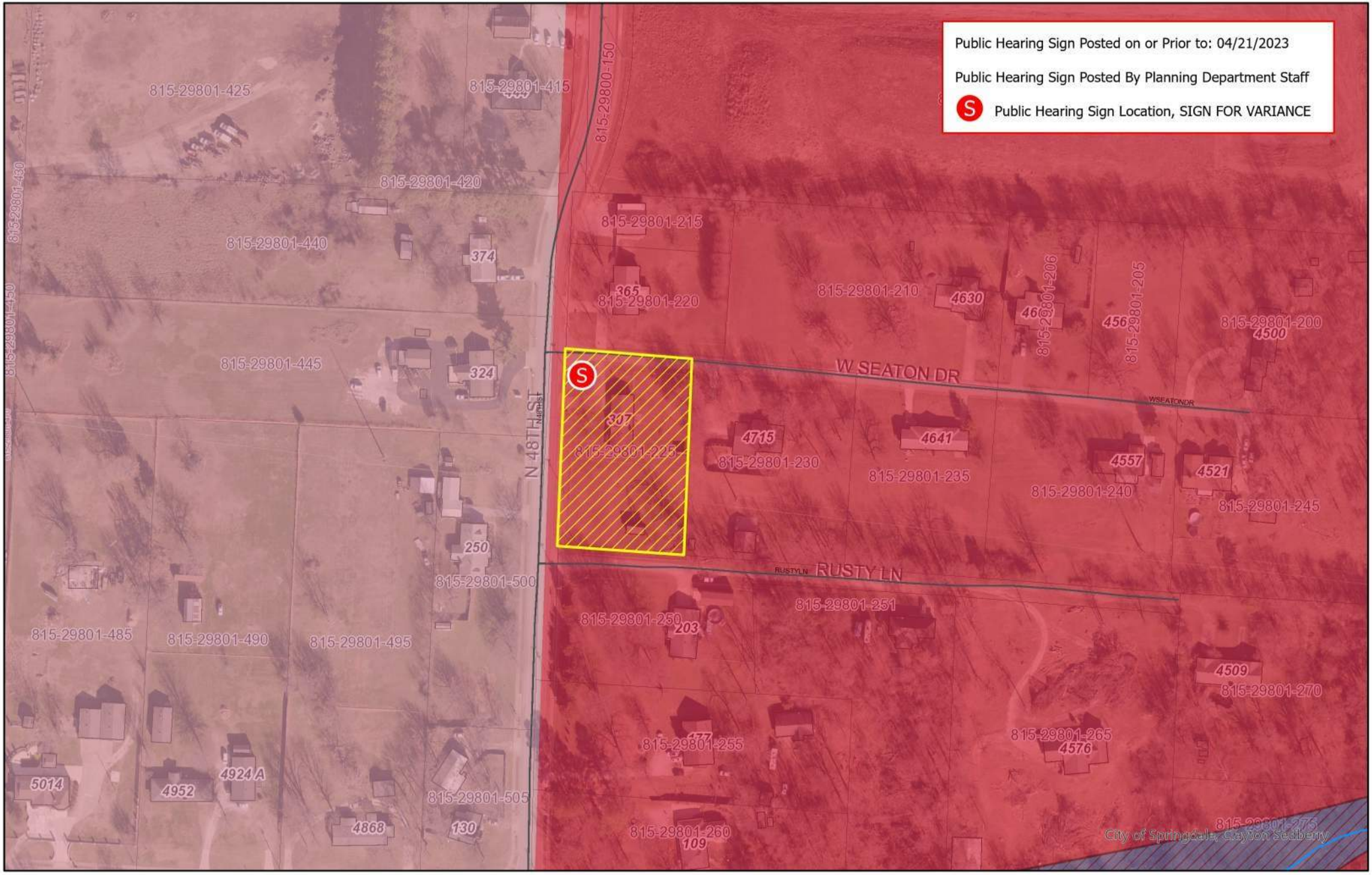

Planning Commission Meeting
May 2, 2023

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PROJECT: L23-26 and B23-59
APPLICANT: Moxy Ox
LOCATION: 307 N. 48th Street
REQUEST: LSD & Variance for Commercial Design Standards

SPRINGDALE
WE'RE MAKING IT HAPPEN

Planning and Community Development Division
City of Springdale

Memo

To: **Planning Commission**

From: **Staff**

Date: **May 2, 2023**

RE: **L23-29** **Large-Scale Development** **Taqueria Guanajuato**

Planning Comments:

1. This Large-Scale Development Plan has been given the number L23-29. 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 page 2 of 11, the setbacks are incorrectly shown.
    a. Please include the zoning and setbacks for the Southern portion of the property.
6. On page 4 of 11, please remove "Proposed Zoning"
    a. Please also include the zoning for the Southern portion of the property and a notation on the greenspace calculations that those calculations do not include the undeveloped Southern portion of the property.
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. Please provide a lighting plan with a North arrow and the data overlapping the LSD layout.
9. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
10. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

Commercial Design Standards Comments

1. 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 to label each elevation by direction
b. Please provide a table for each façade that displays the percentage breakdown of materials used.

2. Roof lines shall be varied with a change in height every 100 linear feet in the building length.
   a. On the elevations, please provide measurements for the building lengths and heights, as it appears one of the rooflines may be greater than 100' long.
3. Sign design, materials, and placement should complement the overall architectural design of the building. (standard comment)

Building & Fire Comments:

No Additional Comments.

Engineering Summary:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 4/27/2023

1. **Chapter 106 – Stormwater Drainage**

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

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

2. **Chapter 107 – Stormwater Pollution**

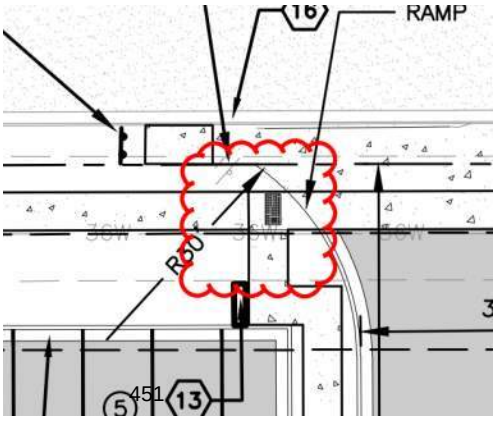
   (Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220 , § 1, 10-24-17)

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

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

   (Ord. No. 3258, § 1, 11-12-02)

   - **Install wheel stops for all parking stalls that are adjacent to a sidewalk with a width of 5'.**

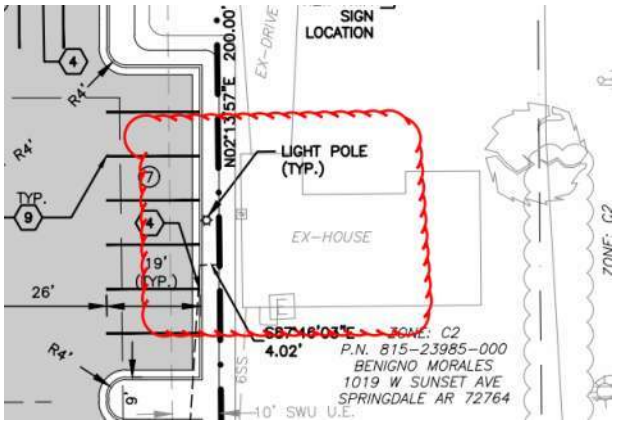


- **How does this ramp work with the sidewalk connection shown above?**

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.



- **Will this light shine into the adjacent property dwelling?**

5. **Chapter 130 – Zoning Ordinance**

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

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

6. **Other:**

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

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

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

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted: March 30, 2023 Payment Method: _____

Date Accepted as Complete: April 20, 2023 Project Number: L23-29

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: TONY MORALES

E-mail: TMORALES@YMAIL.COM

Address: 11 N. 54TH AVENUE
FAYETTEVILLE, AR 72704

Phone: _____

Site/ Location: 1075 SUNSET BOULEVARD

Assessor's Parcel Number(s): 815-29800-070

Development Point of Contact for Question & Staff Reviews

Name: Expedient Civil Engineering, PLLC

E-mail: jason@ece-pllc.com

Address: PO Box 5484
Bella Vista, AR 72714

Phone: 479-364-0028

Current Zoning District: C-5

Rezone required: C-5

Total Acreage: 1.8 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): Tony morales Date: 3-30-23

Signature: 

Staff Notes:

SPRINGDALE™
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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: KATIE HOLLINGSHEAD, AVERY B., DANIEL F., RICK BARRY, JAMIE WALLIS, SARAH CURRY, ED STITH.
Name of main point of contact for project: JASON INGALLS, AVERY BODINE
Parcel Number(s): 815-29800-070
Acreage of the proposed development: 1.8 ACRES
Type of project: LARGE SCALE DEVELOPMENT
When is the intended application date? 3/30/2023
Per the date above, the earliest Planning Commission meeting date would be: MAY 5TH, 2023

✓ Is there a street address? If not, please complete the 911 Address Assignment form on the City of Springdale's GIS Department website.

✓ Is this proposal in a commercial zone? If yes, Commercial Design Standards will need to be met.

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.

Does this project involve a multifamily structure? If yes, Multifamily Design Standards will apply.

✓ 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)

✓ Is there a prepared photometric plan?

✓ Is there a prepared landscaping plan featuring perimeter and frontage landscaping?

Based upon this discussion, what variances/waivers will be required?

Please state all of the Fire Code issues mentioned.

Expedient Civil Engineering, PLLC

9200 Suits Us Dr, Ste. B
Bella Vista, AR 72714
Phone: (479) 364-0028
Email: jason@ece-pllc.com

L23-29

April 17, 2023

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

RE: EXHIBIT C
TAX PARCEL # 815-27870-000
LARGE SCALE DEVELOPMENT & REZONE
1075 W. SUNSET AVENUE, SPRINGDALE, AR
ECE PROJECT NO. 20-1015

To Whom it May Concern:

Listed below are the certified list of adjacent property owners:

1. Parcel # 815-23985-000
   TAQUERIA M GUANAJUATO LLC; MORALES, BENIGNO
   1019 W Sunset Ave
   Springdale, AR 72764

2. Parcel # 815-23984-000
   SCION INVESTMENTS LLC
   4285 N Shiloh Dr Ste 201
   Fayetteville, AR 72703

3. Parcel # 815-23496-000
   CASTANEDA, JAIME
   913 Mayes Ave
   Springdale, AR 72764

4. Parcel # 815-23495-000
   CARTER, ALICE L
   915 Mayes Ave
   Springdale, AR 72764

L23-29

5. Parcel # 815-23494-000
   GOMEZ, MARIA
   917 Mayes Ave
   Springdale, AR 72764

6. Parcel # 815-27865-000
   MASSENGILL, JAMES R & FLORENCE
   1000 Mayes Ave
   Springdale, AR 72764

7. Parcel # 815-27867-000
   MOSLEY FAMILY TRUST
   1115 W Sunset Ave
   Springdale, AR 72764

8. Parcel # 815-27873-000
   ARKANSAS STATE HIGHWAY COMMISSION
   P.O. Box 2261
   Little Rock, AR 72203

TAQUERIA GUANAJUATO RESTAURANT
1075 SUNSET AVENUE
SPRINGDALE, ARKANSAS

CONSTRUCTION NOTES

1. CONTRACTOR SHALL RETAIN A FULL SET OF THE LATEST APPROVED CONSTRUCTION PLANS ON SITE DURING CONSTRUCTION ACTIVITIES.

2. COORDINATE START–UP AND ALL CONSTRUCTION ACTIVITIES WITH THE DEVELOPER'S RESIDENT REPRESENTATIVE.

3. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE SITEWORK SPECIFICATIONS PROVIDED BY EXPEDIENT CIVIL ENGINEERING, PLLC OR AS SPECIFIED BY THE DEVELOPER'S RESIDENT REPRESENTATIVE.

4. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.

5. **PUBLIC CONVENIENCE AND SAFETY:**

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

6. **GRADING NOTES:**

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

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

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

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

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

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

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

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

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

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

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

7. **PAVING NOTES:**

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

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

8. **CONCRETE NOTES:**

   A. CONCRETE PAVING AND STRUCTURES SHOULD CONFORM TO THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

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

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

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

9. **UTILITY NOTES:**

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

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

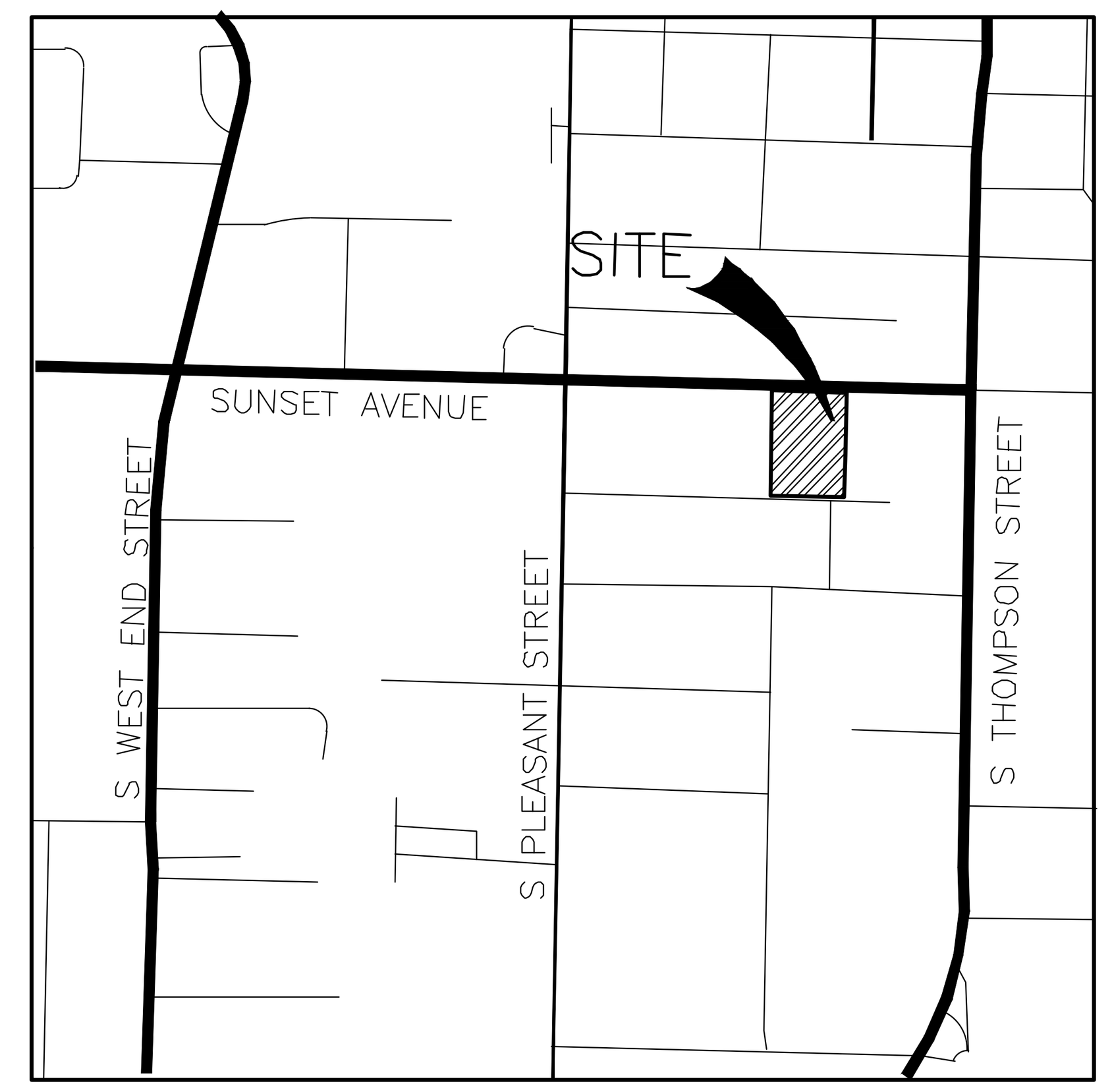
   C. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF SWU AND A REPRESENTATIVE OF EXPEDIENT CIVIL ENGINEERING, PLLC. CONTRACTOR SHALL NOTIFY EXPEDIENT CIVIL ENGINEERING, PLLC AT LEAST ONE WEEK IN ADVANCE, PRIOR TO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

   D. ALL WATER AND SEWER MAINS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST SWU STANDARD SPECIFICATIONS AND THE ARKANSAS STATE HEALTH DEPARTMENT STANDARD SPECIFICATIONS, AND SHALL BE INSPECTED BY THE UTILITY INSPECTOR & EXPEDIENT CIVIL ENGINEERING, PLLC.

10. **BLASTING AND EXPLOSIVE MATERIALS:**

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

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



VICINITY MAP
NOT TO SCALE
north

SHEET INDEX

No.	DESCRIPTION	No.	Date
C1.0	Cover Sheet	1	4/19/2023
C2.0	Topographic Survey	1	4/19/2023
C3.0	Demolition & Storm Water Pollution Prevention Plan	1	4/19/2023
C4.0	Site Plan	1	4/19/2023
C5.0	Grading Plan	1	4/19/2023
C6.0	Utility Plan	1	4/19/2023
C7.0	Detention Pond & Storm Sewer Profile	1	4/19/2023
C8.0	Details	1	4/19/2023
C9.0	Details	1	4/19/2023
C10.0	Details	1	4/19/2023
L1.0	Landscape Plan	1	4/19/2023
E1.0	Photometric Plan	1	4/19/2023

RESOURCE LIST

NAME	ADDRESS	TELEPHONE
DEVELOPER TEQUERIA GUANAJUATO, LLC	11 N. 54TH AVE. FAYETTEVILLE, ARKANSAS 72704	(479) 445–4595
BLACK HILLS ENERGY MR. JOSHUA KNIGHT	1301 FEDERAL WAY LOWELL, ARKANSAS 72745	(479) 333–7005
AT&T MR. LAYNE RHODES	HAROLD DR FAYETTEVILLE, ARKANSAS 72701	(479) 442–1977
SPRINGDALE WATER UTILITIES MR. RICK PULVIRENTI, PE	526 OAK AVENUE SPRINGDALE, ARKANSAS 72762	(479) 751–5751
CITY OF SPRINGDALE PLANNING & COMMUNITY DEVELOPMENT MRS. PATSY CHRISTIE	201 SPRING STREET SPRINGDALE, ARKANSAS 72764	(479) 750–8550
CITY OF SPRINGDALE ENGINEERING MR. BEN PETERS	201 SPRING STREET SPRINGDALE, ARKANSAS 72764	(479) 750–8105
CITY OF SPRINGDALE (FIRE PLANS EXAMINER) MR. ED STITH	201 SPRING ST SPRINGDALE, ARKANSAS 72764	(479) 750–8154
OZARK'S ELECTRIC COOPERATIVE MR. MIKE PHIPPS	3641 W WEDINGTON DR FAYETTEVILLE, ARKANSAS 72704	(800) 521–6144
COX COMMUNICATIONS MR. JASON COMBS	4901 S. 48TH STREET SPRINGDALE, ARKANSAS 72763	(479) 365–2402
UTILITY LOCATIONS ARKANSAS ONE–CALL SYSTEM, INC.		1–800–482–8998

NOTE TO CONTRACTOR:

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

NOT FOR CONSTRUCTION

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

PROJECT # L23–29

Know what's below. Call before you dig.

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11411 Jason E. Ingalls
4/19/2023

Rev	Comments	Date
1	PER CITY COMMENTS	4/19/2023

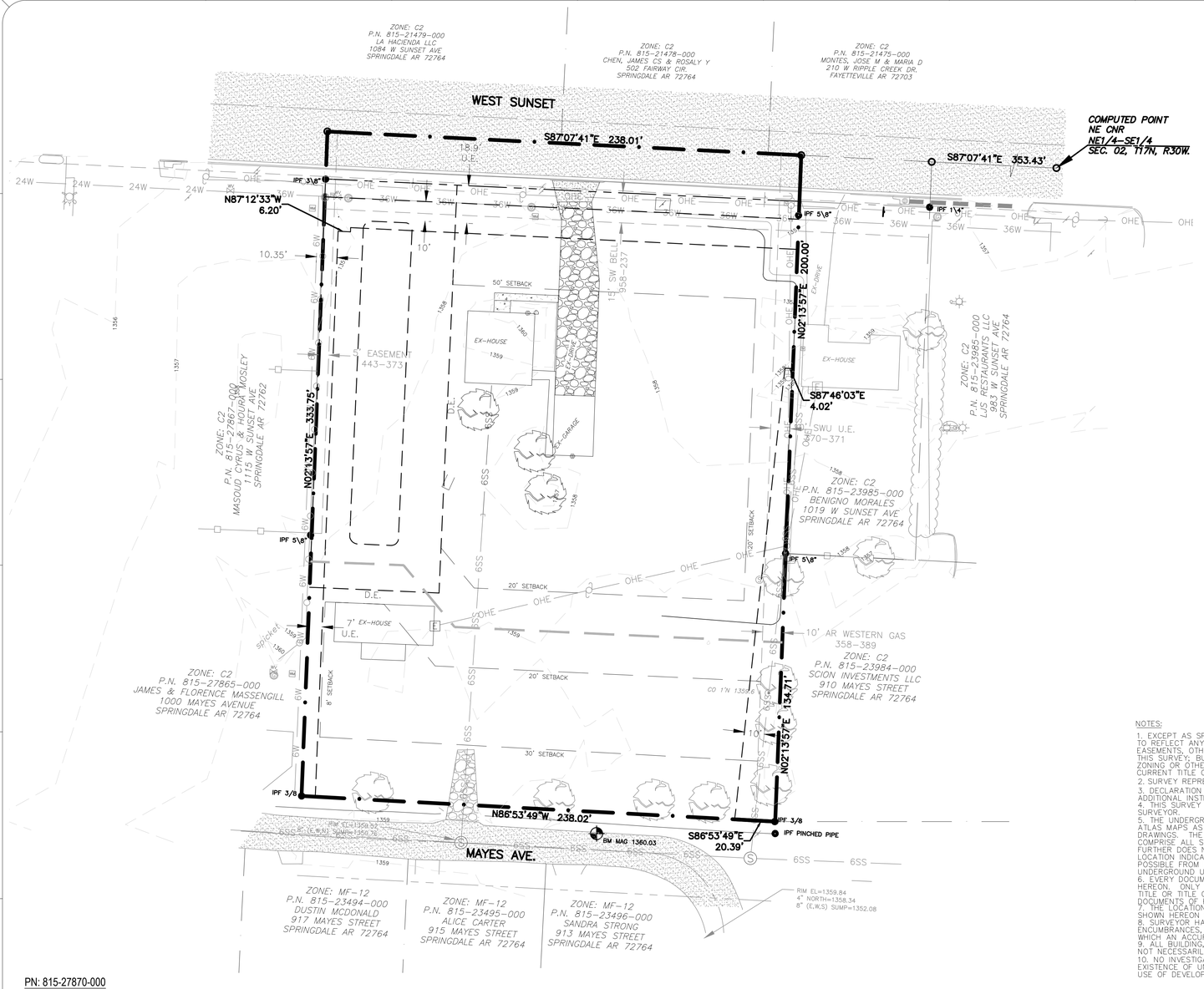
TAQUERIA GUANAJUATO RESTAURANT
1075 SUNSET AVENUE SPRINGDALE, ARKANSAS

IMA-ARCHITECTURE
401 E. NEW HOPE RD., ROGERS, AR 72758

9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
O: (479) 364-0028
D: (479) 367-2924
M: (509) 759-5300
EMAIL: jason@ece-pllc.com
Expedient Civil Engineering, PLLC

DRAWN BY: JEI
CHECKED BY: JEI
DATE 4/20/2023
JOB NUMBER 20-1015
SHEET NAME COVER SHEET
File No. 20-1015-NEW.dwg
C1.0

Z:\ECE–Work\Projects\2020 Projects\20–1015 Taqueria Guanajuato LSD\Dwg\20–1015–NEW.dwg



SCALE: 1" = 30'

N

BUILDING SETBACKS
(ZONE C-5 THROUGHFARE COMMERCIAL):

FRONT: 50'
SIDE: 0'
REAR: 20'

THIS PROPERTY "DOES NOT" LIE WITHIN 100 YEAR FLOOD ZONE AS ESTABLISHED BY THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY PANEL NUMBER 0500720090 J. EFFECTIVE DATE: SEPTEMBER 28, 2007.

NOTES:
1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE (CITY OF BENTONVILLE CONTROL).
3. SURVEY REPRESENTS A SURVEY OF PARCEL 01-02765-000.
4. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
6. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, 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 STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
8. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED THE SURVEYOR. NO ABSTRACT OF TITLE OR TITLE COMMITMENT WERE FURNISHED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.
9. THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE SHOWN HEREON OR UNKNOWN.
10. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
11. ALL BUILDING, SURFACE AND SUBSURFACE, IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.
12. NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OF DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
13. ALL STRUCTURES MUST MAINTAIN MINIMUM 20' CL

NOTES:
1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
2. SURVEY REPRESENTS A BOUNDARY SURVEY OF PARCELS 815-27870-000 & 815-23985-000 .
3. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
5. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, 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 STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
6. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED THE SURVEYOR. NO ABSTRACT OF TITLE OR TITLE COMMITMENT WERE FURNISHED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.
7. THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE SHOWN HEREON OR UNKNOWN.
8. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
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10. NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OF DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.

BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE (0301), NAD 83, WITH A CONVERGANCE ANGLE OF -01°21'01.86934" AND A COMBINED SCALE FACTOR OF 1.00025583.

ALL DISTANCES ARE SHOWN AS GRID DISTANCES.

DOCUMENTS USE FOR THIS SURVEY:
1. PLAT 2019-00038952.
2. DEED 2019-00039052.
3. PLAT FOR MAYES ADD.
4 PLAT FOR C.F. NOEL ADD.

PN: 815-27870-000

SURVEY DESCRIPTION - TRACT 2 - (1.826 AC +/-) - (LE 0.035 AC +/-): REMAINDER = (1.791 AC +/-)

A PART OF THE NE1/4 OF THE SE1/4 OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NE1/4 OF THE SE1/4; THENCE N87°07'41"W 419.03 FEET FOR THE POINT OF BEGINNING: THENCE S02°13'57"W 334.71 FEET TO A FOUND 1/2" REBAR; THENCE N86°53'49"W 238.03 FEET TO A FOUND 1/2" REBAR; THENCE N02°13'57"E 333.75 FEET TO THE NORTH LINE OF SAID NE1/4 OF THE SE1/4; THENCE S87°07'41"E 238.01 FEET TO THE POINT OF BEGINNING. CONTAINING 1.826 ACRES. LESS AND EXCEPT THAT PORTION OF THE ARKANSAS STATE HW NO. 412 RIGHT-OF-WAY CONVEYED IN WARRANTY DEED FILED B:959, P:210 CONTAINING 0.035 ACRES. LEAVING IN ALL 1.791 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS, COVENANTS AND RESTRICTIONS OF RECORD OR FACT.

FILE STAMP



VICINITY MAP
(N.T.S.)

LEGEND

(E)	EXISTING
●	FOUND REBAR
○	SET REBAR
	SIGN
S	SEWER MANHOLE
	ELECTRIC PEDESTAL
G	EXISTING GAS METER
E	ELECTRIC METER
G	GAS MAIN
W	WATER METER
V	GAS VALVE
D	DRAINAGE MANHOLE
	STREET LIGHT
TV	TELEVISION PEDESTAL
	GUY WIRE
OHE OHE	OVERHEAD ELECTRIC
	WOODEN FENCE
	CHAIN LINK FENCE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	GRAVEL SURFACING
	ASPHALT PAVEMENT
1259	CONTOUR LINE

STATE OF ARKANSAS
WASHINGTON COUNTY

BOUNDARY & TOPOGRAPHIC SURVEY
NE/4, SE/4, SEC 2,
T-17N, R-30W
WASHINGTON COUNTY, AR.

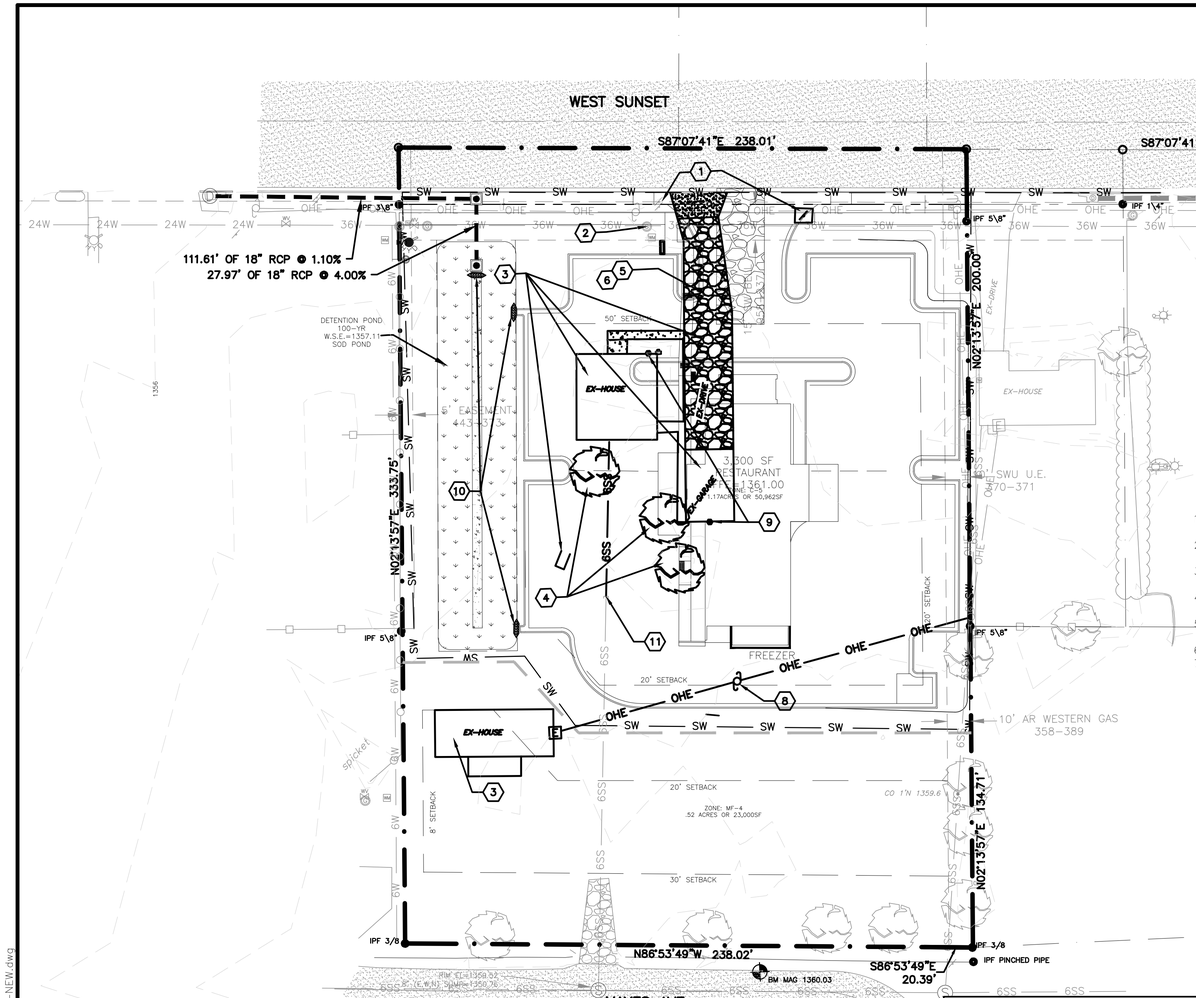
IMA-ARCHITECTURE
401 E. NEW HOPE ROAD
ROGERS, AR 72758

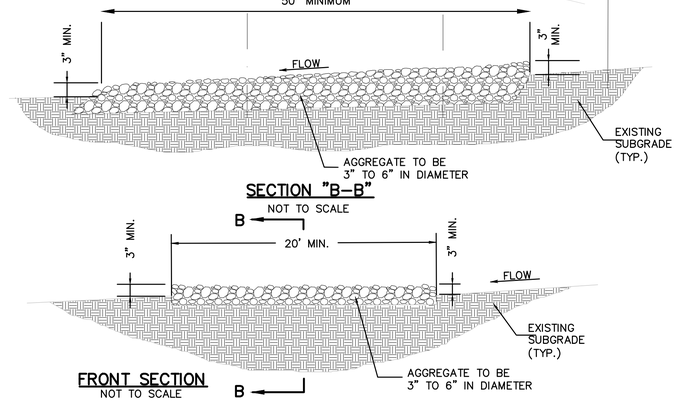
DATE OF LAST REVISION: July 2, 2020

MICHAEL D. MILLION
LAND SURVEYOR
12 NEFFWOOD LANE
BELLA VISTA, AR 72715
PHONE: (479) 571-0654

CHUCK BELL: (479) 366-0640

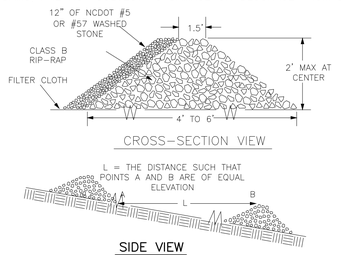
DRAWN BY: CEB	SCALE: 1"=30'
FIELD CREW: CEB/CEB	DATE: April 20, 2023
CHECKED BY: MDM	DWG: 20-1015



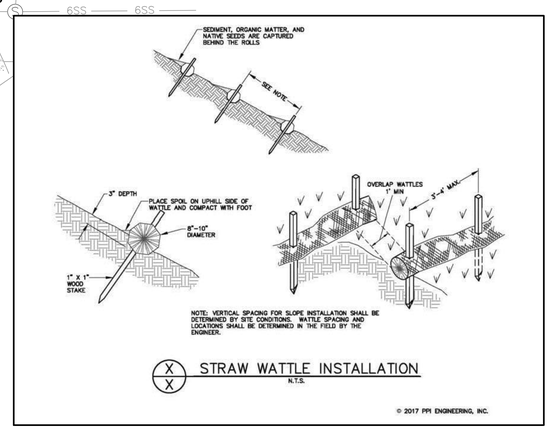


DETAIL 1–TEMPORARY CONSTRUCTION ENTRANCE
NOT TO SCALE

1. PLACE STONE TO THE LINE AND DIMENSION SHOWN IN THE PLAN ON A FILTER FABRIC FOUNDATION.
2. KEEP THE CENTER STONE SECTION AT LEAST 9 INCHES BELOW NATURAL GROUND LEVEL WHERE THE DAM ABUTS THE CHANNEL BANKS.
3. EXTEND STONE AT LEAST 1.5 FEET BEYOND THE DITCH BANK TO KEEP WATER FROM CUTTING AROUND THE ENDS OF THE CHECK DAM.
4. SET SPACING BETWEEN DAMS TO ASSURE THAT THE ELEVATION AT THE TOP OF THE LOWER DAM IS THE SAME AS THE TOE ELEVATION OF THE UPPER DAM.
5. PROTECT THE CHANNEL AFTER THE LOWEST CHECK DAM FROM HEAVY FLOW THAT COULD CAUSE EROSION.
6. MAKE SURE THAT THE CHANNEL REACH ABOVE THE MOST UPSTREAM IS STABLE.
7. ENSURE THAT OTHER AREAS OF THE CHANNEL, SUCH AS CULVERT ENTRANCES BELOW THE CHECK DAMS, ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONES.



DETAIL 3 – TEMPORARY ROCK CHECK DAM
NOT TO SCALE



DETAIL 2 – TEMPORARY STRAW WATTLES
NOT TO SCALE

KEYNOTES:

1. STREET SIGNS TO BE RELOCATED.
2. GAS METER TO BE REMOVED AND REPLACED
3. REMOVE EXISTING HOUSE AND ASSOCIATED IMPROVEMENTS AS WELL AS EXTERIOR BUILDINGS CURRENTLY LOCATED ON PROPERTY AND DISPOSE OF OFF-SITE.
4. REMOVE EXISTING TREES AND DISPOSE OF OFF-SITE.
5. TEMPORARY CONSTRUCTION ENTRANCE, PER DETAIL **1/C3.0.**
6. SWPPP TO BE LOCATED IN MAILBOX NEXT TO CONSTRUCTION ENTRANCE ONTO HIGHWAY 412 AT ALL TIMES.
7. PROPOSED TEMPORARY STRAW WATTLES, SEE DETAIL **2/C3.0.**
8. REMOVE EXISTING OVERHEAD POWER AND POWER POLE. COORDINATE WITH POWER COMPANY.
9. REMOVE EXISTING GAS METER. COORDINATE WITH BLACK HILLS ENERGY.
10. ROCK CHECK DAM PER DETAIL **3/C3.0.**
11. CAP AND ABANDON SANITARY SEWER LINE AT NEW POINT OF CONNECTION–SEE C6.0

NORTH

30 0 30

SCALE 1" = 30'

LEGEND

EXISTING	(E)
½" FOUND IRON PIN	•
PROPERTY LINE	
EXISTING DRIVEWAY	
EXISTING ASPHALT	
EXISTING FIRE HYDRANT	
EXISTING WATER METER	
EXISTING WATER VALVE	
EXISTING GAS METER	
ELECTRICAL PANEL	E
EXISTING GAS REGULATOR	
EXISTING UTILITY POLE	
EXISTING OVERHEAD ELECTRIC	OHE OHE OHE
EXISTING CHAIN-LINK FENCE	
EXISTING WOODEN FENCE	
STRAW WATTLE	SW SW
EXISTING EASEMENT	
EXISTING TREE TO BE REMOVED	

EROSION AND SEDIMENT CONTROL NOTES:

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

MAINTENANCE AND OPERATION NOTES:

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

NOT FOR CONSTRUCTION

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER Jason E. Ingalls No.11411 4/19/2023

Rev	Comments	Date
1	PER CITY COMMENTS	4/19/2023

TAQUERIA GUANAJUATO RESTAURANT
1075 SUNSET AVENUE SPRINGDALE, ARKANSAS

IMA-ARCHITECTURE
401 E. NEW HOPE RD., ROGERS, AR 72758

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Expedient Civil Engineering, PLLC

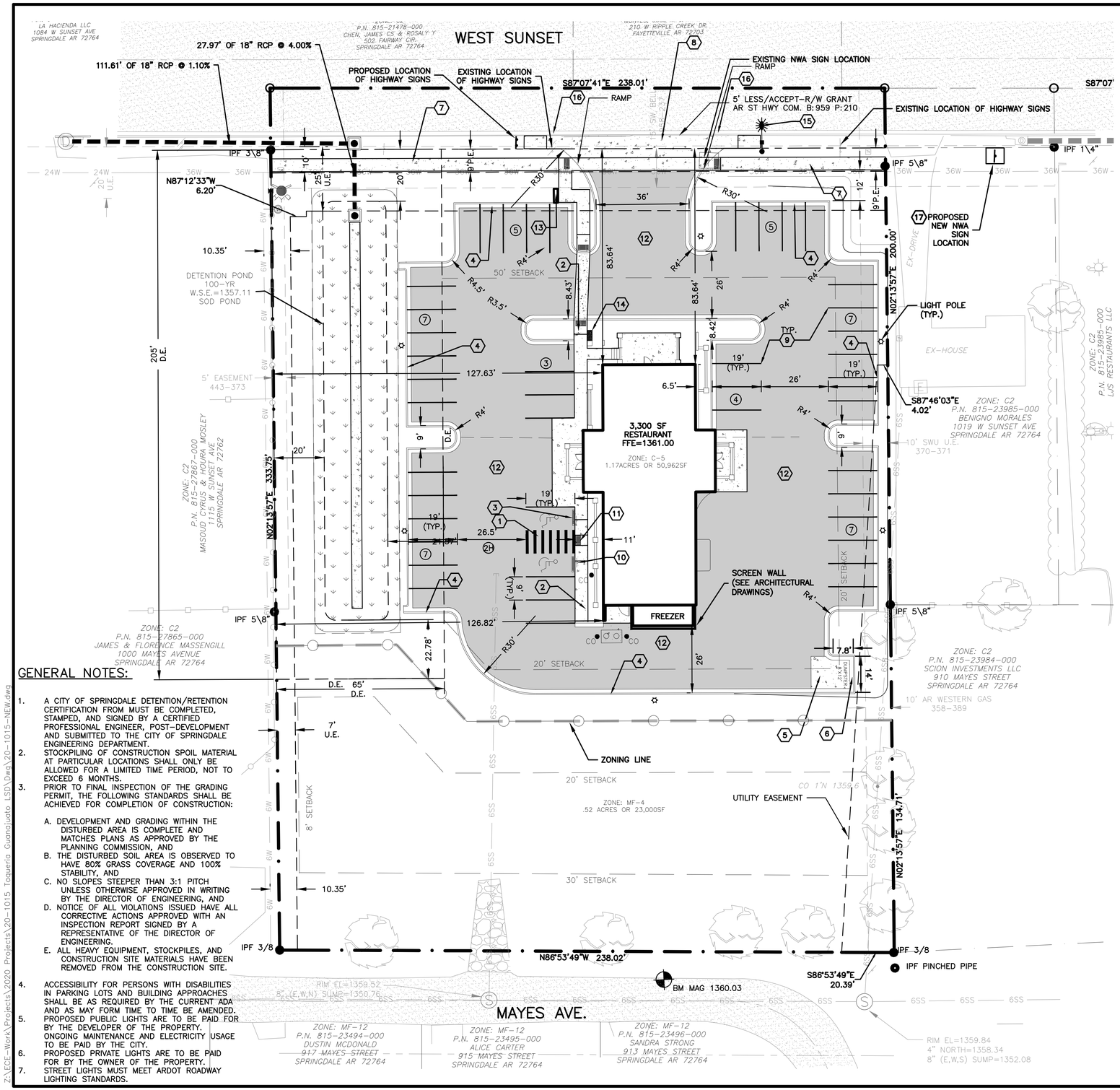
DRAWN BY: JEI
CHECKED BY: JEI
DATE 4/20/2023
JOB NUMBER 20-1015
SHEET NAME DEMOLITION & STORM WATER POLLUTION PREVENTION PLAN
File No. 20-1015-NEW.dwg
C3.0

ECE No. 3356 CERTIFICATE OF AUTHORIZATION ARKANSAS ENGINEER

PROJECT # L23-29

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

Z:\ECE-Work\Projects\2020 Projects\20-1015 Taqueria Guanajuato LSD\Dwg\20-1015-NEW.dwg



GENERAL NOTES:

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

LEGEND

- FOUND IRON PIN
- SET IRON PIN — IPF 1/2 REBAR
- PROPERTY LINE
- EXISTING BARBED WIRE FENCE
- EXISTING EASEMENT
- PROPOSED PUBLIC STREETLIGHT
- PROPOSED PRIVATE STREETLIGHT
- EXISTING ASPHALT
- PROPOSED SOD FOR DET. POND
- EXISTING CURB
- EXISTING CENTERLINE OF ROAD
- PROPOSED CURB
- PROPOSED 5' SIDEWALK
- PROPOSED CONCRETE
- PROPOSED STANDARD ASPHALT
- PROPOSED HANDICAP SIGN
- PROPOSED SETBACK
- PROPOSED DRAINAGE EASEMENT
- TRUNCATED DOME

NORTH

20 0 20

SCALE 1" = 20'

ENGINEER:

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

SURVEYOR:

MIKE MILLION
12 NEFFWOOD LN
BELLA VISTA, AR 72715
(479) 366-0640

FLOOD STATEMENT:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05007C0090J WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2007. AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

ZONING:

C-5 – GENERAL COMMERCIAL

BUILDING SETBACKS

FRONT: 50'
SIDE: 0'
REAR: 20'

PARKING REQUIREMENTS:

1. 1 SPACE PER 4 OCCUPANTS PLUS 1 SPACE PER EMPLOYEE PER SHIFT.
2. 70 OCCUPANTS AND 15 EMPLOYEES
3. NUMBER OF PARKING SPACES REQUIRED – 33 SPACES
4. NUMBER OF ACCESSIBLE SPACES PROVIDED – 2 SPACES
5. NUMBER OF STANDARD PARKING SPACES PROVIDED – 45 SPACES
6. TOTAL NUMBER OF PARKING SPACES PROVIDED – 47 SPACES
7. REGULAR PARKING DIMENSIONS ARE 9'X19'
8. HANDICAP PARKING DIMENSIONS ARE 9'X19' WITH WALKWAY MEASURING 9' BETWEEN PARKING STALLS

GREENSPACE:

GROSS AREA OF DEVELOPED LOT:	56,545 SF
TOTAL LOT AREA (EXCLUDING ROW):	50,962 SF
IMPERVIOUS AREA(EXCLUDING ROW):	40,269 SF
PERVIOUS AREA(EXCLUDING ROW):	9,856 SF
% PERVIOUS:	21.0%

KEYNOTES:

1. ACCESSIBLE PARKING STRIPING. SEE DETAIL **3/C8.0.**
2. STANDARD DUTY CONCRETE PER DETAIL **4/C8.0.**
3. ACCESSIBLE SIGN PER DETAIL **5/C8.0.**
4. CURB AND GUTTER PER DETAIL **6/C8.0.**
5. HEAVY DUTY CONCRETE PER DETAIL **7/C8.0.**
6. TRASH ENCLOSURE
7. CONCRETE SIDEWALK PER CITY OF SPRINGDALE STANDARD DETAIL ON **SHEET C10.0**
8. COMMERCIAL DRIVE PER ARDOT STANDARD DETAIL ON **DR-1/C9.0**
9. 4" WHITE PARKING STRIPING
10. WHEEL STOP PER DETAIL **8/C8.0.**
11. ACCESSIBLE RAMP PER DETAIL **9/C8.0.**
12. STANDARD ASPHALT SECTION PER DETAIL **10/C8.0.**
13. PARK BENCH PER CITY OF SPRINGDALE REQUIREMENTS
14. BIKE RACK PER CITY OF SPRINGDALE REQUIREMENTS
15. PUBLIC STREETLIGHT WITH 20,000 LUMENS
16. SAWCUT BACK OF CURB LEAVING GUTTER. DOWELL NEW DRIVE INTO EXISTING GUTTER. SEE DETAIL **6/C8.0.**
17. RELOCATE NWA SIGN AND INSTALL FOOTINGS AND BREAK-AWAYS PER THE GIVEN DETAILS ON **C10.0**

NOT FOR CONSTRUCTION

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER Jason E. Ingalls No.11411 4/19/2023

ECE CERTIFICATE OF AUTHORIZATION No. 3356 ARKANSAS ENGINEER NOT VALID

PROJECT # L23-29

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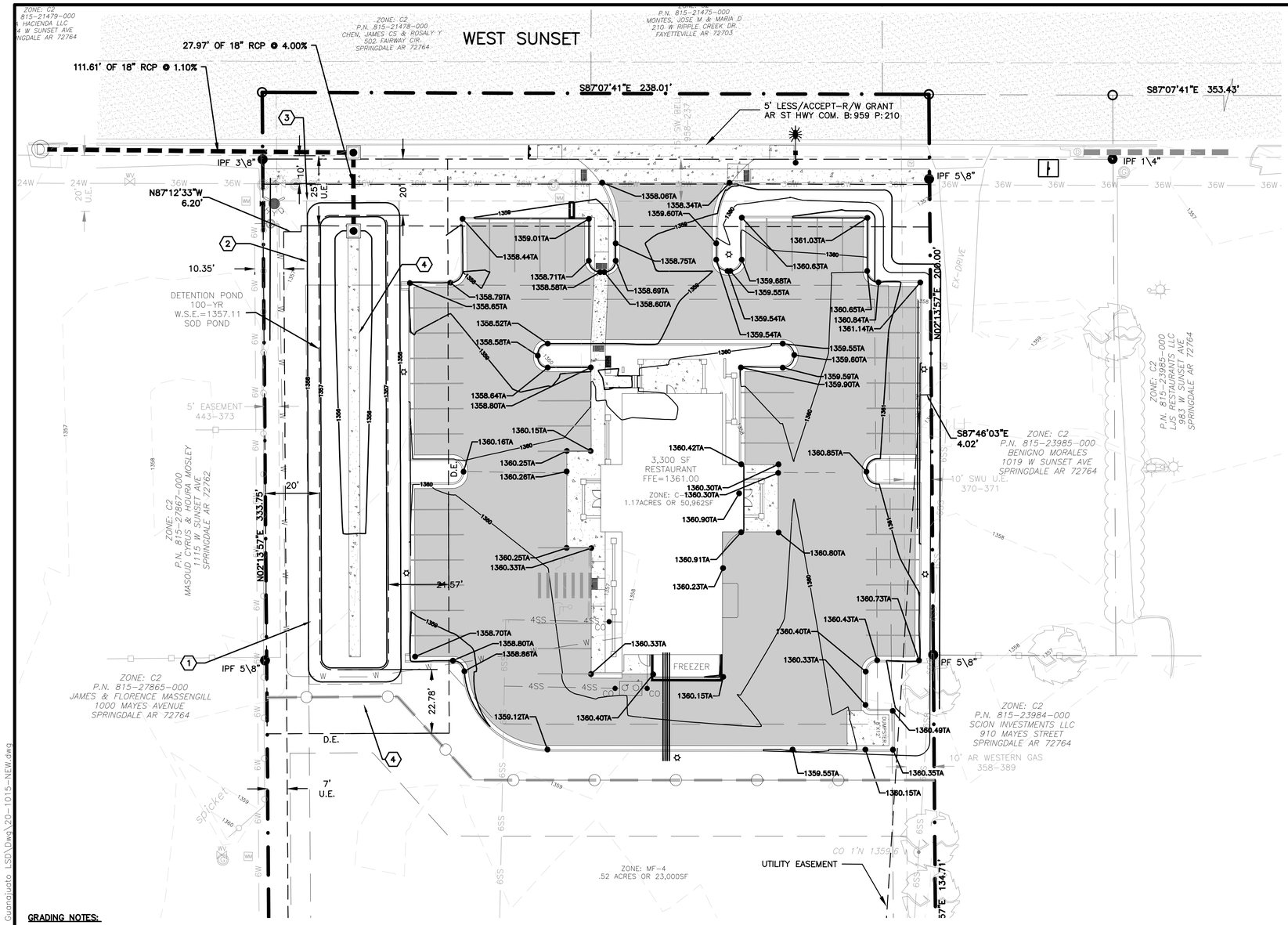
Z:\ECE- Work\Projects\2020 Projects\20-1015 Taquerio Guanajuato LSD\Dwg\20-1015-NEW.dwg



NORTH

20 0 20

SCALE 1" = 20'

LEGEND

FOUND IRON PIN	IPF
PROPERTY LINE	
EXISTING OVERHEAD ELECTRIC	OHE OHE
EXISTING BARBED WIRE FENCE	X X
EXISTING EASEMENT	
EXISTING GAS METER	
EXISTING ELECTRIC TRANSFORMER	
PROPOSED EASEMENT	
PROPOSED CENTERLINE OF ROAD	
PROPOSED RIGHT OF WAY	
PROPOSED CURB	
PROPOSED BUILDING SETBACK	
PROPOSED LOT LINE	
PROPOSED 4' SIDEWALK	
PROPOSED STREET LIGHT	
PROPOSED FENCE	
DRAINAGE EASEMENT	D.E.

NOTES:

1. DETENTION POND TO BE USED AS SEDIMENTATION POND.

KEYNOTES:

1. CONCRETE TRICKLE CHANNEL PER DETAIL **11/C8.0.**
2. AREA INLET DETENTION OUTLET PER DETAIL **12/C8.0.**
3. JUNCTION BOX PER DETAIL **14/C9.0.**
4. 2' CURB CUT AND FLUME

GRADING NOTES:

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

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

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

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

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

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

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

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

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

NOT FOR CONSTRUCTION

TAQUERIA GUANAJUATO RESTAURANT
1075 SUNSET AVENUE SPRINGDALE, ARKANSAS

401 E. NEW HOPE RD., ROGERS, AR 72758

IMA-ARCHITECTURE

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11411 Jason E. Ingalls 4/19/2023

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Expedient Civil Engineering, PLLC

DRAWN BY: JEI
CHECKED BY: JEI
DATE 4/20/2023
JOB NUMBER 20-1015
SHEET NAME GRADING PLAN
File No. 20-1015-NEW.dwg
C5.0

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

PROJECT # L23-29

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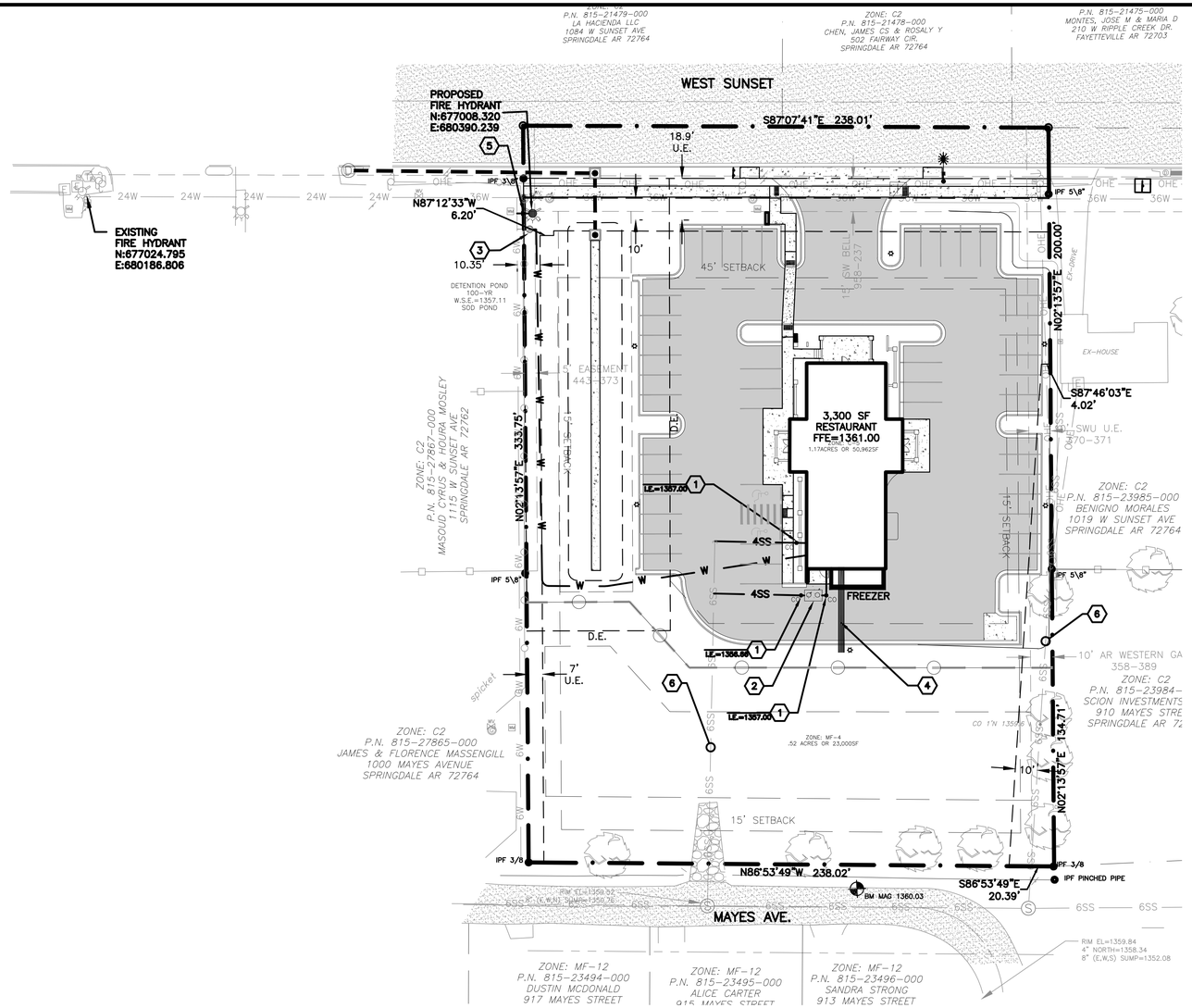
Z:\ECE-Work\Projects\2020 Projects\20-1015 Taqueria Guanajuato LSD\Dwg\20-1015-NEW.dwg



NORTH

30 0 30

SCALE 1" = 30'

LEGEND

FOUND IRON PIN	IPF
PROPERTY LINE	
EXISTING OVERHEAD ELECTRIC	OHE
EXISTING BARBED WIRE FENCE	X
EXISTING EASEMENT	
EXISTING GAS METER	
EXISTING ELECTRIC TRANSFORMER	
EXISTING 10" WATER MAIN	10W
PROPOSED EASEMENT	
PROPOSED CENTERLINE OF ROAD	
PROPOSED RIGHT OF WAY	
PROPOSED CURB AND GUTTER	
PROPOSED LOT LINE	
PROPOSED 4' SIDEWALK	
PROPOSED WATER SERVICE	W
PROPOSED SINGLE 1" WATER METER	
PROPOSED 4" SEWER SERVICE	4SS
PROPOSED CLEANOUT	CO
PROPOSED STREETLIGHT(PRIVATE)	
PROPOSED STREETLIGHT(PUBLIC)	

UTILITY NOTES:

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

B. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF SWU AND EXPEDIENT CIVIL ENGINEERING, PLLC.

C. ALL WATER MAINS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS PREVIOUSLY APPROVED SWU AND SHALL BE INSPECTED BY SWU INSPECTOR & EXPEDIENT CIVIL ENGINEERING, PLLC.

D. ALL PRIVATE WATER SERVICES SHALL BE POLYETHYLENE.

E. ALL FILL UNDER UTILITY LINES SHALL BE COMPACTED IN 6 INCH LIFTS COMPACTED TO 95% STANDARD PROCTOR DENSITY.

F. ALL DENSITY TESTING REPORTS ARE TO BE FORWARDED TO THE CITY, CWSD, EXPEDIENT CIVIL ENGINEERING, PLLC, AND THE CONTRACTOR.

G. WATER MAINS AND SANITARY SEWERS SHALL BE CONSTRUCTED AS FAR APART AS PRACTICABLE, AND SHALL BE SEPARATED BY UNDISTURBED AND COMPACTED EARTH. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER LINES AND SEWERS SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE ARKANSAS DEPARTMENT OF HEALTH. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT. EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE ARKANSAS DEPARTMENT OF HEALTH.

KEYNOTES:

1. SANITARY SEWER CLEANOUT PER DETAIL **S-47/C9.0**
2. GREASE INTERCEPTOR
3. 1" WATER METER SERVICE PER DETAIL **S-24/C9.0**
4. QUAD 4" PVC TELECOMMUNICATIONS CONDUITS
5. INSTALL NEW 6"X6"X6" TAPPING SLEEVE, 6" GATE VALVE AND NEW FIRE HYDRANT PER DETAIL **S-2/C9.0**
6. EXISTING 6" SANITARY SEWER LINE TO BE PRIVATE.

GENERAL NOTES:

1. A 3200 SERIES KNOX BOX IS REQUIRED AT THE PRIMARY ENTRANCE.
2. FIRE ALARM SYSTEM WILL BE REQUIRED.
3. GREASE INTERCEPTOR SIZE AND LOCATION MUST BE APPROVED BY SPRINGDALE WASTE WATER FACILITY CONTACT BRAD STEWART.
4. PUBLIC STREETLIGHTS SHALL BE AT LEAST 20,000 LUMENS FOR AN ARTERIAL STREET.

NOTE:
ALL MATERIALS AND METHODS USED TO CONSTRUCT PUBLIC WATER MAINS SHALL CONFORM TO SPRINGDALE WATER UTILITIES DETAILS AND STANDARD SPECIFICATIONS

NOT FOR CONSTRUCTION

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER Jason E. Ingalls No.11411 4/19/2023

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PROJECT # L23-29

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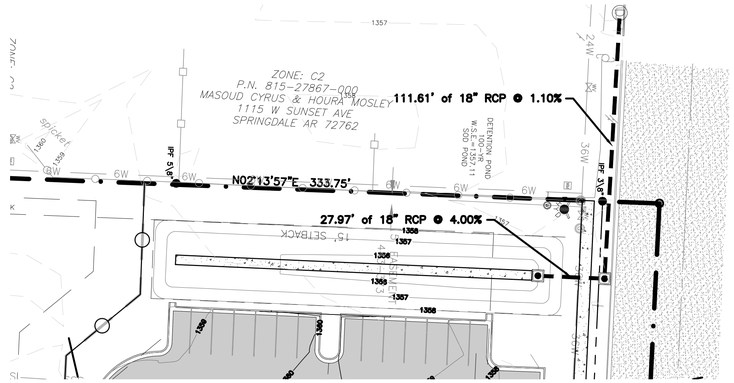
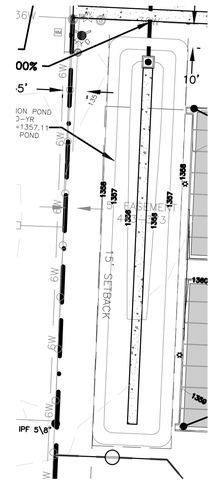


NORTH TO SOUTH DETENTION POND PLAN

30 0 30

SCALE 1"=30'

NORTH



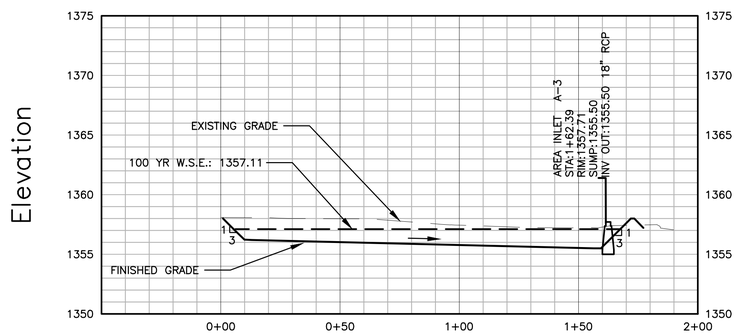
EAST TO WEST DETENTION POND PLAN

30 0 30

NORTH

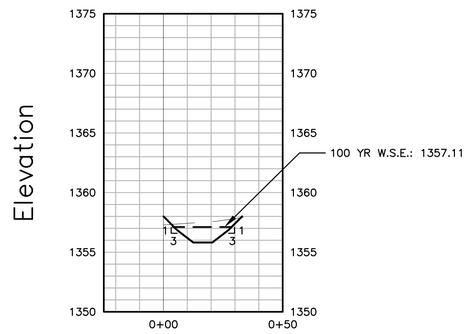
LEGEND

FOUND IRON PIN	IPF
PROPERTY LINE	
EXISTING OVERHEAD ELECTRIC	OHE — OHE
EXISTING BARBED WIRE FENCE	
EXISTING EASEMENT	
EXISTING GAS METER	
EXISTING ELECTRIC TRANSFORMER	
EXISTING 6" WATER MAIN	6W — 6W
PROPOSED EASEMENT	
PROPOSED CENTERLINE OF ROAD	
PROPOSED RIGHT OF WAY	
PROPOSED CURB AND GUTTER	
PROPOSED LOT LINE	
PROPOSED TRICKLE CHANNEL	
PROPOSED STREET LIGHT	
PROPOSED 18" STORM SEWER	
PROPOSED FIRE HYDRANT	
PROPOSED WATER VALVE	
EXISTING SINGLE WATER SERVICE	



NORTH TO SOUTH DETENTION POND PROFILE

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



EAST TO WEST DETENTION POND PROFILE

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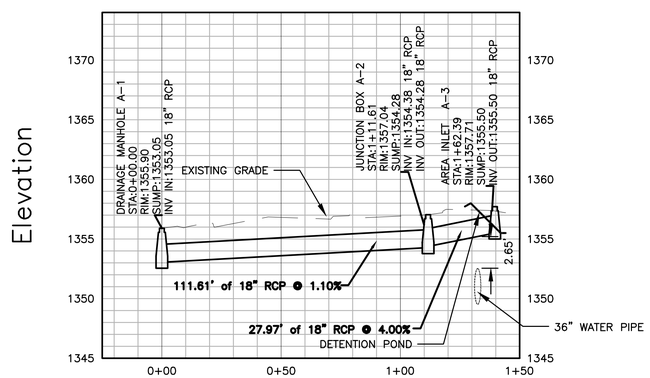
VERTICAL SCALE: 1" = 3'



STORM SEWER PROFILE

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
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ARKANSAS ENGINEER NO.

PROJECT # L23-29

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

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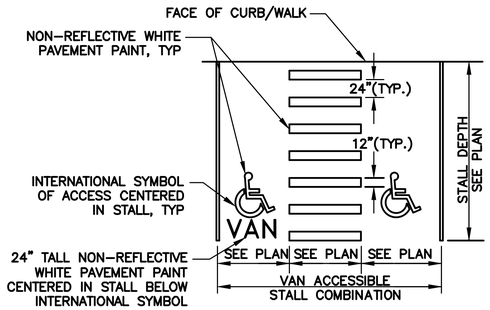
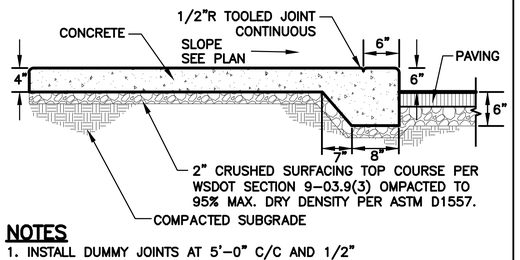


DETAIL 3 – ACCESSIBLE PARKING STRIPING

NOT TO SCALE

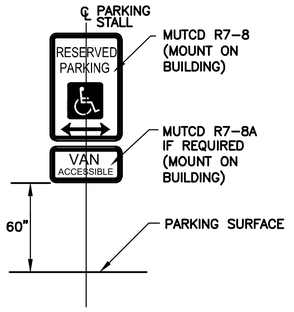


NOTES

1. INSTALL DUMMY JOINTS AT 5'-0" C/C AND 1/2"
2. EXPANSION JOINTS AT 30'-0" C/C AND AT TERMINATIONS AGAINST SIDEWALK INTERSECTIONS UNLESS NOTED OTHERWISE BY ARCHITECT. SEE SITE PLAN FOR FINISH REQUIREMENTS

DETAIL 4 – 4" THICKENED EDGE CONCRETE SIDEWALK

NOT TO SCALE

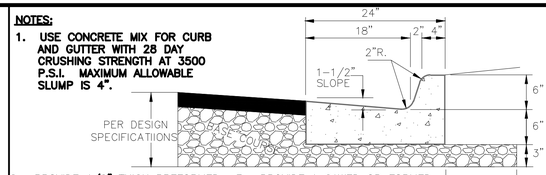


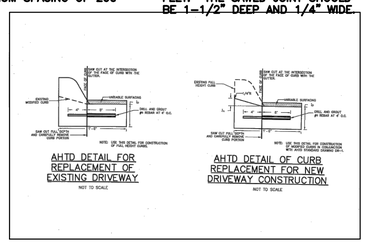
DETAIL 5 – ACCESSIBLE PARKING SIGN

NOT TO SCALE

NOTES:

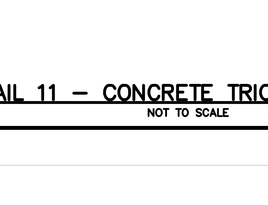
1. USE CONCRETE MIX FOR CURB AND GUTTER WITH 28 DAY CRUSHING STRENGTH AT 3500 P.S.I. MAXIMUM ALLOWABLE SLUMP IS 4".
2. PROVIDE 1/2" THICK PREFORMED BITUMINOUS EXPANSION JOINT AT A MAXIMUM SPACING OF 200 FEET.
3. PROVIDE A SAWED OR FORMED CONTRACTION JOINT EVERY 15 FEET. THE SAWED JOINT SHOULD BE 1-1/2" DEEP AND 1/4" WIDE.





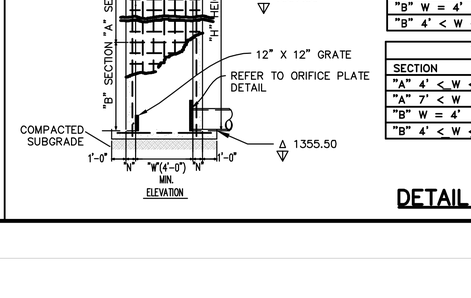
DETAIL 6 – CURB AND GUTTER

NOT TO SCALE



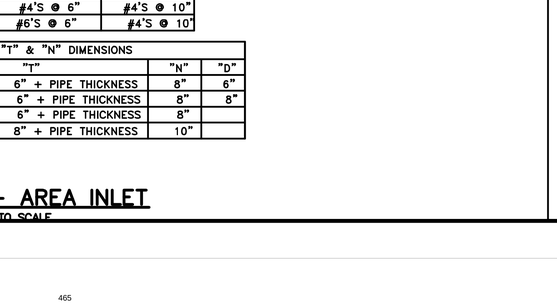
DETAIL 7 – HEAVY DUTY CONCRETE SECTION

NOT TO SCALE



DETAIL 8 – PRECAST CONCRETE WHEEL STOP

NOT TO SCALE

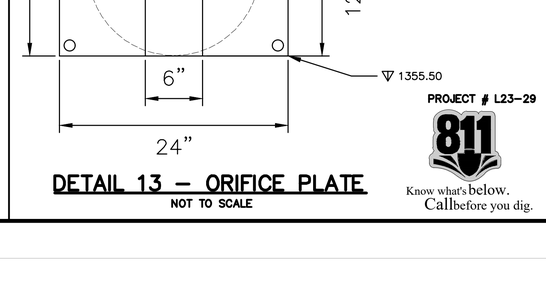


NOTES:

1. THE CURB RAMP RUNNING SLOPE SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15 FEET. WHEN APPLYING THE 15 FEET MAXIMUM LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE AS FLAT AS POSSIBLE.
2. CROSS SLOPE NOT TO EXCEED 2%.

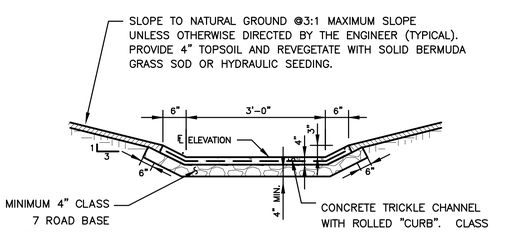
DETAIL 9 – ACCESSIBLE RAMP

NOT TO SCALE



DETAIL 10 – STANDARD ASPHALT PAVEMENT SECTION

NOT TO SCALE



DETAIL 11 – CONCRETE TRICKLE CHANNEL

NOT TO SCALE

TABLE OF 'W' DIMENSIONS			
PIPE SIZE	SKEW OF CROSS DRAIN		
DOUBLE	FOR 'A' SECTION ONLY		
24"	7'- 0"	7'-10"	9'- 1"
30"	8'- 2"	9'- 2"	10'-10"
36"	9'- 4"	10'- 6"	12'- 6"
42"	10'- 6"	11'-10"	14'- 2"
48"	11'- 8"	13'- 2"	5'-10"

REINFORCEMENT SCHEDULE, TOP		
DIMENSIONS	STEEL	PATTERN
W1 < 7'		
W2 < 7'	#4'S @ 8" E.W.	DIAGONAL
W1 < 7'	#4'S @ 8" E.W.	DIAGONAL @ COVER
W2 > 7'	#4'S @ 8" E.W.	GRID @ W2 > W1
W1 > 7'	#4'S @ 6" E.W.	DIAGONAL @ COVER
W2 > 7'	#4'S @ 6" E.W.	GRID @ W2 > 7' W1 > 7'

REINFORCEMENT SCHEDULE, WALLS		
SECTION	HOR.	VERT.
"A" W = 4'	#4'S @ 9"	#4'S @ 10"
"A" 4' < W ≤ 7'	#6'S @ 9"	#4'S @ 10"
"A" 7' < W	#5'S @ 4 1/2"	#4'S @ 10"
"B" W = 4'	#4'S @ 6"	#4'S @ 10"
"B" 4' < W < 7'	#6'S @ 6"	#4'S @ 10"

REINFORCEMENT SCHEDULE, BASE	
SECTION	
"A"	#4'S @ 6" E.W.
"B"	#6'S @ 6" E.W.

TABLE OF "T" & "N" DIMENSIONS			
SECTION	"T"	"N"	"D"
"A" 4' < W ≤ 7'	6" + PIPE THICKNESS	8"	6"
"A" 7' < W	6" + PIPE THICKNESS	8"	8"
"B" W = 4'	6" + PIPE THICKNESS	8"	
"B" 4' < W ≤ 7'	8" + PIPE THICKNESS	10"	

DETAIL 12 – AREA INLET

NOT TO SCALE

DETAIL 13 – ORIFICE PLATE

NOT TO SCALE

PROJECT # L23-29

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

NOT FOR CONSTRUCTION

TAQUERIA GUANAJUATO RESTAURANT
1075 SUNSET AVENUE SPRINGDALE, ARKANSAS

IMA-ARCHITECTURE
401 E. NEW HOPE RD., ROGERS, AR 72758

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11411 Jason E. Ingalls 4/19/2023

Rev	Comments	Date
1	PER CITY COMMENTS	4/19/2023

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Expedient Civil Engineering, PLLC

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CHECKED BY: JEI
DATE 4/20/2023
JOB NUMBER 20-1015
SHEET NAME DETAILS
File No. 20-1015-NEW.dwg
C8.0

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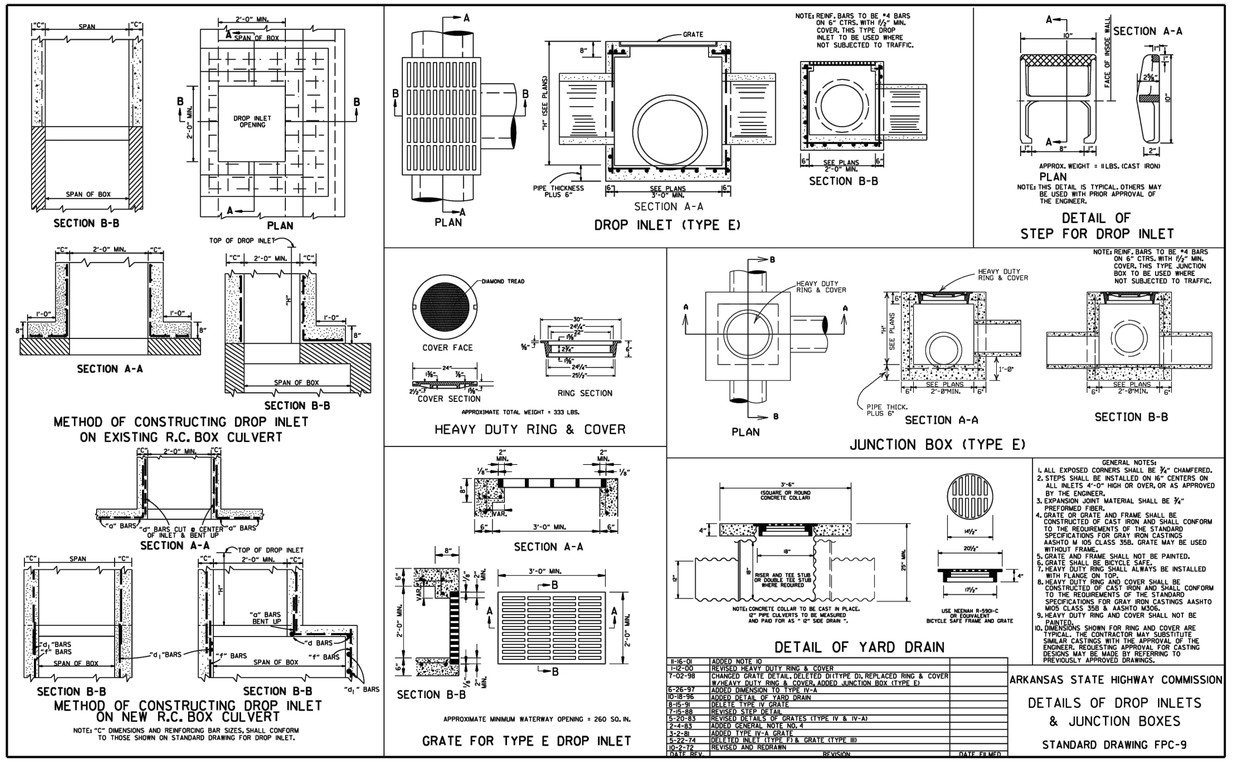
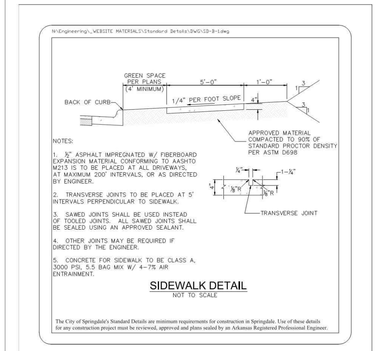
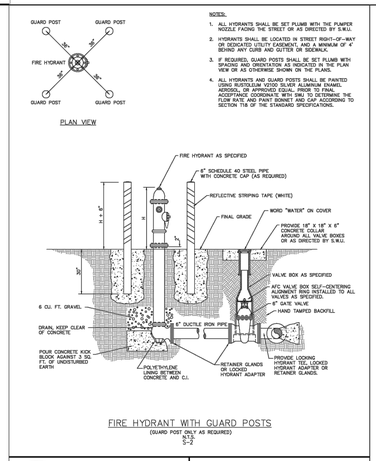
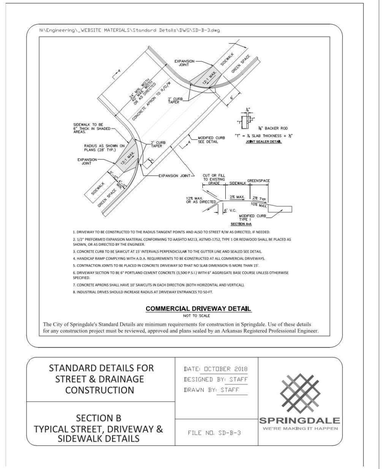


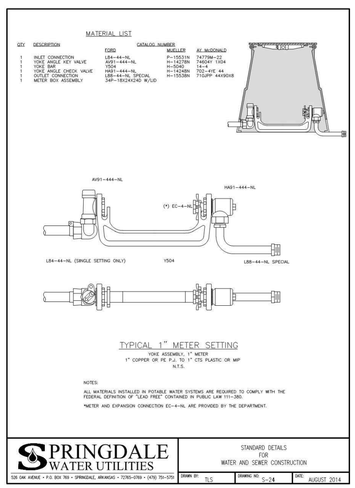
DETAIL 14 – JUNCTION BOX DETAIL

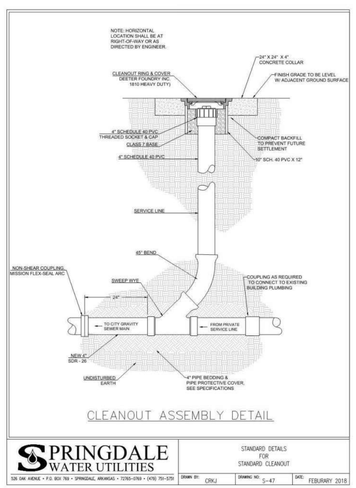
NOT TO SCALE











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1075 SUNSET AVENUE
SPRINGDALE, ARKANSAS

IMA-ARCHITECTURE
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JOB NUMBER 20-1015
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PROJECT # L23-29

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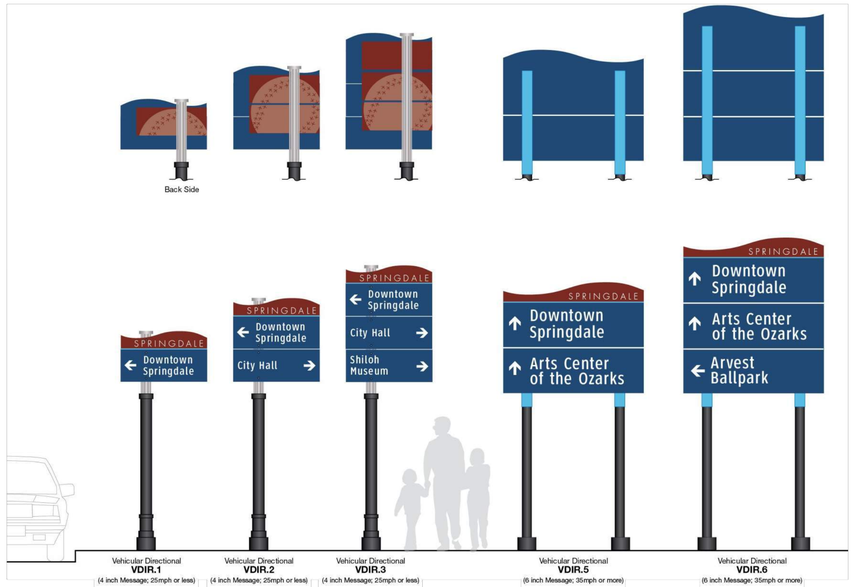


SPECIFICATIONS

City of Springdale, Arkansas

Vehicular Directional Signage System Overview

VDIR.1: Vehicular Directional - 1 message
VDIR.2: Vehicular Directional - 2 messages
VDIR.3: Vehicular Directional - 3 messages
VDIR.5: Vehicular Directional - 2 messages
VDIR.6: Vehicular Directional - 3 messages

Not Shown - See pages E.4-5
VDIR.3ALT: Vehicular Directional - 2 messages (6 in.)
VDIR.4: Vehicular Directional - 1 message

NOTES:
1. Fabricator to verify the mounting conditions and provide a detail drawing for each mounting situation, prior to fabrication. Fabricator must obtain approval from the Designer or Client for placement prior to fabrication.
2. Welds: All welds shall be ground smooth, paint all seams.
3. Hardware: All exposed hardware shall be tamper proof fasteners.
4. All exposed edges painted to match adjacent face.

ENVIRONMENTS & EXPERIENCES
merje
120 North Church Street
Suite 208
West Chester, PA 19380
T 484.266.0648
www.merjedesign.com

DATE: 12/19/2012
DRAWN BY: PR

These drawings are meant for DESIGN INTENT ONLY and are not for construction. Contractor shall verify and be responsible for all dimensions and conditions of the job. Contractor shall be familiar with the site and conditions it presents. This office must be notified of any variations from the dimensions and conditions shown on this drawing. Shop drawings and details must be submitted to this office for approval prior to proceeding with fabrication. All copy shall be proofread by client and legal requirements checked by legal department.

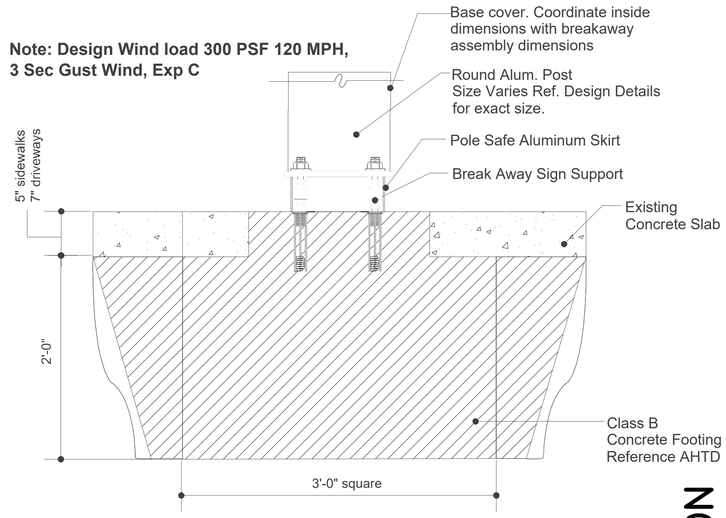
REVISIONS

CLIENT / PROJECT
NORTHWEST ARKANSAS (NWA)
Regional Wayfinding and Signage System

PROJECT NO.

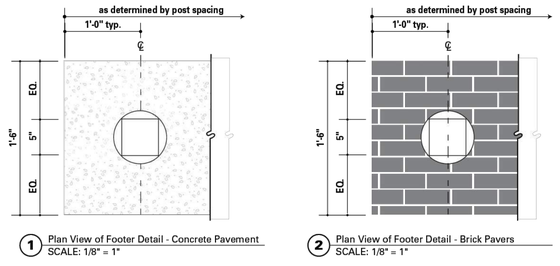
SHEET TITLE
Springdale
Vehicular Directional
Signage System Overview

SHEET NO.
C.15



Section View: Foundation: Shallow Depth
SCALE: 3/4" = 1'-0"

DETAIL 15 – SIGN BREAK AWAY DETAIL
NOT TO SCALE



1 Plan View of Footer Detail - Concrete Pavement
SCALE: 1/8" = 1"

2 Plan View of Footer Detail - Brick Pavers
SCALE: 1/8" = 1"

SPECIFICATIONS

The FABRICATOR shall be familiar with all site conditions and shall be responsible for all underground utility checks.

The FABRICATOR shall be familiar with all basement/ vault locations by obtaining plans from the local municipality Department of Public Works.

Where a basement/vault interferes with a proposed location. The sign shall be relocated to a location deemed appropriate by the municipalities Department of Public Works

Where relocation is not an option the FABRICATOR will develop the appropriate mounting solution. The solution shall meet all engineering criteria as established by the standard footings. (i.e. windloads)

FINAL DESIGNS AND SHOP DRAWINGS SHALL BE SUPPLIED BY THE FABRICATOR FOR EACH OF THE BREAK-AWAY POLES IDENTIFIED AND AN ARKANSAS REGISTERED PROFESSIONAL ENGINEER IS REQUIRED TO SIGN AND SEAL THE SUBMITTAL OF SHOP DRAWINGS.

NOTE:
1) SOIL IS AVERAGE WITH MAXIMUM ALLOWABLE SOIL PRESSURE OF 3,000 POUNDS PER SQUARE FOOT. SOIL UNIT WEIGHT OF 125 PCF AND FRICTION ANGLE OF 30 DEGREES (ASSUMED).

2) CONCRETE STRENGTH AT 28 DAYS F'c=4,000 PSI REINFORCEMENT SHALL BE ASTM 36 FY=60,000 PSI

3) FOLLOW 2008 AHTD DESIGN STANDARDS FOR MATERIAL AND CONSTRUCTION INFORMATION FOR THE SIGN POST BASES AND FOUNDATIONS NOT OTHERWISE SPECIFIED IN THESE CONTRACT DRAWINGS

4) FOR SIGN POST SIZES REFER TO THE DESIGN INTENT DRAWING SHEETS

NOTES:
1. Fabricator to verify the mounting conditions and provide a detail drawing for each mounting situation, prior to fabrication. Fabricator must obtain approval from the Designer or Client for placement prior to fabrication.
2. Welds: All welds shall be ground smooth, paint all seams.
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4. All exposed edges painted to match adjacent face.

ENVIRONMENTS & EXPERIENCES
merje
120 North Church Street
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T 484.266.0648
www.merjedesign.com

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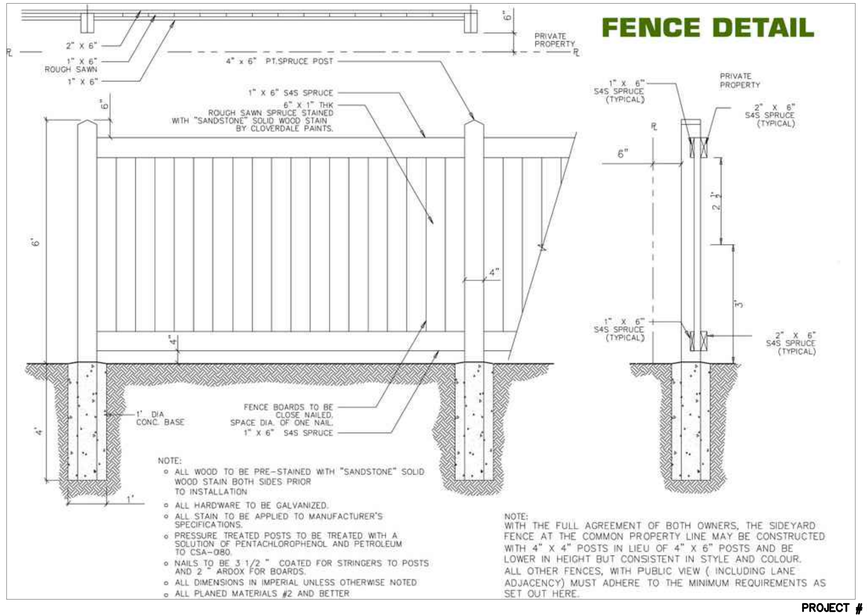
REVISIONS

CLIENT / PROJECT
NORTHWEST ARKANSAS (NWA)
Regional Wayfinding and Signage System

PROJECT NO.

SHEET TITLE
Footer Construction Details

SHEET NO.
G.10



DETAIL 16 – 6' WOODEN FENCE
NOT TO SCALE

PROJECT # L23-29

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11411
Jason E. Ingalls
4/19/2023

Rev	Comments	Date
1	PER CITY COMMENTS	4/19/2023

TAQUERIA GUANAJUATO RESTAURANT
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CHECKED BY: JEI
DATE: 4/20/2023
JOB NUMBER: 20-1015
SHEET NAME: DETAILS
File No.: 20-1015-NEW.dwg
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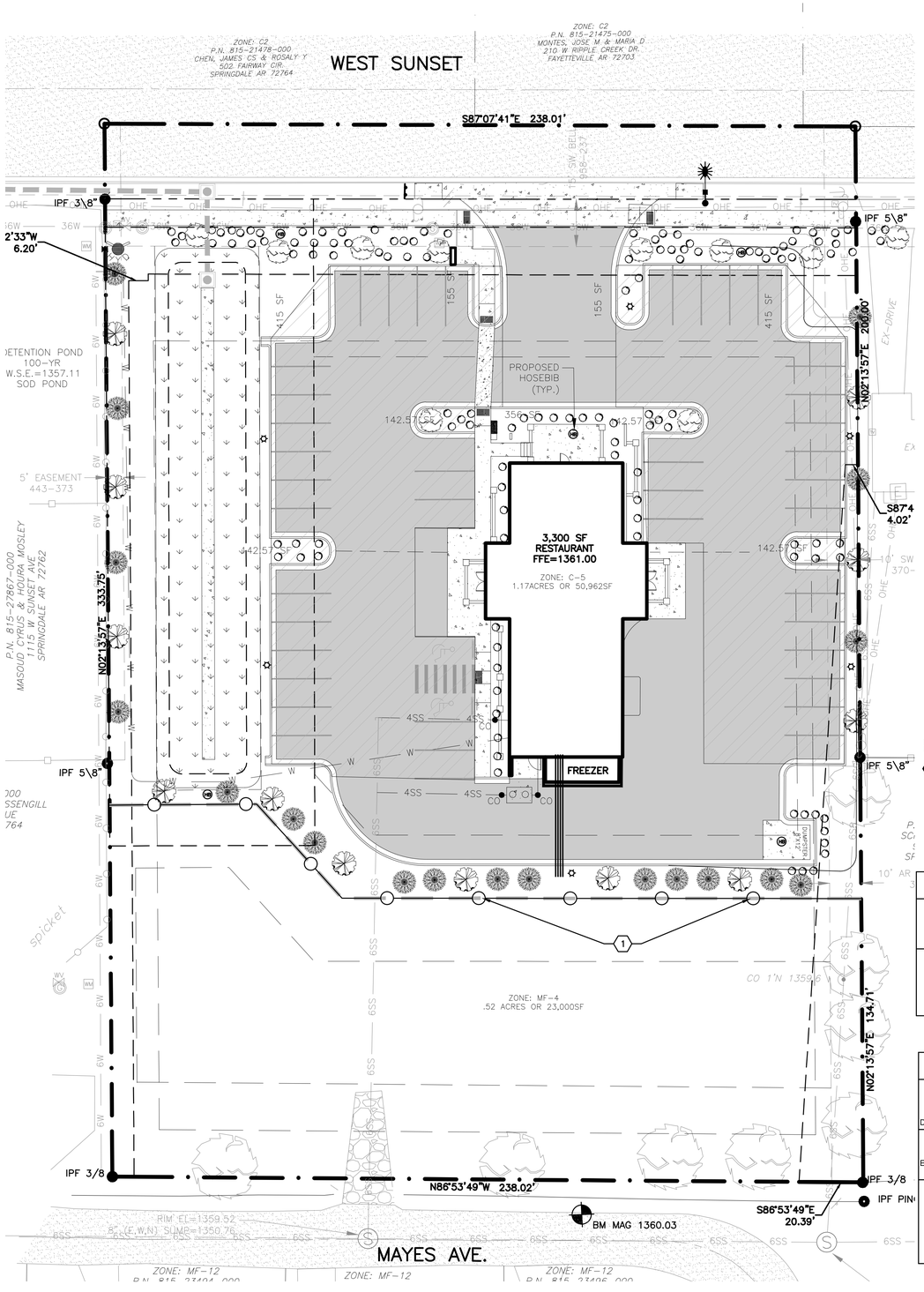

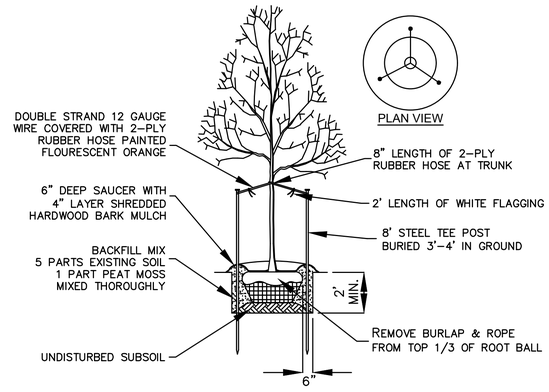

TREE PLANTING DETAIL
NOT TO SCALE

KEYNOTES:
1. 6' WOODEN FENCE PER DETAIL **16/C10.0**

STREET TREES

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
SHADE	REDBUD	CERCIS CANADENSIS	10	2.5" CALIPER B & B MIN. 6'	30' MIN.
	SHRUB (DESIGN BUILD - MUST MEET CITY OF SPRINGDALE PLANT LIST)		60	5 GALLON	

SITE LANDSCAPING

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
DECIDUOUS	THORNLESS HONEYLOCUST	GLEDITSIA TRIACANTHOS	12	2" CALIPER B & B MIN. 6'	25' MIN.
EVERGREEN	JAPANESE BLACK PINE	PINUS THUNBERGII	20	2" CALIPER B & B MIN. 6'	25' MIN.
	SHRUB (DESIGN BUILD - MUST MEET CITY OF SPRINGDALE PLANT LIST)		58	5 GALLON	

NORTH

20 0 20

SCALE 1" = 20'

LEGEND

FOUND IRON PIN	IPF
PROPERTY LINE	
EXISTING OVERHEAD ELECTRIC	OHE
EXISTING BARBED WIRE FENCE	X
EXISTING EASEMENT	
EXISTING GAS METER	
EXISTING WATER METER	W
EXISTING TELEPHONE PEDESTAL	T
EXISTING POWER POLE	
EXISTING SEWER MANHOLE	S
EXISTING ASPHALT	
EXISTING CENTERLINE OF ROAD	
PROPOSED CURB	
PROPOSED CONCRETE	
PROPOSED ASPHALT	
PROPOSED HANDICAP SIGN	
PROPOSED 1" WATER SERVICE	W
PROPOSED 4" SANITARY SERVICE	4SS
PROPOSED UNDERGROUND ELECTRIC	UGE
PROPOSED CLEANOUT	CO
PROPOSED GAS SERVICE	GAS
PARKING LOT LANDSCAPING AREA	
PROPOSED HOSE BIB	HB
PROPOSED FENCE	

LANDSCAPING REQUIREMENTS:

STREET TREES

1. REQUIRED – PUBLIC STREET AND PRIVATE ACCESS DRIVE FRONTAGE: 1 TREE AND 7 SHRUBS EVERY 25 LINEAR FEET OR 202 LF FRONTAGE AT 25' SPACING = 8 TREES AND 56 SHURBS
2. PROVIDED – 10 TREES AND 74 SHRUBS

SITE PERIMETER

1. REQUIRED – 1 TREE EVERY 25' OR 565 LF OF PERIMETER AT 25' SPACING = 23 TREES
2. PROVIDED – 25 NEW TREES

INTERIOR PARKING LOT LANDSCAPING

1. REQUIRED – 8% OF PARKING LOT AREA
2. PROVIDED – TOTAL PARKING LOT AREA: 18,834 SF
   REQUIRED AREA: 1,507 SF
   PROVIDED AREA: 2,146 SF
   PROVIDED PERCENTAGE: 11.4%

GENERAL LANDSCAPE NOTES:

1. ALL PLANT MATERIAL SHALL BE AS SPECIFIED IN THE PLANT LIST ON THIS SHEET AND MEET THE REQUIREMENTS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN PUBLICATION "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1 LATEST EDITION).
2. ALL PLANT MATERIAL SHALL BE HEALTHY AND VIGOROUS AT THE TIME OF INSTALLATION AND SHALL BE GUARANTEED FOR SURVIVAL FOR A PERIOD OF 2 YEARS FROM THE TIME OF INSTALLATION.
3. INSTALLATION AND EXECUTION OF THIS PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT LANDSCAPE ORDINANCE FOR THE CITY OF ROGERS.
4. INSTALL A 4" LAYER OF ROCK MULCH OVER A WOVEN FABRIC WEED BARRIER IN ALL BEDS.
5. INSTALL A 3/16"X 4" STEEL EDGING TO BORDER THE MULCHED BED AREAS WHERE THEY ARE ADJACENT TO TURF AREAS.
6. IRRIGATION SYSTEM TO BE DESIGN BUILD.

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

PROJECT # L23-29

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TAQUERIA GUANAJUATO RESTAURANT
1075 SUNSET AVENUE SPRINGDALE, ARKANSAS

IMA-ARCHITECTURE
401 E. NEW HOPE RD., ROGERS, AR 72758

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Expedient Civil Engineering, PLLC

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DATE 4/20/2023
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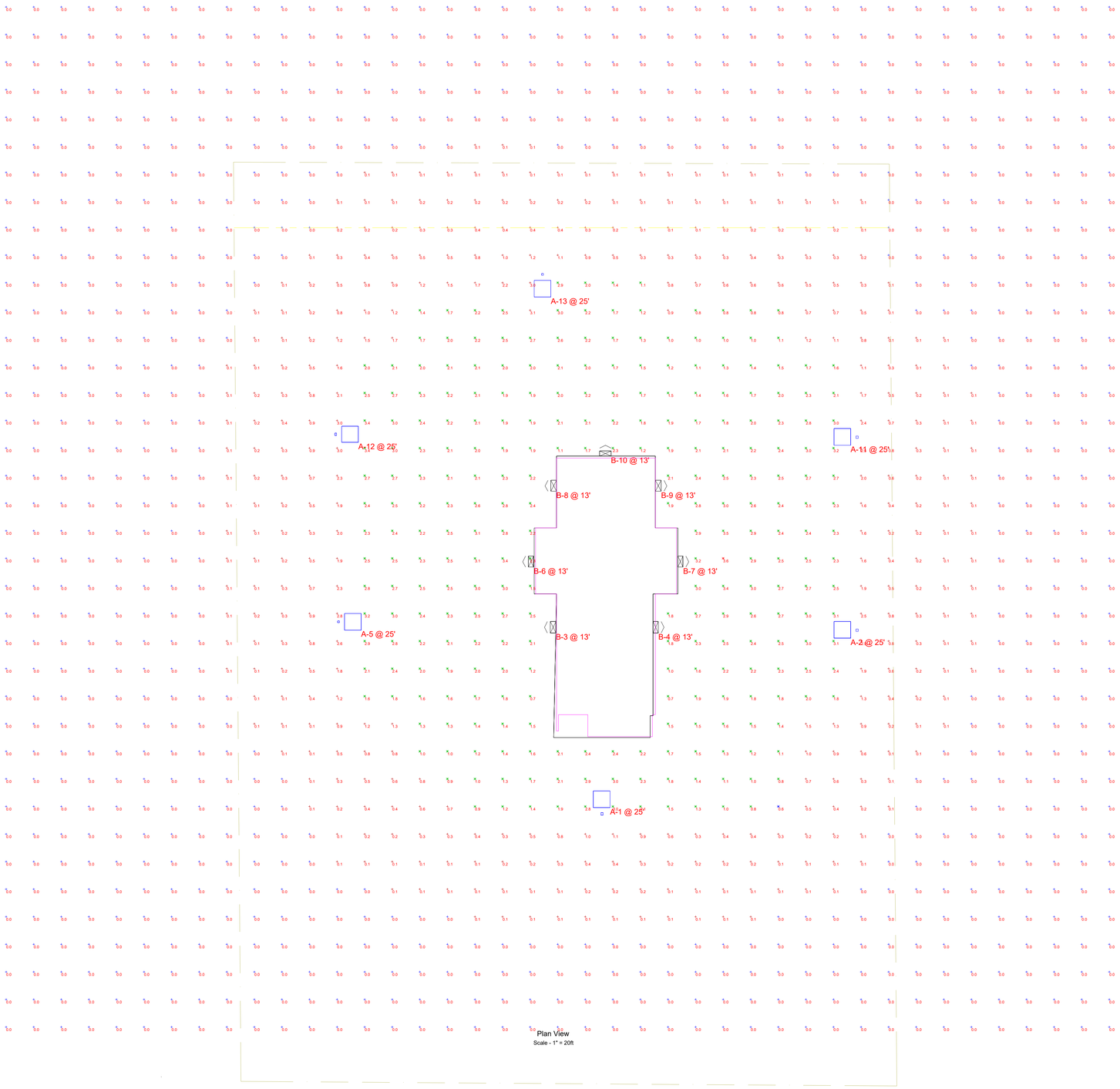
L1.0

Z:\ECE-Work\Projects\2020 Projects\20-1015 Taqueria Guanajuato LSD\Dwg\20-1015-NEW.dwg



Plan View
Scale - 1" = 20ft

N

Schedule									
Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	A	6	ATB0 30BLEDE15 XXXXX R4 3K HSS	ATB0 SERIES LED 1500MA TYPE 4 3000K CCT HSS	LED Array	1	11822	0.9	145
	B	7	HLWPC2 P10 30K XX TFTM	Wallpack Full Cutoff LED, LED Performance Package P10, 3000 series CCT, Voltage, Forward Throw Medium	LED	1	2979	0.9	28

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT		2.1 fc	3.6 fc	0.6 fc	6.0:1	3.5:1
SITE CALCULATIONS		0.5 fc	3.6 fc	0.0 fc	N/A	N/A

Luminaire Locations

		Location						Aim		
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
1	A	16.50	-27.70	25.00	25.00	0.00	0.00	16.50	-25.95	0.00
2	A	109.00	39.00	25.00	25.00	270.00	0.00	107.25	39.00	0.00
3	B	-1.20	40.00	13.00	13.00	270.00	0.00	-1.20	40.00	0.00
4	B	36.00	40.00	13.00	13.00	90.00	0.00	36.00	40.00	0.00
5	A	-79.00	42.00	25.00	25.00	90.00	0.00	-77.25	42.00	0.00
6	B	-9.20	63.80	13.00	13.00	270.00	0.00	-9.20	63.80	0.00
7	B	45.00	63.80	13.00	13.00	90.00	0.00	45.00	63.80	0.00
8	B	-1.00	91.30	13.00	13.00	270.00	0.00	-1.00	91.30	0.00
9	B	37.00	91.30	13.00	13.00	90.00	0.00	37.00	91.30	0.00
10	B	17.80	103.00	13.00	13.00	0.00	0.00	17.80	103.00	0.00
11	A	109.00	109.00	25.00	25.00	270.00	0.00	107.25	109.00	0.00
12	A	-80.00	110.00	25.00	25.00	90.00	0.00	-78.25	110.00	0.00
13	A	-5.00	168.00	25.00	25.00	180.00	0.00	-5.00	166.25	0.00

Note
1. Readings shown are based on a total LLF as shown at grade. Data references the extrapolated performance projections in a 25c ambient based on 10,000 hrs of LED testing (per IESNA LM-80-08 and projected per IESNA TM-21-11)
2. Please refer to the "luminaire locations" table for mounting heights.
3. Product information can be obtained at www.Holophane.com or through your local agency.

DISCLAIMER
This architectural lighting submittal is provided only for informational purposes and to the help the customer or end-user (as applicable) understand how various sections of linear fixtures connect to each other and how they mount to the ceiling. This lighting submittal is strictly based on the information provided to Acuity Brands, and is provided without warranty as to accuracy, completeness, reliability or otherwise. If the information (including but not limited to floor-plans, reflected ceiling plans, electrical plans and specifications) provided to Acuity Brands is incomplete or not current (i.e., newer versions exist), the accuracy of proposed design may be adversely affected. Once this lighting submittal is received by the customer or end-user (as applicable), it is the obligation of the customer or end-user (as applicable) to consult with a professional engineering advisor to determine whether the proposed design meets the applicable project requirements for lighting system performance, code compliance, safety, suitability and effectiveness for use in a particular application. In no event will Acuity Brands be responsible for any loss resulting from any use of any information contained in this lighting submittal.

HENARD ENGINEERING FAYETVILLE-RESTAURANT

Designer
R.A. MCILRATH
Date
7/30/2020
Scale
As Shown
Drawing No.
145436-0 A1
Summary

TAQUERIA GUANAJUATO MEXICAN RESTAURANT

SPRINGDALE, ARKANSAS

GENERAL NOTES

GENERAL REQUIREMENTS:

1. UNLESS SPECIFICALLY NOTED OTHERWISE, THE TERM "CONTRACTOR" INDICATED ON ANY SHEET SHALL REFER TO THE CONTRACTOR RESPONSIBLE FOR THE WORK OF THE SPECIFIC TRADE NOTED ON THAT SHEET.
2. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE IDENTIFIED CODES AND WITH THE REQUIREMENTS OF ALL LOCAL, STATE, AND FEDERAL AUTHORITIES HAVING JURISDICTION, WHETHER OR NOT THE REQUIREMENTS ARE SPECIFICALLY INDICATED IN THE CONTRACT DOCUMENTS.
3. ALL BIDDING CONTRACTORS (INCLUDING SUBCONTRACTORS) SHALL BE REQUIRED TO ACQUIRE AND REVIEW A FULL SET OF DOCUMENTS PRIOR TO BID. ALL CONTRACTORS AND SUBCONTRACTORS SHALL FULLY REVIEW AND BECOME FAMILIAR WITH ALL ASPECTS OF THE DOCUMENTS, INCLUDING THE SCOPE OF WORK OF ALL OTHER TRADES, TO ENSURE PROPER COORDINATION OCCURS DURING CONSTRUCTION AND THAT EACH TRADE IS FAMILIAR WITH HOW THEIR RESPECTIVE WORK WILL INTERFACE WITH THE WORK OF OTHER TRADES. ANY DISCREPANCY AND/OR CONFLICT IN THE DOCUMENTS WITHIN THE WORK OF A PARTICULAR TRADE AND/OR BETWEEN THE SCOPE OF WORK OF DIFFERENT TRADES DISCOVERED BY THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND/OR ENGINEER BEFORE BIDDING FOR PURPOSE OF CLARIFICATION. FOLLOWING BIDDING, IF IT IS DETERMINED THAT THE CONTRACTOR AND/OR SUBCONTRACTOR DID NOT REVIEW A COMPLETE SET OF DOCUMENTS AND/OR THE CONTRACTOR AND/OR SUBCONTRACTOR SHOULD HAVE DISCOVERED DISCREPANCY AND/OR CONFLICT, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTOR TO PROVIDE THE NECESSARY LABOR AND MATERIALS TO PERFORM THE REQUIRED WORK COMPLETE AND OPERATIVE WITHOUT ADDITIONAL COMPENSATION. THIS DETERMINATION SHALL BE AT THE SOLE DISCRETION OF THE ARCHITECT AND/OR ENGINEER AND THE RESPECTIVE DECISION(S) SHALL BE FINAL.
4. THE CONTRACTOR SHALL VISIT THE PROJECT SITE(S) AND FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BID.
5. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE. WHILE A CONCERTED EFFORT HAS BEEN MADE TO PROVIDE SYSTEM ARRANGEMENTS AND LAYOUTS IN A NON-CONFLICTIVE MANNER, THE FINAL FOR COORDINATION OF SYSTEM ROUTING, FABRICATION, AND INSTALLATION BETWEEN THE VARIOUS CONSTRUCTION TRADES SHALL BELONG TO THE CONTRACTOR. FABRICATION AND INSTALLATION OF THE VARIOUS ENGINEERING SYSTEMS SHALL NOT BEGIN UNTIL VERIFICATION OF ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, FIRE PROTECTION, ELECTRICAL DRAWINGS HAS TAKEN PLACE. NO ADDITIONAL COMPENSATION SHALL BE GRANTED FOR ANY CHANGES REQUIRED DUE TO INSTALLATION CONFLICTS BETWEEN TRADES.
6. IF A PROJECT MANUAL IS INCLUDED IN THE CONTRACT DOCUMENTS, THE WORK SPECIFIED HEREIN IS INTENDED TO COMPLIMENT THE RESPECTIVE SPECIFICATION SECTIONS AND GENERAL PROJECT REQUIREMENTS CONTAINED WITHIN THE PROJECT MANUAL. NEITHER THE PLANS NOR THE SPECIFICATIONS ALONE CONSTITUTE THE ENTIRE SCOPE OF WORK AND NEITHER SHALL BE USED EXCLUSIVELY AS AN INTERPRETATION OF THE SCOPE OF WORK CONTAINED IN THE CONTRACT. WHERE A CONFLICT EXISTS BETWEEN THE INFORMATION CONVEYED ON THE PLANS AND THAT STATED IN THE PROJECT MANUAL, THE CONTRACTOR SHALL REQUEST A CLARIFICATION IN WRITING. IN ALL CASES, UNTIL CLARIFICATION IS PROVIDED FROM THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE, THE MOST STRINGENT REQUIREMENT SHALL APPLY.
7. THE WORK SPECIFIED HEREIN SHALL INCLUDE ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, SUPPLIES AND SUPERVISION REQUIRED TO INSTALL AND PLACE IN OPERATION THE MECHANICAL SYSTEMS AND APPURTENANCES SPECIFIED HEREIN AND/OR INDICATED ON THE DRAWINGS OR REASONABLY IMPLIED AS NECESSARY FOR THE COMPLETION OF THE VARIOUS SYSTEMS. ALL WORK SHALL BE COMPLETED IN A NEAT, CLEAN, AND WORKMANLIKE MANNER IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS.
8. ALL WORK SPECIFIED HEREIN SHALL BE PERFORMED BY PROPERLY LICENSED, TRAINED, AND EXPERIENCED TRADESMEN. THE CONTRACTOR SHALL PROVIDE A FIELD SUPERVISOR WITH THE AUTHORITY AND EXPERIENCE REQUIRED TO INSTRUCT THE WORK, MAKE JOB DECISIONS, AND ACT ON BEHALF OF THE CONTRACTOR IN MATTERS PERTAINING TO THE CONTRACT DOCUMENTS.
9. THE CONTRACTOR SHALL REMOVE ALL RESPECTIVE CONSTRUCTION WASTE AND DEBRIS FROM THE SITE AND SHALL BE RESPONSIBLE FOR THE LAWFUL DISCARD OF SUCH WASTE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS. THE COMPLETED WORK AND THE ADJACENT AFFECTED AREAS SHALL BE THOROUGHLY CLEANED TO THE SATISFACTION OF THE OWNER, ARCHITECT, AND ENGINEER.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING, PATCHING, AND PAINTING REQUIRED BY THE RESPECTIVE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SATISFACTORILY REPAIRING EXCESSIVE, UNNECESSARY PENETRATIONS OR OVERSIZED PENETRATIONS THROUGH CONSTRUCTION. IF THE ARCHITECT/ENGINEER DEEMS NECESSARY, ANY CONSTRUCTION DAMAGED FROM CUTTING OR PENETRATION ACTIVITIES SHALL BE REMOVED AND REPLACE AT NO ADDITIONAL COST TO THE OWNER. THERE SHALL BE NO CUTTING OR PENETRATING OF CONSTRUCTION THAT WILL COMPROMISE THE STRUCTURAL INTEGRITY OF THE BUILDING SYSTEM. IF THE CONTRACTOR DEEMS IT NECESSARY TO ALTER, CUT, OR PENETRATE A STRUCTURAL MEMBER, EXPRESS PERMISSION SHALL BE GIVEN BY THE STRUCTURAL ENGINEER PRIOR TO PROCEEDING. IT IS PERMISSIBLE FOR BEAMS TO BE PENETRATED WITH SMALL SCREWS WITHOUT PRIOR APPROVAL.
11. DIMENSIONAL LUMBER AND WOOD PANEL PRODUCTS ARE TO BE FIRE TREATED. FASTENERS IN TREATED WOOD SHALL BE NON-FERROUS AND APPROPRIATE FOR CONTACT WITH WOOD TREATMENT MATERIAL.
12. LOCATE AND MARK ALL UTILITY, SERVICE, AND SYSTEMS LOCATIONS PRIOR TO COMMENCEMENT OF WORK, FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITY COMPONENTS.
13. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND PAYING ALL ASSOCIATED FEES PRIOR TO COMMENCEMENT OF WORK.
14. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE PROJECT CONSTRUCTION AREA(S), INCLUDING EXTERIOR STAGING AREA(S), DURING CONSTRUCTION.
15. DIMENSIONS SHOWN ARE TO FINISH FACE OF EXISTING WALLS, FACE OF EXISTING STUDS, FINISH FACE OF NEW WALL CONSTRUCTION, AND CENTER LINES OF EQUIPMENT AND GRID LINES, (UNLESS NOTED OTHERWISE). FIELD VERIFY ALL DIMENSIONS.
16. COORDINATE EQUIPMENT ROUGH OPENING SIZES AND LOCATIONS WITH THE RESPECTIVE EQUIPMENT.
17. EXISTING UTILITY, SERVICE, AND SYSTEMS COMPONENTS THAT ARE TO BE ABANDONED SHALL BE REMOVED TO BELOW/BEYOND FINISH FACE OF PENETRATED SURFACE AND PROPERLY TERMINATED/CAPPED PRIOR TO PATCHING/REPAIRING FINISH FACE.
18. ITEMS INDICATED TO BE SALVAGED FOR RE-USE ARE TO BE CAREFULLY REMOVED AND STORED TO PREVENT BEING DAMAGED PRIOR TO PROJECT COMPLETION.
19. FINISH MATERIALS ARE TO BE INSTALLED BEHIND AND BENEATH APPLIANCES, KNEE SPACES, MOVEABLE EQUIPMENT, ETC... (UNLESS NOTED OTHERWISE).
20. NEW CONSTRUCTION ADJACENT TO EXISTING CONSTRUCTION IS TO BE PERFORMED SUCH THAT THE FINISHED APPEARANCE IS SMOOTH AND SEAMLESS, AND MATCHES EXISTING FINISHES AND TEXTURE.
21. COORDINATE LIMITS OF DEMOLITION WITH NEW CONSTRUCTION REQUIREMENTS.
22. PROVIDE DEMOLITION OF EXISTING ITEMS TO EXTENT REQUIRED FOR A COMPLETE DEMOLITION AND NEW INSTALLATION, WHETHER SPECIFICALLY INDICATED OR NOT. FIELD VERIFY EXACT EXISTING CONDITIONS.
23. AREAS OF EXISTING CONSTRUCTION TO REMAIN THAT ARE DAMAGED DURING DEMOLITION OR NEW CONSTRUCTION ARE TO BE REPLACED/REPAIRED TO MATCH EXISTING ADJACENT.
24. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DUST CONTROL DURING DEMOLITION AND NEW CONSTRUCTION. COORDINATE MINIMUM REQUIREMENTS WITH OWNER.
25. FOR ITEMS NOTED TO BE REMOVED, BUT NOT SALVAGED FOR RE-USE, COORDINATE WITH OWNER WHICH ITEMS THE OWNER WISHES TO HAVE TURNED OVER TO THEM. COORDINATE WITH THE OWNER WHERE THESE ITEMS ARE TO BE DEPOSITED.
26. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY BRACING AND SUPPORT OF EXISTING CONSTRUCTION ELEMENTS TO REMAIN. TEMPORARY BRACING, SHORING, SUPPORTS, ETC... ARE TO BE INSTALLED PRIOR TO COMMENCING DEMOLITION WORK AND NOT REMOVED UNTIL WORK IS PROPERLY COMPLETED IN A MANNER THAT IS STRUCTURALLY SOUND.
27. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF METHODS TO CONTROL DUST, NOISE, FUMES, AND/OR VAPORS IN ORDER TO KEEP THE EXPOSURE LEVELS BELOW THAT WHICH COULD BE HARMFUL TO THE OWNER'S TENANT(S) AND VISITORS. THE GENERAL CONTRACTOR SHALL NOTIFY THE OWNER OF UPCOMING WORK THAT COULD EXPOSE THE OWNER'S TENANT(S), AND/OR VISITORS TO DUST, VAPORS, FUMES, AND/OR NOISE. NOISE FROM CONSTRUCTION ACTIVITIES SHALL NOT INTERFERE WITH THE ABILITY OF THE OWNER'S TENANT(S) TO PERFORM THEIR DUTIES AND/OR TO HEAR ALARMS.
28. NO WORK IS TO BE PERFORMED IN AN AREA WITHOUT PRIOR APPROVAL OF THE OWNER. THE GENERAL CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OWNER TO MINIMIZE DISRUPTIONS AND INTERRUPTIONS OF SERVICES PROVIDED BY THE OWNER.
29. NO DISCHARGE OF GASES OR MATERIALS CAUSING GASES SHALL BE DONE WITHIN 25 FEET OF A FRESH AIR INTAKE. ODORS INSIDE THE BUILDING MUST BE MINIMIZED.
30. TEMPORARY LIGHTING DURING CONSTRUCTION SHALL MEET OSHA STANDARDS - 29 CFR PART 1926.56 (OR MOST CURRENT).
31. MAINTAIN PORTABLE ABC FIRE EXTINGUISHERS AT THE JOB SITE. TRAIN ALL WORKERS ON USE AND CARE OF FIRE EXTINGUISHERS.
32. PROVIDE CRIME PREVENTION IN CONSTRUCTION AREAS. THE OWNER IS NOT RESPONSIBLE FOR THEFT OF TOOLS OR OTHER ITEMS FROM THE JOB SITE.
33. ENSURE THAT EXITS PROVIDE FREE AND UNOBSTRUCTED EGRESS. ALL WORKERS SHALL RECEIVE TRAINING IF ALTERNATIVE OR TEMPORARY EXITS ARE DESIGNATED DURING DURATION OF PROJECT.
34. ENSURE FREE AND UNOBSTRUCTED ACCESS TO EMERGENCY DEPARTMENTS OR SERVICES, AND TO EMERGENCY PERSONNEL.
35. THE CONTRACTOR SHALL GUARANTEE ALL WORK FOR WHICH MATERIALS ARE FURNISHED, FABRICATED OR FIELD ERECTED. THIS CONTRACTOR GUARANTEE SHALL EXIST FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL OWNER ACCEPTANCE OF THE WORK AND SHALL APPLY TO ALL DEFECTS IN MATERIALS AND/OR WORKMANSHIP OF ANY KIND.
36. WHERE JOB CONDITIONS REQUIRE CHANGES FROM THE CONTRACT DOCUMENTS THAT DO NOT CHANGE THE SCOPE OR NATURE OF THE WORK REQUIRED, THE CONTRACTOR SHALL MAKE SUCH CHANGES WITHOUT ADDITIONAL COST TO THE OWNER. NO OTHER CHANGES WILL BE MADE WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE OWNER.
37. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR A COMPLETE WORKING INSTALLATION.
38. INSTALL ALL CONDUIT STRAIGHT AND PARALLEL WITH THE BUILDING LINES. ALL CONDUIT IS CONCEALED IN PUBLIC PLACES.
39. THE ENTIRE ELECTRICAL INSTALLATION SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL CODES AND ORDINANCES. IF A CONFLICT IS FOUND BETWEEN APPLICABLE CODES, THE MORE STRINGENT SHALL APPLY. THE CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL APPLICABLE MUNICIPAL CODES AND ORDINANCES.
40. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO COORDINATE WITH ALL OTHER TRADES TO INSURE THAT ALL CIRCUITS AND DEVICES ARE OF A PROPER SIZE FOR ACTUAL EQUIPMENT FURNISHED.
41. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING SYSTEMS:
    (A) POWER AND LIGHTING:
        1. ALL DEVICE PLATES ARE NYLON. COORDINATE COLOR OF DEVICES WITH ARCHITECT.
        2. WHERE DEVICES ARE SHOWN NEXT TO EACH OTHER, THEY ARE INTENDED TO BE GANGED. FIELD VERIFY ACTUAL SPACE AVAILABLE AND NOTIFY ARCHITECT WHERE THERE ARE SPACE CONFLICTS.
        3. LOW VOLTAGE WIRING IS TO BE ENCASED IN CONDUIT IN AREAS WITH NO CEILING OR HARD CEILING.
        4. ALL EMPTY CONDUITS ARE TO CONTAIN A NYLON PULL STRING. EMPTY CONDUITS 2" AND LARGER ARE TO BE SWABBED OUT AND LEFT WITH A NYLON PULL ROPE FOR THE USE OF THE OWNER.
        5. WIRE SIZES:

           WIRE SIZE 120V
           A. #12 LESS THAN 75 FEET
           B. #10 BETWEEN 75-150 FEET
           C. #8 BETWEEN 150-250 FEET
           D. #6 BETWEEN 250-375 FEET

    (B) GROUNDING SYSTEM:
        1. ALL CONDUITS ARE TO CONTAIN A GREEN GROUNDING CONDUCTOR, SIZED PER THE N.E.C.
    (C) EQUIPMENT REQUIREMENTS:
        1. VERIFY EXACT FUSE SIZE AND EQUIPMENT REQUIREMENTS WITH THE ACTUAL EQUIPMENT FURNISHED BY THE OTHER CONTRACTORS.
        2. FINAL EQUIPMENT CONNECTIONS: THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS REQUIRED TO MAKE FINAL ELECTRICAL CONNECTIONS TO ALL EQUIPMENT FURNISHED ON THIS PROJECT. VERIFY ALL REQUIREMENTS, CONDUCTOR SIZES, OVERCURRENT PROTECTION, PHASES, VOLTAGES, MOTOR ROTATION, ETC., WITH THE EQUIPMENT SUPPLIER PRIOR TO ROUGH-IN. PROVIDE FUSED DISCONNECT IF REQUIRED BY MANUFACTURER.
        3. THE ELECTRICAL CONTRACTOR IS TO PROVIDE ALL CONTACTORS, MAGNETIC STARTERS, AND MISCELLANEOUS WIRING NECESSARY TO CONTROL EXHAUST FANS AND OTHER AUTOMATICALLY OPERATED EQUIPMENT. THE CONTROLS CONTRACTOR IS TO FURNISH ONE RELAY PER ITEM AS COMPATIBLE WITH THEIR CONTROL SYSTEM.
42. MECHANICAL CONTRACTOR SHALL COORDINATE ALL DUCTWORK WITH FIELD CONDITIONS AND PROVIDE ALL OFFSETS, BENDS, TRANSITIONS AND SPECIAL FITTINGS FOR A COMPLETE INSTALLATION OF THE SYSTEMS.
43. MAINTAIN 10 FT. MINIMUM CLEARANCE BETWEEN FRESH AIR INTAKES AND ALL EXHAUST OUTLETS, GAS FLUES AND PLUMBING VENTS.
44. ALL MECHANICAL INSTALLATIONS SHALL CONFORM TO THE LATEST ACCEPTABLE ARKANSAS MECHANICAL CODE.
45. SEAL ALL DUCT SEAMS WITH HARDCAST IRON GRIP 601 SEALANT SYSTEM OR AN APPROVED EQUAL. DUCT TAPE, WHETHER LISTED OR NOT, WILL NOT BE ACCEPTED.
46. FABRICATE AND INSTALL ALL GALVANIZED DUCT SYSTEMS TO SMACNA DUCT CONSTRUCTION STANDARDS, LATEST EDITION, AND ARKANSAS MECHANICAL CODE.
47. SUPPLY AIR SYSTEMS AND RETURN AIR SYSTEMS INSTALLED IN AN ATTIC, VENTILATED CRAWL SPACE OR OTHER NON-CONDITIONED AREA SHALL BE INSULATED.
48. ALL PLUMBING MATERIALS AND INSTALLATION SHALL COMPLY WITH THE ARKANSAS STATE PLUMBING CODE, LATEST EDITION.
49. INSTALL ALL DOMESTIC HOT AND COLD WATER PIPING AS PER STATE AND LOCAL CODES.
50. INSULATE ABOVE GRADE CONCEALED DOMESTIC HOT AND COLD WATER LINES.
51. INSTALL DEEP SEAL TRAPS AT ALL DRAIN CONNECTIONS.
52. COMPLY WITH STATE OF ARKANSAS AND NATIONAL ADOPTED ADA ACCESSIBLE GUIDELINES IN REGARD TO ACCESSIBLE OR HANDICAPPED FEATURES.
53. PROVIDE DRIP PAN FOR ENTIRE LENGTH OF PIPE WHERE PIPE MUST BE INSTALLED ABOVE ELECTRICAL EQUIPMENT.
54. CONTRACTOR SHALL PROVIDE "AS BUILT" DRAWINGS OF ALL PLUMBING AND PIPING SYSTEMS UPON COMPLETION OF THE PROJECT.
55. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE DRAWINGS, THE BUILDING SITE, AND OTHER INFORMATION PRESENTED FOR THE CONSTRUCTION OF THIS PROJECT. IF CONTRACTOR HAS QUESTIONS REGARDING ASSEMBLIES OR LAYOUTS WITH THE PROJECT HE SHALL MAKE THEM KNOWN TO THE ARCHITECT IN WRITING PRIOR TO STARTING WORK ON THE PROJECT.
56. VERIFY LOCATION, INVERT AND SIZE OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
57. ALL WATER AND SEWER LINE MATERIALS AND INSTALLATION METHODS SHALL BE IN ACCORDANCE WITH THE CITY OF ROGERS STANDARD SPECIFICATIONS FOR PUBLIC WORK CONSTRUCTION AS WELL AS THE ARKANSAS STATE PLUMBING CODE.
58. HORIZONTAL BRANCHES SHALL CONNECT TO HORIZONTAL STACK OFFSETS AND TO THE BASES OF STACKS AT A POINT LOCATED NOT LESS THAN 10 PIPE DIAMETERS DOWNSTREAM FROM THE STACK. WELL AS THE ARKANSAS STATE PLUMBING CODE.

GENERAL PERFORMANCE NOTES:

ALL CONSTRUCTION TO BE IN CONFORMANCE WITH ESTABLISHED AND ACCEPTABLE BUILDING STANDARDS AND APPLICABLE CODES.

IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES, REGULATIONS AND ORDINANCES.

OWNER AND CONTRACTORS ARE RESPONSIBLE FOR COORDINATION WITH THE CITY OF LOWELL BUILDING DEPARTMENT FOR ALL REQUIRED INSPECTIONS AND APPROVALS.

ARCHITECTURAL SHEETS ARE SUPPLIED FOR INFORMATION AND LAYOUT ONLY WITH REGARDS TO EQUIPMENT; SPECIFIC EQUIPMENT AND FIXTURE TYPES TO BE DETERMINED BY OWNER AND CONTRACTOR.

ALL MEP WORK SHALL BE INSTALLED BY LICENSED MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTORS. ANY ADDITIONAL ENGINEER REQUIRED SHALL BE PROVIDED BY CONTRACTOR OR OWNER AS NECESSARY.

CODE REVIEW - RESTAURANT

APPLICABLE CODES: TAQUERIA GUANAJUATO

• 2012 Arkansas Fire Prevention Code Vol. I – Fire (2012 INTERNATIONAL FIRE CODE W. ARKANSAS AMENDMENTS AND ACCUMULATIVE SUPPLEMENTS)

2012 INTERNATIONAL BUILDING CODE

• 2012 Arkansas Fire Prevention Code Vol. II – Building (2012 INTERNATIONAL FIRE CODE W. ARKANSAS AMENDMENTS AND ACCUMULATIVE SUPPLEMENTS)

• 2017 National Electrical Code(NEC)

• 2010 Arkansas Mechanical Code

• 2014 ARKANSAS ENERGY CODE / ANSI / ASHRAE / IES 90.1Electrical Code(NEC)

• 2006 Arkansas STATE Plumbing Code

• 2006 Arkansas Fuel Gas Code

LIFE SAFETY CODES AS REFERENCED BY THE IBC / AFPC
MOST CURRENT NFPA (AS APPLICABLE)
2006 ARKANSAS STATE GAS CODE
2009 ANSI A117.1 ACCESIBLE ANS USABLE BUILDING AND FACILITIES
CITY OF PRAIRE GROVE ADOPTED CODE OF ORDINACES

NOTE:
THIS PROJECT IS A NEW CONSTRUCTION PROJECT.

REGULATIONS

AUTHORITY HAVING JURISDICTION: CITY OF SPRINGDALE, ARKANSAS

BUILDING INFORMATION:

NEW BUILDING: RESTAURANT

ENTIRE BUILDING TO BE NON - SPRINKLERED

CONSTRUCTION TYPE: IIB (NEW CONSTRUCTION)

PROPOSED RESTAURANT SPACE.....3,500 SQ FT
heated (with out exterior cooler and freezer) (IIB CONSTRUCTION)

PROPOSED AREA:
ASSEMBLY A - 2

DINNING AREA, (NET)
SEATING, ENTRY VESTIBULES, PATIO 1,106 SQ FT .....1 PERSON PER 15 = 74 PEOPLE

SERVICE AREAS (GROSS)
(KITCHEN, BAR, HOST)
1,544 S.Q. FT.....1 PERSON PER 200 = 8 PEOPLE

TOTAL = 82 PEOPLE

TABLE 508.3.3
ASSEMBLY TYPE 2
FREE STANDING ALONE BUILDING



VICINITY MAP
NOT TO SCALE

north

470

INDEX OF DRAWINGS

ARCHITECTURAL
CS COVER SHEET & INFO
A0.0 CODE DATA
A0.1 ASSEMBLY SCHEDULE
A0.2 FINISH SCHEDULE
A0.3 ARCHITECTURAL SITE DETAILS
GI GENERAL INFORMATION & DETAILS
G2 GENERAL INFORMATION
G3 GENERAL INFORMATION
LF1 LIFE SAFETY PLAN
LF2 GENERAL NOTES
A1 FLOOR PLAN W/DIMS
A2 PLAN DETAILS
A3 EXTERIOR ELEVATIONS
A4 BUILDING SECTION
A5 WALL SECTIONS
A6 WALL SECTIONS
A7 DOOR/WINDOW SCHEDULE & DETAILS
A8 ROOF PLAN & DETAILS
A9 ROOF & CEILING DETAILS
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A11 MILWORK
A12 INTERIOR ELEVATIONS & DETAILS

2012 AFPC PLANS CERT. STATEMENT.

I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME, OR UNDER MY SUPERVISION. I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS ARE AS REQUIRED BY LAW AND IN COMPLIANCE WITH THE ARKANSAS FIRE PREVENTION CODE FOR THE STATE OF ARKANSAS.

MECHANICAL, ELECTRICAL & PLUMBING
P1 Underfloor Plumbing Plan, Schedules & Details
P2 Plumbing Plan & Details
M2 Mechanical Plan, Schedules & Details
E1 Lighting Plan, Schedules & Details
E2 Power Plan Schedules & Details

STRUCTURAL
S1.1 FOUNDATION PLAN

CIVIL
C1.0 COVER SHEET
C2.0 TOPOGRAPHIC SURVEY
C3.0 DEMOLITION & STORM WATER POLLUTION PREVENTION PLAN
C4.0 SITE PLAN
C5.0 GRADING PLAN
C6.0 UTILITY PLAN
C7.0 DETANTION POND & STORM SEWER PROFILE
C8.0 DETAILS
C9.0 DETAILS
C10.0 DETAILS
L1.0 LANDSCAPE PLAN
E1.0 PHOTOMETRIC PLAN

BUILDING MANUFACTURE PLANS NOT PROVIDED BY US

IMA
architecture planning design
Isaac Moran
principal
400 east new hope road
rogers.arkansas 72758
479.445.4595
inclusive | meaningful | activated
architecture engineering

PROJECT

REGISTERED ARCHITECT
LAWRENCE C. IZEGBU
10/20
2017
STATE OF ARKANSAS

PROPOSED NEW BUILDING FOR :
TAQUERIA GUANAJUATO MEXICAN RESTAURANT
SPRINGDALE, ARKANSAS

CONSTRUCTION DOCUMENTS

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CS

2010 ADA Standards for Accessible Design for Public Accommodations and Commercial Facilities: Title III

CHAPTER 3: BUILDING BLOCKS

301 General

301.1 Scope. The provisions of Chapter 3 shall apply where required by Chapter 2 or where referenced by a requirement in this document.

302 Floor or Ground Surfaces

302.1 General. Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.
EXCEPTIONS:
1. Within animal containment areas, floor and ground surfaces shall not be required to be stable, firm, and slip resistant.
2. Areas of sport activity shall not be required to comply with 302.

302.2 Carpet. Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. Pile height shall be 1/2 inch (13 mm) maximum. Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed edge. Carpet edge trim shall comply with 303.

302.3 Openings. Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch (13 mm) diameter except as allowed in 407.4.3, 409.4.3, 410.4, 810.5.3 and 810.10. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

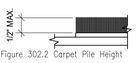


Figure 302.2 Carpet Pile Height

303 Changes in Level
303.1 General. Where changes in level are permitted in floor or ground surfaces, they shall comply with 303.
EXCEPTIONS:
1. Animal containment areas shall not be required to comply with 303.
2. Areas of sport activity shall not be required to comply with 303.

303.2 Vertical. Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical.

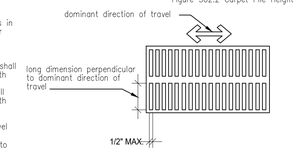


Figure 302.3 Elongated Openings in Floor or Ground Surfaces

303.3 Beveled. Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.



Figure 303.2 Vertical Change in Level



Figure 303.3 Beveled Change in Level

303.4 Ramps. Changes in level greater than 1/2 inch (13 mm) high shall be ramped, and shall comply with 405 or 406.

304 Turning Space
304.1 General. Turning space shall comply with 304.

304.2 Floor or Ground Surfaces. Floor or ground surfaces of a turning space shall comply with 302. Changes in level are not permitted.
EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

304.3 Size. Turning space shall comply with 304.3.1 or 304.3.2.

304.3.1 Circular Space. The turning space shall be a space of 60 inches (1525 mm) diameter minimum. The space shall be permitted to include knee and toe clearance complying with 306.

304.3.2 T-Shaped Space. The turning space shall be a T-shaped space within a 60 inch (1525 mm) square minimum with arms and base 36 inches (915 mm) wide minimum. Each arm of the T shall be clear of obstructions 12 inches (305 mm) minimum in each direction and the base shall be clear of obstructions 24 inches (610 mm) minimum. The space shall be permitted to include knee and toe clearance complying with 306 only at the end of either the base or one arm.

304.4 Door Swing. Doors shall be permitted to swing into turning spaces.

305 Clear Floor or Ground Space
305.1 General. Clear floor or ground space shall comply with 305.

305.2 Floor or Ground Surfaces. Floor or ground surfaces of a clear floor or ground space shall comply with 302. Changes in level are not permitted.
EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

305.3 Size. The clear floor or ground space shall be 30 inches (760 mm) minimum by 48 inches (1220 mm) minimum.

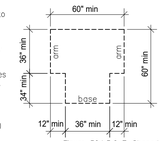


Figure 304.3.2 T-Shaped Turning Space

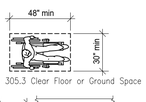


Figure 305.3 Clear Floor or Ground Space

305.4 Knee and Toe Clearance. Unless otherwise specified, clear floor or ground space shall be permitted to include knee and toe clearance complying with 306.

305.5 Position. Unless otherwise specified, clear floor or ground space shall be positioned for either forward or parallel approach to an element.

305.6 Approach. One full unobstructed side of the clear floor or ground space shall adjoin an accessible route or adjoin another clear floor or ground space.

305.7 Maneuvering Clearance. Where a clear floor or ground space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearance shall be provided in accordance with 305.7.1 and 305.7.2.

305.7.1 Forward Approach. Alcoves shall be 36 inches (915 mm)wide minimum where the depth exceeds 24 inches (610 mm).

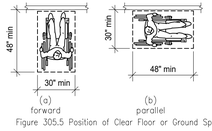


Figure 305.5 Position of Clear Floor or Ground Space

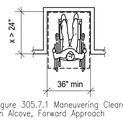


Figure 305.7.1 Maneuvering Clearance in an Alcove, Forward Approach

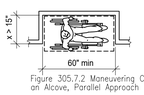


Figure 305.7.2 Maneuvering Clearance in an Alcove, Parallel Approach

305.7.2 Parallel Approach. Alcoves shall be 60 inches (1525 mm) wide minimum where the depth exceeds 15 inches (380 mm).

306 Knee and Toe Clearance
306.1 General. Where space beneath an element is included as part of clear floor or ground space or turning space, the space shall comply with 306. Additional space shall not be prohibited beneath an element but shall not be considered as part of the clear floor or ground space or turning space.

306.2 Toe Clearance.
306.2.1 General. Space under an element between the finish floor or ground and 9 inches (230 mm) above the finish floor or ground shall be considered toe clearance and shall comply with 306.2.

306.2.2 Maximum Depth. Toe clearance shall extend 25 inches (635 mm) maximum under an element.

306.2.3 Minimum Required Depth. Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17 inches (430 mm) minimum under the element.

306.2.4 Additional Clearance. Space extending greater than 6 inches (150 mm) beyond the available knee clearance at 9 inches (230 mm) above the finish floor or ground shall not be considered toe clearance.

306.2.5 Width. Toe clearance shall be 30 inches (760 mm) wide minimum.

306.3 Knee Clearance.

306.3.1 General. Space under an element between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground shall be considered knee clearance and shall comply with 306.3.

306.3.2 Maximum Depth. Knee clearance shall extend 25 inches (635 mm) maximum under an element at 9 inches (230 mm) above the finish floor or ground.

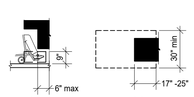


Figure 306.2 Toe Clearance

306.3.3 Minimum Required Depth. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11 inches (280 mm) deep minimum at 9 inches (230 mm) above the finish floor or ground, and 8 inches (205 mm) deep minimum at 27 inches (685 mm) above the finish floor or ground.

306.3.4 Clearance Reduction. Between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1 inch (25 mm) in depth for each 6 inches (150 mm) in height.

306.3.5 Width. Knee clearance shall be 30 inches (760 mm) wide minimum.

307 Protruding Objects
307.1 General. Protruding objects shall comply with 307.

307.2 Protrusion Limits. Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.
EXCEPTION: Handrails shall be permitted to protrude 4 1/2 inches (115 mm) maximum.

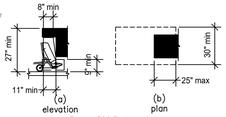


Figure 306.3 Knee Clearance

307.3 Post-Mounted Objects. Free-standing objects mounted on posts or pylons shall overhang circulation paths 12 inches (305 mm) maximum when located 27 inches (685 mm) minimum and 80 inches (2030 mm) maximum above the finish floor or ground. Where a sign or other obstruction is mounted between posts or pylons and the clear distance between the posts or pylons is greater than 12 inches (305 mm), the lowest edge of such sign or obstruction shall be 27 inches (685 mm) maximum or 80 inches (2030 mm) minimum above the finish floor or ground.
EXCEPTION: The sloping portions of handrails serving stairs and ramps shall not be required to comply with 307.3.

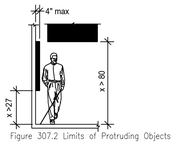


Figure 307.2 Limits of Protruding Objects

307.4 Vertical Clearance. Vertical clearance shall be 80 inches (2030 mm) high minimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80 inches (2030 mm) high. The leading edge of such guardrail or barrier shall be located 27 inches (685 mm) maximum above the finish floor or ground.
EXCEPTION: Door closers and door stops shall be permitted to be 78 inches (1980 mm) minimum above the finish floor or ground.

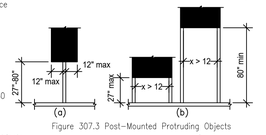


Figure 307.3 Post-Mounted Protruding Objects

307.5 Required Clear Width. Protruding objects shall not reduce the clear width required for accessible routes.

308 Reach Ranges
308.1 General. Reach ranges shall comply with 308.

308.2 Forward Reach.

308.2.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the finish floor or ground.

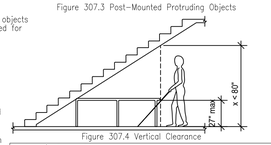


Figure 307.4 Vertical Clearance

Children's Reach Ranges		
Forward or Side Reach	High (maximum)	Low (minimum)
Ages 3 and 4	36 in (915 mm)	20 in (510 mm)
Ages 5 through 8	40 in (1015 mm)	18 in (455 mm)
Ages 9 through 12	44 in (1120 mm)	16 in (405 mm)

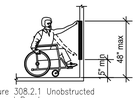


Figure 308.2.1 Unobstructed Forward Reach

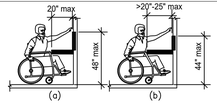


Figure 308.2.2 Obstructed High Forward Reach

308.2.2 Obstructed High Reach. Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches (1220 mm) maximum where the reach depth is 20 inches (510 mm) maximum. Where the reach depth exceeds 20 inches (510 mm), the high forward reach shall be 44 inches (1120 mm) maximum and the reach depth shall be 25 inches (635 mm) maximum.

308.3 Side Reach.
308.3.1 Unobstructed. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the finish floor or ground.
EXCEPTIONS:
1. An obstruction shall be permitted between the clear floor or ground space and the element where the depth of the obstruction is 10 inches (255 mm) maximum.
2. Operable parts of fuel dispensers shall be permitted to be 54 inches (1370 mm) maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs.

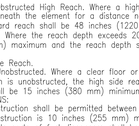


Figure 308.3.1 Unobstructed Side Reach

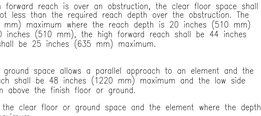


Figure 308.3.2 Obstructed High Side Reach

308.3.2 Obstructed High Reach. Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches (865 mm) maximum and the depth of the obstruction shall be 24 inches (610 mm) maximum. The high side reach shall be 48 inches (1220 mm) maximum for a reach depth of 10 inches (255 mm) maximum. Where the reach depth exceeds 10 inches (255 mm), the high side reach shall be 46 inches (1170 mm) maximum for a reach depth of 24 inches (610 mm) maximum.

308.3.2 EXCEPTIONS:
1. The top of washing machines and clothes dryers shall be permitted to be 36 inches (915 mm) maximum above the finish floor.
2. Operable parts of fuel dispensers shall be permitted to be 54 inches (1370 mm) maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs.

309 Operable Parts
309.1 General. Operable parts shall comply with 309.

309.2 Clear Floor Space. A clear floor or ground space complying with 305 shall be provided.

309.3 Height. Operable parts shall be placed within one or more of the reach ranges specified in 308.

309.4 Operation. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.
EXCEPTION: Gas pump nozzles shall not be required to provide operable parts that have an activating force of 5 pounds (22.2 N) maximum.

CHAPTER 4: ACCESSIBLE ROUTES

401 General

401.1 Scope. The provisions of Chapter 4 shall apply where required by Chapter 2 or where referenced by a requirement in this document.

402 Accessible Routes

402.1 General. Accessible routes shall comply with 402.

402.2 Components. Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts. All components of an accessible route shall comply with the applicable requirements of Chapter 4.

403 Walking Surfaces

403.1 General. Walking surfaces that are a part of an accessible route shall comply with 403.

403.2 Floor or Ground Surface. Floor or ground surfaces shall comply with 302.

403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

403.4 Changes in Level. Changes in level shall comply with 303.

403.5 Clearances. Walking surfaces shall provide clearances complying with 403.5.
EXCEPTION: Within employee work areas, clearances on common use circulation paths shall be permitted to be decreased by work area equipment provided that the decrease is essential to the function of the work being performed.

403.5.1 Clear Width. Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum.
EXCEPTION: The clear width shall be permitted to be reduced to 32 inches (815 mm) minimum for a length of 24 inches (610 mm) maximum provided that reduced width segments are separated by segments that are 48 inches (1220 mm) long minimum and 36 inches (915 mm) wide minimum.

403.5.2 Clear Width at Turn. Where the accessible route makes a 180 degree turn around an element which is less than 48 inches (1220 mm) wide, clear width shall be 42 inches (1065 mm) minimum approaching the turn, 48 inches (1220 mm) minimum at the turn and 42 inches (1065 mm) minimum leaving the turn.
EXCEPTION: Where the clear width at the turn is 60 inches (1525 mm) minimum compliance with 403.5.2 shall not be required.

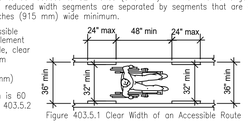


Figure 403.5.1 Clear Width of an Accessible Route

403.5.3 Passing Spaces. An accessible route with a clear width less than 60 inches (1525 mm) shall provide passing spaces at intervals of maximum by 60 inches (1525 mm) minimum; or, an intersection of two walking surfaces providing a T-shaped space complying with 304.3.2 where the base and arms of the T-shaped space extend 48 inches (1220 mm) minimum beyond the intersection.

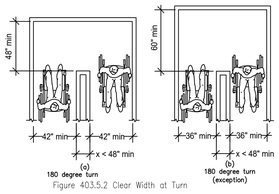


Figure 403.5.2 Clear Width at Turn

403.6 Handrails. Where handrails are provided along walking surfaces with running slopes not steeper than 1:20 they shall comply with 505.

404 Doors, Doorways, and Gates

404.1 General. Doors, doorways, and gates that are part of an accessible route shall comply with 404.
EXCEPTION: Doors, doorways, and gates designed to be operated only by security personnel shall not be required to comply with 404.2.7, 404.2.8, 404.2.9, 404.3.2 and 404.3.4 through 404.3.7.

404.2 Manual Doors, Doorways, and Manual Gates. Manual doors and doorways and manual gates intended for user passage shall comply with 404.2.

404.2.1 Revolving Doors, Gates, and Turnstiles. Revolving doors, revolving gates, and turnstiles shall not be part of an accessible route.

404.2.2 Double-Leaf Doors and Gates. At least one of the active leaves of doorways with two leaves shall comply with 404.2.3 and 404.2.4.

404.2.3 Clear Width. Door openings shall provide a clear width of 32 inches (815 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the required clear opening width lower than 34 inches (865 mm) above the finish floor or ground. Projections into the clear opening width between 34 inches (865 mm) and 80 inches (2030 mm) above the finish floor or ground shall not exceed 4 inches (100 mm).
EXCEPTIONS: 1. In alterations, a projection of 5/8 inch (16 mm) maximum into the required clear width shall be permitted for the latch side stop.
2. Door closers and door stops shall be permitted to be 78 inches (1980 mm) minimum above the finish floor or ground.

404.2.4 Maneuvering Clearances. Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.
EXCEPTION: Entry doors to hospital patient rooms shall not be required to provide the clearance beyond the latch side of the door.

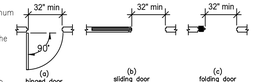


Figure 404.2.3 Clear Width of Doorways

404.2.4.1 Swinging Doors and Gates. Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.4.1. (as illustrated on Figures 404.2.4.1)

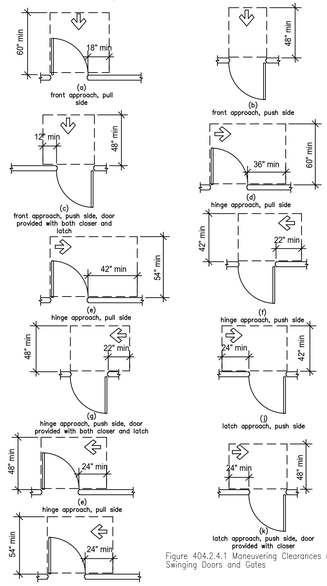


Figure 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates

404.2.4.2 Doorways without Doors or Gates, Sliding Doors, and Folding Doors. Doorways less than 36 inches (915 mm) wide without doors or gates, sliding doors, or folding doors shall have maneuvering clearances complying with Table 404.2.4.2. (as illustrated on Figure 404.2.4.2)

404.2.4.3 Recessed Doors and Gates. Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches (455 mm) of the latch side of a doorway projects more than 8 inches (205 mm) beyond the face of the door, measured perpendicular to the face of the door or gate.

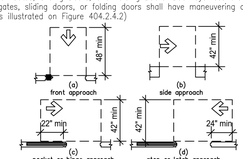


Figure 404.2.4.2 Maneuvering Clearances at Doorways without Doors, Sliding Doors, Gates, and Folding Doors

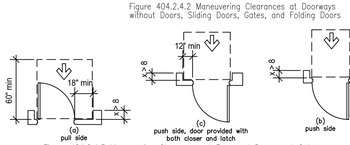


Figure 404.2.4.3 Maneuvering Clearances at Recessed Doors and Gates

404.2.4.4 Floor or Ground Surface. Floor or ground surface within required maneuvering clearances shall comply with 302. Changes in level are not permitted.
EXCEPTIONS:
1. Slopes not steeper than 1:48 shall be permitted.
2. Changes in level at thresholds complying with 404.2.5 shall be permitted.

404.2.5 Thresholds. Thresholds, if provided at doorways, shall be 1/2 inch (13 mm) high maximum. Raised thresholds and changes in level at doorways shall comply with 302 and 303.
EXCEPTION: Existing or altered thresholds 3/4 inch (19 mm) high maximum that have a beveled edge on each side with a slope not steeper than 1:2 shall not be required to comply with 404.2.5.

404.2.6 Doors in Series and Gates in Series. The distance between two hinged or pivoted doors in series and gates in series shall be 48 inches (1220 mm) minimum plus the width of doors or gates swinging into the space.

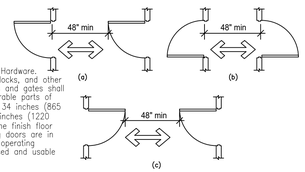


Figure 404.2.6 Doors in Series and Gates in Series

404.2.7 Door and Gate Hardware. Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34 inches (865 mm) minimum and 48 inches (1220 mm) maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.

EXCEPTIONS:
1. Existing locks shall be permitted in any location at existing glazed doors without stiles, existing overhead rolling doors or grilles, and similar existing doors or grilles that are designed with locks that are activated only at the top or bottom rail.
2. Access gates in barrier walls and fences protecting pools, spas, and hot tubs shall be permitted to have operable parts of the release of latch on self-latching devices at 54 inches (1370 mm) maximum above the finish floor or ground provided the self-latching devices are not also self-locking devices and operated by means of a key, electronic opener, or integral combination lock.

404.2.8 Closing Speed. Door and gate closing speed shall comply with 404.2.8.

404.2.8.1 Door Closers and Gate Closers. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

404.2.8.2 Spring Hinges. Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

404.2.9 Door and Gate Opening Force. Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows:
1. Interior hinged doors and gates: 5 pounds (22.2 N) maximum.
2. Sliding or folding doors: 5 pounds (22.2 N) maximum.
These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

404.2.10 Door and Gate Surfaces. Swinging door and gate surfaces within 10 inches (255 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other. Cavities created by added kick plates shall be capped.
EXCEPTIONS:
1. Sliding doors shall not be required to comply with 404.2.10.
2. Tempered glass doors without stiles and having a bottom rail or shoe with the top leading edge tapered at 60 degrees minimum from the horizontal shall not be required to meet the 10 inch (255 mm) bottom smooth surface height requirement.

3. Doors and gates that do not extend to within 10 inches (255 mm) of the finish floor or ground shall not be required to comply with 404.2.10.
4. Existing doors and gates without smooth surfaces within 10 inches (255 mm) of the finish floor or ground shall not be required to provide smooth surfaces complying with 404.2.10 provided that if added kick plates are installed, cavities created by such kick plates are capped.

404.2.11 Vision Lights. Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43 inches (1090 mm) maximum above the finish floor.
EXCEPTIONS: Vision lights with the lowest part more than 66 inches (1675 mm) from the finish floor or ground shall not be required to comply with 404.2.11.

404.3 Automatic and Power-Assisted Doors and Gates. Automatic doors and automatic gates shall comply with 404.3. Full-powered automatic doors shall comply with ANSI/BHMA A156.10 (incorporated by reference, see "Referenced Standards" in Chapter 1). Low-energy and power-assisted doors shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1).

404.3.1 Clear Width. Doorways shall provide a clear opening of 32 inches (815 mm) minimum in power-on and power-off mode. The minimum clear width for automatic door systems in a doorway shall be based on the clear opening provided by all leaves in the open position.

404.3.2 Maneuvering Clearance. Clearances at power-assisted doors and gates shall comply with 404.2.4. Clearances at automatic doors and gates without standby power and serving an accessible means of egress shall comply with 404.2.4.

EXCEPTION: Where automatic doors and gates remain open in the power-off condition, compliance with 404.2.4 shall not be required.

404.3.3 Thresholds. Thresholds and changes in level at doorways shall comply with 404.2.5.

404.3.4 Doors in Series and Gates in Series. Doors in series and gates in series shall comply with 404.2.6.

404.3.5 Controls. Manually operated controls shall comply with 309. The clear floor space adjacent to the control shall be located beyond the arc of the door swing.

404.3.6 Break Out Opening. Where doors and gates without standby power are a part of a means of egress, the clear break out opening at swinging or sliding doors and gates shall be 32 inches (815 mm) minimum when operated in emergency mode.
EXCEPTION: Where manual swinging doors and gates comply with 404.2 and serve the same means of egress compliance with 404.3.6 shall not be required.

404.3.7 Revolving Doors, Revolving Gates, and Turnstiles. Revolving doors, revolving gates, and turnstiles shall not be part of an accessible route.

405 Ramps
405.1 General. Ramps on accessible routes shall comply with 405.
EXCEPTION: In assembly areas, aisle ramps adjacent to seating and not serving elements required to be on an accessible route shall not be required to comply with 405.

405.2 Slope. Ramp runs shall have a running slope not steeper than 1:12.
EXCEPTION: In existing sites, buildings, and facilities, ramps shall be permitted to have running slopes steeper than 1:12 complying with Table 405.2 where such slopes are necessary due to space limitations.

Table 405.2 Maximum Ramp Slope and Rise for Existing Sites, Buildings, and Facilities	
Slope (A slope steeper than 1:8 is prohibited.)	Maximum Rise
Steeper than 1:10 but not steeper than 1:8	3 inches (75 mm)
Steeper than 1:12 but not steeper than 1:10	6 inches (150 mm)

405.3 Cross Slope. Cross slope of ramp runs shall not be steeper than 1:48.

405.4 Floor or Ground Surfaces. Floor or ground surfaces of ramp runs shall comply with 302. Changes in level other than the running slope and cross slope are not permitted on ramp runs.

405.5 Clear Width. The clear width of a ramp run and, where handrails are provided, the clear width between handrails shall be 36 inches (915 mm) minimum.
EXCEPTION: Within employee work areas, the required clear width of ramps that are a part of common use circulation paths shall be permitted to be decreased by work area equipment provided that the decrease is essential to the function of the work being performed.

405.6 Rise. The rise for any ramp run shall be 30 inches (760 mm) maximum.

405.7 Landings. Ramps shall have landings at the top and the bottom of each ramp run. Landings shall comply with 405.7.

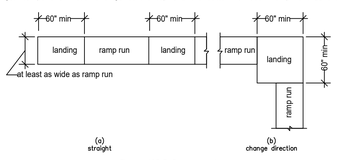


Figure 405.7 Ramp Landings

405.7.1 Slope. Landings shall comply with 302. Changes in level are not permitted.
EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

405.7.2 Width. The landing clear width shall be at least as wide as the widest ramp run leading to the landing.

405.7.3 Length. The landing clear length shall be 60 inches (1525 mm) long minimum.

405.7.4 Change in Direction. Ramps that change direction on between runs at landings shall have a clear landing 60 inches (1525 mm) minimum by 60 inches (1525 mm) minimum.

405.7.5 Doorways. Where doorways are located adjacent to a ramp landing, maneuvering clearances required by 404.2.4 and 404.3.2 shall be permitted to overlap the required landing area.

405.8 Handrails. Ramp runs with a rise greater than 6 inches (150 mm) shall have handrails complying with 505.
EXCEPTION: Within employee work areas, handrails shall not be required where ramps that are part of common use circulation paths are designed to permit the installation of handrails complying with 505. Ramps not subject to the exception to 405.5 shall be designed to maintain a 36 inch (915 mm) minimum clear width when handrails are installed.

405.9 Edge Protection. Edge protection complying with 405.9.1 or 405.9.2 shall be provided on each side of ramp runs and at each side of ramp landings.
EXCEPTION1. Edge protection shall not be required on ramps that are not required to have handrails and have sides complying with 406.3.
2. Edge protection shall not be required on the sides of ramp landings serving an adjoining ramp run or stairway.
3. Edge protection shall not be required on the sides of ramp landings having a vertical drop-off of 1/2 inch (13 mm) maximum within 10 inches (255 mm) horizontally of the minimum landing area specified in 405.7.

405.9.1 Extended Floor or Ground Surface. The floor or ground surface of the ramp run or landing shall extend 12 inches (305 mm) minimum beyond the inside face of a handrail complying with 505.

405.9.2 Curb or Barrier. A curb or barrier shall be provided that prevents the passage of a 4 inch (100 mm) diameter sphere, where any portion of the sphere is within 4 inches (100 mm) of the finish floor or ground surface.

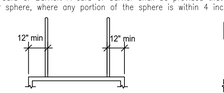


Figure 405.9.1 Extended Floor or Ground Surface Edge Protection

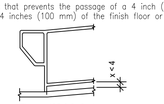


Figure 405.9.2 Curb or Barrier Edge Protection

405.10 Wet Conditions. Landings subject to wet conditions shall be designed to prevent the accumulation of water.

406 Curb Ramps
406.1 General. Curb ramps on accessible routes shall comply with 406, 405.2 through 405.5, and 405.10.

406.2 Counter Slope. Counter slopes of adjoining gutters and road surfaces immediately adjacent to the curb ramp shall not be steeper than 1:20. The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level.

406.3 Sides of Curb Ramps. Where provided, curb ramp flares shall not be steeper than 1:10.

406.4 Landings. Landings shall be provided at the tops of curb ramps. The landing clear length shall be 36 inches (915 mm) minimum. The landing clear width shall be at least as wide as the curb ramp, excluding flared sides, leading to the landing.
EXCEPTION: In alterations, where there is no landing at the top of curb ramps, curb ramp flares shall be provided and shall not be steeper than 1:12.

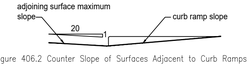


Figure 406.2 Counter Slope of Surfaces Adjacent to Curb Ramps

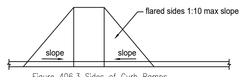


Figure 406.3 Sides of Curb Ramps

406.5 Location. Curb ramps and the flared sides of curb ramps shall be located so that they do not project into vehicular traffic lanes, parking spaces, or parking access aisles. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides.

406.6 Diagonal Curb Ramps. Diagonal or corner type curb ramps with returned curbs or other well-defined edges shall have the edges parallel to the direction of pedestrian flow. The bottom of diagonal curb ramps shall have a clear space 48 inches (1220 mm) minimum outside active traffic lanes of the roadway. Diagonal curb ramps provided at marked crossings shall provide the 48 inches (1220 mm) minimum clear space within the marked crossings. Diagonal curb ramps with flared sides shall have a segment of curb 24 inches (610 mm) long minimum located on each side of the curb ramp and within the marked crossing.

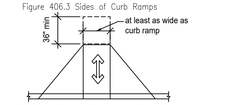


Figure 406.4 Landings at the Top of Curb Ramps

406.7 Islands. Raised islands in crossings shall be cut through level with the street or have curb ramps at both sides. Each curb ramp shall have a level area 48 inches (1220 mm) long minimum by 36 inches (915 mm) wide minimum at the top of the curb ramp in the part of the island intersected by the crossings. Each 48 inch (1220 mm) minimum by 36 inch (915 mm) minimum area shall be oriented so that the 48 inch (1220 mm) minimum length is in the direction of the running slope of the curb ramp it serves. The 48 inch (1220 mm) minimum by 36 inch (915 mm) minimum areas and the accessible route shall be permitted to overlap.

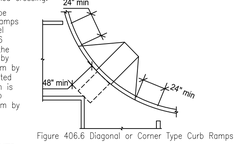


Figure 406.6 Diagonal or Corner Type Curb Ramps

CHAPTER 5: GENERAL SITE AND BUILDING ELEMENTS

501 General

501.1 Scope. The provisions of Chapter 5 shall apply where required by Chapter 2 or where referenced by a requirement in this document.

502 Parking Spaces

502.1 General. Car and van parking spaces shall comply with 502. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the markings.
EXCEPTION: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.

502.2 Vehicle Spaces. Car parking spaces shall be 96 inches (2440 mm) wide minimum and van parking spaces shall be 132 inches (3350 mm) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3.
EXCEPTION: Van parking spaces shall be permitted to be 96 inches (2440 mm) wide minimum where the access aisle is 96 inches (2440 mm) wide minimum.

502.3 Access Aisle. Access aisles serving parking spaces shall comply with 502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

502.3.1 Width. Access aisles serving car and van parking spaces shall be 60 inches (1525 mm) wide minimum.

502.3.2 Length. Access aisles shall extend the full length of the parking spaces they serve.

502.3.3 Marking. Access aisles shall be marked so as to discourage parking in them.

502.3.4 Location. Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for angled van parking spaces which shall have access aisles located on the passenger side of the parking spaces.

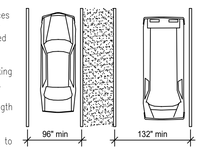


Figure 502.2 Vehicle Parking Spaces

502.4 Floor or Ground Surfaces. Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.
EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

502.5 Vertical Clearance. Parking spaces for vans and access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2490 mm) minimum.

502.6 Identification. Parking space identification signs shall include the International Symbol of Accessibility complying

CHAPTER 5: GENERAL SITE AND BUILDING ELEMENTS (CONT.)

503.5 Vertical Clearance. Vehicle pull-up spaces, access aisles serving them, and a vehicular route from an entrance to the passenger loading zone, and from the passenger loading zone to a vehicular exit shall provide a vertical clearance of 114 inches (2895 mm) minimum.

504 Stairways
504.1 General. Stairs shall comply with 504.

504.2 Treads and Risers. All steps on a flight of stairs shall have uniform riser heights and uniform tread depths. Risers shall be 4 inches (100 mm) high minimum and 7 inches (180 mm) high maximum. Treads shall be 11 inches (280 mm) deep minimum.

504.3 Open Risers. Open risers are not permitted.

504.4 Tread Surface. Stair treads shall comply with 302. Changes in level are not permitted.
EXCEPTION: Treads shall be permitted to have a slope not steeper than 1:48.

504.5 Nosings. The radius of curvature at the leading edge of the tread shall be 1/2 inch (13 mm) maximum. Nosings that project beyond risers shall have the underside of the leading edge curved or beveled. Risers shall be permitted to slope under the tread at an angle of 30 degrees maximum from vertical. The permitted projection of the nosing shall extend 1 1/2 inches (38 mm) maximum over the tread below.

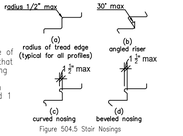


Figure 504.5 Stair Nosings

504.6 Handrails. Stairs shall have handrails complying with 505.

504.7 Wet Conditions. Stair treads and landings subject to wet conditions shall be designed to prevent the accumulation of water.

505 Handrails
505.1 General. Handrails provided along walking surfaces complying with 403, required at ramps complying with 405, and required at stairs complying with 504 shall comply with 505.

505.2 Where Required. Handrails shall be provided on both sides of stairs and ramps.
EXCEPTION: In assembly areas, handrails shall not be required on both sides of aisle ramps where a handrail is provided at either side or within the aisle width.

505.3 Continuity. Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs.
EXCEPTION: In assembly areas, handrails on ramps shall not be required to be continuous in aisles serving seating.

505.4 Height. Top of gripping surfaces of handrails shall be 34 inches (865 mm) minimum and 38 inches (965 mm) maximum vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces.

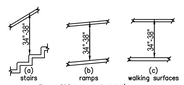


Figure 505.4 Handrail Height

505.5 Clearance. Clearance between handrail gripping surfaces and adjacent surfaces shall be 1 1/2 inches (38 mm) minimum.

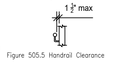


Figure 505.5 Handrail Clearance

505.6 Gripping Surface. Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20 percent of their length. Where provided, horizontal projections shall occur 1 1/2 inches (38 mm) minimum below the bottom of the handrail gripping surface.
EXCEPTIONS:
1. Where handrails are provided along walking surfaces with slopes not steeper than 1:20, the bottoms of handrail gripping surfaces shall be permitted to be obstructed along their entire length where they are integral to crash rails or bumper guards.

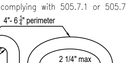


Figure 505.6 Horizontal Projections Below Gripping Surface

2. The distance between horizontal projections and the bottom of the gripping surface shall be permitted to be reduced by 1/8 inch (3.2 mm) for each 1/2 inch (13 mm) of additional handrail perimeter dimension that exceeds 4 inches (100 mm).

505.7 Cross Section. Handrail gripping surfaces shall have a cross section complying with 505.7.1 or 505.7.2.

505.7.1 Circular Cross Section. Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1 1/4 inches (32 mm) minimum and 2 inches (51 mm) maximum.

505.7.2 Non-Circular Cross Sections. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches (100 mm) minimum and 6 1/4 inches (160 mm) maximum, and a cross-section dimension of 2 1/4 inches (57 mm) maximum.

Figure 505.7.2 Handrail Non-Circular Cross Section

505.8 Surfaces. Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges.

505.9 Fittings. Handrails shall not rotate within their fittings.

505.10 Handrail Extensions. Handrail gripping surfaces shall extend beyond and in the same direction of stair flights and ramp runs in accordance with 505.10.
EXCEPTIONS:
1. Extensions shall not be required for continuous handrails at the inside turn of switchback or dogleg stairs and ramps.
2. In assembly areas, extensions shall not be required for ramp handrails in aisles serving seating where the handrails are discontinuous to provide access to seating and to permit crossovers within aisles.
3. In alterations, full extensions of handrails shall not be required where such extensions would be hazardous due to plan configuration.

505.10.1 Top and Bottom Extension at Ramps. Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.

505.10.2 Top Extension at Stairs. At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.



Figure 505.10.1 Top and Bottom Handrail Extension at Ramps

505.10.3 Bottom Extension at Stairs. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

Figure 505.10.2 Top Handrail Extension at Stairs
Figure 505.10.3 Bottom Handrail Extension at Stairs

CHAPTER 6: PLUMBING ELEMENTS & FACILITIES

601 General
601.1 Scope. The provisions of Chapter 6 shall apply where required by Chapter 2 or where referenced by a requirement in this document.

602 Drinking Fountains
602.1 General. Drinking fountains shall comply with 307 and 602.

602.2 Clear Floor Space. Units shall have a clear floor or ground space complying with 305 positioned for a forward approach and centered on the unit. Knee and toe clearance complying with 306 shall be provided.
EXCEPTION: A parallel approach complying with 305 shall be permitted at units for children's use where the spout is 30 inches (760 mm) maximum above the finish floor or ground and is 3 1/2 inches (90 mm) maximum from the front edge of the unit, including bumpers.

602.3 Operable Parts. Operable parts shall comply with 309.

602.4 Spout Height. Spout outlets shall be 36 inches (915 mm) maximum above the finish floor or ground.

602.5 Spout Location. The spout shall be located 15 inches (380 mm) minimum from the vertical support and 5 inches (125 mm) maximum from the front edge of the unit, including bumpers.

602.6 Water Flow. The spout shall provide a flow of water 4 inches (100 mm) high minimum and shall be located 5 inches (125 mm) maximum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located less than 3 inches (75 mm) of the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located between 3 inches (75 mm) and 5 inches (125 mm) maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum



Figure 602.5 Drinking Fountain Spout Location

602.7 Drinking Fountains for Standing Persons. Spout outlets of drinking fountains for standing persons shall be 38 inches (965 mm) minimum and 43 inches (1090 mm) maximum above the finish floor or ground.

603 Toilet and Bathing Rooms
603.1 General. Toilet and bathing rooms shall comply with 603.

603.2 Clearances. Clearances shall comply with 603.2.

603.2.1 Turning Space. Turning space complying with 304 shall be provided within the room.

CHAPTER 6: PLUMBING ELEMENTS & FACILITIES (CONT.)

603.2.2 Overlap. Required clear floor spaces, clearance at fixtures, and turning space shall be permitted to overlap.

603.2.3 Door Swing. Doors shall not swing into the clear floor space or clearance required for any fixture. Doors shall be permitted to swing into the required turning space.
EXCEPTIONS:
1. Doors to a toilet room or bathing room for a single occupant accessed only through a private office and not for common use or public use shall be permitted to swing into the clear floor space or clearance provided the swing of the door can be reversed to comply with 603.2.3.
2. Where the toilet room or bathing room is for individual use and a clear floor space complying with 305.3 is provided within the room beyond the arc of the door swing, doors shall be permitted to swing into the clear floor space or clearance required for any fixture.

603.3 Mirrors. Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches (890 mm) maximum above the finish floor or ground.

603.4 Coat Hooks and Shelves. Coat hooks shall be located within one of the reach ranges specified in 308. Shelves shall be located 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the finish floor.

604 Water Closets and Toilet Compartments

604.1 General. Water closets and toilet compartments shall comply with 604.2 through 604.8.
EXCEPTION: Water closets and toilet compartments for children's use shall be permitted to comply with 604.9.

604.2 Location. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches (405 mm) minimum to 18 inches (455 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Water closets shall be arranged for a left-hand or right-hand approach.

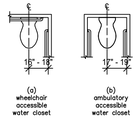


Figure 604.2 Water Closet Location

604.3 Clearance. Clearances around water closets and in toilet compartments shall comply with 604.3.

604.3.1 Size. Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular from the side wall and 56 inches (1420 mm) minimum measured perpendicular from the rear wall.

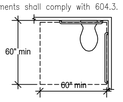


Figure 604.3.1 Size of Clearance at Water Closets

604.3.2 Overlap. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.

604.4 Seats. The seat height of a water closet above the finish floor shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.
EXCEPTIONS:
1. A water closet in a toilet room for a single occupant accessed only through a private office and not for common use or public use shall not be required to comply with 604.4.

604.5 Grab Bars. Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.
EXCEPTIONS:
1. Grab bars shall not be required to be installed in a toilet room for a single occupant accessed only through a private office and not for common use or public use provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 604.5.

3. In detention or correction facilities, grab bars shall not be required to be installed in housing or holding cells that are specially designed without protrusions for purposes of suicide prevention.

604.5.1 Side Wall. The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall.

604.5.2 Rear Wall. The rear wall grab bar shall be 36 inches (915 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side.
EXCEPTIONS:
1. The rear grab bar shall be permitted to be 24 inches (610 mm) long minimum, centered on the water closet, where water closet space does not permit a length of 36 inches (915 mm) minimum due to the location of a recessed fixture adjacent to the water closet.
2. Where an administrative authority requires flush controls for flush valves to be located in a position that conflicts with the location of the rear grab bar, then the rear grab bar shall be permitted to be split or shifted to the open side of the toilet area.

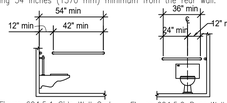


Figure 604.5.1 Side Wall Grab Bar at Water Closets
Figure 604.5.2 Rear Wall Grab Bar at Water Closets

604.6 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.

604.7 Dispensers. Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches (380 mm) minimum and 48 inches (1220 mm) maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

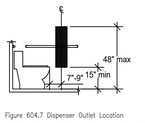


Figure 604.7 Dispenser Outlet Location

604.8 Toilet Compartments. Wheelchair accessible toilet compartments shall meet the requirements of 604.8.1 and 604.8.3. Compartments containing more than one plumbing fixture shall comply with 603. Ambulatory accessible compartments shall comply with 604.8.2 and 604.8.3.

604.8.1 Wheelchair Accessible Compartments. Wheelchair accessible compartments shall comply with 604.8.1.

604.8.1.1 Size. Wheelchair accessible compartments shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 56 inches (1420 mm) deep minimum for wall hung water closets and 59 inches (1500 mm) deep minimum for floor mounted water closets measured perpendicular to the rear wall. Wheelchair accessible compartments for children's use shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 59 inches (1500 mm) deep minimum for wall hung and floor mounted water closets measured perpendicular to the rear wall.

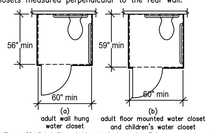


Figure 604.8.1.1 Size of Wheelchair Accessible Toilet Compartment

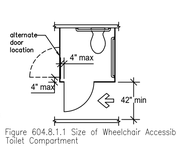


Figure 604.8.1.1 Size of Wheelchair Accessible Toilet Compartment

604.8.1.2 Doors. Toilet compartment doors, including door hardware, shall comply with 404 except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches (100 mm) minimum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches (100 mm) maximum from the front partition. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

604.8.1.3 Approach. Compartments shall be arranged for left-hand or right-hand approach to the water closet.

604.8.1.4 Toe Clearance. The front partition and at least one side partition shall provide a toe clearance of 9 inches (230 mm) minimum above the finish floor and 6 inches (150 mm) deep minimum beyond the compartment-side face of the partition, exclusive of partition support members. Compartments for children's use shall provide a toe clearance of 12 inches (305 mm) minimum above the finish floor.
EXCEPTION: Toe clearance at the front partition is not required in a compartment greater than 62 inches (1575 mm) deep with a wall-hung water closet or 65 inches (1650 mm) deep with a floor-mounted water closet. Toe clearance at the side partition is not required in a compartment greater than 66 inches (1675 mm) wide. Toe clearance at the front partition is not required in a compartment for children's use that is greater than 65 inches (1650 mm) deep.

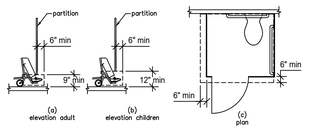


Figure 604.8.1.4 Wheelchair Accessible Toilet Compartment Toe Clearance

604.8.1.5 Grab Bars. Grab bars shall comply with 609. A side-wall grab bar complying with 604.5.1 shall be provided and shall be located on the wall closest to the water closet. In addition, a rear-wall grab bar complying with 604.5.2 shall be provided.

604.8.2 Ambulatory Accessible Compartments. Ambulatory accessible compartments shall comply with 604.8.2.

604.8.2.1 Size. Ambulatory accessible compartments shall have a depth of 60 inches (1525 mm) minimum and a width of 35 inches (890 mm) minimum and 37 inches (940 mm) maximum.

604.8.2.2 Doors. Toilet compartment doors, including door hardware, shall comply with 404, except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

604.8.2.3 Grab Bars. Grab bars shall comply with 609. A side-wall grab bar complying with 604.5.1 shall be provided on both sides of the compartment.

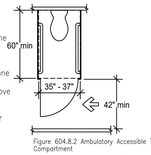


Figure 604.8.2 Ambulatory Accessible Toilet Compartment

604.8.3 Coat Hooks and Shelves. Coat hooks shall be located within one of the reach ranges specified in 308. Shelves shall be located 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the finish floor.

604.9 Water Closets and Toilet Compartments for Children's Use. Water closets and toilet compartments for children's use shall comply with 604.9

604.9.1 Location. The water closet shall be located with a wall or partition to the rear and to one side. The centerline of the water closet shall be 12 inches (305 mm) minimum and 18 inches (455 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Compartments shall be arranged for left-hand or right-hand approach to the water closet.

604.9.2 Clearance. Clearance around a water closet shall comply with 604.3.

604.9.3 Height. The height of water closets shall be 11 inches (280 mm) minimum and 17 inches (430 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

604.9.4 Grab Bars. Grab bars for water closets shall comply with 604.5.

604.9.5 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309.2 and 309.4 and shall be installed 36 inches (915 mm) maximum above the finish floor. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.

604.9.6 Dispensers. Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 14 inches (355 mm) minimum and 19 inches (485 mm) maximum above the finish floor. There shall be a clearance of 1 1/2 inches (38 mm) minimum below the grab bar. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

604.9.7 Toilet Compartments. Toilet compartments shall comply with 604.8.

605 Urinals

605.1 General. Urinals shall comply with 605.

605.2 Height and Depth. Urinals shall be the stall-type or the wall-hung type with the rim 17 inches (430 mm) maximum above the finish floor or ground. Urinals shall be 13 1/2 inches (345 mm) deep minimum measured from the outer face of the urinal rim to the back of the fixture.

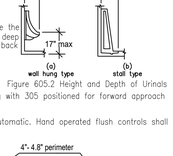


Figure 605.2 Height and Depth of Urinals

605.3 Clear Floor Space. A clear floor or ground space complying with 305 positioned for forward approach shall be provided.

605.4 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309.

606 Lavatories and Sinks
606.1 General. Lavatories and sinks shall comply with 606.

609 Grab Bars
609.1 General. Grab bars in toilet facilities and bathing facilities shall comply with 609.

609.2 Cross Section. Grab bars shall have a cross section complying with 609.2.1 or 609.2.2.

609.2.1 Circular Cross Section. Grab bars with circular cross sections shall have an outside diameter of 1 1/4 inches (32 mm) minimum and 2 inches (51 mm) maximum.

609.2.2 Non-Circular Cross Section. Grab bars with non-circular cross sections shall have a cross-section dimension of 2 inches (51 mm) maximum and a perimeter dimension of 4 inches (100 mm) minimum and 4.8 inches (120 mm) maximum.

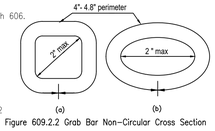


Figure 609.2.2 Grab Bar Non-Circular Cross Section

609.3 Spacing. The space between the wall and the grab bar shall be 1 1/2 inches (38 mm). The space between the grab bar and projecting objects below and at the ends shall be 1 1/2 inches (38 mm) minimum. The space between the grab bar and projecting objects above shall be 12 inches (305 mm) minimum.

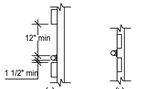


Figure 609.3 Spacing of Grab Bars

EXCEPTION: The space between the grab bars and shower controls, shower fittings, and other grab bars above shall be permitted to be 1 1/2 inches (38 mm) minimum.

609.4 Position of Grab Bars. Grab bars shall be installed in a horizontal position, 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use complying with 604.9, grab bars shall be installed in a horizontal position 18 inches (455 mm) minimum and 27 inches (685 mm) maximum above the finish floor measured to the top of the gripping surface. The height of the lower grab bar on the back wall of a bathtub shall comply with 607.4.1.1 or 607.4.2.1.

609.5 Surface Hazards. Grab bars and any wall or other surfaces adjacent to grab bars shall be free of sharp or abrasive elements and shall have rounded edges.
609.6 Fittings. Grab bars shall not rotate within their fittings.
609.7 Installation. Grab bars shall be installed in any manner that provides a gripping surface at the specified locations and that does not obstruct the required clear floor space.

609.8 Structural Strength. Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds (1112 N) is applied at any point on the grab bar, fastener, mounting device, or supporting structure.

CHAPTER 7: COMMUNICATION ELEMENTS AND FEATURES

701 General
701.1 Scope. The provisions of Chapter 7 shall apply where required by Chapter 2 or where referenced by a requirement in this document.
702 Fire Alarm Systems
702.1 General. Fire alarm systems shall have permanently installed audible and visible alarms complying with NFPA 72 (1999 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1), except that the maximum allowable sound level of audible notification appliances complying with section 4–3.2.1 of NFPA 72 (1999 edition) shall have a sound level no more than 110 dB at the minimum hearing distance from the audible appliance. In addition, alarms in guest rooms required to provide communication features shall comply with sections 4–3 and 4–4 of NFPA 72 (1999 edition) or sections 7.4 and 7.5 of NFPA 72 (2002 edition).
EXCEPTION: Fire alarm systems in medical care facilities shall be permitted to be provided in accordance with industry practice.

703 Signs
703.1 General. Signs shall comply with 703. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.

703.2 Raised Characters. Raised characters shall comply with 703.2 and shall be duplicated in braille complying with 703.3. Raised characters shall be installed in accordance with 703.4.

703.2.1 Depth. Raised characters shall be 1/32 inch (0.8 mm) minimum above their background.

703.2.2 Case. Characters shall be uppercase.

703.2.3 Style. Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms.

703.2.4 Character Proportions. Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 percent minimum and 110 percent maximum of the height of the uppercase letter "I".

703.2.5 Character Height. Character height measured vertically from the baseline of the character shall be 5/8 inch (16 mm) minimum and 2 inches (51 mm) maximum based on the height of the uppercase letter "I".
EXCEPTION: Where separate raised and visual characters with the same information are provided, raised character height shall be permitted to be 1/2 inch (13 mm) minimum.

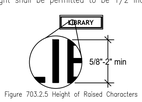


Figure 703.2.5 Height of Raised Characters

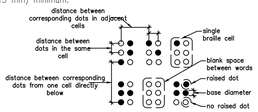


Figure 703.3.1 Braille Measurement

703.2.6 Stroke Thickness. Stroke thickness of the uppercase letter "I" shall be 15 percent maximum of the height of the character.

703.2.7 Character Spacing. Character spacing shall be measured between the two closest points of adjacent raised characters within a message, excluding word spaces. Where characters have rectangular cross sections, spacing between individual raised characters shall be 1/8 inch (3.2 mm) minimum and 4 times the raised character stroke width maximum. Where characters have other cross sections, spacing between individual raised characters shall be 1/16 inch (1.6 mm) minimum and 4 times the raised character stroke width maximum at the base of the cross sections, and 1/8 inch (3.2 mm) minimum and 4 times the raised character stroke width maximum at the top of the cross sections. Characters shall be separated from raised borders and decorative elements 3/8 inch (9.5 mm) minimum.

703.2.8 Line Spacing. Spacing between the baselines of separate lines of raised characters within a message shall be 135 percent minimum and 170 percent maximum of the raised character height.

703.3 Braille. Braille shall be contracted (Grade 2) and shall comply with 703.3 and 703.4.

703.3.1 Dimensions and Capitalization. Braille dots shall have a domed or rounded shape and shall comply with Table 703.3.1. The indication of an uppercase letter or letters shall only be used before the first word of sentences, proper nouns and names, individual letters of the alphabet, initials, and acronyms.

CHAPTER 7: COMMUNICATION ELEMENTS AND FEATURES (CONT.)

Table 703.3.1 Braille Dimensions

Measurement Range	Minimum in Inches to Maximum in Inches
Dot base diameter	0.059 (1.5 mm) to 0.063 (1.6 mm)
Distance between two dots in the same cell	0.090 (2.3 mm) to 0.100 (2.5 mm) measured center to center
Distance between corresponding dots in adjacent cells	0.241 (6.1 mm) to 0.300 (7.6 mm)measured center to center
Dot height	0.025 (0.6 mm) to 0.037 (0.9 mm)
Distance between corresponding dots from one cell directly below	0.395 (10 mm) to 0.400 (10.2 mm)measured center to center

703.3.2 Position. Braille shall be positioned below the corresponding text. If text is multi-lined, braille shall be placed below the entire text. Braille shall be separated 3/8 inch (9.5 mm) minimum from any other tactile characters and 3/8 inch (9.5 mm) minimum from raised borders and decorative elements.
EXCEPTION: Braille provided on elevator car controls shall be separated 3/16 inch (4.8 mm) minimum and shall be located either directly below or adjacent to the corresponding raised characters or symbols.

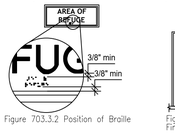


Figure 703.3.2 Position of Braille

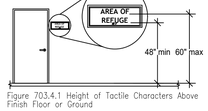


Figure 703.4.1 Height of Tactile Characters Above Finish Floor or Ground

703.4 Installation Height and Location. Signs with tactile characters shall comply with 703.4.

703.4.1 Height Above Finish Floor or Ground. Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character, and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.
EXCEPTION: Tactile characters for elevator car controls shall not be required to comply with 703.4.1.

703.4.2 Location. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18 inches (455 mm) minimum by 18 inches (455 mm) minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.
EXCEPTION: Signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices.

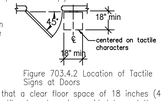


Figure 703.4.2 Location of Tactile Signs at Doors

703.5 Visual Characters. Visual characters shall comply with 703.5.
EXCEPTION: Where visual characters comply with 703.2 and are accompanied by braille complying with 703.3, they shall not be required to comply with 703.5.2 through 703.5.9.

703.5.1 Finish and Contrast. Characters and their background shall have a non-glare finish. Characters shall contrast with their background with either light characters on a dark background or dark characters on a light background.

703.5.2 Case. Characters shall be uppercase or lowercase or a combination of both.

703.5.3 Style. Characters shall be conventional in form. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms.

703.5.4 Character Proportions. Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 percent minimum and 110 percent maximum of the height of the uppercase letter "I".

703.5.5 Character Height. Minimum character height shall comply with Table 703.5.5. Viewing distance shall be measured as the horizontal distance between the character and an obstruction preventing further approach towards the sign. Character height shall be based on the uppercase letter "I".

Table 703.5.5 Visual Character Height

Height to Finish Floor or Ground From Baseline of Character	Horizontal Viewing Distance	Minimum Character Height
40 inches (1015 mm) to less than or equal to 70 inches (1780 mm)	less than 72 inches (1830 mm)	5/8 inch (16 mm)
	72 inches (1830 mm) and greater	5/8 inch (16 mm), plus 1/8 inch (3.2 mm) per foot (305 mm) of viewing distance above 72 inches (1830 mm)
Greater than 70 inches (1780 mm) to less than or equal to 120 inches (3050 mm)	less than 180 inches (4570 mm)	2 inch (51 mm)
	180 inches (4570 mm) and greater	2 inches (51 mm), plus 1/8 inch (3.2 mm) per foot (305 mm) of viewing distance above 180 inches (4570 mm)
Greater than 120 inches (3050 mm)	less than 20 feet (6400 mm)	3 inch (75 mm)
	21 feet (6400 mm) and greater	3 inches (75 mm), plus 1/8 inch (3.2 mm) per foot (305 mm) of viewing distance above 21 feet (6400 mm)

703.5.6 Height From Finish Floor or Ground. Visual characters shall be 40 inches (1015 mm) minimum above the finish floor or ground.
EXCEPTION: Visual characters indicating elevator car controls shall not be required to comply with 703.5.6.

703.5.7 Stroke Thickness. Stroke thickness of the uppercase letter "I" shall be 10 percent minimum and 30 percent maximum of the height of the character.

703.5.8 Character Spacing. Character spacing shall be measured between the two closest points of adjacent characters, excluding word spaces. Spacing between individual characters shall be 10 percent minimum and 35 percent maximum of character height.

703.5.9 Line Spacing. Spacing between the baselines of separate lines of characters within a message shall be 135 percent minimum and 170 percent maximum of the character height.

703.6 Pictograms. Pictograms shall comply with 703.6.

703.6.1 Pictogram Field. Pictograms shall have a field height of 6 inches (150 mm) minimum. Characters and braille shall not be located in the pictogram field.

703.6.2 Finish and Contrast. Pictograms and their field shall have a non-glare finish. Pictograms shall contrast with their field with either a light pictogram on a dark field or a dark pictogram on a light field.

703.6.3 Text Descriptors. Pictograms shall have text descriptors located directly below the pictogram field. Text descriptors shall comply with 703.2, 703.3 and 703.4.

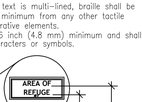


Figure 703.6.1 Pictogram Field

703.7 Symbols of Accessibility. Symbols of accessibility shall comply with 703.7.

703.7.1 Finish and Contrast. Symbols of accessibility and their background shall have a non-glare finish. Symbols of accessibility shall contrast with their background with either a light symbol on a dark background or a dark symbol on a light background.

703.7.2 Symbols.

703.7.2.1 International Symbol of Accessibility. The International Symbol of Accessibility shall comply with Figure 703.7.2.1.

703.7.2.2 International Symbol of TTY. The International Symbol of TTY shall comply with Figure 703.7.2.2.

703.7.2.3 Volume Control Telephones. Telephones with a volume control shall be identified by a pictogram of a telephone handset with radiating sound waves on a square field such as shown in Figure 703.7.2.3.

703.7.2.4 Assistive Listening Systems. Assistive listening systems shall be identified by the International Symbol of Access for Hearing Loss complying with Figure 703.7.2.4.


Figure 703.7.2.1 International Symbol of Accessibility


Figure 703.7.2.2 International Symbol of TTY


Figure 703.7.2.3 Volume Control Telephone


Figure 703.7.2.4 International Symbol of Access for Hearing Loss

705 Detectable Warnings

705.1 General. Detectable warnings shall consist of a surface of truncated domes and shall comply with 705.

705.1.1 Dome Size. Truncated domes in a detectable warning surface shall have a base diameter of 0.9 inch (23 mm) minimum and 1.4 inches (36 mm) maximum, a top diameter of 50 percent of the base diameter minimum to 65 percent of the base diameter maximum, and a height of 0.2 inch (5.1 mm).

705.1.2 Dome Spacing. Truncated domes in a detectable warning surface shall have a center-to-center spacing of 1.6 inches (41 mm) minimum and 2.4 inches (61 mm) maximum, and a base-to-base spacing of 0.65 inch (17 mm) minimum, measured between the most adjacent domes on a square grid.

705.1.3 Contrast. Detectable warning surfaces shall contrast visually with adjacent walking surfaces either light-on-dark, or dark-on-light.

CHAPTER 9: BUILT-IN ELEMENTS

901 General
901.1 Scope. The provisions of Chapter 9 shall apply where required by Chapter 2 or where referenced by a requirement in this document.

902 Dining Surfaces and Work Surfaces
902.1 General. Dining surfaces and work surfaces shall comply with 902.2 and 902.3.
EXCEPTION: Dining surfaces and work surfaces for children

ACCESSORY MOUNTING HEIGHT GENERAL NOTES

1. GRAB BAR ANCHORS SHALL SUPPORT A CONCENTRATED LOAD OF 250 LB APPLIED AT ANY POINT AND ANY DIRECTION.
2. GRAB BARS SHALL HAVE 1-1/2" OD (MAX) AND 1-1/2" CLEARANCE BETWEEN BAR AND WALL (ABSOLUTE).
3. AT ALL ACCESSIBLE TOILETS, THE CENTERLINE OF WATER CLOSETS SHALL BE LOCATED AT 1'-4" MIN. TO 1'-6" MAX. OFF THE ADJACENT WALL OR PARTITION. THIS DIMENSION SHALL BE FROM THE CENTERLINE OF WATER CLOSET TO THE FINISH FACE OF THE WALL OR PARTITION.
4. ALL GRAB BARS SHALL BE 36" LONG AT THE BACK OF THE WATER CLOSET AND 42" LONG AT THE SIDE OF THE WATER CLOSET UNLESS OTHERWISE SCHEDULED.
5. INSULATE ALL EXPOSED PIPES (SUPPLY AND DRAIN) IN OPEN KNEE SPACE BELOW LAVATORIES AND SINKS.
6. PROVIDE LEVER HANDLES AT ALL LAVATORIES AND SINKS.
7. REFER TO ADAAG FOR REQUIRED MOUNTING HEIGHTS AND CLEAR FLOOR SPACE REQUIREMENTS OF ELEMENTS.
8. FLUSH HANDLES SHALL BE MOUNTED ON THE WIDE SIDE OF THE ACCESSIBLE TOILET STALL OR ROOM. COORDINATE WITH PLUMBING SHEETS.

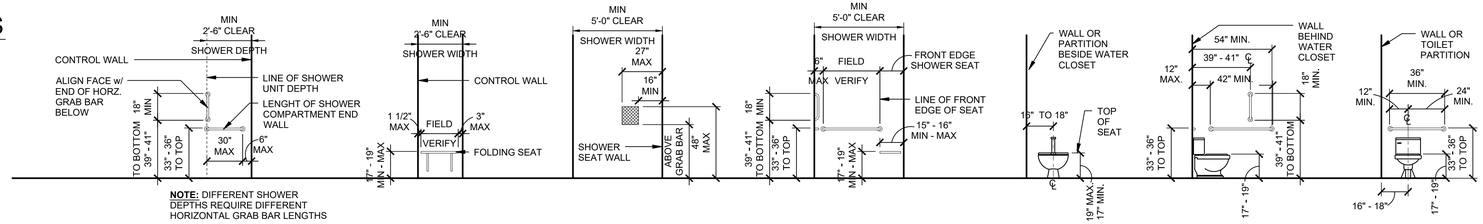
10.0 STAIRWAY CONSTRUCTION SECTIONS 7.2.2 AND 1009.9 - NOT APPLICABLE ON THIS PROJECT.

A. TYPE VB CONSTRUCTION - SECTIONS 1009.3.1.1 AND 1009.9
B. 80 INCH (6'-8") MINIMUM HEADROOM CLEARANCE (SECTION 1009.5)
C. WIDTH - 44" MINIMUM CLEAR BETWEEN HANDRAILS (SECTION 1009.4 AND SECTION 1007.3, EXCEPTION 1)
D. 7 INCH MAXIMUM RISER. 4 INCH MINIMUM RISER. PROVIDE UNIFORM RISERS.
E. TREAD (EXCLUSIVE OF NOSING) 11 INCH MINIMUM. PROVIDE UNIFORM TREADS.
F. LANDING WIDTH EQUAL TO STAIR WIDTH - 44" MINIMUM (SECTION 1009.8) PROVIDE LANDINGS AT TOP, BOTTOM, AND INTERMEDIATE LOCATIONS. (EQUAL TO THE WIDTH OF THE STAIR IN LENGTH, MINIMUM EXCEPT AT STRAIGHT STAIR) RUNS - 48" MAX.) MAXIMUM RISE WITHOUT LANDING = 12'-0" (SECTION 1009.10)
HANDRAILS: (SECTIONS 1009.15 AND 1012)
1. 34" TO 38" ABOVE LEADING EDGE OF TREAD ON BOTH SIDES OF STAIRS.
2. CROSS SECTION DIAMETER: 1-1/4" MINIMUM TO 2" MAXIMUM.
3. WALL RAIL TO EXTEND 12" BEYOND TOP RISER AND 12" AND ONE TREAD DEPTH BEYOND BOTTOM RISER ENDS RETURN TO WALL WHERE APPLICABLE.
4. 1-1/2" CLEARANCE FROM WALL OR ADJACENT GUARDRAIL (ABSOLUTE).
5. INTERMEDIATE OR ORNAMENTAL RAILS SHALL EXCLUDE PASSAGE OF A 4" SPHERE

GUARDRAILS: SECTIONS 1010.9 AND 1013)
1. 42" TO TOP
2. INTERMEDIATE OR ORNAMENTAL RAILS SHALL EXCLUDE PASSAGE OF A 4" SPHERE TO A HEIGHT OF 34 INCHES. 8" SPHERE CANNOT PASS BETWEEN 34" AND 42" HEIGHT. 6" SPHERE CANNOT PASS AT TRIANGULAR AREA FORMED BY TREAD, RISER, AND BOTTOM RAIL.
3. REQUIRED AT MORE THAN 30" CHANGES IN FLOOR ELEVATION.

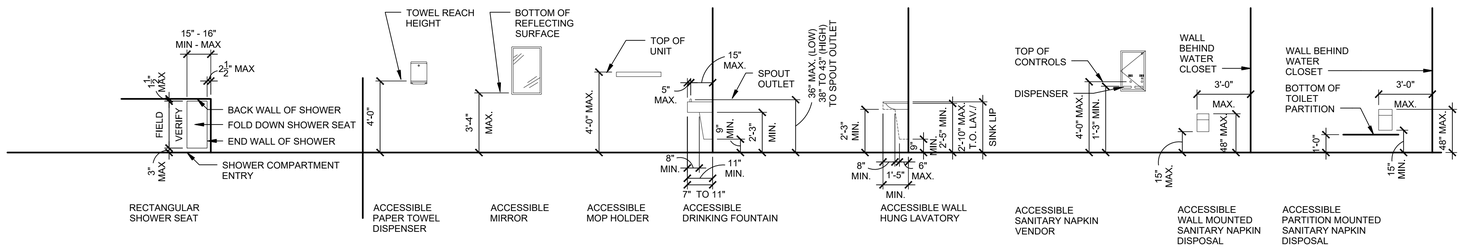
BARRIERS: (SECTION 1003.3.1)
1. PROVIDE WHERE VERTICAL CLEARANCE IS LESS THAN 80 INCHES
2. LEADING EDGE OF BARRIER SHALL BE 27 INCHES MAXIMUM ABOVE FINISH FLOOR

AN AREA OF REFUGE IS REQUIRED. THE AREA OF REFUGE SHALL BE 30"x48" IN SIZE. AREAS OF REFUGE SHALL BE PROVIDED IN QUANTITIES OF 1 FOR EACH 200 OCCUPANTS (OR PORTIONS THEREOF) SERVED BY THE STAIR. TWO-WAY COMMUNICATIONS SYSTEMS SHALL BE PROVIDED AT EACH AREA OF REFUGE.

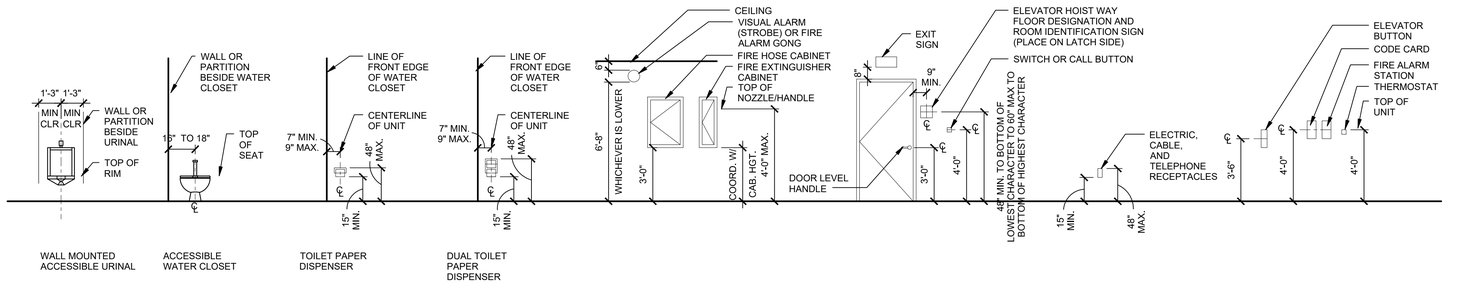


NOTE: DIFFERENT SHOWER DEPTHS REQUIRE DIFFERENT HORIZONTAL GRAB BAR LENGTHS

GRAB BARS AT SHOWERS (END WALL OPPOSITE SEAT) | SEAT WALL AT SHOWERS | CONTROLS LOCATED AT SHOWERS (BACK WALL) | GRAB BARS AT SHOWERS (BACK WALL) | ACCESSIBLE WATER CLOSET | GRAB BARS BESIDE ACCESSIBLE WATER CLOSET | GRAB BAR BEHIND ACCESSIBLE WATER CLOSET



RECTANGULAR SHOWER SEAT | ACCESSIBLE PAPER TOWEL DISPENSER | ACCESSIBLE MIRROR | ACCESSIBLE MOP HOLDER | ACCESSIBLE DRINKING FOUNTAIN | ACCESSIBLE WALL HUNG LAVATORY | ACCESSIBLE SANITARY NAPKIN VENDOR | ACCESSIBLE WALL MOUNTED SANITARY NAPKIN DISPOSAL | ACCESSIBLE PARTITION MOUNTED SANITARY NAPKIN DISPOSAL

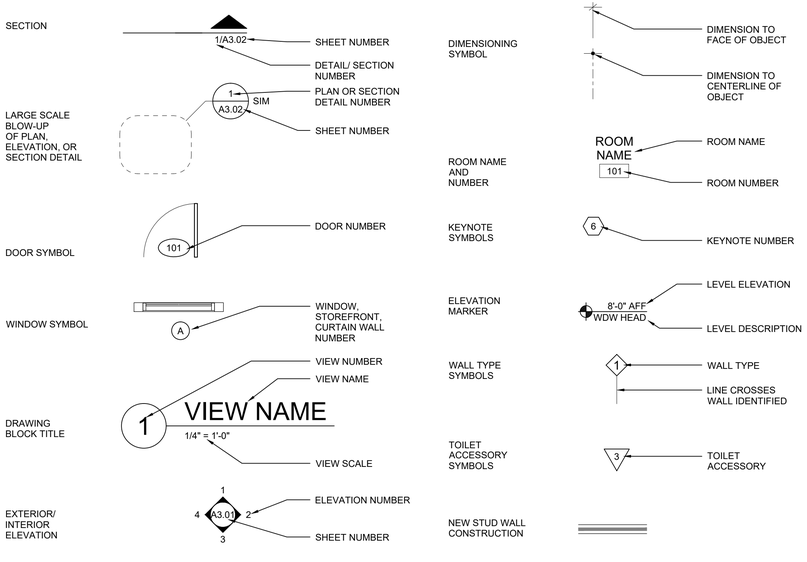


WALL MOUNTED ACCESSIBLE URINAL | ACCESSIBLE WATER CLOSET | TOILET PAPER DISPENSER | DUAL TOILET PAPER DISPENSER

ACCESSORY MOUNTING HEIGHTS

NOTES:

A. THE URINAL COUNTS ARE PART OF THE WATER CLOSET COUNT, NOT IN ADDITION TO THE WATER CLOSET COUNT.
B. THE WATER CLOSET COUNT INCLUDES THE URINAL COUNT.
C. THIS REPRESENTS THE LAVATORY COUNT IN THE PUBLIC TOILET ROOMS ONLY, AND DOES NOT INCLUDE ADDITIONAL LAVATORIES IN OTHER SPACES WITHIN THE FACILITY.
D. 1/2 OF THE DRINKING FOUNTAINS ARE TO BE PROVIDED AT ACCESSIBLE HEIGHT, 1/2 OF THE DRINKING FOUNTAINS ARE TO BE PROVIDED AT STANDING HEIGHT. THE EWC PROVIDED IS AT AN ACCESSIBLE HEIGHT.
E. THE SERVICE SINK IS EXISTING.
F. THIS IS A REMODEL PROJECT WITHIN AN EXISTING FACILITY. THE VALUES IDENTIFIED IN THIS FIXTURE REQUIREMENT CHART REFLECT THE REQUIREMENTS FOR THE OCCUPANT LOAD OF THE ASSEMBLY AREA OF THE BUILDING.
G. THIS REPRESENTS THE WATER CLOSET COUNT IN THE PUBLIC TOILET ROOMS ONLY, AND DOES NOT INCLUDE ADDITIONAL WATER CLOSETS IN OTHER SPACES WITHIN THE FACILITY.



REFERENCE SYMBOLS LEGEND

iMA
architecture planning design
Isaac Moran
principal
400 east new hope road
rogers.arkansas 72758
479.445.4595
inclusive | meaningful | activated
architecture engineering

PROJECT

REGISTERED ARCHITECT
LAWRENCE C. IZEGBU
10/20
STATE OF ARKANSAS

PROPOSED NEW BUILDING FOR :
TAQUERIA GUANAJUATO
MEXICAN RESTAURANT
SPRINGDALE, ARKANSAS

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GENERAL INFO. & DETAILS

SHEET

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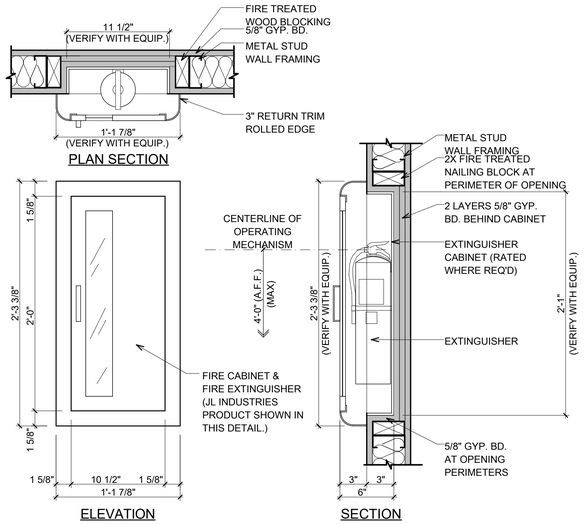
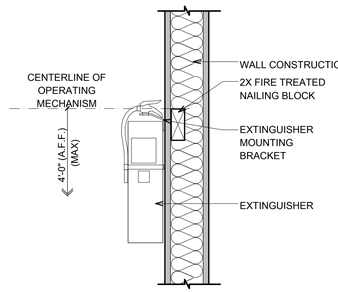




NOTE: PROVIDE INSTRUCTION LABELS COMPLYING WITH NFPA 10. APENDIX B AND BAR CODING TAG.
NOTE: PROVIDE VERTICAL DECAL READING, "FIRE EXTINGUISHER" ON WALL.

1 EXTINGUISHER CABINET MOUNTING DTL. 1 1/2"= 1'-0"

PLAN LEGEND & SYMBOLS

- EXTERIOR COMPOSITE WALL
- INTERIOR PARTITION WALL
- PARTITION KNEE WALL
- 1 HOUR RATED ASSEMBLY PARTITION. 4" SUSPENDED CEILING EXISTING. SEE UL NUMBER
- EXIT SIGN
- FEC — CLASS 4A SEMI - RECESSED STAINLESS STEEL FIRE EXTINGUISHER IN CABINET
- FE — : FIRE EXTINGUISHER ON BRACKET RE: LF SHEET
- F.E. — PORTABLE FIRE EXTINGUISHER - SURFACE MOUNTED 40" A.F.F. MAX. TO FIRE EXTINGUISHER HANDLE
- KFE — CLASS K SURFACE MOUNTED FIRE EXTINGUISHER AFPC 906.1 & 906.4
- DIRECTION OF EXIT TRAVEL
- EXIT LOCATION
- EGRESS LOCATION
- INDICATES ACCESSIBLE EGRESS LOCATION
- EXIT LIGHT

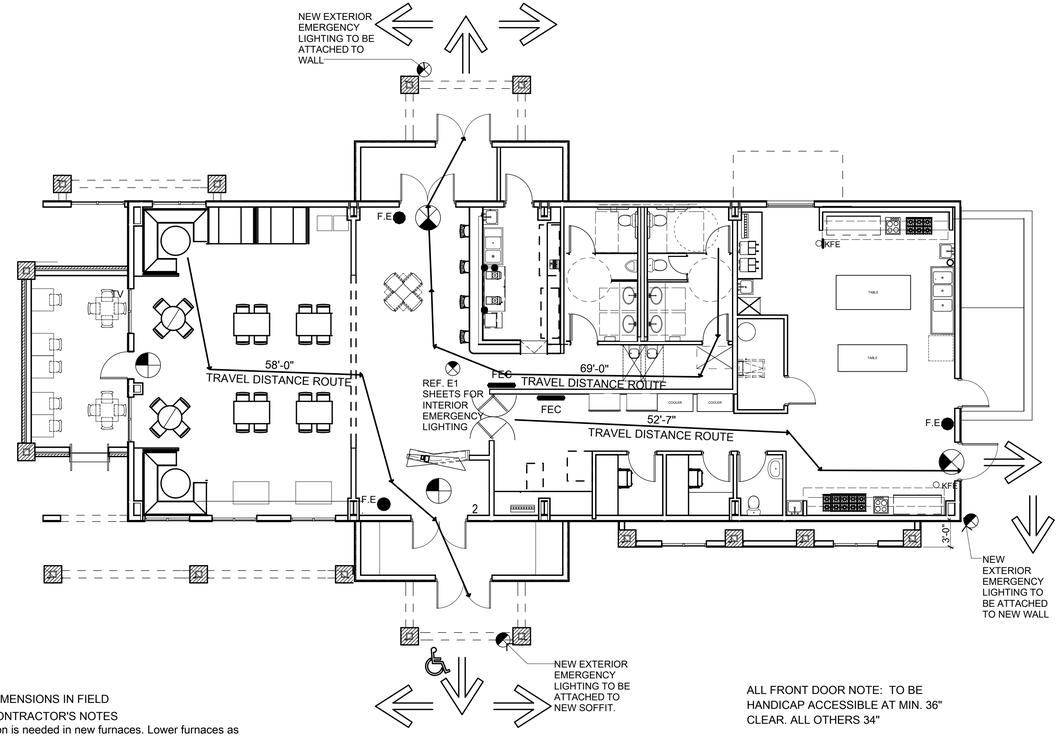
NOTES:

1. FEC IS FIRE EXTINGUISHER AND SURFACE - MOUNTED HANGING BRAKET.

KEYED NOTES

1 (N/A) PROVIDE PAINTED STENCIL LETTERING READING, "2 HOUR RATED WALL CONSTRUCTION", ON EACH SIDE OF WALL CONSTRUCTION ABOVE LIMITS OF CEILING. LETTERING SHALL BE HELVETICA FONT, 3 INCHES TALL (MINIMUM) AND IS TO OCCUR AT 8'-0" o.c. MAXIMUM ALONG THE ENTIRE LENGTH OF WALL CONSTRUCTION. RATED DOOR AND FRAME. SEE DOOR AND FRAME SCHEDULE.

2 OCCUPANT LOAD SIGNAGE.



2 LIFE SAFETY PLAN 1/8" = 1'-0"

VERIFIED ALL DIMENSIONS IN FIELD

MECHANICAL CONTRACTOR'S NOTES

A. Flame protection is needed in new furnaces. Lower furnaces as required to install 5/8" Type X gyp bd between top of furnace and below the roof insulation.
B. 30 gauge sheet metal duct is not allowed. Use 26 gauge for heating/air ducts 14" diameter and greater. Use 28 gauge for heating/air ducts 12" diameter and less.
C. No flex duct is allowed, except within 6' from boot.
D. Kitchen hood to be Heavy Duty Type 1 hood.
E. Minimum 16 gauge steel duct or 18 gauge stainless steel duct is required for the hood exhaust.
F. Welded duct is acceptable for the hood exhaust.
G. With 22 1⁄2 degree bend, no duct cleanout is required.
H. Fire wrap the hood exhaust duct.
I. Hood exhaust to be located 10 from edge of roof, or a guardrail must be installed.
L. Fire-resistant ceiling tiles are required in Kitchen, unless top of hood is Fire-wrapped.
M. 2-layers of 5/8" Type X gyp bd is required on the Kitchen side of all wood stud walls inside the Kitchen. Fire caulk the first layer of Type X gyp bd.
N. In addition, 20 gauge stainless steel full height of wall is required behind the kitchen hood and at the adjacent walls, to 18" beyond the edge of the hood.
O. A 3" clearance is required between the kitchen hood and the finished walls.

PROVIDEHOOD manufacturer's installation/ vendor's.. engineer to furnish kitchen fire suppression system IN ACCORDANCE WITH NFPA 17A.

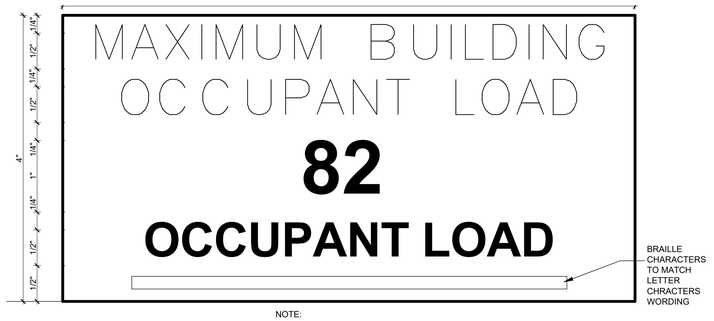
IF USING A USED commercial kitchen hood may not be adequate for the equipment planed OWNER TO CONTACT mechanical design professional or licensed mechanical contractor with experience in kitchen exhaust design.

ALL FRONT DOOR NOTE: TO BE HANDICAP ACCESSIBLE AT MIN. 36" CLEAR. ALL OTHERS 34"

ELECTRIC CARD ACCESS TO BE PROVIDED BY OWNER @ ALL ENTRY DOORS.

NOTES:

1. FE IS A FIRE EXTINGUISHER WITH A SURFACE MOUNTED WALL BRACKET.
2. FEC IS A FIRE EXTINGUISHER IN A SEMI-RECESSED CABINET.
3. SEE FLOOR PLAN DRAWINGS FOR WALL TYPE LOCATIONS.
4. SEE WALL TYPE LEGEND FOR FIRE WALL TYPE
   DESCRIPTION



NOTE:
1. LOCATE OCCUPANT LOAD SIGN IN CONSPICOUS PLACE NEAR THE ENTRANCE
2. MOUNT SIGN 60" ABOVE FINISH FLOOR TO CENTERLINE OF SIGN.
3. PROVIDE BRAIL CHARACTERS.
4. PROVIDE CONTRASTING COLORS BETWEEN TEXT AND SIGN BACKGROUND.
5. COORDINATE EXACT COLORS WITH OWNER.

PROPOSED OCCUPANT LOAD SIGN WORDING
RESTAURANT

IMA
architecture
planning
design
Isaac Moran
principal
400 east new hope road
rogers,arkansas 72758
479.445.4595
inclusive | meaningful | activated
architecture
engineering

PROJECT

REGISTERED ARCHITECT
LAWRENCE C. IZEGBU
10/20
2517
STATE OF ARKANSAS

PROPOSED NEW BUILDING FOR :
TAQUERIA GUANAJUATO
MEXICAN RESTAURANT
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SHEET CONTENTS
LIFE S AFETY PLAN

SHEET
LF1

CONSTRUCTION NOTES:

MANUFACTURED BUILDING COMPONENTS MANUFACTURER IS RESPONSIBLE FOR ALL ENGINEERING OF BUILDING COMPONENTS.

FOOTING AND SLAB TO BE BY OWNER / CONTRACTOR WITH ARCHITECT PROVIDED ENGINEERING.

ALL EXIT DOORS TO HAVE EXIT HARDWARE AND LIGHTED EXIT LIGHT.

ALL DOOR HARDWARE TO BE LEVER TYPE, CONFORMING TO ADA REQUIREMENTS.

TOILETS ACCESIBLE UNITS TO BE SMOOTH WASHABLE SURFACES (TILE, FRP, OR EPOXY PAINT TYPICAL). ALL OTHER FINISHES TO BE SELECTED BY OWNER, AND SHALL CONFORM WITH ACCEPTABLE FLAME SPREAD CRITERIA, COORDINATE WITH STATE FIRE MARSHAL.

EMERGENCY LIGHTING TO BE LOCATED IN ALL ROOMS, COORDINATE LOCATION AND TYPE WITH STATE FIRE MARSHAL AND LICENSED ELECTRICAL CONTRACTORS.

ALL MECHANICAL, ELECTRICAL, AND PLUMBING TO BE INSTALLED BY CONTRACTORS LICENSED IN THEIR RESPECTIVE FIELD OF EXPERTISE.

GENERAL PERFORMANCE NOTES:

ALL CONSTRUCTION TO BE IN CONFORMANCE WITH ESTABLISHED AND ACCEPTABLE BUILDING STANDARDS AND APPLICABLE CODES.

IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES, REGULATIONS AND ORDINANCES.

OWNER AND CONTRACTORS ARE RESPONSIBLE FOR COORDINATION WITH THE CITY OF PRAIRE GROOVE BUILDING DEPARTMENT FOR ALL REQUIRED INSPECTIONS AND APPROVALS.

ARCHITECTURAL SHEETS ARE SUPPLIED FOR INFORMATION AND LAYOUT ONLY; SPECIFIC EQUIPMENT AND FIXTURE TYPES TO BE DETERMINED BY OWNER AND CONTRACTOR.

ALL MEP WORK SHALL BE INSTALLED BY LICENSED MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTORS. ANY ADDITIONAL ENGINEER REQUIRED SHALL BE PROVIDED BY CONTRACTOR OR OWNER AS NECESSARY.

CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION REQUIRED FOR INSPECTIONS, AND COORDINATION OF ALL SUB CONTRACTORS.

CHEMICALS CONCERNS, OPERATIONAL CONCERNS ARE BY OWNER AND NOT BY US.

OWNER OR CONTRACTOR IS TO CONTACT THE CITY OF PRAIRE GROOVE, ARKANSAS BEFORE ANY MAJOR CHANGES ARE MADE

EXTERIOR LIGHTING WILL SHINE DOWN AND AWAY FROM ANY RESIDENTIAL AREAS.

ONE HC ACCESSIBLE BATHROOM IS REQUIRED AND ARE TO HAVE FIXTURES, GRAB BARS, DOOR AND SINK TO MEET REQUIREMENTS OF ANSI A 117.1

A SIGN WITH A MAX. OCCUPANT LOAD WILL BE INSTALLED IN A CONSPICUOUS LOCATION REQ. BY ARKANSAS FIRE PREVENTION CODE.

PARKING SPACES ARE SHOWN ON THE SITE PLAN. ONE WILL BE ADA VAN ACCESSIBLE.

FIRE EXTINGUISHERS WILL BE INSTALLED PER CODES. SEE LIFE SAFETY PLAN FOR LOCATION AND TYPE.

ANY MAJOR CHANGES ON THE PROPOSED PLANS REQUIRE THE OWNER TO CONTACT THE CITY OF PRAIRE GROOVE, ARKANSAS.

IF NEEDED NEW SIGNAGE WILL BE UNDER A SEPARATE PERMIT. NO SIGN WILL BE INSTALLED IN RIGHT OF WAY, ON OVER A PUBLIC EASEMENT AS PER ARKANSAS FIRE PREVENTION CODE VOL. II SECTION 3108.1.3.1 FOR THIS REVIEW----IF THE LOCATION OF ANY FUTURE SIGNS IS NEEDED THE OWNER IS TO GET A PERMIT.

ALL FLOOR COVERINGS AND WALL FINISHES TO MEET ARKANSAS FIRE PREVENTION CODE VOL. II SECTION 804.3. ROOM FINISHES TO MEET A FLAME SPREAD OF A.

ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CODES LISTED UNDER THE PROJECT INFORMATION HEADING ON THIS SHEET. IT SHALL BE THE CONTRACTOR'S AND HIS EMPLOYEE'S RESPONSIBILITY TO BE FAMILIAR WITH ALL CODES AND ORDINANCES, CITY OR STATE, AS REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT. WHERE ANY CONFLICTS OCCUR BETWEEN FEDERAL, STATE AND LOCAL LAWS, CODES, ORDINANCES, AND REGULATIONS, THE MOST STRINGENT SHALL GOVERN.

VERIFICATION OF EXISTING CONDITIONS SHALL BE MADE FROM SOURCES AVAILABLE TO THE CONTRACTOR, SUCH AS BUT NOT LIMITED TO, UTILITY COMPANIES, CONTRACT DOCUMENTS, THE OWNER, SITE INVESTIGATION REPORTS, ETC. IN NO WAY SHALL ANY DOCUMENTATION RECEIVED BY THE CONTRACTOR RELIEVE HIM OF THE RESPONSIBILITY OF PERFORMING HIS OWN FIELD INVESTIGATION.

THE CONTRACTOR SHALL FIELD VERIFIY ALL EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO STRUCTURE, MECHANICAL, PLUMBING, ELECTRICAL, EQUIPMENT, AND ALL OTHER EXISTING SYSTEMS; AND MAKE NECESSARY PROVISIONS TO MAINTAIN THE INTEGRITY OF SAID SYSTEMS PRIOR TO THE COMMENCEMENT OF DEMOLITION, IF ANY. SEE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND EQUIPMENT DRAWINGS FOR ANY SYSTEMS OR PORTIONS THEROF TO BE REMOVED, RELOCATED, REVISED OR ABANDONED. ALL POSSIBLE CARE SHALL BE EXERCISED BY THE CONTRACTOR TO INSURE THAT ANY SAID UTILITY WILL NOT BE THE CAUSE OF ENDANGERMENT TO THE LIFE OR HEALTH OF ANY PERSON.

THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS, IF PROVIDED, FOR A COMPLETE LIST OF GENERAL CONDITIONS, SPECIAL CONDITIONS, MATERIALS, INSTALLATION METHODOLOGY AND NOTES.

CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE OF TIMES WHEN THE CONSTRUCTION NOISE WILL BE EXCESSIVE. CONTRACTOR SHALL RESCHEDULE SUCH WORK IF SO REQUIRED BY THE OWNER.

THE CONTRACTOR SHALL LOCATE BACKING PLATES BEHIND ALL WALL HANDRAILS, GRAB BARS, GAURDRAILS, ETC...AS REQUIRED.

ALL PENETRATIONS INTO SOUND RATED ASSEMBLIES SHALL BE SEALED WITH APPROVED RESILIENT ACOUSTIC SEALANT. ALL RECESSED ITEMS SHALL BE SEALED TO MAINTAIN INTEGRITY OF THE ACOUSTIC ASSEMBLY.

ALL DIMENSIONS SHOWN ARE FROM GRID LINE, CENTER OF COLUMN, EDGE OF SLAB, EXTERIOR FACE OF STUD OR CENTER OF STUD.

ALL DRAWINGS, THOUGH NOTED TO SCALE, ARE FOR ILLUSTRATION ONLY. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL NOT SCALE THE DRAWINGS. ITEMS WRONGLY LOCATED BY DRAWING SCALING SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

IF THE BUILDING INSPECTOR DETERMINES NONCOMPLIANCE WITH ANY CURRENT ACCESSIBILITY PROVISIONS OF THE LAW, HE/SHE SHALL REQUIRE SUBMITTAL OF COMPLETE AND DETAILED PLANS. PLANS MUST CLEARLY SHOW ALL EXISTING NON-COMPLYING CONDITIONS AFFECTED BY THE REMODEL (INCLUDING SITE PLAN, FLOOR PLANS, DETAILS, ETC.) AND PROPOSED MODIFICATIONS OF DEFICIENCIES TO MEET CURRENT ACCESSIBILITY PROVISIONS. THE PLANS MUST BE STAMPED BY THE FIELD INSPECTOR PRIOR TO SUBMITTAL FOR PLAN REVIEW.

DRAWINGS HAVE BEEN DETAILED IN COMPLIANCE WITH THE AGENCIES LISTED IN THE APPLICABLE CODE SUBHEADING ON THIS PAGE. IF AN ALTERNATE OR SUBSTITUTED MATERIAL IS ACCEPTED AS AN EQUAL BY THE GENERAL CONTRACTOR, HE WILL ASSUME THE RESPONSIBILITY FOR WHATEVER CONSTRUCTION MODIFICATION AND/OR ADDITIONAL COSTS ARE REQUIRED BY REASON OF THIS ACCEPTANCE.

9. THE PROPOSED EXTERIOR LIGHTING WILL BE INSTALLED PER CODE. ---THE LIGHTING WILL NOT DIRECTLY SHINE INTO A RESIDENTIAL PROPERTY.

10. IF TOILET VENTS ARE INSTALLED THEY WILL VENT TO THE EXTERIOR OF THE BUILDING PER CODE.
The development and construction of this project shall be in conformance with all Federal, State, and local laws, guide lines, and ordinances. This includes, but is not limited to; federally mandated ADA accessibility guidelines for building and facilities (ADAAG)

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF ANY MECHANICAL, PLUMBING, ELECTRICAL OR SYSTEMS CONSTRUCTION. ANY DISCREPANCIES BETWEEN OR WITHIN THE ARCHITECTURAL AND CONSULTING ENGINEER'S DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK. ANY CONSTRUCTION INSTALLED IN CONFLICT WITH THE CONTRACT DOCUMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE, AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.

DURING THE ENTIRE CONSTRUCTION PERIOD, IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN CONDITIONS AT THE PROJECT SITE TO MEET THE REQUIREMENTS OF THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND ANY APPLICABLE STATE HEALTH AND SAFETY REGULATIONS. THIS PROVISION SHALL COVER THE CONTRACTOR'S EMPLOYEES AND ALL OTHER PERSONS WORKING UPON OR VISITING THE SITE. THE CONTRACTOR SHALL BECOME FULLY INFORMED OF ALL APPLICABLE STANDARDS AND REGULATIONS AND INFORM ALL PERSONS AND REPRESENTATIVES RESPONSIBLE FOR WORK UNDER THIS CONTRACT.

CONTRACTOR SHALL PROVIDE FOR THE PROPER SEQUENCE OF CONSTRUCTION, LOCATION AND SIZE OF OPENINGS. COORDINATE ALL CONSTRUCTION AS INDICATED BY THE CONTRACT DOCUMENTS, INCLUDING SHOP DRAWINGS REVIEWED BY ARCHITECT.

CONTRACTOR SHALL COORDINATE THE LOCATION AND TYPE OF ALL ACCESS PANELS REQUIRED FOR ACCESSING MECHANICAL, PLUMBING, ELECTRICAL AND OTHER BUILDING SYSTEMS WITH ARCHITECT.

UNLESS SPECIFICALLY DETAILED ON STRUCTURAL DRAWINGS, DO NOT CUT OR OTHERWISE MODIFY STRUCTURAL ELEMENTS WITHOUT DIRECTION FROM THE ARCHITECT AND ENGINEER. PROVIDE REINFORCEMENT, SUPPORT, TEMPORARY SHORING SATISFACTORY TO THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO CUTTING INTO STRUCTURAL PORTIOINS OF ANY BUILDING ELEMENT. PROVIDE ALL CUTTING OF STRUCTURAL ELEMENTS, AND ALL ASSOCIATED REPAIR OR REFINISHING OF ADJACENT SURFACES AT NO ADDITIONAL EXPENSE TO THE OWNER.

ALL PIPES, DUCTS, AND CONDUITS SHALL BE SUPPORTED AND BRACED PER ALL APPLICABLE CITY AND CODE REQUIREMENTS, WHETHER OR NOT THE TYPE OF RESTRAINT OR DETAIL OF THE RESTRAINT IS SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HIS SUBCONTRACTORS TO BE FAMILIAR WITH ALL CODE REQUIREMENTS.

ALL REQUIRED PERMITS MUST BE OBTAINED FROM DEPARTMENT OF INSPECTIONS BEFORE THE BUILDING IS OCCUPIED.

CONSTRUCTION NOTES

Building Owner or Contractor is responsible for all additional REQUIRED engineering.

All other designated exit doors to have exit hardware and lighted exit. Main entry glass doors to remain unlocked at all times of occupancy.

A handicapped door hardware to be lever type, conforming to ADA requirements.

GENERAL NOTES

1) THESE FIXTURE AND ACCESORIES MOUNTING DETAILS AND REQUIREMENTS ARE TYPICAL AND APPLY TO REQUIRED ACCESSIBLE INSTLLATIONS ONLY. REFER TO PLANS FOR LOCATIONS AND TYPES OF LAYOUTS.

2) PROVIDE IN ALL LOCATIONS OF REQUIRED ACCESSORIES, ADEQUATE SOLID BLOCKING, CAPABLE OF WITHSTANDING 250 LB FORCE (SHEAR AND BENDING). GRAB BARS SHALL NOT ROTATE, FASTENERS SHALL BE OF A TYPE TO WITHSTAND REQUIRED FORCE AND TYPED FOR TYPE OF WALL CONSTRUCTION.

3) ALL EXTERIOR RAMPS SHALL HAVE A NON-SKID FINISH AS SPECIFIED (SEE DETAILS THIS SHEET). ALL INTERIOR RAMPS SHALL HAVE FLOOR MATERIAL OF NON-SKID MATERIAL (SEE SPECIFICATIONS). IF NO FINISH IS INDICATED ON DRAWINGS - PROVIDE RUBBER RADIAL TILE ON FINISH FLOOR SURFACE OF INTERIOR RAMPS.

4) ANY METAL FLOOR GRATINGS OR DRAINAGE GRATINGS IN AN ACCESSIBLE PATH SHALL HAVE SPACES NO GREATER THAN 1/2" WIDE IN ONE DIRECTION. LONG DIMENSION SHALL BE PERPENDICULAR TO THE OMINANT DIRECTION OF TRAVEL.

5) ACCESSIBLE DOORS: SWEEP PERIOD OF DOOR CLOSERS ON ACCESSIBLE DOORS SHALL BE ADJUSTED SO THAT FROM OPEN POSITION OF 70 DEGREES, DOOR WILL TAKE A MINIMUM OF 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH. DOORS SHALL REQUIRE NO MORE THAN 5 LB OF FORCE TO OPEN. ADJUST CLOSERS ACCORDINGLY.

6) SEE DOOR SCHEDULE FOR MINIMUM REQUIRED CLEAR AREA AT LATCH SIDE OF DOORS.

ADDITIONAL NOTES

1) SEE FLOOR PLANS FOR TYPE NOTATION.

2) THESE TYPES INDICATE PRIMARY WALL TYPE. OVERLAID VENEERS, WAINSCOT, PILASTERS AND OTHER VARIANTS AND SPECIAL CONDITIONS ARE INDICATED ON THE PLANS AND DETAILS.

3) JOINTS AND PENETRATIONS AT ALL RATED WALLS SHALL BE SEALED AND PROTECTED PER SPECIFICATIONS, U.L. TESTED ASSEMBLIES AND CODE REQUIREMENTS.

4) ALL WALLS W/ PLUMBING FIXTURES SHALL RECEIVE MOISTURE RESISTANT GYP. BOARD.

5) INTERIOR NON-STRUCTURAL WALLS SHALL BE INSTALLED PER THEIR RESPECTIVE WOOD STUD MANUFACTURE'S LIMITING HEIGHT INFORMATION AND/OR BRACED AT MID-SPAN TO ACCOMMODATE A LATERAL LOAD OF 5 PSF WITH A DEFLECTION LIMIT OF L/360.

6) PROVIDE DEFLECTION/SLIP TRACK AT STRUCTURAL FRAMING MEMBER CONNECTIONS AS REQUIRED AND PER STANDARDS.

GENERAL NOTES

1. ALL NEW FLOOR COVERINGS TO MEET ARKANSAS FIRE PREVENTION CODE VOL. II SECTION 804.3.

2. THERE IS AN EXISTING TRASH ENCLOSURE ON SITE NOW THAT SERVES THE EXISTING BUILDING.

3. ANY NEW SIGNAGE WILL BE UNDER SEPARATE PERMIT. NO SIGN WILL BE INSTALLED IN RIGHT OF WAY, OVER OR IN A PUBLIC EASEMENT AS PER ARKANSAS FIRE PREVENTION CODE VOL. II SECTION 3108.1.3.1 AND THE FAYETTEVILLE MUNICIPAL CODE SECTION 27-3619 (I). FOR THIS REVIEW -- IF THE LOCATION OF ANY FUTURE SIGNS IS NEEDED THE OWNER IS TO GET A PERMIT.

4. THERE ARE HANDICAPPED PARKING SPACES.....SEE SITE PLAN / CIVIL LAYOUT..

5. NEW WATER AND SEWER TAPS ARE NEEDED. REF CIVIL.

6. A SIGN WITH A MAX. OCCUPANT LOAD WILL BE INSTALLED IN A CONSPICUOUS LOCATION AS REQUIRED BY ARKANSAS FIRE PREVENTION CODE VOL. II SETION 403.1.2.2.

7. REST ROOMS WILL BE HC ACCESSIBLE. ALL FIXTURES, GRAB BARS DOOR AND SINK HARDWARE WILL MEET REQUIREMENTS OF ANSI A117.1.

8. FIRE EXTINGUISHERS WILL BE INSTALLED, PER CODE.

9. THE PROPOSED EXTERIOR LIGHTING WILL BE INSTALLED PER CODE. ---THE LIGHTING WILL NOT DIRECTLY SHINE INTO A RESIDENTIAL PROPERTY.

10. IF TOILET VENTS ARE INSTALLED THEY WILL VENT TO THE EXTERIOR OF THE BUILDING PER CODE.

11. THE CHANGES TO THE EXISTING ELECTRICAL SYSTEM ARE NOTED ON THE FLOOR PLAN.

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PROJECT

REGISTERED ARCHITECT
LAWRENCE C. IZEGBU
10/20
STATE OF ARKANSAS

PROPOSED NEW BUILDING FOR :

TAQUERIA GUANAJUATO
MEXICAN RESTAURANT

SPRINGDALE, ARKANSAS

CONSTRUCTION DOCUMENTS

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SHEET CONTENTS

GENERAL NOTES

SHEET

LF2

CODE REVIEW - RESTAURANT

APPLICABLE CODES: TAQUERIA GUANAJUATO

• 2012 Arkansas Fire Prevention Code Vol. I – Fire (2012 INTERNATIONAL FIRE CODE W. ARKANSAS AMENDMENTS AND ACCUMULATIVE SUPPLEMENTS)

2012 INTERNATIONAL BUILDING CODE

• 2012 Arkansas Fire Prevention Code Vol. II – Building (2012 INTERNATIONAL FIRE CODE W. ARKANSAS AMENDMENTS AND ACCUMULATIVE SUPPLEMENTS)

• 2017 National Electrical Code.

• 2010 Arkansas Mechanical Code

• 2014 ARKANSAS ENERGY CODE / ANSI / ASHRAE / IES 90.1Electrical Code(NEC)

• 2006 Arkansas STATE Plumbing Code

• 2006 Arkansas Fuel Gas Code

LIFE SAFETY CODES AS REFERENCED BY THE IBC / AFPC
MOST CURRENT NFPA (AS APPLICABLE)
2006 ARKANSAS STATE GAS CODE
2009 ANSI A117.1 ACCESIBLE ANS USABLE BUILDING AND FACILITIES
CITY OF PRAIRE GROVE ADOPTED CODE OF ORDINACES

NOTE:
THIS PROJECT IS A NEW CONSTRUCTION PROJECT.

REGULATIONS

AUTHORITY HAVING JURISDICTION: CITY OF SPRINGDALE, ARKANSAS

BUILDING INFORMATION:

NEW BUILDING: RESTAURANT

ENTIRE BUILDING TO BE NON - SPRINKLERED

CONSTRUCTION TYPE: IIB (NEW CONSTRUCTION)

PROPOSED RESTAURANT SPACE.....3,500 SQ FT
heated (with out exterior cooler and freezer) (IIB CONSTRUCTION)

PROPOSED AREA:
ASSEMBLY A - 2

DINNING AREA, (NET)
SEATING, ENTRY VESTIBULES, PATIO 1,106 SQ FT .....1 PERSON PER 15 = 74 PEOPLE

SERVICE AREAS (GROSS)
(KITCHEN, BAR, HOST)
1,544 S.Q. FT.....1 PERSON PER 200 = 8 PEOPLE

TOTAL = 82 PEOPLE

TABLE 508.3.3
ASSEMBLY TYPE 2
FREE STANDING ALONE BUILDING

1.0 OCCUPANCY CLASSIFICATION (chapter 3)

A. Section 303
Group A-2 - ASSEMBLY

3.0 TYPE OF CONSTRUCTION (chapter 6)

A. Proposed New Construction
Type IIB (Section 602.2) One story building.
Unprotected
Fully sprinklered

4.0 ALLOWABLE AREA Table 503

Group A

Type IIB, Unprotected, NON- sprinklered.....9,500 Square Feet per floor

Area increase allowed by

Section 506.....N/A

Total area of building provided.....3,000 square feet

SEPERATION DISTANCE PROTECTION (TABLE 602)
<5 Feet: 2 Hour
>/= 5 Feet to <10 Feet: 1 Hour
>/= 10 Feet to <30 Feet: 0 Hour
>/= 30 Feet: 0 Hour

Firewalls: N/A

FIRE PROTECTION REQUIREMENTS (TABLE 704.8)
Max. area of wall openings at exterior walls (when exceeding these provide 3/4 Hour Protection within 10'-0")
NOTE: Unlimited unprotected openings allowed per note "g" of table 704.8 (exterior bearing walls, exterior non-bearing walls, and exterior structural frame are not required to be fire resistance rated).

UNPROTECTED OPENING CLASSIFICATION

0' to<=3'	>3' to <=5'	>5' to <=10'	>10' to <=15'	>15' to <=20'	>20' to <=25'	>25' to <=30'	>30'
NP	NP	10%	15%	25%	45%	70%	NL

NP = Not permitted
NL = No limit

SEPARATION DISTANCE	SEPARATION DISTANCE PROTECTION REQUIRED
North: >30'-0"	North: 0 Hour — No limit on openings
South: >30'-0"	South: 0 Hour — No limit on openings
West: >30'-0"	West: 0 Hour — No limit on openings
East: >10'-0" TO </= 15'-0"	East: 0 Hour — No limit on openings

Note: Unlimited unprotected openings allowed at east elevation per note "g" of table 704.8.

5.0 ALLOWABLE NUMBER OF STORIES Table 503

A. Type IIB, Unprotected, NON sprinklered..... 2

ACTUAL NUMBER OF STORIES - 1 Story

6.0 ALLOWABLE HEIGHT Table 503

A. Type IIB, Unprotected, NON sprinklered.....55 feet

ACTUAL HEIGHT- Average finish grade= 1,378.00'
Building Finish Floor Elevation = 1,378.50'
Building Height = 23'-4"
Building height above grade= 24'-0"

7.0 AREA SEPARATION (NON sprinklered)

Area	Wall Rating and Protectives	Code Section
A. Fire Partitions	1-HR, 3/4-Hour protectives	Section 708.1 Table 1004.3.2.1 and Table 714.2
B. Corridor Fire Resistance Rating	N/A (shell construction)	Section 708.1 Table 1004.3.2.1 and Table 714.2
C. Tenant Separation Walls	1-HR, 3/4-Hour protectives	Section 708.1 Table 1004.3.2.1 and Table 714.2

8.0 FIRE RESISTANCE RATINGS

A. Type IIB, Unprotected, NON sprinklered

Tables 601 and 602 (for type IIB)	
Area	Rating
A. Interior Bearing Walls	0-HR
B. Interior Nonbearing Partitions	Non-combustible
C. Floor / Ceiling	0-HR
D. Roof / Ceiling	0-HR
E. Exterior Bearing Walls	0-HR (but not less than rating based on fire separation disance) - see 4.0 ALLOWABLE AREA this sheet
F. Exterior Nonbearing Walls with 30' and greater horizontal separation	0-HR
G. Exterior Nonbearing Walls 10' to less than 30' horizontal separation	0-HR, Protected openings (3/4 HR) NOT APPLICABLE
H. Exterior Nonbearing Walls 5' to less than 10' horizontal separation	1-HR, Protected openings (3/4 HR) NOT APPLICABLE
I. Exterior Nonbearing Walls less than 5' horizontal separation	2-HR, Protected openings (1-1/2 HR) NOT APPLICABLE
J. Stairwells (enclosed)	N/A
K. Elevator Shaft	N/A
L. Fire Walls	N/A
M. Exit Access Corridors	0-HR, protected openings (0 Hours)

NOTE: NO LIMIT ON AREA OF NORTH, SOUTH, AND WEST EXTERIOR WALL OPENINGS DUE TO GREATER THAN 30'-0" OF SEPERATION. UNLIMITED UNPROTECTED OPENINGS PERMITTED (SECTION 704.8.2 & NOTE 'G' OF TABLE 704.8). 15% LIMIT ON AREA OF EAST EXTERIOR WALL OPENINGS DUE TO GREATER THAN 10'-0" BUT LESS THAN OR EQUAL TO 15'-0" OF SEPARATION. UNLIMITED UNPROTECTED OPENINGS PERMITTED (SECTION 704.8.2 & NOTE 'G' OF TABLE 704.8).

STRUCTURAL ELEMENTS: PREMANUFACTURED METAL BUILDING STRUCTURAL STEEL COMPONENT SYSTEM.

FOUNDATION: CONTINUOUS CONCRETE GRADE BEAM, REINFORCED CONCRETE TURNED DOWN SLAB, CONCRETE PAD FOOTINGS AT COLUMN LOCATIONS.

EXTERIOR WALLS: METAL STUD BACK-UP WALL FRAMING WITH E.I.F.S. FINISH AND/ OR MASONRY VENEER. METAL WALL PANELS OVER PREMANUFACTURED METAL BUILDING GIRTS.

ROOFING: METAL ROOFING OVER PREMANUFACTURED METAL BUILDING PURLINS.

INTERIOR PARTITIONS: METAL STUD FRAMING WITH GYPSUM BOARD.

9.0 MEANS OF EGRESS (Chapter 10)

	Chapter Ten
A. Travel Distance - No Sprinkler Provided (Table 1004.2.4)	200'-0" Maximum
B. Dead End Corridor - No Sprinkler provided (Section 1004.3.2.3)	20 feet maximum
C. Egress width - No Sprinkler provided (Table 1003.2.3)	Stairs.....0.3 inches/person Other components.....0.2 inches/person Min. corridor/aisle width.....44 inches (Section 1004.3.2.2) Min. exit door Clear Opening width.....32 inches (Section 1003.3.1.1) Maximum door width.....48 inches (Section 1003.3.1.1) Minimum stair width.....48 inches (Section 1003.2.13.2)

NOTES:
1. WHERE 2 EXIT DOORS ARE REQUIRED, THEY MUST BE SEPERATED BY A DISTANCE OF 1/2 OF THE DIAGONAL OF THE SPACE (SECTION 1004.2.2.1)
2. DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHEN SERVING 50 OR MORE OCCUPANTS. (SECTION 1003.3.1.2)

10.0 STAIRWAY CONSTRUCTION sections 1003.3.3 and 1005

A. Non-combustible construction (Type IIB) - section 1003.3.3.5

B. 80 inch minimum headroom clearance

C. Width - 48" minimum clear between handrails (Section 1003.2.13.2)

D. 7 inch maximum riser, 4 inch minimum riser. Provide uniform risers.

E. Tread (exclusive of nosing) 11 inch minimum. Provide uniform treads.

F. Landing width equal to stair width - 48" minimum (Section 1003.3.3.4)
Provide landings at top, bottom, and intermediate locations. (Equal to the width of the stair in length, minimum, except at straight stair runs - 48" max.)
Maximum rise without landing = 12'-0" (Section 1003.3.3.6)

G. Handrails: (Section 1003.3.3.11)
1. 34" to 38" above leading edge of tread on both sides of stairs.
2. Cross section diameter: 1-1/4" minimum to 2" maximum
3. Wall rail to extend 12" beyond top riser and 12" and one tread width beyond bottom riser. Ends return to wall where applicable.
4. 1-1/2" clearance from wall (absolute).
5. Intermediate or ornamental rails shall exclude passage of a 4" sphere

H. Guardrails: (Section 1003.2.12)
1. 42" to top
2. Intermediate or ornamental rails shall exclude passage of a 4" sphere to a height of 34 inches. 8 " sphere cannot pass between 34 inch and 42" height. 6" sphere cannot pass at triangular area formed by tread, riser, and bottom rail.
3. Required at more than 30" changes in floor elevation

I. Barriers: (Section 1003.2.5.1)
1. Provide where vertical clearance is less than 80 inches.
2. Leading edge of barrier shall be 27 inches maximum above finish floor.

11.0 RAMP CONSTRUCTION section 1003.3.4

A. Slope - 1:12 maximum (section 1003.3.4.1) Maximum rise = 30 inches.

B. Non-Combustible construction (Type IIB) - Section 1003.3.4.6

C. Width - Match corridor width, 44"minimum (Section 1003.3.4.4)

D. Headroom - 80 inch minimum headroom clearance. (Section 1003.3.4.4.2)

E. Surface - Provide slip-resistant finish (Section 1003.3.4.6.1)

F. Landings - Slopes steeper than 1:20 shall have landings at top and bottom. Intermediate landings required for each 30" of vertical rise. Top, bottom, and intermediate landings = 5'-0" in length minimum. Width = same as ramp width (minimum). (Section 1003.3.4.5)

G. Handrails (Sections 1003.3.4.7 and 1003.3.3.11)
1. Required on both sides of slopes greater than 1:20 and at ramps with a rise greater than 6".
2. 12" beyond top and bottom of slope. Ends return to wall where applicable.
3. 34" to 38" above ramp surface
4. Cross section diameter: 1-1/4" minimum to 2" maximum
5. 1-1/2" clearance from wall (absolute).
6. Intermediate or ornamental rails shall exclude passage of a 4" sphere

H. Guardrails: (Section 1003.3.4.9 and 1003.2.12)
1. 42" to top
2. Intermediate or ornamental rails shall exclude passage of a 4" sphere to a height of 34 inches. 8" sphere cannot pass between 34" and 42" height.
3. Required at more than 30" changes in floor elevation

END OF CODE REVIEW

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PROJECT

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STATE OF ARKANSAS

PROPOSED NEW BUILDING FOR :
TAQUERIA GUANAJUATO
MEXICAN RESTAURANT
SPRINGDALE, ARKANSAS

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SHEET CONTENTS

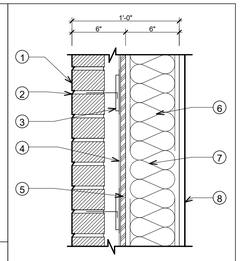
CODE DATA

SHEET

A0.0

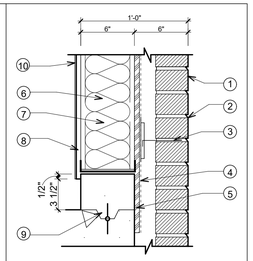
1. MODULAR BRICK VENEER
2. WEATHERED MORTAR JOINTS
3. MASONRY ANCHORS @ 16" O.C.VERTICALLY & 36" O.C. HORIZONTALLY
4. 15# BUILDING FELT
5. 1/2" EXTERIOR GYP. BD. SHEATHING
6. 6" MTL. STUDS @ 16" O.C.
7. 6" R 19 BATT INSULATION
8. 5/8" GYPSUM BOARD

1A TILE AS SCHEDULED OVER 1/2" WATER RESISTANT GYP. BD. @ INTERIOR



1 EXTERIOR WALL

1. MODULAR BRICK VENEER
2. WEATHERED MORTAR JOINTS
3. MASONRY ANCHORS @ 16" O.C. VERTICALLY & 36" O.C. HORIZONTALLY
4. 15# BUILDING FELT
5. 1/2" EXT. GYP. SHEATHING
6. 6" MTL. STUDS @ 16" O.C.
7. 6" R-19 BATT. INSULATION
8. 1/2" WATER RESISTANT GYP. BD.
9. CONCRETE CURB W/ WATER STOP
10. FRP



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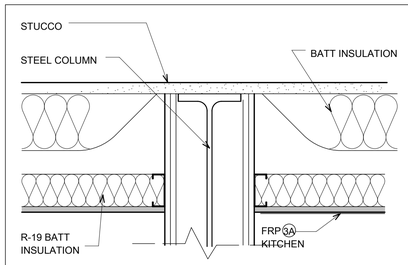

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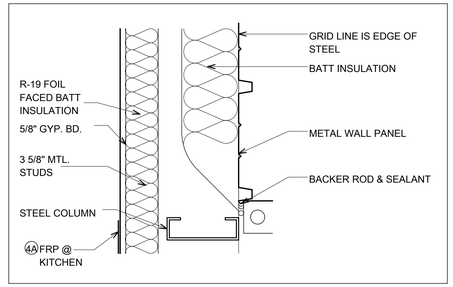
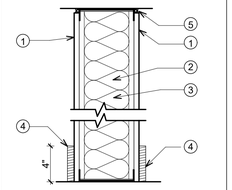


4 EXTERIOR WALL

1. 5/8" GYPSUM BOARD- UP TO ROOF DECKING OTHERWISE NOTED
2. 6" MTL. STUDS @ 16" O.C.- BRACE TO STRUCTURE ABOVE
3. SOUND ATTENUATION INSULATION
4. BASE AS SCHEDULED
5. ACCOUSTICAL SEALANT

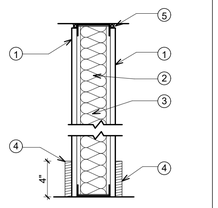
5A NO INSULATION



5 INTERIOR WALL

1. 5/8" GYPSUM BOARD- UP TO ROOF DECKING UNLESS OTHERWISE NOTED
2. 3 5/8" MTL. STUDS @ 16" O.C.
3. SOUND ATTENUATION INSULATION
4. BASE AS SCHEDULED
5. ACCOUSTICAL SEALANT

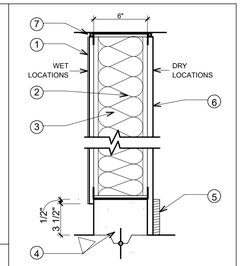
6A NO INSULATION



6 INTERIOR WALL

1. FRP OVER 1/2" WATER RESISTANT GYP. BD.- UP TO ROOF DECKING UNLESS OTHERWISE NOTED
2. 6" MTL. STUDS @ 16" O.C. BRACE TO STRUCTURE ABOVE
3. SOUND INSULATION
4. KEYED CONCRETE BASE W/ WATER STOP
5. BASE AS SCHEDULED (DRY LOCATION ONLY)
6. 5/8" GYPSUM BOARD- UP TO 6" ABOVE CLG. UNLESS OTHERWISE NOTED
7. ACCOUSTICAL SEALANT

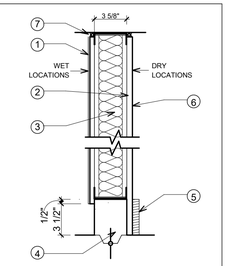
7A FRP ON BOTH SIDES



7 INTERIOR WALL

1. FRP OVER 1/2" WATER RESISTANT GYP. BD.- UP TO ROOF DECKING UNLESS OTHERWISE NOTED
2. 3 5/8" MTL. STUDS @ 16" O.C. BRACE TO STRUCTURE ABOVE
3. SOUND INSULATION
4. KEYED CONCRETE BASE W/ WATER STOP
5. BASE AS SCHEDULED (DRY LOCATION ONLY)
6. 5/8" GYPSUM BOARD- UP TO 6" ABOVE CLG. UNLESS OTHERWISE NOTED
7. ACCOUSTICAL SEALANT

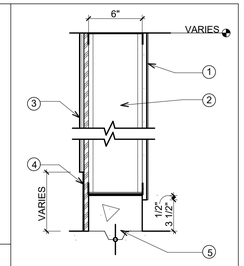
8A FRP ON BOTH SIDES



8 INTERIOR WALL

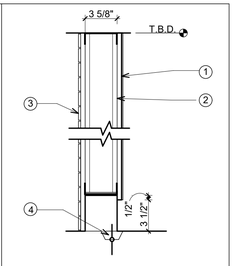
1. FRP OVER 1/2" WATER RESISTANT GYP. BD.
2. 6" MTL. STUDS @ 16" O.C.
3. 1/2" STAINED WOOD VENEER PLYWD.
4. STAINLESS STEEL OVER 1/2" PLYWOOD
5. KEYED CONCRETE BASE W/ WATER STOP

9A NO CURB



9 INTERIOR BAR WALL

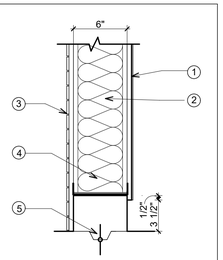
1. FRP OVER 1/2" WATER RESISTANT GYP. BD.
2. 3 5/8" MTL. STUDS @ 16" O.C.
3. TILE AS SCHEDULED OVER 1/2" WATER RESISTANT GYP. BD.
4. KEYED CONCRETE BASE W/ WATER STOP



10 INTERIOR WALL

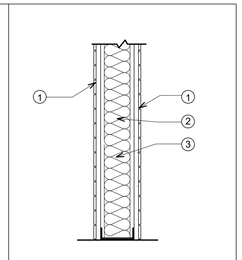
1. FRP OVER 1/2" WATER RESISTANT GYP. BD.
2. 6" MTL. STUDS @ 16" O.C.
3. TILE AS SCHEDULED OVER 1/2" WATER RESISTANT GYP. BD.
4. KEYED CONCRETE BASE W/ WATER STOP
5. SOUND INSULATION

11A "3 FORM" OVER WATER RESISTANT GYP. BD. IN LIEU OF TILE



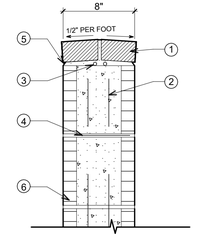
11 INTERIOR WALL

1. TILE AS SCHEDULED OVER 1/2" WATER RESISTANT GYP. BD.
2. 3 5/8" MTL. STUDS @ 16" O.C.
3. SOUND INSULATION

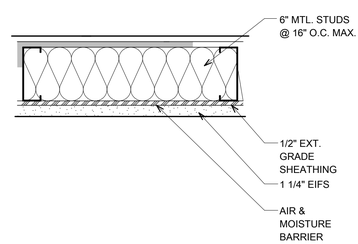


12 INTERIOR WALL

1. SOLID TOP CAP BRICK- SLOPE
2. #6 VERTICAL REINFORCING @ 16" O.C.
3. #5 REBAR
4. LADDER TYPE HORIZONTAL REINFORCING AT 16" O.C. VERTICALLY
5. WEATHERED MORTAR JOINTS
6. 8X8X16 CONC. BLOCK



13 DUMPSTER INTERIOR WALL

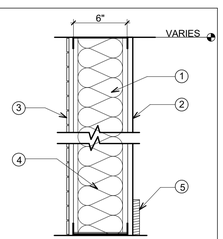


15 EXTERIOR WALL

1. 6" MTL. STUDS @ 16" O.C.
2. 5/8" GYPSUM BOARD
3. TILE AS SCHEDULED OVER 1/2" WATER RESISTANT GYP. BD.
4. SOUND INSULATION
5. BASE AS SCHEDULED

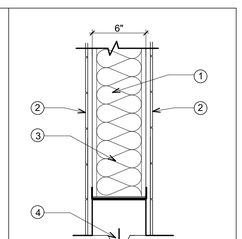
16B "3 FORM" OVER WATER RESISTANT GYP. BD. IN LIEU OF TILE

16A TILE BOTH SIDES -OVER WATER RESISTANT GYP. BD.



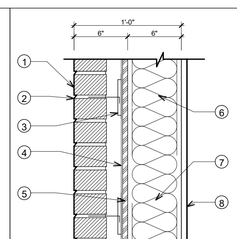
16 INTERIOR WALL

1. 6" MTL. STUDS @ 16" O.C.
2. TILE AS SCHEDULED OVER 1/2" WATER RESISTANT GYP. BD.
3. SOUND INSULATION
4. KEYED CONCRETE BASE W/ WATER STOP



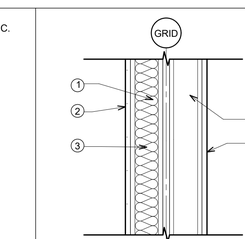
17 INTERIOR WALL AT COOKING EQUIPMENT

1. MODULAR BRICK VENEER
2. WEATHERED MORTAR JOINTS
3. MASONRY ANCHORS @ 16" O.C.VERTICALLY & 36" O.C. HORIZONTALLY
4. 15# BUILDING FELT
5. 1/2" EXTERIOR GYP. BD. SHEATHING
6. 6" MTL. STUDS @ 16" O.C.
7. 6" R 19 BATT INSULATION
8. 5/8" GYPSUM BOARD



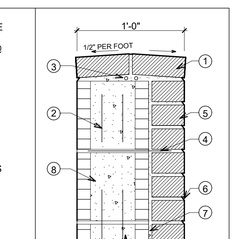
18 EXTERIOR WALL

1. 3 5/8" MTL. STUDS @ 16" O.C.
2. 5/8" GYPSUM BOARD
3. SOUND INSULATION



19 INTERIOR WALL

1. SOLID TOP CAP BRICK- SLOPE
2. #6 VERTICAL REINFORCING @ 16" O.C.
3. #5 REBAR
4. LADDER TYPE HORIZONTAL REINFORCING AT 16" O.C. VERTICALLY
5. MODULAR BRICK VENEER -ACME SLATE
6. WEATHERED MORTAR JOINTS
7. FILL CAVITY WITH GROUT
8. 8X8X16 CONC. BLOCK



20 DUMPSTER EXTERIOR WALL

1 ASSEMBLY SCHEDULE

1 1/2"= 1'-0"

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architecture planning design
Isaac Moran
principal
400 east new hope road
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479.445.4595
inclusive | meaningful | activated
architecture engineering

PROJECT

REGISTERED ARCHITECT
LAWRENCE C. IZEGBU
10/20
2517
STATE OF ARKANSAS

PROPOSED NEW BUILDING FOR :
TAQUERIA GUANAJUATO
MEXICAN RESTAURANT
SPRINGDALE, ARKANSAS

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SHEET CONTENTS
ASSEMBLY SCHEDULE

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GENERAL REQUIREMENTS

1. ALL WORK SHALL BE DONE IN A SAFE AND WORKMANLIKE MANNER AND IN STRICT ACCORDANCE WITH THE LOCAL AND/OR STATE (IF APPLICABLE) BUILDING CODES, NATIONAL ELECTRICAL CODE (NEC), ADA-ADAAGS (ADOPTED HANDICAP ACCESSIBILITY REQUIREMENTS), OSHA AND ALL APPLICABLE CODES, REGULATIONS, ORDINANCES, AND AUTHORITIES HAVING JURISDICTION.

2. ALL SUBCONTRACTORS ARE RESPONSIBLE FOR HAVING A THOROUGH KNOWLEDGE OF ALL DRAWINGS IN THEIR RELATED FIELD. THE FAILURE TO ACQUAINT THEMSELVES WITH THIS KNOWLEDGE DOES NOT RELIEVE THEM OF ANY RESPONSIBILITY FOR PERFORMING THEIR WORK PROPERLY. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED BECAUSE OF CONDITIONS THAT OCCUR DUE TO FAILURE TO FAMILIARIZE WORKERS WITH THIS KNOWLEDGE. SEE ALL DRAWINGS NOT JUST TRADE SECTIONS.

3. GENERAL CONTRACTOR SHALL KEEP WORK AREA CLEAN AND FREE OF DEBRIS AND IS TO REMOVE ALL TRASH AND DEBRIS FROM THE CONSTRUCTION AREA DAILY. NO FLAMMABLE MATERIALS OR LIQUIDS MAY BE STORED IN THE EXISTING BUILDING OR ANY NEW ADDITION.

4. GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THE SAFETY OF ALL PERSONS ON THE JOB SITE AT ALL TIMES, INCLUDING BUT NOT LIMITED TO ALL SUBCONTRACTORS, VENDORS, DESIGN STAFF PROFESSIONALS, INSPECTION PERSONNEL, AND OWNER.

5. FIRE EXTINGUISHERS TO BE INSTALLED PER NFPA10 & 2012 ARKANSAS FIRE PREVENTION CODE. LOCATION TO BE APPROVED BY LOCAL FIRE MARSHALL. COORDINATE WITH OFFICIAL SITE VISIT, DESIGN FLOOR, BUILDING OWNER AND FUTURE TENANTS.

6. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY ORDERING OF MATERIALS TO PROHIBIT DELAYS OF THE CONSTRUCTION SCHEDULE OF THIS PROJECT. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE DELIVERY OF MATERIALS IN A TIMELY MANNER.

7. DURING ENTIRE CONSTRUCTION PERIOD, GENERAL CONTRACTOR TO PROVIDE ONE U.L. LISTED 2A:20BC DRY CHEMICAL FIRE EXTINGUISHER, OR ONE STANDARD U.L. LISTED 2 1/2 GALLON WATER (E-10) AND ONE U.L. LISTED 10BC CARBON DIOXIDE FIRE EXTINGUISHER MOUNTED TOGETHER IN EACH 3000 SQ. FT. OF WORK AREA OR FRACTION THEREOF (MINIMUM OF TWO AVAILABLE IN ALL CONSTRUCTION AREAS AT ALL TIMES).

8. THE GENERAL CONTRACTOR SHALL RESPOND TO ALL REQUIREMENTS OF THE STRUCTURAL ENGINEER/ARCHITECT FOR VERIFICATIONS, RESPONSES, AND SUBMISSIONS. ALL FINISH MATERIALS, AND COLORS TO BE APPROVED BY ARCHITECT.

9. ALL MATERIALS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND ALL SUBCONTRACTORS ARE TO INSURE THAT ALL MANUFACTURERS' WARRANTIES WILL BE HONORED.

10. GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THIS PROJECT IS CONSTRUCTED IN ACCORDANCE WITH THESE DOCUMENTS AND IN COMPLIANCE WITH CODES INDICATED HEREIN. THE QUALITY OF WORKMANSHIP AND INSTALLATION OF MATERIALS SPECIFIED BY THE ARCHITECT ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE ARCHITECT WILL NOT BE HELD RESPONSIBLE FOR ANY SUBSTANDARD OR INSUFFICIENT WORKMANSHIP, MATERIALS OR SERVICES PROVIDED IN THE EXECUTION OF ANY PHASE OF CONSTRUCTION OF THIS PROJECT.

11. ALL CONSTRUCTION MATERIAL, TECHNIQUES, AND PERFORMANCE VALUES ARE TO MEET APPLICABLE CODES INDICATED IN "PROJECT DATA AND BUILDING CODE SUMMARY" TABLE LISTED ON THIS SHEET.

12. ALL DRAWINGS AND DESIGNS OF THE FOLLOWING SYSTEMS ARE TO BE PROVIDED BY OTHERS, UNDER SEPARATE CONTRACT. THESE SERVICES SHALL BE CONTRACTED BY THE GENERAL CONTRACTOR AND/OR OWNER UNDER SEPARATE AGREEMENTS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL CONSTRUCTION PROCESSES INCLUDING MECHANICAL, ELECTRICAL, AND PLUMBING INSTALLATION:

A. FIRE ALARM SYSTEM
B. SECURITY
C. DATA & CABLE
D. FURNITURE
E. EXTERIOR SIGNAGE

14. THE BUILDING SHALL BE PROTECTED FROM MOISTURE, DUST AND DEBRIS.

15. ANY DAMAGE TO THE TO EXISTING PROPERTY WHICH OCCURS DURING THE PROCESS OF CONSTRUCTION OR DEMOLITIONS SHALL BE REPAIRED/REPLACED AT NO ADDITIONAL COST.

16. GENERAL CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF THE BUILDING SECURITY AT ALL TIMES. THIS INCLUDES KEEPING THE BUILDING SECURE FROM PERSONS, ENVIRONMENTAL ELEMENTS, OR HAZARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF ALL EXISTING SECURITY SYSTEMS. THE CONTRACTORS SHALL OBTAIN PERMISSION FROM THE OWNER PRIOR TO THE MODIFICATION OF ANY EXISTING SECURITY SYSTEM FROM THE OPENING (DEMOLITION) OF ANY EXTERIOR WALL.

17. WHEN EQUIPMENT FIXTURES, FURNISHINGS, ACCESSORIES, SERVICES, FINISHES, OR SURFACES ARE TEMPORARILY REMOVED OR RELOCATED IN ORDER TO PERFORM WORK, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR RETURNING ITEMS TO ORIGINAL POSITIONS, RECONNECTION OF SERVICES, AND APPROPRIATE MEANS OF ATTACHMENT UNLESS SPECIFICALLY DIRECTED TO DO OTHERWISE.

18. THESE DRAWINGS HAVE BEEN DEVELOPED UNDER A LIMITED SCOPE OF SERVICE AGREEMENT BETWEEN THE ARCHITECT AND THE OWNER. OWNER IS TO PROVIDE ADDITIONAL INFORMATION AND/OR SPECIFICATIONS AS REQUIRED TO THOROUGHLY DEFINE ALL ITEMS AND AREAS NOT COMPLETELY IDENTIFIED WITHIN THESE DOCUMENTS UNDER THE TERMS OF THIS AGREEMENT

GC NOTES

PROVIDE PEMB SYSTEM DRAWINGS STAMPED BY PROFESSIONAL ENGINEER TO CITY FOR APPROVAL
PROVIDE PEMB SYSTEM DRAWINGS STAMPED BY PROFESSIONAL ENGINEER TO ARCHITECT FOR COORDINATION
PROVIDE PEMB SYSTEM DRAWINGS, REACTIONS, AND DEFLECTION CALCS. TO ARCHITECT FOR COORDINATION
PROVIDE FIRE ALARM DRAWINGS TO CITY FOR APPROVAL. COORD. WITH FIRE MARSHALL
PROVIDE SPRINKLER DRAWINGS TO ARCH, MEP, AND CITY FOR APPROVAL. COORD. WITH FIRE MARSHALL.

COORDINATE FP PIPE RUNS W/ ALL ALLIED OR AFFECTED TRADES BEFORE INSTALLATION.
CONFIRM ADDRESS WITH AHJ

DURING THE ENTIRE CONSTRUCTION PERIOD, IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN CONDITIONS AT THE PROJECT SITE TO MEET THE REQUIREMENTS OF THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND ANY APPLICABLE STATE HEALTH AND SAFETY REGULATIONS. THIS PROVISION SHALL COVER THE CONTRACTOR'S EMPLOYEES AND ALL OTHER PERSONS WORKING UPON OR VISITING THE SITE. THE CONTRACTOR SHALL BECOME FULLY INFORMED OF ALL APPLICABLE STANDARDS AND REGULATIONS AND INFORM ALL PERSONS AND REPRESENTATIVES RESPONSIBLE FOR WORK UNDER THIS CONTRACT.

CONTRACTOR SHALL PROVIDE FOR THE PROPER SEQUENCE OF CONSTRUCTION, LOCATION AND SIZE OF OPENINGS. COORDINATE ALL CONSTRUCTION AS INDICATED BY THE CONTRACT DOCUMENTS, INCLUDING SHOP DRAWINGS REVIEWED BY ARCHITECT.

CONTRACTOR SHALL COORDINATE THE LOCATION AND TYPE OF ALL ACCESS PANELS REQUIRED FOR ACCESSING MECHANICAL, PLUMBING, ELECTRICAL AND OTHER BUILDING SYSTEMS WITH ARCHITECT.

THE CONTRACTOR SHALL FIELD VERIFIY ALL EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO STRUCTURE, MECHANICAL, PLUMBING, ELECTRICAL, EQUIPMENT, AND ALL OTHER EXISTING SYSTEMS; AND MAKE NECESSARY PROVISIONS TO MAINTAIN THE INTEGRITY OF SAID SYSTEMS PRIOR TO THE COMMENCEMENT OF DEMOLITION, IF ANY. SEE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND EQUIPMENT DRAWINGS FOR ANY SYSTEMS OR PORTIONS THEROF TO BE REMOVED, RELOCATED, REVISED OR ABANDONED. ALL POSSIBLE CARE SHALL BE EXERCISED BY THE CONTRACTOR TO INSURE THAT ANY SAID UTILITY WILL NOT BE THE CAUSE OF ENDANGERMENT TO THE LIFE OR HEALTH OF ANY PERSON.

THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS, IF PROVIDED, FOR A COMPLETE LIST OF GENERAL CONDITIONS, SPECIAL CONDITIONS, MATERIALS, INSTALLATION METHODOLOGY AND NOTES.

CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE OF TIMES WHEN THE CONSTRUCTION NOISE WILL BE EXCESSIVE. CONTRACTOR SHALL RESCHEDULE SUCH WORK IF SO REQUIRED BY THE OWNER.

THE CONTRACTOR SHALL LOCATE BACKING PLATES BEHIND ALL WALL HANDRAILS, GRAB BARS, GAURDRAILS, ETC...AS REQUIRED.

ALL PENETRATIONS INTO SOUND RATED ASSEMBLIES SHALL BE SEALED WITH APPROVED RESILIENT ACOUSTIC SEALANT. ALL RECESSED ITEMS SHALL BE SEALED TO MAINTAIN INTEGRITY OF THE ACOUSTIC ASSEMBLY.

ALL DIMENSIONS SHOWN ARE FROM GRID LINE, CENTER OF COLUMN, EDGE OF SLAB, EXTERIOR FACE OF STUD OR CENTER OF STUD.

ALL DRAWINGS, THOUGH NOTED TO SCALE, ARE FOR ILLUSTRATION ONLY. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL NOT SCALE THE DRAWINGS. ITEMS WRONGLY LOCATED BY DRAWING SCALING SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

FINISH SCHEDULE

FIRST FLOOR

ROOM NAME	FLOOR	BASE	WALLS				CEILING	WAINSCOTT	FRAME/TRIM COLOR	REMARKS
			NORTH	SOUTH	EAST	WEST				
ENTRY / WAITING	ST-1	ST-1	-----	P-1	P-1	-----	EXPOSED TO STRUCT		-----	
TOILETS	ST-1	ST-1	-----	P-2	-----	P-2	CT-1		-----	
WOMEN	ST-1	ST-1	P-3	P-2/P-3	P-3	P-3	CT-1	3-F ACRYLIC SHEETS TRIMMED W/ WOOD	WD-2	
	ST-1	ST-1	3-F/P-2	3-F/P-2	3-F/P-2	3-F/P-2	CT-1	3-F ACRYLIC SHEETS TRIMMED W/ WOOD	WD-2	
	ST-1	ST-1	3-F/P-2	3-F/P-2	3-F/P-2	3-F/P-2	CT-1	3-F ACRYLIC SHEETS TRIMMED W/ WOOD	WD-2	
EMPLOYEE TOILET	ST-1	ST-1	3-F/P-2	3-F/P-2	3-F/P-2	3-F/P-2	CT-1	3-F ACRYLIC SHEETS TRIMMED W/ WOOD	WD-2	
MEN	ST-1	ST-1	P-3	P-2/P-3	P-3	P-3	CT-1	3-F ACRYLIC SHEETS TRIMMED W/ WOOD	WD-2	
	ST-1	ST-1							WD-2	
									WD-2	
									WD-2	
HOST	ST-1	ST-1	P-1	-----	P-1	-----	P-1		P-1	
									P-1	
OFFICE	ST-1	ST-1	P-1	P-1	GT-1	-----			-----	
KITCHEN /SERVER/	ST-1	CONCRETE	P-1	P-1	P-1/ GT-1	-----	P-1		-----	
WASHING	ST-1	CONCRETE	FRP	FRP	FRP	FRP	CT-2		-----	
	SEALED CONC.	CONCRETE	FRP	FRP	FRP	FRP	CT-2		-----	
KITCHEN	SEALED CONC.	CONCRETE	FRP	FRP	FRP	FRP	CT-2		MTL	
MECHANICAL	SEALED CONC.	CONCRETE	FRP	FRP	FRP	FRP	CT-2		MTL	
TOILET	SEALED CONC.	CONCRETE	FRP	FRP	FRP	FRP	CT-2		MTL	
									WD-2	

DINING	CPT-2	WD-2	P-5	P-5	P-5	P-5	EXPOSED TO STRUCT		-----	
BAR	ST-1/ CPT-1	ST-1/WD-1	P-1	P-1	-----	P-1	EXPOSED TO STRUCT		-----	
BOOTHS	CPT-1	WD-2	P-1	-----	-----	P-1	EXPOSED TO STRUCT		-----	
SERVE HOST	ST-1	ST-1	FRP	FRP	FRP	P-1	EXPOSED TO STRUCT		MTL	
STOR / STOCK ROOM	ST-1	ST-1	FRP	FRP	FRP	FRP	CT-1		MTL	

GENERAL NOTES

1. ALL MATERIALS TO BE VERIFIED BEFORE INSTALLATION
2. SEE FLOOR PATTERN PLAN FOR FLOOR TILE PATTERNS AND CONCRETE JOINT PATTERNS
3. SEE INTERIOR ELEVATIONS FOR ACCENT COLOR LOCATIONS
4. SEE INTERIOR ELEVATIONS FOR WOOD PANEL LAYOUT & STAIN COLORS
5. ALL COLORS TO BE SELECTED BY ARCHITECT
6. SEE INTERIOR ELEVATIONS FOR TILE WAINSCOTT LOCATION, HEIGHT & PATTERN
7. SEE RCP & INTERIOR ELEVATIONS FOR CEILING TYPES & LOCATIONS

LIST OF MATERIALS LEGEND

FLOORING

ST-1: SLATE TILE 16" X 16" LAID IN RUNNING BOND PATTERN (PROVIDED BY KIM)

CPT-1: CARPET TILE, SHAW EW24 FAULT LINES 59349 COLOR LOAM 50750- RUNNING PATTERN (NO QUARTER TURN)

CPT-2: CARPET TILE, SHAW EW24 PAVERS 59351 COLOR LOAM 50750

SEALED CONC.- SEALED CONCRETE FLOOR, TEXTURED FINISH

WD-1: BAMBOO FLOORING, DARK STAINED CARBONIZED HORIZONTAL GRAIN TO MATCH SAMPLE BY ARCHITECT

BASE

WD- 2: WOOD, DARK STAINED WOOD TO MATCH BAMBOO (OR USE BAMBOO PLY IF POSSIBLE)

ST-1: SLATE TILE- SEE ELEVATIONS FOR HEIGHTS (PROVIDED BY KIM)

CONC: 4" CONCRETE CURB

WALLS

PAINT
P-1: BENJAMIN MOORE 2053-20 DARK TEAL

P-2: BENJAMIN MOORE 2146-30 SPLIT PEA

P-3: BENJAMIN MOORE 2146-40 PALE AVACADO

P-4: BENJAMIN MOORE HC-143 WYTHE BLUE

P-5: BENJAMIN MOORE 2174-20 CINNAMON

P-6: BENJAMIN MOORE HC-163 DUXBURY GRAY (ALL EXPOSED STRUCTURE, RAILINGS)

P-7: BENJAMIN MOORE AC-26 OZARK SHADOWS (ANYTHING TO MATCH CEILING TILE)

*PAINT FINISHES: ALL WALLS EGGSHELL, ALL CEILINGS FLAT, ALL STRUCTURE/ TRIM SEMI-GLOSS
*EPOXY PAINT AT BATHROOMS

3-F: ACRYLIC, 3-FORM TIGER THATCH 3/8" GUAGE SANDSTONE FINISH FRONT AND BACK- FASTEN TO WALLS WITH DARK BRONZE FASTENERS

GT-1: TILE, 1" X 1" CLEAR GLASS TILE MOSAIC (SUPPLIED BY KIM)

FRP- FIBERGLASS REINFORCED PLASTIC- GRAY

CEILING

CT-1: CEILING TILE, BPB CELOTEX SOFTONE CASHMERE 24" X 24" TILE IN SILVER LINING WITH REVEAL EDGE. GRID 9/16" NARROW REVEAL IN SILVER LINING.

CT-2: CEILING TILE, ARMSTRONG/ CLEAN ROOM VL/ 2X4 PRELUDE 15/16" EXPOSED TEE

P-1: PAINT, BENJAMIN MOORE 2053-20 DARK TEAL

P-4: PAINT, BENJAMIN MOORE HC-143 WYTHE BLUE

FLOATING CEILNGS OVER BAR
PLM-1: CEILING PLANE #1- PLASTIC LAMINATE, PIONITE WC431-H MILLWORK CHERRY HI-BRITE

PLM-2: CEILING PLANE #2- PLASTIC LAMINATE, PIONITE HP359-H THUNDERSTORM HI-BRITE

PLM-3: CEILING PLANE #3- PLASTIC LAMINATE, FORMICA 9011-NT ZEBRANO

MILLWORK

WD- 2: WOOD, DARK STAINED CARBONIZED HORIZONTAL GRAIN BAMBOO PLYWOOD TO MATCH SAMPLE BY ARCHITECT

PLM-4: PLASTIC LAMINATE, FORMCIA 7739-58 COCOA MAPLE MATTE FINISH (ANY MILLWORK IN SERVER AREAS OR BACK OF BAR)

COUNTERTOPS
ST-2: ABSOLUTE BLACK SLABS (PROVIDED BY KIM)

ST-3: QUARTZ, CAESAR STONE COLOR 6310 COFFEE BEAN- SEE TOILET MILLWORK SECTIONS FOR DETAILS

EXTERIOR DECKING
DK-1: DECKING, GREENLAND COMPOSITES AMERICAN CEDAR (GARDEN DECKING AND BENCH)

DK-2: DECKING, GREENLAND COMPOSITES MAJESTIC REDWOOD (TERRACE BENCH AND RAIL)

1 FINISH SCHEDULE 1/8" = 1'-0"

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inclusive | meaningful | activated
architecture engineering

PROJECT

REGISTERED ARCHITECT
LAWRENCE C. IZEGBU
10/29/20
STATE OF ARKANSAS

PROPOSED NEW BUILDING FOR :
TAQUERIA GUANAJUATO
MEXICAN RESTAURANT
SPRINGDALE, ARKANSAS

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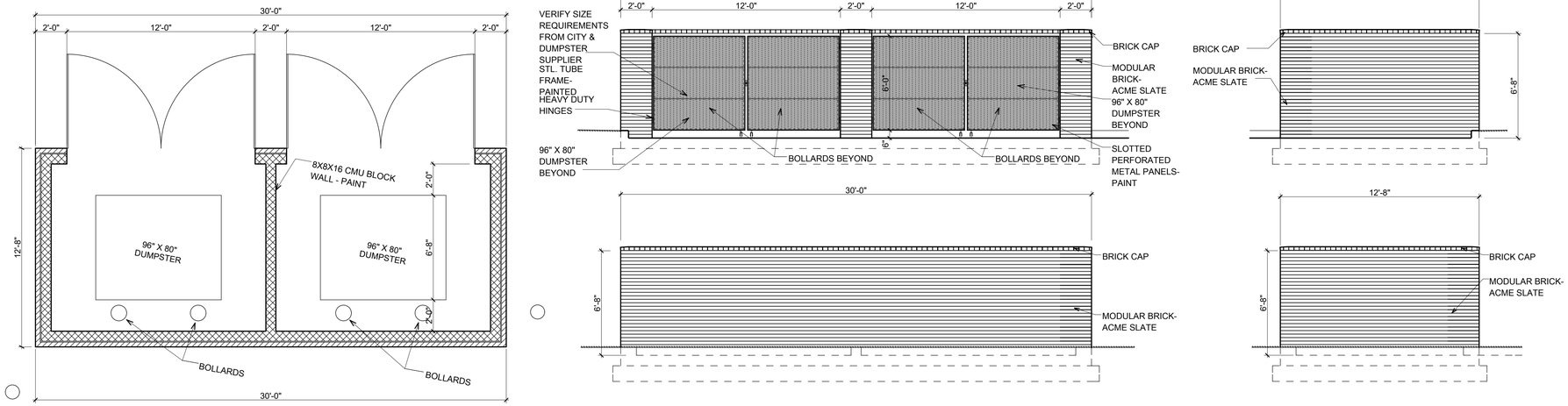
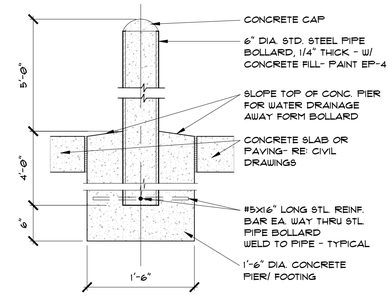
FINISH SCHEDULE

SHEET
A0.2



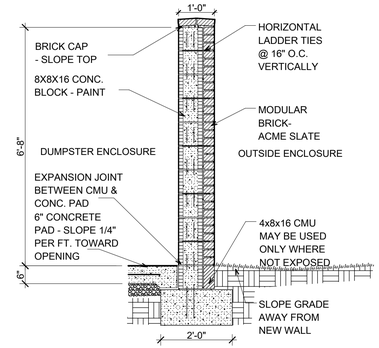
1 DUMSTER DETAILS

1/4" = 1'-0"



TYP. BOLLARD DETAIL

1"=1'-0"



2 WALL SECTION @ DUMSPER

1/2" = 1'-0"

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PROJECT

REGISTERED ARCHITECT
LAWRENCE C. IZEGBU
10/20
STATE OF ARKANSAS

PROPOSED NEW BUILDING FOR :

TAQUERIA GUANAJUATO
MEXICAN RESTAURANT

SPRINGDALE, ARKANSAS

CONSTRUCTION DOCUMENTS

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SHEET CONTENTS

ARCHITECTURAL SITE DETAILS

SHEET

A0.3

1.SEE CIVIL DRAWINGS FOR SITE GRADING PAVING AND DETAILS.
2. EXTERIOR STUDS ARE 6" METAL STUDS AT 16" O.C. MAX. UNLESS NOTED OTHERWISE. INTERIOR STUDS ARE 3 5/8" METAL STUDS AT 24" O.C. MAX., UNLESS NOTED OTHERWISE
3.REFER TO METAL BUILDING MANUFACTUER DRAWINGS FOR REQUIREMENTS OF THEIR COMPONENTS.
4. SEE DOOR AND WIDOW SCHEDULE FOR THEIR RESPECTIVE SIZES.
5. PROVIDE THERMAL INSULATION IN ALL PERIMETER WALL STUD CONSTRUCTION.
6. SEE LIFE SAFETY PLAN FOR RATED WALL LOCATIONS AND REQUIREMENTS.
7. DIMENSIONS SHOWN ARE TO THE FACE OF NOMINAL STUD, OR TO FACE OF NOMINAL MASONRY,, OR TO CENTERLINE OF DOORS, WINDOWS, OR COLUMNS, UNLESS OTHERWISE NOTED.
8. LOCATE AND MARK ALL UTILITY, SERVICE, AND SYSTEMS LOCATIONS PRIOR TO COMMENCING WITH CONSTRUCTION WORK. THESE DRAWINGS ARE NOT REPRESENTATIVE OF ALL COMPONENTS THAT MAY BE AFFECT.
9. THE GNERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE SIZE AND BUILDING ENVELOPE DURING CONSTRUCTION.
10. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PAYING ALL ASSOCIATED FEES TO COMMENCEMENT OF WORK.
11. TEMPORARY BRACING AND SHORING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. TEMPORARY BRACING AND SCORING IS NOT TO BE REMOVED UNTIL ALL NEW STRUCURAL ELEMENTS ARE SUCURELY AND PROPERLY INSTALLED.
12. SEE ENLARGED PLANS AND DETAILS FOR ADDITIONAL DIMENSIONING REQUIREMENTS.

ALL OUTLETS IN "WET" AREAS TO BE PROVIDED WITH GFI OUTLETS.

ARCHITECTURAL DRAWINGS ARE JUST FOR REFERENCE ONLY. PLEASE SEE MEP DRAWINGS FOR ACCURATE LAYOUT.

PROVIDED 4" COMPACTED GRAVEL FOR CONCRETE SLAB

NEW PLUMBING TO BE CONNECTED TO EXISTING PLUMBING LINES INDICATED ON SITE PLAN

VENTS FANS TO BE INSTALLED IN ALL RESTROOM.

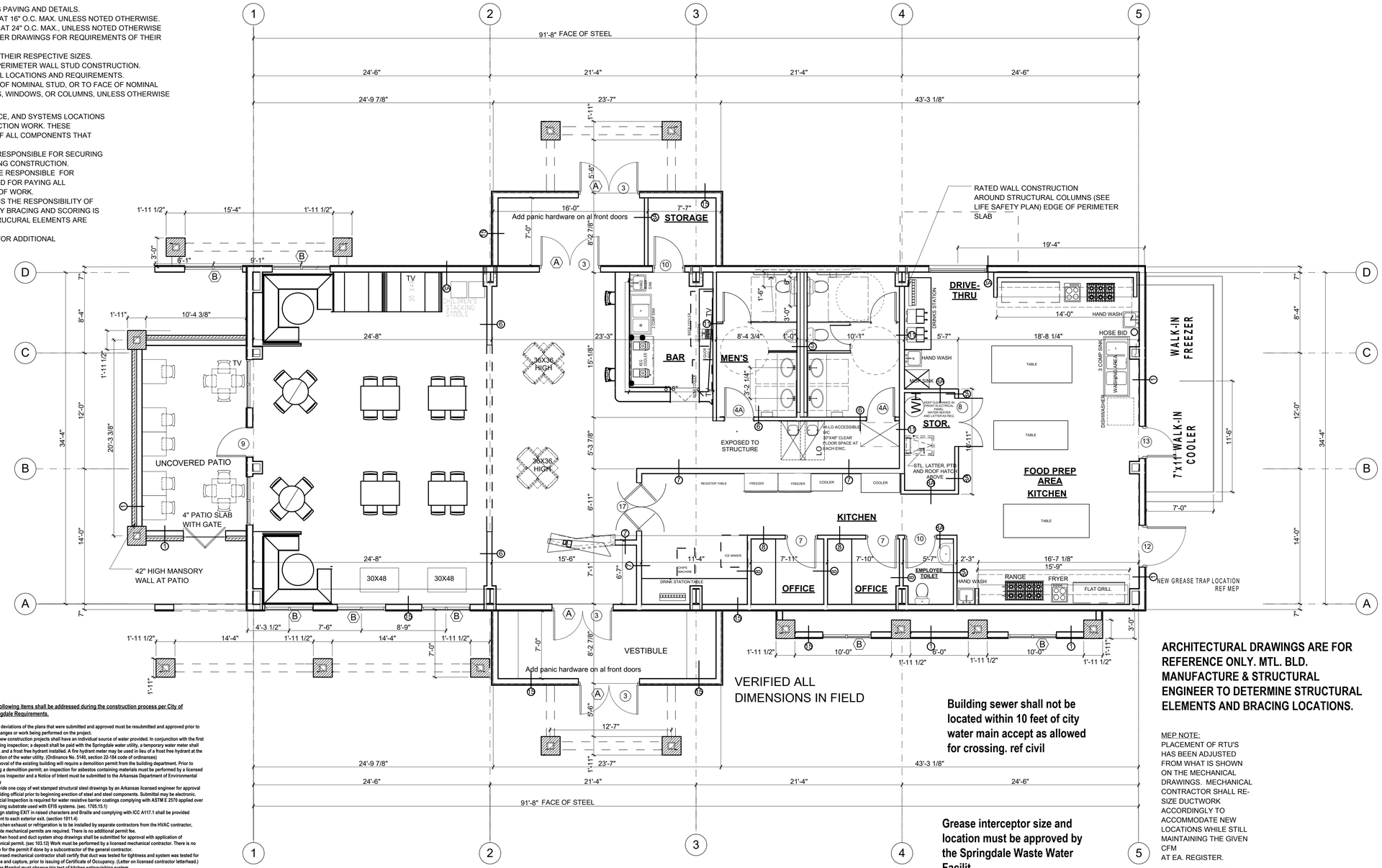
LOW WALLS NOT CONTINIOUS ABOVE
CEILING HEIGHT TO BE BRACED TO
ROOF STRUCTURE @ 12'-0" ON CENTER.
TUBE STEEL OR WOOD ACCEPTABLE.

NEW ELECTRICAL, MECHANICAL AND PLUMNBING MUST BE CODE COMPLIANT

ALL MECHANICAL, ELECTRICAL, AND PLUMBING TO BE INSTALLED BY CONTRACTORS LICENSED IN THEIR RESPECTIVE FIELD OF EXPERTISE.

Both fire extinguishersto be 10 pound ABC with location signs. REF LIFE SAFETY PLAN

Glass in doors is to be tempered glass.
All exit doors need panic hardware.



The following items shall be addressed during the construction process per City of Springdale Requirements.

1. Any deviations of the plans that were submitted and approved must be resubmitted and approved prior to any changes or work being performed on the project.
2. All new construction projects shall have an individual source of water provided. In conjunction with the first plumbing inspection; a deposit shall be paid with the Springdale water utility, a temporary water meter shall be set, and a frost free hydrant installed. A fire hydrant meter may be used in lieu of a frost free hydrant at the discretion of the water utility. (Ordinance No. 5140, section 22-184 code of ordinances)
3. Removal of the existing building will require a demolition permit from the building department. Prior to issuing a demolition permit; an inspection for asbestos containing materials must be performed by a licensed asbestos inspector and a Notice of Intent must be submitted to the Arkansas Department of Environmental Quality
4. Provide one copy of wet stamped structural steel drawings by an Arkansas licensed engineer for approval by building official prior to beginning erection of steel and steel components. Submittal may be electronic.
5. Special Inspection is required for water resistive barrier coatings complying with ASTM E 2570 applied over sheathing substrate used with EFIS systems. (sec. 1705.15.1)
6. A sign stating EXIT in raised characters and Braille and complying with ICC A117.1 shall be provided adjacent to each exterior exit. (section 1011.4)
7. If kitchen exhaust or refrigeration is to be installed by separate contractors from the HVAC contractor, separate mechanical permits are required. There is no additional permit fee.
8. Kitchen hood and duct system shop drawings shall be submitted for approval with application of mechanical permit. (sec 103.12) Work must be performed by a licensed mechanical contractor. There is no charge for the permit if done by a subcontractor of the general contractor.
9. Licensed mechanical contractor shall certify that duct was tested for tightness and system was tested for balance and capture, prior to issuing of Certificate of Occupancy. (Letter on licensed contractor letterhead.) The Fire Marshal must observe trip test of kitchen extinguishing system.
10. All grounding electrodes present shall be bonded together to form the grounding electrode system. (NEC 250.50) This includes the concrete encased electrode. Failure to connect electrode will cause the footing inspection to fail. Ground rods shall be in place at time of electrical yard line inspection.
11. All receptacles in kitchen shall be GFCI protected. This includes receptacles up to 50 amp single phase and 100 amp 3 phase. NFPA70 210.8 (B)
12. Grease interceptor shall be vented. ASPC 1003.9
13. Water pressure reducing valve required if water pressure exceeds 75 psi ASPC 604.8
14. Auto gas shut-off valve shall be located in an accessible location below the ceiling.
15. Tempered water, not exceeding a maximum of 110 deg. F, shall be delivered from public hand-washing facilities through an approved water temperature limiting device that conforms to ASSE 1070. ASPC 416.5
16. Floor drains shall be equipped by a trap primer or trap guard. ASPC 1002.4
17. For all new restroom installations, the flush handle shall be on the open side of the water closet.
18. Condensate from HVAC or condensing water heaters shall not be disposed in sanitary sewer per water utility requirements. Route condensate to outside location where it will not create a nuisance.

DIMENSIONS SHOWN ARE TO THE FINISHED FACE OF WALL CONSTRUCTION, CABINETS, OR SHELVING (UNLESS NOTED OTHERWISE).

INTERIOR WALL FRAMING SHALL BE STEEL STUDS AT 16 INCHES ON CENTER (MAXIMUN) - UNLESS NOTED OTHERWISE. EXTERIOR WALL FRAMING SHALL BE INSTALLED AT 16 INCHES (MAXIMUM).

ALL WALLS IS TO BE SMOOTH AND LEVEL IN THE FINISHED PRODUCT.

NEW STUD FRAMING IS TO EXTEND FROM THE TOP OF THE FLOOR DECK TO THE CEILING FRAMING ABOVE. (UNLESS NOTED OTHERWISE).

REFER TO SHEET G1 FOR ACCESSIBILITY DIMENSIONING REQUIREMENTS.

Building sewer shall not be located within 10 feet of city water main accept as allowed for crossing. ref civil

Grease interceptor size and location must be approved by the Springdale Waste Water Facilit

ARCHITECTURAL DRAWINGS ARE FOR REFERENCE ONLY. MTL. BLD. MANUFACTURE & STRUCTURAL ENGINEER TO DETERMINE STRUCTURAL ELEMENTS AND BRACING LOCATIONS.

MEP NOTE:
PLACEMENT OF RTU'S HAS BEEN ADJUSTED FROM WHAT IS SHOWN ON THE MECHANICAL DRAWINGS. MECHANICAL CONTRACTOR SHALL RE-SIZE DUCTWORK ACCORDINGLY TO ACCOMMODATE NEW LOCATIONS WHILE STILL MAINTAINING THE GIVEN CFM AT EA. REGISTER.

STRUCTURAL NOTE:
PLACEMENT OF RTU'S HAS BEEN ADJUSTED FROM WHAT IS SHOWN ON THE MECHANICAL DRAWINGS. METAL BLDG. MANUFACTURER SHALL VERIFY THAT STRUCTURAL CAPACITY OF THE METAL BLDG.'S DESIGN IS SUFFICIENT TO ACCOMMODATE THIS NEW ARRANGEMENT. ADJUSTMENTS TO METAL BLDG. COMPONENTS, AS REQUIRED TO ACCOMMODATE THE NEW LAYOUT, SHALL BE MADE BY THE METAL BLDG. MANUFACTURER.

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PROJECT

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STATE OF ARKANSAS

PROPOSED NEW BUILDING FOR :
TAQUERIA GUANAJUATO MEXICAN RESTAURANT
SPRINGDALE, ARKANSAS

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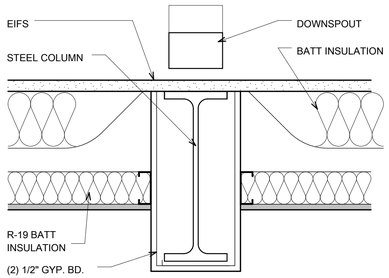
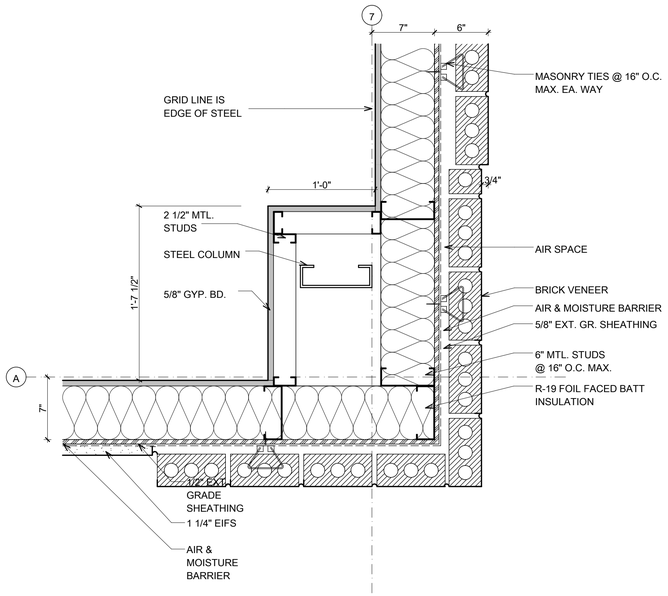
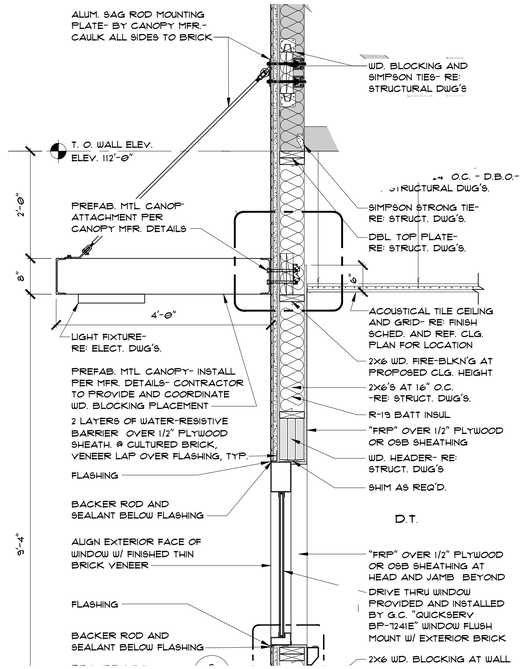
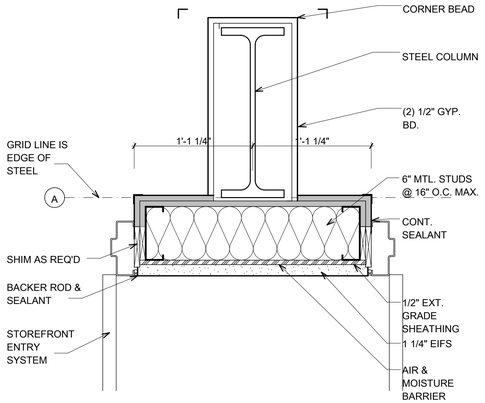
SHEET CONTENTS
FLOOR PLAN W/ DIMS

SHEET
A1

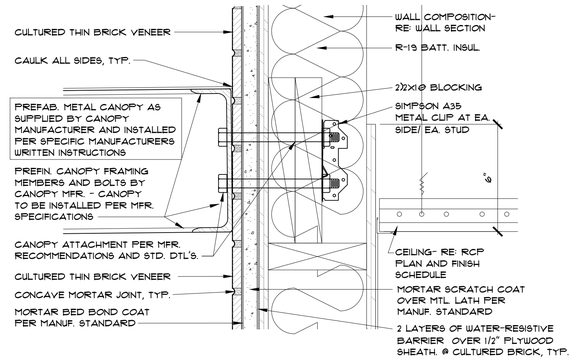




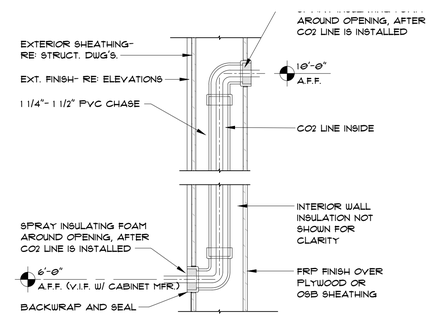




1 ENLARGED PLAN DETAILS 1 1/2"= 1'-0"



SECT. @ DRIVE-THRU CANOPY
3"=1'-0"



CO2 CHASE DETAIL
1 1/2"=1'-0"

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PROPOSED NEW BUILDING FOR :
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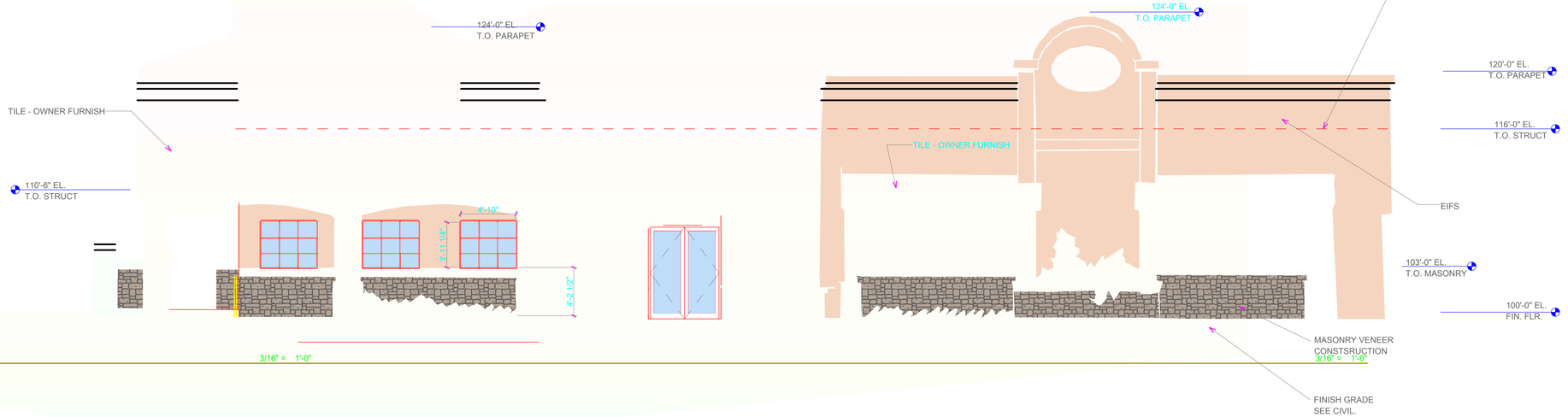
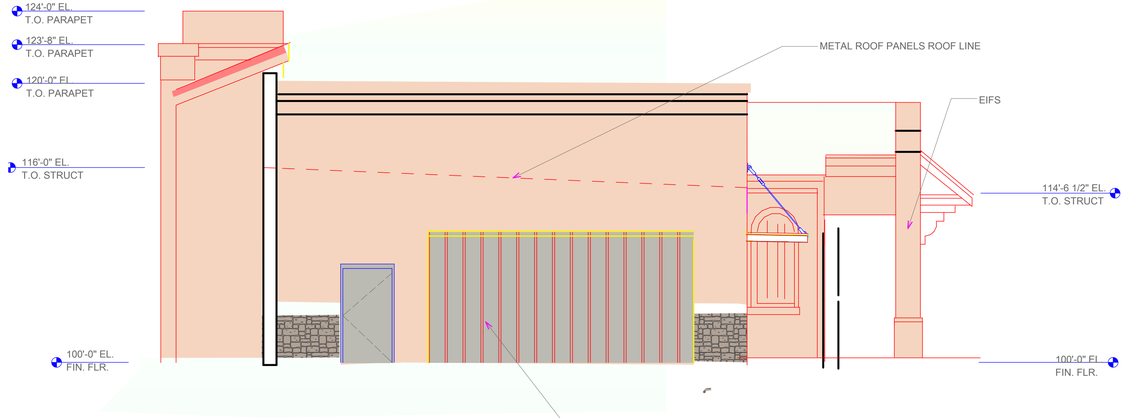
SHEET CONTENTS

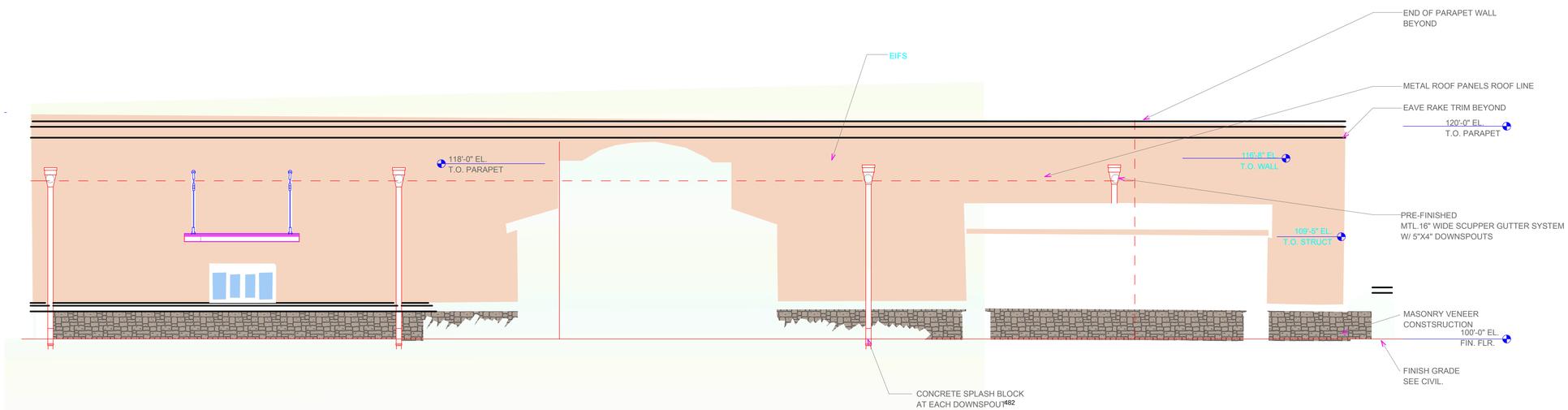
PLAN DETAILS

SHEET
A2









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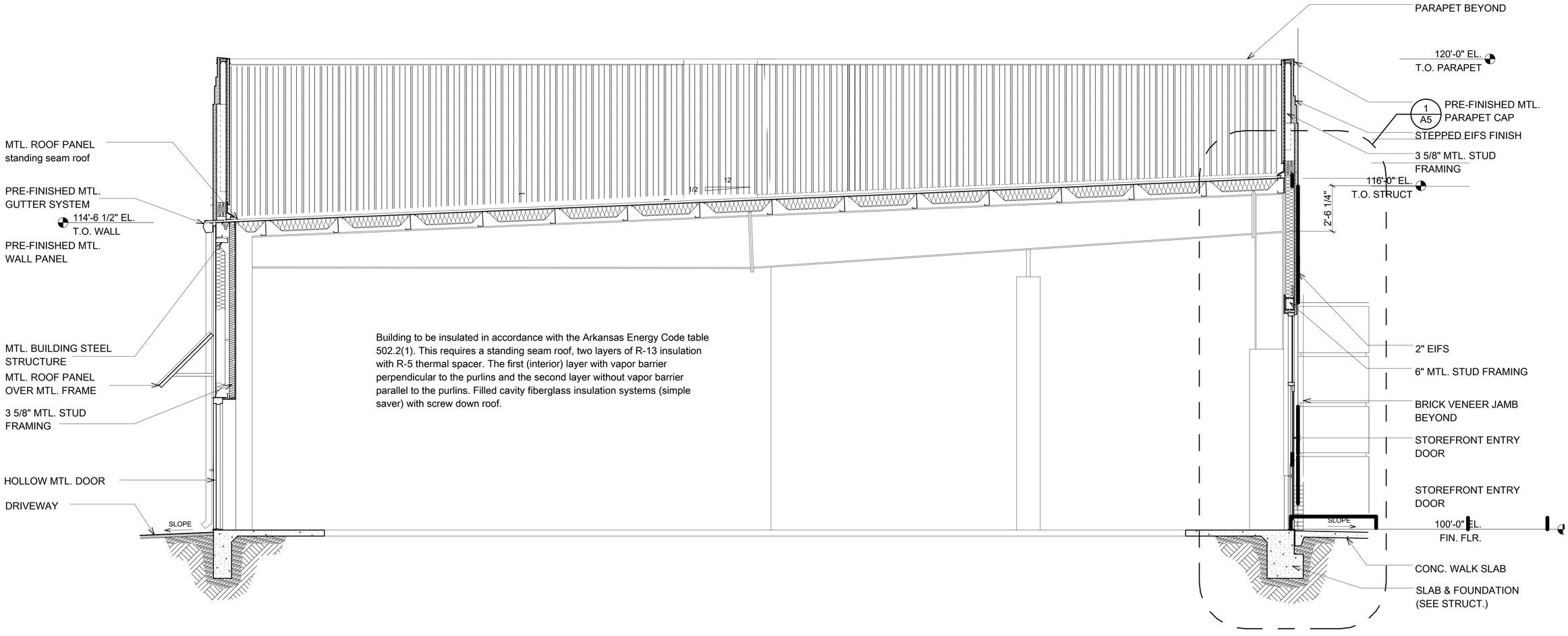
SHEET CONTENTS

EXTERIOR ELEVATIONS

SHEET

A3



Building to be insulated in accordance with the Arkansas Energy Code table 502.2(1). This requires a standing seam roof, two layers of R-13 insulation with R-5 thermal spacer. The first (interior) layer with vapor barrier perpendicular to the purlins and the second layer without vapor barrier parallel to the purlins. Filled cavity fiberglass insulation systems (simple saver) with screw down roof.

1 BUILDING SECTION

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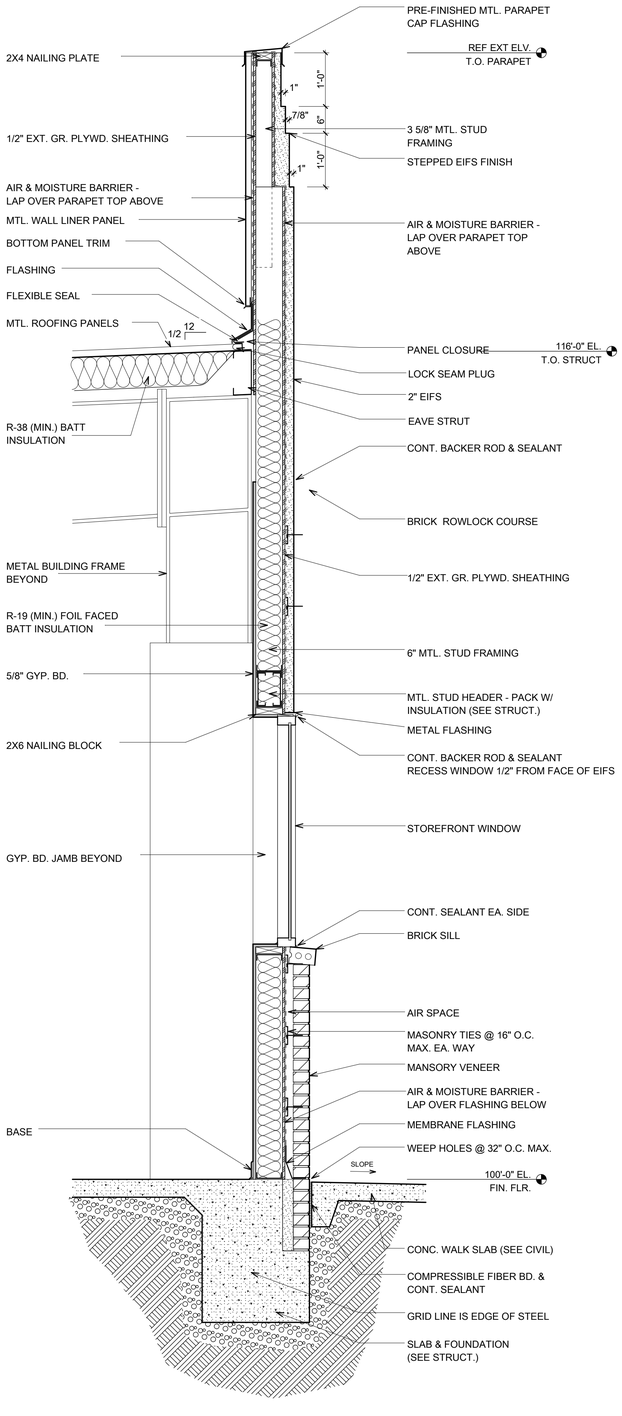
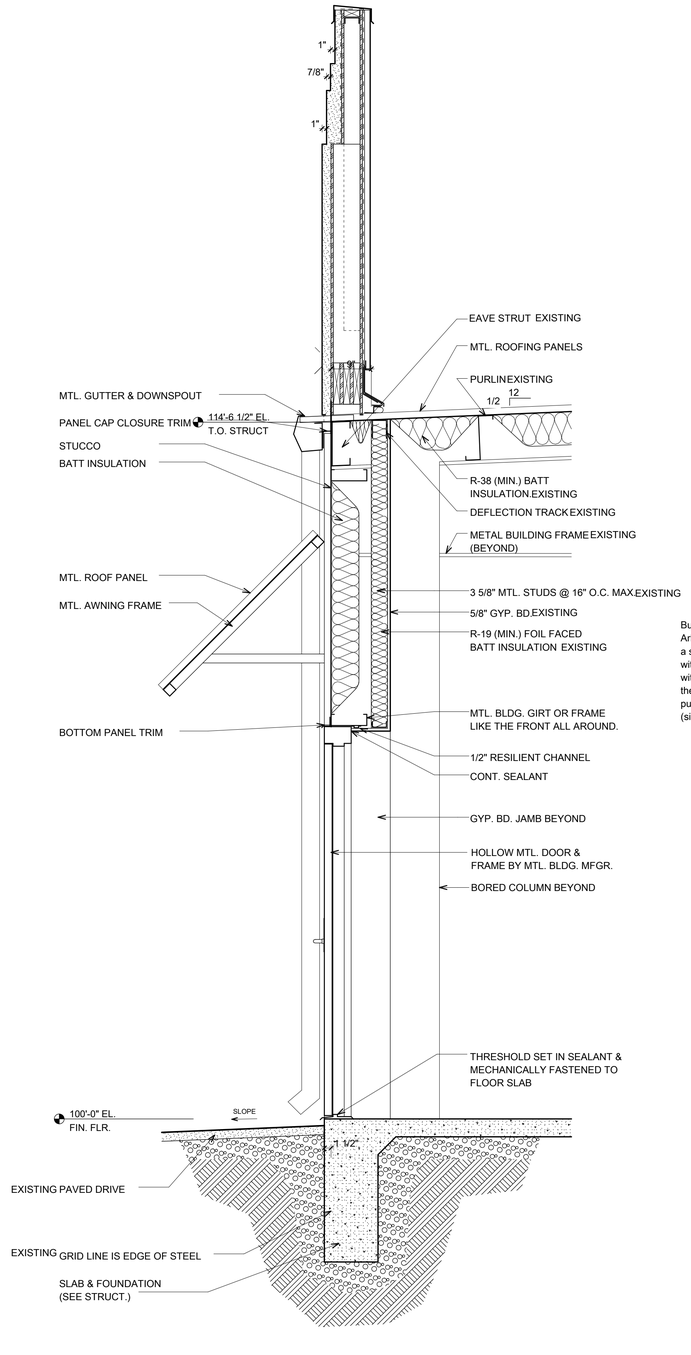
SHEET CONTENTS
BUILDING SECTION

SHEET
A4





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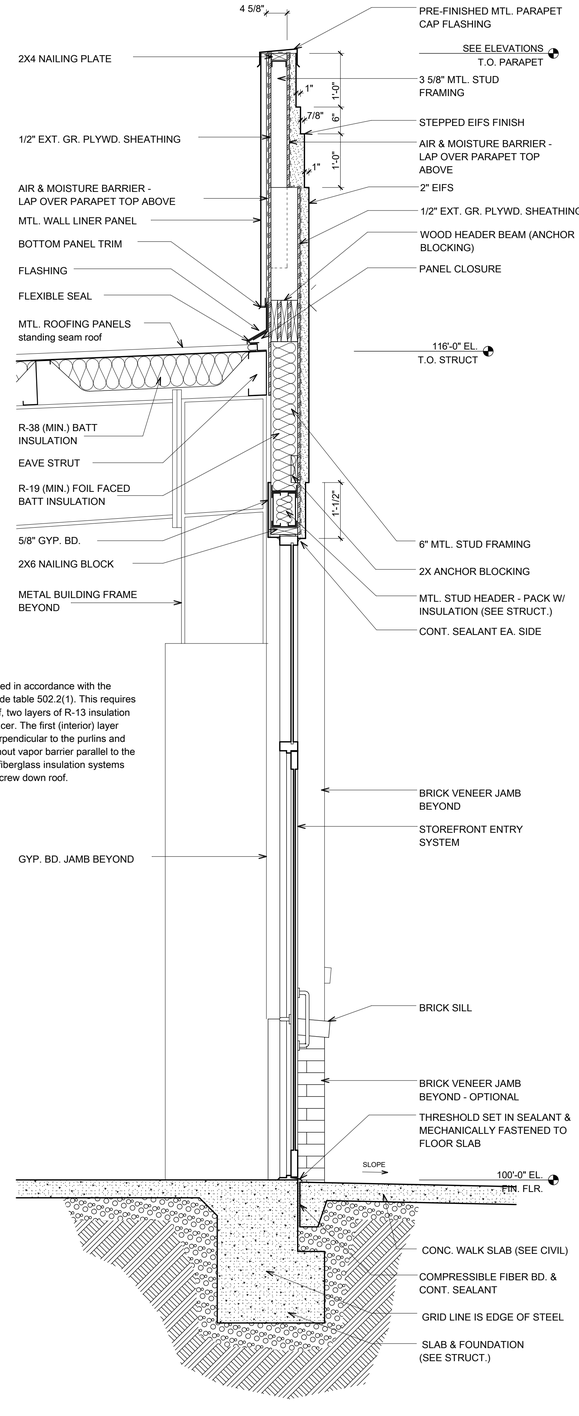

1 WALL SECTION @ ENTRY

3/4" = 1'-0"

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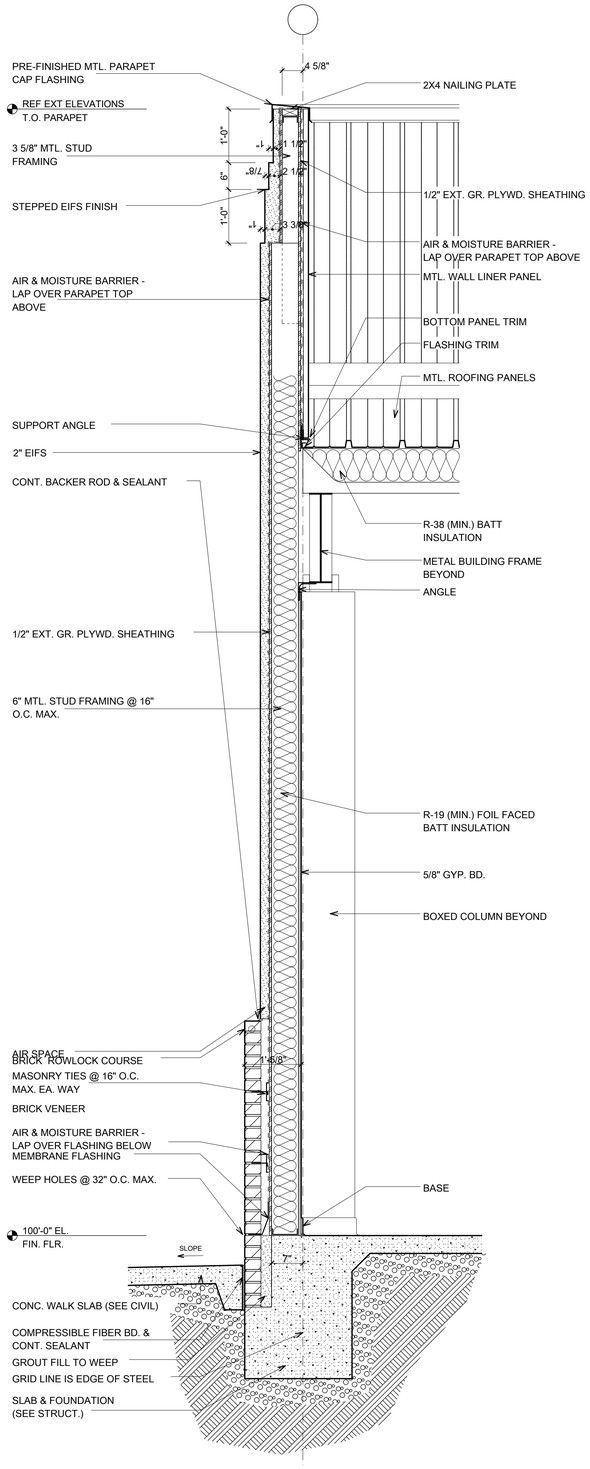
SHEET CONTENTS

WALL SECTIONS

SHEET

A5



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1 WALL SECTION @ SIDE WALL BRICK 3/4" = 1'-0"

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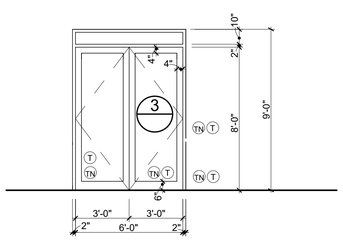
SHEET CONTENTS

WALL SECTIONS

SHEET

A6

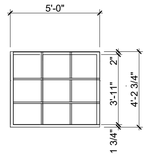


A

FRAME: 2 1/2" X 7 1/2" "KAWNEER" 1600 WALL SYSTEM 2
STRUCTURALLY SILICONE GLAZED CURTAIN WALL
CLEAR ANODIZED ALUMINUM

GLASS: 1" INSULATED AZURIA TINTED GLASS -
LOW "E" ON 2ND SURFACE

DOORS: NARROW STILE ALUM. DOOR W/ 1/4" AZURIA GLASS
LOW "E" ON 2ND SURFACE



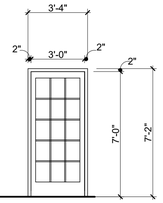
B

FRAME: 2" X 4 1/2" ALUM. STOREFRONT
SEE STOREFRONT NOTES

GLASS: 1" INSULATED, TINTED, TEMPERED
ASSEMBLY

DOOR: MEDIUM STILE ALUM.
1/4" GLASS- TEMPERED

PROVIDE STANDARD "U" SHAPED DOOR PULL &
HORIZONTAL PUSH BAR, OUTSIDE KEYED
CYLINDER/ INSIDE THUMB TURN, TOP/BOTTOM
INTERMEDIATE OFFSET PIVOTS, FLOOR/ WALL
STOP (AS APPROPRIATE)



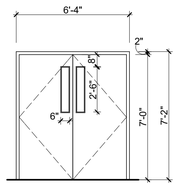
9

DOOR:

FRAME: WOOD FRENCH DOOR-
STAIN

DOOR: WOOD WITH DIVIDED LIGHTS
& INSECT SCREEN

GLASS:

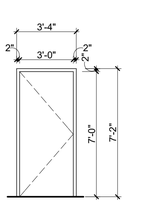


17

FRAME: HOLLOW METAL -PAINT

DOOR: SOLID CORE PLASTIC
LAMINATE FACE

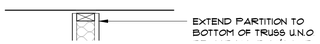
GLASS: 1/4" CLEAR

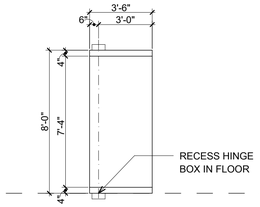


18

FRAME: HOLLOW METAL -PAINT

DOOR: INSULATED HOLLOW
METAL-PAINT

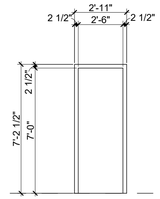




4A

FRAME: FRAMELESS - DOUBLE ACTION
W/ OFFSET CENTER PIVOT

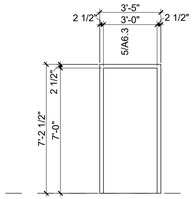
DOOR: 1/2" TEMPERED FROSTED
PATTERENED GLASS



5

FRAME: WOOD- STAIN

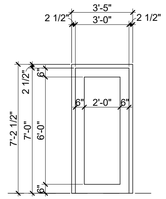
DOOR: SOLID WOOD - STAIN



6

FRAME: WOOD- STAIN

DOOR: SOLID WOOD - STAIN

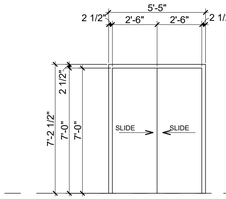


7

FRAME: WOOD- STAIN

DOOR: SOLID WOOD - STAIN

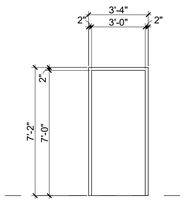
GLASS: 1/4" CLEAR GLASS



8

FRAME: WOOD- STAIN

DOOR: SOLID WOOD - STAIN

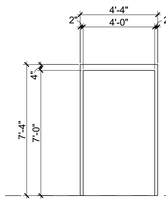


10

FRAME: HOLLOW METAL - PAINT

DOOR: HOLLOW METAL - PAINT

RATING: NON-RATED

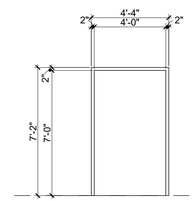


11

FRAME: HOLLOW METAL - PAINT

DOOR: HOLLOW METAL - PAINT

RATING: NON-RATED



12

FRAME: HOLLOW METAL - PAINT

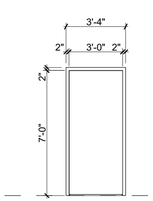
DOOR: HOLLOW METAL - PAINT

RATING: NON-RATED

FRAME: HOLLOW METAL

DOOR: 1 3/4" FLUSH PANEL INSULATED
HOLLOW MTL. DOOR
(PROVIDED BY MTL. BLDG. CO.)

REFER TO MTL. BLDG. MFGR. DRAWINGS



13

FRAME: HOLLOW METAL

DOOR: 1 3/4" FLUSH PANEL INSULATED
HOLLOW MTL. DOOR
(PROVIDED BY MTL. BLDG. CO.)

REFER TO MTL. BLDG. MFGR. DRAWINGS

DOOR HARDWARE SCHEDULE

MANUF.	# - QUANITY	DISCRIPTION
SET 1		
F	2	EACH CYLINDERS AS REQUIRED X FINISH REQUIRED
		BALANCE OF THE HARDWARE IS BY THE DOOR SUPPLIER
SET 2		
H	1	EACH CONTINIOUS HINGE 780-112HD X DH
D	1	EACH EXIT ALARM ELC-230D X CYLINDER
L	1	EACH CLOSER 1461 RWPA X SNB
H	1	EACH THRESHOLD 410S X DW
H	1	EACH DOOR SWEEP 7850SXN X DW
H	1	SET WEATHERSTRIP 726S X SIZE REQUIRED
H	1	EACH FLOOR STOP 267F
SET 3		
H	3	EACH BUTTS BB1279 4.5 X 4.5
H	1	EACH PUSH PLATE 30S X 4 X 16
H	1	EACH PULL PLATE 3J X 4 X 16
L	1	EACH CLOSER 1461 RWPA X SNB
H	1	EACH KICKPLATE 194S X 10" X 2" LDW
H	1	EACH STOP 236 OR 242 AS REQUIRED
H	3	EACH SILENCERS 307D
SET 4		
H	3	EACH BUTT BB1279 4.5 X 4.5
		ARCHITECT TO SPECIFY PRIVACY SET
		ARCHITECT TO SPECIFY DOOR STOP
H	3	EACH SILENCERS 307D
SET 4B		
H	3	EACH BUTT BB1279 4.5 X 4.5
F	1	EACH PRIVACY SET T301 DG
H	1	EACH STOP 236 OR 242 AS REQUIRED
H	3	EACH SILENCERS 307D
SET 5		
H	3	EACH BUTT BB1279 4.5 X 4.5
F	1	EACH CLASSROOM LOCK T561 DG
H	1	EACH STOP 236 OR 242 AS REQUIRED
H	3	EACH SILENCERS 307D
SET 5B		
H	3	EACH BUTT BB1279 4.5 X 4.5
		ARCHITECT TO SPECIFY CLASSROOM LOCK
H	1	EACH STOP 236 OR 242 AS REQUIRED
H	3	EACH SILENCERS 307D
SET 6		
H	1	SET BI-PASS HARDWARE 9875 X 9809 X SIZE REQUIRED
SET 7		
		ALL HARDWARE BY THE DOOR SUPPLIER (NON-LOCKING)

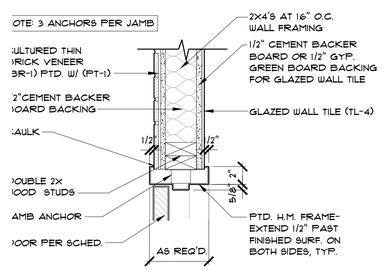
MANUFACTURES INDEX		
F		FALCON
D		DETEX
L		LCN
H		HAGER

LEGEND	
T	- TEMPERED GLASS
C	- CLEAR GLASS
TN	- TINTED GLASS- AZURIA
CF	- COLORED FILM COLOR TO MATCH AZURIA
SP	- SPANDREL GLASS

FIELD VERIFY ALL ROUGH OPENING DIMENSIONS

NOTE:

ALL DOORS ARE NON-RATED



INT. DOOR JAMB DTL. HEAD SIM.

1 1/2"=1'-0" AT CULTURED THIN BRICK VENEER (DOOR 102)

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planning
design

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architecture
engineering

PROJECT

REGISTERED ARCHITECT
LAWRENCE C. IZEGBU
10/20
STATE OF ARKANSAS

PROPOSED NEW BUILDING FOR :

TAQUERIA GUANAJUATO
MEXICAN RESTAURANT

SPRINGDALE, ARKANSAS

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SHEET CONTENTS

DOOR & WINDOW SCHEDULE & DETAILS

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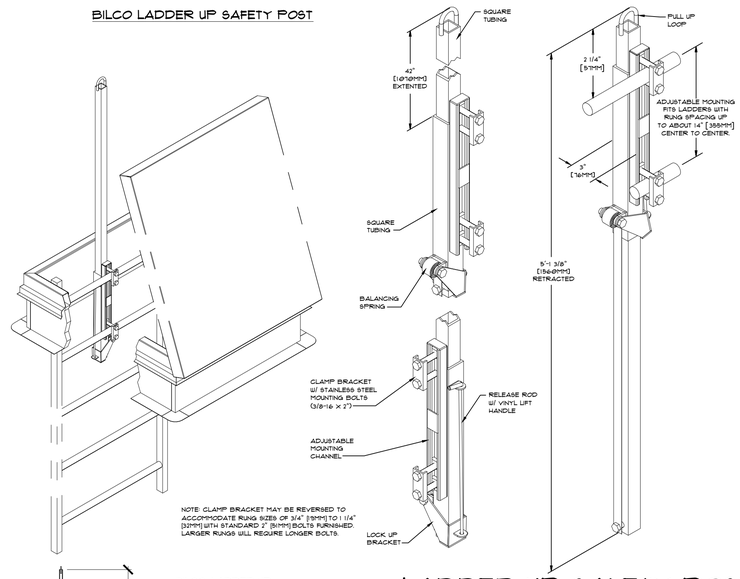
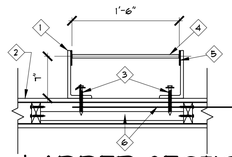
BILCO LADDER UP SAFETY POST



LADDER UP SAFETY POST

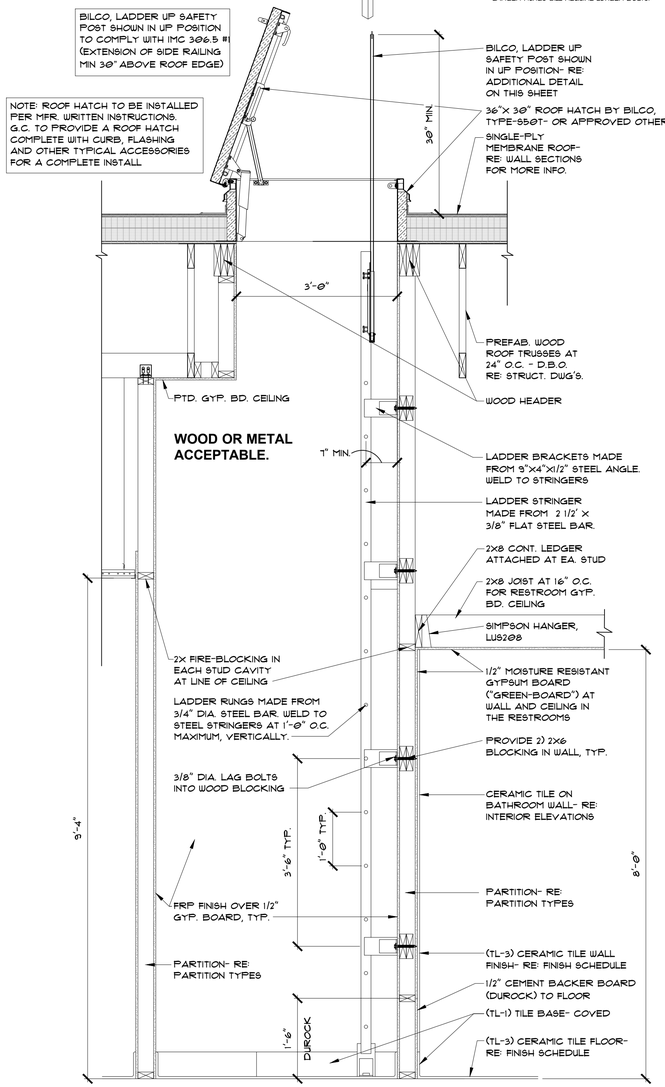
N.T.S. BY BILCO OR APPROVED EQUAL

1. LADDER BRACKETS MADE FROM 9"x4"x1/2" STEEL ANGLE. WELD TO STRINGERS AT 3'-6" O.C. VERT.
2. WALL FINISH- RE: FINISH SCHEDULE
3. 3/8" DIA. LAG BOLTS INTO WOOD BLOCKING @ 3'-6" O.C.
4. LADDER RUNGS MADE FROM 3/4" DIA. STEEL BAR. WELD TO STEEL STRINGERS AT 1'-0" O.C. MAXIMUM, VERTICALLY.
5. LADDER STRINGER MADE FROM 2 1/2" X 3/8" FLAT STEEL BAR.
6. 2) 2X6 WOOD BLOCKING AT 3'-6" O.C.



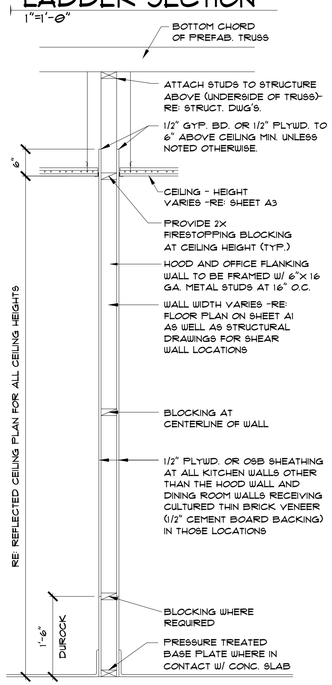
LADDER SECTION

1"=1'-0"



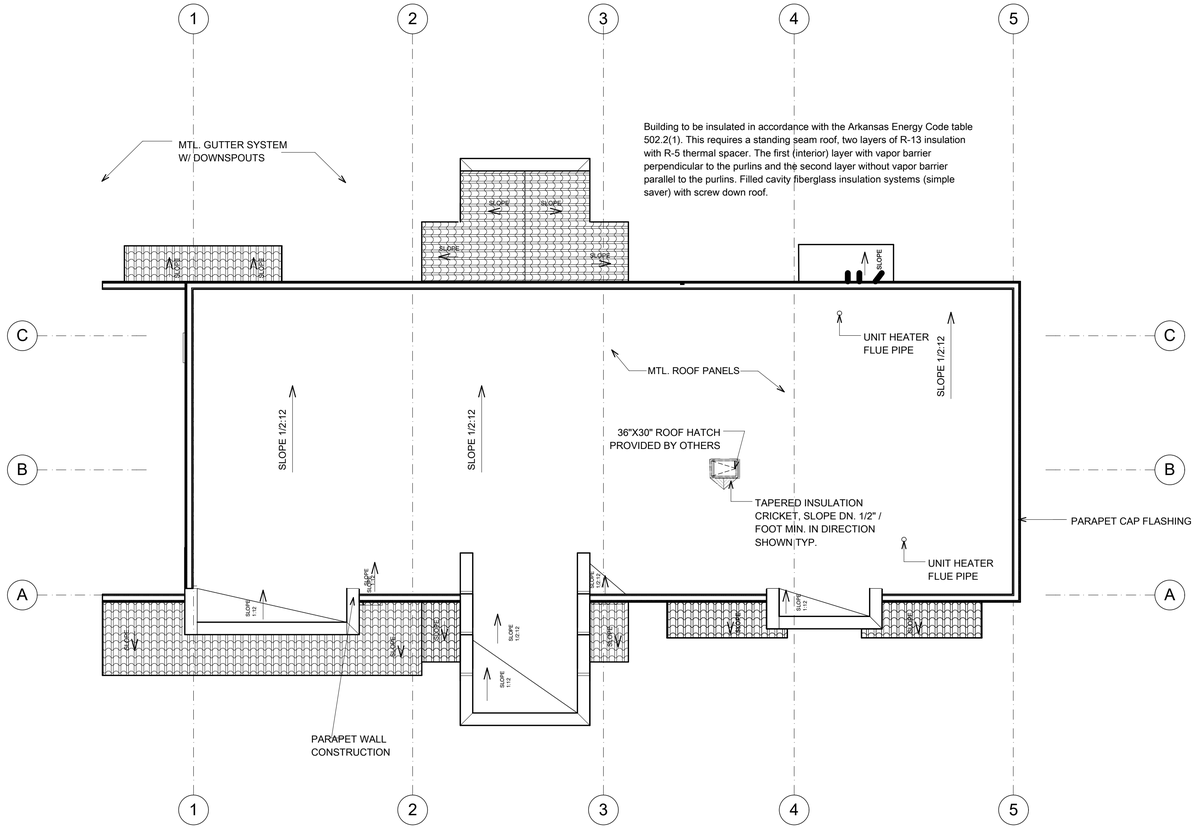
WALL SECTION

3/4"=1'-0"



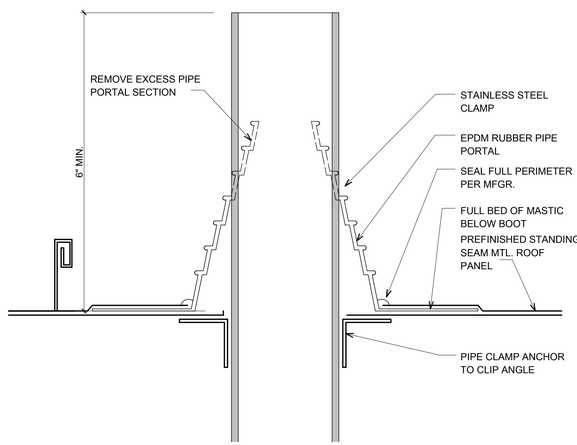
TYP. INT. WALL SECTION

3/4"=1'-0"



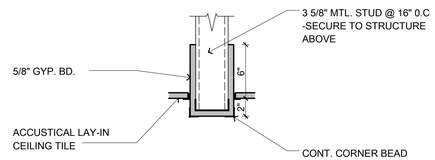
ROOF PLAN

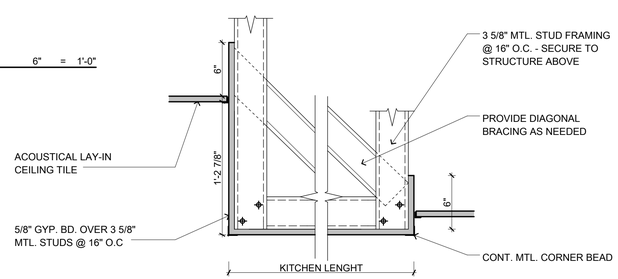
1/8" = 1'-0"



3 VENT THRU KITCHEN

6" = 1'-0"





4 FURR DOWN AT KITHCEN

1 1/2"= 1'-0"

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inclusive | meaningful | activated
architecture engineering

PROJECT

REGISTERED ARCHITECT
LAWRENCE C. IZEGBU
10/20
STATE OF ARKANSAS

PROPOSED NEW BUILDING FOR :

TAQUERIA GUANAJUATO MEXICAN RESTAURANT

SPRINGDALE, ARKANSAS

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ROOF PLAN & DETAILS

SHEET

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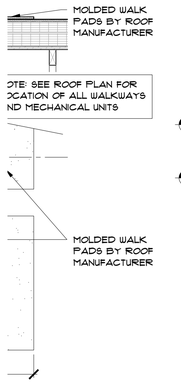
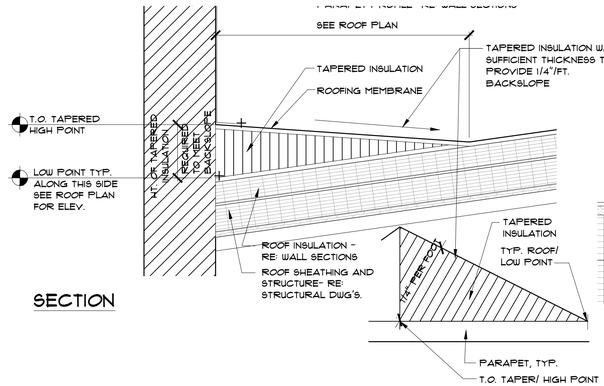


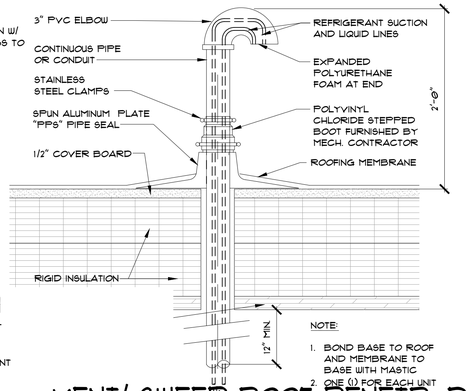
PAD DTL.



SECTION

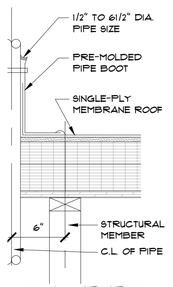
TYP. TAPERED INSUL. DTL.

1 1/2"=1'-0"

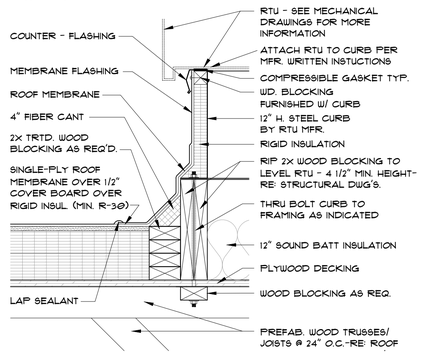


VENT/ SWEEP ROOF PENETR. DTL.

3"=1'-0"

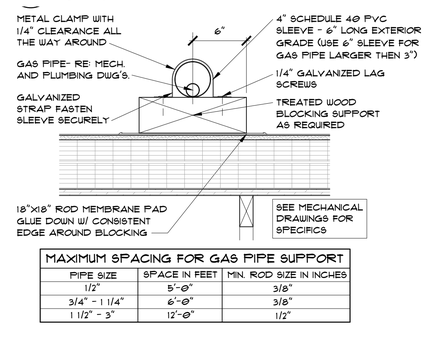


VENT PIPE DTL.



MECHANICAL CURB SECT.

1 1/2"=1'-0"

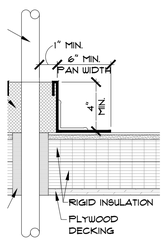


MAXIMUM SPACING FOR GAS PIPE SUPPORT		
PIPE SIZE	SPACE IN FEET	MIN. ROD SIZE IN INCHES
1/2"	5'-0"	3/8"
3/4" - 1 1/4"	6'-0"	3/8"
1 1/2" - 3"	12'-0"	1/2"

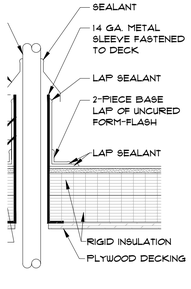
GAS PIPE SUPPORT DTL.

1 1/2"=1'-0"

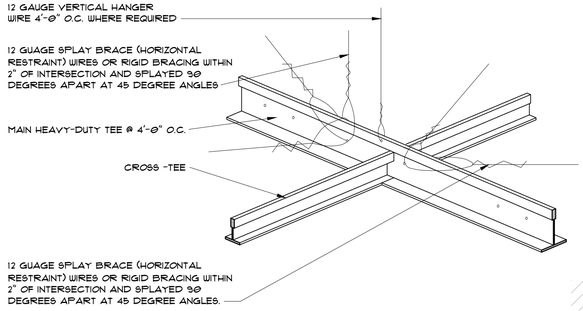
D.T. Wh



CKET DETAIL



VENT FLASHING

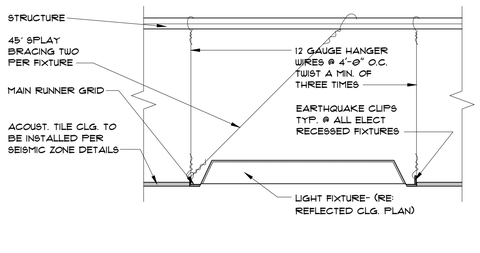


CEILING BRACING DTL.

N.T.S.

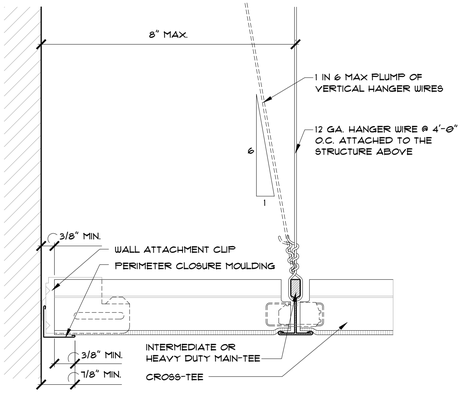
GENERAL NOTES:

1. MINIMUM INTERSECTION STRENGHT LIMITS @ MT/CT² = 60 LBS.
2. PERIMETER TEE ENDS TO BE TIED AT PERIMETERS
3. SEE REFLECTED CEILING PLANS FOR THE CEILING HEIGHT AND CEILING PATTERN.
4. SEE REFLECTED CEILING DETAILS FOR ANY SPECIFIC CEILING CONDITIONS.



LT. FIXT. ANCHOR. DTL.

N.T.S.



SEISMIC BRACING CAT. 'C'

N.T.S.

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SHEET CONTENTS
ROOF & CEILING DETAILS

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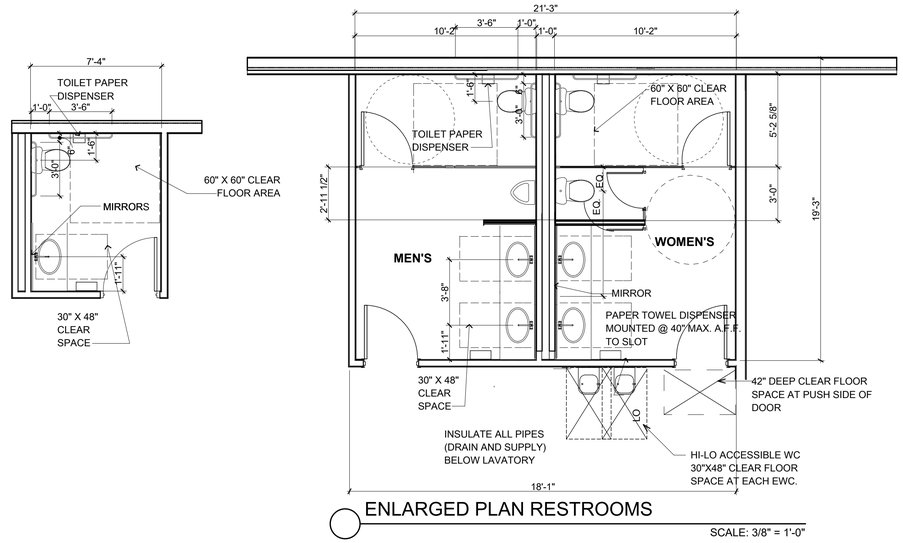
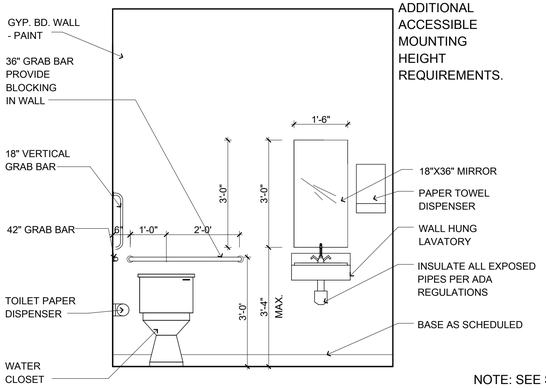


ENLARGED PLAN RESTROOMS

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

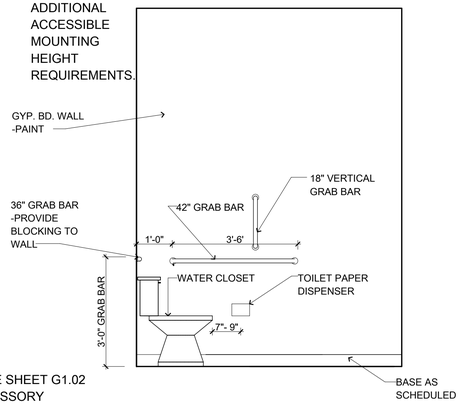
NOTE: SEE SHEET G1.03 ADDITIONAL ACCESSIBLE MOUNTING HEIGHT REQUIREMENTS.

NOTE: SEE SHEET G1.03 ADDITIONAL ACCESSIBLE MOUNTING HEIGHT REQUIREMENTS.



EMPLOYEE RESTROOMS

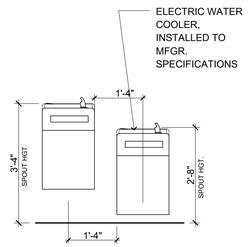
SCALE: 1/2" = 1'-0"



NOTE: SEE SHEET G1.02 FOR ACCESSORY MOUNTING HEIGHT REQUIREMENTS.

EMPLOYEE RESTROOM

SCALE: 1/2" = 1'-0"



E.W.C. ELEVATION

SCALE: 1/2" = 1'-0"

TOILET ACCESSORY SCHEDULE :

GRAB BARS: B-6806.99 SERIES, BRADLEY 812-2 SERIES, OR ASI 3200-P; SHAPES AND SIZES INDICATED. STRONGLY SECURE FASTENINGS TO STEEL BACKING PLATE OR BY OTHER ACCEPTED METHODS TO WITHSTAND CONTEMPLATED STRESS. SUBMIT SHOP DRAWINGS FOR ANCHORING METHODS.

FRAMED MIRRORS: BOBRICK B-290, BRADLEY 700, OR ASI 0600-A; SIZES INDICATED.

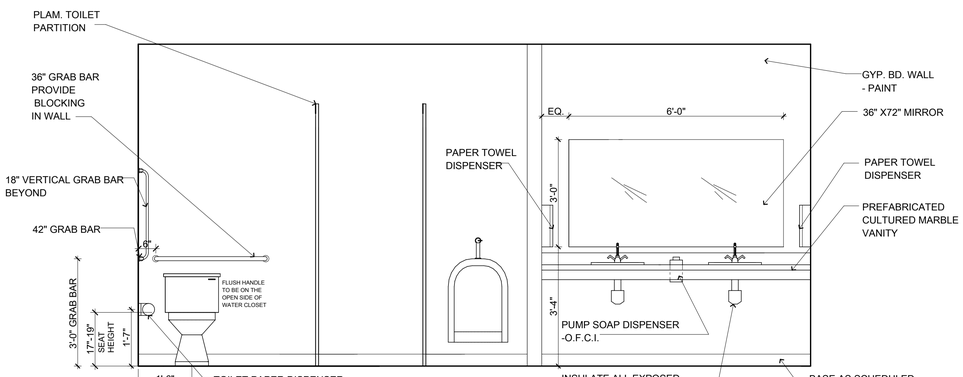
RECESSED PAPER TOWEL DISPENSER: BOBRICK B-359, OR BRADLEY MODEL 2441, MOUNTED AT ACCESSIBLE HEIGHT.

TOILET PAPER DISPENSER: BOBRICK B -2730 OR BRADLEY MODEL 5084-52.

MOP AND BROOM HOLDER: BOBRICK B-223 X 36, BRADLEY 9954, OR ASI 8215-4. OHD.

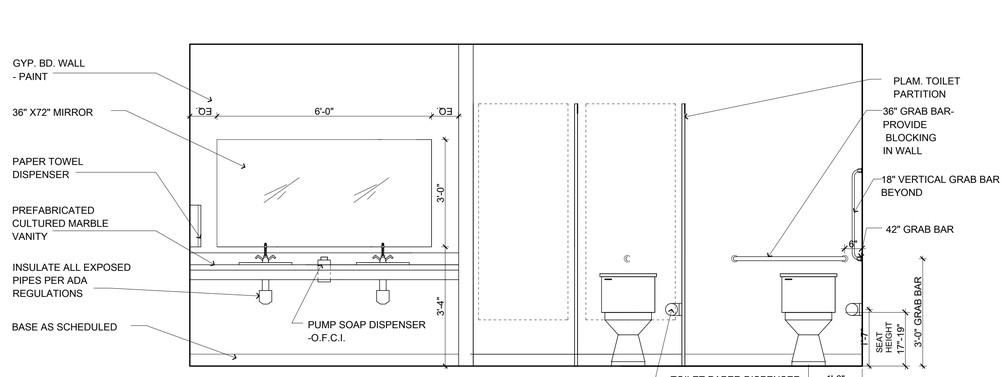
TOILET PARTITIONS:

TOILET PARTITIONS SHALL BE SOLID PHENOLIC MATERIAL PROVIDE FLOOR MOUNTED, OVERHEAD BRACED UNITS. DOORS TO STANDARD STALLS SHALL BE IN-SWINGING 24" WIDE, DOORS TO ACCESSIBLE STALLS SHALL PROVIDE 32" MINIMUN CLEAR OPENING WIDTH. PROVIDE CONTINUOUS ALUMINUM MOUNTING BRACKETS AT WALLS AND 'U' - SHAPED BRACKETS ELSE WHERE. OVERHEAD BRACING SHALL BE ALUMINUM AND FEATURE A NON-GRIP TOP. PROVIDE ALUMINUM PILLAR TRIM AT FLOOR. STANDARD STALL DOORS SHALL HAVE A COAT HOOK WITH BUMPER MOUNTED ON THE INSIDE FACE.



MEN'S RESTROOM ELEVATION

SCALE: 1/2" = 1'-0"



WOMAN'S RESTROOM ELEVATION

SCALE: 1/2" = 1'-0"

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PROJECT

REGISTERED ARCHITECT
LAWRENCE C. IZEGBU
10/20
STATE OF ARKANSAS

PROPOSED NEW BUILDING FOR :

TAQUERIA GUANAJUATO MEXICAN RESTAURANT

SPRINGDALE, ARKANSAS

CONSTRUCTION DOCUMENTS

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INTERIOR ELEVATIONS

SHEET

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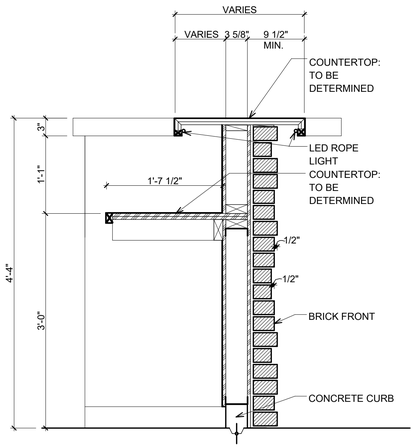
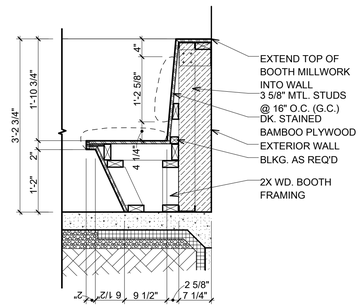
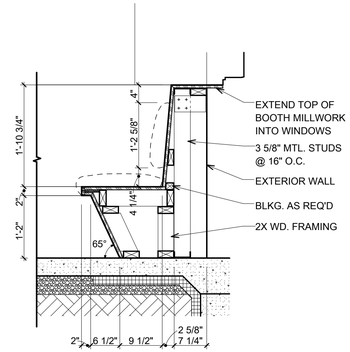
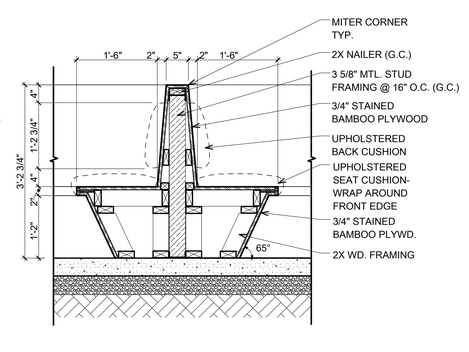


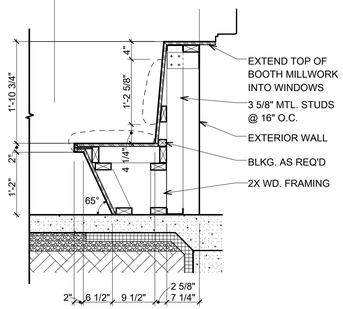
BRICK BAR SECTION ALTERNATIVE

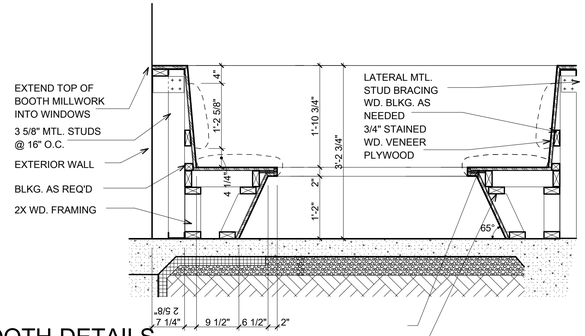
SCALE: 1" = 1'-0"





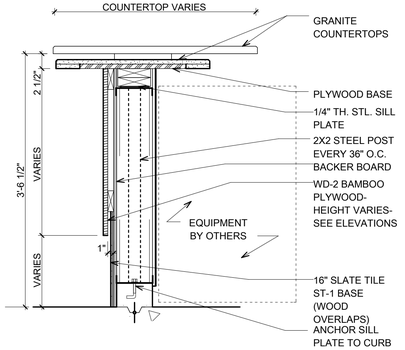






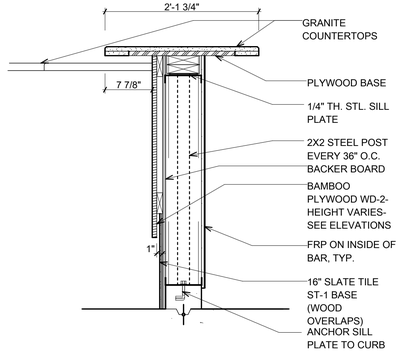
1 BOOTH DETAILS

3/4" = 1'-0"



BAR SECTION

SCALE: 1" = 1'-0"



BAR SECTION

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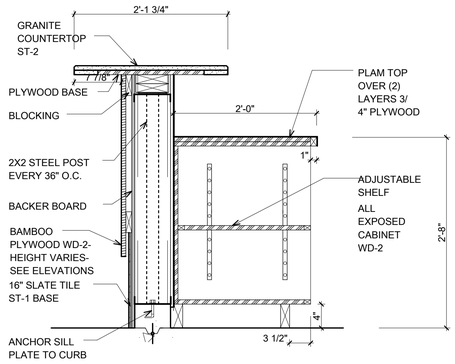
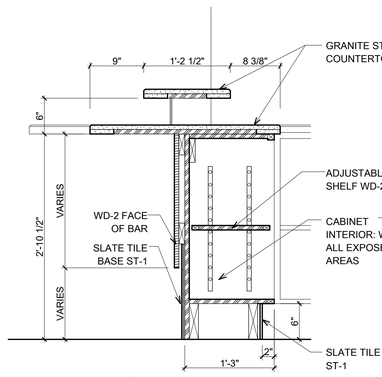


BAR SECTION W/ LOWER COUNTER

SCALE: 1" = 1'-0"



HOST BAR SECTION

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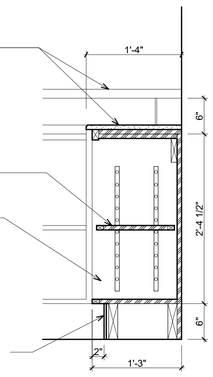
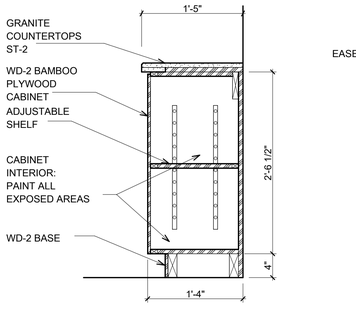


HOST BAR SECTION

SCALE: 1" = 1'-0"



CABINET SECTION

SCALE: 1" = 1'-0"

2 MILLWORK

1" = 1'-0"

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MILLWORK

SHEET

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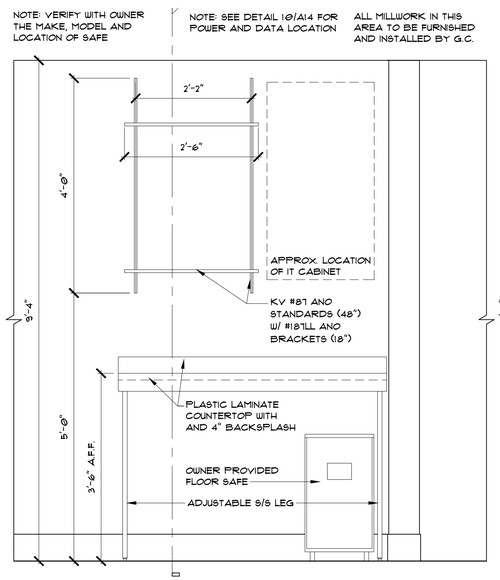
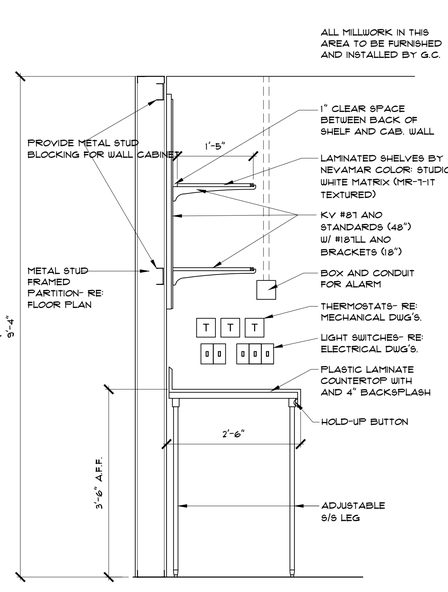


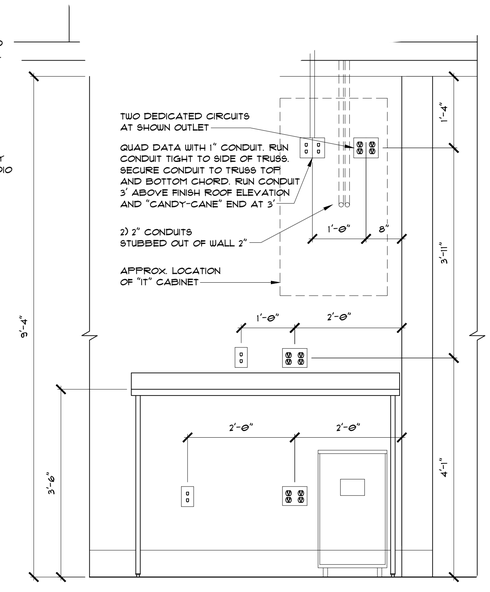
ELEVATION AT OFFICE

3/4"=1'-0"



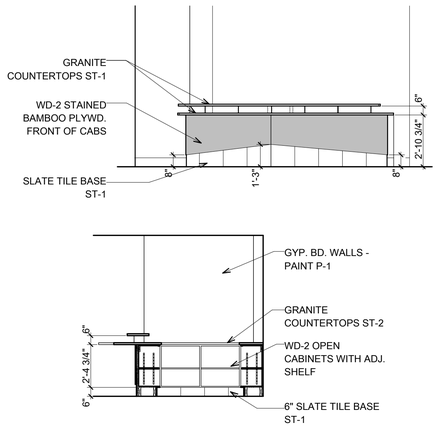
SECTION AT OFFICE

3/4"=1'-0"



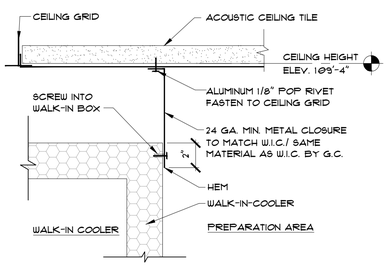
POWER DIMS. AT OFFICE

3/4"=1'-0"



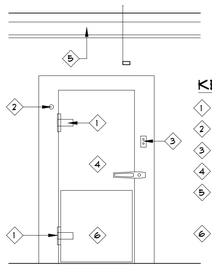
HOST COUNTER

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



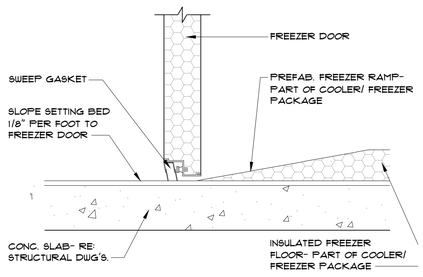
SECT. AT W.I.C./F. CEILING

1 1/2"=1'-0"



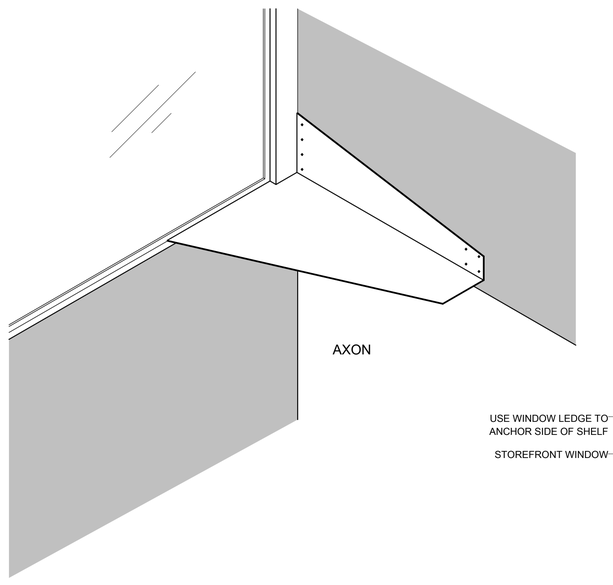
W.I.C./F. DOOR ELEV.

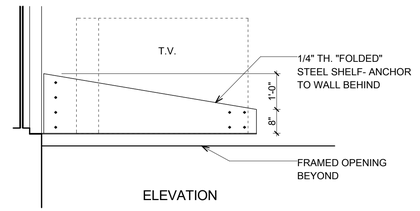
3/8"=1'-0"

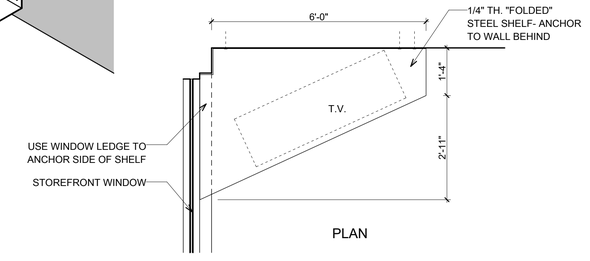


SECT. AT FREEZER DOOR

1 1/2"=1'-0"







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SHEET CONTENTS
INTERIOR ELEVATIONS & DETAILS

SHEET
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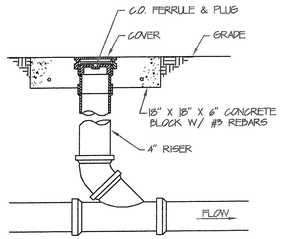


② EXTERIOR CLEANOUT
NO SCALE

MISC EQUIPMENT SCHEDULE

WATER HEATER – (A.O. SMITH #BT-100)
100 GALLON STORAGE, 75 MBH INPUT.

HOT WATER CIRCULATOR – (BELL & GOSSETT #NBF-U/LW)
3 GPM @ 7 TOTAL DYNAMIC HEAD, IN-LINE CENTRIFUGAL PUMP, 2300 RPM, 41 WATTS, 115 VOLT.

GREASE INTERCEPTOR
1,000 GALLON PRE-CAST SEPTIC TANK.

KITCHEN EQUIPMENT ROUGH-IN SCHEDULE

FIXTURE	DESCRIPTION	CONNECTIONS (MINIMUM) WASTE	VENT	COLD WATER	HOT WATER	GAS	NOTES
K-1	HAND SINK	2"	2"	1/2"	1/2"	———	
K-2	SINK	2"	2"	1/2"	1/2"	———	
K-3	3 COMPARTMENT SINK	F.D.	———	1/2"	1/2"	———	
K-4	ICE MAKER	———	———	1/2"	———	———	
K-5	DISH WASHER	F.D.	2"	1/2"	———	———	
K-6	GRILLE	———	———	———	———	3/4"	
K-7	FRYER	———	———	———	———	3/4"	
K-8	RANGE	———	———	———	———	3/4"	

NOTES:
ALL EQUIPMENT FURNISHED BY OTHERS. ROUGH-IN & CONNECT ONLY.

PLUMBING ROUGH-IN SCHEDULE

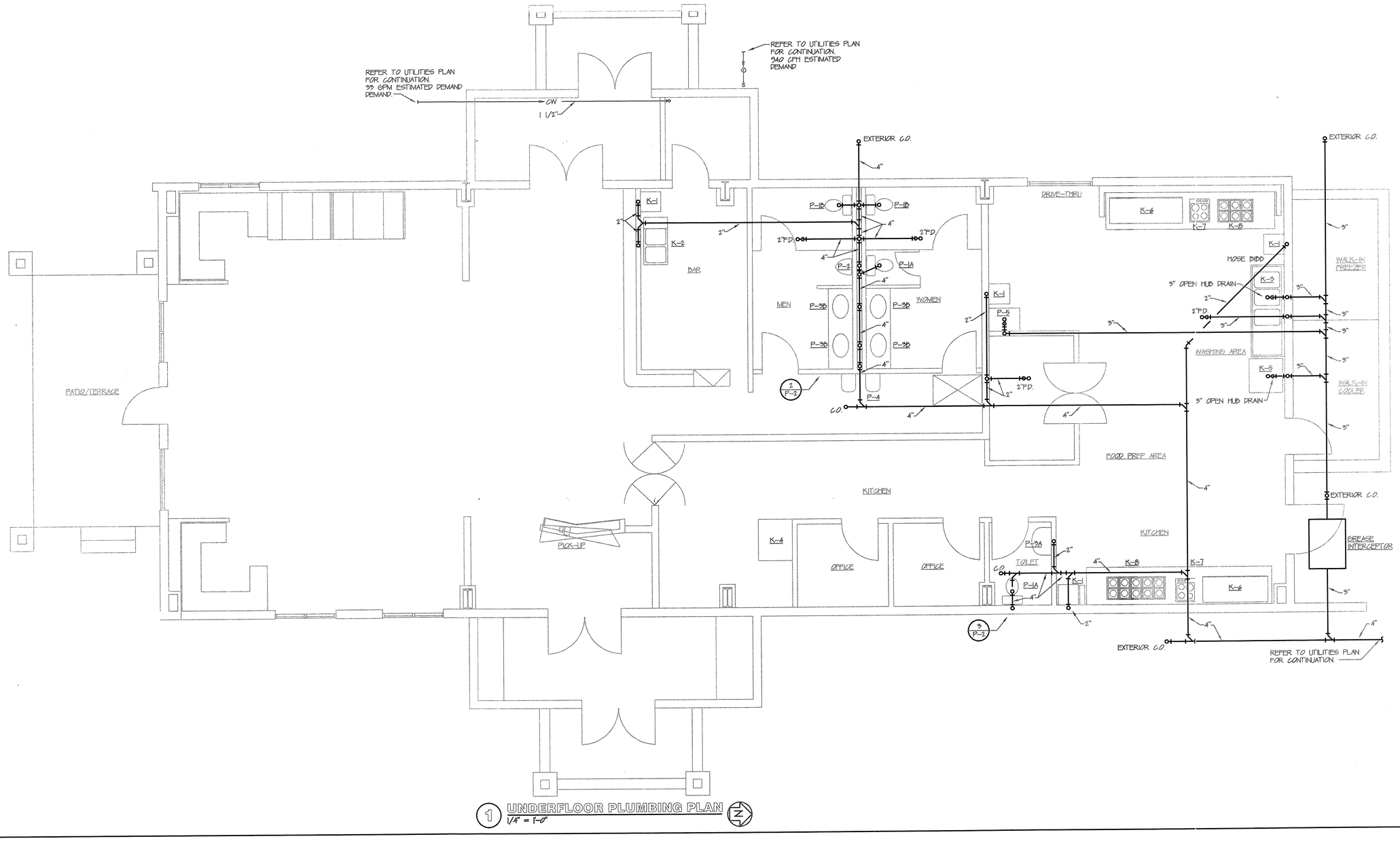
FIXTURE	DESCRIPTION	CONNECTIONS (MINIMUM) WASTE	VENT	COLD WATER	HOT WATER	NOTES
P-1A	WATER CLOSET	4"	2"	1/2"	———	
P-1B	H/C WATER CLOSET	4"	2"	1/2"	———	
P-2	URINAL	2"	2"	1/2"	———	
P-3A	H/C LAVATORY	2"	2"	1/2"	1/2"	
P-3B	LAVATORY	2"	2"	1/2"	1/2"	
P-4	WATER COOLER	2"	2"	1/2"	———	①
P-5	MOP BASIN	3"	2"	1/2"	1/2"	

NOTES:
① WATER COOLER SHALL BE SPLIT LEVEL.

PLUMBING LEGEND

SYMBOL	DESCRIPTION
CW	DOMESTIC COLD WATER
G	NATURAL GAS
HW	DOMESTIC HOT WATER
HWR	DOMESTIC HOT WATER RETURN
	VENT
	WASTE
	BELL OR TEE TURNED DOWN
	BELL OR TEE TURNED UP
	GATE VALVE
FD	FLOOR DRAIN
⌀	DIAMETER
① AFF.	ABOVE FINISHED FLOOR
C.O.	CLEAN OUT
H/C	HANDICAP FIXTURE
V.T.R.	VENT THROUGH ROOF
W.H.	WALL HYDRANT

① MEASURED FROM BOTTOM OF PIPE OR DEVICE



① UNDERFLOOR PLUMBING PLAN
1/4" = 1'-0"

HENARD ENGINEERING LLC
13784 WALLIN MOUNTAIN ROAD
WEST FORK, ARKANSAS 72774
PHONE: 479/839-2369

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 5627
R. D. HENARD
9-12-24

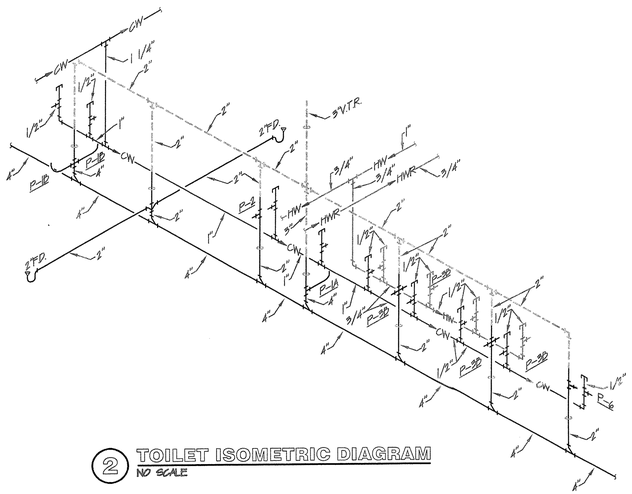
NEW FACILITIES FOR:
TAQUERIA GUANAJUATO
SPRINGDALE, ARKANSAS

01127

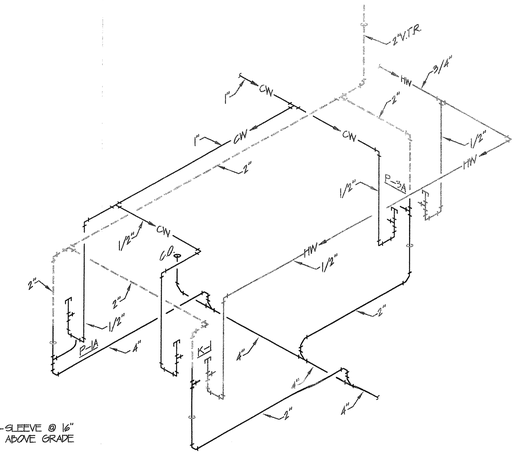
#	REVISION DATE

SHEET CONTENTS
UNDERFLOOR PLUMBING PLAN, SCHEDULES & DETAILS

SHEET
P-1



2 TOILET ISOMETRIC DIAGRAM
NO SCALE



3 TOILET ISOMETRIC DIAGRAM
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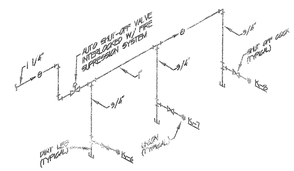

4 GAS MANIFOLD ISOMETRIC DIAGRAM
NO SCALE

1 PLUMBING PLAN
1/4" = 1'-0"

5 GAS MANIFOLD ISOMETRIC DIAGRAM
NO SCALE

BACKFLOW PREVENTER SHALL BE INSTALLED HORIZONTALLY BETWEEN 12" & 30" A.F.F. W/ 12" MINIMUM CLEARANCE FROM ANY WALL OR OBSTRUCTION

6 BACKFLOW PREVENTER DETAIL
NO SCALE

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PHONE: 479/839-2369

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 5627
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9-21-20

NEW FACILITIES FOR:
TAQUERIA GUANAJUATO
SPRINGDALE, ARKANSAS

01127

#	REVISION DATE

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PLUMBING PLAN & DETAILS

SHEET
P-2

MISC EQUIPMENT SCHEDULE

EXHAUST FAN #1 & 2 (E.F. #1 & 2) – (COOK GEMINI #GC-510)
310 CFM @ 0.1"S.P., 172 W, 115 V, 1,203 RPM. EXHAUST FAN W/ BACKDRAFT DAMPER, INTEGRAL GRILLE & #NCG-6 WALL CAP.

EXHAUST FAN #3 (E.F. #3) – (COOK GEMINI #GC-120)
30 CFM @ 0.1"S.P., 35 W, 115 V, 1,200 RPM. EXHAUST FAN W/ BACKDRAFT DAMPER, INTEGRAL GRILLE & #NCRG-ALUM. WALL CAP.

AIR DISTRIBUTION DEVICE SCHEDULE

MARK	MFR	MODEL #	DESCRIPTION	SERVICE	MOUNTING	TYPE	NOTES
C.D."A"	TITUS	TMS	DIFFUSER	SUPPLY	CEILING	LAY-IN	24" x 24" FRAME (1)
C.D."B"	TITUS	TMS	DIFFUSER	SUPPLY	CEILING	SURFACE	12" x 12" FRAME (1)
S.R.	TITUS	300RS	REGISTER	SUPPLY	DUCT	SURFACE	(2)
C.R.G.	TITUS	350RL	GRILLE	RETURN	CEILING	LAY-IN	(2)

NOTES:
(1) REFER TO PLAN FOR THROAT SIZES.
(2) REFER TO PLAN FOR DEVICE SIZES.

ROOFTOP UNIT SCHEDULE

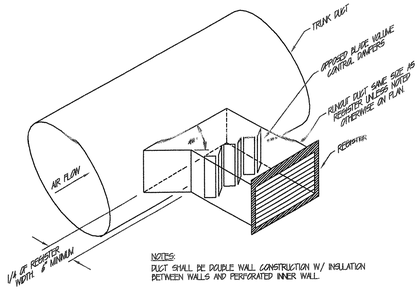
SYSTEM #	COOLING TOTAL BTUH	COOLING SENS. BTUH	HEATING MBH IN	HEATING MBH OUT	CFM	S.P. "W.G.	VOLT/PHASE	NOTES
1	104,870	83,940	300	246	4,000	.050	208/3	
2	110,050	80,150	300	246	4,000	.050	208/3	

NOTES:
1 CAPACITY SHALL BE RATED @ 80.0 F E.D.B./67.0 F E.W.B., 55.0 F L.D.B., & 97.0 F AMBIENT AIR TEMPERATURE.

MECHANICAL LEGEND

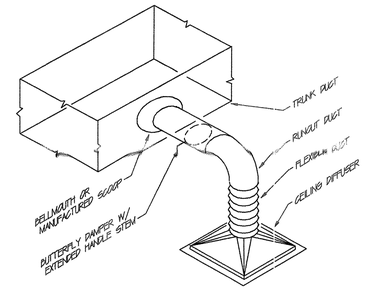
SYMBOL	DESCRIPTION
	ELL OR TEE TURNED DOWN
	ELL OR TEE TURNED UP
	GATE VALVE
R.D.	RETURN OR EXHAUST DUCT DOWN
R.D.	RETURN OR EXHAUST DUCT UP
S.D.	SUPPLY DUCT DOWN
S.D.	SUPPLY DUCT UP
S	ROUND DUCT DOWN
S	ROUND DUCT UP
	FLEXIBLE DUCT
F.	FALL
R.	RISE
T	THERMOSTAT
Ø	DIAMETER
(1) A.F.F.	ABOVE FINISHED FLOOR
C.D.	CEILING DIFFUSER
C.R.G.	CEILING RETURN GRILLE
E.F.	EXHAUST FAN
R.G.	RETURN GRILLE
R.T.U.	ROOFTOP UNIT
O/A	OUTSIDE AIR
S.P.	STATIC PRESSURE
S.R.	SUPPLY REGISTER
V.C.D.	VOLUME CONTROL DAMPER
W.B.	WATER GAUGE
W.R.G.	WALL RETURN GRILLE

(1) MEASURED FROM BOTTOM OF PIPE OR DEVICE.

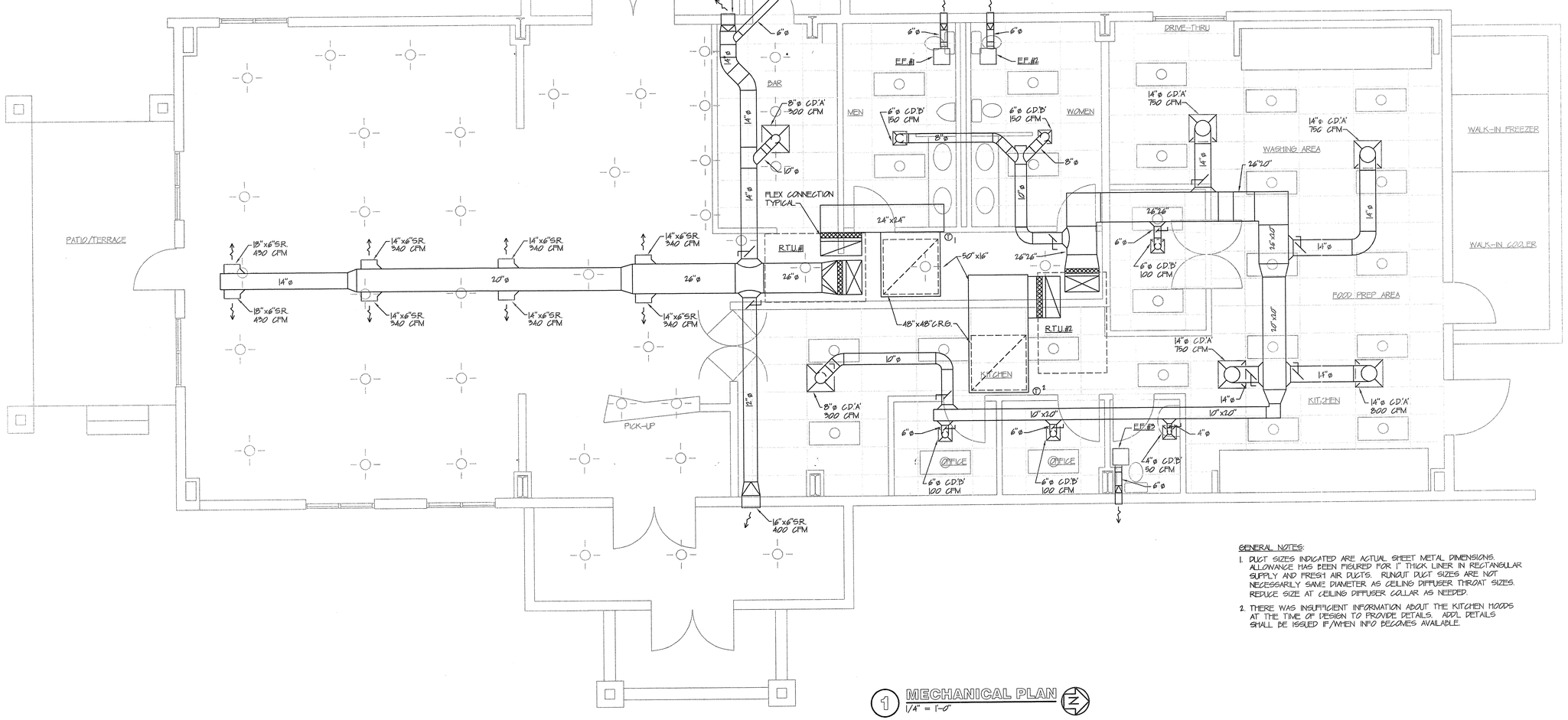


NOTES:
DUCT SHALL BE DOUBLE WALL CONSTRUCTION W/ INSULATION BETWEEN WALLS AND PERFORATED INNER WALL.

2 REGISTER DETAIL
NO SCALE



3 CEILING DIFFUSER DETAIL
NO SCALE



1 MECHANICAL PLAN
1/4" = 1'-0"

GENERAL NOTES:
1. DUCT SIZES INDICATED ARE ACTUAL SHEET METAL DIMENSIONS. ALLOWANCE HAS BEEN FIGURED FOR 1" THICK LINER IN RECTANGULAR SUPPLY AND FRESH AIR DUCTS. RUNOUT DUCT SIZES ARE NOT NECESSARILY SAME DIAMETER AS CEILING DIFFUSER THROAT SIZES. REDUCE SIZE AT CEILING DIFFUSER COLLAR AS NEEDED.
2. THERE WAS INSUFFICIENT INFORMATION ABOUT THE KITCHEN HOODS AT THE TIME OF DESIGN TO PROVIDE DETAILS. ADDL DETAILS SHALL BE ISSUED IF/WHEN INFO BECOMES AVAILABLE.

HENARD ENGINEERING LLC
13784 WALLIN MOUNTAIN ROAD
WEST FORK, ARKANSAS 72774
PHONE: 479/839-2369

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 5627
R. D. HENARD
9-21-20

NEW FACILITIES FOR:
TAQUERIA GUANAJUATO
SPRINGDALE, ARKANSAS

#	REVISION DATE
01127	

SHEET CONTENTS
MECHANICAL PLAN, SCHEDULES & DETAILS

SHEET
M-1

LIGHT FIXTURE SCHEDULE

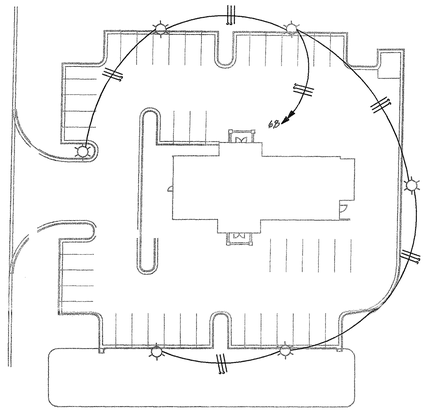
SYMBOL	MANUFACTURER	MODEL #	FIXTURE TYPE	DESCRIPTION	MOUNTING	VOLT	LAMPS	NOTES
A	———	FURNISHED BY OWNER	LED	PENDENT	SUSPENDED	120	1	
B	HALO	LCR4 12 9FS 3500 E010 MW	LED	DOWNLIGHT	SURFACE	120	1	
C	COOPER	FSP 24 38HE 35 CP187	LED	TROFFER	LAY-IN	120	1	2
D	COOPER	S122DW C 575D 935 3 1 U DD	LED	VANITY	WALL	120	1	
E	———	FURNISHED BY OWNER	LED	SCONCE	WALL	120	1	
F	HALOPHANE	HLPCC2 P10 30K AS TFTM BKSDP POLL AO	LED	WALLPACK	WALL	120	1	
	COOPER	AP7RSQ	LED	EXIT/EMERGENCY	WALL	120	1	
	COOPER	CU2-LED	LED	EMERGENCY	WALL	120	1	
	AEL	ATB0 30BLED15 MVOLT R4 3K HS AO POLL	LED	PARKING LOT	POLE	240	1	3

NOTES
1. LAMPS FURNISHED BY MFR.
2. GASKETED LENS FOR SERVICE IN WET ENVIRONMENT.
3. POLE SHALL BE HOLOPHANE SSS2555C D1 W5 BK WITH HZ 08 BOW BK HORIZONTAL ARM & AEL UMS POLE ADAPTOR.

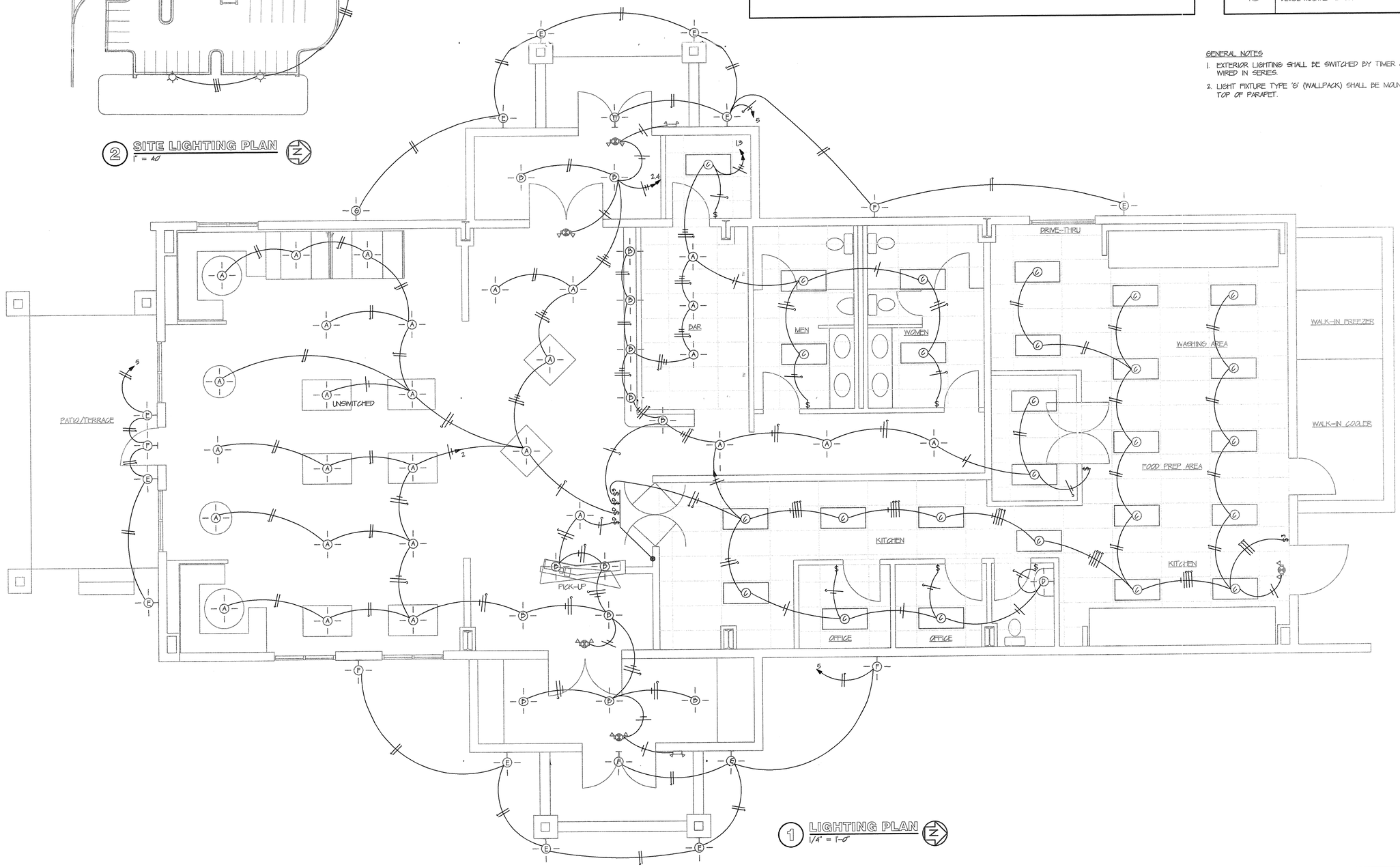
ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
A	LED LIGHT FIXTURE (LETTER INDICATES TYPE)
B	DOWNLIGHT FIXTURE (LETTER INDICATES TYPE)
	COMBO EXIT/EMERGENCY LIGHTING FIXTURE
J	JUNCTION BOX
	DUPLEX RECEPTACLE, 240 VOLT RECEPTACLE
	FLOOR MOUNTED, CEILING MOUNTED DUPLEX RECEPTACLE
$ $3 $4 $D	SINGLE POLE SWITCH/THREE-WAY/FOUR-WAY/DIMMER
	DISCONNECT SWITCH
	MOTOR
	PANELBOARD
	ELECTRICAL CIRCUITING SYMBOLS INDICATED ARE: CIRCUITING HOMERUNS ARROWS TO PANEL (ONE FOR EACH CIRCUIT), THREE HOT CONDUCTORS, ONE NEUTRAL, SWITCHED, GROUND
T	THERMOSTAT
	DATA/TELEPHONE OUTLET
TV	TELEVISION/MONITOR JACK
SUBSCRIPT	MEANING
AFF GFI +42	ABOVE FINISH FLOOR GROUND FAULT INTERRUPTER DEVICE MOUNTED 42" AFF

GENERAL NOTES
1. EXTERIOR LIGHTING SHALL BE SWITCHED BY TIMER & LIGHT SENSOR WIRED IN SERIES.
2. LIGHT FIXTURE TYPE 'G' (WALLPACK) SHALL BE MOUNTED 24" BELOW TOP OF PARAPET.



2 SITE LIGHTING PLAN
1" = 40'



1 LIGHTING PLAN
1/4" = 1'-0"

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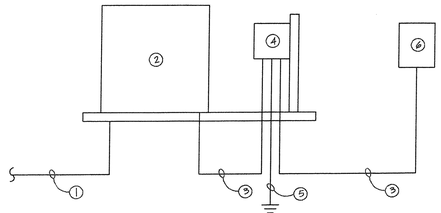
SHEET CONTENTS
UNDERFLOOR PLUMBING PLAN, SCHEDULES & DETAILS

SHEET
E-1



KEYED NOTES

1. TWO 4" PVC CONDUIT W/ RIGID LONG SWEEP ELLS.
2. TRANSFORMER ON PAD AS PER POWER CO. SPECS.
3. TWO SETS OF FOUR 4/0 IN 3½" CONDUIT.
4. CT METER ON UNISTRUT STAND.
5. 2/0 CU GROUND TO THREE 5/8" x 10' RODS.
6. PANEL

(2) RISER DIAGRAM
NO SCALE

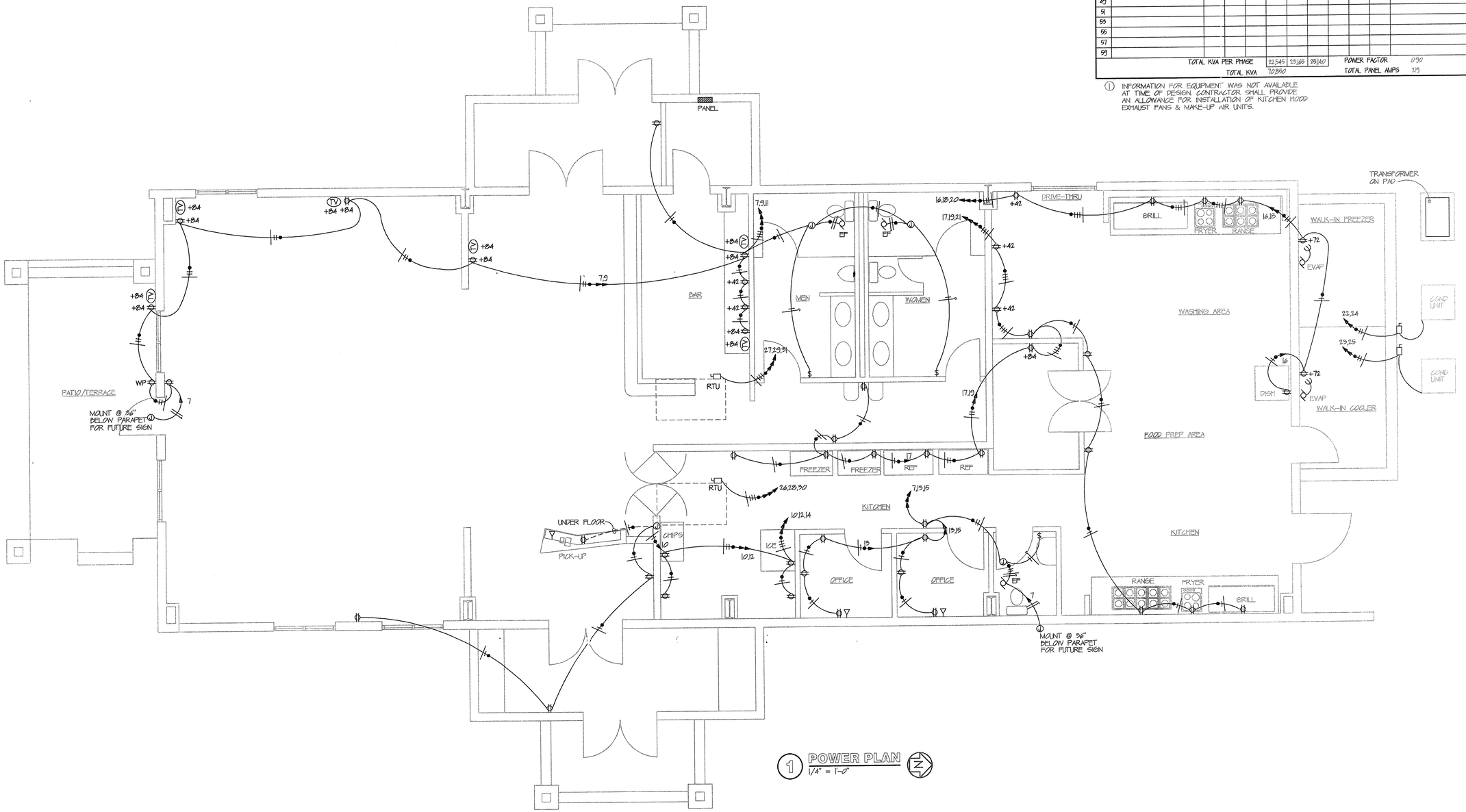
120/208/3PH/4W 400A BUSS
400A MAIN BKR

PANEL SCHEDULE

22,000 AIC RATING
NEMA 1 SURFACE MTD

#	LOAD DESCRIPTION	AMPS/POLE	WIRE SIZE	LOAD VA	PHASE A	PHASE B	PHASE C	LOAD VA	WIRE SIZE	AMPS/POLE	LOAD DESCRIPTION	CKT #
1	KITCHEN LIGHTS	20/1	12	905	1,080			665	12	20/1	EAST DINING LIGHTS	2
3	BAR & TOILET LIGHTS	20/1	12	710		1,345		595	12	20/1	WEST DINING LIGHTS	4
5	EXTERIOR LIGHTS	20/1	12	665			1,340	675	12	20/1	POLE LIGHTS	6
7	SIGNS	20/1	12	1,500	2,175			675				8
9	WEST DINING RECEPTS	20/1	12	1,080		2,480		1,400	12	20/1	CASHIER RECEPTS	10
11	BAR RECEPTS	20/1	12	1,100			1,360	860	12	20/1	CHIP MACHINE	12
13	OFFICE RECEPTS	20/1	12	540	1,420			880	12	20/1	ICE MAKER	14
15	OFFICE RECEPTS	20/1	12	750		2,250		1,500	12	20/1	DISH WASHER	16
17	FREEZERS	20/1	12	1,610			3,340	1,610	12	20/1	WALK-IN EVAPORATORS	18
19	REFRIGERATORS	20/1	12	1,130	1,350			710	12	20/1	WEST KITCHEN RECEPTS	20
21	EAST KITCHEN RECEPTS	20/1	12	1,820		5,070		3,450	10	30/2	WALK-IN CONDENSING UNIT	22
23	WALK-IN CONDENSING UNIT	30/2	10	3,450			6,500	3,450				24
25				3,450	3,450			6,000				26
27	WEST ROOFTOP UNIT	60/3	4	6,000		12,000		6,000	4	60/3	EAST ROOFTOP UNIT	28
29				6,000			12,000	6,000				30
31				6,000	6,000			(1)				32
33	WEST HOOD EXHAUST FAN	(1)	(1)	(1)	(1)			(1)	(1)	(1)	WEST HOOD EXHAUST FAN	34
35				(1)		(1)		(1)				36
37				(1)			(1)	(1)				38
39	WEST HOOD MAKE-UP UNIT	(1)	(1)	(1)	(1)			(1)	(1)	(1)	WEST HOOD MAKE-UP UNIT	40
41				(1)		(1)		(1)				42
43				(1)			(1)					44
45												46
47												48
49												50
51												52
53												54
55												56
57												58
59												60
	TOTAL KVA PER PHASE				23,545	23,165	25,140	POWER FACTOR			0.90	
	TOTAL KVA			70.850				TOTAL PANEL AMPS			119	

(1) INFORMATION FOR EQUIPMENT WAS NOT AVAILABLE AT TIME OF DESIGN. CONTRACTOR SHALL PROVIDE AN ALLOWANCE FOR INSTALLATION OF KITCHEN HOOD EXHAUST FANS & MAKE-UP AIR UNITS.



(1) POWER PLAN
1/4" = 1'-0"

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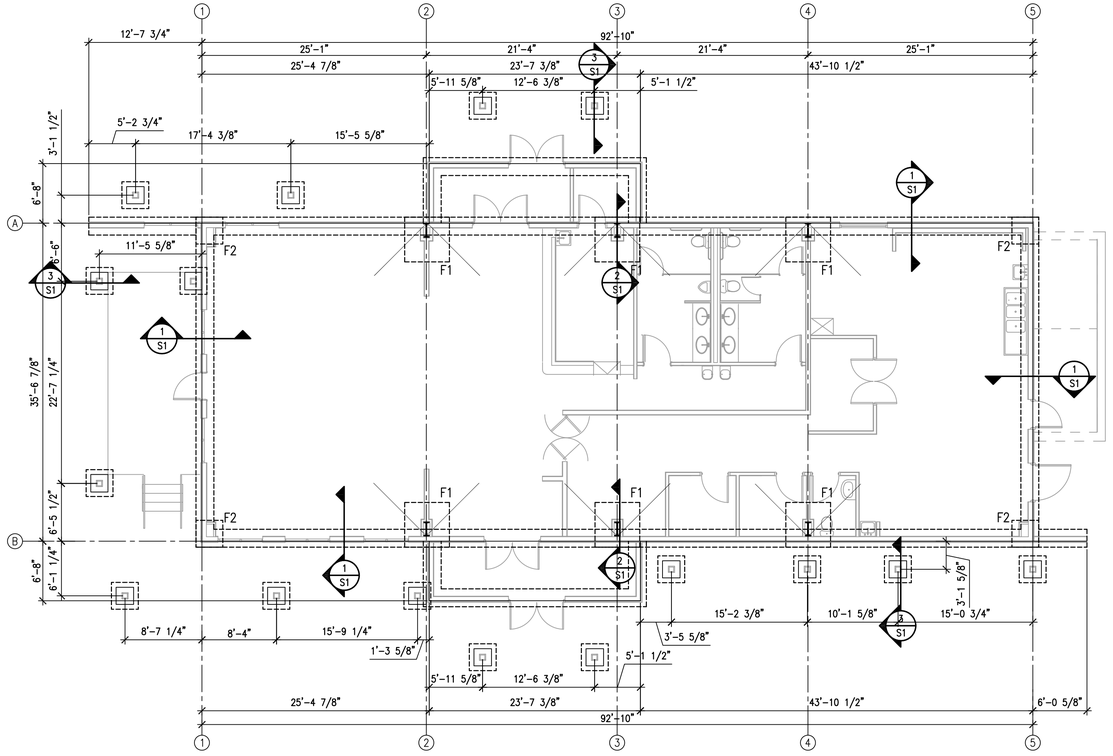
SHEET CONTENTS
UNDERFLOOR PLUMBING PLAN, SCHEDULES & DETAILS

SHEET
E-2



FOUNDATION PLAN

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

BASIS FOR DESIGN:

1. BUILDING CODE: IBC 2012
2. DEAD LOADS
   - A. ROOF ..... 3.0 PSF
   - B. ROOF COLLATERAL ..... 3.0 PSF
3. LIVE LOADS
   - A. ROOF ..... 20.0 PSF
   - B. FRAME ..... 20.0 PSF
4. SNOW LOAD
   - A. GROUND SNOW, Pg = 15 PSF
   - B. EXPOSURE FACTOR, Ce = 1.0
5. WIND LOAD
   - A. ULTIMATE DESIGN WIND SPEED..... 115 MPH
   - C. EXPOSURE = "C"
   - D. ENCLOSURE CLASSIFICATION = ENCLOSED
   - E. INTERNAL PRESSURE = +0.18, -0.18
6. SEISMIC
   - RISK CATEGORY II
   - SEISMIC IMPORTANCE FACTOR Ie 1.0
   - MAPPED SPECTRAL RESPONSE Ss ..... .20
   - S1 ..... .10
   - SITE CLASS ..... D
   - SPECTRAL DESIGN COEFFICIENTS ..... Sds = .21
   - ..... Sd1 = .16
   - SEISMIC DESIGN CATEGORY C
   - BASIC SEISMIC FORCE-RESISTING SYSTEMS .. STEEL FRAME DESIGN BASE SHEAR ..... Cs W
   - SEISMIC RESPONSE COEFFICIENT 08
   - RESPONSE MODIFICATION FACTOR 2
   - ANALYSIS PROCEDURE USED - PER BUILDING DESIGNER

PLAN NOTES

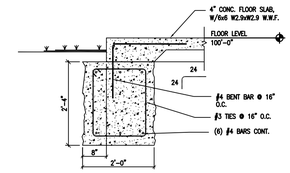
1. SLAB ON GRADE CONSTRUCTION IS 4" NORMAL WEIGHT CONCRETE w/ 6x6 W2.9xW2.9 EACH WAY ON 10 MIL VAPOR BARRIER ON 4" THICK 3/4" COMPACTED STONE
2. TOP OF SLAB IS 100'-0" U.N.O.
3. STRUCTURAL SUBCONTRACTOR LAYOUT BASEPLATES PER BASEPLATE LAYOUT DRAWINGS.
4. STRUCTURAL SUBCONTACTOR TO VERIFY INTERIOR COLUMN BASEPLATE ELEVATIONS.
5. STRUCTURAL SUBCONTRACTOR TO VERIFY ALL DIMENSIONS AND ELEVATIONS INCLUDING BUT NOT LIMITED TO GRID DIMENSIONS, PILASTER SIZES AND ALL OFFSETS.
6. CONTROL JOINTS ARE LOCATED AT ALL FRAME LINES AND WHERE SHOWN BETWEEN FRAME LINES.
7. FOR GENERAL NOTES AND DETAILS SEE SHEET S1.
8. TYPICAL FOUNDATION DETAILS SEE SHEET S1.
9. HAIRPINS TO BE #6 BARS 96" LONG, BENT AT 45°.

GENERAL NOTE

1. PLANS AND DETAILS ARE SUBJECT TO CHANGE BASED ON METAL BUILDING REACTIONS AND BASE PLATE LAYOUT.
2. REFER TO METAL BUILDING DRAWINGS FOR BASE PLATE LAYOUT.
3. OWNER IS RESPONSIBLE FOR OBTAINING METAL BUILDING SHOP DRAWINGS AND SUBMITTING THEM TO THE CITY FOR REVIEW.
4. THE DRAWINGS AND NOTES REPRESENT THE FINISHED FOUNDATION SYSTEM ONLY. THE P.E.S. MANUFACTURED SYSTEM SHALL INCLUDE BUT NOT LIMITED TO PRE-ENGINEERED STEEL BUILDING RIGID FRAME, ENDWALL FRAMING, GIRTS, ROOF PANELS, WALL PANELS, ACCESSORIES, ETC.
5. P.E.S. BUILDING REACTIONS AND BASE PLATE LAYOUT DRAWINGS MUST BE PROVIDED TO ENGINEER OR ARCHITECT PRIOR TO CONSTRUCTION FOR REVIEW.

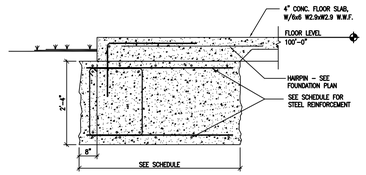
FOOTING REINFORCING SCHEDULE

FOOTING	SIZE	REINFORCING
F1	6'-0"x 6'-0"x 2'-4"	(6) #4 BARS EACH WAY AND EACH FACE TOP AND BOTTOM
F2	3'-0"x 3'-0"x 2'-4"	(3) #4 BARS EACH WAY AND EACH FACE TOP AND BOTTOM
F3		



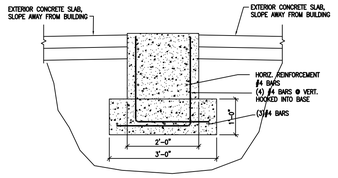
1 SECTION

SCALE: 3/4"=1'-0"



2 SECTION

SCALE: 3/4"=1'-0"



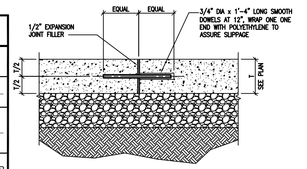
3 SECTION

SCALE: 3/4"=1'-0"

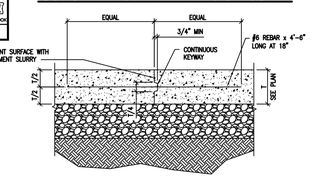
SCHEDULE OF SPLICE AND EMBEDMENT LENGTHS

f'c =3,000 PSI / fy = 60,000 PSI	BAR SIZE									
	#3	#4	#5	#6	#7	#8	#9	#10	#11	
COMPRESSION SPLICE (L)										L
ALL BARS	12	15	19	23	26	30	34	38	42	
TENSION SPLICE (L)										L
BEAM TOP BARS AND WALL HORIZONTAL BARS	28	38	47	56	81	93	105	118	131	
STRAIGHT BARS	22	29	36	43	63	72	81	91	101	
EMBEDMENT (E)										E
STRAIGHT TOP BARS	22	29	36	43	63	72	81	91	101	E
STRAIGHT BARS	17	22	28	33	48	55	62	70	78	
HOOKED BARS	6	8	10	12	14	16	18	20	22	ACI STANDARD HOOK

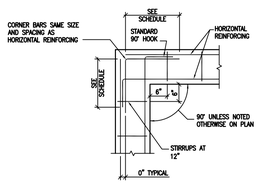
L = SPLICE LENGTH (INCHES) E = EMBEDMENT LENGTH (INCHES)



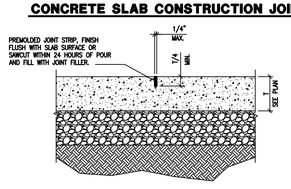
CONCRETE SLAB EXPANSION JOINT



CONCRETE SLAB CONSTRUCTION JOINT



GRADE BEAM CORNER REINFORCING



CONCRETE SLAB CONTROL JOINT

GENERAL NOTES:

A. CODES AND STANDARDS
1. THE INTERNATIONAL BUILDING CODE/2012 EDITION
2. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE ACI 318-05)
3. ASTM STANDARDS IN BUILDING CODES, VOLUMES I, II, AND III. AMERICAN SOCIETY FOR TESTING AND MATERIALS

C. EXCAVATION AND BACKFILLING
1. PROVIDE ADEQUATE SHORING AND BRACING FOR ALL EXCAVATIONS AS REQUIRED TO MAINTAIN SAFETY AND PROTECTION FOR ADJACENT STRUCTURES AND FINISHES.
2. FILL IN STRUCTURAL AREAS OR PAVEMENT AREAS SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM MODIFIED DRY DENSITY

D. FOUNDATIONS
1. ALL FOOTINGS SHALL BEAR ON NATURAL SOILS OR PROPERLY COMPACTED FILL HAVING A BEARING CAPACITY OF 2.5 K.S.F. AS APPROVED BY THE GEOTECHNICAL ENGINEER
2. DEWATERING: PROVIDE PUMPING EQUIPMENT TO KEEP THE EXCAVATION FREE OF WATER BEFORE PLACING CONCRETE.
3. FOOTINGS SHALL NOT BE PLACED IN WATER OR ON FROZEN SOIL
4. FROST PROTECTION: 30" MINIMUM MEASURED FROM BOTTOM OF FOOTING
5. THE ARCHITECT AND ENGINEER ASSUME NO RESPONSIBILITY FOR THE VALIDITY IF SUBSURFACE CONDITIONS DESCRIBED ON THE DRAWINGS OR IN THE SPECIFICATIONS. THESE DATA ARE INCLUDED ONLY TO ASSIST THE CONTRACTOR DURING BIDDING AND SUBSEQUENT CONSTRUCTION, AND REPRESENT CONDITIONS ONLY AT THESE SPECIFIC LOCATIONS AT THE PARTICULAR TIME THEY WERE MADE.

E. CAST-IN-PLACE CONCRETE
1. CONCRETE WORK SHALL CONFORM TO THE INTERNATIONAL RESIDENTIAL CODE/2012, THE ACI BUILDING CODE (ACI 318-05) AND TO THE SPECIFICATIONS. IN CASE OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN.
2. ALL STRUCTURAL REINFORCED CONCRETE MEMBERS ARE DESIGNED USING "STRENGTH" DESIGN PROVISIONS
3. CONCRETE WITH MINIMUM 28 DAY COMPRESSIVE STRENGTH SHALL BE USED IN THE FOLLOWING AREAS:
   A) 3000 PSI NORMAL WEIGHT CONCRETE: IN ALL AREAS
4. ALL CONSTRUCTION, CONTROL AND EXPANSION JOINTS SHOWN ON THE DRAWINGS SHALL BE INCORPORATED INTO THE FINAL STRUCTURE UNLESS THEIR ELIMINATION IS APPROVED BY THE ARCHITECT
5. IF NOT SHOWN ON DRAWING, PROVIDE CONTROL JOINTS IN SLABS AT COLUMN LINES, AND MAXIMUM SPACING NOT TO EXCEED 12'-0" BETWEEN JOINTS.
6. ALL KEYS SHALL BE A NOMINAL 2 INCHES BY 4 INCHES UNLESS OTHERWISE NOTED ON THE DRAWINGS.
7. CONTRACTOR SHALL SUBMIT TO ARCHITECT, FOR APPROVAL, A SCHEDULE OF FLOOR POURS AT LEAST TWO WEEKS PRIOR TO INITIAL POUR
8. ALL CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR ENTRAINED WITH 5% MIN. AIR

F. REINFORCING
1. ALL REINFORCING BAR DETAILS NOT OTHERWISE SHOWN OR SPECIFIED SHALL CONFORM TO THE LATEST ACI CODE AND DETAILING MANUAL
2. NEW BILLET STEEL, ASTM A615, GRADE 60 SHALL BE USED FOR REINFORCING FOR ALL CONCRETE
3. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185
4. ALL ACCESSORIES NECESSARY TO MAINTAIN EXACT BAR POSITIONS SHALL BE SHOWN ON REINFORCING SHOP DRAWINGS.
5. UNLESS OTHERWISE SPECIFIED IN THE DRAWINGS, THE CONCRETE COVER FOR THE REINFORCING SHALL BE AS FOLLOWS
   a) UNIFORM SURFACES IN CONTACT WITH THE GROUND.....3"
   b) FORMED SURFACES IN CONTACT WITH THE GROUND.....2"
   c) SLABS ON GRADE.....2" UNDER
   d) INTERIOR SURFACES OTHER THAN SLABS.....1"
   e) IN ALL CASES CLEARANCE NOT LESS THAN THE DIAMETER THAN THE BAR
   f) MAXIMUM DEVIATION FROM THESE REQUIREMENTS SHALL BE +1/4" FOR SECTIONS TEN INCHES OR LESS AND + 1/2" FOR SECTIONS OVER 10"
   g) LAP SPLICES SEE SCHEDULE ON THIS SHEET
   h) WHERE REINFORCEMENT IS NOT SHOWN ON THE DRAWINGS, PROVIDE THE MINIMUM REINFORCEMENT PERMITTED BY A.C.I. CODES.
   i) WHEN CONSTRUCTION JOINTS, OTHER THAN THOSE SHOWN ON THE DRAWINGS, ARE REQUIRED BY THE CONTRACTOR, THE REINFORCEMENT SHALL RUN CONTINUOUSLY THROUGH THE JOINT AND ADEQUATE SHEAR TRANSFER REINFORCEMENT SHALL BE ADDED
   j) PROVIDE THE EXTRA REINFORCING SHOWN IN TYPICAL DETAILS WHEREVER THE DETAIL CAN APPLY

I. ANCHOR BOLTS
1. ANCHORS BOLTS TO BE ASTM A572, GRADE 50 STEEL, HOT-DIP GALVANIZED. ANCHOR BOLTS SHALL BE INSTALLED VERTICAL AND SECURED TOP AND BOTTOM TO ENSURE THAT PLACEMENT OF CONCRETE WILL NOT DISPLACE ALIGNMENT. NO BENDING OR MODIFICATION OF ANCHOR BOLTS MAYBE MADE WITHOUT THE PERMISSION OF THE FOUNDATION ENGINEER OF RECORD.

K. GROUTS FOR BASEPLATES AND ANCHORS
1. A NON METALLIC SHRINKAGE RESISTANT GROUT UNDER BASEPLATES AND BEARING PLATES SHALL BE "MASTERFLOW 713" BY MASTER BUILDERS
2. EPOXY GROUT FOR GROUTING REBARS SHALL BE "SIKADUR 370" BY SIKA CHEMICAL COMPANY, OR APPROVED EQUAL FOR SURFACE PREPARATION ,PROPORTION, MIXING AND APPLICATION FOLLOW MANUFACTURERS DIRECTIONS

J. MISCELLANEOUS CONSTRUCTION NOTES
1. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND ALL DIMENSIONS IN THE FIELD, AND NOTIFY THE ARCHITECT IF CONDITIONS ENCOUNTERED ARE NOT AS SHOWN ON DRAWINGS
2. CONSULT ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR VERIFICATION OF THE LOCATION AND DIMENSIONS OF THE CHASES, INSERTS, OPENINGS, SLEEVES, WASHES, DRIPS, REVEALS, DEPRESSIONS AND OTHER PROJECT REQUIREMENTS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
3. NO CHANGE IN SIZE OR DIMENSIONS OF MEMBERS SHALL BE MADE, NOR ANY OPENINGS OR SLEEVES SHALL BE PERMITTED THROUGH ANY STRUCTURAL MEMBER WITHOUT THE APPROVAL OF THE ARCHITECT
4. OPENINGS IN SLABS OR WALLS LESS THAN 12" IN DIA. ARE NOT GENERALLY SHOWN
5. FURNISH AND INSTALL ALL SUPPORTS, TEMPORARY OR PERMANENT, NECESSARY TO BRACE WALLS, EXISTING ADJACENT STRUCTURES AND GRADE, SO THAT NO HORIZONTAL OR VERTICAL SETTLEMENT OCCURS TO THESE WALLS, STRUCTURES OR GRADES. BRACING SHALL BE LEFT IN PLACE UNTIL PERMANENT SUPPORTS ARE INSTALLED
6. WHERE DETAIL IS NOT SHOWN ON THE DRAWINGS, FOR SUCH A SITUATION, THE DETAIL SHALL BE ASSUMED IN ACCORDANCE WITH APPLICABLE DETAILS OR SIMILAR TO THAT SHOWN FOR MOST NEARLY SIMILIAR SITUATIONS, AS DETERMINED BY THE ARCHITECT. CONTRACTOR SHALL PROVIDE A COMPLETE AND FUNCTIONAL SYSTEM WHEATHER OR NOT A PARTICULAR ELEMENT IS SPECIFICALLY CALLED OUT.
7. CONTRACTORS AND SUBCONTRACTORS SHALL THOROUGHLY REVIEW ALL CONDITIONS AND RESPONSIBILITIES STATED IN THESE NOTES, PLANS SECTIONS AND DETAILS, AND SHALL NOTIFY THE ENGINEER AND ARCHITECT IN WRITING PRIOR TO BIDDING OF ANY DISCREPENCIES, ERRORS OR OMISSIONS FOUND ON PLANS. IF CONTACTOR FAILS TO NOTIFY SAID REPRESENTIVES, HE/SHE SHALL BE RESPONSIBLE FOR ALL COST OF LABOR AND MATERIALS NEEDED.

PINNACLE DESIGN CONSULTANTS

PINNACLE
DESIGN CONSULTANTS
Civil • Structural Engineering
304-B West Erie St. : Springfield, Mo 65807
417.501.8820 phone : 417.865. 3033 fax
www.pinnacledc.com

SEAL

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9752
RONALD T. HAMME
8-5-2020

DISCLAIMER OF RESPONSIBILITY

I hereby specify, that this document is authenticated by my seal. I hereby disclaim any responsibility for all other plans, specifications, estimates, reports, or other documents, or instruments relating to be used for any part or parts of the architectural or engineering project or survey.

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REVISIONS

- ☐ REVISION #1 _____
- ☐ REVISION #2 _____
- ☐ REVISION #3 _____

FOUNDATION PLAN FOR
TAQUERIA GUANAJUATO
MEXICAN RESTAURANT
SPRINGDALE, ARKANSAS

DATE
08-05-20

COMM. NO.

SHEET
S1
OF
1



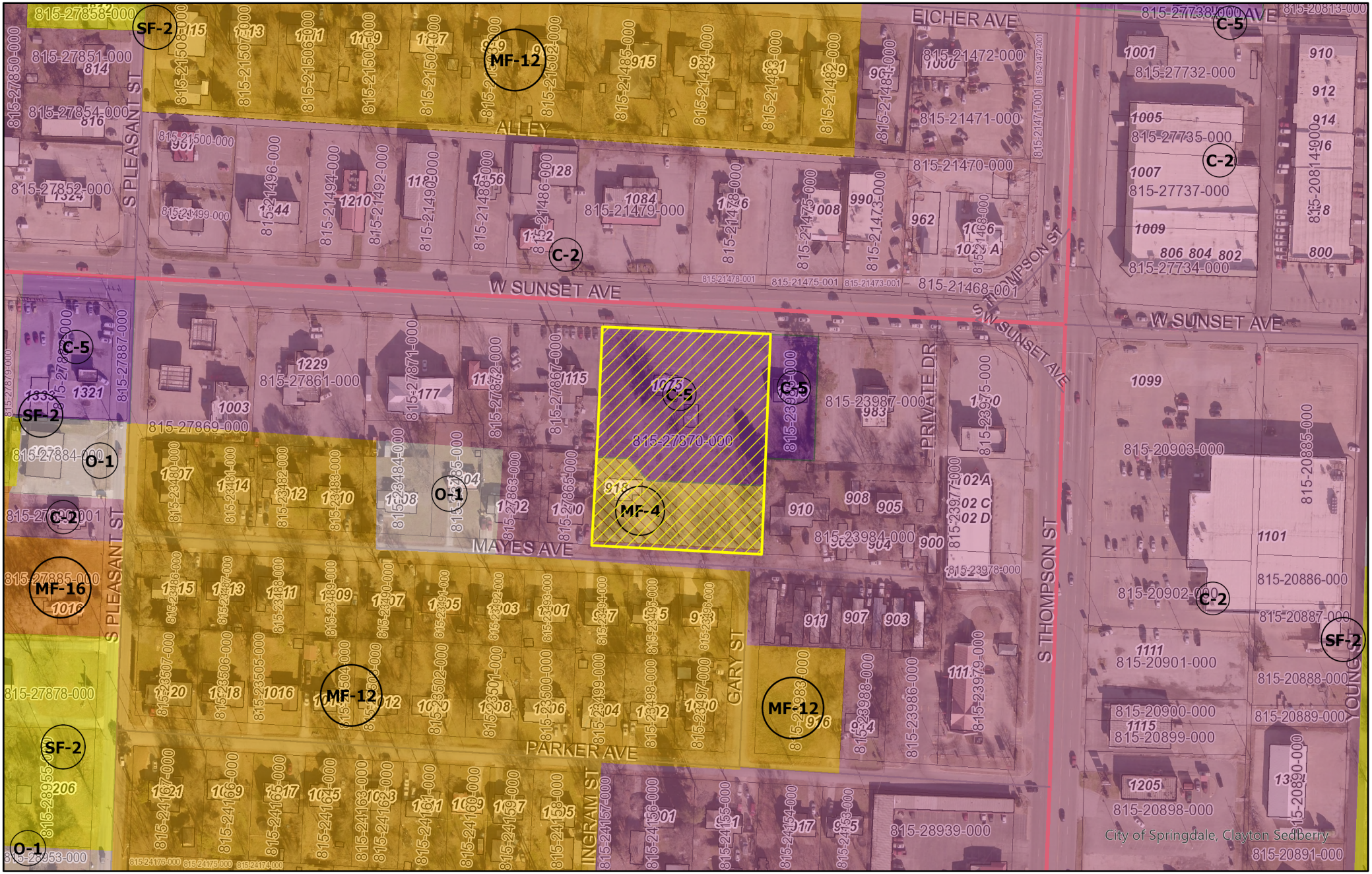
Planning Commission Meeting
May 2, 2023

Miles
0 00.01 0.01 0.02 0.02

N

PROJECT: L23-29
APPLICANT: Taqueria Guanajuato
LOCATION: 1075 W. Sunset Avenue
REQUEST: LSD (Previously approved in 2020)

SPRINGDALE™
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
May 2, 2023

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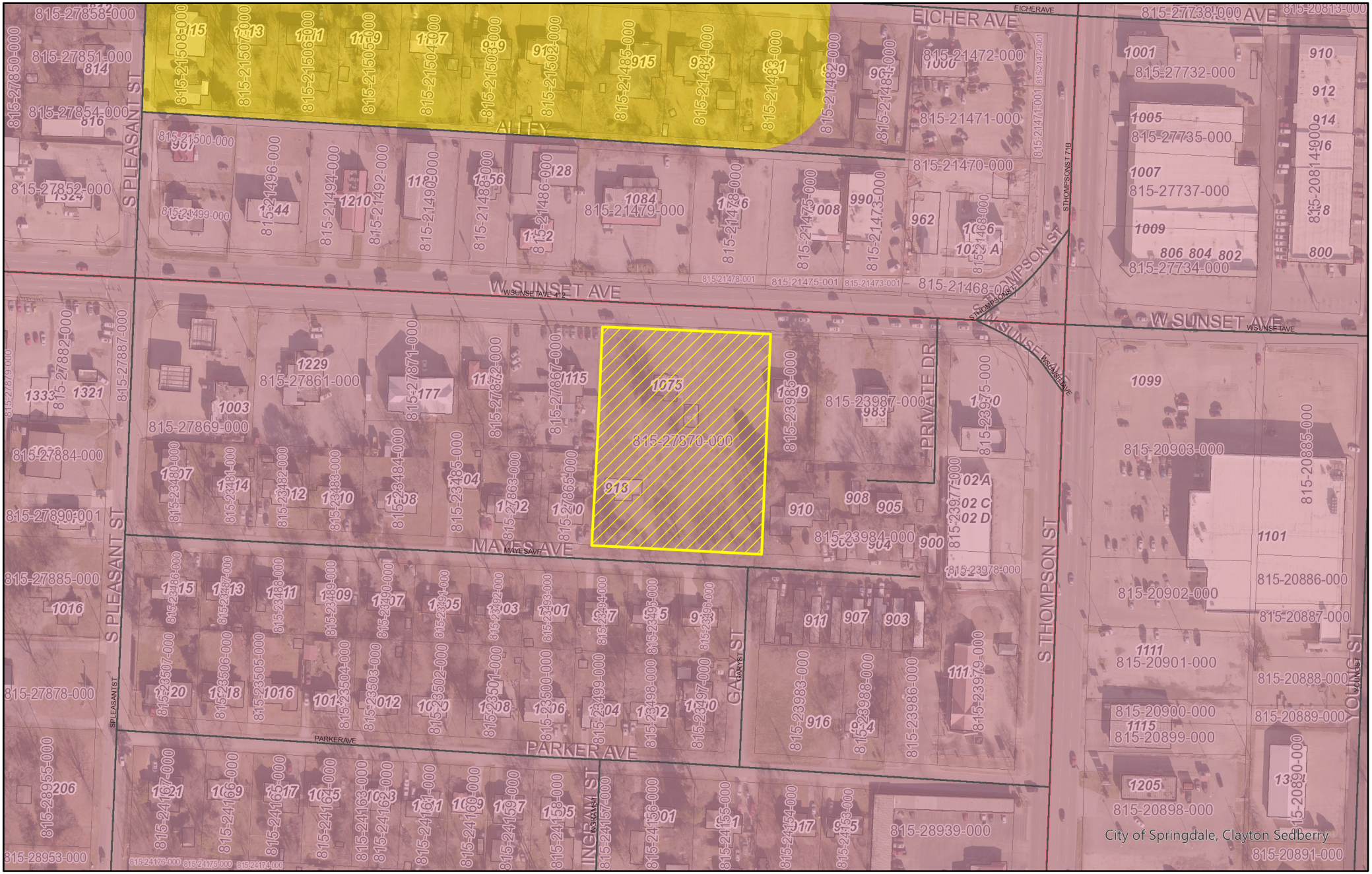

Planning Commission Meeting
May 2, 2023

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PROJECT: L23-29
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LOCATION: 1075 W. Sunset Avenue
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SPRINGDALE™
WE'RE MAKING IT HAPPEN

Planning and Community Development Division
City of Springdale

Memo

To: **Planning Commission**

From: **Staff**

Date: **May 2, 2023**

RE: **L23-30** **Large-Scale Development** **Diesel Downs, Lot 5**

Planning Comments:

1. This Large-Scale Development Plan has been given the number L23-30. 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. Perimeter landscaping is required in accordance with Chapter 56.
    a. No landscaping on the Northeast (?) side of the property
    b. No landscaping along 45th street in utility easement
        i. Variance requested
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. A 5' wide sidewalk along the full length of the building along any side that features a customer entrance is required. This sidewalk shall be setback from the building foundation at least 6' to provide areas for foundation landscaping.
    a. Please check measurements of area for foundation landscaping along front of building, I show it to be 5'
2. Foundation landscaping is required.
    a. No landscaping on north side of the building
        i. Variance requested
3. Outdoor storage, trash collection, and loading areas must be landscaped so that their functions are fully contained and out of view of the adjacent property and the public right-of-way.
    a. No landscaping
4. Predominate exterior building materials shall be high quality materials including, without limitation, the following: brick, native/natural stone, synthetic stone, concrete masonry units (smooth face units with integral color), synthetic stucco/EFS, architectural precast concrete, decorative face concrete tilt-up panels, glass, wood (natural or composite).\
    a. What are the percentages of materials?
        i. Response: Acknowledged

Building & Fire Comments:

Revised water mains and hydrant acceptable.

Engineering Summary:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 4/27/2023

1. **Chapter 106 – Stormwater Drainage**

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

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

2. **Chapter 107 – Stormwater Pollution**

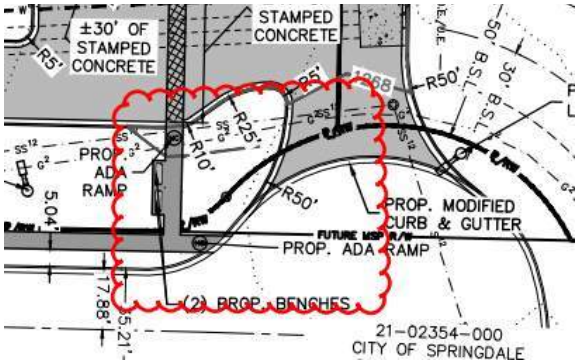
(Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220 , § 1, 10-24-17)

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

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

   (Ord. No. 3258, § 1, 11-12-02)

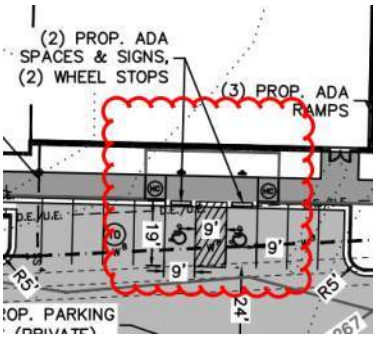
   - *110.31* - Sidewalks are required one-foot (1') inside the right-of-way line.
     - ***Sidewalk should continue to drive and include at least curb depression on north side.***

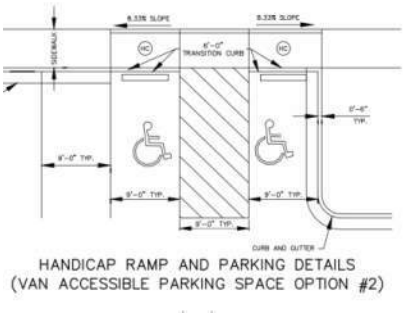


4. **Chapter 130 – Zoning Ordinance**

   (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 ensure that access is maintained.**





       - **Plan and detail do not match.**

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: March 30, 2023 Payment Method: _____

Date Accepted as Complete: April 20, 2023 Project Number: L23-30

Must meet the below criteria for a Large Scale Submittal:

- ☒ Pre-application meeting held with Springdale Planning Department. Date: 3/21/23
- ☒ Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.

  (Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting.)
- ☒ Submit three (3) hard copies and one pdf of plans as well as SWPPP/Drainage Docs PDF, hard copies upon request
- ☒ Submit complete architectural elevations. (If Applicable)
- ☒ Submit a copy of the warranty deed showing ownership of property.
- ☒ 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: Springdale N. 45th, LLC	Name: ESI - Brandon Rush, PE
E-mail: bshawe@sagepartners.com	E-mail: brush@engineeringservices.com
Address: 5100 W. JB Hunt Dr. #800 Rogers, AR 72758	Address: 1207 S. Old Missouri Rd Springdale, AR 72764
Phone: 479-845-3000	Phone: (479) 751-8733
Site/ Location: North side of 45th Street	Current Zoning District: C-5
Assessor's Parcel Number(s): 21-02349-000 21-02350-000	Rezone required: No
	Total Acreage: 9.81

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): BRIAN A SHAW Date: 3-29-23

Signature:

Staff Notes:

L23-30

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WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Diesel Doors 3/21
Lot 5

Pre-Application Meeting Notes

Please include this document with the project's Large Scale Development or Non Large Scale Development application.

Names of all persons present at pre-application meeting: Sharon Trombley, Katie Hollingshead, Jonathan Schmitz, Ron Hritz, Ed Stith
Name of main point of contact for project: Brandon Rush
Parcel Number(s): 21-02350-000, 21-02349-000
Acreage of the proposed development: 4.9
Type of project: Commercial
When is the intended application date? 3/30
Per the date above, the earliest Planning Commission meeting date would be: 5/2

Is there a street address? If not, please complete the 911 Address Assignment form on the City of Springdale's GIS Department website. No, need LSD Approval first

Is this proposal in a commercial zone? If yes, Commercial Design Standards will need to be met. Yes

Is this project located in the Downtown Form-Based Code District or S.E.E.D. Districts? If yes, the Form-Based Code rules will apply. No

Does this project involve a multifamily structure? If yes, Multifamily Design Standards will apply. No

All projects must meet the requirements of the Drainage Criteria Manual. Yes

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?
Geotech - fill in NW side
Lighting in rear
Screen roof equip.
Variance - no found. LS. on dock side
Perimeter LS along access esmt - no trees

Please state all of the Fire Code issues mentioned.
Sprinklered - Looks good

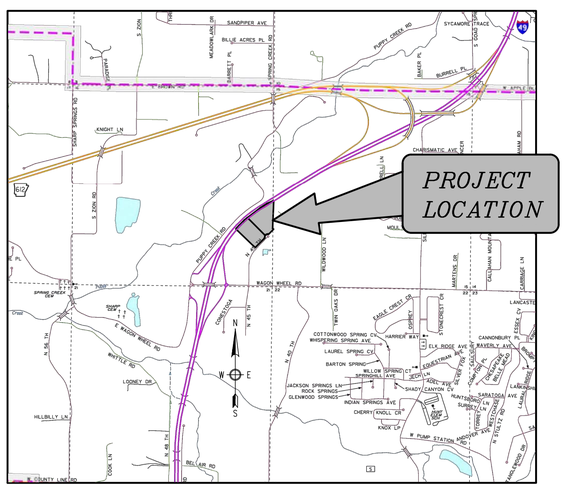
CONTACT LIST
BLACK HILLS ENERGY SCOTT STOKES – 479-575-1424
CARROLL ELECTIC COOPERATIVE DERECK THRUMAN – dthurman@carrollecc.com
SPRINGDALE WATER UTILITIES LARRY PECKHAM – 479-751-5751
COX COMMUNICATION CHRIS BYRD – 479-751-2000
AT&T KENNY HARTSFIELD – 479-442-1977
SPRINGDALE FIRE DEPARTMENT BLAKE HOLTE – 479-750-8190

ARKANSAS ONE CALL SYSTEM, INC. 1-800-482-8998 STOP - CALL BEFORE YOU DIG!

DESIGN PLANS FOR A

LARGE SCALE DEVELOPMENT
DIESEL DOWNS, LOT 5
45TH STREET
SPRINGDALE, ARKANSAS

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
–	COVER
1	EXISTING CONDITIONS
2	LARGE SCALE DEVELOPMENT
3	GRADING PLAN
4	STORM PLAN & PROFILE
5	STORM DETAILS
6	PAVING & SIGNAGE PLAN
7	TYPICAL DETAILS
8	UTILITY PLAN
9	WATER LINE PROFILE
10	UTILITY DETAILS
11	LANDSCAPING PLAN
12	STORM WATER POLLUTION PREVENTION PLAN & DETAILS
13	LIGHTING PLAN
14	SURVEY CONTROL SHEET



VICINITY MAP

April 20, 2023

L23-30

BY

ENGINEERING SERVICES INC.

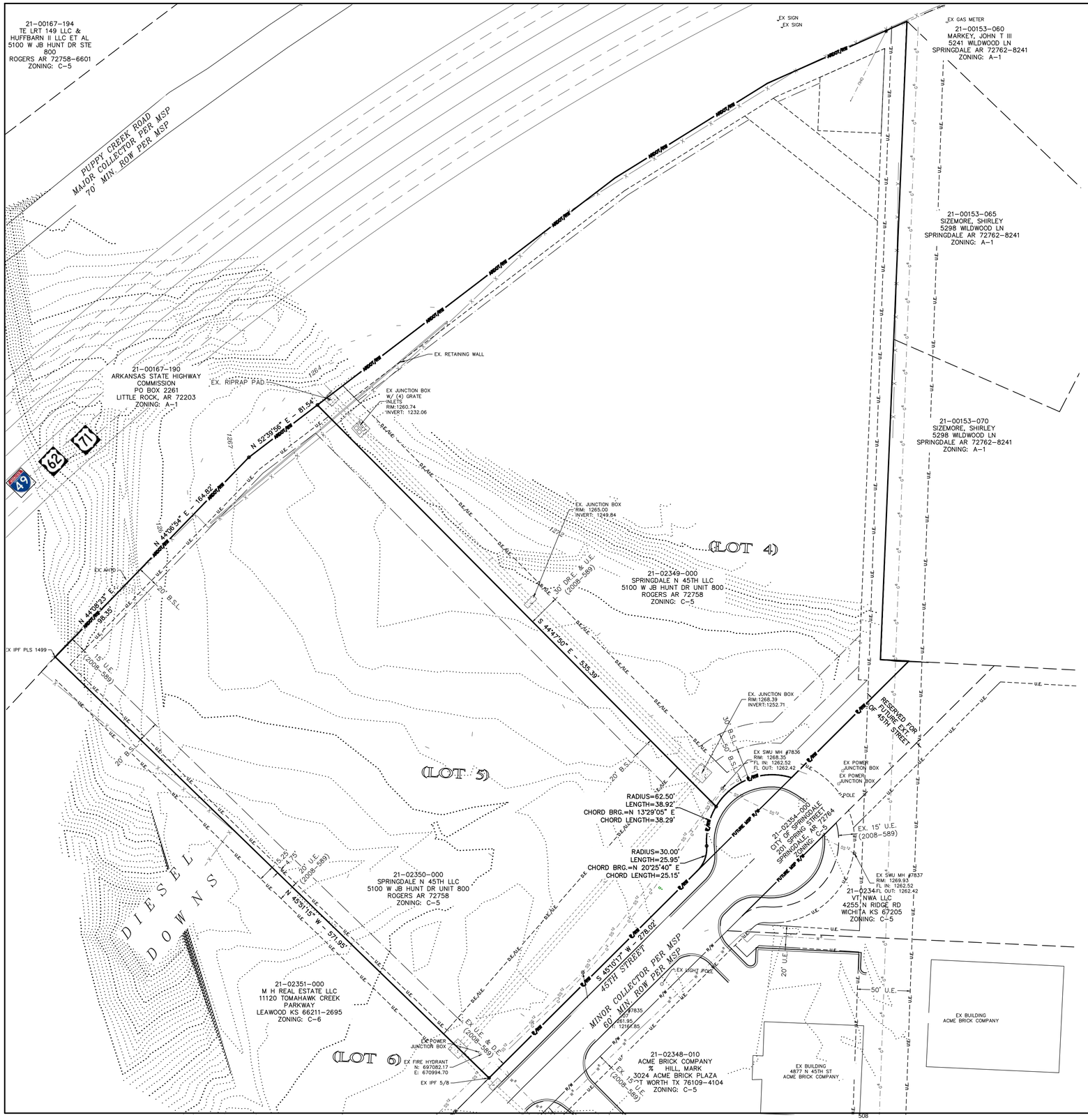
CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733
FAX: 479-751-8746
WWW.ENGINEERINGSERVICES.COM

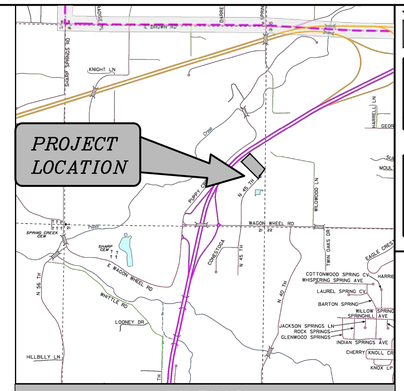
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

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

NOTES:

1. REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF SPRINGDALE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.
2. ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF SPRINGDALE, ARKANSAS, AS CONTAINED IN CHAPTER 110, PART. III, OF THE CODE OF ORDINANCES, CITY OF SPRINGDALE, ARKANSAS.
3. ALL WATER AND SEWER MAIN EXTENSIONS AND SERVICES SHALL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES REVISED JANUARY 20, 2021, AND SEALED MAY 6, 2021.
4. CAPITAL COST OF PROPOSED PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE IS ESTIMATED TO EXCEED $25,000.
5. VARIANCES REQUESTED FOR PERIMETER & FOUNDATIONAL LANDSCAPING





VICINITY MAP

OWNER/DEVELOPER: SPRINGDALE N 45TH LLC
5100 W JB HUNT DR UNIT 800
ROGERS AR 72758

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

EXISTING CITY ZONING: C-5 (THOROUGHFARE COMMERCIAL DISTRICT)

BUILDING SETBACKS: FRONT – 30'
FRONT IF PARKING IS ALLOWED BETWEEN R-O-W AND THE BUILDING– 50'
SIDE – 20'
REAR – 20'

GROSS SITE AREA: 9.81 ACRES

NET SITE AREA: 4.90 ACRES

FEMA FLOODPLAIN ZONE:

THIS PROPERTY IS NOT WITHIN A 100 YEAR FLOODPLAIN ZONE AS SHOWN ON THE F.I.R.M. MAP #05007C0435J, BENTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: SEPTEMBER 28, 2007.

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- PROPERTY LINE
- EX. EASEMENT LINE
- EX. BUILDING SETBACK LINE
- EX. ROAD CENTERLINE
- EX. CURB & GUTTER
- EX. WATER LINE
- EX. 8" SEWER LINE
- EX. STORM DRAIN LINE
- EX. OVERHEAD POWER LINE
- EX. FIBER OPTIC LINE
- EX. WATER METER
- EX. FIRE HYDRANT
- EX. SEWER MANHOLE
- EX. POWER POLE
- EX. WATER VALVE
- EX. LIGHT POLE
- EX. WATER METER
- EX. CONTOUR (1369)
- PROPOSED CONTOUR (1368)
- PROPOSED FENCE
- PROPOSED EASEMENT LINE
- PROPOSED BUILDING SETBACK LINE
- PROPOSED CURB & GUTTER
- PROPOSED FIRE HYDRANT
- PROPOSED WATERLINE
- PROPOSED SEWER MANHOLE & PIPE
- PROPOSED SINGLE WATER SERVICE
- PROPOSED DOUBLE WATER SERVICE
- PROPOSED SEWER SERVICE
- PROPOSED LIGHT POLE
- PROPOSED HANDICAP RAMP (HR)
- PROPOSED STORM BOX & PIPE

PARCEL 21-02349-000:

LEGAL DESCRIPTION:
LOTS 4 AND 5 OF DIESEL DOWNS ADDITION TO THE CITY OF SPRINGDALE, BENTON COUNTY, ARKANSAS AS SHOWN ON PLAT RECORDED AS BOOK & PAGE 2008-589, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS, AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

PARCELS 21-02350-000:

LEGAL DESCRIPTION:
LOTS 4 AND 5 OF DIESEL DOWNS ADDITION TO THE CITY OF SPRINGDALE, BENTON COUNTY, ARKANSAS AS SHOWN ON PLAT RECORDED AS BOOK & PAGE 2008-589, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS, AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

GRID N

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

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

EXISTING CONDITIONS
DIESEL DOWNS, LOT 5
45TH STREET
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=50'
DATE: Apr 20, 2023
ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 23903

© COPYRIGHT 2023 ENGINEERING SERVICES, INC. 4/20/2023 4:49 PM
THIS DRAWING IS THE PROPERTY OF ESI AND IS NOT TO BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF ESI.

L23-30

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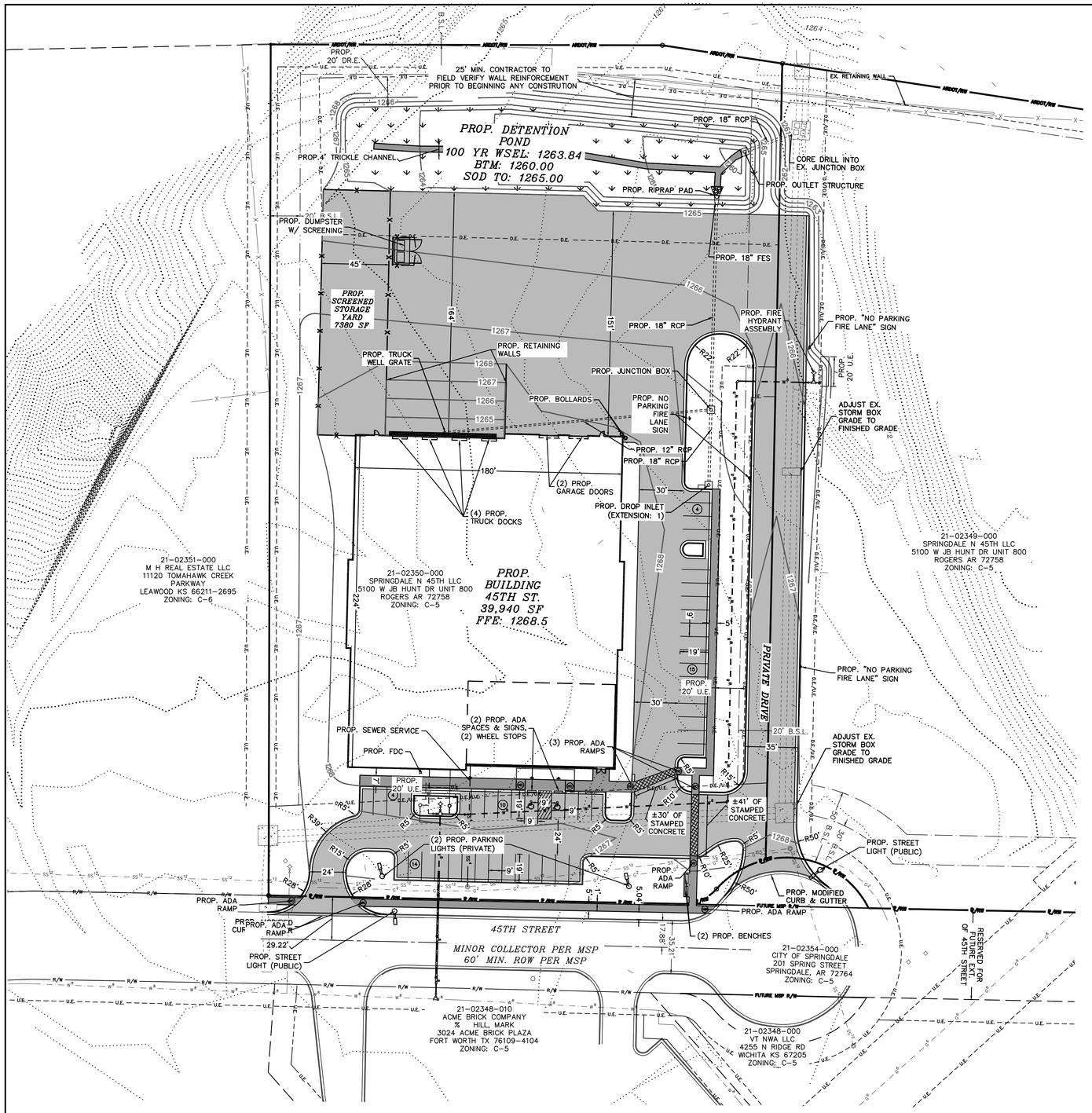

LEGEND

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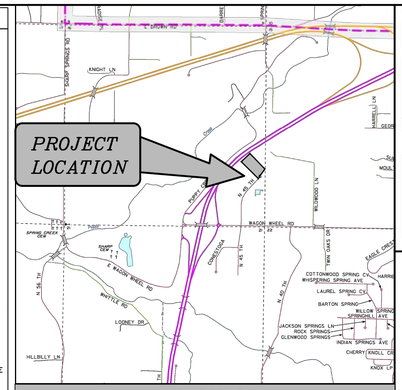

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N.T.S.

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ENGINEER: ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
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CITY ZONING: C-5 (THOROUGHFARE COMMERCIAL)

BUILDING SETBACKS: FRONT – 30'
FRONT IF PARKING IS ALLOWED BETWEEN R-O-W AND THE BUILDING– 50'
SIDE – 20'
REAR – 20'

GROSS SITE AREA: 9.81 ACRES

NET SITE AREA: 4.90 ACRES

PARKING REQUIRED: GENERAL OFFICE – 1 SPACE PER 300 SF OF NET FLOOR AREA UP TO 10,000 SF
WAREHOUSE – 1 SPACE/1,200 SQUARE FEET OF GROSS FLOOR AREA.

PARKING REQUIRED: 34,456 SF / 1,200 SF = 29 SPACES
5,484 SF / 300 SF =18 SPACES

47 SPACES REQUIRED (INCL. 2 ADA)

PARKING PROVIDED: 47 SPACES (INCLUDING 2 ADA)

PARCELS: 21-02350-000 & 21-02349-000

PROPOSED USE: TRADES & SERVICES (UNIT 21)

FEMA FLOODPLAIN ZONE:

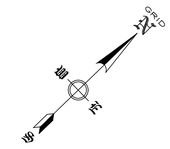
THIS PROPERTY IS NOT WITHIN A 100 YEAR FLOODPLAIN ZONE AS SHOWN ON THE F.I.R.M. MAP #05007C0435J, BENTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: SEPTEMBER 28, 2007.

COMMON OPEN SPACE REQUIREMENTS:

COMMON OPEN SPACE = 10% OF NET SITE ACREAGE
4.99 ACRES * 0.10 = 0.44 ACRES (19,166 S.F.)
COMMON OPEN SPACE REQUIRED = 0.44 ACRES (19,166 S.F.)
COMMON OPEN SPACE PROVIDED = 0.71 ACRES (30,928 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 TOTHE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TWO TEMPORARY BENCHMARKS UTILIZING THIS DATUM ARE SHOWN HEREON.
8) ALL DEVELOPMENTS AFTER AUGUST 20, 2007 MUST HAVE UTILITY WIRES, LINES, AND/OR CABLES IN SAID DEVELOPMENTS MUST BE PLACED UNDERGROUND. EXCLUDING 12Kv AND ABOVE.
9) STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
   A) DEVELOPMENT AND GRADING WITH THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
   B) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
   C) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING.
   D) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
   E) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
10) ALL CROSSINGS UNDER ROADWAYS BY OPEN CUT MUST BE BACKFILLED WITH FLOWABLE FILL
11) STREET LIGHTS ARE REQUIRED AT EACH INTERSECTION AND ALONG THE STREET AT INTERVALS OF 300 TO 350 FEET AS MEASURED ALONG THE CENTERLINE OF THE STREET. THE MINIMUM INITIAL RATING FOR THE STREETLIGHT SHALL BE 6,800 LUMENS FOR A LOCAL STREET, 11,000 LUMENS FOR A COLLECTOR STREET, OR 20,000 LUMENS FOR AN ARTERIAL STREET.
12) CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR ALL STREET CUTS, BORES, AND RESPECTIVE RIGHT-OF-WAY PERMITS FOR THE PROPOSED PROJECT.
13) A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.



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

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

LARGE SCALE DEVELOPMENT
DIESEL DOWNS, LOT 5
45TH STREET
SPRINGDALE, ARKANSAS

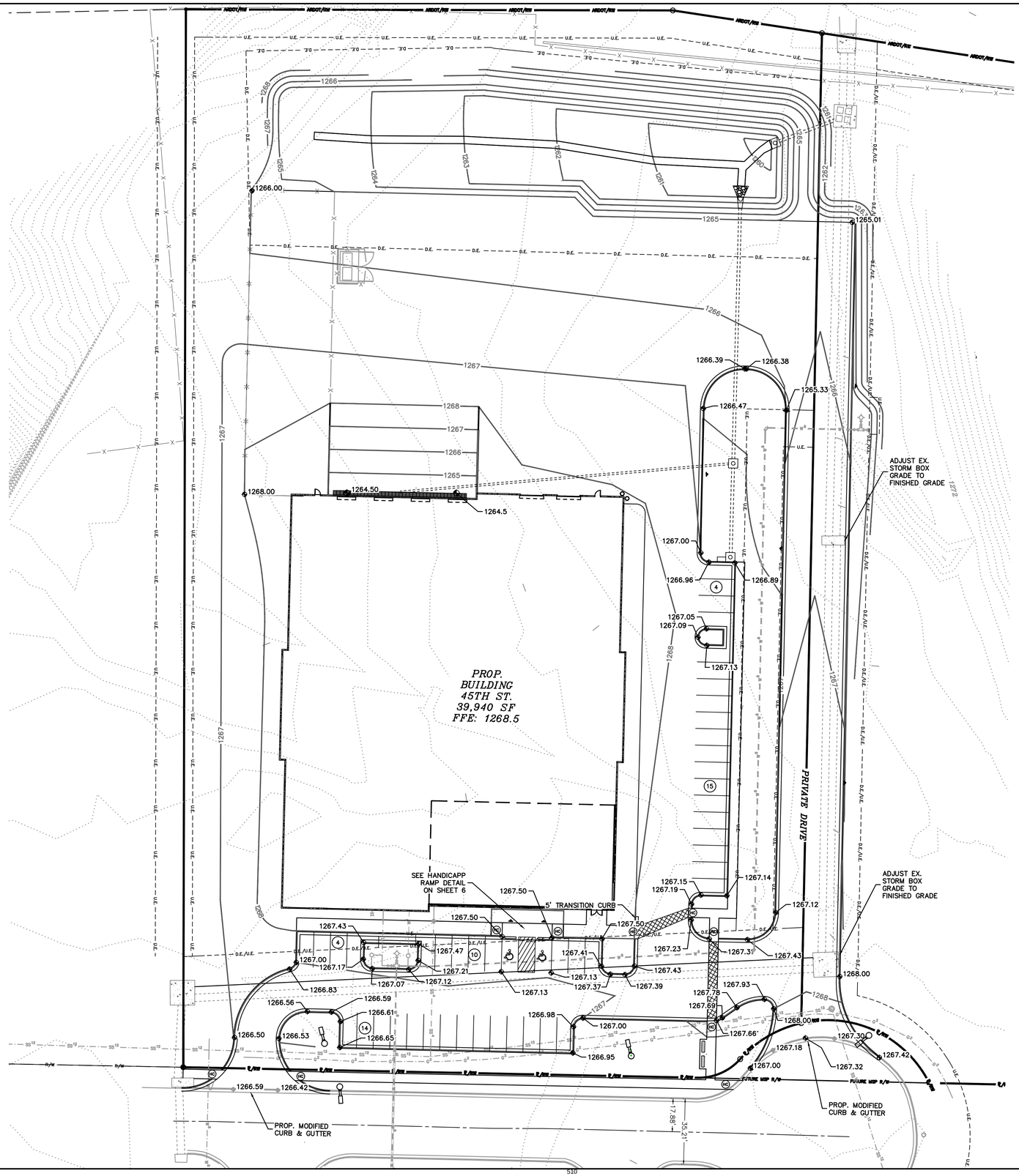
REVISION	DATE	DESCRIPTION

© COPYRIGHT 2023 ENGINEERING SERVICES, INC. 4/20/2023 4:44 PM
C:\23903\Civil\Drawings\C-2 23903 L23-30.dwg

SCALE: 1"=40'
DATE: Apr 20, 2023
ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 23903

L23-30

2



ENGINEERING SERVICES INC.
1205 E. DAWSON ROAD
SUITE D
SPRINGDALE, ARKANSAS 72764

GRADING PLAN
DIESEL DOWNS, LOT 5
45TH STREET
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=30'
DATE: Apr 20, 2023
ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 23903

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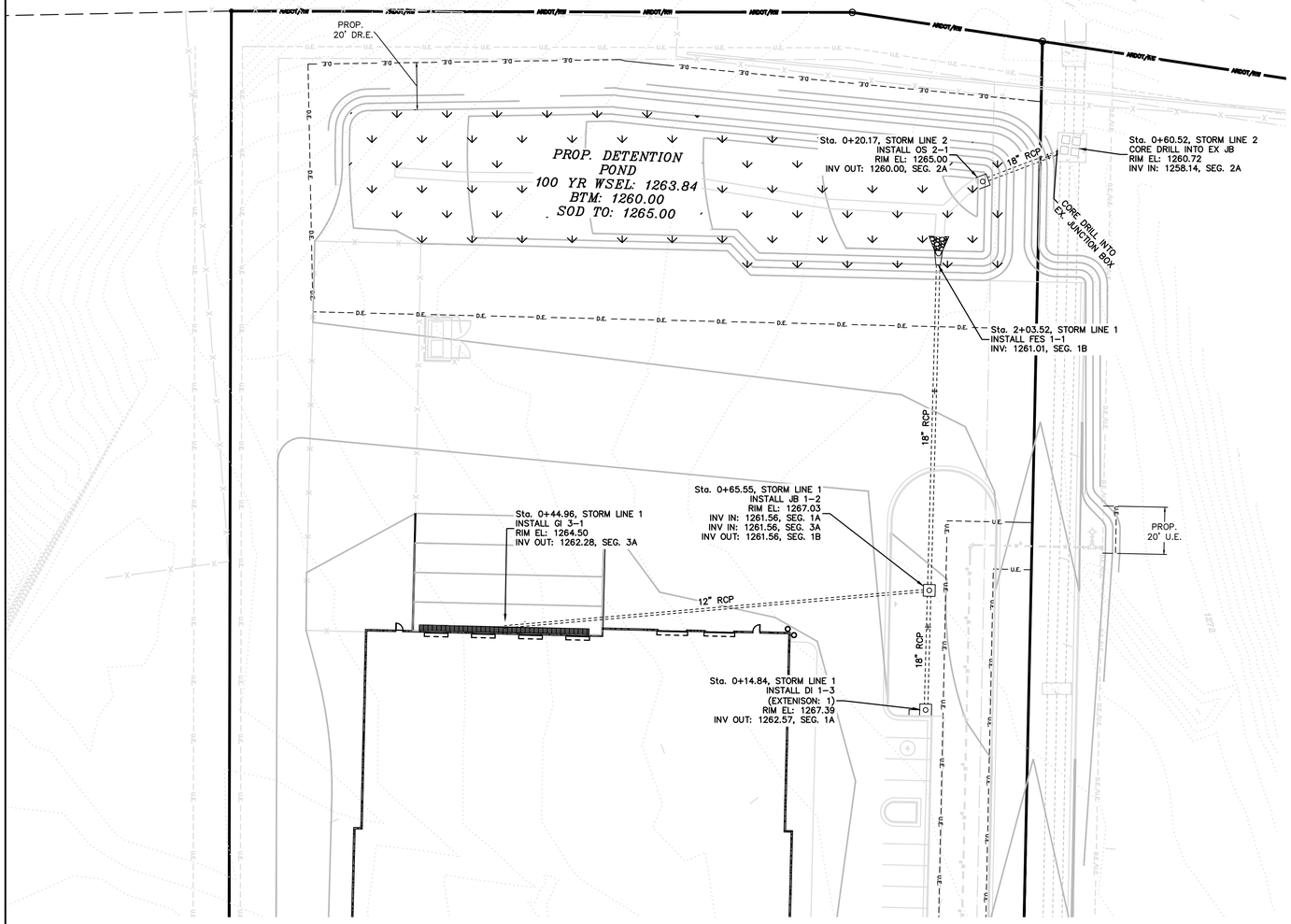
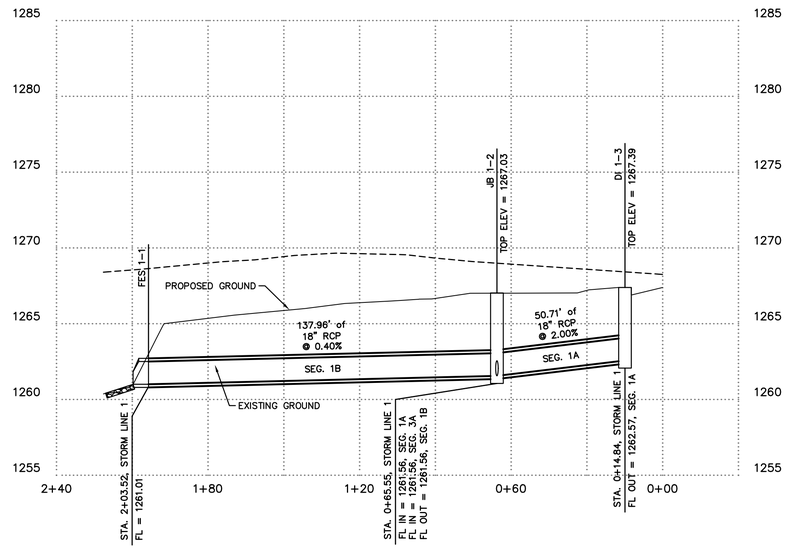
L23-30

3

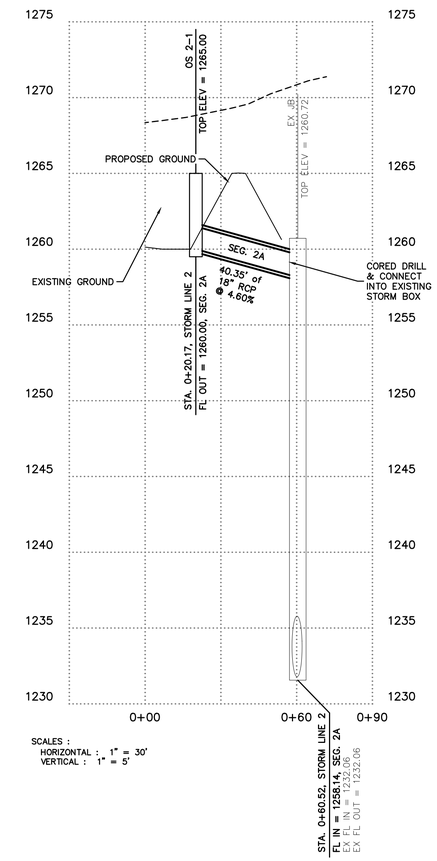


STORM LINE 1

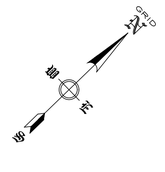
SCALES :
HORIZONTAL : 1" = 30'
VERTICAL : 1" = 5'



STORM LINE 2



SCALES :
HORIZONTAL : 1" = 30'
VERTICAL : 1" = 5'



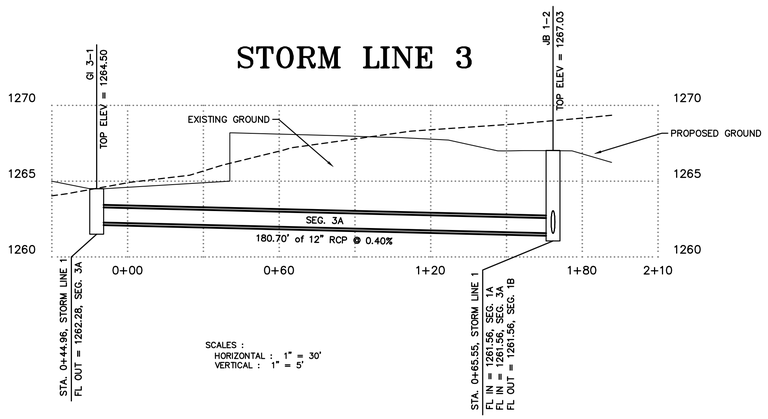
GRAPHIC
REPRESENTATION
ONLY
SCALE 1" = 30'
0 15' 30' 60'

LEGEND

JB	=	JUNCTION BOX
DI	=	DROP INLET
GI	=	GRATED INLET
AI	=	AREA INLET
OS	=	OUTLET STRUCTURE
FES	=	FLARED END SECTION
HW	=	HEADWALL
AS	=	AQUA SWIRL
RCP	=	REINFORCED CONCRETE PIPE
HERCP	=	HORIZONTAL ELLIPTICAL REINFORCED CONCRETE PIPE
HDPE	=	HIGH DENSITY POLYETHYLENE

*ALL RCP SHALL BE CLASS 3
UNLESS OTHERWISE SPECIFIED

STORM LINE 3



SCALES :
HORIZONTAL : 1" = 30'
VERTICAL : 1" = 5'

ENGINEERING SERVICES INC.
3701 S. 48th STREET, SUITE 105
SPRINGDALE, ARKANSAS 72764

STORM PLAN & PROFILE
DIESEL DOWNS, LOT 5
45TH STREET
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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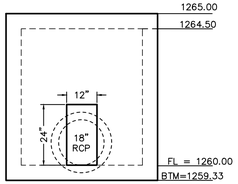
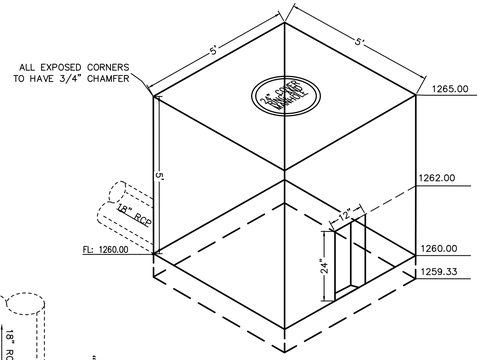
SCALE: 1"=30'
DATE: Apr 20, 2023
ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 23903

L23-30

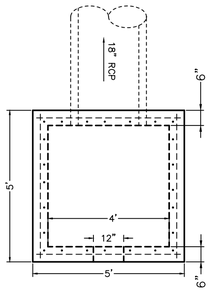
4



FRONT ELEVATION



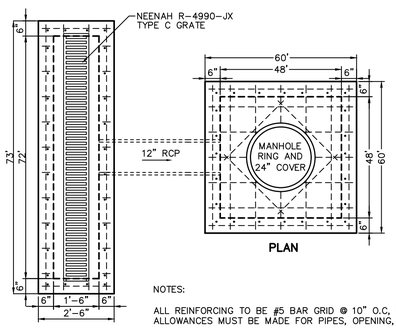
LEFT ISOMETRIC VIEW



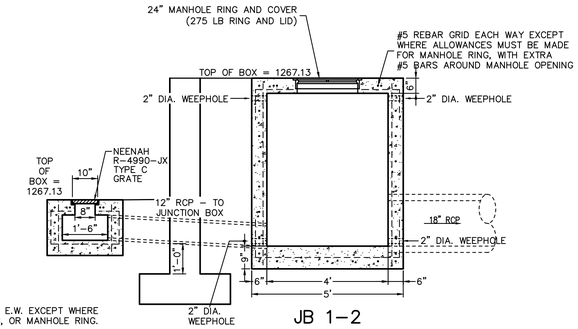
PLAN

OS 2-1

NOT TO SCALE



PLAN



JB 1-2

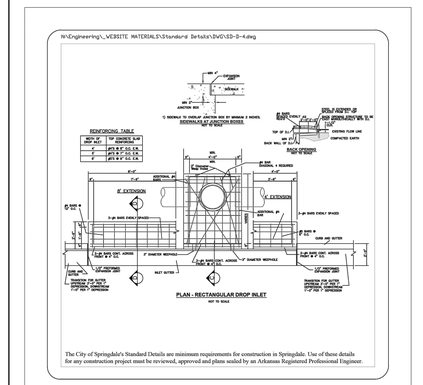
NOTES:

ALL REINFORCING TO BE #5 BAR GRID @ 10" O.C, E.W. EXCEPT WHERE ALLOWANCES MUST BE MADE FOR PIPES, OPENING, OR MANHOLE RING.

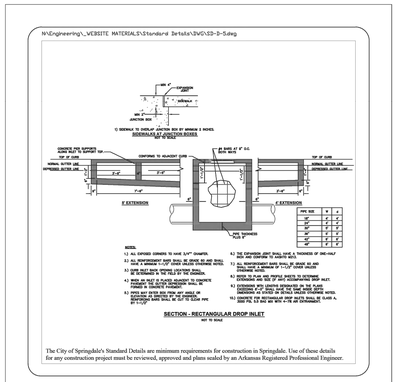
NEOPRENE-COATED STEEL STEPS ARE TO BE INSTALLED IN ALL DROP INLETS AND JUNCTION BOXES WITH A DEPTH 4'-0" OR GREATER STEP TO BE 12"

TRUCK WELL GRATE

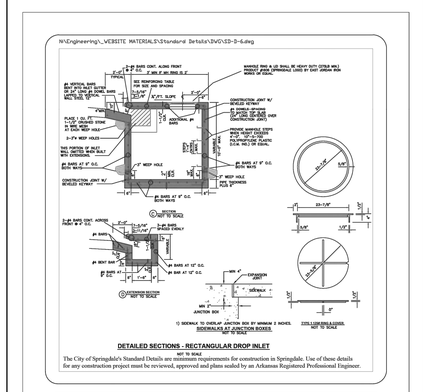
N.T.S.



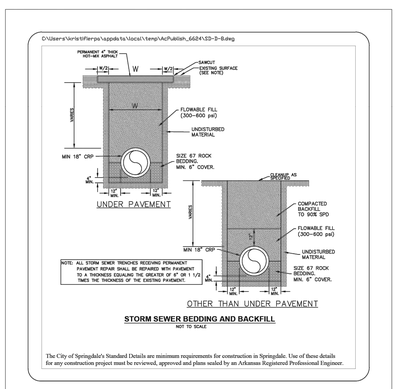
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION D DROP INLET DETAILS	FILE NO. SD-D-4	



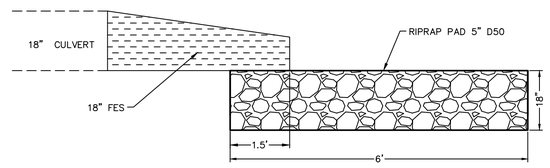
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION D DROP INLET DETAILS	FILE NO. SD-D-5	

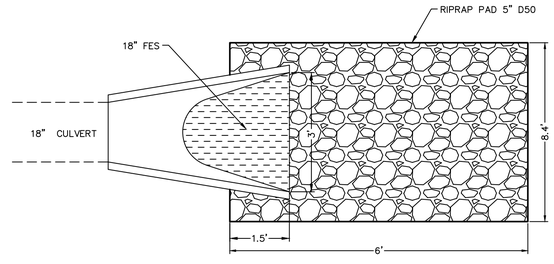


STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION D DROP INLET DETAILS	FILE NO. SD-D-6	



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	





18" CULVERT

NOT TO SCALE

ENGINEERING SERVICES INC.
1770 N. 48TH
SPRINGDALE, ARKANSAS 72764

STORM DETAILS
DIESEL DOWNS, LOT 5
45TH STREET
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: N.T.S.

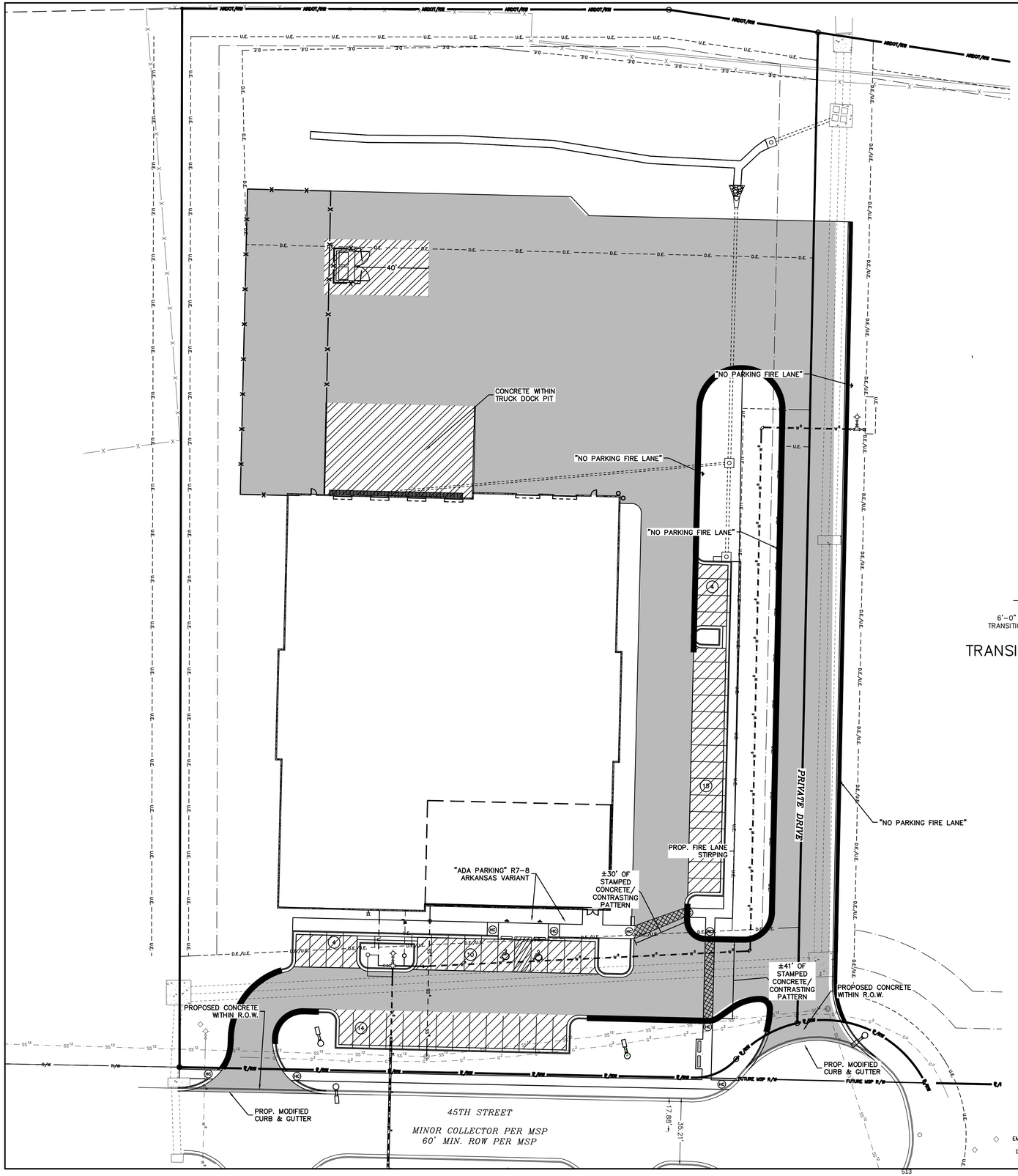
DATE: Apr 20, 2023

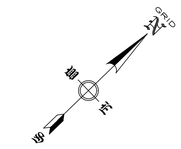
ENGINEER: TJA
DRAWN BY: JDP

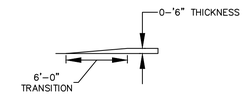
W.O. #: 23903

L23-30

5







TRANSITION CURB DETAIL

(N.T.S)

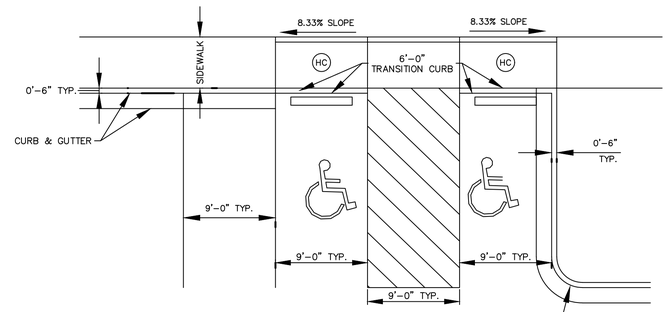
*NOTE:

1. *PAVING SECTIONS ARE TO BE DETERMINED BY A GEOTECHNICAL ENGINEER. SECTIONS SHOWN SHALL BE MODIFIED TO THE GEOTECHNICAL ENGINEER RECOMMENDATION.*
2. *ALL STRIPING AND SYMBOLS SHALL BE COORDINATED WITH OWNER PRIOR TO INSTALLATION.*
3. *CONTRACTOR IS TO SUBMIT A PLAN SHOWING JOINTS FOR OWNER APPROVAL AS PART OF THE PAVING SUBMITTAL.*
4. *WITHIN 40 DAYS OF PLACEMENT OF CURBS, THEY SHALL BE BACKFILLED, FINE GRADED WITH A MINIMUM OF 4-INCHES OF TOPSOIL, AND HYDROMULCHED OR SODDED WITH PERMANENT GRASSES.*

LIGHT DUTY PAVING: CLASS 7 BASE 7" THICK
SURFACE COURSE, 2" THICK

HEAVY DUTY PAVING: CLASS 7 BASE 8" THICK
SURFACE COURSE, 3" THICK

HEAVY DUTY CONCRETE PAVING: CLASS 7 BASE 4" THICK
REINFORCED CONCRETE (4,000 PSI), 6" THICK

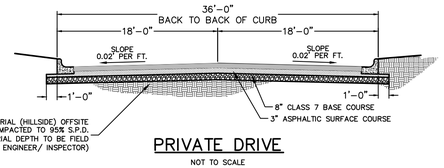


HANDICAP RAMP AND PARKING DETAILS
(VAN ACCESSIBLE PARKING SPACE OPTION #2)

(N.T.S)

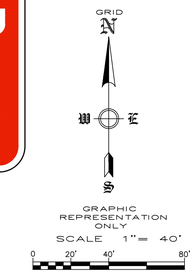






PRIVATE DRIVE

NOT TO SCALE



ENGINEERING SERVICES INC.
1707 S. 48TH STREET, SUITE 103
SPRINGDALE, ARKANSAS 72764

PAVING PLAN
DIESEL DOWNS, LOT 5
45TH STREET
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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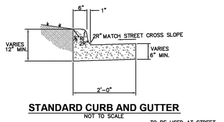
SCALE: 1"=40'
DATE: Apr 20, 2023
ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 23903

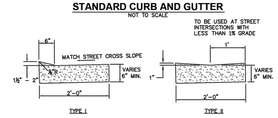
L23-30

6

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 DRIVEWAYS 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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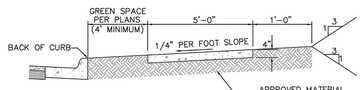
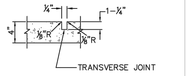


NOTES:
1. ½" ASPHALT IMPREGNATED W/ FIBERBOARD EXPANSION MATERIAL CONFORMING TO AASHTO M213 IS TO BE PLACED AT ALL DRIVEWAYS, AT MAXIMUM 200' INTERVALS, OR AS DIRECTED BY ENGINEER.
2. TRANSVERSE JOINTS TO BE PLACED AT 5' INTERVALS PERPENDICULAR TO SIDEWALK.
3. SAWED JOINTS SHALL BE USED INSTEAD OF TOOLED 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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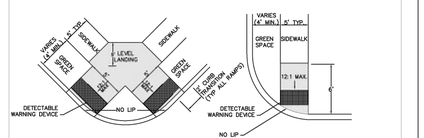


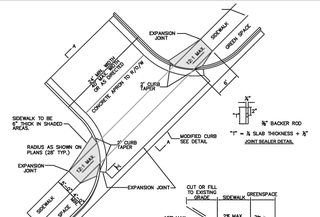
NOTES:
1. THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1.
2. THE NORMAL GUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
3. THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".
4. DETECTABLE WARNING DEVICES SHALL BE PLACED AT ALL LOCATIONS WHERE RAMPS CROSS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

HANDICAP RAMP DETAILS
NOT TO SCALE

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

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

N:\Engineering_WEBSITE MATERIALS\Standard Details\DWG\SD-B-3.dwg

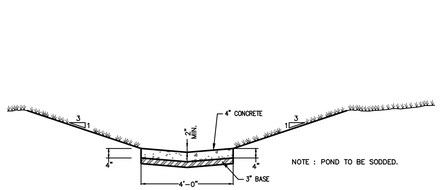


1. DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2. 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3. CONCRETE CURB TO BE SAWCUT AT 15' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.
4. HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.
5. CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.
6. DRIVEWAY SECTION TO BE 6" PORTLAND CEMENT CONCRETE (3,500 P.S.I.) WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.
7. CONCRETE APRONS SHALL HAVE 10' SAWCUTS IN EACH DIRECTION (BOTH HORIZONTAL AND VERTICAL).
8. INDUSTRIAL DRIVES SHOULD INCREASE RADIUS AT DRIVEWAY ENTRANCES TO 50-FT.

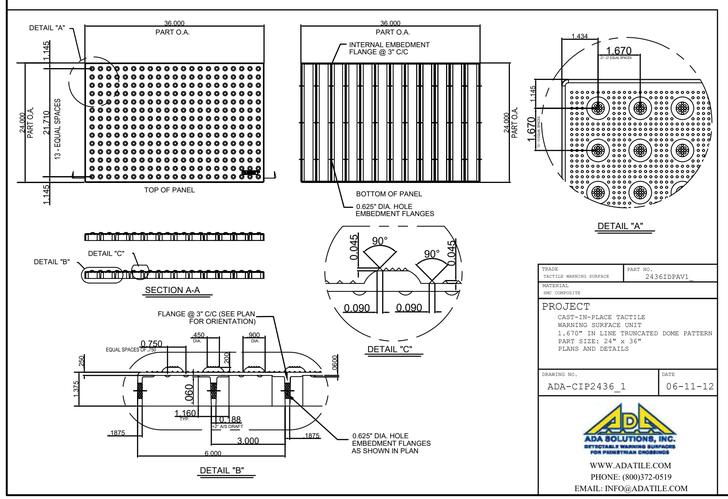
COMMERCIAL DRIVEWAY DETAIL
NOT TO SCALE

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

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

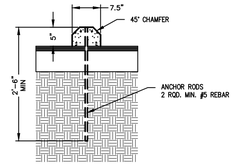


4' CONCRETE TRICKLE CHANNEL
NOT TO SCALE

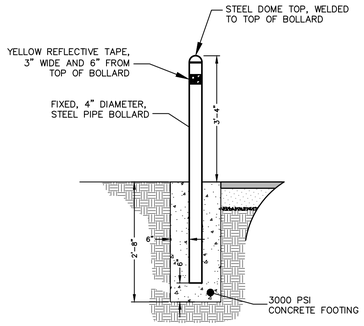


TRADE: TACTILE WARNING SURFACE	PART NO.: 2436IDPAV1
MATERIAL: DMC COMPOSITE	
PROJECT: CAST-IN-PLACE TACTILE WARNING SURFACE UNIT 1.670" IN LINE TRUNCATED DOME PATTERN PART SIZE: 24" x 36" PLANS AND DETAILS	
DRAWING NO.: ADA-CIP2436_1	DATE: 06-11-12

ADA SOLUTIONS, INC.
DETECTABLE WARNING SURFACES FOR PEDESTRIAN CROSSINGS
WWW.ADATILE.COM
PHONE: (800)372-0519
EMAIL: INFO@ADATILE.COM



WHEEL STOP DETAIL
NOT TO SCALE

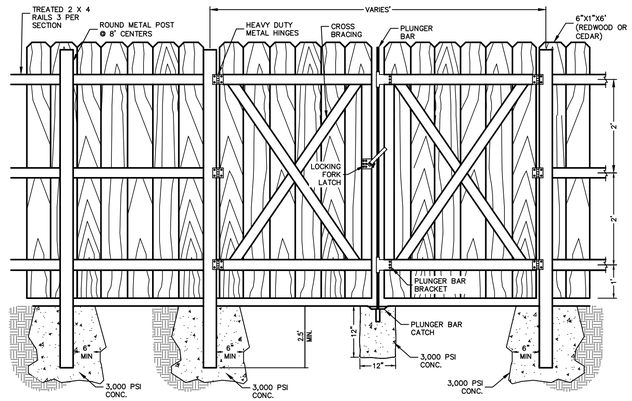


FRONT VIEW

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

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

STANDARD BOLLARD
NOT TO SCALE



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

DUMPSTER SCREENING FENCE DETAIL
NOT TO SCALE

ENGINEERING SERVICES INC.
1302 E. EMMA AVE., SUITE 2
SPRINGDALE, ARKANSAS 72764

TYPICAL DETAILS
DIESEL DOWNS, LOT 5
45TH STREET
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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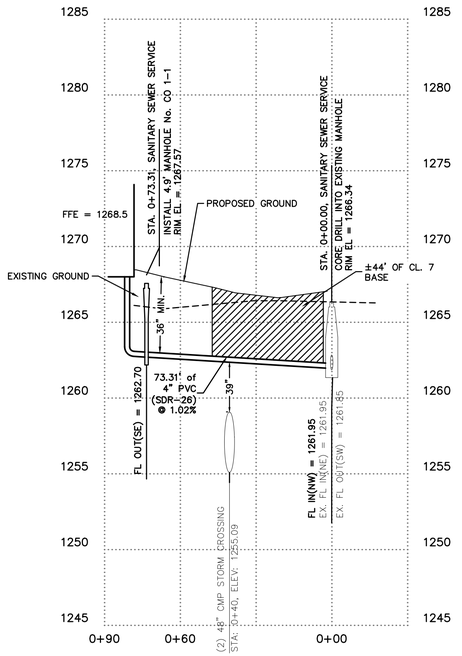
SCALE: N.T.S.
DATE: Apr 20, 2023
ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 23903

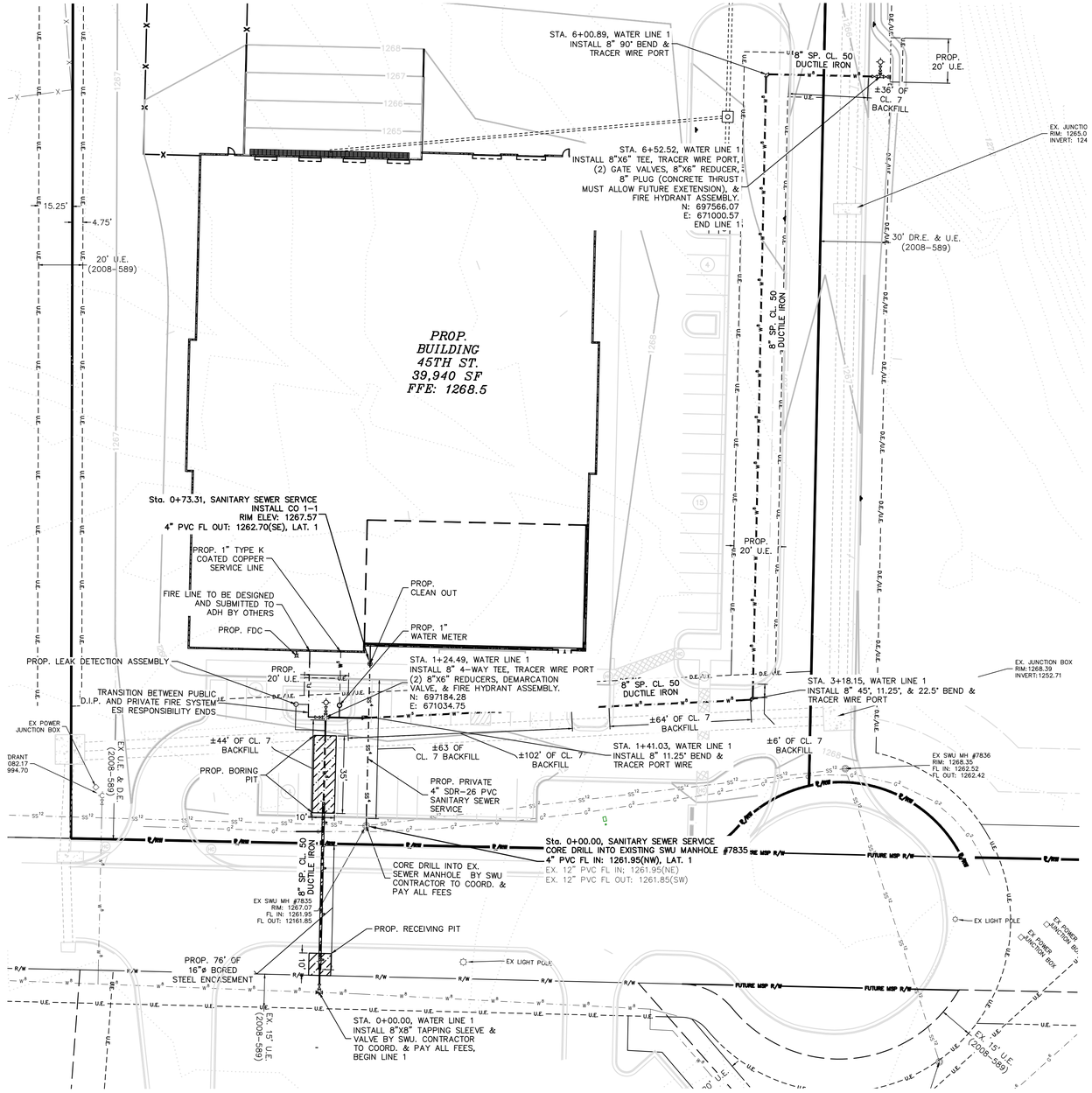
L23-30

7

SANITARY SEWER SERVICE



SCALES :
HORIZONTAL : 1" = 30'
VERTICAL : 1" = 5'



NOTES :

1. ALL WATER AND SEWER MAIN EXTENSIONS AND SERVICES SHALL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES REVISED JANUARY 20, 2021, AND SEALED MAY 6, 2021.
2. CONSTRUCTION PLANS AND SPECIFICATIONS WILL NEED TO BE SUBMITTED AND APPROVED BY SWU AND THE ARKANSAS DEPARTMENT OF HEALTH PRIOR TO BEGINNING ANY WATER AND SEWER CONSTRUCTION.
3. A PRE-CONSTRUCTION MEETING IS TO BE HELD WITH THE WATER AND SEWER CONTRACTOR AND SWU PRIOR TO BEGINNING ANY CONSTRUCTION.
4. CONTRACTOR SHALL CONTACT SWU PRIOR TO PERFORMING WORK.
5. ALL WATER MAIN SHALL BE SPECIAL CLASS 50 DUCTILE IRON.
6. SWU STAFF SHALL BE PRESENT DAY OF TAPPING, DISINFECTION AND FLUSHING.
7. SWU SHALL PERFORM AND BE PRESENT FOR ALL TAPS TO EXISTING SYSTEM
8. ALL UTILITIES SHALL HAVE FULL DEPTH BACKFILL (FLOWABLE FILL) UNDER PUBLIC ROADWAYS.
9. FIELD LOCATE AND VERIFY THE LOCATION OF EXISTING WATER AND SANITARY SEWER FACILITIES. INDICATE THE LOCATION OF THESE FACILITIES ON THE DRAWING AND PROVIDE ADEQUATE EASEMENTS, ON-SITE AND OFF-SITE, ACCEPTABLE TO THE SPRINGDALE WATER UTILITIES. EASEMENTS SHALL BE ESTABLISHED SUCH THAT A 10-FOOT SPACE SHALL BE PROVIDED BETWEEN THE UTILITY AND ANY PERMANENT STRUCTURE AND EASEMENTS SHALL BE PROVIDED SUCH THAT 10' IS BETWEEN THE UTILITY AND EASEMENT LINE.
10. THE FINAL APPROVAL AND ACCEPTANCE OF FACILITIES PROPOSED HEREIN IS SUBJECT TO THE ACCEPTANCE BY THE UTILITY OF A UTILITY SPACING PLAN. PRIOR TO ANY CONSTRUCTION ON THIS PROJECT, PLEASE SUBMIT A UTILITY SPACING PLANS. THE OWNER AND ENGINEER MUST SUBMIT CERTAIN ASSURANCE IN WRITTEN FORM GUARANTEEING ADHERENCE TO SAID PLAN.
11. FULL DEPTH COMPACTED CLASS 7 BASE MATERIAL IS REQUIRED FOR THE WATER AND SEWER TRENCHES UNDER PRIVATE EXISTING OR PROPOSED DRIVING SURFACES.
12. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIRED ADJUSTMENTS TO THE EXISTING WATER AND SEWER FACILITIES DUE TO SITE GRADING, PAVING, LOT LINE ADJUSTMENTS OR OTHER MATTERS.

ESI
ENGINEERING SERVICES INC.
3125 PINNACLE HILLS ROAD
SUITE 210
SPRINGDALE, ARKANSAS 72764

UTILITY PLAN
DIESEL DOWNS, LOT 5
45TH STREET
SPRINGDALE, ARKANSAS

CERTIFICATE OF AUTHORIZATION
ENGINEERING SERVICES, INC
131
ARKANSAS

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

REVISION	DATE	DESCRIPTION

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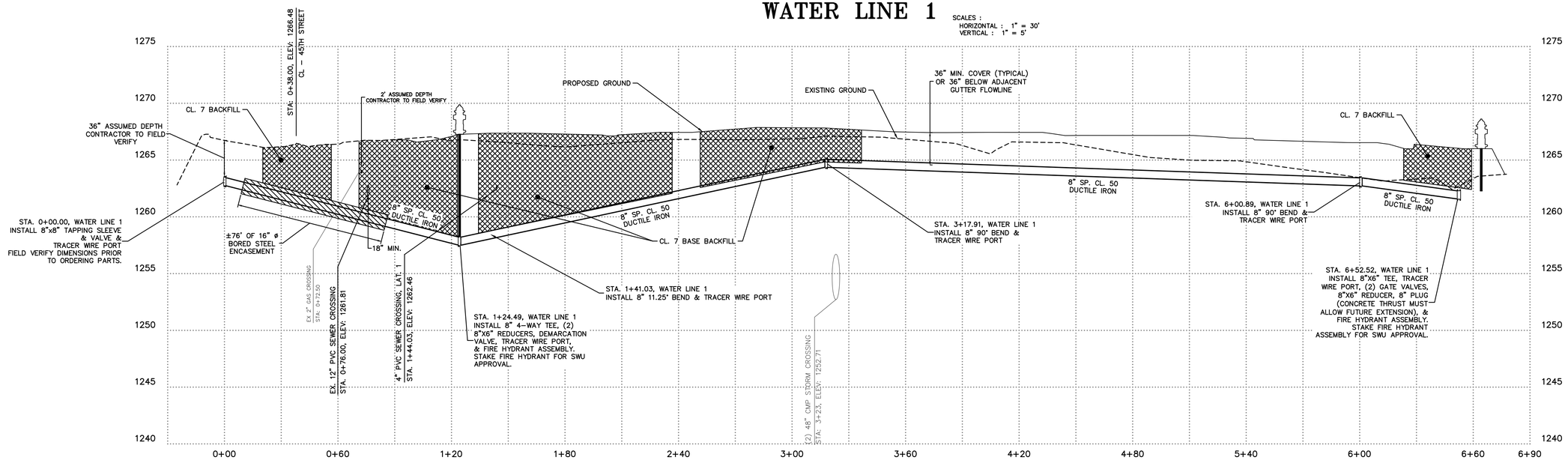
SCALE: 1"=30'
DATE: Apr 20, 2023
ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 23903

L23-30

8

WATER LINE 1



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

WATER LINE PROFILE
DIESEL DOWNS, LOT 5
45TH STREET
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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DATE: Apr 20, 2023
ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 23903

L23-30

9

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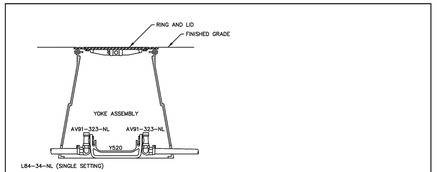
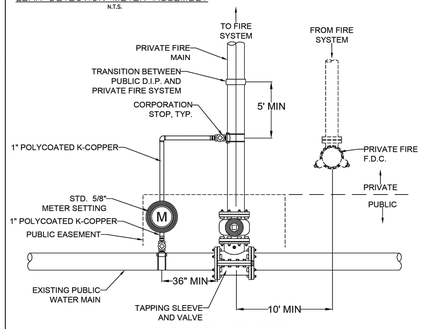
Z:\L50\23903 Diesel Downs, Lot 5\23903-LOT5 PLAN.dwg



LEAK DETECTION METER ASSEMBLY

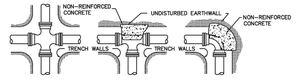
N.T.S.



FIRE SYSTEM CONNECTION

N.T.S.

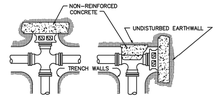
SPRINGDALE WATER UTILITIES	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION		
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5701	DRAWN BY: crk	DRAWING NO. S-36	DATE: JAN. 2018



CROSS TEE 90° BEND

45° BEND SIMILAR

22 1/2° BEND SIMILAR



CROSS W/PLUG TEE W/PLUG

NOTES:

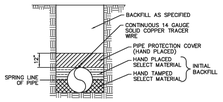
1. ALL FITTINGS SHALL BE MECHANICAL JOINTS, UNLESS OTHERWISE SPECIFIED.
2. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
3. WRAP ALL FITTINGS WITH POLYETHYLENE AS SPECIFIED.
4. BACK ALL TEES ACCORDING TO SIZE OF BRANCH.
5. BACKING FOR FUTURE LINE EXTENSIONS SHALL BE SUCH THAT REMOVAL OF BACKING IS POSSIBLE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

REACTION BACKING TABLE				
SIZE	REQUIRED SQ. FT. OF UNDISTURBED EARTHWALL FOR REACTION BACKING			
	TYPE OF FITTINGS			
	TEE	90°	45°	22 1/2°
3"	1	1	1	1
4"	1	1	1	1
6"	3	2	1	1
8"	4	4	2	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.

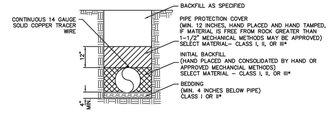
SPRINGDALE WATER UTILITIES	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION		
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5701	DRAWN BY: KMJ/JNK	DRAWING NO. S-3	DATE: MARCH 2008



D.I. PRESSURE WATER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 2")

N.T.S.



D.I. PRESSURE PIPE TRENCH FOR FORCE MAINS

(STANDARD LAYING CONDITION "TYPE 3")

N.T.S.

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

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

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

SPRINGDALE WATER UTILITIES	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION		
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5701	DRAWN BY: TLS	DRAWING NO. S-18	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:

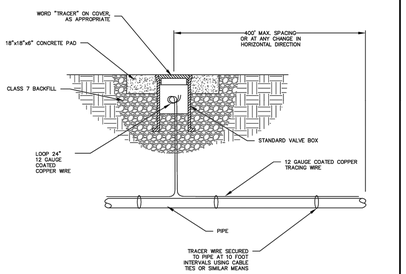
TRENCH WIDTH SHALL BE AS SET FORTH IN ANY LAWFUL TCO, INCLUDED AS THE TABLE ABOVE. WHERE UNSTABLE SOILS EXIST, IT MAY BE NECESSARY FOR THE PLACEMENT OF A TRENCH SUPPORT SYSTEM OR AS OTHERWISE REQUIRED



TYPICAL PIPE TRENCH

N.T.S.

SPRINGDALE WATER UTILITIES	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION		
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5701	DRAWN BY: JNK	DRAWING NO. S-17	DATE: MARCH 2008



TRACING WIRE CONNECTION PORT

N.T.S.
M-1

SPRINGDALE WATER UTILITIES	MISCELLANEOUS DETAILS FOR WATER AND SEWER CONSTRUCTION		
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5701	DRAWN BY: JRA	DRAWING NO. M-1	DATE: AUG 2020

ENGINEERING SERVICES INC.
1703 E. EMMA AVE., SUITE A
SPRINGDALE, ARKANSAS 72764

UTILITY DETAILS
DIESEL DOWNS, LOT 5
45TH STREET
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: N.T.S.

DATE: Apr 20, 2023

ENGINEER: TJA
DRAWN BY: JDP

W.O. #: 23903

L23-30

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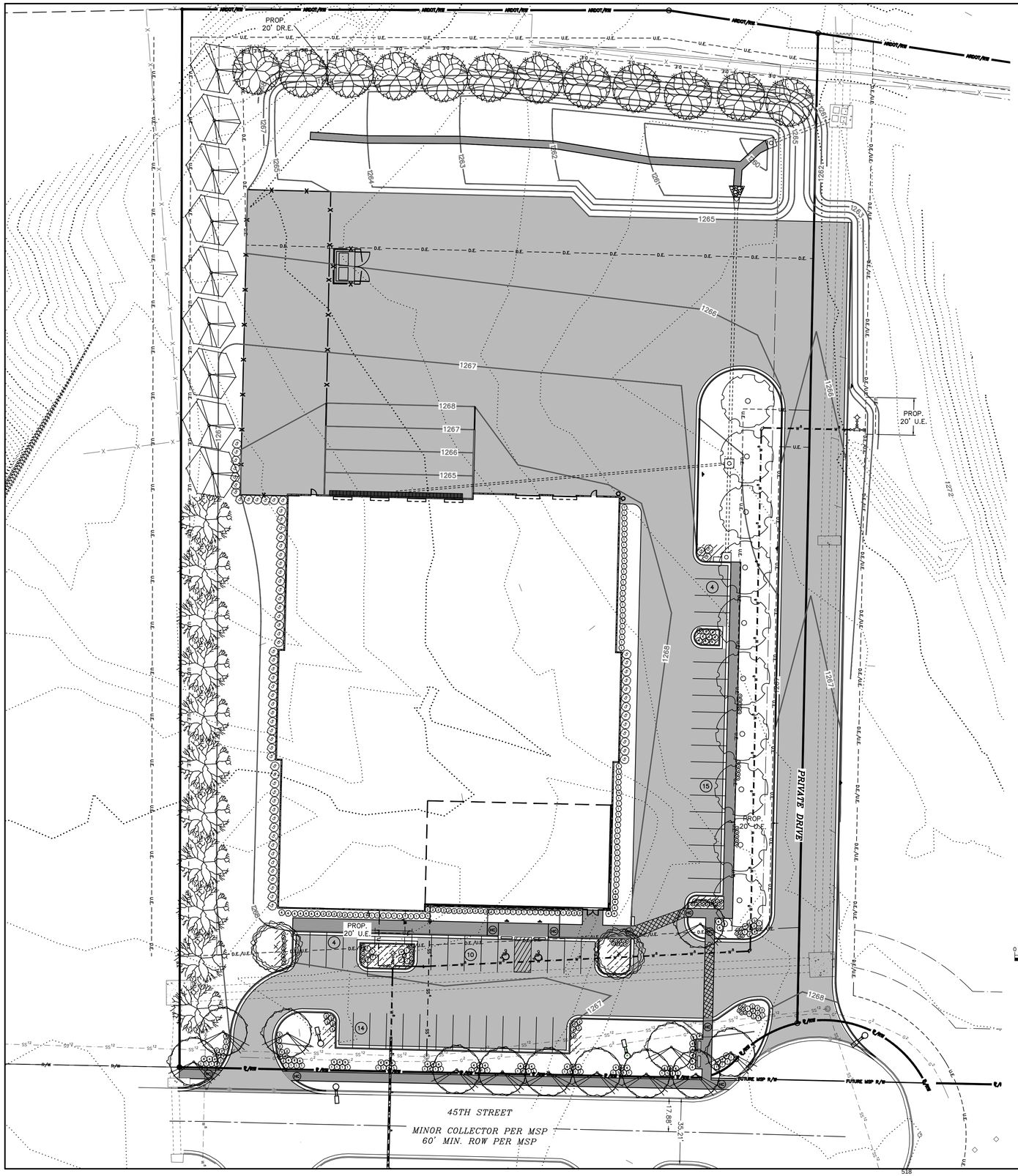
PROP. 20' D.R.E.
PROP. 20' U.E.
PROP. 20' U.E.
PROP. 20' U.E.
PROP. 20' U.E.
PRIVATE DRIVE
45TH STREET
MINOR COLLECTOR PER MSP
60' MIN. ROW PER MSP
FUTURE MSP R/W
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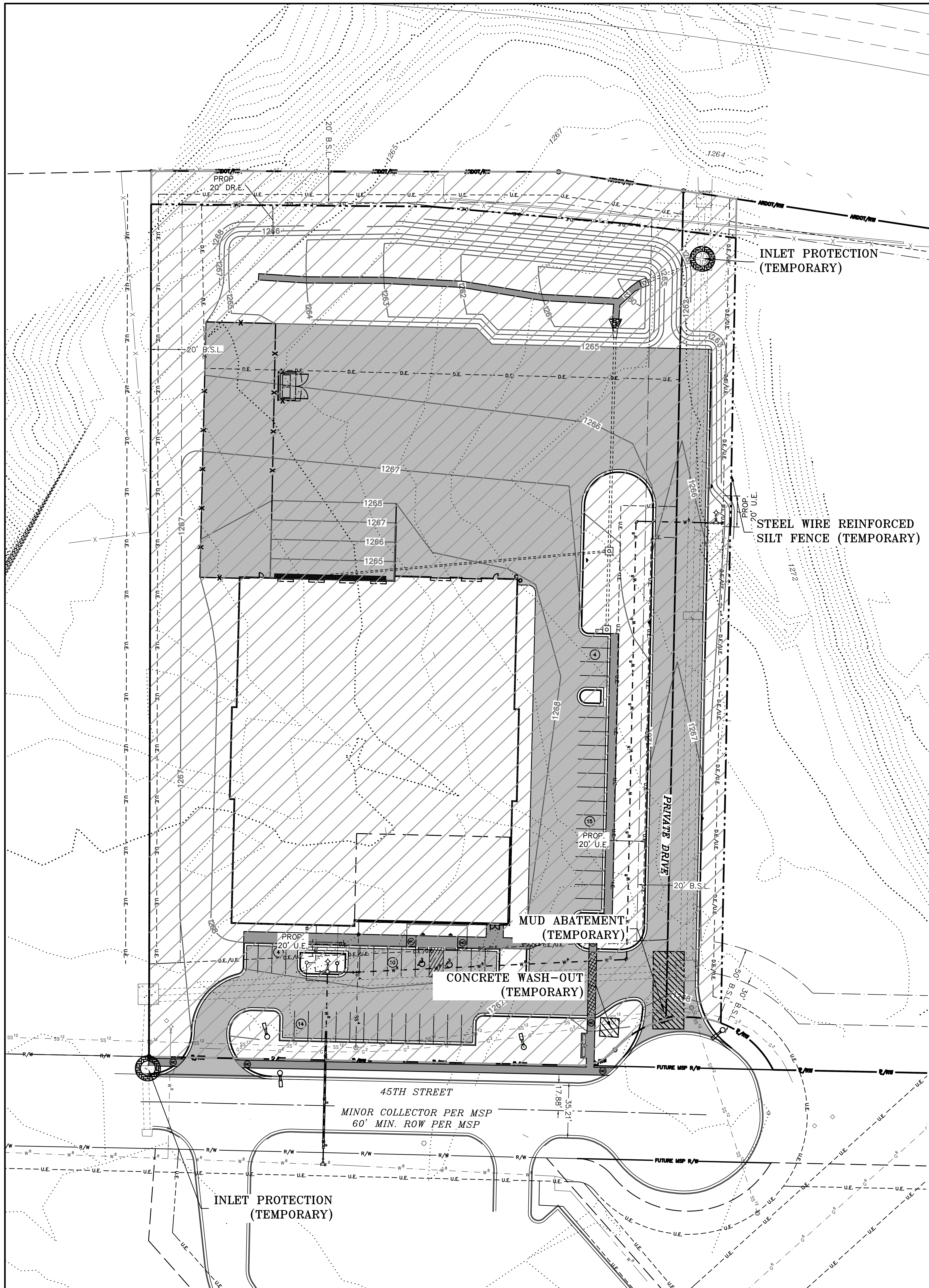


LEGEND

Symbol	Description
	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

GRID N

GRAPHIC REPRESENTATION ONLY

SCALE 1"= 40'

0 20' 40' 80'

NOTES:

1.) ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOP SOIL AND RE-VEGETATED PER SECTION 169.06 OF THE UDC. VEGETATION MUST BE ESTABLISHED TO MINIMIZE EROSION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
2.) WHEN SILT FENCE IS NOT PLACED AT A CONSTANT ELEVATION FOLLOWING CONTOURS ON STEEP SLOPES, THE "J" HOOP METHOD SHOULD BE USED (AT 50 FT INTERVALS) TO CREATE PONDING AND PREVENT EROSION OF THE TRENCH BACKFILL OF SILT FENCE INSTALLATION.
3.) ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 15 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.
4.) PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.
5.) TOP SOIL OR OTHER SOIL 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: 4.9 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.

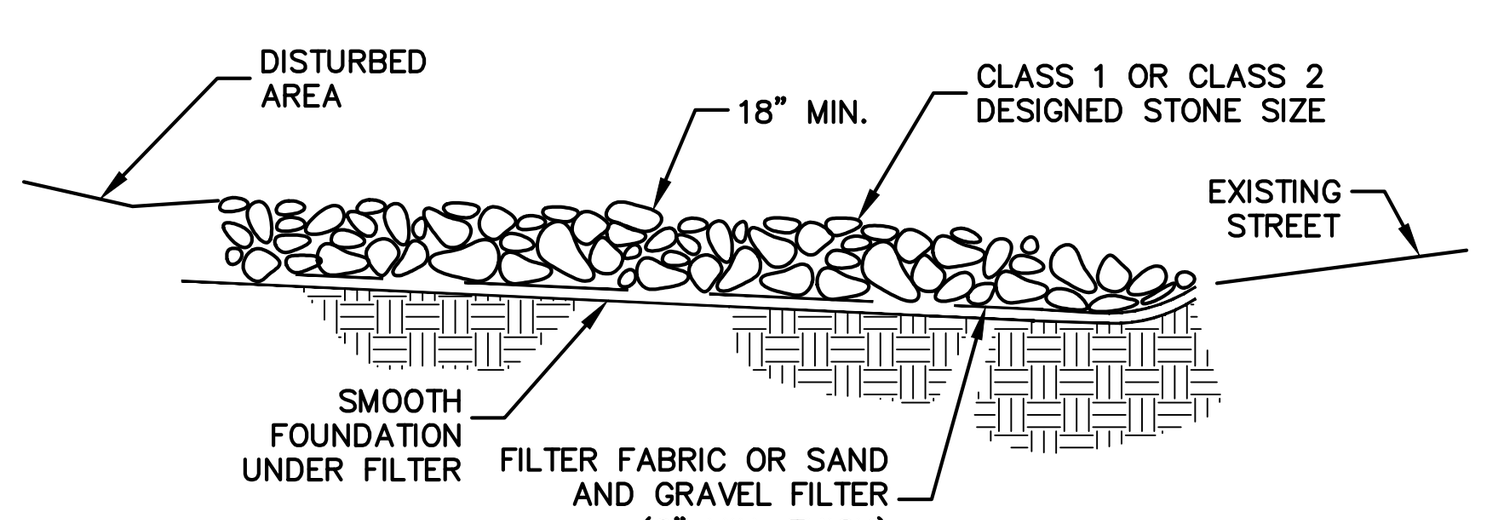
3) STRAW AND WOOD CHIPS SHALL BE PLACED TO PROVIDE TEMPORARY PROTECTION WHILE FINAL GRADING IS BEING COMPLETED.

4) PLACE BIG RED FILTER ON ALL CURB INLETS.

*SILT FENCE IS USED AS AN ENERGY DISSIPATION DEVICE

*SILT FENCE IS USED TO CONTROL POLLUTANTS DURING STORM WATER DISCHARGE

*SILT FENCE MUST BE MAINTAINED UNTIL SITE IS PERMANENTLY STABILIZED



TYPICAL SECTION

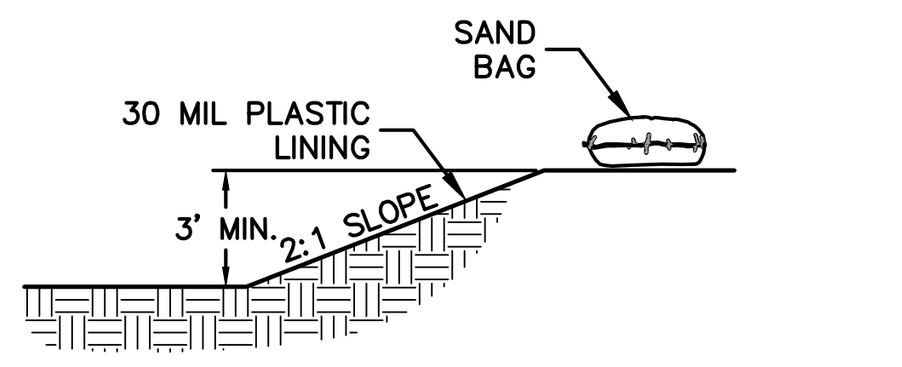
NOTES:

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

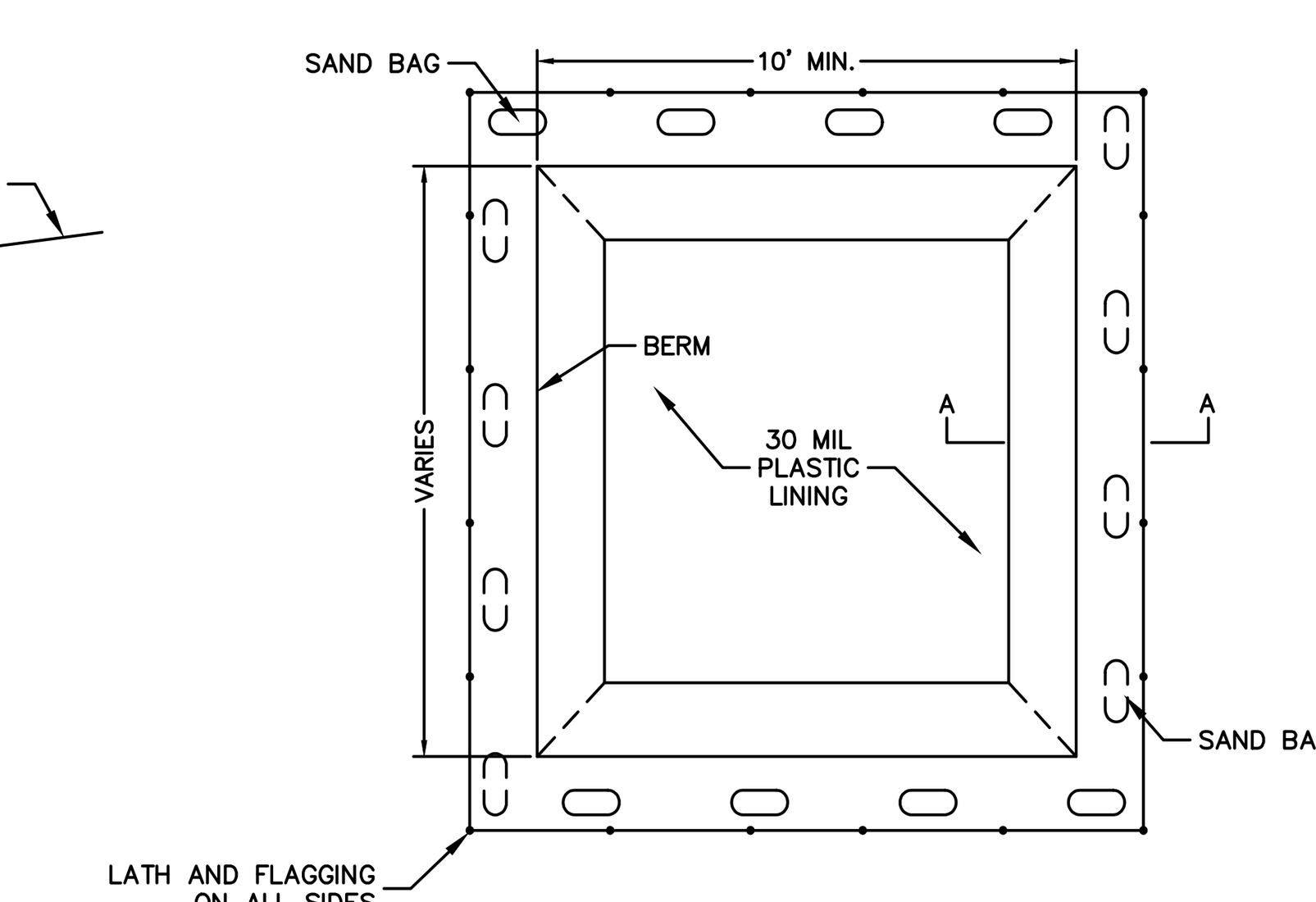
2) MINIMUM LENGTH SHALL BE 50'

MUD ABATEMENT ENTRANCE

NOT TO SCALE



SECTION A – A



PLAN

NOTES:

1) LATH AND FLAGGING SHOULD BE COMMERCIAL TYPE.

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

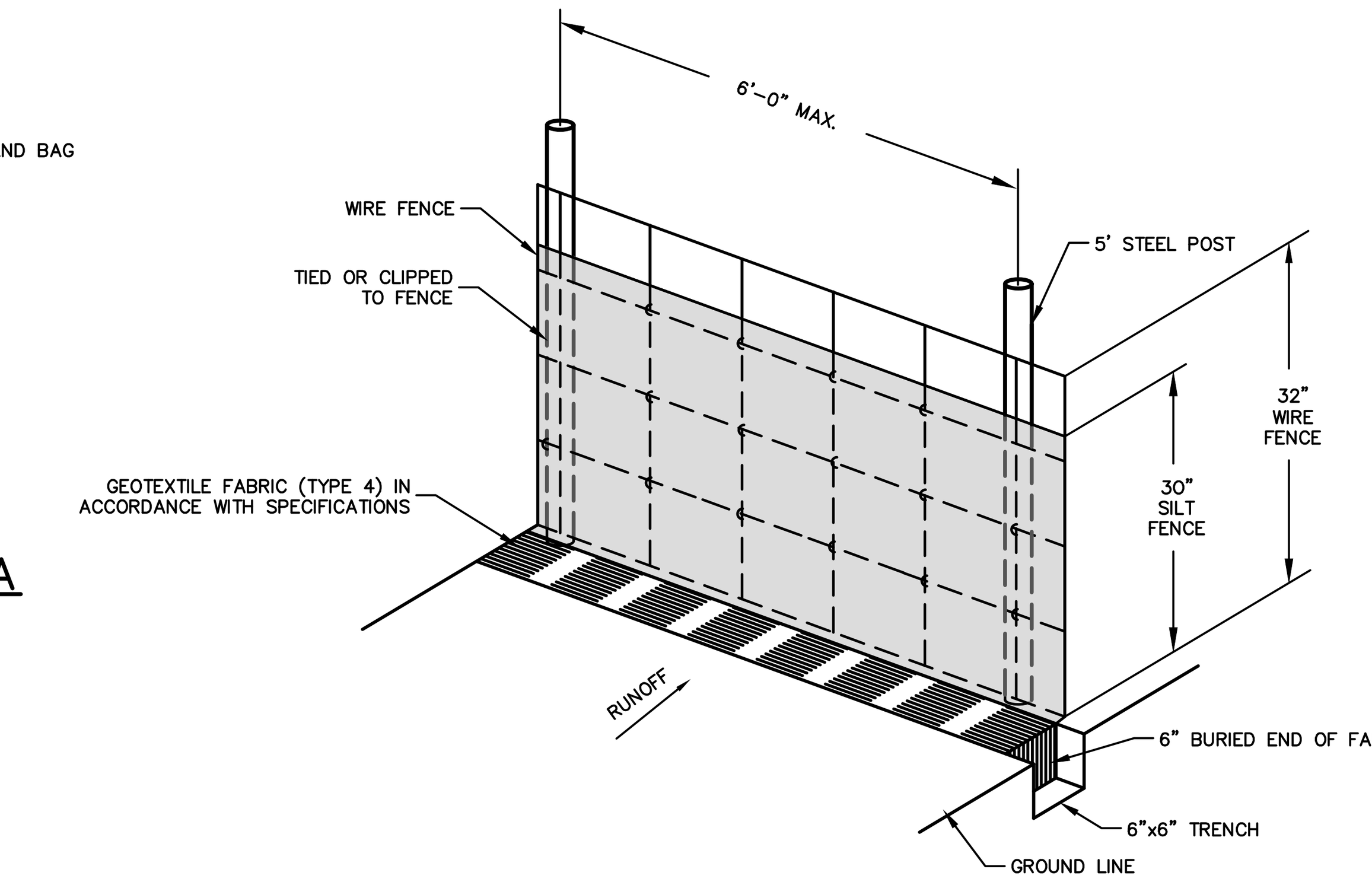
CONCRETE WASH-OUT AREA

NOT TO SCALE

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

NOTES:

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

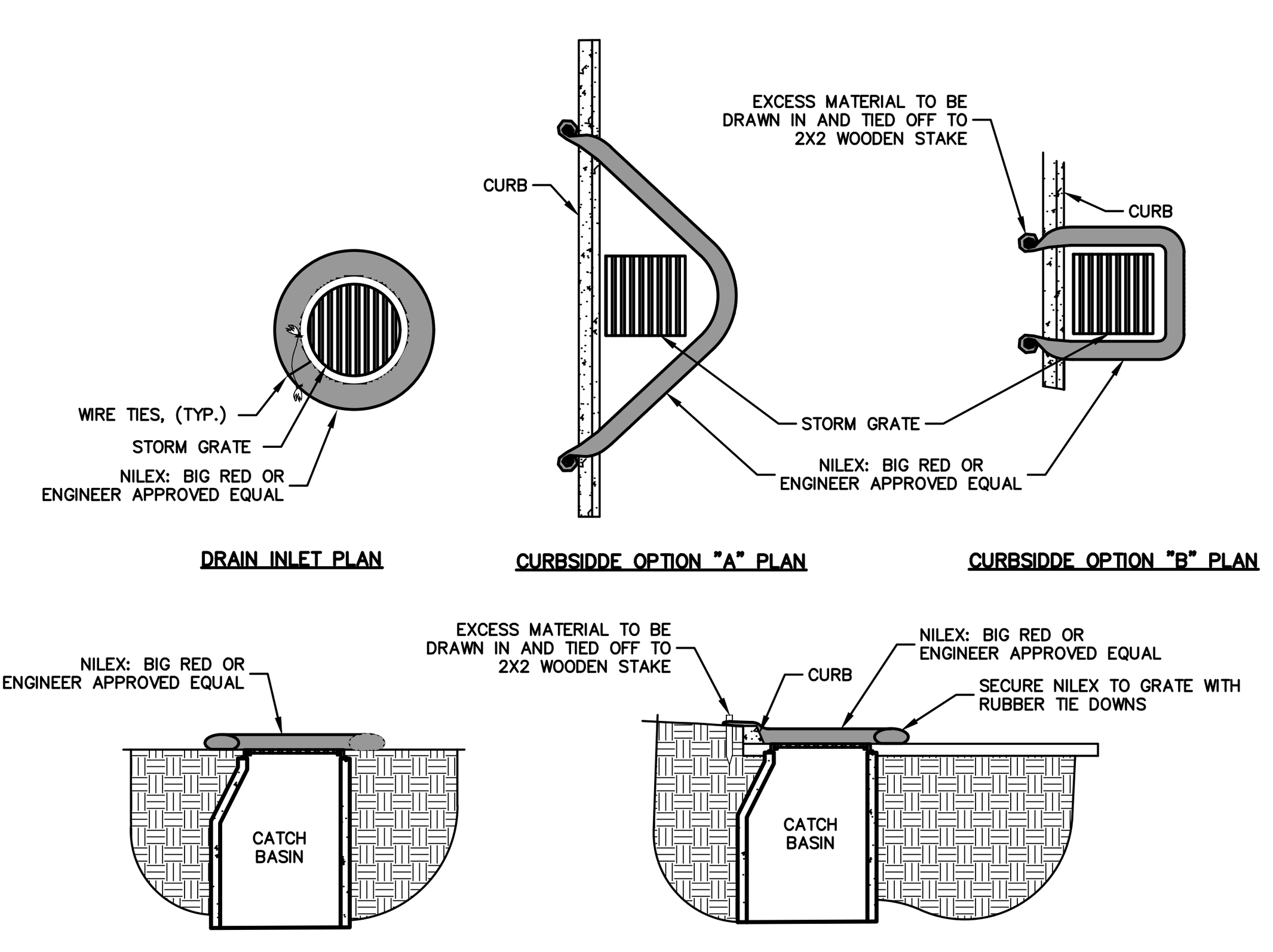


SILT FENCE NOTES

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

WIRED REINFORCED BURIED EDGE SILT FENCE

NOT TO SCALE



NOTES:

1) ALL 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

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

STORM WATER POLLUTION PREVENTION PLAN & DETAILS

DIESEL DOWNS, LOT 5
45TH STREET
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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Z:\LSD\23903 Diesel Downs, Lot 5\23903 - SWPPP.DWG

SCALE: 1"=40'

DATE: Apr 20, 2023

ENGINEER: TJA
DRAWN BY: JDP

W.O. #: 23903

L23-30

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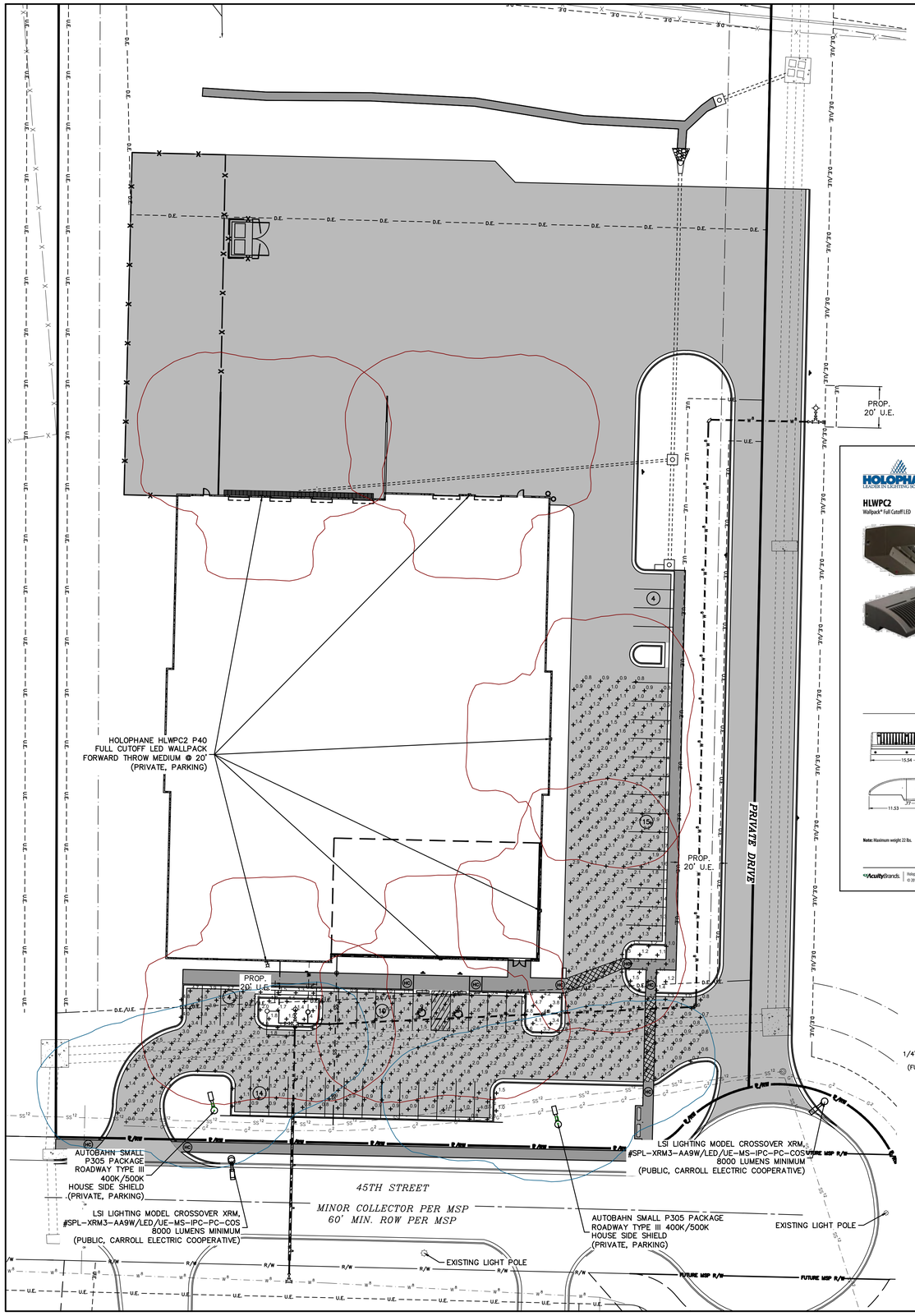
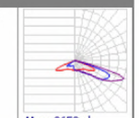
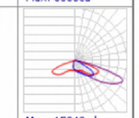


Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	D		6	Holophane	HLWPC2 P50 40K XX TFTM	Wallpack Full Cutoff LED, LED Performance Package P20, 4000 series CCT, Voltage, Forward Throw Medium	1	12125	0.9	115	 Max: 8650cd
	F		2	American Electric Lighting	ATB0 P305 R3 4K/5K HSS	Autobahn Small P305 Package Roadway Type III 4000K/5000K House side shield	1	19019	0.9	144	 Max: 15042cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	2.0 fc	4.7 fc	0.5 fc	9.4:1	4.0:1

HOLOPHANE
LEADER IN LIGHTING SOLUTIONS

Catalog Number: HLWPC2 P50 40K TFTM MVOLT BKSDP PR7 PCLL
Notes: Type:

HLWPC2
Wallpack® Full Cutoff LED

Mechanical
- Heavy grade A360 cast aluminum (aluminum with <1% copper)
- Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering
- Slip fitter mounted junction box
- Mist Incubator Rated
- IP65-rated housing, down light only
- ¾" gasketed threaded entry (4 – 14 NPT) on each side and on top, accepts ½" and ¾" conduit
- ¾" threaded plugs are painted on each side
- Vibration tested to 1.5G per ANSI C136.31.

Electrical
- Certified for UL or CSA
- Rated for -40°C (-40°F) minimum ambient
- A programmable electronic driver with 0-10V control leads
- Available in 120-277V 50/60 Hz and 347-480V 50/60 Hz
- Standard: 3000K, 4000K and 5000K CCT (>70 CRI)
- Optional: >90 CRI (3000K, 4000K and 5000K CCT)
- Available in emergency battery pack (-20°C operation in an ambient temperature range between -20°C (-4°F) to 30°C (86°F), available with P10 thru P40 performance packages, non CEC compliant
- All surge protection meets ANSI/IEEE C62.41.2 10kV/10kA
- Standard surge protection is 20kV/70kA per ANSI C136.2
- Optional surge protection is 10kV/5kA per ANSI C136.2

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

Controls
- Field adjustable output (AO)
- Button style photocontrol (PE)
- Motion sensor & ambient photocontrol combination for mounting low (8-12') (MAS) and high (15-30') (MASH) mounting heights

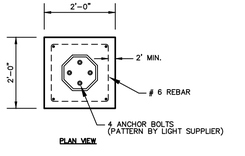
Certification and Standards
- Luminaire is CSA listed, US and Canada
- Suitable for operation in an ambient temperature up to 40°C(104°F per UL or CSA certification
- DLC Premium when ordered with DLC qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified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

Warranty
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions.

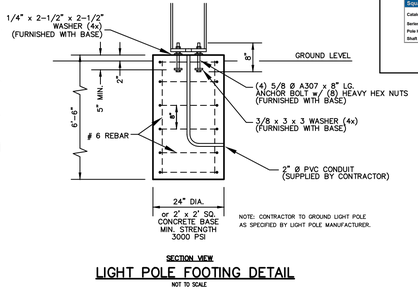
Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25°C.
Specifications subject to change without notice.

Note: Maximum weight 22 lbs.

AcuityBrands. | Holophane | One Lithonia Way, Conyers, GA 30012 | Phone: 866-HOLOPHANE | www.holophane.com | techsupportnet@acuitybrands.com
© 2014-2022 Acuity Brands Lighting, Inc. All rights reserved. Rev. 12/20/22 Specifications subject to change without notice.
HLWPC2
Page 1 of 8



PLAN VIEW



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

SECTION VIEW

LIGHT POLE FOOTING DETAIL

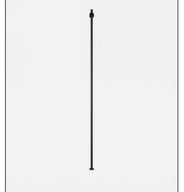
NOT TO SCALE

HOLOPHANE

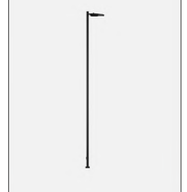
Job Name: Diesel Downs | Job Location: NW Arkansas | Quote No: | Type:

Catalog Number:
ATB0 P305 MVOLT R3 (4K) BK (TB) HSS P7 SSS 25 44C D01 WS BK ABG HZ 08N 1A BOW SQT BK
ASSY10891

0° View



90° View



Ordering Information

Luminaire	Arm/Mounting Bracket	Pole
Catalog Number: ATB0 P305 MVOLT R3 (4K) BK (TB) HSS P7 Series: (ATB0) Autobahn Cobra Head Performance Package: (P305) Performance package Voltage: (MVOLT) 120-277V Distribution: (R3) Roadway Type III Color Temperature: (4K) 4000K (standard) Finish: (BK) Black Terminal Block: (TB1) Terminal block Options: (HSS) House side shield Photocontrol Receptacle: (P7) 7-pin photocontrol receptacle	Catalog Number: HZ 08N 1A BOW SQT BK Series: (HZ) Horizontal arm Height / Length: (08N) 8ft Number of Arms: (1A) Single arm Arm Connection: (BOW) 2 Hole Drill Pattern "W" for SSA and SSS Poles Shaft Style: (SQT) SSS, square straight steel shaft Finish: (BK) Black	Catalog Number: SSS 25 44C D01 WS BK Series: (SSS) Square straight steel pole Pole Height: (25) 25FT Shaft Style: (44C) 4.0 Square x .125 Wall Pole Top Mounting: (D01) Tenon Mount, 1 unit, drilling for 1 unit Pole Top Drill Pattern: (WS) Drill pattern Finish: (BK) Black
Square straight steel pole	**Anchor Bolt**	**Anchor bolt template**
Catalog Number: SSS 25 44C D01 WS BK Series: (SSS) Square straight steel pole Pole Height: (25) 25FT Shaft Style: (44C) 4.0 Square x .125 Wall Pole Top Mounting: (D01) 01, drilling for 1 unit Pole Top Drill Pattern: (WS) Drill pattern Finish: (BK) Black	Catalog Number: AB-26-4 Anchor Bolt: (AB-26-4) AB-26-4	Catalog Number: TMP-40 Anchor Bolt Template Number: (TMP-40) 40

Assembly Drawing



Windload

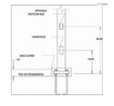
Passed Wind Speed: 90 mph
Windload Result: 16%
Evaluated per: Non AASHTO

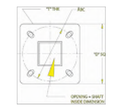
Dimensional Data



Pole Top Style	Description	Orientation
D01	Drilling for 1 Unit	C
D02	2 Units @ 180	B,D
D03	3 Units @ 90	B,C,D
D04	4 Units @ 90	A,B,C,D
D05	2 Units @ 90	B,C

Bolt Circle Dia.	Min Base Size "D"	Base Thk "T"	Bolt Projection
8.5	9	0.75	3.25 - 3.75





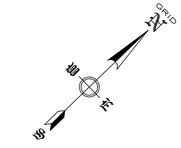
Ordering Information

Qty	Catalog Number
2	ATB0 P305 MVOLT R3 BK HSS P7
2	SSS 25 44C D01 WS BK
2	AB-26-4
1	TMP-40
2	HZ 08N 1A BOW SQT BK

Customer Approval Signature: Date:

NOTES:

1. ALL LIGHTS TO BE PRIVATELY MAINTAINED PARKING LOT LIGHTS UNLESS NOTED.
2. SEE ELECTRICAL SITE PLAN FOR LIGHT POLE BASE DETAIL AND LIGHTING CONTROL WIRING DIAGRAM.
3. SITE CONTRACTOR TO COORDINATE LIGHTING WITH ELECTRICIAN.
4. PUBLIC STREETLIGHTS TO BE INSTALLED AND MAINTAINED BY CARROLL ELECTRIC COOPERATIVE, PAID FOR BY OWNER/DEVELOPER, AND BILLING TO BE PAID BY CITY OF SPRINGDALE.



GRAPHIC REPRESENTATION ONLY
SCALE 1" = 30'
0 15' 30' 60'

ENGINEERING SERVICES INC.
1770 E. HUNTSVILLE RD.
SPRINGDALE, ARKANSAS 72764

LIGHTING PLAN
DIESEL DOWNS, LOT 5
45TH STREET
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=40'
DATE: Apr 20, 2023
ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 23903

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L23-30

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1 EAST RENDERED ELEVATION
1/16" = 1'-0"



3 WEST RENDERED ELEVATION
1/16" = 1'-0"

2 NORTH RENDERED ELEVATION
1/16" = 1'-0"



4 SOUTH RENDERED ELEVATION
1/16" = 1'-0"

BILD ARCHITECTS

REVIEW
3/21/2023

DIESEL DOWNS, LOT 5
45TH STREET
NORTH 45TH STREET, SPRINGDALE, AR 72762

PROJECT NO.
2023-002

ISSUE DATE
03/31/2023

REVISON DATES
DATE DESCRIPTION

A4.2

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1 NE RENDERING
1/16" = 1'-0"



3 SE RENDERING
1/16" = 1'-0"



2 NW RENDERING
1/16" = 1'-0"



4 SW RENDERING
1/16" = 1'-0"

BILD ARCHITECTS

REVIEW
3/21/2023

DIESEL DOWNS, LOT 5
45TH STREET
NORTH 45TH STREET, SPRINGDALE, AR 72762

PROJECT NO.
2023-002

ISSUE DATE
03/31/2023

REVISON DATES
DATE DESCRIPTION

A4.3

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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: March 30, 2023

Date Accepted as Complete: April 20, 2023 Project Number: B23-47

APPLICATION CONTACTS:

Indicate one person of contact for this request: _____ Property Owner x Representative

Applicant (person making request)	Property Owner (if other than Applicant):
Name: ESI - Brandon Rush, PE	Name: Springdale N 45th LLC
E-mail: brush@engineeringservices.com	E-mail: bshaw@sagepartners.com
Address: 1207 S. Old Missouri Rd Springdale, AR 72764	Address: 5700 W. JB Hunt Drive, #800 Rogers, AR 72758
Phone: (479) 751-8733	Phone: 479-845-3000
Site/ Location: North side of 45th Street	Current Zoning District: C-5
Assessor's Parcel Number(s): 21-02349-000 ~~21-02350-000~~	Rezone required: No
	Total Acreage: 4.9

The Planning Commission may approve variances to depart from the literal requirements of the Commercial Design Standards where strict enforcement of said requirements would cause undue hardship due to circumstances unique to the individual property under consideration, and the granting of such variance is demonstrated to be within the spirit and intent of the provisions of the design standards.

Fee for Variance Application is $75

Check item(s) for which variance is requested:

- ☐ **ENTRANCES** – one customer entrance on all sides of principal building directly facing abutting public right of-way
- ☐ **PARKING LOT ORIENTATION** – no more than 60% of off-street parking area located between the front façade within the front yard of the principal building

- ☐ **STRUCTURE BACK AND SIDES**
  - ☐ Minimum setback according to zoning district requirements
  - ☐ Earthen berm installed with trees and landscaping for façade facing adjacent residential uses or area on Comprehensive Land Use Plan
- ☐ **PEDESTRIAN FLOW**
  - ☐ Sidewalk along all sides of lot abutting public right-of-way required per Master Street Plan
  - ☐ 5' continuous internal pedestrian walkways from public sidewalk to principal customer entrance of all principal building on site
  - ☐ 5' sidewalk along the full length of building on façade featuring customer entrance an façade abutting public parking areas 6' from façade of building
  - ☐ Weather protection features within 30' of all customer entrances, constructed parallel to building façade
  - ☐ Internal walkway distinguished from driving surface through use of durable, low maintenance surface materials to enhance safety and comfort
- ☐ **CENTRAL FEATURES AND COMMUNITY SPACES**
  - ☐ Provision of at least 2 central features
  - ☐ Direct access to public sidewalk network
- ☐ **MULTIPLE BUILDINGS IN COMMERCIAL CENTERS**
  - ☐ Use of similar building materials
  - ☐ Use of similar architectural styles or theme
- ☐ **OUTDOOR STORAGE, TRASH COLLECTION AND LOADING AREAS**
  - ☐ Not visible from public right-of-way, located within 20' of any public street, sidewalk or internal pedestrian way
  - ☐ Incorporated into the overall design of the building
  - ☐ Screening material similar to principal materials of the building and landscape
  - ☐ Landscaped so that visual and acoustic impacts fully contained and out of view of adjacent property and public streets
  - ☐ Landscaped so not attention is attached to the function by the use of screening material an no attention is attached to the function by the use
- ☐ **FACADES AND EXTERIOR WALLS** – face over 100' in linear length incorporate wall projections or recesses
  - ☐ Minimum 3' depth
  - ☐ Minimum of 20 contiguous feet within each 100' of façade length
  - ☐ Extends 20% of the façade
- ☐ **DETAIL FEATURES**
  - ☐ Facades include a repeating pattern with no less than 3 elements (color change, texture change, material change)
  - ☐ At least one element repeating horizontally
  - ☐ Elements repeat at intervals of more than 30' horizontally or vertically
  - ☐ Change in plane no less than 12" in width (offset, reveal or projecting rib)
- ☐ **ROOFS** – change in height every 100 liner feet in building length
- ☐ **MATERIALS AND COLORS**
  - ☐ Predominate exterior materials high quality materials
  - ☐ Façade color – low reflectance, subtle, neutral or earth tone
- ☐ **ENTRYWAYS** – 3 defined, highly visible customer entrances

☒ **LANDSCAPING**
- ☐ Entryway landscaping
- ☐ Parking lot landscaping
- ☒ Perimeter parking area landscaping
- ☒ Building foundation landscaping

☐ **SCREENING**
- ☐ Trash containers, trash compactor, and recycling bins screened from public view 4 sides
- ☐ Exterior ground-mounted or building-mounted equipment
- ☐ Rooftop equipment
- ☐ Solid fence or wall not less than 6' in height along all rear and side property lines common to property zoned for residential purposes
- ☐ Required screening fence or wall maximum height 8', high quality materials
- ☐ Required screening fence or wall maximum continuous length of 50'
- ☐ Earthen berm installed with trees and landscaping for façades facing areas indicated for residential use by the Comprehensive Land Use Plan

☐ **LIGHTING**
- ☐ Pedestrian walkway lighting – 4' maximum height for bollard-type lighting, pedestrian areas illuminated a minimum of 1 footcandle
- ☐ Parking lot lighting – 35' maximum mounting fixture height with all parking areas maintaining 3 footcandles
- ☐ Parking lot lighting – maximum maintained vertical footcandle at any adjoining residential property line 0.5 footcandle measured at 5' above grade
- ☐ Uniformity ratios throughout parking l – not more than a 6:1 ratio of average to minimum illumination and not more than 20:1 maximum to minimum
- ☐ Canopy lighting – 35 footcandles maximum average maintained footcandles under canopy
- ☐ Canopy lighting fixtures lens cover recessed or flush with bottom surface (ceiling) of canopy
- ☐ Canopy indirect light beamed upward and then reflected down shielded focused exclusively on the underside of canopy

FOR EACH ITEM CHECKED

Variance requested: (attach visual representation of request)

Request variance to not provide foundation landscaping on north side

Request variance to not provide perimeter landscaping trees along 45th Street (utility easement) and northeast property line (shared access drive)

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

Developer proposes several docks/garage doors for loading area on north side of building

Developer is proposing a shared access drive along lot line between Lots 4 & 5.

Existing utility easement along 45th Street, Springdale Water Utilities does not allow trees in the easement

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

Developer can construct loading area and shared access drive as proposed.

Developer purchased property with existing utility easement along 45th Street

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)

Equivalent plantings will be provided elsewhere on site

Complying with utility requirements

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: 3-29-23

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

L23-30

March 23, 2023

City of Springdale Planning & Community Development Division
206 S. Blair Street
Springdale, Arkansas 72764

Via email: planningapplications@springdalear.gov

Re: Certified List of Adjacent Property Owners
Diesel Downs, Lot 5
Springdale, AR

To whom it may concern:

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.

21-02351-000
M H REAL ESTATE LLC
11120 TOMAHAWK CREEK PARKWAY
LEAWOOD KS 66211-2695

21-00167-195, 21-00167-194, 21-00167-191
TE LRT 149 LLC & HUFFBARN II LLC ET AL
5100 W JB HUNT DR STE 800
ROGERS AR 72758-6601

21-00167-049
LANE, JANICE F
13188 PUPPY CREEK RD
SPRINGDALE AR 72762-9653

21-00151-095
ALSTON, CONNIE LYNN
1027 PUPPY CREEK RD
LOWELL AR 72745

21-00153-060
MARKEY, JOHN T III
5241 WILDWOOD LN
SPRINGDALE AR 72762-8241

21-00153-065
SIZEMORE, JOLLY CURTIS & SHIRLEY MAE
5298 WILDWOOD LN
SPRINGDALE AR 72762-8241

21-00153-070
SIZEMORE, SHIRLEY
5298 WILDWOOD LN
SPRINGDALE AR 72762-8241

21-02348-002
REO HOLDINGS II LLC
PO BOX 8010
LITTLE ROCK AR 72201-8010

21-02348-000
VT NWA LLC
4255 N RIDGE RD
WICHITA KS 67205

21-02348-010
ACME BRICK COMPANY
% HILL, MARK
3024 ACME BRICK PLAZA
FORT WORTH TX 76109-4104

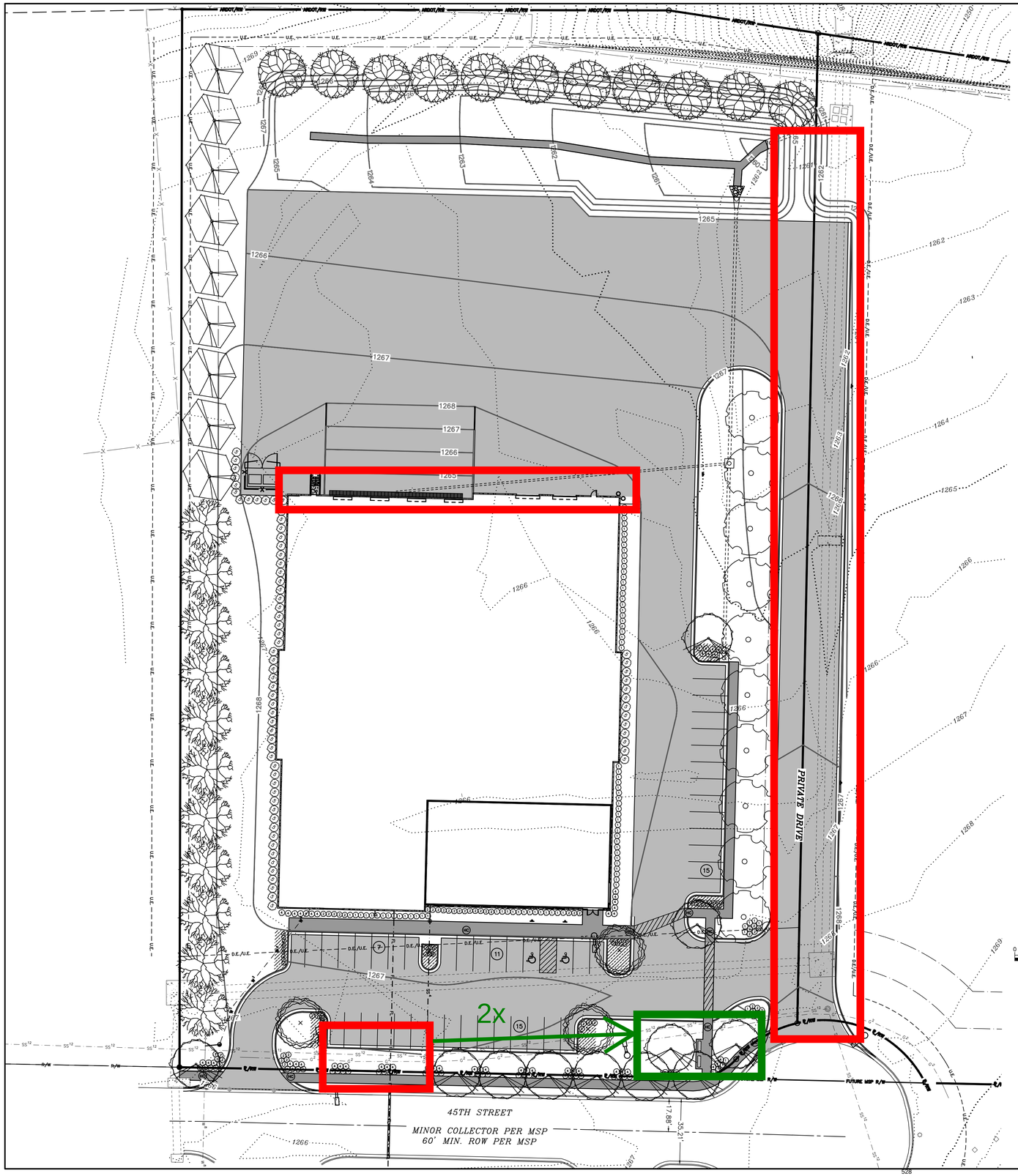
21-02347-000
LEW THOMPSON & SON REAL ESTATE INC
PO BOX 1349
HUNTSVILLE AR 72740

Very truly yours,

Rodney Woods, P.S.

Z:\Engineers\00 - Engineer Projects\23903 Diesel Downs, Lot 5\03 Pre-Construction Plan Submittals\2023-03-30 Submittal #1\CLAPO.docx

B23-47

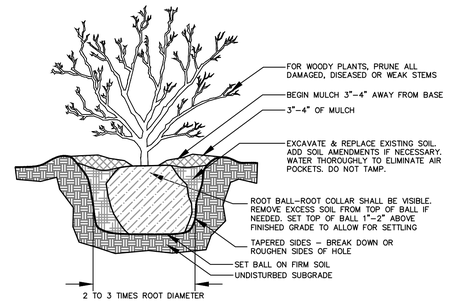


INDEX OF TREES

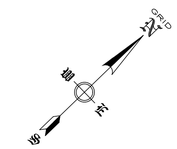
TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	PLANTING SIZE	TYPE	MATURE HEIGHT
	Sangria Nuttall Oak	Quercus nutallii 'Sangria'	11	2" Cal B & B 6' H min	S	55'–70'
	Legacy Sugar Maple	Acer saccharum	10	2" Cal B & B 6' H min	S	50'–60'
	Autumn Blaze Red Maple	Acer rubrum 'Autumn Blaze'	11	2" Cal B & B 6' H min	S	45'–55'
	Shumard Oaks	Quercus Shumardii	9	2" Cal B & B 6' H min	S	45'–55'
	Oklahoma Redbud	Cercis candensis 'Oklahoma'	3	2" Cal B & B 6' H min	O	15'–25'
	Green Giant Arborvitae	Thuja occidentalis	11	2" Cal B & B 6' H min	E	35'–50'

INDEX OF SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
1	Soft touch Holly	Ilex crenata 'Soft Touch'	132	3 GAL.
2	Drift Groundcover Rose	Rosa x drift	51	3 GAL.
3	Dwarf Fountain Grass	Pennisetum alopecuriodes 'Hameln'	42	1 GAL.
4	Little Henry's Sweetspire	Itea virginica 'Little Henry'	53	3 GAL.
5	Dwarf Burford Holly	Ilex cornuta 'Dwarf Burford'	71	5 GAL.

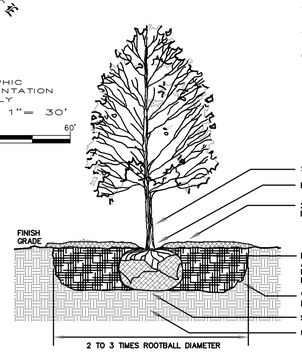


SHRUB PLANTING DETAIL
NOT TO SCALE



GRAPHIC REPRESENTATION ONLY
SCALE 1" = 30'
0 15' 30' 60'

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: 13,260 SQ. FT.
TOTAL INTERIOR LANDSCAPE REQUIRED: 1,060 SQ. FT. (8%)
TOTAL INTERIOR LANDSCAPE PROVIDED: 1,074 SQ. FT. (8.1%)

LANDSCAPE REQUIREMENTS:

TOTAL FRONTAGE DISTANCE: 289 LINEAR FT. (45TH STREET)

TOTAL FRONTAGE LANDSCAPE REQUIRED: 1 TREE AND 7 SHRUBS PER 25' = 11 TREES AND 77 SHRUBS (45TH STREET)

TOTAL FRONTAGE LANDSCAPE PROVIDED:
11 TREES AND 91 SHRUBS (45TH STREET)

PERIMETER LANDSCAPING REQUIREMENTS:
W PROP LINE: 529 LF = 21 REQUIRED TREES
PROVIDED – 21 TREES
NW PROP LINE: LF = REQUIRED TREES
PROVIDED – TREES

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.

ENGINEERING SERVICES INC.
1707 SOUTH 48TH STREET, SUITE A
SPRINGDALE, ARKANSAS 72764

LANDSCAPING PLAN
DIESEL DOWNS, LOT 5
45TH STREET
SPRINGDALE, ARKANSAS

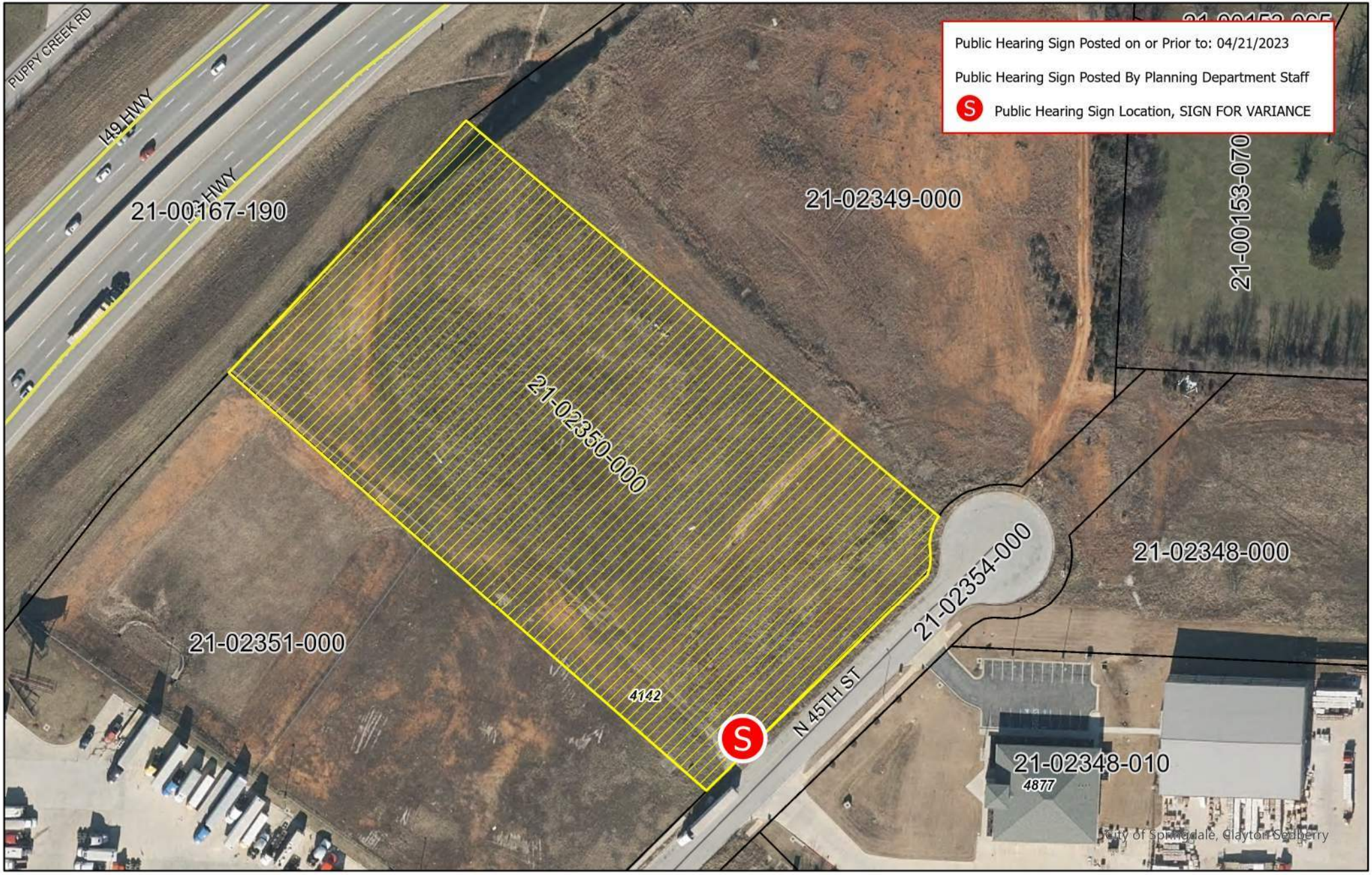
REVISION	DATE	DESCRIPTION

COPYRIGHT 2023 ENGINEERING SERVICES, INC. 3/30/2023 3:03 PM
C:\ESI\2023\DIESEL DOWNS LOT 5\DWG\LANDSCAPING PLAN.DWG

SCALE: 1"=30'
DATE: Mar 30, 2023
ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 23903

L23–XX

9



Planning Commission Meeting
May 2, 2023

Miles
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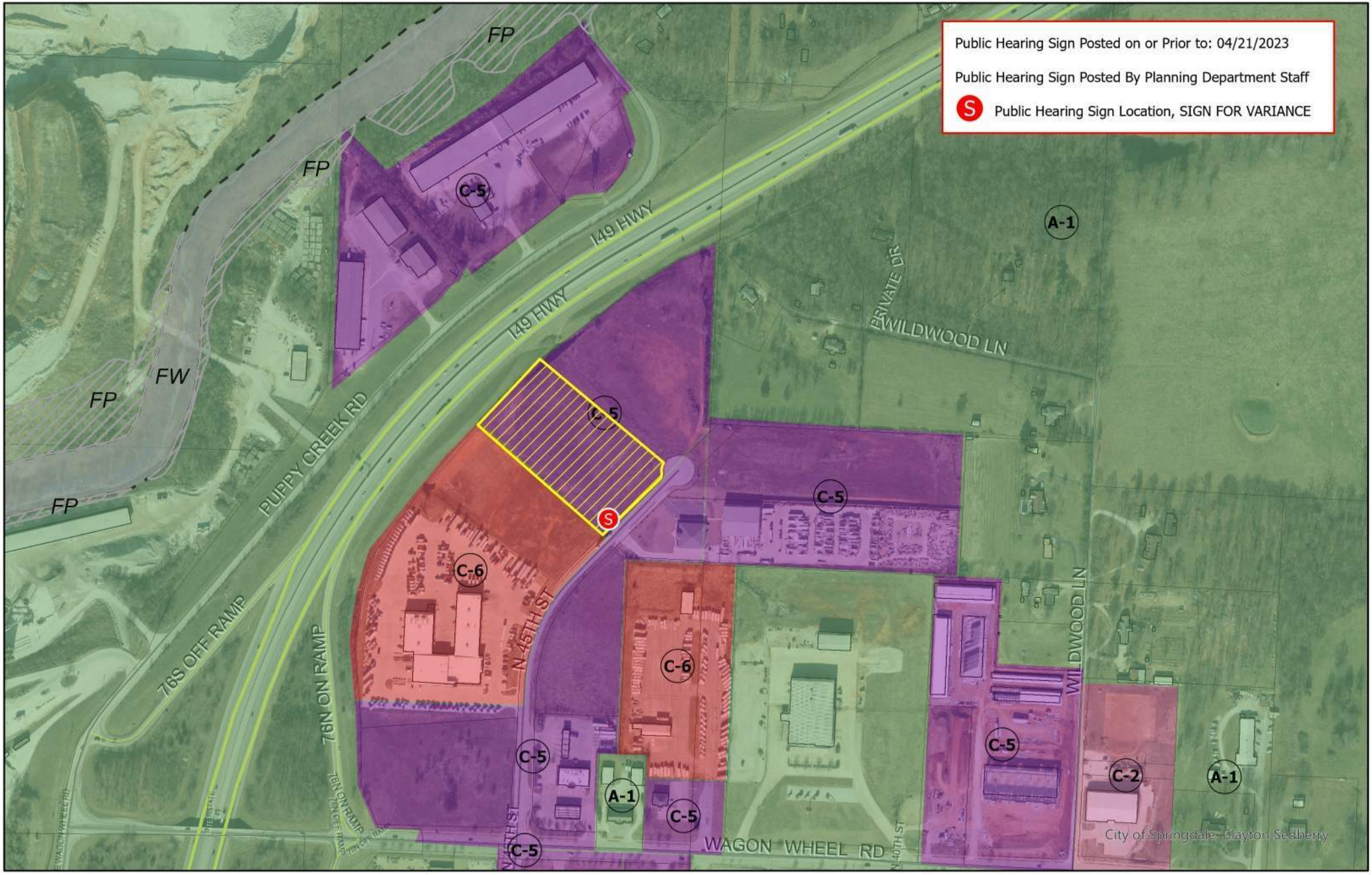
N

PROJECT: L23-30 and B23-47
APPLICANT: Springdale N. 45th, LLC (Diesel Downs, Lot 5)
LOCATION: Northwest Side of N. 45th Street
REQUEST: LSD and Variance for Commercial Design Standards

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
May 2, 2023

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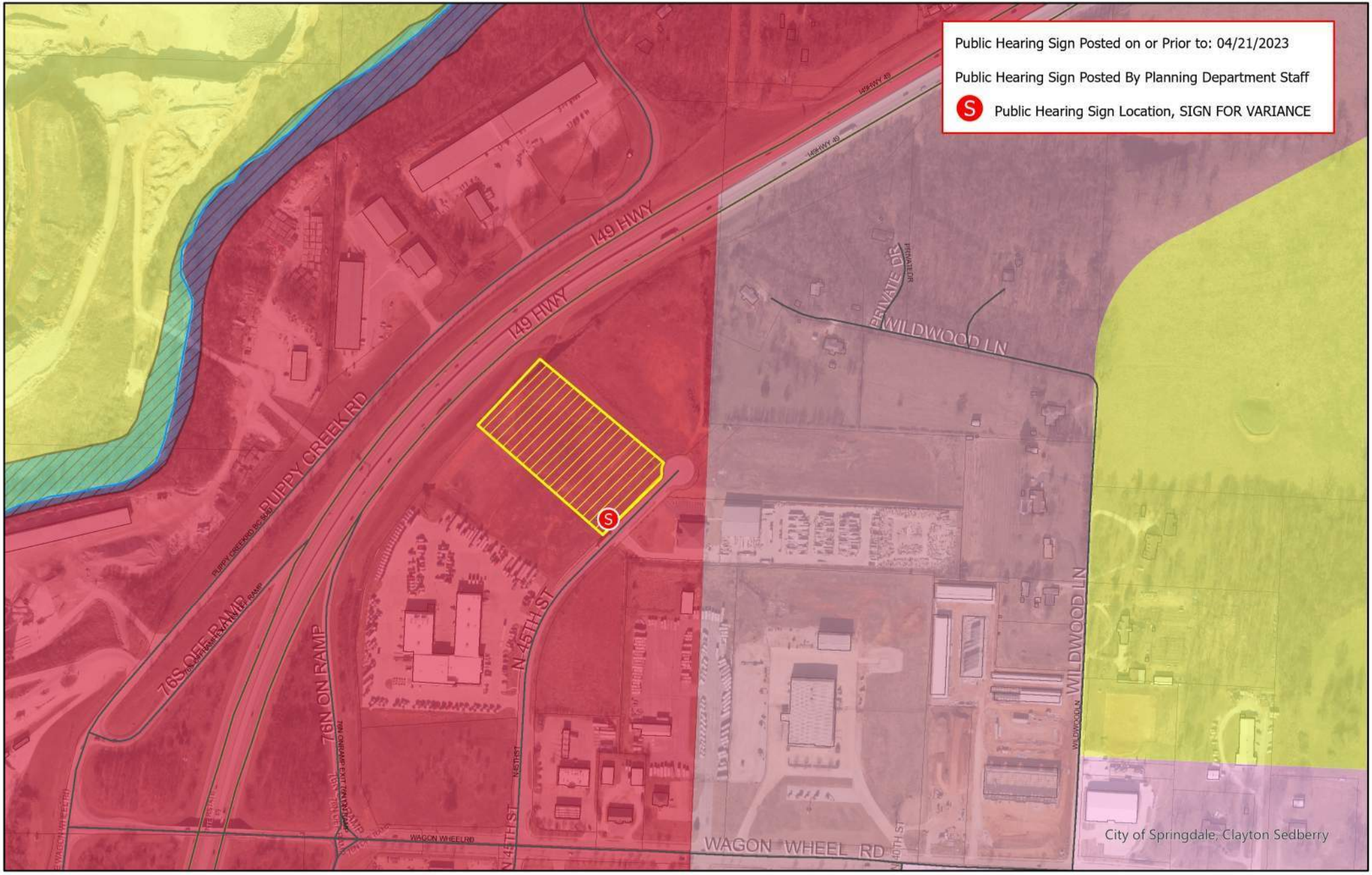

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SPRINGDALE
WE'RE MAKING IT HAPPEN

Planning and Community Development Division
City of Springdale

Memo

To: **Planning Commission**

From: **Staff**

Date: **May 2, 2023**

RE: **L23-32** **Large-Scale Development** **Lucky's Indoor Bark Park**

Planning Comments:

1. This Large-Scale Development Plan has been given the number L23-32. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (Standard comment)
3. A written response to all comments is required with resubmission. (Standard comment)
4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
5. Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting or may be submitted at the meeting.
6. Submit the $500.00 review fee.
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.
9. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
10. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

Commercial Design Standards Comments

1. Foundation landscaping is required.
   a. Variance B23-49 requested.
2. Predominate exterior building materials shall be high quality materials including, without limitation, the following: brick, native/natural stone, synthetic stone, concrete masonry units

(smooth face units with integral color), synthetic stucco/EFS, architectural precast concrete, decorative face concrete tilt-up panels, glass, wood (natural or composite).\

a. Variance B23-49 requested

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

Building & Fire Comments:

All Comments Addressed.

Engineering Summary:

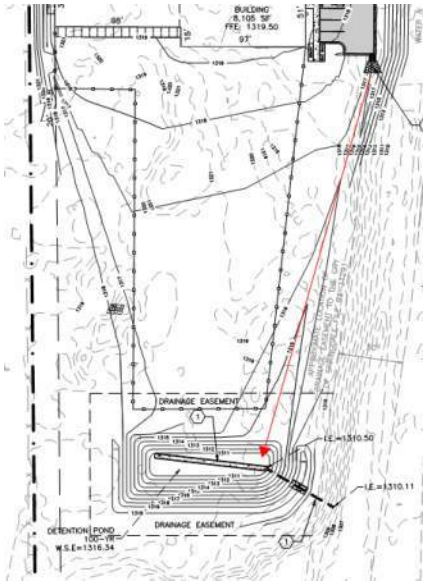
Reviewed by Steve Hatfield and Katie Hollingshead, PE on 4/27/2023

Project Specific Comments

1. **Chapter 106 – Stormwater Drainage**

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

- Is there a possibility of stormwater bypassing the pond? This does not seem like a well defined swale.



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.**

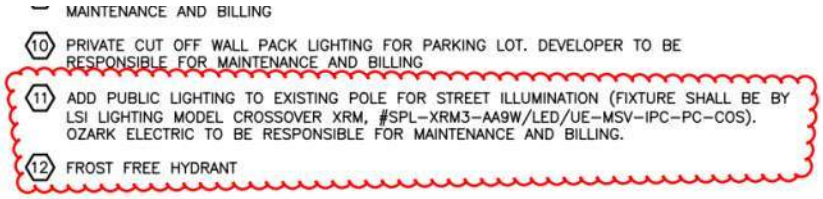
2. **Chapter 110 – Streets, Sidewalks and Other Public Places**

   (Ord. No. 3258, § 1, 11-12-02)

   - **Add wheel stops to all parking stalls that are adjacent to a sidewalk that is 5' in width.**
   -

3. **Chapter 112 – Subdivisions**

   (Code 1973, § 30-1)



   -
   - **Please clarify that the owner is responsible to contact the utility provider for installation and that the City will be responsible for billing for usage.**

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 ensure that access is maintained.**

5. **Other:**

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

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted: March 30, 2023 Payment Method: _____

Date Accepted as Complete: April 20, 2023 Project Number: L23-32

Must meet the below criteria for a Large Scale Submittal:

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

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

APPLICATION CONTACTS:

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

Applicant (person making request)

Name: Jamey Wallace

E-mail: jmeleighwal@gmail.com

Address: PO Box 8315
Springdale, AR 72766

Phone: 501-590-4210

Site/ Location: 636 N. 40th St.
Springdale, AR 72762

Assessor's Parcel Number(s): 815-29800-070

Development Point of Contact for Question & Staff Reviews

Name: Expedient Civil Engineering, PLLC

E-mail: jason@ece-pllc.com

Address: PO Box 5484
Bella Vista, AR 72714

Phone: 479-364-0028

Current Zoning District: C-5

Rezone required: C-5

Total Acreage: 5.94 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): Jamey Wallace Date: 03/29/2023

Signature: Jamey Wallace

Staff Notes:

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

LUCKY'S INDOOR BARK PARK
SPRINGDALE, ARKANSAS
LARGE-SCALE DEVELOPMENT

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

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11411 Jason E. Ingalls 4/20/2023

CONSTRUCTION NOTES

1. CONTRACTOR SHALL RETAIN A FULL SET OF THE LATEST APPROVED CONSTRUCTION PLANS ON SITE DURING CONSTRUCTION ACTIVITIES.

2. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH THE DEVELOPER'S RESIDENT REPRESENTATIVE.

3. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE SITEWORK SPECIFICATIONS PROVIDED BY EXPEDIENT CIVIL ENGINEERING, PLLC (ECE) OR AS SPECIFIED BY THE DEVELOPER'S RESIDENT REPRESENTATIVE.

4. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.

5. **PUBLIC CONVENIENCE AND SAFETY:**

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

6. **GRADING NOTES:**

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

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

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

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

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

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

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

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

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

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

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

7. **PAVING NOTES:**

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

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

8. **CONCRETE NOTES:**

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

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

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

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

9. **UTILITY NOTES:**

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

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

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

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

10. **BLASTING AND EXPLOSIVE MATERIALS:**

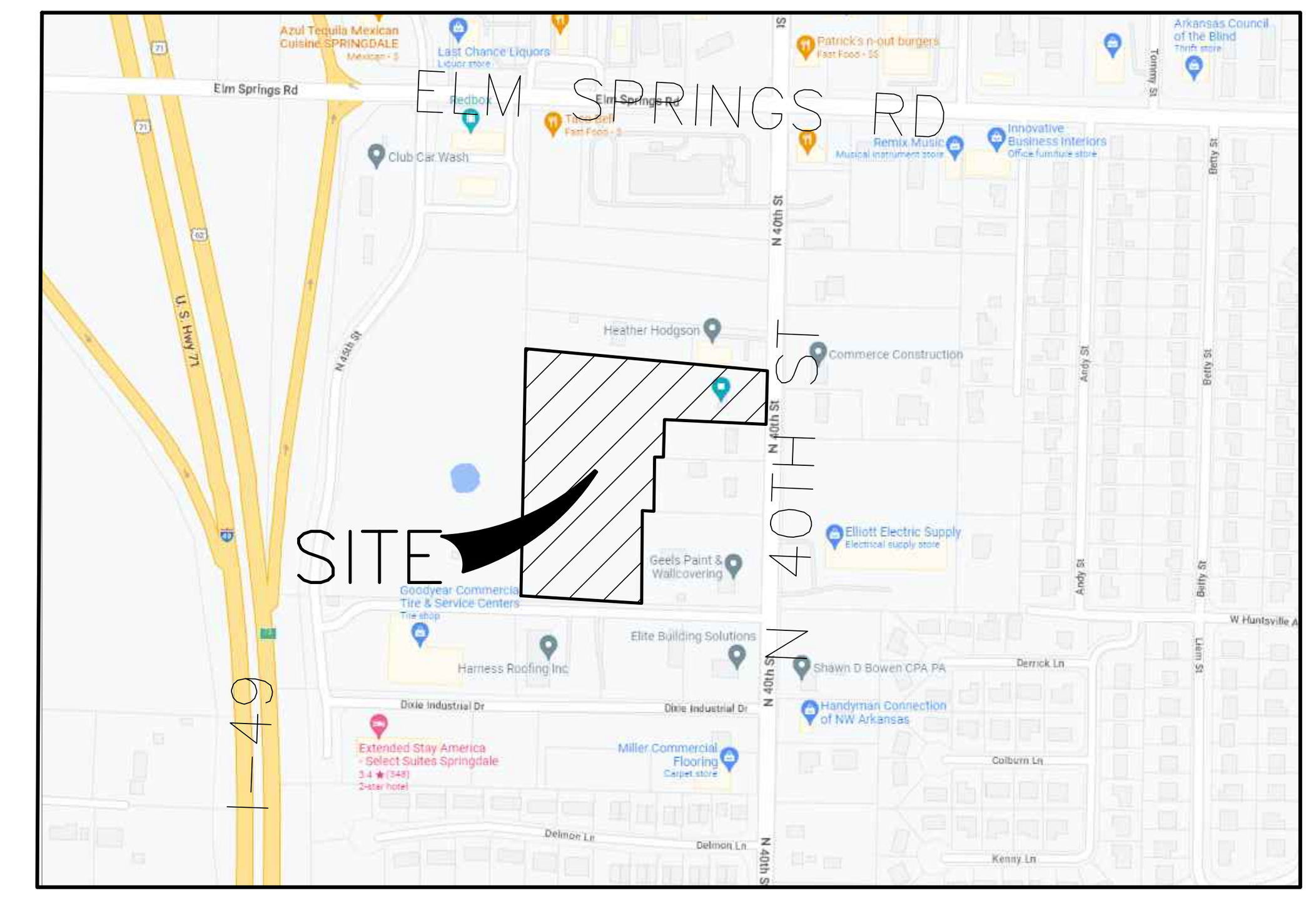
A. THE CONTRACTOR IS SUBJECT TO ALL FEDERAL, STATE AND LOCAL REGULATIONS GOVERNING THE USE AND STORAGE OF EXPLOSIVE MATERIALS AND IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND LICENSES.

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

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

HORIZONTAL AND VERTICAL DATUM:

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



VICINITY MAP
NOT TO SCALE

NORTH

SHEET INDEX

No.	DESCRIPTION	PLOT DATE No.	PLOT DATE DATE
C1.0	COVER SHEET	1	4/20/2023
C2.0	TOPOGRAPHIC/BOUNDARY SHEET	1	4/20/2023
C3.0	DEMOLITION & STORM WATER POLLUTION PREVENTION PLAN	1	4/20/2023
C4.0	SITE PLAN	1	4/20/2023
C5.0	GRADING PLAN	1	4/20/2023
C6.0	UTILITY PLAN	1	4/20/2023
C6.1	WATERLINE PLAN & PROFILE	1	4/20/2023
C7.0	DETAIL SHEET	1	4/20/2023
C7.1	DETAIL SHEET	1	4/20/2023
C7.2	DETAIL SHEET	1	4/20/2023
L1.0	LANDSCAPE PLAN	1	4/20/2023

NOT FOR CONSTRUCTION

RESOURCE LIST

NAME	ADDRESS	TELEPHONE
DEVELOPER LUCKY'S INDOOR BARK PARK, LLC	1519 LAKE ESTATES DRIVE SPRINGDALE, ARKANSAS 72762	(501) 590-4210
BLACK HILLS ENERGY MR. JOSHUA KNIGHT	1301 FEDERAL WAY LOWELL, ARKANSAS 72745	(479) 333-7005
AT&T MR. LAYNE RHODES	HAROLD DR FAYETTEVILLE, ARKANSAS 72701	(479) 442-1977
SPRINGDALE WATER UTILITIES MR. RICK PULVIRENTI, PE	526 OAK AVENUE SPRINGDALE, ARKANSAS 72762	(479) 751-5751
CITY OF SPRINGDALE PLANNING & COMMUNITY DEVELOPMENT MRS. PATSY CHRISTIE	201 SPRING STREET SPRINGDALE, ARKANSAS 72764	(479) 750-8550
CITY OF SPRINGDALE ENGINEERING MR. BEN PETERS	201 SPRING STREET SPRINGDALE, ARKANSAS 72764	(479) 750-8105
CITY OF SPRINGDALE (FIRE PLANS EXAMINER) MR. ED STITH	201 SPRING STREET SPRINGDALE, ARKANSAS 72764	(479) 750-8154
OZARK'S ELECTRIC COOPERATIVE MR. MIKE PHIPPS	3641 W WEDINGTON DR FAYETTEVILLE, ARKANSAS 72704	(800) 521-6144
COX COMMUNICATIONS MR. JASON COMBS	4901 S. 48TH STREET SPRINGDALE, ARKANSAS 72763	(479) 365-2402
UTILITY LOCATIONS ARKANSAS ONE-CALL SYSTEM, INC.		1-800-482-8998

VARIANCES:

- FACADE ON THE SOUTH SIDE OF BUILDING TO BE ALL METAL.
- REQUIRED FOUNDATION LANDSCAPING ALONG NORTH AND SOUTH SIDE OF THE KENNEL PART OF THE BUILDING HAS BEEN PLACED AROUND SITE.

PARCEL NUMBER:
815-29800-070

PROPERTY DESCRIPTION

Part of the Southeast Quarter of the Northeast Quarter of Section 33, Township 18 North, Range 30 West, Washington County, Arkansas being more particularly described as follows:

Commencing at the Northeast Corner of the Southeast Quarter of the Northeast Quarter. Thence along the East line of said Forty, South 02 degrees 26 minutes 31 seconds West, 687.60 feet to the Point of Beginning. Thence continuing along said East line, South 02 degrees 26 minutes 31 seconds West, 152.58 feet. Thence leaving said East line, North 87 degrees 50 minutes 23 seconds West, 295.64 feet to an existing rebar. Thence South 00 degrees 09 minutes 09 seconds West, 90.21 feet to an existing rebar. Thence North 88 degrees 58 minutes 33 seconds West, 24.42 feet to an existing rebar. Thence South 02 degrees 06 minutes 48 seconds West, 139.30 feet to an existing rebar. Thence North 86 degrees 49 minutes 33 seconds West, 37.13 feet to an existing rebar. Thence South 02 degrees 19 minutes 40 seconds West, 245.01 feet to an existing rebar on the South line of the Southeast Quarter of the Northeast Quarter. Thence along the South line of said Forty, North 86 degrees 57 minutes 33 seconds West, 304.72 feet to an existing rebar. Thence leaving said South line, North 02 degrees 13 minutes 42 seconds East, 632.91 feet to an existing rebar. Thence South 86 degrees 54 minutes 29 seconds East, 659.39 feet to the Point of Beginning, containing 5.94 acres and subject to Road Rights of Way and any Easements of Record.

FLOOD STATEMENT:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05143C0060F WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

CITY PROJECT# L23-32

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

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

Rev	Comments	Date
1	PER CITY COMMENTS	4/20/2023

LUCKY'S INDOOR BARK PARK
LARGE SCALE
636 N 40TH ST
SPRINGDALE, ARKANSAS

LUCKY'S INDOOR BARK PARK, LLC
1519 LAKE ESTATES DRIVE, SPRINGDALE, AR 72762

9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
O: (479) 364-0028
D: (479) 367-2924
M: (509) 759-5300
EMAIL: jason@ece-pllc.com
Expedient Civil Engineering, PLLC

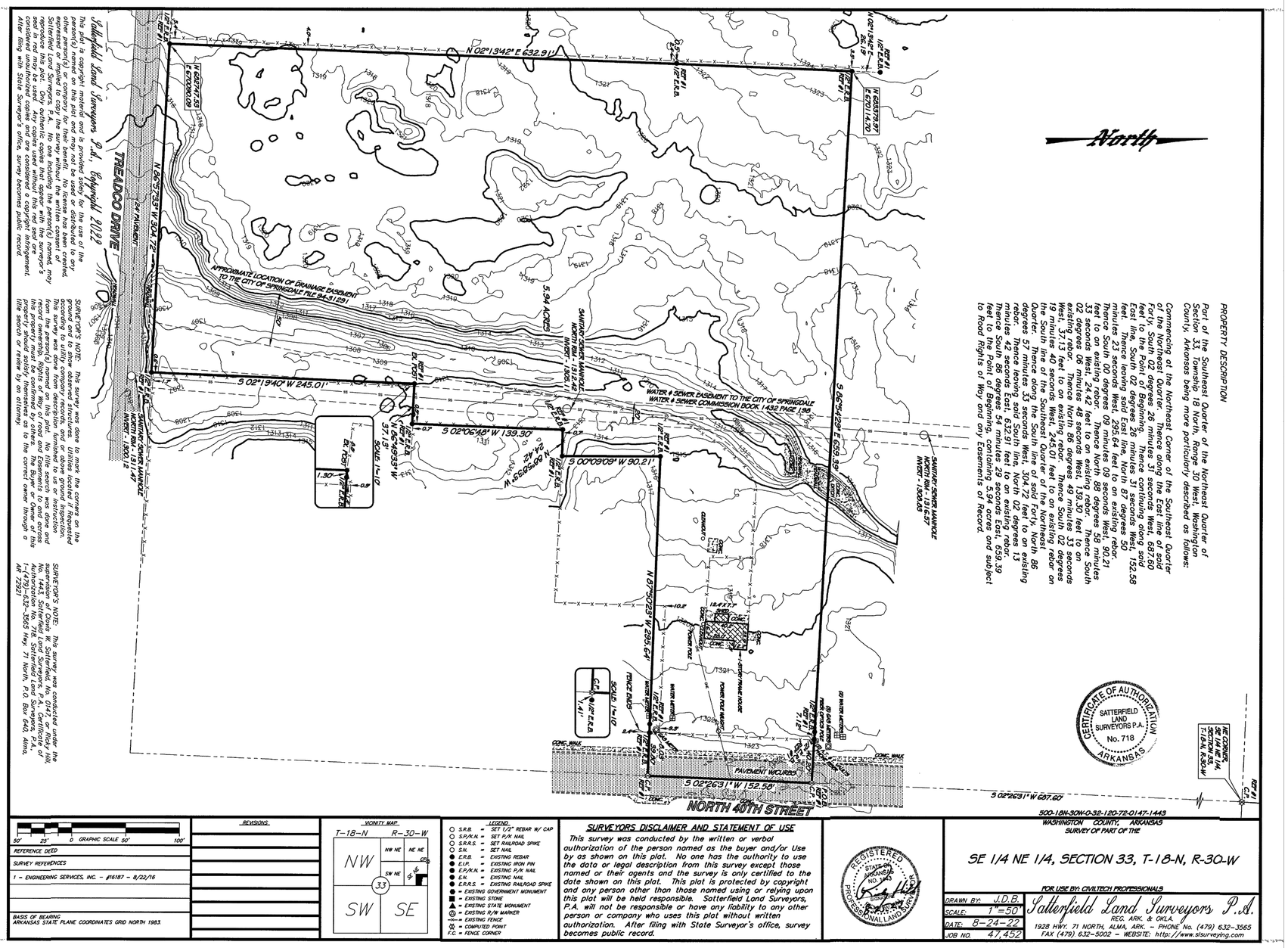
DRAWN BY: DMF
CHECKED BY: JEI
DATE 3/30/2023
JOB NUMBER 23-1004
SHEET NAME
COVER SHEET
File No. 23-1004.dwg
C1.0

Z:\ECE-Work\Projects\2023 Projects\23-1004 Lucky's Bark Park\Dwg\23-1004.dwg

PROPERTY DESCRIPTION

Part of the Southeast Quarter of the Northeast Quarter of Section 33, Township 18 North, Range 30 West, Washington County, Arkansas being more particularly described as follows:

Commencing at the Northeast Corner of the Southeast Quarter of the Northeast Quarter. Thence along the East line of said Forty, South 02 degrees 26 minutes 31 seconds West, 687.60 feet to the Point of Beginning. Thence continuing along said East line, South 02 degrees 26 minutes 31 seconds West, 632.91 feet to an existing rebar. Thence leaving said East line, North 87 degrees 58 minutes 23 seconds West, 295.64 feet to an existing rebar. Thence North 00 degrees 09 minutes 09 seconds West, 33 seconds West, 24.42 feet to an existing rebar. Thence North 88 degrees 49 minutes 33 seconds West, 37.13 feet to an existing rebar. Thence South 02 degrees 19 minutes 40 seconds West, 245.01 feet to an existing rebar on the South line of the Southeast Quarter of the Northeast Quarter. Thence along the South line of said Forty, North 86 degrees 57 minutes 53 seconds West, 304.72 feet to an existing rebar. Thence leaving said South line, North 02 degrees 06 minutes 42 seconds East, 632.91 feet to an existing rebar. Thence South 86 degrees 54 minutes 29 seconds East, 659.39 feet to the Point of Beginning, containing 5.94 acres and subject to Road Rights of Way and any Easements of Record.


North
N 02°19'42" E 632.91'
N 87°58'23" W 295.64'
N 00°09'09" E 24.42'
N 88°49'33" W 37.13'
S 02°19'40" W 245.01'
S 86°57'53" W 304.72'
S 02°06'48" W 139.30'
S 00°06'00" W 90.21'
S 86°54'29" E 659.39'
S 02°26'31" W 152.58'
S 02°26'31" W 627.60'
5.94 ACRES
APPROXIMATE LOCATION OF DRAINAGE EASEMENT TO THE CITY OF SPRINGDALE FILE 94-31291
WATER & SEWER EASEMENT TO THE CITY OF SPRINGDALE WATER & SEWER COMMISSION BOOK 1432 PAGE 199
SANITARY SEWER MANHOLE NORTH RIM - 1312.42 INVERT - 1305.11
SANITARY SEWER MANHOLE NORTH RIM - 1316.57 INVERT - 1308.08
SANITARY SEWER MANHOLE NORTH RIM - 1311.47 INVERT - 1300.12
TREADCO DRIVE
NORTH 40TH STREET
PAVEMENT WIDENED
1-STORY FRAME HOUSE
FENCE POST
WATER METER
GAS METER
GAS VALVE
CONC. WALK
CONC. DRIVEWAY
SCALE 1"=10'
SCALE 1"=20'
N 685379.87
E 670114.00
N 685747.53
E 670090.08
N 685373.24
E 669430.69
N 685373.24
E 670090.08
N 685373.24
E 670114.00
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E 670203.58
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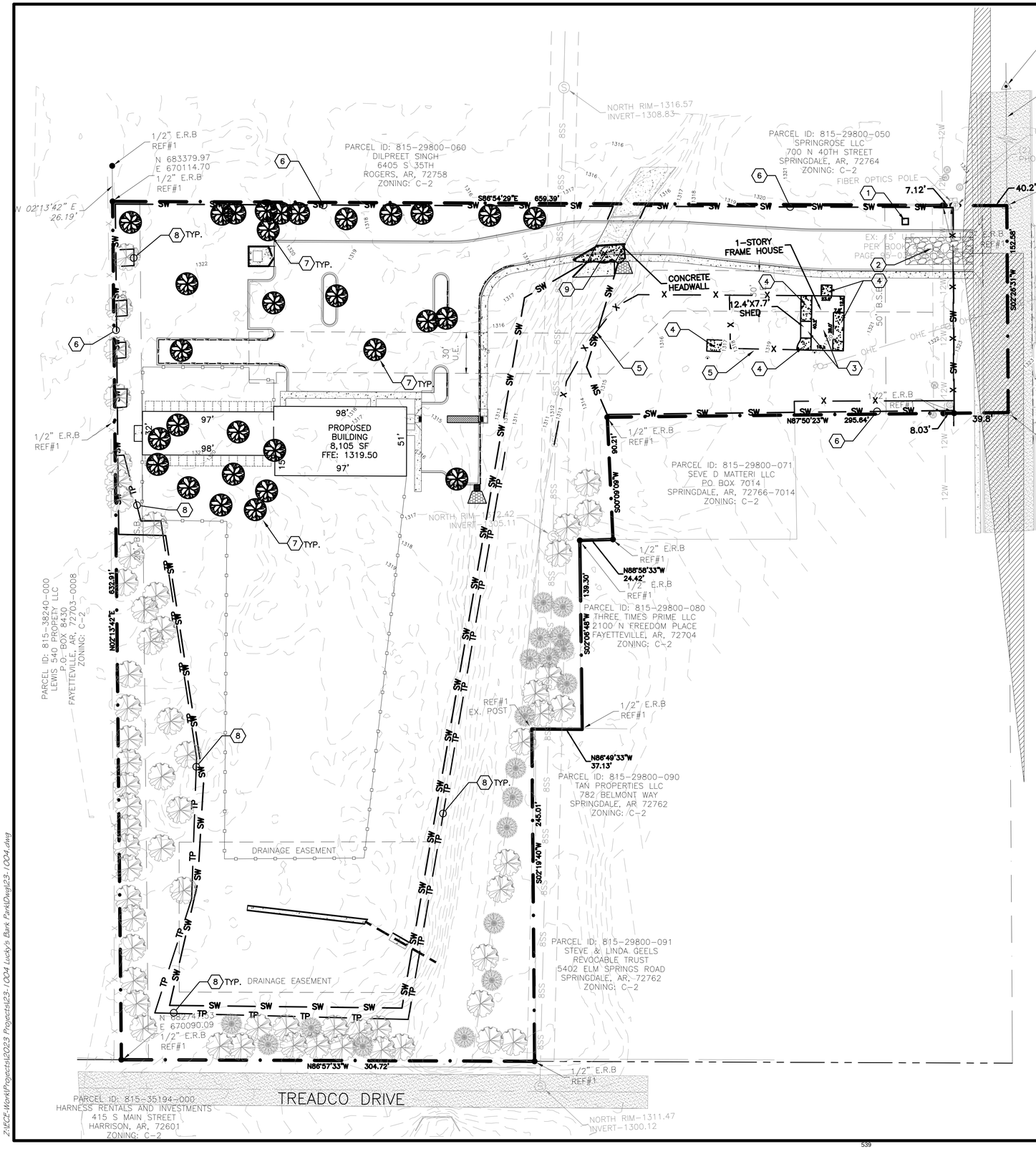
E 670203.58



LEGEND

FOUND IRON PIN	
PROPERTY LINE	
EXISTING RIGHT-OF-WAY	
EXISTING FENCE	X X
EXISTING EASEMENT	
EXISTING ASPHALT	
EXISTING CENTERLINE OF ROAD	
EXISTING CONCRETE	
EXISTING WATER VALVE	
EXISTING WATER METER	
EXISTING 12" WATER LINE	12W 12W
EXISTING POWER POLE	
EXISTING OVERHEAD ELECTRIC	OHE OHE
EXISTING GAS METER	
EXISTING MANHOLE	
EXISTING 8" SANITARY SEWER	8SS 8SS
PROPOSED STANDARD ASPHALT	
PROPOSED HANDICAP SIGN	
PROPOSED SETBACK	
TRUNCATED DOME	
PROPOSED CONCRETE	
PROPOSED EASEMENT	
PROPOSED STRAW WATTLE	SW SW
TEMPORARY TREE PROTECTION FENCE	TP TP
UTILITY EASEMENT	U.E.

NORTH
40' 0 40'
SCALE 1"=40'

EROSION AND SEDIMENT CONTROL NOTES:

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

MAINTENANCE AND OPERATION NOTES:

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

KEYNOTES:

1. TEMPORARY CONCRETE WASHOUT PER DETAIL **4/C7.0.**
2. TEMPORARY CONSTRUCTION ENTRANCE PER DETAIL **5/C7.0.**
3. REMOVE EXISTING BUILDING AND DISPOSE OF OFF SITE.
4. REMOVE EXISTING CONCRETE AND DISPOSE OF OFF SITE.
5. REMOVE EXISTING FENCE AND DISPOSE OF OFF SITE.
6. TEMPORARY STRAW WATTLE PER DETAIL **3/C7.0.**
7. REMOVE EXISTING TREE AND DISPOSE OF OFF SITE.
8. TEMPORARY TREE PROTECTION FENCE PER DETAIL **14/C7.1.**
9. REMOVE EXISTING SOUTH SIDE CONCRETE HEADWALL AND DISPOSE OF OFF SITE.

CITY PROJECT# L23-32

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

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

NOT FOR CONSTRUCTION

LUCKY'S INDOOR BARK PARK
LARGE SCALE
SPRINGDALE, ARKANSAS

636 N 40TH ST

LUCKY'S INDOOR BARK PARK, LLC
1519 LAKE ESTATES DRIVE, SPRINGDALE, AR 72762

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER Jason E. Ingalls No.11411
4/20/2023

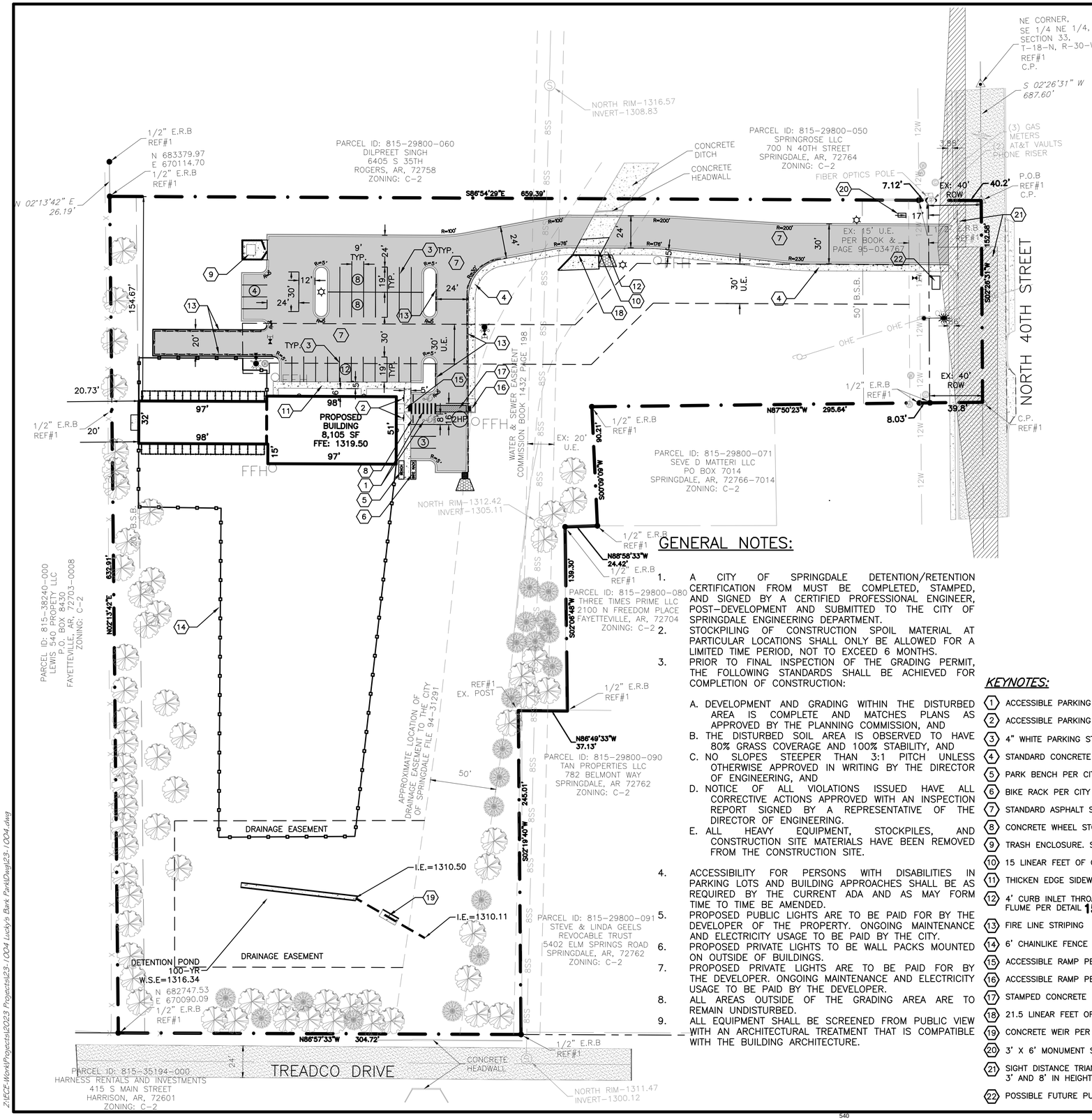
Rev	Comments	Date
1	PER CITY COMMENTS	4/20/2023

EXPEDIENT CIVIL ENGINEERING, PLLC
BELLA VISTA, AR 72714
O: (479) 384-0028
M: (479) 790-4504
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: DMF
CHECKED BY: JEI
DATE: 3/30/2023
JOB NUMBER: 23-1004
SHEET NAME: DEMOLITION & STORM WATER POLLUTION PREVENTION PLAN
File No.: 23-1004.dwg
C3.0

Z:\ECE-Work\Projects\2023 Projects\23-1004 Lucky's Bark Park\Dwg\23-1004.dwg



LEGEND

FOUND IRON PIN	●
PROPERTY LINE	——— · ———
EXISTING RIGHT-OF-WAY	——— ———
EXISTING FENCE	— X — X —
EXISTING EASEMENT	- - - - -
EXISTING ASPHALT	
EXISTING CENTERLINE OF ROAD	— — —
EXISTING CONCRETE	
EXISTING WATER VALVE	⋈
EXISTING WATER METER	Ⓦ
EXISTING 12" WATER LINE	12W 12W
EXISTING POWER POLE	
EXISTING OVERHEAD ELECTRIC	OHE OHE
EXISTING GAS METER	Ⓖ
EXISTING MANHOLE	Ⓢ
EXISTING 8" SANITARY SEWER	8SS 8SS
PROPOSED STANDARD ASPHALT	
PROPOSED HANDICAP SIGN	
PROPOSED SETBACK	
TRUNCATED DOME	
PROPOSED CONCRETE	
PROPOSED EASEMENT	
PROPOSED UTILITY EASEMENT	U.E.
PROPOSED PRIVATE LIGHT	
PROPOSED PUBLIC LIGHT	
PROPOSED FIRE LINE STRIPING	
PROPOSED FROST FREE HYDRANT	FFH

NORTH

40' 0 40'

SCALE 1"=40'

GENERAL NOTES:

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

KEYNOTES:

1. ACCESSIBLE PARKING STRIPING PER DETAIL **6/C7.0.**
2. ACCESSIBLE PARKING SIGN PER DETAIL **4/C7.0.**
3. 4" WHITE PARKING STRIPING
4. STANDARD CONCRETE SIDEWALK PER DETAIL **9/C7.0.**
5. PARK BENCH PER CITY OF SPRINGDALE REQUIREMENTS
6. BIKE RACK PER CITY OF SPRINGDALE REQUIREMENTS
7. STANDARD ASPHALT SECTION PER DETAIL **5/C7.0.**
8. CONCRETE WHEEL STOP PER DETAIL **7/C7.0.**
9. TRASH ENCLOSURE. SEE ARCHITECTURAL DRAWINGS
10. 15 LINEAR FEET OF CONCRETE CULVERT EXTENSION PER DETAIL **C7.2.**
11. THICKEN EDGE SIDEWALK PER DETAIL **13/C7.1.**
12. 4' CURB INLET THROAT WITH CONCRETE FLUME PER DETAIL **15/C7.1.**
13. FIRE LINE STRIPING
14. 6' CHAINLIKE FENCE PER DETAIL **C7.1.**
15. ACCESSIBLE RAMP PER DETAIL **16/C7.1.**
16. ACCESSIBLE RAMP PER DETAIL **17/C7.2.**
17. STAMPED CONCRETE
18. 21.5 LINEAR FEET OF METAL HAND RAIL PER DETAIL **19/C7.2.**
19. CONCRETE WEIR PER DETAIL **20/C7.2.**
20. 3' X 6' MONUMENT SIGN PER ARCHITECT DESIGN
21. SIGHT DISTANCE TRIANGLE. THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SIGHT TRIANGLE.
22. POSSIBLE FUTURE PUBLIC TRANSIT STOP

CITY PROJECT# L23-32

ENGINEER:

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

SURVEYOR:

SATTERFIELD LAND SURVEYORS P.A.
1928 HWY 71
ALMA, AR 72921
(479) 632-5002

DEVELOPER:

LUCKY'S INDOOR BARK PARK, LLC
1519 LAKE ESTATES DRIVE
SPRINGDALE, ARKANSAS 72762
(501) 590-4210

ZONING:

C-5

PLANNED USE:

ENTERTAINMENT, OFFICE, AND TRADES & SERVICES

SETBACKS:

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

PARKING REQUIREMENTS:

OFFICE:	1 SPACE PER 300 SF OF NET FLOOR AREA NET FLOOR AREA: 675 SF SPACES NEEDED: 3 SPACES
ENTERTAINMENT:	1 SPACE PER EACH 4 OCCUPANTS AT THE MAXIMUM PERMITTED OCCUPANCY ALLOWED UNDER BUILDING CODE AND 1 SPACE PER EMPLOYEE BASED ON THE LARGEST SHIFT. OCCUPANTS: 23 SEATS EMPLOYEES: 2 EMPLOYEES SPACES NEEDED: 8 SPACES
TRADES & SERVICES:	1 SPACE PER 1,200 SF OF NET FLOOR AREA NET FLOOR AREA: 3,800 SF SPACES NEEDED: 4
TOTAL REQUIRED:	15 SPACES (INCLUDING 1 ADA SPACE)
TOTAL PROVIDED:	35 STANDARD SPACES 2 ADA SPACE

LANDSCAPE BUFFER WIDTH:

FRONT:	10'
SIDE:	5'

TOTAL AREAS OF DEVELOPMENT:

GROSS AREA:	258,500 SF
NET AREA:	252,384 SF
IMPERVIOUS AREA:	42,981 SF
PERVIOUS AREA (EXCLUDING ROW):	209,403 SF
% PERVIOUS:	82.97%

FLOOD STATEMENT:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05143C0060F WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
Jason E. Ingalls
No.11411
4/20/2023

Rev	Comments	Date
1	PER CITY COMMENTS	4/20/2023

NOT FOR CONSTRUCTION

LUCKY'S INDOOR BARK PARK
LARGE SCALE
636 N 40TH ST SPRINGDALE, ARKANSAS

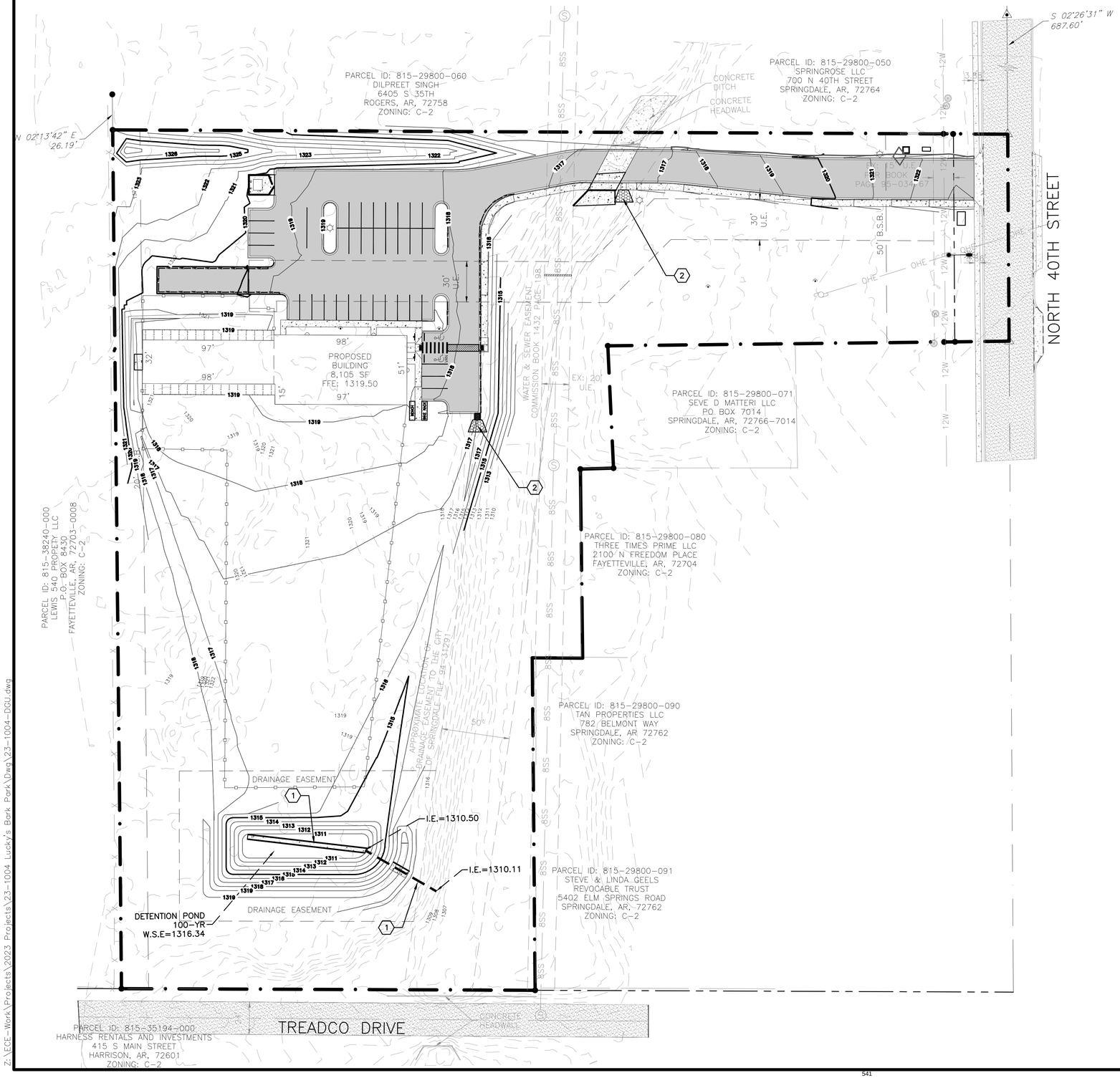
LUCKY'S INDOOR BARK PARK, LLC
1519 LAKE ESTATES DRIVE, SPRINGDALE, AR 72762

9200 SUITS US DR, STE B
BELLA VISTA, AR 72714
O: (479) 364-0028
M: (479) 799-8300
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: DMF
CHECKED BY: JEI
DATE 3/30/2023
JOB NUMBER 23-1004
SHEET NAME SITE PLAN
File No. 23-1004.dwg
C4.0

Z:\ECE-Work\Projects\2023 Projects\23-1004 Lucky's Bark Park\Dwg\23-1004.dwg



LEGEND

FOUND IRON PIN	
PROPERTY LINE	
EXISTING RIGHT-OF-WAY	
EXISTING FENCE	X X
EXISTING EASEMENT	
EXISTING ASPHALT	
EXISTING CENTERLINE OF ROAD	
EXISTING CONCRETE	
EXISTING WATER VALVE	
EXISTING WATER METER	
EXISTING 12" WATER LINE	12W 12W
EXISTING POWER POLE	
EXISTING OVERHEAD ELECTRIC	OHE OHE
EXISTING GAS METER	
EXISTING MANHOLE	
EXISTING 8" SANITARY SEWER	8SS 8SS
PROPOSED STANDARD ASPHALT	
PROPOSED HANDICAP SIGN	
PROPOSED SETBACK	
TRUNCATED DOME	
PROPOSED CONCRETE	
PROPOSED EASEMENT	
PROPOSED 8" WATER LINE	8W 8W
PROPOSED 4" SEWER SERVICE	4SS 4SS
PROPOSED FIRE HYDRANT	
PROPOSED WATER METER	
PROPOSED WATER VALVE	
UTILITY EASEMENT	U.E.

NORTH

40' 0 40'

SCALE 1"=40'

KEYNOTES:

1. CONCRETE TRICKLE CHANNEL PER DETAIL **18/C7.2.**
2. RIPRAP PAD
3. DETENTION POND OUTLET STRUCTURE. SEE DETAIL **21/C7.2.**

GRADING NOTES:

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

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

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

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

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

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

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

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

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

L23-32

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER Jason E. Ingalls No.11411 4/20/2023

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LUCKY'S INDOOR BARK PARK
LARGE SCALE
SPRINGDALE, ARKANSAS

636 N 40TH ST

LUCKY'S INDOOR BARK PARK, LLC
1519 LAKE ESTATES DRIVE, SPRINGDALE, AR 72762

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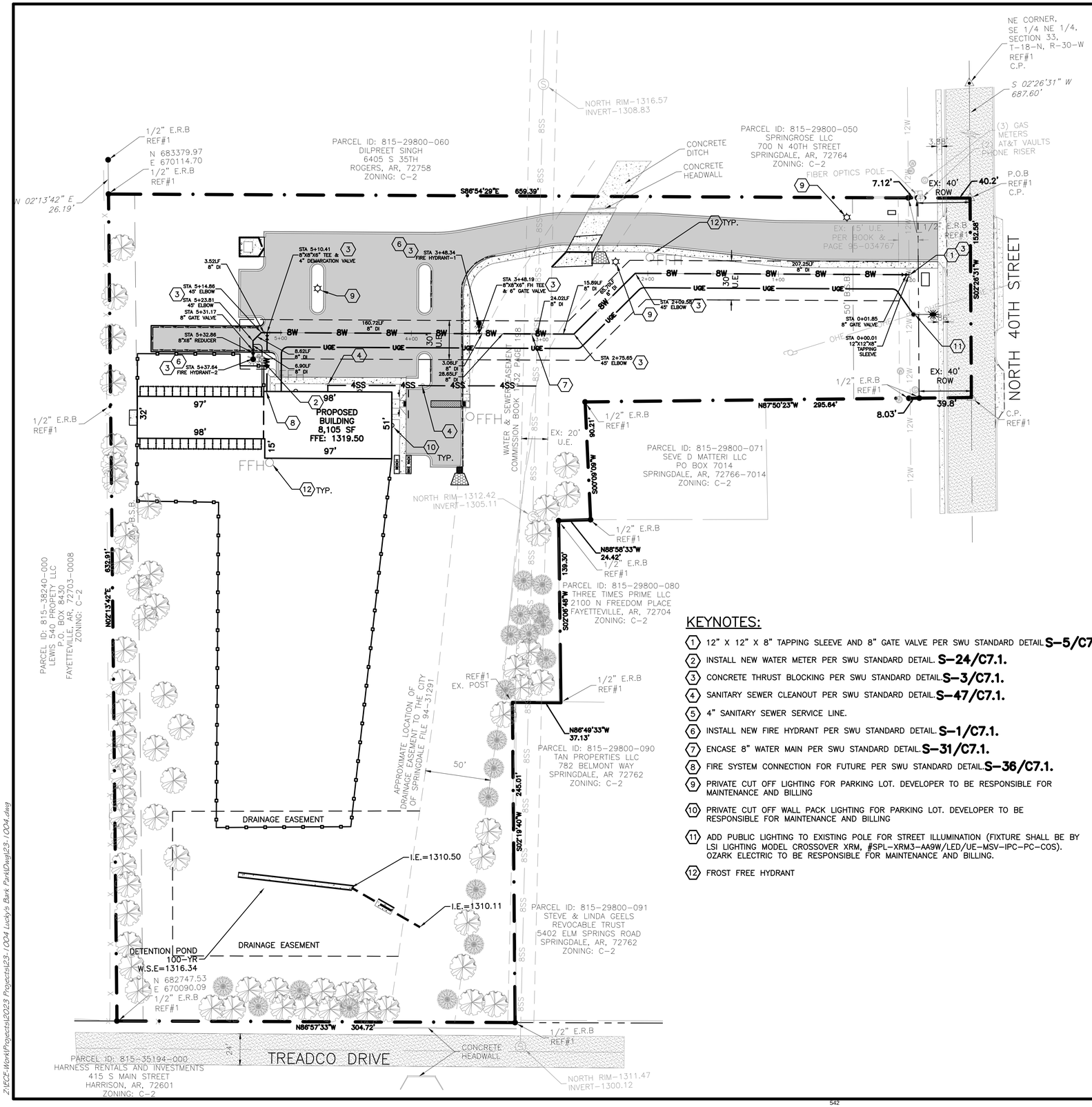
Expedient Civil Engineering, PLLC

DRAWN BY: DMF
CHECKED BY: JEI
DATE 3/30/2023
JOB NUMBER 23-1004
SHEET NAME GRADING PLAN
File No. 23-1004-DGU.dwg
C5.0

Z:\ECE- Work\Projects\2023 Projects\23-1004 Lucky's Bark Park\Dwg\23-1004-DGU.dwg



LEGEND

FOUND IRON PIN	●
PROPERTY LINE	——— ● ——— · ———
EXISTING RIGHT-OF-WAY	———
EXISTING FENCE	— X — X —
EXISTING EASEMENT	— — —
EXISTING ASPHALT	
EXISTING CENTERLINE OF ROAD	— — —
EXISTING CONCRETE	
EXISTING WATER VALVE	⋈
EXISTING WATER METER	Ⓦ
EXISTING 12" WATER LINE	— 12W — 12W —
EXISTING POWER POLE	
EXISTING OVERHEAD ELECTRIC	— OHE — OHE —
EXISTING GAS METER	Ⓖ
EXISTING MANHOLE	Ⓢ
EXISTING 8" SANITARY SEWER	— 8SS — 8SS —
PROPOSED STANDARD ASPHALT	
PROPOSED HANDICAP SIGN	
PROPOSED SETBACK	— — —
TRUNCATED DOME	
PROPOSED CONCRETE	
PROPOSED EASEMENT	— — —
PROPOSED 8" WATER LINE	— 8W — 8W —
PROPOSED 4" SEWER SERVICE	— 4SS — 4SS —
PROPOSED FIRE HYDRANT	
PROPOSED WATER METER	Ⓦ
PROPOSED WATER VALVE	⋈
PROPOSED UNDERGROUND ELECTRIC	— UGE —
PROPOSED FROST FREE HYDRANT	FFH
UTILITY EASEMENT	U.E.

NORTH
40' 0 40'
SCALE 1"=40'

KEYNOTES:

1. 12" X 12" X 8" TAPPING SLEEVE AND 8" GATE VALVE PER SWU STANDARD DETAIL **S-5/C7.1.**
2. INSTALL NEW WATER METER PER SWU STANDARD DETAIL. **S-24/C7.1.**
3. CONCRETE THRUST BLOCKING PER SWU STANDARD DETAIL. **S-3/C7.1.**
4. SANITARY SEWER CLEANOUT PER SWU STANDARD DETAIL. **S-47/C7.1.**
5. 4" SANITARY SEWER SERVICE LINE.
6. INSTALL NEW FIRE HYDRANT PER SWU STANDARD DETAIL. **S-1/C7.1.**
7. ENCASE 8" WATER MAIN PER SWU STANDARD DETAIL. **S-31/C7.1.**
8. FIRE SYSTEM CONNECTION FOR FUTURE PER SWU STANDARD DETAIL. **S-36/C7.1.**
9. PRIVATE CUT OFF LIGHTING FOR PARKING LOT. DEVELOPER TO BE RESPONSIBLE FOR MAINTENANCE AND BILLING
10. PRIVATE CUT OFF WALL PACK LIGHTING FOR PARKING LOT. DEVELOPER TO BE RESPONSIBLE FOR MAINTENANCE AND BILLING
11. ADD PUBLIC LIGHTING TO EXISTING POLE FOR STREET ILLUMINATION (FIXTURE SHALL BE BY LSI LIGHTING MODEL CROSSOVER XRM, #SPL-XRM3-AA9W/LED/UE-MSV-IPC-PC-COS). OZARK ELECTRIC TO BE RESPONSIBLE FOR MAINTENANCE AND BILLING.
12. FROST FREE HYDRANT

UTILITY NOTES:

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

B. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF SWU AND EXPEDIENT CIVIL ENGINEERING, PLLC.

C. ALL WATER MAINS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS PREVIOUSLY APPROVED SWU AND SHALL BE INSPECTED BY SWU INSPECTOR & EXPEDIENT CIVIL ENGINEERING, PLLC.

D. ALL PRIVATE WATER SERVICES SHALL BE POLYETHYLENE.

E. ALL FILL UNDER UTILITY LINES SHALL BE COMPACTED IN 6 INCH LIFTS COMPACTED TO 95% STANDARD PROCTOR DENSITY.

F. ALL DENSITY TESTING REPORTS ARE TO BE FORWARDED TO THE CITY, SWU, EXPEDIENT CIVIL ENGINEERING, PLLC, AND THE CONTRACTOR.

G. WATER MAINS AND SANITARY SEWERS SHALL BE CONSTRUCTED AS FAR APART AS PRACTICABLE, AND SHALL BE SEPARATED BY UNDISTURBED AND COMPACTED EARTH. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER LINES AND SEWERS SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE ARKANSAS DEPARTMENT OF HEALTH.

H. IF ANY NEW WATER METER OR SEWER SERVICE TAPS ARE NEEDED IN THE FUTURE FROM EXISTING FACILITIES, THEY WILL BE INSTALLED BY SPRINGDALE WATER UTILITIES AT THE OWNER/DEVELOPER'S EXPENSE.

I. ENSURE ALL VALVES AND BOLTS ARE POLYWRAPPED APPROPRIATELY.

J. MINIMUM INITIAL RATING FOR THE STREETLIGHT SHALL BE 6,800 LUMENS FOR A LOCAL STREET, 11,000 LUMENS FOR A COLLECTOR STREET, OR 20,000 LUMENS FOR AN ARTERIAL STREET.

FIRE HYDRANT COORDINATES:

- FIRE HYDRANT-1: N: 683266.67 E: 670392.99
- FIRE HYDRANT-2: N: 683248.50 E: 670219.05

NOTE:
ALL MATERIALS AND METHODS USED TO CONSTRUCT PUBLIC WATER MAINS SHALL CONFORM TO SPRINGDALE WATER UTILITIES DETAILS AND STANDARD SPECIFICATIONS

CITY PROJECT# L23-32

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER Jason E. Ingalls No.11411 4/20/2023

Rev	Comments	Date
1	PER CITY COMMENTS	4/20/2023

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BENTONVILLE, AR 72712
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F: (479) 845-2304
M: (479) 756-4300
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: DMF
CHECKED BY: JEI
DATE: 3/30/2023
JOB NUMBER: 23-1004
SHEET NAME: UTILITY PLAN
File No.: 23-1004.dwg
C6.0

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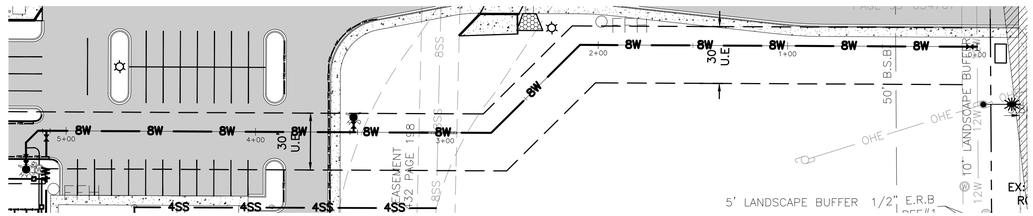
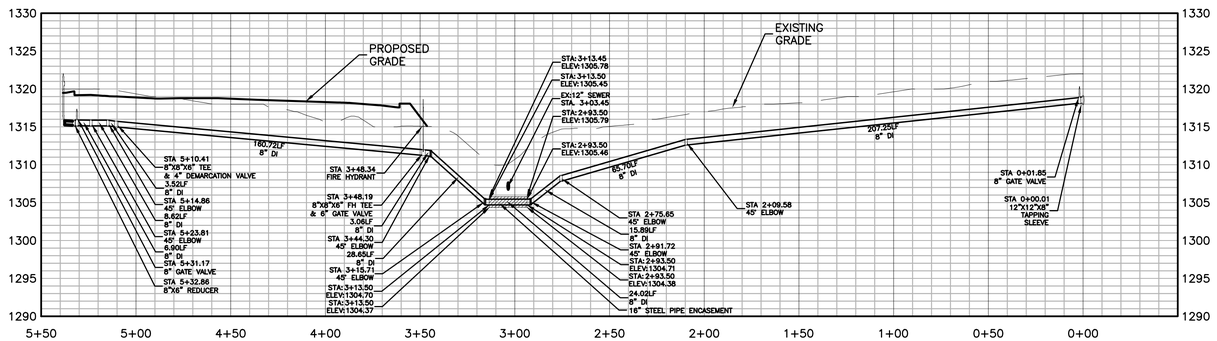


WATERLINE PLAN
SCALE 1"=40'

40' 0 40'
SCALE 1"=40'
NORTH



WATERLINE PROFILE
HORIZONTAL 1"=40'
VERTICAL SCALE 1"=10'

NOT FOR CONSTRUCTION

CITY PROJECT# L23-32

CERTIFICATE OF AUTHORIZATION
ECE
No. 3356
ARKANSAS ENGINEER

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WATERLINE PLAN & PROFILE
File No. 23-1004.dwg
C6.1

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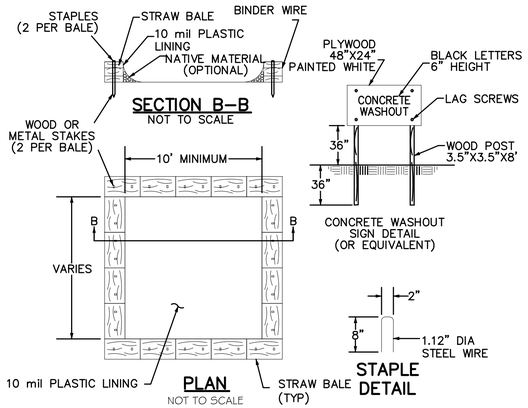
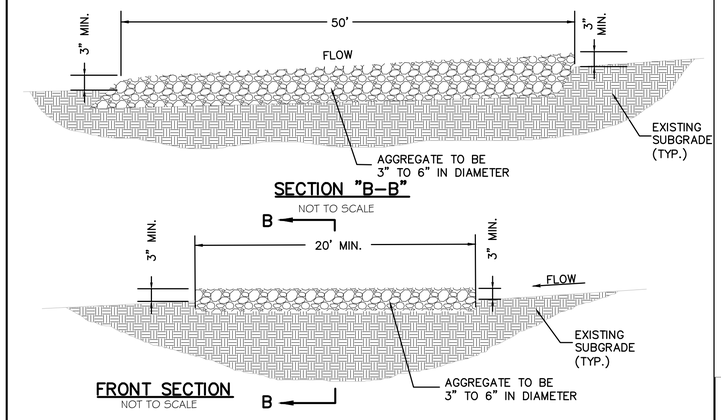


TYPE "ABOVE GRADE" WITH STRAW BALES

DETAIL 1 – CONCRETE WASHOUT

NOT TO SCALE



DETAIL 2 – CONSTRUCTION ENTRANCE DETAIL

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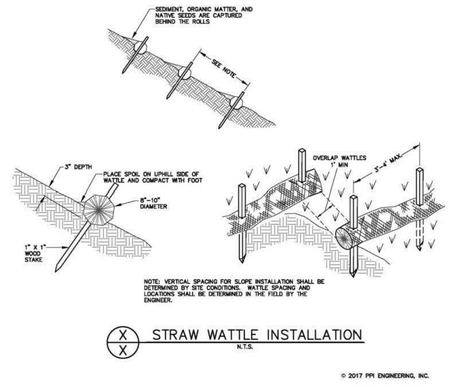

DETAIL 3 – STRAW WATTLE

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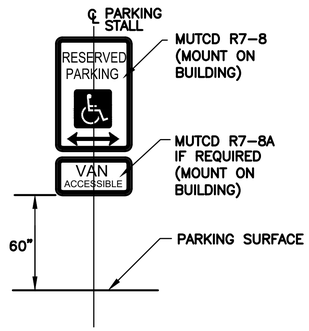
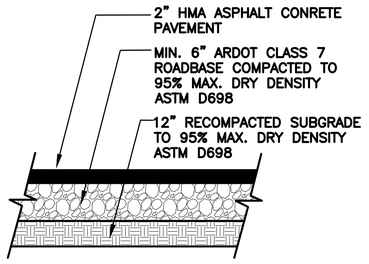


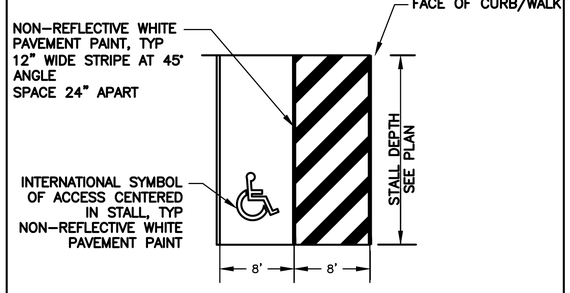
DETAIL 4 – ACCESSIBLE PARKING SIGN

NOT TO SCALE



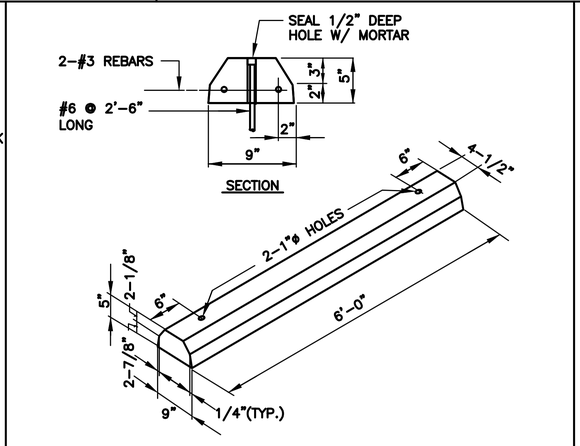
DETAIL 5 – STANDARD ASPHALT PAVEMENT SECTION

NOT TO SCALE



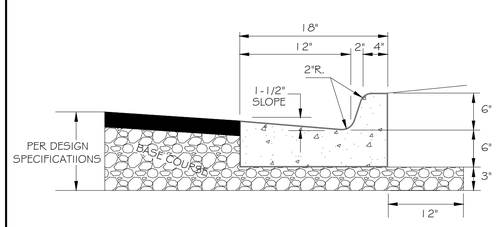
DETAIL 6 – ACCESSIBLE PARKING STRIPING

NOT TO SCALE



DETAIL 7 – PRECAST CONCRETE WHEEL STOP

NOT TO SCALE

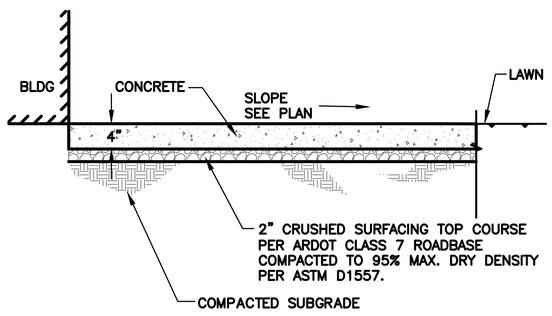


NOTES:

1. USE CONCRETE MIX FOR CURB AND GUTTER WITH 28 DAY CRUSHING STRENGTH AT 3500 P.S.I. MAXIMUM ALLOWABLE SLUMP 15 4".
2. PROVIDE 1/2" THICK PREFORMED BITUMINOUS EXPANSION JOINT AT A MAXIMUM SPACING OF 200 FEET.
3. PROVIDE A SAWED OR FORMED CONTRACTION JOINT EVERY 15 FEET. THE SAWED JOINT SHOULD BE 1-1/2" DEEP AND 1/4" WIDE.

DETAIL 8 – CURB AND GUTTER

NOT TO SCALE

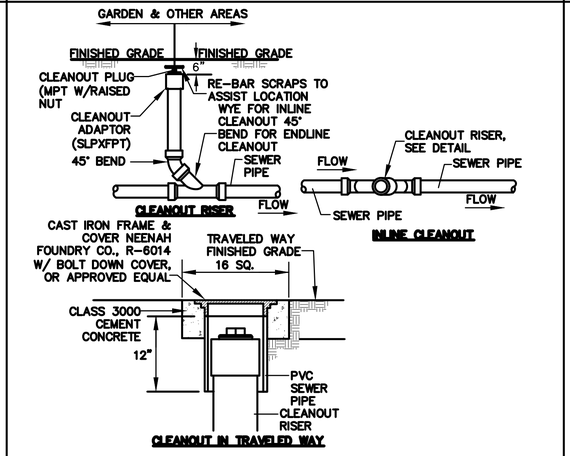


NOTES:

1. INSTALL DUMMY JOINTS AT 5'–0" C/C AND 1/2"
2. EXPANSION JOINTS AT 30'–0" C/C AND AT TERMINATIONS AGAINST SIDEWALK INTERSECTIONS UNLESS NOTED OTHERWISE BY ARCHITECT. SEE SITE PLAN FOR FINISH REQUIREMENTS.

DETAIL 9 – 4" STANDARD CONCRETE SIDEWALK

NOT TO SCALE



DETAIL 10 – SANITARY SEWER CLEANOUT

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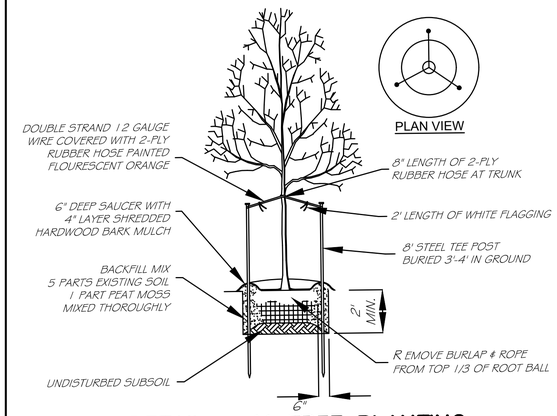
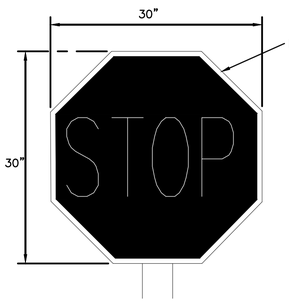


DETAIL – 11 TREE PLANTING

NOT TO SCALE



DETAIL 12 – STOP SIGN

NOT TO SCALE

CITY PROJECT# L23–32

NOT FOR CONSTRUCTION

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636 N 40TH ST SPRINGDALE, ARKANSAS

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ENGINEER:
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EMAIL: jason@ece-pllc.com

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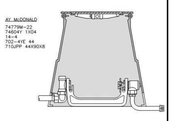
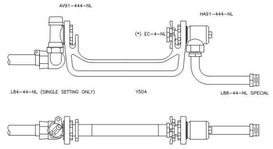
811 Know what's below. Call before you dig.

21ECE-Work\Projects\2023 Projects\23-1004 Lucky's Bark Park\Dwg\23-1004.dwg

MATERIAL LIST

QTY	DESCRIPTION	CATALOG NUMBER FORD	MUELLER	AY McDONALD
1	INLET CONNECTION	LB4-44-NL	H-15433N	7477W-22
1	YOKE ANGLE KEY VALVE	AY01-444-NL	H-15278N	74604Y-1504
1	YOKE BAR	Y504	H-50461	14-4
1	DUCKBILL CHECK VALVE	LB6-444-NL	H-14268N	702-4YE 44
1	OUTLET CONNECTION	LB6-44-NL SPECIAL	H-15538N	7702PP 44X90X18
1	METER BOX ASSEMBLY	34P-18X24X24D 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.

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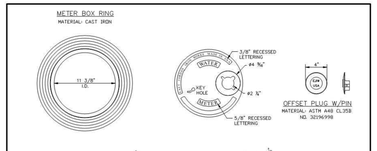
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



STANDARD METER BOX
N.T.S.

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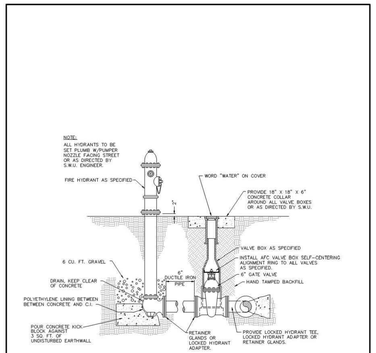
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



FIRE HYDRANT & GATE VALVE
N.T.S.

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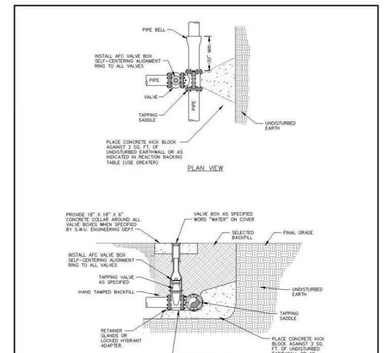
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



TAPPING SADDLE & VALVE
N.T.S.

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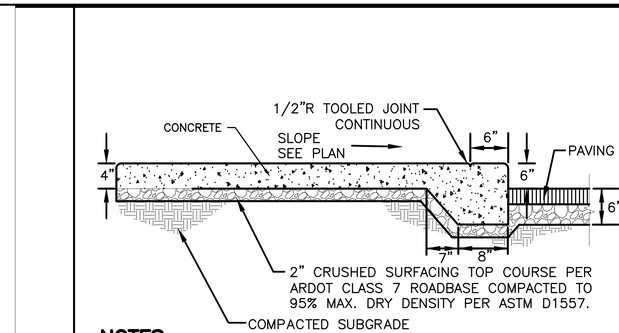
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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

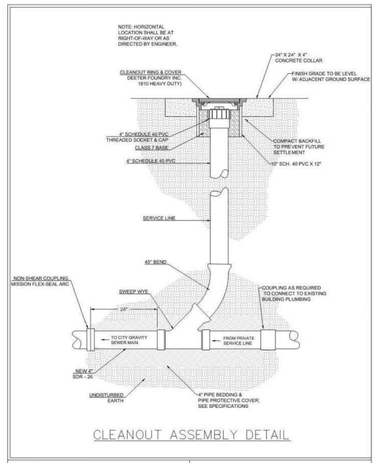


NOTES

1. INSTALL DUMMY JOINTS AT 5'–0" C/C AND 1/2"
2. EXPANSION JOINTS AT 30'–0" C/C AND AT TERMINATIONS AGAINST SIDEWALK INTERSECTIONS UNLESS NOTED OTHERWISE BY ARCHITECT. SEE SITE PLAN FOR FINISH REQUIREMENTS

DETAIL 13 – 4" THICKENED EDGE CONCRETE SIDEWALK

NOT TO SCALE



CLEANOUT ASSEMBLY DETAIL

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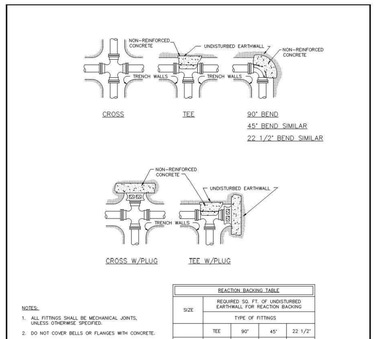
STANDARD DETAILS FOR STANDARD CLEANOUT

DRAWN BY: CRKJ | DRAWING NO: S-47 | DATE: FEBUARY 2018



NOTES:

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

REACTION BACKING TABLE

SIZE	REQUIRED SQ. FT. OF UNDISTURBED EARTHWALL FOR REACTION BACKING TYPE OF FITTINGS			
	TEE	90°	45°	22 1/2°
3"	1	1	1	1
4"	1	1	1	1
6"	2	3	1	1
8"	3	5	2	1
10"	5	8	3	2
12"	7	11	4	2
14"	9	15	5	3
16"	11	19	7	3
18"	14	24	8	4
20"	17	29	10	5
24"	25	42	15	7
30"	39	65	23	11
36"	56	93	33	16

REACTION BACKING
N.T.S.

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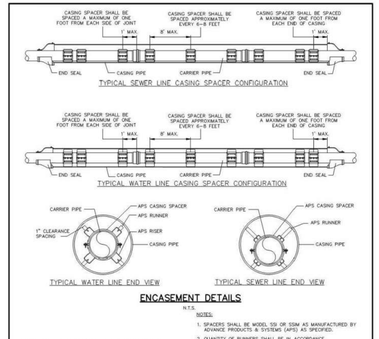
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



ENCASEMENT DETAILS

N.T.S.

NOTES:

1. SPACERS SHALL BE MODEL 109 OR 109M 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 FOLLOW:
   - TO 14" DIAMETER – 8" WIDTH
   - 16" AND LARGER DIAMETER – 12" WIDTH
5. A MINIMUM OF THREE SPACERS PER FULL JOINT OF PIPE.
6. WATER LINES SHALL BE "CENTERED" IN CASING.
7. SEWER LINES SHALL BE HELD TO SPECIFIED SLOPE.
8. ALL D.I. CARRIER PIPE MUST HAVE FIELD LOCK GASKETS INSTALLED WITHIN THE CASING PIPE.

ENCASEMENT/CARRIER PIPE SIZING CHART

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

CARRIER NOM. SIZE	CARRIER PIPE O.D.	CARRIER BELL O.D.	CASING NOM. SIZE*
4"	4.80	10.00	12"
6"	6.90	13.10	16"
8"	13.00	15.62	20"
10"	15.30	17.88	24"
12"	17.40	20.00	24"
14"	19.50	22.10	30"
16"	19.50	24.70	30"
20"	21.60	27.00	30"
24"	25.80	31.50	36"

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

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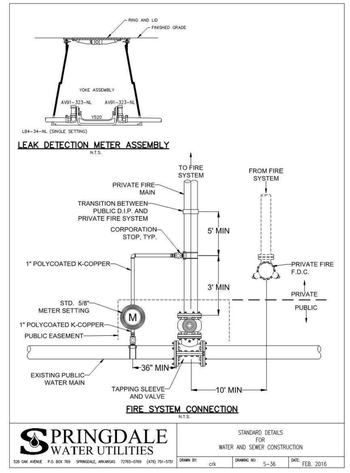
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: KMI/JNK | DRAWING NO: S-31 | DATE: MARCH 2008



SPRINGDALE WATER UTILITIES
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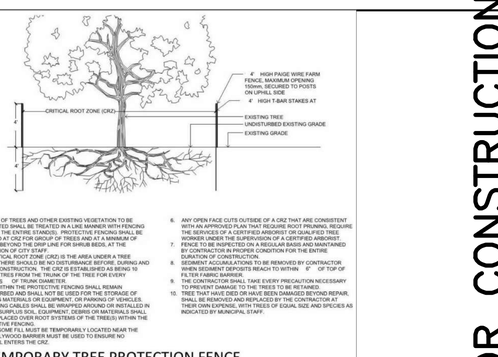
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



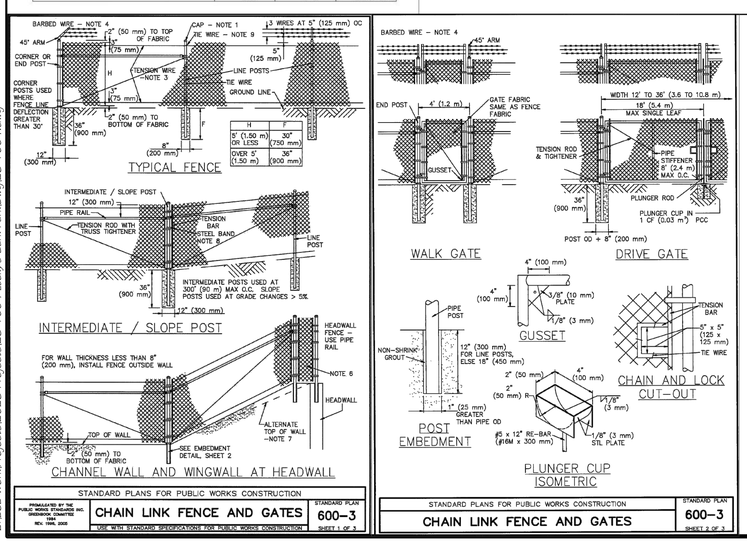
NOTES:

1. GROUPS OF TREES AND OTHER EXISTING VEGETATION TO BE PROTECTED SHALL BE TREATED IN A LIKE MANNER WITH FENCING AROUND THE ENTIRE STANDS. PROTECTIVE FENCING SHALL BE ERECTED AT CRZ FOR GROUP OF TREES AND AT A MINIMUM OF 5' BEYOND THE DRIP LINE FOR SHRUB BEDS, AT THE DISCRETION OF CITY STAFF.
2. CRITICAL ROOT ZONE (CRZ) IS THE AREA UNDER A TREE WHERE THERE SHOULD BE NO DISTURBANCE BEFORE, DURING AND AFTER CONSTRUCTION. THE CRZ IS ESTABLISHED AS BEING 10 CENTIMETRES FROM THE TRUNK OF THE TREE FOR EVERY 4 INCHES OF TRUNK DIAMETER.
3. AREAS WITHIN THE PROTECTIVE FENCING SHALL REMAIN UNDISTURBED AND SHALL NOT BE USED FOR THE STORAGE OF MATERIALS OR EQUIPMENT, PARKING OF VEHICLES OR TRAILERS. NO KINGDING CABLES SHALL BE WRAPPED AROUND OR INSTALLED IN TREES. SURPLUS SOIL, EQUIPMENT, DEBRIS OR MATERIALS SHALL NOT BE PLACED OVER ROOT SYSTEMS OF THE TREE(S) WITHIN THE PROTECTIVE FENCING.
4. WHERE SOME FILL MUST BE TEMPORARILY LOCATED NEAR THE CRZ, A PLYWOOD BARRIER MUST BE USED TO ENSURE NO MATERIAL ENTERS THE CRZ.
5. ANY OPEN FACE CUTS OUTSIDE OF A CRZ THAT ARE CONSISTENT WITH AN APPROVED PLAN THAT REQUIRE ROOT PRUNING, REQUIRE THE SERVICES OF A CERTIFIED ARBORIST OR QUALIFIED TREE WORKER UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.
6. FENCE TO BE INSPECTED ON A REGULAR BASIS AND MAINTAINED BY CONTRACTOR IN PROPER CONDITION FOR THE ENTIRE CONSTRUCTION PERIOD.
7. SEDIMENT ACCUMULATIONS TO BE REMOVED BY CONTRACTOR WHEN SEDIMENT DEPOSITS REACH TO WITHIN 6" OF TOP OF FILTER FABRIC BARRIER.
8. THE CONTRACTOR SHALL TAKE EVERY PRECAUTION NECESSARY TO PREVENT DAMAGE TO THE TREES TO BE RETAINED.
9. TREE THAT HAVE DIED OR HAVE BEEN DAMAGED BEYOND REPAIR, SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE, WITH TREES OF EQUAL SIZE AND SPECIES AS INDICATED BY MUNICIPAL STAFF.

1 TEMPORARY TREE PROTECTION FENCE
N.T.S.

DETAIL 14 – TEMPORARY TREE PROTECTION FENCE

NOT TO SCALE



STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION

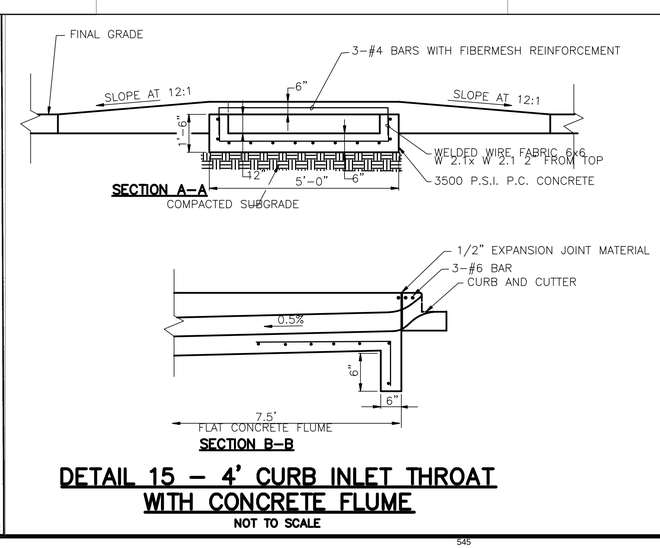
CHAIN LINK FENCE AND GATES | STANDARD PLAN 600-3 | SHEET 1 OF 3

PROMULGATED BY THE PUBLIC WORKS STANDARDS INC. ORDINANCE COMMITTEE REV. 1998, 2002

USE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION

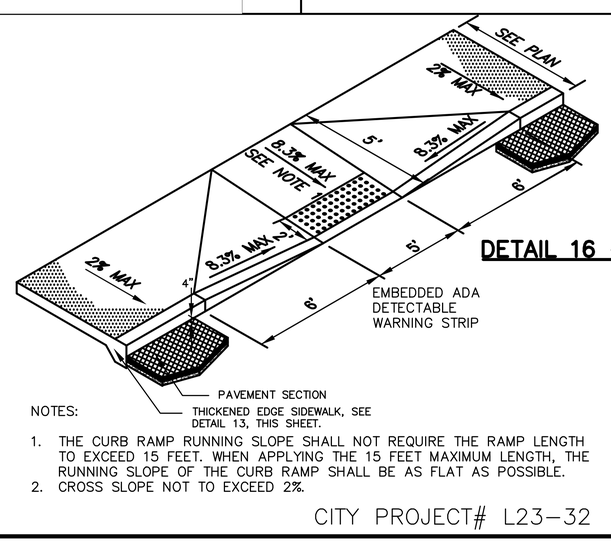
STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION

CHAIN LINK FENCE AND GATES | STANDARD PLAN 600-3 | SHEET 2 OF 3



DETAIL 15 – 4' CURB INLET THROAT WITH CONCRETE FLUME

NOT TO SCALE



DETAIL 16 – ACCESSIBLE RAMP

NOT TO SCALE

NOTES:

1. THE CURB RAMP RUNNING SLOPE SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15 FEET. WHEN APPLYING THE 15 FEET MAXIMUM LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE AS FLAT AS POSSIBLE.
2. CROSS SLOPE NOT TO EXCEED 2%.

CITY PROJECT# L23–32

CERTIFICATE OF AUTHORIZATION NO. ECE No. 3356 ARKANSAS ENGINEER

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

NOT FOR CONSTRUCTION

LUCKY'S INDOOR BARK PARK
LARGE SCALE
SPRINGDALE, ARKANSAS
636 N 40TH ST

LUCKY'S INDOOR BARK PARK, LLC
1519 LAKE ESTATES DRIVE, SPRINGDALE, AR 72762

Rev	Comments	Date
1	PER CITY COMMENTS	4/20/2023

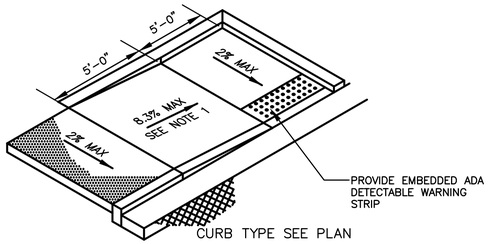
STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER Jason E. Ingalls No.11411 4/20/2023

DESIGNED IN ARKANSAS BY:
CEDAR RIDGE PLC
1800 S. JUSTICE AVE, SUITE B
BEDFORD, TX 76022-7314
O: (479) 364-0028
D: (479) 759-5300
M: (479) 755-6300
E-MAIL: jason@cedarplc.com

Expedient Civil Engineering, PLLC

DRAWN BY: DMF
CHECKED BY: JEI
DATE: 3/30/2023
JOB NUMBER: 23-1004
SHEET NAME: DETAILS
File No.: 23-1004.dwg
C7.1

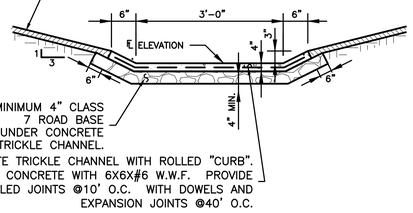
Z:\ECE-Work\Projects\2023 Projects\23-1004 Lucky's Bark Park\Dwg\23-1004.dwg



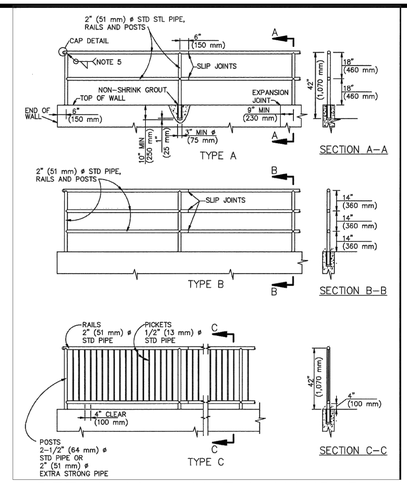
NOTES:

1. THE CURB RAMP RUNNING SLOPE SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15 FEET. WHEN APPLYING THE 15 FEET MAXIMUM LENGTH THE RUNNING SLOPE OF THE CURB RAMP SHALL BE AS FLAT AS POSSIBLE.
2. CROSS SLOPE NOT TO EXCEED 2%.

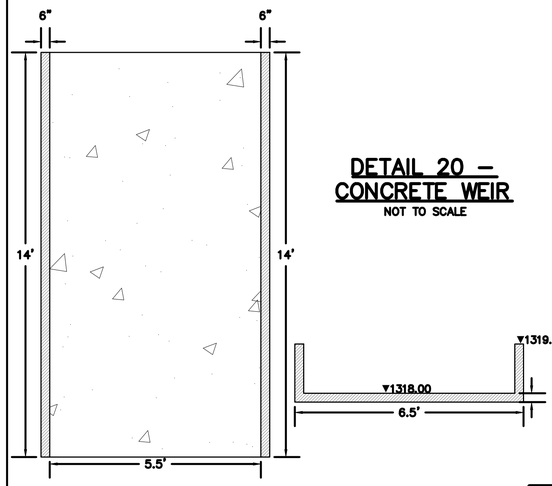
DETAIL 17 – ACCESSIBLE RAMP
NOT TO SCALE



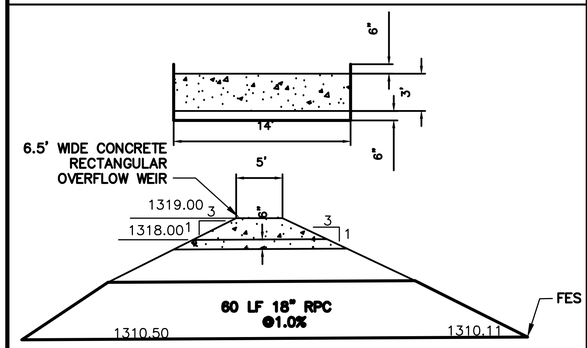
DETAIL 18 – CONCRETE TRICKLE CHANNEL
NOT TO SCALE



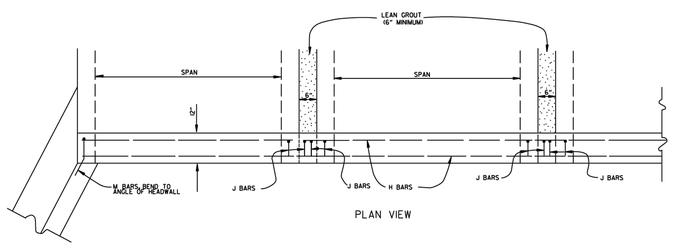
DETAIL 19 – METAL HAND RAIL
NOT TO SCALE



DETAIL 20 – CONCRETE WEIR
NOT TO SCALE



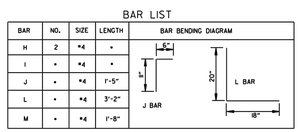
DETAIL 21 – DETENTION POND B OUTLET STRUCTURE
NOT TO SCALE



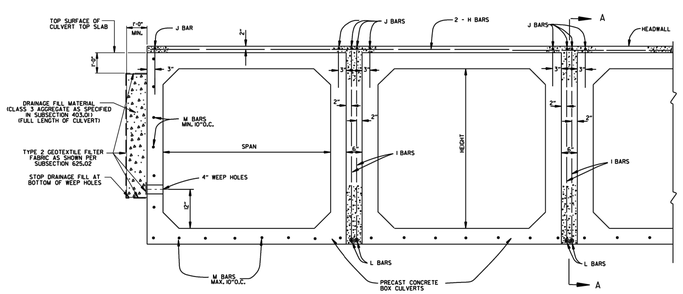
PLAN VIEW

BAR LIST

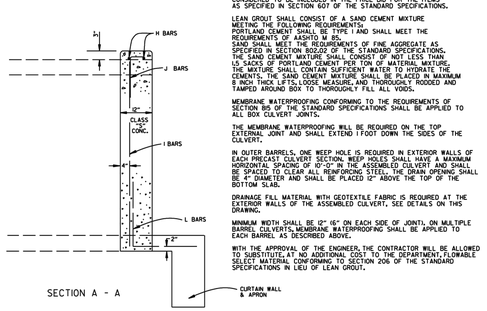
BAR	NO.	SIZE	LENGTH	BAR BENDING DIAGRAM
H	2	#4	*	
I	*	#4	*	
J	*	#4	1'-5"	
L	*	#4	3'-2"	
M	*	#4	1'-8"	



* NOTE: LENGTH AND NUMBER OF BARS VARIES WITH SIZE OF CULVERT



END VIEW



SECTION A - A

GENERAL NOTES

WINGS, CURTAIN WALLS AND APRONS SHALL BE TIED TO THE PRECAST CULVERT SECTION BY CASTING BARS IN CULVERT END SECTIONS, AS SHOWN OR BY DOWELING AND GROUTING. J BARS AND M BARS SHALL BE EMBEDDED A MINIMUM OF 10" IN PRECAST BOX.

WINGS, FOOTINGS, APRONS AND CURTAIN WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE WING DRAWING. STEEL AND CONCRETE QUANTITIES WILL BE ADJUSTED TO FIT THE IN-PLACE WIDTH & HEIGHT OF THE PRECAST CONCRETE BOX CULVERTS.

ALL EXPOSED CORNERS TO HAVE ¾" CHAMFERS.

WINGWALLS AND FOOTINGS MAY BE ADJUSTED IN THE FIELD AS DIRECTED BY THE ENGINEER.

ALL CONCRETE, REINFORCING STEEL, LEAN GROUT, MEMBRANE WATERPROOFING, DRAINAGE FILL MATERIAL, GEOTEXTILE FILTER FABRIC, LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR INSTALLING PRECAST BOX CULVERTS WILL NOT BE PAID FOR DIRECTLY BUT WILL BE CONSIDERED TO BE INCLUDED IN THE PRICES BID FOR THE ITEMS AS SPECIFIED IN SECTION 607 OF THE STANDARD SPECIFICATIONS.

LEAN GROUT SHALL CONSIST OF A SAND CEMENT MIXTURE MEETING THE FOLLOWING REQUIREMENTS. PORTLAND CEMENT SHALL BE TYPE I AND SHALL MEET THE REQUIREMENTS OF AASHTO M 85. SAND SHALL MEET THE REQUIREMENTS OF FINE AGGREGATE AS SPECIFIED IN SECTION 802.02 OF THE STANDARD SPECIFICATIONS. THE SAND CEMENT MIXTURE SHALL CONSIST OF NOT LESS THAN 1.5 SACKS OF PORTLAND CEMENT PER TON OF MATERIAL MIXTURE. THE MIXTURE SHALL CONTAIN SUFFICIENT WATER TO MAKE THE CEMENT-SAND MIXTURE FLOW READILY. PLACE IN ACCEPTABLE MAXIMUM 8 INCH THICK LIFTS, LOOSE MEASURE, AND THOROUGHLY RODDED AND TAMPED AROUND BOX TO THOROUGHLY FILL ALL VOIDS.

MEMBRANE WATERPROOFING CONFORMING TO THE REQUIREMENTS OF SECTION 815 OF THE STANDARD SPECIFICATIONS SHALL BE APPLIED TO ALL BOX CULVERT JOINTS.

THE MEMBRANE WATERPROOFING WILL BE REQUIRED ON THE TOP EXTERNAL JOINT AND SHALL EXTEND 1'FOOT DOWN THE SIDES OF THE CULVERT.

IN OUTER BARRELS, ONE WEEP HOLE IS REQUIRED IN EXTERIOR WALLS OF EACH PRECAST CULVERT SECTION. WEEP HOLES SHALL HAVE A MAXIMUM HORIZONTAL SPACING OF 10'-0" IN THE ASSEMBLED CULVERT AND SHALL BE SPACED TO CLEAR ALL REINFORCING STEEL. THE DRAIN OPENING SHALL BE 4" DIAMETER AND SHALL BE PLACED 12" ABOVE THE TOP OF THE BOTTOM SLAB.

DRAINAGE FILL MATERIAL WITH GEOTEXTILE FABRIC IS REQUIRED AT THE EXTERIOR WALLS OF THE ASSEMBLED CULVERT, SEE DETAILS ON THIS DRAWING.

MINIMUM WIDTH SHALL BE 12" 6" ON EACH SIDE OF JOINT), ON MULTIPLE BARREL CULVERTS, MEMBRANE WATERPROOFING SHALL BE APPLIED TO EACH BARREL AS DESCRIBED ABOVE.

WITH THE APPROVAL OF THE ENGINEER, THE CONTRACTOR WILL BE ALLOWED TO SUBSTITUTE, AT NO ADDITIONAL COST TO THE DEPARTMENT, FLOWABLE SELECT MATERIAL CONFORMING TO SECTION 206 OF THE STANDARD SPECIFICATIONS IN LIEU OF LEAN GROUT.

DATE	REVISION	DATE REVISED
1-28-15	REVISED GEOTEXTILE FABRIC PLACEMENT	
12-15-14	ADDED NOTE & DTLS FOR WEEP HOLE AND DRAINAGE FILL	
10-15-09	ADDED GENERAL NOTE	
10-15-09	REVISED SPACING OF "H" BARS	
4-10-09	REVISED GENERAL NOTES	
10-98-98	CORRECTED AASHTO REF.	
10-5-97	ADDED NOTE FOR MEMBRANE WATERPROOFING	
8-5-97	ADDED NOTE FOR LEAN GROUT	
1-5-96	REVISED TO 7'-0" FOR 7SPECS	
8-10-95	ISSUED JABE	

ARKANSAS STATE HIGHWAY COMMISSION

PRECAST CONCRETE BOX CULVERTS

STANDARD DRAWING PBC-1

CITY PROJECT# L23-32

NOT FOR CONSTRUCTION

LUCKY'S INDOOR BARK PARK
LARGE SCALE
SPRINGDALE, ARKANSAS

636 N 40TH ST

LUCKY'S INDOOR BARK PARK, LLC
1519 LAKE ESTATES DRIVE, SPRINGDALE, AR 72762

Rev	Comments	Date
1	PER CITY COMMENTS	4/20/2023

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11411
Jason E. Ingalls
4/20/2023

PREPARED BY:
1820 JUSTICE AVE, SUITE B
BELLA VISTA, AR 72714
O: (479) 384-0028
M: (479) 790-2304
D: (479) 795-5300
EMAIL: jason@jece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: DMF
CHECKED BY: JEI
DATE 3/30/2023
JOB NUMBER 23-1004
SHEET NAME DETAILS
File No. 23-1004.dwg
C7.2

CERTIFICATE OF AUTHORIZATION
ECE
No. 3356
ARKANSAS ENGINEER

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

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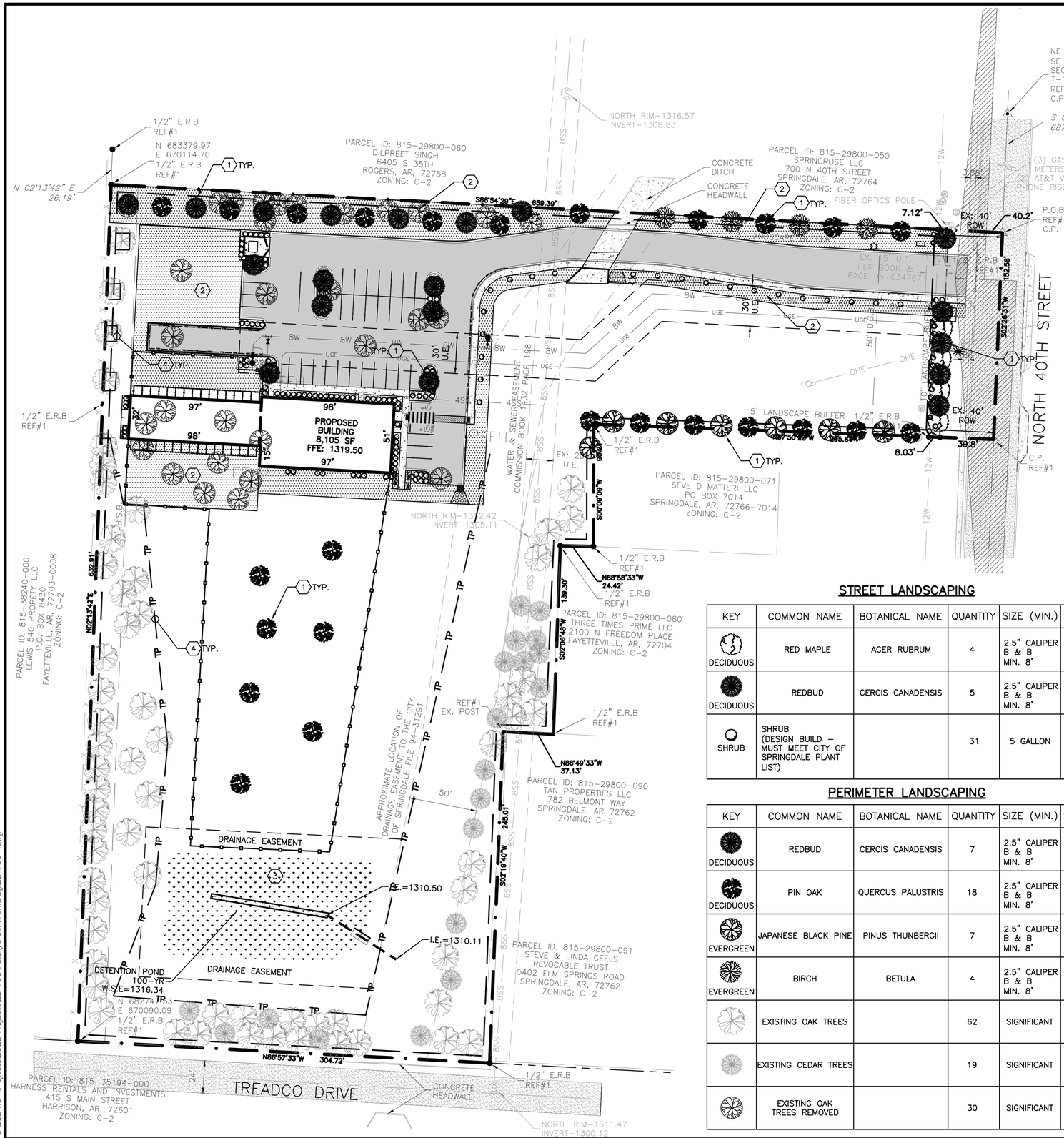

LEGEND

- FOUND IRON PIN
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING FENCE
- EXISTING EASEMENT
- EXISTING ASPHALT
- EXISTING CENTERLINE OF ROAD
- EXISTING CONCRETE
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING 12" WATER LINE
- EXISTING POWER POLE
- EXISTING OVERHEAD ELECTRIC
- EXISTING GAS METER
- EXISTING MANHOLE
- EXISTING 8" SANITARY SEWER
- PROPOSED STANDARD ASPHALT
- PROPOSED HANDICAP SIGN
- PROPOSED SETBACK
- TRUNCATED DOME
- PROPOSED CONCRETE
- PROPOSED EASEMENT
- PROPOSED 8" WATER LINE
- PROPOSED 4" SEWER SERVICE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- TEMPORARY TREE PROTECTION FENCE
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED FROST FREE HYDRANT
- UTILITY EASEMENT

LANDSCAPING REQUIREMENTS:

STREET TREES

1. REQUIRED – PUBLIC STREET AND PRIVATE ACCESS DRIVE FRONTAGE: 1 TREE AND 7 SHRUBS EVERY 25 LINEAR FEET OR 215 LF FRONTAGE AT 25' SPACING = 9 TREES AND 31 SHRUBS

2. PROVIDED – 9 TREES AND 31 SHRUBS

SITE PERIMETER

1. REQUIRED – 1 TREE EVERY 25' OR 2,427 LF OF PERIMETER AT 25' SPACING = 98 TREES

2. PROVIDED – 36 TREES
81 EXISTING TREES

INTERIOR PARKING LOT LANDSCAPING

1. REQUIRED – 8% OF PARKING LOT AREA
2. PROVIDED –

TOTAL PARKING LOT AREA:	17,646 SF
REQUIRED AREA:	1,412 SF
PROVIDED AREA:	1,562 SF
PROVIDED PERCENTAGE:	8.9%

GENERAL LANDSCAPE NOTES:

1. ALL PLANT MATERIAL SHALL BE AS SPECIFIED IN THE PLANT LIST ON THIS SHEET AND MEET THE REQUIREMENTS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN PUBLICATION "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1 LATEST EDITION).
2. ALL PLANT MATERIAL SHALL BE HEALTHY AND VIGOROUS AT THE TIME OF INSTALLATION AND SHALL BE GUARANTEED FOR SURVIVAL FOR A PERIOD OF 2 YEARS FROM THE TIME OF INSTALLATION.
3. INSTALLATION AND EXECUTION OF THIS PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT LANDSCAPE ORDINANCE FOR THE CITY OF SPRINGDALE.
4. INSTALL A 4" LAYER OF ROCK MULCH OVER A WOVEN FABRIC WEED BARRIER IN ALL BEDS.
5. INSTALL A 3/16"X 4" STEEL EDGING TO BORDER THE MULCHED BED AREAS WHERE THEY ARE ADJACENT TO TURF AREAS.
6. FROST FREE HYDRANTS ARE TO BE USED FOR IRRIGATION.
7. LANDSCAPING MUST BE GUARANTEED FOR TWO YEARS.

STREET LANDSCAPING

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
DECIDUOUS	RED MAPLE	ACER RUBRUM	4	2.5" CALIPER B & B MIN. 8'	30' MIN.
DECIDUOUS	REDBUD	CERCIS CANADENSIS	5	2.5" CALIPER B & B MIN. 8'	30' MIN.
SHRUB	SHRUB (DESIGN BUILD – MUST MEET CITY OF SPRINGDALE PLANT LIST)		31	5 GALLON	

PERIMETER LANDSCAPING

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
DECIDUOUS	REDBUD	CERCIS CANADENSIS	7	2.5" CALIPER B & B MIN. 8'	30' MIN.
DECIDUOUS	PIN OAK	QUERCUS PALUSTRIS	18	2.5" CALIPER B & B MIN. 8'	30' MIN.
EVERGREEN	JAPANESE BLACK PINE	PINUS THUNBERGII	7	2.5" CALIPER B & B MIN. 8'	30' MIN.
EVERGREEN	BIRCH	BETULA	4	2.5" CALIPER B & B MIN. 8'	30' MIN.
	EXISTING OAK TREES		62	SIGNIFICANT	
	EXISTING CEDAR TREES		19	SIGNIFICANT	
	EXISTING OAK TREES REMOVED		30	SIGNIFICANT	

SITE LANDSCAPING

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
DECIDUOUS	REDBUD	CERCIS CANADENSIS	12	2.5" CALIPER B & B MIN. 8'	30' MIN.
DECIDUOUS	PIN OAK	QUERCUS PALUSTRIS	7		
SHRUB	SHRUB (DESIGN BUILD – MUST MEET CITY OF SPRINGDALE PLANT LIST)		140	5 GALLON	

KEYNOTES:

1. TREE PLANTING PER DETAIL **11/C7.0.**
2. HYDROSEED AREA
3. SOD AREA
4. TEMPORARY TREE PROTECTION FENCE PER DETAIL **14/C7.1.**
5. MULCHED AREA

CITY PROJECT# L23-32

CERTIFICATE OF AUTHORIZATION — ECE No. 3356 — ARKANSAS ENGINEER

Know what's below. Call before you dig.

NORTH
40' 0 40'
SCALE 1"=40'

NOT FOR CONSTRUCTION

LUCKY'S INDOOR BARK PARK
LARGE SCALE
SPRINGDALE, ARKANSAS
636 N 40TH ST

LUCKY'S INDOOR BARK PARK, LLC
1519 LAKE ESTATES DRIVE, SPRINGDALE, AR 72762

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11411
Jason E. Ingalls
4/20/2023

Rev	Comments	Date
1	PER CITY COMMENTS	4/20/2023

3203 S 56TH STE A, FT SMITH, AR 72903
REED & WISE, INC. 72714
O: (479) 364-0629
M: (479) 459-4303
F: (479) 756-8703
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: DMF
CHECKED BY: JEI
DATE 3/30/2023
JOB NUMBER 23-1004
SHEET NAME LANDSCAPE PLAN
File No. 23-1004.dwg
L1.0

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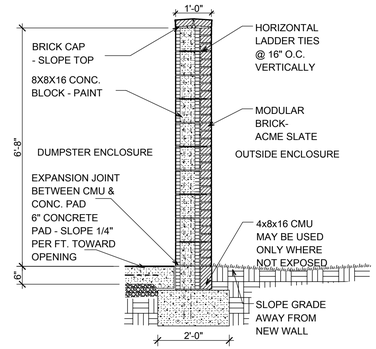
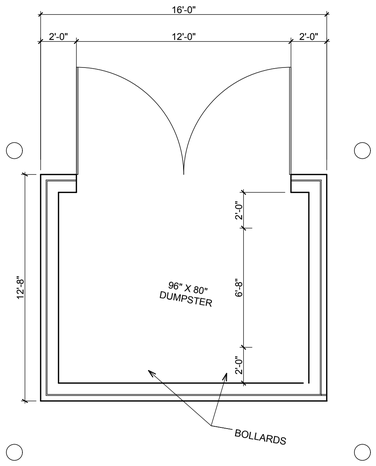
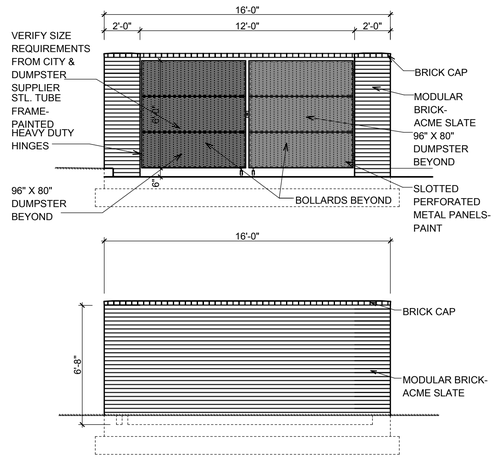
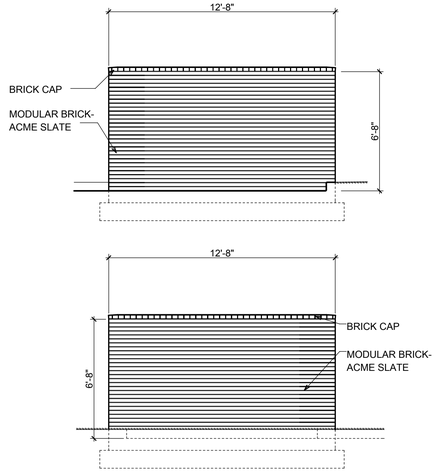


DUMPSTER WALL DETAIL
SCALE: 1/2"=1'-0"







1 A3 SITE DUMPSTER DETAILS

1' = 1'-0"

ARCHITECT
IMA
architecture
planning
design
400 east new hope road
rogers.arkansas 72758
479.445.4595
IMORAN.OZARCH@GMAIL.COM
ARCHITECTURE
ENGINEERING
CIVIL

PROJECT

PRELIMINARY
NOT FOR CONSTRUCTION

PROPOSED NEW BUILDING FOR:
LUCKY'S INDOOR BARK PARK, LLC
TAX PARCELS#: WASHINGTON COUNTY
TAX PARCELS#815-29800-070, WASHINGTON COUNTY RECORDS
SPRINGDALE, ARKANSAS

CONSTRUCTION DOCUMENTS

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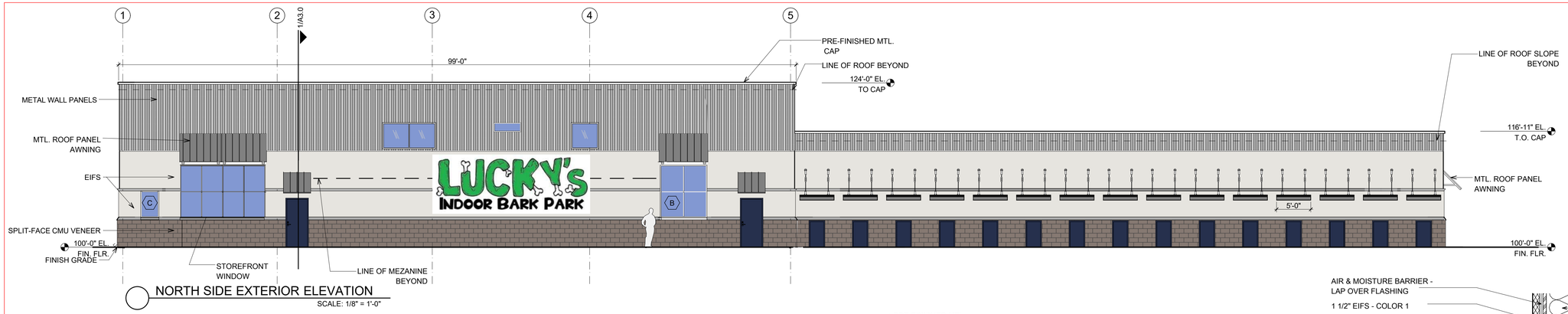
DUMPSTER DETAILS

SHEET

G4



NORTH SIDE EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

NORTH ELEVATION OVERALL SQ. FT. EXCLUDING WINDOWS AND DOORS : 2,578 SQ. FT.

- MANSORY VENEER: 564 SQ. FT. TOTAL = 22%
- METAL WALL PANELS: 1,083 SQ. FT. = 42 %
- EIFS: 931 SQ. FT. = 36 %



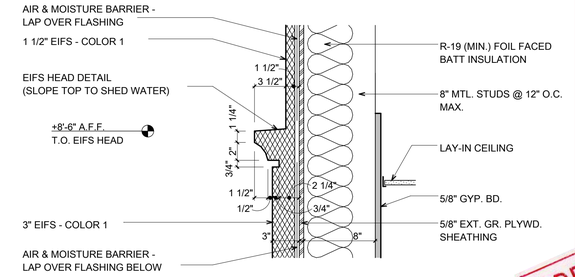
EAST FRONT EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

WEST, NORTH & EAST ELEVATION OVERALL SQ. FT. EXCLUDING WINDOWS AND DOORS : 4,353 SQ. FT.

- OVERALL MANSORY VENEER:1,642 SQ. FT. TOTAL = 35 %
- OVERALL METAL WALL PANELS: 1,762 SQ. FT. = 28 %
- OVERALL EIFS: 1,718 SQ. FT. = 37%

OVERALL EIFS & MANSORY COMBINED: = 72%

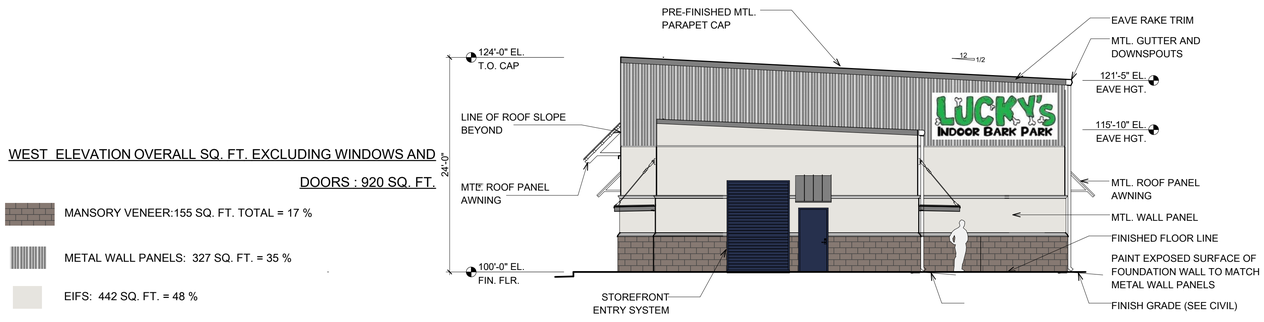


EIFS HEAD DETAIL

SCALE: 1/2"=1'-0"

EAST ELEVATION OVERALL SQ. FT. EXCLUDING WINDOWS AND DOORS : 855 SQ. FT.

- MANSORY VENEER:158 SQ. FT. TOTAL = 18%
- METAL WALL PANELS: 352 SQ. FT. = 41 %
- EIFS: 345 SQ. FT. = 41%

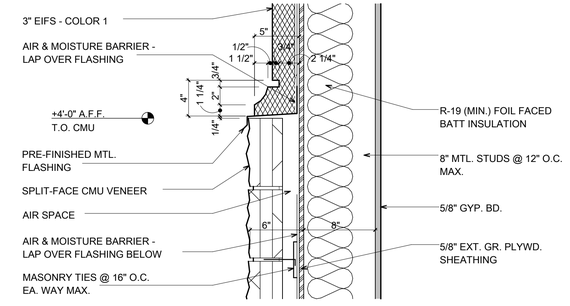


WEST SIDE EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

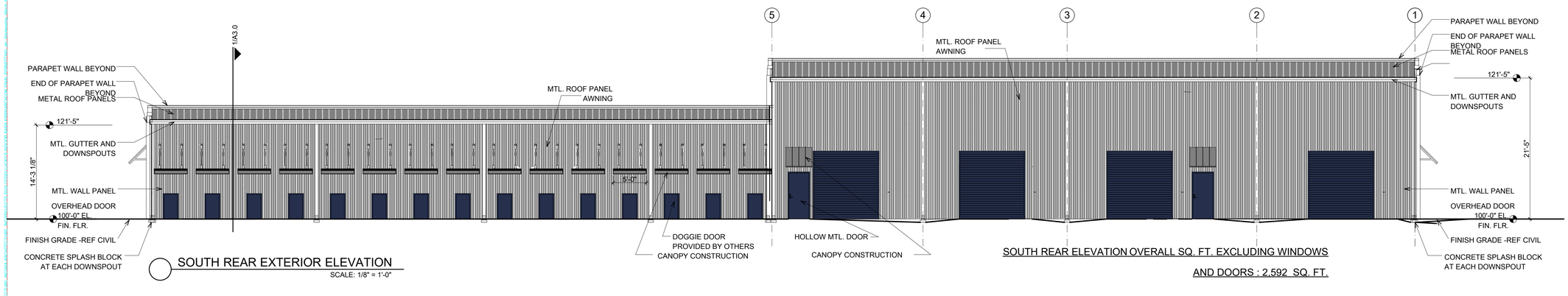
WEST ELEVATION OVERALL SQ. FT. EXCLUDING WINDOWS AND DOORS : 920 SQ. FT.

- MANSORY VENEER:155 SQ. FT. TOTAL = 17 %
- METAL WALL PANELS: 327 SQ. FT. = 35 %
- EIFS: 442 SQ. FT. = 48 %



EIFS SILL DETAIL

SCALE: 1/2"=1'-0"



SOUTH REAR EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

SOUTH REAR ELEVATION OVERALL SQ. FT. EXCLUDING WINDOWS AND DOORS : 2,592 SQ. FT.

- METAL WALL PANELS: 2,592 SQ. FT. = 100 %

ARCHITECT

iMA
architecture planning design

400 east new hope road
rogers.arkansas 72758

479.445.4595

IMORAN.OZARCH@GMAIL.COM

ARCHITECTURE
ENGINEERING
CIVIL

PROJECT

PRELIMINARY
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PROPOSED NEW BUILDING FOR:
LUCKY'S INDOOR BARK PARK, LLC
TAX PARCELS#815-29800-070, WASHINGTON COUNTY RECORDS
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SHEET CONTENTS

EXTERIOR ELEVATIONS

SHEET

A4

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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: March 30, 2023

Date Accepted as Complete: _____ Project Number: B23-49

APPLICATION CONTACTS:

Indicate one person of contact for this request: _____ Property Owner ___X___ Representative

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Expedient Civil Engineering, PLLC	Name: Steven D. Matteri Revocable Trust
E-mail: jason@ece-pllc.com/avery@ece-pllc.com	E-mail:
Address: PO Box 5484 Bella Vista, AR 72714	Address:
Phone: 479-364-0028	Phone:
Site/ Location: 636 N 40th Street	Current Zoning District: C-5
Assessor's Parcel Number(s): 815-29800-070	Rezone required: C-5 Total Acreage: 5.94

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
- X Building foundation landscaping

☐ **SCREENING**
- ☐ Trash containers, trash compactor, and recycling bins screened from public view 4 sides
- ☐ Exterior ground-mounted or building-mounted equipment
- ☐ Rooftop equipment
- ☐ Solid fence or wall not less than 6' in height along all rear and side property lines common to property zoned for residential purposes
- ☐ Required screening fence or wall maximum height 8', high quality materials
- ☐ Required screening fence or wall maximum continuous length of 50'
- ☐ Earthen berm installed with trees and landscaping for façades facing areas indicated for residential use by the Comprehensive Land Use Plan

☐ **LIGHTING**
- ☐ Pedestrian walkway lighting – 4' maximum height for bollard-type lighting, pedestrian areas illuminated a minimum of 1 footcandle
- ☐ Parking lot lighting – 35' maximum mounting fixture height with all parking areas maintaining 3 footcandles
- ☐ Parking lot lighting – maximum maintained vertical footcandle at any adjoining residential property line 0.5 footcandle measured at 5' above grade
- ☐ Uniformity ratios throughout parking l – not more than a 6:1 ratio of average to minimum illumination and not more than 20:1 maximum to minimum
- ☐ Canopy lighting – 35 footcandles maximum average maintained footcandles under canopy
- ☐ Canopy lighting fixtures lens cover recessed or flush with bottom surface (ceiling) of canopy
- ☐ Canopy indirect light beamed upward and then reflected down shielded focused exclusively on the underside of canopy

FOR EACH ITEM CHECKED

Variance requested: (attach visual representation of request)

See attached letter.

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

See attached letter.

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

See attached letter.

Harmony with intended purpose of the standards: (how the proposed develop will remain in harmony with the intended purpose of the commercial design standards with the approval of the variance)

See attached letter.

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

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

APPLICANT SIGNATURE(S) _____ Jason E. Ingalls _____

_____

_____

DATE: 3/30/2023

Expedient Civil Engineering, PLLC

P.O. Box 5484
Bella Vista, AR 72714
Phone: (479) 364-0028
Email: jason@ece-pllc.com

B23-49

March 30, 2023

Board of Adjustments Chairperson
City of Springdale
201 Spring Street
Springdale, AR 72764

RE: LUCKY'S INDOOR BARK PARK
LARGE SCALE DEVELOPMENT
40TH STREET
ECE PROJECT NO. 23-1004

Mr. Chairperson:

Lucky's Indoor Bark Park, LLC is proposing to construct a new indoor bark park with kennels on Washington County tax parcel numbers 815-29800-070 located on the west side of 40th Street, approximately 500' north of the intersection of 40th Street and Treadco Drive in Springdale, Arkansas. We are requesting two variances from the City's commercial design standards.

Building

1. Requesting variance from commercial design standards for the south building elevation. That side faces an a very wooded area and approximately 600 feet north of a private Drive known as Treadco Drive. The wall is not visible to public right of way.
2. 6' wide foundation landscaping along the west, north, and south ends of the kennel part of the building. There are kennel gates located along these sides and placing shrubs at these locations would hinder the use of the gates.

Thank you for your consideration of the variances and we look forward to discussing them further with you and to your approval.

Best Regards,
EXPEDIENT CIVIL ENGINEERING, PLLC

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

Expedient Civil Engineering, PLLC

9200 Suits Us Dr, Ste. B
Bella Vista, AR 72714
Phone: (479) 364-0028
Email: jason@ece-pllc.com

L23-32

April 17, 2023

Lucky's Bark Park

ADJACENT OWNER'S

815-29800-050
Springrose LLC
700 N 40th Street
Springdale, AR 72764

815-29800-071
Steve Matteri
PO Box 7014
Springdale, AR 72766

815-29800-080
Three Times Prime LLC
2100 N Freedom Place
Fayetteville, AR 72704

815-29800-090
Tan Properties LLC
782 Belmont Way
Springdale, AR 72762

815-29800-091
Geels Revocable Trust
5402 Elm Springs Rd
Springdale, AR 72762

815-29819-150
Liles Revocable Trust
4163 Aesop Ave
Springdale, AR 72762

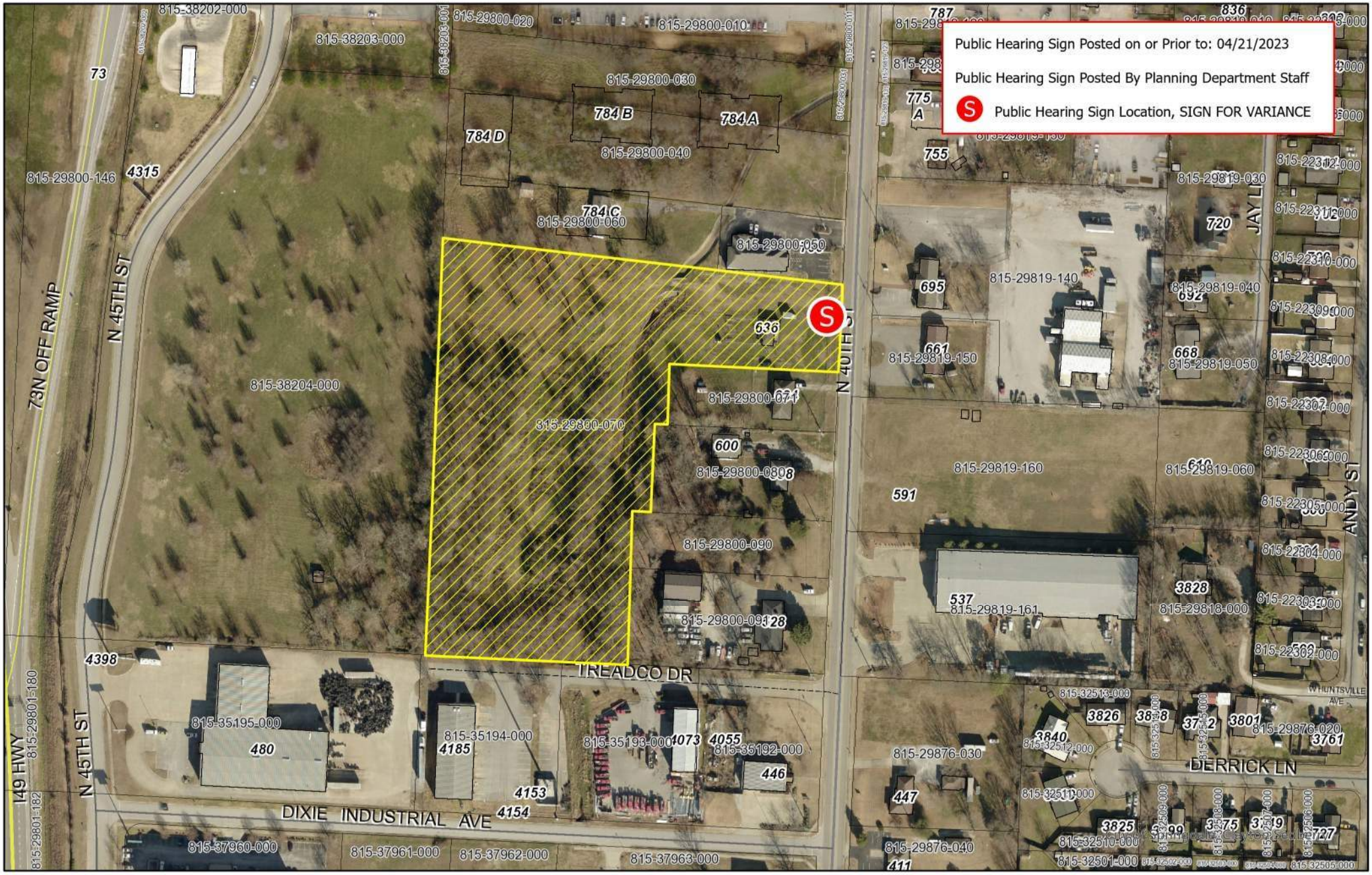
815-35194-000/815-35193-000
Harness Rental and Investments LLC
415 S Main
Harrison, AR 72601

815-35195-000
Agree Stores LLC
70 E Long Lake Rd
Bloomfield, MI 48304

815-38204-000
Lewis 540 Property LLC
PO Box 8430
Fayetteville, AR 72703

815-29800-040/815-29800-060
Dilpreet Singh
6405 S 35th Street
Rogers, AR 72758

815-29819-140
Moore Revocable Trust
3993 N Dogwood Canyon Loop
Fayetteville, AR 72704



Planning Commission Meeting
May 2, 2023

Miles
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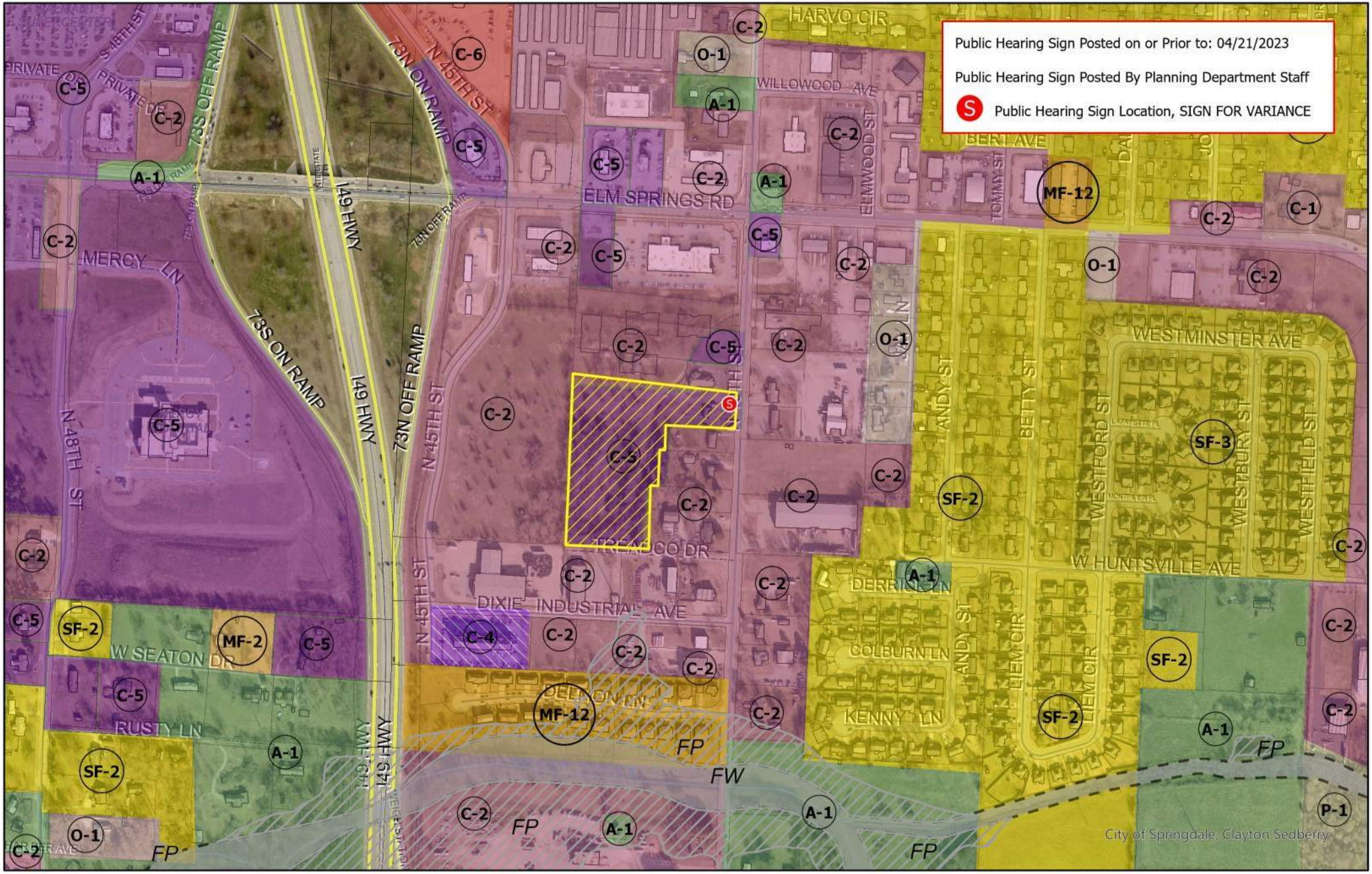
N

PROJECT: L23-32 and B23-49
APPLICANT: Lucky's Indoor Bark Park
LOCATION: 636 N. 40th Street
REQUEST: LSD and Variance for Commercial Design Standards

SPRINGDALE
WE'RE MAKING IT HAPPEN



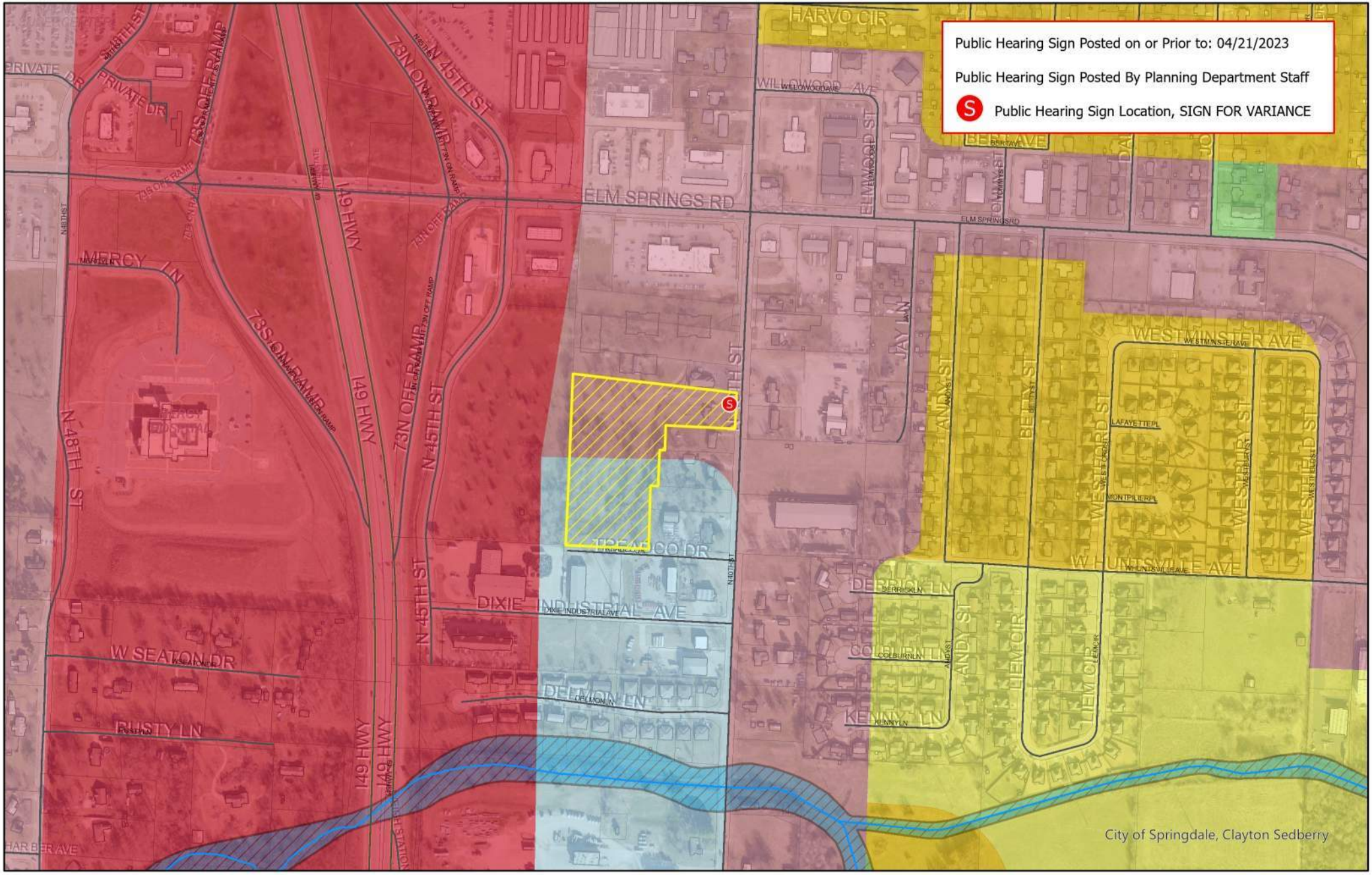
Planning Commission Meeting
May 2, 2023

Miles
0 0.02 0.04 0.08 0.12 0.16

N

PROJECT: L23-32 and B23-49
APPLICANT: Lucky's Indoor Bark Park
LOCATION: 636 N. 40th Street
REQUEST: LSD and Variance for Commercial Design Standards

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
May 2, 2023

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PROJECT: L23-32 and B23-49
APPLICANT: Lucky's Indoor Bark Park
LOCATION: 636 N. 40th Street
REQUEST: LSD and Variance for Commercial Design Standards

SPRINGDALE
WE'RE MAKING IT HAPPEN

Planning and Community Development Division
City of Springdale

Memo

To: **Planning Commission**

From: **Staff**

Date: **May 2, 2023**

RE: **L23-33** **Large-Scale Development** **Powell Street Hangar 'C'**

Planning Comments:

1. This Large-Scale Development Plan has been given the number L23-33. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (Standard comment)
3. A written response to all comments is required with resubmission. (Standard comment)
4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
    a. B23-50
5. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
6. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
7. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

8. Show the Parcel Number of the property in a prominent font above the legal description. Sheet 3 -

PARKING COMMENTS

9. Are there no parking spaces proposed? Below are the comments we want calculations for when reviewing LSDs.
    a. Show the rate at which the parking spaces were calculated for each use. *(Airport is usually 1 space per 1,200 sq. feet)*
    b. Show the number of parking spaces per usage.
    c. Show the total number of parking spaces required.
    d. Show the total number of handicapped spaces required.
    e. Show the total number of parking spaces provided.
    f. Show the total number of handicapped spaces provided.
    g. Show the typical dimensions for regular parking, (9' x 19').

h. Show the typical dimensions for handicapped parking, (11' x 19').
i. Show the width of the handicapped access area, (5' min.).
j. Show the location of the handicapped parking signs.

10. Frontage landscaping is required in accordance with Chapter 56.
    a. B23-50
11. Perimeter landscaping is required in accordance with Chapter 56.
    a. B23-50
12. A lighting plan is required, displaying at least 1 foot candle in all parking and pedestrian areas.
    a. B23-50
    b. To confirm – your variance request is for ALL lighting requirements? No building wall packs or anything proposed?

Commercial Design Standards Comments

1. No more than 60% of the off-street parking area for the entire property can be located between the front façade within the front yard of the principal building and the primary abutting street unless the building and/or parking lots are screened from view by outlot development (i.e., restaurants) and additional tree plantings and/or berms.
    a. B23-50 a variance was requested but I don't think it's applicable here. Seems like your variance request is for a total reduction in required parking spaces, from ___ to zero.
2. A 5' wide sidewalk along the full length of the building along any side that features a customer entrance is required. This sidewalk shall be setback from the building foundation at least 6' to provide areas for foundation landscaping.
    a. B23-50
3. Foundation landscaping is required.
    a. B23-50
4. Provide at least two of the items listed under Central Feature and Community Spaces in the Springdale Commercial Design Standard.
    a. B23-50
5. Central features and community spaces shall have direct access to the public sidewalk.
    a. B23-50
6. Façades over 100' in linear length shall incorporate wall projections and/or recesses per Springdale Commercial Design Standard.
    a. B23-50
7. 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. B23-50
8. 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. B23-50
9. Predominant exterior building materials shall not be: smooth-faced concrete block, tilt-up concrete panels, or pre-fabricated steel panels.
    a. B23-50

10. Entryway landscaping is required per Springdale Commercial Design Standard.
    a. B23-50
11. 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. Is there any equipment on roof or on the ground? If so, needs to be screen and shown on site plan.
12. Submit a unified lighting plan per Springdale Commercial Design Standards.
    a. B23-50

Building & Fire Comments:

All Comments Addressed.

Engineering Summary:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 4/27/2023

1. Chapter 107 – Stormwater Pollution

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

- *107.1* - Show & Label all temporary construction stockpiles, parking, entrances, egress, roads, or access as "Temporary" on the Grading or Erosion Control Plan.

- **Add the word "Temporary" to all the items that are intended to be removed at the completion of the project. (Include construction entrance and concrete wash out.)**
-

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

2. Chapter 130 – Zoning Ordinance

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

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

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.

ASG Powell Hangar (L23-33)
LARGE SCALE DEVELOPMENT
PLANNING CHECKLIST
April 14, 2022

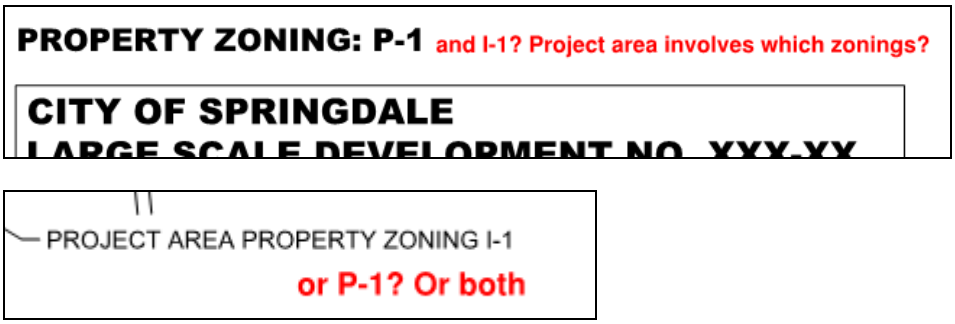
Planning Comments

GARVER: *Planning Department, See below in RED for responses to comments.*

1. This Large-Scale Development Plan has been given the number L23-33. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
    a. RESPONSE: Concur, all documents will be updated to reflect this number.
2. Submit PDF files at time of resubmission. (Standard comment)
    a. RESPONSE: Concur.
3. A written response to all comments is required with resubmission. (Standard comment)
    a. RESPONSE: Concur.
4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
    a. B23-50
    b. RESPONSE: Concur, this has been added to the cover page.
5. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
    a. RESPONSE: Concur, Coordination with SWU is ongoing to address comments below due to an upcoming apartment development nearby. SWU's comments have not been fully implemented with this plan set, but we are in contact with them directly to receive their approval prior to approval of construction plans.
6. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
    a. RESPONSE: Concur, see B-23-50.
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).

a. RESPONSE: Concur, See sheet 4 for proposed electrical underground routing.

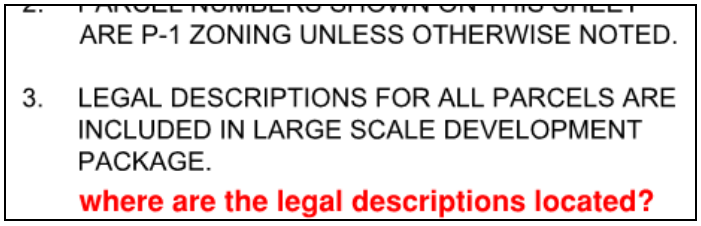
8. Sheet 2 –



a. RESPONSE: The property is zoned P-1. This will be corrected on all sheets.

9. Show the Parcel Number of the property in a prominent font above the legal description.

Sheet 3 -



a. RESPONSE: Concur, the legal descriptions are included with the warranty deeds for the property which are included in the package.

10. Show the gross area of the site.

a. RESPONSE: Concur, shown in Site Data table on Sheet 4.

11. Show the net area of the site (gross area less street r/w).

a. RESPONSE: Concur, shown in Site Data table on Sheet 4.

PARKING COMMENTS

12. Are there no parking spaces proposed? Below are the comments we want calculations for when reviewing LSDs.

a. RESPONSE: Parking Calculations have been added to sheet 4. However, no parking spaces will be provided with this project. The tenant is expected

to park inside of the proposed hangar or in the provided parking canopy located to the south. There are no proposed handicap parking spaces included in this project. Future development of the Powell Hangars will include parking along Powell Street for hangars located on the southwest side of the field. Additionally, there is a city-owned parking lot on Powell Street and at the airport terminal that can be used for overflow parking.

b. Show the rate at which the parking spaces were calculated for each use. *(Airport is usually 1 space per 1,200 sq. feet)*

c. Show the number of parking spaces per usage.

d. Show the total number of parking spaces required.

e. Show the total number of handicapped spaces required.

f. Show the total number of parking spaces provided.

g. Show the total number of handicapped spaces provided.

h. Show the typical dimensions for regular parking, (9' x 19').

i. Show the typical dimensions for handicapped parking, (11' x 19').

j. Show the width of the handicapped access area, (5' min.).

k. Show the location of the handicapped parking signs.

13. Frontage landscaping is required in accordance with Chapter 56.

    a. B23-50

14. Perimeter landscaping is required in accordance with Chapter 56.

    a. B23-50

15. Need to show dumpster location.

    a. Confirm – no outdoor dumpster or storage?

    b. RESPONSE: This project does not include a dumpster. A dumpster is located at the Terminal building nearby for pilot use.

16. A lighting plan is required, displaying at least 1 foot candle in all parking and pedestrian areas.

    a. B23-50

    b. To confirm – your variance request is for ALL lighting requirements? No building wall packs or anything proposed?

c. RESPONSE: There are no parking or pedestrian areas proposed in this project. However, wall packs will be installed on the hangar to provide light on the proposed aircraft apron and underneath the parking canopy.

Commercial Design Standards Comments

1. No more than 60% of the off-street parking area for the entire property can be located between the front façade within the front yard of the principal building and the primary abutting street unless the building and/or parking lots are screened from view by outlot development (i.e., restaurants) and additional tree plantings and/or berms.

    a. B23-50 a variance was requested but I don't think it's applicable here. Seems like your variance request is for a total reduction in required parking spaces, from ___ to zero.

    b. RESPONSE: Concur, due to the nature of this development. This standard does not apply. There is no proposed parking, and all façade related requirements are requested to be waived due to the development of future hangars in the area.

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. B23-50

    b. RESPONSE: Concur.

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. B23-50

    b. RESPONSE: Concur.

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. B23-50

    b. RESPONSE: Concur.

5. A 5’ wide sidewalk along the full length of the building along any side that features a customer entrance is required. This sidewalk shall be setback from the building foundation at least 6’ to provide areas for foundation landscaping.

    a. B23-50

    a. RESPONSE: Concur.

6. Foundation landscaping is required.

    a. B23-50

    b. RESPONSE: Concur.

7. Provide at least two of the items listed under Central Feature and Community Spaces in the Springdale Commercial Design Standard.

    a. B23-50

    a. RESPONSE: Concur.

8. Central features and community spaces shall have direct access to the public sidewalk.

    a. B23-50

    b. RESPONSE: Concur.

9. Façades over 100’ in linear length shall incorporate wall projections and/or recesses per Springdale Commercial Design Standard.

    a. B23-50

    b. RESPONSE: Concur.

10. 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. B23-50

    b. RESPONSE: Concur.

11. 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. B23-50

b. RESPONSE: Concur.

12. Predominant exterior building materials shall not be: smooth-faced concrete block, tilt-up concrete panels, or pre-fabricated steel panels.

a. B23-50

b. RESPONSE: Concur.

13. Entryway landscaping is required per Springdale Commercial Design Standard.

a. B23-50

b. RESPONSE: Concur.

14. 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. Is there any equipment on roof or on the ground? If so, needs to be screen and shown on site plan.

b. RESPONSE: The development does not have proposed roof or ground equipment. There will not be heat or air conditioning provided in this storage hangar.

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

a. B23-50

b. RESPONSE: Concur.

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted: March 30, 2023 Payment Method: _____

Date Accepted as Complete: _____ Project Number: L23-33

Must meet the below criteria for a Large Scale Submittal:

- ☑ Pre-application meeting held with Springdale Planning Department. Date: 09/16/2022
- ☑ 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: James Smith	Name: Greg Thomas (Garver)
E-mail: JSmith@SpringdaleAR.gov	E-mail: GJThomas@GarverUSA.com
Address: 201 Spring St. Springdale, AR 72764	Address: 2049 E. Joyce. Blvd. Fayetteville, AR 72703
Phone: 479-750-8135	Phone: 479-287-4609
Site/ Location: 1615 Powell St. Hangar C Springdale, AR 72764	Current Zoning District: I-1
Assessor's Parcel Number(s): 815-28754-000	Rezone required: No
	Total Acreage: 33.22

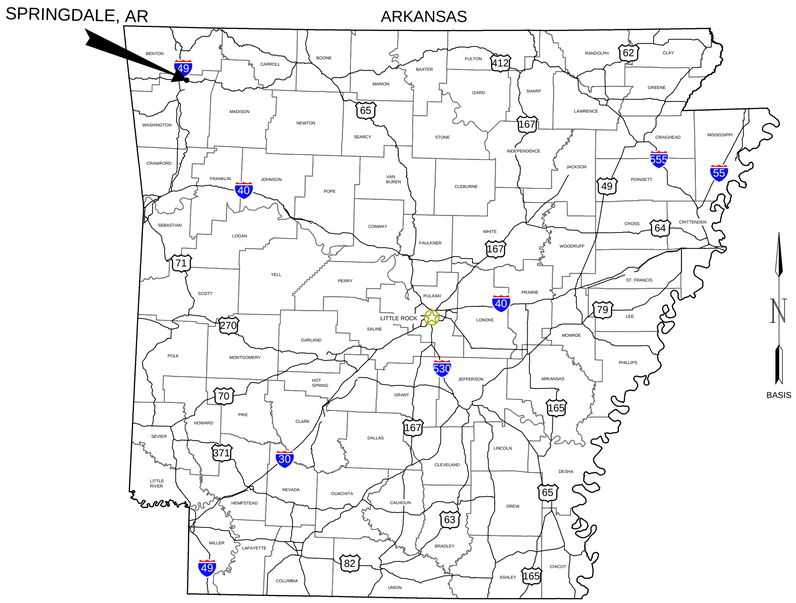
APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information 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 (print): Greg Thomas Date: 03/30/2023

Signature: Gregory Thomas

Staff Notes:

ASG POWELL HANGAR RECONSTRUCTION
SPRINGDALE MUNICIPAL AIRPORT
SPRINGDALE, ARKANSAS



LOCATION MAP

CITY OF SPRINGDALE
LARGE SCALE DEVELOPMENT NO. L23-33
COMMERCIAL DESIGN STANDARD
VARIANCE NO. B23-50.

DEVELOPER:
CITY OF SPRINGDALE
201 N. SPRING STREET
SPRINGDALE, AR 72764

Sheet List Table

Sheet Number	*Drawing Number*	*Sheet Title*
LSD-1	1	COVER SHEET
LSD-2	2	PROPERTY MAP
LSD-3	3	PARCEL LINE SHEET
LSD-4	4	SITE PLAN
LSD-5	5	DRAINAGE PLAN AND PROFILE 1
LSD-6	6	DRAINAGE PLAN AND PROFILE 2
LSD-7	7	DRAINAGE DETAILS
LSD-8	8	WATER PLAN AND PROFILE
LSD-9	9	SEWER PLAN AND PROFILE
LSD-10	10	EROSION CONTROL PLAN
LSD-11	11	EROSION CONTROL DETAILS
LSD-12	12	ELECRICAL INSTALLATION PLAN
LSD-13	13	MISCELLANEOUS DETAILS 1
LSD-14	14	MISCELLANEOUS DETAILS 2
LSD-14	15	HANGAR ELEVATION PLAN

SPRINGDALE
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GARVER PROJECT NO. 22A13131
MARCH 2023

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.

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2049 E. Joyce Blvd.
Suite. 400
Fayetteville, AR 72703
(479) 527-9100

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THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND DRAFTING UNDER THE AUTHORITY OF GREGORY J. THOMAS, P.E. 21015 ON (01/31/2023), IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

REV.	DATE	DESCRIPTION	BY

SPRINGDALE MUNICIPAL AIRPORT
SPRINGDALE, ARKANSAS

ASG POWELL HANGAR RECONSTRCUTION SITE DEVELOPMENT

COVER SHEET

JOB NO.: 22A13131
DATE: MARCH 2023
DESIGNED BY: GJT
DRAWN BY: VHL

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRAWING NUMBER
LSD-1

SHEET NUMBER 1

File: L:\2022\22A13131 - ASG Powell Hangar Rehab\Drawings\LSD\ASG_PHRHB-LSD-1.dwg Last Save: 4/20/2023 6:41 PM Last saved by: VHLantz
Last plotted by: Thomas, Gregory J. (Greg) Plot Style: AECmono.ctb Plot Scale: 1:1 Plot Date: 4/21/2023 2:52 AM Plotter used: DWG To PDF.pc3

PROPERTY ZONING: P-1

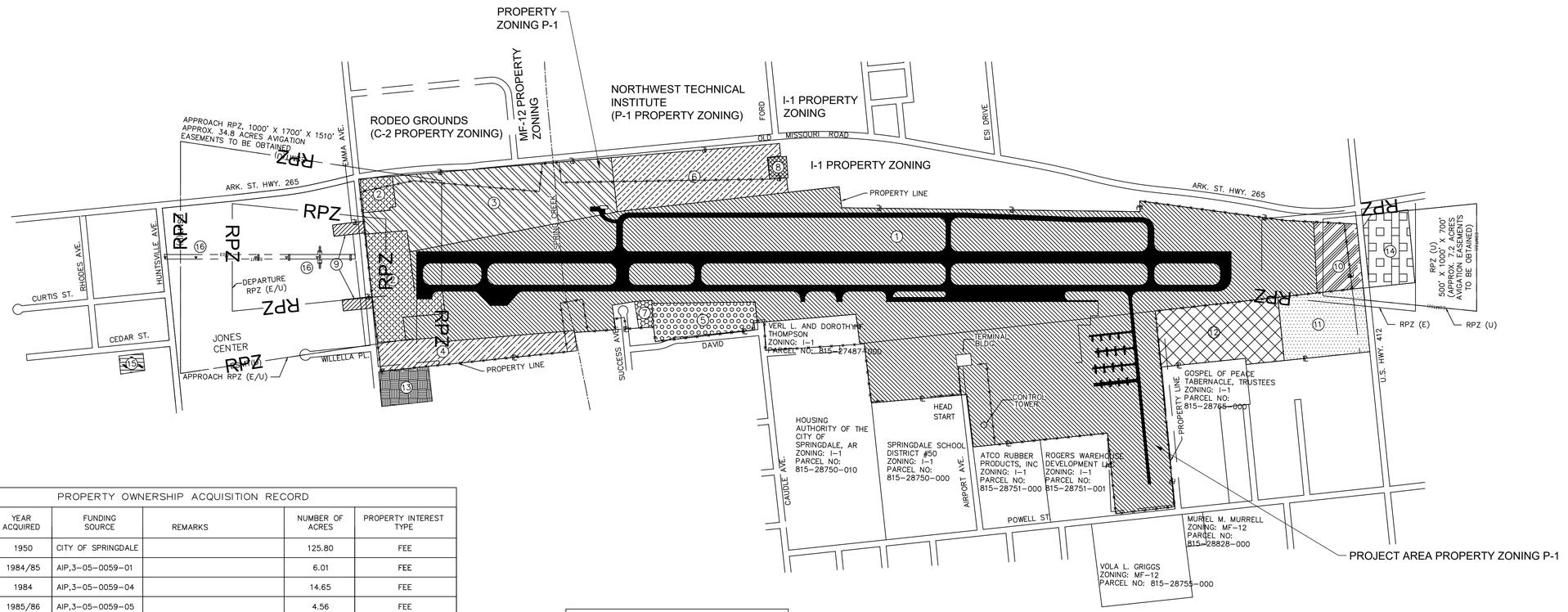
CITY OF SPRINGDALE
LARGE SCALE DEVELOPMENT NO. L23-33

DEVELOPER:
CITY OF SPRINGDALE
201 N. SPRING STREET
SPRINGDALE, AR 72764

FLOOD ZONE CERTIFICATION:
THIS PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500–YEAR FLOODPLAIN) AS SHOWN ON FIRM MAP NUMBER 05143C0090F, EFFECTIVE DATE: MAY 16, 2008.

N

0 200' 400' 800' 1200'
(IN FEET)



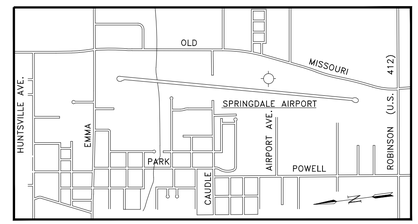
PROPERTY OWNERSHIP ACQUISITION RECORD							
TRACT COLOR & PATTERN	TRACT NO.	NO. OF PARCELS	YEAR ACQUIRED	FUNDING SOURCE	REMARKS	NUMBER OF ACRES	PROPERTY INTEREST TYPE
	1		1950	CITY OF SPRINGDALE		125.80	FEE
	2	5	1984/85	AIP,3–05–0059–01		6.01	FEE
	3	4	1984	AIP,3–05–0059–04		14.65	FEE
	4	7	1985/86	AIP,3–05–0059–05		4.56	FEE
	5	11	1989	CITY & A.D.O.A. *		3.29	FEE
	6	14	1988	CITY & A.D.O.A. *		8.29	FEE
	7	1	1989		TRADE FOR 8 RELEASED A.D.O.A.	0.42	FEE
	8	1	1989	CITY & A.D.O.A. *	TRADE TO MR. L. OWENS	0.39	FEE
	9	2	1985	AIP,3–05–0059–03		0.68	FEE
	10	1	1983	CITY & A.D.O.A. *		2.93	FEE
	11	1	2005	AIP,3–05–0059–013		5.80	FEE
	12	1	2009	AIP,3–05–0059–014		6.69	FEE
	13	2	2018	CITY & A.D.O.A. *		1.71	FEE
					TOTAL ACREAGE	180.37	

* A.D.O.A. ARKANSAS DEPARTMENT OF AERONAUTICS

PROPERTY EASEMENT ACQUISITION RECORD							
TRACT COLOR & PATTERN	TRACT NO.	NO. OF PARCELS	YEAR ACQUIRED	FUNDING SOURCE	REMARKS	NUMBER OF ACRES	PROPERTY INTEREST TYPE
	14	1	1990	CITY OF SPRINGDALE		3.15	EASEMENT
	15	1	1990	CITY OF SPRINGDALE		0.42	EASEMENT
ESMT	16	1	1995	CITY OF SPRINGDALE		0.89	EASEMENT
					TOTAL ACREAGE	4.49	

LEGEND

- PROPERTY LINE
- EXISTING FENCING
- RPZ RUNWAY PROTECTION ZONE
- AVIGATION CLEAR ZONE
- CREEK
- (1) LAND TRACT



VICINITY MAP
NO SCALE

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REV.	DATE	DESCRIPTION	BY

SPRINGDALE MUNICIPAL AIRPORT
SPRINGDALE, ARKANSAS

ASG POWELL HANGAR RECONSTRCUTION SITE DEVELOPMENT

PROPERTY MAP

JOB NO.: 22A13131
DATE: MARCH 2023
DESIGNED BY: GJT
DRAWN BY: NKF

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRAWING NUMBER
LSD-2

SHEET NUMBER **2**

File: L:\2022\22A13131 - ASG Powell Hangar Rehab\Drawings\LSD\ASG_PHRHB-LSD-2.dwg Last Save: 4/19/2023 10:48 AM Last saved by: VHLantz
Last plotted by: Lantz, Virginia H. (Ginny) Plot Style: AECmono.ctb Plot Scale: 1:1 Plot Date: 4/20/2023 7:15 PM Plotter used: AutoCAD PDF (General Documentation).pc3

CITY OF SPRINGDALE
LARGE SCALE DEVELOPMENT NO. L23-33

DEVELOPER:
CITY OF SPRINGDALE
201 N. SPRING STREET
SPRINGDALE, AR 72764



N

0 50' 100' 200' 300'
(IN FEET)

NOTES:

1. PARCEL NUMBERS SHOWN ON THIS SHEET ARE OWNED BY THE CITY OF SPRINGDALE UNLESS OTHERWISE NOTED.
2. PARCEL NUMBERS SHOWN ON THIS SHEET ARE P-1 ZONING UNLESS OTHERWISE NOTED.
3. LEGAL DESCRIPTIONS FOR ALL PARCELS ARE INCLUDED IN LARGE SCALE DEVELOPMENT PACKAGE.

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

KEYMAP



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REV.	DATE	DESCRIPTION	BY

SPRINGDALE MUNICIPAL AIRPORT
SPRINGDALE, ARKANSAS

ASG POWELL HANGAR RECONSTRCUTION SITE DEVELOPMENT

PARCEL LINE SHEET

JOB NO.: 22A13131
DATE: MARCH 2023
DESIGNED BY: GJT
DRAWN BY: VHL

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DRAWING NUMBER
LSD-3

SHEET NUMBER 3

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Last plotted by: Thomas, Gregory J. (Greg) Plot Style: AECmono.ctb Plot Scale: 1:1 Plot Date: 4/21/2023 3:53 AM Plotter used: DWG To PDF.pc3

CITY OF SPRINGDALE
LARGE SCALE DEVELOPMENT NO. L23-33

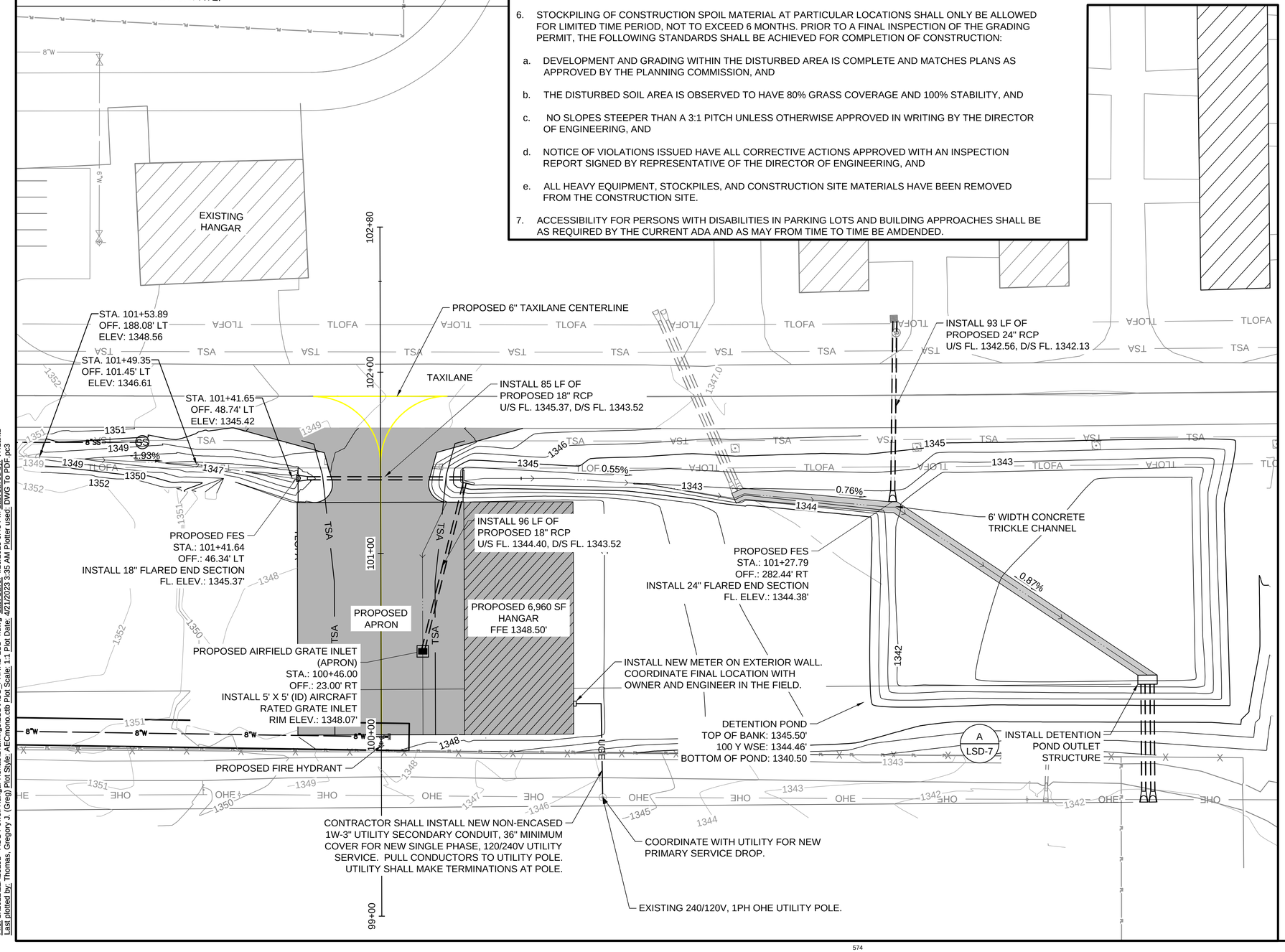
DEVELOPER:
CITY OF SPRINGDALE
201 N. SPRING STREET
SPRINGDALE, AR 72764

NOTES:

1. SEE SHEET CC-301 - CC-302 FOR DRAINAGE DETAILS.
2. SEE UTILITY PLANS FOR WATER DETAILS.
3. ALL PROPOSED DRIVES AND PARKING AREAS SHALL BE PAVED.
4. CONTRACTOR SHALL LOCATE AND CONFIRM LOCATION, SIZE, AND FLOWLINE FOR EXISTING STORM DRAIN LINES IN THE VICINITY OF PROPOSED DRAINAGE INFRASTRUCTURE PRIOR TO BEGINNING WORK ON NEW STORM DRAIN LINES. ALL CONFLICTS SHALL BE REPORTED TO THE ENGINEER PRIOR TO BEGINNING WORK.
5. 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.
6. STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR 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 REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
   e. ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
7. 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 AMDENDED.

N

0 15' 30' 60' 90'
(IN FEET)



LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED FULL STRENGTH AIRFIELD PAVEMENT
- TSA — TAXIWAY SAFETY AREA
- TOFA — TAXIWAY OBJECT FREE AREA
- SS — EXISTING SANITARY SEWER
- PROPERTY LINE
- W — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- EXISTING FENCE
- EXISTING STORM WATER PIPE
- PROPOSED STORM WATER PIPE
- PROPOSED INLET
- 1350 — EXISTING CONTOUR
- 1350 — PROPOSED CONTOUR

SITE DATA

GROSS AREA	2.33 ACRES
NET AREA	2.33 ACRES
HANGAR (STORAGE) FLOOR AREA	6960 SF
HANGAR AREA (UNDER ROOF)	7680 SF
REQUIRED PARKING SPACES	6 SPACES (1 PER 1,200 SF)
PARKING SPACES PROVIDED	1 SPACE

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KEYMAP



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REV.	DATE	DESCRIPTION	BY

SPRINGDALE MUNICIPAL AIRPORT
SPRINGDALE, ARKANSAS

ASG POWELL HANGAR RECONSTRCUTION SITE DEVELOPMENT

SITE PLAN

JOB NO.: 22A13131
DATE: MARCH 2023
DESIGNED BY: GJT
DRAWN BY: VHL

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRAWING NUMBER
LSD-4

SHEET NUMBER 4

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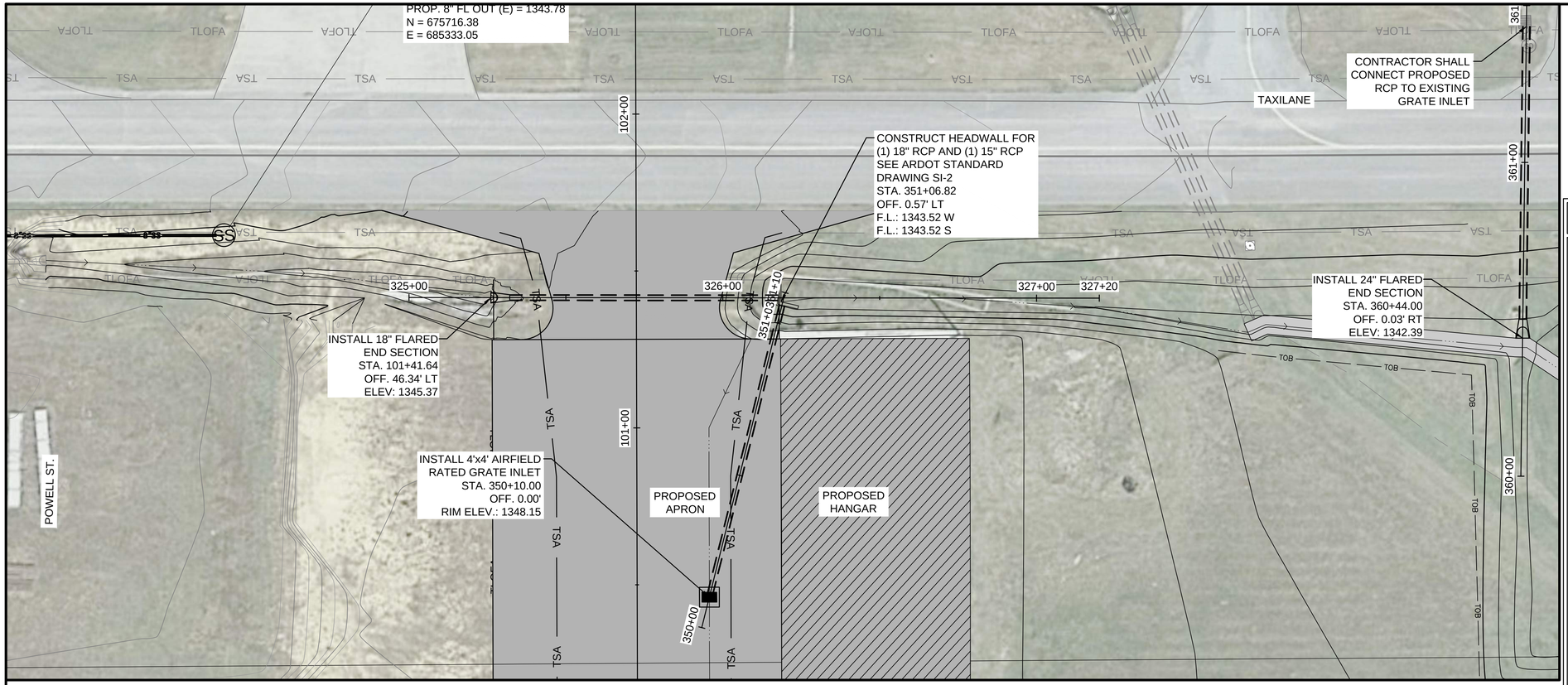

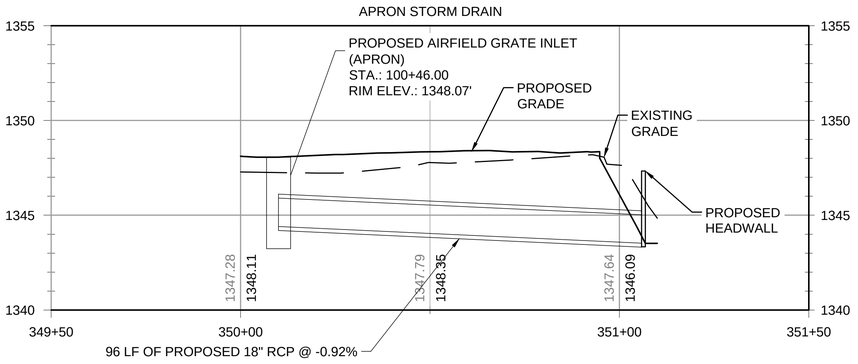

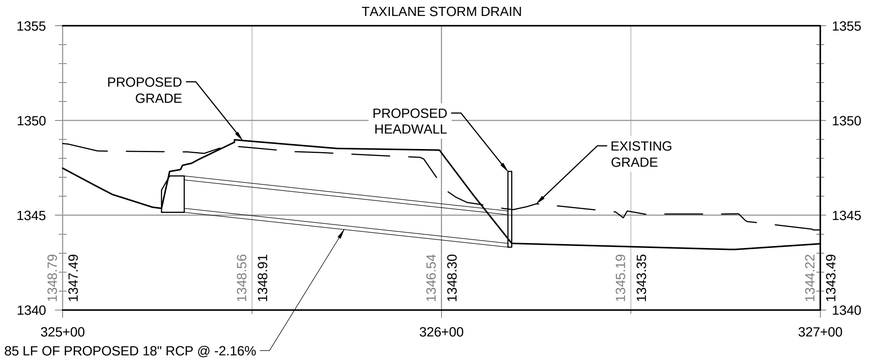

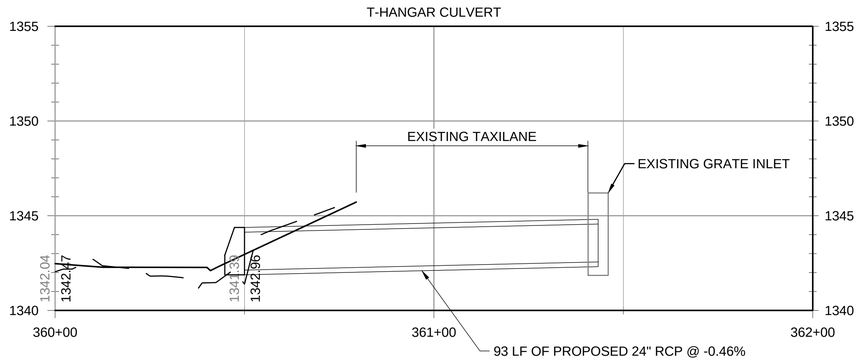

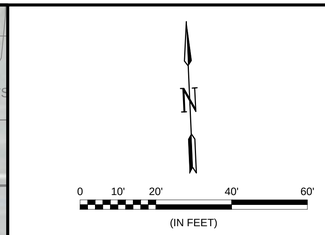

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED FULL STRENGTH AIRFIELD PAVEMENT
- TSA — TAXIWAY SAFETY AREA
- TOFA — TAXIWAY OBJECT FREE AREA
- SS — EXISTING SANITARY SEWER
- PROPERTY LINE
- W — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- EXISTING FENCE
- EXISTING STORM WATER PIPE
- PROPOSED STORM WATER PIPE
- PROPOSED INLET
- 1350 — EXISTING CONTOUR
- 1350 — PROPOSED CONTOUR

NOTES:

1. PROFILE VERTICAL EXAGGERATION = 5.
2. SEE SHEETS CC-301 - CC-302 FOR DRAINAGE DETAILS.
3. CONTRACTOR SHALL LOCATE AND CONFIRM LOCATION, SIZE, AND FLOWLINE FOR EXISTING STORM DRAIN LINES IN THE VICINITY OF PROPOSED DRAINAGE INFRASTRUCTURE PRIOR TO BEGINNING WORK ON NEW STORM DRAIN LINES. ALL CONFLICTS SHALL BE REPORTED TO THE ENGINEER PRIOR TO BEGINNING WORK.

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REV	DATE	DESCRIPTION	BY

SPRINGDALE MUNICIPAL AIRPORT
SPRINGDALE, ARKANSAS

ASG POWELL HANGAR RECONSTRCUTION
SITE DEVELOPMENT

DRAINAGE PLAN AND PROFILE 1

JOB NO.: 22A13131
DATE: JANUARY 2023
DESIGNED BY: GJT
DRAWN BY: VHL

BAR IS ONE INCH ON ORIGINAL DRAWING
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DRAWING NUMBER
LSD-5

SHEET NUMBER 5

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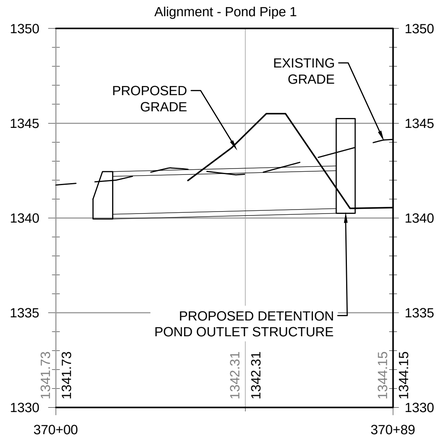
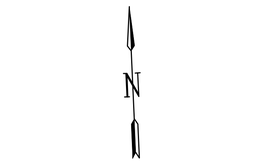
Last plotted by: Thomas, Gregory J. (Grep) Plot Style: AECmono.ctb Plot Scale: 1:1 Plot Date: 4/21/2023 3:13 AM Plotter used: DWG To PDF.pc3







LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED FULL STRENGTH AIRFIELD PAVEMENT
- TSA — TAXIWAY SAFETY AREA
- TOFA — TAXIWAY OBJECT FREE AREA
- SS — EXISTING SANITARY SEWER
- PROPERTY LINE
- W — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- EXISTING FENCE
- EXISTING STORM WATER PIPE
- PROPOSED STORM WATER PIPE
- PROPOSED INLET
- 1350 — EXISTING CONTOUR
- 1350 — PROPOSED CONTOUR

NOTES:

1. PROFILE VERTICAL EXAGGERATION = 5.
2. SEE SHEETS CC-301 - CC-302 FOR DRAINAGE DETAILS.
3. CONTRACTOR SHALL LOCATE AND CONFIRM LOCATION, SIZE, AND FLOWLINE FOR EXISTING STORM DRAIN LINES IN THE VICINITY OF PROPOSED DRAINAGE INFRASTRUCTURE PRIOR TO BEGINNING WORK ON NEW STORM DRAIN LINES. ALL CONFLICTS SHALL BE REPORTED TO THE ENGINEER PRIOR TO BEGINNING WORK.

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REV.	DATE	DESCRIPTION	BY

SPRINGDALE MUNICIPAL AIRPORT
SPRINGDALE, ARKANSAS

ASG POWELL HANGAR RECONSTRCUTION
SITE DEVELOPMENT

DRAINAGE PLAN AND PROFILE 2

JOB NO.: 22A13131
DATE: JANUARY 2023
DESIGNED BY: GJT
DRAWN BY: VHL

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DRAWING NUMBER
LSD-6

SHEET NUMBER 6

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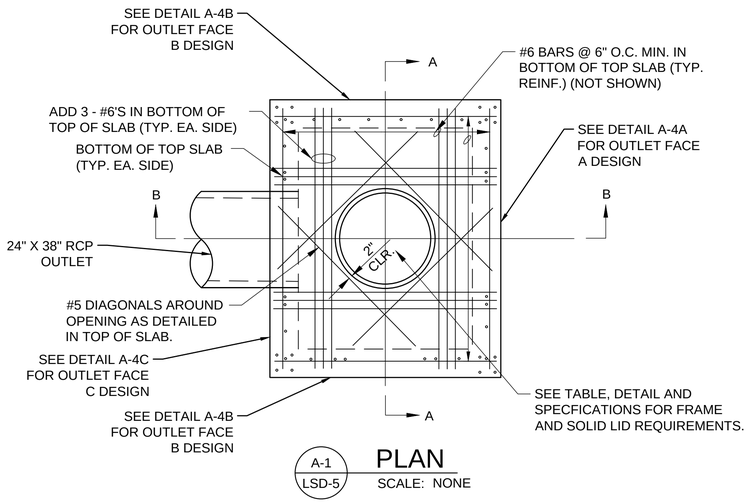
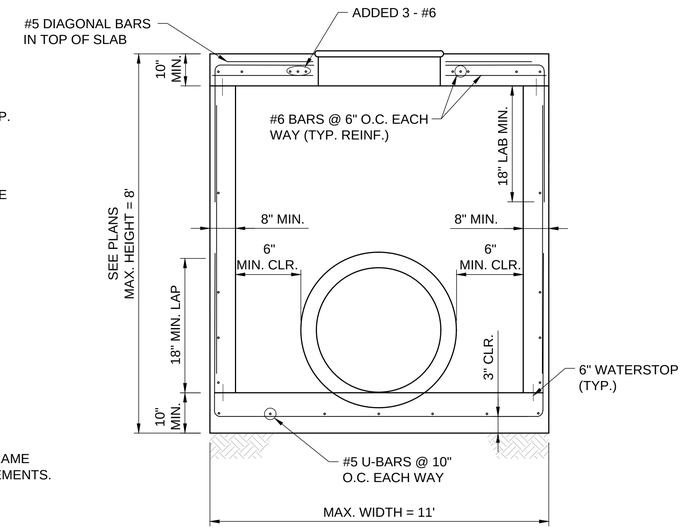


A-1 / LSD-5 — PLAN
SCALE: NONE

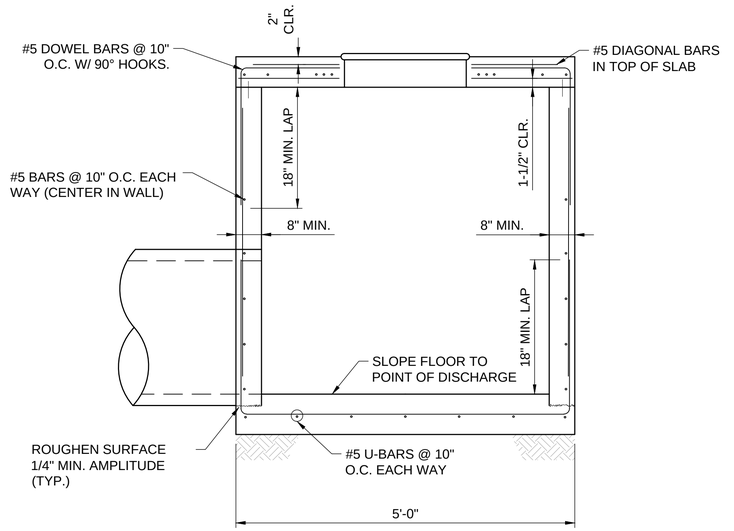
MANHOLE COVER DESIGN PARAMETERS	
MATERIAL	CAST IRON
WHEEL LOADING	40,000 LBS MIN.
OPENING	32" MIN.



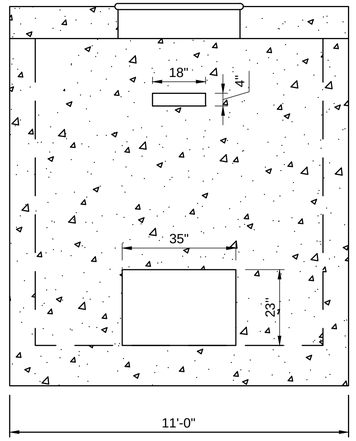
A-2 / CC-303 — SECTION "A-A"
SCALE: NONE

NOTE:

MINIMUM STEEL REINFORCEMENT LAP SHALL BE APPLIED WHERE APPLICABLE. IF THE CONTRACTOR CANNOT MEET THE MINIMUM LAP REQUIREMENT DUE TO THE INLET HEIGHT, THE CONTRACTOR SHALL LAP STEEL THE MAXIMUM AVAILABLE LENGTH.



A-3 / CC-303 — SECTION "B-B"
SCALE: NONE



A-4A / LSD-5 — OUTLET FACE A DESIGN
SCALE: NONE

A / LSD-5 — DETENTION POND OUTLET STRUCTURE
SCALE: NONE

CITY OF SPRINGDALE
LARGE SCALE DEVELOPMENT NO. L23-33
COMMERCIAL DESIGN STANDARD
VARIANCE NO. B23-50.

DEVELOPER:
CITY OF SPRINGDALE
201 N. SPRING STREET
SPRINGDALE, AR 72764

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REV.	DATE	DESCRIPTION	BY

SPRINGDALE MUNICIPAL AIRPORT
SPRINGDALE, ARKANSAS

ASG POWELL HANGAR RECONSTRCUTION
SITE DEVELOPMENT

DRAINAGE DETAILS

JOB NO.: 22A13131
DATE: JANUARY 2023
DESIGNED BY: GJT
DRAWN BY: VHL

BAR IS ONE INCH ON ORIGINAL DRAWING
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DRAWING NUMBER
LSD-7

SHEET NUMBER 7

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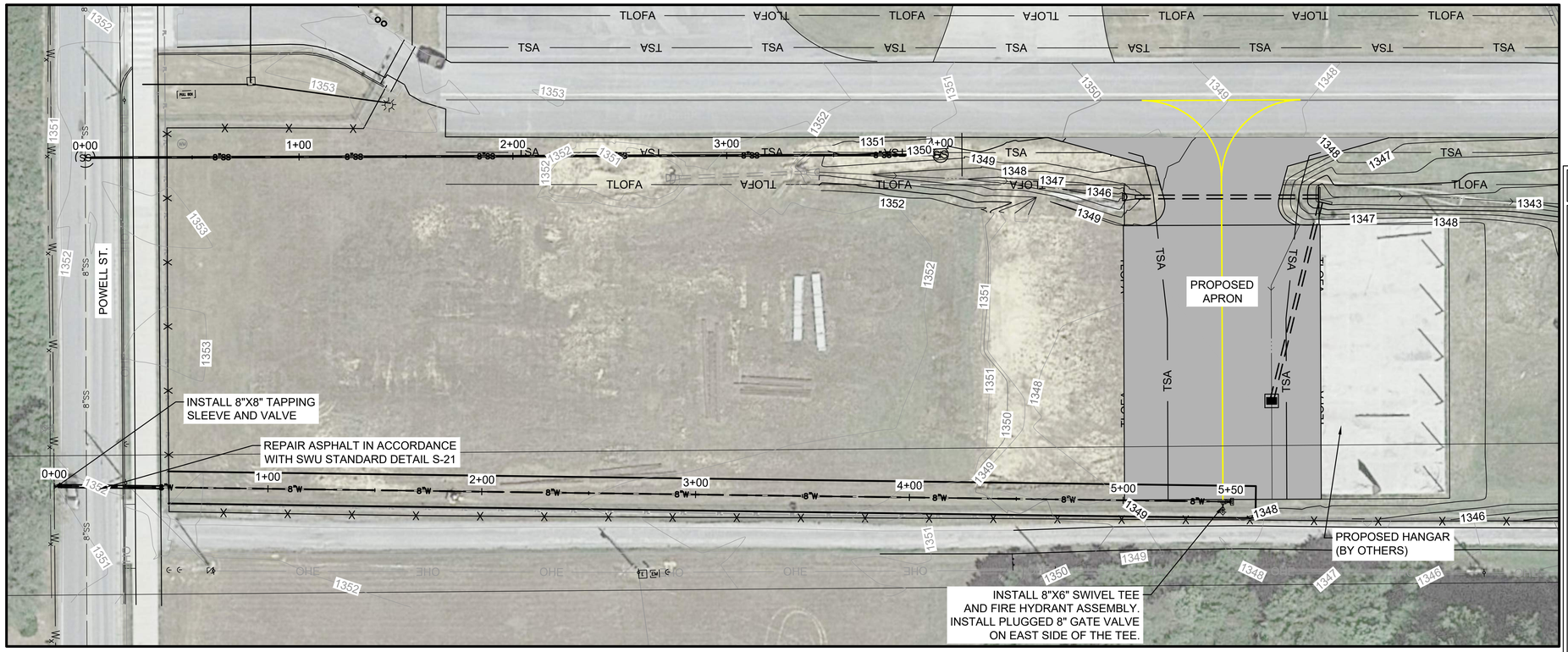

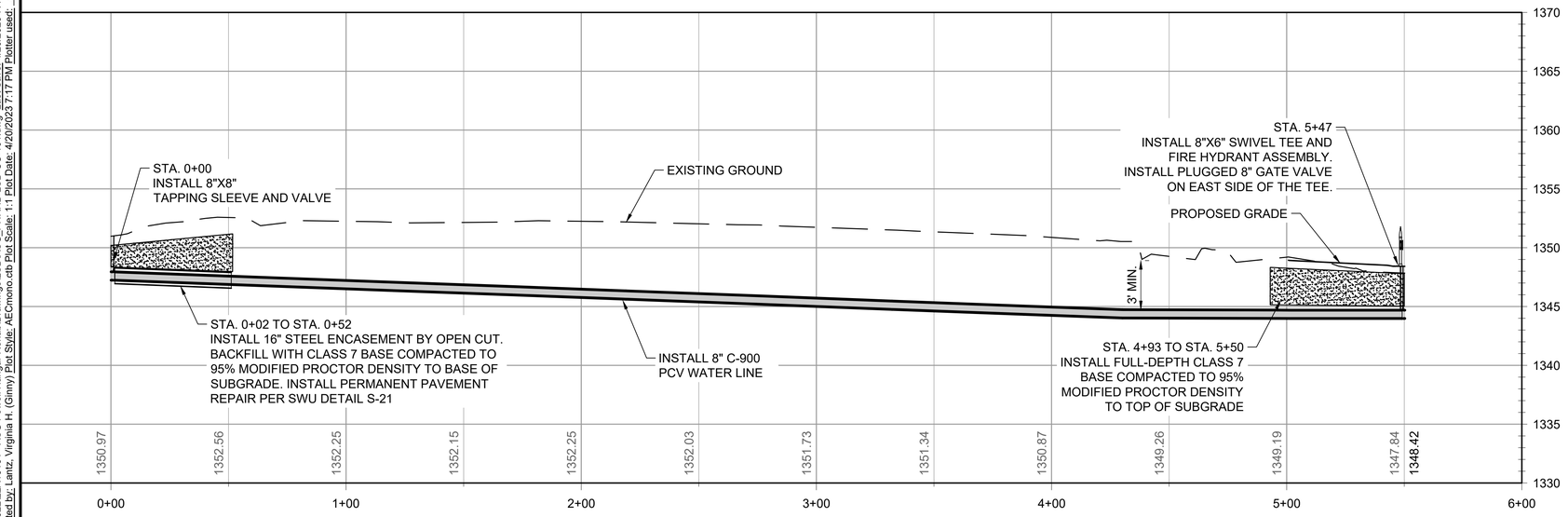

N

0 15' 30' 60' 90'

(IN FEET)

LEGEND

- PROPOSED ASPHALT PAVEMENT
- TSA — TAXILANE SAFETY AREA
- TLOFA — TAXILANE OBJECT FREE AREA
- X — EXISTING FENCE
- PL — PROPERTY LINE
- EXISTING PROFILE
- PROPOSED PROFILE
- W — EXISTING WATER LINE
- 8"W — PROPOSED WATER LINE
- 8" SS — EXISTING SANITARY SEWER LINE
- 8"SS — PROPOSED SANITARY SEWER LINE
- EXISTING STORM WATER PIPE
- PROPOSED STORM WATER PIPE
- PROPOSED INLET
- 1350 — EXISTING CONTOUR
- 1350 — PROPOSED CONTOUR

NOTES:

1. PROFILE VERTICAL EXAGGERATION = 5.

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KEYMAP



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REV.	DATE	DESCRIPTION	BY

SPRINGDALE MUNICIPAL AIRPORT
SPRINGDALE, ARKANSAS

ASG POWELL HANGAR RECONSTRCUTION
SITE DEVELOPMENT

WATER PLAN AND PROFILE

JOB NO.: 22A13131
DATE: JANUARY 2023
DESIGNED BY: GJT
DRAWN BY: VHL

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

DRAWING NUMBER
LSD-8

SHEET NUMBER **8**

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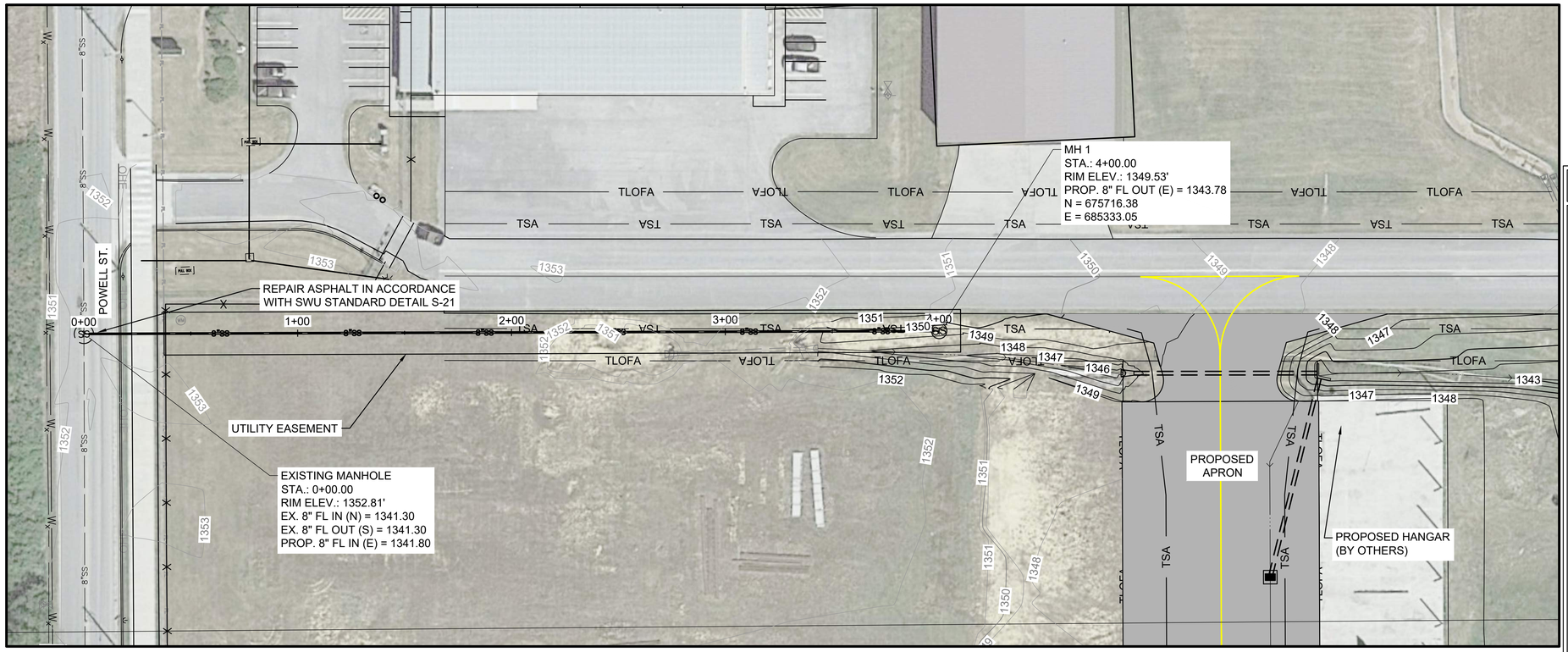
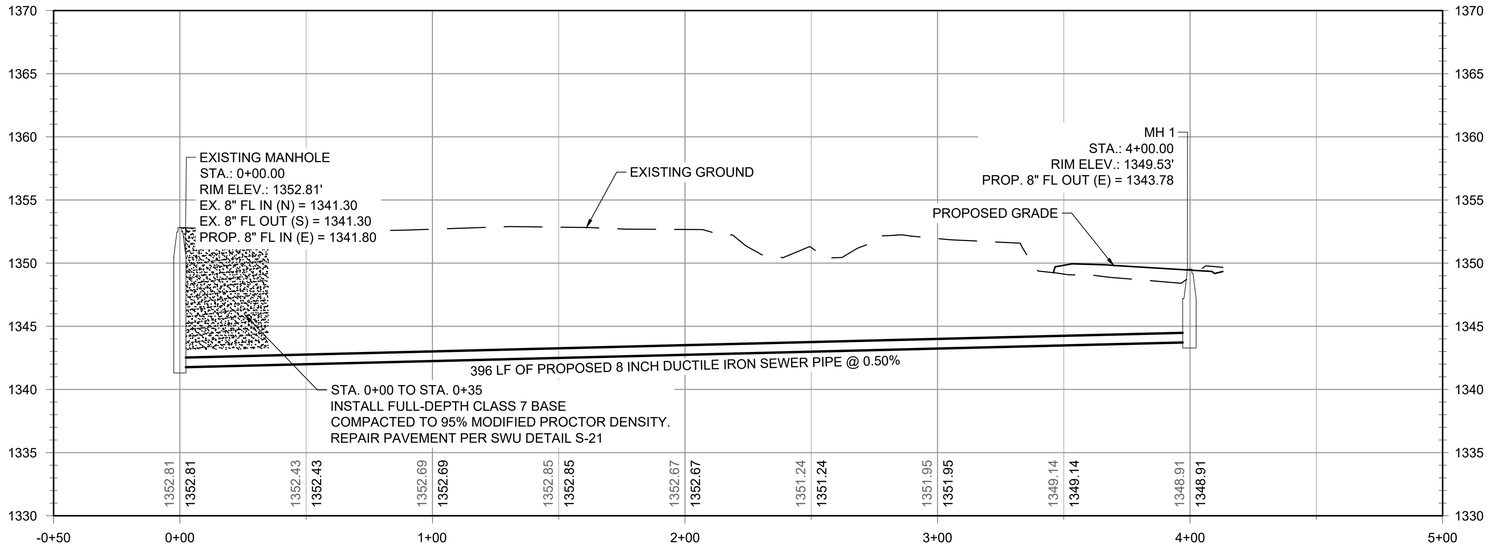
Last plotted by: Lantz, Virginia H. (Ginny) Plot Style: AECmono.ctb Plot Scale: 1:1 Plot Date: 4/20/2023 7:17 PM Plotter used: _AutoCAD PDF (General Documentation).pc3





N

0 15' 30' 60' 90'

(IN FEET)

LEGEND

- PROPOSED ASPHALT PAVEMENT
- TSA — TAXILANE SAFETY AREA
- TLOFA — TAXILANE OBJECT FREE AREA
- X — EXISTING FENCE
- PL — PROPERTY LINE
- EXISTING PROFILE
- PROPOSED PROFILE
- W — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- 8" SS — EXISTING SANITARY SEWER LINE
- 8"SS — PROPOSED SANITARY SEWER LINE
- EXISTING STORM WATER PIPE
- PROPOSED STORM WATER PIPE
- PROPOSED INLET
- 1350 — EXISTING CONTOUR
- 1350 — PROPOSED CONTOUR

NOTES:

1. PROFILE VERTICAL EXAGGERATION = 5.

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

KEYMAP



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REV.	DATE	DESCRIPTION	BY

SPRINGDALE MUNICIPAL AIRPORT
SPRINGDALE, ARKANSAS

ASG POWELL HANGAR RECONSTRCUTION
SITE DEVELOPMENT

SEWER PLAN AND PROFILE

JOB NO.: 22A13131
DATE: JANUARY 2023
DESIGNED BY: GJT
DRAWN BY: VHL

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

DRAWING NUMBER
LSD-9

SHEET NUMBER **9**

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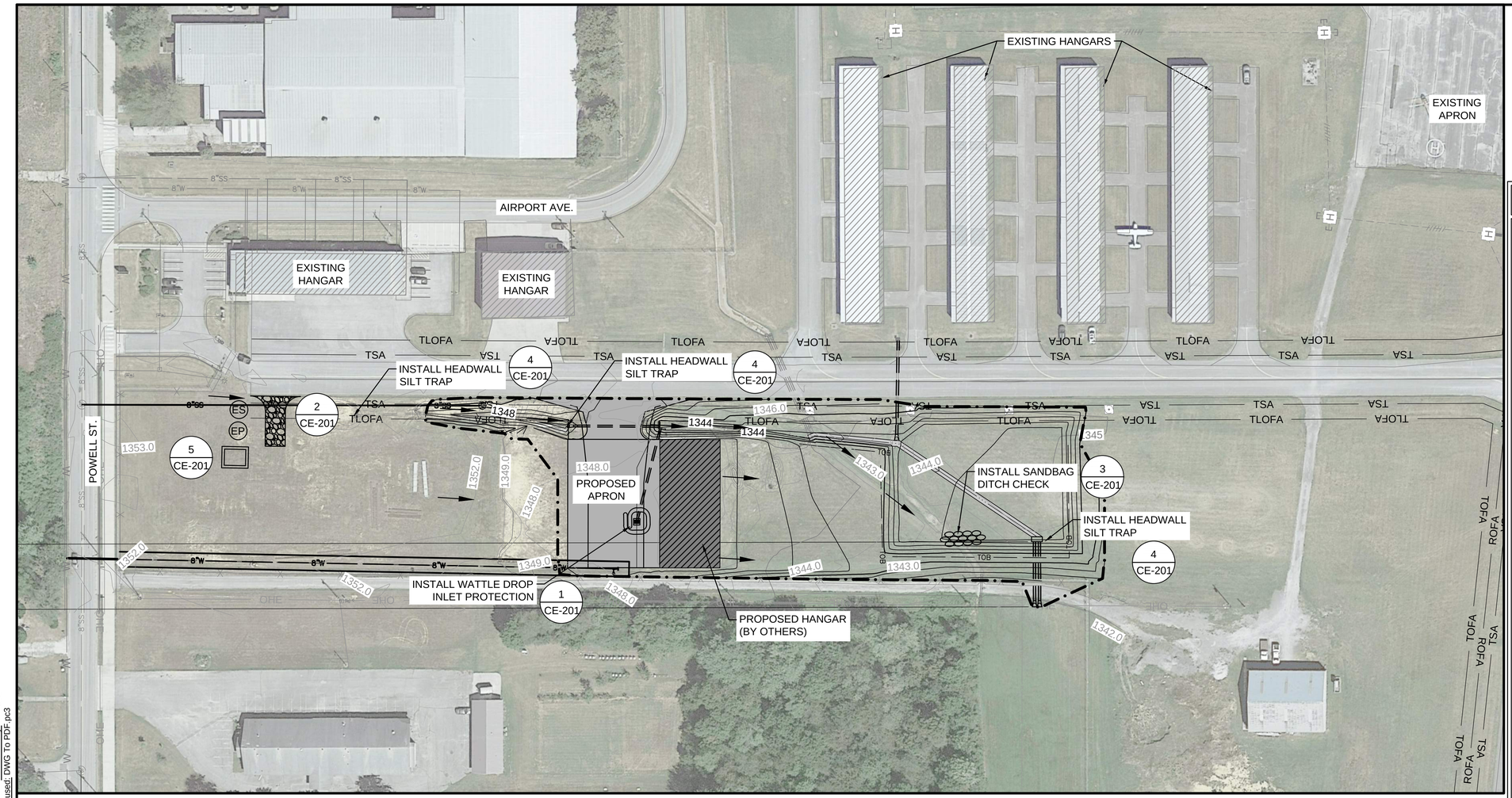
Last plotted by: Lantz, Virginia H. (Ginny) Plot Style: AECmono.ctb Plot Scale: 1:1 Plot Date: 4/20/2023 7:18 PM Plotter used: _AutoCAD PDF (General Documentation).pc3


EXISTING HANGARS
EXISTING APRON
AIRPORT AVE.
EXISTING HANGAR
EXISTING HANGAR
POWELL ST.
INSTALL HEADWALL SILT TRAP
INSTALL HEADWALL SILT TRAP
INSTALL SANDBAG DITCH CHECK
INSTALL HEADWALL SILT TRAP
INSTALL WATTLE DROP INLET PROTECTION
PROPOSED APRON
PROPOSED HANGAR (BY OTHERS)
TLOFA
TSA
TOFA
ROFA
1353.0
1352.0
1349.0
1348.0
1346.0
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1343.0
1342.0
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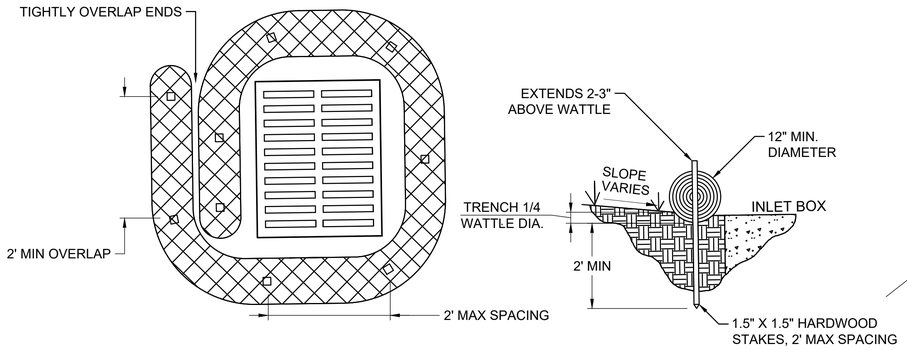
1344
1348
8"SS
8"W
8"W
8"W



PLAN VIEW

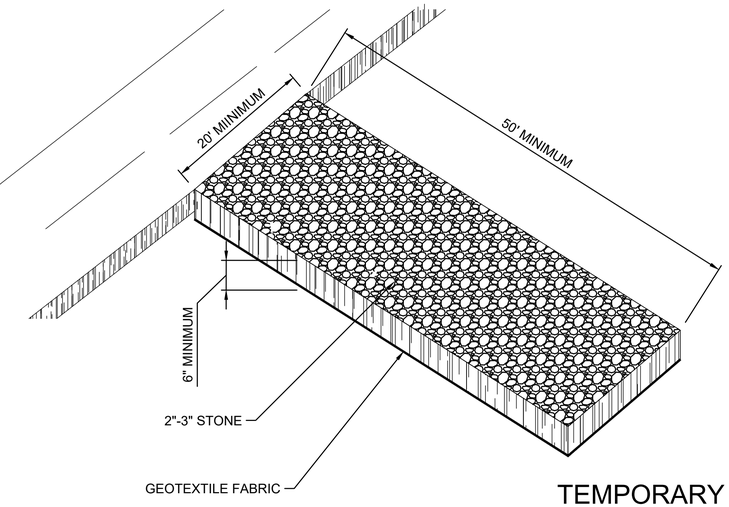
SECTION VIEW

NOTES:

1. WATTLE MATERIAL SHALL COMPLY WITH ARDOT HIGHWAY CONSTRUCTION SPECIFICATIONS SECTION 621.
2. WITH APPROVAL OF THE ENGINEER, SILT FENCE MAY BE ALLOWED AS AN ALTERNATIVE INLET PROTECTION.

1 / CE-201 — WATTLE DROP INLET PROTECTION

SCALE: NONE

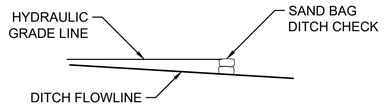


TEMPORARY CONSTRUCTION ENTRANCE NOTES:

1. WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE AND DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AS WELL AS REPAIR AND CLEAN OUT OF ANY MEASURE DEVICES USED TO TRAP SEDIMENT. ALL SEDIMENT THAT IS SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
3. ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
4. WHEN SEDIMENT HAS SUBSTANTIALLY CLOGGED THE VOID AREA BETWEEN THE ROCKS, THE AGGREGATE MAT MUST BE WASHED DOWN OR REPLACED. PERIODIC RE-GRADING AND TOP DRESSING WITH ADDITIONAL STONE MUST EBE DONE TO KEEP THE EFFICIENCY OF THE ENTRANCE FROM DIMINSHING.

2 / CE-201 — TEMPORARY CONSTRUCTION ENTRANCE (NO CURB)

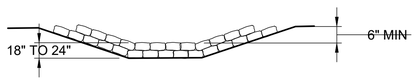
SCALE: NONE



CROSS SECTIONAL VIEW



V-BOTTOM DITCH



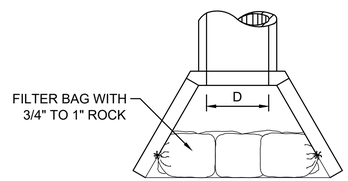
FLAT BOTTOM DITCH

SAND BAG DITCH CHECK NOTES:

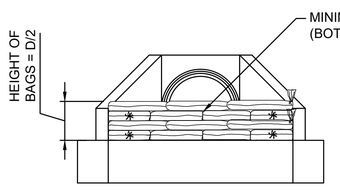
1. SAND BAGS MAY VARY IN SIZE AND SHAPE. QUANTITY OF BAGS REQUIRED MAY VARY DEPENDING ON SIZE AND SHAPE OF DITCH.
2. SAND BAGS SHOULD BE PLACED TIGHTLY TOGETHER WITH MINIMAL GAPS.

3 / CE-201 — SANDBAG DITCH CHECK

SCALE: NONE



PLAN VIEW



FRONT ELEVATION

NOTES:

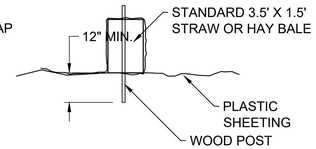
1. HEADWALL SILT TRAP SHALL INCLUDE TYPE II GEOTEXTILE FABRIC BAGS, NUMBER 57 STONE, LABOR AND ALL INCIDENTALS NECESSARY FOR COMPLETE INSTALLATION.
2. INLET PROTECTION IS SUITABLE FOR USE IN BOTH PAVED AND UNPAVED AREAS.
3. THE HEIGHT REQUIREMENT IS WAIVED IN CASES WHERE IT WILL CREATE AN UNACCEPTABLE PONDING SITUATION.
4. INTERWEAVE BAG ENDS TO FILL GAPS BETWEEN BAGS.
5. FILL BAGS WITH NUMBER 57 STONE BETWEEN 1/2 TO 2/3 FULL (50 LB. TO 60 LB.).

4 / CE-201 — HEADWALL SILT TRAP

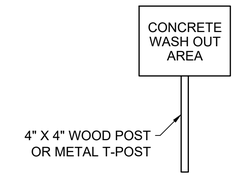
SCALE: NONE

CITY OF SPRINGDALE
LARGE SCALE DEVELOPMENT NO. L23-33

DEVELOPER:
CITY OF SPRINGDALE
201 N. SPRING STREET
SPRINGDALE, AR 72764



SECTION A-A



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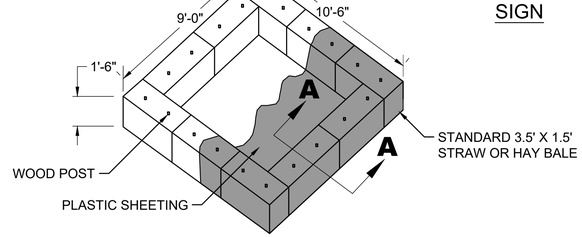

CONCRETE WASH-OUT NOTES:

1. LOCATIONS OF OFF-SITE MATERIALS, STORAGE, WASTE, CONCRETE WASH-OUT, OR BORROW AREAS SHALL BE DETERMINED BY THE CONTRACTOR.
2. PLASTIC SHEETING MUST BE 10 MIL THICK OR TWO 6 MIL PIECES OVERLAPPED.
3. ONCE CONCRETE DRIES, IT CAN BE ROLLED UP IN THE PLASTIC FOR DISPOSAL.
4. HAY BALES MUST BE STAKED WITH POSTS HOLDING PLASTIC LINER IN PLACE AND COVERING ALL BALES. WOODEN POSTS MUST BE 3 FEET IN LENGTH.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A WASH OUT AREA.
6. THE CONCRETE TRUCK DRIVER AND CONTRACTOR CAN BE CITED FOR WASH OUTS CONDUCTED IN A NON-DESIGNATED AREA.
7. AFTER THE DESIGNATED AREA FOR THE WASH OUT IS DETERMINED, SIGNAGE INDICATING CONCRETE WASH OUT AREA SHALL BE INSTALLED THAT IS VISIBLE TO EXITING VEHICLES. THE SIGN SHALL BE PLACED ON A WOOD POST AND EMBEDDED 12".

5 / CE-201 — CONCRETE WASH OUT AREA

SCALE: NONE

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REV.	DATE	DESCRIPTION	BY

SPRINGDALE MUNICIPAL AIRPORT
SPRINGDALE, ARKANSAS

ASG POWELL HANGAR RECONSTRCUTION
SITE DEVELOPMENT

EROSION CONTROL DETAILS

JOB NO.: 22A13131
DATE: MARCH 2023
DESIGNED BY: GJT
DRAWN BY: VHL

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRAWING NUMBER
LSD-11

SHEET NUMBER **11**

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Last plotted by: Lantz, Virginia H. (Ginny) Plot Style: AECmono.ctb Plot Scale: 1:1 Plot Date: 4/20/2023 7:18 PM Plotter used: AutoCAD PDF (General Documentation).pc3



CITY OF SPRINGDALE
LARGE SCALE DEVELOPMENT NO. L23-33

DEVELOPER:
CITY OF SPRINGDALE
201 N. SPRING STREET
SPRINGDALE, AR 72764

N

0 15' 30' 60' 90'

(IN FEET)

GENERAL NOTES:

1. SEE SHEET EN-001 FOR LEGEND, CONSTRUCTION NOTES, CAUTION NOTES, ELECTRICAL SAFETY NOTES, AND DEMOLITION NOTES.
2. SEE THE EL-200 SERIES FOR INSTALLATION DETAILS.
3. EXISTING CIRCUIT ROUTING IS APPROXIMATE. IF ROUTING DIFFERS IN THE FIELD, COORDINATE WITH ENGINEER.

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

KEYMAP



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REV.	DATE	DESCRIPTION	BY

SPRINGDALE MUNICIPAL AIRPORT
SPRINGDALE, ARKANSAS

ASG POWELL HANGAR RECONSTRCUTION
BOX HANGAR CONSTRUCTION

ELECRICAL INSTALLATION PLAN

JOB NO.: 22A13131
DATE: JANUARY 2023
DESIGNED BY: GJT
DRAWN BY: VHL

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DRAWING NUMBER
LSD-12

SHEET NUMBER **12**

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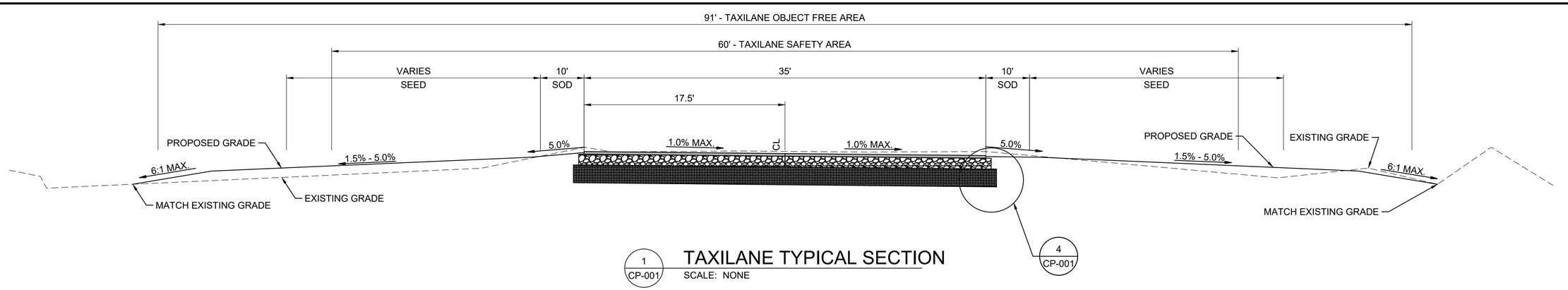
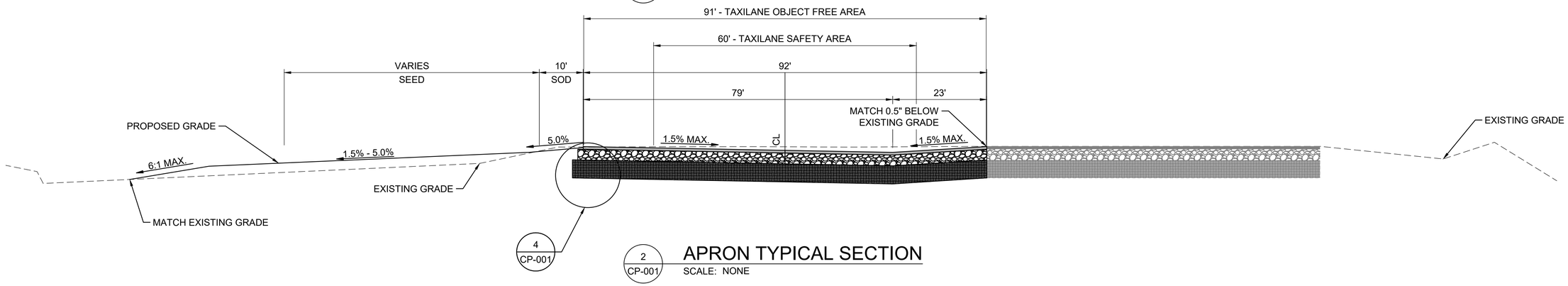
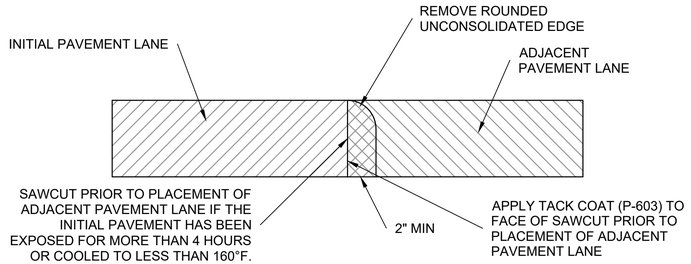


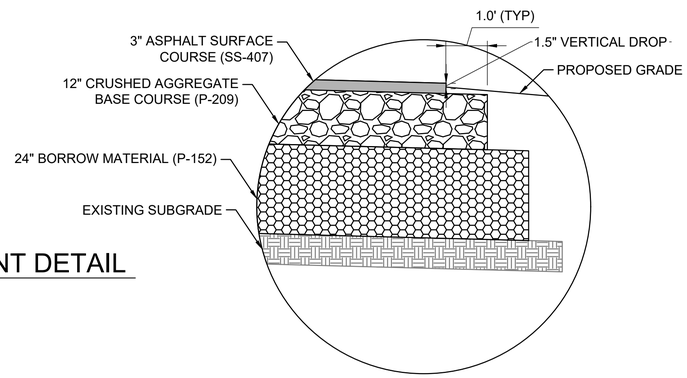
1 CP-001 **TAXILANE TYPICAL SECTION**
SCALE: NONE



2 CP-001 **APRON TYPICAL SECTION**
SCALE: NONE



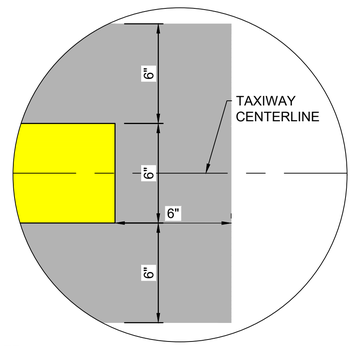
3 CP-001 **ASPHALT LONGITUDINAL CONSTRUCTION JOINT DETAIL**
SCALE: NONE



4 CP-001 **TAXILANE AND APRON SECTION DETAIL**
SCALE: NONE

NOTES:

1. ASPHALT SURFACE COURSE SHALL BE CONSTRUCTED IN 1 - 3 INCH LIFT. SEE CROSS SECTIONS FOR ACTUAL CROSS SLOPE GRADES AND TRANSITION LOCATIONS.



NOTE:

1. ALL YELLOW MARKINGS SHALL HAVE GLASS BEADS.
2. ALL BLACK MARKINGS SHALL NOT HAVE GLASS BEADS.
3. BLACK OUTLINE SHALL BE 6" OUTSIDE OF YELLOW MARKING.
4. DIMENSIONS DO NOT INCLUDE BLACK OUTLINE.

5 CP-001 **TAXILANE AND APRON CENTERLINE MARKING**
SCALE: NONE

CITY OF SPRINGDALE
LARGE SCALE DEVELOPMENT NO. L23-33

DEVELOPER:
CITY OF SPRINGDALE
201 N. SPRING STREET
SPRINGDALE, AR 72764

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REV.	DATE	DESCRIPTION	BY

SPRINGDALE MUNICIPAL AIRPORT
SPRINGDALE, ARKANSAS

ASG POWELL HANGAR RECONSTRCUTION
SITE DEVELOPMENT

MISCELLANEOUS DETAILS 1

JOB NO.: 22A13131
DATE: MARCH 2023
DESIGNED BY: GJT
DRAWN BY: VHL

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
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DRAWING NUMBER
LSD-13

SHEET NUMBER **13**

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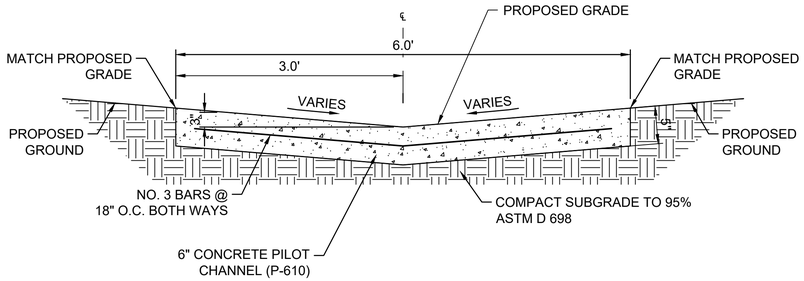
Last plotted by: Lantz, Virginia H. (Ginny) Plot Style: AECmono.ctb Plot Scale: 1:1 Plot Date: 4/20/2023 7:19 PM Plotter used: AutoCAD PDF (General Documentation).pc3



NOTE:

1. CONTRACTION AND EXPANSION JOINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADOT SPECIFICATIONS AND STANDARD DRAWINGS.
2. CONTRACTOR SHALL PLACE 3-FT OF SOD ON BOTH SIDES OF CONCRETE DITCH.
3. CONTRACTOR SHALL INSTALL EXPANSION JOINT AT 30' INTERVALS OR WHERE DITCH CHANGES DIRECTION BY MORE THAN 90 DEGREES. CONTRACTOR SHALL SAWCUT DUMMY CONTRACTION JOINTS AT 10' INTERVALS OR AT LOCATIONS APPROVED BY THE ENGINEER. PAYMENT FOR THIS WORK SHALL BE CONSIDERED SUBSIDIARY TO CONCRETE DITCH PAVING.

1 / LSD-6 CONCRETE DITCH PAVING

SCALE: NONE

CITY OF SPRINGDALE
LARGE SCALE DEVELOPMENT NO. L23-33
COMMERCIAL DESIGN STANDARD
VARIANCE NO. B23-50.

DEVELOPER:
CITY OF SPRINGDALE
201 N. SPRING STREET
SPRINGDALE, AR 72764

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REV.	DATE	DESCRIPTION	BY

SPRINGDALE MUNICIPAL AIRPORT
SPRINGDALE, ARKANSAS

ASG POWELL HANGAR RECONSTRCUTION SITE DEVELOPMENT

MISCELLANEOUS DETAILS 2

JOB NO.: 22A13131
DATE: JANUARY 2023
DESIGNED BY: GJT
DRAWN BY: VHL

BAR IS ONE INCH ON ORIGINAL DRAWING
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DRAWING NUMBER
LSD-14

SHEET NUMBER **14**

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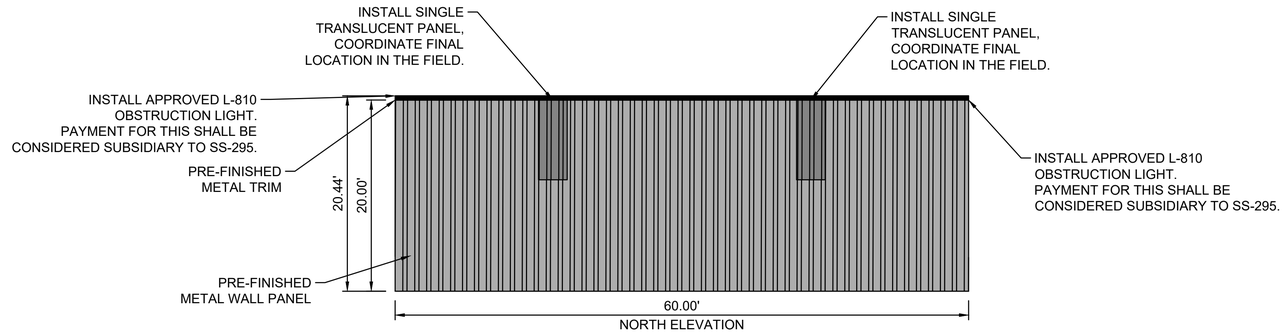

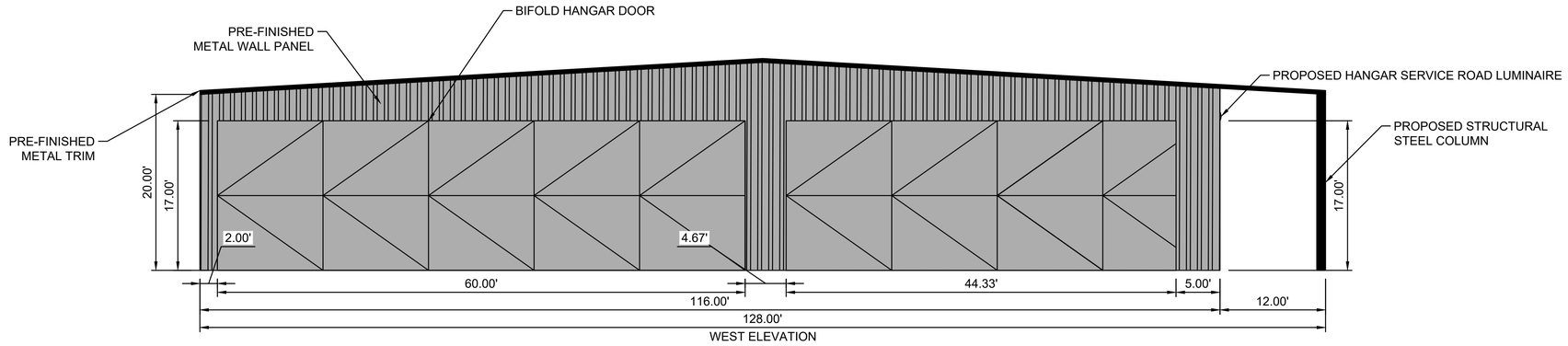

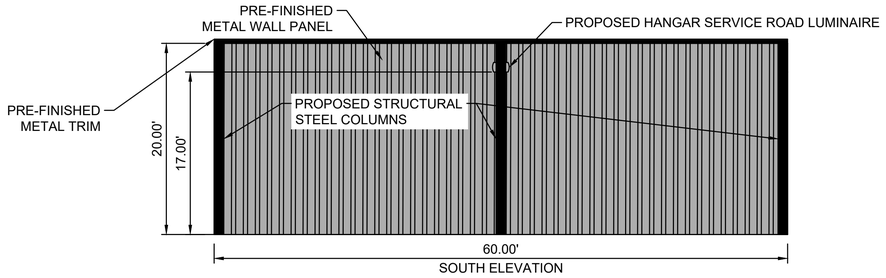

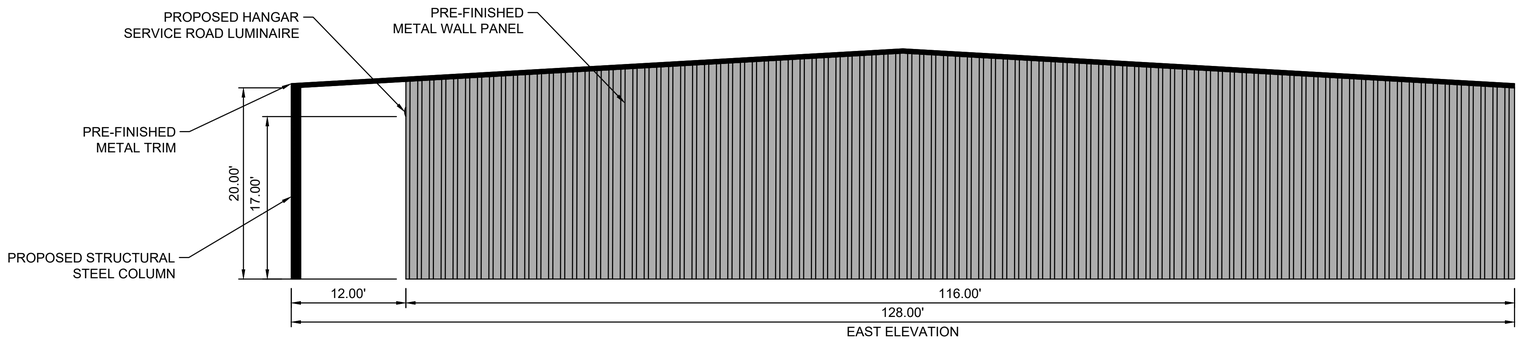

CITY OF SPRINGDALE
LARGE SCALE DEVELOPMENT NO. L23-33

DEVELOPER:
CITY OF SPRINGDALE
201 N. SPRING STREET
SPRINGDALE, AR 72764

GARVER

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THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND DRAFTING UNDER THE AUTHORITY OF GREGORY J. THOMAS, P.E. 21015 ON (01/31/2023). IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

REV.	DATE	DESCRIPTION	BY

SPRINGDALE MUNICIPAL AIRPORT
SPRINGDALE, ARKANSAS

ASG POWELL HANGAR RECONSTRCUTION SITE DEVELOPMENT

HANGAR ELEVATION PLAN

JOB NO.: 22A13131
DATE: MARCH 2023
DESIGNED BY: GJT
DRAWN BY: VHL

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRAWING NUMBER
LSD-14

SHEET NUMBER **15**

File: L:\2022\22A13131 - ASG Powell Hangar Rehab\Drawings\LSD\ASG_PHRHB-LSD-11.dwg Last Save: 4/20/2023 7:13 PM Last saved by: VHLantz
Last plotted by: Lantz, Virginia H. (Ginny) Plot Style: AECmono.ctb Plot Scale: 1:1 Plot Date: 4/20/2023 7:20 PM Plotter used: : AutoCAD PDF (General Documentation).pc3

L23-33

www.GarverUSA.com

03/30/2023

Springdale Planning Department
201 Spring Street
Springdale, Arkansas 72764

Re: ASG Powell Hangar – List of Washington County Adjacent Property Owners

Planning Department,

I, Greg Thomas, certify that I have compiled and reviewed the list of adjacent property owners to the above referenced project.

Parcel No.	Owner	Mailing Address
815-28765-000	Gospel Peace Tabernacle	21794 MOUNT OLIVE RD ELKINS AR 72727
815-28755-000	L & J BROTHERS REALTY LLC	2328 S 8TH ST STE A ROGERS AR 72758
815-28828-000	MURRELL, MURIEL M	1700 S POWELL ST SPRINGDALE AR 72764-6459
815-28824-003	MURRELL, MURIEL M	1700 S POWELL ST SPRINGDALE AR 72764-6459

Sincerely,

GARVER

Greg Thomas
Project Engineer

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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: March 30, 2023

Date Accepted as Complete: _____ Project Number: B23-50

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: Greg Thomas (Garver)	Name: James Smith
E-mail: GJThomas@GarverUSA.com	E-mail: JSmith@SpringdaleAR.gov
Address: 2049 E. Joyce. Blvd. Fayetteville, AR 72703	Address: 201 Spring St. Springdale, AR 72764
Phone: 479-287-4609	Phone: 479-750-8135
Site/ Location: 1615 Powell St. Hangar C Springdale, AR 72764	Current Zoning District: I-1
Assessor's Parcel Number(s): 815-28754-000	Rezone required: No
	Total Acreage: 33.22

The Planning Commission may approve variances to depart from the literal requirements of the Commercial Design Standards where strict enforcement of said requirements would cause undue hardship due to circumstances unique to the individual property under consideration, and the granting of such variance is demonstrated to be within the spirit and intent of the provisions of the design standards.

Fee for Variance Application is $75

Check item(s) for which variance is requested:

- ☒ **ENTRANCES** – one customer entrance on all sides of principal building directly facing abutting public right of-way
- ☒ **PARKING LOT ORIENTATION** – no more than 60% of off-street parking area located between the front façade within the front yard of the principal building

☐ **STRUCTURE BACK AND SIDES**
- ☐ Minimum setback according to zoning district requirements
- ☐ Earthen berm installed with trees and landscaping for façade facing adjacent residential uses or area on Comprehensive Land Use Plan

☒ **PEDESTRIAN FLOW**
- ☐ Sidewalk along all sides of lot abutting public right-of-way required per Master Street Plan
- ☐ 5' continuous internal pedestrian walkways from public sidewalk to principal customer entrance of all principal building on site
- ☐ 5' sidewalk along the full length of building on façade featuring customer entrance an façade abutting public parking areas 6' from façade of building
- ☐ Weather protection features within 30' of all customer entrances, constructed parallel to building façade
- ☐ Internal walkway distinguished from driving surface through use of durable, low maintenance surface materials to enhance safety and comfort

☒ **CENTRAL FEATURES AND COMMUNITY SPACES**
- ☐ Provision of at least 2 central features
- ☐ Direct access to public sidewalk network

☐ **MULTIPLE BUILDINGS IN COMMERCIAL CENTERS**
- ☐ Use of similar building materials
- ☐ Use of similar architectural styles or theme

☐ **OUTDOOR STORAGE, TRASH COLLECTION AND LOADING AREAS**
- ☐ Not visible from public right-of-way, located within 20' of any public street, sidewalk or internal pedestrian way
- ☐ Incorporated into the overall design of the building
- ☐ Screening material similar to principal materials of the building and landscape
- ☐ Landscaped so that visual and acoustic impacts fully contained and out of view of adjacent property and public streets
- ☐ Landscaped so not attention is attached to the function by the use of screening material an no attention is attached to the function by the use

☒ **FACADES AND EXTERIOR WALLS** – face over 100' in linear length incorporate wall projections or recesses
- ☐ Minimum 3' depth
- ☐ Minimum of 20 contiguous feet within each 100' of façade length
- ☐ Extends 20% of the façade

☒ **DETAIL FEATURES**
- ☐ Facades include a repeating pattern with no less than 3 elements (color change, texture change, material change)
- ☐ At least one element repeating horizontally
- ☐ Elements repeat at intervals of more than 30' horizontally or vertically
- ☐ Change in plane no less than 12" in width (offset, reveal or projecting rib)

☒ **ROOFS** – change in height every 100 liner feet in building length

☒ **MATERIALS AND COLORS**
- ☐ Predominate exterior materials high quality materials
- ☐ Façade color – low reflectance, subtle, neutral or earth tone

☒ **ENTRYWAYS** – 3 defined, highly visible customer entrances

☒ **LANDSCAPING**
- ☐ Entryway landscaping
- ☐ Parking lot landscaping
- ☐ Perimeter parking area landscaping
- ☐ Building foundation landscaping

☐ **SCREENING**
- ☐ Trash containers, trash compactor, and recycling bins screened from public view 4 sides
- ☐ Exterior ground-mounted or building-mounted equipment
- ☐ Rooftop equipment
- ☐ Solid fence or wall not less than 6' in height along all rear and side property lines common to property zoned for residential purposes
- ☐ Required screening fence or wall maximum height 8', high quality materials
- ☐ Required screening fence or wall maximum continuous length of 50'
- ☐ Earthen berm installed with trees and landscaping for façades facing areas indicated for residential use by the Comprehensive Land Use Plan

☒ **LIGHTING**
- ☐ Pedestrian walkway lighting – 4' maximum height for bollard-type lighting, pedestrian areas illuminated a minimum of 1 footcandle
- ☐ Parking lot lighting – 35' maximum mounting fixture height with all parking areas maintaining 3 footcandles
- ☐ Parking lot lighting – maximum maintained vertical footcandle at any adjoining residential property line 0.5 footcandle measured at 5' above grade
- ☐ Uniformity ratios throughout parking l – not more than a 6:1 ratio of average to minimum illumination and not more than 20:1 maximum to minimum
- ☐ Canopy lighting – 35 footcandles maximum average maintained footcandles under canopy
- ☐ Canopy lighting fixtures lens cover recessed or flush with bottom surface (ceiling) of canopy
- ☐ Canopy indirect light beamed upward and then reflected down shielded focused exclusively on the underside of canopy

FOR EACH ITEM CHECKED

Variance requested: (attach visual representation of request)

The following variances are Requested: Entrances, Parking Lot Orientation, Pedestrian Flow, Central Features, Facades and exterior Walls, Detail Features, Roofs, Materials and Colors, Entryways

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

The proposed hangar is located on an interior lot at the Springdale Municipal Airport. Future Development will shield the view of the proposed hangar from view from Powell St. Therefore, the proposed hangar will be a metal building meeting the color requirements at the airport. The use of Detail features, and facades is not reasonable for a hangar that will only be viewed by airport patrons. The proposed hangar will be used for the storage of aircraft and will not feature customer entrances, sidewalks, central features, or entryways because it is located in a secured portion of airport property. The proposed hangar can only be accessed via a secured gate. The Proposed hangar will no feature a parking lot, but will have adequate apron space in front of the hangar, and covered parking space under the hangar roof for parking of vehicles.

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

The proposed variances will allow the proposed development to match nearby hangar buildings.

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 proposed hangar will meet the needs of the airport community and will maintain the standards of nearby airport buildings.

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) Gregory Thomas

DATE: 03/30/2023



Planning Commission Meeting
May 2, 2023

Miles
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N

PROJECT: L23-33 and B23-50
APPLICANT: City of Springdale (Powell Street Hangar 'C')
LOCATION: 1615 Powell Street
REQUEST: LSD and Variance for Commercial Design Standards

SPRINGDALE
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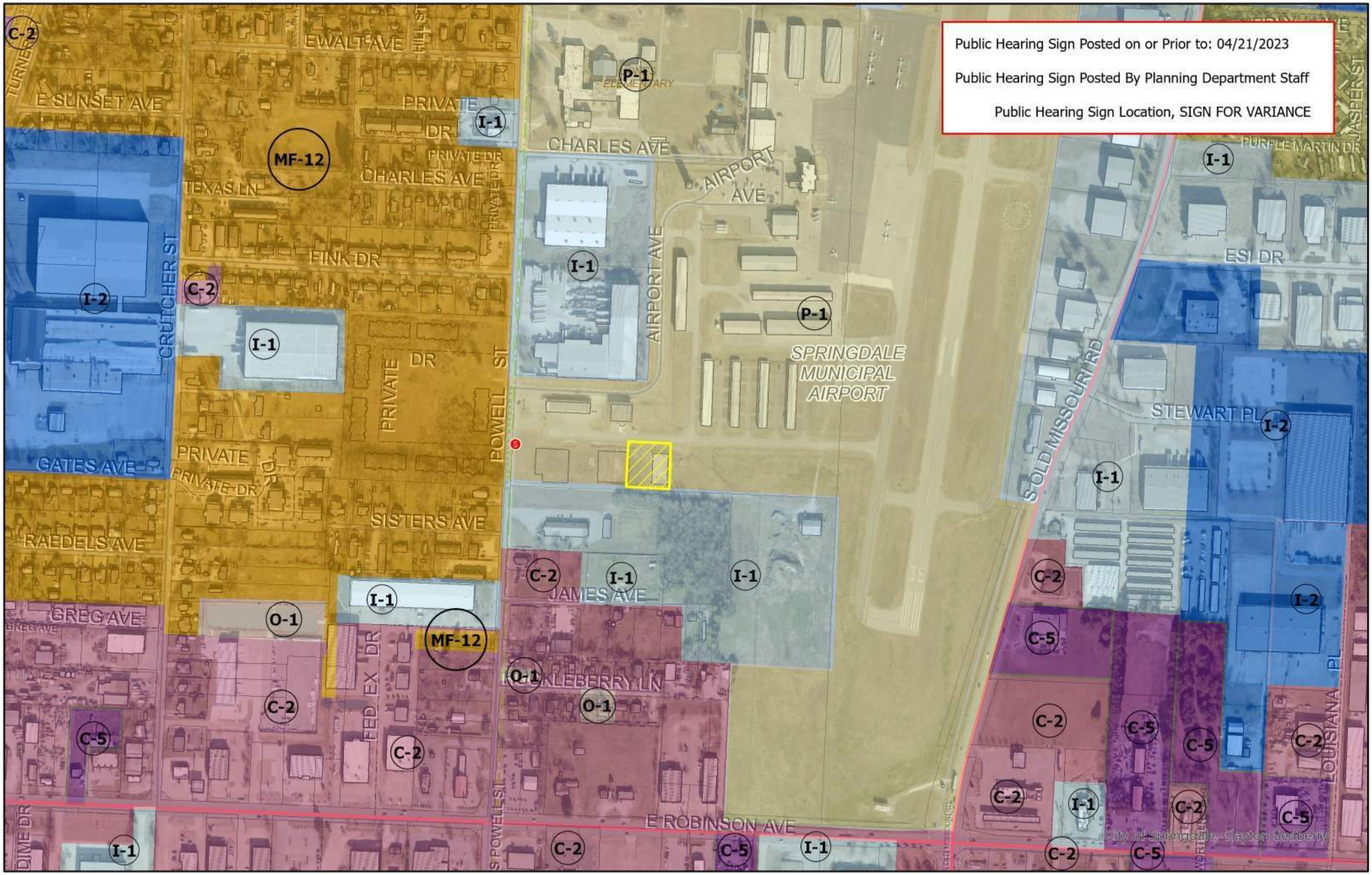

Planning Commission Meeting
May 2, 2023

Miles
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N

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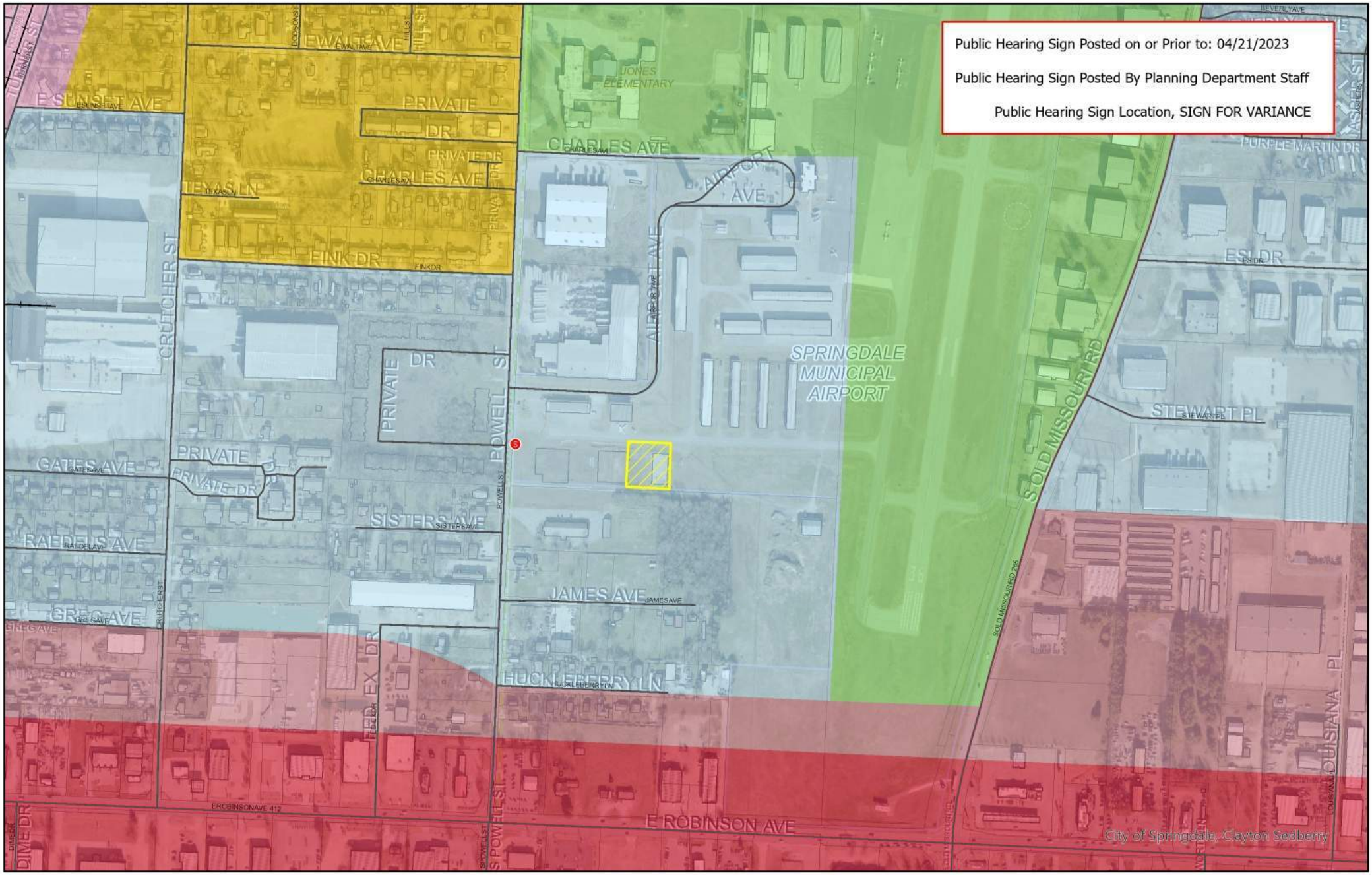
SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
May 2, 2023

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N

PROJECT: L23-33 and B23-50
APPLICANT: City of Springdale (Powell Street Hangar 'C')
LOCATION: 1615 Powell Street
REQUEST: LSD and Variance for Commercial Design Standards

SPRINGDALE
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LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted: March 30, 2023 Payment Method: _____

Date Accepted as Complete: April 21, 2023 Project Number: L23-35

Must meet the below criteria for a Large Scale Submittal:

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

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

APPLICATION CONTACTS:

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

Applicant (person making request)

Name: Chancad, LLC

E-mail: None

Address: P.O. Box 282
Springdale, AR 72765

Phone: 479-751-8733

Site/ Location: Hwy 412/West Sunset Avenue
Adjacent to & east of Zips Car Wash

Assessor's Parcel Number(s): 815-36768-003

Development Point of Contact for Question & Staff Reviews

Name: ESI (attn: Daniel Lazenby)

E-mail: dlazenby@engineeringservices.com

Address: P.O. Box 282
Springdale, AR 72765

Phone: 479-751-8733

Current Zoning District: PUD

Rezone required: No

Total Acreage: 0.94 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): _____ Date: 3/30/23

Signature: BRIAN MOORE

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: City of Springdale: Sharon Tromburg, Rick Barry, Katie Hollingshead ESI: Josh Haley and Daniel Lazenby
Name of main point of contact for project: Daniel Lazenby
Parcel Number(s): 815-36768-003
Acreage of the proposed development: 0.99 Acres
Type of project: Commercial
When is the intended application date? March 23, 2023
Per the date above, the earliest Planning Commission meeting date would be: May 2, 2023

Is there a street address? If not, please complete the 911 Address Assignment form on the City of Springdale's GIS Department website.

Form has been completed.

Is this proposal in a commercial zone? If yes, Commercial Design Standards will need to be met.

Property is in a PUD.

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.

Not applicable.

Does this project involve a multifamily structure? If yes, Multifamily Design Standards will apply.

Non-residential

All projects must meet the requirements of the Drainage Criteria Manual.

Noted. A drainage letter is included in the LSD application materials.

Are you intending to bond for any aspects of this project? (landscaping, sidewalks, etc)

No. Intent is to construct required improvements.

Is there a prepared photometric plan?

Lighting plan is including in the LSD application materials.

Is there a prepared landscaping plan featuring perimeter and frontage landscaping?

Landscape plan is including in the LSD application materials.

Based upon this discussion, what variances/waivers will be required?

Anticipate a variance for landscaping and for percent of parking in front of building.

Please state all of the Fire Code issues mentioned.

No fire representative was present. We spoke to Mr. Stith following the meeting and a fire hydrant on site will likely be required.

REVIEW PLANS FOR

RUTH'S LANDING

A

LARGE SCALE DEVELOPMENT

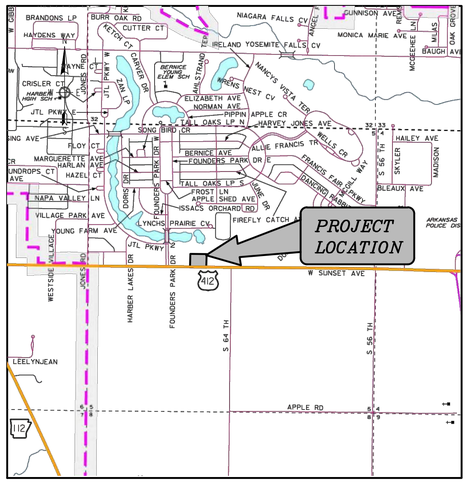
W SUNSET AVE
SPRINGDALE, ARKANSAS

L23-35

CONTACT LIST
BLACK HILLS ENERGY
SCOTT STOKES – 479-575-1424
AEP/SWEPCO
STEVE SATTERFIELD – WSSATTERFIELD@AEP.COM
SPRINGDALE WATER UTILITIES
LARRY PECKHAM – 479-751-5751
COX COMMUNICATION
CHRIS BYRD – 479-751-2000
AT&T
KENNY HARTSFIELD – 479-442-1977
SPRINGDALE FIRE DEPARTMENT
BLAKE HOLTE – 479-750-8190

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
–	COVER
1	EXISTING CONDITIONS
2	LARGE SCALE DEVELOPMENT
3	GRADING AND STORM PLAN
4–5	TYPICAL DETAILS
6	STORM WATER POLLUTION PREVENTION PLAN & DETAILS
7	LANDSCAPING PLAN
8	LIGHTING PLAN

ARKANSAS ONE CALL SYSTEM, INC. 1-800-482-8998 STOP - CALL BEFORE YOU DIG!!



VICINITY MAP

April 20, 2023

BY

ENGINEERING SERVICES INC.

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

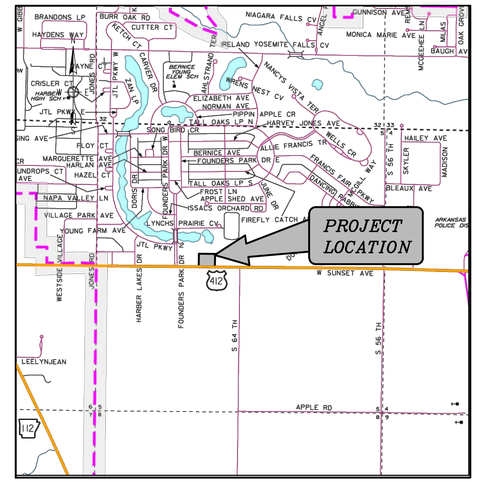
THOMAS J. APPEL, P.E. No. 13828
ENGINEERING SERVICES, INC.

NOTES :

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.





VICINITY MAP

LEGAL DESCRIPTION: LOT 1A-2D (PARCEL NUMBER 815-36768-003)

LOT 1A–2D, BLOCK 42, OF THE REPLAT LOT 1A–2B, BLOCK 42, OF THE REPLAT OF LOT 1A–2, BLOCK 42, OF THE REPLAT OF LOT 1A, BLOCK 42, HAR–BER MEADOWS, PHASE XXIII TO THE CITY OF SPRINGDALE, ARKANSAS, AS SHOWN ON REPLAT OF LOT 1A2B HAR–BER MEADOWS PUD, PHASE XXIII, RECORDED ON JUNE 12, 2019 IN PLAT BOOK 024A AT PAGE 00000230, RECORDS OF WASHINGTON COUNTY, ARKANSAS.

SUBJECT TO EASEMENTS, RIGHT–OF–WAYS, AND PROTECTIVE COVENANTS OF RECORD, IF ANY.

GRID N

GRAPHIC REPRESENTATION ONLY
SCALE 1" = 20'
0 10' 20' 40'

OWNER:	*E H INVESTMENTS LLC* *500 S 52ND ST* *ROGERS, AR 72758*
SURVEYOR:	*ENGINEERING SERVICES, INC.* *1207 S. OLD MISSOURI ROAD* *P.O. BOX 282* *SPRINGDALE, AR 72762*
WORK ORDER #:	*23916*
CITY ZONING:	*P.U.D. PLANNED UNIT DEVELOPMENT*

LEGEND

●	IRON PIN FOUND
○	IRON PIN SET
	PROPERTY LINE
	EX. EASEMENT LINE
	EX. BUILDING SETBACK LINE
	EX. ROAD CENTERLINE
	EX. CURB & GUTTER
W	EX. WATER LINE
SS	EX. 8" SEWER LINE
	EX. STORM DRAIN LINE
OHP/T	EX. OVERHEAD POWER LINE
F.O.	EX. FIBER OPTIC LINE
	EX. WATER METER
	EX. FIRE HYDRANT
	EX. SEWER MANHOLE
	EX. POWER POLE
	EX. WATER VALVE
	EX. LIGHT POLE
	EX. WATER METER
1369	EX. CONTOUR
1368	PROPOSED CONTOUR
X	PROPOSED FENCE
	PROPOSED EASEMENT LINE
	PROPOSED BUILDING SETBACK LINE
	PROPOSED CURB & GUTTER
	PROPOSED FIRE HYDRANT
W	PROPOSED WATERLINE
	PROPOSED SEWER MANHOLE & PIPE
	PROPOSED SINGLE WATER SERVICE
	PROPOSED DOUBLE WATER SERVICE
	PROPOSED SEWER SERVICE
	PROPOSED LIGHT POLE
HR	PROPOSED HANDICAP RAMP
	PROPOSED STORM BOX & PIPE

L23-35

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

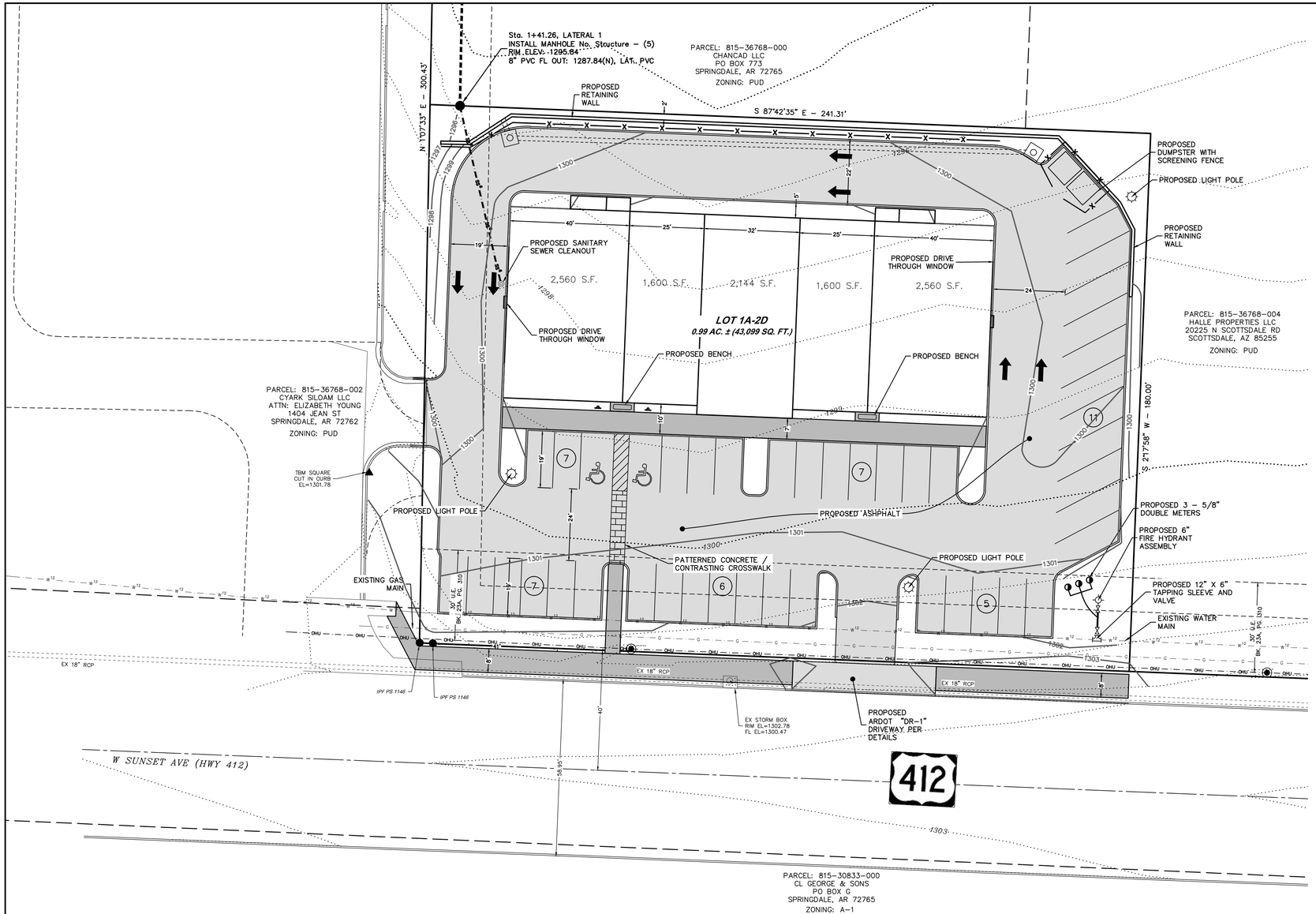
EXISTING CONDITIONS
RUTH'S LANDING
SPRINGDALE, ARKANSAS

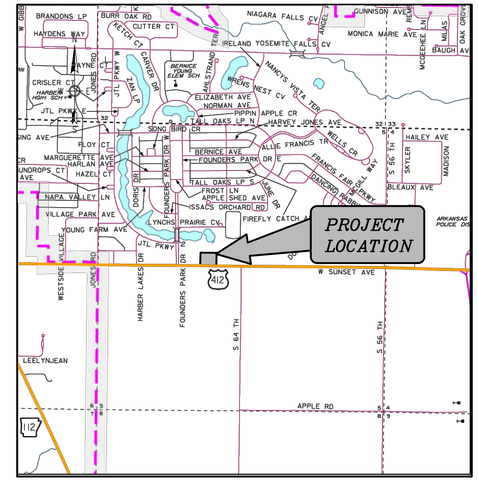
REVISION	DATE	DESCRIPTION

© COPYRIGHT 2023 ENGINEERING SERVICES, INC. - 479.283.2323 2:23 PM

SCALE: 1"=20'
DATE: Apr 20, 2023
ENGINEER: TJA
DRAWN BY: JDH
W.O. #: 23916

1





VICINITY MAP

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

OWNER:	E H INVESTMENTS LLC 500 S 52ND ST ROGERS, AR 72758
DEVELOPER:	CHANDCAD LLC 1207 S. OLD MISSOURI ROAD PO BOX 282 SPRINGDALE, AR 72762
ENGINEER/SURVEYOR:	ENGINEERING SERVICES, INC. 1207 S. OLD MISSOURI ROAD P.O. BOX 282 SPRINGDALE, AR 72762
WORK ORDER #:	23916
CITY ZONING:	P.U.D. PLANNED UNIT DEVELOPMENT
SETBACKS:	FRONT = 20' SIDE = 10' REAR = 10'
GROSS AREA:	0.99 ACRES
NET AREA:	0.99 ACRES
PROPOSED COMMERCIAL:	5232 SQ.FT.
PROPOSED OFFICE:	5232 SQ.FT.
PROPOSED PARKING SPACE CALCULATION:	COMMERCIAL: 5232 / 200 =26.16 OFFICE: 5232 / 300 = 17.44
PARKING SPACES REQUIRED:	17 + 26 = 43 SPACES, 2 ADA SPACES REQUIRED
PARKING SPACES PROVIDED:	43 SPACES, 2 ADA SPACES PROVIDED

LEGEND

●	IRON PIN FOUND
○	IRON PIN SET
	PROPERTY LINE
	EX. EASEMENT LINE
	EX. BUILDING SETBACK LINE
	EX. ROAD CENTERLINE
	EX. CURB & GUTTER
W	EX. WATER LINE
SS	EX. 8" SEWER LINE
	EX. STORM DRAIN LINE
OHP/T	EX. OVERHEAD POWER LINE
F.O.	EX. FIBER OPTIC LINE
	EX. WATER METER
	EX. FIRE HYDRANT
	EX. SEWER MANHOLE
	EX. POWER POLE
	EX. WATER VALVE
	EX. LIGHT POLE
	EX. WATER METER
1306	EX. CONTOUR
1308	PROPOSED CONTOUR
X X	PROPOSED FENCE
	PROPOSED EASEMENT LINE
	PROPOSED BUILDING SETBACK LINE
	PROPOSED CURB & GUTTER
	PROPOSED FIRE HYDRANT
W	PROPOSED WATERLINE
	PROPOSED SEWER MANHOLE & PIPE
	PROPOSED SINGLE WATER SERVICE
	PROPOSED DOUBLE WATER SERVICE
	PROPOSED SEWER SERVICE
	PROPOSED LIGHT POLE
HR	PROPOSED HANDICAP RAMP
	PROPOSED STORM BOX & PIPE

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 TOTHE 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 PROPOSED WATER METERS TO BE 5/8".

LEGAL DESCRIPTION: LOT 1A-2D (PARCEL NUMBER 815-36768-003)

LOT 1A-2D, BLOCK 42, OF THE REPLAT LOT 1A-2B, BLOCK 42, OF THE REPLAT OF LOT 1A-2, BLOCK 42, OF THE REPLAT OF LOT 1A, BLOCK 42, HAR-BER MEADOWS, PHASE XXIII TO THE CITY OF SPRINGDALE, ARKANSAS, AS SHOWN ON REPLAT OF LOT 1A2B HAR-BER MEADOWS PUD, PHASE XXIII, RECORDED ON JUNE 12, 2019 IN PLAT BOOK 024A AT PAGE 00000230, RECORDS OF WASHINGTON COUNTY, ARKANSAS.

SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, AND PROTECTIVE COVENANTS OF RECORD, IF ANY.

FLOOD PLAIN ZONING:

THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE A AS SHOWN ON THE F.I.R.M. MAP #05143C0065F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: APRIL 02, 2008.

L23-35

LARGE SCALE DEVELOPMENT
RUTH'S LANDING
SPRINGDALE, ARKANSAS

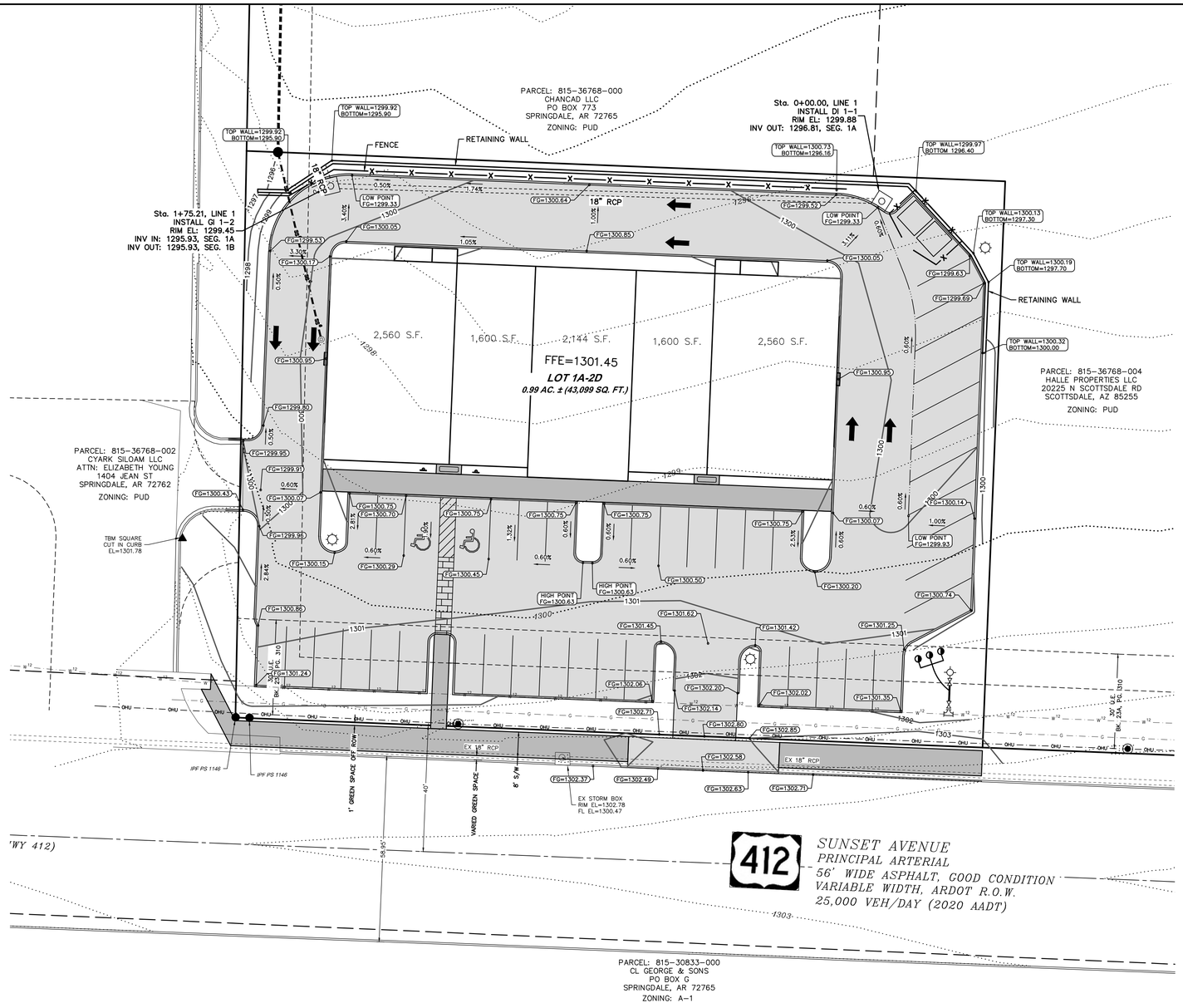
ENGINEERING SERVICES INC.
1207 S. OLD MISSOURI ROAD
SPRINGDALE, ARKANSAS 72764

REVISION	DATE	DESCRIPTION

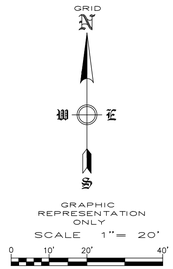
© COPYRIGHT 2023 ENGINEERING SERVICES, INC. 4/20/2023 3:57 PM
C:\2023\23916\dwg\Cover\23916 COVER.dwg

SCALE: 1"=20'
DATE: Apr 20, 2023
ENGINEER: TJA
DRAWN BY: JDH
W.O. #: 23916

2



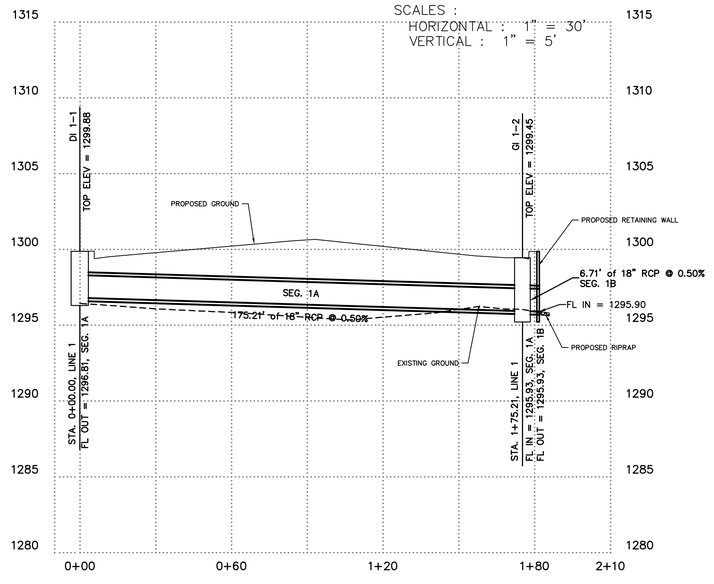
8' SIDEWALK SECTION DETAIL



LEGEND

- IRON PIN FOUND
- IRON PIN SET
- PROPERTY LINE
- EX. EASEMENT LINE
- EX. BUILDING SETBACK LINE
- EX. ROAD CENTERLINE
- EX. CURB & GUTTER
- EX. WATER LINE
- EX. 8" SEWER LINE
- EX. STORM DRAIN LINE
- EX. OVERHEAD POWER LINE
- EX. FIBER OPTIC LINE
- EX. WATER METER
- EX. FIRE HYDRANT
- EX. SEWER MANHOLE
- EX. POWER POLE
- EX. WATER VALVE
- EX. LIGHT POLE
- EX. WATER METER
- EX. CONTOUR
- PROPOSED CONTOUR
- PROPOSED FENCE
- PROPOSED EASEMENT LINE
- PROPOSED BUILDING SETBACK LINE
- PROPOSED CURB & GUTTER
- PROPOSED FIRE HYDRANT
- PROPOSED WATERLINE
- PROPOSED SEWER MANHOLE & PIPE
- PROPOSED SINGLE WATER SERVICE
- PROPOSED DOUBLE WATER SERVICE
- PROPOSED SEWER SERVICE
- PROPOSED LIGHT POLE
- PROPOSED HANDICAP RAMP
- PROPOSED STORM BOX & PIPE

LINE 1



ENGINEERING SERVICES INC.
1703 E. SUNSET AVENUE, SUITE 1
SPRINGDALE, ARKANSAS 72764

GRADING AND STORM PLAN
RUTH'S LANDING
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: 1"=20'
DATE: Apr 20, 2023
ENGINEER: TJA
DRAWN BY: JGA
W.O. #: 23916

L23-35

3

600

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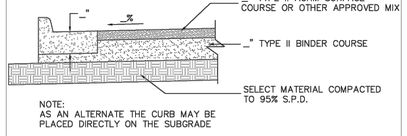

NOTE:
AS AN ALTERNATE THE CURB MAY BE PLACED DIRECTLY ON THE SUBGRADE

FULL DEPTH ASPHALT SECTION
NOT TO SCALE

Note To Engineers:
Paving depth to be per ordinance or formal design.

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

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-5	

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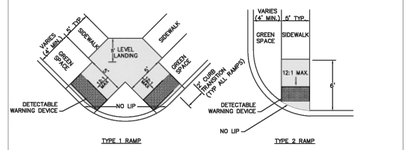
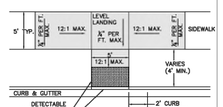


NOTES:
1. THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1.
2. THE NORMAL GUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
3. THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".
4. DETECTABLE WARNING DEVICES SHALL BE PLACED AT ALL LOCATIONS WHERE RAMPS CROSS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



HANDICAP RAMP DETAILS
NOT TO SCALE

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

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

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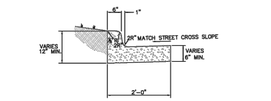
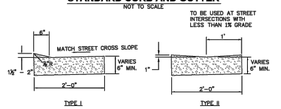


STANDARD CURB AND GUTTER
NOT TO SCALE



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 10' O.C. SEAL WITH ONE PART COLD APPLIED SELF LEVELING POLYURETHANE JOINT 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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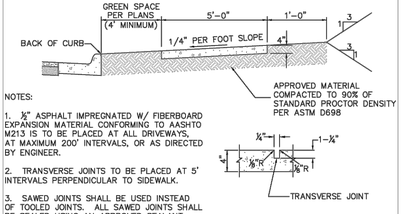
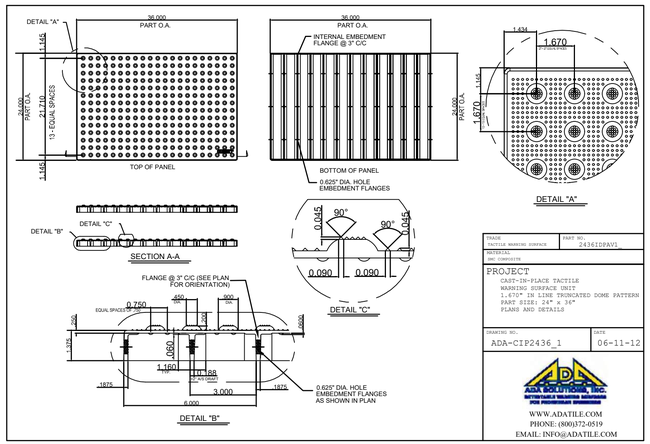


NOTES:
1. ½" ASPHALT IMPREGNATED W/ FIBERBOARD EXPANSION MATERIAL CONFORMING TO AASHTO M213 IS TO BE PLACED AT ALL DRIVEWAYS, AT MAXIMUM 200' INTERVALS, OR AS DIRECTED BY ENGINEER.
2. TRANSVERSE JOINTS TO BE PLACED AT 5' INTERVALS PERPENDICULAR TO SIDEWALK.
3. SAWED JOINTS SHALL BE USED INSTEAD OF TOOLED 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	

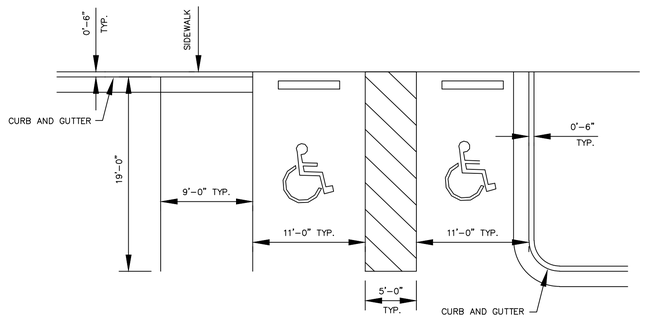


TRADE: TACTILE WARNING SURFACE	PART NO.: 2436IDPAV1_
MATERIAL: DRC COMPOSITE	

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

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

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



HANDICAPPED RAMP AND PARKING DETAILS

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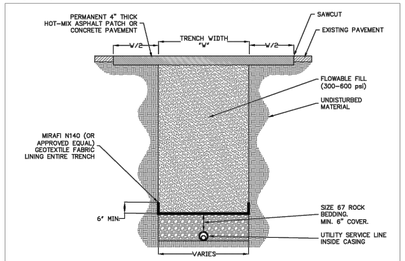

PROFILE VIEW
SECTION A–A

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

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

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-5A	

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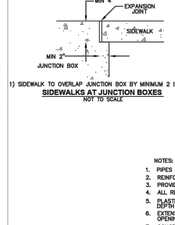
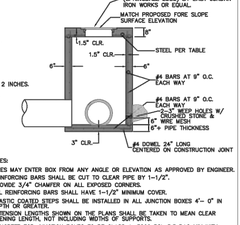
REINFORCING TABLE		
WIDTH OF DROP INLET	TOP CONCRETE SLAB REINFORCING	
4'	#4'S @ 8" O.C. E.W.	
5'	#4'S @ 7" O.C. E.W.	
6'	#5'S @ 9" O.C. E.W.	

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



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	

ENGINEERING SERVICES INC.
1707 S. 48TH STREET, SUITE 1
SPRINGDALE, ARKANSAS 72764

TYPICAL DETAILS
RUTH'S LANDING
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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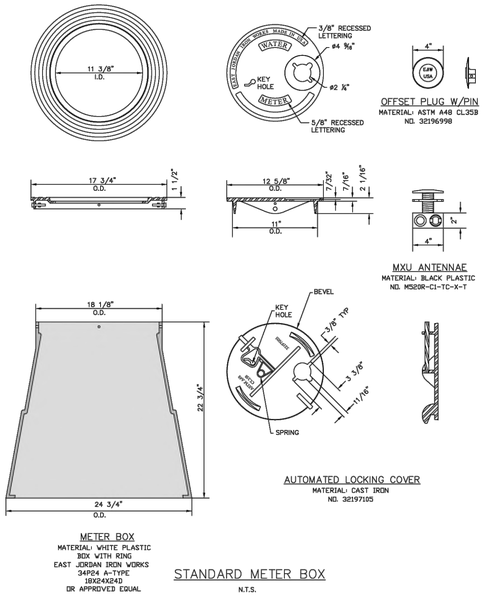
SCALE: NTS
DATE: Apr 20, 2023
ENGINEER: TJA
DRAWN BY: JDH
W.O. #: 23916

L23-35

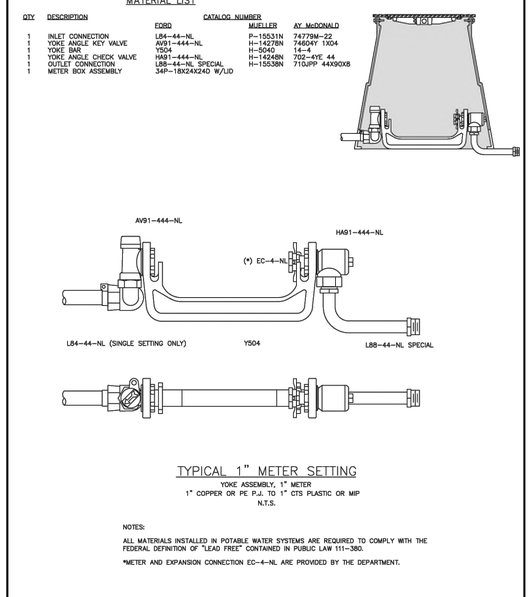
4



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



SPRINGDALE WATER UTILITIES
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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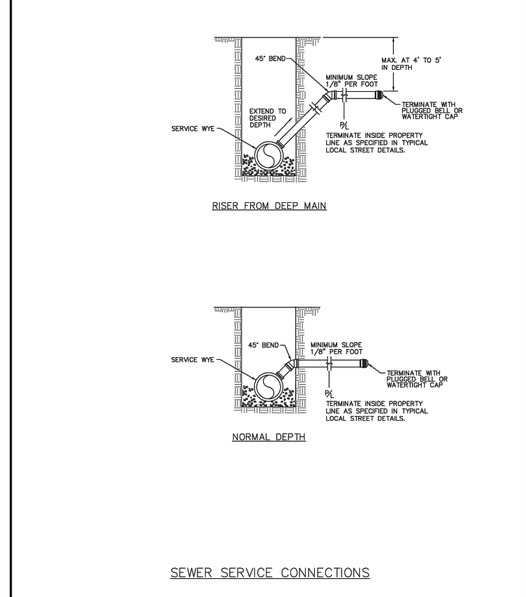

SPRINGDALE WATER UTILITIES
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

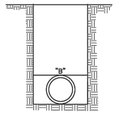
DRAWN BY: TLS | DRAWING NO: S-16 | DATE: MARCH 2008

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'-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.

SPRINGDALE WATER UTILITIES
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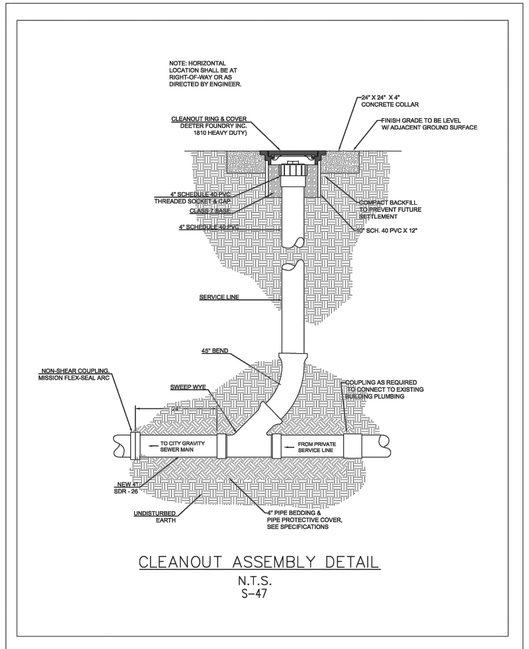
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



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

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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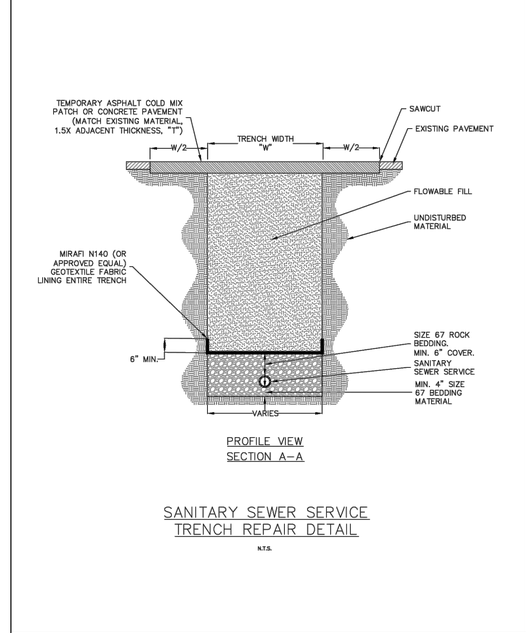

SPRINGDALE WATER UTILITIES
526 OAK AVENUE P.O. BOX 769 SPRINGDALE, ARKANSAS 72765-0769 (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TST | DRAWING NO: S-40 | DATE: JULY 2016

ENGINEERING SERVICES INC.
1703 S. 48TH STREET, SUITE 201
SPRINGDALE, ARKANSAS 72764

SWU DETAILS
RUTH'S LANDING
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: NTS
DATE: Apr 20, 2023
ENGINEER: TJA
DRAWN BY: JDH
W.O. #: 23916

L23-35

5

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.) INSTALL PERMEABLE PAVERS
6.) FINAL GRADING AND ESTABLISH VEGETATION.

NOTES:

1) NATURAL VEGETATION SHALL BE RETAINED WHEREVER POSSIBLE.

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

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

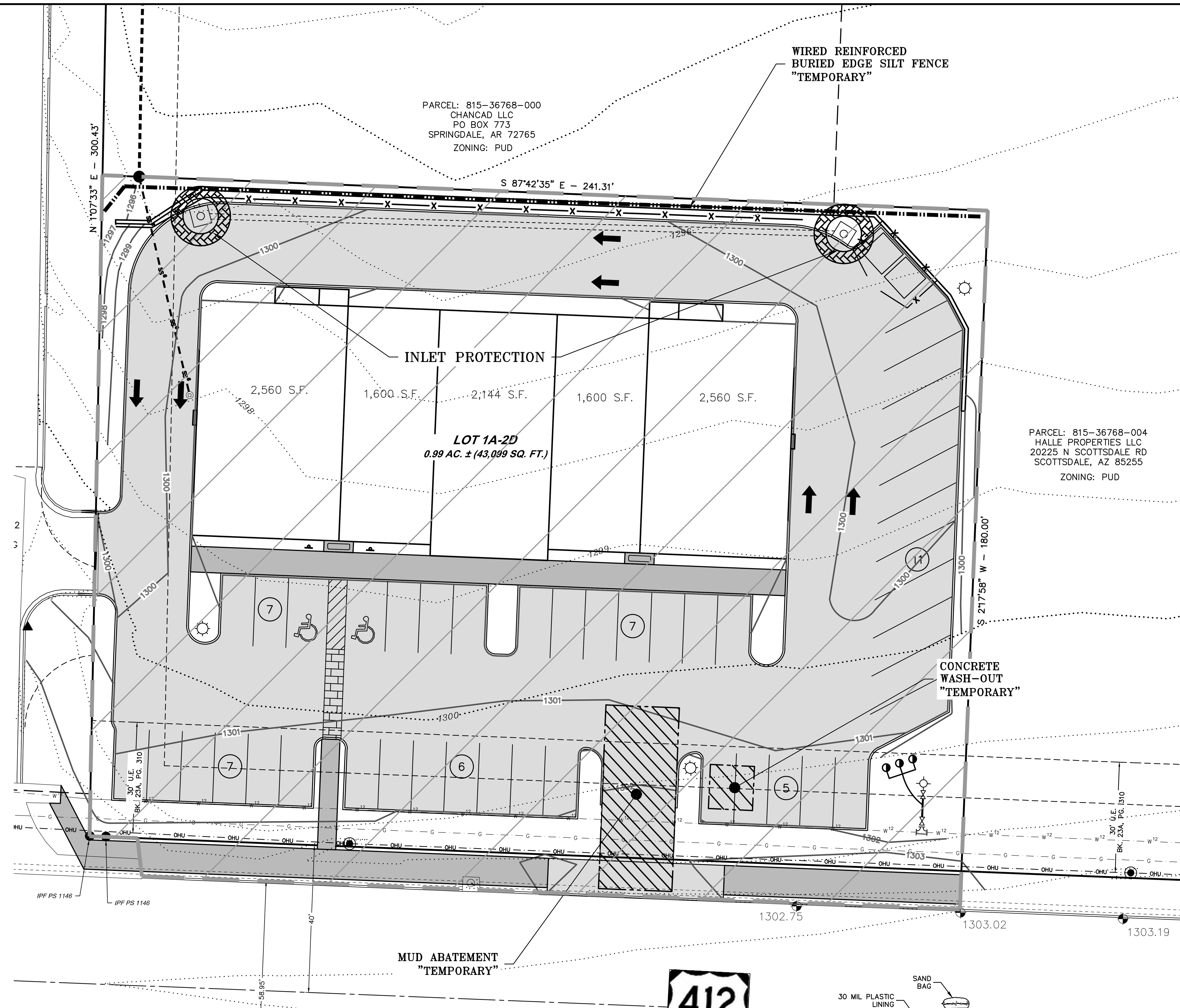
4) PLACE FILTER FABRIC ON ALL CURB INLETS.

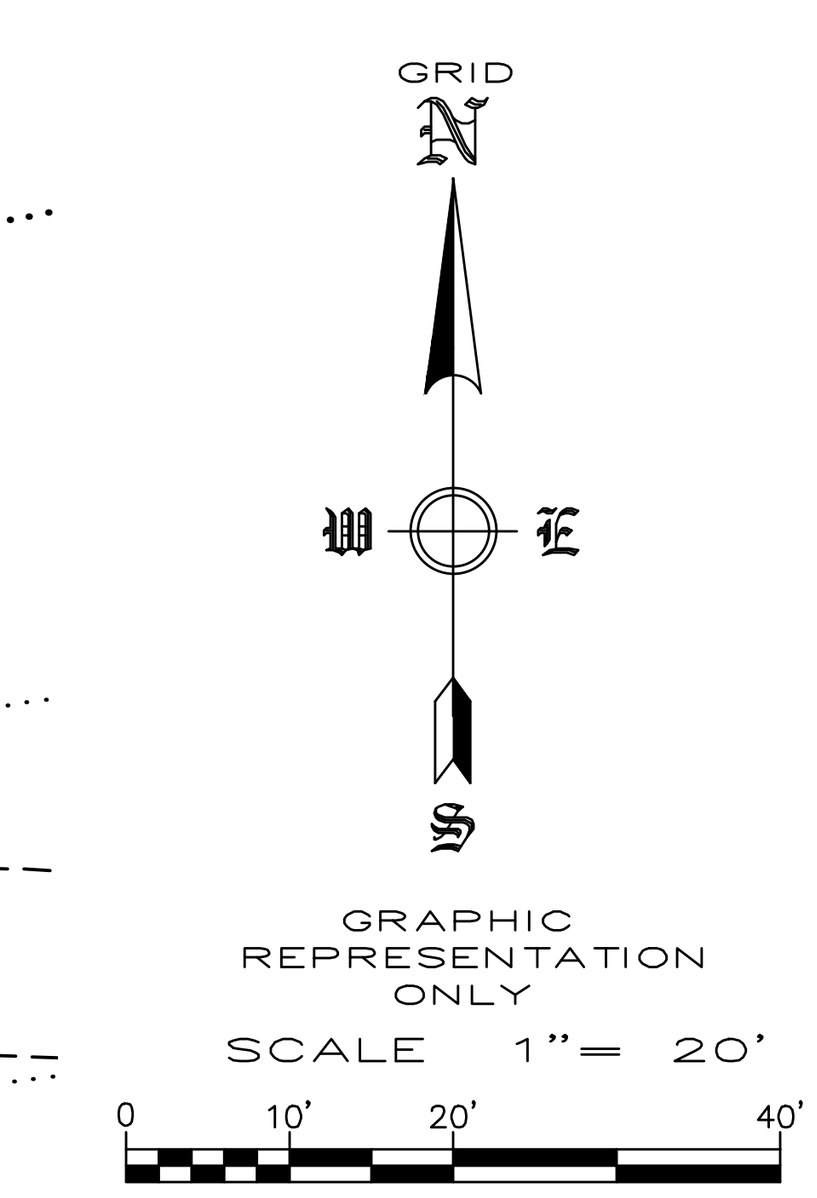
*WATTLES ARE USED AS ENERGY DISSIPATION DEVICES

*WATTLES ARE USED TO CONTROL POLLUTANTS DURING STORM WATER DISCHARGE

*WATTLES MUST BE MAINTAINED UNTIL SITE IS PERMANENTLY STABILIZED

DISTURBED AREA: 1.04 ACRES



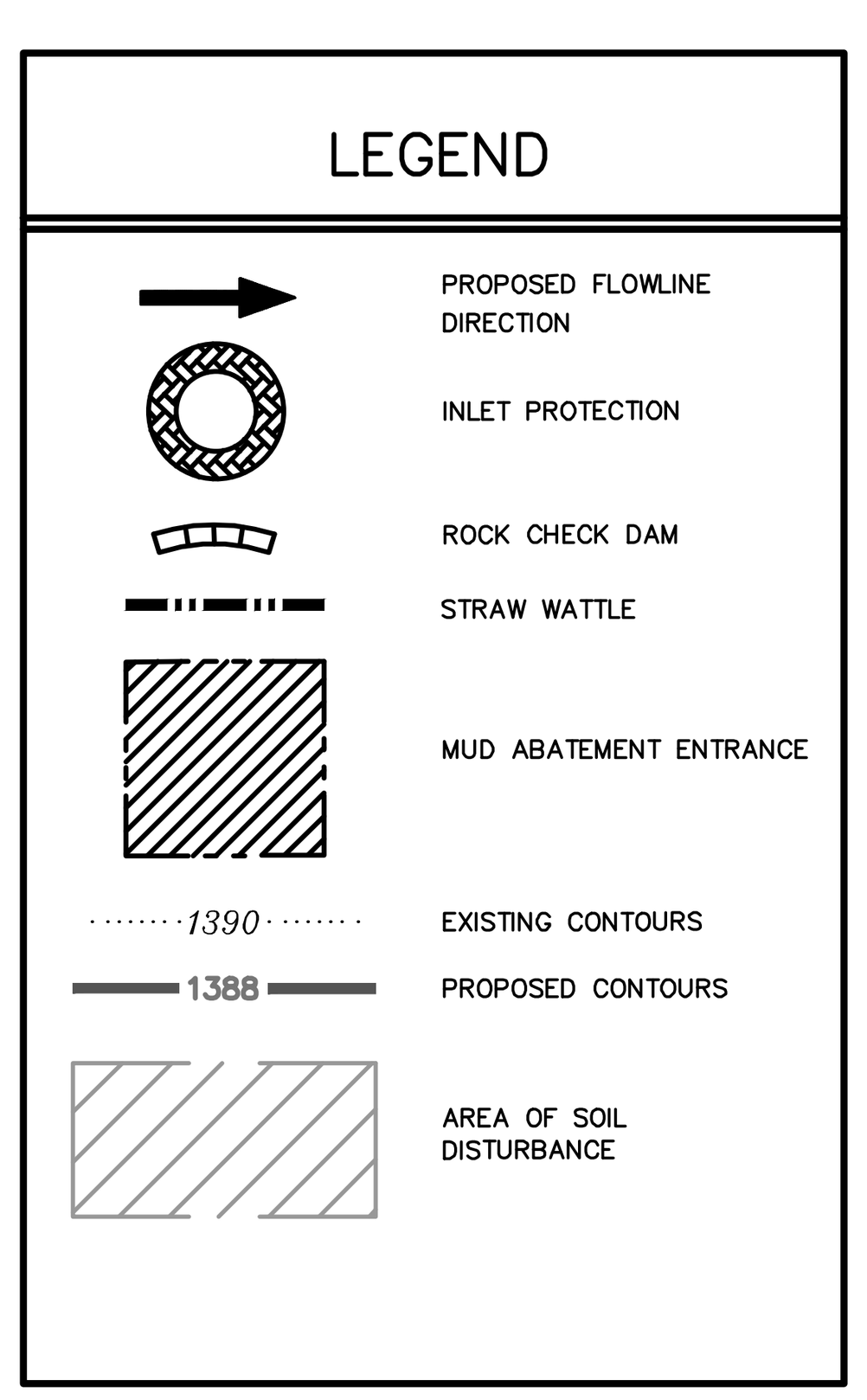


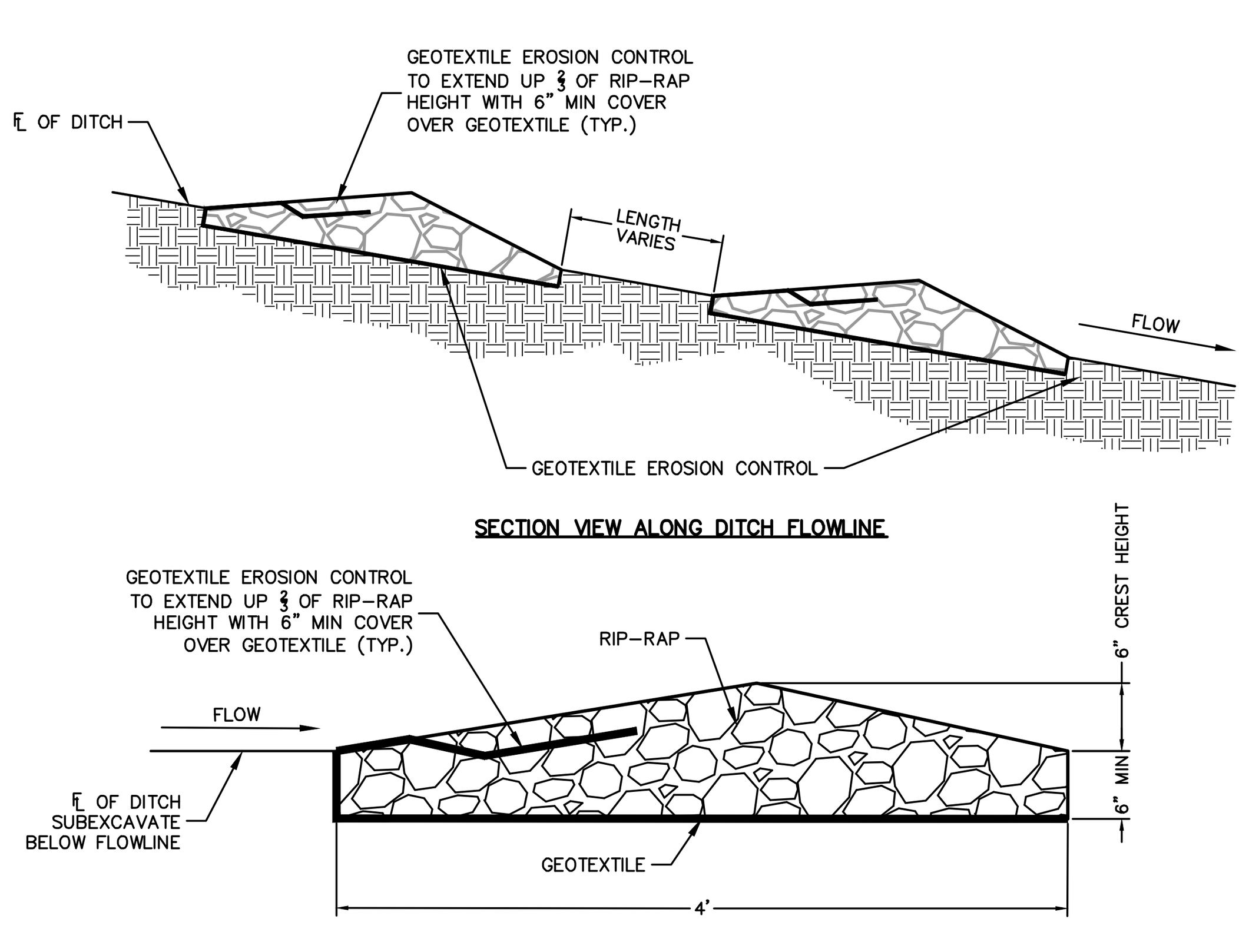
NOTES:
1.) ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOP SOIL AND RE-VEGETATED PER SECTION 169.06 OF THE UDC. VEGETATION MUST BE ESTABLISHED TO MINIMIZE EROSION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
2.) WHEN SILT FENCE OR WATTLES ARE NOT PLACED AT A CONSTANT ELEVATION FOLLOWING CONTOURS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

Maximum Slope Length for Silt Fence		
	Maximum Slope Length (ft) Above Fence	
Slope - Percent	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.

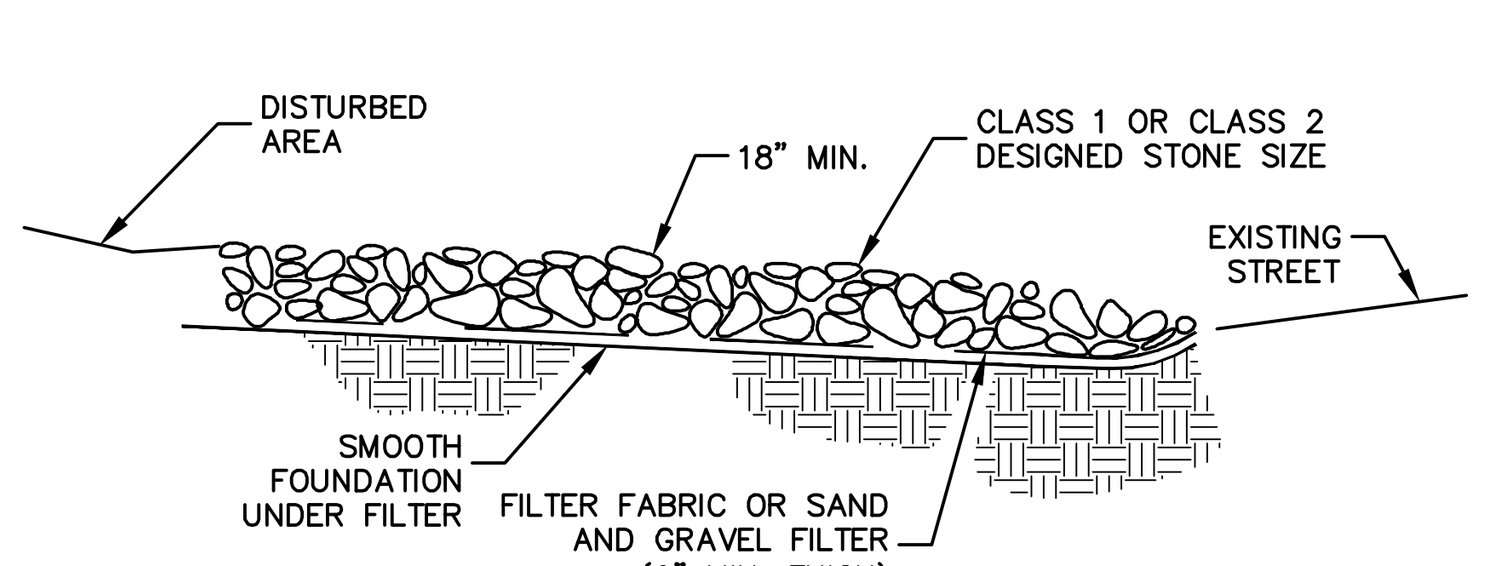




NOTES:

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

ROCK CHECK DAM



TYPICAL SECTION

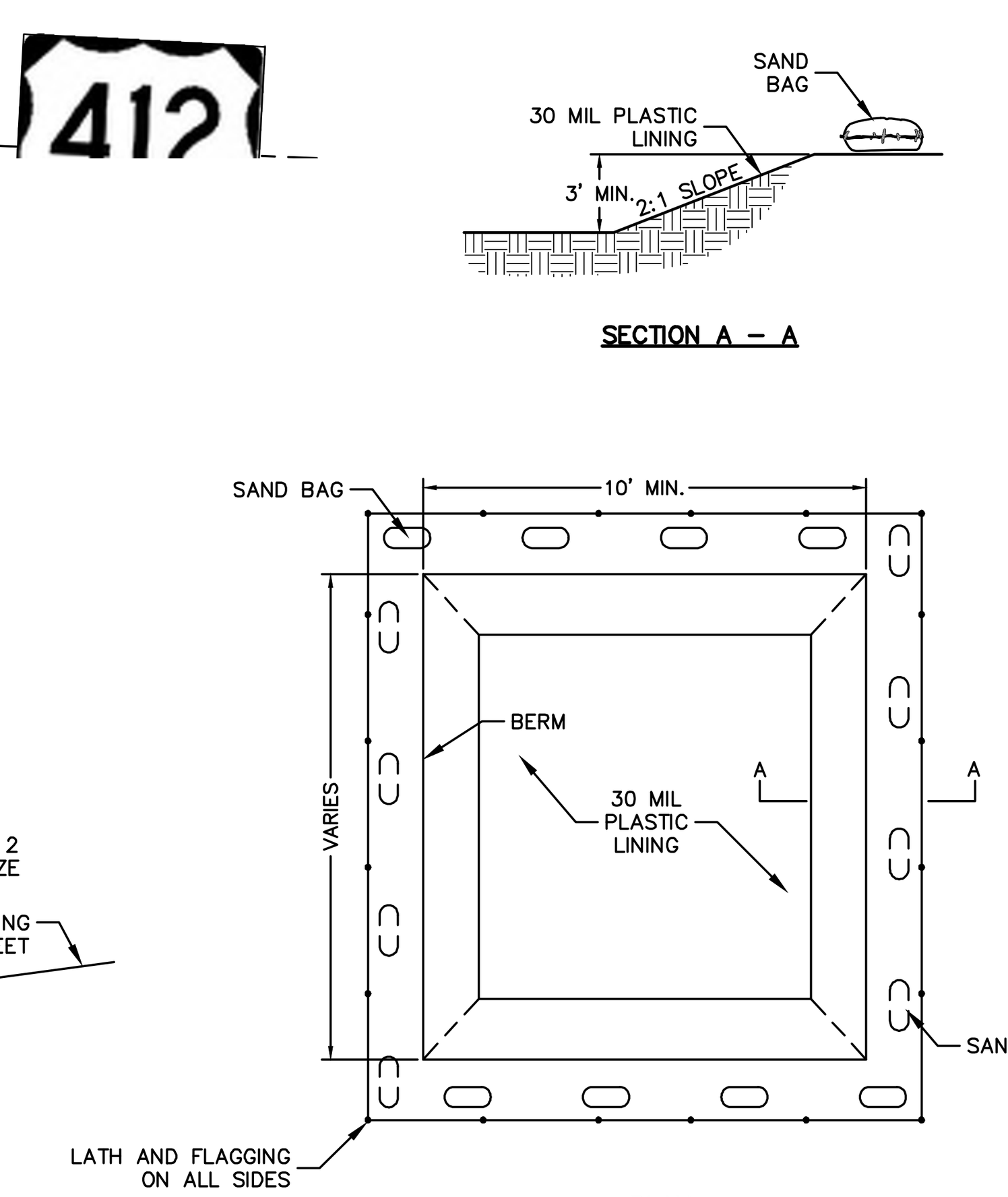
NOTES:

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



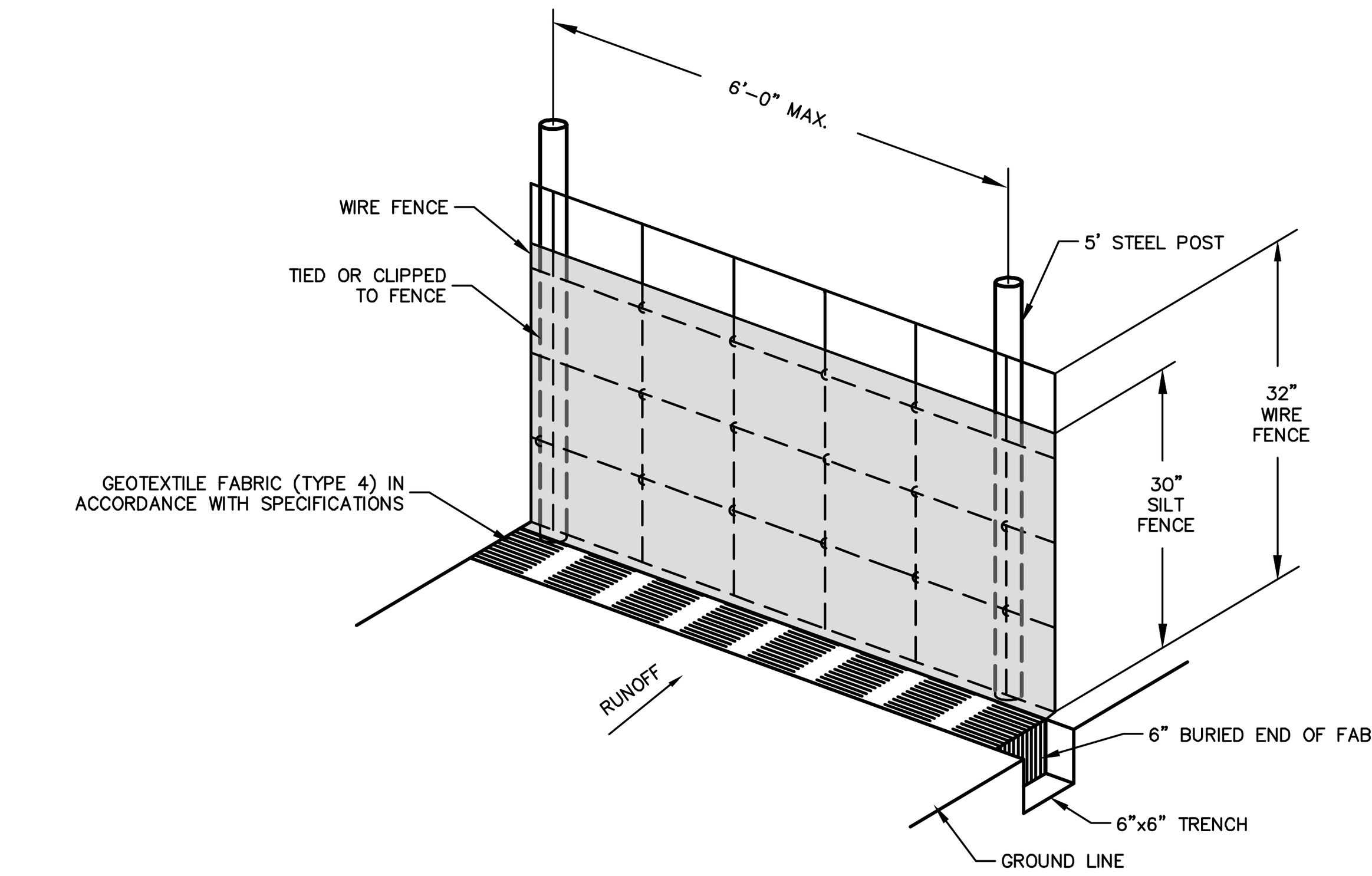
NOTES:

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



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

L23-35

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

STORM WATER POLLUTION PREVENTION PLAN
RUTH'S LANDING
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: 1"=20'

DATE: Apr 20, 2023

ENGINEER: TJA
DRAWN BY: JDH

W.O. #: 23916

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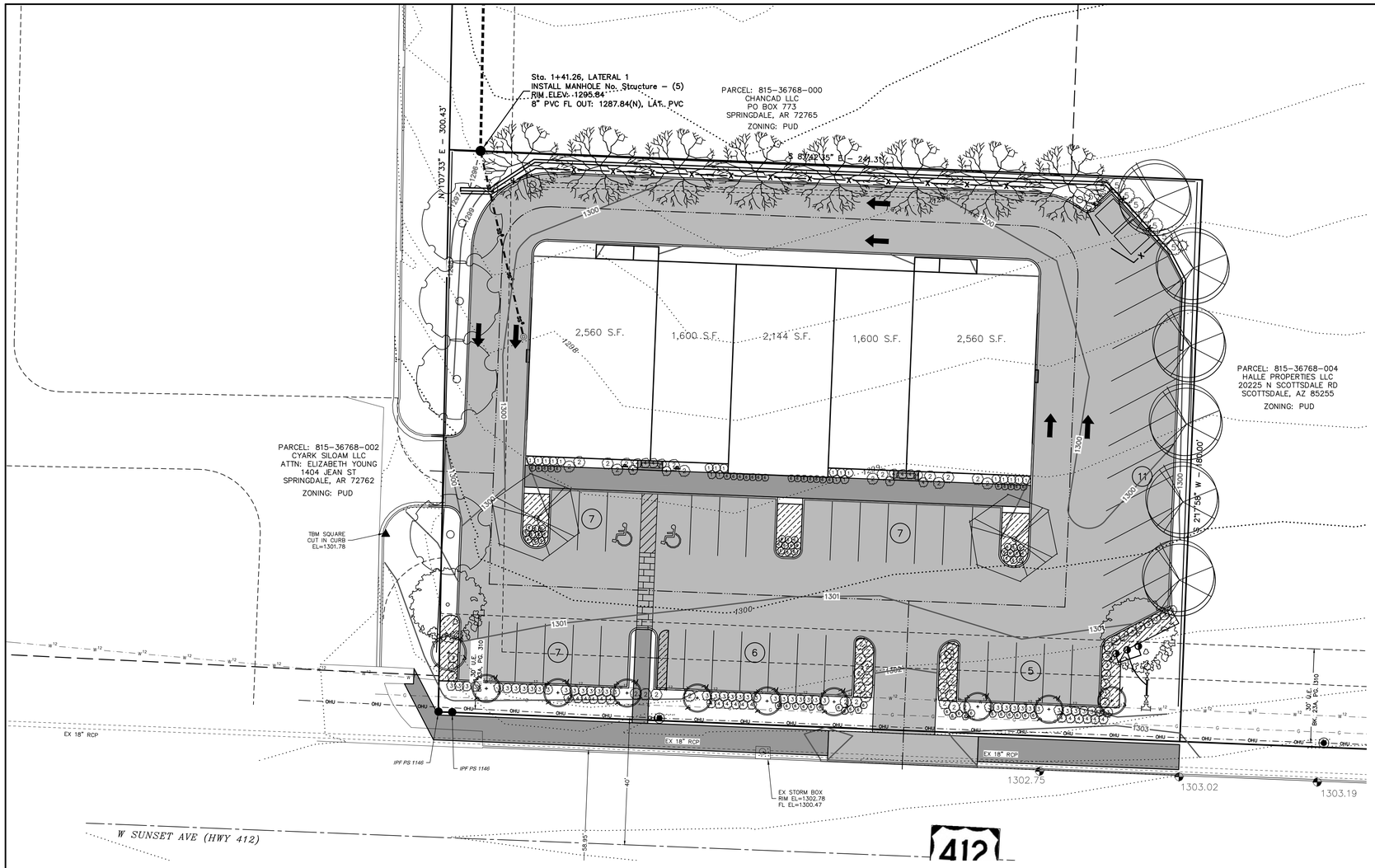
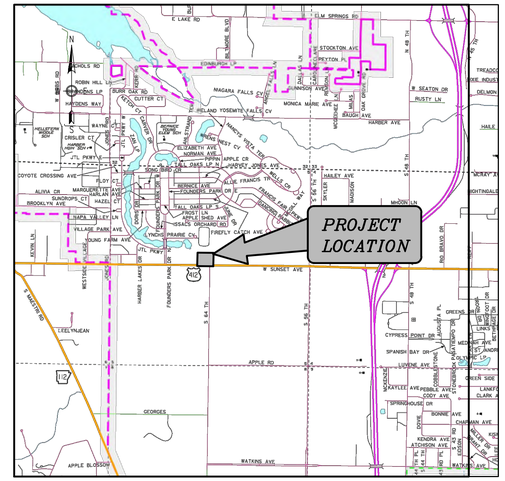




VICINITY MAP

GRID
N
W E
S

GRAPHIC REPRESENTATION ONLY
SCALE 1" = 20'
0 10' 20' 40'

OWNER:	*E H INVESTMENTS LLC* *500 S 52ND ST* *ROGERS, AR 72758*
DEVELOPER:	*CHANDCAD LLC* *1207 S. OLD MISSOURI ROAD* *PO BOX 282* *SPRINGDALE, AR 72762*
ENGINEER/SURVEYOR:	*ENGINEERING SERVICES, INC.* *1207 S. OLD MISSOURI ROAD* *P.O. BOX 282* *SPRINGDALE, AR 72762*
WORK ORDER #:	*23916*
CITY ZONING:	*P.U.D. PLANNED UNIT DEVELOPMENT*
SETBACKS:	*FRONT = 20'* *SIDE = 10'* *REAR = 10'*
GROSS AREA:	*0.99 ACRES*
NET AREA:	*0.99 ACRES*
PROPOSED COMMERCIAL:	*5232 SQ.FT.*
PROPOSED OFFICE:	*5232 SQ.FT.*
PROPOSED PARKING SPACE CALCULATION:	*COMMERCIAL: 5232 / 200 =26.16* *OFFICE: 5232 / 300 = 17.44* *17 + 26 = 43 SPACES, 2 ADA SPACES REQUIRED*
PARKING SPACES REQUIRED:	
PARKING SPACES PROVIDED:	*43 SPACES, 2 ADA SPACES PROVIDED*

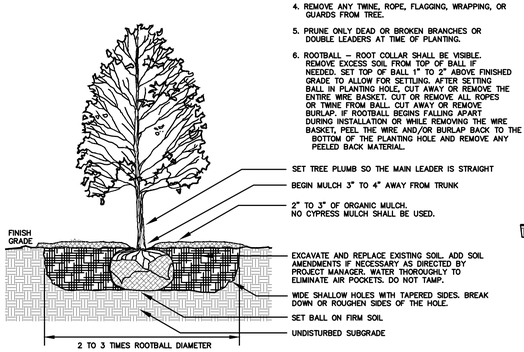
INDEX OF TREES

TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	PLANTING SIZE	TYPE	MATURE HEIGHT
	Autumn Blaze Red Maple	Acer rubrum 'Autumn Blaze'	4	2" Cal B & B 6' H min	S	45'–55'
	Shumard Oaks	Quercus Shumardii	8	2" Cal B & B 6' H min	S	55–70'
	Princeton Elm	Ulmus americana 'Princeton'	2	2" Cal B & B 6' H min	S	50'–60'
	Forest Pansy Redbud	Cercis candensis 'Forest Pansy'	8	2" Cal B & B 6' H min	O	15'–25'
	Sugar Maple	Acer saccharum	6	2" Cal B & B 6' H min	S	45'–55'

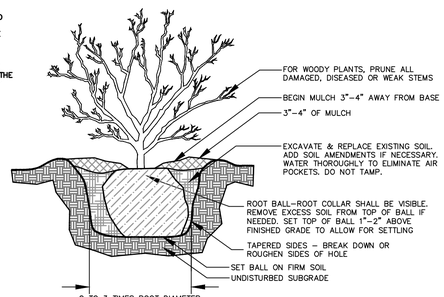
INDEX OF SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
1	Soft touch Holly	Ilex crenata 'Soft Touch'	20	3 GAL.
2	Drift Groundcover Rose	Rosa x drift	38	3 GAL.
3	Gro–Low Sumac	Rhus armoatica 'Gro–Low'	64	1 GAL.
4	Goldmound Sprirea	Spirea japonica 'goldmound'	30	3 GAL.
5	Emerald Grenn Arborvitae	Thuja occidentalis 'smargsd'	9	5 GAL.
6	Dwarf Fountain Grass	Pennisetum alopecuroides 'Hameln'	76	5 GAL.
•	Hopi Crape Myrtle	Lagerstroemia indica 'Hopi'	10	5 GAL.

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



TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

LANDSCAPE NOTES:

1. AUTOMATIC IRRIGATION SYSTEM OR HOSE BIBS WILL BE PROVIDED FOR ALL LANDSCAPED AREAS.
2. SOIL SHALL BE AMENDED AND ALL ROCKS AND FOREIGN MATERIAL SHALL BE REMOVED PRIOR TO ANY LANDSCAPE INSTALLATION
3. WIRE BASKETS AND BURLAP TO BE REMOVED DURING TREE PLANTING.
4. ALL PLANTING BEDS SHALL RECEIVE 12" OF TOPSOIL FREE OF ROCKS/WEEDS/DEBRIS PRIOR TO INSTALLATION OF PLANT MATERIAL
5. ALL PLANTING BEDS SHALL RECEIVE ORGANIC MULCH AT TIME OF INSTALLATION
6. ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING OR MATERIAL OTHER THAN VEGETATION/SOD.
7. SHADE TREES SHALL HAVE A MIN. CALIPER OF 2" AND A HEIGHT OF 8'
8. ONCE INSTALLED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY LIVING CONDITION, AND IF PLANT MATERIAL DIES IT SHALL BE REPLACED WITHIN THE NEXT APPROPRIATE GROWING SEASON
9. IF CONFLICTS WITH PROPOSED LIGHTS, FIRE HYDRANTS, OR OTHER SITE FEATURES EXIST, TREES OR SHRUBS SHALL BE MOVED AND SHALL NOT INTERFERE WITH PROPOSED FEATURES.
10. LANDSCAPING SHALL BE GUARANTEED FOR A PERIOD OF 2 YEARS FROM DATE OF INSTALLATION.

LANDSCAPE REQUIREMENTS:

TOTAL PARKING AREA PROVIDED: 13,210 SQ. FT.
TOTAL INTERIOR LANDSCAPE REQUIRED: 1056 SQ. FT. (8%)
TOTAL INTERIOR LANDSCAPE PROVIDED: 1,060 SQ. FT. (8.1%)

LANDSCAPE REQUIREMENTS:

TOTAL FRONTAGE DISTANCE: 207 LINEAR FT. (W. SUNSET AVE.)

TOTAL FRONTAGE LANDSCAPE REQUIRED: 1 TREE AND 7 SHRUBS PER 25' = 8 TREES AND 56 SHRUBS (W SUNSET AVE)

TOTAL FRONTAGE LANDSCAPE PROVIDED:
8 TREES AND 96 SHRUBS*
*ADDITIONAL SHRUBS PROVIDED IN FRONTAGE LANDSCAPING AND PARKING ISLANDS TO MEET VARIANCE REQUEST FOR FOUNDATION LANDSCAPING

PERIMETER LANDSCAPING REQUIREMENTS:
TOTAL PROP LINE: 535 LF = 21 REQUIRED TREES
PROVIDED – 21 TREES

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

LANDSCAPING PLAN
RUTH'S LANDING
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: 1"=20'
DATE: Apr 20, 2023
ENGINEER: TJA
DRAWN BY: JDH
W.O. #: 23916

L23–35

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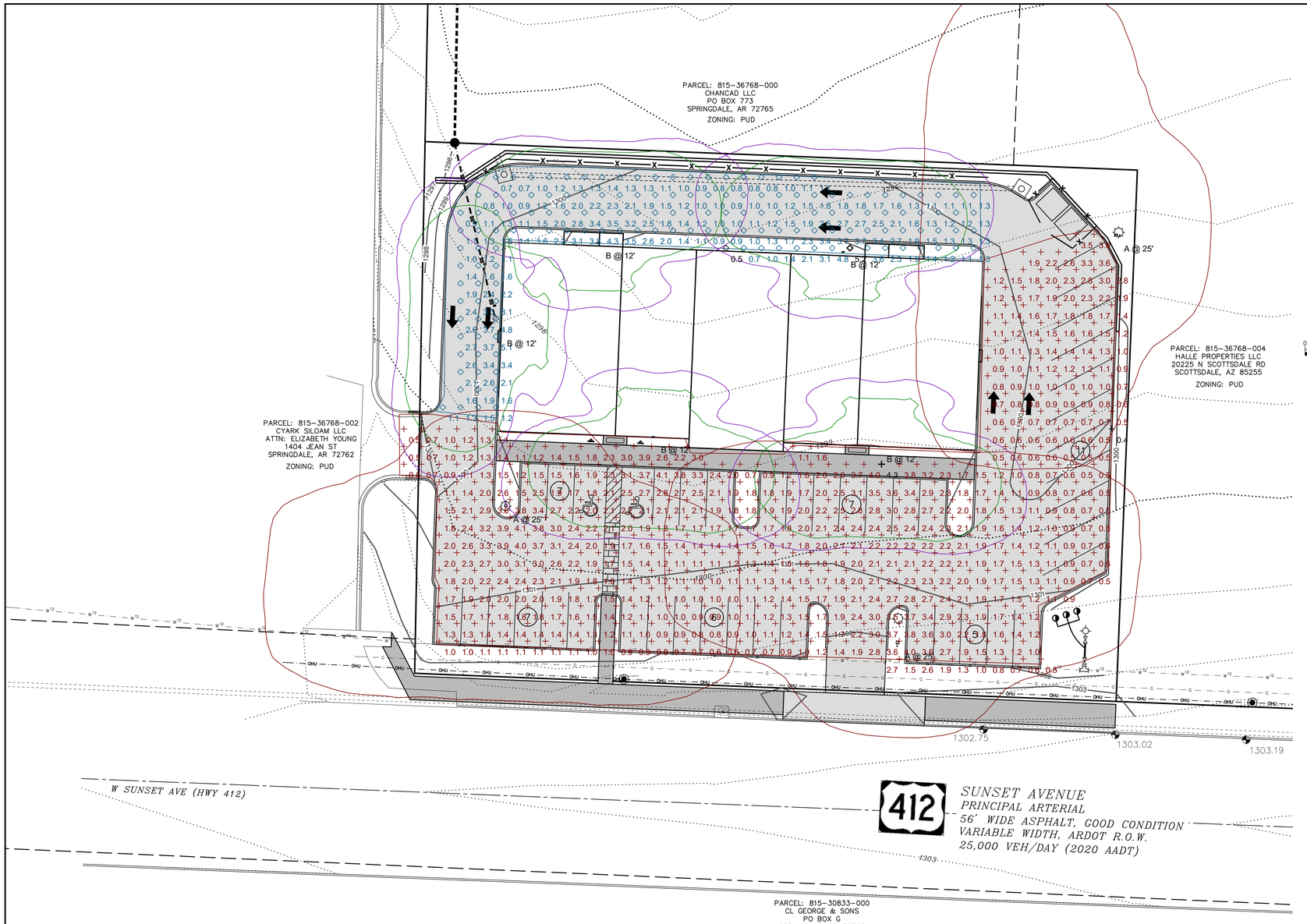

NOTES:

1. OWNER/DEVELOPER WILL BE RESPONSIBLE FOR MAINTENANCE AND BILLING OF ALL PROPOSED PRIVATE PARKING LOT LIGHTS THIS SHEET.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Drive Through	◇	1.8 fc	5.2 fc	0.5 fc	10.4:1	3.6:1
Parking Lot	+	1.7 fc	4.3 fc	0.4 fc	10.8:1	4.3:1

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	A		3	American Electric Lighting	ATB0 P305 R4 4K/5K HSS	Autobahn Small P305 Package Roadway Type IV 4000K/5000K House side shield	1	16359	1	144	
	B		5	Holophane	HLWPC2 P20 40K XX T3M	Wallpack Full Cutoff LED, LED Performance Package P10, 4000 series CCT, Voltage, Type III Medium	1	5510	1	47	

L23-35

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

LIGHTING PLAN
RUTH'S LANDING
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=20'
DATE: Apr 20, 2023
ENGINEER: TJA
DRAWN BY: JDH
W.O. #: 23916

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605


RUTH'S LANDING


RUTH'S LANDING









40' 25' 32' 25' 40'

Glass Storefront

Architectural Wall Panel

Brick or Stone

Metal Wall Panel

Concrete or Similar Wall Panel

50% Brick, Stone or Similar Masonry
20% Architectural Wall Panel
15% Glass Storefront
15% Metal Wall System





L23-35

CERTIFIED OWNER LIST
RUTH'S LANDING LSD

I , Rodney Woods, PLS, hereby certify that, based upon the records of the Circuit Clerk of Washington County, Arkansas, and the Circuit Clerk of Washington County, Arkansas, the names and addresses listed below represent all of the owners of properties adjacent to the subject property.

Signature: Rodney Woods

Date: 3-30-2023

PARCEL: 815-36768-000
CHANCAD LLC
PO BOX 773
SPRINGDALE, AR 72765

PARCEL: 815-30833-000
CL GEORGE & SONS
PO BOX G
SPRINGDALE, AR 72765

PARCEL: 815-36768-004
HALLE PROPERTIES LLC
20225 N SCOTTSDALE RD
SCOTTSDALE, AZ 85255

PARCEL: 815-36768-002
CYARK SILOAM LLC
ATTN: ELIZABETH YOUNG
1404 JEAN ST
SPRINGDALE, AR 72762

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WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Application for Variance – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via planningapplications@springdalear.gov.

STAFF USE ONLY

Date Application Submitted: March 23, 2023

Date Accepted as Complete: April 26, 2023 Project Number: B23-51

APPLICATION CONTACTS:

Indicate one person of contact for this request: ✓ Property Owner _____ Representative

Applicant (person making request)	Property Owner (if other than Applicant):
Name: TONY MEDINA	Name: Tony Medina
E-mail: Mendozatony777@gmail.com	E-mail:
Address: 1943 onix AV. Springdale	Address: .
Phone: (479) 419-0389.	Phone:
Site/ Location: 1201 N. Jefferson St	Current Zoning District: I-2
Assessor's Parcel Number(s): 815-27905-000	Rezone required:
	Total Acreage:

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)

paving requirement, allow existing gravel to remain

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property) Gravel will Prevent Truck from being Parked on mud and getting Streets Dirty Also, I have a Plan to Invest on the Property in the future with a building in the back 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)

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) Tony Medina Jr.

DATE: 03-23-2023



Planning Commission Meeting
May 2, 2023

Miles
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N

PROJECT: L23-35
APPLICANT: E H Investments, LLC (Ruth's Landing)
LOCATION: Lots 1A-2D in Har-Ber Meadows, Ph. XXIII
REQUEST: LSD

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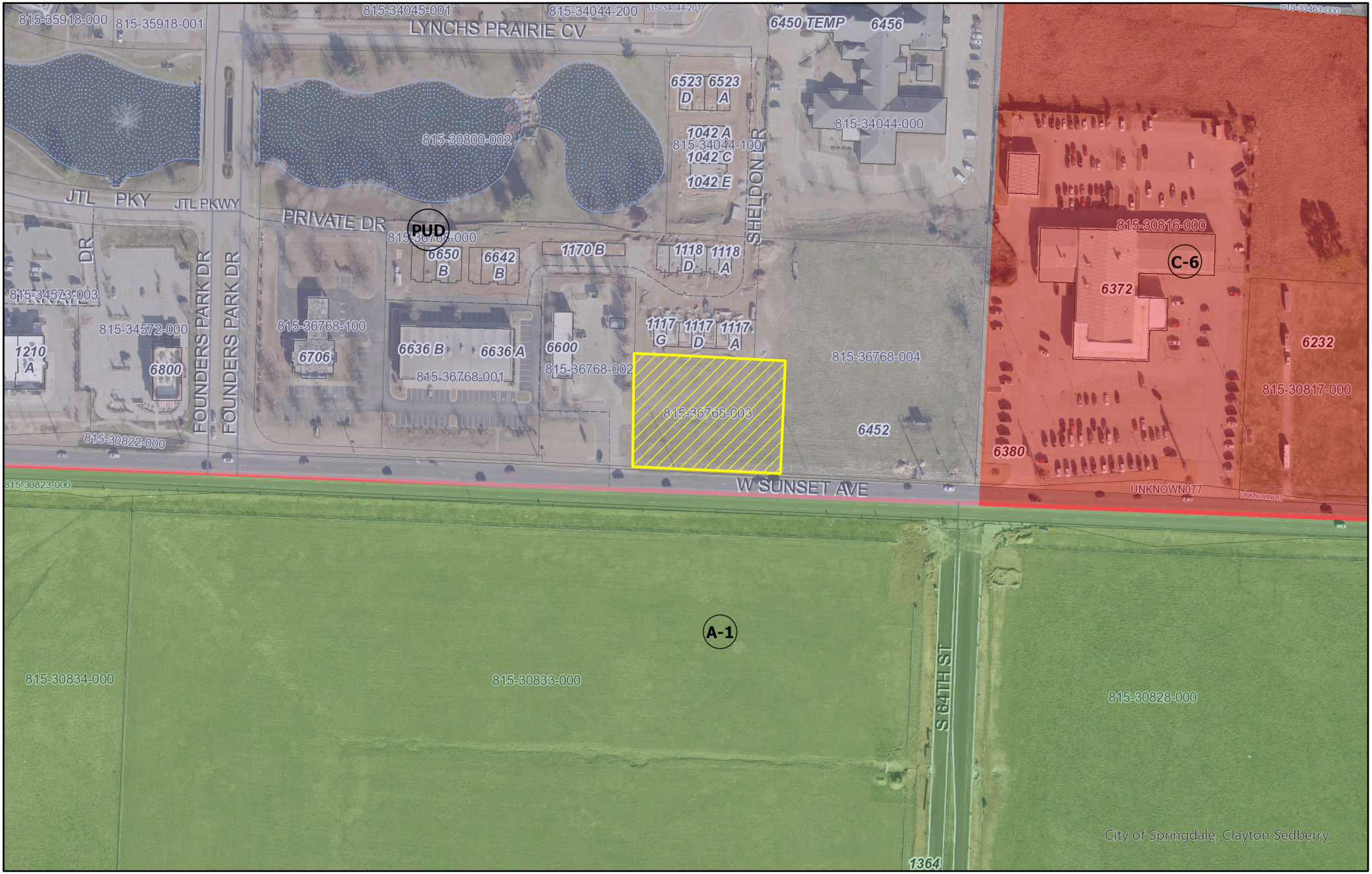

Planning Commission Meeting
May 2, 2023

Miles
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PROJECT: L23-35
APPLICANT: E H Investments, LLC (Ruth's Landing)
LOCATION: Lots 1A-2D in Har-Ber Meadows, Ph. XXIII
REQUEST: LSD

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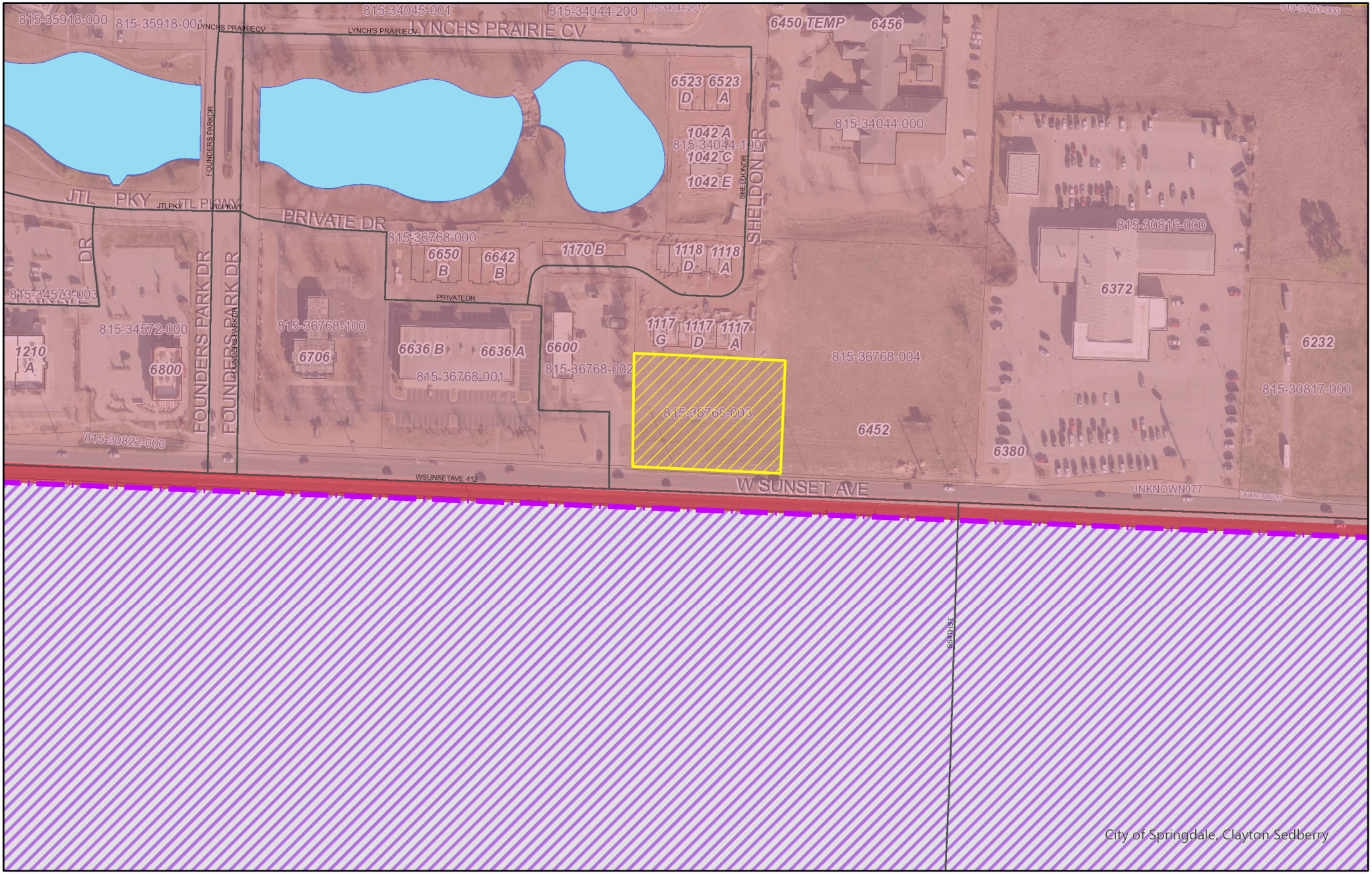

Planning Commission Meeting
May 2, 2023

Miles
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N

PROJECT: L23-35
APPLICANT: E H Investments, LLC (Ruth's Landing)
LOCATION: Lots 1A-2D in Har-Ber Meadows, Ph. XXIII
REQUEST: LSD

SPRINGDALE™
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****WARNING NOTICE** -** - 3/22/2023 3:05 PM **(ISIDRO CODE 1)**

Form Started:	3/22/2023 3:10:44 PM
Form Submitted:	3/22/2023 3:10:44 PM
Status:	**WARNING**/ 7 DAY REINSPECT
Order #	CNJEF1201-03

Form Fields:

City of Springdale Neighborhood Services Division	Officer I. Camacho (479-263-1144)
Date of **WARNING**	3/22/2023 2:05 PM
Address of Violation	1201 N Jefferson
City Requirements	Requirements of city code include removing all tall grass, weeds, construction materials, junk, trash, brush and debris from the property. The property consists of the front, back and side yards (WHETHER FENCED OR UNFENCED), open porches, carports and patios along with any weeds in the flower beds and/or bordering the house and fence. City code also requires that all trash cans be kept in the side or back yard, behind the front corner of the structure. ITEMS ALLOWED OUTSIDE WOULD BE TOYS, LAWN EQUIPMENT (NO CHEMICALS), GRILLS, PET HOUSES/STRUCTURES AND OUTDOOR RECOGNIZED FURNITURE.
NARRATIVE - VIOLATIONS IDENTIFIED ON YOUR PROPERTY INCLUDE, BUT ARE NOT LIMITED TO...	Please contact Springdale City Planning Department (206 S Blair St) for a variance regarding new gravel added since 2021 on property. Thanks
Code Violated	#130 Zoning
Section / Title	Articile 3 Section 1 Current Use not allowed in zoning district
THIS IS ONLY A NOTICE! Please remove the violation(s) from the property before the reinspect date, and NO further action will be necessary. If the violation(s) are not removed by the re-inspect date, a citation may be issued. Re-inspect Date	3/30/2023
Pictures of Violations	Attached Data





Provided by Applicant, Stated the Entire Property is Covered in Gravel.

B23-51

277.86'



82.60'

280.25'

Measurements to Reflect Entire Property.

B23-51

ADJACENT PROPERTY OWNERS FOR 1201 N. JEFFERSON STREET



815-27904-001 **MVRC, LLC**

726 N. Thompson Street

Springdale, AR 72764

815-27901-000, 815-27909-000 **BRUNNER & LAY, INC.**

P.O. Box 1190

Springdale, AR 72765

815-27911-000 **SPRINGDALE PUBLIC FACILITIES BOARD**

P.O. Box 166

Springdale, AR 72765

815-27912-000 **ARKANSAS & MISSOURI RAILROAD**

306 E. Emma Avenue

Springdale, AR 72764



Planning Commission Meeting
May 2, 2023

Miles
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N

PROJECT: B23-51
APPLICANT: Tony Medina
LOCATION: 1201 N. Jefferson Street
REQUEST: Variance for Paving Requirement

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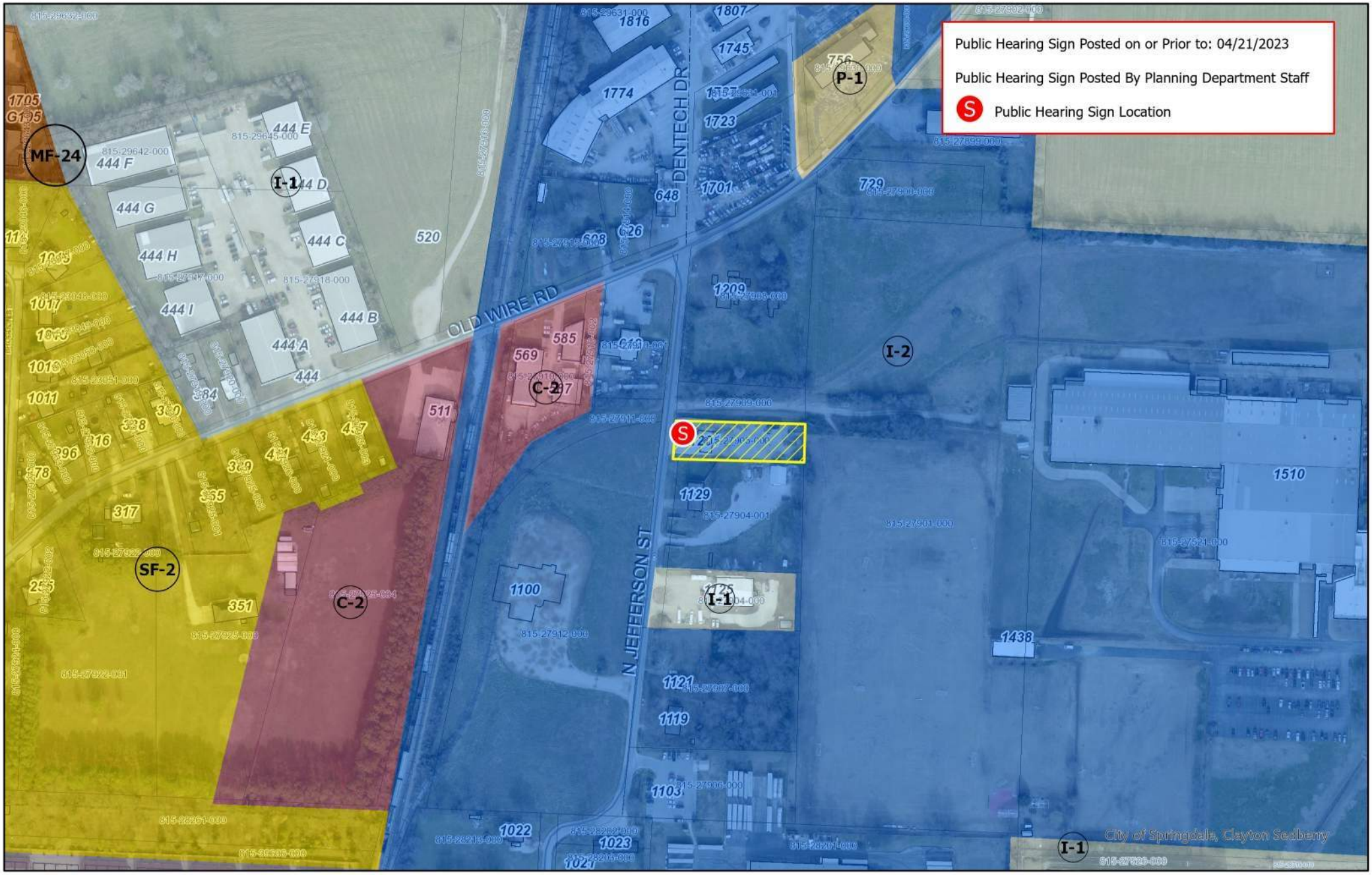

Planning Commission Meeting
May 2, 2023

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PROJECT: B23-51
APPLICANT: Tony Medina
LOCATION: 1201 N. Jefferson Street
REQUEST: Variance for Paving Requirement

SPRINGDALE
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Planning Commission Meeting
May 2, 2023

Miles
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N

PROJECT: B23-51
APPLICANT: Tony Medina
LOCATION: 1201 N. Jefferson Street
REQUEST: Variance for Paving Requirement

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www.SpringdaleAR.gov

Application for Variance – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via planningapplications@springdalear.gov.

STAFF USE ONLY

Date Application Submitted: April 5 2023

Date Accepted as Complete: April 10, 2023 Project Number: B23-52

APPLICATION CONTACTS:

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Alfonso Hernandez	Name: Elvira Cobian
E-mail: ed96hernandez@gmail.com	E-mail:
Address: 2203 Turner St Springdale AR, 72764	Address: 3462 Haywood Cove Springdale AR, 72764
Phone: (479) 302-2500	Phone: (479) 422-5825
Site/ Location: 2203 Turner St Springdale AR, 72764	Current Zoning District: SF-2
Assessor's Parcel Number(s):	Rezone required: NO
	Total Acreage:

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)

Reduction of Front Setback From 30' to 8'

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

Buit front porch

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.

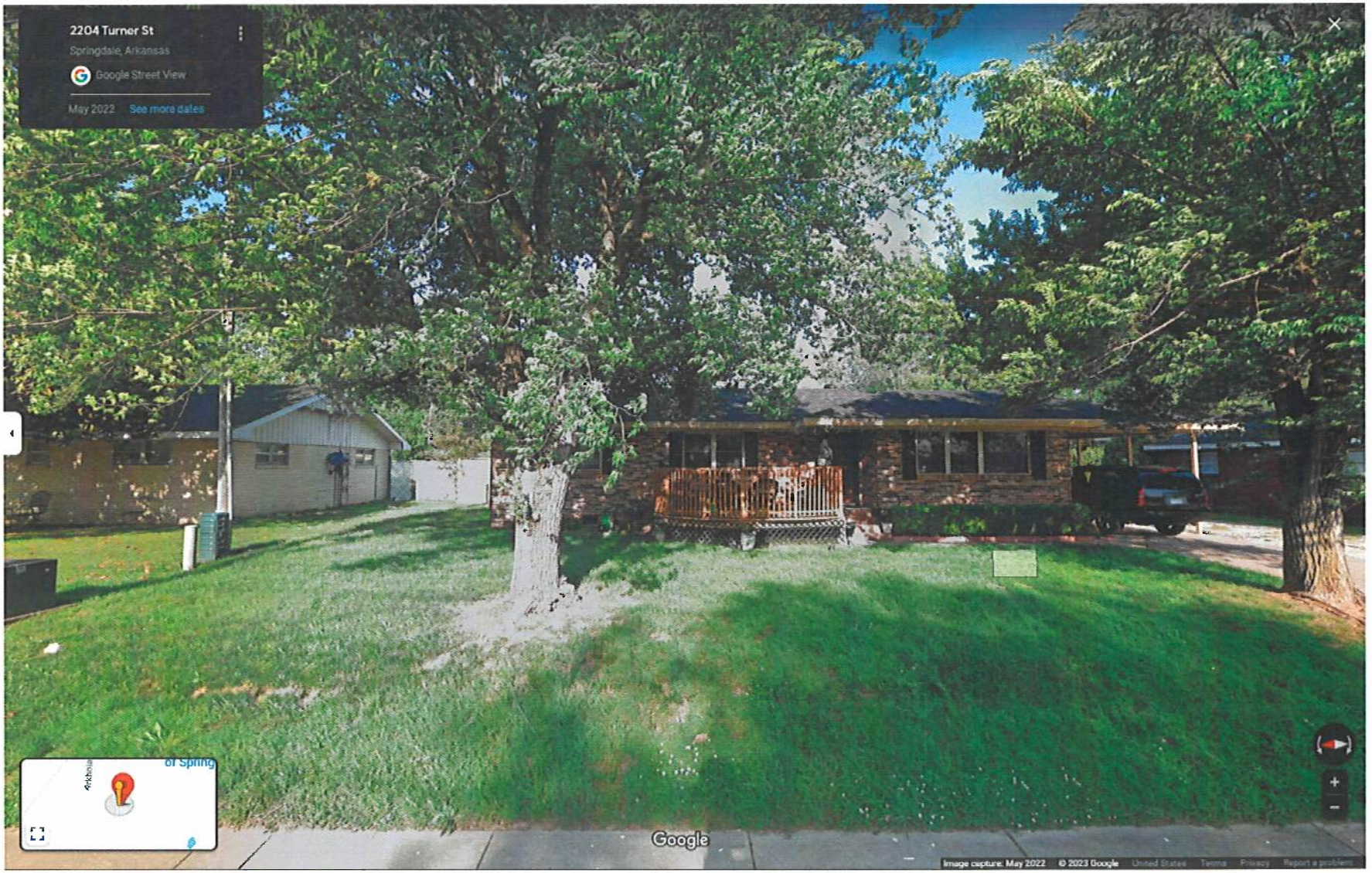
The **Applicant** understands that he/she must be present at the meeting to present the variance request and to answer questions. If the **Applicant** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on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

APPLICANT SIGNATURE(S) Elvia Calvo

DATE: _____

Structure Made of wood

B23-52



Measurements of Front Porch

11'7" W

15' L

26" H

ADJACENT PROPERTY OWNERS FOR 2203 TURNER STREET



815-29250-000 **EDDY G. COMBS**

3024 N. MALINDA DR

FAYETTEVILLE, AR 72703

815-29251-000 **DELIA VELAZQUEZ**

2951 N. MOUNTAIN DR

SPRINGDALE, AR 72764

815-29284-000 **NICHOLAS PASCHAL REVOCABLE TRUST**

P.O. BOX 93

ELKINS, AR 72727

815-29254-000 **DELIA VELAZQUEZ**

2951 N. MOUNTAIN DR

SPRINGDALE, AR 72764



Planning Commission Meeting
May 2, 2023

Miles
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N

PROJECT: B23-52
APPLICANT: Elvira Cobian
LOCATION: 2203 Turner Street
REQUEST: Variance for Front Setback Reduction from 30' to 8'

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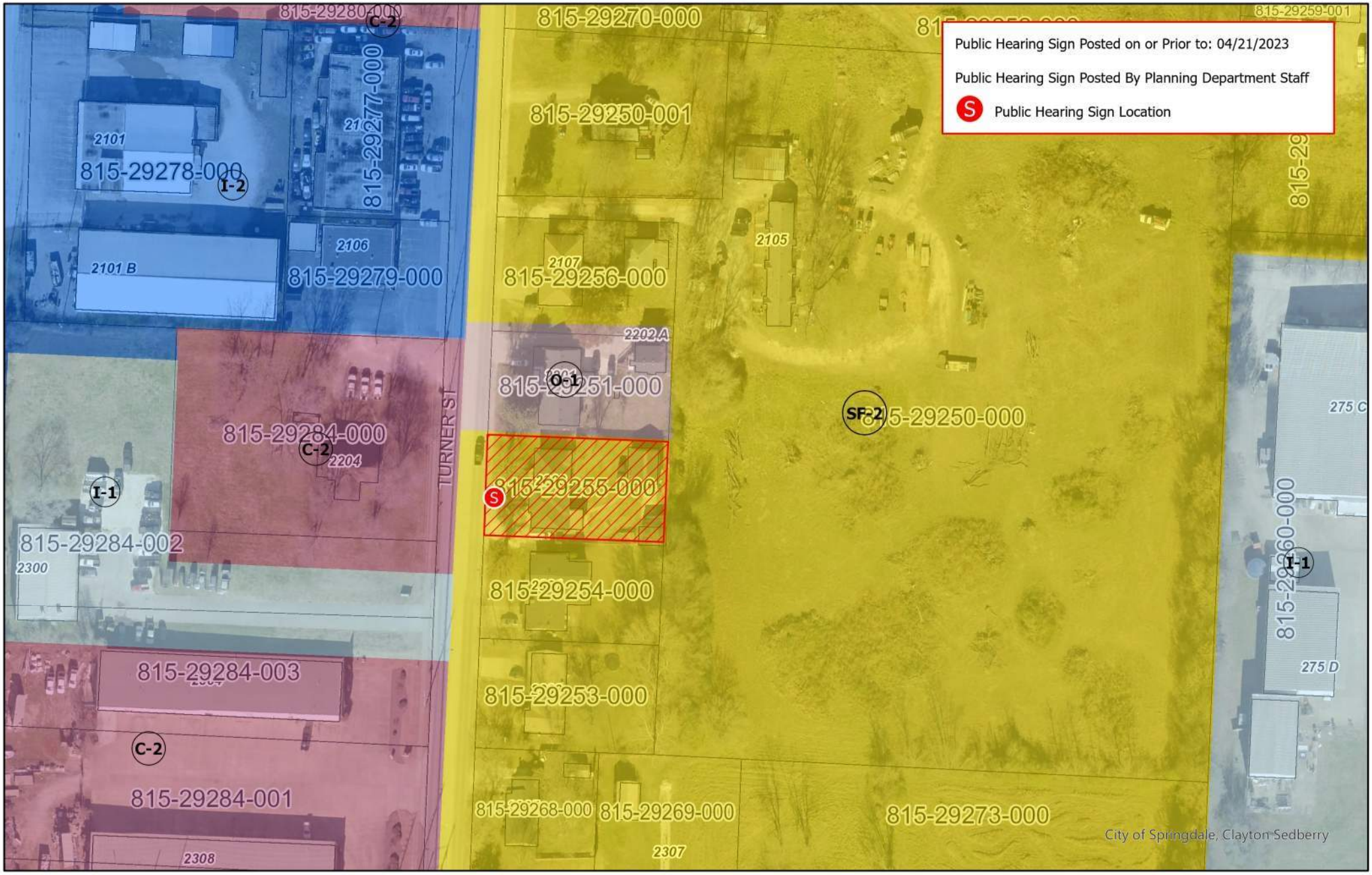

Planning Commission Meeting
May 2, 2023

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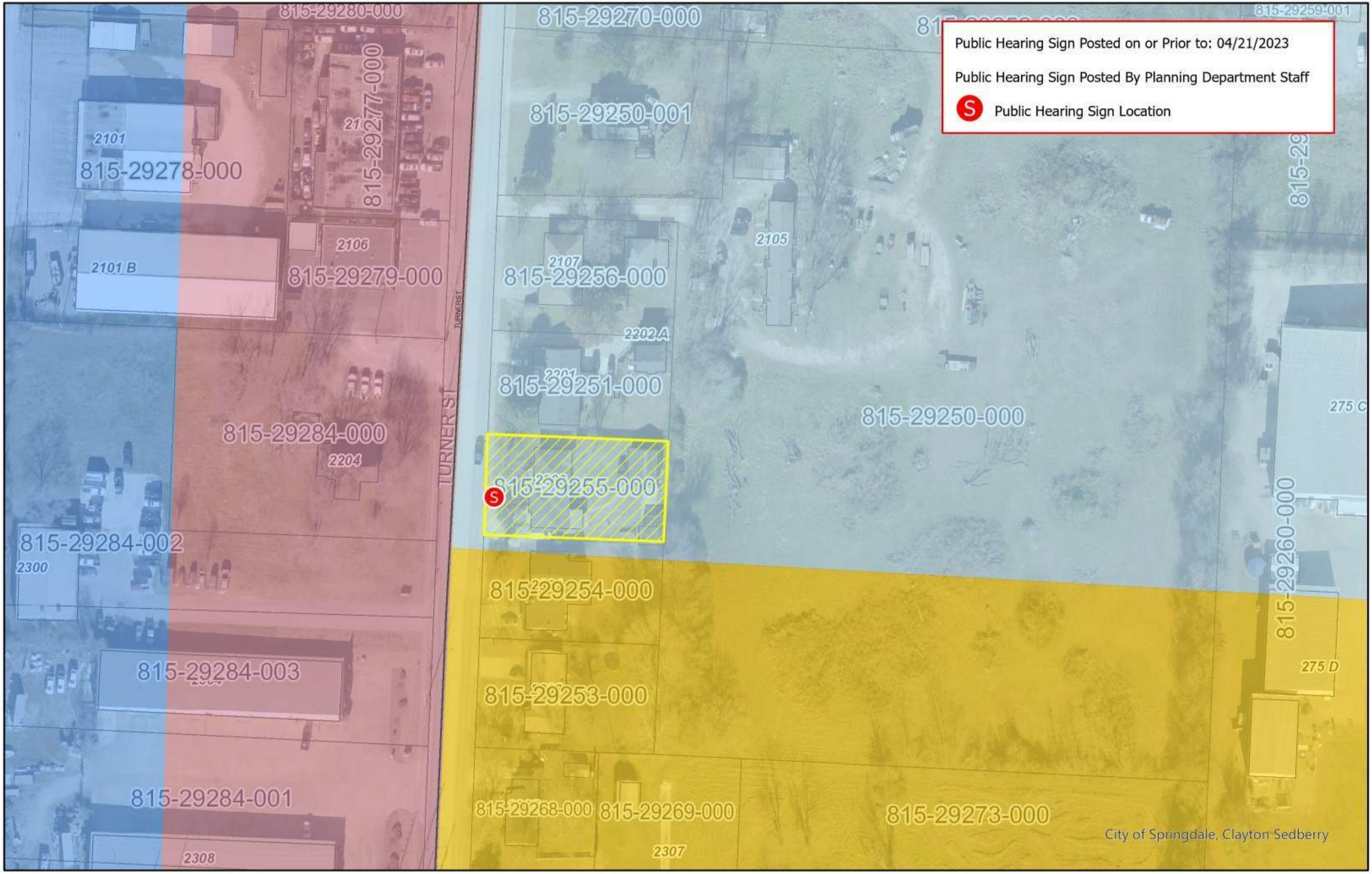
PROJECT: B23-52
APPLICANT: Elvira Cobian
LOCATION: 2203 Turner Street
REQUEST: Variance for Front Setback Reduction from 30' to 8'

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
May 2, 2023

Miles
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N

PROJECT: B23-52
APPLICANT: Elvira Cobian
LOCATION: 2203 Turner Street
REQUEST: Variance for Front Setback Reduction from 30' to 8'

SPRINGDALE
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TABLED UNTIL JUNE PLANNING COMMISSION MEETING PER APPLICANT

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: March 2023

Date Accepted as Complete: April 19 2023 Project Number: B23-53

APPLICATION CONTACTS:

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Elizabeth Adams Adams Family Properties, LLC	Name: Same
E-mail: eadamsfam@gmail.com	E-mail:
Address: 1641 Butterfield Coach Rd, Ste 4 Springdale, AR 72764	Address:
Phone: 479-530-0881	Phone:
Site/ Location: 1641 Butterfield Coach Rd Springdale, AR 72764	Current Zoning District: O1
Assessor's Parcel Number(s): 815-30524-000	Rezone required: N/A
	Total Acreage: 0.6437 acres

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)

Variance on paving requirements. Willing to do a bill of assurance (not to exceed 2 years).

Gravel driveway to storage building so ruts do not occur.

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

Accessing storage building without making ruts in grass.

TABLED UNTIL JUNE PLANNING COMMISSION MEETING PER APPLICANT

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

Storage building is in NE corner of property and parking lot is on south side of offices. Carrying large / heavy items thru walkway of offices and grass is difficult.

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) Elizabeth Adams

DATE: 4-10-23

TABLED UNTIL JUNE PLANNING COMMISSION MEETING PER APPLICANT

B23-53



TABLED UNTIL JUNE PLANNING COMMISSION MEETING PER APPLICANT

B23-53



TABLED UNTIL JUNE PLANNING COMMISSION MEETING PER APPLICANT

B23-53

Looking E. from Butterfield Coach Rd



TABLED UNTIL JUNE PLANNING COMMISSION MEETING PER APPLICANT

B23-53

Looking W. from Storage Shed



TABLED UNTIL JUNE PLANNING COMMISSION MEETING PER APPLICANT B23-53

List of Adjacent Property Owners to 1641 Butterfield Coach Road, Springdale, AR 72764
as of April 10, 2023



- 815-30523-000 – Virginia Story Hutchinson – 1583 Butterfield Coach Road, Springdale, AR 72764
- 815-30494-100 – Living Savior Lutheran Church – 1600 Butterfield Coach Road, Springdale, AR 72764
- 815-30494-000 – Barrows/Thompson LLC – 2609 Crooked Creek, Fayetteville, AR 72703
- 815-30559-000 – Juan Luis Manjarrez Barrozo – 1701 Butterfield Coach Road, Springdale, AR 72764
- 815-30558-000 – RD & Ruth Ann Ellenbarger – 1444 Blue Willow Ave., Fayetteville, AR 72704
- 815-30525-000 – Amilcar & Susana Santos & Moises & Carminda Santos – 3378 Green Acres Road, Springdale, AR 72764

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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: March 17 2023

Date Accepted as Complete: April 26, 2023 Project Number: B23-55

APPLICATION CONTACTS:

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Armando Acevedo	Name:
E-mail: Armando.a.a.@icloud.com	E-mail:
Address: 2008 Westwood Av Springdale AR 72762	Address:
Phone: (919) 738-2809	Phone:
Site/ Location:	Current Zoning District: SF-2
	Rezone required:
Assessor's Parcel Number(s): 815-26409-000	Total Acreage:

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)

Expand driveway toward prymary Entrance

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property) When we decide to change and remodel our drive way was very cracked and just damaged In general and we decide on an expansion to maintain our home looking good and clean inside and out, to give our cars more space to prevent damage from the doors and to completely not Park out in the street giving space to passing drivers

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

NO Effect

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

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APPLICANT SIGNATURE(S) Armando Acevedo

DATE: 03-10-23

EXPANSION OF DRIVEWAY TOWARDS PRIMARY ENTRANCE

B23-55



B23-55

ADJACENT PROPERTY OWNERS FOR 2008 WESTWOOD AVE



815-26426-000 **GERSON G. MONTERROZA**

2009 WESTWOOD AVE

SPRINGDALE, AR 72764

815-26427-000 **JAMIE & MATTHEW SAVELL**

2007 WESTWOOD AVE

SPRINGDALE, AR 72764

815-26410-000 **MASON W. NALL**

4466 MURPHEYS ROCKY RIDGE

SPRINGDALE, AR 72764

815-26509-000 **VIRGINIA KRAUFT REVOCABLE TRUST**

1603 RAINBOW ROAD

ROGERS, AR 72758

815-26508-000 **GARY G. GRIFFIN**

5100 S. THOMPSON ST

SPRINGDALE, AR 72764

815-26408-000 **HECTOR ARAUJO & JOSEFINA SANCHEZ ZARAGOZA**

2010 WESTWOOD AVE

SPRINGDALE, AR 72764



Planning Commission Meeting
May 2, 2023

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N

PROJECT: B23-55
APPLICANT: Armando Acevedo
LOCATION: 2008 Westwood Avenue
REQUEST: Variance to Expand Driveway Towards Primary Entrance

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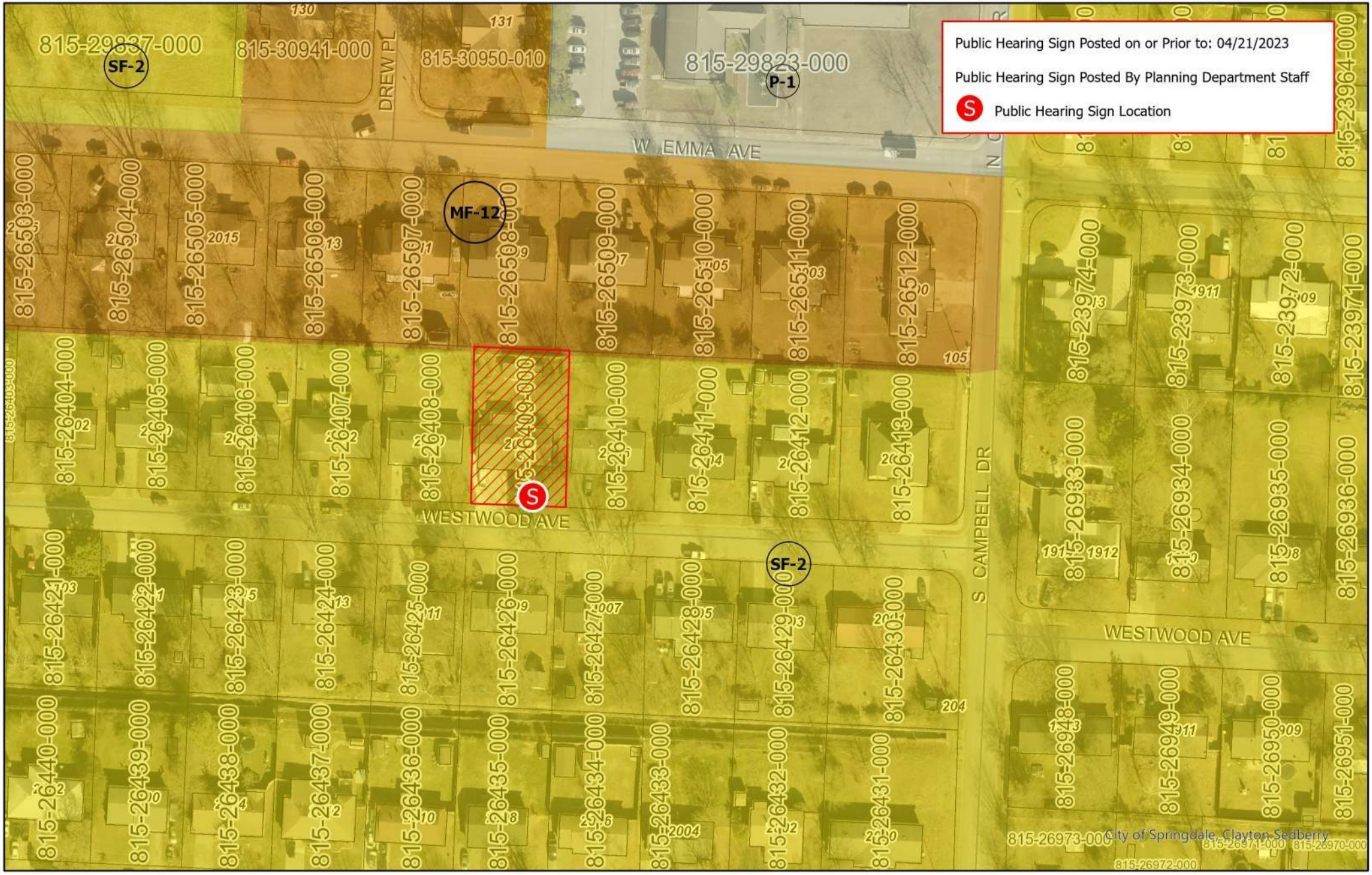

Planning Commission Meeting
May 2, 2023

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PROJECT: B23-55
APPLICANT: Armando Acevedo
LOCATION: 2008 Westwood Avenue
REQUEST: Variance to Expand Driveway Towards Primary Entrance

SPRINGDALE
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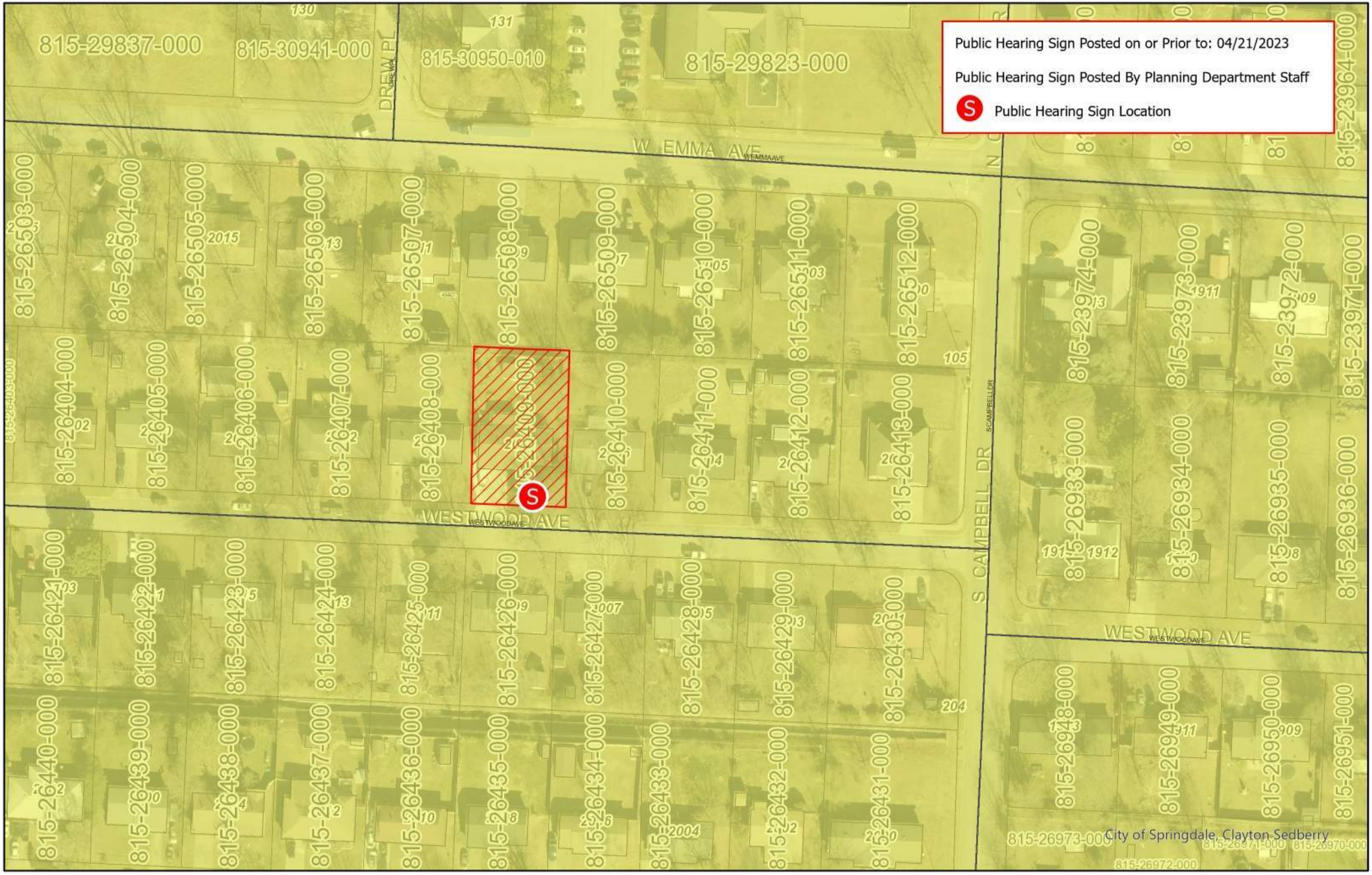

Planning Commission Meeting
May 2, 2023

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PROJECT: B23-55
APPLICANT: Armando Acevedo
LOCATION: 2008 Westwood Avenue
REQUEST: Variance to Expand Driveway Towards Primary Entrance

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www.SpringdaleAR.gov

Application for Variance – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via planningapplications@springdalear.gov.

STAFF USE ONLY

Date Application Submitted: April 12, 2023

Date Accepted as Complete: _____

Project Number: B23-[redacted]57

APPLICATION CONTACTS:

Indicate one person of contact for this request: Jose L Ocampo Property Owner X Representative

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Jose Luis Ocampo	Name:
E-mail: JoseL4905@hotgmail.com	E-mail:
Address: 306 Terry Ave. Springdale AR, 72764	Address:
Phone: 479-419-8541	Phone:
Site/ Location: Owner's home.	Current Zoning District: SF-2
Assessor's Parcel Number(s):	Rezone required:
	Total Acreage:

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)

Side Setback Reduction from 8' to 5'

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)

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.

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APPLICANT SIGNATURE(S) Jose Luis Ocampo

DATE: 04-11-23

From: Cathy Lindsey <lindseycathy8@gmail.com>
Sent: Wednesday, April 19, 2023 7:15 PM
To: SCurry@springdalear.gov
Subject: Jose Ocampo

B23-57

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

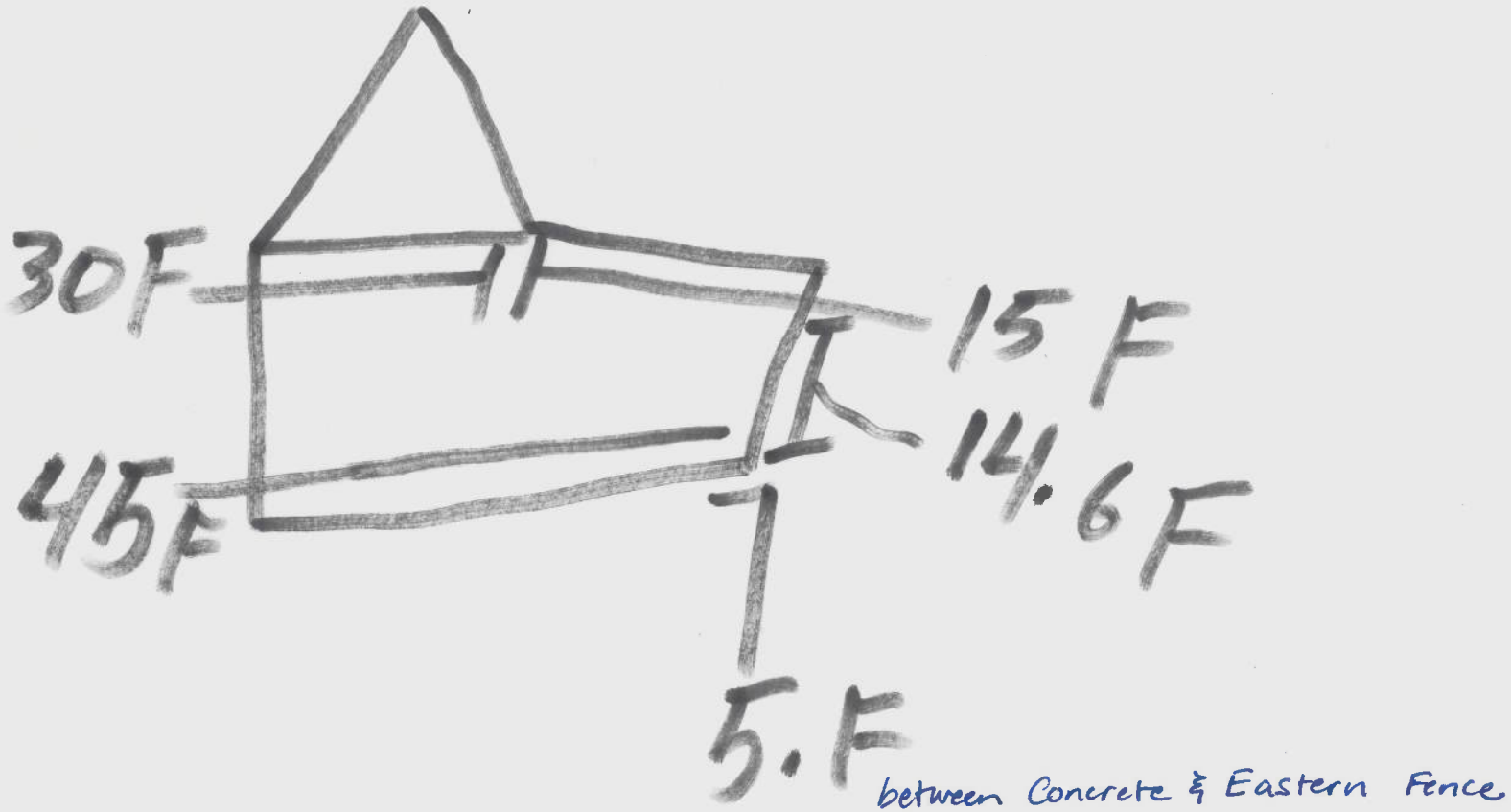
Hello Sarah, I spoke with you Tuesday afternoon regarding our neighbor Jose Ocampo and the unfortunate complaint against him. We have lived in our house 25 years and in that time we've had two really wonderful neighbors, Jose and Elizabeth being one of those families. I know Jose would never as far as updates on his house do anything without full knowledge of property lines. When he built our fence, he checked and rechecked with us regarding our conjoining yards and property line confirmation. He is talented on what he builds and or construct's. I know in my heart that Jose would definitely go to his neighbor and ask regarding property line questions if he felt that it was needed and obviously it was put on HIS property line only. Please have faith that Jose did not do anything incorrectly. Thank you for your time, Cathy Jackson-Lindsey



B23-57 Side Setback Reduction from 8' to 5'

B23-57

306 Terry Ave, Site Sketch by Applicant



Adjacent Property Owners

1. **Kevin Keef**
   624 robin Hood Court
   Springdale, AR 72764

2. **Francisco & Elva**
   602 Robin Hood Court
   Springdale, AR 72764

3. **Cathy L. Jackson**
   308 Terry Ave
   Springdale, AR 72764

4. **Thad & Natalie Eiland**
   18232 River Valley Rd.
   Siloam Springs, AR 72762

5. **Turley Family Trust**
   14319 Old Prairie Creek Rd.
   Rogers, AR 72756

6. **Eduardo Valencia**
   305 Terry Ave
   Springdale, AR 72764



Planning Commission Meeting
May 2, 2023

Miles
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PROJECT: B23-57
APPLICANT: Jose Luis Ocampo
LOCATION: 306 Terry Avenue
REQUEST: Variance for Reduction of Side Setback from 8' to 5'

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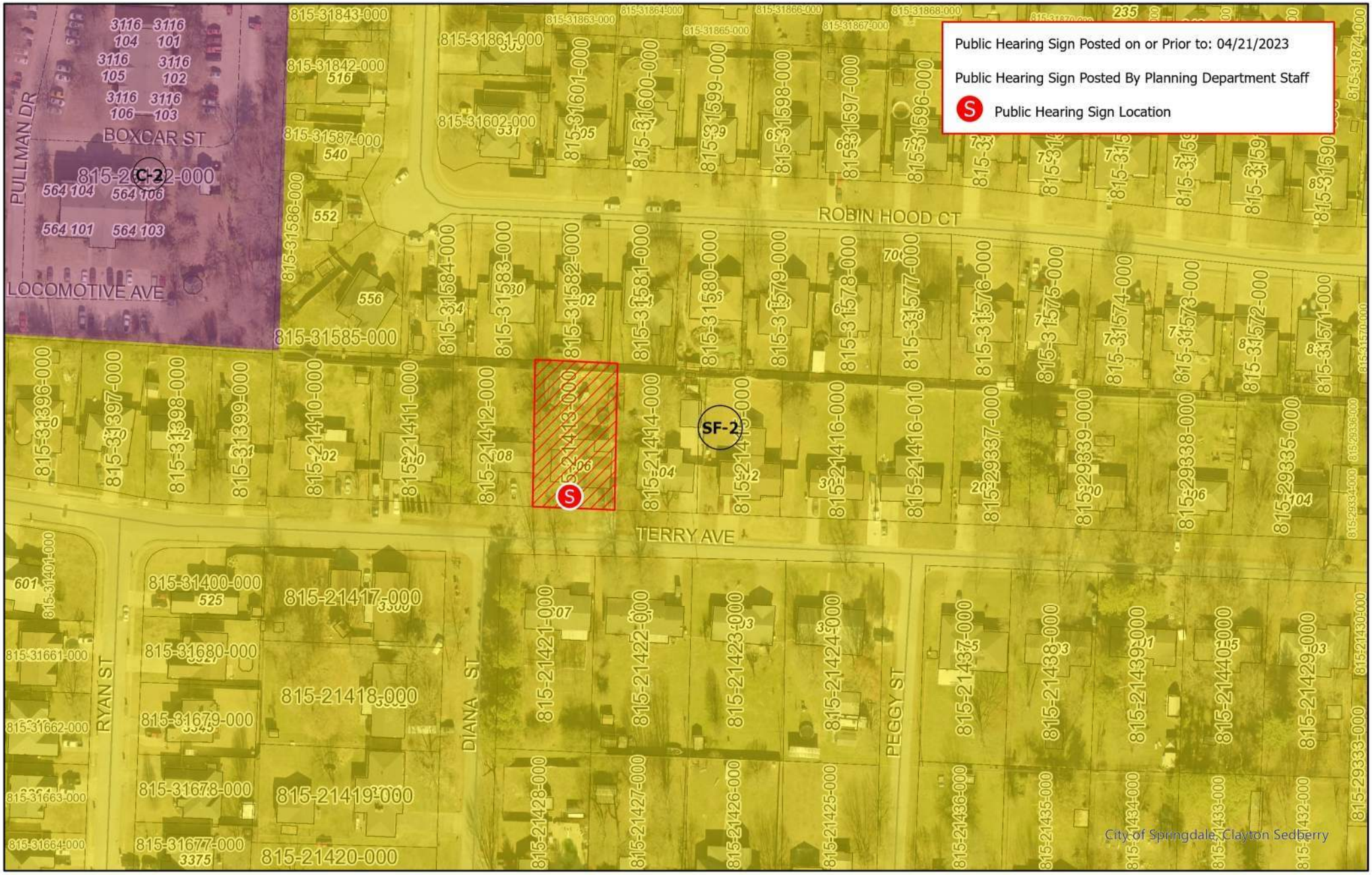

Planning Commission Meeting
May 2, 2023

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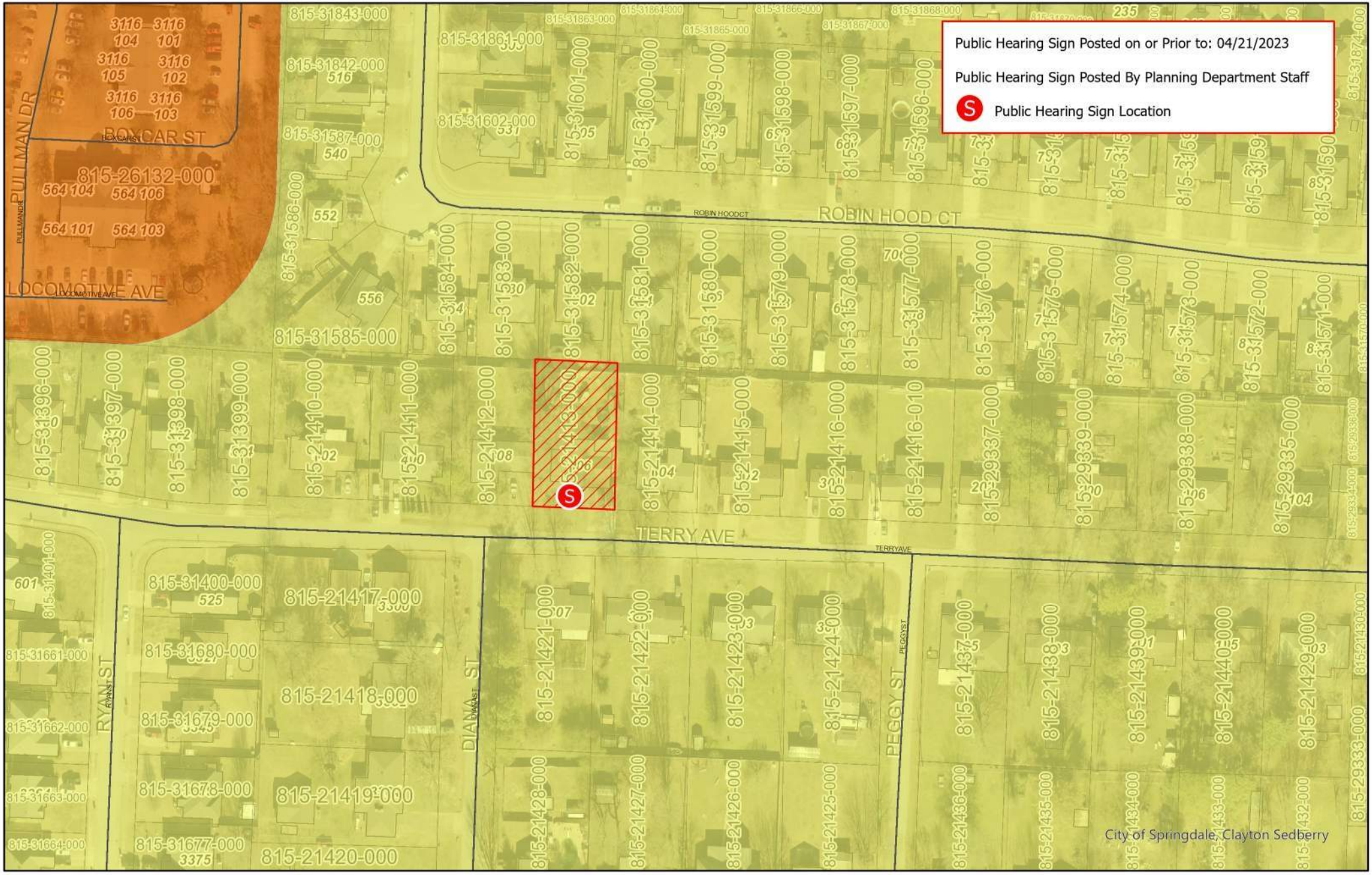
PROJECT: B23-57
APPLICANT: Jose Luis Ocampo
LOCATION: 306 Terry Avenue
REQUEST: Variance for Reduction of Side Setback from 8' to 5'

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
May 2, 2023

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PROJECT: B23-57
APPLICANT: Jose Luis Ocampo
LOCATION: 306 Terry Avenue
REQUEST: Variance for Reduction of Side Setback from 8' to 5'

SPRINGDALE
WE'RE MAKING IT HAPPEN

W23-14

From: brittany brown <brittanybrown@yourkeyconcepts.com>
Sent: Wednesday, April 26, 2023 9:57 AM
To: Sarah Curry
Subject: Waiver of Sidewalk

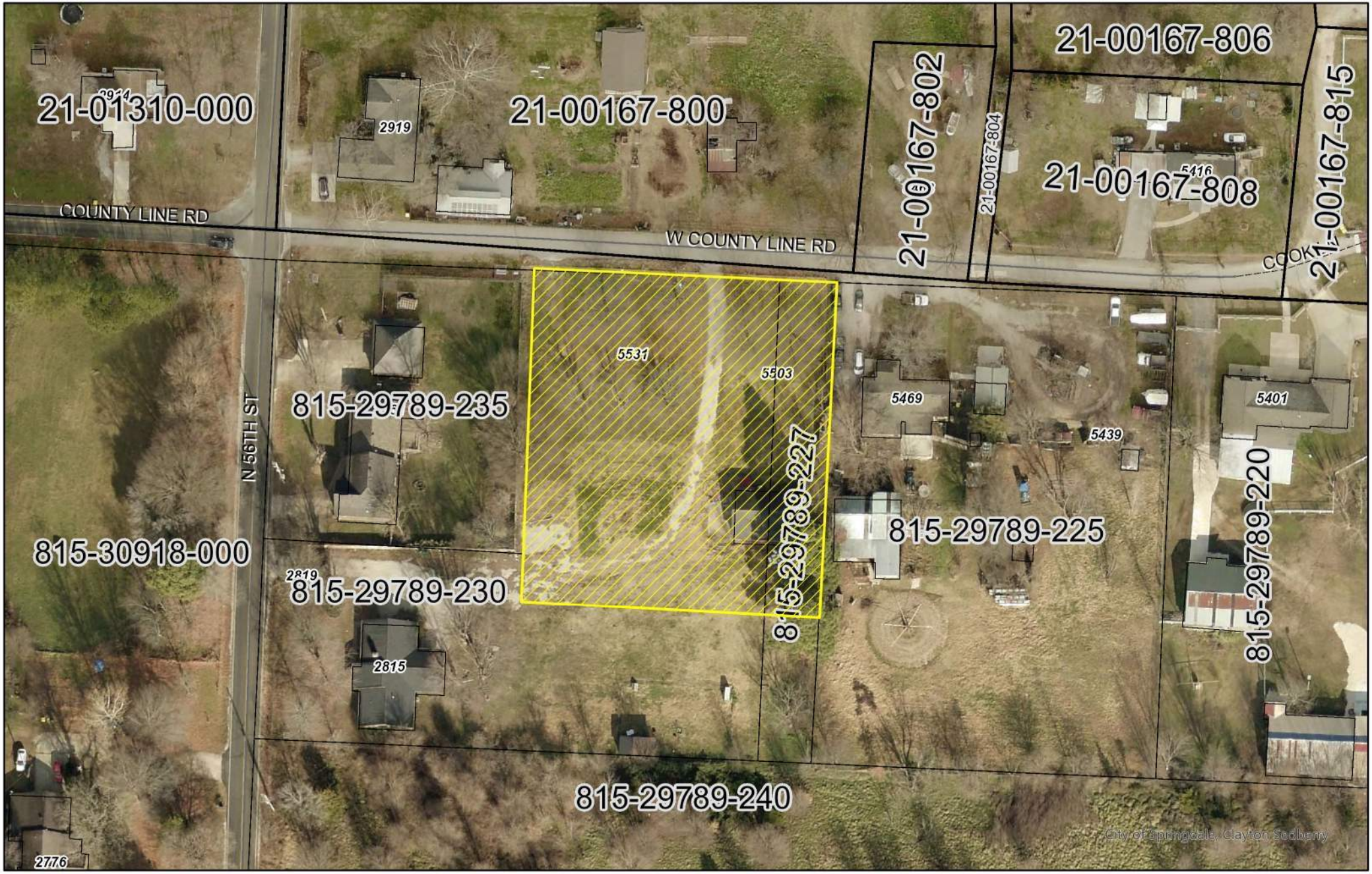
CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

CJCJ Holdings, LLC is formally requesting a waiver of sidewalk for property at 5503 W. County Line Road. This is a dead end road where there are not currently any sidewalks. Also, it is our understanding that the city intends to put a roundabout at the corner of 56th and County Line Rd, which will require them to come into our setbacks on the front of the property where a sidewalk would go when they are widening the road.

Sincerely,
Brittany Brown
--
Brittany Brown
Project Coordinator Key Concepts LLC
502 Oakwood St
Lowell, AR 72745
Mobile: (972) 822-1235
www.yourkeyconcepts.com

Confidentiality Warning: This communication is intended for the use of the Recipient to which it is addressed and may contain, personal and/or privileged information. If you are not the intended recipient of this communication, please do not read, save, forward or copy this email. If this email has been sent to you in error, please advise the sender by reply and delete this email and any copies or links to this email completely and immediately. Any and all plans, renderings and information from the Sender are proprietary and are not allowed to be reproduced without Senders consent. Thank you.





Planning Commission Meeting
May 2, 2023

Miles
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PROJECT: W23-14
APPLICANT: CJCJ Holdings, LLC
LOCATION: 5503 W. County Line Road
REQUEST: Waiver of Sidewalk Requirements

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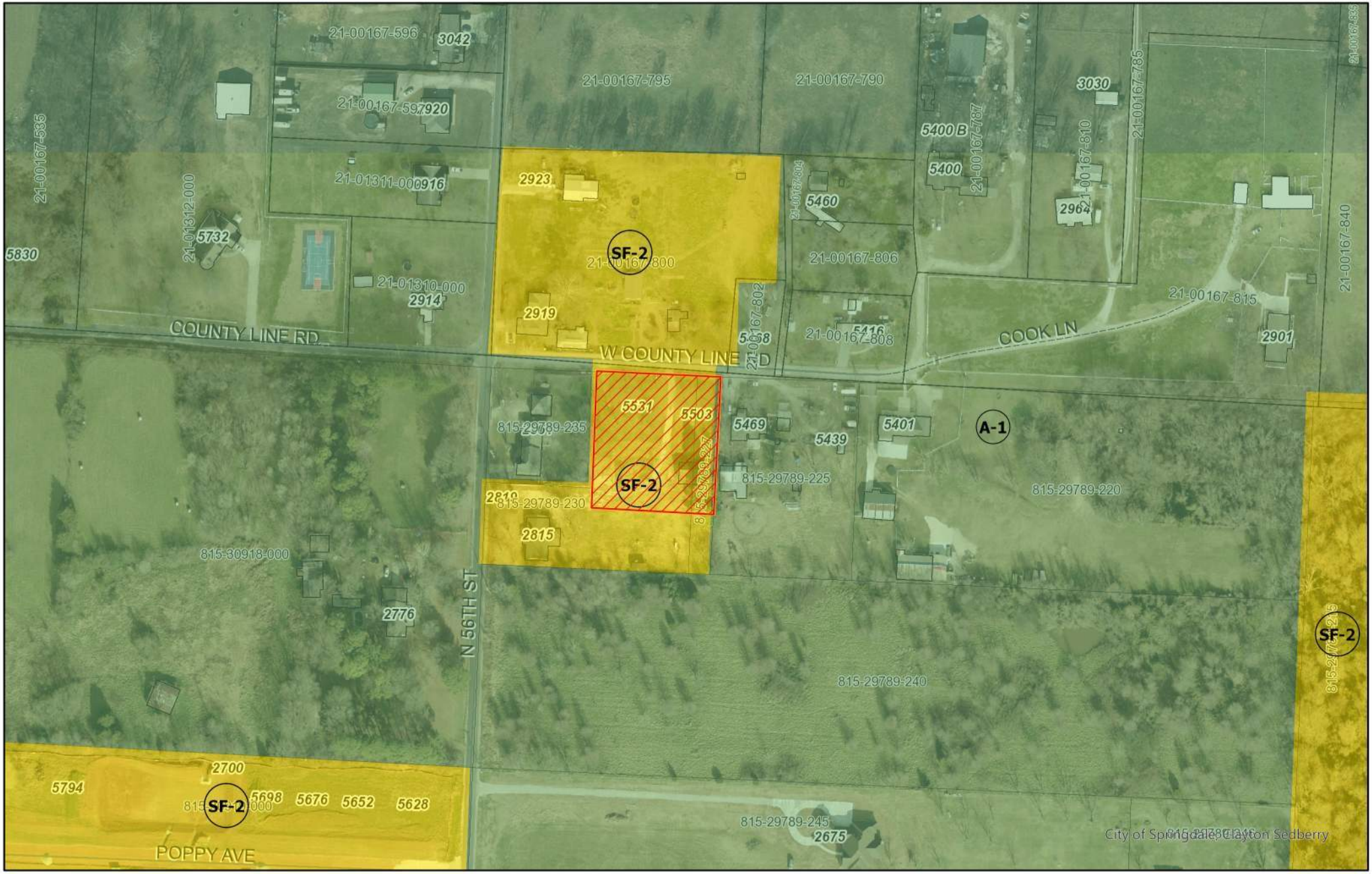

Planning Commission Meeting
May 2, 2023

Miles
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PROJECT: W23-14
APPLICANT: CJCJ Holdings, LLC
LOCATION: 5503 W. County Line Road
REQUEST: Waiver of Sidewalk Requirements

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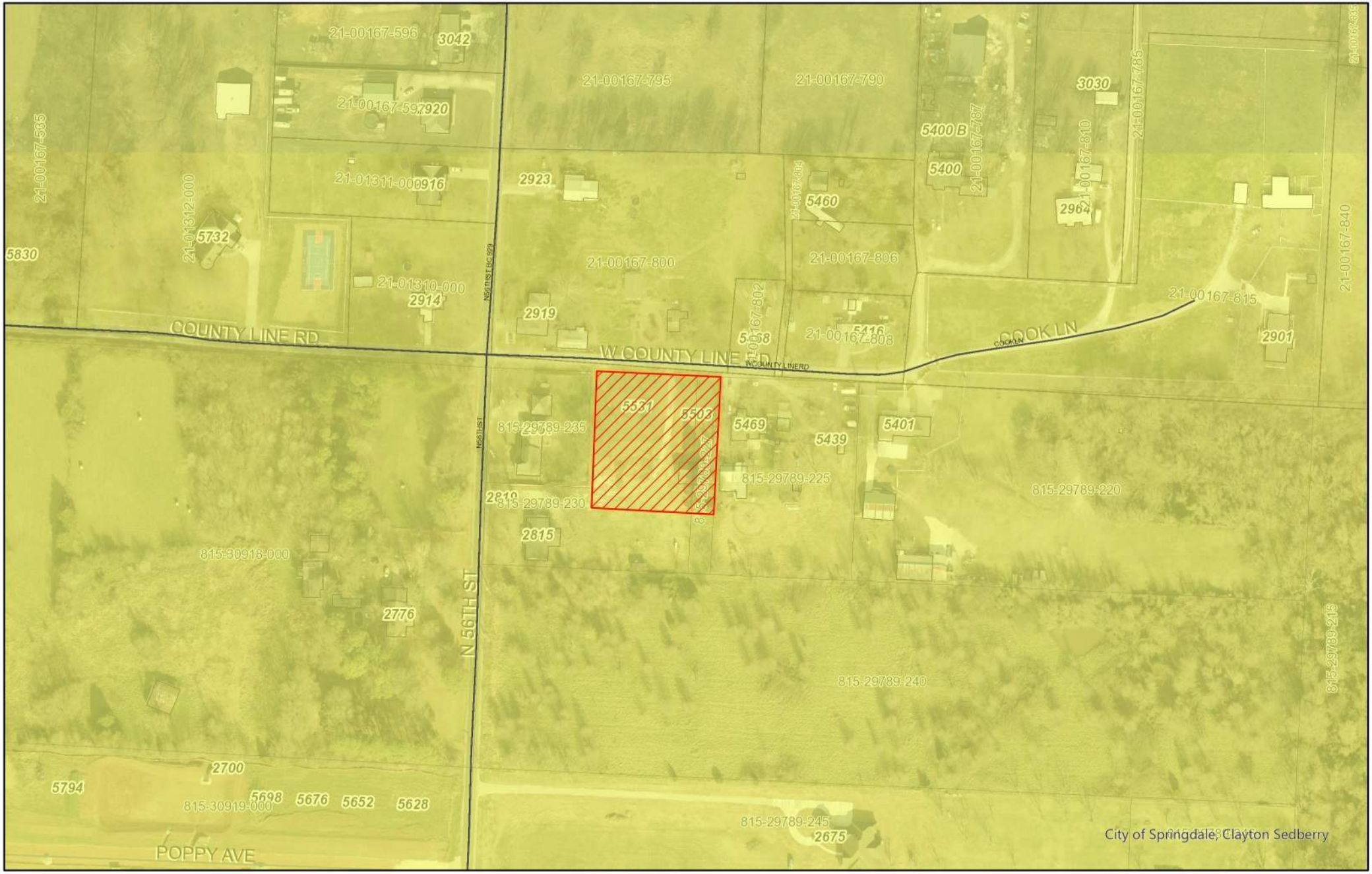

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ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72764 • (479) 751-8733 • Established 1971

April 12, 2023

City of Springdale Planning Commission
Chair Shannon Mueller
201 Spring Street
Springdale, Arkansas 72764

Via email: planningapplications@springdalear.gov

Re: Request for Extension of Approval of Large Scale Development
Sagely Village (L22-16)
727 N. Gene George Boulevard
Springdale, AR

Chair Mueller and Planning Commission:

The Springdale Planning Commission approved plans for Sagely Village multifamily development (L22-16) at the meeting on April 5, 2022. Since approval, construction plans were completed, a preconstruction conference was held and a grading permit was issued for the project. However, market conditions have delayed the Owner/Developer from satisfying the conditions of §112-8(e)(1)f. Therefore, the Owner/Developer requests reapproval of the submitted LSD plans to allow construction to continue as previously approved. No changes from the issued for construction plans are requested herein.

Very truly yours,

Jason Appel, PE
Secretary / Treasurer

cc Katie Hollingshead, PE, CFM (City of Springdale Engineering Dept, via email)

Z:\Engineers\00 - Engineer Projects\22901 Sagely Village MF\CORRESPONDENCE\Mueller 2023-04-12 Extension Request.docx

CONTACT LIST
BLACK HILLS ENERGY SCOTT STOKES – 479–575–1424
OZARKS ELECTRIC COOPERATIVE MIKE PHIPPS – 479–684–4696
SPRINGDALE WATER UTILITIES LARRY PECKHAM – 479–751–5751
COX COMMUNICATION CHRIS BYRD – 479–751–2000
AT&T LAYNE RHODES – 479–442–1977
SPRINGDALE FIRE DEPARTMENT DUANE MILLER – 479–750–8190

ARKANSAS ONE CALL SYSTEM, INC. 1-800-482-8998 STOP - CALL BEFORE YOU DIG!

CONTRACTOR TO CALL ONE CALL PRIOR TO ANY WORK BEGINNING. UTILITIES SHOWN ARE BASED ON BEST AVAILABLE INFORMATION BUT ARE NOT ALL INCLUSIVE OF WHAT MAY BE OUT THERE.

GRADING PERMIT PLANS FOR A

LARGE SCALE DEVELOPMENT

SAGELY VILLAGE

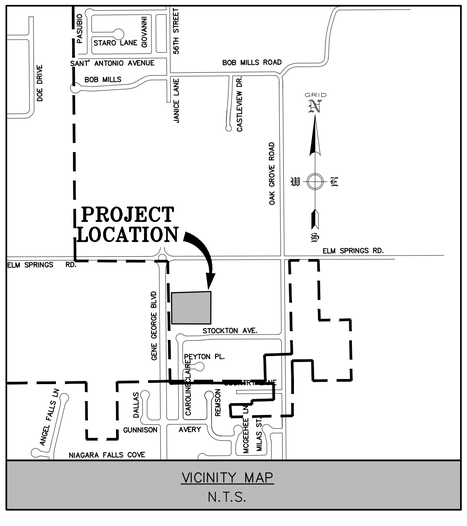
IN THE CITY OF

SPRINGDALE, ARKANSAS

L22–16

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
1	NON–LARGE SCALE DEVELOPMENT
2	TYPICAL DETAILS
3	WATER & SANITARY SEWER DETAILS
4	STORM WATER POLLUTION PREVENTION PLAN
5	LANDSCAPE PLAN
6	LIGHTING PLAN

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



VICINITY MAP
N.T.S.

APRIL 27, 2022

BY

ENGINEERING SERVICES INC.

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

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 17178 BLAKE A. MURRAY 5/2/22

CERTIFICATE OF AUTHORIZATION ENGINEERING SERVICES, INC. 131 ARKANSAS • ENGINEER

BLAKE A. MURRAY, P.E. No. 17178
ENGINEERING SERVICES, INC.

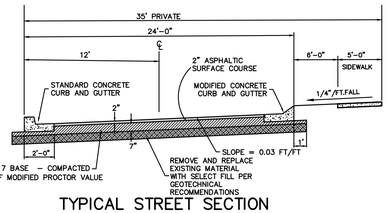
NOTES :

1. ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF SPRINGDALE, ARKANSAS, AS CONTAINED IN CHAPTER 110, ART. III, OF THE CODE OF ORDINANCES, CITY OF SPRINGDALE, ARKANSAS.

2. ALL WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES OF THE CITY OF SPRINGDALE WATER UTILITIES. ADOPTED MARCH 10TH, 1987 BY ORDINACNE NO. 1640. AMENDED AUGUST 27, 2014 BY RESOLUTION No. 15–14 OF THE SPRINGDALE WATER AND SEWER COMMISSION.

UTILITY NOTES:

1) CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR ALL STREET CUTS, BORES, AND RESPECTIVE RIGHT-OF-WAY PERMITS FOR THE PROPOSED PROJECT.
2) FIELD LOCATE AND VERIFY THE LOCATION OF EXISTING WATER AND SANITARY SEWER FACILITIES. INDICATE THE LOCATION OF THESE FACILITIES ON THE DRAWING AND PROVIDE ADEQUATE EASEMENTS, ON-SITE AND OFF-SITE, ACCEPTABLE TO THE SPRINGDALE WATER UTILITIES. EASEMENTS SHALL BE ESTABLISHED SUCH THAT A 10-FOOT SPACE SHALL BE PROVIDED BETWEEN THE UTILITY AND ANY PERMANENT STRUCTURE AND EASEMENTS SHALL BE PROVIDED SUCH THAT 10' IS BETWEEN THE UTILITY AND EASEMENT LINE.
3) THE FINAL APPROVAL AND ACCEPTANCE OF FACILITIES PROPOSED HEREIN IS SUBJECT TO THE ACCEPTANCE BY THE UTILITY OF A UTILITY SPACING PLAN. PRIOR TO ANY CONSTRUCTION ON THIS PROJECT, PLEASE SUBMIT A UTILITY SPACING PLANS. THE OWNER AND ENGINEER MUST SUBMIT CERTAIN ASSURANCE IN WRITTEN FORM GUARANTEEING ADHERENCE TO SAID PLAN.
4) FULL DEPTH COMPACTED CLASS 7 BASE MATERIAL IS REQUIRED FOR THE WATER AND SEWER TRENCHES UNDER PRIVATE EXISTING OR PROPOSED DRIVING SURFACES.
5) THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIRED ADJUSTMENTS TO THE EXISTING WATER AND SEWER FACILITIES DUE TO SITE GRADING, PAVING, LOT LINE ADJUSTMENTS OR OTHER MATTERS.
6) ALL WATER AND SEWER MAIN LINE EXTENSIONS AND SERVICES SHALL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE SPRINGDALE WATER UTILITIES SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES.
7) 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.
8) A PRE-CONSTRUCTION MEETING IS TO BE HELD WITH THE WATER AND SEWER CONTRACTOR AND SWU PRIOR TO BEGINNING ANY CONSTRUCTION.
9) ALL WATER MAIN SHALL BE SPECIAL CLASS 50 DUCTILE IRON.
10) ALL SEWER MAIN SHALL BE PVC SDR 26 HEAVY WALL SEWER PIPE.
11) ALL LOT LINES SHALL BE STAKED IN ADVANCE OF WATER AND SANITARY SEWER CONSTRUCTION PER SWU STANDARD SPECIFICATIONS.
12) CONTRACTOR SHALL CONTACT SWU PRIOR TO PERFORMING WORK.
13) SWU STAFF SHALL BE PRESENT DAY OF TAPPING, DISINFECTION AND FLUSHING.
14) SWU SHALL PERFORM AND BE PRESENT FOR ALL TAPS TO EXISTING SYSTEM.
15) LONG WATER SERVICES SHALL BE ENCASED WITH 2" SCHEDULE 40 PVC CONDUIT.
16) ALL UTILITIES SHALL HAVE FULL DEPTH BACKFILL (FLOWABLE FILL) UNDER PUBLIC ROADWAYS.
17) ALL STREET AND WALKWAY LIGHTS SHALL BE PRIVATE AND MAINTAINED/BILLED TO THE OWNER.
18) STAKE ALL FIRE HYDRANTS FOR SWU APPROVAL PRIOR TO INSTALLATION.
19) TRACER WIRE PORTS SHALL BE INSTALLED AT EVERY CHANGE IN DIRECTION OR EVERY 400'.
20) FIRE PROTECTION SYSTEM PLANS TO BE SUBMITTED TO ADH BY OTHERS.
21) ALL LOTS SHALL RECEIVE A SEWER BACKWATER VALVE. THIS SHALL BE INSTALLED ON THE PRIVATE SEWER SERVICE LINE BY A LICENSED PLUMBER (4" PVC EXTENDABLE BACKWATER VALVE BY CLEAN CHECK MODEL NO. 97304).
22) EXISTING WATER MAIN THAT IS PROPOSED TO BE UTILIZED SHALL BE FIELD VERIFIED THAT IT WAS INSTALLED PER SWU SPECIFICATIONS. ALL UTILITIES SHALL BE BROUGHT UP TO CURRENT STANDARDS. IF COVER IS BELOW MINIMUM STANDARD OR IF THE EXISTING WATER LINE IS DAMAGED DUE TO CONSTRUCTION ACTIVITY, THEN THE OWNER/ DEVELOPER SHALL BE RESPONSIBLE FOR RELOCATING THE EXISTING WATER LINE WITHIN THE PROPOSED PROJECT AREA AT THE OWNER/ DEVELOPER'S EXPENSE. ALL LEAD SERVICE FITTINGS ON EXISTING WATER LINE SHALL BE REMOVED AND CAPPED.
23) CONTRACTOR SHALL COORDINATE WITH SPRINGDALE WATER UTILITIES FOR CHLORINATING, FILLING, AND TESTING THE EXISTING WATER MAIN. THE PROPOSED CHLORINATION TAP AT 56TH STREET SHALL BE UTILIZED.



TYPICAL STREET SECTION

* STREET SECTION SHOULD BE PER GEOTECHNICAL REPORT

LEGEND

●	IRON PIN FOUND	Ⓖ	EX. GAS MANHOLE
+	MAG NAIL FOUND	Ⓔ	EX. ELECTRIC MANHOLE
	C. PROPERTY LINE	Ⓣ	EX. TELEPHONE MANHOLE
	SAW-CUT LINE		EX. TREES
	EX. EASEMENT LINE	⋈	EX. SEWER VALVE
	EX. BUILDING SETBACK LINE	⊛	EX. WATER MANHOLE
	EX. ROAD CENTERLINE	□	EX. FIBER OPTIC VAULT
	EX. CURB & GUTTER	□	EX. TELEPHONE BOX
1369	EX. CONTOUR	[M]	EX. MAILBOX
1368	PROPOSED CONTOUR	⋈	EX. GAS METER
OHP/T	EX. OVERHEAD POWER LINE	⋈	EX. GAS VALVE
G	EX. GAS LINE		EX. PARKING STRIPE
UGT	EX. UNDERGROUND TELEPHONE LINE		PROPOSED WATER SERVICE
SS	EX. 8" SEWER LINE		PROPOSED SEWER SERVICE
	EX. STORM DRAIN LINE	X	PROPOSED FENCE
W	EX. WATER LINE		PROPOSED EASEMENT LINE
F.O.	EX. FIBER OPTIC LINE		PROPOSED SIDEWALK
⋈	EX. WATER METER	G	PROPOSED GAS LINE
	EX. FIRE HYDRANT	UGP	PROPOSED ELECTRIC LINE
	EX. SEWER MANHOLE	W	PROPOSED WATERLINE
	EX. POWER POLE	HP	PROPOSED HADICAP RAMP
⋈	EX. WATER VALVE		PROPOSED STORM BOX & PIPE
	EX. LIGHT POLE		PROPOSED SEWER MANHOLE & PIPE
	EX. SIGN		
	EX. HANDICAP PARKING		
	EX. WATER METER		
	EX. TRAFFIC POLE		

DENSITY NOTES:

ALLOWABLE DENSITY FOR MF-12 (W/ INCENTIVES) = 12.00 UNITS/ACRE
BASE DENSITY FOR MF-12 = 8 UNITS/ ACRE

PROJECT DENSITY PROPOSED = 5.10 UNITS/ACRE
(5 UNITS/0.98 ACRES)
NO ADDITIONAL DENSITY INCENTIVES ARE NEEDED SINCE PROPOSED DENSITY IS LESS THAT 8 UNITS/ ACRE

COMMON OPEN SPACE REQUIREMENTS:

COMMON OPEN SPACE = 20% OF NET SITE ACREAGE
(.98 ACRES * 0.20 = .20 ACRES (8,511 S.F.)
COMMON OPEN SPACE REQUIRED = 0.20 ACRES (8,511 S.F.)
COMMON OPEN SPACE PROVIDED = 0.39 ACRES (16,865 S.F.)

PROPOSED BUILDINGS	
BUILDING TYPE	**TOTAL UNITS**
1 BUILDINGS – 3 BEDROOM UNITS (1,134 FT.²/UNIT)	5 UNITS/BUILDING = 5 UNITS (5,670 FT.²)
COMBINED BUILDING AREAS (FT.²)	5670 FT.²

TOTAL BUILDING AREA = 0.13 ACRES
TOTAL SITE AREA = 0.98 ACRES
(0.13 ACRES/0.98 ACRES = 13.3%)

TOTAL BUILDING COVERAGE = 13.3%

ONSITE REC. AMENITIES REQUIRED:

MULTI-FAMILY DEVELOPMENTS WITH 5 TO 25 DWELLING UNITS -1 AMENITY; MULTI-FAMILY DEVELOPMENTS WITH 25 TO 150 DWELLING UNITS -2 AMENITIES; MULTI-FAMILY DEVELOPMENTS WITH MORE THAN 150 DWELLING UNITS -3 AMENITIES; AND AN ADDITONAL ONE (1) AMENITY FOR EACH ADDITIONAL 150 UNITS

PROPOSED AMENITIES: 4 PICNIC TABLES & 2 BBQ GRILLS

OVERALL LEGAL DESCRIPTION (PARCEL NO. 815-39235-000):

LOT 61 OF PARKER'S PLACE PHASE II SUBDIVISION AS SHOWN IN PLAT FILE 23-380 OF THE WASHINGTON COUNTY RECORDS, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, ALSO BEING DESCRIBED AS FOLLOWS:

***BEGINNING** AT THE NORTHEAST CORNER OF SAID LOT 61, SAID POINT BEING A FOUND 2 INCH MONUMENT IN CONCRETE "PS 133"; THENCE ALONG THE EAST LINE OF SAID LOT 61, S02°44'09"W A DISTANCE OF 280.56 FEET TO THE SOUTHEAST CORNER OF SAID LOT 61 AND A FOUND 5/8 INCH REBAR; THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID LOT 61, N87°32'45"W A DISTANCE OF 216.01 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE N02°25'32"E A DISTANCE OF 31.92 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE N87°32'45"W A DISTANCE OF 309.35 FEET TO THE SOUTHWEST CORNER OF SAID LOT 61 AND A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID LOT 61, N02°40'26"E A DISTANCE OF 247.69 FEET TO THE NORTHWEST CORNER OF SAID LOT 61 AND A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID LOT 61, S87°38'59"E A DISTANCE OF 525.81 FEET TO THE **POINT OF BEGINNING**, CONTAINING 3.15 ACRES (137,350 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND RESTRICTIVE COVENANTS OF RECORD AND FACT.*

OWNER / DEVELOPER : RIGGINS CONSTRUCTION INC RETIREMENT TRUST
1204 E JOYCE BLVD STE 102
FAYETTEVILLE, AR 72703

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

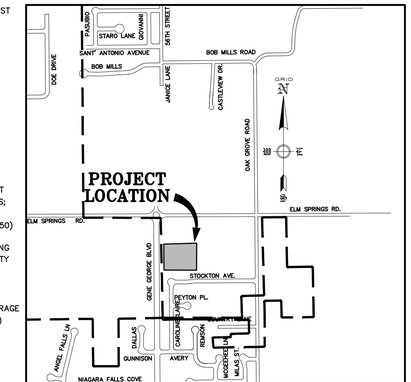
ZONING : MF-12 (MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL)

GROSS/ NETSITE AREA: 0.98 ACRES

PARKING SPACES REQUIRED: THREE (3) SPACES FOR EACH DWELLING UNIT FOR THE FIRST TWENTY (20) DWELLING UNITS; TWO AND ONE QUARTER (2.25) SPACES FOR EACH DWELLING UNIT FOR THE NEXT FIFTY (50) DWELLING UNITS; AND ONE AND THREE QUARTERS (1.75) SPACES FOR EACH DWELLING UNIT FOR EACH DWELLING UNIT OVER SEVENTY (70) DWELLING UNITS
15 SPACES : 3 SPACES PER (5 UNITS)

PARKING SPACES PROVIDED: 15 SPACES : EACH 3 BED UNIT HAS 2 GARAGE SPACES AND 1 DRIVEWAY SPACES (3 TOTAL)
1 ACCESSIBLE SPACE IS REQUIRED AND
1 ACCESSIBLE SPACE IS PROVIDED.

SETBACKS : FRONT SETBACK = 30'
SIDE SETBACK = 8'
REAR SETBACK = 20'



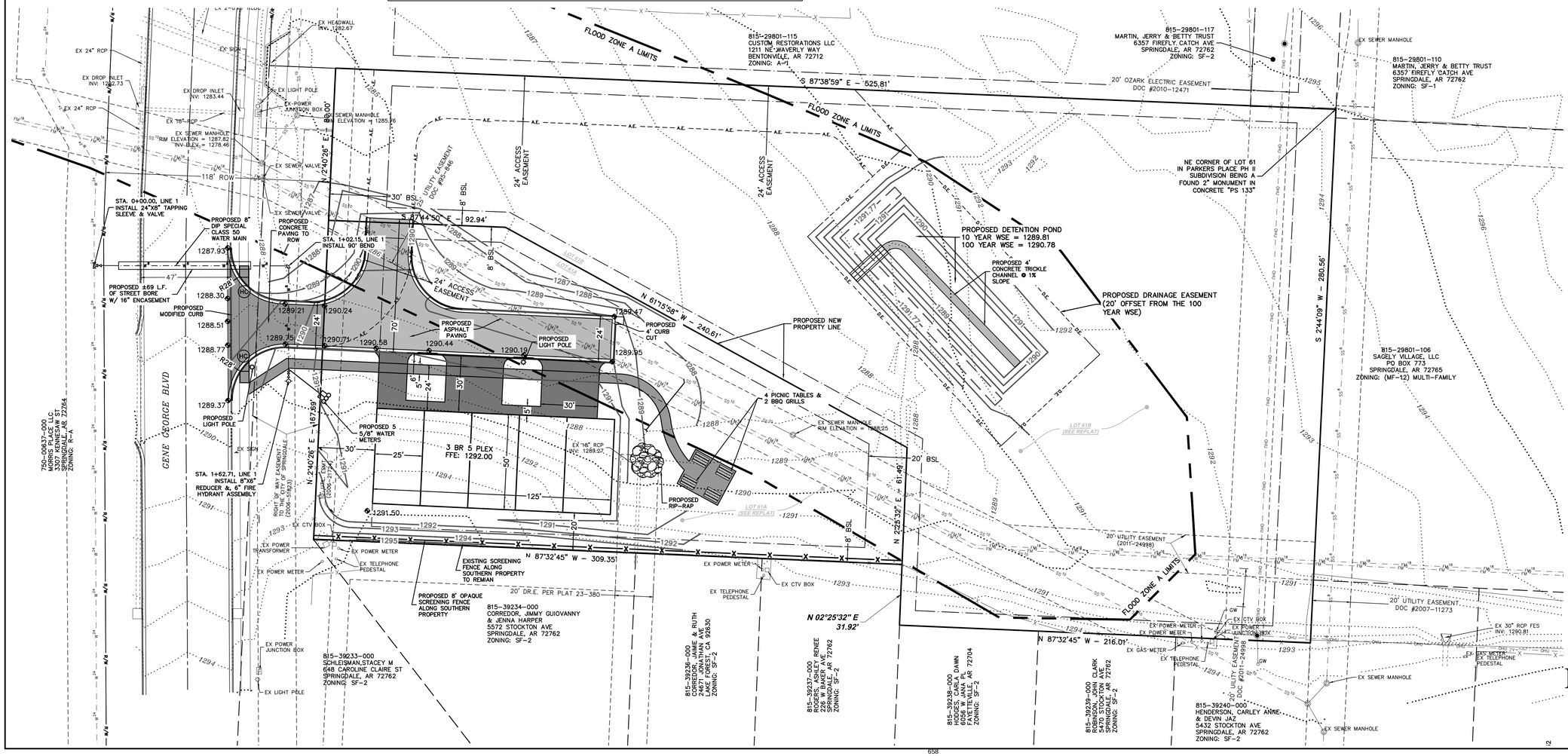
VICINITY MAP
N.T.S.

FLOOD PLAIN ZONING:

THIS PROPERTY IS WITHIN FLOOD ZONE A AND X AS SHOWN ON THE F.I.R.M. MAP #05143C0055 F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: APRIL 2, 2008.

NOTES:

1) ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED (EXAMPLE: 15'B/C) AS TO BACK OF CURB.
2) ALL PROPOSED CURBING SHALL BE 6" WIDE X 6" HIGH.
3) A.D.A. ACCESSIBLE RAMPS TO HAVE A MAXIMUM INCLINATION RATIO OF 12:1.
4) ANY COST OF ADJUSTMENTS, RELOCATION OR DAMAGE OF EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS/DEVELOPERS.
5) MODIFIED CURB REQUIRED AT ALL DRIVES.
6) 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.
7) THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
8) 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.
9) A CITY OF SPRINGDALE DETENTION/ RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.
10) ALL 'PARKING' LIGHTS WILL BE PRIVATE AND WILL THE RESPONSIBILITY OF THE OWNER FOR BILLING AND MAINTENANCE. ALL 'STREET' LIGHTS WILL BE PUBLIC AND WILL BE THE RESPONSIBILITY OF THE CITY FOR BILLING AND MAINTENANCE.
11) DETENTION POND SHALL BE FULLY SODDED.
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, 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.
13) 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. STREET LIGHTS ON GENE GEORGE BLVD AND OAK GROVE ROAD SHALL BE PAID FOR AND MAINTAINED BY THE CITY OF SPRINGDALE. PARKING LOTS ALONG THE PRIVATE DRIVE SHALL BE PAID FOR AND MAINTAINED BY THE OWNER.
14) IN ALL RESIDENTIAL, COMMERCIAL AND INDUSTRIAL DEVELOPMENTS SUBMITTED AFTER AUGUST 30, 2007, ALL UTILITY WIRES, LINES AND/OR CABLE IN SAID DEVELOPMENTS UTILIZED BY ELECTRIC AND/OR TELECOMMUNICATIONS COMPANIES SHALL BE PLACED UNDERGROUND. EXCLUDING 12Kv AND ABOVE.



L22-16

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

LARGE SCALE DEVELOPMENT
SAGELY VILLAGE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=30'
DATE: Apr 27, 2022
ENGINEER: BAM
DRAWN BY: BP
W.O. #: 22901

1

© COPYRIGHT 2022 ENGINEERING SERVICES, INC. - ALL RIGHTS RESERVED

SAGELY VILLAGE










FRONT


REAR


LEFT


RIGHT



Planning Commission Meeting
May 2, 2023

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LOCATION: 727 N. Gene George Blvd
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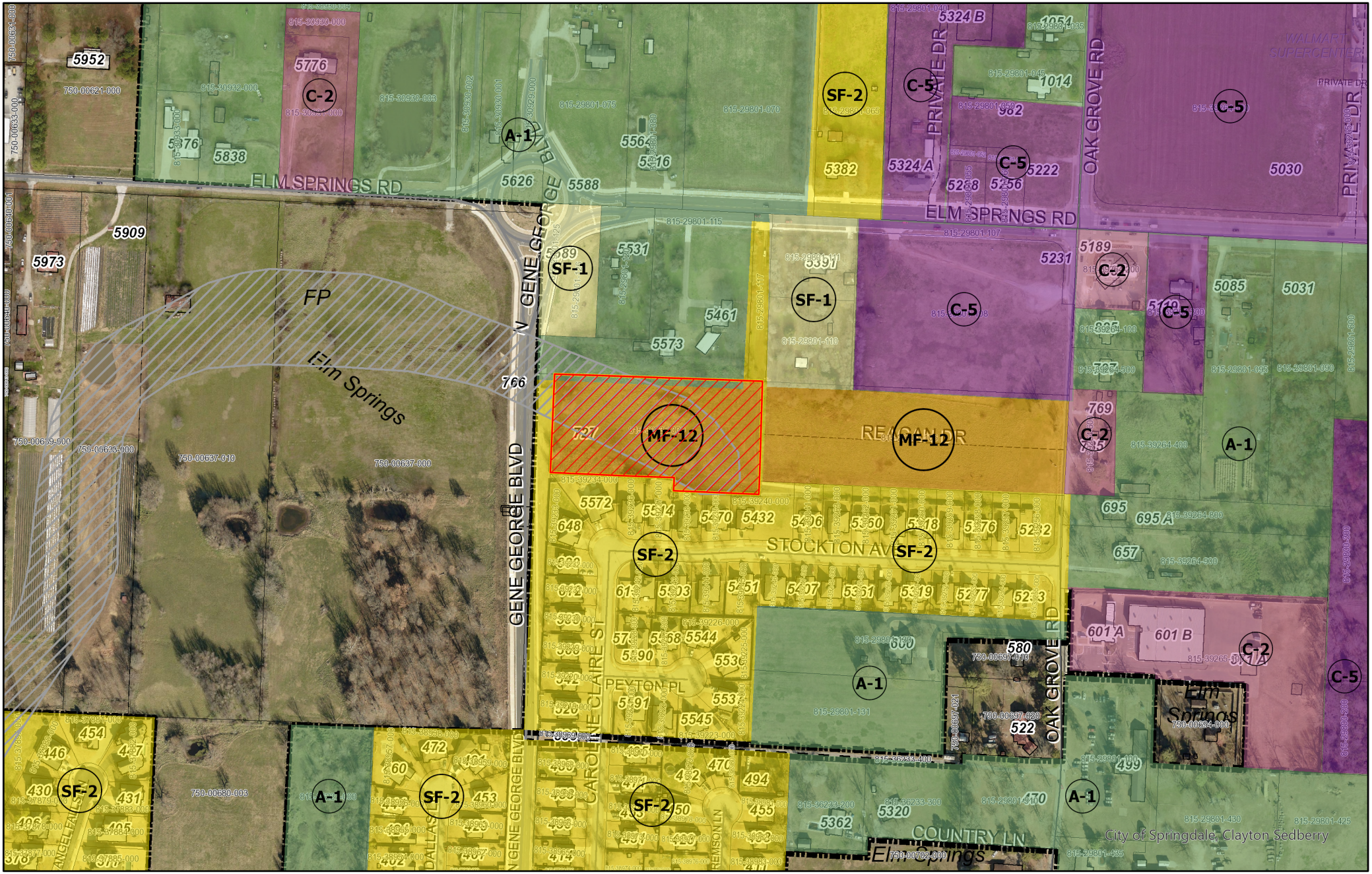

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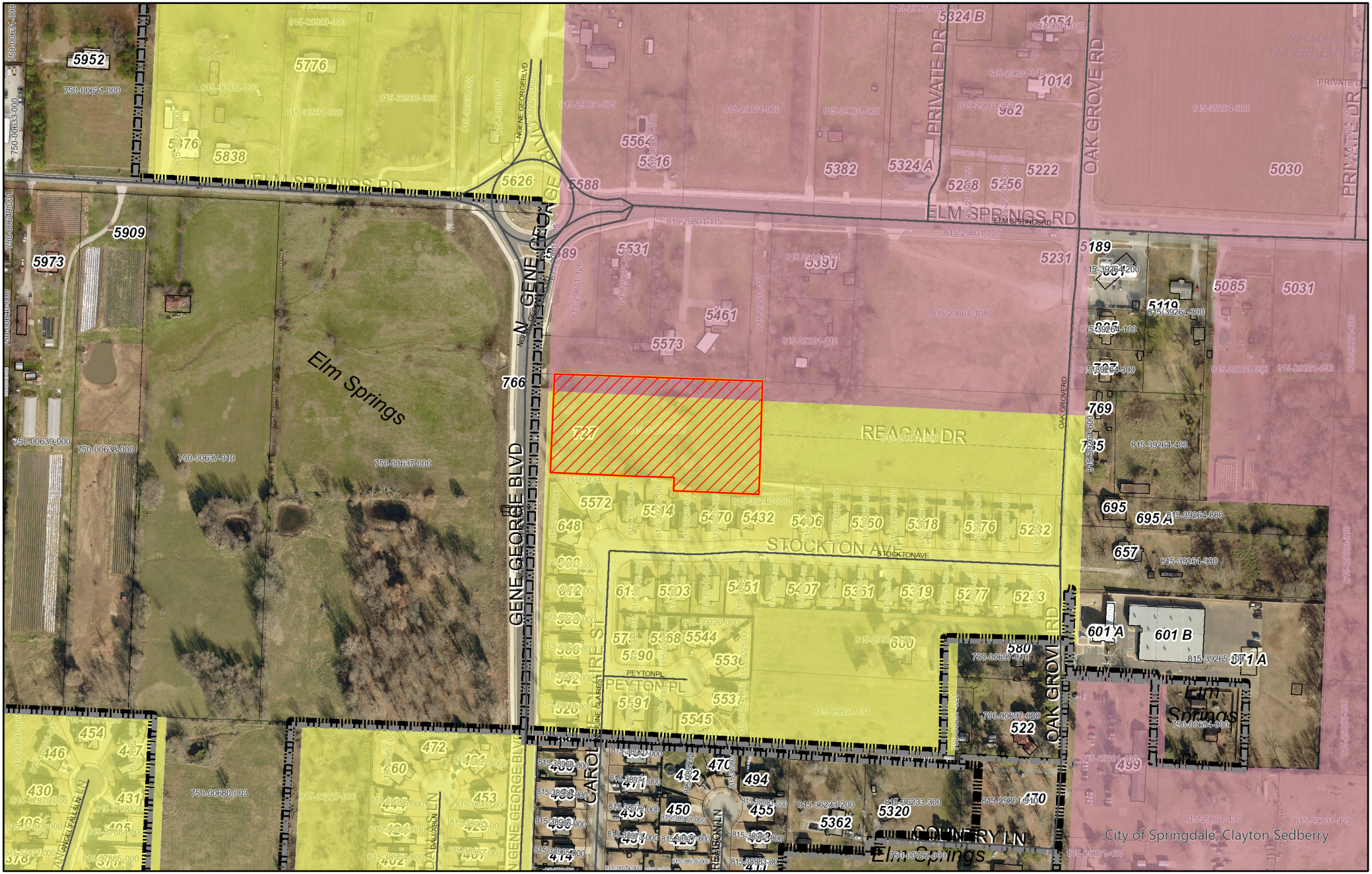

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MAY 2, 2023
PLANNING COMMISSION MEETING