SPRINGDALE™

WE'RE MAKING IT HAPPEN

APRIL 7, 2026

PLANNING COMMISSION MEETING

MEMO

SECURITY NOTICE

To: Meeting Attendees and Applicants

From: Sharon Tromburg, Planning Director

Re: **SCAM EMAILS**

The City of Springdale has been notified of scam emails targeting planning and zoning applicants nationwide. These emails may impersonate city staff and request illegitimate payments. Verify all payment instructions by contacting the city directly using official contact information (479-750-8119). Report suspicious activity to our office immediately.

Please be aware:

- The City of Springdale **does not** request payment via wire transfer.
- If you receive a suspicious message that appears to come from a city employee, **do not respond or send any money.** Instead, contact our office directly.

We are taking this matter seriously and have implemented additional internal safeguards. However, public awareness is a key part of prevention. If you receive or hear about any suspicious communications, please report them to us immediately.

If you wish to learn more about a specific project, please reach out to the Planning office at 479-750-8550. Thank you for your attention, we appreciate your help in keeping our community safe.

Sincerely,

Sharon Tromburg

Sharon Tromburg
Planning & Community Development Division

Sharon Tromburg
Director, Planning and Community Development Division
(479) 750.8550 phone | (479) 750.8539 fax | 201 Spring Street | Springdale, Arkansas 72764

NAVIGATING THE PLANNING COMMISSION PACKET

Each agenda item has its own packet section

VIII. Large Scale Developments

A. L24-05 **Hillcrest Village, Ph. II, Revised Phasing Plan**
TABLED 4100 S. 56th Street
PER STAFF Presented by Engineering Services, Inc.

B. L24-35 **Dean's Trail Commercial Center**
E. Robinson Avenue, S. of Commerce Park Drive
B24-77 Variance for Commercial Design Standards
(A) Pedestrian Flow
(B) Facades & Exterior Walls
(C) Roofs
(D) Landscaping
ighting
B24-78 ariance for Paving Requirement
Presented by Bates & Associates, Inc.

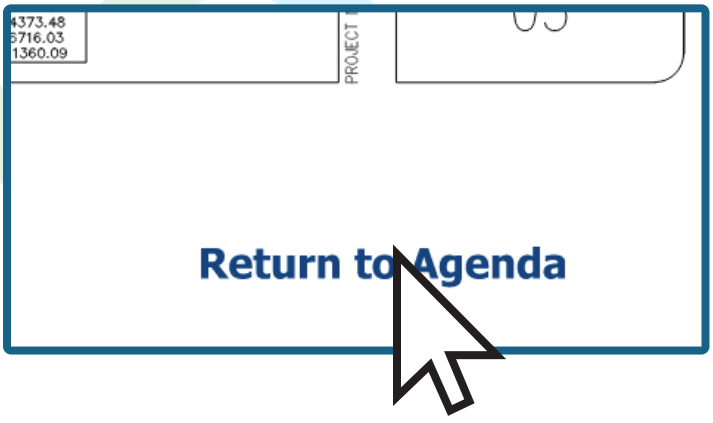
C. L24-40 **Commerce Park Expansion**
2353 Lowell Road
Presented by Michael Mitchelson, NSPJ Architects, P.A.

D. L24-41 **Oak Grove Townhomes**
1307 Oak Grove Road
B24-76 Variance for Reduction of Minimum Parking Requirements from 96 to 93 Spaces
Variance for Reduction of Front Setback from 30' to 20'
Presented by Engineering Services, Inc.

D. L24-41 **Oak Grove Townhomes**
1307 Oak Gro Road
B24-76 Variance for R tion of Minim
Variance for R ction of Front
Presented by Engineering Servic

Click on any agenda item to jump to the corresponding page number

Click on "Return to Agenda" on the bottom corner of any page to return to the agenda at the top of the packet



SPRINGDALE PLANNING COMMISSION
TENTATIVE AGENDA
201 SPRING STREET
5:00 P.M.
APRIL 7, 2026

I. Pre-Meeting Activities
Pledge of Allegiance
Invocation

II. Call to Order

III. Roll Call

IV. Approval of Minutes (March 3, 2026)

V. Amendment to Chapter 32 of the Code of Ordinances of the City of Springdale, Arkansas, Containing the Downtown District Form-Based Code

VI. Tabled Items

A. L26-05 **125 North Main Street Parking**
East of N. Main Street, South of W. Johnson Avenue
FB26-04 Deviation from Parking Location Requirements
Deviation from Street Wall Requirements
W26-05 Waiver of Street Improvements on W. Johnson Avenue
Presented by Cromwell Architects Engineers

B. B26-15 **Trent Curry Building**
1010 Schmieding Avenue
Variance from Paving Requirements
Variance for Reduction of Front Setback from 30’ to 17’
B26-16 Variance for Commercial Design Standards
(A) Parking Lot Orientation
(B) Landscaping
W26-10 Waiver of Street Improvements on Ingram Street
Presented by Expedient Civil Engineering, PLLC

VII. Public Hearing – Rezoning

A. R26-13 **Brandon & Tania Barrios**
4346 N. Oak Street
From A-1 to C-2
Presented by Victor Barrios

B. R26-14 **Springdale Water & Sewer Commission of the City of Springdale, Arkansas**
West of 520 & 514 N. Shiloh Street
From SF-2 to P-1
B26-26 Variance from Paving Requirements
Presented by Jeff Glasgow

C. R26-15 **Currine F. Uphold Revocable Trust**
Northwest side of 4300 S. 48th Street
From A-1 to C-2
Presented by Alan Reid & Associates

D. R26-16 **Blue Willow, LLC**
3112 N.Thompson Street
From C-6 to C-5
Presented by Watkins, Boyer, Gray & Curry PLLC

E. R26-17 **Chancad, LLC**
West of 552 S. 48th Street & 552 S. 48th Street
From C-5 to MF-24
Presented by Engineering Services, Inc.

F. R26-18 **Brent A. Hanby Trust Agreement**
556 S. 48th Street
From A-1 to MF-24
Presented by Engineering Services, Inc.

VIII. Public Hearing – Conditional Use

A. C26-02 **Colby Dean Drake**
8788 W. Gibbs Road
Use Unit 14 (Residential Manufactured Housing) in an A-1
B26-24 Variance for Reduction of Minimum Street Frontage in an A-1
Presented by Colby Dean Drake

B. C26-03 **Gringos Burritos, LLC**
3503 Elm Springs Road
Use Unit 44 (Mobile Vending) in a C-2
B26-25 Variance from Utility Requirements
Presented by Ross Jackson

C. C26-04 **Mile Fifty Nine Coffee**
1102 Bronco Lane
Use Unit 28 (Home Occupation) in SF-2
Presented by Justin & Cori Steele

D. C26-05 **Spirit of Truth Church**
1853 Fed X Drive
Use Unit 42 (Church/Synagogue) in C-2
Presented by Roy Burton

E. C26-06 **Alice's Garden**
3534 Laural Ridge
Use Unit 28 (Home Occupation) in SF-2
Presented by Alice Eastwood

IX. Preliminary Plats, Replats, & Final Plats

A. PP26-04 **Spring Creek Farms, Phase III (REVISED)**
East of Teton Trail Avenue & North of Highway 612
Presented by Sarah and James Geurtz

B. FP26-02 **Brentwood Village Phase II**
E. Side of Butterfly Avenue & Hylton Road
Presented by Strand

X. Large Scale Developments

A. L26-03 **Mountain View Apartments**
North of Mountain View Avenue & South of Trailside Terrace
Presented by Olsson Engineers

B. L26-07 **Our Lady of Sorrows**
1600 W. Graham Road
B26-34 Variance from Commercial Design Standards
(A) Pedestrian Flow
(B) Landscaping
W26-17 Waiver from Street Improvements on West Graham Road
Presented by Caity Malloy, Core Architects

XI. Public Hearing – Form-Based Code

A. FB26-06 **Andrew Rubacky & Amy Koester**
521 Caudle Avenue
From C-2 to NC-2
Presented by Andrew Rubacky & Amy Koester

B. FB26-07 **Campus Edge, LLC**
323 Caudle Avenue
From MF-12 to NR-2
Presented by Cornerstone Surveying

XII. Board of Adjustment

A. B26-11 **Nelva House**
5131 Moose Hollow Terrace
Variance for Reduction of Front Setback from 30' to 15'
Presented by Joey House

B. B26-21 **Jose Castillo**
1307 Wilshire Drive
Variance for Reduction of Front Setback from 30' to 15'
Presented by Silvia Castillo

C. B26-22 **Edyd Padilla**
TABLED PER APPLICANT
951 S. Gutensohn Road
Variance for Driveway Expansion Towards Front Entrance
Presented by Edyd Padilla

D. B26-23 **Jake's Fireworks**
3400 S. 48th Street
Variance from Commercial Design Standards
(A) Parking Lot Orientation
(B) Pedestrian Flow
(C) Central Features & Community Spaces
(D) Landscaping
(E) Lighting
W26-13 Waiver from Street Improvements on South 48th Street
Presented by Ryan Gill

E. B26-24 **Colby Dean Drake**
8788 W. Gibbs Road
Variance for Reduction of Minimum Street Frontage in an A-1
Presented by Colby Dean Drake

F. B26-25 **Gringos Burritos, LLC**
3503 Elm Springs Road
Variance from Utility Requirements
Presented by Ross Jackson

G. B26-26 **Springdale Water & Sewer Commission**
West of 520 & 514 N. Shiloh Street
Variance from Paving Requirements
Presented by Jeff Glasgow

H. B26-27 **The Goring Phase II**
TABLED North of Shaver Street and South of McRay Avenue
PER Variance from Parking Requirements
B26-28 Variance from Commercial Design Standards
APPLICANT (A) Parking Lot Orientation
(B) Facades & Exterior Walls
(C) Detail Features
(D) Roofs
(E) Materials & Colors
(F) Entryways
Presented by Crafton Tull

I. B26-28 **The Goring Phase II**
TABLED North of Shaver Street and South of McRay Avenue
PER Variance from Commercial Design Standards
APPLICANT (A) Parking Lot Orientation
(B) Facades & Exterior Walls
(C) Detail Features
(D) Roofs
(E) Materials & Colors
(F) Entryways
Presented by Crafton Tull

J. B26-29 **The Arlis & Cornelia Williamson Trust**
195 W. AR Highway 264
Variance to Allow Accessory Structure Without Primary Structure
Presented by Bates & Associates

K. B26-31 **Qing Y. Fan**
2417 S. 48th Street
Variance for a Reduction of Front Setback from 30' to 25'
Presented by Chuck Bell from Bell Construction Solutions, LLC

L. B26-32 **1001 Wilkinson Lane**
1001 Wilkinson Lane
Variance from Commercial Design Standards
(A) Outdoor Storage, Trash Collection & Loading Areas
(B) Materials & Colors
(C) Landscaping
B26-33 Variance for Reduction of Rear Setback from 20' to 5'
Variance for Exceeding Amount of Off-Site Parking
Presented by Hamblen Design Services, LLC

M. B26-33 1001 Wilkinson Lane
1001 Wilkinson Lane
Variance for Reduction of Rear Setback from 20' to 5'
Variance for Exceeding Amount of Off-Site Parking
Presented by Hamblen Design Services, LLC

N. B26-34 Our Lady of Sorrows
1600 W. Graham Road
Variance from Commercial Design Standards
(A) Pedestrian Flow
(B) Landscaping
Presented by Caity Malloy, Core Architects

XIII. Waivers

A. W26-13 Jake's Fireworks
3400 S. 48th Street
Waiver of Street Improvements on S. 48th Street
Presented by Ryan Gill

B. W26-15 Building Exteriors
4970 Wildwood Lane
Waiver of Street Improvements on Wildwood Lane
Presented by William Hood

C. W26-16 Martin Flores Rodriguez & David Flores Gonzalez
805 S. West End Street
Waiver of Street Improvements; Sidewalk on South West End Street
Presented by Martin Flores Rodriguez & David Flores Gonzalez

D. W26-17 Our Lady of Sorrows
1600 W. Graham Road
Waiver of Street Improvements on West Graham Road
Presented by Caity Malloy, Core Architects

E. W26-18 Justina Mejia
1414 Christian Avenue
Waiver of Street Improvements on Christian Avenue & N West End Street
Presented by Justina Mejia

XIV. Other

A. L25-07 New Emma Apartments – Approval Extension
261 N. 40th Street
Presented by Engineering Services. Inc.

XV. Planning Director's Report

XVI. Adjourn

Memo

To: PLANNING COMMISSION MEMBERS

From: Sharon Tromburg, Planning Director

Date: April 7th, 2026

Re: **L26-05** Large Scale Development 125 North Main Street Parking

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Large scale development proposed for several tracts along the SE corner of W. Johnson Avenue and N. Main Street. The proposed development includes a deviation (FB26-04) from parking requirements, setbacks along primary street, secondary street and alleys, architectural standards: street walls and a waiver (W26-05) of street improvements along Johnson Avenue and N. Main Street.

PLANNING COMMENTS

Reviewed by Jacqueline Perez-Pharr
Date Reviewed: 03.31.26

STANDARD COMMENTS:

1. This Large-Scale Development Plan has been given the number L26-05. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development.
2. A written response to all comments is required with resubmission.
3. This development must comply with the City of Springdale Form-Based Code, or a deviation is required.
4. On the cover page, please list/display all associated deviations/waivers by their Springdale Planning Department project number.
    a. FB26-04 – Street wall requirements from 6' to 3'-4' tall, primary street parking setback from 30' to 5', and alley width.
    b. W26-05 – Johnson Avenue (Commercial) sidewalk width proposed at 6', alley green space proposed on ¼ length (portion closest to N. Main Street), and instead of tree grates, trees are proposed in the green space along the property line.
5. In all residential, commercial, and industrial developments submitted after August 30, 2007, all utility wires, lines, and/or cables in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above.
6. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans.
7. The developer is required to dedicate the right-of-way of abutting streets in conformance with the City of Springdale Master Street Plan. A separate dedication document shall be submitted to the City for filing.
8. Plan revision & adjustment may be needed pending the judicial determination regarding 72CV-24-3392.

PROJECT SPECIFIC COMMENTS:

1. A replat of the lots will need to be approved and filed with the Washington County Circuit Clerk before a Certificate of Occupancy will be granted by the city.
2. Double-check the dimensions for on-street parallel parking on both N. Main Street and W. Johnson Avenue.
3. Show all existing easements & associated utility lines.
4. Revise the legends provided; all line types and symbols used should be identified.

5. Some areas in the photometric plan for the proposed uncovered parking lot exceed recommended foot-candle levels. Excessive lighting can cause glare, impair night vision, and increase light pollution. Directional lights (max 75 watts) must be shielded or aimed away from other lots, streets, and upward.
6. On the site plan, identify the location, dimensions, and materials proposed for the street wall. FB26-04 street wall deviation & material noted - split-face CMU block | wall 3'-8" tall.
7. While not currently shown on the drawings, the city will review the following items for regulatory compliance once supplier coordination is finalized: directional signage, sign-up instructions, QR codes, gate controls, and all automated parking technology (including camera mounts). This review must be completed before a pre-construction meeting can be scheduled.

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 02.27.26

All building and fire comments are addressed.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 03.31.26

PROJECT: L26-05 125 North Main Parking lot
REVIEW DATE: 3/31/2026

STANDARD COMMENTS
(no response required)

- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
- 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.
- A performance bond shall be submitted to the city prior to project approval for all public improvements.
- A maintenance bond shall be submitted to the city prior to COO for all public improvements.
- Work in city ROW shall be coordinated with Public Works Signalization to prevent damage to streetlights. PW needs to oversee depths, backfill, wire sizing, conduit sizing, etc.

PROJECT SPECIFIC COMMENTS

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

- Show drainage easements around storm systems that receive offsite runoff, dedicate additional if needed

2. Chapter 110 – Streets, Sidewalks and Other Public Places
(Ord. No. 3258, § 1, 11-12-02)

- Irrigation should be provided to the landscape islands and plantings in the ROW, provide details
- Need to refine the NW corner of the parking lot where the handicap ramps and crosswalks are, they don't quite match up
- Was there ever a determination about whether the existing grated inlet near Rein could be removed to accommodate the handicap ramp?

3. Chapter 112 – Subdivisions

(Code 1973, § 30-1)

- *112-4* - Streetlights are required at each intersection and as directed by IES Standard RP-8-22. Include the following:
    - Label all lights as proposed or existing
    - Label all lights as public or private

4. Chapter 50 – Floods

(Ord. No. 4110, § 1, 9-11-07)

- Update Floodplain note, a portion of this site does lie in the 100 year floodplain
    - Note needs to say that the tract is in Zones Shaded X and AE

Development Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	Property Owner (if other than Applicant)
Name: Andres Forero	Name: Kenneth N. Hall
E-mail: [redacted]	E-mail: [redacted]
Address: 100 W Emma Ave Suite 201 Springdale, AR 72764	Address: 417 W. Maple Ave. Springdale, AR 72764
Phone: 479.320.2741	Phone: 479-409-6021
Site/ Location: 125 N Main St, Springdale, AR 72764	Current Zoning: NC1
Assessor's Parcel Number(s): Various numbers. See list enclosed.	Rezone Required: No
	Total Acreage: 2.5 acres

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

☒ Large Scale Development Plan **(≥1 acre parcel)**
☐ Non-Large Scale Development Plan **(< 1 acre parcel)**

Development Submittal Criteria:

☒ Pre-application meeting held with the Springdale Planning Department on 22 JAN 2026.
☒ Three (3) hard copies and a digital copy of plans as well as SWPPP/Drainage documents.
☐ Complete colored architectural elevations and lighting plan. Not applicable.
☒ A copy of the warranty deed indicating ownership of property. Various Deeds. See county records enclosed.
☒ If large scale development plan, submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the last sixty (60) days.

Review Fee:

☒ **Large Scale Development:** $500.00
☐ **Non-Large Scale Development:** $250.00

STAFF USE ONLY

Date Application Submitted: 02/20/2026	Project Number: L26-05
Date Accepted as Complete: 03/25/2026	Receipt Number: 917

Indicate person of contact for this request: Applicant/Representative ☒ Property Owner ☐

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: Andres Forero

Signature: _____ Date: 22 JAN 2026

Name of Representative (if applicable): Andres Forero

Signature: _____ Date: 22 JAN 2026

Name of Property Owner (if applicable): Not applicable.

Signature: _____ Date: _____

L26-05
125 NORTH MAIN ST. PARKING

PROJECT L26-05
DEVIATIONS/WAIVERS
W26-05
FB26-04

CROMWELL
1300 East 6th Street Little Rock, AR 72202
501.372.2900 cromwell.com
100 W. Emma Ave., Ste. 100 Springdale, AR 72764
479.841.2776

SPRINGDALE AR

125 N MAIN ST. SPRINGDALE, AR 72762



WASHINGTON COUNTY



VICINITY MAP



SITE :

1. PROJECT SITE ADDRESS

125 NORTH MAIN ST.
SPRINGDALE, AR 72764

- Owner
  - EMMA HOLDINGS, LLC.
  - 417 W. MAPLE AVE.
  - SPRINGDALE, AR 72764
- Civil engineer
  - CROMWELL ARCHITECTS ENGINEERS
  - 100 W EMMA AVE SUITE 201,
  - SPRINGDALE, AR 72764
  - OFFICE 479.320.2741
- Topographic survey
  - OWN, INC
  - NIKOLAY K. NEDKOV, PLS
  - TEAM LEADER
  - 5311 W. VILLAGE PARKWAY
  - ROGERS, AR 72758
  - OFFICE 479.286.8181
  - NNEDKOV@WEAREOWN.COM
  - WEAREOWN.COM
- Boundary survey
  - ENGINEERING SERVICES, INC. (ESI)
  - TYLER HORSTMAN
  - SURVEY DEPARTMENT CREW COORDINATOR
  - 1207 SOUTH OLD MISSOURI ROAD
  - SPRINGDALE, AR 72765-0282
  - OFFICE 479.751.8733
  - THORSTMAN@ENGINEERINGSERVICES.COM
  - WWW.ENGINEERINGSERVICES.COM
- Controlled Access
  - i.e. Metropolis
    - METROPOLIS
    - TRAVIS JARRETT
    - RVP OF BUSINESS DEVELOPMENT
    - MOBILE 512-962-4750
    - TJARRETT@METROPOLIS.IO
    - WWW.METROPOLIS.IO
- Springdale Water Utilities (SWU)
  - SPRINGDALE WATER UTILITIES (SWU)
  - LARRY PECKHAM
  - ENGINEERING SUPERVISOR
  - 526 OAK AVENUE
  - SPRINGDALE, AR 72764
  - OFFICE 479-751-5751
  - LPECKHAM@SPRINGDALEWATER.COM
- Springdale Planning Department
  - CITY OF SPRINGDALE
  - PLANNING DEPARTMENT
  - SHARON TROMBURG
  - DIRECTOR OF PLANNING
  - 201 SPRING STREET
  - SPRINGDALE, AR 72764
  - OFFICE 479.750.8550
- Springdale Engineering Department
  - CITY OF SPRINGDALE
  - ENGINEERING DEPARTMENT
  - BEN PETERS
  - DIRECTOR OF ENGINEERING
  - 201 SPRING STREET
  - SPRINGDALE, AR 72764
  - OFFICE 479.750.8105
- Black Hills Energy
  - BLACK HILLS ENERGY
  - AARON SAMUELS
  - GAS OPERATIONS SUPERVISOR
  - 1811 EAST BORICK DRIVE
  - FAYETTEVILLE, AR. 72701
  - OFFICE 479-601-8371
  - CELL PHONE 479-301-7808
  - AARON.SAMUELS@BLACKHILLSCORP.COM

PARCEL NUMBERS WITHIN THE SITE	PARCEL, RPID, ADDRESS, OWNER
	815-30024-000 78626 121 N MAIN ST Emma & Turnbow, LLC
	815-30026-000 78628 No address available Emma & Turnbow, LLC
	815-30023-000 78625 123 N MAIN ST Emma & Turnbow, LLC
	815-30021-000 78623 No address available Emma & Turnbow, LLC
	815-30019-000 78621 No address available Emma & Turnbow, LLC
	815-30020-000 78622 No address available Emma & Turnbow, LLC
	815-30042-000 78644 No address available Emma & Turnbow, LLC
	815-30022-000 78624 No address available Arkansas Western Gas Company
	815-30037-000 78639 101 to 126 W JOHNSON AVE. Emma & Turnbow, LLC
	815-30038-000 78640 124 MILL ST. Emma & Turnbow, LLC

CONSTRUCTION DOCUMENTS

MARCH 19, 2026

STORMWATER NOTE:
- PERVIOUS AREA
  - EXISTING
    - 11,173 SQ FT.
  - REQUIRED PER PARKING LOT INTERIOR LANDSCAPING REQUIREMENTS (10% OF AREA).
    - 10,846 SQ FT.
  - PROPOSED
    - 13,425 SQ FT.
- ZONING
  - EXISTING NC1
  - PROPOSED NC1
- LAND USE TYPE
  - UNIT 27 - PARKING LOT.

DESIGN TEAM:

Cromwell Architects Engineers
1300 East 6th Street
Little Rock, AR 72202
501.372.2900 cromwell.com

THIS SET OF DRAWINGS WAS DESIGNED FOR COLOR PRINTING. CRITICAL INFORMATION MAY BE LOST WITH BLACK AND WHITE PRINTING.

Project
PROJECT L26-05

L26-05
125 NORTH MAIN PARKING
125 N MAIN ST. SPRINGDALE, ARKANSAS

Design Phase
LSD RE-SUBMITTAL

Revisions

No.	Date	Description

Stamp

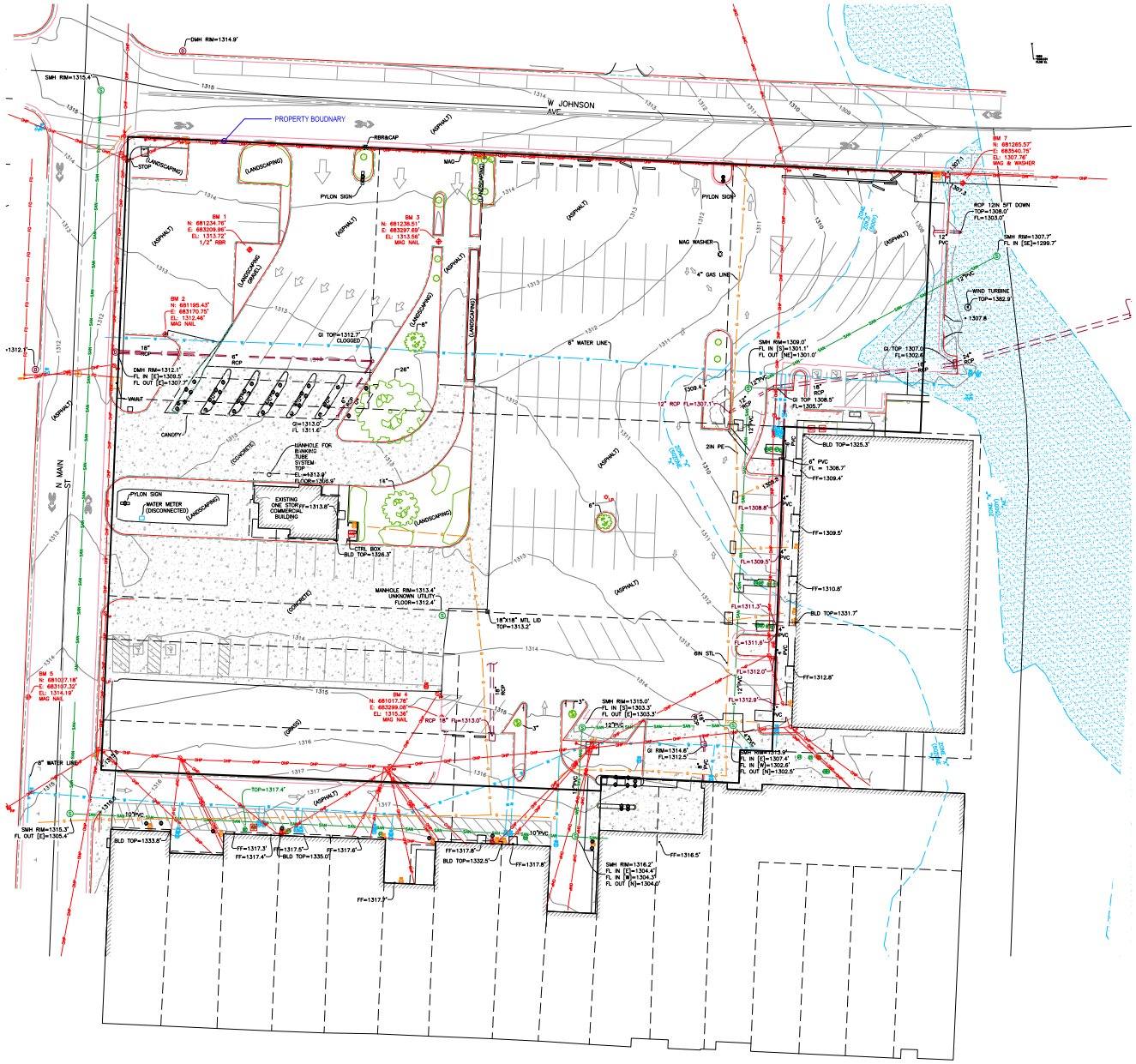
Notes
1. CROMWELL ARCHITECTS ENGINEERS, INC. ALL RIGHTS RESERVED
2. THIS SHEET DESIGNED FOR COLOR PRINTING. CRITICAL INFORMATION MAY BE LOST WITH BLACK AND WHITE PRINTING.

Project Number
2025-149

Issue Date
03-19-2026

Sheet Title
SITE VICINITY MAP

Sheet Number
TS100



SURVEY DESCRIPTION: BEING ALL OF LOTS 1, & 2 AND PART OF LOT 3, BLOCK 12, ALSO, ALL OF LOT 6, AND PART OF LOT 1, BLOCK 13, ALSO, PART OF THE VACATED ALLEY & UTILITY EASEMENT LYING BETWEEN BLOCKS 12 & 13, OF THE ORIGINAL TOWN (NOW CITY) OF SPRINGDALE, IN THE CITY OF SPRINGDALE, IN WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING FOR EMMA HOLDINGS, LLC, ON 02-19-2026, JOB# 26-197);

BEGINNING AT A FOUND NAIL FOR THE NW CORNER OF SAID LOT 1, BLOCK 12, THENCE S 87°24'48" E 373.22 FEET TO A SET CHISELED "X" FOR THE NE CORNER OF SAID LOT 6, BLOCK 13, THENCE S 02°32'41" W 120.60 FEET TO A POINT FOR THE SE CORNER OF SAID LOT 6, BLOCK 13, THENCE ALONG THE SOUTH LINE THEREOF N 87°26'34" W 63.12 TO A SET IRON PIN, THENCE S 02°09'55" W 150.67 FEET TO A SET CHISELED "X", THENCE N 87°36'15" W 14.88 FEET TO A SET CHISELED "X" ON THE EAST LINE OF THE ALLEY VACATED BY ORDINANCE NO. 5945, FILED IN DEED BOOK 2024, PAGE 6301, OF THE WASHINGTON COUNTY RECORDS, THENCE ALONG THE EAST LINE THEREOF S 02°07'13" W 15.35 FEET TO A SET CHISELED "X", THENCE N 87°20'10" W 63.83 FEET TO A SET CHISELED "X", THENCE S 02°07'03" W 6.66 FEET TO A SET CHISELED "X" FOR THE NE CORNER OF THE ALLEY DEDICATED TO THE CITY BY ORDINANCE NO. 5949, FILED IN DEED BOOK 2024, PAGE 7088, OF THE WASHINGTON COUNTY RECORDS, THENCE ALONG THE NORTH LINE THEREOF N 87°36'13" W 231.98 FEET TO A POINT ON THE WEST LINE OF SAID LOT 3, BLOCK 12, (A SET IRON PIN BEARS S 87°36'13" E 7.03 FEET FROM THIS POINT), THENCE N 02°26'02" E 294.04 FEET TO THE POINT OF BEGINNING, CONTAINING 2.25 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

SW1/4, SECTION 36, T18N, R30W
SCALE: 1 INCH = 1,000 U.S. SURVEY FEET

NOTES

1. BASIS OF BEARINGS: GRID OF THE ARKANSAS STATE PLANE NORTH ZONE (NAD 1983)(2011) EPOCH 2010.00, ESTABLISHED BY GPS OBSERVATIONS AND PROCESSED WITH NOAA ONLINE POSITIONING USER SERVICE (OPUS).
2. BASIS OF ELEVATIONS: NORTH AMERICAN VERTICAL DATUM OF 1988 NAVD 88 (GEOID18) ESTABLISHED BY GPS OBSERVATIONS AND PROCESSED WITH NOAA ONLINE POSITIONING USER SERVICE (OPUS).
3. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
4. THE SUBJECT TRACT IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS.
5. ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS PART OF THIS SURVEY.
6. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE.
7. FIBER-OPTIC LINES ARE SHOWN PER MAP PROVIDED FROM AT&T AND ABOVE GROUND STRUCTURES

LEGEND

- STORM / DRAINAGE PIPE
- FENCE, AS NOTED
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- BACK OF CURB
- GUTTER
- GRAVEL DRIVE
- PAVEMENT MARKING
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- OVERHEAD ELECTRIC LINE
- FIBER-OPTIC LINE (APPROXIMATE LOCATION)
- BUILDING WALL
- BUILDING CANOPY
- FOUND MONUMENT, AS NOTED
- COMPUTED POINT
- COMPUTED POINT
- DRAINAGE MANHOLE
- GRATE INLET
- SANITARY SEWER MANHOLE
- GREASE TRAP
- CLEANOUT
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- GAS METER
- GAS VALVE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- FIBER-OPTIC WITNESS POST
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- LIGHT POLE
- POWER POLE
- GUY WIRE
- HVAC UNIT
- SIGN
- CONCRETE
- BUSH
- DECIDUOUS TREE

BM	BENCHMARK
TBM	TEMPORARY BENCHMARK
RBR	REBAR
RCP	REINFORCED CONCRETE PIPE
FF	FINISH FLOOR ELEVATION
GI	GRATE INLET

- FLOOD ZONE "AE"

SITE SURVEY NOTES:

1. THIS SHEET IS TAKEN FROM A SURVEY PROVIDED BY:

   OWN ENGINEERING
   5311 W. VILLAGE PARKWAY
   ROGERS, AR 72758
   479-286-8181

2. THE BOUNDARY SURVEY AND DESCRIPTION IS TAKEN FROM A SURVEY PROVIDED BY:

   CORNERSTONE SURVEYING
   3501 S. GARY STREET
   FORT SMITH, AR 72903
   479-763-1414

3. THIS SHEET IS A PRESENTATION DRAWING FOR INFORMATION ONLY TO SHOW THE EXISTING CONDITIONS OF THE SITE .

UTILITY NOTE

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION READILY AVAILABLE FROM UTILITY COMPANIES. 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 WARRANTY THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION READILY AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ARKANSAS ONE CALL TICKET 251205-0058 UTILITY PLANS AND/OR REPORTS WERE NOT PROVIDED BY CLIENT. A PRIVATE UTILITY LOCATE WAS NOT PERFORMED.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 05143C0070G WITH AN EFFECTIVE DATE OF JANUARY 25, 2024, THE SUBJECT TRACT IS IN ZONE X, AN AREA OF MINIMAL ANNUAL CHANCE FLOOD HAZARD. THE SUBJECT TRACT IS WITHIN A FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THESE ZONES.

NORTH

1 SITE SURVEY

1 INCH =20 U.S. SURVEY FEET

20' 0 10' 20'

CONVERGENCE : -1° 14' 26"
COMBINED SCALE FACTOR: 0.999932629
COMPUTED AT BM NO 2, A SET MAG NAIL
LAT: N36° 11' 09.88094"
LON: W94° 07' 55.57936"
ELEV: 1312.46'

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Project
PROJECT L26-05

L26-05
125 NORTH MAIN PARKING
125 N MAIN ST. SPRINGDALE, ARKANSAS

Design Phase
LSD RE-SUBMITTAL

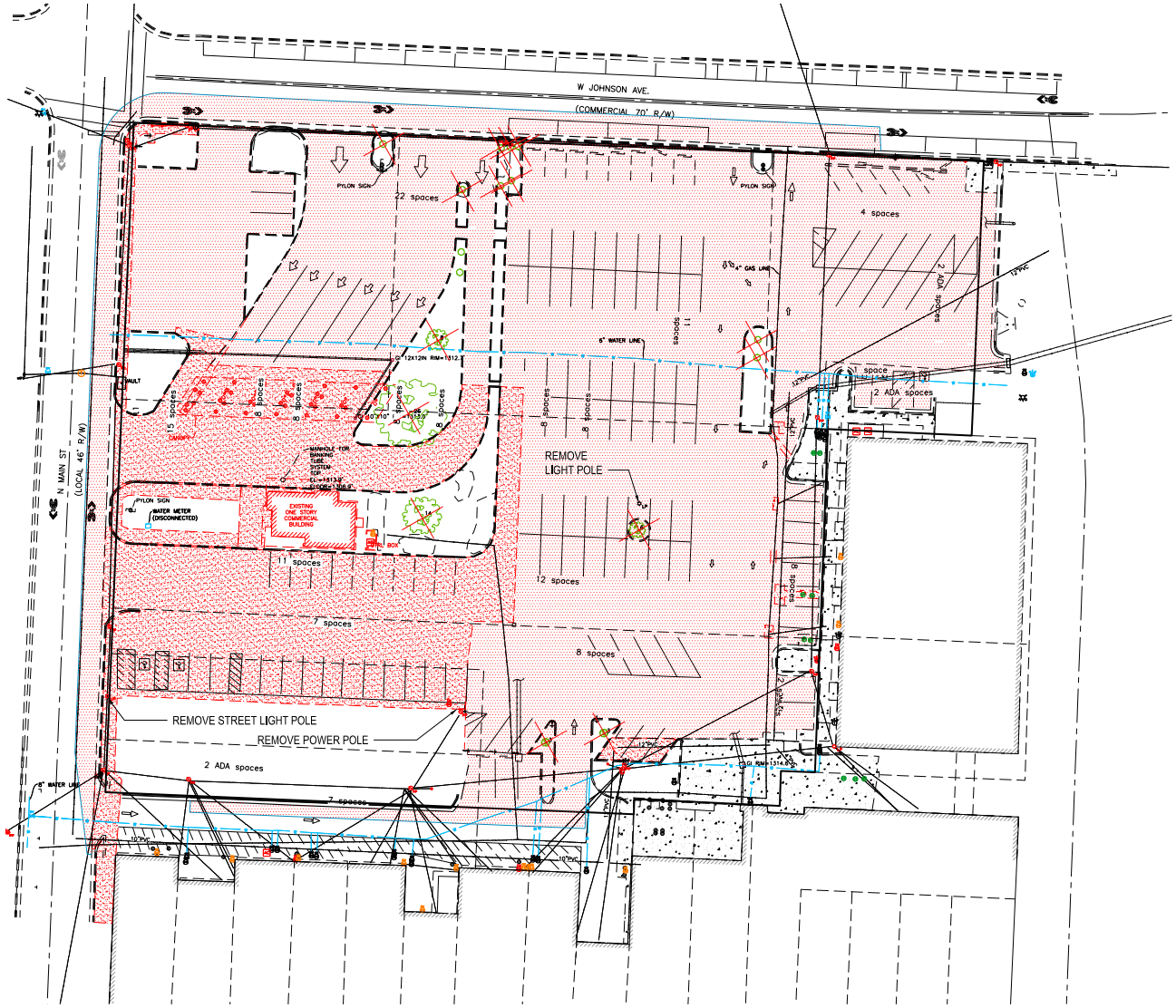
Revisions

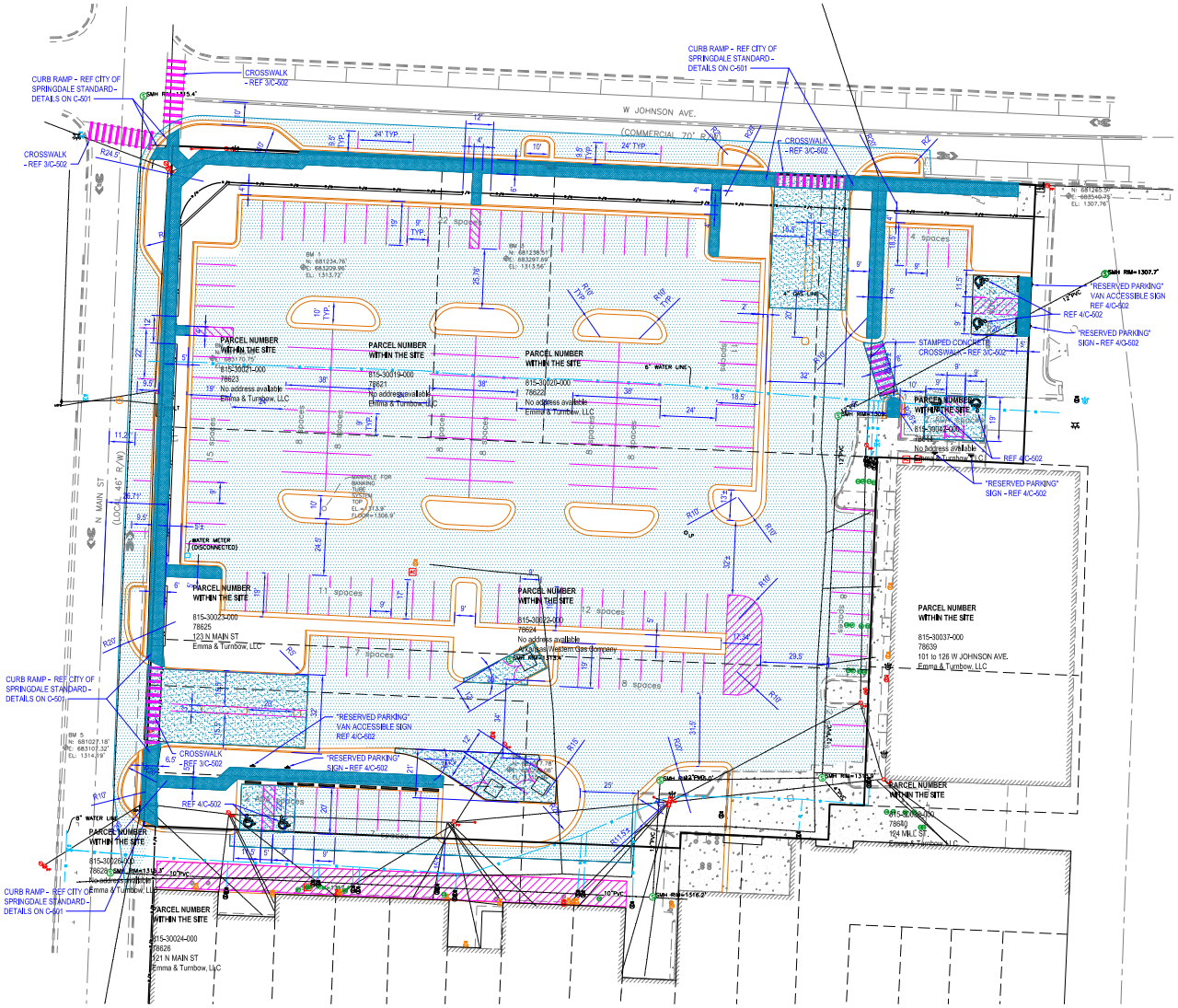
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Project Number 2025-149
Issue Date 03-19-2026
Sheet Title SITE SURVEY
Sheet Number VF101


W JOHNSON AVE.
(COMMERCIAL 70' R/W)
N MAIN ST
(LOCAL 46' R/W)
PYLON SIGN
22 spaces
PYLON SIGN
4 spaces
8" GAS LINE
6" WATER LINE
11 spaces
2 spaces
12"PVC
1 space
2 ADA spaces
8 spaces
8 spaces
8 spaces
8 spaces
8 spaces
8 spaces
15 spaces
6 spaces
6 spaces
6



LEGEND

	DETAIL REFERENCE
NEW ASPHALT PAVEMENT	5 C-502
NEW CONCRETE PAVEMENT (JOINTS SHOWN) CJ (TYP)	3 C-504, 4 C-504
NEW CONCRETE WALK	5 C-504
NEW FLAT CURB	5 C-501
NEW CURB AND GUTTER	5 C-501
NEW INTEGRAL CURB	7 C-504

Site Information
- Parcel number
  - 815-30019-000, 815-30024-000
  - 815-30020-000, 815-30026-000
  - 815-30021-000, 815-30037-000
  - 815-30022-000, 815-30038-000
  - 815-30023-000, 815-30042-000
- Pervious area
  - Existing 11,173 sqft
  - Proposed 13,425 sqft
- Zoning
  - Existing NC1
  - Proposed NC1

Parking counts
- Existing
  - Total - 111 spaces
  - ADA accessible - 5 spaces
  - Van accessible - 4 spaces
- Required
  - Total - 156 spaces
  - ADA accessible - 6 spaces Total
  - Van accessible - 1 space
- Provided
  - Total - 156 spaces
  - ADA accessible - 6 spaces Total
  - Van accessible - 2 spaces

NOTES FOR ENTRY GATE SYSTEM:

1. FINAL EQUIPMENT DESIGNER WILL BE CHOSEN DURING BIDDING AND WILL MEET THE FOLLOWING REQUIREMENTS2.
2. IN ACCORDANCE WITH SECTIONS 503.6 AND D103.5 OF THE ARKANSAS FIRE PREVENTION CODE VOL I FIRE THE INSTALLATION OF SECURITY GATES ACROSS A FIRE ACCESS ROAD SHALL BE APPROVED BY THE FIRE CHIEF. THIS GUIDANCE INTENDS TO PROVIDE FOR UNIFORM DESIGN AND A SMOOTH APPROVAL OF AUTOMATIC ELECTRIC GATES.
3. ACCESS GATES SHALL BE DESIGNED AND INSTALLED SUCH THAT THEY DO NOT OBSTRUCT THE EGRESS OR DEPARTURE OF EMERGENCY VEHICLES.
4. AN APPROVED KNOX KEY SWITCH SERIES #3500 SHALL BE USED FOR 24-HOUR FIRE DEPARTMENT ACCESS. THE EMERGENCY KEY SWITCH, WHEN ACTIVATED, SHALL BYPASS ANY OCCUPANT CONTROL AND LOOP SYSTEMS. WHEN ACTIVATED, THE GATE WILL REMAIN IN THE OPEN POSITION UNTIL DEACTIVATED BY THE FIRE DEPARTMENT. ONLY WHEN DEACTIVATED WILL THE GATE RESUME NORMAL OPERATION.
5. THE KNOX KEY SWITCH SHALL OPEN BOTH THE ENTRANCE AND EXIT GATE(S) WITHIN 15 SECONDS WHEN GATE(S) ARE POSITIONED IN CLOSE PROXIMITY TO EACH OTHER.
6. GATES SHALL REMAIN IN THE OPEN POSITION UNTIL CLOSED BY OPERATION OF THE ELECTRICAL CONTROL DEVICE.
7. THE KNOX KEY SWITCH SHALL BE MOUNTED BETWEEN 5½ AND 6 FEET ABOVE GRADE (LOCATION SHOWN ON PLAN) ON ENTRANCE SIDE OF GATE. AN ADDITIONAL KEY SWITCH IS REQUIRED ON THE EXIT SIDE OF THE GATE WHEN THE GATE DOES NOT AUTOMATICALLY OPEN ON APPROACH.
8. THE KNOX KEY SWITCH SHALL BE LOCATED WITHIN 12 INCHES OF SIGNAGE LABELED 'FD ACCESS'.
9. GATE OPERATOR(S) SHALL OPEN AT A RATE OF ONE FOOT PER SECOND. PARKING BARRIER ARMS WILL OPEN OR CLEAR IN APPROXIMATELY TWO SECONDS.
10. AUTOMATIC GATE OPERATOR(S) AND/OR PARKING BARRIER ARM(S) SHALL BE EQUIPPED WITH BATTERY BACKUP ON ENTRANCE AND EXIT GATES OR BE CONNECTED TO AN EMERGENCY GENERATOR.
11. RESIDENTIAL/MULTIFAMILY GATES WILL OPEN ON BATTERY BACKUP DURING LOSS OF POWER AND REMAIN OPEN UNTIL THE POWER IS RESTORED (FAIL SAFE).
12. GATES ON COMMERCIAL/INDUSTRIAL PROPERTIES REMAIN CLOSED UNTIL THE EMERGENCY GATE SWITCH IS ACTIVATED, THEN OPEN ON BATTERY BACKUP (FAIL SECURE).
13. ELECTRIC GATE OPERATORS SHALL BE LISTED IN ACCORDANCE WITH UL325 (STANDARD FOR DOOR, DRAPERY, GATE, LOUVER AND WINDOW OPERATORS AND SYSTEMS). GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH REQUIREMENTS OF ASTM F 2200 (STANDARD SPECIFICATIONS FOR AUTOMATIC VEHICULAR GATE CONSTRUCTION).

NORTH
1 SITE LAYOUT PLAN
0 10' 20' 40'
SCALE:1"=20'

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Project
PROJECT L26-05

L26-05
125 NORTH MAIN PARKING
125 N MAIN ST. SPRINGDALE, ARKANSAS

Design Phase
LSD RE-SUBMITTAL

Revisions

No.	Date	Description

Stamp

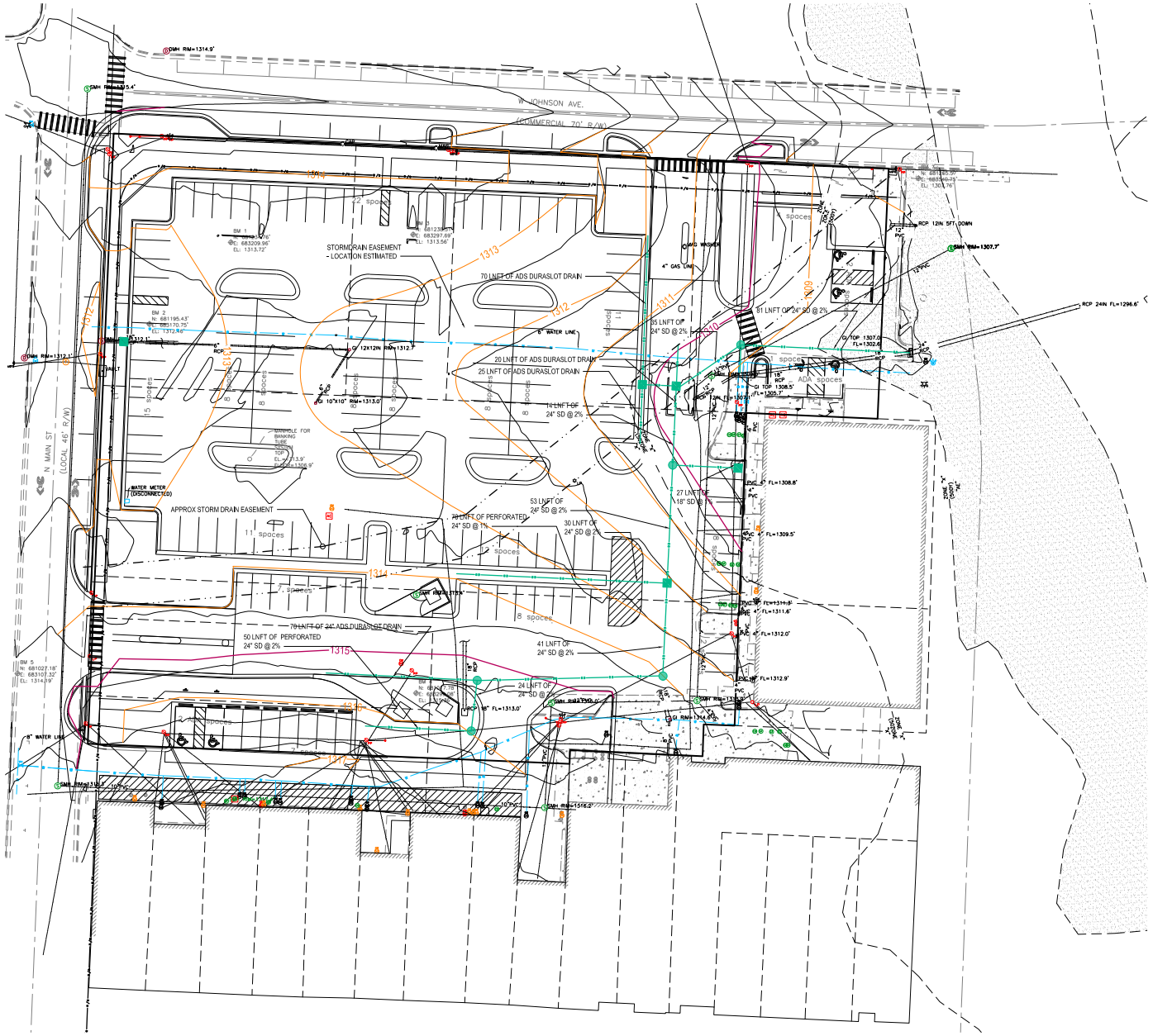
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Project Number
2025-149

Issue Date
03-19-2026

Sheet Title
SITE LAYOUT PLAN

Sheet Number
CS101



LEGEND

	DETAIL REFERENCE
EXISTING GRADE CONTOUR (1 FOOT INTERVAL) — 382	
EXISTING GRADE CONTOUR (5 FOOT INTERVAL) — 375	
FINISHED GRADE CONTOUR (1 FOOT INTERVAL) — 382	
FINISHED GRADE CONTOUR (5 FOOT INTERVAL) — 380	
FINISHED SPOT ELEVATION (T.C.=TOP OF CURB) — T.C.384.00	
NEW CURB INLET (C.I.)	1 / C-501
NEW STORM DRAIN (S.D.)	
NEW MANHOLE (M.H.)	3 / C-501
NEW CATCH BASIN (C.B.)	2 / C-501
EXIST. STORM DRAIN	

NORTH

1 SITE GRADING AND DRAINAGE PLAN

SCALE:1"=20'

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Project
PROJECT L26-05

L26-05
125 NORTH MAIN PARKING
125 N MAIN ST. SPRINGDALE, ARKANSAS

Design Phase
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2025-149

Issue Date
03-19-2026

Sheet Title
SITE GRADING AND DRAINAGE PLAN

Sheet Number
CG101



PLANT MATERIALS LIST			
ITEM	QTY.	DESCRIPTION	SPACING
TREES			
OVERCUP OAK, QUERCUS LYRATA	8	2.5" CAL. WELL BRANCHED AND BALANCED WITH A STRONG CENTRAL LEADER, WELL MATCHED	SEE PLAN
THORNLESS HONEYLOCUST, GLEDITSIA TRIOCANTHOS	6	2.5" CAL. WELL BRANCHED AND BALANCED WITH A STRONG CENTRAL LEADER, WELL MATCHED	SEE PLAN
BALD CYPRESS, TAXODIUM DISTICHUM	8	2.5" CAL. WELL BRANCHED AND BALANCED WITH A STRONG CENTRAL LEADER, WELL MATCHED	SEE PLAN
LITTLE LEAF LINDEN 'CHANCELLOR', TILIA CORDATA	7	2.5" CAL. WELL BRANCHED AND BALANCED WITH A STRONG CENTRAL LEADER, WELL MATCHED	SEE PLAN
ORNAMENTAL TREES			
PURPLE PLUM	13	2" CAL. WELL BRANCHED AND BALANCED	SEE PLAN
REDBUD	18	2" CAL. WELL BRANCHED AND BALANCED	SEE PLAN
SHRUBS			
YAUPON HOLLY, ILEX VOMITORIA	12	15 GAL. MIN. 40" IN HEIGHT, WELL MATCHED WITH VIGOROUS GROWTH	SEE PLAN
FOSTER HOLLY, ILEX ATTENUATAT 'FOSTERI'	2	5GAL. MIN. 30" IN HEIGHT, WELL MATCHED WITH VIGOROUS GROWTH	SEE PLAN
SWEETSPIRE, ITEA VIRGINICA 'LITTLE HENRY'	34	3 GAL. WELL MATCHED WITH VIGOROUS GROWTH	48"
MULCH			
3"-4" RIVER COBBLE	18,700 SF	3"-4" RIVER COBBLE INSTALLED TO A DEPTH OF 3" MIN.	ALL BEDS

I W 4" SCHEDULE 40 PVC IRRIGATION SLEEVE

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 GUIDLINE 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 2.5"MINIMUM CALIPER, 2" ORNAMENTAL MINIMUM WITH A SINGLE DOMINATE VERTICAL LEADER. MULTI-LEADERED TREES WILL NOT BE ACCEPTABLE WITHOUT PRIOR APPROVAL FROM LANDSCAPE DESIGNER.
6. ALL SHRUBS SHALL BE 18" MINIMUM IN HEIGHT AT THE TIME OF INSTALLATION.
7. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED, UNLESS SPECIFIED OTHERWISE, AND MUST MEET ALL REQUIREMENTS SPECIFIED ON PLANS.
8. ALL TREES AND SHRUBS SHALL BE INSTALLED PER STANDARD CITY OF SPRINGDALE PLANTING DETAILS.
9. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE DESIGNER BEFORE, DURING, AND AFTER CONSTRUCTION.
10. ALL PLANTING AREAS CONTAINED BY STEEL EDGING OR PAVING MUST BE COMPLETELY MULCHED WITH A 4" LAYER OF 2-4" ROVER ROCK MULCH. ALL TREES SHALL BE MULCHED WITH A 4' DIAMETER RING OF HARDWOOD MULCH. MULCH SHALL NOT BE PLACED IMMEDIATELY ADJACENT TO TREE TRUNKS, BUT SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE.
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.
14. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
15. 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.
16. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF TWO (2) YEARS BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
17. 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.
18. NOTIFY LANDSCAPE DESIGNER OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE CONSTRUCTION BEGINS.
19. ALL CONTAINED PLANTING AREAS, TREES, AND SHRUBS ARE TO BE SUFFICIENTLY COVERED BY DRIP IRRIGATION SYSTEM. ALL TURF GRASS AREAS ARE TO BE COVERED BY POP-UP IRRIGATION. FOR ALL TREE IRRIGATION SEE DETAIL 5IL-501. SEE SPECIFICATIONS FOR IRRIGATION REQUIREMENTS.
20. ALL IRRIGATION FITTINGS SHALL BE SCH. 40 PVC UNLESS SPECIFIED OTHERWISE.
21. ALL THREADED CONNECTIONS FROM SCH. 40 TO SCH. 80 PVC SHALL BE MADE USING TEFLON TAPE.

NORTH

1 LANDSCAPE PLANTING PLAN

0 10' 20' 40'

SCALE:1"=20'

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

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Project
PROJECT L26-05

L26-05
125 NORTH MAIN PARKING
125 N MAIN ST. SPRINGDALE, ARKANSAS

Design Phase
LSD RE-SUBMITTAL

Revisions

No.	Date	Description

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THIS DRAWING WAS PREPARED BY SAMUEL KINCANNON PE, B.S. IN HORTICULTURE AND 10+ YEARS EXPERIENCE IN LANDSCAPE DESIGN AND INSTALLATION

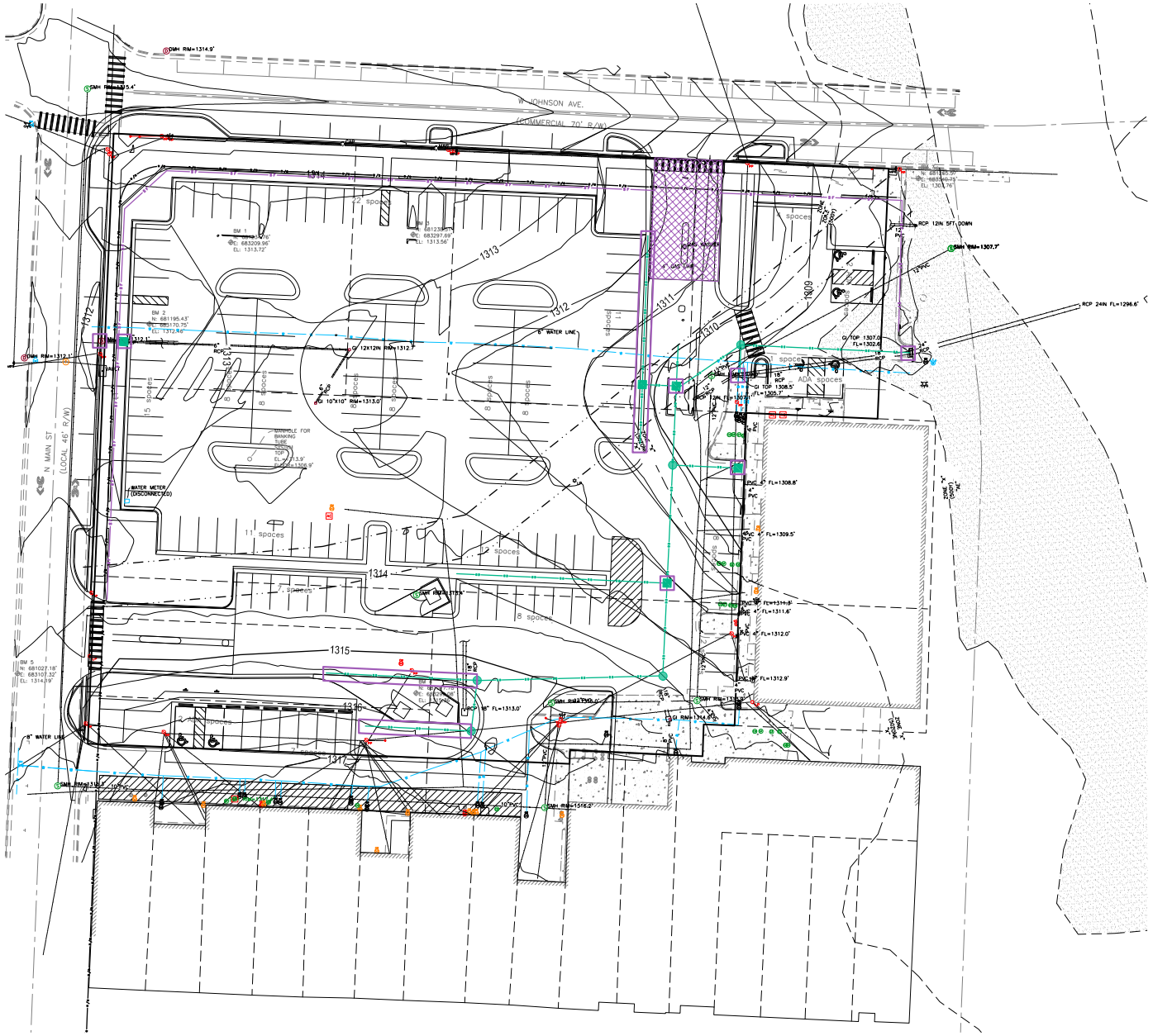
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2025-149

Issue Date
03-19-2026

Sheet Title
LANDSCAPE PLANTING PLAN

Sheet Number
LP101



LEGEND

	DETAIL REFERENCE
SILT FENCE	2 CE501
CONSTRUCTION ENTRANCE/EXIT PAD	1 CE501
INLET PROTECTION	3 CE501

NORTH

1 SITE SEDIMENTATION AND EROSION CONTROL PLAN

SCALE:1"=20'

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Project

PROJECT L26-05

L26-05

125 NORTH MAIN PARKING

125 N MAIN ST. SPRINGDALE, ARKANSAS

Design Phase

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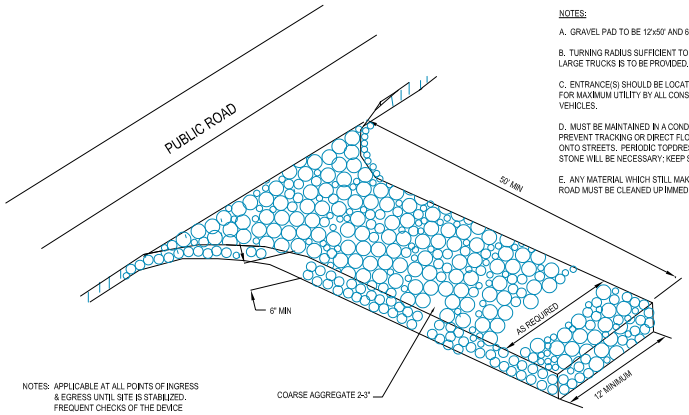
03-19-2026

Sheet Title

SITE SEDIMENTATION AND EROSION CONTROL PLAN

Sheet Number

CE101



NOTES:

A. GRAVEL PAD TO BE 12'x50' AND 6" THICK MINIMUM

B. TURNING RADIUS SUFFICIENT TO ACCOMMODATE LARGE TRUCKS IS TO BE PROVIDED.

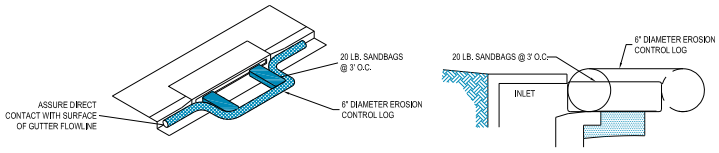
C. ENTRANCE(S) SHOULD BE LOCATED TO PROVIDE FOR MAXIMUM UTILITY BY ALL CONSTRUCTION VEHICLES.

D. MUST BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR DIRECT FLOW OF MUD ONTO STREETS. PERIODIC TOPDRESSING WITH STONE WILL BE NECESSARY; KEEP SOME HANDY.

E. ANY MATERIAL WHICH STILL MAKES IT ONTO THE ROAD MUST BE CLEANED UP IMMEDIATELY.

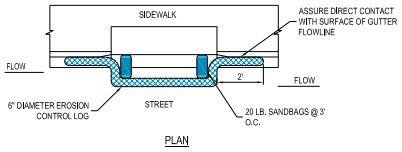
NOTES: APPLICABLE AT ALL POINTS OF INGRESS & EGRESS UNTIL SITE IS STABILIZED. FREQUENT CHECKS OF THE DEVICE AND TIMELY MAINTENANCE MUST BE PROVIDED.

1 GRAVEL CONSTRUCTION ENTRANCE/EXIT
NOT TO SCALE

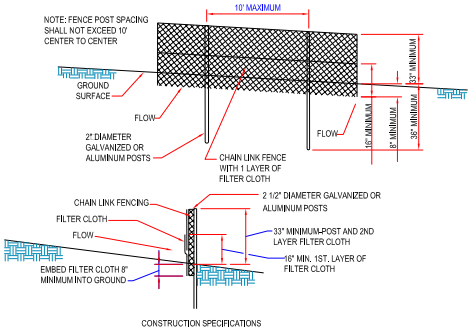


NOTES:

1. EROSION CONTROL LOG CONTAINMENT MESH SHALL BE 100% BIODEGRADABLE, PHOTODEGRADABLE OR RECYCLABLE; AND FILL MATERIAL SHALL CONSIST OF MULCH, ASPEN EXCELSIOR FIBERS, CHIPPED SITE VEGETATION, COCONUT FIBERS, 100% RECYCLABLE FIBERS, OR ANY OTHER ACCEPTABLE MATERIAL EXCLUDING STRAW AND HAY.
2. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2'.
3. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY REMOVE THE INLET PROTECTIONS IF THE STORM WATER BEGINS TO OVERTOP THE CURB.
4. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.



3 INLET PROTECTION
NOT TO SCALE



FENCING SHALL BE 42" IN HEIGHT AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST MARYLAND STATE HIGHWAY (SHA) DETAILS FOR CHAIN LINK FENCING. THE SHA SPECIFICATIONS FOR A 6 FOOT FENCE SHALL BE USED, SUBSTITUTING 42 INCH FABRIC AND 6 FOOT LENGTH POSTS.

1. THE POSTS DO NOT NEED TO BE SET IN CONCRETE.
2. CHAIN LINK FENCE SHALL BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE TIES OR STAPLES.
3. FILTER CLOTH SHALL BE FASTENED SECURELY TO THE CHAIN LINK FENCE WITH TIES SPACED EVERY 24" AT THE TOP AND MID SECTION.
4. FILTER CLOTH SHALL BE EMBEDDED A MINIMUM OF 8" INTO THE GROUND.
5. WHEN TWO SECTIONS OF GEOTEXTILE FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
6. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SILT BULDUPS REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

DESIGN CRITERIA			
Slope	SLOPE STEEPNESS	SLOPE LENGTH (MAXIMUM)	SILT FENCE LENGTH (MAXIMUM)
0 - 10%	0 - 10:1	UNLIMITED	UNLIMITED

2 SILT FENCE DETAIL
NOT TO SCALE

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No.	Date	Description

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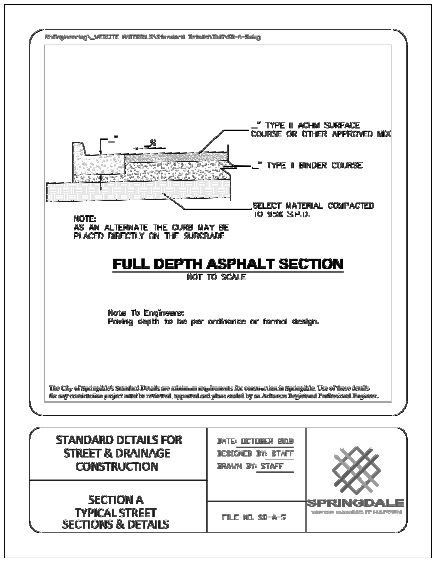
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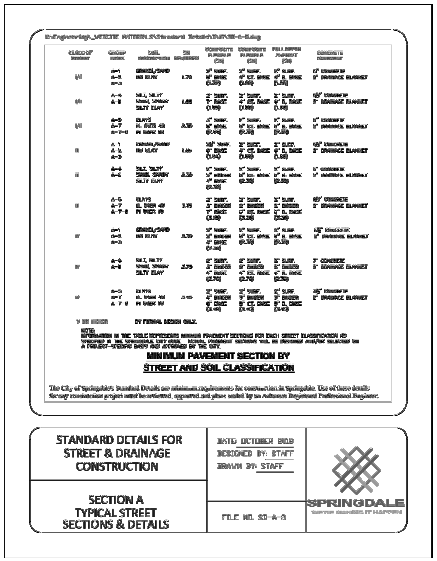
Project Number
2025-149

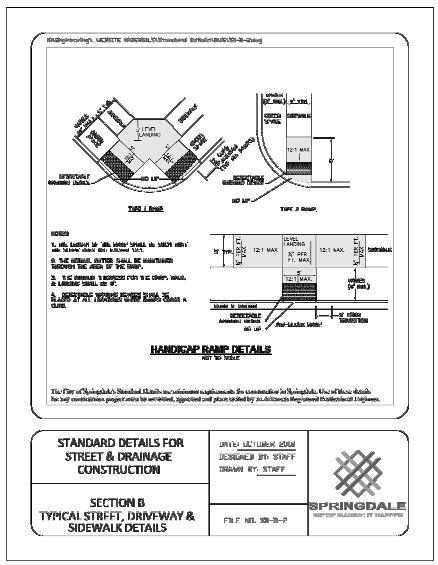
Issue Date
03-19-2026

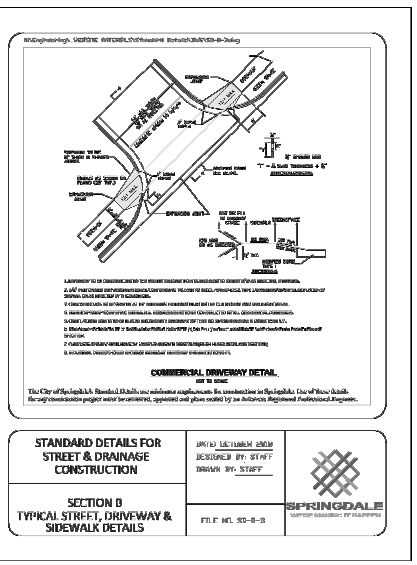
Sheet Title
SITE DETAILS

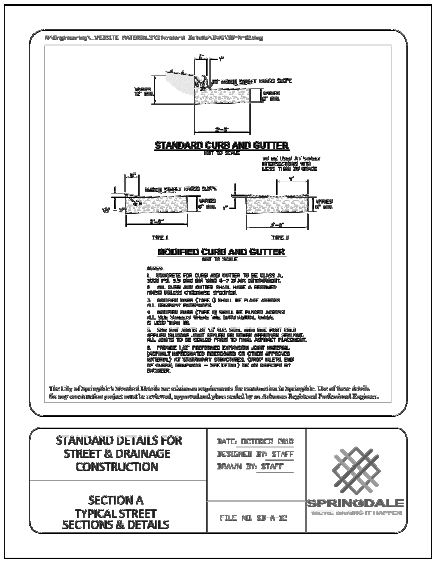
Sheet Number
CE501

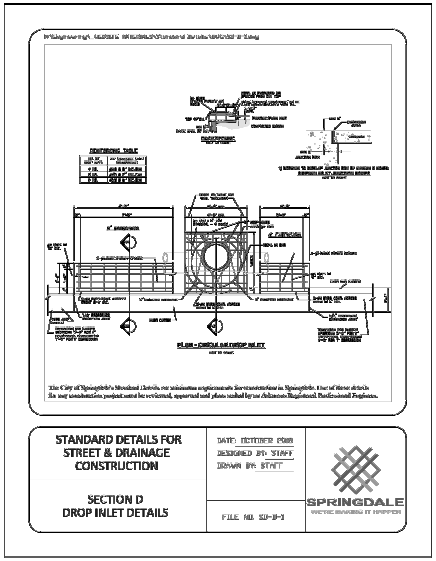


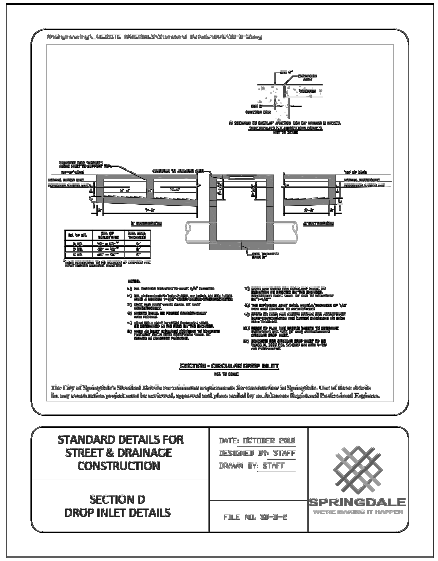


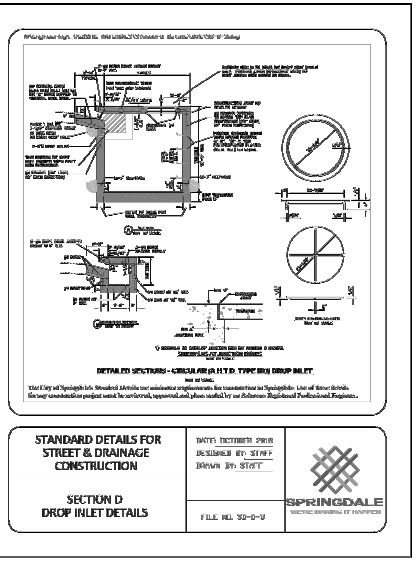












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479.841.2776

Project
PROJECT L26-05

L26-05
125 NORTH MAIN PARKING
125 N MAIN ST. SPRINGDALE, ARKANSAS

Design Phase
LSD RE-SUBMITTAL

Revisions

No.	Date	Description

Stamp

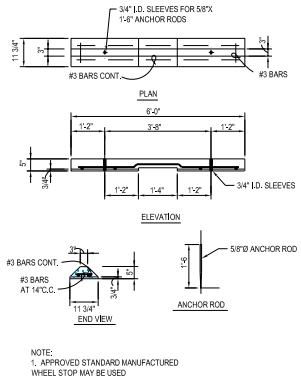
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Issue Date
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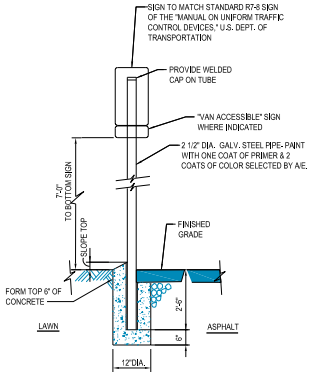
Sheet Title
SITE DETAILS

Sheet Number
C-501

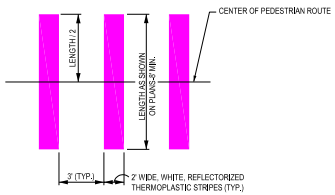


NOTE:
1. APPROVED STANDARD MANUFACTURED WHEEL STOP MAY BE USED

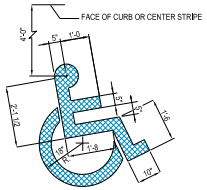
1 WHEEL STOP DETAILS
NOT TO SCALE



2 HANDICAPPED PARKING SIGN DETAIL
NOT TO SCALE

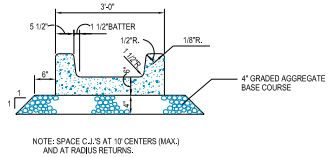


3 CROSSWALK STRIPING DETAIL
NOT TO SCALE



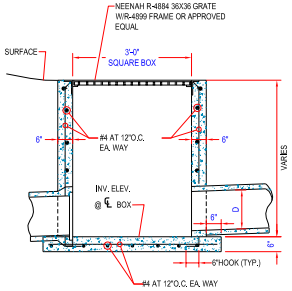
NOTE: SYMBOL TO BE PAINTED WITH WHITE NON-REFLECTIVE TRAFFIC PAINT

4 HANDICAP SYMBOL DETAIL
NOT TO SCALE

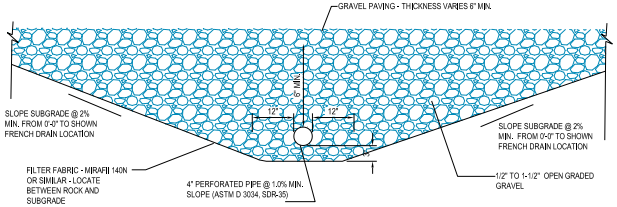


NOTE: SPACE C.J.'S AT 10' CENTERS (MAX.) AND AT RADIUS RETURNS.

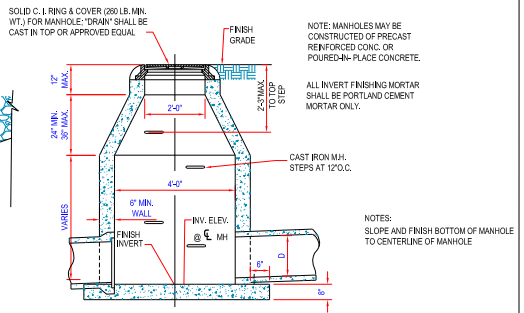
5 CURBED DRAINAGE CHUTE
NOT TO SCALE



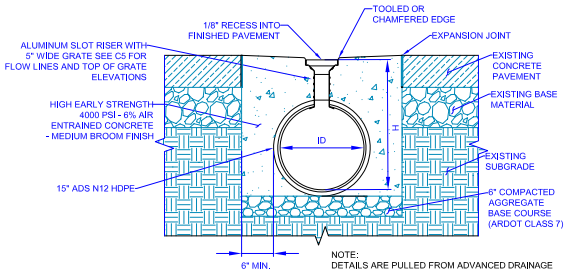
6 CATCH BASIN DETAIL
NOT TO SCALE



7 FRENCH DRAIN DETAIL
NOT TO SCALE

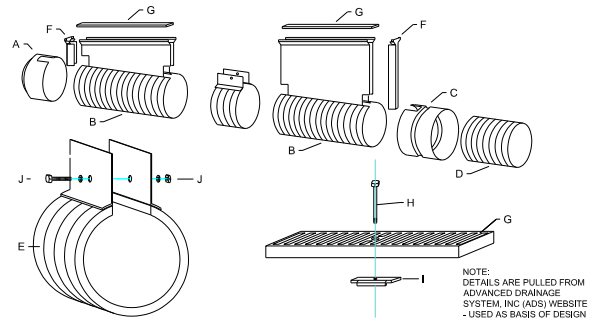


8 STORM DRAIN MANHOLE DETAIL
NOT TO SCALE



NOTE:
DETAILS ARE PULLED FROM ADVANCED DRAINAGE SYSTEM, INC (ADS) WEBSITE - USED AS BASIS OF DESIGN - SUBMIT PROPOSED ALTERNATIVE PRIOR TO CONSTRUCTION

9 SLOT DRAIN DETAIL
NOT TO SCALE



A. DURASLOT XL End Cap
B. DURASLOT XL Pipe
C. DURASLOT XL Adapter
D. ADS N-12 HDPE or HP Storm Pipe
E. DURASLOT XL Coupler Band
F. DURASLOT XL End Plate
G. 5" Wide H20 Standard Grate (Provided by ADS)
H. ¾" x 20 Locking Bolt (Bolt Design Varies by Grate Design)
I. Locking Plate with ¾" x 20 Nut
K. Hex Head Assembly Kit:
⅝" Hex Head Screw x 3½" Long w/ (2) Washers & ⅝" Hex Nut

NOTE: - Slot height may vary per project
- Each Cap (A) & Adapter (C) comes with an End Plate (F).
- Coupler Band (E) comes with a Hex Head Assembly Kit (J)

NOTE:
DETAILS ARE PULLED FROM ADVANCED DRAINAGE SYSTEM, INC (ADS) WEBSITE - USED AS BASIS OF DESIGN - SUBMIT PROPOSED ALTERNATIVE PRIOR TO CONSTRUCTION

10 SLOT DRAIN ASSEMBLY DETAIL
NOT TO SCALE

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Project
PROJECT L26-05

L26-05
125 NORTH MAIN PARKING
125 N MAIN ST. SPRINGDALE, ARKANSAS

Design Phase
LSD RE-SUBMITTAL

Revisions

No.	Date	Description

Stamp

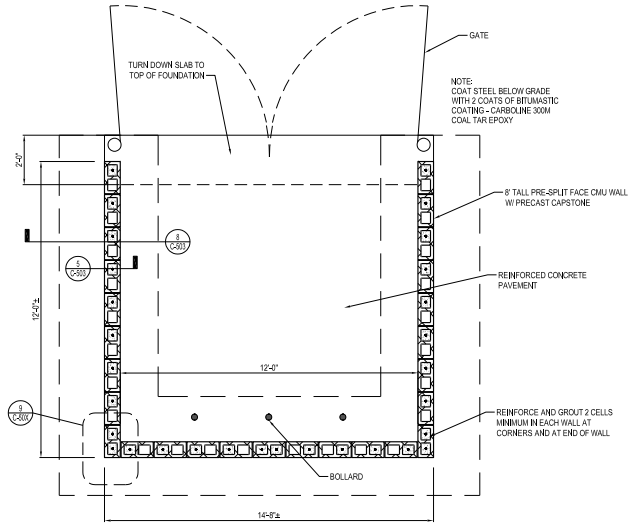
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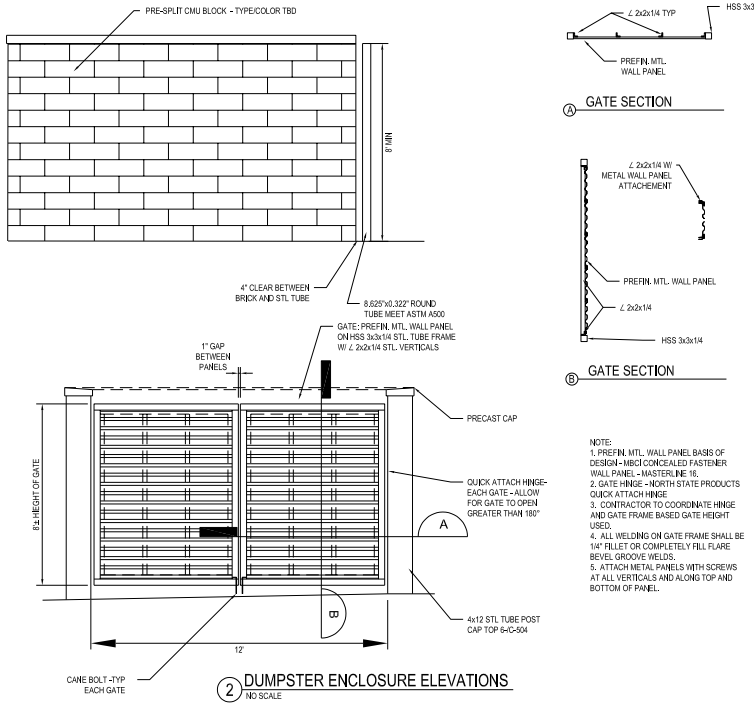
Issue Date
03-19-2026

Sheet Title
SITE DETAILS

Sheet Number
C-502



1 DUMPSTER ENCLOSURE WALL PLAN
NO SCALE

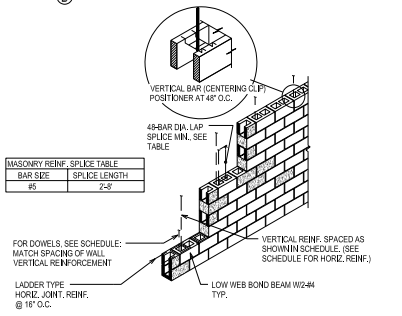


2 DUMPSTER ENCLOSURE ELEVATIONS
NO SCALE

CMU WALL REINFORCEMENT SCHEDULE				
	REINFORCEMENT			
DESCRIPTION	VERTICAL	HORIZONTAL	JOINT	REMARKS
TYPICAL 8" CMU WALLS	#5 AT 16" O.C. MAX.	CONT. BOND BEAM W/2-#4 WITH TOP OF BOND BEAM AT 2'-0" O.C. MAX.		SEE NOTE-2

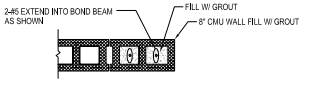
NOTES:
1. USE LOW WEB BOND BEAM WITH OPEN BOTTOM AT CELLS WITH CONT. VERTICAL REINFORCMENT.
2. ALSO SEE GENERAL NOTES, SHEET-S-001 FOR ADDITIONAL INFORMATION.

B REINFORCEMENT SCHEDULE

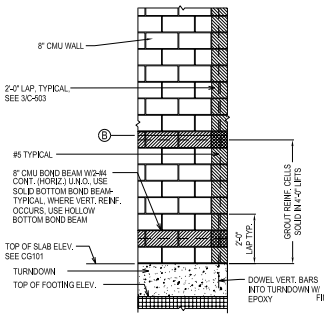


A MASONRY WALL ELEVATION AND SPLICE TABLE

3 TYPICAL CMU ENCLOSURE WALL
NO SCALE

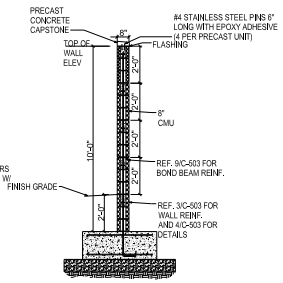


B SECTION

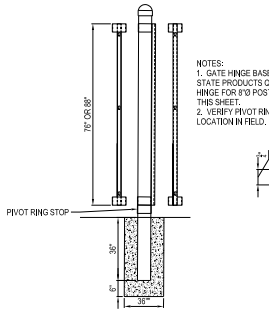


A ELEVATION

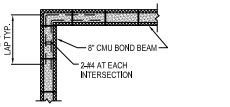
4 TYPICAL CONTROL JOINT AND HORIZONTAL REINFORCING
NO SCALE



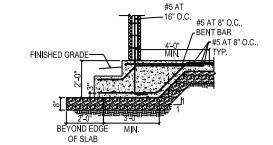
5 TYPICAL DUMPSTER ENCLOSURE WALL SECTION
NO SCALE



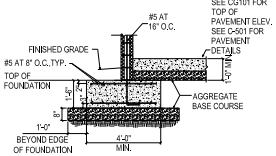
6 TYPICAL GATE POST HINGE AND FOUNDATION
NO SCALE



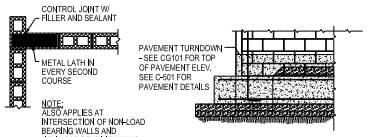
9 TYPICAL BOND BEAM OF CORNER REINFORCING
NO SCALE



7 TYPICAL FOUNDATION STEP
NO SCALE



8 TYPICAL FOUNDATION
NO SCALE



10 TYPICAL INTERSECTION OF WALLS
NO SCALE

11 SLAB TURN DOWN
NO SCALE

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Project
PROJECT L26-05

L26-05
125 NORTH MAIN PARKING
125 N MAIN ST. SPRINGDALE, ARKANSAS

Design Phase
LSD RE-SUBMITTAL

Revisions

No.	Date	Description

Stamp

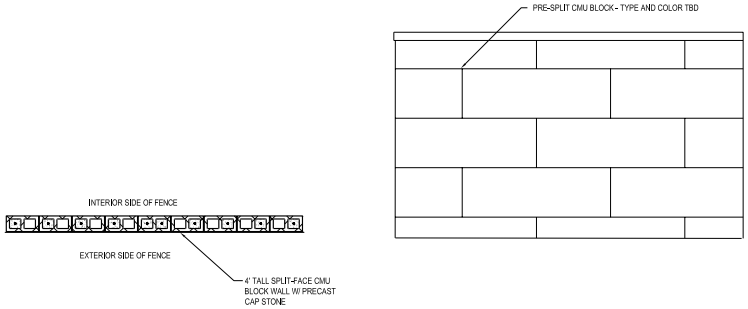
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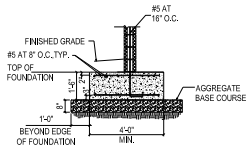
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03-19-2026

Sheet Title
SITE DETAILS

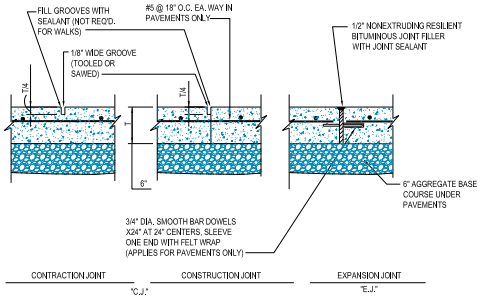
Sheet Number
C-503



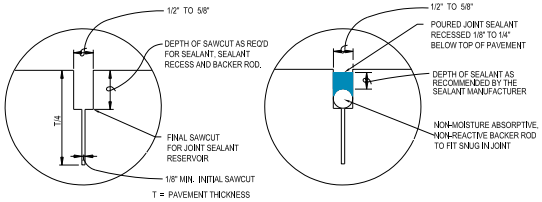
1 PERIMETER FENCE DETAIL
NO SCALE



2 TYPICAL FOUNDATION
NO SCALE

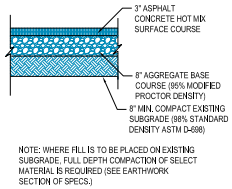


3 CONCRETE JOINT DETAILS
NOT TO SCALE

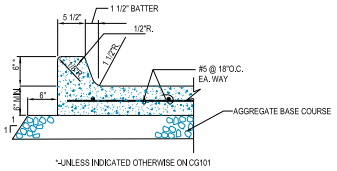


SAWCUT COMPLETED SAWCUT JOINT

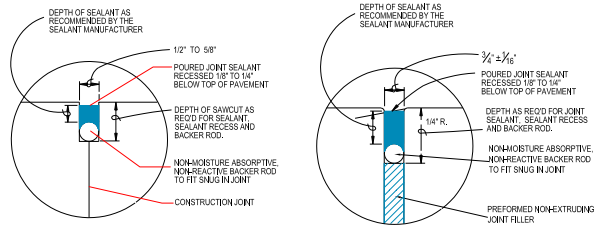
CONTRACTION JOINT SEALANT DETAILS (SAWED TYPE)
NO SCALE



5 ASPHALT PAVING DESIGN SECTION
NOT TO SCALE



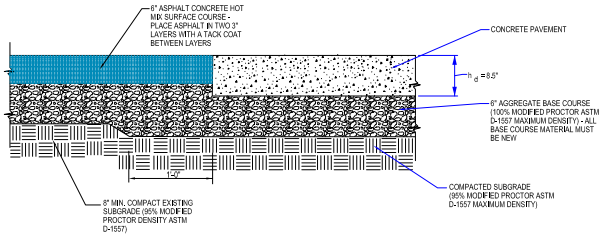
7 INTEGRAL CURB DETAIL
NOT TO SCALE



COMPLETED CONSTRUCTION JOINT SEALANT DETAIL

COMPLETED EXPANSION JOINT SEALANT DETAIL

4 POURED JOINT SEALANT DETAILS
NOT TO SCALE



6 CONCRETE/ASPHALT JUNCTION DETAIL
NOT TO SCALE

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Project
PROJECT L26-05

L26-05
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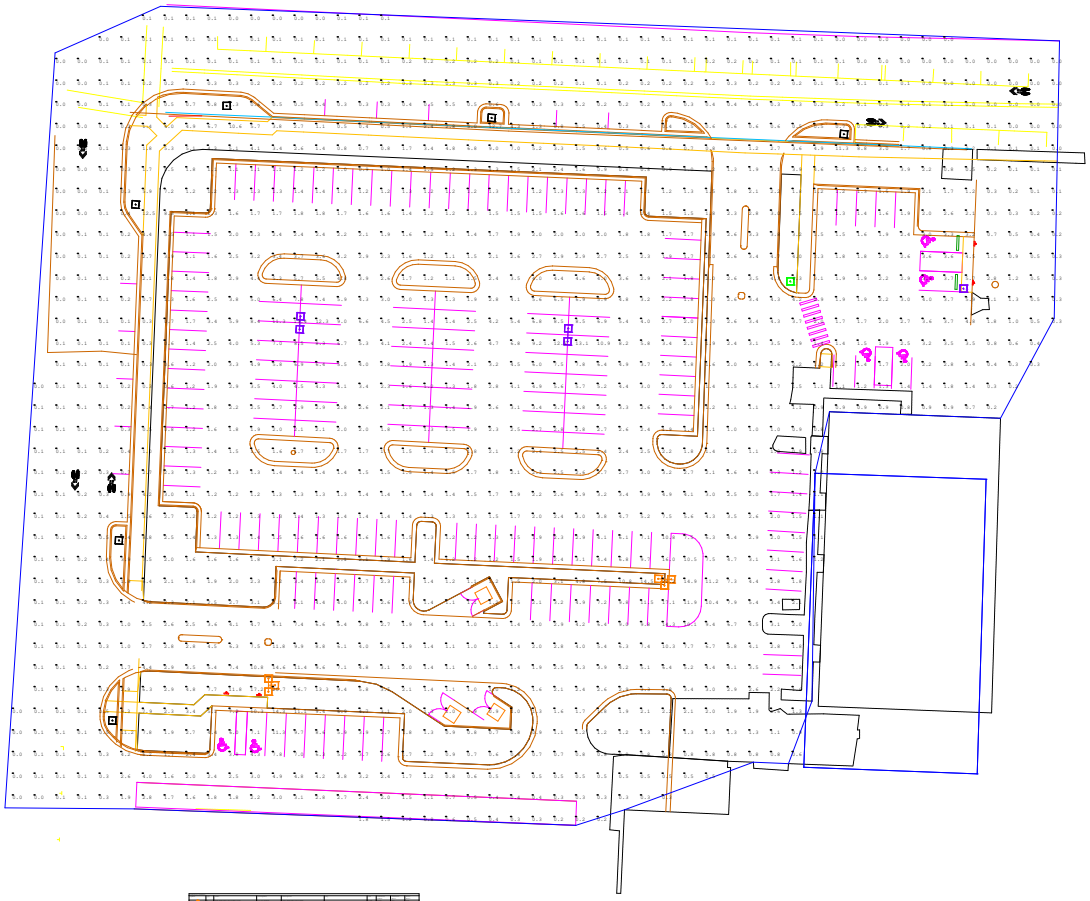
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Project Number
2025-149

Issue Date
03-19-2026

Sheet Title
SITE DETAILS

Sheet Number
C-504



Luminaire Schedule								
Symbol	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	3@90 GALN-SA4C-740-U-T4FT_27751 lumens (2)_1	3 @ 90 Degrees	3@90 GALN-SA4C-740-U-T4FT		1.000	27751	213	1278
	AVPL-UTL-2-III-1050mA-110W-4K-HSS	Single			1.000	6775	110	660
	GALN-SA3B-740-U-T3_16845 lumens (2)	Single	GALN-SA3B-740-U-T3		1.000	16845	121	121
	B2B GALN-SA4C-740-U-T4FT_27751 lumens (2)	Back-Back	B2B GALN-SA4C-740-U-T4FT		1.000	27751	213	852
	GALN-SA3D-740-U-T4FT_23043 lumens	Single	GALN-SA3D-740-U-T4FT		1.000	23043	184	184

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Lot_Planar	Illuminance	Fc	2.28	21.2	0.0	N.A.	N.A.

MALMSTROM WHITE CO.
11619 KANIS ROAD
LITTLE ROCK, AR 72211
(501) 224-2775
WWW.MALMSTROMWHITE.COM

#	Date	Comments

Revisions

Drawn By:
Checked By:
Date: 2/19/2026
Scale:

EMMA HOLDINGS PARKING

SITE





SPRINGDALE™
WE'RE MAKING IT HAPPEN

Variance Application

Date: 01/22/2026 Permit No.: 260018

Applicant / Owner

Applicant Name:	Andres Forero	Owner Name:	Kenneth N. Hall
Address:	100 W Emma Ave, Suite 201	Address:	417 W. Maple Ave, Suite 201
City, State, Zip:	Springdale, AR 72764	City, State, Zip:	Springdale, AR 72764
Phone:	4793202741	Phone:	4794096021
Email:	[redacted]	Email:	[redacted]
Contact:	Applicant		

Project

Project Location:	125 N Main St, Springdale, AR 72764	Multiple Buildings:	☐
		Outdoor Storage:	☐
Parcel Numbers:	815-30024-000, 815-30026-000, 815-30023-000, 815-30021-000, 815-30019-000, 815-30020-000, 815-30042-000, 815-30022-000, 815-30037-000, 815-30038-000	Facades/Exterior:	☐
		Detail Features:	☐
		Roofs:	☐
		Materials/Colors:	☐
		Entryways:	☐
		Landscaping:	☐
Current Zone:	NC1	Screening:	☑
Rezone Required:	NC1	Lighting:	☐
Total Acreage:	2.5 acres		
Entrances:	☐		
Parking Lot:	☑		
Structure Back:	☐		
Pedestrian Flow:	☑		
Central Features:	☐		

Variance Request: Multiple deviations and waivers. Please see the attached PDF file.

Difficulty/Hardship: Please see the attached PDF file.

Variance Effect: Please see the attached PDF file.

Harmony:

I do hereby certify that the information contained herein is true and correct.

Andres Forero	01/22/2026
Name	Date

Waiver Request

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant (person making request)

Name: Andres Forero

E-mail: [redacted]

Address: 100 W Emma Ave Suite 201
Springdale, AR 72764

Phone: 479.320.2741

Site/ Location: 125 N Main St.

Assessor's Parcel Number(s): Various parcels. Refer to the list enclosed.

Current Zoning: NC1

Waiver Requested: NC1

Total Acreage: 2.5 acres

Please describe your request in detail:

Please refer to the enclosed list.

If you have any additional comments, please attach additional pages to this document.

STAFF USE ONLY

Date Application Submitted: 03/18/2026

Project Number: W26-05

Johnson Avenue Parking Lot
Deviations and Waivers

Date prepared January 6, 2026

Waivers

Street Tree Grates

- Instead of building “Tree Grates”, trees are proposed in the green space along the R/W Line, aka Property Line.
- 1 per 5 parallel parking spaces.
    - Provided will be as Required.

Johnson Ave sidewalk width

- Required 8 feet
- Proposed 6 feet at street - 5 feet green space along the R/W Line, aka Property Line.

Alley - green space

- Required 2.5 feet on the north side (where there is existing grass).
- Proposed only on about 1/4 of the length (the portion closer to Main St.)

CONTINUES ON NEXT PAGE

Deviations

Screening on R/W

- Regulation
    - Form Based Code
        - Required
            - 6-foot tall
        - Proposed
            - 3 to 4-foot tall
    - City Code Chapter 56 Section 31 Part 1, Buffer.
        - Required
            - 10-foot
        - Proposed
            - 5 feet.
                - That is, 10-foot total, when 5 feet in the sidewalk are added.

Parking Setback Primary - Johnson Ave

- Regulation NC1 Form Based Code
    - Required 30 feet
    - Proposed 5 feet

Parking Setback Primary - Main St

- Regulation NC1 Form Based Code
    - Required 30 feet
    - Proposed 5 feet

Parking Setback Alley

- Regulation NC1 Form Based Code
    - Required 12 feet
    - Proposed only on about 1/4 of the length (the portion closer to Main St.)

Realty Title & Closing Services LLC

3866 W. Sunset
Springdale, AR 72762
479-582-9383
www.realtytitleinc.com

File No.: 26-92611W

Adjacent Property Owners

Subject Property:
Current Owner: Emma & Turnbow LLC
Parcel Number: 815-30042-000
Property Address: Mill St, Springdale, AR
Mailing Address: 310 W Emma Ave, Springdale, AR 72764

Current Owner: Emma & Turnbow LLC
Parcel Number: 815-30026-000
Property Address: N/A
Mailing Address: 310 W Emma Ave, Springdale, AR 72764

Current Owner: Emma & Turnbow LLC
Parcel Number: 815-30024-000
Property Address: 121 N Main St, Springdale, AR
Mailing Address: 310 W Emma Ave, Springdale, AR 72764

Current Owner: Emma & Turnbow LLC
Parcel Number: 815-30023-000
Property Address: 123 N Main St, Springdale, AR
Mailing Address: 310 W Emma Ave, Springdale, AR 72764

Current Owner: Arkansas Western Gas Company
Parcel Number: 815-30022-000
Property Address: N/A
Mailing Address: 370 Van Gordon St, Suite 4000, Lakewood, CO 80228

Current Owner: Emma & Turnbow LLC
Parcel Number: 815-30021-000
Property Address: W Johnson Ave, Springdale, AR
Mailing Address: 310 W Emma Ave, Springdale, AR 72764

Current Owner: Emma & Turnbow LLC
Parcel Number: 815-30020-000
Property Address: W Johnson Ave, Springdale, AR
Mailing Address: 310 W Emma Ave, Springdale, AR 72764

Current Owner: Emma & Turnbow LLC
Parcel Number: 815-30019-000
Property Address: W Johnson Ave, Springdale, AR

Mailing Address: 310 W Emma Ave, Springdale, AR 72764

Adjoining Property Owners:
Current Owner: Emma & Turnbow LLC
Parcel Number: 815-30041-000
Property Address: N/A
Mailing Address: 310 W Emma Ave, Springdale, AR 72764

Current Owner: Emma & Turnbow LLC
Parcel Number: 815-30040-000
Property Address: N/A
Mailing Address: 310 W Emma Ave, Springdale, AR 72764

Current Owner: Emma & Turnbow LLC
Parcel Number: 815-30039-000
Property Address: 100 W Emma Ave, Springdale, AR
Mailing Address: 310 W Emma Ave, Springdale, AR 72764

Current Owner: Emma & Turnbow LLC
Parcel Number: 815-30038-000
Property Address: 124 Mill St, Springdale, AR
Mailing Address: 310 W Emma Ave, Springdale, AR 72764

Current Owner: Emma & Turnbow LLC
Parcel Number: 815-30037-000
Property Address: 100 W A Johnson Ave; 126 W Johnson Ave; 101 W B Johnson Ave; 101 W C Johnson Ave; 101 W D Johnson Ave; 126 W Johnson Ave, Springdale, AR
Mailing Address: 310 W Emma Ave, Springdale, AR 72764

Current Owner: Emma & Turnbow LLC
Parcel Number: 815-30036-000
Property Address: N/A
Mailing Address: 310 W Emma Ave, Springdale, AR 72764

Current Owner: First Security Bank
Parcel Number: 815-30035-000
Property Address: 112 W Emma Ave, Springdale, AR
Mailing Address: 314 N Spring St, Searcy, AR 72143

Current Owner: 120 W. Emma LLC
Parcel Number: 815-30034-000
Property Address: 120 W Emma Ave, Springdale, AR
Mailing Address: 2556 Rain Tree Cir, Springdale, AR 72762

Current Owner: Farshid Atashband and Firoozeh Pourvash
Parcel Number: 815-30033-000
Property Address: 122 W Emma Ave; 124 W Emma Ave, Springdale, AR
Mailing Address: 4100 Fairway Dr, Springdale, AR 72764

Current Owner: Spectrum Holdings Limited Partnership, LLLP

Parcel Number: 815-30032-000
Property Address: 126 W Emma Ave, Springdale
Mailing Address: 5453 Clear Creek Blvd, Fayetteville, AR 72704

Current Owner: JLP On Emma, LLC
Parcel Number: 815-30031-000
Property Address: 128 W Emma Ave, Springdale, AR
Mailing Address: 128 W Emma Ave, Springdale, AR 72764

Current Owner: Alfonso C. Hernandez, Sr.
Parcel Number: 815-30030-000
Property Address: 130 W Emma Ave, Springdale, AR
Mailing Address: C/O Elvira Cobian - 3462 Haywood Cv, Springdale, AR 72764

Current Owner: Emma Properties, LLC
Parcel Number: 815-30029-000
Property Address: 134 W Emma Ave, Springdale, AR
Mailing Address: 1468A E Mountain Rd, Springdale, AR 72764

Current Owner: Matsu-Jaure Properties, LLC
Parcel Number: 815-30028-000
Property Address: 118 W Emma Ave; 118 W 1/2 Emma Ave, Springdale, AR
Mailing Address: 507 Maple Dr, Springdale, AR 72764

Current Owner: Black Bear Real Estate & Development, LLC
Parcel Number: 815-30027-000
Property Address: 132 W Emma Ave, Springdale, AR
Mailing Address: PO Box 432 Springdale, AR 72765

Current Owner: First Security Bank
Parcel Number: 815-30025-000
Property Address: 110 W Emma Ave, Springdale, AR
Mailing Address: 314 N Spring St, Searcy, AR 72143

Current Owner: BKTK, LLC
Parcel Number: 815-30018-000
Property Address: N/A
Mailing Address: 116 W Emma Ave, Springdale, AR 72764

Current Owner: BKTK, LLC
Parcel Number: 815-30017-000
Property Address: 116 W Emma Ave, Springdale, AR
Mailing Address: 116 W Emma Ave, Springdale, AR 72764

Current Owner: the Chamber of Commerce of Springdale, Arkansas
Parcel Number: 815-30014-000
Property Address: 202 W Emma Ave, Springdale, AR
Mailing Address: 202 W Emma Ave, Springdale, AR 72764

Current Owner: First United Methodist Church of Springdale
Parcel Number: 815-30011-000

Property Address: 130 N Main St, Springdale, AR
Mailing Address: 206 W Johnson Ave, Springdale, AR 72764

Current Owner: Downtown Springdale Alliance
Parcel Number: 815-30009-000
Property Address: 124 N Main St, Springdale, AR
Mailing Address: 124 N Main St, Springdale, AR 72764

Current Owner: Shiloh Museum Board of Trustees
Parcel Number: 815-29997-000
Property Address: 118 W Johnson Ave, Springdale, AR
Mailing Address: 118 W Johnson Ave, Springdale, AR 72764

Current Owner: the Town of Springdale (Springdale City Library)
Parcel Number: 815-29996-000
Property Address: N/A
Mailing Address: 201 Spring St, Springdale, AR 72764

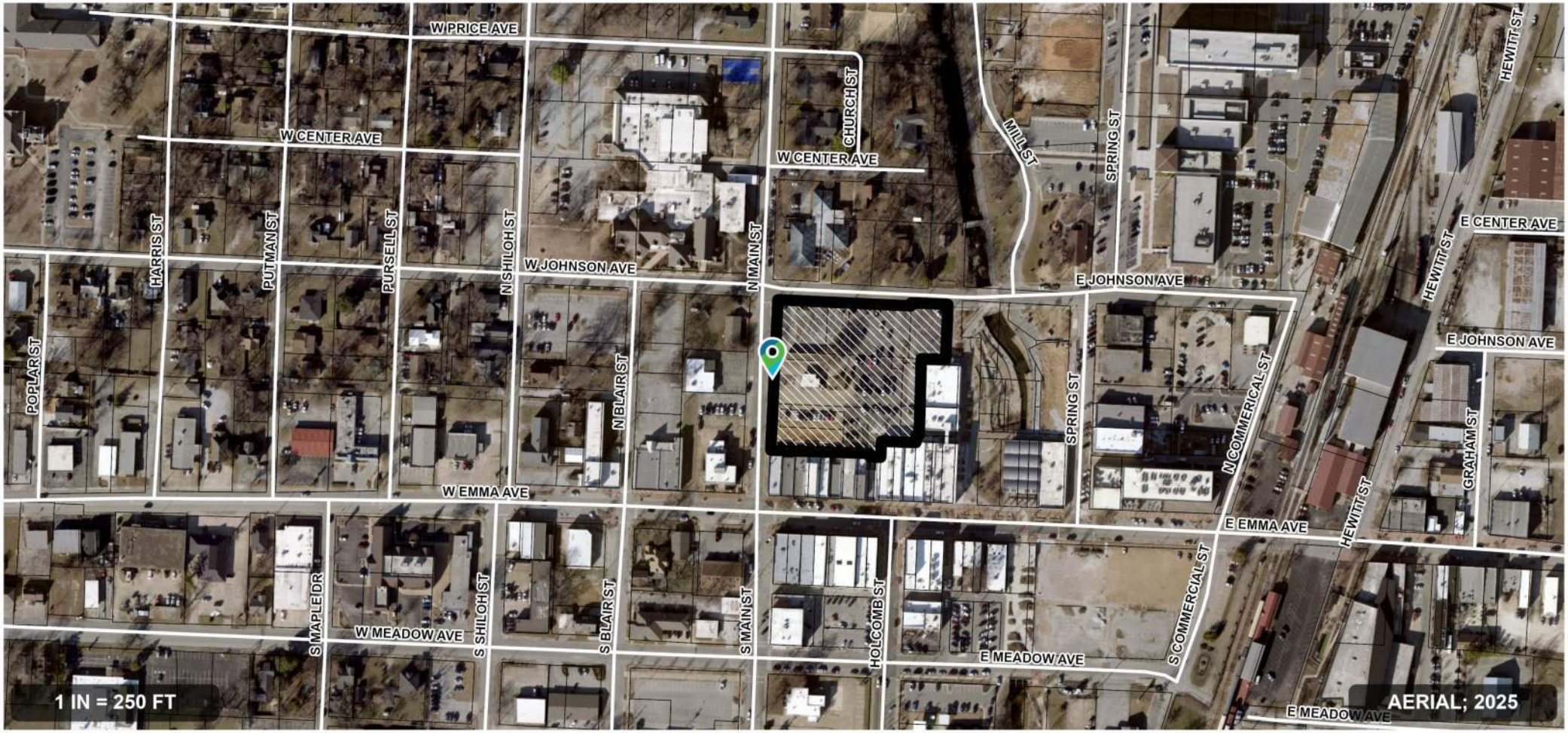
Current Owner: Shiloh Museum Board of Trustees
Parcel Number: 815-29995-000
Property Address: 118 W Johnson Ave, Springdale, AR
Mailing Address: 118 W Johnson Ave, Springdale, AR 72764

Current Owner: City of Springdale, Arkansas
Parcel Number: 815-22936-000
Property Address: N/A
Mailing Address: 201 N Spring St, Springdale, AR 72764

This list is compiled mainly from the Washington County Assessor's Office and is further certified through January 8, 2026.

Issued Through the Office of
Realty Title & Closing Services, LLC
Arkansas Title Agency License No.: 100102353
3866 W. Sunset
Springdale, AR 72762
479-582-9383 fax 479-582-2925

By: Brittney Pullen
Authorized Signatory
Brittney Pullen



PUBLIC NOTICE

PROJECT AREA

L26-05: 125 North Main Street Parking

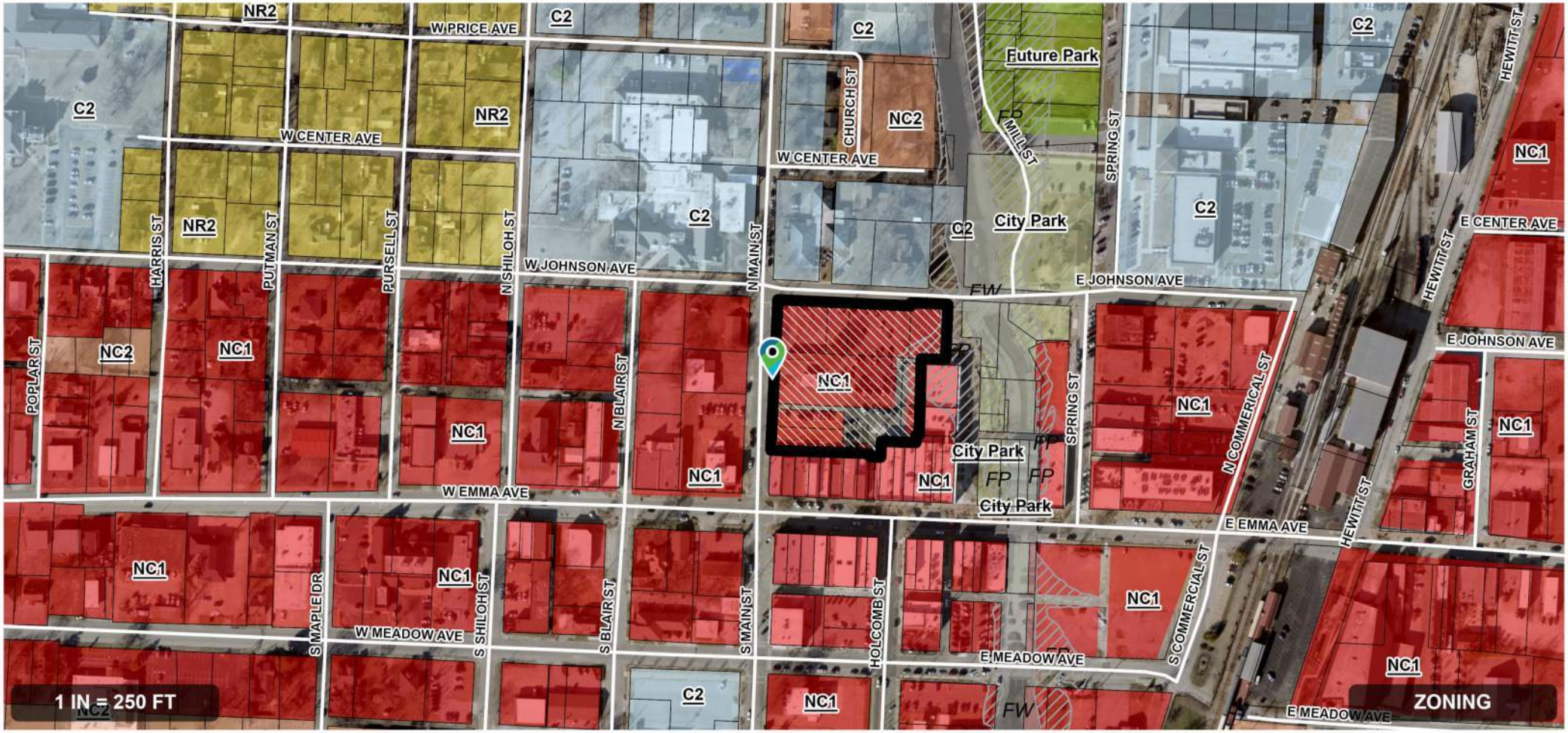
East of N. Main Street & South of W. Johnson Avenue

Large Scale Development

FB26-04: Deviation from Parking Location Requirements & from Street Wall Requirements

W26-05: Waiver of Street Improvements on W. Johnson Avenue

N



PUBLIC NOTICE

PROJECT AREA

L26-05: 125 North Main Street Parking

East of N. Main Street & South of W. Johnson Avenue

Large Scale Development

FB26-04: Deviation from Parking Location Requirements & from Street Wall Requirements

W26-05: Waiver of Street Improvements on W. Johnson Avenue

N

Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Expedient Civil Engineering/Jason Ingalls	Name: Greenway Real Estate Investment Holdings
E-mail: [redacted]	E-mail: [redacted]
Address: P.O. Box 5484	Address: 5391 Normandy Road
Bella Vista, AR 72714	Memphis, TN 38120
Phone: 479-364-0028	Phone: 479-721-4700
Site/ Location: 1010 Schmieding Avenue	Current Zoning: C-2
Assessor's Parcel Number(s): 815-28980-001	Rezone Required: C-2
	Total Acreage: 0.68

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

☒ Board of Adjustments
☐ Commercial Design Standards

Application Requirements:

☒ A complete application.
☒ A copy of the warranty deed indicating ownership of property.
☒ A site plan in conformance with Chapter 130, Article 2, Section 13.
☒ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

☐ $75.00

STAFF USE ONLY

Date Application Submitted: 02/12/2026 Project Number: B26-15

Date Accepted as Complete: 02/20/2026 Receipt Number: 788

Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☒ Representative ☐

Describe your variance request:

See attached variance letter

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

See attached variance letter

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:
(How will this variance alleviate your hardship?)

See attached variance letter

Record Property Owner(s): Greenway Real Estate Investment Holdings, LLC

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: Expedient Civil Engineering, PLLC

Signature: Joan E. Ingalls Date: 2/11/2026

Name of Representative (if applicable): _____

Signature: _____ Date: _____

Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Expedient Civil Engineering/Jason Ingalls	Name: Greenway Real Estate Investment Holdings
E-mail: [redacted]	E-mail: [redacted]
Address: P.O. Box 5484	Address: 5391 Normandy Road
Bella Vista, AR 72714	Memphis, TN 38120
Phone: 479-364-0028	Phone: 479-721-4700
Site/ Location: 1010 Schmieding Avenue	Current Zoning: C-2
Assessor's Parcel Number(s): 815-28980-001	Rezone Required: C-2
	Total Acreage: 0.68

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

☐ Board of Adjustments
☒ Commercial Design Standards

Application Requirements:

☒ A complete application.
☒ A copy of the warranty deed indicating ownership of property.
☒ A site plan in conformance with Chapter 130, Article 2, Section 13.
☒ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

☐ $75.00

STAFF USE ONLY

Date Application Submitted: 02/12/2026 Project Number: B26-16

Date Accepted as Complete: 02/20/2026 Receipt Number: 788

Variance Application- Commercial Design Standards

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☐ Representative ☐

Check Item(s) for which Variance is Requested:

☐ **ENTRANCES** – one (1) 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 & 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 the 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 a 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 & COMMUNITY SPACES**

- ☐ Provision of at least two (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 & 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 no attention is attached to the function by the use of screening material.

☐ **FACADES & 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 three (3) elements (color change, texture change, material change).
- ☐ At least one (1) 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 linear feet in building length.

☐ **MATERIALS & COLORS**

- ☐ Predominate exterior materials high quality materials.
- ☐ Façade color – low reflectance, subtle, neutral or earth tone.

☐ **ENTRYWAYS**– three (3) defined, highly visible customer entrance elements.

☐ **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 on all four (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 – 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.

Variance Application – Commercial Design Standards

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☒ Representative ☐

Describe your variance request:

See attached letter

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

See attached letter

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:
(How will this variance alleviate your hardship?)

See attached letter

Record Property Owner(s): Greenway Real Estate Investment Holdings, LLC

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: Expedient Civil Engineering, PLLC

Signature: Jason E. Ingalls Date: 2/11/2026

Name of Representative (if applicable): _____

Signature: _____ Date: _____

Expedient Civil Engineering, PLLC

P.O. Box 5484
Bella Vista, AR 72714
Phone: (479) 364-0028
Email: [redacted]

February 11, 2026

Board of Adjustments Chairperson
City of Springdale
201 Spring Street
Springdale, AR 72764

RE: TRENT CURRY BUILDING
NON-LARGE SCALE DEVELOPMENT
1110 SCHMIEDING AVE.
ECE PROJECT NO. 25-1038

Mr. Chairperson:

Greenway Real Estate Investments, LLC is proposing an office addition to an existing parcel located at 1010 Schmieding Avenue in Springdale, Arkansas. They are pursuing adding a 1,200 square foot office onto the south end of the existing 6,026 square foot building. Overall site is 0.68 acres. A new parking lot will be added to the south end of the addition with shared access onto Schmieding from the adjacent development to the east which also owned by the property owner. The project is currently being reviewed by City staff as a non-large scale development. As with many sites that existing buildings, variances and waivers are needed for items not complying with City ordinance. They are as follows:

1. Board of Adjustments – A large portion of the site is covered with gravel. All new parking areas will be paved with asphalt. No outside storage is proposed. Requesting a variance for the existing remaining gravel. The existing building is only located about 17 feet from the master street plan right of way. Requesting a variance from 30 feet to 16.7 feet for the existing building and proposed new addition. Perimeter landscaping is required along the north and east property lines. Currently, the proposed addition does not impact the north half of the property and there is existing gravel surfacing to the north property line. The east side of the property is either covered with gravel or paved. The gravel and paved portions are used as an access to rear of the building to the east. Requesting a variance from perimeter landscaping.
2. Waiver for street improvements to Schmeiding Avenue and Ingram Street are required. The addition is only 1,200 square feet, which is less than 50% of the existing building square foot of 6,026 square feet. We are requesting improving Ingram Street from Schmieding to the north line of the new addition.

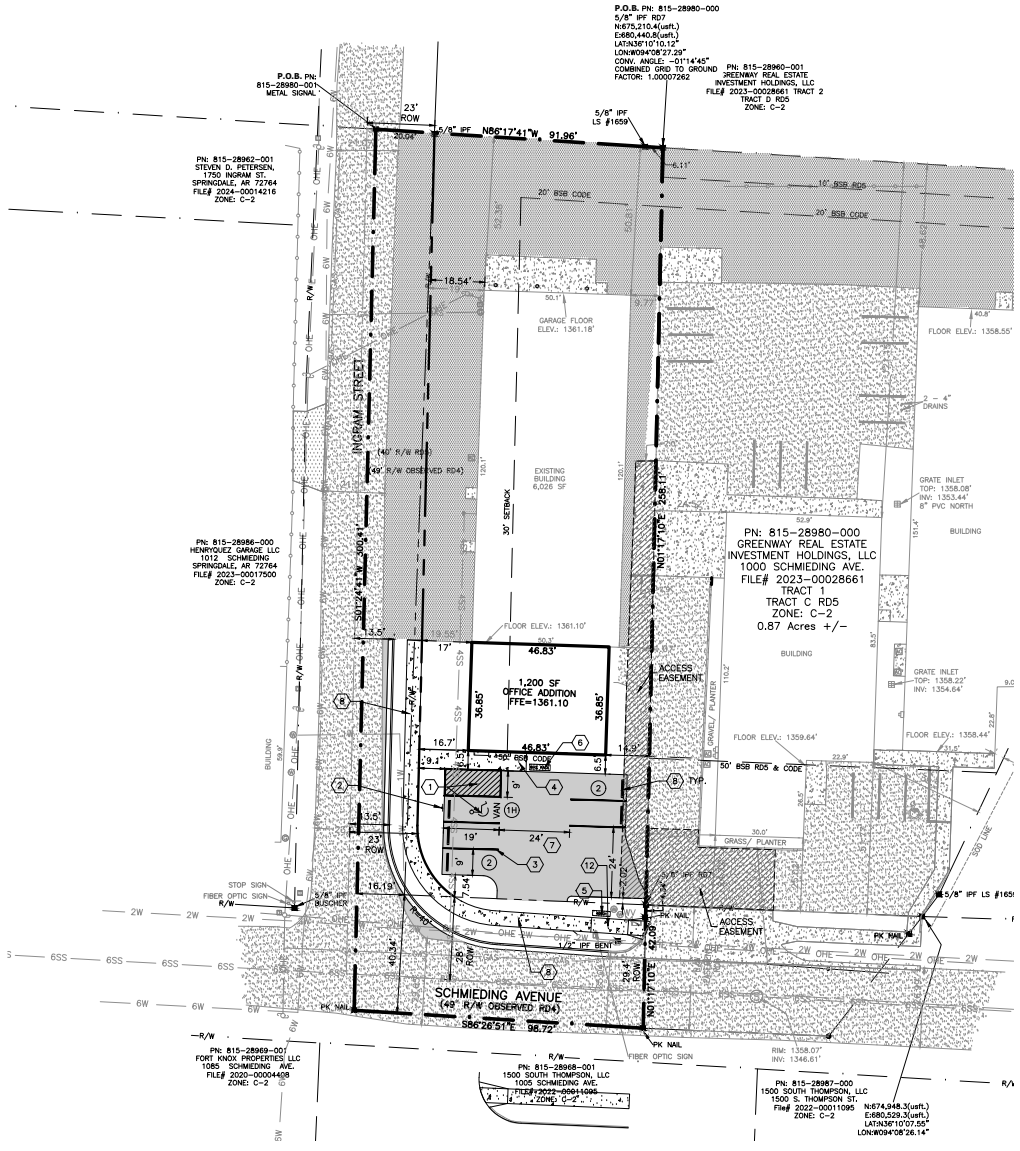
Thank you for your consideration of the variances and waivers and we look forward to discussing them further with you and to your approval.

Best Regards,
EXPEDIENT CIVIL ENGINEERING, PLLC



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

RETURN TO AGENDA



NORTH

20' 0 20'

SCALE 1"=20'

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.

PARKING REQUIREMENTS:

OFFICE:	1 SPACE PER 300 SF OF NET FLOOR AREA	
	NET FLOOR AREA:	1,200 SF
	SPACES NEEDED:	4 SPACES
TOTAL REQUIRED:	4 SPACES (INCLUDING 1 ADA SPACE)	
TOTAL PROVIDED:	4 STANDARD SPACES	
	1 ADA SPACE	

LANDSCAPE BUFFER WIDTH:

FRONT:	10'
SIDE (ADJACENT TO RESIDENTIAL):	5'

TOTAL AREAS OF DEVELOPMENT:

GROSS AREA:	29,524 SF
NET AREA:	20,766 SF
IMPERVIOUS AREA:	10,878 SF
PERVIOUS AREA (EXCLUDING ROW):	9,888 SF
% PERVIOUS:	47.6%

KEYNOTES:

1. ACCESSIBLE PARKING STRIPING PER DETAIL **5/C7.0.**
2. ACCESSIBLE PARKING SIGN PER DETAIL **4/C7.0.**
3. 4" WHITE PARKING STRIPING
4. STANDARD CONCRETE SIDEWALK PER DETAIL **6/C7.0.**
5. PARK BENCH PER CITY OF SPRINGDALE REQUIREMENTS
6. BIKE RACK PER CITY OF SPRINGDALE REQUIREMENTS
7. STANDARD ASPHALT SECTION PER DETAIL **7/C7.0.**
8. CONCRETE WHEEL STOP PER DETAIL **8/C7.0.**
9. SIDEWALK PER CITY OF SPRINGDALE STANDARD DETAIL **B-1/C8.0.**

LEGEND

FOUND IRON PIN	
PROPERTY LINE	
EXISTING RIGHT-OF-WAY	
EXISTING CHAINLINK FENCE	
EXISTING EASEMENT	
EXISTING ASPHALT	
EXISTING CENTERLINE OF ROAD	
EXISTING CONCRETE	
EXISTING WATER VALVE	
EXISTING WATER METER	
EXISTING 6" WATER LINE	6W 6W
EXISTING POWER POLE	
EXISTING OVERHEAD ELECTRIC	OHE OHE
EXISTING GAS METER	
EXISTING MANHOLE	
EXISTING 6" SANITARY SEWER	6SS 6SS
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	

ENGINEER:

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

DEVELOPER:

GREENWAY REAL ESTATE INVESTMENT HOLDINGS, LLC
5391 NORMANDY RD
MEMPHIS, TN 38120
(479) 721-4700

SURVEYOR:

MIKE MILLION
12 NEFFWOOD LANE
BELLA VISTA, AR 72715
(479) 366-0640

ZONING:

C-2

PLANNED USE:

TRADES AND SERVICES
OFFICE

SETBACKS:

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

FLOOD STATEMENT:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05143C0070D WITH AN EFFECTIVE DATE OF JANUARY 25, 2024. 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.

NOT FOR CONSTRUCTION

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11411 JASON E. INGALLS PRELIMINARY 2/11/2026

Rev	Comments	Date

TRENT CURRY OFFICE ADDITION
1010 SCHMIEDING AVE. SPRINGDALE, AR

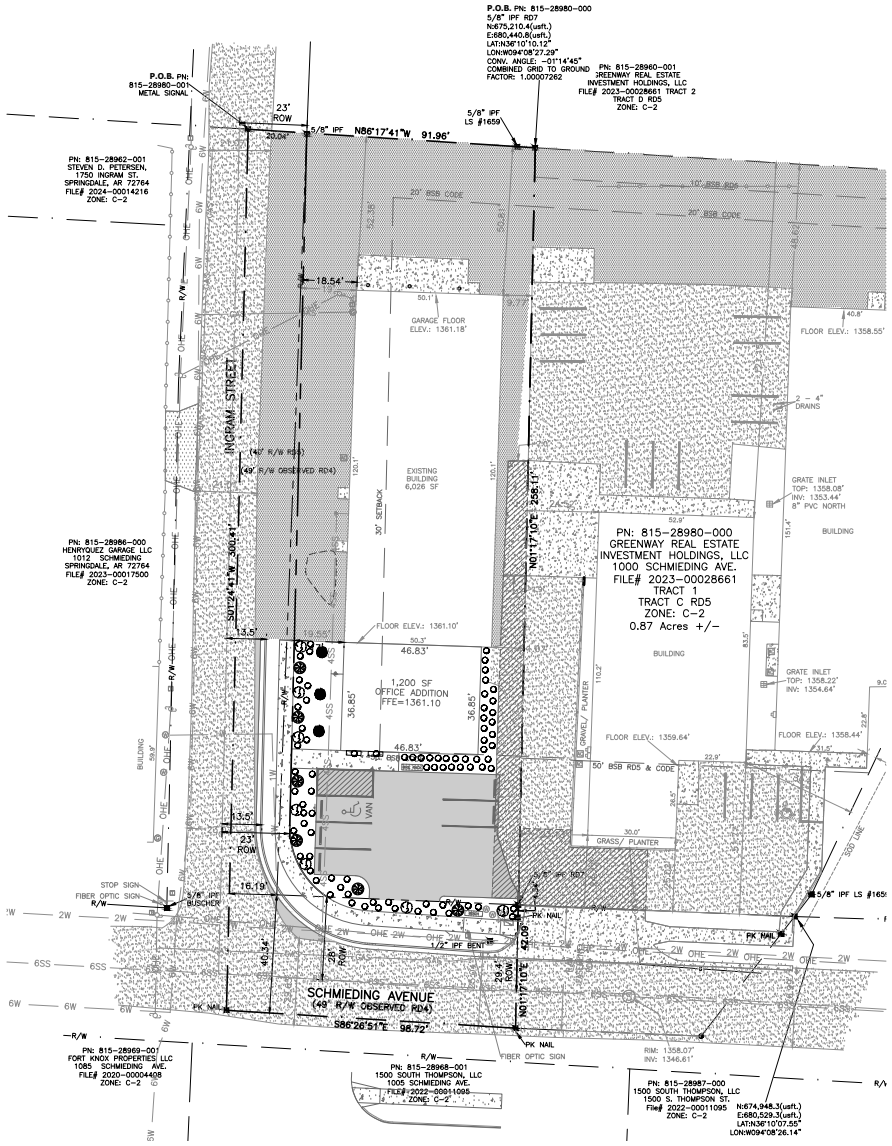
GREENWAY RE INVESTMENT HDLGS, LLC
1000B SCHMIEDING AVE., SPRINGDALE, AR 72764

JASON E. INGALLS, P.E. 11411
EXPEDIENT CIVIL ENGINEERING, PLLC
9200 SUITS US DR, SUITE B
BELLA VISTA, AR 72714
O: (479) 367-3268
C: (479) 366-0028
EMAIL: jason@excelpllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: JEI
CHECKED BY: JEI
DATE 2/11/2026
JOB NUMBER 25-1038
SHEET NAME SITE PLAN
File No. 25-1038.dwg
C4.0

Z:\ECE-Work\Projects\2025 Projects\25-1038 Trent Curry Office Addition\Dwg\25-1038.dwg



STREET LANDSCAPING

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
DECIDUOUS	RED MAPLE	ACER RUBRUM	7	2.5" CALIPER B & B MIN. 8'	25' MIN.
DECIDUOUS	REDBUD	CERCIS CANADENSIS	6	2.5" CALIPER B & B MIN. 8'	25' MIN.
SHRUB	SHRUB (DESIGN BUILD – MUST MEET CITY OF SPRINGDALE PLANT LIST)		45	5 GALLON	

SITE LANDSCAPING

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
DECIDUOUS	PIN OAK	QUERCUS PALUSTRIS	3	2.5" CALIPER B & B MIN. 8'	30' MIN.
SHRUB	SHRUB (DESIGN BUILD – MUST MEET CITY OF SPRINGDALE PLANT LIST)		36	5 GALLON	

KEYNOTES:

1. TREE PLANTING PER DETAIL **12/C8.0.**
2. BUILDING MOUNTED HOSEBIB

NORTH

20' 0 20'

SCALE 1"=20'

LEGEND

- FOUND IRON PIN
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CHAINLINK FENCE
- EXISTING EASEMENT
- EXISTING ASPHALT
- EXISTING CENTERLINE OF ROAD
- EXISTING CONCRETE
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING 6" WATER LINE (6W)
- EXISTING POWER POLE
- EXISTING OVERHEAD ELECTRIC (OHE)
- EXISTING GAS METER
- EXISTING MANHOLE
- EXISTING 6" SANITARY SEWER (6SS)
- 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

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. REQUIRED FOUNDATION LANDSCAPING ON WEST SIDE OF PROPOSED BUILDING HAS BEEN MOVED TO EAST SIDE.

LANDSCAPING REQUIREMENTS:

STREET TREES

1. REQUIRED – PUBLIC STREET AND PRIVATE ACCESS DRIVE FRONTAGE: 1 TREE AND 7 SHRUBS EVERY 25 LINEAR FEET OR 158 LF FRONTAGE AT 25' SPACING = 14 TREES AND 45 SHRUBS

2. PROVIDED – 14 TREES AND 93 SHRUBS

SITE PERIMETER

1. REQUIRED – 1 TREE EVERY 25' OR 350 LF OF PERIMETER AT 25' SPACING = 14 TREES

2. PROVIDED – REQUESTING VARIANCE

INTERIOR PARKING LOT LANDSCAPING

1. REQUIRED – 8% OF PARKING LOT AREA
2. PROVIDED – TOTAL PARKING LOT AREA: 2,620 SF
   REQUIRED AREA: 210 SF
   PROVIDED AREA: 0 SF
   PROVIDED PERCENTAGE: 0%
   (REQUESTING VARIANCE)

CERTIFICATE OF AUTHORIZATION ARKANSAS ENGINEER ECE No. 3356

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

NOT FOR CONSTRUCTION

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11411 JASON E. INGALLS PRELIMINARY 2/11/2026

Rev	Comments	Date

TRENT CURRY OFFICE ADDITION
1010 SCHMIEDING AVE. SPRINGDALE, AR

GREENWAY RE INVESTMENT HDLGS, LLC
1000B SCHMIEDING AVE., SPRINGDALE, AR 72764

ENGINEERING DESIGN SITE ®
BELLA VISTA, AR 72714
O: (479) 387-3268
EMAIL: jean@jeesite.com

Expedient Civil Engineering, PLLC

DRAWN BY: JEI
CHECKED BY: JEI
DATE 2/11/2026
JOB NUMBER 25-1038
SHEET NAME LANDSCAPE PLAN
File No. 25-1038.dwg
L1.0

Z:\ECE-Work\Projects\2025 Projects\25-1038 Trent Curry Office Addition\Dwg\25-1038.dwg

Waiver Request

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant (person making request)

Name: Expedient Civil Engineering, PLLC

E-mail: [redacted]

Address: P.O. Box 5484

Bella Vista, AR 72714

Phone: 479-364-0028

Site/ Location: 1010 Schmieding Avenue

Assessor's Parcel Number(s): 815-28980-001

Current Zoning: C-2

Waiver Requested: Ingram Street Improvements

Total Acreage: 0.68

Please describe your request in detail:

Waiver for street improvements to Schmeiding Avenue and Ingram Street are required. The addition is only 1,200 square feet, which is less than 50% of the existing building square foot of 6,026 square feet. We are requesting improving Ingram Street from Schmieding to the north line of the new addition.

If you have any additional comments, please attach additional pages to this document.

STAFF USE ONLY

Date Application Submitted: 02/24/2026

Project Number: W26-10

Expedient Civil Engineering, PLLC

B26-15, B26-16

9200 Suits Us Dr, Ste. B
Bella Vista, AR 72714
Phone: (479) 364-0028
Email: [redacted]

February 11, 2026

Trent Curry Building 815-28980-001

ADJACENT OWNER'S

815-28980-000
GREENWAY REAL ESTATE INVESTMENT
HOLDINGS LLC
5391 NORMANDY RD
MEMPHIS, TN 38120

S

815-28968-001
1500 SOUTH THOMPSON, LLC
4100 CORPORATE CENTER DR, STE. 310
SPRINGDALE, AR 72762

815-28986-000
HENRYQUEZ GARAGE, LLC
7361 DRURY AVE
SPRINGDALE, AR 72762

815-28962-001
PETERSEN, STEVEN D.
1750 INGRAM ST
SPRINGDALE, AR 72764

Best Regards,
EXPEDIENT CIVIL ENGINEERING, PLLC

Jason E. Ingalls

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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11411
Jason E. Ingalls



PUBLIC NOTICE

PROJECT AREA

B26-15: Trent Curry Building

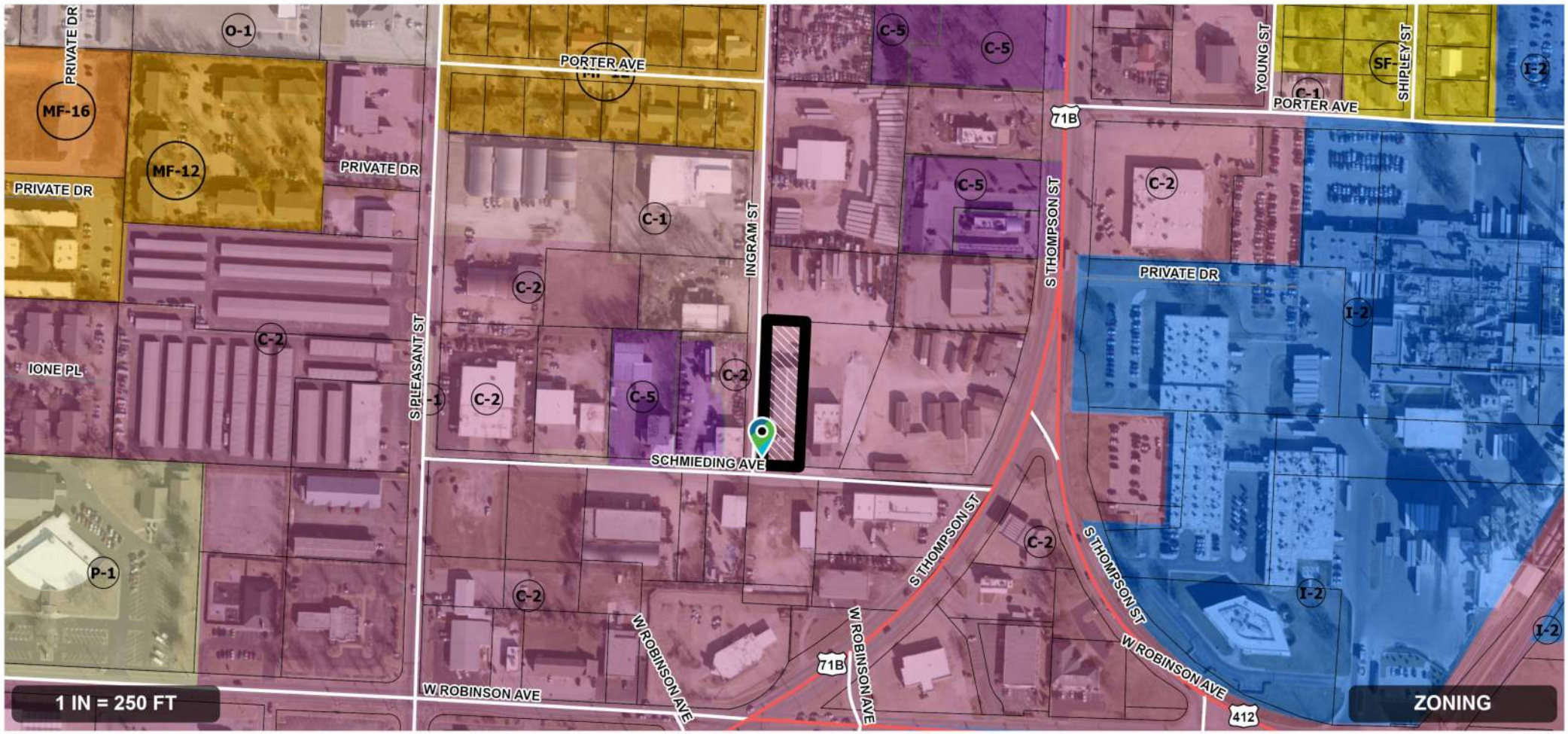
1010 Schmieding Avenue

Variance from Paving Requirement & for Reduction of Front Setback from 30' to 17'

B26-16: Variance from Commercial Design Standards

W26-10: Waiver of Street Improvements on Ingram Street

N



PUBLIC NOTICE

PROJECT AREA

B26-15: Trent Curry Building

1010 Schmieding Avenue

Variance from Paving Requirement & for Reduction of Front Setback from 30' to 17'

B26-16: Variance from Commercial Design Standards

W26-10: Waiver of Street Improvements on Ingram Street

N

Rezone Memo

To: PLANNING COMMISSION MEMBERS

From: Sharon Tromburg, Planning Director

Date: April 7, 2026

Re: **R26-13 Rezone**

A request by Brandon & Tania Barrios for Planning Commission approval of a zone change from Agricultural District (A-1) to a General Commercial District (C-2) for a tract of land containing.

LOT LOCATION AND SIZE
The 0.90-acre tract is located at 4346 N. Oak Street, approx. 500' south of the intersection at AR Hwy. 264. A vicinity map is attached.

EXISTING ZONING
AGRICULTURAL DISTRICT (A-1)

REQUESTED ZONING
GENERAL COMMERCIAL (C-2)

SURROUNDING ZONING AND LAND USE
Zoning of the surrounding area is shown on the attached map. The subject tract contains a single-family dwelling and an accessory structure zoned A-1. The property to the north is similarly developed with single-family dwellings and accessory structures on sub-acre A-1 lots. To the south is Bowen Park, a City-owned property zoned P-1. The area to the east contains a single-family dwelling in SF-1, while the property to the west is developed with a commercial use in C-2.

LAND USE PLAN AND MASTER STREET PLAN
The adopted Comprehensive Land Use Plan does not reflect the former Bethel Heights. The MSP designates N. Oak Street as a 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 commercial areas of sufficient size and in proper locations**
- **Encourage the development of a wide range of commercial development for the residents and tourists to include neighborhood, community, and regional centers.**

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Rezoning Application

Date: 02/23/2026 Permit No.: 260054

Applicant / Owner

Applicant Name:	Tania Barrios	Owner Name:	Tania Barrios
Address:	19816 Blue Springs Rd	Address:	19816 Blue Springs Rd
City, State, Zip:	[Applicant City, State, ZIP]	City, State, Zip:	Springdale, AR 72764
Phone:	[Applicant Phone Number]	Phone:	479-200-6636
Email:	[redacted]	Email:	[redacted]
Application Contact:	Representative		

Property

Job Address:	4346 N Oak St	Desired Zoning:	C-2
Parcel No(s).:		Total Acreage:	1.10
Current Zoning:	A-1		

Legal Description: PART OF THE NE 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, DESCRIBED AS BEGINNING 969.55 FEET EAST AND 415.7 FEET SOUTH OF THE NW CORNER OF THE SAID NW 1/4 OF THE NE 1/4, THENCE EAST 357 FEET TO THE CENTERLINE OF A 35 FOOT COUNTY ROAD, THENCE SOUTH 244.3 FEET, THENCE WEST 357 FEET, THENCE NORTH 244.3 FEET TO THE POINT OF BEGINNING, SUBJECT TO COUNTY ROAD RIGHT OF WAY ON THE EAST SIDE. SUBJECT TO COVENANTS, EASEMENTS AND RIGHT-OF-WAYS, IF ANY. LESS AND EXCEPT: PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, DESCRIBED AS BEGINNING 969.55 FEET EAST AND 415.7 FEET SOUTH OF THE NW CORNER OF THE SAID NW 1/4 OF THE NE 1/4, THENCE EAST 357 FEET TO A COUNTY ROAD, THENCE SOUTH 110 FEET, THENCE WEST 357 FEET, THENCE NORTH 110 FEET TO THE POINT OF BEGINNING, CONTAINING 0.90 ACRES, MORE OR LESS

Layman's Description: 4346 N Oak St

Review Contact / Intentions

Review Contact:		Address:	
E-mail:		Phone:	

The Petitioner's immediate intentions are to:

1. **Sell** the property **No**, and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title
2. **Develop** the property **Yes**, and if so, the proposed use is
3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: There is not a nearby facility that offers pet daycare/boarding. The property has enough land (1.10 acres) and is surrounded by other commercial properties.

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. R26-13

Tania Barrios	02/23/2026
Name	Date

Verification

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

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

Printed Name of Record Property Owner(s)

Tania Barrios

Printed Name of Applicant(s)

Tania Barrios

Signature of Record Property Owner(s)

Signature of Applicant(s)

Date: 3/10/26

Date: 3/10/26

State of Arkansas)
) **ss.**
County of)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 10 **day of** March, 2025.

Notary Public

My commission expires: 05/07/2030

ROSA SARMIENTO
Notary Public-Arkansas
Washington County
My Commission Expires 05-07-2030
Commission # 12710855

Realty Title & Closing Services LLC

3866 W. Sunset
Springdale, AR 72762
479-582-9383
www.realtytitleinc.com

File No.: 26-93578W

Property Owners- 200 feet

Subject Property:
Current Owner: Brandon V. Barrios and Tania S. Barrios
Parcel Number: 21-00246-000
Property Address: 4346 N Oak St Springale, AR
Mailing Address: 4346 N Oak St Springdale, AR 72764

Adjoining Property Owners:
Current Owner: City of Springdale
Parcel Number: 21-00246-050
Property Address: 4322 N Oak St Springdale, AR
Mailing Address: 201 Spring St Springdale, AR 72764

Current Owner: 264 Leasing LLC
Parcel Number: 21-00246-020
Property Address: 355 E AR 264 Hwy Springdale, AR
Mailing Address: 2468 N 56th St Springdale, AR 72762-0169

Current Owner: Leonardo Aguayo
Parcel Number: 21-00246-009
Property Address: 4408 N Oak St Springdale, AR
Mailing Address: 4408 N Oak St Springdale, AR 72764

Current Owner: Juvencio Rodriguez
Parcel Number: 21-00246-005
Property Address: 4382 N Oak St Springdale, AR
Mailing Address: 4382 N Oak St Springdale, AR 72764

Current Owner: City of Springdale
Parcel Number: 21-00245-049
Property Address: N Oak Rd Springdale, AR
Mailing Address: 201 Spring St Springdale, AR 72764

Current Owner: Maria Claudia Marron and Oscar Enrique Marron
Parcel Number: 21-00245-047
Property Address: 4361 N Oak St Springdale, AR
Mailing Address: 4361 N Oak St Springdale, AR 72764

This list is compiled mainly from the Benton County Assessor's Office and is further certified through March 16, 2026.

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: Anissa Maria Ellison

Authorized Signatory

Anissa Maria Ellison



PUBLIC NOTICE

PROJECT AREA

R26-13: Brandon & Tania Barrios

4346 N. Oak Street

Rezone from A-1 to C-2

N



PUBLIC NOTICE

PROJECT AREA

R26-13: Brandon & Tania Barrios

4346 N. Oak Street

Rezone from A-1 to C-2

N

Rezone Memo

To: PLANNING COMMISSION MEMBERS

From: Sharon Tromburg, Planning Director

Date: April 7, 2026

Re: **R26-14 Rezone**

A request by Springdale Water & Sewer Commission for Planning Commission approval of a zone change from Low/Medium Density Single-Family Residential District (SF-2) to an Institutional District (P-1) for a tract of land containing 0.68-acre.

LOT LOCATION AND SIZE
The 0.68-acre tract is located west of 520 N. Shiloh St. and 514 N. Shiloh St. A vicinity map is attached.

EXISTING ZONING
LOW/MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT (SF-2)

REQUESTED ZONING
INSTITUTIONAL DISTRICT (P-1)

SURROUNDING ZONING AND LAND USE
Zoning of the surrounding area is shown on the attached map. The subject tracts are currently undeveloped but are used for limited storage of vehicles and materials by SWU. Properties to the north and west contain SWU office uses that are nonconforming in a C-2 district. The area to the south is undeveloped and zoned C-2. To the east are single-family dwellings within SF-2 and O-1 districts.

LAND USE PLAN AND MASTER STREET PLAN
The adopted Comprehensive Land Use Plan indicates commercial.
The MSP designates Oak Avenue as a local street.

STAFF COMMENTS AND RECOMMENDATIONS

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

- **Public safety facilities should be located to minimize travel and response times within their service areas.**

Rezoning Petition

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Petitioner (Property Owner) Springdale Water & Sewer Name: Springdale Water Commission	Site/ Location: 525 Oak Ave Springdale AR 72745 Assessor's Parcel Number(s): 815283660-000
E-mail: [redacted]	815283670-001
Address: 526 Oak Ave Springdale AR 72765	Current Zoning: SF-2
Phone: 479-751-5751	Proposed Zoning: P-1 Total Acreage: N/A

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Petition Requirements:

- ☐ A copy of the warranty deed indicating ownership of the property.
- ☐ A site plan in conformance with Chapter 130, Article 2, Section 13.
- ☐ A brief statement explaining the reason for the rezoning request, the intended use of the property, and the effect of property changes upon surrounding land uses.
- ☐ A layman's description of the property (physical address if possible).
- ☐ A list of all adjacent property owners certified by a licensed abstractor or surveyor in the past sixty (60) days.
- ☐ An accurate legal description if the property to be rezoned is only a portion of the land.
- ☐ A scaled drawing of the property to be rezoned showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow.
- ☐ Once the petition has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
- ☐ Provide the required affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
- ☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:
☑ $175.00

STAFF USE ONLY

Date Application Submitted: 03/12/2026 Project Number: R26-14

Date Accepted as Complete: 03/12/2026 Receipt Number: 1724

Petition for Rezoning

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

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

Indicate person of contact for this petition: Petitioner ☑ Representative ☐

Record Property Owner(s): Springdale Water & Sewer, Springdale Water Commission

The record property owner(s), petitioning to rezone the following described area:

Legal Description:

Parcel # 815-28364-000

Parcel # 815-28367-001

Layman's Description: 2 Lots @ 525 Oak Ave Springdale, AR 72764

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

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

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

FROM (current zoning): SF-2 both lots

TO (proposed zoning): P-1 both lots

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

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

2. **Develop** the property (**YES**) / **NO**, and if so, the proposed use is Car Port.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows:

   No impact

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

Authorized Representative: Jeff Glasgow Director of Technical Services

Mailing Address: 526 Oak Ave Springdale AR 72764

Phone Number: 479-751-5751 Email: [redacted]

Verification

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

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

Printed Name of Record Property Owner(s)

Springdale Water & Sewer
Springdale Water Commission

Printed Name of Applicant(s)

Jeff Glasgow
Heath Ward

Signature of Record Property Owner(s)

X Heath A. Ward
X Heath A. Ward

Signature of Applicant(s)

Jeff Glasgow
Jeff Glasgow

Date: 2/27/26

Date: 2/27/2026

State of Arkansas)
) ss.
County of)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 25th **day of** February, **20**26

Peggy Jane Aycock

Notary Public

My commission expires: 7/9/34

PEGGY JANE AYCOCK
Notary Public - Arkansas
Washington County
Commission # 00001912
My Commission Expires Jul 9, 2034

Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Jeff Glasgow	Name: Springdale Water & Sewer Springdale Water Commission
E-mail [redacted]	E-mail [redacted]
Address: 526 Oak Ave Springdale AR 72765	Address: 526 Oak Ave Springdale AR 72765
Phone: 479-751-5751	Phone: 479-751-5751
Site/ Location: 525 Oak Ave	Current Zoning: SF-2
Assessor's Parcel Number(s): 81528366-000 81528367-001	Rezone Required: P-1
	Total Acreage: N/A

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

☐ Board of Adjustments
☐ Commercial Design Standards

Application Requirements:

☐ A complete application.
☐ A copy of the warranty deed indicating ownership of property.
☐ A site plan in conformance with Chapter 130, Article 2, Section 13.
☐ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

☑ $75.00

STAFF USE ONLY

Date Application Submitted: 03/12/2026 Project Number: B26-26

Date Accepted as Complete: 03/12/2026 Receipt Number: 1724

Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☑ Representative ☐

Describe your variance request:

Variance from paving to gravel

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

Expessive cost to pave and will not hold up to truck traffic.

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:
(How will this variance alleviate your hardship?)

Variance will allow us to use gravel for truck parking and will help reduce project cost.

Record Property Owner(s): Springdale Water / Sewer and Springdale Water Commission

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: Jeff Glasgow

Signature: Jeff Glasgow Date: 2/27/26

Name of Representative (if applicable): Heath Ward

Signature: Heath C. Ward Date: 2/27/26



RETURN TO AGENDA

File #: 2602037-106

STATE OF Arkansas)
) SS.
COUNTY OF Washington)

For the use and benefit of: Springdale Water Utilities

ATTN: Jeff Glasgow

WACO Title Company hereby certifies that we have made a due and diligent search of the Records in the Assessor's Office, and the Land Records, within and for Washington County, Arkansas, and find the adjacent owners and addresses as shown in Exhibit "A" attached hereto, IN SO FAR AS the same affects the following described properties, to wit:

TAX PARCEL NUMBER: 815-28366-000 / SPRINGDALE WATER COMMISSION
VESTING DEED: DEED BOOK 829 AT PAGE 901

THE WEST 125 FEET OF LOT ONE (1) IN GRAVE'S ADDITION TO THE TOWN (NOW CITY) OF SPRINGDALE, AS DESIGNATED ON THE PLAT OF SAID ADDITION, WITH THE PROPERTY HEREIN CONVEYED BEING OTHERWISE DESCRIBED AS PART OF THE SOUTHWEST QUARTER (SW¼) OF THE NORTHWEST QUARTER (NW¼) OF SECTION THIRTY-SIX (36) IN TOWNSHIP EIGHTEEN (18) NORTH OF RANGE THIRTY (30) WEST, BEGINNING AT A POINT 290 FEET NORTH AND 203 FEET WEST OF THE SOUTHEAST CORNER OF SAID 40-ACRE TRACT: AND RUNNING THENCE NORTH 115 FEET OR TO THE SOUTH LINE OF OAK STREET; THENCE WEST 125 FEET; THENCE SOUTH 115 FEET; THENCE EAST 125 FEET TO THE PLACE OF BEGINNING.

AND

TAX PARCEL NUMBER: 815-28367-001 / SPRINGDALE WATER & SEWER COMMISSION OF SPRINGDALE, AR
VESTING DEED: FILE# 2013-00024475

COMMENCING AT A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST; THENCE NORTH 87°20'04" WEST A DISTANCE OF 15.00 FEET TO A POINT; THENCE NORTH 02°39'56" EAST A DISTANCE OF 175.00 FEET TO A POINT, THENCE NORTH 87°29'00" WEST A DISTANCE OF 188.26 FEET TO A SET IRON PIN FOR THE POINT OF BEGINNING: THENCE CONTINUE NORTH 87°29'00" WEST A DISTANCE OF 125.69 FEET TO A FOUND IRON PIN; THENCE NORTH 02°30'33" EAST A DISTANCE OF 115.92 FEET TO A FOUND IRON PIN; THENCE SOUTH 87°19'08" EAST A DISTANCE OF 125.69 FEET TO A FOUND IRON PIN;

THENCE SOUTH 02°30'33" WEST A DISTANCE OF 115.56 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 14,547 SQUARE FEET OR 0.334 ACRES, MORE OR LESS, ALL IN WASHINGTON COUNTY, ARKANSAS.

DATED: March 6, 2026.

Countersigned,
Waco Title Company

Countersigned

BY Nelda Oldfield

Nelda Oldfield, Authorized Signatory
Title Agent No.: 7246833
Title Agency No.: 100113373

***** DISCLAIMER *****

This certificate contains information obtained from the public records. WACO Title Company makes no certification, warranty, or representation concerning the accuracy or completeness of the public records. This report is not an abstract or opinion of title, commitment, guarantee, or title insurance policy. The above certificate is issued solely for the use and benefit of the party set forth above, who agrees that the liability for this certificate shall be expressly limited to the amount paid to Waco Title Company for this special certificate.

EXHIBIT "A"

TAX PARCEL NUMBER: 815-28375-000
OWNER: CITY OF SPRINGDALE
MAILING ADDRESS: 201 N SPRING ST SPRINGDALE, AR 72764

TAX PARCEL NUMBER: 815-28369-000
OWNER: WATER AND SEWER COMMISSION OF THE CITY OF SPRINGDALE, ARKANSAS
MAILING ADDRESS: PO BOX 769 SPRINGDALE, AR 72765-0769

TAX PARCEL NUMBER: 815-28363-000
OWNER: 604-620 OAK AVENUE LLC
MAILING ADDRESS: 604 OAK AVE SPRINGDALE, AR 72764

TAX PARCEL NUMBER: 815-28377-000
OWNER: SPRINGDALE WATER & SEWER COMM
MAILING ADDRESS: PO BOX 769 SPRINGDALE, AR 72765-0769

TAX PARCEL NUMBER: 815-28367-000
OWNER: STRAWSER, FRANCIS L & CYNTHIA L
MAILING ADDRESS: 514 N SHILOH ST SPRINGDALE, AR 72764-3343

TAX PARCEL NUMBER: 815-28377-001
OWNER: SPRINGDALE WATER & SEWER COMM
MAILING ADDRESS: PO BOX 769 SPRINGDALE, AR 72765-0769

TAX PARCEL NUMBER: 815-28374-000
OWNER: SPRINGDALE WATER COMMISSION
MAILING ADDRESS: PO BOX 769 SPRINGDALE, AR 72765-0769

TAX PARCEL NUMBER: 815-28323-000
OWNER: KENDRICK, WILLIAM C & CAROL A REVOCABLE LIVING TRUST
MAILING ADDRESS: 633 N SHILOH ST SPRINGDALE, AR 72764

TAX PARCEL NUMBER: 815-28343-003
OWNER: ECONOMIC OPPORTUNITY AGENCY OF WASHINGTON COUNTY
MAILING ADDRESS: 614 E EMMA SUITE M-401 SPRINGDALE, AR 72764

TAX PARCEL NUMBER: 815-25084-001
OWNER: MOHUMA LLC
MAILING ADDRESS: PO BOX 282 SPRINGDALE, AR 72765

TAX PARCEL NUMBER: 815-25087-000
OWNER: TALDO RENTALS LLC
MAILING ADDRESS: 5100 S THOMPSON ST SPRINGDALE, AR 72764

TAX PARCEL NUMBER: 815-28343-002
OWNER: SPRINGDALE WATER & SEWER COMMISSION
MAILING ADDRESS: PO BOX 769 SPRINGDALE, AR 72765-0769

TAX PARCEL NUMBER: 815-28364-000
OWNER: CITY OF SPRINGDALE, ARKANSAS WATER & SEWER DEPT
MAILING ADDRESS: 201 N SPRING SPRINGDALE, AR 72764

TAX PARCEL NUMBER: 815-25082-000
OWNER: CITY OF SPRINGDALE
MAILING ADDRESS: 201 N SPRING ST SPRINGDALE, AR 72764

TAX PARCEL NUMBER: 815-28376-000
OWNER: SPRINGDALE WATER & SEWER COMMISSION
MAILING ADDRESS: PO BOX 769 SPRINGDALE, AR 72765-0769

TAX PARCEL NUMBER: 815-28324-000
OWNER: KENDRICK, WILLIAM C & CAROL A REVOCABLE LIVING TRUST
MAILING ADDRESS: 633 N SHILOH ST SPRINGDALE, AR 72764

TAX PARCEL NUMBER: 815-28363-001
OWNER: SPRINGDALE WATER & SEWER
MAILING ADDRESS: PO BOX 769 SPRINGDALE, AR 72765-0769

TAX PARCEL NUMBER: 815-25084-000
OWNER: TRUMBO, COOPER T & HANNAH L
MAILING ADDRESS: 19571 HWY 303 S SPRINGDALE, AR 72764

TAX PARCEL NUMBER: 815-28372-000
OWNER: SPRINGDALE WATER & SEWER COMM
MAILING ADDRESS: PO BOX 769 SPRINGDALE, AR 72765-0769

TAX PARCEL NUMBER: 815-40673-000
OWNER: ITALIAN BROTHERS LLC
MAILING ADDRESS: 5100 S THOMPSON ST SPRINGDALE, AR 72762

TAX PARCEL NUMBER: 815-40672-000
OWNER: BRING IT HOME INC
MAILING ADDRESS: PO BOX 1986 BENTONVILLE, AR 72712-1986

TAX PARCEL NUMBER: 815-40671-000
OWNER: BRING IT HOME INC
MAILING ADDRESS: PO BOX 1986 BENTONVILLE, AR 72712-1986

TAX PARCEL NUMBER: 815-40670-000
OWNER: BRING IT HOME INC
MAILING ADDRESS: PO BOX 1986 BENTONVILLE, AR 72712-1986

TAX PARCEL NUMBER: 815-40669-000
OWNER: BRING IT HOME INC
MAILING ADDRESS: PO BOX 1986 BENTONVILLE, AR 72712-1986

TAX PARCEL NUMBER: 815-40668-000
OWNER: BRING IT HOME INC
MAILING ADDRESS: PO BOX 1986 BENTONVILLE, AR 72712-1986

TAX PARCEL NUMBER: 815-40667-000
OWNER: BRING IT HOME INC
MAILING ADDRESS: PO BOX 1986 BENTONVILLE, AR 72712-1986

TAX PARCEL NUMBER: 815-40666-000
OWNER: BRING IT HOME INC
MAILING ADDRESS: PO BOX 1986 BENTONVILLE, AR 72712-1986

TAX PARCEL NUMBER: 815-40665-000
OWNER: BRING IT HOME INC
MAILING ADDRESS: PO BOX 1986 BENTONVILLE, AR 72712-1986

TAX PARCEL NUMBER: 815-40664-000
OWNER: BROTHERS, ASHLYN GRACE
MAILING ADDRESS: 644 W PRICE AVE SPRINGDALE, AR 72764-4351

TAX PARCEL NUMBER: 815-40663-000
OWNER: BOZEMAN, GARY & ELIZABETH
MAILING ADDRESS: 145 PIER VIEW ST UNIT 312 CHARLESTON, SC 29492-8460

TAX PARCEL NUMBER: 815-40662-000
OWNER: ITALIAN BROTHER LLC
MAILING ADDRESS: 5100 S THOMPSON ST SPRINGDALE, AR 72762

TAX PARCEL NUMBER: 815-40661-000
OWNER: ITALIAN BROTHERS LLC
MAILING ADDRESS: 6100 S THOMPSON ST SPRINGDALE, AR 72762

TAX PARCEL NUMBER: 815-40660-000
OWNER: BRING IT HOME INC
MAILING ADDRESS: PO BOX 1986 BENTONVILLE, AR 72712-1986

TAX PARCEL NUMBER: 815-40659-000
OWNER: BRING IT HOME INC
MAILING ADDRESS: PO BOX 1986 BENTONVILLE, AR 72712-1986

TAX PARCEL NUMBER: 815-25081-001
OWNER: CITY OF SPRINGDALE
MAILING ADDRESS: 201 N SPRING ST SPRINGDALE, AR 72764

TAX PARCEL NUMBER: 815-25087-100
OWNER: TALDO RENTALS LLC
MAILING ADDRESS: 5100 S THOMPSON ST SPRINGDALE, AR 72764

TAX PARCEL NUMBER: 815-28365-000
OWNER: WARD, HEATH & NATALYA REVOCABLE TRUST
MAILING ADDRESS: PO BOX 103 SPRINGDALE, AR 72765

TAX PARCEL NUMBER: 815-25083-000
OWNER: TALDO RENTALS LLC
MAILING ADDRESS: 5100 S THOMPSON ST SPRINGDALE, AR 72764

TAX PARCEL NUMBER: 815-27373-000
OWNER: WATER AND SEWER COMMISSION OF THE CITY OF SPRINGDALE, ARKANSAS
MAILING ADDRESS: PO BOX 769 SPRINGDALE, AR 72765

TAX PARCEL NUMBER: 815-25081-000
OWNER: TALDO RENTALS LLC
MAILING ADDRESS: 5100 S THOMPSON ST SPRINGDALE, AR 72764

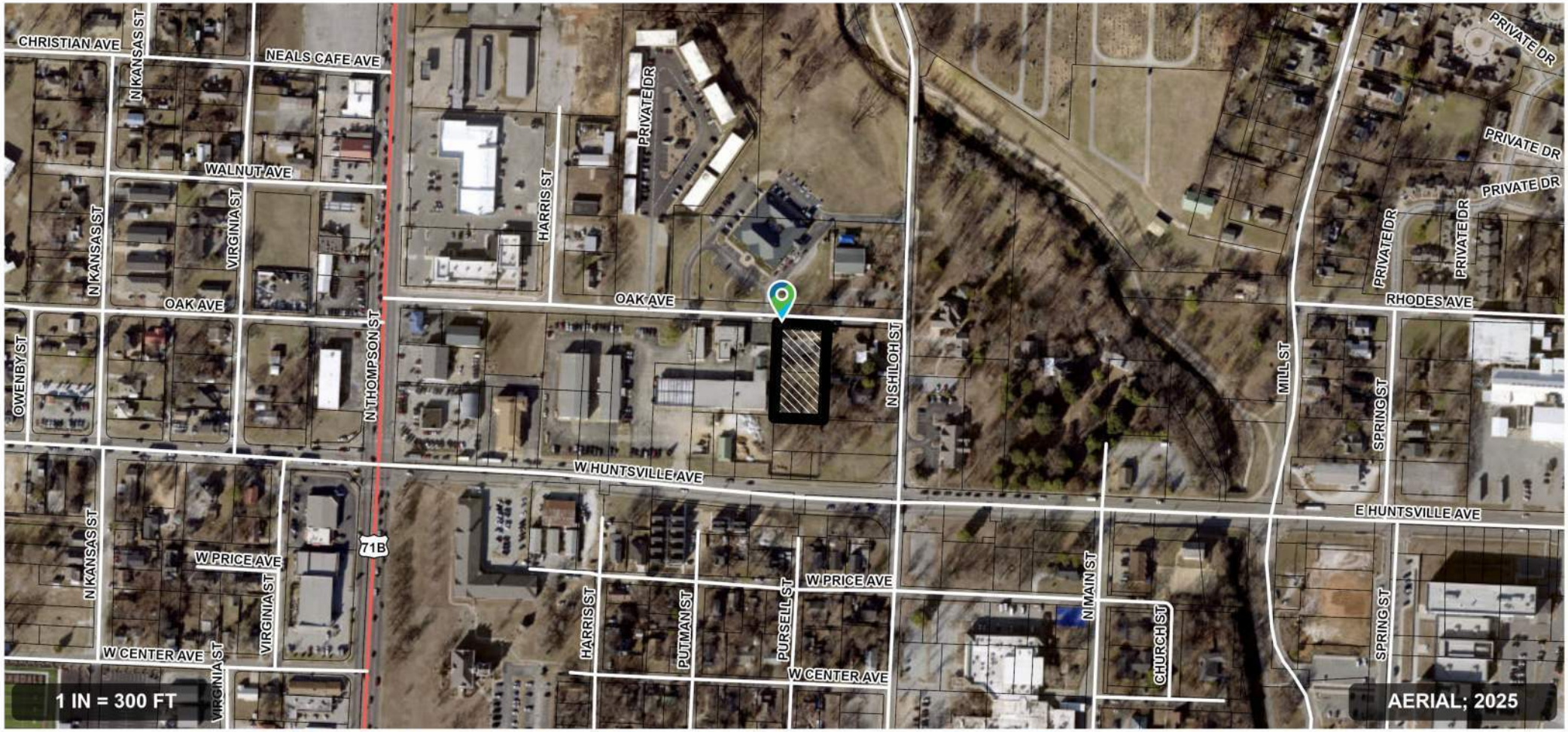
TAX PARCEL NUMBER: 815-29976-000
OWNER: FIRST UNITED METHODIST CHURCH OF SPRINGDALE
MAILING ADDRESS: 206 W JOHNSON AVE SPRINGDALE, AR 72764

TAX PARCEL NUMBER: 815-28325-000
OWNER: KENDRICK, WILLIAM C & CAROL A REVOCABLE LIVING TRUST
MAILING ADDRESS: 633 N SHILOH ST SPRINGDALE, AR 72764

TAX PARCEL NUMBER: 815-28370-000
OWNER: SPRINGDALE WATER & SEWER COMMISSION OF SPRINGDALE, AR
MAILING ADDRESS: PO BOX 769 SPRINGDALE, AR 72765

TAX PARCEL NUMBER: 815-28371-000
OWNER: SPRINGDALE WATER & SEWER COMMISSION OF SPRINGDALE, AR
MAILING ADDRESS: PO BOX 769 SPRINGDALE, AR 72765

TAX PARCEL NUMBER: 815-28368-000
OWNER: SPRINGDALE WATER & SEWER COMMISSION OF SPRINGDALE, AR
MAILING ADDRESS: PO BOX 769 SPRINGDALE, AR 72765



PUBLIC NOTICE

PROJECT AREA

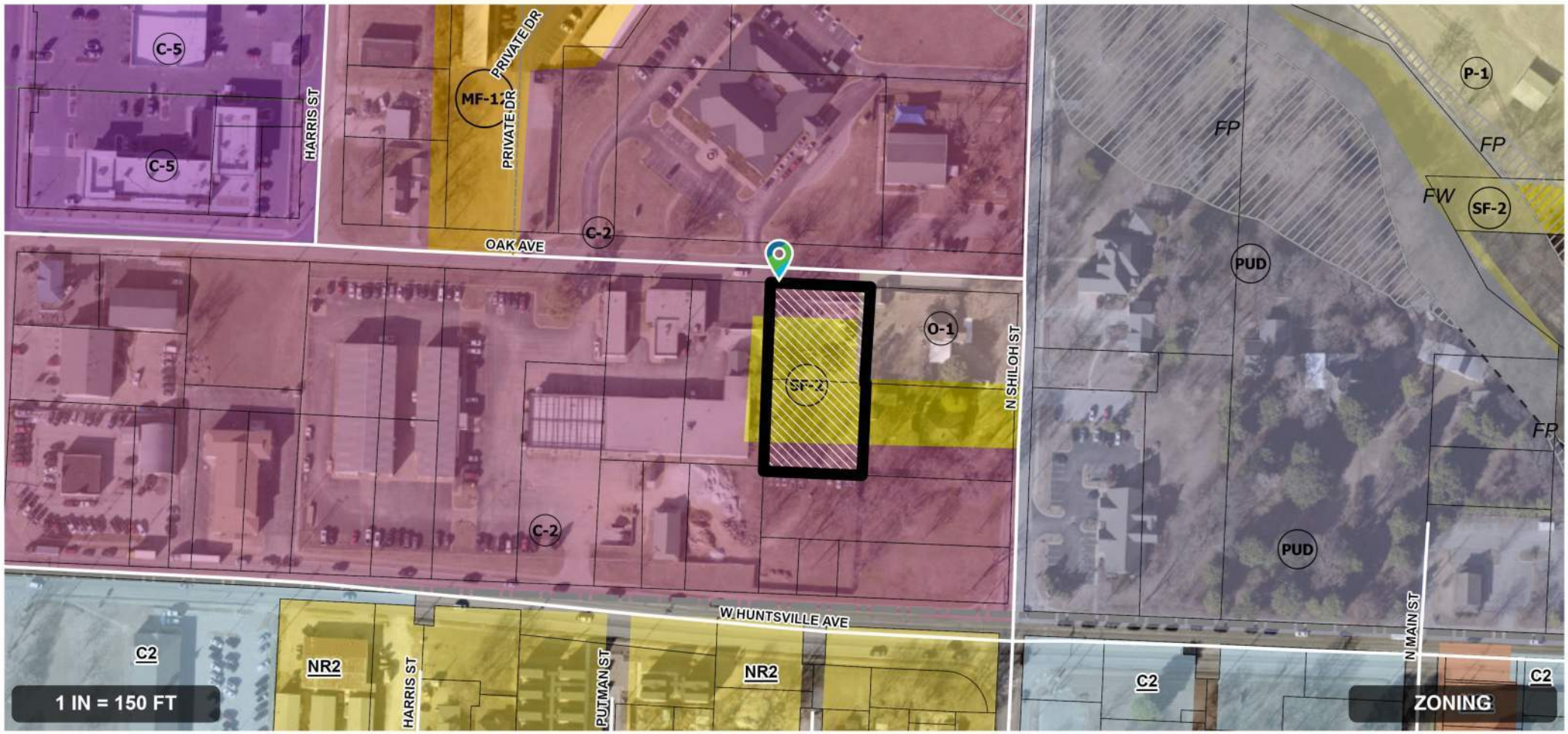
R26-14: Springdale Water & Sewer Commission of the City of Springdale, Arkansas

Property West of 514 & 520 N. Shiloh Street

Rezone from SF-2 to P-1

B26-26: Variance from Paving Requirements

N



PUBLIC NOTICE

PROJECT AREA

R26-14: Springdale Water & Sewer Commission of the City of Springdale, Arkansas

Property West of 514 & 520 N. Shiloh Street

Rezone from SF-2 to P-1

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N



PUBLIC NOTICE

PROJECT AREA

R26-14: Springdale Water & Sewer Commission of the City of Springdale, Arkansas

Property West of 514 & 520 N. Shiloh Street

Rezone from SF-2 to P-1

B26-26: Variance from Paving Requirements

N

Rezone Memo

To: PLANNING COMMISSION MEMBERS

From: Sharon Tromburg, Planning Director

Date: April 7, 2026

Re: **R26-15 Rezone**

A request by Currine F. Uphold Revocable Trust for Planning Commission approval of a zone change from Agricultural District (A-1) to a General Commercial District (C-2) for a tract of land containing 2.34-acres.

LOT LOCATION AND SIZE
The 2.34-acre tracts do not have a physical address but are located behind 4300 S. 48th Street, on Shekinah Lane, a private drive. A vicinity map is attached.

EXISTING ZONING
AGRICULTURAL DISTRICT (A-1)

REQUESTED ZONING
GENERAL COMMERCIAL (C-2)

SURROUNDING ZONING AND LAND USE
Zoning of the surrounding area is shown on the attached map. The subject tracts are undeveloped. Surrounding properties include C-2 zoning to the north, with the entrance to William's Tractor Equipment located further north. To the south are A-1 and O-1 districts, with Mill Creek Health and Rehab beyond. The area to the east consists of undeveloped land in A-1, while the property to the west contains a single-family dwelling in SF-2.

LAND USE PLAN AND MASTER STREET PLAN
The adopted Comprehensive Land Use Plan indicates commercial.
The MSP designates 48th Street as a collector, and Shekinah Lane is a private drive.

STAFF COMMENTS AND RECOMMENDATIONS

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

- **Assure adequate land allocation for commercial areas of sufficient size and in proper locations**
- **Encourage the development of a wide range of commercial development for the residents and tourists to include neighborhood, community, and regional centers.**

SPRINGDALE
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Rezoning Petition

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Petitioner (Property Owner)

Name: CURRINE F UPHOLD REVOCABLE TRUST
(Donald Uphold- Trustee of Trust)

E-mail: [redacted]

Address: 437 MADISON 2600
HUNTSVILLE, AR 72740

Phone: (479) 665-2502

Site/ Location: S. 48TH STREET & SHEKINAH LN.
NO ADDRESS ASSIGNED TO PROPERTY

Assessor's Parcel Number(s):
PARCEL #
815-30851-001 & 815-30851-000

Current Zoning: A-1

Proposed Zoning: C-2

Total Acreage: 2.34+/- AC

NEAREST ADDRESS: 4300 S. 48TH ST., SPRINGDALE, AR

MOST OF THE PROPERTY UNDER DISCUSSION IS TO THE WEST AND NORTH OF THE ABOVE ADDRESS.

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Petition Requirements:

- ☒ A copy of the warranty deed indicating ownership of the property.
- ☒ A site plan in conformance with Chapter 130, Article 2, Section 13.
- ☒ A brief statement explaining the reason for the rezoning request, the intended use of the property, and the effect of property changes upon surrounding land uses.
- ☒ A layman's description of the property (physical address if possible).
- ☒ A list of all adjacent property owners certified by a licensed abstractor or surveyor in the past sixty (60) days.
- ☒ An accurate legal description if the property to be rezoned is only a portion of the land.
- ☒ A scaled drawing of the property to be rezoned showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow.
- ☐ Once the petition has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
- ☐ Provide the required affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
- ☒ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

ARA SURVEY JOB #25267-I

NOTIFICATIONS HAVE NOT BEEN MAILED OUT YET

Review Fee:

☐ $175.00

STAFF USE ONLY

Date Application Submitted: 03/15/2026

Project Number: R26-15

Date Accepted as Complete: 03/25/2026

Receipt Number: 1800

Petition for Rezoning

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

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 *ALAN REID & ASSOCIATES REPRESENTING THE PROPERTY OWNERS*

Indicate person of contact for this petition: Petitioner ☐ Representative ☒

Record Property Owner(s): CURRINE F UPHOLD REVOCABLE TRUST
(Donald Uphold- Trustee of Trust)

The record property owner(s), petitioning to rezone the following described area:

Legal Description:

LEGAL DESC. TAKEN FROM ALAN REID & ASSOCIATES SURVEYING JOB #25267-I

PLEASE SEE ATTACHED PAGE FOR LEGAL AS LEGAL DESCRIPTION OF PROPERTY REQUESTED TO BE REZONED IS TOO LENGTHY TO FIT IN THIS SPACE.

Layman's Description: S. 48TH STREET & SHEKINAH LN. / NO ADDRESS ASSIGNED TO PROPERTY WASHINGTON COUNTY #815-30851-000 & 815-30851-001

NEAREST ADDRESS: 4300 S. 48TH ST., SPRINGDALE, AR, 72762 / MOST OF THE PROPERTY UNDER DISCUSSION IS TO THE WEST AND NORTH OF THE ABOVE ADDRESS.

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

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

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

FROM (current zoning): A-1

TO (proposed zoning): C-2

Petition for Rezoning

Legal Description:

LEGAL DESC. TAKEN FROM ALAN REID & ASSOCIATES SURVEYING JOB #25267-I

SURVEY DESCRIPTION - TRACT 'A' (PIN 815-30851-000)

A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION SIXTEEN (16), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID 40 ACRE TRACT; THENCE S87°48'12"E 887.69 FEET TO AN EXISTING 5/8" IRON REBAR; THENCE N09°16'44"E 193.05 FEET TO AN EXISTING 5/8" IRON REBAR FOR THE TRUE POINT OF BEGINNING; THENCE N09°10'56"E 147.16 FEET TO AN EXISTING IRON REBAR; THENCE N73°58'01"E 172.19 FEET TO AN EXISTING 5/8" IRON REBAR; THENCE S14°59'35"E 254.91 FEET TO A CHISELED 'X' IN THE CENTER OF AN EXISTING THIRTY (30) FOOT WIDE INGRESS/EGRESS EASEMENT, SAID POINT BEING IN THE CENTER OF AN EXISTING CONCRETE DRIVEWAY; THENCE ALONG SAID CENTERLINE, THE FOLLOWING BEARINGS AND DISTANCES:

S85°51'11"W 41.81 FEET; S88°00'36"W 87.48 FEET;
N64°59'02"W 95.47 FEET; N64°04'42"W 43.68 FEET TO THE POINT OF BEGINNING, CONTAINING 1.04 ACRES, MORE OR LESS. THE ABOVE DESCRIBED 1.04 ACRE TRACT BEING SUBJECT TO ALL THAT PORTION OF A THIRTY (30) FOOT WIDE INGRESS/EGRESS EASEMENT ALONG THE ENTIRE SOUTH BOUNDARY AND ANY OTHER EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER OR NOT OF RECORD.

SURVEY DESCRIPTION - TRACT 'B' (PIN 815-30851-001)

A PART OF THE SOUTH HALF (S1/2) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION SIXTEEN (16), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION SIXTEEN (16); THENCE S87°48'12"E 887.69 FEET (DEED=890.00 FEET) TO AN EXISTING 5/8" IRON REBAR; THENCE N09°14'13"E 340.21 FEET (D=331.53 FEET) TO AN EXISTING 5/8" IRON REBAR; THENCE N73°58'01"E 172.19 FEET TO AN EXISTING 5/8" IRON REBAR FOR THE TRUE POINT OF BEGINNING; THENCE N73°58'01"E 276.76 FEET TO AN EXISTING IRON REBAR W/PLS CAP 1642 AT THE WEST RIGHT-OF-WAY LINE OF S. 48TH STREET; THENCE S14°48'35"E 153.57 FEET ALONG SAID RIGHT-OF-WAY LINE TO A SET 1/2" IRON REBAR; THENCE LEAVING SAID RIGHT-OF-WAY LINE, S76°10'22"W 168.92 FEET TO AN EXISTING 5/8" IRON REBAR; THENCE S15°24'14"E 114.94 FEET TO A SET 1/2" IRON REBAR AT THE NORTH LINE OF A THIRTY (30) FOOT WIDE INGRESS/EGRESS EASEMENT; THENCE N85°36'32"E 144.98 FEET ALONG THE NORTH LINE OF SAID EASEMENT TO A SET 1/2" IRON REBAR; THENCE N78°56'54"E 26.55 FEET TO A SET 1/2" IRON REBAR TO A SET 1/2" IRON REBAR AT THE WEST RIGHT-OF-WAY LINE OF SAID 48TH STREET; THENCE S15°23'08"E 15.04 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT IN THE CENTER OF SAID THIRTY (30) FOOT WIDE INGRESS/EGRESS EASEMENT, SAID POINT BEING IN AN EXISTING CONCRETE DRIVEWAY; THENCE S78°56'17"W 28.56 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S85°36'44"W 221.16 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S85°51'11"W 31.94 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE, N14°59'35"W 254.91 FEET TO THE POINT OF BEGINNING, CONTAINING 1.30 ACRES, MORE OR LESS. THE ABOVE DESCRIBED 1.30 ACRE TRACT BEING SUBJECT TO ALL THAT PORTION OF A THIRTY (30) FOOT WIDE INGRESS/EGRESS EASEMENT ALONG THE ENTIRE SOUTH BOUNDARY AND ANY OTHER EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER OR NOT OF RECORD.

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

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

2. **Develop** the property **YES** / **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 PROPOSED ZONING OF C-2, WILL BE A CONTINUATION OF THE EXISTING ZONING OF THE PROPERTY TO THE NORTH OF THE SUBJECT PROPERTY UNDER DISCUSSION. THE AREA WITHIN ¼ MILE IS A MIXTURE OF SEVERAL DIFFERENT ZONING TYPES (C-5, C-2, O-1, MF-24, SF-1, SF-2, AND A-1.) THE ANTICIPATED EFFECT WILL BE A CONTINUED TRANSITION OF RESIDENTIAL / AGRICULTURAL LAND TO COMMERCIAL, AS SHOWN IN THE CITY OF SPRINGDALE COMPRENSIVE LAND USE PLAN.

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 petition and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the petitioner.

Authorized Representative: ALAN REID & ASSOCIATES

Mailing Address: 118 S. COLLEGE AVE., FAYETTEVILLE, AR 72701

Phone Number: #(479) 444-8784 Email: [redacted]

Verification

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

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

Printed Name of Record Property Owner(s)

CURRINE F UPHOLD REVOCABLE TRUST
(Donald Uphold- Trustee of Trust)

Printed Name of Applicant(s)

ALAN REID & ASSOCIATES

PLEASE NOTE: ANY ALAN REID & ASSOCIATES MAY REPRESENT, ALAN REID SIGNER.

Signature of Record Property Owner(s)

Signature of Applicant(s)

Date: 2-24-26

Date: 2/24/26

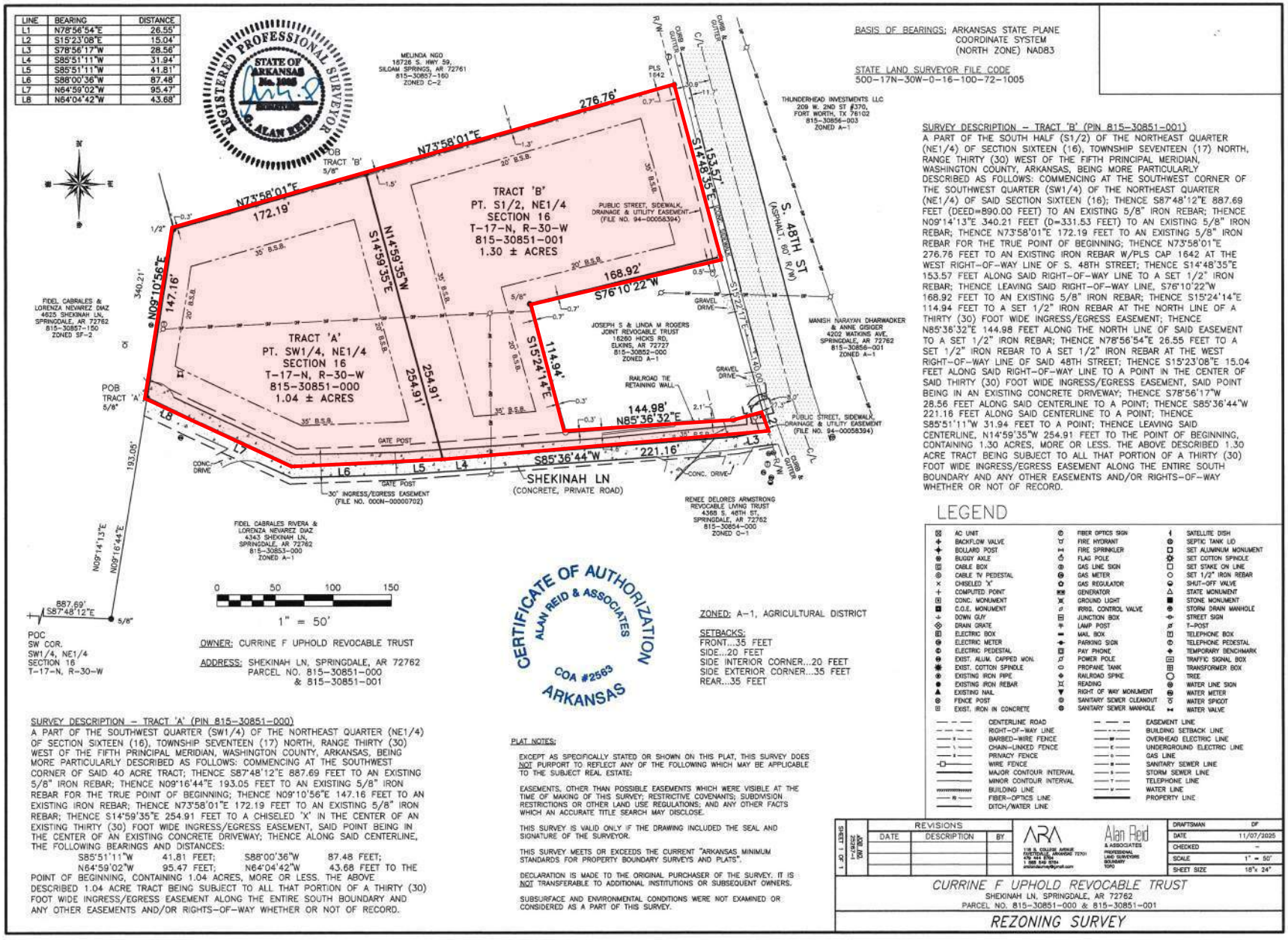
State of Arkansas)
) ss.
County of)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 24 **day of** Feb **,** 2026

Notary Public

My commission expires: _____

JOY KAPITY
Notary Public-Arkansas
Benton County
My Commission Expires 11-15-2034
Commission # 00004045


BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM (NORTH ZONE) NAD83
STATE LAND SURVEYOR FILE CODE 500-17N-30W-0-16-100-72-1005
SURVEY DESCRIPTION – TRACT 'B' (PIN 815-30851-001)
A PART OF THE SOUTH HALF (S1/2) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION SIXTEEN (16), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION SIXTEEN (16); THENCE S87°48'12"E 887.69 FEET (DEED=890.00 FEET) TO AN EXISTING 5/8" IRON REBAR; THENCE N09°14'13"E 340.21 FEET (D=331.53 FEET) TO AN EXISTING 5/8" IRON REBAR; THENCE N73°58'01"E 172.19 FEET TO AN EXISTING 5/8" IRON REBAR FOR THE TRUE POINT OF BEGINNING; THENCE N73°58'01"E 276.76 FEET TO AN EXISTING IRON REBAR W/PLS CAP 1642 AT THE WEST RIGHT-OF-WAY LINE OF S. 48TH STREET; THENCE S14°48'35"E 153.57 FEET ALONG SAID RIGHT-OF-WAY LINE TO A SET 1/2" IRON REBAR; THENCE LEAVING SAID RIGHT-OF-WAY LINE, S76°10'22"W 168.92 FEET TO AN EXISTING 5/8" IRON REBAR; THENCE S15°24'14"E 114.94 FEET TO A SET 1/2" IRON REBAR AT THE NORTH LINE OF A THIRTY (30) FOOT WIDE INGRESS/EGRESS EASEMENT; THENCE N85°36'32"E 144.98 FEET ALONG THE NORTH LINE OF SAID EASEMENT TO A SET 1/2" IRON REBAR; THENCE N78°56'54"E 26.55 FEET TO A SET 1/2" IRON REBAR TO A SET 1/2" IRON REBAR AT THE WEST RIGHT-OF-WAY LINE OF SAID 48TH STREET; THENCE S15°23'08"E 15.04 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT IN THE CENTER OF SAID THIRTY (30) FOOT WIDE INGRESS/EGRESS EASEMENT, SAID POINT BEING IN AN EXISTING CONCRETE DRIVEWAY; THENCE S78°56'17"W 28.56 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S85°36'44"W 221.16 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S85°51'11"W 31.94 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE, N14°59'35"W 254.91 FEET TO THE POINT OF BEGINNING, CONTAINING 1.30 ACRES, MORE OR LESS. THE ABOVE DESCRIBED 1.30 ACRE TRACT BEING SUBJECT TO ALL THAT PORTION OF A THIRTY (30) FOOT WIDE INGRESS/EGRESS EASEMENT ALONG THE ENTIRE SOUTH BOUNDARY AND ANY OTHER EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER OR NOT OF RECORD.
LINE BEARING DISTANCE
L1 N78°56'54"E 26.55'
L2 S15°23'08"E 15.04'
L3 S78°56'17"W 28.56'
L4 S85°51'11"W 31.94'
L5 S85°51'11"W 41.81'
L6 S88°00'36"W 87.48'
L7 N64°59'02"W 95.47'
L8 N64°04'42"W 43.68'
STATE OF ARKANSAS No. 1642 REGISTERED PROFESSIONAL SURVEYOR C. ALAN REID
TRACT 'B' PT. S1/2, NE1/4 SECTION 16 T-17-N, R-30-W 815-30851-001 1.30 ± ACRES
TRACT 'A' PT. SW1/4, NE1/4 SECTION 16 T-17-N, R-30-W 815-30851-000 1.04 ± ACRES
POB TRACT 'A' 5/8"
POC SW COR. SW1/4, NE1/4 SECTION 16 T-17-N, R-30-W
887.69' S87°48'12"E
340.21'
N09°10'56"E 147.16'
N09°14'13"E
N09°16'44"E 193.05'
N73°58'01"E 276.76'
N73°58'01"E 172.19'
N14°59'35"W 254.91'
S14°59'35"E 254.91'
S14°48'35"E 153.57'
S76°10'22"W 168.92'
S15°24'14"E 114.94'
N85°36'32"E 144.98'
S85°36'44"W 221.16'
S78°56'17"W 28.56'
N78°56'54"E 26.55'
S15°23'08"E 15.04'
S85°51'11"W 31.94'
S. 48TH ST (ASPHALT, 60' R/W)
SHEKINAH LN (CONCRETE, PRIVATE ROAD)
30' INGRESS/EGRESS EASEMENT (FILE NO. 000N-00000702)
PUBLIC STREET, SIDEWALK, DRAINAGE & UTILITY EASEMENT (FILE NO. 94-00058394)
MELINDA NGO 18726 S. HWY 59, SILOAM SPRINGS, AR 72761 815-30857-160 ZONED C-2
THUNDERHEAD INVESTMENTS LLC 209 W. 2ND ST #370, FORT WORTH, TX 76102 815-30856-003 ZONED A-1
FIDEL CABRALES & LORENZA NEVAREZ DIAZ 4625 SHEKINAH LN, SPRINGDALE, AR 72762 815-30857-150 ZONED SF-2
FIDEL CABRALES RIVERA & LORENZA NEVAREZ DIAZ 4343 SHEKINAH LN, SPRINGDALE, AR 72762 815-30853-000 ZONED A-1
JOSEPH S & LINDA M ROGERS JOINT REVOCABLE TRUST 16260 HICKS RD, ELKINS, AR 72727 815-30852-000 ZONED A-1
MANISH NARAYAN DHARWADKER & ANNE GISIGER 4202 WATKINS AVE, SPRINGDALE, AR 72762 815-30856-001 ZONED A-1
RENEE DELORES ARMSTRONG REVOCABLE LIVING TRUST 4368 S. 48TH ST, SPRINGDALE, AR 72762 815-30854-000 ZONED O-1
PUBLIC STREET, SIDEWALK, DRAINAGE & UTILITY EASEMENT (FILE NO. 94-00058394)
RAILROAD TIE RETAINING WALL
GRAVEL DRIVE
CONC. DRIVE
GATE POST
0 50 100 150
1" = 50'
OWNER: CURRINE F UPHOLD REVOCABLE TRUST
ADDRESS: SHEKINAH LN, SPRINGDALE, AR 72762 PARCEL NO. 815-30851-000 & 815-30851-001
ZONED: A-1, AGRICULTURAL DISTRICT
SETBACKS: FRONT...35 FEET SIDE...20 FEET SIDE INTERIOR CORNER...20 FEET SIDE EXTERIOR CORNER...35 FEET REAR...35 FEET
CERTIFICATE OF AUTHORIZATION ALAN REID & ASSOCIATES COA #2563 ARKANSAS
SURVEY DESCRIPTION – TRACT 'A' (PIN 815-30851-000)
A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION SIXTEEN (16), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID 40 ACRE TRACT; THENCE S87°48'12"E 887.69 FEET TO AN EXISTING 5/8" IRON REBAR; THENCE N09°16'44"E 193.05 FEET TO AN EXISTING 5/8" IRON REBAR FOR THE TRUE POINT OF BEGINNING; THENCE N09°10'56"E 147.16 FEET TO AN EXISTING IRON REBAR; THENCE N73°58'01"E 172.19 FEET TO AN EXISTING 5/8" IRON REBAR; THENCE S14°59'35"E 254.91 FEET TO A CHISELED 'X' IN THE CENTER OF AN EXISTING THIRTY (30) FOOT WIDE INGRESS/EGRESS EASEMENT, SAID POINT BEING IN THE CENTER OF AN EXISTING CONCRETE DRIVEWAY; THENCE ALONG SAID CENTERLINE, THE FOLLOWING BEARINGS AND DISTANCES:
S85°51'11"W 41.81 FEET; S88°00'36"W 87.48 FEET;
N64°59'02"W 95.47 FEET; N64°04'42"W 43.68 FEET TO THE POINT OF BEGINNING, CONTAINING 1.04 ACRES, MORE OR LESS. THE ABOVE DESCRIBED 1.04 ACRE TRACT BEING SUBJECT TO ALL THAT PORTION OF A THIRTY (30) FOOT WIDE INGRESS/EGRESS EASEMENT ALONG THE ENTIRE SOUTH BOUNDARY AND ANY OTHER EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER OR NOT OF RECORD.
PLAT NOTES:
EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE:
EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDED THE SEAL AND SIGNATURE OF THE SURVEYOR.
THIS SURVEY MEETS OR EXCEEDS THE CURRENT "ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS".
DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
LEGEND
AC UNIT
BACKFLOW VALVE
BOLLARD POST
BUGGY AXLE
CABLE BOX
CABLE TV PEDESTAL
CHISELED 'X'
COMPUTED POINT
CONC. MONUMENT
C.O.E. MONUMENT
DOWN GUY
DRAIN GRATE
ELECTRIC BOX
ELECTRIC METER
ELECTRIC PEDESTAL
EXIST. ALUM. CAPPED MON.
EXIST. COTTON SPINDLE
EXISTING IRON PIPE
EXISTING IRON REBAR
EXISTING NAIL
FENCE POST
EXIST. IRON IN CONCRETE
FIBER OPTICS SIGN
FIRE HYDRANT
FIRE SPRINKLER
FLAG POLE
GAS LINE SIGN
GAS METER
GAS REGULATOR
GENERATOR
GROUND LIGHT
IRRIG. CONTROL VALVE
JUNCTION BOX
LAMP POST
MAIL BOX
PARKING SIGN
PAY PHONE
POWER POLE
PROPANE TANK
RAILROAD SPIKE
READING
RIGHT OF WAY MONUMENT
SANITARY SEWER CLEANOUT
SANITARY SEWER MANHOLE
SATELLITE DISH
SEPTIC TANK LID
SET ALUMINUM MONUMENT
SET COTTON SPINDLE
SET STAKE ON LINE
SET 1/2" IRON REBAR
SHUT-OFF VALVE
STATE MONUMENT
STONE MONUMENT
STORM DRAIN MANHOLE
STREET SIGN
T-POST
TELEPHONE BOX
TELEPHONE PEDESTAL
TEMPORARY BENCHMARK
TRAFFIC SIGNAL BOX
TRANSFORMER BOX
TREE
WATER LINE SIGN
WATER METER
WATER SPIGOT
WATER VALVE
CENTERLINE ROAD
RIGHT-OF-WAY LINE
BARBED-WIRE FENCE
CHAIN-LINKED FENCE
PRIVACY FENCE
WIRE FENCE
MAJOR CONTOUR INTERVAL
MINOR CONTOUR INTERVAL
BUILDING LINE
FIBER-OPTICS LINE
DITCH/WATER LINE
EASEMENT LINE
BUILDING SETBACK LINE
OVERHEAD ELECTRIC LINE
UNDERGROUND ELECTRIC LINE
GAS LINE
SANITARY SEWER LINE
STORM SEWER LINE
TELEPHONE LINE
WATER LINE
PROPERTY LINE
REVISIONS
DATE DESCRIPTION BY
ARA 118 S. COLLEGE AVENUE FAYETTEVILLE, ARKANSAS 72701 479.444.8700 1.888.540.8784 arkansasranch@gmail.com
Alan Reid & ASSOCIATES PROFESSIONAL LAND SURVEYORS BOUNDARY TOPO
DRAFTSMAN DF
DATE 11/07/2025
CHECKED -
SCALE 1" = 50'
SHEET SIZE 18"x 24"
SHEET 1 OF 1
CURRINE F UPHOLD REVOCABLE TRUST
SHEKINAH LN, SPRINGDALE, AR 72762
PARCEL NO. 815-30851-000 & 815-30851-001
REZONING SURVEY

ARA

Alan Reid
& ASSOCIATES
PROFESSIONAL
LAND
SURVEYORS

Date: March 18th, 2026

To: Springdale Planning and Community Development
201 Spring Street
Springdale, AR 72764
planningapplications@springdale.gov

Re: Certified List (Mailing Addresses) of Adjacent Property Owners for Springdale Project R26-15
Property owner mailing addresses adjacent to the following parcel numbers 815-30851-000 & 815-30851-001
ARA Surveying Job #25267-I
Property Owner: Currin F Uphold Revocable Trust

815-30857-160 (ZONED C-2)
MELINDA NGO
18726 S. HWY 59,
SILOAM SPRINGS, AR 72761

815-30856-003 (ZONED A-1)
THUNDERHEAD INVESTMENTS LLC
209 W. 2ND ST #370,
FORT WORTH, TX 76102

815-30856-001 (ZONED A-1)
MANISH NARAYAN DHARWADKER & ANNE GISIGER
4202 WATKINS AVE,
SPRINGDALE, AR 72762

815-30852-000 (ZONED A-1)
JOSEPH S & LINDA M ROGERS JOINT REVOCABLE TRUST
16260 HICKS RD,
ELKINS, AR 72727

815-30854-000 (ZONED O-1)
RENEE DELORES ARMSTRONG REVOCABLE LIVING TRUST
4368 S. 48TH ST,
SPRINGDALE, AR 72762

815-30853-000 (ZONED A-1)
FIDEL CABRALES RIVERA & LORENZA NEVAREZ DIAZ
4343 SHEKINAH LN,
SPRINGDALE, AR 72762

815-30857-150 (ZONED SF-2)
FIDEL CABRALES & LORENZA NEVAREZ DIAZ
4625 SHEKINAH LN,
SPRINGDALE, AR 72762

I, ALAN REID, A DULY REGISTERED LAND SURVEYOR, PLS 1005, DO HEREBY CERTIFY THAT THE ABOVE LISTS OF ADJACENT PROPERTY OWNERS IS CURRENT AS OF 03/18/2026, AS PER THE RECORDS OF WASHINGTON COUNTY, ARKANSAS.

SIGNATURE

3/18/26
DATE



PUBLIC NOTICE

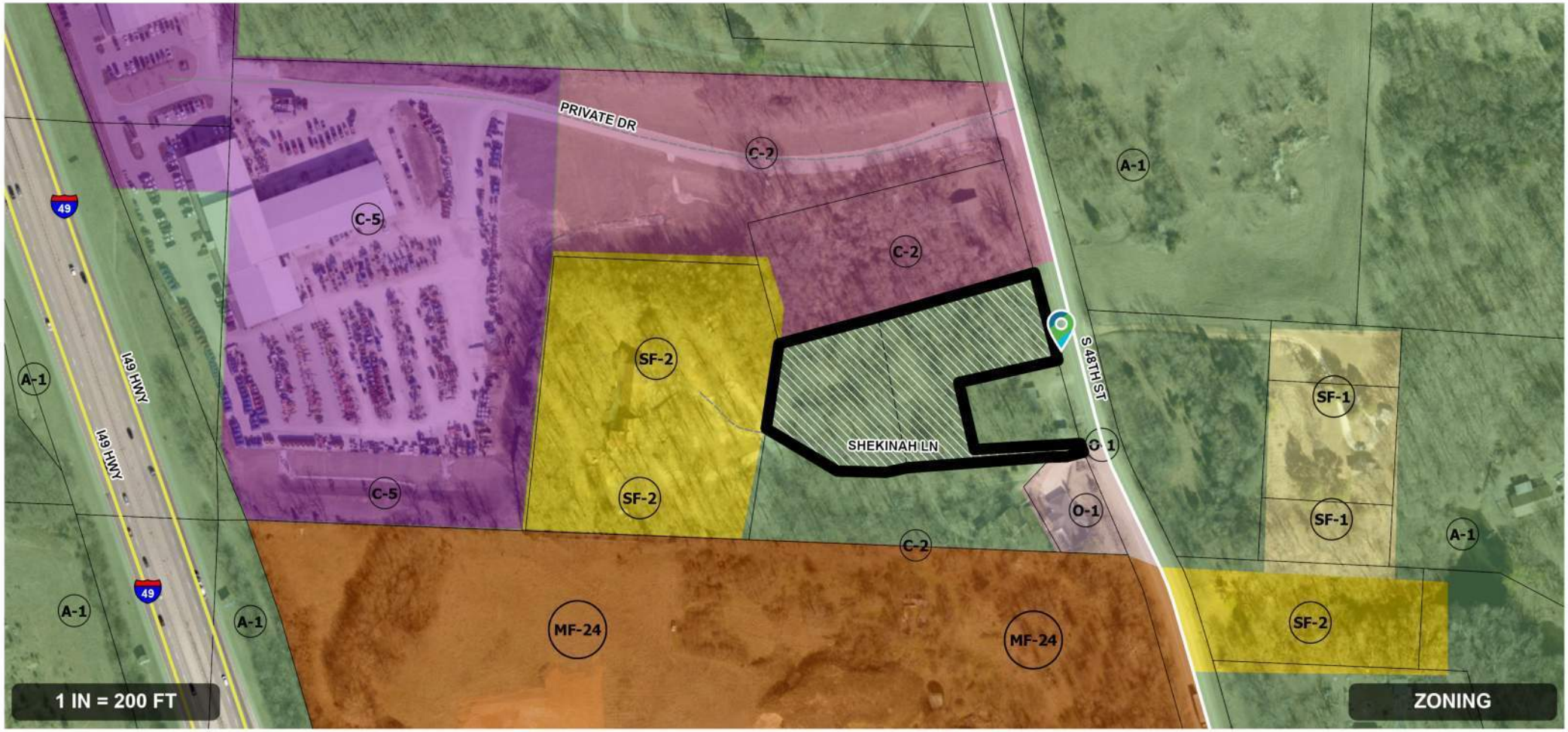
PROJECT AREA

R26-15: Currine F. Uphold Revocable Trust

Northwest Side of 4300 S. 48th Street

Rezone from A-1 to C-2

N



PUBLIC NOTICE

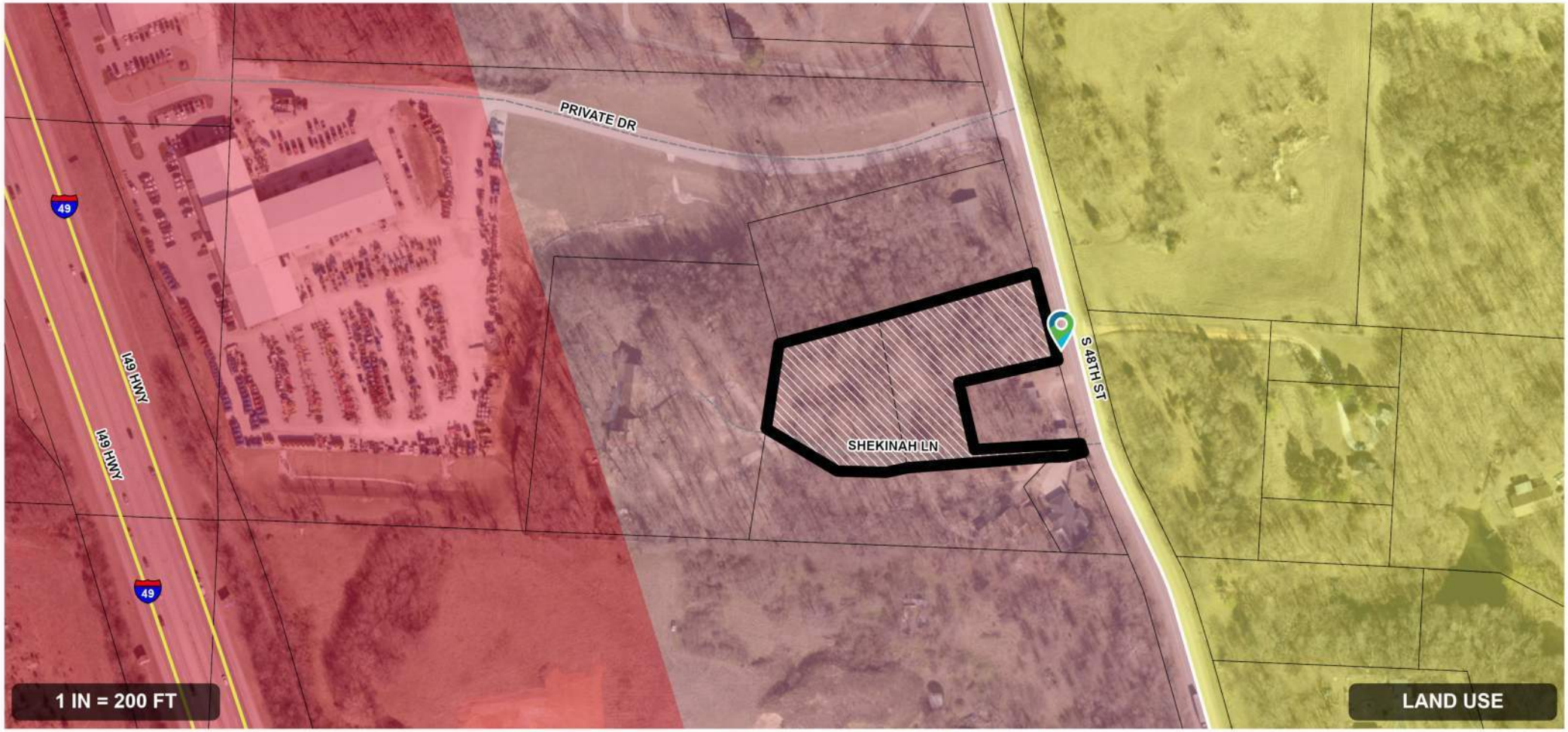
PROJECT AREA

R26-15: Currine F. Uphold Revocable Trust

Northwest Side of 4300 S. 48th Street

Rezone from A-1 to C-2

N



PUBLIC NOTICE

PROJECT AREA

R26-15: Currine F. Uphold Revocable Trust

Northwest Side of 4300 S. 48th Street

Rezone from A-1 to C-2

N

Rezone Memo

To: PLANNING COMMISSION MEMBERS

From: Sharon Tromburg, Planning Director

Date: April 7, 2026

Re: **R26-16 Rezone**

A request by Blue Willow, LLC for Planning Commission approval of a zone change from Large Product Retail Sales District (C-6) to a Thoroughfare Commercial District (C-5) for a tract of land containing 1.61-acres.

LOT LOCATION AND SIZE
The 1.61-acre tract is located at 3112 & 3130 N. Thompson Street. A vicinity map is attached.

EXISTING ZONING
LARGE PRODUCT RETAIL SALES DISTRICT (C-6)

REQUESTED ZONING
THOROUGHFARE COMMERCIAL DISTRICT (C-5)

SURROUNDING ZONING AND LAND USE
Zoning of the surrounding area is shown on the attached map. The site contains two commercial buildings and existing paved parking. The site is surrounded by commercial uses in a C-2.

LAND USE PLAN AND MASTER STREET PLAN
The adopted Comprehensive Land Use Plan indicates regional commercial.
The MSP designates N. Thompson as an arterial.

STAFF COMMENTS AND RECOMMENDATIONS

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

- **Encourage the development of regional commercial areas that accommodate a variety of wholesale, retail, service, and office uses where the highest traffic volumes and greatest utility demands can be served, and more extensive outdoor display of materials will be expected and permitted that have frontage and or access to I-49 and state highways.**
- **Promote the viability of older commercial properties as well as new commercial development.**

Rezoning Petition

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Petitioner (Property Owner)

Name: Blue Willow, LLC c/o Will A. Kellstrom Watkins, Boyer, Gray & Curry PLLC,

E-mail: [redacted]

Address: 1106 W. Poplar St., Rogers, AR 72756

Phone: 479-636-2168

Site/ Location: 3112 N. Thompson

Assessor's Parcel Number(s): 21-00233-000

Current Zoning: C-6, Large Product Retail Sales

Proposed Zoning: C-5, Thoroughfare Commercial

Total Acreage: 1.61 acres

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Petition Requirements:

☐ A copy of the warranty deed indicating ownership of the property.
☐ A site plan in conformance with Chapter 130, Article 2, Section 13.
☐ A brief statement explaining the reason for the rezoning request, the intended use of the property, and the effect of property changes upon surrounding land uses.
☐ A layman's description of the property (physical address if possible).
☐ A list of all adjacent property owners certified by a licensed abstractor or surveyor in the past sixty (60) days.
☐ An accurate legal description if the property to be rezoned is only a portion of the land.
☐ A scaled drawing of the property to be rezoned showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow.
☐ Once the petition has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☐ Provide the required affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

☐ $175.00

STAFF USE ONLY

Date Application Submitted: 3/19/2026

Project Number: R26-16

Date Accepted as Complete: 3/26/2026

Receipt Number: 2193

Petition for Rezoning

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

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

Indicate person of contact for this petition: Petitioner ☐ Representative ☐

Record Property Owner(s): Blue Willow, LLC

The record property owner(s), petitioning to rezone the following described area:

Legal Description:

See Exhibit A, attached hereto

Layman's Description: 3112 N. Thompson St.

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

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

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

FROM (current zoning): C-6, Large Product Retail Sales

TO (proposed zoning): C-5, Throughfare Commercial

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

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

2. **Develop** the property **YES / NO** , and if so, the proposed use is _____.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows:

   None. Surrounded by mixture of C-2, C-5 and C-6, with compatible uses.

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 petition and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the petitioner.

Authorized Representative: Will A. Kellstrom; Watkins, Boyer, Gray & Curry PLLC

Mailing Address: 1106 W. Poplar St., Rogers, AR 72756

Phone Number: 479-636-2168 Email: [redacted]

Verification

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

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

Printed Name of Record Property Owner(s)

Blue Willow LLC

Printed Name of Applicant(s)

OLENA BERGREN

(Manager/Member)

Signature of Record Property Owner(s)

Signature of Applicant(s)

Date: 3/11/2026

Date: 3/11/2026

State of Arkansas)
) ss.
County of Benton

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 11th day of March, 2026

Notary Public

My commission expires: April 20, 2033

ASHLEY SCROGGINS
Notary Public - Arkansas
Benton County
Commission # 12723524
My Commission Expires Apr 20, 2033

Realty Title & Closing Services LLC

3866 W. Sunset
Springdale, AR 72762
479-582-9383
www.realtytitleinc.com

File No.: 26-93497W

Subject Property:
Current Owner: Blue Willow LLC, an Arkansas Limited Liability Company
Parcel Number: 21-00233-000
Property Address: 3112 N Thompson St Springdale, AR
Mailing Address: PO Box 110746 Anchorage, AK 99511

Adjoining Property Owners:
Current Owner: Sami Haddaji
Parcel Number: 21-03725-000
Property Address: N Thompson St Springdale, AR
Mailing Address: 3989 Aryana Ave Springdale, AR 72764

Current Owner: Saul Calderon and Deris Calderon
Parcel Number: 21-00260-000
Property Address: 3161 N Thompson St Springdale, AR
Mailing Address: 4076 Caerleon Cir Bentonville, AR

Current Owner: 3KT LLC, a Kansas Limited Liability Company
Parcel Number: 21-00237-000
Property Address: 3068 N Thompson St Springdale, AR
Mailing Address: 1221 Harrison St Kansas City, MO 64106

Current Owner: Gary Stith and Wendy Stith
Parcel Number: 21-00232-001
Property Address: N Thompson St Springdale, AR
Mailing Address: 3659 Tanglewood Dr Springdale, AR 72764-1178

Current Owner: Gary Stith and Wendy Stith
Parcel Number: 21-00232-000
Property Address: Springdale, AR
Mailing Address: 3659 Tanglewood Dr Springdale, AR 72764-1178

This list is compiled mainly from the Benton County Assessor's Office and is further certified through March 12, 2026.

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

Anissa Maria Ellison

By:
Authorized Signatory
Anissa Maria Ellison



PUBLIC NOTICE

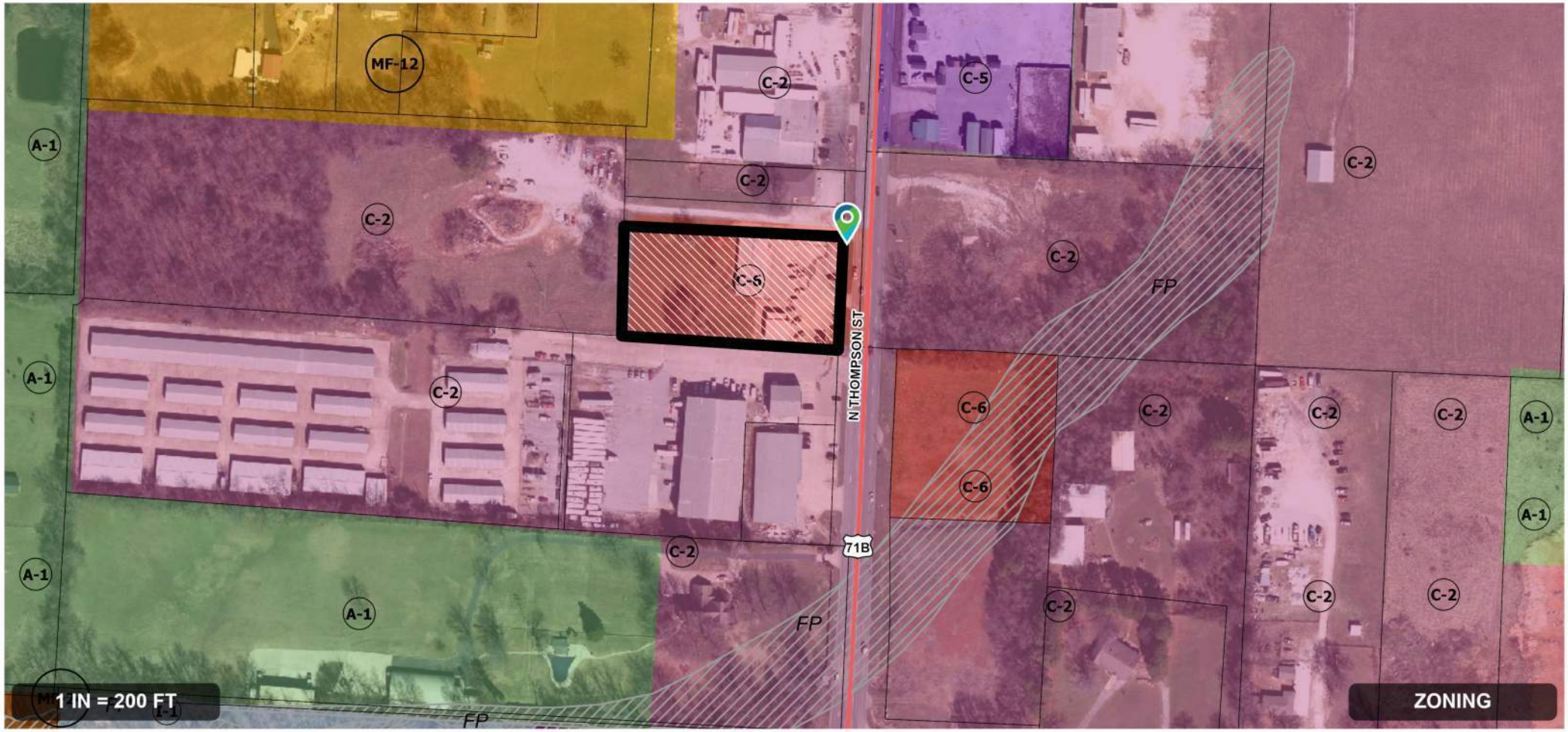
PROJECT AREA

R26-16: Blue Willow, LLC

3112 N. Thompson Street

Rezone from C-6 to C-5

N



PUBLIC NOTICE

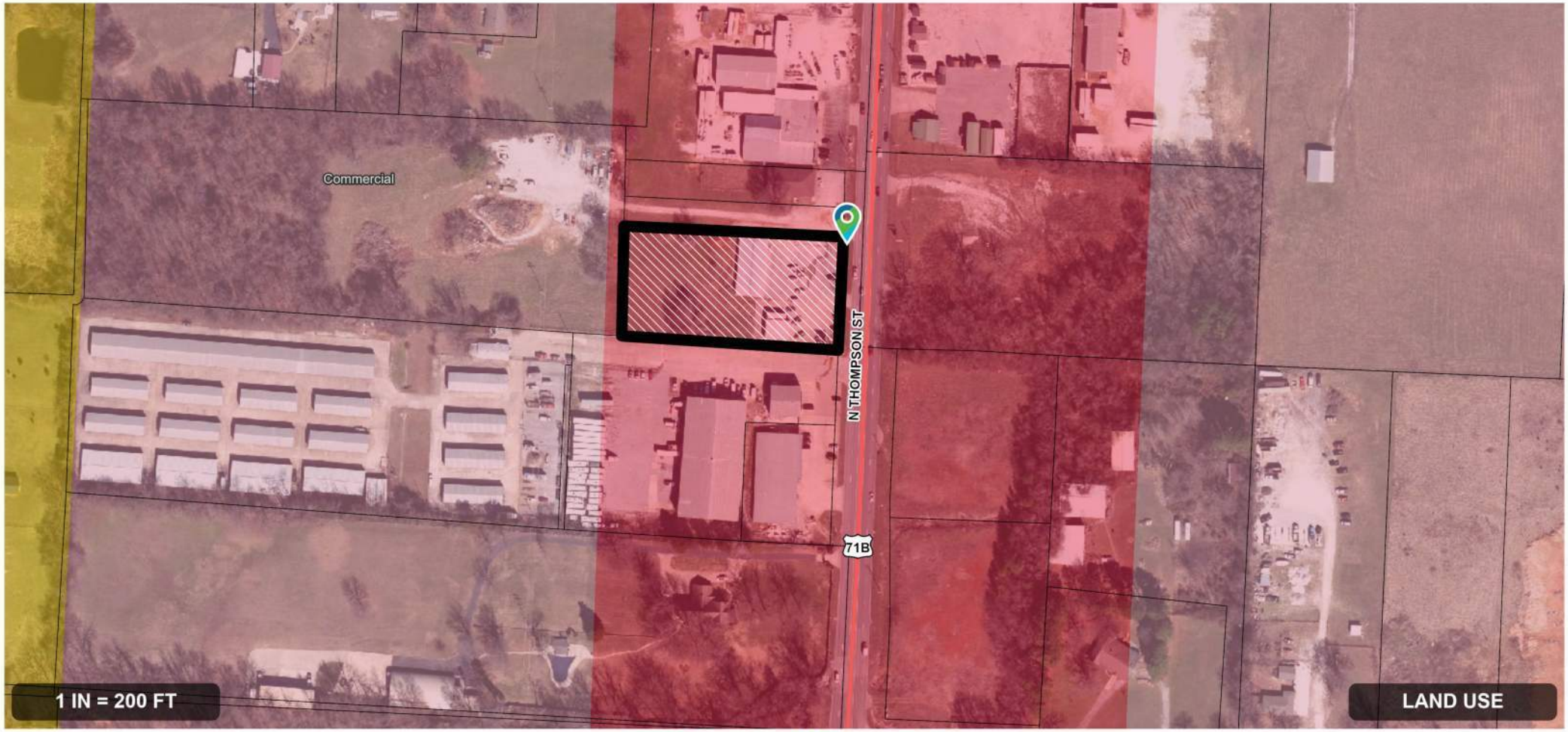
PROJECT AREA

R26-16: Blue Willow, LLC

3112 N. Thompson Street

Rezone from C-6 to C-5

N



PUBLIC NOTICE

PROJECT AREA

R26-16: Blue Willow, LLC

3112 N. Thompson Street

Rezone from C-6 to C-5

N

Rezone Memo

To: PLANNING COMMISSION MEMBERS

From: Sharon Tromburg, Planning Director

Date: April 7, 2026

Re: **R26-17 Rezone**

A request by Chancad, LLC for Planning Commission approval of a zone change from Thoroughfare Commercial District (C-5) to a High-Density Multi-Family Residential District (MF-24) for a tract of land containing 6.31-acres.

LOT LOCATION AND SIZE
The 6.31-acre tract is located at 552 S. 48th Street and the parcel to the west. A vicinity map is attached.

EXISTING ZONING
THOROUGHFARE COMMERCIAL DISTRICT (C-5)

REQUESTED ZONING
HIGH-DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (MF-24)

SURROUNDING ZONING AND LAND USE
Zoning of the surrounding area is shown on the attached map. The subject property contains a single-family dwelling. Properties to the north and south are developed with single-family residences and accessory structures in A-1. The area to the east is undeveloped and zoned C-5, while the property to the west contains a self-storage facility in C-2.

LAND USE PLAN AND MASTER STREET PLAN
The adopted Comprehensive Land Use Plan indicates commercial.
The MSP designates S. 48th Street as a 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:

- **Multi-family housing should be developed at a density and scale that is compatible with the surrounding neighborhood and available utilities and roadway capacity.**
- **Larger multi-family developments should be located on sites with adequate space for off-street parking, accessory structures and recreational activity and toward the edge of single-family residential areas where higher traffic generation and taller building heights can be better accommodated.**

Rezoning Petition

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Petitioner (Property Owner)

Name: CHANCAD, LLC

E-mail: c/o [redacted]

Address: PO Box 773 Springdale, AR 72765

Phone: c/o 479-751-8733

Site/ Location: 552 S. 48th Street

Assessor's Parcel Number(s): 815-41301-000,

815-41300-000

Current Zoning: C-5

Proposed Zoning: MF-24

Total Acreage: 6.31

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Petition Requirements:

- ☑ A copy of the warranty deed indicating ownership of the property.
- ☑ A site plan in conformance with Chapter 130, Article 2, Section 13.
- ☑ A brief statement explaining the reason for the rezoning request, the intended use of the property, and the effect of property changes upon surrounding land uses.
- ☑ A layman's description of the property (physical address if possible).
- ☑ A list of all adjacent property owners certified by a licensed abstractor or surveyor in the past sixty (60) days.
- ☑ An accurate legal description if the property to be rezoned is only a portion of the land.
- ☑ A scaled drawing of the property to be rezoned showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow.
- ☑ Once the petition has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
- ☑ Provide the required affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
- ☑ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

☐ $175.00

STAFF USE ONLY

Date Application Submitted: 03/19/2026 Project Number: R26-17

Date Accepted as Complete: 03/20/2026 Receipt Number: 1898

Petition for Rezoning

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

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

Indicate person of contact for this petition: Petitioner ☐ Representative ☑

Record Property Owner(s): **CHANCAD, LLC**

The record property owner(s), petitioning to rezone the following described area:

Legal Description:

A PART OF THE N 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 4, T-17-N, R-30-W, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, DESCRIBED AS COMMENCING AT THE N 1/4 CORNER OF SAID SECTION 4: SAID POINT BEING A COTTON SPINDLE ON A COMMON BOUNDARY BETWEEN SAID T-17-N & T-18-N, AND THENCE ALONG SAID COMMON BOUNDARY OF SAID T-17-N AND T-18-N N87°58'17"W 36.46 FEET TO THE WEST RIGHT-OF-WAY OF 48TH STREET, AND CONTINUING ALONG SAID RIGHT-OF-WAY S01°57'08"W 319.67 FEET TO A SET IRON PIN FOR A POINT-OF-BEGINNING; SAID IRON PIN BEING THE NORTHEAST CORNER OF SAID TRACT 2: THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY S01°57'08"W 325.83 FEET TO THE SE CORNER OF TRACT 2; SAID POINT A SET IRON PIN; THENCE N87°56'11"W 693.74 FEET ALONG THE SOUTHERN BOUNDARY OF SAID N 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 4 TO A SET IRON PIN AT THE SOUTHEAST CORNER OF TRACT 1 AND THE SOUTHWEST CORNER OF TRACT 2; THENCE N02°05'06"E 30.00 FEET ALONG A COMMON BOUNDARY BETWEEN SAID TRACT 1 AND TRACT 2 TO A SET IRON PIN; THENCE N87°56'11"W 165.87 FEET TO A SET IRON PIN LOCATED AT A POINT 30 FEET NORTH OF THE SOUTH BOUNDARY OF SAID N 1/2 OF THE NE 1/4 OF THE NW 1/4; THENCE CONTINUING ALONG SAID COMMON BOUNDARY N02°05'06"E 295.31 FEET TO A SET IRON PIN ON A COMMON CORNER WITH TRACT 3; THENCE S87°58'17"E 858.85 TO THE POINT-OF-BEGINNING; CONTAINING 6.31 ACRES, MORE OR LESS. SUBJECT TO: RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

Layman's Description: 552 S. 48th Street, Springdale, AR

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

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

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

FROM (current zoning): C-5

TO (proposed zoning): MF-24

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

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

2. **Develop** the property **YES** / **NO** and if so, the proposed use is Multi-family residential housing .

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 petition and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the petitioner.

Authorized Representative: Engineering Services, Inc.

Mailing Address: PO Box 282 Springdale, AR 72765

Phone Number: 479-751-8733 Email: [redacted]

Verification

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

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

Printed Name of Record Property Owner(s)

CHANCAD, LLC

Printed Name of Applicant(s)

Preston Smith

Signature of Record Property Owner(s)

Signature of Applicant(s)

Preston Smith

Date: 3-18-36

Date: 3/18/26

State of Arkansas)
) ss.
County of Washington

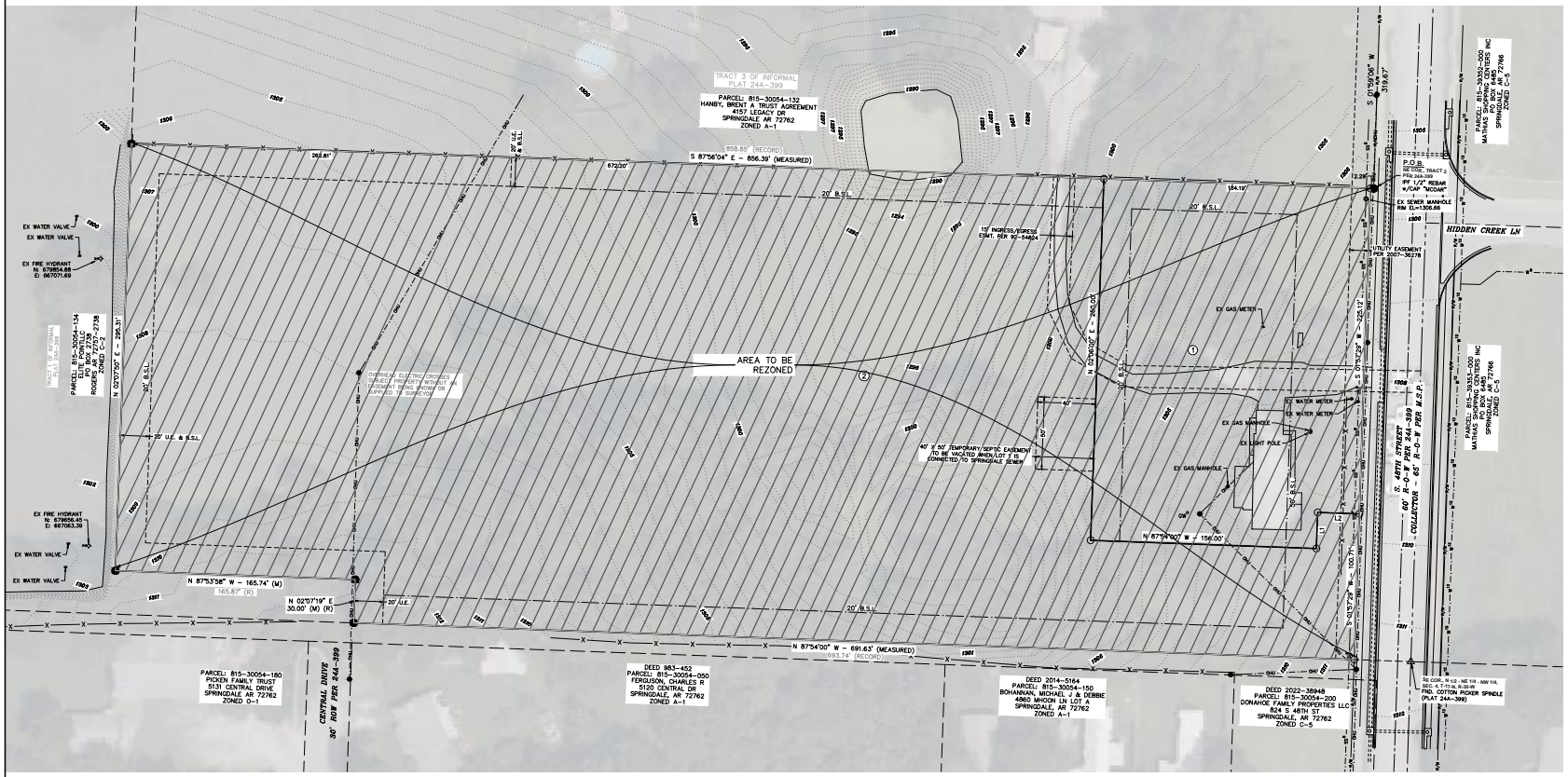
SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 18th **day of** March, 2026

Amy Eoff

Notary Public

My commission expires: June 28, 2026

AMY EOFF
Notary Public - Arkansas
Washington County
Commission # 12348452
My Commission Expires Jun 28, 2026



ENGINEERING SERVICES INC.
1317 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

EXISTING CONDITIONS
48TH STREET CHANCAD LLC
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=40'
DATE: Mar 18, 2026
ENGINEER: TJA
DRAWN BY: AH
W.O. #: 24931

1

RETURN TO AGENDA

26914 - REZONE PARCEL NO. 815-41301-000 TO MF-24
CERTIFIED LIST OF ADJACENT PROPERTY OWNERS

I, James S. Aunspaugh, P.S., hereby certify that, based upon the records of the Circuit Clerk of Washington County, Arkansas, the names and addresses listed below represent all of the owners of properties adjacent to the property to be rezoned.

Signature: _____

Date: 03/18/26



PARCEL: 815-30054-134
ELITE POINT, LLC
P.O. BOX 2738
ROGERS, AR 72757-2738
ZONED C-2

PARCEL: 815-39352-000
MATHIAS SHOPPING CENTERS INC
P.O. BOX 6485
SPRINGDALE, AR 72765
ZONED C-5

PARCEL: 815-30054-050
CHARLES R. FERGUSON
5120 CENTRAL DRIVE
SPRINGDALE, AR 72762
ZONED A-1

PARCEL: 815-30054-200
DONAHOE FAMILY PROPERTIES, LLC.
824 S. 48TH STREET
SPRINGDALE, AR 72762
ZONED C-5

PARCEL: 815-30054-150
MICHAEL J. & DEBBIE BOHANNAN
4860 MHOON LANE LOT A
SPRINGDALE, AR 72762-5226
ZONED A-1

PARCEL: 815-30047-120
BURR, RICHARD W & DELLA MAE TRUST
160 LAS COLINAS ST
CONWAY, AR 72034
ZONED C-5

PARCEL: 815-30054-132
BRENT A. HANBY TRUST AGREEMENT
4157 LEGACY DRIVE
SPRINGDALE, AR 72762
ZONED A-1

PARCEL: 815-30054-180
PICKEN FAMILY TRUST
5131 CENTRAL DRIVE
SPRINGDALE, AR 72762
ZONED O-1

PARCEL: 815-39353-000
MATHIAS SHOPPING CENTERS INC
P.O. BOX 6485
SPRINGDALE, AR 72765
ZONED C-5



PUBLIC NOTICE

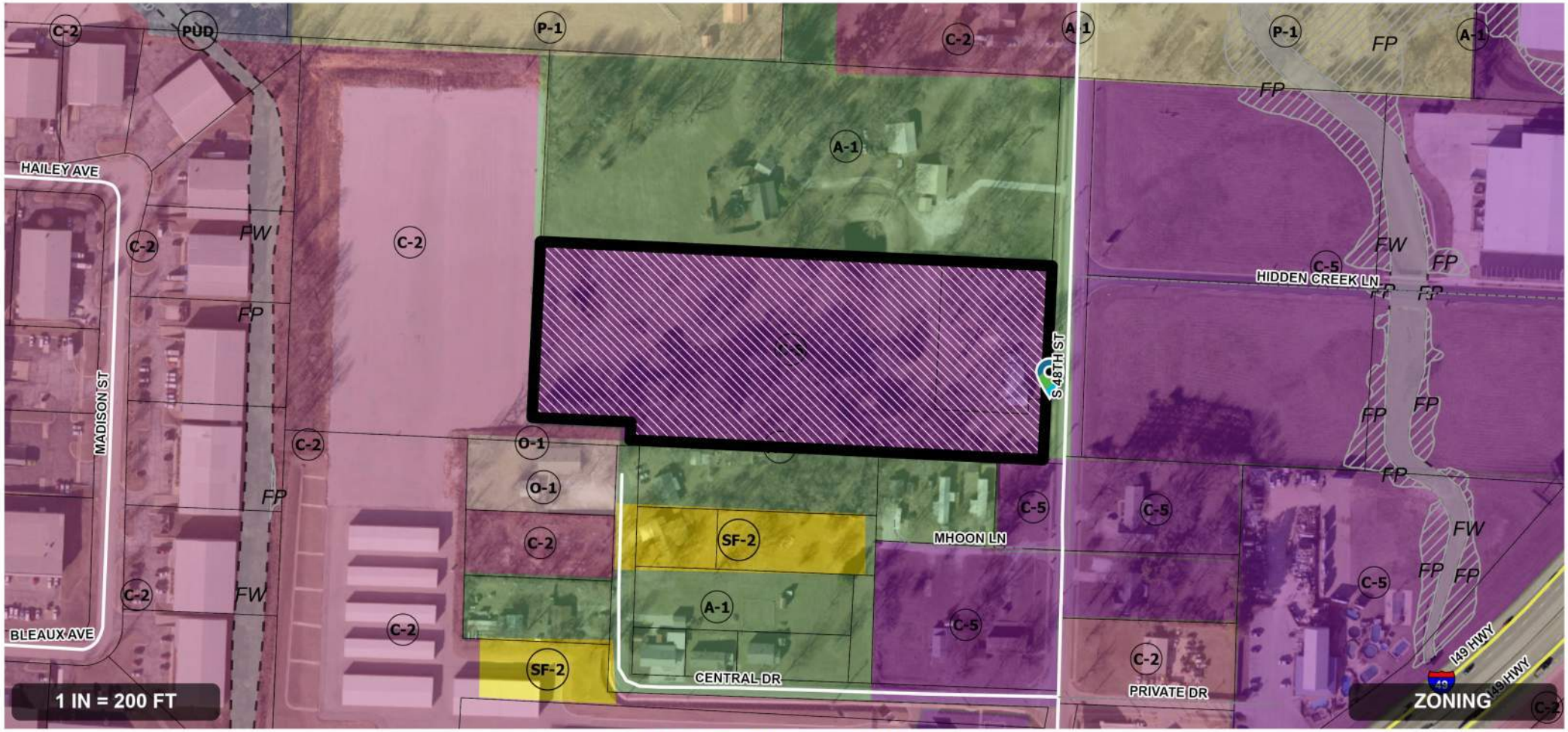
PROJECT AREA

R26-17: Chancad, LLC

Property West of & Including 552 S. 48th Street

Rezone from C-5 to MF-24

N



PUBLIC NOTICE

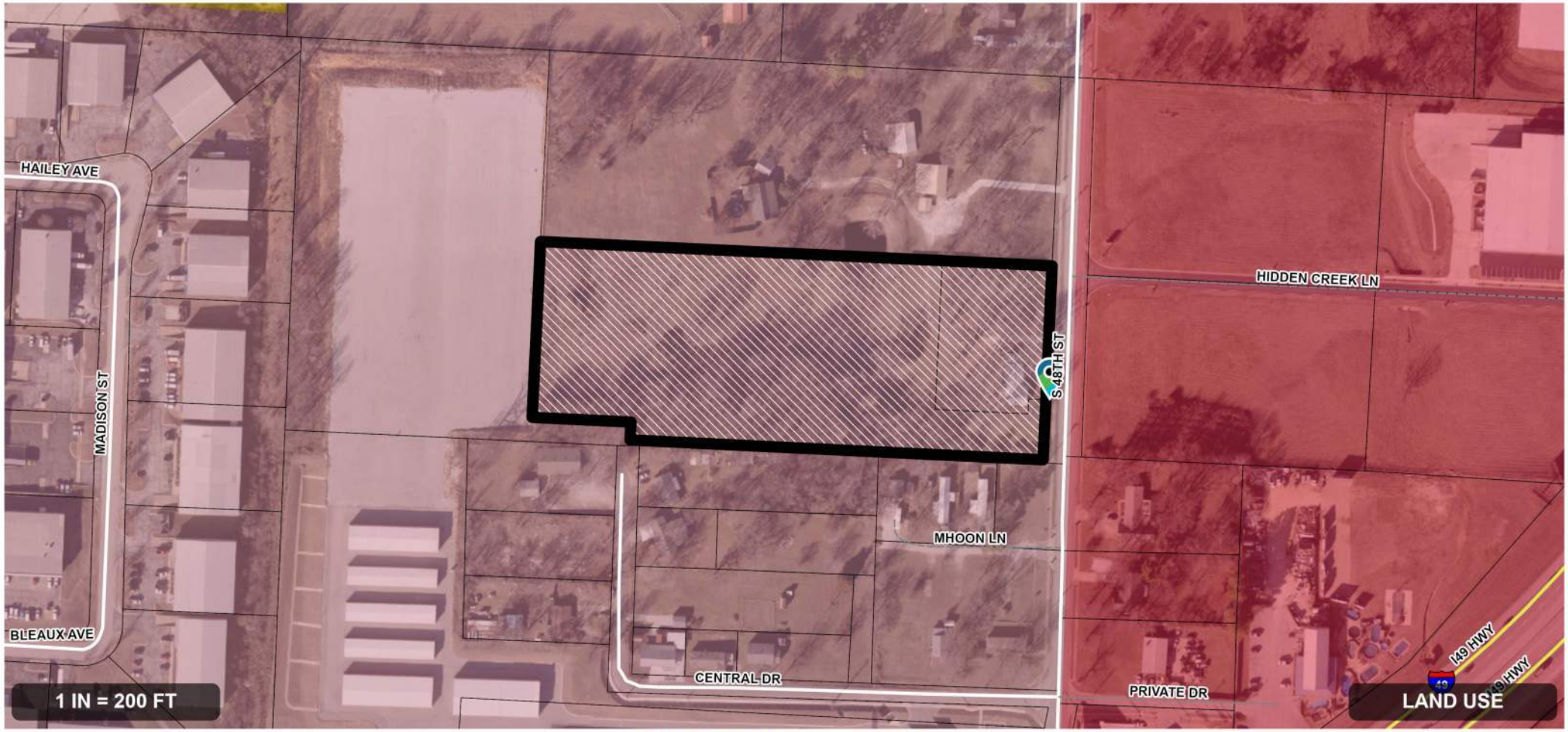
PROJECT AREA

R26-17: Chancad, LLC

Property West of & Including 552 S. 48th Street

Rezone from C-5 to MF-24

N



R26-17: Chancad, LLC

Property West of & Including 552 S. 48th Street

Rezone from C-5 to MF-24

PUBLIC NOTICE

PROJECT AREA

N

Rezone Memo

To: PLANNING COMMISSION MEMBERS

From: Sharon Tromburg, Planning Director

Date: April 7, 2026

Re: **R26-18 Rezone**

A request by Brent A. Hanby Trust Agreement for Planning Commission approval of a zone change from Agricultural District (A-1) to a High-Density Multi-Family Residential District (MF-24) for a tract of land containing 6.30-acres.

LOT LOCATION AND SIZE
The 6.30-acre tract is located at 556 S. 48th Street. A vicinity map is attached.

EXISTING ZONING
AGRICULTURAL DISTRICT (A-1)

REQUESTED ZONING
HIGH-DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (MF-24)

SURROUNDING ZONING AND LAND USE
Zoning of the surrounding area is shown on the attached map. The subject tract contains a single-family dwelling and accessory structures. Properties to the north are developed with single-family dwellings that are nonconforming in C-2 and P-1 districts. To the south are single-family dwellings that are nonconforming in C-5. The area to the east is undeveloped and zoned C-5, while the property to the west contains a self-storage business in C-2.

LAND USE PLAN AND MASTER STREET PLAN
The adopted Comprehensive Land Use Plan indicates commercial.
The MSP designates S. 48th Street as a 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:

- **Multi-family housing should be developed at a density and scale that is compatible with the surrounding neighborhood and available utilities and roadway capacity.**
- **Larger multi-family developments should be located on sites with adequate space for off-street parking, accessory structures, and recreational activity, and toward the edge of single-family residential areas where higher traffic generation and taller building heights can be better accommodated.**

Rezoning Petition

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Petitioner (Property Owner)

Name: BRENT HANBY, as Trustee of the Brent A. Hanby Trust Agreement dated May 4, 2017

E-mail: [redacted]

Address: 4157 LEGACY DRIVE, SRINGDALE, AR

Phone: (479)530-8076

Site/ Location: 556 S. 48TH STREET

Assessor's Parcel Number(s): 815-30054-132

Current Zoning: A-1

Proposed Zoning: MF-24

Total Acreage: 6.30

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Petition Requirements:

- ☑ A copy of the warranty deed indicating ownership of the property.
- ☑ A site plan in conformance with Chapter 130, Article 2, Section 13.
- ☑ A brief statement explaining the reason for the rezoning request, the intended use of the property, and the effect of property changes upon surrounding land uses.
- ☑ A layman's description of the property (physical address if possible).
- ☑ A list of all adjacent property owners certified by a licensed abstractor or surveyor in the past sixty (60) days.
- ☑ An accurate legal description if the property to be rezoned is only a portion of the land.
- ☑ A scaled drawing of the property to be rezoned showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow.
- ☑ Once the petition has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
- ☑ Provide the required affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
- ☑ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

☐ $175.00

STAFF USE ONLY

Date Application Submitted: 03/19/2026 Project Number: R26-18

Date Accepted as Complete: 03/20/2026 Receipt Number: 1898

Petition for Rezoning

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

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

Indicate person of contact for this petition: Petitioner ☐ Representative ☑

Record Property Owner(s): BRENT HANBY, as Trustee of the Brent A. Hanby Trust Agreement dated May 4, 2017

The record property owner(s), petitioning to rezone the following described area:

Legal Description:

A PART OF THE N 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 4, T-17-N, R-30-W, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, DESCRIBED AS COMMENCING AT THE N 1/4 CORNER OF SAID SECTION 4: SAID POINT BEING A COTTON SPINDLE ON A COMMON BOUNDARY BETWEEN SAID T-17-N & T-18-N, AND THENCE ALONG SAID COMMON BOUNDARY OF SAID T-17-N AND T-18-N N87°58'17"W 36.46 FEET TO THE WEST RIGHT-OF-WAY OF 48TH STREET, SAID POINT BEING AN IRON PIN AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S01°57'08"W 319.67 FEET TO A COMMON CORNER WITH TRACT 2; THENCE CONTINUING ALONG SAID COMMON BOUNDARY WITH TRACT 2, N87°58'17"W 858.85 FEET TO A SET IRON PIN ON A COMMON BOUNDARY WITH TRACT 1; THENCE CONTINUING ALONG SAID COMMON BOUNDARY WITH TRACT 1, N02°05'06"E 319.67 FEET TO A SET IRON PIN ON THE NORTH BOUNDARY OF SAID SECTION 4 AND A COMMON BOUNDARY WITH T-17-N AND T-18-N; THENCE ALONG NORTH BOUNDARY OF SAID NE 1/4 OF THE NW 1/4 S87°58'17"E 858.11 FEET TO THE POINT-OF-BEGINNING; CONTAINING 6.30 ACRES, MORE OR LESS. SUBJECT TO: RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

Layman's Description: 556 S. 48th Street, Springdale, AR

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

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

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

FROM (current zoning): A-1

TO (proposed zoning): MF-24

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

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

2. **Develop** the property **YES** / **NO** , and if so, the proposed use is Multi-family residential housing.

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 petition and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the petitioner.

Authorized Representative: Engineering Services, Inc.

Mailing Address: PO Box 282 Springdale, AR 72765

Phone Number: 479-751-8733 Email: [redacted]

Verification

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

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

Printed Name of Record Property Owner(s)

BRENT HANBY, as Trustee of the Brent A Hanby Trust Agreement dated May 4, 2017

Printed Name of Applicant(s)

Preston Smith

Signature of Record Property Owner(s)

Brent A Hanby, Trustee

Signature of Applicant(s)

Preston Smith

Date: 3/19/26

Date: 3/19/26

State of Arkansas)
) **ss.**
County of)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 19th **day of** March, **20**26.

Casey Reynolds

Notary Public

My commission expires: April 25, 2027

OFFICIAL SEAL
CASEY REYNOLDS
NOTARY PUBLIC ARKANSAS
BENTON COUNTY
COMMISSION# 12360125
COMMISSION EXP 04/25/2027

26914 - REZONE PARCEL NO. 815-30054-132 TO MF-24
CERTIFIED LIST OF ADJACENT PROPERTY OWNERS

I, James S. Aunspaugh, P.S., hereby certify that, based upon the records of the Circuit Clerk of Washington County, Arkansas, the names and addresses listed below represent all of the owners of properties adjacent to the property to be rezoned.

Signature: _____

Date: 03/18/2026



PARCEL: 815-30054-134
ELITE POINT, LLC
P.O. BOX 2738
ROGERS, AR 72757-2738
ZONED C-2

PARCEL: 815-29801-565
FELLOWSHIP BIBLE CHURCH OF
NORTHWEST ARKANSAS
1051 W. PLEASANT GROVE ROAD
ROGERS, AR 72758
ZONED P-1

PARCEL: 815-29801-560
MATTERI FAMILY WEST LIVING TRUST
372 S. 48TH STREET
SPRINGDALE, AR 72762-4867
ZONED C-2

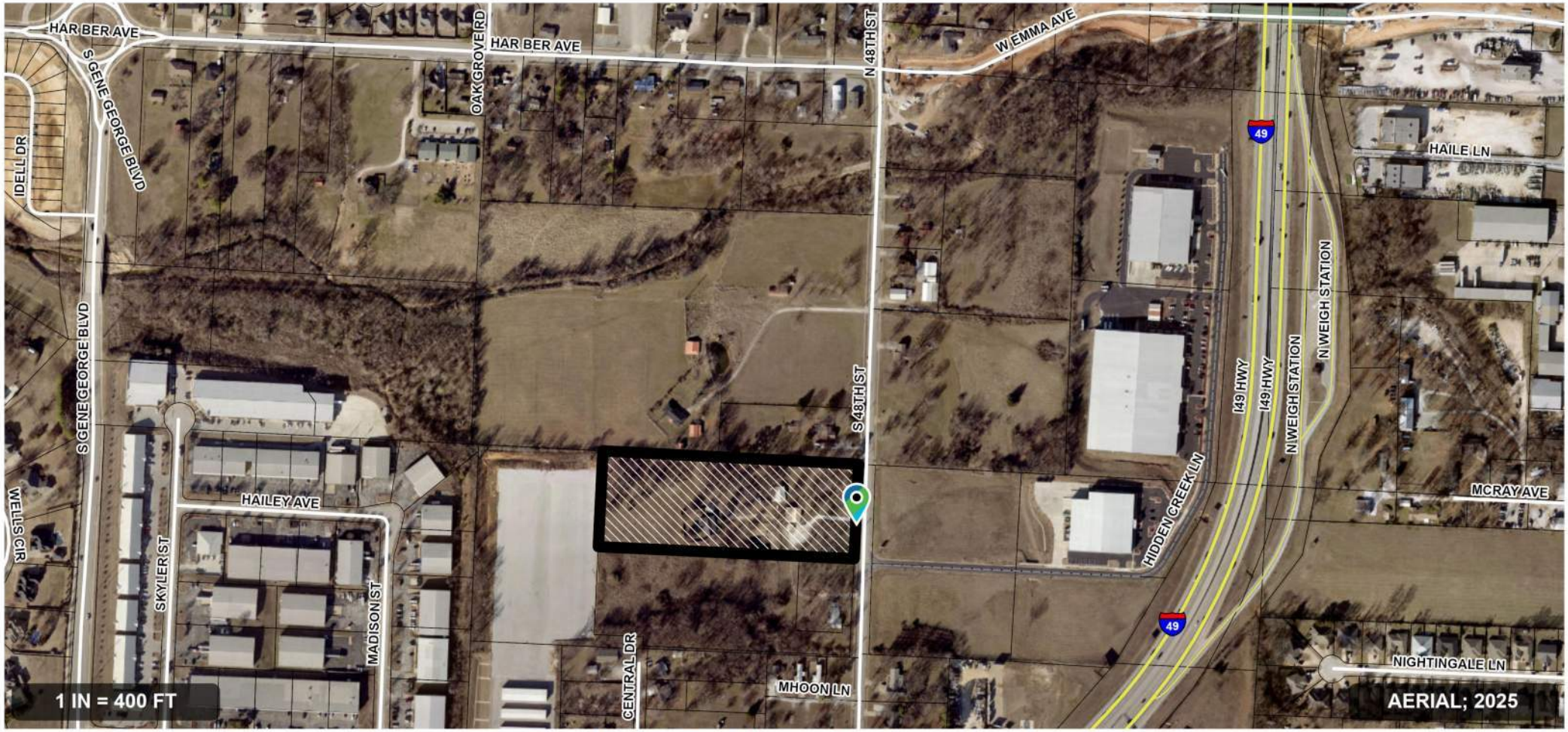
PARCEL: 815-41301-000
CHANCAD, LLC
P.O. BOX 773
SPRINGDALE, AR 72765
ZONED C-5

PARCEL: 815-39353-000
MATHIAS SHOPPING CENTERS INC
P.O. BOX 6485
SPRINGDALE, AR 72765
ZONED C-5

PARCEL: 815-41300-000
CHANCAD, LLC
P.O. BOX 773
SPRINGDALE, AR 72765
ZONED C-5

PARCEL: 815-39352-000
MATHIAS SHOPPING CENTERS INC
P.O. BOX 6485
SPRINGDALE, AR 72765
ZONED C-5

PARCEL: 815-29801-405
SUMMIT BAPTIST CHURCH OF SPRINGDALE
8175 SANTA CLARA AVE
SPRINGDALE, AR 72762
ZONED P-1



PUBLIC NOTICE

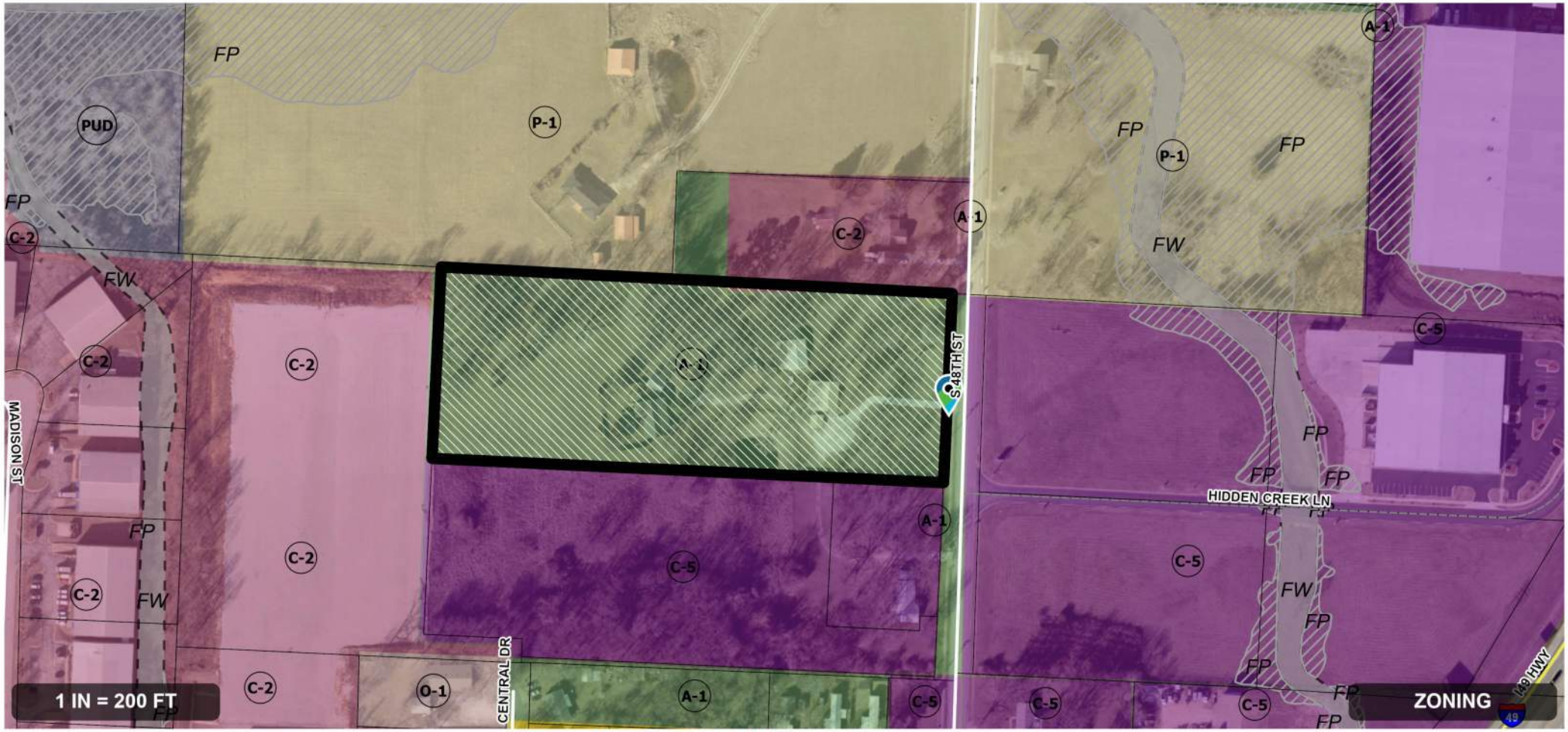
PROJECT AREA

R26-18: Brent A. Hanby Trust Agreement

556 S. 48th Street

Rezone from A-1 to MF-24

N



PUBLIC NOTICE

PROJECT AREA

R26-18: Brent A. Hanby Trust Agreement

556 S. 48th Street

Rezone from A-1 to MF-24

N



PUBLIC NOTICE

PROJECT AREA

R26-18: Brent A. Hanby Trust Agreement

556 S. 48th Street

Rezone from A-1 to MF-24

N

Conditional Use Memo

To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: April 7, 2026
Re: **C26-02 Conditional Use Request**

A request by Colby Dean Drake for Use Unit 14 (Residential Manufactured Housing) in an A-1. Manufactured homes are built on a permanent chassis and intended for residential use when connected to utilities. Once installed, it functions as a permanent single-family residence. This request is not for a mobile home park or temporary building.

Arkansas law says cities must allow manufactured homes somewhere. They're allowed by right in an SF-4, and as Conditional Use in an A-1. This request should be evaluated based on lot size, infrastructure, and compatibility with surrounding uses.

Variance for the reduction of Minimum Frontage from 200' to 140 was also requested.

LOCATION
8788 W. Gibbs Road

EXISTING CONDITIONS
Undeveloped 2 acres in an A-1. W. Gibbs is a local street on the MSP, and the Land Use Plan indicates low-density residential.

DEVELOPMENT STANDARDS AND REVIEW GUIDELINES
The following development standards and design specifications shall be applicable to the conditional use review and approval. The appropriateness of these standards shall be determined at the discretion of the Planning Commission and for each specific conditional use location.

ACCEPTABLE	Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
ACCEPTABLE	Off-street parking and loading areas where required, with particular attention to the items mentioned above and the economic, noise, glare, or odor effects of the conditional use on adjoining properties and properties generally in the district.
N/A	Refuse and service areas, with reference to items 1 and 2 above.
ACCEPTABLE	Utilities, with reference to locations, availability, and compatibility.
N/A	Screening and buffering with reference to type, dimension, and character.
N/A	Sign, if any, and proposed exterior lighting with reference to glare, traffic, safety, economic effect, and compatibility with properties in the district.

ACCEPTABLE	Yard requirements and other open space requirements.
UNACCEPTABLE	The size and shape of the site, including the size, shape, and arrangement of proposed structures in keeping with the intent of this chapter. *Subject to B26-24, a variance of 60' of road frontage*
N/A	Proposed landscaping meeting the requirements of this ordinance. Landscaping may be increased in accordance with the judgment of the planning commission to accomplish the desired protective and aesthetic effect.
ACCEPTABLE	General compatibility with adjacent properties and other properties in the general district.

SITE PLAN REVIEW

Staff finds the request complete, compatible, and consistent with zoning and development standards, except for the requested frontage variance. The proposal aligns with the Comprehensive Land Use Plan and Master Street Plan.

MANUFACTURED HOUSING APPEARANCE STANDARDS

(A) Structural additions or alterations. Due to its integral design, the building inspector of the city must approve any structural modification of a manufactured or mobile home after it is placed on the site. All structural additions shall comply with the adopted Building Code(s).

(B) Exterior appearance standards. Manufactured homes shall be compatible and similar in appearance to site-constructed residences, in that they shall:

1. Have more than five hundred seventy-six (576) square feet of occupied space;
2. Have a minimum width and length of at least twenty-four (24) feet.
3. Be placed onto a permanent foundation system (piers, bearing walls, etc.) in accordance with adopted building codes, which will transfer loads from the structure to the earth at a depth below the established frost line without exceeding the safe bearing capacity of the supporting soil, in accordance with adopted Building Code.
4. Be anchored to the permanent foundation system in accordance with the adopted building code and to the manufacturer's specifications.
5. Set onto an excavated area with permanent perimeter walls constructed of block, brick, or stone with foundations, footings, or crawl space or basement walls constructed in accordance with the adopted building code. The space between the floor joists of the home and the excavated under-floor grade shall be completely enclosed with the permanent perimeter enclosure (except for required openings).
6. Have wheels, axles, and hitch mechanisms removed.
7. Have utilities connected in accordance with applicable city codes or manufacturer's specifications, whichever is more restrictive.
8. Have siding material of a type customarily used on site-constructed residences, excluding smooth, ribbed, or corrugated metal or plastic panels.
9. Have pitched roofs and roofing material of a type customarily used on site-constructed residences.
10. Have off-street parking for two (2) automobiles.

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Conditional Use Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Colby Drake	Name:
E-mail: [redacted]	E-mail:
Address: 8788 W. Gibbs Rd Springdale AR 72762	Address:
Phone: (479) 287-3797	Phone:
Site/ Location: 8788 W. Gibbs Rd	Current Zoning: A-1
Assessor's Parcel Number(s): 815-33679-703	Use Unit Requested: 14 in an A-1
	Total Acreage: 2.00

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Application Requirements

- ☐ A copy of the warranty deed indicating ownership of the property.
- ☐ The zoning classification of the intended location.
- ☐ A site plan in accordance with Chapter 130, Article 2, Section 13.
- ☐ A brief statement explaining the reason for the conditional use request, the intended use of the property, and the effect of property changes upon surrounding land uses.
- ☐ A layman's description of the property (physical address if possible).
- ☐ A list of all adjacent property owners cerfitied by a licensed abstractor or surveyor in the past sixty (60) days.
- ☐ An accurate legal description if the conditional use applies only to a portion of the land.
- ☐ Once application has been accepted and date of public hearing is confirmed, a notification should be sent to all adjacent property owners.
- ☐ Provide the required affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
- ☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Fee:

☐ $75.00

STAFF USE ONLY

Date Application Submitted: 03/09/2026 Project Number: C26-02

Date Accepted as Complete: 03/17/2026 Receipt Number: 1413

Conditional Use Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☒ Representative ☐

Describe the conditional use sought and the reasons why it should be approved:

To place a mobile home on the property for residential use. The mobile home will be installed in accordance with all applicable zoning, setback, utility & safety requirements. Approval of this would allow for safe affordable housing while maintaing compatibility with surrounding properties

Describe the effects the proposed conditional use would have on the character of the neighborhood and residents:

This use will not negatively impact neighboring properties, traffic or public service. Granted this use supports responsible land use, provides housing stability & aligns with the intent of the zoning ordinance.

Record Property Owner(s): Colby Drake

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: Colby Drake

Signature: Colby Drake Date: 3/5/2026

Name of Representative (if applicable): _____

Signature: _____ Date: _____

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www.SpringdaleAR.gov

Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Colby Drake	Name:
E-mail: [redacted]	E-mail:
Address: 8788 W. Gibbs Rd	Address:
Springdale AR 72762	
Phone: (479) 287-3797	Phone:
Site/ Location:	Current Zoning:
Assessor's Parcel Number(s): 815-33679-703	Rezone Required:
	Total Acreage:

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

☐ Board of Adjustments
☐ Commercial Design Standards

Application Requirements:

☐ A complete application.
☐ A copy of the warranty deed indicating ownership of property.
☐ A site plan in conformance with Chapter 130, Article 2, Section 13.
☐ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

☐ $75.00

STAFF USE ONLY

Date Application Submitted: 03/09/2026 Project Number: B26-24

Date Accepted as Complete: 03/17/2026 Receipt Number: 1413

Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☒ Representative ☐

Describe your variance request:

For reduction of minimum lot frontage from 200' to 140'

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

Due to adjacent properties are being utilized by the Arkansas State Highway Commission, limiting the properties potential for typical development or commercial use.

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:
(How will this variance alleviate your hardship?)

Approval of this request would allow reasonable residential use of the property through placement of a mobile home

Record Property Owner(s): Colby Drake

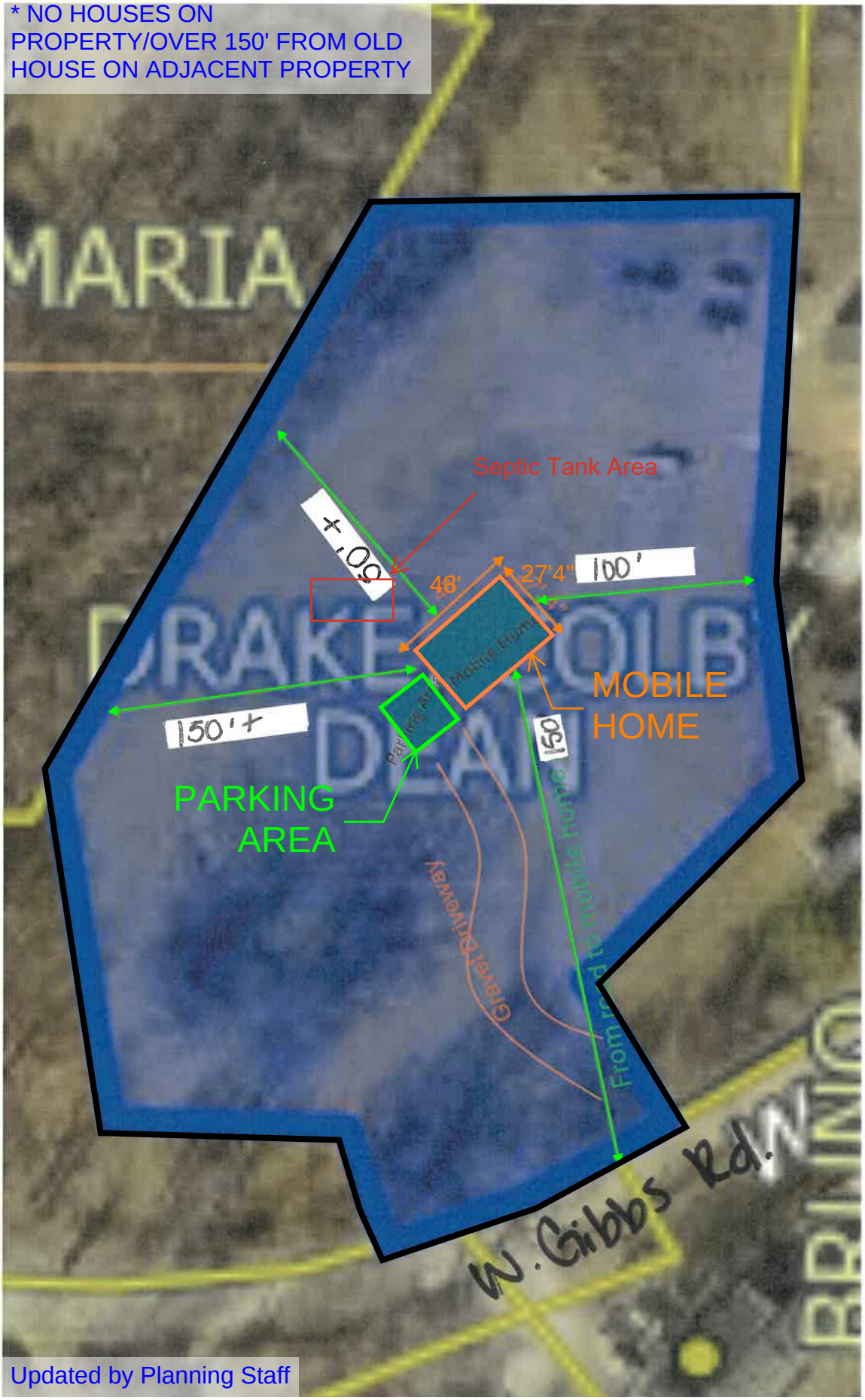
APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information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

Signature: Colby Drake Date: 3/5/2024

Name of Representative (if applicable): _____

Signature: _____ Date: _____


* NO HOUSES ON PROPERTY/OVER 150' FROM OLD HOUSE ON ADJACENT PROPERTY
Septic Tank Area
+ 109
48'
27'4"
100'
MOBILE HOME
150'+
PARKING AREA
150'
Gravel Driveway
From Front of Mobile Home to Road
W. Gibbs Rd.
Updated by Planning Staff

JAMES SURVEYING PARTNERSHIP
MICHEAL JAMES
P.O. BOX 617
GENTRY, AR 72734
PHONE 479-736-8416
CELL 479-752-7484
[redacted]

To whom it may concern:

Attached on "EXHIBIT A" is the updated list of adjoining owners for Parcel #815-33679-703.

Micheal E. James

EXHIBIT "A"

815-30834- 200
ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261 LITTLE ROCK
AR72203-2261

815-33679- 701
DRAKE, TAYLOR
8736 W GIBBS RD

815-30834-500
REYES, BRUNO JR
3003 S TURNER ST
SPRINGDALE AR
72764

815-30834-100
AAH REVOCABLE TRUST
1216 N MAESTRI RD

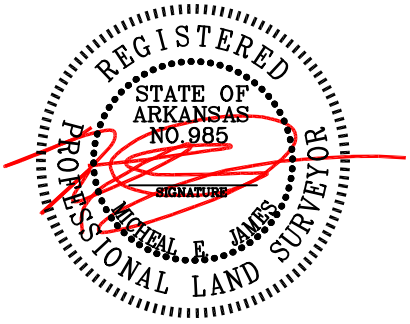
815-33679-800
GIRON, MARIA
1214 N MAESTRI RD

JAMES SURVEYING PARTNERSHIP
MICHEAL JAMES
P.O. BOX 617
GENTRY, AR 72734
PHONE 479-736-8416
CELL 479-752-7484
[redacted]

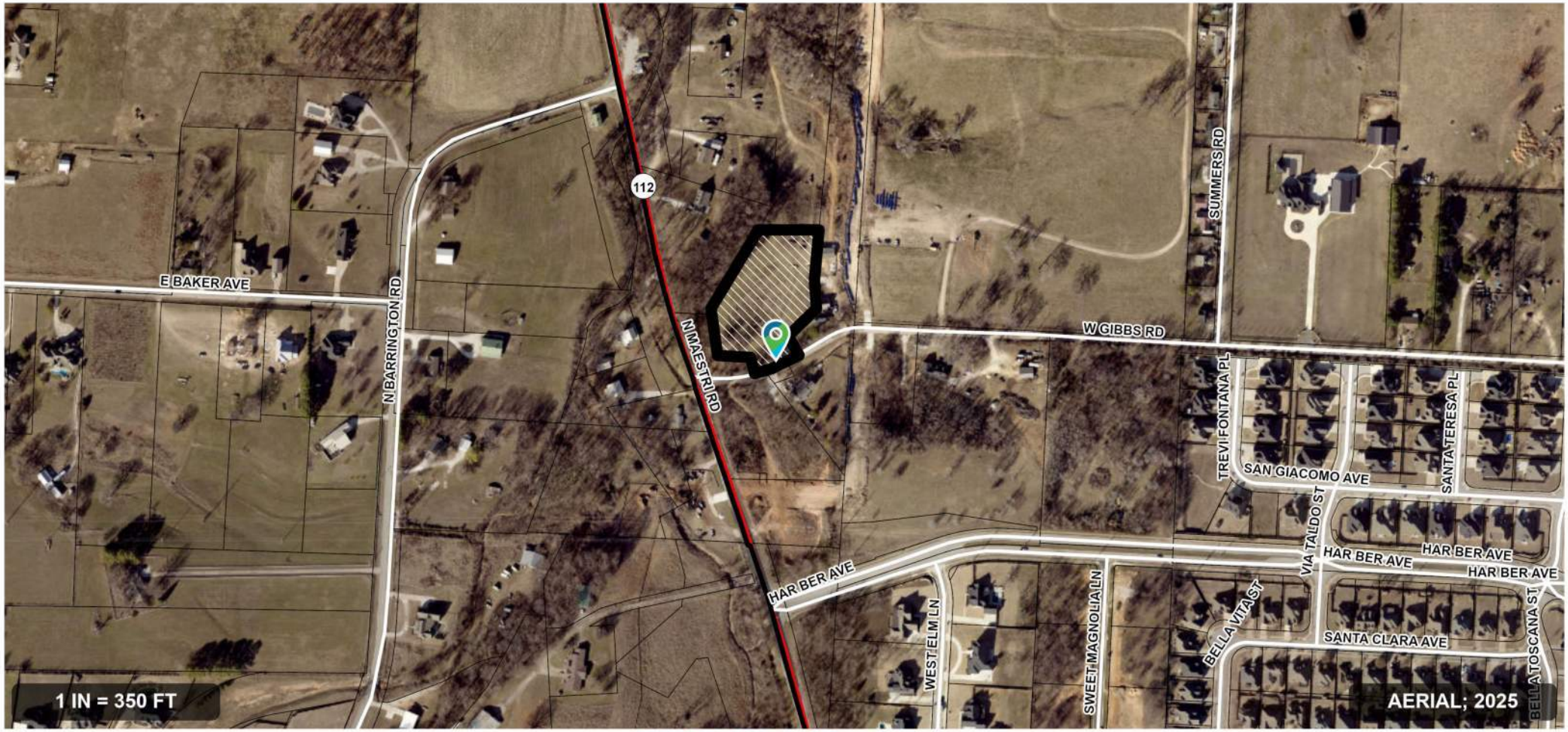
To whom it may concern:

Attached on "EXHIBIT A" is a list of adjoining owners for Parcel #815-33679-700.

Micheal E. James



MICHEAL E. JAMES, PLS #985
BENTON COUNTY SURVEYOR



PUBLIC NOTICE

PROJECT AREA

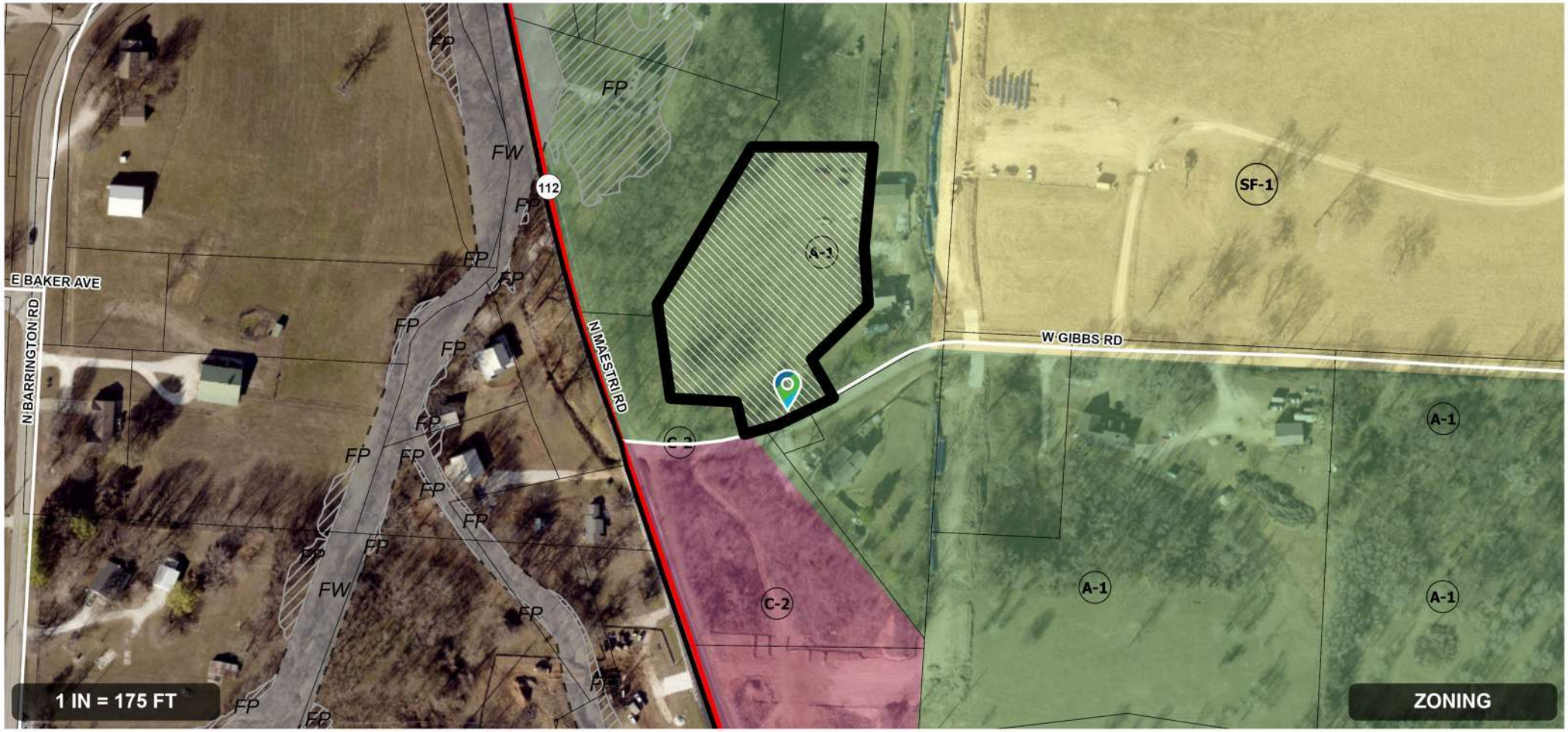
C26-02: Colby Dean Drake

8788 W. Gibbs Road

Use unit 14 (Residential Manufactured Housing) in an A-1 District

B26-24: Variance for Reduction of Minimum Street frontage in an A-1 District

N



PUBLIC NOTICE

PROJECT AREA

C26-02: Colby Dean Drake

8788 W. Gibbs Road

Use unit 14 (Residential Manufactured Housing) in an A-1 District

B26-24: Variance for Reduction of Minimum Street frontage in an A-1 District

N

Conditional Use Memo

To: PLANNING COMMISSION MEMBERS

From: Sharon Tromburg, Planning Director

Date: April 7, 2026

Re: **C26-03 Conditional Use Request**

A request by Gringos Burritos, LLC for a Use Unit 44 (Mobile Vending) in a General Commercial District (C-2). Mobile vending is the sale of goods or food from a portable, non-permanent setup (such as a vehicle, trailer, cart, or stand). It requires Conditional Use approval and must meet additional standards in the zoning ordinance (Article 6, Section 3.16).

LOCATION

The proposed food truck's location is 3503 Elm Springs Road, in the paved parking lot of Elm Springs Gym.

EXISTING CONDITIONS & PARKING

The site has a commercial building and 42 parking spaces, including 2 ADA. 3 spaces to be allocated and room for 2 for the 18' food trailer leaves the site with 37 spaces remaining for the gym.

DEVELOPMENT STANDARDS AND REVIEW GUIDELINES

The following development standards and design specifications shall apply to the conditional use review and approval. The appropriateness of these standards shall be determined at the discretion of the Planning Commission and for each specific conditional use location.

SIZE AND LOCATION

- ☒ Max 160 sq. ft. if accessory use
- ☑ Cannot be in front setback
- ☒ No permanent utility connections allowed
  B26-25 Variance requested
- ☑ 1,320 ft. separation between units *(Except 2 max at corners)*
- ☑ Must maintain 3 parking spaces for vendor use

SITE STANDARDS

- ☑ Property must meet dustproofing/paving rules
- ☑ Cannot block required parking for other uses
- ☑ Parking lot lighting required
- ☑ Signs = only temporary, no flashing lights
- ☑ Health certificate must be displayed *(if required)*
- ☑ Submission of approved gray water disposal by Springdale Water Utilities.
  Pending to provide.

HOURS

- ☑ Allowed 7:00 a.m. – 10:00 p.m. only
  Proposed 12:00 p.m. – 8:00 p.m.

CONDUCT & CLEANLINESS

- ☑ Must not obstruct traffic, sidewalks, or signage
- ☑ No loud devices/no ordinance violations
- ☑ Vendors must collect trash within 20 ft. of the site

DISTANCE RESTRICTIONS

- ☑ Not allowed within 100 ft. of residential zoning, freeway ramps, or building entrances/exits
- ☑ Not allowed within 50 ft. of intersections, crosswalks, driveways, bus stops, fire hydrants, ADA spaces, pedestrian areas, or public ROW/sidewalks

ADDITIONAL RESTRICTIONS ON MOBILE VENDING SITES:

- Parking and loading areas identified
- May not operate between the hours of 10:00 p.m. and 7:00 a.m.
- No obstruction of parking spaces required for the operation of any other use on the site.
- Maintain on the site a minimum of three parking spaces designated for their use.
- If a health certificate is required, display the health certificate in a manner visible to customers.
- No obstruction of pedestrian or motor vehicle traffic flow.
- No obstruction of traffic signals or regulatory signs.
- No vending upon a public way.
- No sound device that produces a loud and raucous noise in violation of city ordinance, or in violation of any other city ordinances in connection with the vending operation.
- Keep vending sites clean and free of paper or refuse of any kind generated from the operation of their business. All trash or debris accumulating within twenty (20) feet of any vending stand shall be collected and deposited into a trash container.
- Submission of approved gray water disposal by Springdale Water Utilities.
- Submission of an approved grease disposal method approved by the Arkansas Department of Health.
- All signs must meet the requirements of a temporary sign (Section 98-61). No flashing signs or lights are allowed.

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Conditional Use Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: William "Ross" Jackson	Name: Brian Moore
E-mail: [redacted]	E-mail: [redacted]
Address: 805 Jonas Ln Cave Springs AR, 72718	Address: PO Box 773 Springdale, AR 72765
Phone: 479-957-3838 DBA - Elm Street Gym	Phone:
Site/ Location: 3503 Elm Springs Rd	Current Zoning:
Assessor's Parcel Number(s): 815-36041-003	Use Unit Requested:
	Total Acreage: .992

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Application Requirements

- ☐ A copy of the warranty deed indicating ownership of the property.
- ☐ The zoning classification of the intended location.
- ☐ A site plan in accordance with Chapter 130, Article 2, Section 13.
- ☐ A brief statement explaining the reason for the conditional use request, the intended use of the property, and the effect of property changes upon surrounding land uses.
- ☐ A layman's description of the property (physical address if possible).
- ☐ A list of all adjacent property owners cerfitied by a licensed abstractor or surveyor in the past sixty (60) days.
- ☐ An accurate legal description if the conditional use applies only to a portion of the land.
- ☐ Once application has been accepted and date of public hearing is confirmed, a notification should be sent to all adjacent property owners.
- ☐ Provide the required affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
- ☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Fee:

☐ $75.00

STAFF USE ONLY

Date Application Submitted: 03/10/2026 Project Number: C26-03

Date Accepted as Complete: 03/10/2026 Receipt Number: 1463

Conditional Use Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☑ Representative ☐

Describe the conditional use sought and the reasons why it should be approved:

I would like to put a food truck/trailer in the parking lot at my existing business - Elm Street Gym. To provide healthy food options to our community.

Describe the effects the proposed conditional use would have on the character of the neighborhood and residents:

This adds easy, quick, affordable, healthy food to people traveling down Elm Springs rd

Record Property Owner(s): _____

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: William "Ross" Dawson

Signature: Ross Dawson Date: 2.10.24

Name of Representative (if applicable): _____

Signature: _____ Date: _____

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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: 03/10/2026

Date Accepted as Complete: 03/10/2026 Project Number: B26-25

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 "Ross" Jackson	Name: Brian Moore
E-mail: [redacted]	E-mail: [redacted]
Address: 805 Jonas Ln. Cave Springs AR 72718	Address:
Phone: 479-957-3839	Phone: 479.236.3590
Site/ Location: Elm Street Gym 3503 Elm Springs Rd Springdale, AR 72764	Current Zoning District:
Assessor's Parcel Number(s):	Rezone required:
	Total Acreage:

The Planning Commission may approve variances to depart from the literal requirements of the Commercial Design Standards where strict enforcement of said requirements would cause undue hardship due to circumstances unique to the individual property under consideration, and the granting of such variance is demonstrated to be within the spirit and intent of the provisions of the design standards.

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

Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☒ Representative ☐

Describe your variance request:

Connect utilities for food truck

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

Having to run a generator would be a big inconvenience.

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant:
(How will this variance alleviate your hardship?)

Having an electrical source hard wired makes operation much easier. Same for water.

Record Property Owner(s): Brian Moore

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: Ross Jones

Signature: Ross Date: 2.10.24

Name of Representative (if applicable): _____

Signature: _____ Date: _____

1 Food truck
Utility Connection
3 Parking Spaces

C26-03
B26-25



Realty Title & Closing Services LLC

3866 W. Sunset
Springdale, AR 72762
479-582-9383
www.realtytitleinc.com

File No.: 26-93379W

Subject Property:
Current Owner: Chancad, LLC
Parcel Number: 815-36041-003
Property Address: 3503 Elm Springs Rd
Mailing Address: PO Box 773, Springdale, AR 72765

Adjoining Property Owners:
Current Owner: City of Springdale
Parcel Number: 815-27103-001
Property Address: Elm Springd Rd
Mailing Address: 201 N Spring St, Springdale, AR 72764

Current Owner: Ting Chao Tang and Ying Xia Wu Tang, Trustees, and any successor Trustees, of the Ting and Ying Tang Family Trust, dated January 26, 2018
Parcel Number: 815-27128-000
Property Address: 3482 Elm Springs Rd
Mailing Address: 2177 N 40th St, Springdale, AR 72762

Current Owner: City of Springdale
Parcel Number: 815-27128-001
Property Address: Elm Springs Rd
Mailing Address: 201 N Spring St, Springdale, AR 72764

Current Owner: City of Springdale
Parcel Number: 815-29817-001
Property Address: Elm Springs Rd
Mailing Address: 201 N Spring St, Springdale, AR 72764

Current Owner: Alberto Gonzalez and Marlene Moke, Trustees of the Gonzalez Family Revocable Trust u/t/a dated September 21, 2011
Parcel Number: 815-36041-000
Property Address: Elm Springs Rd
Mailing Address: 299 Fredonia St, Springdale, AR 72762

Current Owner: Westark Area Council, Inc., Boy Scouts of America
Parcel Number: 815-36041-002
Property Address: 3409 Elm Springs Rd
Mailing Address: 1401 Old Greenwood Rd, Fort Smith, AR 72901

Current Owner: Jeremy Hammond
Parcel Number: 815-37014-000
Property Address: 3476 Westminster Ave
Mailing Address: 3476 Westminster Ave, Springdale, AR 72762

Current Owner: Sara Hudson
Parcel Number: 815-37015-000
Property Address: 3500 Westminster Ave
Mailing Address: 3500 Westminster Ave, Springdale, AR 72762

Current Owner: Christopher S. Stewart and Shannan M. Stewart
Parcel Number: 815-37016-000
Property Address: 3520 Westminster Ave
Mailing Address: 3520 Westminster Ave, Springdale, AR 72762

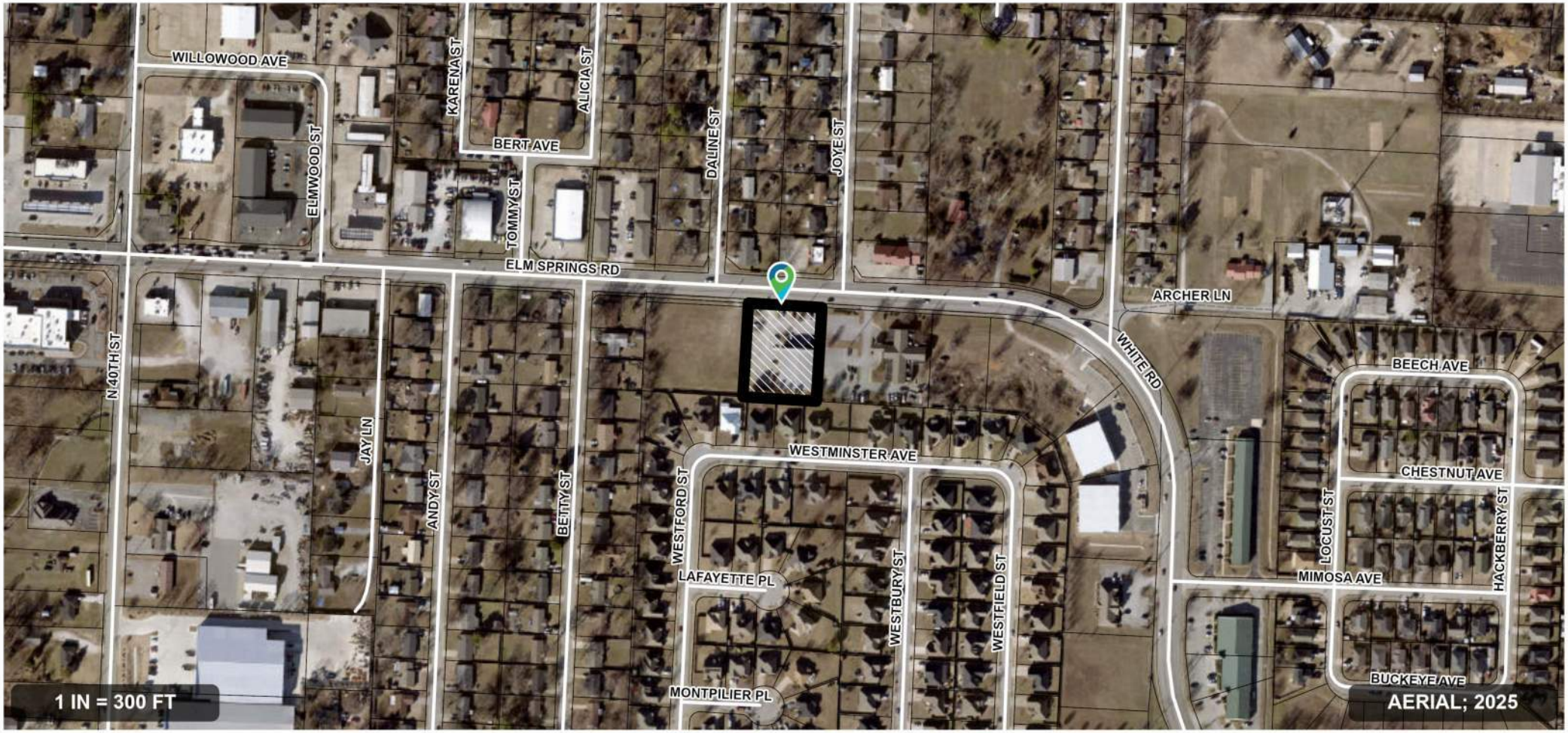
Current Owner: Salvador Calderon and Francisco Perez
Parcel Number: 815-37017-000
Property Address: 3542 Westminster Ave
Mailing Address: 3542 Westminster Ave, Springdale, AR 72762

This list is compiled mainly from the Washington County Assessor's Office and is further certified through March 4, 2026.

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

Anissa Maria Ellison

By: _____
Authorized Signatory
Anissa Maria Ellison



PUBLIC NOTICE

PROJECT AREA

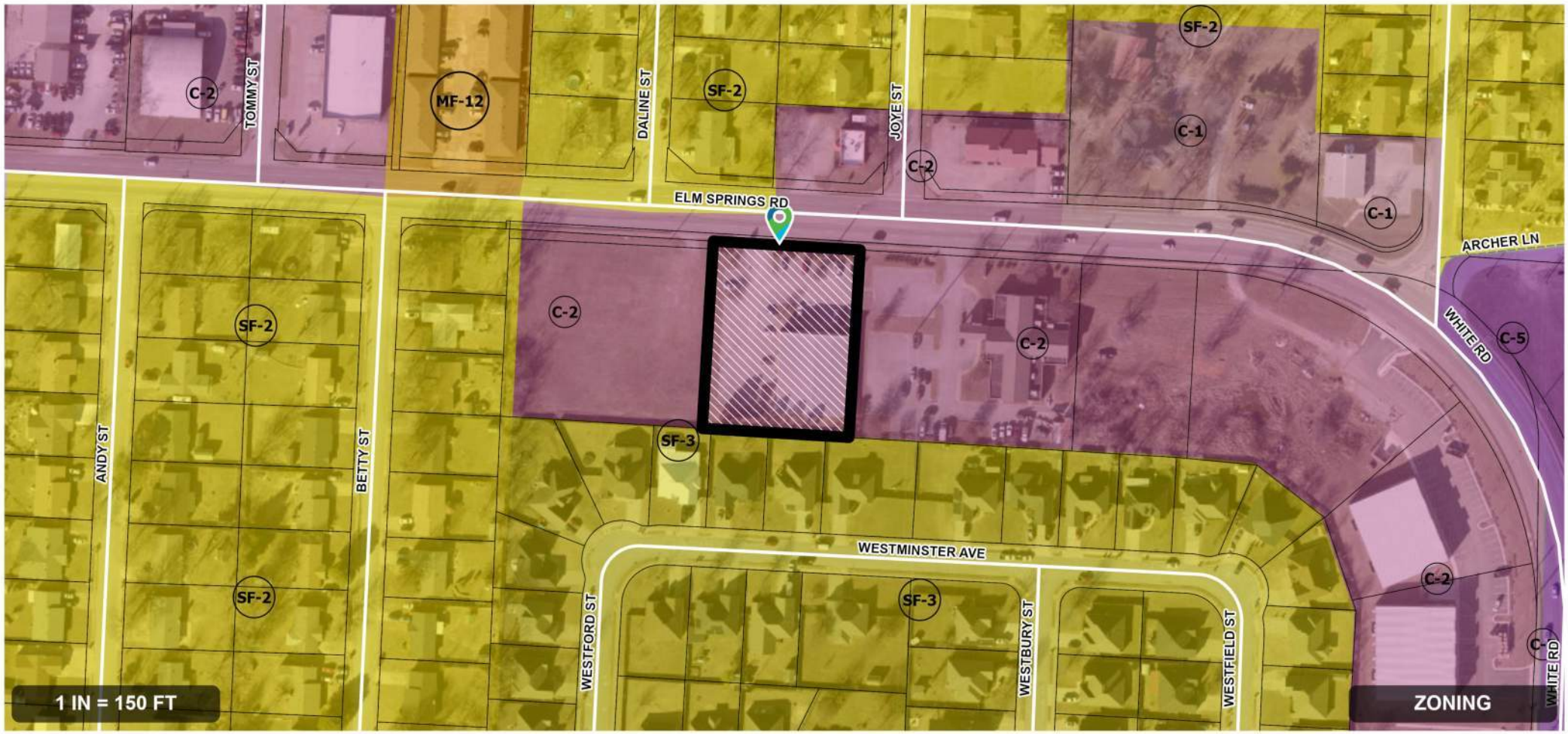
C26-03: Gringos Burritos, LLC

3503 Elm Springs Road

Use unit 44 (Mobile Vending) in an C-2 District

B26-25: Variance from Utility Requirements

N



PUBLIC NOTICE

PROJECT AREA

C26-03: Gringos Burritos, LLC

3503 Elm Springs Road

Use unit 44 (Mobile Vending) in an C-2 District

B26-25: Variance from Utility Requirements

N

Conditional Use Memo

To: PLANNING COMMISSION MEMBERS

From: Sharon Tromburg, Planning Director

Date: April 7, 2026

Re: **C26-04 Conditional Use Request**

A request by Mile Fifty-Nine Coffee (Justin Steele) for a Use Unit 28 (Home Occupation) in an SF-2. The applicant is requesting to operate an in-home coffee roasting business using a small countertop unit vented to the exterior. No outdoor storage is proposed, and shipping occurs via standard residential mail and package pickup.

The residence is 1,890 sq ft heated/cooled (3,045 sq ft total). 250 sq ft will be used for occupation purposes, which is 13% of the 30% maximum heated space to be used.

LOCATION
1102 Bronco Lane

EXISTING CONDITIONS
Single-family dwelling in the Sandy Heights subdivision. The site is surrounded by other single-family dwellings in an SF-2. The MSP designates Bronco Lane as a local street.

SITE PLAN REVIEW REQUIRED: __X___ Yes _____No

DEVELOPMENT STANDARDS AND REVIEW GUIDELINES
The following development standards and design specifications shall be applicable to the conditional use review and approval. The appropriateness of these standards shall be determined at the discretion of the planning commission for each specific conditional use location.

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

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

N/A Refuse and service areas, with reference to items 1 and 2 above.

N/A Utilities, with reference to locations, availability, and compatibility.

N/A Screening and buffering with reference to type, dimension, and character.

N/A Sign, if any, and proposed exterior lighting with reference to glare, traffic, safety, economic effect, and compatibility with properties in the district.

ACCEPTABLE Yard requirements and other open space requirements.

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

N/A Proposed landscaping meeting the requirements of this ordinance. Landscaping may be increased in accordance with the judgment of the planning commission to accomplish the desired protective and aesthetic effect.

ACCEPTABLE General compatibility with adjacent properties and other properties in the general district.

SITE PLAN REVIEW

Staff finds the request consistent with the requirements of Use Unit 28 (Home Occupation). The proposed use is conducted entirely within the residence, remains secondary to the primary residential use, and is not expected to generate significant traffic or impacts to the surrounding neighborhood.

HOME OCCUPATION SHALL BE PERMITTED ONLY IF IT COMPLIES WITH ALL THE FOLLOWING:

1. No alteration of the outside appearance of the residential structure or provision of a separate outside entrance for the business areas of the residential structure.
2. No outside storage of materials required for the operation of the business.
3. Operated only by the resident members of the household and shall not have any employees, concessionaires, or any other form of operator or helper, whether such business is conducted on the premises or off the premises.
4. Requires the use of an area no greater than thirty (30) percent of the total heated living space of the residential structure.
5. Generates no traffic, parking, sewage, or water use in excess of what is normal in the residential neighborhood.
6. Will not produce any fumes, odors, noise, or any other offensive effects that are not normal to residential activity.
7. Will not involve accessory buildings.
8. Stock in trade shall not exceed ten (10) percent of the floor area of the accessory use.
9. Will not require the construction of a duplicate kitchen or the addition to the existing kitchen.
10. Will not require or cause the consumption on the premises of any food product produced thereon.
11. Will not provide medical treatment, therapeutic massage, or similar activities.

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Conditional Use Application

Date: 03/16/2026 Permit No.: 260081

Applicant / Owner

Applicant Name:	Justin Steele	Owner Name:	STEELE FAMILY LIVING TRUST
Address:	1102 Bronco Ln		
City, State, Zip:	Springdale, AR 72762	Address:	1102 Bronco Ln
Phone:	9032802949	City, State, Zip:	Springdale, AR 72762
Email:	[redacted]	Phone:	9032802949
		Email:	[redacted]

Property

Job Address:	1102 Bronco Ln	Description:	Lot Numbered Eight (8) in Block Numbered Three (3) of Sandy Heights Addition to the City of Springdale, Arkansas, as per recorded plat thereof.

Project

Use Unit requested Use Unit 28: Home Occupation in SF-2 Zoning District

Description of the conditional use sought and the reasons why it should be approved:
home occupation (Use Unit 28)

What effects would the proposed conditional use have on the character of the neighborhood and residents?:
The proposed home occupation would have no material effect on the character of the neighborhood or residents. The business generates no customer traffic, no additional parking demand, no signage, and no employees. Roasting is conducted indoors using a small countertop roaster vented to the exterior, producing minimal and brief odor similar to cooking. There is no outside storage of materials. Shipping is handled via standard residential mail and package pickup. The residential appearance and use of the property remain unchanged.

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 the recent survey certified by a registered land surveyor will be required.

The applicant shall be responsible for providing the name and address of all adjacent property owners. This must be a certified list by a licensed abstractor or licensed land surveyor within the past sixty (60) days.

All adjacent property owners are to be notified by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. The applicant must provide evidence in the form of a signed affidavit, that notice has been given to all adjacent property owners subject to the conditional use.

Attach a site plan for the proposed conditional use. A site plan shall apply to all conditional uses as specified in each of the zoning districts.

Justin Steele	03/16/2026
Name	Date

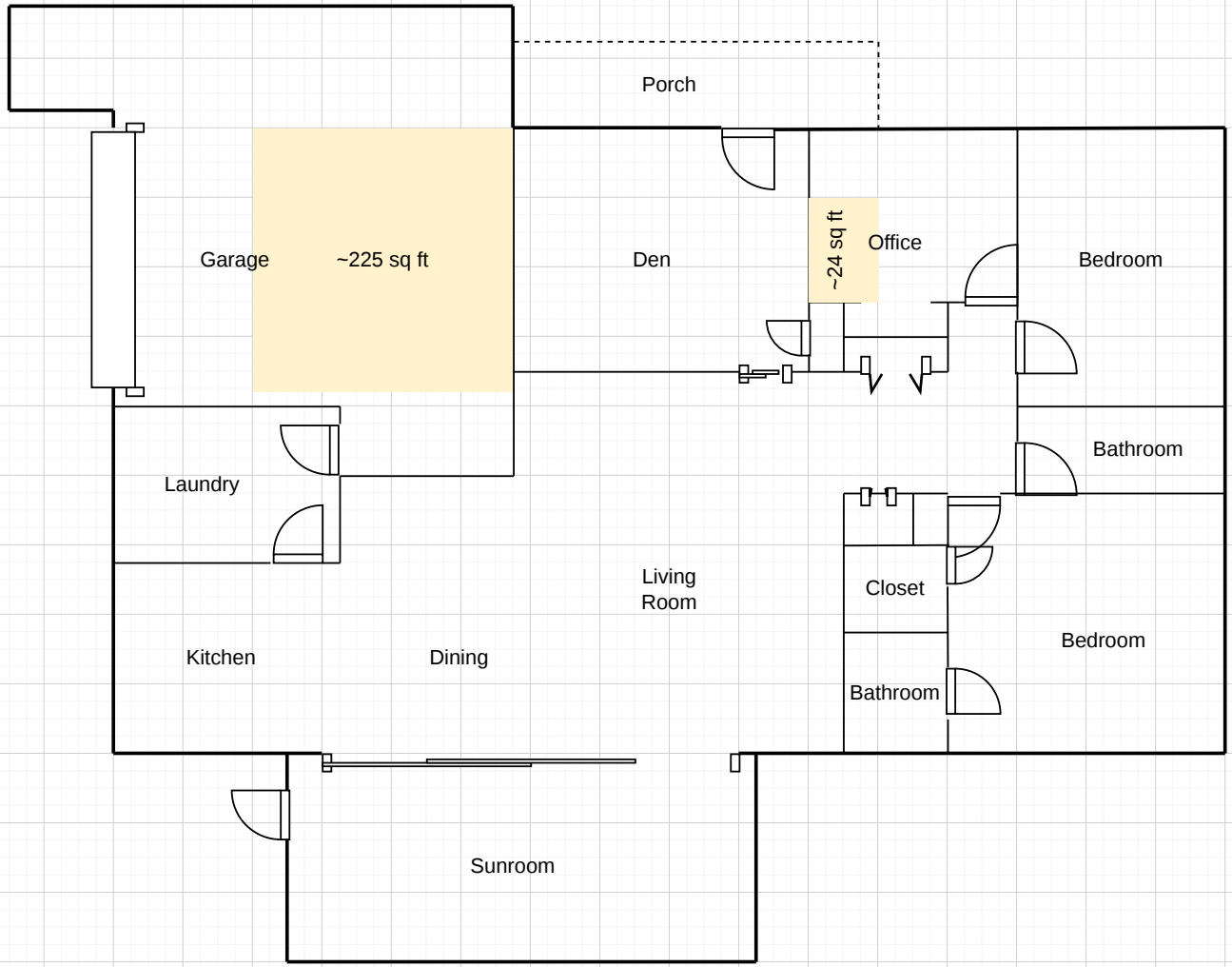
1102 Bronco Ln Floorplan

Each square = ~1 foot

Max ~250 sq ft used for Home Occupation Business

~1890 sq ft heated and cooled

~3045 sq ft total



BRONSON ABSTRACT & TITLE COMPANY
3810 Front Street, Suite #5
Fayetteville, AR 72703
479-442-2700
Facsimile 479-442-8475
bronsonabstract@yahoo.com

February 25, 2026

Justin Steele
1102 Bronco Lane
Springdale AR 72762

Re: Ownerships

Ownership list $250.00

BRONSON ABSTRACT & TITLE COMPANY
3810 Front Street, Suite #5
Fayetteville, AR 72703
479-442-2700
Facsimile 479-442-8475
bronsonabstract@yahoo.com

February 25, 2026

Planning Department
City of Springdale

Re: Adjacent ownerships tax parcel #815-25614-000

To Whom It May Concern:

The attached Exhibit A is the list of ownerships within 200 feet of tax parcel #815-25614-000.

Please contact us if you need additional information.

Thank you.

Sincerely,

Scott Bronson
President

EXHIBIT A

815-25573-000
GARDNER, JOEL K & CONNIE L.
1448 OVERO CIRCLE, SPRINGDALE AR 72762

815-25574-000
PHILLIPS, JAMES R REVOCABLE LIVING TRUST
111 N CHURCH AVE, FAYETTEVILLE AR 72701

815-25575-000
WHOLFORD RENTALS INC
4600 SW GOLDEN EAGLE, BENTONVILLE AR 72713

815-25576-000
MCCORD, PATRICIA; LONG, PRESTON WADE
PO BOX 8226, SPRINGDALE AR 72766-8226

815-25596-000
LINDSEY, HAROLD D & JACQUE L
1104 CHEYENNE TRAIL, SPRINGDALE AR 72762-2246

815-25597-000
PHILLILPS, WINFORD E & LINDA L
5203 BRYANT PLACE, SPRINGDALE AR 72764

815-25598-000
LEMLEY, JENNIFER PATRICIA; HALE, SCOTT
1606 RANCH DR, SPRINGDALE AR 72762

815-25611-000
CLARK BROWN REVOCABLE TRUST, BLAKE E. CLARK & JANET M BROWN
1108 BRONCO LN, SPRINGDALE AR 72762-2244

815-25612-000
COLUNGA-GARCIA, HERBEY
1106 BRONCO LN, SPRINGDALE AR 72762

815-25613-000
PHILLIPS, VIRGINIA B; PHILLIPS, STANLEY
PO BOX 152, SPRINGDALE AR 72765-0152

815-25615-000
SANCHEZ, JANUARIO R
1100 BRONCO LN, SPRINGDALE AR 72762

815-25616-000
JONES, TRENT T
1103 CHEYENNE TRL, SPRINGDALE AR 72762

815-25617-000
JONES TRENT T & BAYLEIGH R
1103 CHEYENNE TRL, SPRINGDALE AR 72762

815-25618-000, 815-25619-000, 815-25621-000
MARTINI, CHRISTOPHER
1107 CHEYENNE TRL, SPRINGDALE AR 72762-2245

815-25632-000
AA REYNOLDS PROPERTIES, LLC
7102 HUTCHENS RD, BENTONVILLE AR 72712

815-25633-000
MORALES, ERIKA Y ROGEL
1108 N WEST END ST, SPRINGDALE AR 72764

815-25634-000
DEITCHLER, MAX R
2924 N. OLD WIRE RD, FAYETTEVILLE AR 72703

815-25635-000
BARLASS, NATHAN ALAN & JACKSON, LAUREN GRACE
1600 RANCH DR, SPRINGDALE AR 72762-2271

815-25636-000
AKERS, DONNA SUE
1101 BRONCO LN, SPRINGDALE AR 72762

815-25637-000
FRANCO, JO ANNE U REVOCABLE TRUST
1103 BRONCO LN, SPRINGDALE AR 72762-2243

815-25638-000
MARTINEZ, DAVID CANCHOLA
1105 BRONCO LN, SPRINGDALE AR 72762-2243

815-25639-000
GONZALEZ, JUANA MARIA
1107 BRONCO LN, SPRINGDALE AR 72762

815-25640-000
MORRIS, TYLER DALE AND CANDI LYNN
1981 DOWELL RD, TONTITOWN AR 72762-5294



PUBLIC NOTICE

PROJECT AREA

C26-04: Mile Fifty Nine Coffee

1102 Bronco Lane

Use unit 28 (Home Occupation) in an SF-2 District

N



PUBLIC NOTICE

PROJECT AREA

C26-04: Mile Fifty Nine Coffee

1102 Bronco Lane

Use unit 28 (Home Occupation) in an SF-2 District

N

Conditional Use Memo

To: PLANNING COMMISSION MEMBERS

From: Sharon Tromburg, Planning Director
Date: April 7, 2025

Re: **C26-05** **Conditional Use Request**

A request by Spirit of Truth Church for a Use Unit 42 (Church/Synagogue) in a C-2. The site has historically operated as a church and is surrounded by commercial uses.

LOCATION
1853 Fed X Drive, accessed by either Powell Street or E. Robinson Ave.

EXISTING CONDITIONS
3,000 sq ft commercial building with paved parking.

PARKING
16 spots on site. 23 spots are required.
1 ADA spot and landscape islands present (aerial photo)
Property owners also have the adjacent commercial sites, with additional parking for overflow or shared.

SITE PLAN REVIEW REQUIRED: __X__ Yes _____No

DEVELOPMENT STANDARDS AND REVIEW GUIDELINES
The following development standards and design specifications shall be applicable to the conditional use review and approval. The appropriateness of these standards shall be determined at the discretion of the Planning Commission and for each specific conditional use location.

ACCEPTABLE	Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
UNKNOWN	Off-street parking and loading areas where required, with particular attention to the items mentioned above and the economic, noise, glare, or odor effects of the conditional use on adjoining properties and properties generally in the district.
ACCEPTABLE	Refuse and service areas, with reference to items 1 and 2 above.
N/A	Utilities, with reference to locations, availability, and compatibility.

N/A	Screening and buffering with reference to type, dimension, and character.
UNKNOWN	Sign, if any, and proposed exterior lighting with reference to glare, traffic, safety, economic effect, and compatibility with properties in the district.
N/A	Yard requirements and other open space requirements.
ACCEPTABLE	The size and shape of the site, including the size, shape, and arrangement of proposed structures in keeping with the intent of this chapter.
N/A	Proposed landscaping meeting the requirements of this ordinance. Landscaping may be increased in accordance with the judgment of the planning commission to accomplish the desired protective and aesthetic effect.
ACCEPTABLE	General compatibility with adjacent properties and other properties in the general district.

RECOMMENDED CONDITIONS

1. Occupancy load as determined by the Assistant Fire Marshal to be 92 persons for the entire suite.
2. Hours of operation are limited to Wednesday, 6 p.m. to 7:30 p.m., Friday, 8 a.m. to 2 p.m., Saturday, 9 a.m. to 11 a.m. Sunday, 8:30 a.m. to 2 p.m. and 3:30 p.m. to 5 p.m.
3. Must observe the provisions of the City's adopted noise standards.
4. Meet all building and fire code provisions.
5. No sign shall be erected, maintained, or utilized within the city except by a permit issued by the chief city inspector.

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Conditional Use Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	Property Owner (if other than Applicant)
Name: ROY BURTON / GREG EDWARDS	Name: ISE NORTH, LLC GREG EDWARDS
E-mail: [redacted]	E-mail: [redacted]
Address: 2200 C S. OLD MISSOURI SPRINGDALE, AR 72764	Address: 1853 FOX DR SAME SPRINGDALE, AR 72764
Phone: (479) 751-9591	Phone: (479) 751-9591
Site/ Location: 1853 FOX DR DRIVE	Current Zoning: C-2
Assessor's Parcel Number(s): 815-28820-000	Use Unit Requested:
	Total Acreage: 3200 SQFT

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Application Requirements

- ☐ A copy of the warranty deed indicating ownership of the property.
- ☐ The zoning classification of the intended location.
- ☐ A site plan in accordance with Chapter 130, Article 2, Section 13.
- ☐ A brief statement explaining the reason for the conditional use request, the intended use of the property, and the effect of property changes upon surrounding land uses.
- ☐ A layman's description of the property (physical address if possible).
- ☐ A list of all adjacent property owners cerfitied by a licensed abstractor or surveyor in the past sixty (60) days.
- ☐ An accurate legal description if the conditional use applies only to a portion of the land.
- ☐ Once application has been accepted and date of public hearing is confirmed, a notification should be sent to all adjacent property owners.
- ☐ Provide the required affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
- ☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Fee:

☐ $75.00

STAFF USE ONLY

Date Application Submitted: 03/17/2026	Project Number: C26-05
Date Accepted as Complete: 03/17/2026	Receipt Number: 1747

Conditional Use Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☐ Representative ☑

Describe the conditional use sought and the reasons why it should be approved:

CHURCH FACILITY & FOOD PANTRY

Describe the effects the proposed conditional use would have on the character of the neighborhood and residents:

N/A help the community, positive for Church goers

Record Property Owner(s): ISC NORTH, LLC

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: ROY BURTON

Signature: Roy Burton Date: 3/12/26

Name of Representative (if applicable): CAROL EDWARDS

Signature: Carol Edwards Date: 3/12/26

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www.SpringdaleAR.gov

Conditional Use Pre-Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant (person making request)

Name: Greg Edwards

E-mail: peggy@edcspringdale.com

Address: P.O. Box 1549
Springdale, AR 72765

Phone: 479-751-9591

Site/ Location: 1853 FedEx Dr.

Assessor's Parcel Number(s): 815-28820-000

Current Zoning: C-2

Use Unit Requested: 42

Total Acreage: 3200 SQFT

Current Occupancy Classification: B

Determined Occupancy Classification: A-3 Church Occupancy 92

Chief Building Official: Tom Ewe Date: 3-18-26

Fire Marshal: Steve Goss SR Date: 3-18-26

Does the structure have an occupancy permit for the intended use? YES: ☑ NO: ☐

If **YES**, proceed with an application for a Conditional Use on Appeal.

If **NO**, an application for a Conditional Use on Appeal **cannot** be filed until:

1. A statement has been obtained from the chief building official and fire marshal indicating compliance of the structure to adopted building and fire codes for the proposed conditional use or required upgrades and/or improvements required for use of the structure for the proposed conditional use.
2. A notarized statement by the property owner and applicant recognizing all structural alterations requirements that must be completed inspected and approved prior to occupancy of the structure.

STAFF USE ONLY

Date Application Submitted: 03/17/2026 Project Number: C26-05

Date Accepted as Complete: 03/17/2026 Receipt Number: 1747

Note: If upgrades and/or improvements are required for the conditional use to be allowed in the structure a registered design professional would need to submit plans per the 2012 Arkansas Fire Prevention Code, Volume II: Building – Section 107.1, "....*A registered design professional, an architect or engineer legally registered under the laws of this state regulating the practice of architecture or engineering shall be required and shall affix his or her official seal to said drawings, specifications, and accompanying data.....*".

Statement Of Recognition of Structural Requirements in Conjunction with a Conditional Use on Appeal

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

I/We the undersigned do hereby recognize, by execution of this statement, that the structural alterations identified by the Chief Building Official and Fire Marshal as stated below and attached and made a part of this statement are required in order for a Use Unit 42 in a C-2 zoning district to the considered as a Conditional Use on appeal for a structure located at:

1853 Fed X Dr. Springdale, AR, 72764
Property Location

I/We the undersigned do hereby recognize, by execution of this statement, that the structural alterations identified above must be completed, inspected and approved prior to occupancy of the structure as identified above.

Please attach statement obtained from the Chief Building Official and Fire Marshal of required upgrades and/or improvements for compliance of the structure for the above cited conditional use.

Printed Name of Record Property Owner(s)

Greg Edwards

Printed Name of Applicant(s)

Roy Burton

Signature of Record Property Owner(s)

Signature of Applicant(s)

Date: 3/18/26

Date: 3/18/26

State of Arkansas)
) ss.
County of Washington

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 18 **day of** March, **20** 26

BRIANNA DOLSON
Comm. Exp. 04-24-35
NOTARY PUBLIC
Comm. No. 00005984
WASHINGTON COUNTY, ARKANSAS

Brianna Dolson

Notary Public

My commission expires: 4-24-35

Operating Hours:
Wednesday: 6pm - 7:30pm (currently online only)

Friday: 8am - 2pm (Food Bank Truck Delivery)

Saturday: 9am - 11am (Food Pantry)

Sunday: 8:30am - 2pm; 3:30pm - 5pm

C26-05





Overflow Parking Permission

3/17/2026

ISC North, LLC

P.O. Box 1549
Springdale, AR 72765

Spirit of Truth Church
Address: 1853 Fed Ex Dr. Springdale, AR 72764

Overflow Parking Use

This document serves as authorization from ISC North granting permission to Spirit of Truth Church to utilize surrounding parking areas under ISC North's ownership for overflow parking purposes.

Greg Edwards
ISC North, LLC

citytitle llc & closing

File No.: **26-2305**

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

ADJOINER SEARCH

For the use and benefit of: ISC North, LLC

The undersigned, having made a diligent search of the records of Washington County, Arkansas, through March 6, 2026, at 07:00 a.m., of the following described property ("the Land"):

Part of the SW 1/4 of the SE 1/4 of Section 1, Township 17 North, Range 30 West, more particularly described as follows, to-wit: Beginning at a point 299 feet West of the Southeast corner of said 40 acre tract; thence West 324.8 feet; thence North 929.9 feet; thence Easterly along an existing fence 324.8 feet; thence South along an existing fence 935.5 feet to the Point of Beginning, containing 7 acres, more or less. (Parcel No. 815-28820-000 – for informational purposes only)

Less and except: A part of the SW 1/4 of the SE 1/4 of Section 1, Township 17 North, Range 30 West, more particularly described as follows: Beginning at a point S 00°10'19" E 379.95 feet and S 89°56'19" W 30.0 feet from the Northeast corner of said 40 acre tract, said point being on the West right of way of Powell Street, and running thence S 89°56'19" W 269.00 feet; thence S 00°03'37" W 4.25 feet; thence S 89°00'44" W 324.85 feet to a found iron pin; thence N 00°09'15" E 5.64 feet; thence S 89°05'45" W 56.31 feet to a rebar; thence S 00°08'26" E 182.05 feet; thence N 89°56'19" E 650.21 feet to the West right of way of Powell Street; thence N 00°10'19" W 186.00 feet to the Point of Beginning, containing 2.72 acres, more or less.

Find the last deed of record as to the Land shows the Grantee as follows:

ISC North, LLC, an Arkansas limited liability company **Vesting Deed**

Find the adjoining owners, and their respective mailing addresses according to the Washington County Assessor's records, of the above described property as set forth in Exhibit "A" attached hereto.

Parcel No. 815-28796-000
VLR Properties LLC
150 Jackson Cove ✓
Eureka Springs, AR 72631

Parcel No. 815-28798-000
Travis N. Burnett
PO Box 1706 ✓
Fayetteville, AR 72702

Parcel No. 815-28797-000
Travis N. Burnett
PO Box 1706
Fayetteville, AR 72702

Parcel No. 815-28812-000
Hurby and Mar Irene Hurbines ✓
3782 Shade Tree Lane
Springdale, AR 72762

Parcel No. 815-28799-000
Edgar and Alfonso Hernandez
1804 Powell Street ✓
Springdale, AR 72764

Parcel No. 815-28801-000
Joe Edwards, Trustee of the Joe Edwards Revocable Trust dated October 4, 1991
PO Box 1549
Springdale, AR 72765

Parcel No. 815-28801-001
G & C Family LLC
2821 Alliance Place, Suite 2
Springdale, AR 72764

Parcel No. 815-28819-001
ISC North LLC
PO Box 1549
Springdale, AR 72765

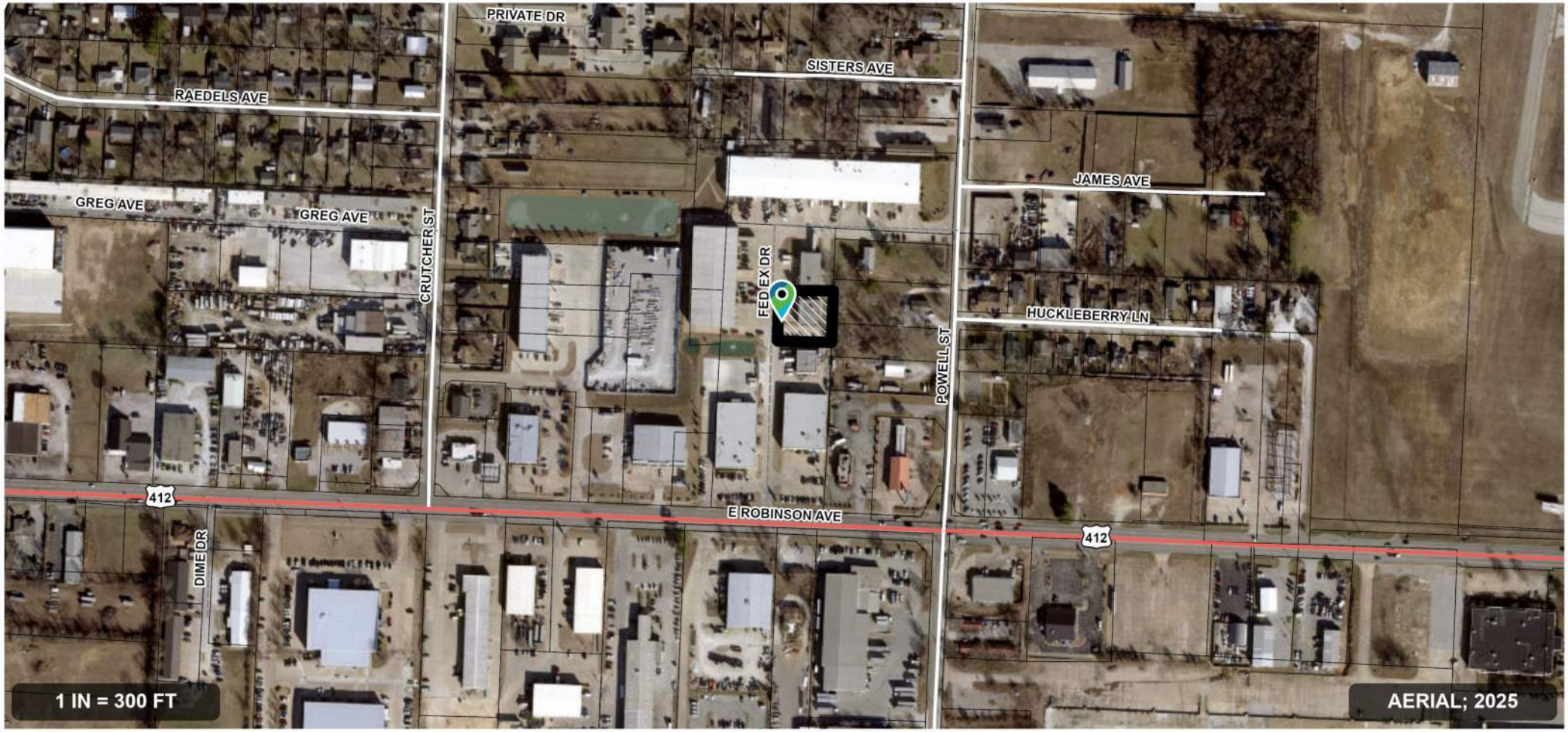
Parcel 815-28819-000
ISC North LLC
PO Box 1549
Springdale, AR 72765

Parcel No. 815-28819-002
ISC North LLC
PO Box 1549
Springdale, AR 72765

Parcel No.
815-28819-000
ISC North LLC
PO Box 1549
Springdale, AR 72765

CITY TITLE & CLOSING LLC

By: _____
Angela Marie Ellis, Authorized Signatory
License No. 17453830



PUBLIC NOTICE

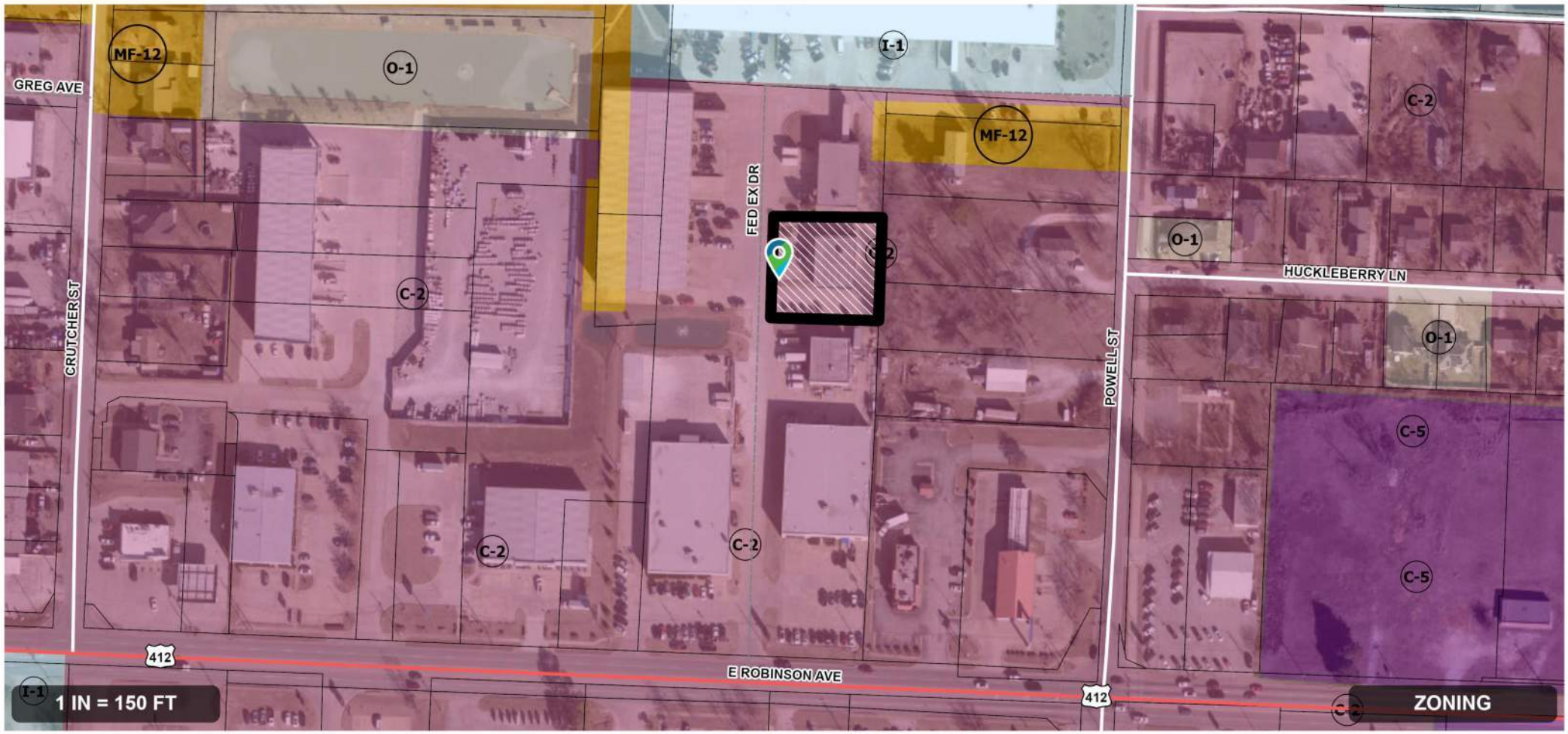
PROJECT AREA

C26-05: Spirit of Truth Church

1853 Fed X Drive

Use unit 42 (Church/Synagogue) in a C-2 District

N



PUBLIC NOTICE

PROJECT AREA

C26-05: Spirit of Truth Church

1853 Fed X Drive

Use unit 42 (Church/Synagogue) in a C-2 District

N

Conditional Use Memo

To: PLANNING COMMISSION MEMBERS

From: Sharon Tromburg, Planning Director

Date: April 7, 2026

Re: **C26-06 Conditional Use Request**

A request by Alice's Garden (Alice L. Eastwood and James Albert Penix III) for a Use Unit 28 (Home Occupation) in an SF-2. The applicant is requesting to operate a business consisting of creating artwork and growing specialty cut flowers on-site for off-site or online sales. The proposed use will operate entirely as a low-impact, resident-based activity.

Residence: approx. 5,000 sq ft heated/cooled.
Garden: approx. 8,500 square feet (no accessory structure for business purposes)
30% maximum heated/cooled space to be used – confirmation needed.

LOCATION
3534 Laural Ridge, at the corner of Tanglewood Drive.

EXISTING CONDITIONS
Single-family dwelling in the Thornbury subdivision. The site is surrounded by other single-family dwellings in an SF-2. The MSP designates Laural Ridge as a local street.

SITE PLAN REVIEW REQUIRED: __X__ Yes _____No

DEVELOPMENT STANDARDS AND REVIEW GUIDELINES
The following development standards and design specifications shall be applicable to the conditional use review and approval. The appropriateness of these standards shall be determined at the discretion of the Planning Commission for each specific conditional use location.

ACCEPTABLE	Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
ACCEPTABLE	Off-street parking and loading areas where required, with particular attention to the items mentioned above and the economic, noise, glare, or odor effects of the conditional use on adjoining properties and properties generally in the district.
N/A	Refuse and service areas, with reference to items 1 and 2 above.
N/A	Utilities, with reference to locations, availability, and compatibility.
N/A	Screening and buffering with reference to type, dimension, and character .

N/A	Sign, if any, and proposed exterior lighting with reference to glare, traffic, safety, economic effect, and compatibility with properties in the district.
ACCEPTABLE	Yard requirements and other open space requirements.
ACCEPTABLE	The size and shape of the site, including the size, shape, and arrangement of proposed structures in keeping with the intent of this Chapter.
N/A	Proposed landscaping meeting the requirements of this ordinance. Landscaping may be increased in accordance with the judgment of the Planning Commission to accomplish the desired protective and aesthetic effect.
ACCEPTABLE	General compatibility with adjacent properties and other properties in the general district.

SITE PLAN REVIEW

Staff finds the request consistent with the requirements of Use Unit 28 (Home Occupation). The proposed use is conducted entirely within the residence, remains secondary to the primary residential use, and is not expected to generate significant traffic or impacts to the surrounding neighborhood.

HOME OCCUPATION SHALL BE PERMITTED ONLY IF IT COMPLIES WITH ALL THE FOLLOWING:

1. No alteration of the outside appearance of the residential structure or provision of a separate outside entrance for the business areas of the residential structure.
2. No outside storage of materials required for the operation of the business.
3. Operated only by the resident members of the household and shall not have any employees, concessionaires, or any other form of operator or helper, whether such business is conducted on the premises or off the premises.
4. Requires the use of an area no greater than thirty (30) percent of the total heated living space of the residential structure.
5. Generates no traffic, parking, sewage, or water use in excess of what is normal in the residential neighborhood.
6. Will not produce any fumes, odors, noise, or any other offensive effects that are not normal to residential activity.
7. Will not involve accessory buildings.
8. Stock in trade shall not exceed ten (10) percent of the floor area of the accessory use.
9. Will not require the construction of a duplicate kitchen or the addition to the existing kitchen.
10. Will not require or cause the consumption on the premises of any food product produced thereon.
11. Will not provide medical treatment, therapeutic massage, or similar activities.

Conditional Use Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)

Name: Alice Eastwood

E-mail: [redacted]

Address: 3534 Laural Ridge, Springdale, AR 72764

Phone: 479-644-2511

Site/ Location: backyard of my home is the garden

Assessor's Parcel Number(s): 21-00799-000

Property Owner (if other than Applicant)

Name: n/a

E-mail:

Address:

Phone:

Current Zoning: Residential SF-2

Use Unit Requested: Conditional Use Permit to operate under Use Unit 28 – Home Occupation

Total Acreage: 0.53

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Application Requirements

- ☐ A copy of the warranty deed indicating ownership of the property.
- ☐ The zoning classification of the intended location.
- ☐ A site plan in accordance with Chapter 130, Article 2, Section 13.
- ☐ A brief statement explaining the reason for the conditional use request, the intended use of the property, and the effect of property changes upon surrounding land uses.
- ☐ A layman's description of the property (physical address if possible).
- ☐ A list of all adjacent property owners cerfitied by a licensed abstractor or surveyor in the past sixty (60) days.
- ☐ An accurate legal description if the conditional use applies only to a portion of the land.
- ☐ Once application has been accepted and date of public hearing is confirmed, a notification should be sent to all adjacent property owners.
- ☐ Provide the required affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
- ☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Fee:

☐ $75.00

STAFF USE ONLY

Date Application Submitted: 03/18/2026

Project Number: C26-06

Date Accepted as Complete: 03/31/2026

Receipt Number: 2048

Conditional Use Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant X Representative ☐

Describe the conditional use sought and the reasons why it should be approved:

To comply with legal requirements of having a business and to pay taxes. I plan to paint art in my home studio to sell online. I also plan to grow specialty cut flowers in my yard to sell online or offsite.

Describe the effects the proposed conditional use would have on the character of the neighborhood and residents:

none. There will be no commercial activity at the site. Only me painting inside my home and growing flowers in my yard. There are not opening and closing hours, etc. like a traditional business.

Record Property Owner(s): Alice L. Eastwood and James Albert Penix III

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: Alice Eastwood

Signature: Alice L. Eastwood Date: 03/18/2026

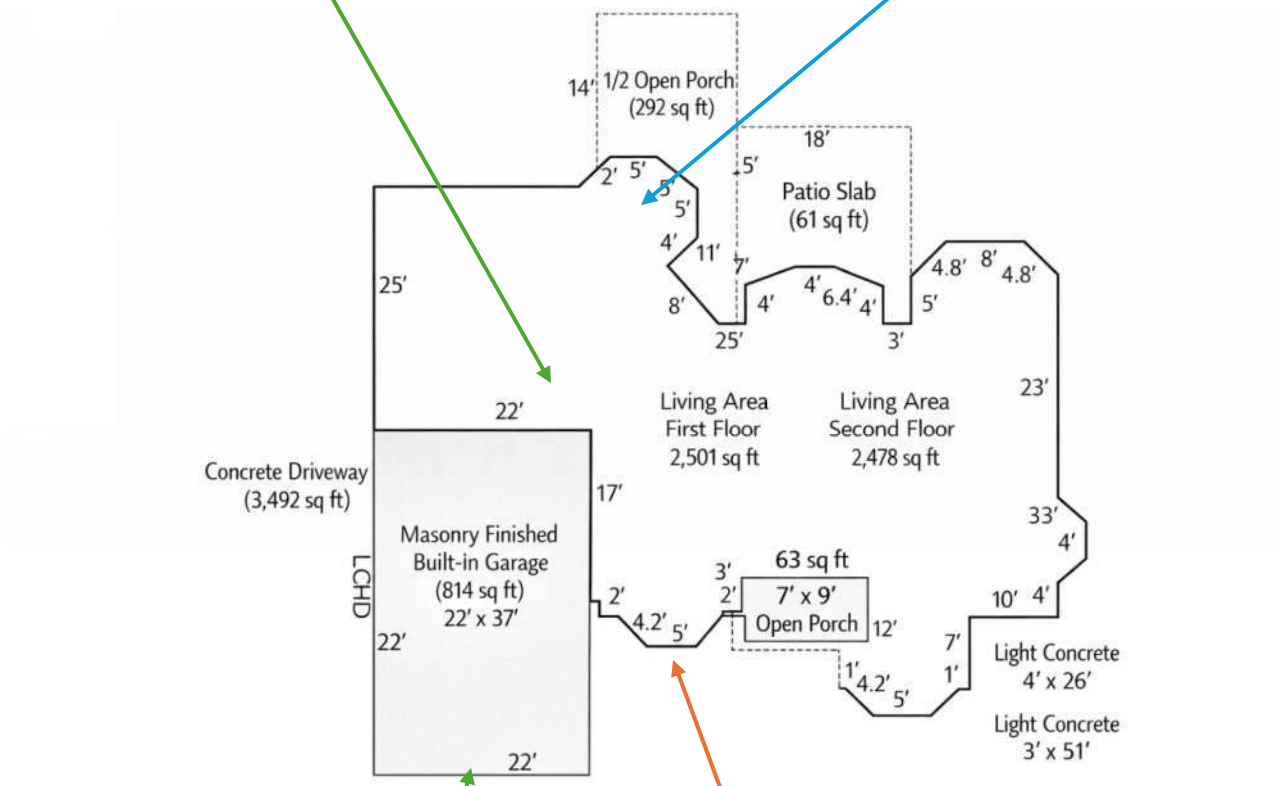
Name of Representative (if applicable): _____

Signature: _____ Date: _____

Alice's Garden

FLOOR 2: Painting will take place throughout the house, but supplies stored in this bedroom

FLOOR 2: Bedroom used to start seeds



FLOOR 1: Garage used to store garden tools

FLOOR 1: Used as office for business planning and online activities related to Alice's Garden

Total House square footage: 4979

Total square footage used for Alice's Garden business, approximately 500 square feet



Garden: 8500 Square Feet

EXHIBIT "A"

File No.: 26-47242-007

Lot 15, Thornbury Subdivision, Phase II, to the City of Springdale, Benton County, Arkansas, as shown on Plat Record "23L" at page 99.

Order No: 26-47242-007 - Reference - 3534 Laural Rdg., Springdale, AR -List of Adjacent Property Owners
Prepared For: Alice L. Eastwood March 25, 2026

We hereby certify that we have searched the records of Benton County, Arkansas, for the property owners located immediately adjacent to a tract of land designated as parcel number **21-00799-000,** designated as 3534 Laural Rdg., Springdale, AR , and as described on the attached Exhibit "A", and the following information was found:

1. **Parcel Number 21-00800-000**
   SHA MI & WING NING LI
   3576 LAURAL RDG
   SPRINGDALE, AR 72764-1089

2. **Parcel Number 21-00795-000**
   BRITT LEON FOGG
   3581 LAURAL RDG
   SPRINGDALE, AR 72764

3. **Parcel Number 21-00796-000**
   HOWARD CAIN JR & SHARRON CAIN
   PO BOX 539
   HUNTSVILLE, AR 72740-0539

4. **Parcel Number 21-00797-000**
   BHARGAVA FAMILY REVOCABLE TRUST
   3547 TANGLEWOOD DR
   SPRINGDALE, AR 72764

5. **Parcel Number 21-00798-000**
   NICHOLAS FISHER & BONNIE FISHER
   3509 TANGLEWOOD DR
   SPRINGDALE, AR 72764-1377

6. **Parcel Number 21-00968-000**
   ROBERT K WILSON III & HEATHER MCCREARY
   3475 TANGLEWOOD DR
   SPRINGDALE, AR 72764-1376

7. **Parcel Number 21-00932-000**
   KEVIN & VIRGINIA CAMPBELL FAMILY TRUST
   3456 TANGLEWOOD DR
   SPRINGDALE, AR 72764-1376

This report is an adjacent property owners search of the records and is not to be construed as a title insurance binder, legal opinion or commitment to insure. Elite Title Company Inc. is neither expressing or attempting to express any opinion as to the validity of the title to property described above nor expressing or attempting to express the validity of any encumbrances, either recorded or unrecorded, that might pertain to the property described above. Although Elite Title Company Inc. considers the information stated above to be accurate, no assurances are made nor does Elite Title Company Inc. assume any liability for either the inaccuracy of any information stated herein or omissions of information hereto. Liability herein is limited to the amount paid for this certificate. The adjacent property owner search is intended for the exclusive use of the addressee for informational purposes only. For assurances as to the title to the property described above, addressee should obtain a title insurance commitment/policy.

Elite Title Company, Inc.

By: RDM

Raymond D Mansell



PUBLIC NOTICE

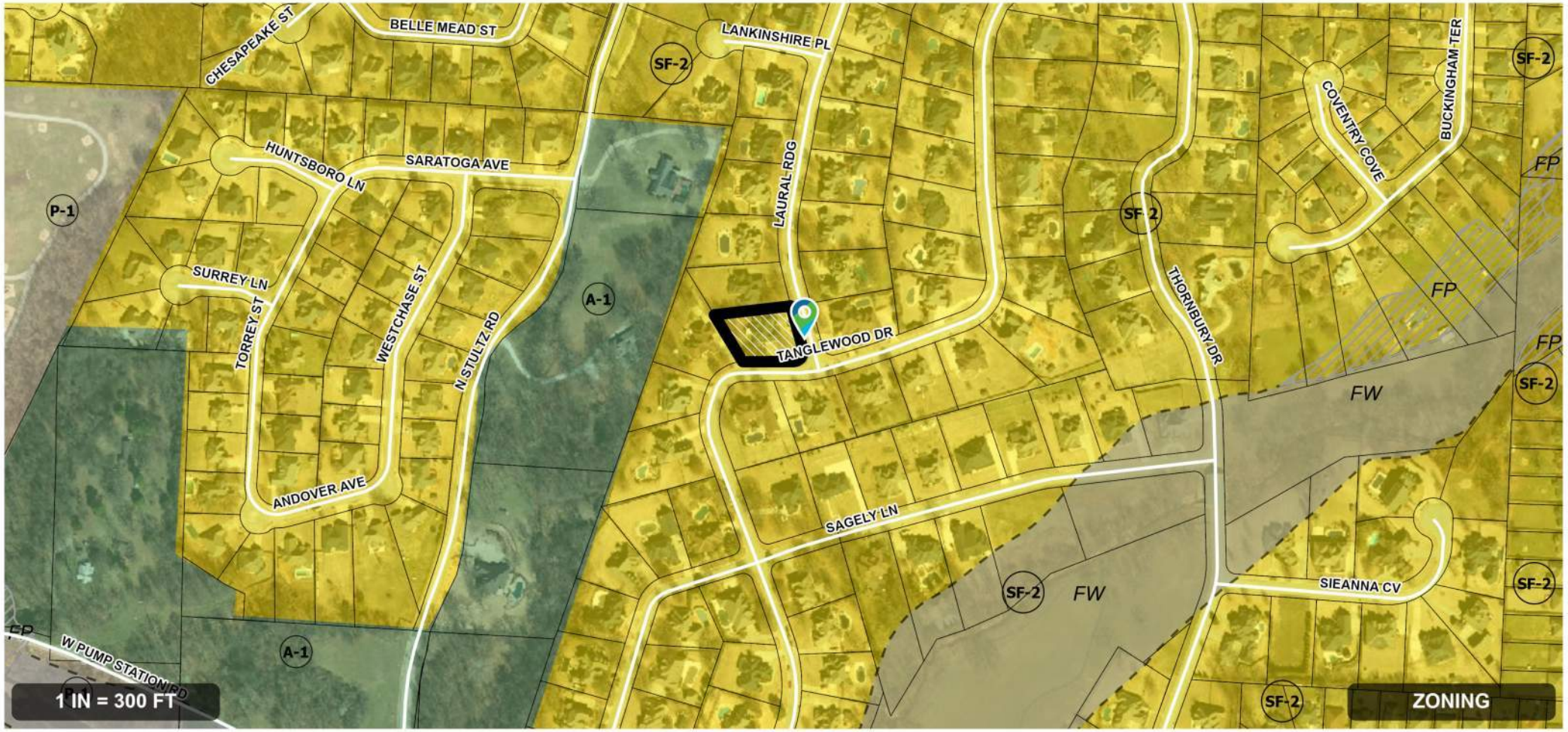
PROJECT AREA

C26-06: Alice's Garden

3534 Laural Ridge

Use unit 28 (Home Occupation) in an SF-2 District

N



PUBLIC NOTICE

PROJECT AREA

C26-06: Alice's Garden

3534 Laural Ridge

Use unit 28 (Home Occupation) in an SF-2 District

N

Memo

To: PLANNING COMMISSION MEMBERS

From: Sharon Tromburg, Planning Director

Date: March 31, 2026

Re: **PP26-04** Preliminary Plat Spring Creek Farms, Phase III, Revised

---

A revision of Spring Creek Farms, Phase III, a preliminary plat consisting of 71 residential single-family lots and 2 stormwater detention lots proposed for an 80.14-acre property located at 7675 Range Avenue. This submittal includes a revised lot 129 to include off street parking, a proposed neighborhood clubhouse, and pool.

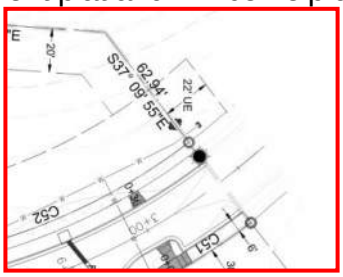
PLANNING COMMENTS

Reviewed by Nate Cole
Date Reviewed: 03.31.26

1. *This Preliminary Plat has been given the number PP26-04. 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.*

Project Comments:

6. On page 3, subdue future phase information including lot lines and lot numbers, in a similar method to that in phase 1 and 2.
7. Prior to construction of the pool + accompanying pool house, planning will review to ensure adequate buffer is provided and that the lot meets all zoning requirements.
8. Indicate the end of the proposed ROW dedication on each street stub. Staff is able to determine based off of the current plat and will be helpful for final plat purposes.



9. Indicate buildable area for the pool lot 129.
10. Provide handicap ramps for the ADA spot on lot 129.

11. Ensure all utility easements are visible on the plat, including U.E. 2017-000022355
12. Include the total number of lots, separated by buildable/unbuildable, and the detention lots.
13. Fix the legend to differentiate between which sidewalks are built with the subdivision and which are built with the homes.

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 03.30.26

All building and fire comments addressed.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 03.31.26

Engineering has no comment.

GIS COMMENTS

Reviewed by Clayton Sedberry
Date Reviewed: 03.30.26

Street names will need to be approved prior to filing the final plat. Submit names for review using the link:

https://survey123.arcgis.com/share/b8e90f52bc304fc9974dc6f6afd88d8d

PP26-04

Plat Application

Date: 03/26/2026 Permit No.: 260064

Applicant / Owner

Applicant Name:	Sarah Geurtz	Owner Name:	Paul Pinkley Construction Inc
Address:	813 W Meadow Ave	Address:	5414 W REDBUD ST
City, State, Zip:	[Applicant City, State, ZIP]	City, State, Zip:	ROGERS AR 72758
Phone:	[Applicant Phone Number]	Phone:	
Email:	[redacted]	Email:	[redacted]
Application Contact:	Representative		

Property

Job Address:	7675 RANGE AVE SPRINGDALE AR 72762	Rezone Required:	n/a
		Total Acreage:	0.391
Parcel No(s).:	21-00167-340		
Current Zoning:	SF-2		

Project

Representative:	Wes Pinkley	Project Type:	Preliminary Plat
E-mail:	[redacted]		
Address:			
Phone:	479-295-6848		

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.

Sarah Geurtz	03/26/2026
Name	Date

SPRING CREEK FARMS PHASE 3

Large Scale Development

Springdale, AR

Springdale Planning No. PP24-01
EDA Project No. 2453
November 30, 2023

GENERAL NOTES:

1) THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES THAT MAY RESULT.

2) THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLANS ARE GENERAL IN NATURE AND ARE BASED ON INFORMATION PROVIDED BY THE UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE EXACT LOCATION OF ALL UTILITIES BEFORE PROCEEDING WITH THE CONSTRUCTION.

3) OTHER CONTRACTORS, LABORERS, WORKMEN, UTILITY COMPANIES, ETC., MAY BE WORKING WITHIN OR AROUND THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH OTHERS TO MINIMIZE ANY CONFLICTS THAT ARISE.

4) IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN OR NEAR THE CONSTRUCTION SITE.

5) CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF EROSION CONTROL THROUGHOUT THE CONSTRUCTION OF THE PROJECT.

6) ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET OR EXCEED THE MINIMUM STANDARD AS SPECIFIED BY THE ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT AND THE CITY OR COUNTY WITH JURISDICTION.

7) THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING, PAYING AND POSTING FOR ALL PAYMENT, PERFORMANCE, AND MAINTENANCE BONDS NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT.

8) ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED. THE CONTRACTOR SHALL PROVIDE ADEQUATE CONSTRUCTION SIGNAGE AND OTHER TRAFFIC CONTROL DEVICES WHEN WORKING IN ANY RIGHT OF WAY. SIGNAGE AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO ALL FEDERAL, STATE AND LOCAL GUIDELINES AND REGULATIONS.

9) THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER IN ACCORDANCE WITH THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARDS.

10) CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY MEASURES TO PROVIDE ADEQUATE TRENCH SAFETY, AND ALL OTHER ITEMS NECESSARY TO SATISFY ACT 291-1993 OF THE STATE OF ARKANSAS.

11) THE CONTRACTOR SHALL VERIFY WITH THE ENGINEER BEFORE BEGINNING CONSTRUCTION, THE PROCUREMENT AND LOCATION OF ALL EASEMENTS, TEMPORARY AND PERMANENT, NECESSARY TO CARRY OUT THE WORK OUTLINED WITHIN THESE DRAWINGS AND RELATED CONTRACT DOCUMENTS. PRIOR TO ANY CONSTRUCTION ACTIVITIES OFF THE SUBJECT PROPERTY, CONSTRUCTION STAKING OF PROPOSED WORK BY ENGINEER DOES NOT CONSTITUTE VERIFICATION OF EASEMENT OR AUTHORIZE THE CONTRACTOR TO PROCEED WITH WORK. VERIFICATION SHALL BE IN WRITING FROM ENGINEER.

12) THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL STATE AND FEDERAL REGULATIONS PERTAINING TO THE AUTHORIZATION TO DISCHARGE UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM AND THE ARKANSAS WATER AND AIR POLLUTION CONTROL ACT. CONTRACTOR IS TO FILE NOTICE OF INTENT WITH THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY.

13.) STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:

A. DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND

B. THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND

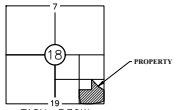
C. NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND

D. NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND

E. ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.



Vicinity Map
Not to Scale



T18N, R30W

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

PARCELS: #21-00167-340, 2100137-338, 21-00167-380

FLOOD CERTIFICATION:
THIS PROPERTY IS LOCATED IN ZONE X PER FIRM MAP #05007C0430J, EFFECTIVE DATE: SEPTEMBER 28, 2007

DEVELOPER:
PAUL PINKLEY CONSTRUCTION INC
5414 W REDBUD ST
ROGERS AR 72758-8838
479-295-6848

ENGINEER:
EARTHPLAN DESIGN ALTERNATIVES, PA
JAMES GEURTZ, PE
134 WEST EMMA
SPRINGDALE, AR 72764
479-756-1266

SURVEYOR:
JAMES LAYOUT SERVICES, LLC
MATT JAMES
P.O. BOX 611
FARMINGTON, AR 72730
479-439-9929

INDEX	SHEET
Survey	V101
Master Plan	C101.1
Site Plan	C101.2
Utility Plan	C102
Grading Plan	C103
Details	C501
Details	C502
Details	C503

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

DRAWN BY: CLP | CHECKED BY: JRG | DRAWING CREATION DATE: 12/09/21 | JOB NUMBER: 2453
P:\PROJECTS\2453\CIVIL\2453 COVER.DWG
LAST SAVED:12/20/2023 12:34 PM BY CLP
PLOT DATE:12/20/2023 12:35 PM

DATE | # | REVISION DESC.:

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER 15,162 JAMES R. GEURTZ
CERTIFICATE OF AUTHORIZATION EARTHPLAN DESIGN ALTERNATIVES, PA No. 322 ARKANSAS ENGINEERS

COVER

SPRING CREEK FARMS PHASE 3
SPRINGDALE, ARKANSAS

Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture
479-756-1266 voice
479-756-1268 fax
EDA
134 West Emma Avenue
Springdale, Arkansas 72764

COVER

Notes:

1. Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate:

   Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.

2. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.

3. This plat represents a boundary survey of the parcel recorded in Plat Records, Book L202353785 at the Office of the Circuit Clerk Benton County, Arkansas.

4. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.

5. Basis of Bearings: Arkansas State Plane System North Zone (NAD83).

6. This survey is valid only if the drawing includes the seal and signature of the surveyor.

7. This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats."

8. No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor. There may exist other documents of record which would affect this parcel.

9. Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.

10. This property is currently zoned SF-2.

11. Building setbacks for zone SF-2 are as follows:

Front	30 Feet
Side (Interior)	8 Feet
Side (R.O.W)	30 Feet
Rear	20 Feet

12. No attempt was made to show building setback lines graphically on the survey.

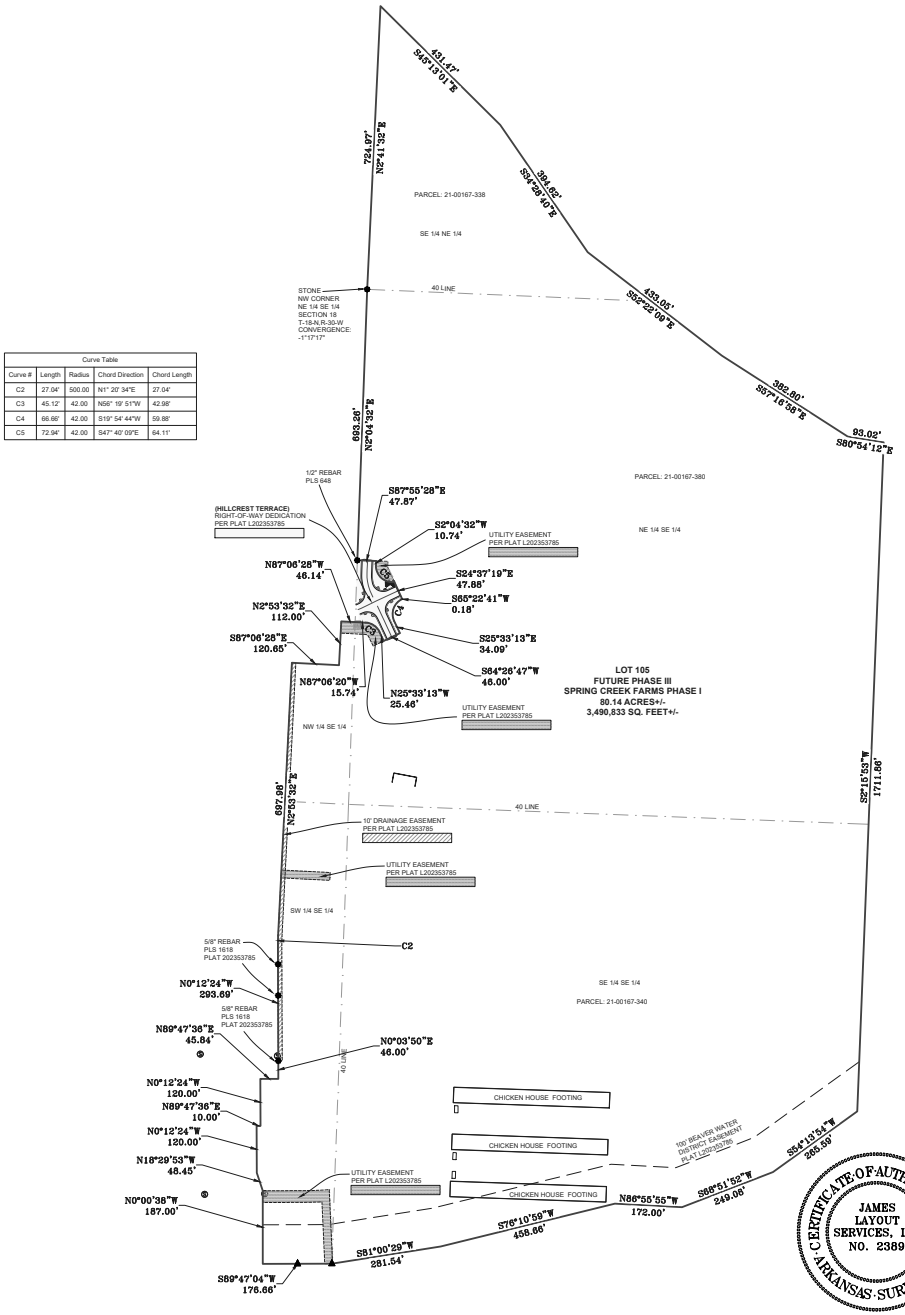
13. Subsurface and environmental conditions were not examined nor considered a part of this survey.

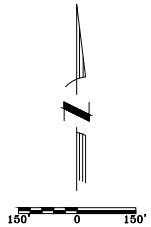
14. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.

15. On the final plat of lot 105, future phase III of Spring Creek Farms as shown on plat L202353785 has an acreage of 80.48+/-. That acreage includes the right-of-way dedication of the Hillcrest Terrace Road area. This plat does not include the area of dedication as shown of said plat.

16. (BY GRAPHICAL PLOTTING ONLY)
    This property is located unshaded Zone "X" which are areas determined to be outside the 0.2% annual chance floodplain determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C0430J. Revised date September 28, 2007.

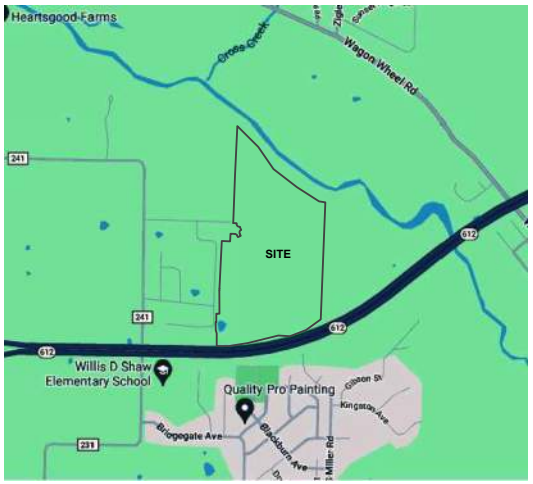
Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C2	27.04'	500.00	N1° 20' 34"E	27.04'
C3	45.12'	42.00	N56° 19' 51"W	42.98'
C4	66.66'	42.00	S19° 54' 44"W	59.88'
C5	72.94'	42.00	S47° 40' 09"E	64.11'





DESCRIPTION:
LOT 105, FUTURE PHASE III, SPRING CREEK FARMS PHASE I SUBDIVISION TO THE CITY OF SPRINGDALE, BENTON COUNTY, ARKANSAS AS SHOWN IN PLAT RECORD L202353785 OF THE BENTON COUNTY RECORDS.

Vicinity Map
N.T.S.



CERTIFICATE OF AUTHORIZATION
ARKANSAS SURVEYOR
JAMES LAYOUT SERVICES, LLC
NO. 2389

Boundary Survey
For : EDA

JLS

James Layout Services, LLC
P.O. Box 611
Farmington, Arkansas 72730
Telephone: (479) 439-9929
survey@jlsnwa.com

REGISTERED
STATE OF ARKANSAS
NO. 1845
SIGNATURE
11/30/23
MATTHEW D. JAMES
PROFESSIONAL LAND SURVEYOR

Recording Information

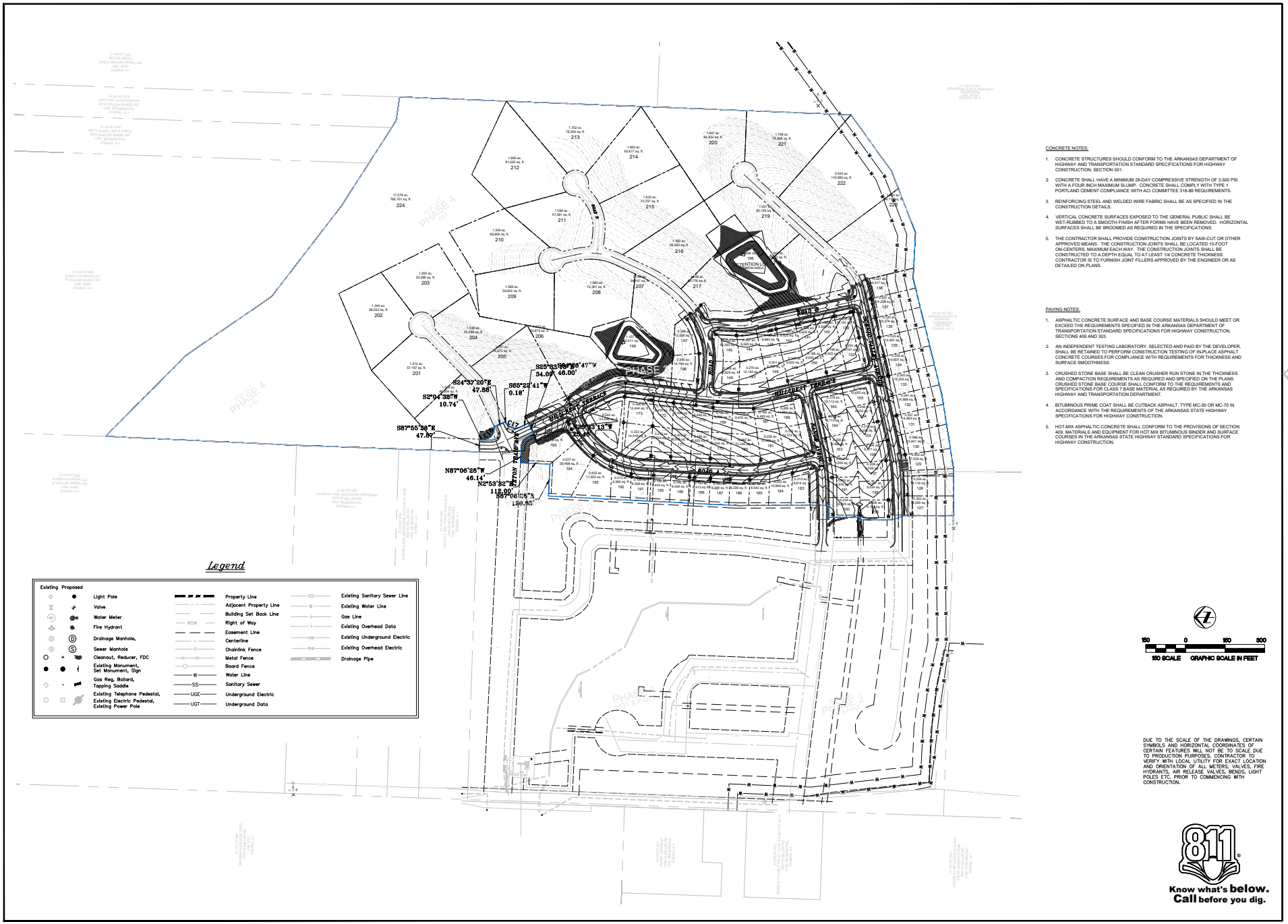
Job Number: 23-045 boundary
Field Work: A.S.
Drawn By: N.R.
Checked By: M.J.
Certificate of Authorization
Arkansas Land Surveyor
No. 2389
Date: 11/30/2023
Scale: 1"=150'
Basis of Bearings:(NAD83)
Arkansas State Plane
North Zone

LEGEND

- MONUMENT FOUND (AS NOTED)
- MONUMENT SET (AS NOTED)
- AHTD R-O-W MONUMENT
- BENCHMARK
- GUARD POST
- UTILITY POLE
- TELEPHONE RISER
- FIBER OPTIC TELEPHONE RISER
- ELECTRICAL RISER
- CABLE RISER
- TRAFFIC SIGNAL
- SIGN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- WATER SPIGOT
- GAS METER
- DRAINAGE MANHOLE
- RECORD DISTANCE
- RECORD BEARING
- SANITARY SEWER MANHOLE
- DECIDUOUS TREE
- EVERGREEN TREE
- GAS LINE
- TELEVISION CABLE
- PROPERTY LINES
- BUILDING SETBACK
- UTILITY POLE (WITH GUY WIRE)
- TREE LINE
- WOOD FENCE
- CHAIN LINK FENCE
- WIRE FENCE
- PAINTED STRIPE
- TELEPHONE LINE
- EXISTING WATER LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE

SHEET NO.
1 OF 1

RETURN TO AGENDA



CONCRETE NOTES:

1. CONCRETE STRUCTURES SHOULD CONFORM TO THE ARKANSAS DEPARTMENT OF HIGHWAY AND TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, SECTION 501.
2. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,500 PSI WITH A FOUR INCH MAXIMUM SLUMP. CONCRETE SHALL COMPLY WITH TYPE 1 PORTLAND CEMENT COMPLIANCE WITH ACI COMMITTEE 318-89 REQUIREMENTS.
3. REINFORCING STEEL AND WELDED WIRE FABRIC SHALL BE AS SPECIFIED IN THE CONSTRUCTION DETAILS.
4. VERTICAL CONCRETE SURFACES EXPOSED TO THE GENERAL PUBLIC SHALL BE WET-RUBBED TO A SMOOTH FINISH AFTER FORMS HAVE BEEN REMOVED. HORIZONTAL SURFACES SHALL BE BROOMED AS REQUIRED IN THE SPECIFICATIONS.
5. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION JOINTS BY SAW-CUT OR OTHER APPROVED MEANS. THE CONSTRUCTION JOINTS SHALL BE LOCATED 15-FOOT ON-CENTERS, MAXIMUM EACH WAY. THE CONSTRUCTION JOINTS SHALL BE CONSTRUCTED TO A DEPTH EQUAL TO AT LEAST 1/4 CONCRETE THICKNESS. CONTRACTOR IS TO FURNISH JOINT FILLERS APPROVED BY THE ENGINEER OR AS DETAILED ON PLANS.

PAVING NOTES:

1. ASPHALTIC CONCRETE SURFACE AND BASE COURSE MATERIALS SHOULD MEET OR EXCEED THE REQUIREMENTS SPECIFIED IN THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, SECTIONS 406 AND 303.
2. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF IN-PLACE ASPHALT CONCRETE COURSES FOR COMPLIANCE WITH REQUIREMENTS FOR THICKNESS AND SURFACE SMOOTHNESS.
3. CRUSHED STONE BASE SHALL BE CLEAN CRUSHER RUN STONE IN THE THICKNESS AND COMPACTION REQUIREMENTS AS REQUIRED AND SPECIFIED ON THE PLANS. CRUSHED STONE BASE COURSE SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS FOR CLASS 7 BASE MATERIAL AS REQUIRED BY THE ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT.
4. BITUMINOUS PRIME COAT SHALL BE CUTBACK ASPHALT, TYPE MC-30 OR MC-70 IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARKANSAS STATE HIGHWAY SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
5. HOT-MIX ASPHALTIC CONCRETE SHALL CONFORM TO THE PROVISIONS OF SECTION 409, MATERIALS AND EQUIPMENT FOR HOT MIX BITUMINOUS BINDER AND SURFACE COURSES IN THE ARKANSAS STATE HIGHWAY STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

DUE TO THE SCALE OF THE DRAWINGS, CERTAIN SYMBOLS AND HORIZONTAL COORDINATES OF CERTAIN FEATURES WILL NOT BE TO SCALE DUE TO PRODUCTION PURPOSES. CONTRACTOR TO VERIFY WITH LOCAL UTILITY FOR EXACT LOCATION AND ORIENTATION OF ALL METERS, VALVES, FIRE HYDRANTS, AIR RELEASE VALVES, BENDS, LIGHT POLES ETC. PRIOR TO COMMENCING WITH CONSTRUCTION.

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

DRAWN BY: CLP | CHECKED BY: JRG
DRAWING CREATION DATE: 2453 pool | JOB NUMBER: 031726
P:\PROJECTS\2453\DWG\2453 CIVIL SITE.DWG
LAST SAVED: 3/30/2026 11:46 AM
PLOT DATE: 3/30/2026 11:46 AM

DATE	#	REVISION DESC.

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER 15,162 CLIFFORD R. GRUBERT

CERTIFICATE OF AUTHORIZATION EARTHPLAN DESIGN ALTERNATIVES, PA No. 322 ARKANSAS ENGINEERS

MASTER PLAN

SPRING CREEK FARMS PHASE 3
SPRINGDALE, ARKANSAS

Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture
www.edpa.com
134 West Emma Avenue
Springdale, Arkansas 72764

C101.1

PARCEL NUMBERS: 21-00167-380, 21-00167-340, AND PART OF 21-001067-338

ZONING: LOW / MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL (SF-2)

PROPOSED USE: SINGLE-FAMILY RESIDENTIAL

BUILDING SETBACKS PER (SF-2) ZONING:
FRONT BSB MIN: 30' F (ALSO APPLIES TO BOTH STREET FRONTAGES ON CORNER LOTS WITH PUBLIC STREET FRONTAGE).
SIDE BSB: 8'
REAR BSB: 20'

LOT DENSITY MIN: 4 LOTS/AC
LOT AREA MIN.: 8,000 SF
LOT WIDTH MIN: 70' AT FRONT SETBACK LINE
BLDG HEIGHT MAX: 35'
ZERO-LOT LINE LOTS: LOT WIDTH AND AREA, BSB FRONT AND BACK ARE SAME AS LISTED ABOVE. SIDE BSB ARE AS FOLLOWS: INTERIOR SIDE BSB: 16/0

ROADS:
ROW: 40'
BOC TO BOC: 29'
GREENSPACE WIDTH: 0' / 3.5'
SIDEWALK WIDTH: 5' / 6'

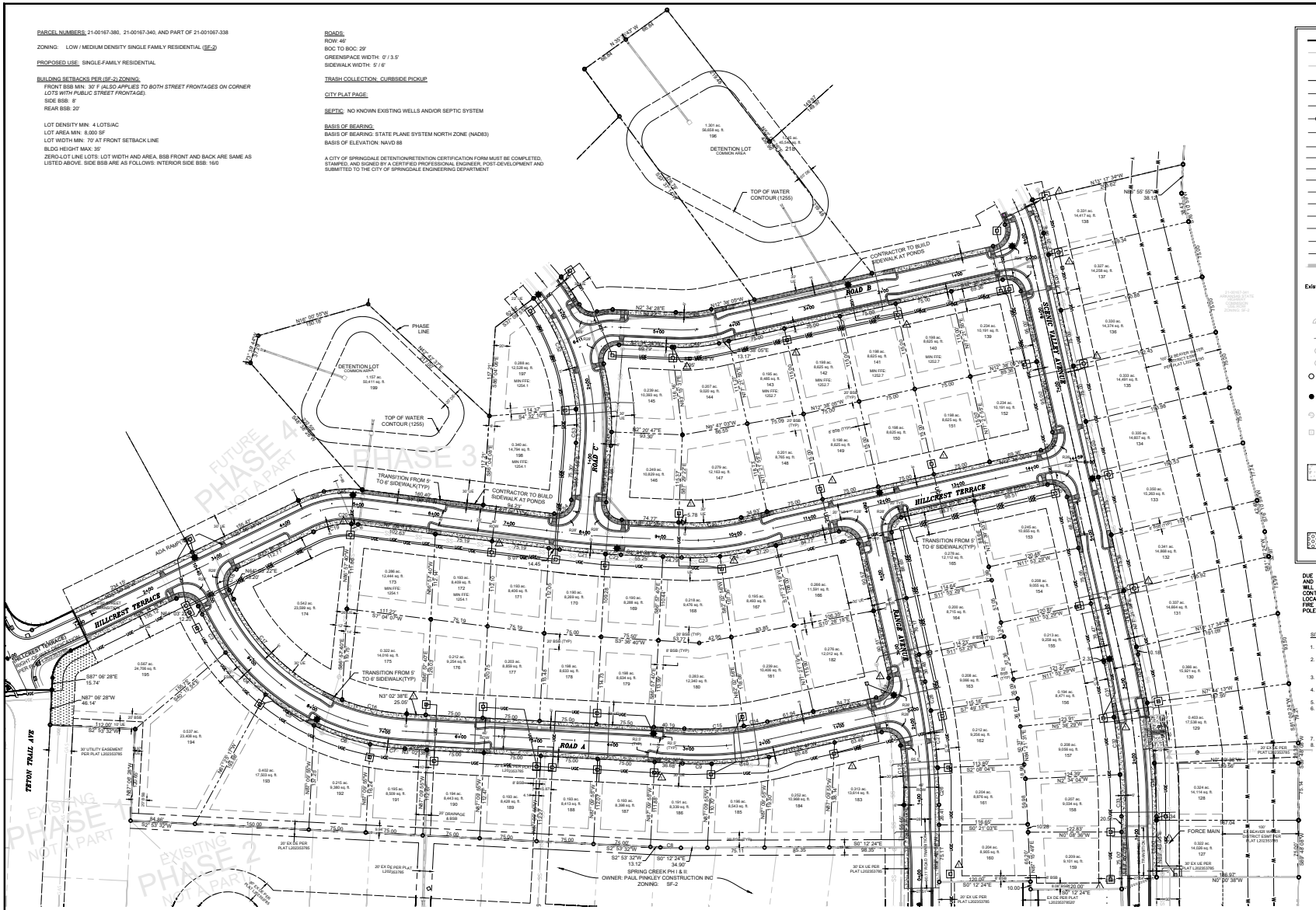
TRASH COLLECTION: CURBSIDE PICKUP

CITY PLAT PAGE:

SEPTIC: NO KNOWN EXISTING WELLS AND/OR SEPTIC SYSTEM

BASIS OF BEARING:
BASIS OF BEARING: STATE PLANE SYSTEM NORTH ZONE (NAD83)
BASIS OF ELEVATION: NAVD 88

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



Legend

- Exterior Property Line
- Building Set Back Line
- ROW — Right of Way
- Easement Line
- Centerline
- Chainlink Fence
- Metal Fence
- Board Fence
- W — Water Line
- SS — Sanitary Sewer
- UGE — Underground Electric
- UGT — Underground Data
- SS — Existing Sanitary Sewer Line
- W — Existing Water Line
- G — Gas Line
- T — Existing Overhead Data
- UGE — Existing Underground Electric
- OHE — Existing Overhead Electric
- Drainage Pipe

Existing Proposed

- Light Pole
- Valve
- Water Meter
- Fire Hydrant
- Drainage Manhole
- Sewer Manhole
- Cleanout, Reducer, FDC
- Existing Monument, Set Mon, Sign,
- Gas Reg, Bollard, Tapping Saddle
- Existing Telephone Pedestal, Existing Electric Pedestal, Existing Power Pole
- Sidewalk–To Be Built With Homes
- Sidewalk – To Be Built With Subdivision
- Easement
- Heavy Duty Dumpster Pad/ Riprap

DUE TO THE SCALE OF THE DRAWINGS, CERTAIN SYMBOLS AND HORIZONTAL COORDINATES OF CERTAIN FEATURES WILL NOT BE TO SCALE DUE TO PRODUCTION PURPOSES. CONTRACTOR TO VERIFY WITH LOCAL UTILITY FOR EXACT LOCATION AND ORIENTATION OF ALL METERS, VALVES, FIRE HYDRANTS, AIR RELEASE VALVES, BENDS, LIGHT POLES ETC. PRIOR TO COMMENCING WITH CONSTRUCTION.

SITE NOTES:

1. NO KNOWN EROSION PROBLEMS EXIST ON-SITE OR WITHIN 100' DOWNSTREAM OF THE PROPERTY.
2. NO KNOWN EXISTING OR ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRINGS OR WATER IMPOUNDMENTS.
3. THERE ARE NO EXISTING OR PROPOSED GROUND LEASES.
4. ALL SIGNAGE SHALL BE APPROVED BY THE CITY OF SPRINGDALE.
5. ALL EXTERIOR LIGHTS SHALL BE "CUT-OFF" TYPE.
6. 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.
7. ADA RAMPS TO BE DESIGNED IN FIELD.
8. UNLESS OTHERWISE INDICATED, MEASUREMENTS ARE FROM FRONT OF CURB (FOC) TO FRONT OF CURB (FOC).

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

60 0 60 120
60 SCALE GRAPHIC SCALE IN FEET

CURVE TABLE					CURVE TABLE					CURVE TABLE					CURVE TABLE					CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	45.17	41.60	62°12'04"	N56°19'47"W	42.96	C13	33.81	21.50	90°06'00"	S57°35'41"E	30.43	C25	33.77	21.50	89°59'24"	N32°21'37"E	30.40	C37	46.14	223.00	11°51'16"	N71°26'17"E	46.06	C49	20.92	63.00	19°01'34"	N06°56'20"W	20.82
C2	33.77	21.50	90°00'00"	N19°03'22"E	30.41	C14	31.55	404.00	4°28'27"	S10°18'28"E	31.54	C26	48.90	749.50	3°44'17"	S87°58'55"W	48.89	C38	31.42	20.00	89°59'57"	N57°38'03"W	28.28	C50	26.80	20.00	76°47'07"	N21°56'27"E	24.84
C3	58.88	315.00	10°42'38"	N58°42'02"E	58.80	C15	78.33	404.00	11°06'34"	S02°30'57"E	78.21	C27	75.75	749.50	5°47'27"	S83°13'03"W	75.72	C39	76.98	290.00	15°12'32"	N09°01'49"W	76.75	C51	43.30	323.00	7°40'50"	N56°29'35"E	43.27
C4	76.39	315.00	13°53'43"	N46°23'52"E	76.21	C16	87.42	269.00	18°37'15"	S12°21'16"W	87.04	C28	38.81	749.50	2°58'00"	S78°50'19"W	38.80	C40	34.54	21.50	92°03'33"	N48°36'14"E	30.95	C52	158.38	276.46	32°49'29"	N69°03'48"E	156.22
C5	75.93	315.00	13°48'39"	N32°32'41"E	75.75	C17	199.02	269.00	42°23'28"	S42°01'38"W	194.52	C29	25.92	16.50	90°00'36"	N57°38'23"W	23.34	C41	18.14	322.69	3°13'16"	S86°57'14"E	18.14	C53	44.39	276.46	9°12'01"	S89°55'27"E	44.34
C6	78.11	315.00	14°12'25"	N18°32'08"E	77.91	C18	32.20	20.50	90°00'00"	N70°56'38"W	28.99	C30	33.77	21.50	90°00'03"	N32°21'57"E	30.41	C42	90.53	322.69	16°04'28"	N83°23'54"E	90.24	C54	32.28	20.00	92°28'08"	S39°07'56"E	28.89
C7	46.12	315.00	8°23'18"	N07°14'17"E	46.08	C19	51.41	104.00	28°19'24"	N11°46'57"W	50.89	C31	73.76	947.00	4°27'45"	N79°35'51"E	73.74	C43	37.42	20.00	107°12'47"	S51°01'56"E	32.20	C55	86.52	150.00	33°02'55"	N09°25'11"W	85.33
C8	27.04	500.00	3°05'56"	N01°20'34"E	27.04	C20	8.58	104.00	4°43'32"	N04°44'31"E	8.57	C32	76.04	947.00	4°36'02"	N84°07'44"E	76.02	C44	59.19	223.00	15°12'30"	S05°01'48"E	59.02	C56	86.52	150.00	33°02'55"	N09°25'11"W	85.33
C9	38.36	450.00	4°53'04"	N00°35'48"E	38.35	C21	60.65	1023.00	3°23'48"	N05°24'10"E	60.64	C33	54.97	947.00	3°19'33"	N88°05'32"E	54.96	C45	31.42	20.00	90°00'03"	S32°21'57"W	28.28						
C10	76.14	449.99	9°41'41"	N06°41'33"W	76.05	C22	20.25	1023.00	1°08'03"	N03°08'14"E	20.25	C34	69.87	993.00	4°01'53"	N87°44'21"E	69.85	C46	14.55	177.00	4°42'31"	N67°52'00"E	14.54						
C11	34.35	20.50	96°00'42"	N35°27'26"E	30.47	C23	50.49	333.00	8°41'16"	N01°46'17"W	50.44	C35	79.90	993.00	4°36'36"	N83°25'06"E	79.88	C47	36.45	21.50	97°08'40"	N61°12'24"W	32.24						
C12	78.44	704.00	6°23'02"	N86°39'40"E	78.40	C24	37.89	333.00	6°31'09"	N09°22'30"W	37.87	C36	64.94	993.00	3°44'50"	N79°14'23"E	64.93	C48	46.98	177.00	15°12'32"	N05°01'49"W	46.85						

DRAWN BY: CLP | CHECKED BY: JRG | DRAWING CREATION DATE: 031726
JOB NUMBER: 2453 pool
P:\PROJECTS\2453\DWG\2453 CIVIL SITE.DWG
LAST SAVED:3/30/2026 11:46 AM BY: CLP
PLOT DATE:3/30/2026 11:47 AM

#	REVISION DESC.	DATE

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER 15,162 CHARLES R. GRUETZ

CERTIFICATE OF AUTHORIZATION NO. EARTHPLAN DESIGN ALTERNATIVES, PA No. 322 ARKANSAS ENGINEERS

SITE PLAN

SPRING CREEK FARMS PHASE 3
SPRINGDALE, ARKANSAS

Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture
www.epdpa.com
479.751.2566
134 West Emma Avenue
Springdale, Arkansas 72764

C101.2

WATER SYSTEM NOTES:

1. WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPRINGDALE WATER UTILITIES SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES REVISED JANUARY 20, 2021, AND SEALED MAY 6, 2021.
2. ALL WATER MAIN SHALL BE SIZED ACCORDING TO SPRINGDALE WATER UTILITIES STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES REVISED JANUARY 20, 2021, AND SEALED MAY 6, 2021.
3. ALL GATE VALVES SHALL BE CONFORMING TO SPRINGDALE WATER UTILITIES STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES REVISED JANUARY 20, 2021, AND SEALED MAY 6, 2021.
4. AFTER COMPLETION OF THE WATER SYSTEM, THE CONTRACTOR SHALL FLUSH, TEST, AND DISINFECT THE WATER SYSTEM IN ACCORDANCE WITH SPRINGDALE WATER UTILITIES STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES REVISED JANUARY 20, 2021, AND SEALED MAY 6, 2021.
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL NECESSARY STREET CUTS, PERMITS OR FEES. ALL STREET CUTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS OR REGULATIONS.
6. PLACEMENT OF FIRE HYDRANTS BEHIND CURB PER SPRINGDALE WATER UTILITIES STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES REVISED JANUARY 20, 2021, AND SEALED MAY 6, 2021.
7. METER AND HYDRANT LOCATIONS PER SPRINGDALE WATER UTILITIES STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES REVISED JANUARY 20, 2021, AND SEALED MAY 6, 2021. PLACEMENT SHOWN ON THESE PLANS ARE EXAGGERATED FOR REVIEW ONLY.
8. MECHANICAL EQUIPMENT SUCH AS HVAC, TANKS AND DUCT WORK TO BE SCREENED FROM PUBLIC VIEW.

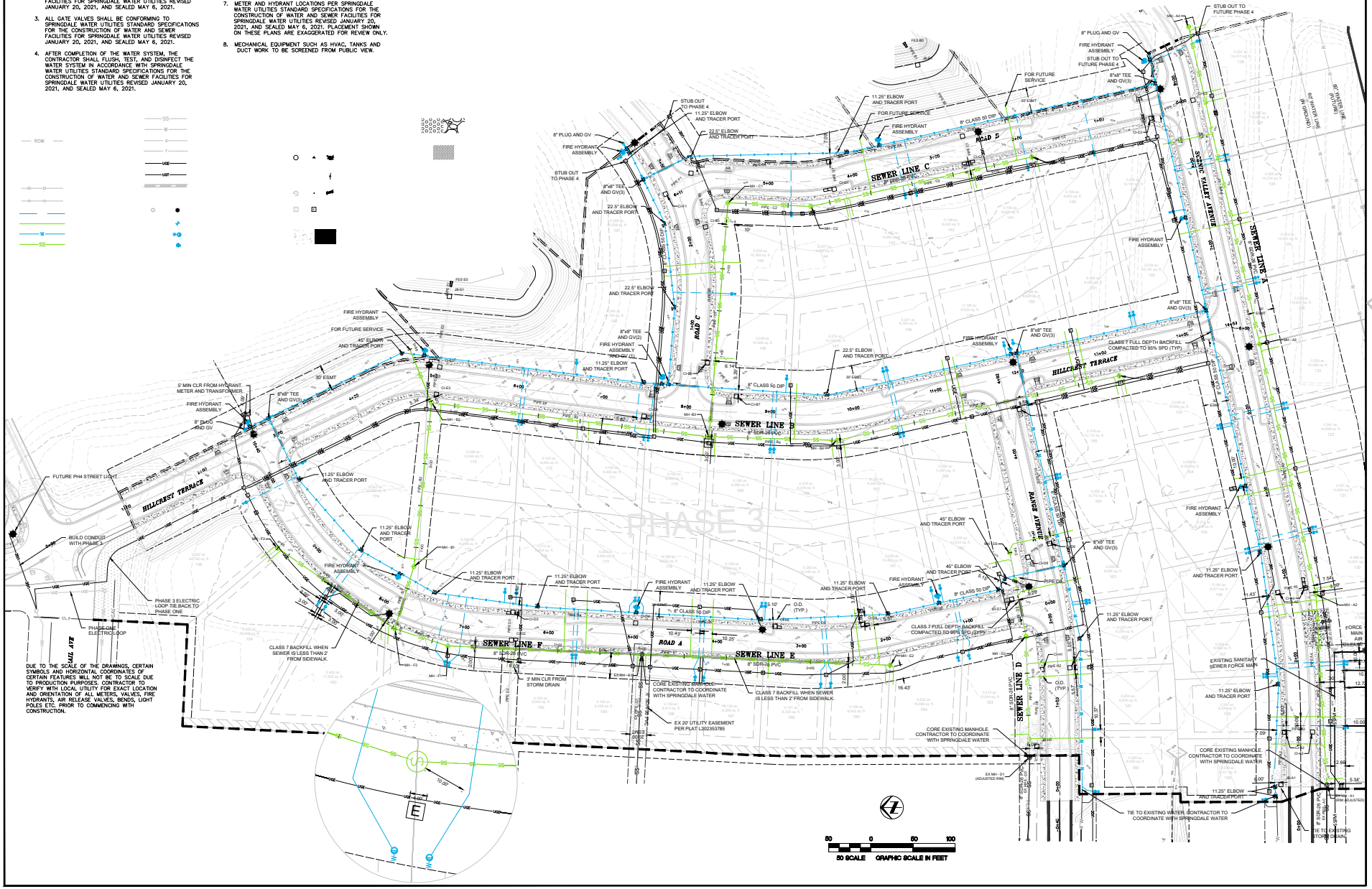
SITE NOTES:

1. NO KNOWN EROSION PROBLEMS EXIST ON-SITE OR WITHIN 100' DOWNSTREAM OF THE PROPERTY.
2. THERE ARE NO EXISTING OR PROPOSED GROUND LEASES.
3. TOPOGRAPHIC INFORMATION SHOWN IS BY JAMES LAYOUT SERVICES.
4. ALL EXTERIOR LIGHTS SHALL BE "CUT-OFF" TYPE.
5. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIRED ADJUSTMENTS TO THE EXISTING WATER AND SEWER FACILITIES DUE TO SITE GRADING, PAVING, LOT LINE ADJUSTMENTS OR OTHER MATTERS.

UTILITY NOTES:

1. ALL FRANCHISE UTILITIES HAVE ACCESS TO SITE.
2. ALL UTILITY WIRES, LINES AND/OR CABLES SHALL BE UNDERGROUND UNLESS 12 KV OR ABOVE.
3. EXTERIOR GROUND-MOUNTED OR BUILDING-MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES AND BANKS OF METER SHALL BE SCREEN FROM PUBLIC VIEW WITH LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
4. FIRE HYDRANTS TO BE 4' MINIMUM FROM SIDE WALK.
5. WATER METERS TO BE MAXIMUM 3' OFF SIDE PROPERTY LINES.

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



DUE TO THE SCALE OF THE DRAWINGS, CERTAIN SYMBOLS AND HORIZONTAL COORDINATES OF CERTAIN FEATURES WILL NOT BE TO SCALE DUE TO PRODUCTION PURPOSES. CONTRACTOR TO VERIFY WITH LOCAL UTILITY FOR EXACT LOCATION AND ORIENTATION OF ALL METERS, VALVES, FIRE HYDRANTS, AIR RELEASE VALVES, BENDS, LIGHT POLES ETC. PRIOR TO COMMENCING WITH CONSTRUCTION.

#	REVISION DESC.	DATE

DRAWN BY: GDS | CHECKED BY: JRG
DRAWING CREATION DATE: 031726
JOB NUMBER: 2453 pool
P:\PROJECTS\2453\DWG\2453 C102 UTILITY PLAN.DWG
LAST SAVED:3/30/2026 11:38 AM
PLOT DATE:3/30/2026 11:38 AM

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER 15,162 JOHN R. GRUENTZ

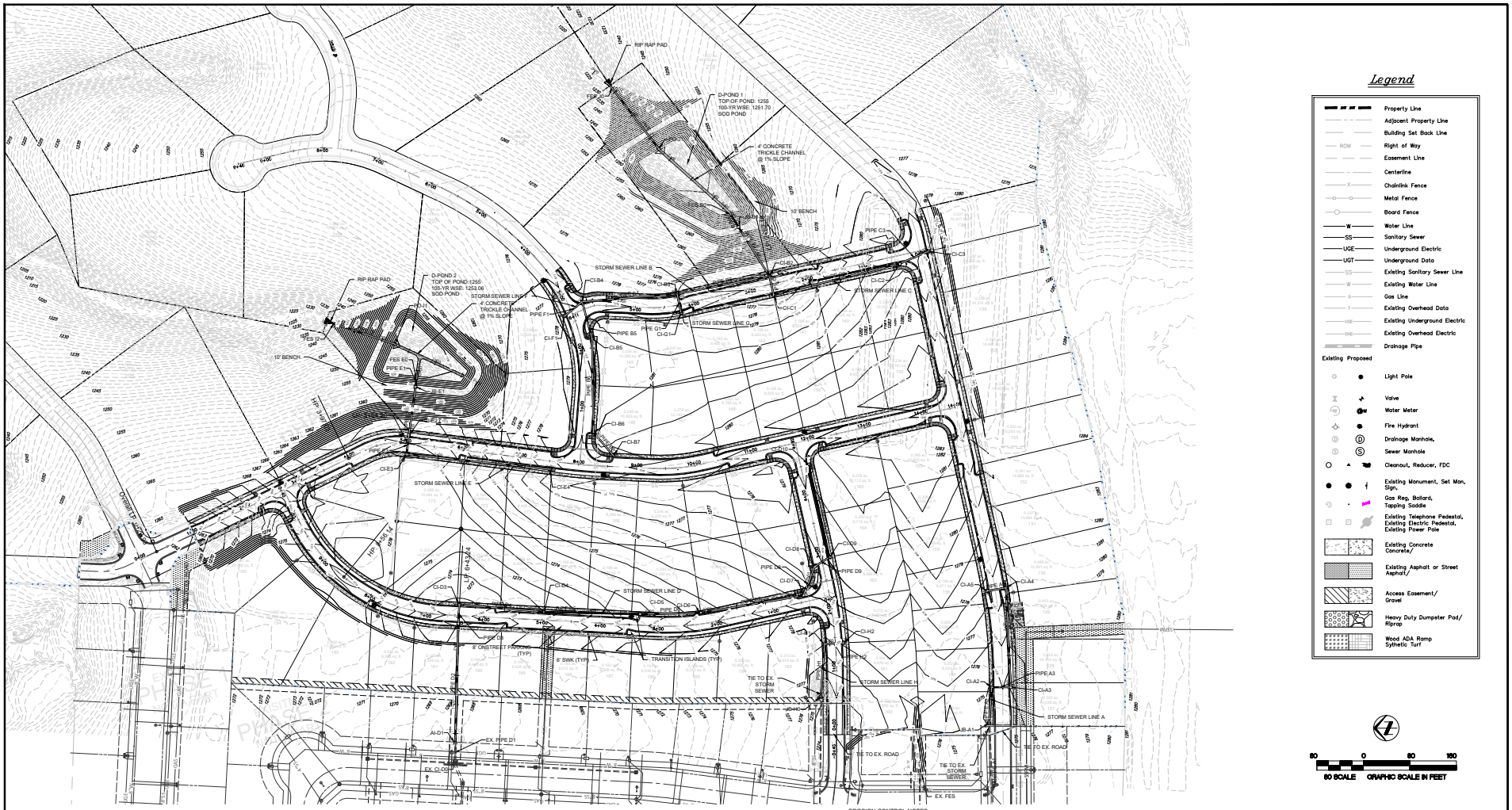
CERTIFICATE OF AUTHORIZATION NETWORK ARKANSAS ENGINEERS EARTHPLAN DESIGN ALTERNATIVES, PA No. 322

UTILITY PLAN

SPRING CREEK FARMS PHASE 3
SPRINGDALE, ARKANSAS

Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture
134 West Emma Avenue
Springdale, Arkansas 72764

C102



Legend

- Property Line
- Adjacent Property Line
- Building Set Back Line
- Right of Way
- Easement Line
- Centerline
- Chainlink Fence
- Metal Fence
- Board Fence
- Water Line
- Sanitary Sewer
- Underground Electric
- Underground Data
- Existing Sanitary Sewer Line
- Existing Water Line
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- Existing Overhead Data
- Existing Underground Electric
- Existing Overhead Electric
- Drainage Pipe

Existing Proposed

- Light Pole
- Valve
- Water Meter
- Fire Hydrant
- Drainage Manhole,
- Sewer Manhole
- Cleanout, Reducer, FDC
- Existing Monument, Set Mon, Sign,
- Gas Reg, Bollard, Tapping Saddle
- Existing Telephone Pedestal, Existing Electric Pedestal, Existing Power Pole
- Existing Concrete Concrete/
- Existing Asphalt or Street Asphalt/
- Access Easement/ Gravel
- Heavy Duty Dumpster Pad/ Riprap
- Wood ADA Ramp Sythetic Turf

80 0 80 160
80 SCALE GRAPHIC SCALE IN FEET

DUE TO THE SCALE OF THE DRAWINGS, CERTAIN SYMBOLS AND HORIZONTAL COORDINATES OF CERTAIN FEATURES WILL NOT BE TO SCALE DUE TO PRODUCTION PURPOSES. CONTRACTOR TO VERIFY WITH LOCAL UTILITY FOR EXACT LOCATION AND ORIENTATION OF ALL METERS, VALVES, FIRE HYDRANTS, AIR RELEASE VALVES, BENDS, LIGHT POLES ETC. PRIOR TO COMMENCING WITH CONSTRUCTION.

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

GRADING NOTES:
1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REMOVAL AND PROPER DISPOSAL OF DEBRIS, CLEARING, GRUBBING, AND STRIPPING OF TOPSOIL AND ORGANIC MATTER AS NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT. TOPSOIL MAY BE STOCKPILED ON SITE, AS DIRECTED BY THE ENGINEER. THE BURNING OF TIMBER AND DEBRIS WILL NOT BE PERMITTED UNLESS APPROVAL IS GAINED FROM THE OWNER, ENGINEER, AND GOVERNING OFFICIALS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, ETC. REQUIRED.

2) BUILDING SETBACK AREAS TO RECEIVE FILL MATERIAL SHALL BE SCARIFIED TO A DEPTH OF 8-INCH DEPTH AND PROPERLY COMPACTED TO 95% STANDARD PROCTOR DENSITY. ANY UNSUITABLE AREAS SHALL BE FURTHER UNDERCUT AND REPLACED WITH SUITABLE MATERIAL, AS DIRECTED BY THE ENGINEER.

3) OFF-SITE FILL MATERIAL SHALL HAVE A PLASTICITY INDEX OF 20 OR LESS, A LIQUID LIMIT OF 50 OR LESS, AND CONTAIN NO ROCK LARGER THAN FOUR INCHES. OFF SITE FILL MATERIAL SHALL BE APPROVED BY THE ENGINEER.

4) AREAS THAT ARE TO BE CUT TO SUB-GRADE LEVELS SHALL BE PROOF-ROLLED WITH A LOADED TANDEM AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOIL CONDITIONS. CUT AREAS ARE TO BE SCARIFIED AND RE-COMPACTED TO 95% STANDARD PROCTOR AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.

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

6) THE DEVELOPER SHALL PROVIDE AN INDEPENDENT TESTING LABORATORY TO PERFORM CONSTRUCTION TESTING OF THE SUB-GRADE FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF SUB-GRADE DENSITIES. THE CONTRACTOR SHALL PROVIDE 48 HOURS ADVANCED NOTIFICATION SO THE DEVELOPER CAN SCHEDULE TESTING.

7) THE CONTRACTOR SHALL MAINTAIN ALL SLOPES 3:1 OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS. ALL SLOPES EXCEEDING 3:1, BUT LESS THAN 2:1 SHALL BE SODDED.

8) CONTRACTOR SHALL CONTROL EROSION ALONG THE EDGE OF THE PROPERTY INCLUDING BOTTOM OF SLOPE LOCATIONS AND ALONG DITCHES LINES. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEANS TO PREVENT MUD AND DEBRIS FROM FLOWING ONTO ADJACENT PROPERTY.

9) ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR-INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOP-SOIL IS NOT AVAILABLE ON-SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL 70% GRASS COVER IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR.

REVEGETATION REQUIREMENTS:
RE-VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS (SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED) UNLESS OTHERWISE ALLOWED BY THE CITY ENGINEER:

1. TOPSOIL: ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOPSOIL AND REVEGETATED. TOPSOIL SHALL BE REQUIRED TO BE EITHER EXISTING OR INSTALLED IN AREAS TO BE REVEGETATED AS SET FORTH IN BELOW. ANY APPLICATION OF TOPSOIL AND SEEDING UNDER THE DRIP LINE OF A TREE SHOULD BE MINIMIZED TO 3 INCHES SO AS NOT TO DAMAGE THE TREES ROOT SYSTEM.
2. ZERO TO 10% GRADE: RE-VEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
3. 10:1 UP TO 4:1 GRADE: RE-VEGETATION SHALL BE A MINIMUM OF HYDRO-SEEDING WITH MULCH AND FERTILIZER, SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
4. 4:1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDED WITH MULCH AND FERTILIZER, OR STAKED SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.

DRAINAGE SYSTEM NOTES:

1. THE CONTRACTOR SHALL INSTALL THE DRAINAGE SYSTEM AS INDICATED ON THE PLANS, IN ACCORDANCE WITH THE SPECIFICATION AND DETAILS.
2. REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS III OR CLASS IV IN SIZE, TYPE, DIAMETER, AND LENGTH AS INDICATED ON THE PLANS. ALL RCP TO BE USED ON THESE PLANS SHALL BE TONGUE AND GROOVE TYPE.
3. RCP FLARED END SECTIONS SHALL BE CLASS II.
4. ALL TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH AASHTO T280, LATEST REVISION. THE MANUFACTURE AND FURNISHING OF CIRCULAR PIPE SHALL BE IN ACCORDANCE WITH AASHTO M170.
5. JOINTS SHALL BE SEALED WITH PREFORMED RUBBER GASKETS OR BITUMEN/BUTYL RUBBER PLASTIC GASKETS CONFORMING TO AASHTO M198, TYPE A.
6. ALL SPOT ELEVATIONS TO GUTTER UNLESS OTHERWISE NOTED.

EROSION CONTROL NOTES:

1. ALL WASH WATER SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.
2. CONTRACTOR SHALL MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
3. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO CONFIRM THAT A GOOD STAND IS MAINTAINED. AREAS SHALL BE FERTILIZED, IRRIGATED AND RESEEDED AS REQUIRED.
4. A MINIMUM VEGETATIVE BUFFER OF 25 FEET SHALL BE PROVIDED BETWEEN CONSTRUCTION OPERATIONS AND WETLANDS AND ORDINARY HIGH WATER MARKS OF RIVERS AND STREAMS.
5. DEBRIS, MUD, AND SOIL IN PUBLIC STREETS. DEBRIS, MUD AND SOIL SHALL NOT BE ALLOWED ON PUBLIC STREETS BUT IF ANY DEBRIS, MUD, OR SOIL FROM DEVELOPMENT SITES REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED VIA SWEEPING OR OTHER METHODS OF PHYSICAL REMOVAL. DEBRIS, MUD, OR SOIL IN THE STREET MAY NOT BE WASHED OFF THE STREET OR WASHED INTO THE STORM DRAINAGE SYSTEM. STORM DRAINAGE SYSTEMS DOWNSTREAM OF A DEVELOPMENT SITE SHOULD BE PROTECTED FROM DEBRIS, MUD, OR SOIL IN THE EVENT THAT DEBRIS, MUD, OR SOIL REACHES THE DRAINAGE SYSTEM.
6. PERMANENT EROSION CONTROL: THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORSEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSIONS CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.
7. THE CONTRACTOR SHALL TAKE ALL REASONABLE MEANS TO ELIMINATE THE TRANSPORT OF DUST FROM THE PROJECT SITE. SPECIAL MEASURES, SUCH AS PERIODICALLY APPLYING WATER TO THE WORK SITE TO PREVENT DUST SHALL BE INCORPORATED INTO THE CONTRACTORS WORK PLAN.
8. CONSTRUCTION EXITS: A STABILIZED ROCK EXIT IS REQUIRED ON CONSTRUCTION SITES. ROCK EXITS MUST BE AT LEAST 20' WIDE BY 50' LONG BY 6" THICK STABALIZED ROCK HAVEING A MINIMUM AVERAGE DIAMETER OF 3". IF THERE IS AN EXISTING CURB, LOOSE MATERIAL SUCH AS FILL DIRT OR GRAVEL SHALL NOT BE USED TO RAMP UP TO IT FROM THE STREET. TEMPORARY WOODEN RAMPS IN FRONT OF CURBS ARE ACCEPTABLE.
9. FRANCHISE AND PRIVATE UTILITIES: THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WASTER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.
10. STOCKPILING OF TOPSOIL SHALL HAVE WATTLES INSTALLED AROUND PILE.

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DRAWING CREATION DATE:		031726				
JOB NUMBER:	2453 pool					

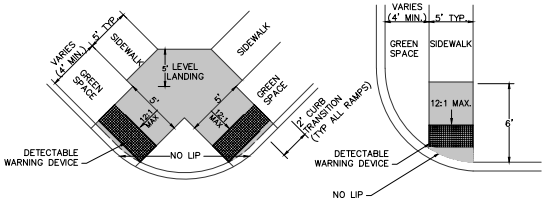
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LAST SAVED:12/19/2006 8:14 AM
LAST PLOTTED:12/20/2006 11:27 AM

CERTIFICATE OF AUTHORIZATION
EARTHPLAN DESIGN ALTERNATIVES, P.A.
No. 322
ARKANSAS ENGINEER

GRADING PLAN
SPRING CREEK FARMS PHASE 3
SPRINGDALE, ARKANSAS

Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture
(479) 750-2586 (479) 750-2588
134 West Emma Avenue
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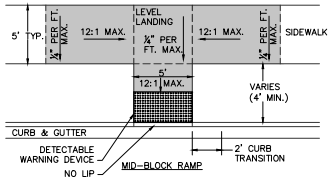


TYPE 1 RAMP

TYPE 2 RAMP

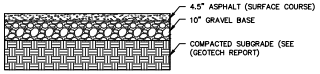
NOTES:

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



ADA RAMP DETAIL

N.T.S.

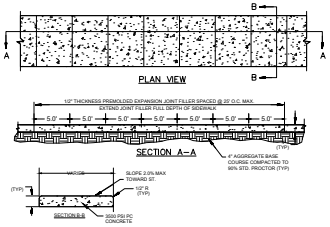


NOTES:

1. ASPHALT SHALL BE MARSHAL MIX TYPE II/III. PER PAVEMENT RECOMMENDATIONS.
2. GRAVEL BASE SHALL BE ARDOT CLASS 7 MATERIAL COMPACTED TO 95% STANDARD PROCTOR.

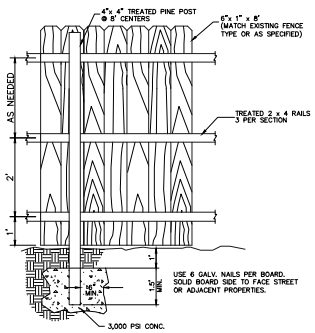
DRIVE ASPHALT

N.T.S.



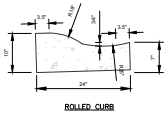
CONCRETE SIDEWALK

N.T.S.



PRIVACY FENCE DETAIL

N.T.S.



ROLLED CURB

MODIFIED CURB AND GUTTER

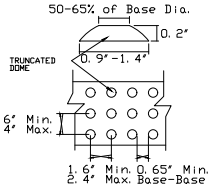
NOT TO SCALE

NOTES:

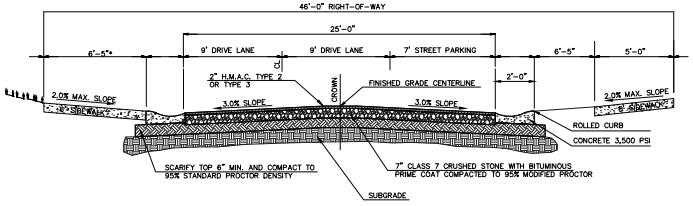
1. CONCRETE FOR CURB AND GUTTER TO BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4-7 % AIR ENTRAINMENT.
2. ALL CURB AND GUTTER SHALL HAVE A BROOMED FINISH UNLESS OTHERWISE SPECIFIED.
3. MODIFIED CURB (TYPE I) SHALL BE PLACE ACROSS ALL DRIVEWAY ENTRANCES.
4. MODIFIED CURB (TYPE II) SHALL BE PLACED ACROSS ALL SIDE STREETS WHERE THE LONGITUDINAL GRADE IS LESS THAN 1%.
5. SAW CUT JOINTS AT 15' O.C. SEAL WITH ONE PART COLD APPLIED SILICONE JOINT SEALER OR OTHER APPROVED SEALANT. ALL JOINTS TO BE SEALED PRIOR TO FINAL ASPHALT PLACEMENT.
6. PROVIDE 1/2" PREFORMED EXPANSION JOINT MATERIAL (ASPHALT IMPREGNATED FIBERBOARD OR OTHER APPROVED MATERIAL) AT STATIONARY STRUCTURES, (DROP INLETS, END OF CURBS, DRIVEWAYS - SEE DETAIL) OR AS DIRECTED BY ENGINEER.

GENERAL NOTES FOR DETECTABLE WARNING DEVICES

1) THE DETECTABLE WARNING DEVICE SHALL BE LOCATED SO THAT THE NEAREST EDGE OF THE DEVICE IS 6 TO 8 INCHES FROM THE FACE OF THE CURB.
2) TRUNCATED DOMES IN THE DETECTABLE WARNING SURFACE SHALL MEET THE REQUIREMENTS OF THE GEOMETRY FOR CUW TOGMATTON SHOWN.
3) DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
4) DETECTABLE WARNING DEVICE SHALL BE 24 INCHES IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE.
5) DETECTABLE WARNING DEVICE SHALL BE ON THE AHTD QUALIFIED PRODUCTS LIST FOR CAST-IN-PLACE TACTILE PANELS (ADA DETECTABLE WARNING).
6) DETECTABLE WARNING DEVICE SHALL CONTRAST VISUALLY WITH THE ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.



DETECTABLE WARNING DEVICE DETAIL



TYPICAL STREET CROSS SECTION

N.T.S.

*ON STREET PARKING W/ 6' SIDEWALK TO ALTERNATE SIDES APPROXIMATELY EVERY 200' TO 250' AS SHOWN ON PLAN
14'X 8' TRANSITION ISLAND REQUIRED ON BOTH SIDES OF STREET WHERE ON STREET PARKING ALTERNATES AS SHOWN ON PLAN
TRANSITION ISLAND TO HAVE ONE TREE PLANTED AS SHOWN ON PLANS (SPECIES TO BE CELTIS OCCIDENTALIS)

#	REVISION DESC.	DATE

DRAWN BY: CLP | CHECKED BY: JRG | DRAWING CREATION DATE: 12/09/21

JOB NUMBER: 2453

P:\PROJECTS\2453\DWG\2453 C501.DWG
LAST SAVED:12/20/2023 11:37 AM
PLOT DATE:12/20/2023 11:38 AM

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No. 9,162 — ALLEN R. GRUNEWALD — PRELIMINARY NOT FOR CONSTRUCTION

CERTIFICATE OF AUTHORIZATION — EARTHPLAN DESIGN ALTERNATIVES, PA — No. 322 — ARKANSAS ENGINEERS

SITE PLAN

SPRING CREEK FARMS PHASE 3
SPRINGDALE, ARKANSAS

Earthplan Design Alternatives, PA
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Springdale, Arkansas 72764

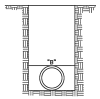
C501

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

TRENCH WIDTH SCHEDULE

NOTES:

TRENCH WIDTH SHALL BE AS SET FORTH IN ANSI/AWWA 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



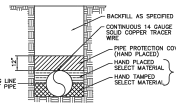
TYPICAL PIPE TRENCH

N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

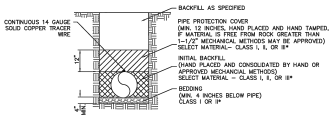
DRAWN BY: JNK | DRAWING NO: S-17 | DATE: MARCH 2008



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 W-1, "TRACER WIRE CONNECTION POINT" FOR TRACER WIRE PORT SPACING

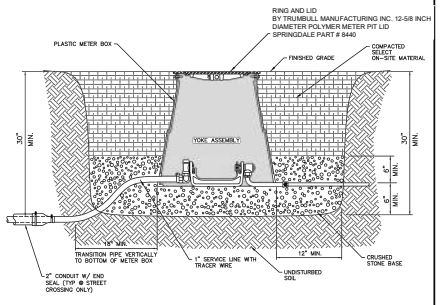
* CLASS I, II, AND II AS DEFINED IN ASTM D2487 AND THE PIPE BACKFILL MATERIAL AND AGGREGATE BASE COURSE FILL SECTION OF THE SPECIFICATIONS

** STANDARD SIZE NO. 67 AS DEFINED IN ASTM D448

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



STANDARD METER BOX INSTALLATION

SPLIT 5/8" X 3/4" METER SETTER (SHOWN)
SINGLE 5/8" X 3/4" AND 1" METER SETTERS (SIMILAR)

N.T.S.

NOTES:

1.) 2" CONDUITS TO BE INSTALLED ON ALL STREET CROSSINGS AND SHALL EXTEND FROM BACK OF SIDEWALK TO BACK OF SIDEWALK

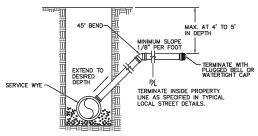
2.) ALL SERVICE TUBING SHALL HAVE 30" MIN. COVER EXCEPT FOR TRANSITION TO METER BOX AS SHOWN ABOVE

3.) SEE "TECHNICAL SPECIFICATIONS" FOR MATERIAL AND INSTALLATION SPECIFICATIONS

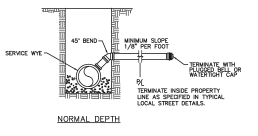
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



RISER FROM DEEP MAIN



NORMAL DEPTH

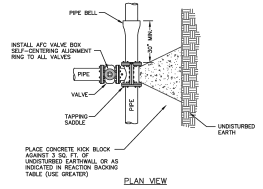
SEWER SERVICE CONNECTIONS

N.T.S.

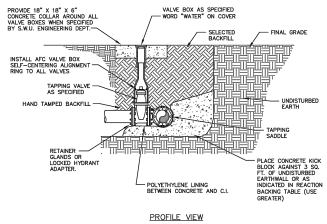
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



PLAN VIEW



PROFILE VIEW

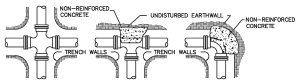
TAPPING SADDLE & VALVE

N.T.S.

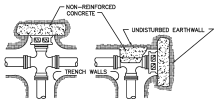
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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



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"	2	1	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"	36	36	20	10
27"	48	48	27	13
30"	61	61	35	17
36"	85	85	48	23

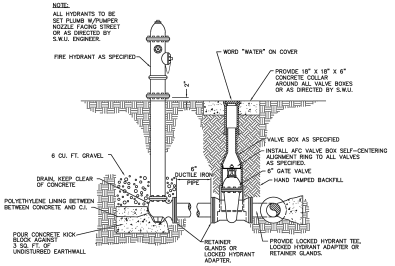
REACTION BACKING

N.T.S.

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

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



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

#	REVISION DESC.	DATE

DRAWN BY: CLP | CHECKED BY: JRG | DRAWING CREATION DATE: 12/09/21

JOB NUMBER: 2453

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LAST SAVED:12/20/2023 11:37 AM BY: CLP
PLOT DATE:12/20/2023 11:39 AM

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 15162 CLIFFORD P. GRUETZ

CERTIFICATE OF AUTHORIZATION EARTHPLAN DESIGN ALTERNATIVES, PA No. 322 ARKANSAS ENGINEERS

SITE PLAN

SPRING CREEK FARMS PHASE 3
SPRINGDALE, ARKANSAS

Earthplan Design Alternatives, PA
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134 West Emma Avenue
Springdale, Arkansas 72764

C502

GENERAL NOTES:
1) CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF EROSION CONTROL THROUGHOUT THE CONSTRUCTION OF THE PROJECT.

2) THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL STATE AND FEDERAL REGULATIONS PERTAINING TO THE AUTHORIZATION TO DISCHARGE UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM AND THE ARKANSAS WATER AND AIR POLLUTION CONTROL ACT. CONTRACTOR IS TO FILE NOTICE OF INTENT WITH THE ARKANSAS DEPARTMENT OF ENVIRONMETAL QUALITY.

3) ALL BMP'S AND EROSION CONTROL PRACTICES SHOWN ON THIS PLAN SHALL BE MAINTAINED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS THROUGHOUT THE PROJECT.

GRADING NOTES:
1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REMOVAL AND PROPER DISPOSAL OF DEBRIS, CLEARING, GRUBBING, AND STRIPPING OF TOPSOIL AND ORGANIC MATTER AS NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT. TOPSOIL MAY BE STOCKPILED ON SITE, AS DIRECTED BY THE ENGINEER. THE BURNING OF TIMBER AND DEBRIS WILL NOT BE PERMITTED UNLESS APPROVAL IS GAINED FROM THE OWNER, ENGINEER, AND GOVERNING OFFICIALS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, ETC. REQUIRED.

2) BUILDING SETBACK AREAS TO RECEIVE FILL MATERIAL SHALL BE SCARIFIED TO A DEPTH OF 8-INCH DEPTH AND PROPERLY COMPACTED TO 95% STANDARD PROCTOR DENSITY. ANY UNSUITABLE AREAS SHALL BE FURTHER UNDERCUT AND REPLACED WITH SUITABLE MATERIAL, AS DIRECTED BY THE ENGINEER.

3) OFF-SITE FILL MATERIAL SHALL HAVE A PLASTICITY INDEX OF 20 OR LESS, A LIQUID LIMIT OF 50 OR LESS, AND CONTAIN NO ROCK LARGER THAN FOUR INCHES. OFF SITE FILL MATERIAL SHALL BE APPROVED BY THE ENGINEER.

4) AREAS THAT ARE TO BE CUT TO SUB-GRADE LEVELS SHALL BE PROOF-ROLLED WITH A LOADED TANDEM AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOIL CONDITIONS. CUT AREAS ARE TO BE SCARIFIED AND RE-COMPACTED TO 95% STANDARD PROCTOR AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.

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

6) THE DEVELOPER SHALL PROVIDE AN INDEPENDENT TESTING LABORATORY TO PERFORM CONSTRUCTION TESTING OF THE SUB-GRADE FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF SUB-GRADE DENSITIES. THE CONTRACTOR SHALL PROVIDE 48 HOURS ADVANCED NOTIFICATION SO THE DEVELOPER CAN SCHEDULE TESTING.

7) THE CONTRACTOR SHALL MAINTAIN ALL SLOPES 3:1 OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS. ALL SLOPES EXCEEDING 3:1, BUT LESS THAN 2:1 SHALL BE SODDED.

8) CONTRACTOR SHALL CONTROLL EROSION ALONG THE EDGE OF THE PROPERTY INCLUDING BOTTOM OF SLOPE LOCATIONS AND ALONG DITCHES LINES. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEANS TO PREVENT MUD AND DEBRIS FROM FLOWING ONTO ADJACENT PROPERTY.

9) ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR-INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOP-SOIL IS NOT AVAILABLE ON-SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL 70% GRASS COVER IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR.

REVEGETATION REQUIREMENTS:
1. 0% TO 10% EXISTING GRADE: REVEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING, SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUN-OFF IN NO MORE THAN TWO GROWING SEASONS.

2. 10% TO 25% EXISTING GRADE: REVEGETATION SHALL BE A MINIMUM OF HYDROSEEDING WITH MULCH AND FERTILIZER, STAKED SOD AND / OR GROUND COVER, SAID PLANTINGS SHALL PROVIDE COMPLETE AND UNIFORM COVER IN NO MORE THAN TWO GROWING SEASONS.

3. 25% TO 33% FINISH GRADE: THE SLOPE SHALL BE COVERED WITH EROSION CONTROL FABRIC AND PLANTED WITH GROUND COVER (PER CITY STANDARDS) OR COVERED WITH RIP-RAP. IF RIP-RAP IS USED, THE SLOPE'S STABILITY AND ERODABILITY MUST BE EQUIVALENT TO OR BETTER THAN IT'S PREDEVELOPED STATE.

4. MORE THAN 33% FINISH GRADE: ANY FINISH GRADE OVER 33% REQUIRES EROSION CONTROL FABRIC AND STABILIZATION.

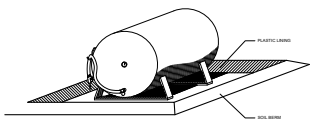
EROSION CONTROL NOTES:
1) ALL WASH WATER SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.

2) CONTRACTOR SHALL MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

3) OFF-SITE VEHICLE TRACKING OF SEDIMENTS SHALL BE MINIMIZED. PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY TO OR EXIT FROM THE SITE. THE CONTRACTOR SHALL APPLY ADDITIONAL STONE TO THE TOP OF THE CONSTRUCTION ENTRANCE AS NECESSARY TO PREVENT TRACKING OF MUD ONTO PUBLIC RIGHT-OF-WAY. MATERIALS SPILLED , TRACKED, DROPPED, OR WASHED ONTO PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.

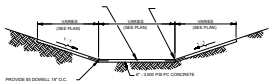
4) ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO CONFIRM THAT A GOOD STAND IS MAINTAINED. AREAS SHALL BE FERTILIZED, IRRIGATED AND RESEEDED AS REQUIRED.

5) A MINIMUM VEGETATIVE BUFFER OF 25 FEET SHALL BE PROVIDED BETWEEN CONSTRUCTION OPERATIONS AND WETLANDS AND ORDINARY HIGH WATER MARKS OF RIVERS AND STREAMS.

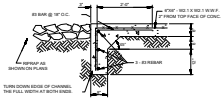


BERM SHALL BE HIGH ENOUGH TO CONTAIN THE TOTAL VOLUME PLUS 10% OF THE FUEL HELD BY THE STORAGE TANK.

FUEL STORAGE DETAIL
N.T.S.



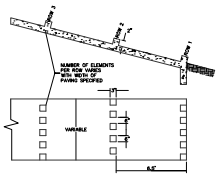
X-SECTION
N.T.S.



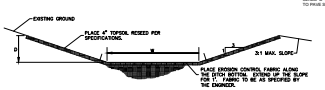
END-SECTION
N.T.S.

GENERAL NOTES:
1. SCARIFY TOP 9" OF SUBGRADE AND COMPACT TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY AT +2% OF OPTIMUM MOISTURE CONTENT.
2. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI WITH A FOUR INCH MAXIMUM SLUMP. CONCRETE SHALL COMPLY WITH TYPE I PORTLAND CEMENT COMPLIANCE WITH ACI COMMITTEE 318-89 REQUIREMENTS.
3. REINFORCING STEEL SHALL BE GRADE 60 DEFORMED TYPE AND SHALL COMPLY WITH ASTM A 615. STRUCTURAL WELDED WIRE FABRIC FOR REINFORCED AND PLAIN BILLET STEEL BARS FOR CONCRETE REINFORCED "LATEST EDITION.
4. CONTROL JOINTS TO BE 10' O.C. FILL JOINTS WITH SEALANT.
5. PROVIDE 6"X6" - W2.1 X W2.1 WELDED WIRE FABRIC AS SHOWN.
6. ENERGY DISSIPATORS SHALL BE PLACED ONLY WHERE SHOWN ON THE PLANS. PAYMENT FOR DISSIPATORS TO BE SUBSIDIARY TO CONCRETE DITCH PAVING.

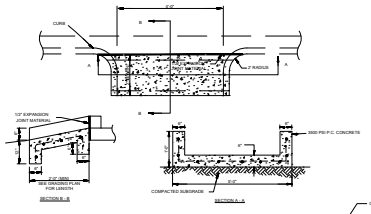
CONCRETE DRAINAGE CHANNEL
N.T.S.



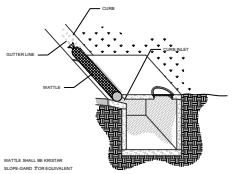
DETAIL FOR DISSIPATORS
N.T.S.



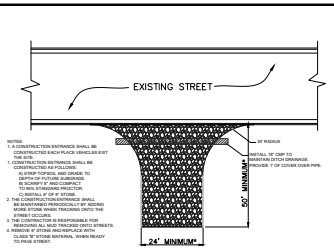
GRASS LINED DRAINAGE CHANNEL
NOT TO SCALE



4' CONCRETE FLUME
N.T.S.



DRAINAGE INLET EROSION CONTROL
N.T.S.
POST-CONSTRUCTED
TO BE USED IN A SAG CONDITION ONLY



*REFER TO GRADING PERMIT FOR ALTERNATE DIMENSIONS; USE THE STRICTER OF THE TWO DIMENSIONS.
CONSTRUCTION ENTRANCE
N.T.S.



DRAINAGE INLET EROSION CONTROL
DURING CONSTRUCTION

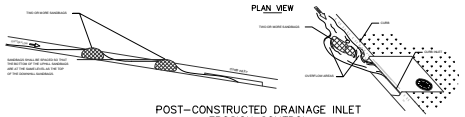
NOTES:
1. THIS DETAIL APPLIES TO NEWLY CONSTRUCTED GRATED INLETS AND INLET BOXES UNDER CONSTRUCTION.
2. STRAW BALES SHALL BE EITHER WIRE OR STRING BOUND.
3. STRAW BALES SHALL BE PLACED SO THAT BINDINGS RUN HORIZONTAL TO GROUND.
4. INSTALL SILT FENCING MATERIAL IN ACCORDANCE WITH THE STANDARD DETAIL FOR INSTALLATION OF SILT FENCING.
5. INSTALL STRAW BALES IN ACCORDANCE WITH THE STANDARD DETAIL FOR INSTALLATION OF SILT FENCING.
6. THE USE OF THIS DETAIL IS LIMITED TO AREAS WHERE WATER PONDING AROUND THE INLET DOES NOT CAUSE A SAFETY HAZARD.



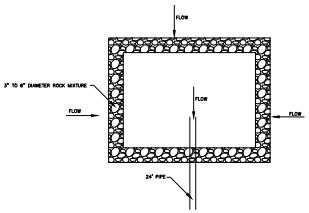
TREE PROTECTION
N.T.S.

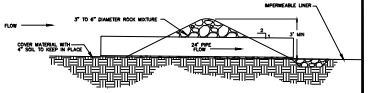
TREE PROTECTION NOTES:
1. ALL TREES SHOWN ON THIS PLAN TO BE RETAINED SHALL BE PROTECTED BY SILT FENCING, ORANGE CONSTRUCTION FENCING, OR OTHER FENCING, IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY TO INSURE THAT TREES ARE PROTECTED.
2. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING).
3. FENCES SHALL COMPLETELY SURROUND TREE OR CLUSTERS OF TREES. SHALL BE LOCATED 5' FROM THE OUTERMOST LIMITS OF THE TREE BRANCHES OR AS FAR FROM THE TREE AS REASONABLE DURING THE CONSTRUCTION PROJECT BE ORDER TO PREVENT THE FOLLOWING:
A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS.
B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL OR TRENCHING).
C. WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT.
D. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES.
4. EXCEPTIONS TO INSTALLING FENCES IF FROM TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASES:
A. WHERE PERMEABLE PAVING IS TO BE INSTALLED. ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA.
B. WHERE TREES ARE CLOSE TO THE PROPOSED BUILDING ERECT THE FENCE NO CLOSER THAN 4 FEET TO THE TRUNK.
C) INSTALL 6" OF 3" STONE.
5. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF 8 FEET (OR TO THE LIMITS OF LOWEST BRANCHES) IN ADDITION TO THE REDUCED FENCING PROVIDED.
6. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN AREAS OF UNPROTECTED ROOT ZONES (UNDER DRIP LINES), THOSE AREAS SHOULD BE COVERED WITH 4 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION.
7. ALL GRADING WITHIN PROTECTED ROOT ZONE AREAS SHALL BE DONE BY HAND METHODS WHERE POSSIBLE TO MINIMIZE DAMAGE TO ROOTS. WHERE GRADING REDUCES PROTECTION RANGING TO 2 FEET BEHIND THE GRADE CHANGE AREA.
8. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED WITH A CLEAN CUT FLUSH WITH THE SOIL, BACKFILL ROOT AREAS WITHIN 4 HOURS WITH SOIL. IF THIS IS NOT POSSIBLE, COVER EXPOSED ROOT AREAS AND NOT BACKFILLED WITHIN 2 DAYS. COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE FLUCTUATIONS AND MAINTAINS SOIL MOISTURE.
9. PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIP LINES, MAKE A CLEAN CUT BETWEEN THE TREE DISTURBED AND UNDISTURBED ROOT AREAS WITH A SHARP SPADE OR SIMILAR EQUIPMENT TO MINIMIZE DAMAGE TO REMAINING ROOTS.
10. TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES SHOULD BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. TREE CROWNS SHOULD BE SPRAYED WITH WATER PERIODICALLY TO REMOVE DUST WHICH INHIBITS LEAF FUNCTION.
11. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
12. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIP LINES OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
13. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.
14. ALL PRUNING MUST BE DONE ACCORDING TO RECOGNIZED ARBORICULTURAL STANDARDS AS SET FORTH IN THE PRUNING MATERIAL AMERICAN ASSOCIATION PRUNING STANDARDS FOR SHADE TREES BY A CERTIFIED ARBORIST.





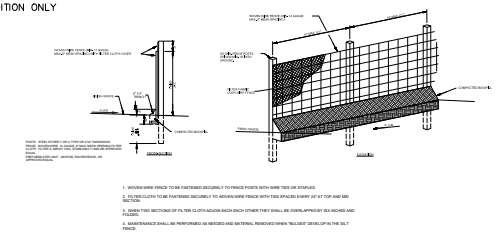
POST-CONSTRUCTED DRAINAGE INLET EROSION CONTROL
N.T.S.



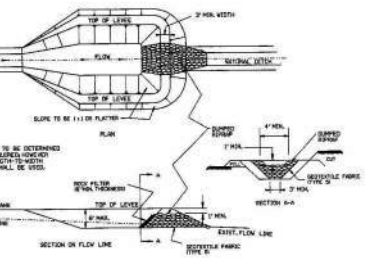


ADDITIONAL SECTION DETAIL
NOTE: THE ROCK FILTER DAM IS FOR TEMPORARY EROSION CONTROL ONLY AND SHALL BE REMOVED BY CONTRACTOR ONCE GRASS HAS BEEN ESTABLISHED.

(CONCRETE WASHOUT) DEWATERING STRUCTURE EC 1.14
N.T.S.

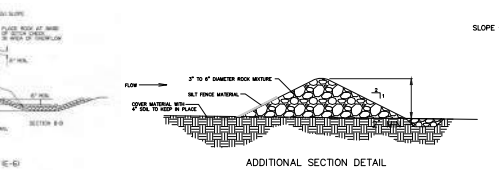

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24' AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE
N.T.S.

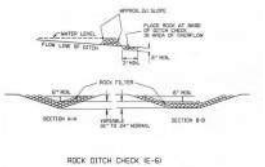


SEDIMENT BASIN WITH RIPRAP OUTLET (E-9)

(BASED ON AHTD STANDARDS)
N.T.S.

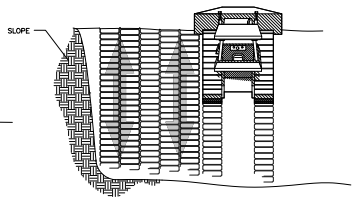


ADDITIONAL SECTION DETAIL
NOTE: THE ROCK FILTER DAM IS FOR TEMPORARY EROSION CONTROL ONLY AND SHALL BE REMOVED BY CONTRACTOR ONCE GRASS HAS BEEN ESTABLISHED.



ROCK DITCH CHECK (E-6)

(BASED ON AHTD STANDARDS)
N.T.S.



N.T.S.
NOTE: ONCE THE SLOPE HAS BEEN SHAPED TO FINAL GRADE, A FINAL PASS WITH A TRACKED VEHICLE

NOTES
1. THESE STANDARD DRAWINGS SHALL BE USED UNLESS A STRICTER LOCAL DETAIL EXISTS, IN WHICH CASE THE LOCAL DETAIL SHALL BE USED.
2. ALL SPECIFICATIONS FOR ANY ITEMS TO BE USED AS AN EQUIVALENT FOR A SPECIFIED ITEM SHALL BE SUBMITTED TO THE ENGINEER FOR PRIOR APPROVAL.

DRAWN BY:	CLP	CHECKED BY:	JRG
DRAWING CREATION DATE:		12/9/21	
JOB NUMBER:	2453		

P:\PROJECTS\2453\DWG\2453 C501.DWG
LAST SAVED: 12/20/2023 11:37 AM
LAST PLOT DATE: 12/20/2023 11:41 AM

#	REVISION DESC.	DATE

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9262
CLINTON R. GRUENTZ
DRAWINGS NOT VALID UNLESS SIGNED AND SEALED

CERTIFICATE OF AUTHORIZATION
EARTHPLAN DESIGN ALTERNATIVES, PA
No. 322
ARKANSAS ENGINEERS

SITE PLAN
SPRING CREEK FARMS PHASE 3
SPRINGDALE, ARKANSAS

Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture
(479) 750-2586
www.EarthplanDesign.com
EDA
134 West Emma Avenue
Springdale, Arkansas 72764

C503

RETURN TO AGENDA

PARCEL NUMBERS: 21-00167-380, 21-00167-340, AND PART OF 21-001067-338

ZONING: LOW / MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL (SF-2)

PROPOSED USE: SINGLE-FAMILY RESIDENTIAL

BUILDING SETBACKS PER (SF-2) ZONING:
FRONT BSB MIN: 30' F (ALSO APPLIES TO BOTH STREET FRONTAGES ON CORNER LOTS WITH PUBLIC STREET FRONTAGE).
SIDE BSB: 8'
REAR BSB: 20'

LOT DENSITY MIN: 4 LOTS/AC
LOT AREA MIN.: 8,000 SF
LOT WIDTH MIN: 70' AT FRONT SETBACK LINE
BLDG HEIGHT MAX: 35'
ZERO-LOT LINE LOTS: LOT WIDTH AND AREA, BSB FRONT AND BACK ARE SAME AS LISTED ABOVE. SIDE BSB ARE AS FOLLOWS: INTERIOR SIDE BSB: 16/0

ROADS:
ROW: 46'
BOC TO BOC: 29'
GREENSPACE WIDTH: 0' / 3.5'
SIDEWALK WIDTH: 5' / 6'

TRASH COLLECTION: CURBSIDE PICKUP

CITY PLAT PAGE:

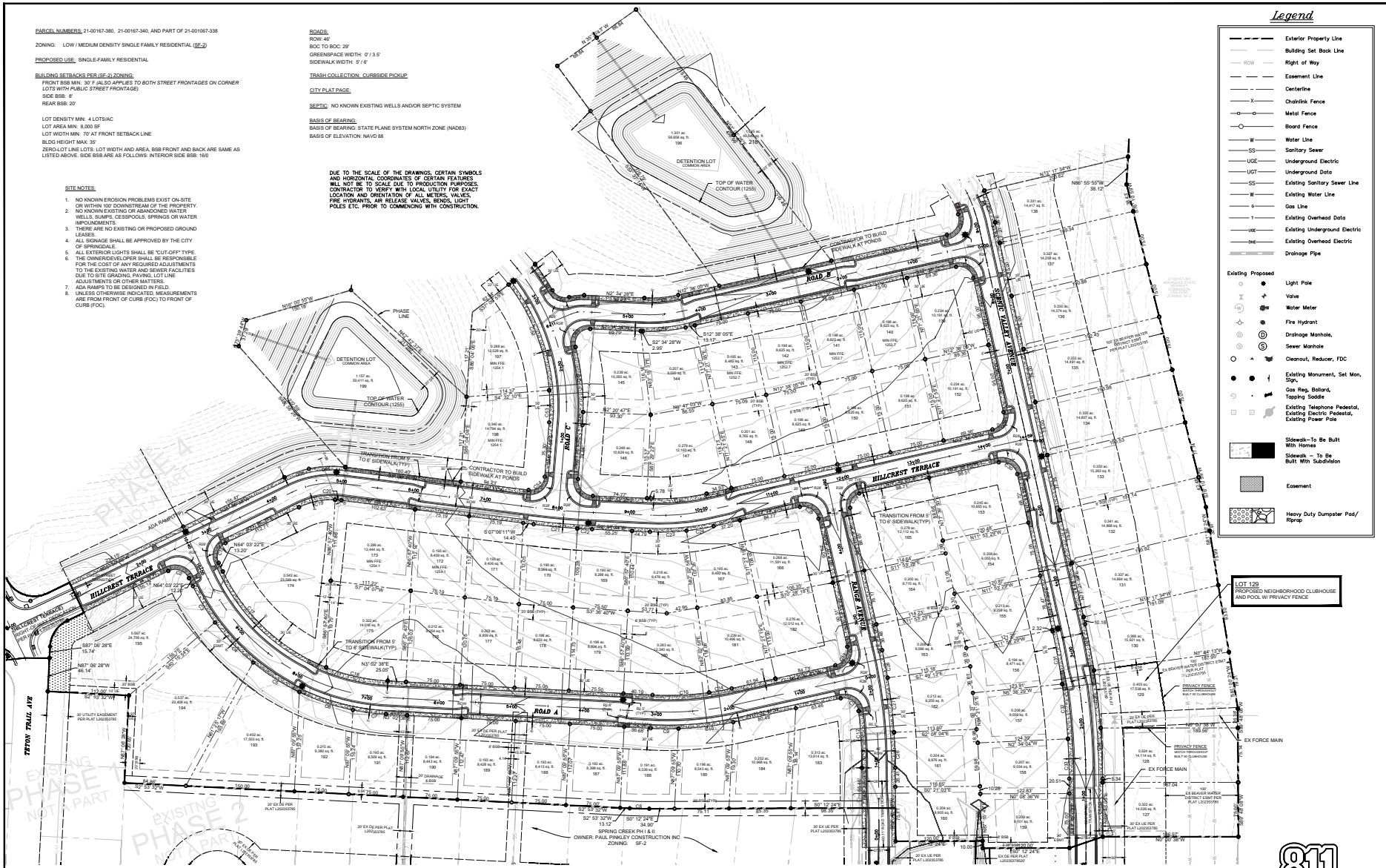
SEPTIC: NO KNOWN EXISTING WELLS AND/OR SEPTIC SYSTEM

BASIS OF BEARING:
BASIS OF BEARING: STATE PLANE SYSTEM NORTH ZONE (NAD83)
BASIS OF ELEVATION: NAVD 88

SITE NOTES:

1. NO KNOWN EROSION PROBLEMS EXIST ON-SITE OR WITHIN 100' DOWNSTREAM OF THE PROPERTY.
2. NO KNOWN EXISTING OR ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRINGS OR WATER IMPOUNDMENTS.
3. THERE ARE NO EXISTING OR PROPOSED GROUND LEASES.
4. ALL SIGNAGE SHALL BE APPROVED BY THE CITY OF SPRINGDALE.
5. ALL EXTERIOR LIGHTS SHALL BE "CUT-OFF" TYPE.
6. 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.
7. ADA RAMPS TO BE DESIGNED IN FIELD.
8. UNLESS OTHERWISE INDICATED, MEASUREMENTS ARE FROM FRONT OF CURB (FOC) TO FRONT OF CURB (FOC).

DUE TO THE SCALE OF THE DRAWINGS, CERTAIN SYMBOLS AND HORIZONTAL COORDINATES OF CERTAIN FEATURES WILL NOT BE TO SCALE DUE TO PRODUCTION PURPOSES. CONTRACTOR TO VERIFY WITH LOCAL UTILITY FOR EXACT LOCATION AND ORIENTATION OF ALL METERS, VALVES, FIRE HYDRANTS, AIR RELEASE VALVES, BENDS, LIGHT POLES ETC. PRIOR TO COMMENCING WITH CONSTRUCTION.



CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	45.17	41.60	62°12'04"	N56°19'47"W	42.96
C2	33.77	21.50	90°00'00"	N19°03'22"E	30.41
C3	58.88	315.00	10°42'38"	N58°42'02"E	58.80
C4	76.39	315.00	13°53'43"	N46°23'52"E	76.21
C5	75.93	315.00	13°48'39"	N32°32'41"E	75.75
C6	78.11	315.00	14°12'25"	N18°32'08"E	77.91
C7	46.12	315.00	8°23'18"	N07°14'17"E	46.08
C8	27.04	500.00	3°05'56"	N01°20'34"E	27.04
C9	38.36	450.00	4°53'04"	N00°35'48"E	38.35
C10	76.14	449.99	9°41'41"	N06°41'33"W	76.05
C11	34.35	20.50	96°00'42"	N35°27'26"E	30.47
C12	78.44	704.00	6°23'02"	N86°39'40"E	78.40
C13	33.81	21.50	90°06'00"	S57°35'41"E	30.43
C14	31.55	404.00	4°28'27"	S10°18'28"E	31.54
C15	78.33	404.00	11°06'34"	S02°30'57"E	78.21
C16	87.42	269.00	18°37'15"	S12°21'16"W	87.04
C17	199.02	269.00	42°23'28"	S42°51'38"W	194.52
C18	32.20	20.50	90°00'00"	N70°56'38"E	28.99
C19	51.41	104.00	28°19'24"	N11°46'57"W	50.89
C20	8.58	104.00	4°43'32"	N04°44'31"E	8.57
C21	60.65	1023.00	3°23'48"	N05°24'10"E	60.64
C22	20.25	1023.00	1°08'03"	N03°08'14"E	20.25
C23	50.49	333.00	8°41'16"	N01°46'17"W	50.44
C24	37.89	333.00	6°31'09"	N09°22'30"W	37.87
C25	33.77	21.50	89°59'24"	N32°21'37"E	30.40
C26	48.90	749.50	3°44'17"	S87°58'55"W	48.89
C27	75.75	749.50	5°47'27"	S83°13'03"W	75.72
C28	38.81	749.50	2°58'00"	S78°50'19"W	38.80
C29	25.92	16.50	90°00'36"	N57°38'23"W	23.34
C30	33.77	21.50	90°00'03"	N32°21'57"E	30.41
C31	73.76	947.00	4°27'45"	N79°35'51"E	73.74
C32	76.04	947.00	4°36'02"	N84°07'44"E	76.02
C33	54.97	947.00	3°19'33"	N88°05'32"E	54.96
C34	69.87	993.00	4°01'53"	N87°44'21"E	69.85
C35	79.90	993.00	4°36'36"	N83°25'06"E	79.88
C36	64.94	993.00	3°44'50"	N79°14'23"E	64.93
C37	46.14	223.00	11°51'16"	N71°26'17"E	46.06
C38	31.42	20.00	89°59'57"	N57°38'03"W	28.28
C39	76.98	290.00	15°12'32"	N05°01'49"W	76.75
C40	34.54	21.50	92°03'33"	N48°36'14"E	30.95
C41	18.14	322.69	3°13'16"	S86°57'14"E	18.14
C42	90.53	322.69	16°04'28"	N83°23'54"E	90.24
C43	37.42	20.00	107°12'47"	S51°01'56"E	32.20
C44	59.19	223.00	15°12'30"	S05°01'48"E	59.02
C45	31.42	20.00	90°00'03"	S32°21'57"W	28.28
C46	14.55	177.00	4°42'31"	N67°52'00"E	14.54
C47	36.45	21.50	97°08'40"	N61°12'24"W	32.24
C48	46.98	177.00	15°12'32"	N05°01'49"W	46.85
C49	20.92	63.00	19°01'34"	N06°56'20"W	20.82
C50	26.80	20.00	76°47'07"	N21°56'27"E	24.84
C51	43.30	323.00	7°40'50"	N56°29'35"E	43.27
C52	158.38	276.46	32°49'29"	N69°03'48"E	156.22
C53	44.39	276.46	9°12'01"	S89°55'27"E	44.34
C54	32.28	20.00	92°28'08"	S39°07'56"E	28.89
C55	86.52	150.00	33°02'55"	N09°25'11"W	85.33
C56	86.52	150.00	33°02'55"	N09°25'11"W	85.33

Clubhouse Plat PP26-04

SITE PLAN

SPRING CREEK FARMS PHASE 3
SPRINGDALE, ARKANSAS

#	REVISION DESC.	DATE

DRAWN BY: CLP | CHECKED BY: JRG

DRAWING CREATION DATE: 031726

JOB NUMBER: 24453 pool

P:\PROJECTS\2024\24453 CLUB HOUSE - LOT 129\CAD\24453 PLAT.DWG
LAST SAVED: 3/17/2026 12:37 PM
PLOT DATE: 3/17/2026 12:37 PM

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER 15762 JOHN R. GRUETZ

CERTIFICATE OF AUTHORIZATION EARTHPLAN DESIGN ALTERNATIVES, PA No. 322 ARKANSAS ENGINEERS

Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture
www.epdpa.com
(479) 443-2566
134 West Emma Avenue
Springdale, Arkansas 72764

PP26-04

Reised Spring Creek Farms Ph III Preliminary Plat		
creation date: 3.2.26 by SDG from City of Springdale online maps		
map #	Parcel Id	**Owner**
1	21-00167-230	SMITH, ROYCE 5193 AR 112 HWY SPRINGDALE AR 72762
2	21-00167-247	ARKANSAS STATE HIGHWAY COMMISSION PO BOX 2261 LITTLE ROCK AR 72203
3	21-00167-341	ARKANSAS STATE HIGHWAY COMMISSION PO BOX 2261 LITTLE ROCK AR 72203
4	21-00167-399	ARKANSAS STATE HIGHWAY COMMISSION PO BOX 2261 LITTLE ROCK AR 72203
6	21-02201-000	ARKANSAS STATE HIGHWAY COMMISSION PO BOX 2261 LITTLE ROCK AR 72203
7	21-03927-000	BAC HOME CONSTRUCTION LLC 705 N CREEKWOOD RD ROGERS AR 72756
8	21-03905-000	CECILIE PINKLEY CONSTRUCTION LLC 5414 W REDBUD ST ROGERS AR 72758
9	21-03821-000	FAIRBANKS, NICHOLAS WILLIAM & VARELA, DANIEL 7675 RANGE AVE SPRINGDALE AR 72762
10	21-03820-000	HART, KYLE R & BUSFIELD, SYDNEY 4727 FARMHOUSE ST SPRINGDALE AR 72762
11	21-03819-000	OGDEN, ANDREW PATRICK & AUDREY KAY 4751 FARMHOUSE ST SPRINGDALE AR 72762
12	21-03818-000	WJP INVESTMENTS LLC 5439 W YELLOW BRICK RD FAYETTEVILLE AR 72704

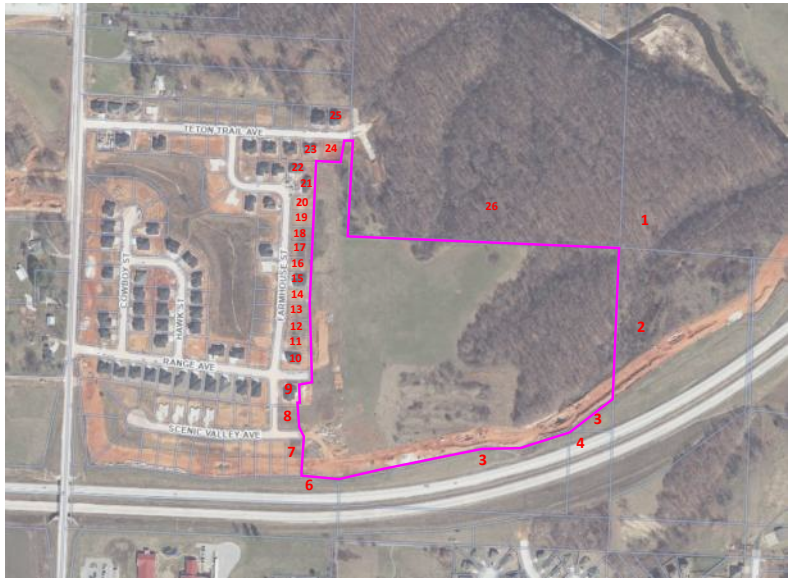


13	21-03817-000	CRUZ, STEVEN MICHAEL JR & DINH, JULIE TRUC MAI 4795 FARMHOUSE ST SPRINGDALE, AR
14	21-03816-000	WJP INVESTMENTS LLC 5439 W YELLOW BRICK RD FAYETTEVILLE AR 72704
15	21-03815-000	HERNANDEZ, SERGIO & HANNAH 4843 FARMHOUSE ST SPRINGDALE AR 72762
16	21-03814-000	CENOBIO INVESTMENTS LLC 1421 KELLY AVE TONTITOWN AR 72762
17	21-03813-000	TORRES, PATRICIA CAROLINA 4901 FARMHOUSE ST SPRINGDALE AR 72762
18	21-03812-000	PALMER, MEREDITH M 4911 FARMHOUSE ST SPRINGDALE AR 72762
19	21-03811-000	BRYAN, CORY & BROOKE 4917 FARMHOUSE ST SPRINGDALE AR 72762
20	21-03810-000	CTFL HOLDINGS LLC 4200 S 48TH ST, UNIT 30 #356 ROGERS AR 72758
21	21-03809-000	TEICHMANN, WALDEMAR & ARONETTE 4951 FARMHOUSE ST SPRINGDALE AR 72762
22	21-03808-000	MORGAN, MEGAN & DREW 4963 FARMHOUSE ST SPRINGDALE AR 72762
23	21-03801-000	HADLOCK, JOSEPH BUCK 7677 TETON TRAIL AVE SPRINGDALE AR 72762
24	21-03800-000	PAUL PINKLEY CONSTRUCTION INC 5414 W REDBUD ST ROGERS AR 72758
25	21-03799-000	WING, BRANDON 7622 TETON TRAIL AVE SPRINGDALE AR 72762
26	21-00167-380	PAUL PINKLEY CONSTRUCTION INC 5414 W REDBUD ST ROGERS AR 72758

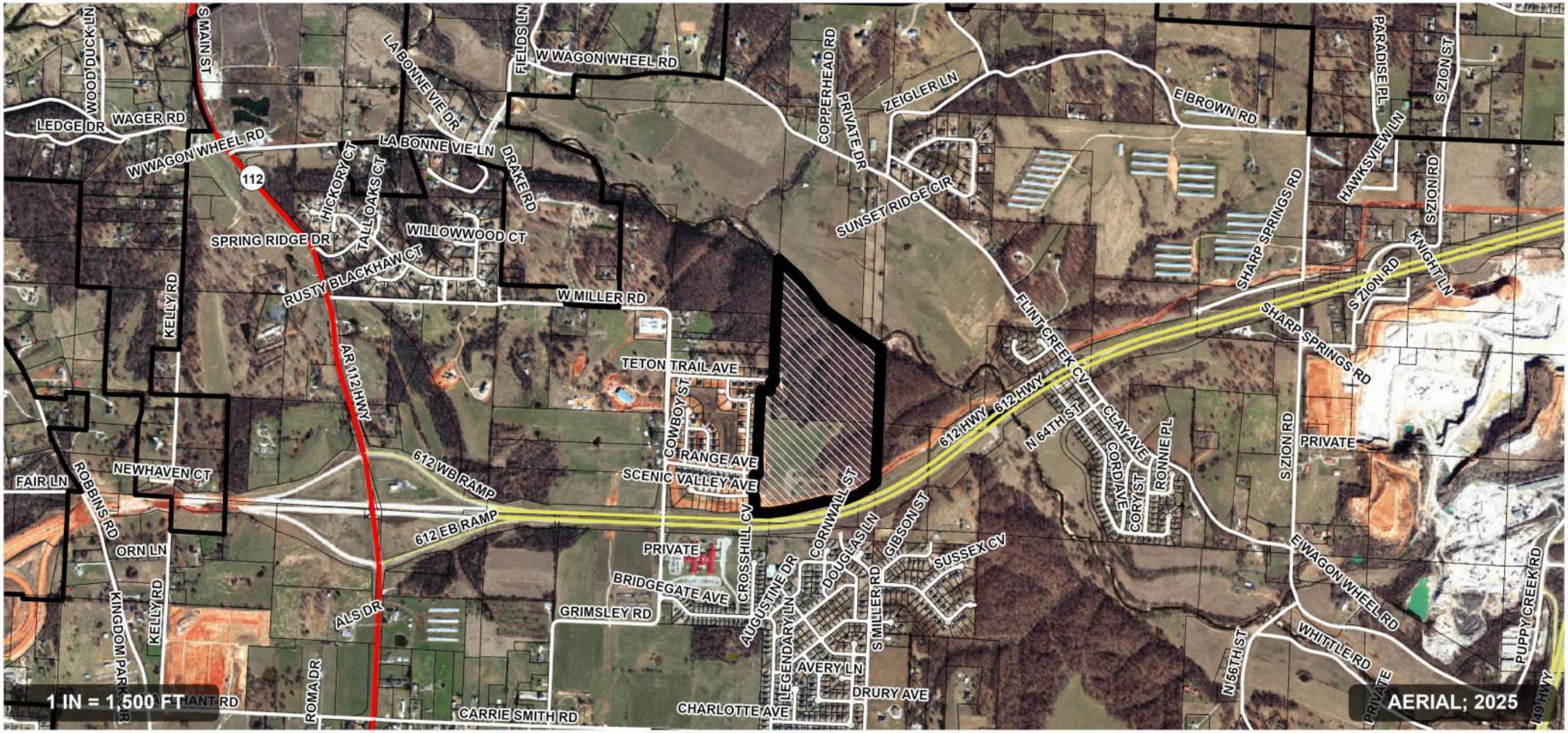
Adjacent neighbors for Spring Creek Farms Ph 3 Revised Preliminary Plat

Imagery source: Benton County Assessor's GIS maps.

Imagery date: 3.2.26 by SDG



RETURN TO AGENDA



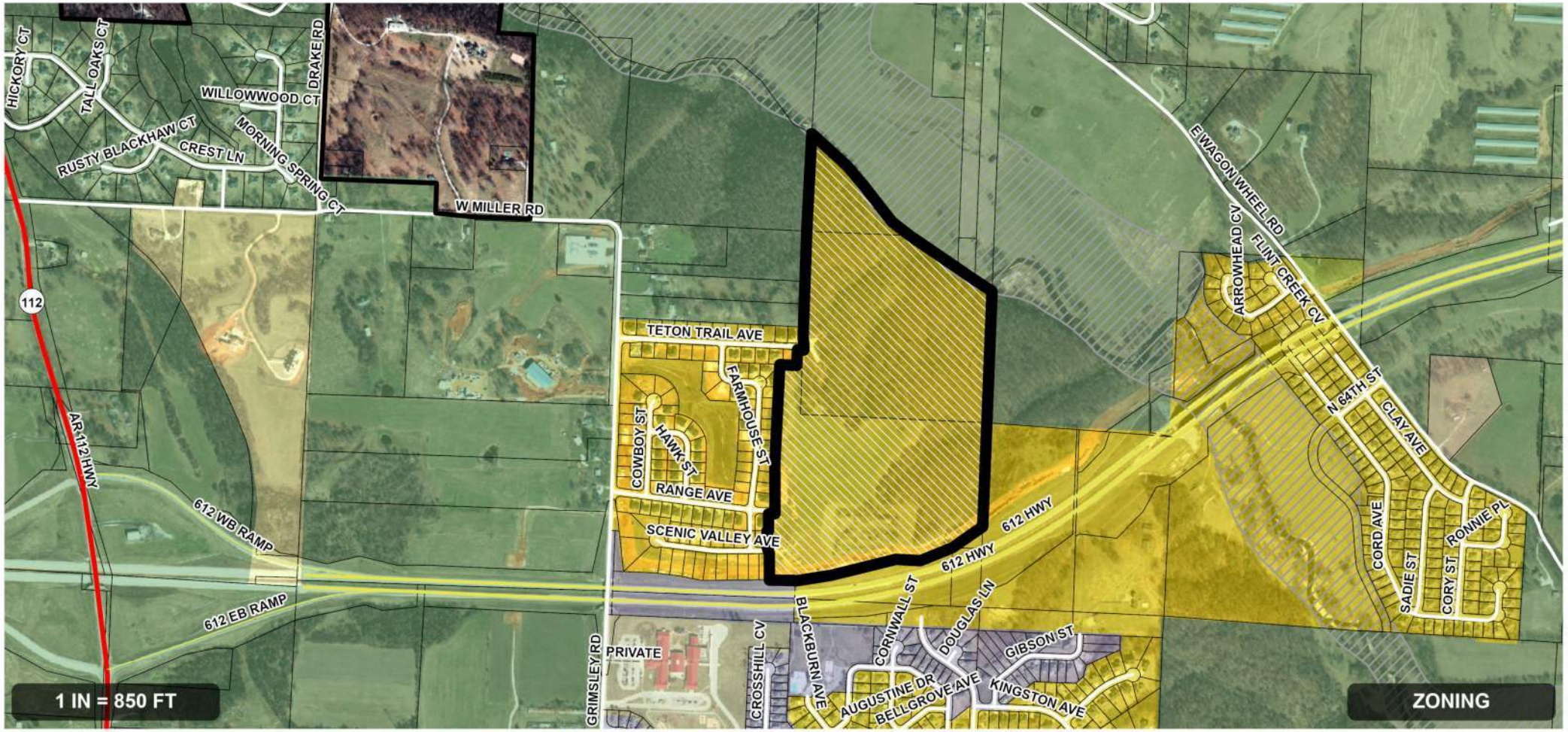
PP26-04: Spring Creek Farms, Phase III (REVISED)

East of Teton Trail Avenue & North of Highway 612

Preliminary Plat

PROJECT AREA

N



PP26-04: Spring Creek Farms, Phase III (REVISED)

East of Teton Trail Avenue & North of Highway 612

Preliminary Plat

PROJECT AREA

N

Memo

To: PLANNING COMMISSION MEMBERS

From: Sharon Tromburg, Planning Director

Date: April 7, 2026

Re: **FP26-02** Final Plat Brentwood Village, Phase II

Final plat proposed for a 30.11-acre property located at the east side of Hylton Road, south of E. Don Tyson Parkway. There are 124 buildable single-family lots, 2 unbuildable drainage lots and 5 POA-maintained open spaces. This is phase II of the Brentwood Village PUD, amended as R26-04, Ordinance 6193.

PLANNING COMMENTS

Reviewed by Nate Cole
Date Reviewed: 03.31.26

Standard Comments

1. *This Final Plat has been given the number FP26-02. 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. *All comments from the utility companies and other city departments must be addressed prior to approval (standard comment).*
4. *All items on the attached final plat list must be satisfied prior to obtaining the Planning Director's signature on the final plat (standard comment)*

Project Specific Comments

1. To clarify: for notes 13 & 16, those lots are permitted to have access on Camella. There is no requirement per code restricting access.
2. Staff encourages planning for consistent perimeter fencing across this subdivision to maintain a cohesive and unified appearance.
3. There is no reference to fences in the approved PUD development plan. Will there be any attention to perimeter fencing for the development?

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 03.30.26

All building and fire comments addressed.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 03.31.26

PROJECT: FP26-02
REVIEW DATE: 3/25/2026

PROJECT SPECIFIC COMMENTS

1. **Final Plat Excel Sheet**
   - Submit all items listed in the Prior to Signatures column of the checklist

2. **Construction**
   - Finish punchlist and pass reinspection

GIS COMMENTS

Reviewed by Clayton Sedberry
Date Reviewed: 03.31.26

Camella Avenue needs to be changed to Camella Street per street naming standards set by ordinance.

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Plat Application

Date: 01/22/2026 Permit No.: 260020

Applicant / Owner

Applicant Name:	Ben Payne	Owner Name:	Kyle Whitlock
Address:	4501 W Canyon Run Drive	Address:	5502 W Walsh Ln
City, State, Zip:	[Applicant City, State, ZIP]	City, State, Zip:	Rogers
Phone:	[Applicant Phone Number]	Phone:	
Email:	[redacted]	Email:	[redacted]
Application Contact:	Applicant		

Property

Job Address:	815-36188-900,815-36188-002, 815-36188-800	Rezone Required:	PUD
		Total Acreage:	29.15
Parcel No(s).:	815-36188-900,815-36188-002, 815-36188-800		
Current Zoning:	PUD		

Project

Representative:		Project Type:	Final Plat
E-mail:			
Address:	4501 W Canyon Run Drive		
Phone:	5014994978		

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.

Ben Payne	01/22/2026
Name	Date

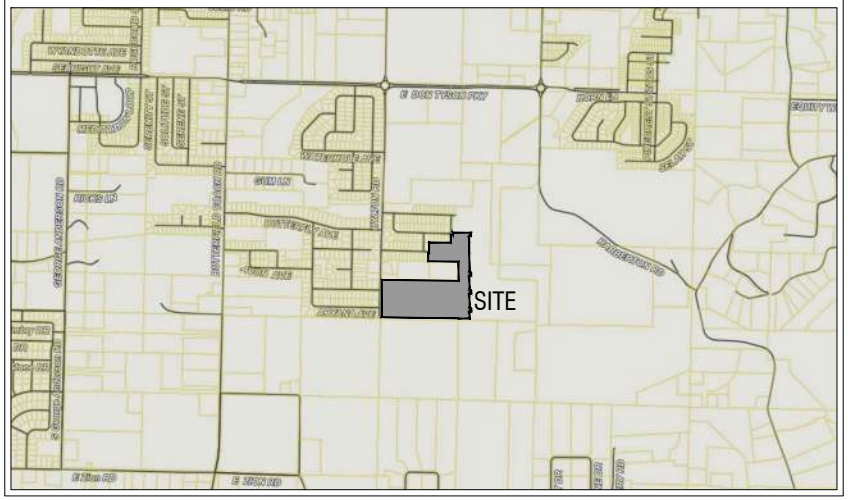
FINAL PLAT

OF

BRENTWOOD VILLAGE, PHASE 2

SPRINGDALE, WASHINGTON COUNTY, ARKANSAS
PLAT PROJECT #FP26-02

VICINITY MAP - SPRINGDALE, AR
NOT TO SCALE FOR CLARITY



NOTES:

1. PART OF PARCELS #815-36188-900, #815-36188-002 & #815-36188-800

2. CURRENT ZONING: PUD

3. ROTATION BASED ON ARKANSAS STATE PLANE, NORTH ZONE, NAD83

4. BOUNDARY BASED ON:
   I. SPECIAL WARRANTY DEED, FILE #2022-40117
   II. BOUNDARY SURVEY, FILE #2019-13824

5. PER GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AS SHOWN ON FEMA FIRM PANEL #05143C0090G BEARING AN EFFECTIVE DATE OF 1/25/2024 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.

6. BUILDABLE LOTS: 124
   UNBUILDABLE DRAINAGE LOTS: 2
   POA MAINTAINED OPEN SPACES: LOTS 1X-5X

7. CONCRETE MONUMENTS SET AT ALL EXTERIOR PROPERTY CORNERS.

8. 1/2" REBAR WITH CAP "PLS 1118" SET AT ALL PROPERTY CORNERS.

9. NO FENCES SHALL BE CONSTRUCTED WITHIN ANY DRAINAGE EASEMENTS.

10. 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.

11. ANY ABOVE GROUND OR VISIBLE UTILITY PLACED IN FRONT UTILITY EASEMENT MAY NOT BE MORE THAN 6' FROM THE SIDE PROPERTY LINE.

12. STREET LIGHTS IN SUBDIVISION TO BE A MINIMUM OF 6,800 LUMENS. ALL STREET LIGHTS SHALL BE PUBLIC AND MAINTAINED / BILLED BY THE CITY.

13. LOTS 131, 181 AND 182 SHALL NOT HAVE ACCESS TO HYLTON ROAD.
    LOTS 107, 156, 157 & 207 SHALL NOT HAVE ACCESS TO CAMELLA AVENUE.
    LOT 130 SHALL NOT HAVE ACCESS TO LOT 1X.
    LOTS 110-112 SHALL NOT HAVE ACCESS TO LOT 2X.
    LOTS 151, 152, 153, 161 AND 162 SHALL NOT HAVE ACCESS TO LOT 3X
    LOTS 199 & 200 SHALL NOT HAVE ACCESS TO LOT 4X.
    LOTS 182-207 & LOT 4X SHALL NOT HAVE ACCESS TO ALBRIGHT.

14. 5,487 L.F. OF LOCAL STREETS TO BE DEDICATED WITH THIS PLAT.
    1,952 L.F. OF ADDITIONAL RIGHT OF WAY TO BE DEDICATED WITH THIS PLAT.

15. ALL SIDEWALKS AS SHOWN WITH THIS DEVELOPMENT TO BE 5' IN WIDTH UNLESS OTHERWISE NOTED.

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    LOT 87 TO HAVE FRONTAGE AND ACCESS TO AGAVE AVENUE ONLY.
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    LOTS 131 & 156 TO HAVE FRONTAGE AND ACCESS ON TULIP AVENUE ONLY.
    LOTS 157, 181, 182 & 207 TO HAVE FRONTAGE AND ACCESS ON ORCHID AVENUE ONLY.

OWNER / DEVELOPER:

D R HORTON - NW ARKANSAS LLC
5502 WEST WALSH LANE
ROGERS, AR 72758

ZONING & SETBACKS:

ZONED: PUD (ORD. 6193)

SETBACKS:
FRONT: 35'
INTERIOR SIDE: 5'
EXTERIOR SIDE: 15'
REAR: 20'

IN CASES WHERE UTILITY EASEMENTS AS SHOWN ARE GREATER IN DEPTH THAN THE ABOVE LISTED BUILDING SETBACKS, THE BUILDING SETBACKS WILL MATCH THE DEPTH OF THE UTILITY EASEMENT.

BRENTWOOD PHASE 2:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 16, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND RUNNING THENCE N87°08'06"W 1292.09 FEET; THENCE N02°33'46"E 660.08 FEET; THENCE S87°20'09"E 1290.19 FEET; THENCE N02°24'01"E 322.00 FEET; THENCE N86°53'52"W 513.02 FEET; THENCE N02°40'57"E 137.83 FEET; THENCE S86°51'39"E 13.62 FEET; THENCE N03°01'02"E 179.52 FEET; THENCE S86°52'02"E 360.00 FEET; THENCE N03°07'58"E 133.44 FEET; THENCE S86°51'39"E 31.08 FEET; THENCE N03°08'21"E 43.00 FEET; THENCE S86°51'39"E 310.85 FEET; THENCE S03°08'21"W 43.00 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S47°24'25"W 42.97 FEET; THENCE S01°40'28"W 565.12 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S43°19'32"E 42.43 FEET; THENCE S01°40'28"W 43.00 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S46°40'28"W 42.43 FEET; THENCE S01°40'28"W 200.00 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S43°19'32"E 42.43 FEET; THENCE S01°40'28"W 43.00 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S46°40'28"W 42.43 FEET; THENCE S01°40'28"W 200.00 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S43°19'32"E 42.43 FEET; THENCE S01°40'28"W 43.00 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S46°40'28"W 42.43 FEET; THENCE S01°40'28"W 99.63 FEET; THENCE N87°00'20"W 193.51 FEET; THENCE S03°00'19"W 32.46 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 30.11 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT OF WAYS OF RECORD.

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 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 _____.

_____ _____
OWNER DATE

_____ HAS THE AUTHORITY TO SIGN ON BEHALF OF D.R. HORTON.

_____ _____
AUTHORIZED REPRESENTATIVE DATE

D.R. HORTON - NW ARKANSAS LLC
5502 WEST WALSH LANE
ROGERS, AR 72758

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.

ACCEPTANCE OF DEDICATIONS:

_____ _____
CITY CLERK DATE

_____ _____
MAYOR DATE

_____ _____
SECRETARY, PLANNING DATE

_____ _____
CHAIRMAN, PLANNING COMMISSION DATE

_____ _____
ENGINEER, SPRINGDALE WATER UTILITIES DATE

_____ _____
DIRECTOR, ENGINEERING DATE

APPROVAL FOR RECORDING:

_____ _____
DIRECTOR, PLANNING & COMMUNITY DEVELOPMENT DIVISION DATE

SURVEYORS CERTIFICATION:

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.

THIS PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS AS SET OUT BY THE STATE OF ARKANSAS LAND SURVEYORS OFFICE.

_____ _____
DAVID L. JORGENSEN, ARLS #1118 DATE

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS — NO. 1118 — DAVID L. JORGENSEN

JORGENSEN +ASSOCIATES
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
(479) 443-4506
www.jorgensenassoc.com
Civil Engineering + Surveying Established 1985

LEGEND

PROJECT DETAILS

PROJECT TITLE:
BRENTWOOD PH. 2
FINAL PLAT

PROJECT LOCATION:
SPRINGDALE, AR

REVISIONS

DATE: 1/19/2026
DRAWN BY: JH
PROJECT #2024-064
FILE PATH: Z:/LOTS/2024064
SHEET SIZE: 22" x 34"
SCALE: 1" = 80'

CERTIFICATE OF AUTHORIZATION — JORGENSEN & ASSOCIATES — No. 722 — ARKANSAS — ENGINEERING

SHEET TITLE

FINAL PLAT
-COVER SHEET-

SHEET NUMBER

1 OF 6

NOTES:

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D R HORTON - NW ARKANSAS LLC
5502 WEST WALSH LANE
ROGERS, AR 72758

ZONING & SETBACKS:

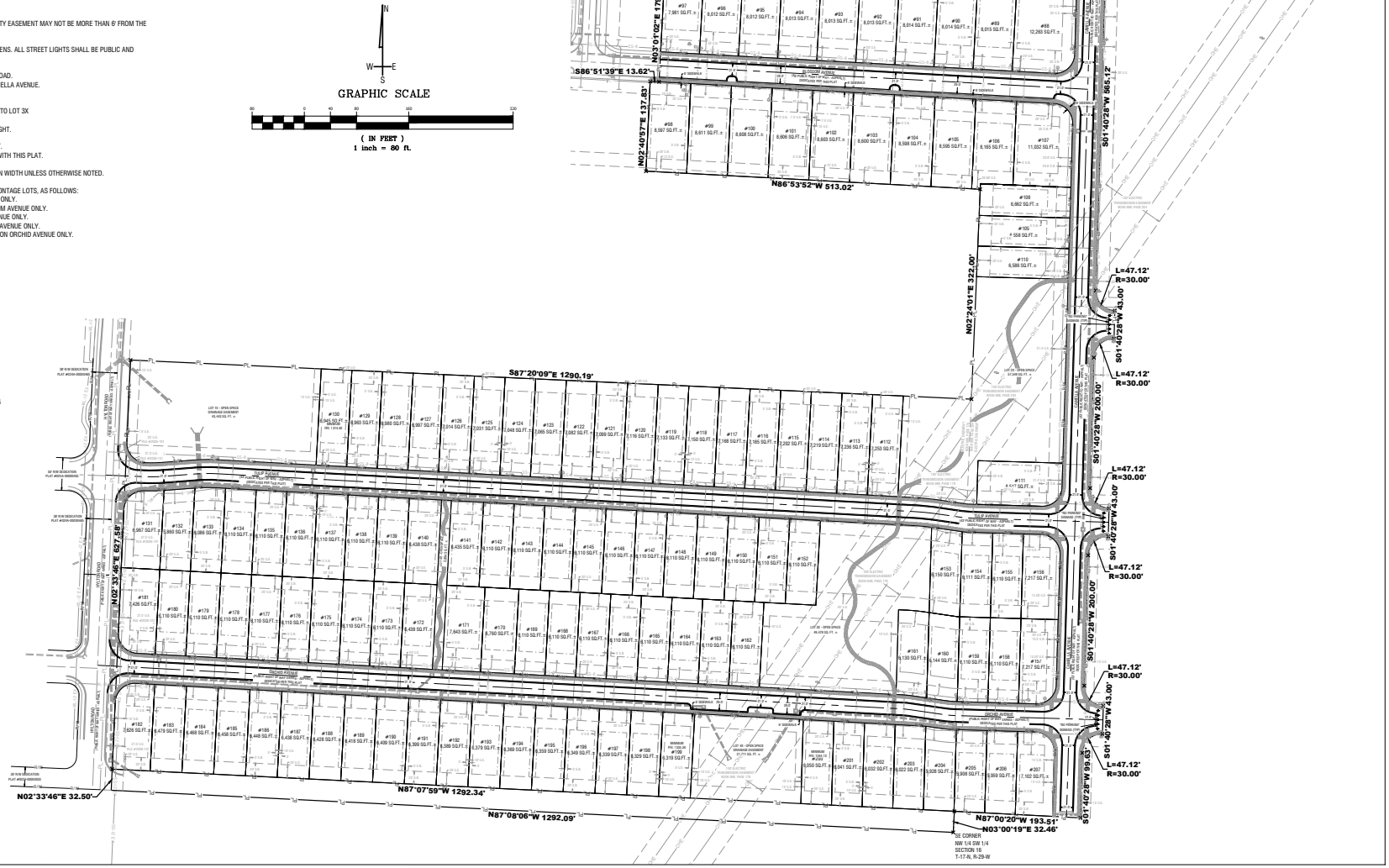
ZONED: PUD (ORD.6193)

SETBACKS:
FRONT: 35'
INTERIOR SIDE: 5'
EXTERIOR SIDE: 15'
REAR: 20'

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LEGEND

- FOUND MONUMENT AS NOTED
- SET IRON PIN WITH CAP
- CALCULATED POINT
- PROPERTY LINE
- FORTY LINE / PROPERTY TIE LINE
- ADJOINING PROPERTY LINE
- CENTERLINE OF ROAD
- RIGHT OF WAY
- WATER LINE
- SEWER LINE
- DRAIN PIPE
- SIDEWALK HATCH

PROJECT DETAILS

PROJECT TITLE: BRENTWOOD PH. 2 FINAL PLAT

PROJECT LOCATION: SPRINGDALE, AR

REVISIONS

DATE: 1/19/2026
DRAWN BY: JH
PROJECT #2024-064
FILE PATH: Z:\LOTS\2024064
SHEET SIZE: 22" x 34"
SCALE: 1" = 80'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS - ENGINEERING

SHEET TITLE

FINAL PLAT
-OVERALL-

SHEET NUMBER

2 OF 6

NOTES:

1. PART OF PARCELS #815-36188-900, #815-36188-002 & #815-36188-800

2. CURRENT ZONING: PUD

3. ROTATION BASED ON ARKANSAS STATE PLANE, NORTH ZONE, NAD83

4. BOUNDARY BASED ON:
   I. SPECIAL WARRANTY DEED, FILE #2022-40117
   II. BOUNDARY SURVEY, FILE #2019-13824

5. PER GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AS SHOWN ON FEMA FIRM PANEL #05143C0090G BEARING AN EFFECTIVE DATE OF 1/25/2024 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.

6. BUILDABLE LOTS: 124
   UNBUILDABLE DRAINAGE LOTS: 2
   POA MAINTAINED OPEN SPACES: LOTS 1X-5X

7. CONCRETE MONUMENTS SET AT ALL EXTERIOR PROPERTY CORNERS.

8. 1/2" REBAR WITH CAP "PLS 1118" SET AT ALL PROPERTY CORNERS.

9. NO FENCES SHALL BE CONSTRUCTED WITHIN ANY DRAINAGE EASEMENTS.

10. 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.

11. ANY ABOVE GROUND OR VISIBLE UTILITY PLACED IN FRONT UTILITY EASEMENT MAY NOT BE MORE THAN 6' FROM THE SIDE PROPERTY LINE.

12. STREET LIGHTS IN SUBDIVISION TO BE A MINIMUM OF 6,800 LUMENS. ALL STREET LIGHTS SHALL BE PUBLIC AND MAINTAINED / BILLED BY THE CITY.

13. LOTS 131, 181 AND 182 SHALL NOT HAVE ACCESS TO HYLTON ROAD.
    LOTS 107, 156, 157 & 207 SHALL NOT HAVE ACCESS TO CAMELLA AVENUE.
    LOT 130 SHALL NOT HAVE ACCESS TO LOT 1X.
    LOTS 110-112 SHALL NOT HAVE ACCESS TO LOT 2X.
    LOTS 151, 152, 153, 161 AND 162 SHALL NOT HAVE ACCESS TO LOT 3X
    LOTS 199 & 200 SHALL NOT HAVE ACCESS TO LOT 4X.
    LOTS 182-207 & LOT 4X SHALL NOT HAVE ACCESS TO ALBRIGHT.

14. 5,487 L.F. OF LOCAL STREETS TO BE DEDICATED WITH THIS PLAT.
    1,952 L.F. OF ADDITIONAL RIGHT OF WAY TO BE DEDICATED WITH THIS PLAT.

15. ALL SIDEWALKS AS SHOWN WITH THIS DEVELOPMENT TO BE 5' IN WIDTH UNLESS OTHERWISE NOTED.

16. THE FOLLOWING CORNER LOTS ARE INTENDED TO BE SINGLE FRONTAGE LOTS, AS FOLLOWS:
    LOT 87 TO HAVE FRONTAGE AND ACCESS TO AGAVE AVENUE ONLY.
    LOTS 88 & 107 TO HAVE FRONTAGE AND ACCESS TO BLOSSOM AVENUE ONLY.
    LOT 111 TO HAVE FRONTAGE AND ACCESS TO CAMELLA AVENUE ONLY.
    LOTS 131 & 156 TO HAVE FRONTAGE AND ACCESS ON TULIP AVENUE ONLY.
    LOTS 157, 181, 182 & 207 TO HAVE FRONTAGE AND ACCESS ON ORCHID AVENUE ONLY.

OWNER / DEVELOPER:

D R HORTON - NW ARKANSAS LLC
5502 WEST WALSH LANE
ROGERS, AR 72758

ZONING & SETBACKS:

ZONED: PUD (ORD. 6193)

SETBACKS:
FRONT: 35'
INTERIOR SIDE: 5'
EXTERIOR SIDE: 15'
REAR: 20'

IN CASES WHERE UTILITY EASEMENTS AS SHOWN ARE GREATER IN DEPTH THAN THE ABOVE LISTED BUILDING SETBACKS, THE BUILDING SETBACKS WILL MATCH THE DEPTH OF THE UTILITY EASEMENT.

BRENTWOOD PHASE 2:

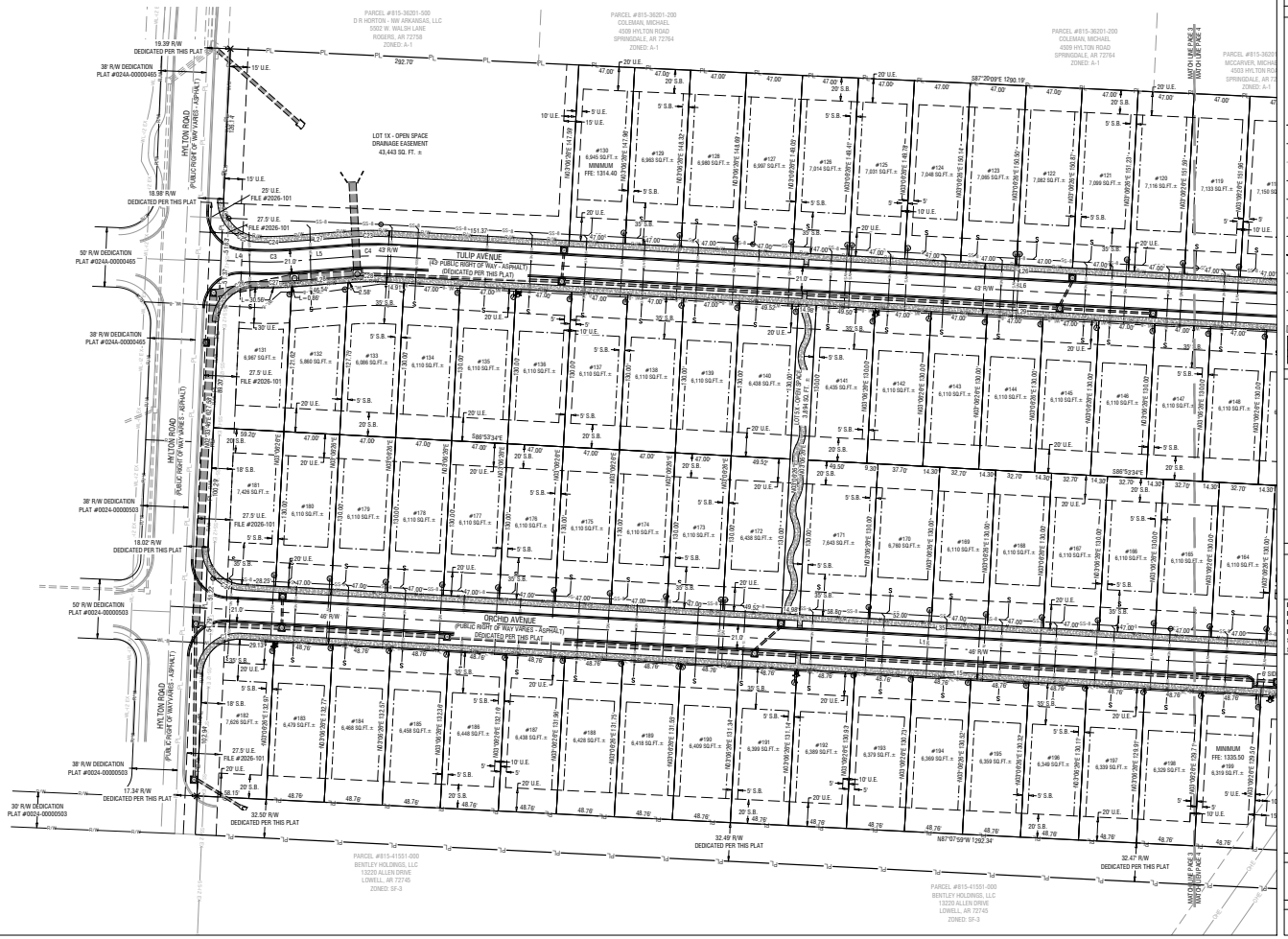
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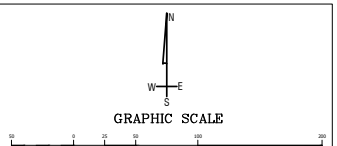
CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	150.00'	13.43'	13.42'	S84°19'41"E
C2	150.00'	17.18'	17.17'	S85°02'40"E
C3	250.00'	28.97'	28.96'	N89°00'02"E
C4	250.00'	32.41'	32.38'	N89°23'38"E
C5	453.00'	40.55'	40.54'	S84°19'41"E
C6	250.00'	28.63'	28.62'	S85°02'40"E
C7	30.00'	47.41'	42.63'	N47°50'06"E
C8	150.00'	13.43'	13.42'	S84°19'41"E
C9	171.50'	19.64'	19.63'	S85°02'40"E
C10	30.00'	47.12'	42.43'	S43°19'32"E
C11	30.00'	47.12'	42.43'	S46°40'28"W
C12	30.00'	47.12'	42.43'	S43°19'32"E
C13	30.00'	47.12'	42.43'	S46°40'28"W
C14	30.00'	47.12'	42.43'	S43°19'32"E
C15	30.00'	47.12'	42.43'	S46°40'28"W
C16	30.00'	47.12'	42.43'	S43°19'32"E
C17	30.00'	47.89'	42.97'	S47°24'25"W
C18	30.00'	46.36'	41.88'	S42°35'35"E
C19	30.00'	47.89'	42.97'	S47°24'24"W
C20	30.00'	46.36'	41.88'	S42°35'36"E

CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C21	30.00'	47.12'	42.43'	S46°40'28"W
C22	474.50'	42.48'	42.47'	N84°19'41"W
C23	271.50'	35.19'	35.17'	S89°23'38"W
C24	228.50'	25.91'	25.90'	S88°55'46"W
C25	30.00'	47.33'	42.57'	N42°37'46"W
C26	30.00'	46.99'	42.33'	N47°26'10"E
C27	271.50'	31.41'	31.40'	N88°39'42"E
C28	228.50'	29.62'	29.60'	N89°23'38"E
C29	431.50'	38.63'	38.62'	S84°19'41"E
C30	30.00'	47.12'	42.43'	S43°19'32"E
C31	30.00'	47.12'	42.43'	S46°40'28"W
C32	128.50'	14.72'	14.71'	N85°02'40"W
C33	171.50'	15.35'	15.35'	N84°19'41"W
C34	30.00'	46.84'	42.22'	N42°09'54"W
C35	301.50'	26.99'	26.98'	S84°19'41"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S86°53'34"E	1204.81'
L2	S81°45'48"E	51.48'
L3	S88°19'32"E	226.98'
L4	S87°40'46"E	29.73'
L5	N85°40'50"E	49.12'
L6	S86°53'34"E	1067.95'
L7	S81°45'48"E	28.37'
L8	S88°19'32"E	203.87'
L9	S86°51'39"E	656.67'
L10	S86°51'07"E	46.93'
L11	S86°51'39"E	252.63'
L12	S02°25'02"W	21.50'
L13	N88°19'32"W	51.50'
L14	S01°40'28"W	1447.60'
L15	S86°53'34"E	1206.74'
L16	S81°45'48"E	16.96'
L17	S88°19'32"E	123.98'
L18	S01°40'28"W	98.64'
L19	S86°51'39"E	238.89'
L20	S01°40'28"W	207.07'

LINE TABLE		
LINE #	BEARING	DISTANCE
L21	N86°51'39"W	603.89'
L22	S86°51'39"E	620.12'
L23	S01°40'28"W	557.66'
L24	N88°19'32"W	113.97'
L25	N81°45'48"W	41.47'
L26	N86°53'34"W	1067.95'
L27	S85°40'50"W	49.12'
L28	N85°40'50"E	49.12'
L29	S86°53'34"E	1067.95'
L30	S81°45'48"E	43.94'
L31	S88°19'32"E	116.44'
L32	S01°40'28"W	200.00'
L33	N88°19'32"W	123.98'
L34	N81°45'48"W	51.48'
L35	N86°53'34"W	1175.29'
L36	S86°53'34"E	13.14'





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LEGEND

- FOUND MONUMENT AS NOTED
- SET IRON PIN WITH CAP
- CALCULATED POINT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- POWER POLE
- PROPERTY LINE
- FORTY LINE / PROPERTY TIE LINE
- ADJOINING PROPERTY LINE
- CENTERLINE OF ROAD
- RIGHT OF WAY
- BUILDING SETBACK
- UTILITY EASEMENT
- WALL
- EXISTING OVERHEAD ELECTRIC
- WATER LINE
- SEWER LINE
- DRAIN PIPE
- SIDEWALK HATCH

PROJECT DETAILS

PROJECT TITLE: BRENTWOOD PH. 2 FINAL PLAT

PROJECT LOCATION: SPRINGDALE, AR

REVISIONS

DATE: 1/19/2026
DRAWN BY: JH
PROJECT #2024-064
FILE PATH: Z:\LOTS\2024064
SHEET SIZE: 22" x 34"
SCALE: 1" = 50'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS - OKLAHOMA

SHEET TITLE

FINAL PLAT

SHEET NUMBER

3 OF 6

NOTES:

1. PART OF PARCELS #815-36188-900, #815-36188-002 & #815-36188-800

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6. BUILDABLE LOTS: 124
   UNBUILDABLE DRAINAGE LOTS: 2
   POA MAINTAINED OPEN SPACES: LOTS 1X-5X

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8. 1/2" REBAR WITH CAP "PLS 1118" SET AT ALL PROPERTY CORNERS.

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OWNER / DEVELOPER:

D R HORTON - NW ARKANSAS LLC
5502 WEST WALSH LANE
ROGERS, AR 72758

ZONING & SETBACKS:

ZONED: PUD (ORD. 6193)

SETBACKS:
- FRONT: 35'
- INTERIOR SIDE: 5'
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- REAR: 20'

IN CASES WHERE UTILITY EASEMENTS AS SHOWN ARE GREATER IN DEPTH THAN THE ABOVE LISTED BUILDING SETBACKS, THE BUILDING SETBACKS WILL MATCH THE DEPTH OF THE UTILITY EASEMENT.

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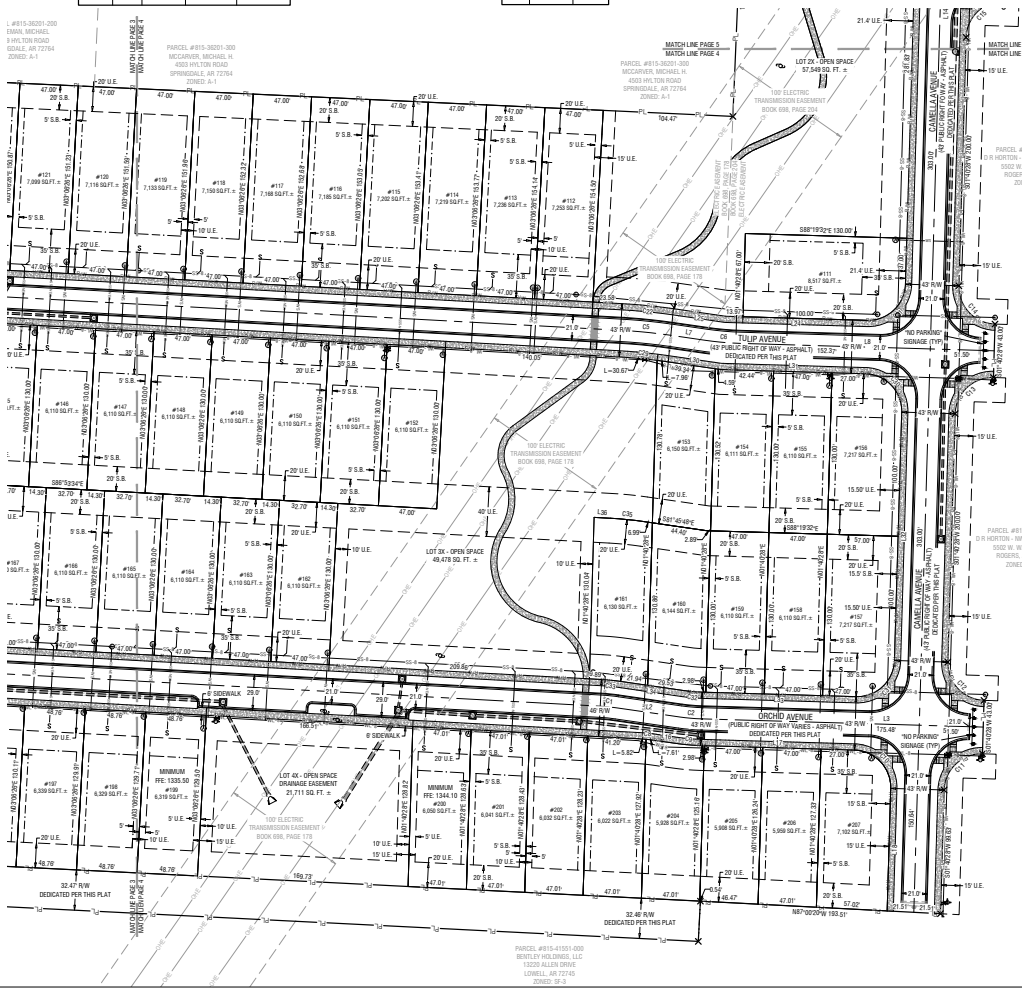
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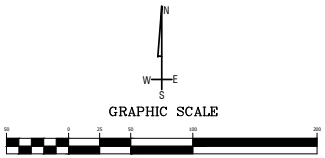
CURVE TABLE				
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C12	30.00'	47.12'	42.43'	S43°19'32"E
C13	30.00'	47.12'	42.43'	S46°40'28"W
C14	30.00'	47.12'	42.43'	S43°19'32"E
C15	30.00'	47.12'	42.43'	S46°40'28"W
C16	30.00'	47.12'	42.43'	S43°19'32"E
C17	30.00'	47.89'	42.97'	S47°24'25"W
C18	30.00'	46.36'	41.88'	S42°35'35"E
C19	30.00'	47.89'	42.97'	S47°24'24"W
C20	30.00'	46.36'	41.88'	S42°35'36"E

CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C21	30.00'	47.12'	42.43'	S46°40'28"W
C22	474.50'	42.48'	42.47'	N84°19'41"W
C23	271.50'	35.19'	35.17'	S89°23'38"W
C24	228.50'	25.91'	25.90'	S88°50'46"W
C25	30.00'	47.33'	42.57'	N42°37'46"W
C26	30.00'	46.99'	42.33'	N47°26'10"E
C27	271.50'	31.41'	31.40'	N88°59'42"E
C28	228.50'	29.62'	29.60'	N89°23'38"E
C29	431.50'	38.63'	38.62'	S84°19'41"E
C30	30.00'	47.12'	42.43'	S43°19'32"E
C31	30.00'	47.12'	42.43'	S46°40'28"W
C32	128.50'	14.72'	14.71'	N85°02'40"W
C33	171.50'	15.35'	15.35'	N84°19'41"W
C34	30.00'	46.84'	42.22'	N42°09'54"W
C35	301.50'	26.99'	26.98'	S84°19'41"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S86°53'34"E	1204.81'
L2	S81°45'48"E	51.48'
L3	S88°19'32"E	226.98'
L4	S87°40'46"E	29.73'
L5	N85°40'50"E	49.12'
L6	S86°53'34"E	1067.95'
L7	S81°45'48"E	28.37'
L8	S88°19'32"E	203.87'
L9	S86°51'39"E	656.67'
L10	S86°51'07"E	46.93'
L11	S86°51'39"E	252.63'
L12	S02°25'02"W	21.50'
L13	N88°19'32"W	51.50'
L14	S01°40'28"W	1447.60'
L15	S86°53'34"E	1206.74'
L16	S81°45'48"E	16.96'
L17	S88°19'32"E	123.98'
L18	S01°40'28"W	98.64'
L19	S86°51'39"E	238.89'
L20	S01°40'28"W	207.07'

LINE TABLE		
LINE #	BEARING	DISTANCE
L21	N86°51'39"W	603.89'
L22	S86°51'39"E	620.12'
L23	S01°40'28"W	557.66'
L24	N88°19'32"W	113.97'
L25	N81°45'48"W	41.47'
L26	N86°53'34"W	1067.95'
L27	S85°40'50"W	49.12'
L28	N85°40'50"E	49.12'
L29	S86°53'34"E	1067.95'
L30	S81°45'48"E	43.94'
L31	S88°19'32"E	116.44'
L32	S01°40'28"W	200.00'
L33	N88°19'32"W	123.98'
L34	N81°45'48"W	51.48'
L35	N86°53'34"W	1175.29'
L36	S86°53'34"E	13.14'





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Fayetteville, AR 72703
479.443.4506 (FAX)
www.jorgensenassoc.com

LEGEND

- FOUND MONUMENT AS NOTED
- SET IRON PIN WITH CAP
- CALCULATED POINT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- POWER POLE
- PROPERTY LINE
- FORTY LINE / PROPERTY TIE LINE
- ADJOINING PROPERTY LINE
- CENTERLINE OF ROAD
- RIGHT OF WAY
- BUILDING SETBACK
- UTILITY EASEMENT
- WALL
- EXISTING OVERHEAD ELECTRIC
- WATER LINE
- SEWER LINE
- DRAIN PIPE
- SIDEWALK HATCH

PROJECT DETAILS

PROJECT TITLE: BRENTWOOD PH. 2 FINAL PLAT

PROJECT LOCATION: SPRINGDALE, AR

REVISIONS

DATE: 1/19/2026
DRAWN BY: JH
PROJECT #2024-064
FILE PATH: Z:\LOTS\2024064
SHEET SIZE: 22" x 34"
SCALE: 1" = 50'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS - ENGINEER

SHEET TITLE

FINAL PLAT

SHEET NUMBER

4 OF 6

NOTES:

1. PART OF PARCELS #815-36188-900, #815-36188-002 & #815-36188-800

2. CURRENT ZONING: PUD

3. ROTATION BASED ON ARKANSAS STATE PLANE, NORTH ZONE, NAD83

4. BOUNDARY BASED ON:
   I. SPECIAL WARRANTY DEED, FILE #2022-40117
   II. BOUNDARY SURVEY, FILE #2019-13824

5. PER GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AS SHOWN ON FEMA FIRM PANEL #05143C0090G BEARING AN EFFECTIVE DATE OF 1/25/2024 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.

6. BUILDABLE LOTS: 124
   UNBUILDABLE DRAINAGE LOTS: 2
   POA MAINTAINED OPEN SPACES: LOTS 1X-5X

7. CONCRETE MONUMENTS SET AT ALL EXTERIOR PROPERTY CORNERS.

8. 1/2" REBAR WITH CAP "PLS 1118" SET AT ALL PROPERTY CORNERS.

9. NO FENCES SHALL BE CONSTRUCTED WITHIN ANY DRAINAGE EASEMENTS.

10. 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.

11. ANY ABOVE GROUND OR VISIBLE UTILITY PLACED IN FRONT UTILITY EASEMENT MAY NOT BE MORE THAN 6' FROM THE SIDE PROPERTY LINE.

12. STREET LIGHTS IN SUBDIVISION TO BE A MINIMUM OF 6,800 LUMENS. ALL STREET LIGHTS SHALL BE PUBLIC AND MAINTAINED / BILLED BY THE CITY.

13. LOTS 131, 181 AND 182 SHALL NOT HAVE ACCESS TO HYLTON ROAD.
    LOTS 107, 156, 157 & 207 SHALL NOT HAVE ACCESS TO CAMELLA AVENUE.
    LOT 130 SHALL NOT HAVE ACCESS TO LOT 1X.
    LOTS 110-112 SHALL NOT HAVE ACCESS TO LOT 2X.
    LOTS 151, 152, 153, 161 AND 162 SHALL NOT HAVE ACCESS TO LOT 3X
    LOTS 199 & 200 SHALL NOT HAVE ACCESS TO LOT 4X.
    LOTS 182-207 & LOT 4X SHALL NOT HAVE ACCESS TO ALBRIGHT.

14. 5,487 L.F. OF LOCAL STREETS TO BE DEDICATED WITH THIS PLAT.
    1,952 L.F. OF ADDITIONAL RIGHT OF WAY TO BE DEDICATED WITH THIS PLAT.

15. ALL SIDEWALKS AS SHOWN WITH THIS DEVELOPMENT TO BE 5' IN WIDTH UNLESS OTHERWISE NOTED.

16. THE FOLLOWING CORNER LOTS ARE INTENDED TO BE SINGLE FRONTAGE LOTS:
    LOT 87 TO HAVE FRONTAGE AND ACCESS TO AGAVE AVENUE ONLY.
    LOTS 88 & 107 TO HAVE FRONTAGE AND ACCESS TO BLOSSOM AVENUE ONLY.
    LOT 111 TO HAVE FRONTAGE AND ACCESS TO CAMELLA AVENUE ONLY.
    LOTS 131 & 156 TO HAVE FRONTAGE AND ACCESS ON TULIP AVENUE ONLY.
    LOTS 157, 181, 182 & 207 TO HAVE FRONTAGE AND ACCESS ON ORCHID AVENUE ONLY.

OWNER / DEVELOPER:

D R HORTON - NW ARKANSAS LLC
5502 WEST WALSH LANE
ROGERS, AR 72758

ZONING & SETBACKS:

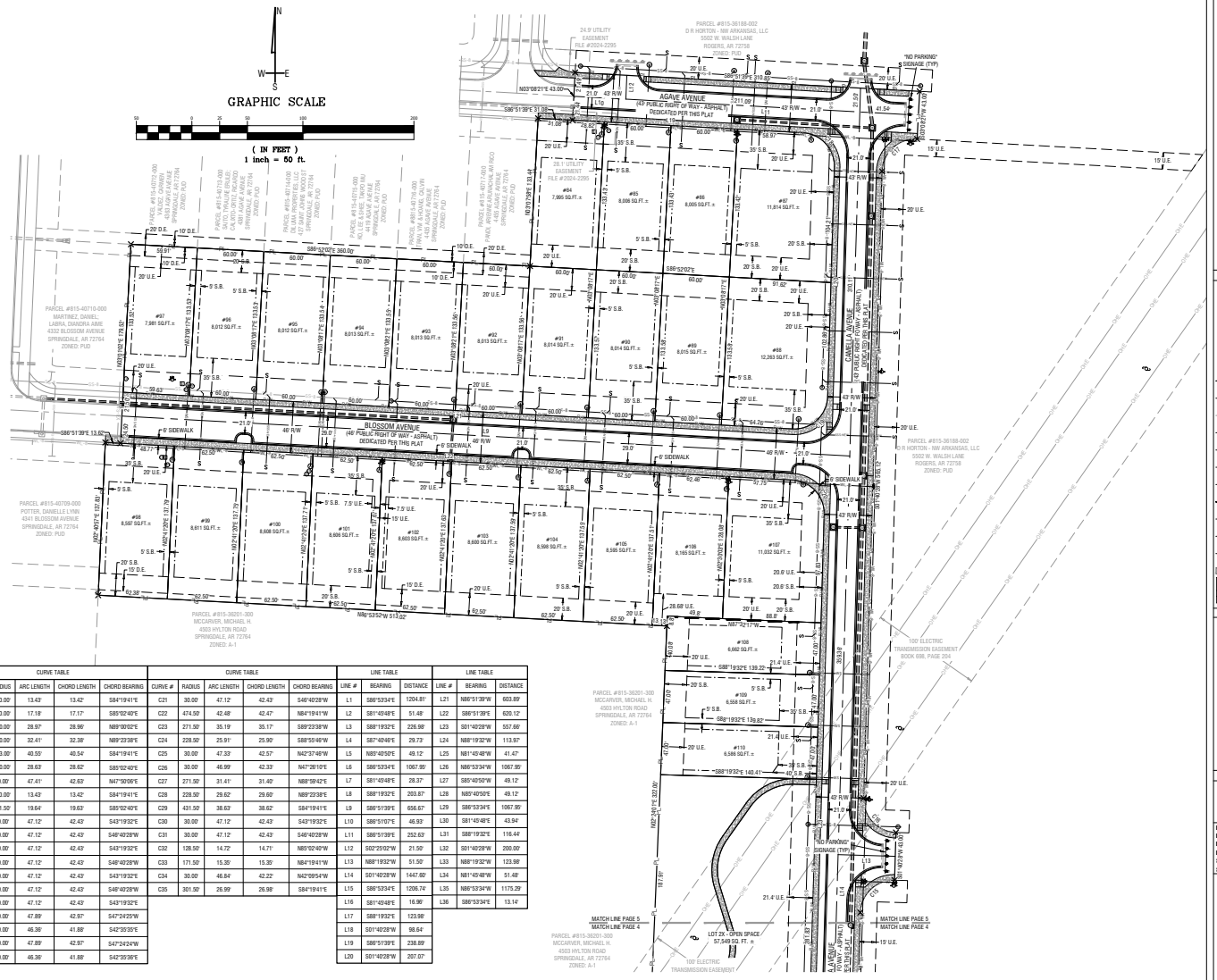
ZONED: PUD (ORD. 6193)

SETBACKS:
FRONT: 35'
INTERIOR SIDE: 5'
EXTERIOR SIDE: 15'
REAR: 20'

IN CASES WHERE UTILITY EASEMENTS AS SHOWN ARE GREATER IN DEPTH THAN THE ABOVE LISTED BUILDING SETBACKS, THE BUILDING SETBACKS WILL MATCH THE DEPTH OF THE UTILITY EASEMENT.

BRENTWOOD PHASE 2:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 16, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND RUNNING THENCE N87°08'09"W 1292.09 FEET; THENCE N02°33'49"E 660.08 FEET; THENCE S87°20'09"E 1290.19 FEET; THENCE N02°24'01"E 322.00 FEET; THENCE N86°53'52"W 513.02 FEET; THENCE N02°40'57"E 137.83 FEET; THENCE S86°51'39"E 13.62 FEET; THENCE N03°01'02"E 179.52 FEET; THENCE S86°52'02"E 360.00 FEET; THENCE N03°07'58"E 133.44 FEET; THENCE S86°51'39"E 31.08 FEET; THENCE N03°08'21"E 43.00 FEET; THENCE S86°51'39"E 310.85 FEET; THENCE S03°08'21"W 43.00 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S47°24'25"W 42.97 FEET; THENCE S01°40'28"W 565.12 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S43°19'32"E 42.43 FEET; THENCE S01°40'28"W 43.00 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S46°40'28"W 42.43 FEET; THENCE S01°40'28"W 200.00 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S43°19'32"E 42.43 FEET; THENCE S01°40'28"W 43.00 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S46°40'28"W 42.43 FEET; THENCE S01°40'28"W 200.00 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S01°40'28"W 43.00 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S46°40'28"W 42.43 FEET; THENCE S01°40'28"W 99.63 FEET; THENCE N87°00'20"W 193.51 FEET; THENCE S03°00'19"W 32.46 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 30.11 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT OF WAYS OF RECORD.



CURVE TABLE					CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	150.00'	13.43'	13.42'	S84°19'41"E	C21	30.00'	47.12'	42.43'	S46°40'28"W
C2	150.00'	17.18'	17.17'	S85°02'40"E	C22	474.50'	42.48'	42.47'	N84°19'41"W
C3	250.00'	28.97'	28.96'	N89°00'02"E	C23	271.50'	35.19'	35.17'	S89°23'38"W
C4	250.00'	32.41'	32.38'	N89°23'38"E	C24	228.50'	25.91'	25.90'	S85°55'46"W
C5	453.00'	40.55'	40.54'	S84°19'41"E	C25	30.00'	47.33'	42.57'	N42°37'46"W
C6	250.00'	28.63'	28.62'	S85°02'40"E	C26	30.00'	46.99'	42.33'	N47°26'10"E
C7	30.00'	47.41'	42.63'	N47°50'06"E	C27	271.50'	31.41'	31.40'	N88°59'42"E
C8	150.00'	13.43'	13.42'	S84°19'41"E	C28	228.50'	29.62'	29.60'	N89°23'38"E
C9	171.50'	19.64'	19.63'	S85°02'40"E	C29	431.50'	38.63'	38.62'	S84°19'41"E
C10	30.00'	47.12'	42.43'	S43°19'32"E	C30	30.00'	47.12'	42.43'	S43°19'32"E
C11	30.00'	47.12'	42.43'	S46°40'28"W	C31	30.00'	47.12'	42.43'	S46°40'28"W
C12	30.00'	47.12'	42.43'	S43°19'32"E	C32	128.50'	14.72'	14.71'	N85°02'40"W
C13	30.00'	47.12'	42.43'	S46°40'28"W	C33	171.50'	15.35'	15.35'	N84°19'41"W
C14	30.00'	47.12'	42.43'	S43°19'32"E	C34	30.00'	46.84'	42.22'	N42°09'54"W
C15	30.00'	47.12'	42.43'	S46°40'28"W	C35	301.50'	26.99'	26.98'	S84°19'41"E
C16	30.00'	47.12'	42.43'	S43°19'32"E					
C17	30.00'	47.89'	42.97'	S47°24'25"W					
C18	30.00'	46.36'	41.88'	S42°35'35"E					
C19	30.00'	47.89'	42.97'	S47°24'24"W					
C20	30.00'	46.36'	41.88'	S42°35'36"E					

LINE TABLE			LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	S86°53'34"E	1204.81'	L21	N86°51'39"W	603.89'
L2	S81°45'48"E	51.48'	L22	S86°51'39"E	620.12'
L3	S88°19'32"E	226.58'	L23	S01°40'28"W	557.66'
L4	S87°40'48"E	29.73'	L24	N88°19'32"W	113.97'
L5	N83°40'50"E	49.12'	L25	N81°45'48"W	41.47'
L6	S86°53'34"E	1067.99'	L26	N86°53'34"W	1067.99'
L7	S81°45'48"E	28.37'	L27	S85°40'50"W	49.12'
L8	S88°19'32"E	203.87'	L28	N85°40'50"E	49.12'
L9	S86°51'39"E	636.67'	L29	S86°53'34"E	1067.99'
L10	S86°51'07"E	46.93'	L30	S81°45'48"E	43.94'
L11	S86°51'39"E	252.63'	L31	S88°19'32"E	116.44'
L12	S02°25'02"W	21.50'	L32	S01°40'28"W	200.00'
L13	N88°19'32"W	51.50'	L33	N88°19'32"W	123.98'
L14	S01°40'28"W	1447.60'	L34	N81°45'48"W	51.48'
L15	S86°53'34"E	1206.74'	L35	N86°53'34"W	1175.29'
L16	S81°45'48"E	16.96'	L36	S86°53'34"E	13.14'
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L19	S86°51'39"E	238.89'			
L20	S01°40'28"W	207.07'			

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LEGEND

- FOUND MONUMENT AS NOTED
- SET IRON PIN WITH CAP
- CALCULATED POINT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- POWER POLE
- PROPERTY LINE
- FORTY LINE / PROPERTY TIE LINE
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- CENTERLINE OF ROAD
- RIGHT OF WAY
- BUILDING SETBACK
- UTILITY EASEMENT
- WALL
- EXISTING OVERHEAD ELECTRIC
- WATER LINE
- SEWER LINE
- DRAIN PIPE
- SIDEWALK HATCH

PROJECT DETAILS

PROJECT TITLE: BRENTWOOD PH. 2 FINAL PLAT

PROJECT LOCATION: SPRINGDALE, AR

REVISIONS

DATE: 1/19/2026
DRAWN BY: JH
PROJECT #2024-064
FILE PATH: Z:/LOTS/2024064
SHEET SIZE: 22" x 34"
SCALE: 1" = 50'

CERTIFICATE OF AUTHORIZATION — JORGENSEN & ASSOCIATES — No. 722 — ARKANSAS — 2026

SHEET TITLE

FINAL PLAT

SHEET NUMBER

5 OF 6

NOTES:

1. PART OF PARCELS #815-36188-900, #815-36188-002 & #815-36188-800

2. CURRENT ZONING: PUD

3. ROTATION BASED ON ARKANSAS STATE PLANE, NORTH ZONE, NAD83

4. BOUNDARY BASED ON:
   I. SPECIAL WARRANTY DEED, FILE #2022-40117
   II. BOUNDARY SURVEY, FILE #2019-13824

5. PER GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AS SHOWN ON FEMA FIRM PANEL #05143C0090G BEARING AN EFFECTIVE DATE OF 1/25/2024 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.

6. BUILDABLE LOTS: 124
   UNBUILDABLE DRAINAGE LOTS: 2
   POA MAINTAINED OPEN SPACES: LOTS 1X-5X

7. CONCRETE MONUMENTS SET AT ALL EXTERIOR PROPERTY CORNERS.

8. 1/2" REBAR WITH CAP "PLS 1118" SET AT ALL PROPERTY CORNERS.

9. NO FENCES SHALL BE CONSTRUCTED WITHIN ANY DRAINAGE EASEMENTS.

10. 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.

11. ANY ABOVE GROUND OR VISIBLE UTILITY PLACED IN FRONT UTILITY EASEMENT MAY NOT BE MORE THAN 6' FROM THE SIDE PROPERTY LINE.

12. STREET LIGHTS IN SUBDIVISION TO BE A MINIMUM OF 6,800 LUMENS. ALL STREET LIGHTS SHALL BE PUBLIC AND MAINTAINED / BILLED BY THE CITY.

13. LOTS 131, 181 AND 182 SHALL NOT HAVE ACCESS TO HYLTON ROAD.
    LOTS 107, 156, 157 & 207 SHALL NOT HAVE ACCESS TO CAMELLA AVENUE.
    LOT 130 SHALL NOT HAVE ACCESS TO LOT 1X.
    LOTS 110-112 SHALL NOT HAVE ACCESS TO LOT 2X.
    LOTS 151, 152, 153, 161 AND 162 SHALL NOT HAVE ACCESS TO LOT 3X
    LOTS 199 & 200 SHALL NOT HAVE ACCESS TO LOT 4X.
    LOTS 182-207 & LOT 4X SHALL NOT HAVE ACCESS TO ALBRIGHT.

14. 5,487 L.F. OF LOCAL STREETS TO BE DEDICATED WITH THIS PLAT.
    1,952 L.F. OF ADDITIONAL RIGHT OF WAY TO BE DEDICATED WITH THIS PLAT.

15. ALL SIDEWALKS AS SHOWN WITH THIS DEVELOPMENT TO BE 5' IN WIDTH UNLESS OTHERWISE NOTED.

16. THE FOLLOWING CORNER LOTS ARE INTENDED TO BE SINGLE FRONTAGE LOTS:
    LOT 87 TO HAVE FRONTAGE AND ACCESS TO AGAVE AVENUE ONLY.
    LOTS 88 & 107 TO HAVE FRONTAGE AND ACCESS TO BLOSSOM AVENUE ONLY.
    LOT 111 TO HAVE FRONTAGE AND ACCESS TO CAMELLA AVENUE ONLY.
    LOTS 131 & 156 TO HAVE FRONTAGE AND ACCESS ON TULIP AVENUE ONLY.
    LOTS 157, 181, 182 & 207 TO HAVE FRONTAGE AND ACCESS ON ORCHID AVENUE ONLY.

OWNER / DEVELOPER:

D R HORTON - NW ARKANSAS LLC
5502 WEST WALSH LANE
ROGERS, AR 72758

ZONING & SETBACKS:

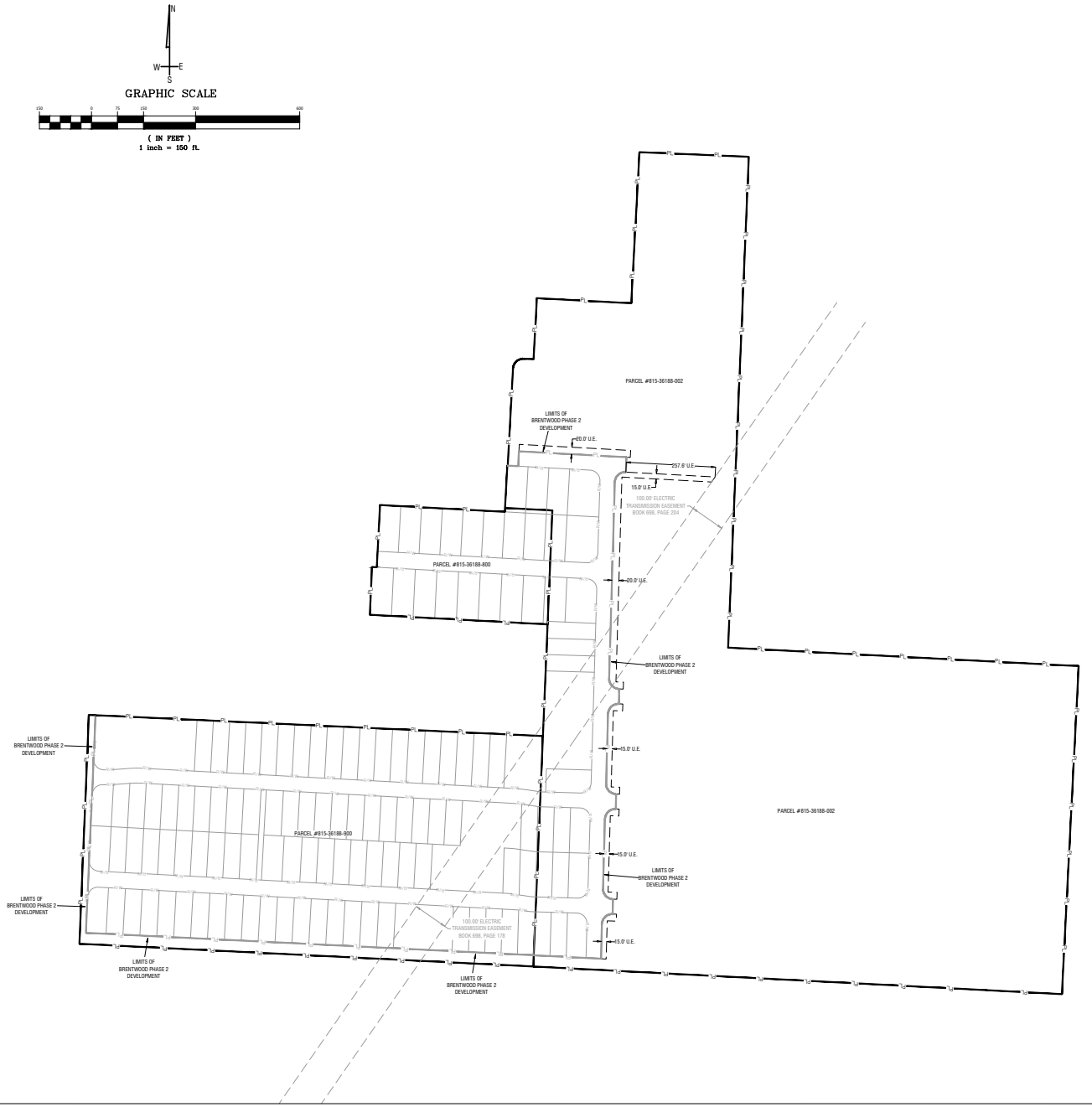
ZONED: PUD (ORD. 6193)

SETBACKS:
FRONT: 35'
INTERIOR SIDE: 5'
EXTERIOR SIDE: 15'
REAR: 20'

IN CASES WHERE UTILITY EASEMENTS AS SHOWN ARE GREATER IN DEPTH THAN THE ABOVE LISTED BUILDING SETBACKS, THE BUILDING SETBACKS WILL MATCH THE DEPTH OF THE UTILITY EASEMENT.

BRENTWOOD PHASE 2:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 16, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND RUNNING THENCE N87°08'06"W 1292.09 FEET; THENCE N02°33'46"E 660.08 FEET; THENCE S87°20'09"E 1290.19 FEET; THENCE N02°24'01"E 322.00 FEET; THENCE N86°53'52"W 513.02 FEET; THENCE N02°40'57"E 137.83 FEET; THENCE S86°51'39"E 13.62 FEET; THENCE N03°01'02"E 179.52 FEET; THENCE S86°52'02"E 360.00 FEET; THENCE N03°07'58"E 133.44 FEET; THENCE S86°51'39"E 31.08 FEET; THENCE N03°08'21"E 43.00 FEET; THENCE S86°51'39"E 310.85 FEET; THENCE S03°08'21"W 43.00 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S47°24'25"W 42.97 FEET; THENCE S01°40'28"W 565.12 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S43°19'32"E 42.43 FEET; THENCE S01°40'28"W 43.00 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S46°40'28"W 42.43 FEET; THENCE S01°40'28"W 200.00 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S43°19'32"E 42.43 FEET; THENCE S01°40'28"W 43.00 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S46°40'28"W 42.43 FEET; THENCE S01°40'28"W 200.00 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S43°19'32"E 42.43 FEET; THENCE S01°40'28"W 43.00 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S46°40'28"W 42.43 FEET; THENCE S01°40'28"W 99.63 FEET; THENCE N87°00'20"W 193.51 FEET; THENCE S03°00'19"W 32.46 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 30.11 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT OF WAYS OF RECORD.



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Established 1985

LEGEND

- FOUND MONUMENT AS NOTED
- SET IRON PIN WITH CAP
- CALCULATED POINT
- PARCEL BOUNDARY
- LIMITS OF PHASE 2
- UTILITY EASEMENT TO BE DEDICATED
- EXISTING UTILITY EASEMENT

PROJECT DETAILS

PROJECT TITLE:
BRENTWOOD PH. 2
FINAL PLAT

PROJECT LOCATION:
SPRINGDALE, AR

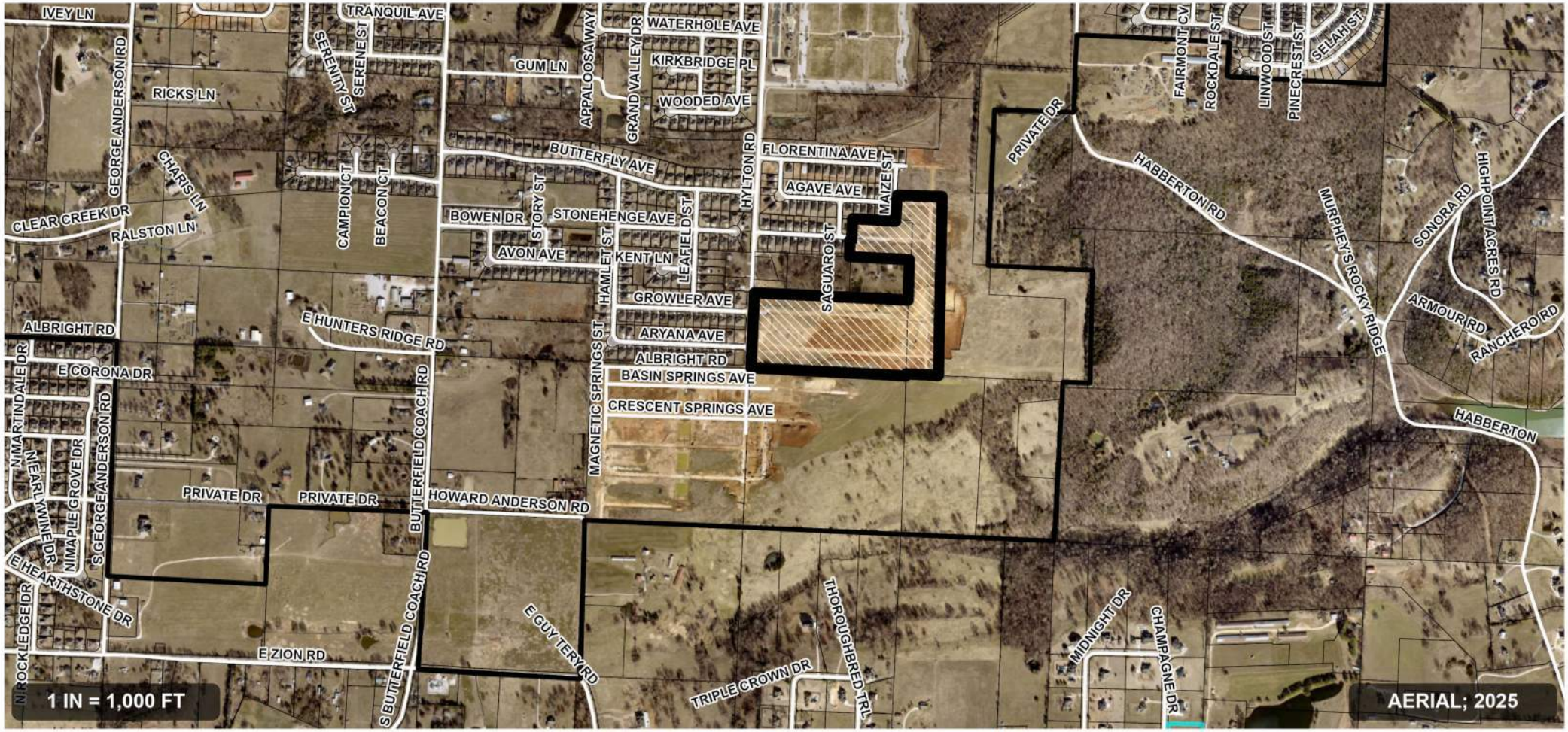
REVISIONS

DATE: 1/19/2026
DRAWN BY: JH
PROJECT #2024-064
FILE PATH: Z:/LOTS/2024064
SHEET SIZE: 22" x 34"
SCALE: 1" = 80'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS ENGINEERING

SHEET TITLE
PARENT PARCELS & OFF-SITE UTILITY EASEMENTS

SHEET NUMBER
6 OF 6



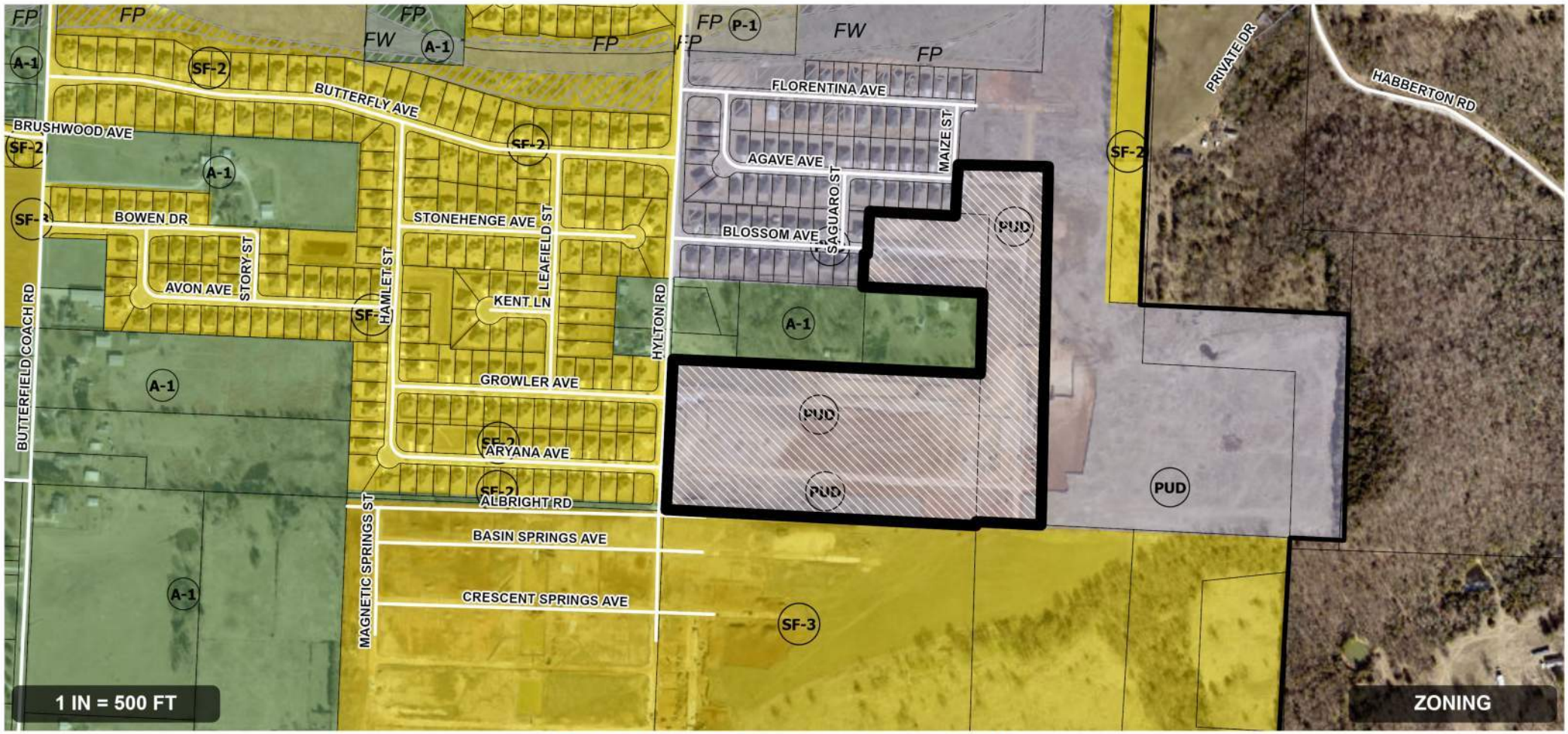
FP26-02: Brentwood Village Phase II

East Side Butterfly Avenue & Hylton Road

Final Plat

PROJECT AREA

N



FP26-02: Brentwood Village Phase II

East Side Butterfly Avenue & Hylton Road

Final Plat

PROJECT AREA

N

Memo

To: PLANNING COMMISSION MEMBERS

From: Sharon Tromburg, Planning Director

Date: April 7, 2026

Re: L26-03 Large Scale Development Mountain View Apartments

A multi-family residential development is proposed for a 4.21-acre property located at 402 Mountain View Avenue. The proposal consists of 2 residential buildings: Building A contains 120 units designed to be stacked flats, and Building B contains 80 units arranged in a courtyard style. The four-story buildings contain a mix of studio, one, and two-bedroom units with access to on-site amenities.

PLANNING COMMENTS

Reviewed by Jacqueline Perez Pharr
Date Reviewed: 03/23/2026

STANDARD COMMENTS:

- This Large-Scale Development Plan has been given the number L26-03. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development.
- A written response to all comments is required with resubmission.
- This development must comply with the City of Springdale Form-Based Code, or a deviation is required. (Standard comment)
- In all residential, commercial, and industrial developments submitted after August 30, 2007, all utility wires, lines, and/or cables in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above.
- All comments from the utility companies and other city departments must be addressed prior to approval of construction plans.
- The developer is required to dedicate the right-of-way of an abutting street in conformance with the City of Springdale Master Street Plan. A separate dedication document shall be submitted to the City for filing.
- Approval of this project is contingent on adoption of the proposed update to Chapter 32, which includes Section 3.9 Workforce-Attainable Housing Density Bonus.
- Prior to the issuance of permits, the developer must execute a Workforce Housing Performance Agreement in a form approved by the City Attorney. This agreement will finalize the location, affordability terms, and construction timeline for all attainable units. Additionally, the owner is required to record all necessary restrictive covenants and easements with the Washington County Circuit Clerk to ensure long-term compliance with City policy.

PROJECT SPECIFIC COMMENTS:

1. Property lines and platting must be adjusted, approved, and filed with the city and Circuit Clerk of Washington County, respectively, prior to the city granting certificates of occupancy to any and all structures within the project proposal.
    a. Shaver Addition, Phase I:
        i. 815-25732-000
    b. Outlot:
        i. 8915-27636-000, 815-27640-000
    c. Shaver Addition, Phase II:
        i. 815-20924-000, 815-20933-000, 815-20934-000

2. A declaratory judgment action complaint must be filed with the Circuit Clerk of Washington County, allowing subject lots to be removed from the respective subdivisions. Removal of the subject lots is contingent upon either obtaining written consent from all property owners within the Shaver Addition (Ph. I & Ph. II) Subdivision or a conclusion in favor of the declaratory judgment action.
3. APN: **815-20935-000** is listed on the cover page under the Vicinity Map header. If this lot is included within the development proposal, we will need additional documentation, such as authorization from the current property owners.
4. Please show property boundaries with all corners pinned – give reference to established/set monuments.
5. An automatic or other irrigation system shall be required for all landscaped areas.
    a. *Irrigation meters are provided now. However, the irrigation system design/plan here was to be supplied by the Contractors (designed per performance specification), so this should come shortly, if that's acceptable.*
6. Exterior equipment at grade level must be at least 10' behind the Build-to-Lines (BTLs) and screened from public rights-of-way, per the Street Walls section of the FBC manual. For equipment on roofs or upper floors, a 5' setback from the BTLs is required, with screening provided by parapet walls or enclosures in accordance with the relevant FBC guidelines.
    a. *Understood & reiterated to project team.*
7. Double-check the proposed 10' UE along the SE property line. The easement associated with the proposed underground primary conduit, secondary electric service conduits w/ pull strings, and roof drainage connection – 12" HDPE is shown where a neighboring structure exists and is shown over the development's property line.

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 03.30.26

All building and fire comments addressed.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 03.31.26

PROJECT: L26-03 Mountain View Apartments
REVIEW DATE: 3/27/2026

STANDARD COMMENTS
(no response required)

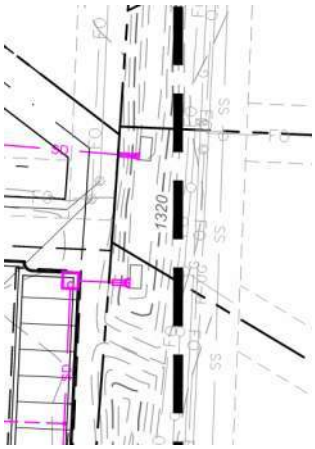
- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
- Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
    - This note is left in place throughout the design process to ensure that access is maintained.
- A performance bond shall be submitted to the city prior to project approval for all public improvements.
- A maintenance bond shall be submitted to the city prior to COO for all public improvements.
- Work in city ROW shall be coordinated with Public Works Signalization to prevent damage to streetlights. PW needs to oversee depths, backfill, wire sizing, conduit sizing, etc.

PROJECT SPECIFIC COMMENTS

1. Chapter 106 – Stormwater Drainage

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

- Provide details for installation of pavers. Cross sections, material specs, dimensions, elevations, etc.
    - Details show minimum depths of aggregates, what are actual design values?
- Due to small size of pond, trickle channel is not needed
- Do the pond and pavers discharge on the neighbor's property? Although there is an existing drainage easement, the FES need to be pulled back into the subject property unless a TCE is obtained from the neighboring property owner.

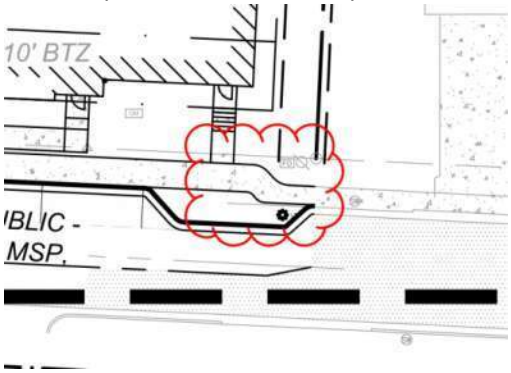


- Will the existing DE on the east side contain the 100 year WSE?
- Is any additional storm sewer needed on Mountain View?

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

(Ord. No. 3258, § 1, 11-12-02)

- Try to smooth out the sidewalk transitions as much as possible to avoid an abrupt jog (same on west side)



SPRINGDALE™
WE'RE MAKING IT HAPPEN

Large Scale/Non-Large Scale Application

Date: 12/23/2025 Permit No.: 250430

Applicant / Owner

Applicant Name:	Caleb LeBow	Owner Name:	Kasim Ventures Management LLC
Address:	3537 N Steele Blvd Ste 310		
City, State, Zip:	Fayetteville, AR, 72703	Address:	PO Box 748
Phone:	4792132613	City, State, Zip:	Springdale, AR, 72765
Email:	[redacted]	Phone:	918-902-4235
Application Contact:	Applicant	Email:	[redacted]

Property

Job Address:	402 Mt View Ave	Rezone Required:	NC2
Parcel No(s).:	815-27640-000, 815-20924-000, 815-20933-000, 815-20934-000, 815-20935-000, 815-27636-000, & 815-25732-000	Total Acreage:	4.21
Current Zoning:	NC2		

Development Point of Contact

Name:	Caleb LeBow	Address:	3537 N Steele Blvd Ste 310
E-mail:	[redacted]	Phone:	4792132613

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.

Caleb LeBow	12/23/2025
Name	Date

MOUNTAIN VIEW APARTMENTS
STACKED FLATS & COURTYARD BUILDINGS
402 MT. VIEW AVE.
SPRINGDALE, ARKANSAS
LARGE SCALE DEVELOPMENT

LEGEND

FOUND MONUMENT (AS NOTED)	GUY WIRE
SET 1/2" REBAR W/ PLASTIC CAP, "LC 366"	IRRIGATION VALVE
SET 5/8" REBAR W/ ALUMINUM CAP, "LC 366"	POWER POLE
AIR CONDITIONER	MAIL BOX
BENCHMARK	MEASURED
BOLLARD	MONITORING WELL
BREAKER BOX	PLATTED
BUSH	POWER POLE
CABLE BOX	POWER POLE W/ LIGHT
CABLE VAULT	ROOF DRAIN
CAMERA	SANITARY CLEANOUT
COLUMN	SANITARY MANHOLE
CONIFEROUS TREE	STORM MANHOLE
DECIDUOUS TREE	SIGN
DEEDED	SCHEDULE B-II EXCEPTION
ELECTRIC BOX	SPRINKLER HEAD
ELECTRIC BOX	STEEL POST
ELECTRIC MANHOLE	TELEPHONE CABINET
ELECTRIC METER	TELEPHONE PEDESTAL
ELECTRICAL OUTLET	TELEPHONE RISER
ELECTRIC VAULT	TELEPHONE MANHOLE
FIRE DEPT. CONNECTION	TRAFFIC CONTROL BOX
FIRE HYDRANT	TRAFFIC SIGNAL BOX
FIBER OPTIC BOX	TRAFFIC SIGNAL POLE
FIBER OPTIC PEDESTAL	TRANSFORMER
FLARED END SECTION	VENT PIPE
GAS MARKER	WATER MANHOLE
GAS METER	WATER METER
GAS VALVE	WATER VALVE
GAS VAULT	WOOD POST
GRATE INLET	SPRINKLER CONTROL VALVE
GREASE TRAP	

- PROPOSED CENTER LINE
- EXISTING CENTER LINE
- PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED BUILDING SETBACK
- PROPOSED PERMANENT EASEMENT
- EXISTING EASEMENT
- EXISTING CONTOUR
- EXISTING CONTOUR
- EXISTING SANITARY PIPE
- EXISTING STORM DRAIN PIPE
- EXISTING GAS PIPE
- EXISTING WATER PIPE
- EXISTING UNDERGROUND POWER
- EXISTING OVERHEAD POWER
- EXISTING UNDERGROUND CABLE/TV
- EXISTING UNDERGROUND FIBER OPTIC
- EXISTING WOVEN WIRE FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING WOOD FENCE
- EXISTING TREE LINE



0' 500' 1000' 2000'
SCALE IN FEET

VICINITY MAP

PARCELS #: 815-27640-000, 815-20924-000, 815-20933-000, 815-20934-000, 815-20935-000, 815-27636-000, & 815-25732-000
SECTION 01, T-17-N, R-30-W WASHINGTON COUNTY, ARKANSAS

LEGAL DESCRIPTION:

ALL OF LOT 5, BLOCK 1 OF THE FINAL PLAT OF SHAVER ADDITION, PHASE 1, TO THE CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD BOOK 7 AT PAGE 103, ALL OF LOTS 19, 20 AND 21 AND A PART OF LOT 22 OF BLOCK "A" AND ALL OF LOTS 12, 13, 14 AND 15 OF BLOCK "B" OF A.B. COGER & A.C. DE WESE ADDITION TO THE CITY OF SPRINGDALE AS SHOWN ON PLAT RECORDS 3 AT PAGE 396 AND 4 AT PAGE 154, AND ALSO A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N87°19'29"W 569.24' AND S03°53'46"W 360.98' FROM AN EXISTING CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S03°53'46"W 29.65', THENCE S04°21'10"W 218.22', THENCE N87°21'03"W 49.15', THENCE S02°39'49"W 180.09' TO THE NORTH RIGHT-OF-WAY OF MOUNTAIN VIEW AVENUE, THENCE ALONG SAID RIGHT-OF-WAY N87°20'31"W 436.89', THENCE LEAVING SAID RIGHT-OF-WAY N02°37'43"E 170.01', THENCE S87°14'27"E 61.91' TO AN EXISTING REBAR, THENCE N03°17'41"E 227.68' TO AN EXISTING CONCRETE MONUMENT, THENCE N88°59'01"E 4.99' TO AN EXISTING REBAR, THENCE S87°23'14"E 259.97', THENCE N04°41'39"E 90.36' TO THE SOUTH RIGHT-OF-WAY OF ROBERT CIRCLE, THENCE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 50.00' FOR A CHORD BEARING AND DISTANCE OF N66°05'59"E 47.88', THENCE LEAVING SAID RIGHT-OF-WAY S52°31'21"E 143.51' TO THE POINT OF BEGINNING, CONTAINING 4.21 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

SITE DATA

PROPOSED USE	STACKED FLATS & COURTYARD
ZONING	NC2 NEIGHBORHOOD CENTER TYPE 2
SITE AREA	±4.21 ACRES ±183,388SF
SITE NET AREA (LESS STREET ROW)	±4.21 ACRES ±183,388 SF
WASHINGTON COUNTY PARCEL #(S):	815-27640-000, 815-20924-000, 815-20924-010, 815-20933-000, 815-20934-000, 815-27636-000, & 815-25732-000
EXISTING GROSS FLOOR AREA	N/A
TOTAL PROPOSED GROSS FLOOR AREA	175,648 SF
MAXIMUM BUILDING HEIGHT	55'-0"
PROPOSED BUILDING HEIGHT	42'-0"
TOTAL IMPERVIOUS AREA	3.35 AC / 145,764 SF (79%)
TOTAL PERVIOUS AREA	0.86 AC / 37,624 SF (21%)
REQUIRED OPEN SPACE	0.84 / 36,678 SF (20% SITE AREA)
OPEN SPACE PROVIDED	0.86 AC / 37,624 SF (21%)

PARKING

REQUIRED PARKING	0.5 SPACES PER DWELLING UNIT, NOT TO EXCEED 2 SPACES PER DWELLING UNIT PLUS 1 ADDITIONAL SPACE FOR EACH 10 DWELLING UNITS BEYOND 50 UNITS	
PROPOSED PARKING	STANDARD	115 STALLS
	ADA	5 STALLS
	STANDARD	197 STALLS
	ADA	9 STALLS
	TOTAL PRIVATE PARKING	206 STALLS
	ADDITIONAL PUBLIC ON-STREET	13 STALLS

BUILDING SETBACKS/BUILD-TO-LINE (NC-2)

PRIMARY STREET BUILD-TO-LINE (SOUTH)	10' MIN | 25' MAX
ALLEY SETBACK	0' MIN | 10' MAX
SIDE SETBACK INTERIOR (EAST / WEST)	10' MIN | 25' MAX
SIDE SETBACK EXTERIOR	0' MIN |10' MAX
BUILDING FORM - PRIMARY STREET	93% OF BUILD-TO-LINE (>85%)
BUILDING FORM - SIDE STREET	N/A

FLOOD NOTE:

THE FLOOD INSURANCE RATE MAP (FIRM) FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY PANEL NO. 05143C0070G, EFFECTIVE DATE JANUARY 25TH, 2024, SHOWS THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.) HOWEVER, PORTIONS OUTSIDE OR ON THE PROPERTY LINE IN THE NORTH AND WEST ARE 0.2% ANNUAL CHANCE OF FLOOD, CHECK FLOODING IN THIS AREA.

DESIGN CONTACTS

OWNER / DEVELOPER
KASIM VENTURES MANAGEMENT LLC / WAGERS CAPITAL
PO BOX 748
SPRINGDALE, AR 72765
CONTACTS: OMAR KASIM / BRIAN WAGERS
PHONE: 918-902-4235 / 479-357-9880
EMAIL: OMAR@KASIMVENTURES.COM
BRIAN@WAGERSCAPITAL.COM

ARCHITECT
CROSS ARCHITECTS
879 JUNCTION DRIVE
ALLEN, TEXAS 75013
CONTACT: ANDREW BLACKMAN
PHONE: 469-393-1133
EMAIL: ABLACKMAN@CROSSARCHITECTS.COM

ENGINEER
OLSSON
3537 N STEELE BLVD, STE 310
FAYETTEVILLE, AR 72703
CONTACT: CALEB LEBOW, PE
PHONE: 479-213-2613
EMAIL: CLEBOW@OLSSON.COM

SURVEYOR
BATES & ASSOCIATES
7230 S PLEASANT RIDGE DR
FAYETTEVILLE, AR 72704
CONTACT: JOSE RIOS
PHONE: 479-442-9350
EMAIL: JOSE@BATESNWA.COM

UTILITY CONTACTS

WATER/SANITARY
SPRINGDALE WATER UTILITIES
526 OAK AVE
SPRINGDALE, AR 72764
CONTACT: TIM HAWKINS
PHONE: 479-927-4180
EMAIL: THAWKINS@SPRINGDALEWATER.COM

TELEPHONE
AT&T
627 WHITE ROAD
SPRINGDALE, AR 72766
CONTACT: JUSTIN KUMPE
PHONE: 501-773-7443

FIRE DEPARTMENT
SPRINGDALE FIRE DEPARTMENT
417 HOLCOMB, 2ND FLOOR
SPRINGDALE, AR 72764
CONTACT: BLAKE HOLTE
PHONE: 479-751-4510
EMAIL: BHOLTE@SPRINGDALEAR.GOV

ELECTRIC
SWEPCO
101 W TOWNSHIP ST,
FAYETTEVILLE, AR 72703
CONTACT: GEORGE RUTH
PHONE: 479-973-2377
EMAIL: GWRUTH@AEP.COM

ENGINEERING
CITY OF SPRINGDALE
201 SPRING STREET
SPRINGDALE, AR 72764
CONTACT: KATIE HOLLINGSHEAD
PHONE: 479-756-7716
EMAIL: KHOLLINGSHEAD@SPRINGDALEAR.GOV

DEPARTMENT OF HEALTH
ARKANSAS DEPARTMENT OF HEALTH
4815 W. MARKHAM, SLOT #37
LITTLE ROCK, AR 72705
CONTACT: ADAM PARKER
PHONE: 501-280-4734

PREPARED & SUBMITTED BY

CERTIFICATE OF AUTHORIZATION
Olsson Inc.
No.1010
ARKANSAS ENGINEER

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	GENERAL NOTES
C0.2	OVERALL DEMOLITION PLAN
C0.3	DEMOLITION PLAN I
C0.4	DEMOLITION PLAN II
C1.0	OVERALL SITE & PAVING PLAN
C1.1	SITE & PAVING PLAN I
C1.2	SITE & PAVING PLAN II
C1.3	EASEMENT PLAN
C2.0	OVERALL GRADING PLAN
C2.1	GRADING PLAN I
C2.2	GRADING PLAN II
C3.0	EROSION CONTROL PLAN PHASE I
C3.1	EROSION CONTROL PLAN PHASE II
C3.2	EROSION CONTROL DETAILS
C4.0	OVERALL UTILITY PLAN
C4.1	UTILITY PLAN I
C4.2	UTILITY PLAN II
C4.3	OVERALL STORM PLAN
C5.0	PUBLIC WATER PLAN & PROFILE I
C5.1	PUBLIC WATER PLAN & PROFILE II
C5.2	PUBLIC WATER PLAN & PROFILE III
C5.3	PUBLIC WATER PLAN & PROFILE IV
C5.4	PUBLIC WATER PLAN & PROFILE V
C6.0	SANITARY PLAN & PROFILE I
C6.1	SANITARY PLAN & PROFILE II
C6.2	SANITARY PLAN & PROFILE III
C7.0	STORM PLAN & PROFILE I
C7.1	STORM PLAN & PROFILE II
C7.2	STORM PLAN & PROFILE III
C7.3	STORM PLAN & PROFILE IV
C8.0	DETAIL SHEET I
C8.1	DETAIL SHEET II
C8.2	DETAIL SHEET III
C8.3	DETAIL SHEET IV
C8.4	DETAIL SHEET V
L1.0	OVERALL LANDSCAPE PLAN
L1.1	ENLARGED LANDSCAPE PLAN 1
L1.2	ENLARGED LANDSCAPE PLAN 2
L2.0	TREE PRESERVATION PLAN
L3.0	LANDSCAPE DETAILS

SPRINGDALE PLANNING DEPARTMENT PROJECT NUMBERS	
LARGE SCALE:	L26-03

ABBREVIATIONS

M.G.	MATCH GRADE
PVMT.	PAVEMENT
TC	TOP OF CURB
EP	EDGE OF PAVEMENT
G	GUTTER
EL.	ELEVATION
RW	RIGHT-OF-WAY
ROW	RIGHT-OF-WAY
TCE	TEMPORARY CONSTRUCTION EASEMENT
ESMT.	EASEMENT
PROP.	PROPOSED
EXIST.	EXISTING
TYP.	TYPICAL
(R)	REMOVAL
CONST.	CONSTRUCT
TBM	TEMPORARY BENCHMARK
C.P.	CONTROL POINT
D.N.D.	DO NOT DISTURB
U.I.P.	USE IN PLACE
CONC.	CONCRETE
AGG.	AGGREGATE
N.T.S.	NOT TO SCALE
B-B	BACK OF CURB TO BACK OF CURB
F-F	FACE OF CURB TO FACE OF CURB

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE BASED ON THE BEST INFORMATION AVAILABLE AND MAY NOT REFLECT ALL EXISTING UTILITIES IN THE PROJECT AREA. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE UTILITY COMPANIES FOR LOCATING EXISTING UTILITIES PRIOR TO CONSTRUCTION AND FOR PROTECTION OF SERVICES DURING CONSTRUCTION.

olsson
3537 North Steele Boulevard
Suite 310
Fayetteville, AR 72703
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TEL 479.443.3404
FAX 479.443.4340
Olsson - Engineering
Arkansas COA #1010

PRELIMINARY. NOT FOR CONSTRUCTION

REVISIONS

REV. NO.	DATE	DESCRIPTION

COVER SHEET
MOUNTAIN VIEW APARTMENTS
LARGE SCALE DEVELOPMENT
SPRINGDALE, ARKANSAS
2025

drawn by: CE
designed by: CS
project no.: 024-04937
date: 03.19.2026

SHEET C0.0

F:\2024\024937.000\00204-04937-00 Design\AutoCAD\Final Plans\Sheets\SDNC_TTL01_024t4937.dwg
DATE: Mar 19, 2026 12:05am USER: cebbow

GENERAL NOTES:

1. CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS (APPROVED BY CITY OF SPRINGDALE, ARKANSAS) AND ONE (1) COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS & SPECIFICATIONS AT THE SITE AT ALL TIMES.
2. ALL REFERENCES CONTAINED WITHIN THESE PLANS TO THE OWNER'S ENGINEER ARE HEREBY REFERENCED OLSSON, INC.
3. THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL LINES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL 811 OR 1-800-482-8998, AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING GRADING ACTIVITIES. !!STOP!! CALL BEFORE YOU DIG!!
4. UTILITIES AS SHOWN WERE OBTAINED FROM INFORMATION INDICATED ON THE SURVEY OR BY FIELD OBSERVATION. CONTRACTOR SHALL FIELD VERIFY ALL HORIZONTAL AND VERTICAL LINES AND GRADES OF EXISTING UTILITIES PRIOR TO THE CONSTRUCTION OF IMPROVEMENTS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF A DISCREPANCY BETWEEN THE CONTRACT DRAWINGS AND ACTUAL FIELD CONDITIONS.
5. CONTRACTOR SHALL NOT CHANGE OR DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER AND ENGINEER.
6. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL PERMITS AND PAY ALL FEES AS REQUIRED BY THE CONSTRUCTION COVERED IN THESE PLANS.
7. ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF THE RIGHT-OF-WAY AND FOR DAMAGED IMPROVEMENTS SUCH AS CURBS, SIDEWALKS, STREET LIGHT AND TRAFFIC SIGNAL JUNCTION BOXES, TRAFFIC SIGNAL LOOP LEAD INS, SIGNAL POLES, ETC. DAMAGED IMPROVEMENTS SHALL BE REPAIRED IN CONFORMANCE WITH THE LATEST CITY STANDARDS AND TO THE CITY'S SATISFACTION.
9. CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE ANY EXISTING STREET, CURB AND GUTTER, SIDEWALK, DRIVEWAYS OR STRUCTURE UNLESS SHOWN TO BE REMOVED.
10. ALL WORK WITHIN ROAD RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF SPRINGDALE, ARKANSAS REQUIREMENTS, UNLESS OTHERWISE NOTED.
11. ALL TRAFFIC CONTROL SHALL BE IN CONFORMANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
12. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS. ANY PROPERTY CORNER DISTURBED OR DAMAGED BY GRADING ACTIVITIES SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF ARKANSAS, AT THE CONTRACTOR'S EXPENSE.
13. CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL EARTHWORK QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS AS SHOWN TO COMPLETE CONSTRUCTION SHOWN ON PLANS.
14. THE CONTOUR LINES, SPOT ELEVATIONS AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE FOR TOP OF PAVEMENT, SIDEWALKS, CURBS AND FLOOR SLABS, ETC. REFER TO TYPICAL SECTIONS FOR PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT FOR GRADING LINE ELEVATIONS.
15. CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN 1 FOOT VERTICAL IN 3 FEET HORIZONTAL, UNLESS SPECIFIED OTHERWISE.
16. THE CONTRACTOR SHALL GRADE LANDSCAPED AREAS AT A MIN. OF 1% TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS WHEN FINISH LANDSCAPE MATERIALS ARE IN PLACE, UNLESS SPECIFIED OTHERWISE.
17. ALL BACKFILL SHALL BE TAMPED. BACKFILL WITHIN THE RIGHT-OF-WAY SHALL BE COMPACTED TO 95% MAX. DENSITY AS PER ASTM-D698 (STANDARD PROCTOR COMPACTION).
18. THE CONTRACTOR IS RESPONSIBLE FOR ATTENDING TO AND CORRECTING UNSUITABLE SOIL CONDITIONS RELATED TO PLOW ZONES, WET SOILS AND OTHER CONDITIONS. THE UNSUITABLE CONDITIONS MUST BE CORRECTED PER THE GEOTECHNICAL ENGINEER'S REPORT, WHERE REQUIRED, TO MEET PROJECT NEEDS.
19. ALL EXTERIOR CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI AND BE AIR ENTRAINED.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PUBLIC STREETS IN THE VICINITY OF THE JOB SITE CLEAN AND FREE OF ROCKS, SOIL/MUD AND DEBRIS DURING ALL PHASES OF CONSTRUCTION.
21. CONTRACTOR SHALL CLEAN OUT ALL EXISTING AND PROPOSED INLETS, PIPES AND MANHOLES OF DEBRIS AND SEDIMENTATION AT COMPLETION OF SITEWORK. THIS WORK SHALL BE DONE TO THE SATISFACTION OF THE OWNER AND THE CITY OF SPRINGDALE, ARKANSAS.
22. CONTRACTOR SHALL RETAIN FLOATABLE WIND BLOWN MATERIALS ON SITE BY STORING ALL TRASH AND BUILDING MATERIAL WASTE IN ENCLOSURES UNTIL PROPER DISPOSAL AT AN OFF-SITE FACILITY. CONTRACTOR TO CHECK ADJACENT AREAS DAILY AND PICK UP CONSTRUCTION WASTE MATERIALS AND DEBRIS THAT HAVE BLOWN OR WASHED OFF-SITE.
23. CONTRACTOR IS RESPONSIBLE FOR PROVIDING BERMS, SILT FENCES, OR OTHER MEANS TO PREVENT ERODED MATERIALS FROM REACHING THE PUBLIC RIGHT-OF-WAY AND ADJACENT PROPERTIES. IN THE EVENT THE PREVENTION MEASURES ARE NOT EFFECTIVE, THE CONTRACTOR SHALL REMOVE ANY DEBRIS, SILT, OR MUD AND RESTORE THE RIGHT-OF-WAY TO ORIGINAL OR BETTER CONDITION.
24. CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DOWNSTREAM EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION. EROSION CONTROL PROCEDURES SHALL BE IN PLACE PRIOR TO BEGINNING GRADING ACTIVITIES.
25. CONSTRUCTION ACCESS TO THE SITE SHALL BE LIMITED TO THE APPROVED TEMPORARY CONSTRUCTION ENTRANCE(S) AS SHOWN ON SHEET C3.0.
26. TEMPORARY CONSTRUCTION ENTRANCE SHALL HAVE SHOT ROCK FOR ITS SURFACE.
27. EROSION CONTROL DEVICES SHALL BE MAINTAINED DURING THE WHOLE CONSTRUCTION PERIOD BY THE CONTRACTOR.
28. CONTRACTOR SHALL PROTECT ANY STORM INLETS FROM SEDIMENT THAT TAKE STORM WATER FROM THE AREA OF CONSTRUCTION.
29. ALL DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN.
30. STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
    A. DEVELOPMENT AND GRADING WITHIN THE DISTRIBUTED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION.
    B. THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY.
    C. NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY DIRECTOR OF ENGINEERING.
    D. NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING.
    E. ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.

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REVISIONS

REV. NO.	DATE	DESCRIPTION

GENERAL NOTES

MOUNTAIN VIEW APARTMENTS
LARGE SCALE DEVELOPMENT

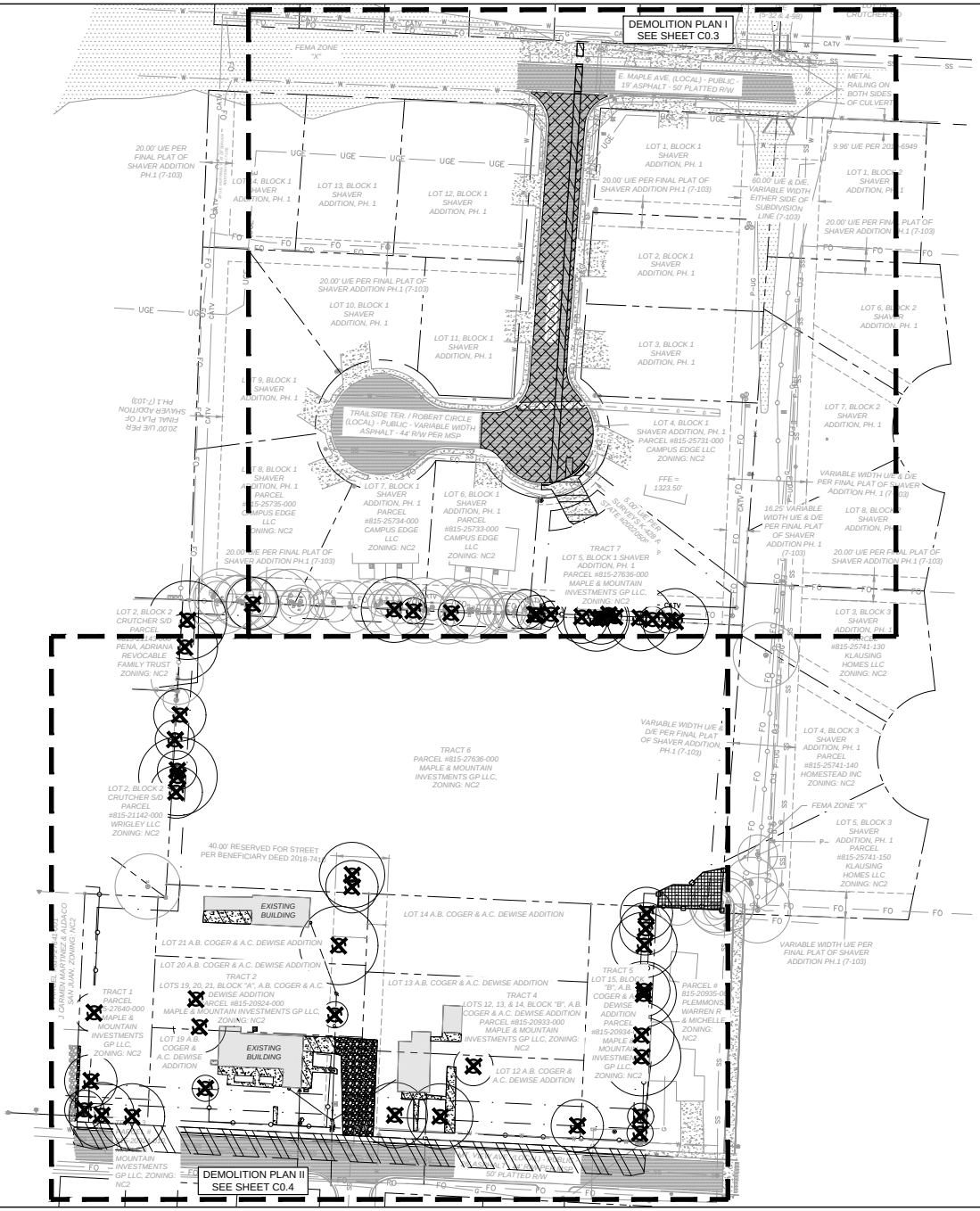
SPRINGDALE, ARKANSAS

2025

drawn by: CE
designed by: CL
project no.: 024-04937
date: 03.19.2026

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DEMOLITION NOTES:

1. PROTECT EXISTING FEATURES OUTSIDE LIMITS OF DEMOLITION.
2. PROTECT EXISTING BUILDINGS, APPURTENANCES AND DRIVE ENTRANCES AS NOTED.
3. PROTECT EXISTING WATER LINES, GAS LINES, ELECTRIC LINES, LIGHT POLES, POWER POLES, TELEPHONE LINES, SEWER LINES AND RELATED COMPONENTS AND ALL OTHER EXISTING UTILITIES DESIGNATED TO REMAIN.
4. PROTECT OR HAVE A REGISTERED SURVEYOR REESTABLISH EXISTING IRON PINS.
5. DEMOLITION OR EXCAVATION BY BLASTING WILL NOT BE PERMITTED ON THIS PROJECT.
6. DEMOLITION INCLUDES REMOVAL OF ALL EXISTING IMPROVEMENTS AND TREES WITHIN LIMITS SHOWN EXCEPT THOSE ITEMS NOTED TO BE PROTECTED.
7. CAREFULLY REMOVE EXISTING LIGHT POLES, PARKING METERS, SIGN POSTS AND PANELS INDICATED. STORE THEM OFFSITE AT LOCATION PROVIDED BY OWNER. THESE ITEMS SHALL BE DISPOSED OF BY CONTRACTOR (EXCEPT FOR REMAINING EXISTING SIGNS).
8. DEMOLISH EXISTING DRIVEWAY APRONS NOTED. SAW CUT AND REMOVE EXISTING CURB AND GUTTER 5 FEET EACH WAY FROM DRIVEWAY APRON.
9. DEMOLITION AND REMOVAL OF TREES SHALL OCCUR ONLY ON SATURDAYS OR SUNDAYS, WITH ENTIRE REMOVAL PROCESS BEING COMPLETED ON THE SAME DAY. NO DEBRIS SHALL BE LEFT ON SITE. TREE REMOVAL INCLUDES THE STUMP AND ROOT BALL.
10. FOR CLEANUP SEE SPECIFICATIONS.
11. BACKFILL REMOVED STRUCTURES WITH AGGREGATE BASE PER SPECIFICATIONS.
12. WHERE PARTIAL REMOVAL OF PAVING, CONCRETE, SIDEWALK, CURB & GUTTER, OR OTHER IMPROVEMENT IS NOTED, SAWCUT THE MATERIAL AT THE REMOVAL LINE. ROUGH OR RAGGED EDGES AT LIMITS OF REMOVAL WILL NOT BE ACCEPTABLE.
13. ALL REMOVED MATERIAL SHALL BE DISPOSED OF OFF-SITE AT CONTRACTOR'S EXPENSE TO AN APPROVED DUMP SITE UNLESS OTHERWISE NOTED.
14. SAWCUT OF EXISTING PAVEMENT SHALL BE TO NEAREST JOINT LINE.
15. CRUSHED STONE FILL CAN BE STOCKPILED AND REUSED, IF IT HAS PROPER GRADATION CHARACTERISTICS AS DETERMINED BY GEOTECHNICAL ENGINEER DURING CONSTRUCTION.
16. UPON REMOVAL OF SURFACE MATERIALS, THE EXPOSED SUBGRADE SHOULD BE CAREFULLY OBSERVED BY A GEOTECHNICAL ENGINEER.
17. ANY SOFT OR UNSTABLE AREAS WHICH ARE DETECTED AT THE EXPOSED GRADE OR DURING THE EXCAVATION FOR THE FOOTINGS SHOULD BE UNDERCUT AND REPLACED WITH LOAD BEARING FILL. REFER TO GEOTECHNICAL REPORT.
18. CONTRACTOR TO PROVIDE TRAFFIC CONTROL ROUTING AD PLANS FOR THE CONSTRUCTION INCLUDED IN THESE PLANS. CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FOR THE STREET CLOSURES AND COORDINATE THESE CLOSURES WITH THE CITY AS REQUIRED.
19. CONTRACTOR TO UTILIZE PRECAUTION WHEN WORKING NEAR EXISTING UTILITIES.
20. CONTRACTOR TO UTILIZE CAUTION WHEN WORKING NEAR EXISTING ON OR OFF-SITE TREES TO REMAIN.
21. CONTRACTOR TO COORDINATE REMOVAL AND / OR REPLACEMENT OF ANY EXISTING UTILITIES WITH THE CONTROLLING MUNICIPALITY OR FRANCHISE PRIOR TO CONSTRUCTION.

LEGEND

- SAW CUT EXISTING CONCRETE, CURB
- RIGHT-OF-WAY LINE
- PROPERTY/LEASE LINE
- PROP. BUILDING SETBACK
- PROP. CONCRETE RETAINING WALL
- UTILITY EASEMENT
- EXIST. WATER PIPE
- EXIST. GAS PIPE
- EXIST. SANITARY PIPE
- EXIST. OVERHEAD POWER
- EXIST. STORM DRAIN PIPE
- EXIST. UNDERGROUND CABLE/TV
- EXIST. UNDERGROUND FIBER OPTIC
- EXIST. SIGN
- BENCHMARK
- EXIST. SANITARY SEWER MANHOLE
- EXIST. STORM SEWER MANHOLE
- EXIST. GAS METER
- EXIST. POWER POLE
- EXIST. TRANSFORMER
- EXIST. WATER METER
- EXIST. FIBER OPTIC VAULT
- EXIST. ELECTRIC METER
- EXIST. GRATE INLET
- EXIST. GUY WIRE
- EXIST. POWER POLE
- EXIST. POWER POLE W/ LIGHT
- EXIST. COMMUNICATION BOX
- EXIST. TELEPHONE CABINET
- EXIST. WATER VALVE

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OVERALL DEMOLITION PLAN

MOUNTAIN VIEW APARTMENTS
LARGE SCALE DEVELOPMENT

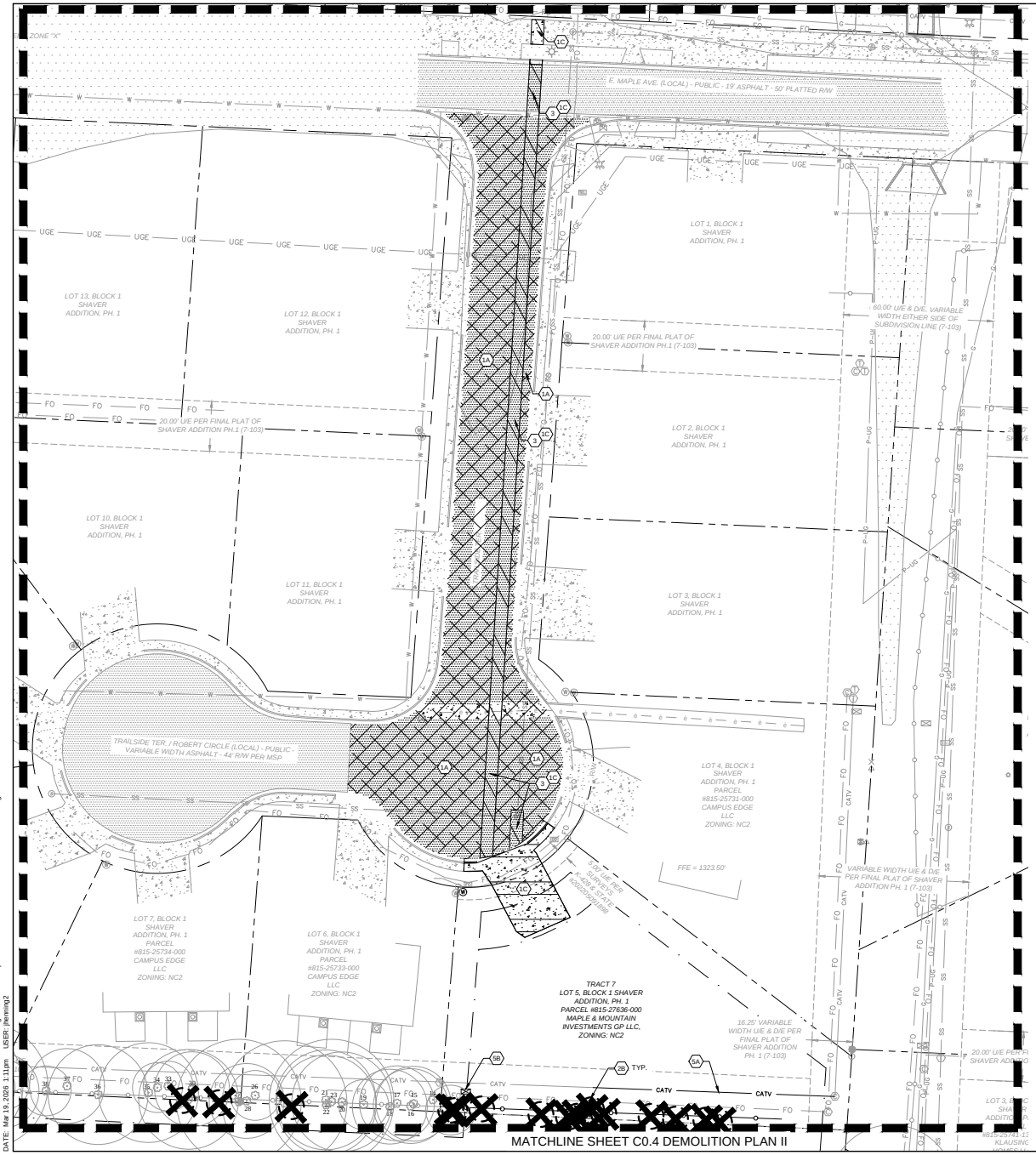
SPRINGDALE, ARKANSAS

2025

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date: 03.19.2026

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MATCHLINE SHEET C0.4 DEMOLITION PLAN II

LEGEND

- SAW CUT EXISTING CONCRETE, CURB
- RIGHT-OF-WAY LINE
- PROPERTY/LEASE LINE
- PROP. BUILDING SETBACK
- PROP. CONCRETE RETAINING WALL
- UTILITY EASEMENT
- EXIST. WATER PIPE
- EXIST. GAS PIPE
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KEYNOTES

- 1A — EXISTING ASPHALT & CONCRETE PAVEMENT TO BE MILLED & OVERLAID
- 1B — EXISTING BUILDING TO BE REMOVED
- 1C — EXISTING ASPHALT & CONCRETE PAVEMENT TO BE REMOVED
- 1D — EXISTING GRAVEL DRIVE TO BE REMOVED
- 2A — EXISTING TREES TO BE PRESERVED. INSTALL INITIAL TREE PRESERVATION FENCING PER LANDSCAPING SHEET DETAILS
- 2B — EXISTING TREES TO BE REMOVED
- 3 — TRENCH EXISTING PAVEMENT FOR PROPOSED WATER / SEWER MAIN EXTENSION
- 4 — REMOVE EXISTING FENCE
- 5A — RELOCATE EXISTING CATV LINE PER UTILITY SHEETS
- 5B — RELOCATE EXISTING ELECTRICAL BOX PER UTILITY SHEETS
- 5C — RELOCATE EXISTING FIRE HYDRANT PER UTILITY SHEETS
- 6A — REMOVE EXISTING OVERHEAD POWER AND POWER POLES
- 6B — REMOVE EXISTING GAS SERVICE LINE

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DEMOLITION PLAN I

MOUNTAIN VIEW APARTMENTS
LARGE SCALE DEVELOPMENT

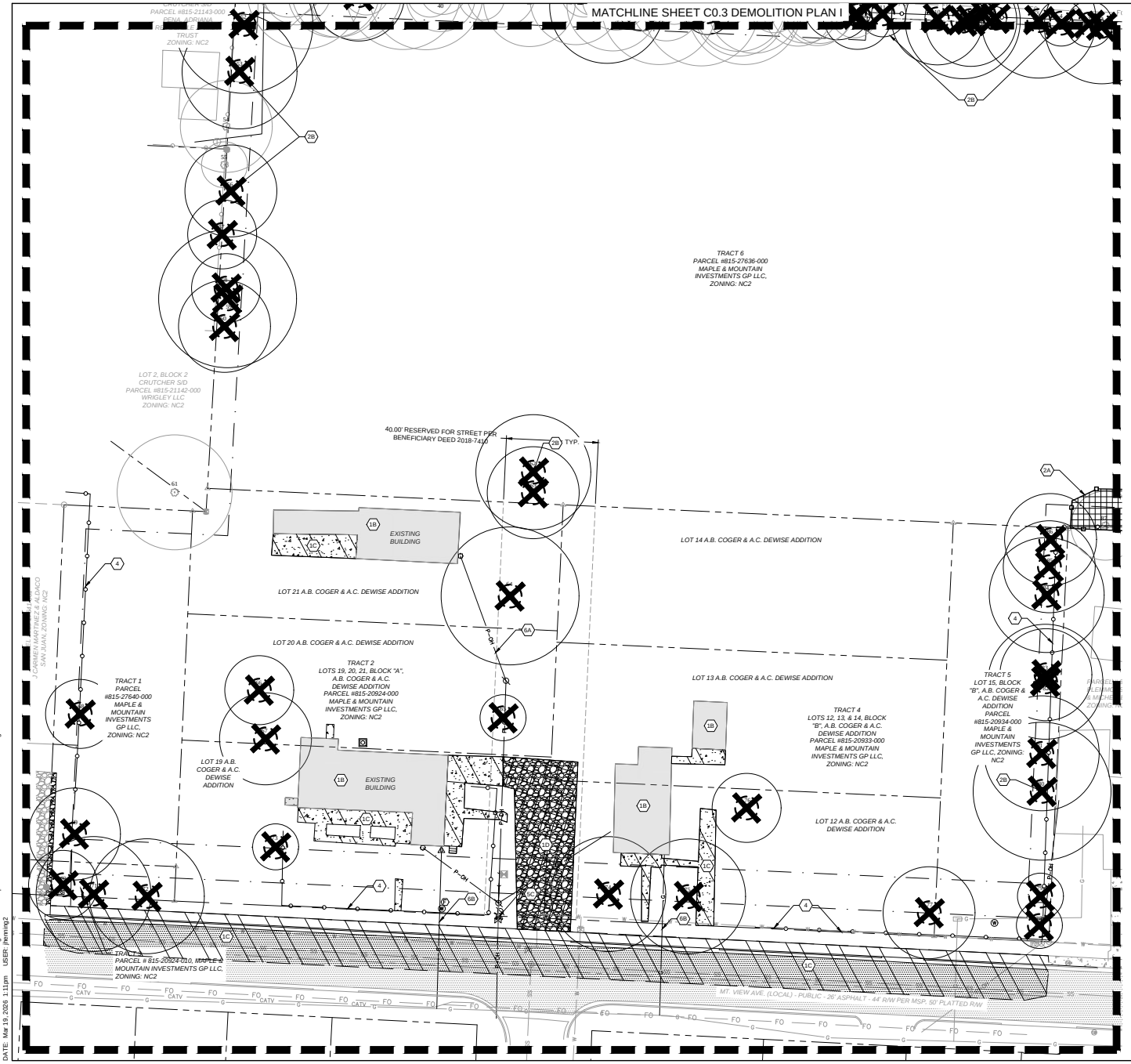
SPRINGDALE, ARKANSAS

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LEGEND

- SAW CUT EXISTING CONCRETE, CURB
- RIGHT-OF-WAY LINE
- PROPERTY/LEASE LINE
- PROP. BUILDING SETBACK
- PROP. CONCRETE RETAINING WALL
- UTILITY EASEMENT
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- EXIST. COMMUNICATION BOX
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- EXIST. WATER VALVE

KEYNOTES

- 1A EXISTING ASPHALT & CONCRETE PAVEMENT TO BE MILLED & OVERLAID
- 1B EXISTING BUILDING TO BE REMOVED
- 1C EXISTING ASPHALT & CONCRETE PAVEMENT TO BE REMOVED
- 1D EXISTING GRAVEL DRIVE TO BE REMOVED
- 2A EXISTING TREES TO BE PRESERVED. INSTALL INITIAL TREE PRESERVATION FENCING PER LANDSCAPING SHEET DETAILS
- 2B EXISTING TREES TO BE REMOVED
- 3 TRENCH EXISTING PAVEMENT FOR PROPOSED WATER / SEWER MAIN EXTENSION
- 4 REMOVE EXISTING FENCE
- 5A RELOCATE EXISTING CATV LINE PER UTILITY SHEETS
- 5B RELOCATE EXISTING ELECTRICAL BOX PER UTILITY SHEETS
- 5C RELOCATE EXISTING FIRE HYDRANT PER UTILITY SHEETS
- 6A REMOVE EXISTING OVERHEAD POWER AND POWER POLES
- 6B REMOVE EXISTING GAS SERVICE LINE

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DEMOLITION PLAN II

MOUNTAIN VIEW APARTMENTS
LARGE SCALE DEVELOPMENT

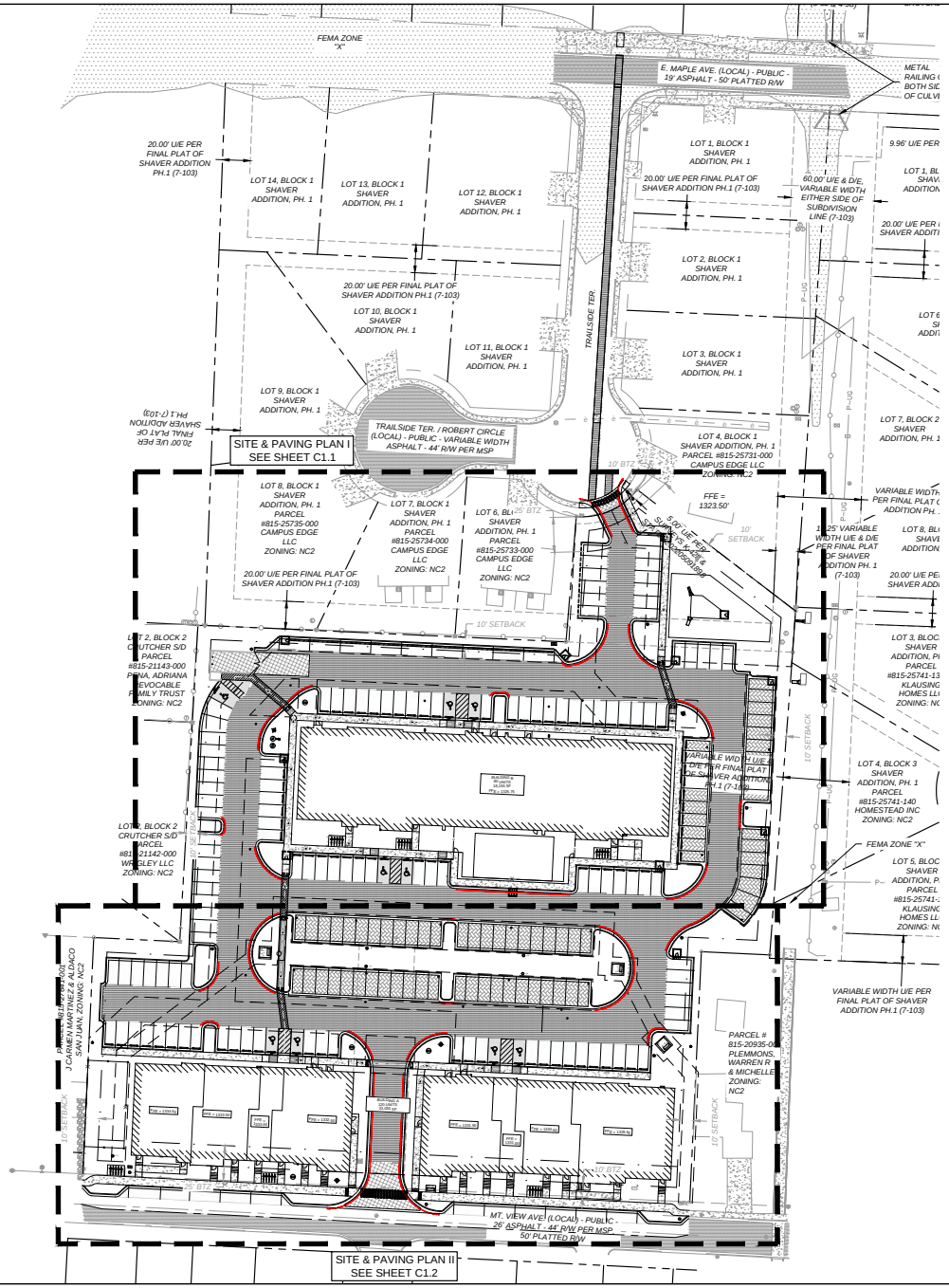
SPRINGDALE, ARKANSAS

2025

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designed by: CS
project no.: 024-04927
date: 03.19.2026

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PAVEMENT MARKING NOTES:

1. DO NOT APPLY PAVEMENT MARKING PAINT UNTIL LAYOUT, COLORS AND PLACEMENT HAVE BEEN VERIFIED WITH THE ARCHITECT.
2. ALLOW CONCRETE PAVING TO AGE FOR 28 DAYS BEFORE MARKING.
3. ALL PAVEMENT SURFACES SHALL BE CLEANED/CLEARED OF ANY DEBRIS OR CURING COMPOUNDS IN ACCORDANCE WITH MANUFACTURES REQUIREMENTS PRIOR TO ANY MARKING APPLICATIONS.
4. DETAILS NOT SHOWN SHALL BE IN CONFORMITY WITH THE STATE STANDARDS FOR TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AND SIMILAR REQUIREMENTS ESTABLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.
5. ALL PARKING LOT STRIPING SHALL BE SINGLE LINE 4" WIDE AS PER THE SITE PLANS.
6. PAINT FOR MARKING PAVEMENT SHALL CONFORM TO FEDERAL HIGHWAY MARKING STANDARDS. USE SHERWIN WILLIAMS PROFESSIONAL FAST DRY ACRYLIC LATEX TRAFFIC MARKING PAINT OR EQUAL, USE WHITE, BLUE OR YELLOW, WHERE APPROPRIATE. UNLESS OTHERWISE DIRECTED, USE THE FOLLOWING:
   A. BLACKTOP OR BITUMINOUS ASPHALT PAVING: USE WHITE COLOR.
   B. PORTLAND CEMENT CONCRETE PAVING: USE WHITE COLOR.
   C. ADA ACCESSIBLE PARKING AND ENTRYWAYS: USE BLUE COLOR.
   D. PROVIDE PAINTED CURBS AT FIRE LANE DESIGNATIONS PER FIRE MARSHAL REQUIREMENTS.
7. APPLY ALL MARKINGS USING APPROVED MECHANICAL EQUIPMENT (WITH PROVISIONS FOR CONSTANT AGITATION OF PAINT), CAPABLE OF APPLYING THE MARKING WIDTHS AS SHOWN. PROVIDE A MINIMUM WET FILM THICKNESS OF 15 MILS. USE PNEUMATIC SPRAY GUNS FOR HAND APPLICATION OF PAINT. ALL PAINTING EQUIPMENT AND OPERATIONS SHALL BE UNDER THE CONTROL OF EXPERIENCED TECHNICIANS THOROUGHLY FAMILIAR WITH EQUIPMENT AND MATERIALS AND MARKING LAYOUTS.
8. DETAIL PAVEMENT MARKINGS SHALL BE THAT MARKING, EXCLUSIVE OF ACTUAL TRAFFIC LANE MARKING, AT EXIT AND ENTRANCE ISLANDS AND TURNOUTS, ON CURBS, AT CROSSWALKS, AT PARKING BAYS AND AT SUCH OTHER LOCATIONS AS SHOWN. ADA ACCESSIBLE PARKING SPACES SHALL BE MARKED BY THE INTERNATIONAL ACCESSIBLE SYMBOL AT INDICATED PARKING SPACES. USE A SUITABLE TEMPLATE THAT WILL PROVIDE A PAVEMENT MARKING WITH TRUE, SHARP EDGES AND ENDS.

GENERAL SITE NOTES:

1. DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. 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.
3. 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:

   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 EIGHTY PERCENT (80%) GRASS COVERAGE AND ONE HUNDRED PERCENT (100%) STABILITY, AND

   C) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND

   D) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND

   E) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.

LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY/LEASE LINE
- PROP. BUILDING SETBACK
- PROP. CONCRETE RETAINING WALL
- FIRE LANE STRIPING: NO PARKING-FIRE LANE
- ACCESSIBLE PATH OF TRAVEL
- UTILITY EASEMENT
- W — EXIST. WATER PIPE
- G — EXIST. GAS PIPE
- SS — EXIST. SANITARY PIPE
- P-OH — EXIST. OVERHEAD POWER
- SD — EXIST. STORM DRAIN PIPE
- CATV — EXIST. UNDERGROUND CABLE/TV
- FO — EXIST. UNDERGROUND FIBER OPTIC
- EXIST. SIGN
- BENCHMARK
- EXIST. SANITARY SEWER MANHOLE
- EXIST. STORM SEWER MANHOLE
- EXIST. GAS METER
- EXIST. POWER POLE
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- EXIST. GUY WIRE
- EXIST. POWER POLE
- EXIST. POWER POLE W/ LIGHT
- EXIST. COMMUNICATION BOX
- EXIST. TELEPHONE CABINET
- WV — EXIST. WATER VALVE

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OVERALL SITE & PAVING PLAN

MOUNTAIN VIEW APARTMENTS
LARGE SCALE DEVELOPMENT

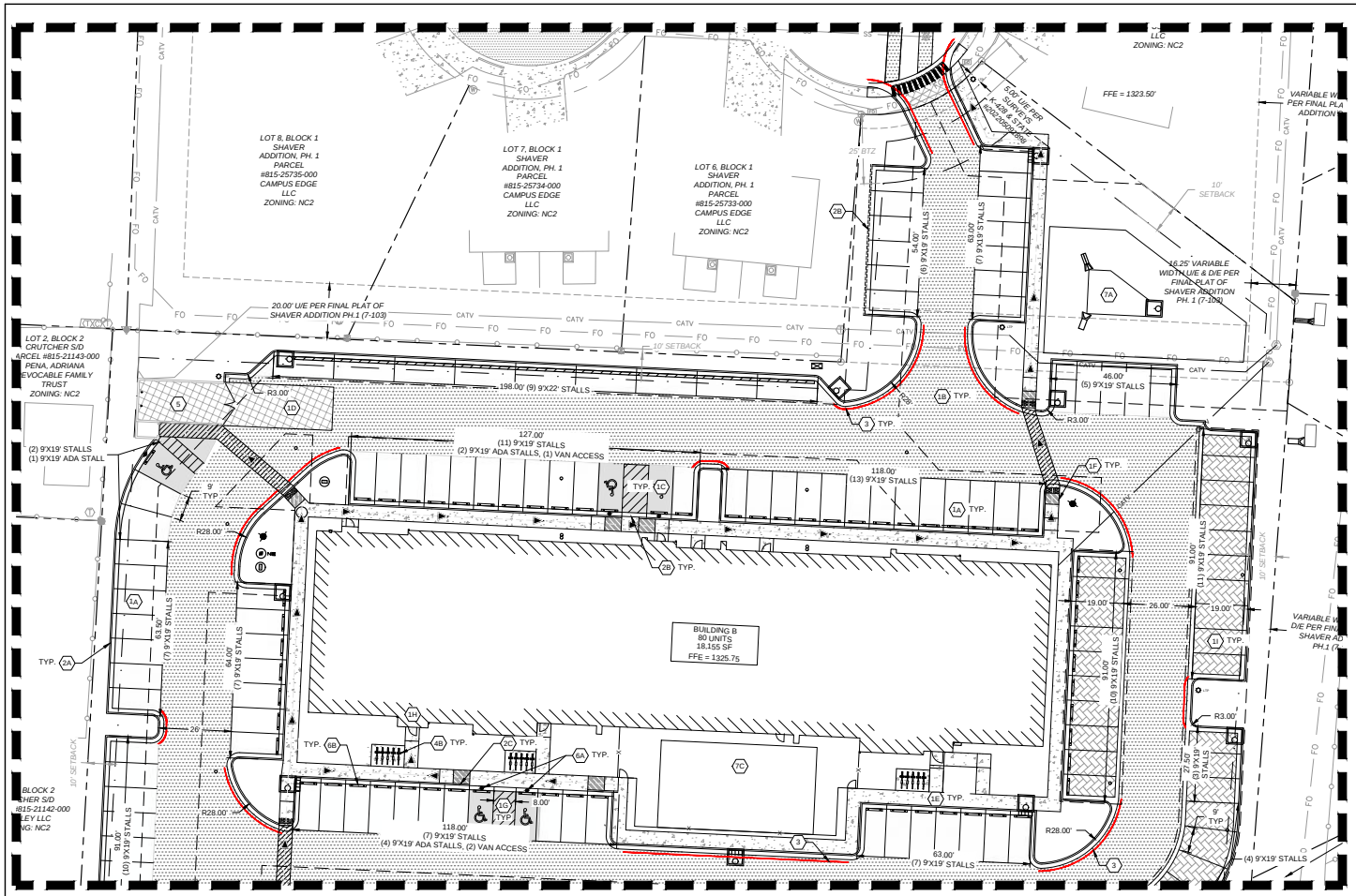
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SPRINGDALE, ARKANSAS

drawn by: CE
designed by: CS
project no.: 024-04937
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MATCHLINE SHEET C1.2 SITE & PAVING PLAN II

LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY/LEASE LINE
- PROP. BUILDING SETBACK
- PROP. CONCRETE RETAINING WALL
- FIRE LANE STRIPING: NO PARKING-FIRE LANE
- ACCESSIBLE PATH OF TRAVEL
- UTILITY EASEMENT
- EXIST. WATER PIPE
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- EXIST. COMMUNICATION BOX
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- EXIST. WATER VALVE

KEYNOTES

- 1A INSTALL LIGHT DUTY ASPHALT PAVEMENT
- 1B INSTALL HEAVY DUTY ASPHALT PAVEMENT
- 1C INSTALL LIGHT DUTY CONCRETE PAVEMENT
- 1D INSTALL HEAVY DUTY CONCRETE PAVEMENT. REFER TO CITY STANDARD COMMERCIAL DETAIL FOR DRIVEWAYS
- 1E INSTALL 4" CONCRETE SIDEWALK
- 1F INSTALL ADA ACCESSIBLE CONCRETE SIDEWALK RAMP
- 1G LOADING ZONE / CROSSING PAINTED PAVEMENT MARKINGS (ADA / TRASH).
- 1H BUILDING LIMITS
- 1I INSTALL TRAFFIC RATED PERMEABLE PAVERS
- 2A CONSTRUCT STANDARD CURB & GUTTER PER CITY STANDARD DETAIL
- 2B CONSTRUCT FLUSH (MODIFIED) CURB & GUTTER PER CITY STANDARD DETAIL
- 2C INSTALL CURB CUT TRANSITION
- 2D INSTALL MODULAR BLOCK RETAINING WALL. REDI-ROCK OR SIM.
- 3 PAINTED CURB FIRE LANE STRIPING. "NO PARKING - FIRE LANE" PRINTED ENTIRE LENGTH
- 4A AMENITY: BENCH, REFER TO ARCHITECTURAL SHEETS FOR DETAILS
- 4B AMENITY: BIKE RACK
- 5 INSTALL TRASH ENCLOSURE FOR COMPACTOR. REFER TO ARCHITECTURAL SHEETS FOR DETAILS
- 6A ACCESSIBLE / VAN ACCESSIBLE STALL BOLLARD MOUNTED SIGNAGE
- 6B PRECAST WHEEL STOP
- 7A SITE FEATURE: DRY DETENTION POND
- 7B SITE FEATURE: BUILDING A FLYOVER
- 7C SITE FEATURE: SWIMMING POOL. REFER TO ARCHITECTURAL SHEETS FOR DETAILS
- 7D SITE FEATURE: DOG PARK. REFER TO ARCHITECTURAL SHEETS FOR FENCE DETAILS
- 8 HANDRAIL. REFER TO ARCH SHEET FOR DETAILS

0' 10' 20' 40'
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REV. NO.	DATE	DESCRIPTION

SITE & PAVING PLAN I

MOUNTAIN VIEW APARTMENTS
LARGE SCALE DEVELOPMENT

SPRINGDALE, ARKANSAS

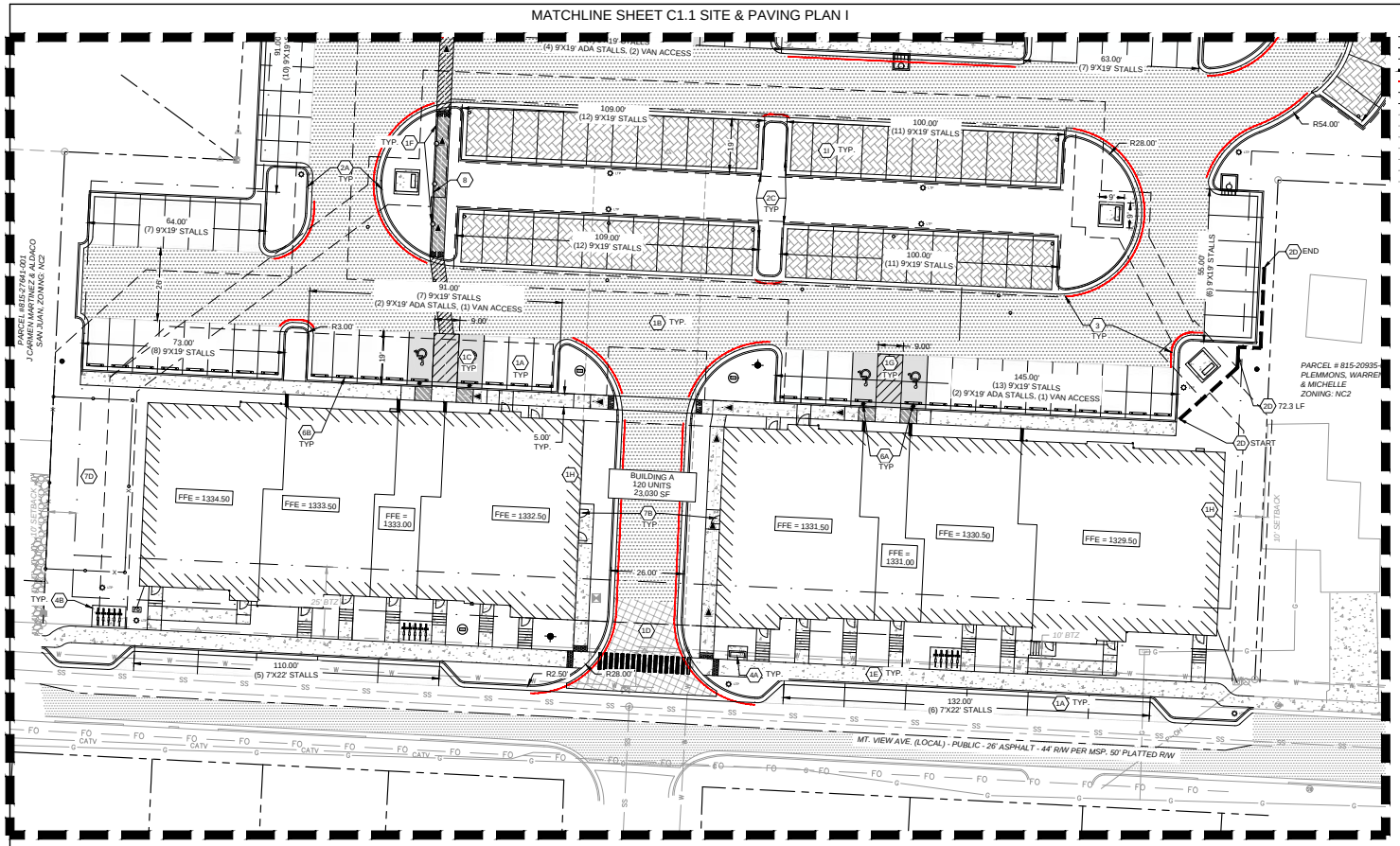
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drawn by: CE
designed by: CN
project no.: 024-04927
date: 03.19.2026

SHEET C1.1

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DATE: Mar 19, 2026, 12:07am USER: cjenkins

MATCHLINE SHEET C1.1 SITE & PAVING PLAN I



LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY/LEASE LINE
- PROP. BUILDING SETBACK
- PROP. CONCRETE RETAINING WALL
- FIRE LANE STRIPING: NO PARKING-FIRE LANE
- ACCESSIBLE PATH OF TRAVEL
- UTILITY EASEMENT
- EXIST. WATER PIPE
- EXIST. GAS PIPE
- EXIST. SANITARY PIPE
- EXIST. OVERHEAD POWER
- EXIST. STORM DRAIN PIPE
- EXIST. UNDERGROUND CABLE/TV
- EXIST. UNDERGROUND FIBER OPTIC
- EXIST. SIGN
- BENCHMARK
- EXIST. SANITARY SEWER MANHOLE
- EXIST. STORM SEWER MANHOLE
- EXIST. GAS METER
- EXIST. POWER POLE
- EXIST. TRANSFORMER
- EXIST. WATER METER
- EXIST. FIBER OPTIC VAULT
- EXIST. ELECTRIC METER
- EXIST. GRATE INLET
- EXIST. GUY WIRE
- EXIST. POWER POLE
- EXIST. POWER POLE W/ LIGHT
- EXIST. COMMUNICATION BOX
- EXIST. TELEPHONE CABINET
- EXIST. WATER VALVE

KEYNOTES

- 1A — INSTALL LIGHT DUTY ASPHALT PAVEMENT
- 1B — INSTALL HEAVY DUTY ASPHALT PAVEMENT
- 1C — INSTALL LIGHT DUTY CONCRETE PAVEMENT
- 1D — INSTALL HEAVY DUTY CONCRETE PAVEMENT. REFER TO CITY STANDARD COMMERCIAL DETAIL FOR DRIVEWAYS
- 1E — INSTALL 4" CONCRETE SIDEWALK
- 1F — INSTALL ADA ACCESSIBLE CONCRETE SIDEWALK RAMP
- 1G — LOADING ZONE / CROSSING PAINTED PAVEMENT MARKINGS (ADA / TRASH).
- 1H — BUILDING LIMITS
- 1I — INSTALL TRAFFIC RATED PERMEABLE PAVERS
- 2A — CONSTRUCT STANDARD CURB & GUTTER PER CITY STANDARD DETAIL
- 2B — CONSTRUCT FLUSH (MODIFIED) CURB & GUTTER PER CITY STANDARD DETAIL
- 2C — INSTALL CURB CUT TRANSITION
- 2D — INSTALL MODULAR BLOCK RETAINING WALL. REDI-ROCK OR SIM.
- 3 — PAINTED CURB FIRE LANE STRIPING. "NO PARKING - FIRE LANE" PRINTED ENTIRE LENGTH
- 4A — AMENITY: BENCH, REFER TO ARCHITECTURAL SHEETS FOR DETAILS
- 4B — AMENITY: BIKE RACK
- 5 — INSTALL TRASH ENCLOSURE FOR COMPACTOR. REFER TO ARCHITECTURAL SHEETS FOR DETAILS
- 6A — ACCESSIBLE / VAN ACCESSIBLE STALL BOLLARD MOUNTED SIGNAGE
- 6B — PRECAST WHEEL STOP
- 7A — SITE FEATURE: DRY DETENTION POND
- 7B — SITE FEATURE: BUILDING A FLYOVER
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- 7D — SITE FEATURE: DOG PARK. REFER TO ARCHITECTURAL SHEETS FOR FENCE DETAILS
- 8 — HANDRAIL. REFER TO ARCH SHEET FOR DETAILS

0' 10' 20' 40'
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SITE & PAVING PLAN II

MOUNTAIN VIEW APARTMENTS
LARGE SCALE DEVELOPMENT

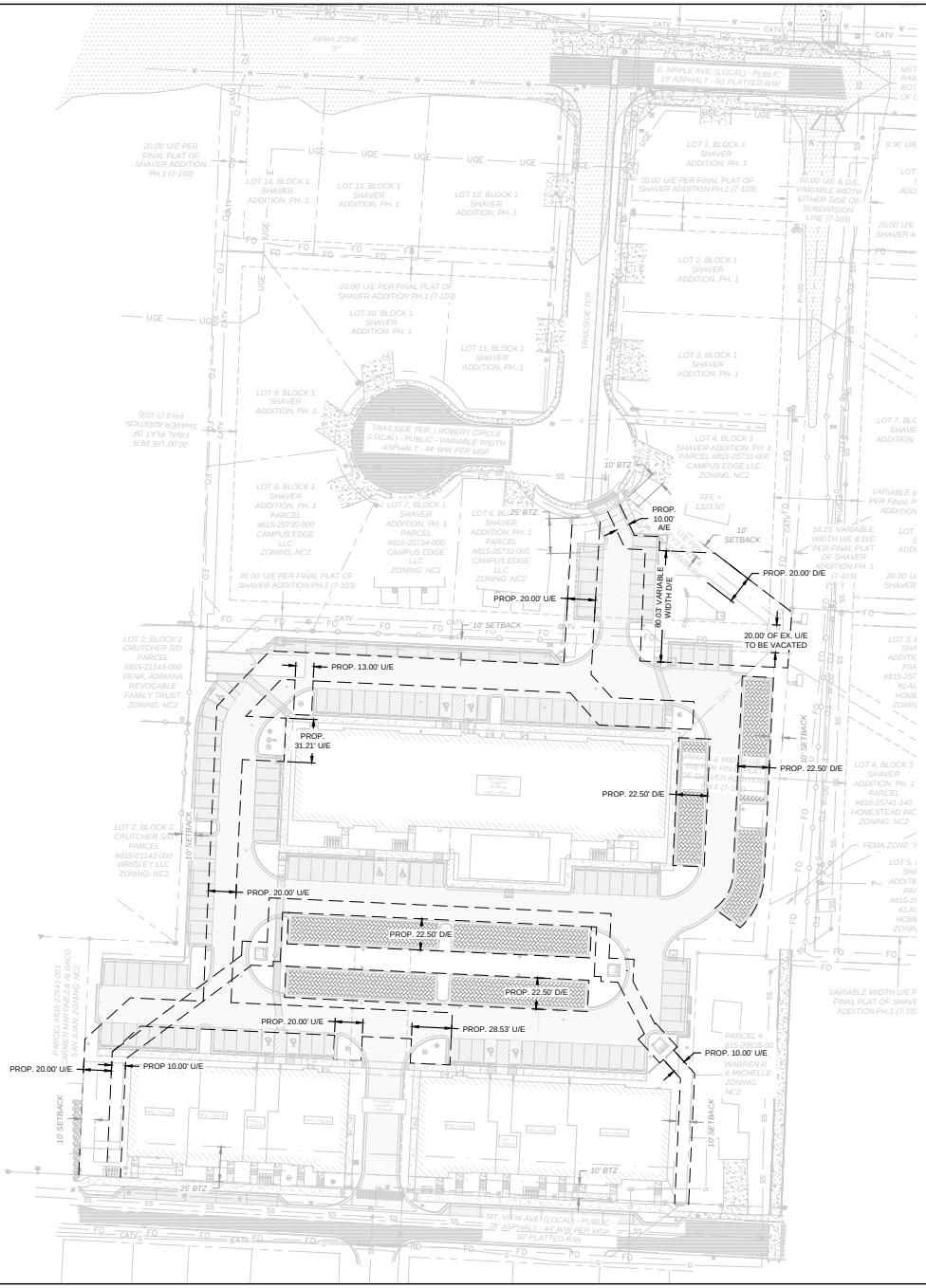
SPRINGDALE, ARKANSAS

2025

drawn by: CE
designed by: CL
project no.: 024-04927
date: 03.19.2026

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DATE: Mar 19, 2026 12:08am USER: cjenkins



LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY/LEASE LINE
- PROP. BUILDING SETBACK
- PROP. CONCRETE RETAINING WALL
- UTILITY EASEMENT
- EXIST. WATER PIPE
- EXIST. GAS PIPE
- EXIST. SANITARY PIPE
- EXIST. OVERHEAD POWER
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- EXIST. COMMUNICATION BOX
- EXIST. TELEPHONE CABINET
- EXIST. WATER VALVE

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EASEMENT PLAN

MOUNTAIN VIEW APARTMENTS
LARGE SCALE DEVELOPMENT

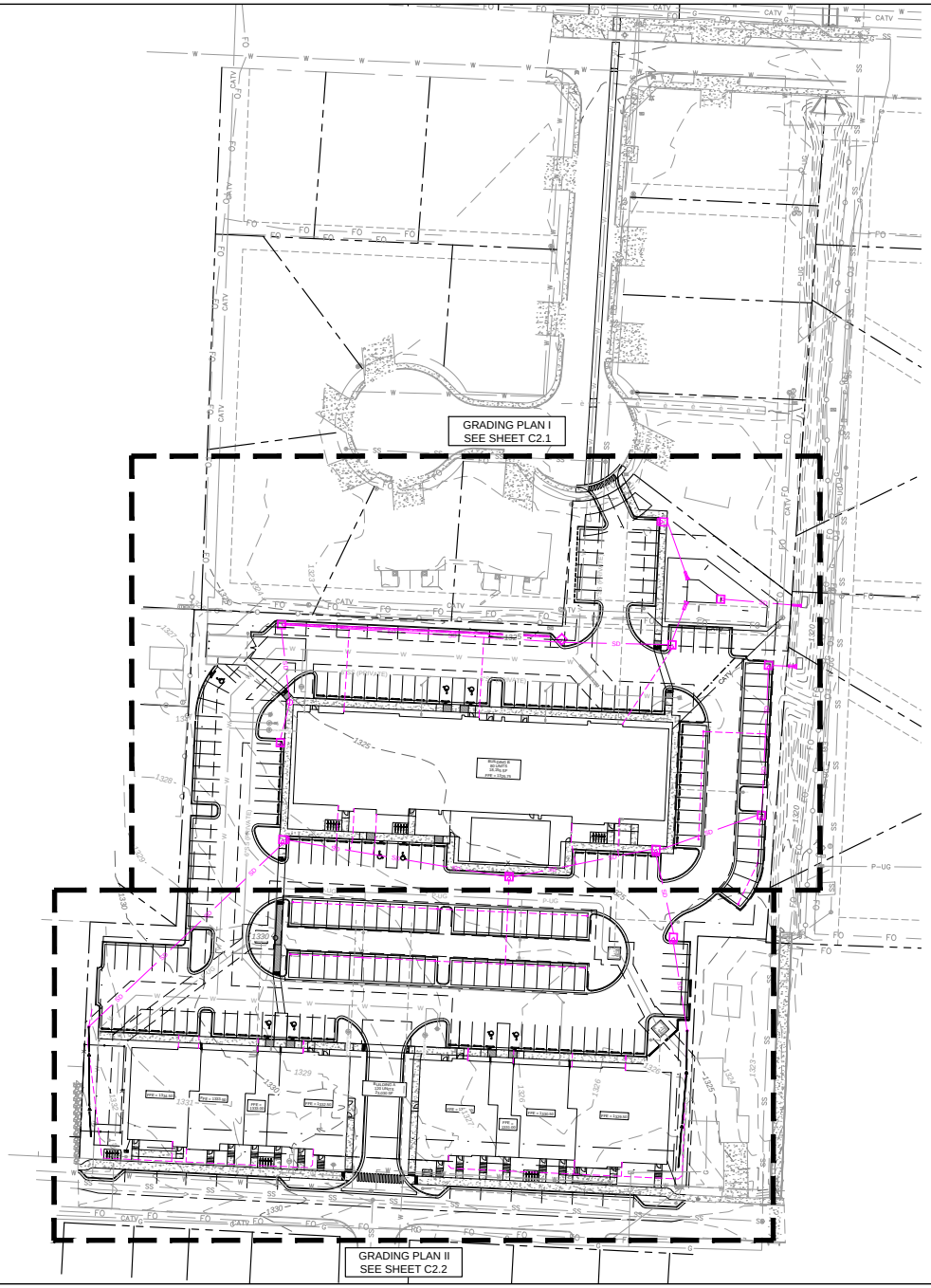
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project no.: 024-04937
date: 03.19.2026

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GRADING NOTES:

1. ALL ELEVATIONS ARE TO NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
2. STRIPPINGS ARE TO BE STOCKPILED ON-SITE AS DIRECTED BY THE ENGINEER. FOLLOWING THE COMPLETION OF THE GRADING, THIS TOPSOIL SHALL BE USED AS FILL MATERIAL ON ALL LANDSCAPED AREAS. IF STOCKPILE IS INACTIVE FOR MORE THAN 14 DAYS, STABILIZE OR PROTECT THE PERIMETER AS SHOWN ON SHEET C3.1.
3. ALL HERBACEOUS VEGETATION SHALL BE REMOVED FROM WITHIN THE LIMITS OF THE GRADING AND REDISTRIBUTED WITH THE TOPSOIL AS OUTLINED IN NOTE #2.
4. CONTRACTOR SHALL USE CAUTION AROUND ANY EXISTING UTILITIES LOCATED ONSITE. THEY SHALL BE RESPONSIBLE FOR THE REPAIRS OF SUCH STRUCTURES WHEN BROKEN OR OTHERWISE DAMAGED BY THE NEW CONSTRUCTION.
5. THE PROPOSED CONTOURS REPRESENT TOP OF SLAB IN PAVEMENT AREAS AND FINISHED GRADE IN ALL OTHER AREAS. QUANTITIES DO NOT TAKE INTO ACCOUNT CORE-OUT OR ANY OVER-EXCAVATION.
6. CONTRACTOR SHALL ADDRESS ANY GRADING RECOMMENDATIONS IDENTIFIED IN THE GEOTECHNICAL INVESTIGATION. PRIOR TO MOVING OFF THE JOB THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO DO A FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.
7. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES, PIPES AND STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS AND TO THE BEST OF OUR KNOWLEDGE CONSTITUTES ALL KNOWN FACILITIES. HOWEVER, THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT AN UNDERGROUND LOCATE SERVICE IN ADVANCE OF ANY EXCAVATION FOR THE MARK-OUT OF THE LOCATION OF UTILITIES AND NOTIFICATION OF COMMENCEMENT OF WORK.
8. BEFORE EXCAVATING FOR THIS CONTRACT, THE CONTRACTOR SHALL FIELD VERIFY LOCATION OF UNDERGROUND UTILITIES. CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SEDIMENT CONTROL BARRIERS FOR A PERIOD OF 1 YEAR OR UNTIL THEY ARE RELEASED FROM THIS RESPONSIBILITY BY THE ENGINEER, WHICHEVER PERIOD IS SHORTER.
10. ALL ITEMS REMOVED SHALL BE DISPOSED OFF SITE BY THE CONTRACTOR AS PER CITY OF SPRINGDALE REQUIREMENTS.
11. IN ALL LOCATIONS WHERE NEW PAVEMENT ABUTS EXISTING, SAW CUT EXISTING PAVEMENT AS NECESSARY TO PROVIDE A SMOOTH TRANSITION AT THE JOINT. MATCH EXISTING GRADES AT THE JOINT IN ALL LOCATIONS.
12. CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN 1 FOOT VERTICAL IN 3 FEET HORIZONTAL.
13. ALL STORM LINE BELOW PERMEABLE PAVERS TO BE PERFORATED WITH MINIMUM 4" ASTM NO. 57 STONE OPEN-GRADED BASE AND MINIMUM 6" ASTM NO. 2 STONE SUBBASE ABOVE.

LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY/LEASE LINE
- PROP. BUILDING SETBACK
- UTILITY EASEMENT
- 1320 FINISH GRADE CONTOUR
- 1320 EXIST. CONTOUR
- SD PROP. STORM LINE
- SLOPE ARROW
- BREAK IN GRADE/DRAINAGE PATH
- SWALE FLOWLINE
- PROP. CONCRETE RETAINING WALL

- TP=1300.00 TOP OF PAVEMENT
- TC=1300.00 TOP OF CURB
- TW=1300.00 TOP OF WALK
- HP=1300.00 HIGH POINT
- LP=1300.00 LOW POINT
- GR=1300.00 GREENSPACE
- EG=1300.00 EXISTING GRADE
- ME=1300.00 MATCH EXISTING
- HFG=1300.00 HIGH FINISH GRADE
- LFG=1300.00 LOW FINISH GRADE

BENCHMARK:

DESCRIPTION	NORTHING	EASTING	ELEVATION
½" REBAR	679103.490	684486.660	110.090
½" REBAR/CAP	679017.450	684483.130	110.170
½" REBAR	678589.360	684477.840	N/A
½" REBAR	678616.380	683970.830	111.080
½" REBAR	678617.570	683941.290	NA
½" REBAR	678784.420	683943.530	N/A
½" REBAR	678779.760	684040.300	110.790
½" REBAR	678937.320	684049.290	110.570
½" REBAR	679007.160	684058.380	110.500
½" REBAR	679003.980	684138.590	110.420
½" REBAR	678999.350	684238.220	110.390

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OVERALL GRADING PLAN

MOUNTAIN VIEW APARTMENTS
LARGE SCALE DEVELOPMENT

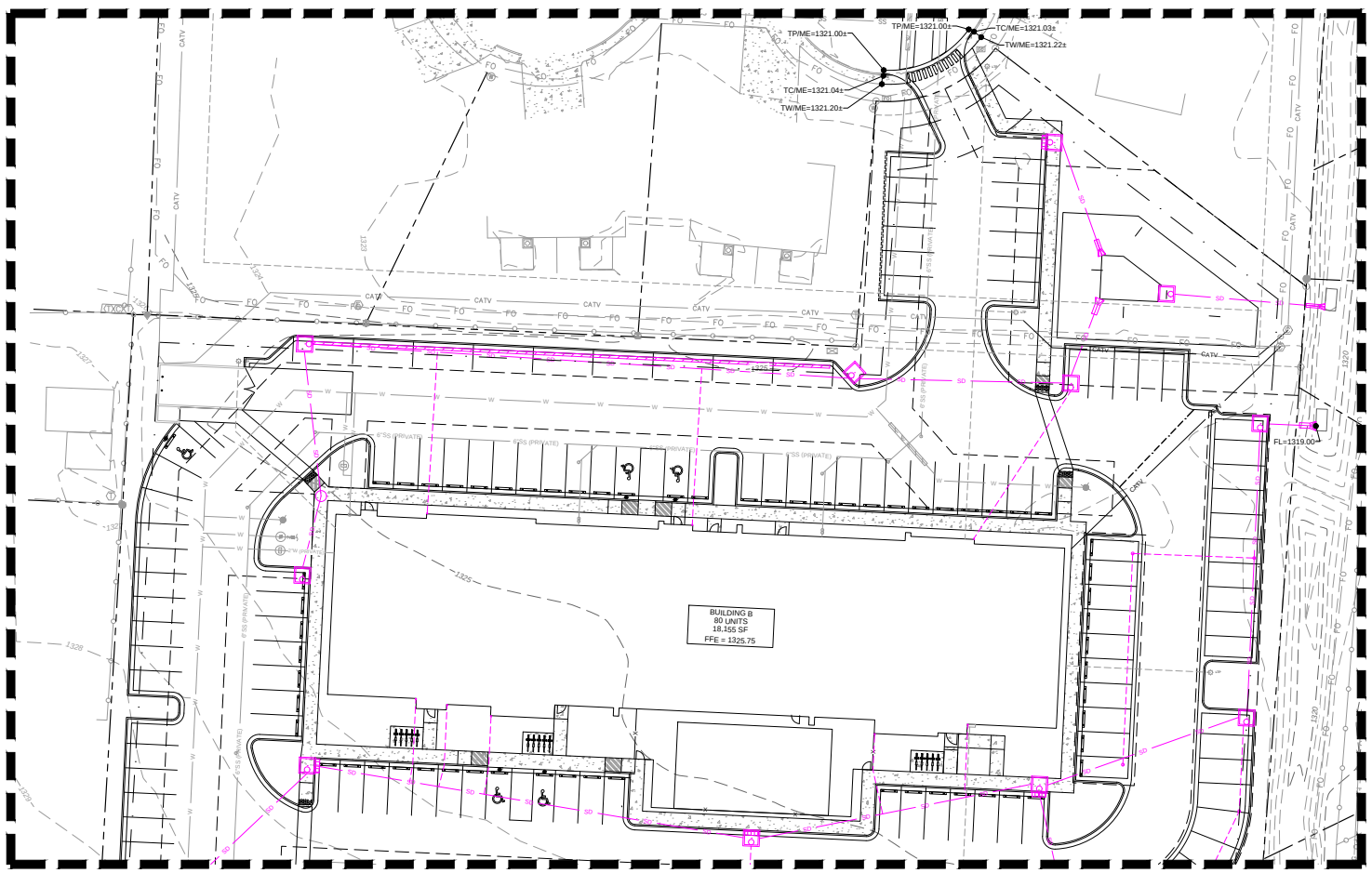
SPRINGDALE, ARKANSAS

2025

drawn by: CE
designed by: CS
project no.: 024-04937
date: 03.19.2026

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MATCHLINE SHEET C2.2 GRADING PLAN II

LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY/LEASE LINE
- PROP. BUILDING SETBACK
- UTILITY EASEMENT
- 1320 FINISH GRADE CONTOUR
- 1320 EXIST. CONTOUR
- SD PROP. STORM LINE
- SLOPE ARROW
- BREAK IN GRADE/DRAINAGE PATH
- SWALE FLOWLINE
- PROP. CONCRETE RETAINING WALL

- TP=1300.00 TOP OF PAVEMENT
- TC=1300.00 TOP OF CURB
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- GR=1300.00 GREENSPACE
- EG=1300.00 EXISTING GRADE
- ME=1300.00 MATCH EXISTING
- HFG=1300.00 HIGH FINISH GRADE
- LFG=1300.00 LOW FINISH GRADE

N

0' 10' 20' 40'
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REV. NO.	DATE	DESCRIPTION

GRADING PLAN I

MOUNTAIN VIEW APARTMENTS
LARGE SCALE DEVELOPMENT

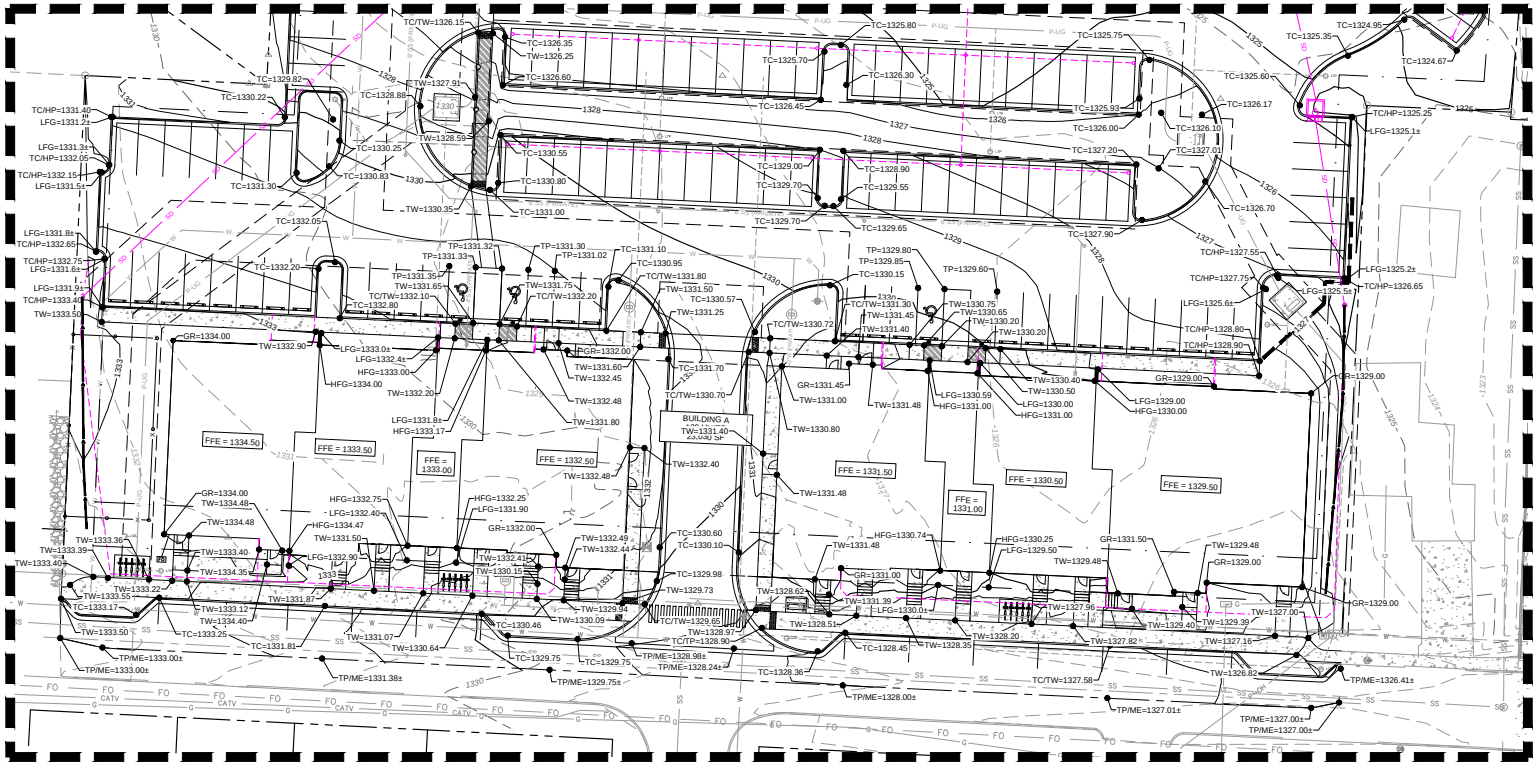
SPRINGDALE, ARKANSAS

2025

drawn by: CE
designed by: CL
project no.: 024.04937
date: 03.19.2026

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LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY/LEASE LINE
- PROP. BUILDING SETBACK
- UTILITY EASEMENT
- FINISH GRADE CONTOUR
- EXIST. CONTOUR
- PROP. STORM LINE
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GRADING PLAN II

MOUNTAIN VIEW APARTMENTS
LARGE SCALE DEVELOPMENT

SPRINGDALE, ARKANSAS

2025

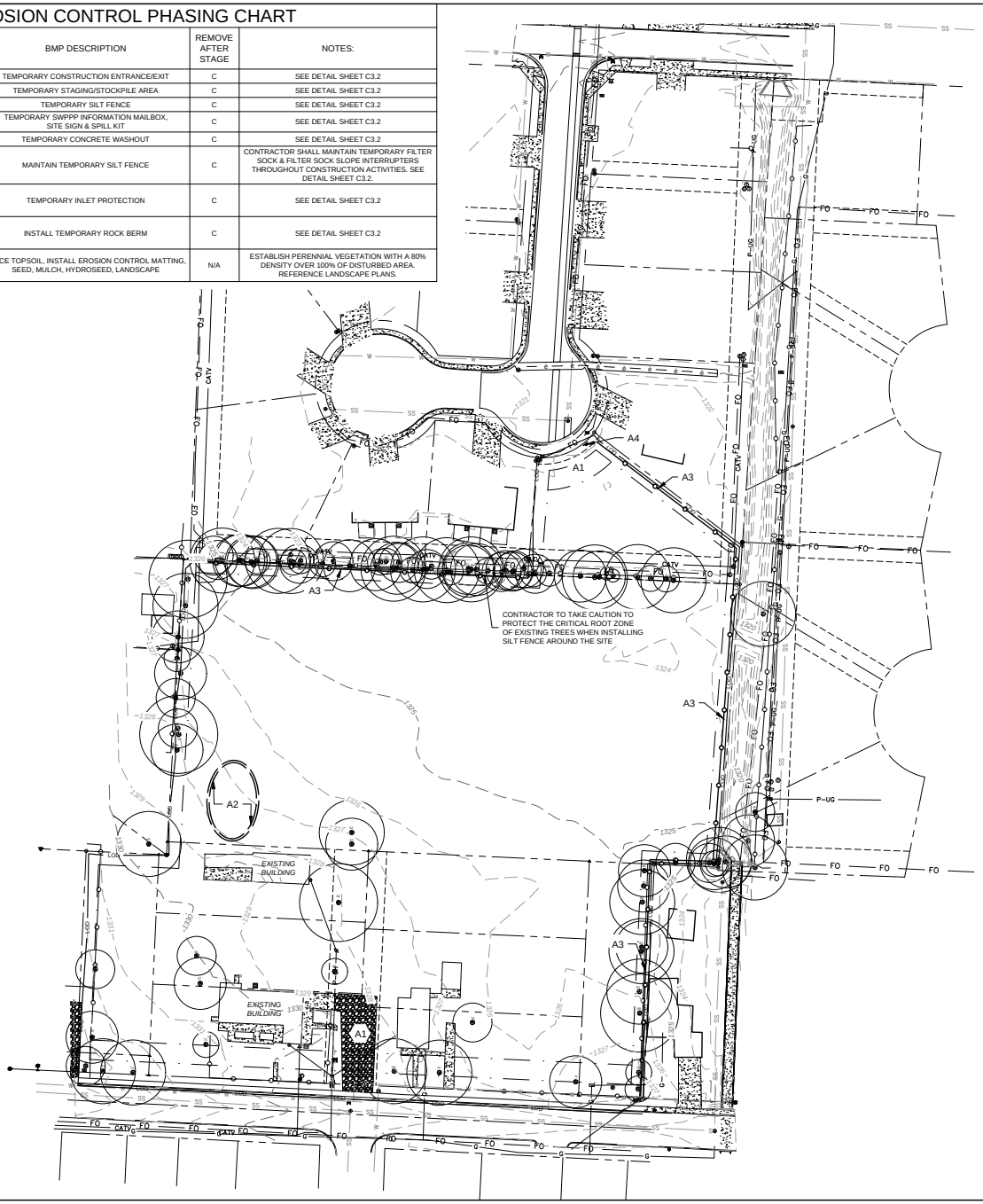
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EROSION CONTROL PHASING CHART

PROJECT STAGE	BMP PLAN REF. #	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
A - PRE-CONSTRUCTION	A1	TEMPORARY CONSTRUCTION ENTRANCE/EXIT	C	SEE DETAIL SHEET C3.2
	A2	TEMPORARY STAGING/STOCKPILE AREA	C	SEE DETAIL SHEET C3.2
	A3	TEMPORARY SILT FENCE	C	SEE DETAIL SHEET C3.2
	A4	TEMPORARY SWPPP INFORMATION MAILBOX, SITE SIGN & SPILL KIT	C	SEE DETAIL SHEET C3.2
B - MASS GRADING & CONSTRUCTION	B1	TEMPORARY CONCRETE WASHOUT	C	SEE DETAIL SHEET C3.2
	B2	MAINTAIN TEMPORARY SILT FENCE	C	CONTRACTOR SHALL MAINTAIN TEMPORARY FILTER SOCK & FILTER SOCK SLOPE INTERRUPTERS THROUGHOUT CONSTRUCTION ACTIVITIES. SEE DETAIL SHEET C3.2.
	B3	TEMPORARY INLET PROTECTION	C	SEE DETAIL SHEET C3.2
	B4	INSTALL TEMPORARY ROCK BERM	C	SEE DETAIL SHEET C3.2
C - POST-CONSTRUCTION/ FINAL STABILIZATION	C1	PLACE TOPSOIL, INSTALL EROSION CONTROL MATTING, SEED, MULCH, HYDROSEED, LANDSCAPE	N/A	ESTABLISH PERENNIAL VEGETATION WITH A 80% DENSITY OVER 100% OF DISTURBED AREA. REFERENCE LANDSCAPE PLANS.



EROSION CONTROL NOTES:

1. PROVIDE EROSION CONTROL MEASURES TO PREVENT SOIL EROSION AND DISCHARGE OF SOIL- BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.
2. LIMITS OF EROSION AND SEDIMENT CONTROL STRUCTURES SHOWN ARE SCHEMATIC. NECESSARY EROSION AND SEDIMENT CONTROL MEASURES DEPEND HEAVILY ON CONTRACTOR SCHEDULING AS WELL AS MEANS AND METHODS. ANY ADDITIONAL TYPE OR QUANTITY OF STRUCTURES NOT SHOWN THAT ARE NECESSARY TO PREVENT SEDIMENT FROM LEAVING THE SITE ARE THE CONTRACTOR'S RESPONSIBILITY.
3. CONSTRUCT EROSION CONTROL IMPROVEMENTS PRIOR TO BEGINNING OF ANY OTHER WORK.
4. FREQUENTLY INSPECT AND REPAIR OR REPLACE EROSION AND SEDIMENT CONTROL MEASURES PROMPTLY AS NEEDED.
5. DISPOSE OF SEDIMENT TRAPPED BY THESE PRACTICES IN AN APPROVED SITE IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
6. REMOVE ACCUMULATED SILT WHEN IT REACHES A DEPTH OF 6 INCHES AND DISPOSE OF IN AN APPROVED SPOIL SITE OR AS ABOVE.
7. DO NOT ALLOW SILT FENCES TO OBSTRUCT SIDEWALKS, BUILDING ENTRANCES OR DRIVEWAYS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL EROSION & SEDIMENT CONTROL MEASURES AND PRACTICES THROUGHOUT THE PROJECT. ANY AND ALL FINES ASSOCIATED WITH EROSION CONTROL VIOLATIONS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
9. EROSION CONTROL IS THE CONTRACTOR'S RESPONSIBILITY. THIS PLAN SHOULD BE USED AS A GUIDE AND REPRESENTS THE MINIMUM EROSION CONTROL DEVICES REQUIRED.
10. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION & SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
11. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL EROSION & SEDIMENT CONTROL DEVICES AFTER EACH RAINFALL EVENT.
12. THE CONTRACTOR SHALL PROVIDE ANY FURTHER EROSION CONTROL MEASURES IN ADDITION TO THOSE LISTED TO ENSURE THAT SILT WILL NOT LEAVE THE PROJECT CONFINES.
13. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION & SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED WITH A HEALTHY STAND OF PERMANENT VEGETATION.
14. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AT COMPLETION OF CONSTRUCTION.
15. THE CONTRACTOR SHALL ENSURE THAT ALL DRAINAGE STRUCTURES, FLUMES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
16. THE CONTRACTOR SHALL PROVIDE ANY TEMPORARY STABILIZATION AS REQUIRED.
17. THE CONTRACTOR SHALL PROVIDE A TEMPORARY CONSTRUCTION ENTRANCE FOR VEHICULAR TRAFFIC AT LOCATION SHOWN.
18. ALL EROSION CONTROL DEVICES SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND DESIGN CRITERIA OF THE ENGINEERING DIVISION, DEPARTMENT OF PUBLIC WORKS, CITY OF SPRINGDALE, AR.
19. REFERENCE DETAILS ON SHEET C3.2 FOR TYPICAL EROSION CONTROL DEVICE INSTALLATION.
20. THE CONTRACTOR WILL BE REQUIRED TO CLEAN THE STREETS OF DEPOSITED MUD AS FREQUENTLY AS NEEDED AS DETERMINED BY THE ENGINEER IN ORDER TO KEEP THEM USABLE AND TO CONTROL DUST. CONTRACTOR SHALL REFER TO NWA 2014 BMP MANUAL FOR THE STREET CLEANING BMP FOR SPECIFIC STREET CLEANING GUIDELINES.
21. SEE TEMPORARY VEGETATION REQUIREMENT NOTES ON THIS SHEET FOR EXPOSED SOIL WHERE NO ACTIVITY WILL OCCUR FOR MORE THAN 14 DAYS.
22. CONTRACTOR IS RESPONSIBLE FOR PHASED INSTALLATION OF EROSION CONTROL BMP'S IN ORDER TO PREVENT SEDIMENT FROM BREACHING THE LIMITS OF DISTURBANCE.

LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- EXIST. CONTOUR
- LIMITS OF DISTURBANCE
- INSTALL SILT FENCE



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REVISIONS

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EROSION CONTROL PLAN PHASE I

MOUNTAIN VIEW APARTMENTS
LARGE SCALE DEVELOPMENT

SPRINGDALE, ARKANSAS

2025

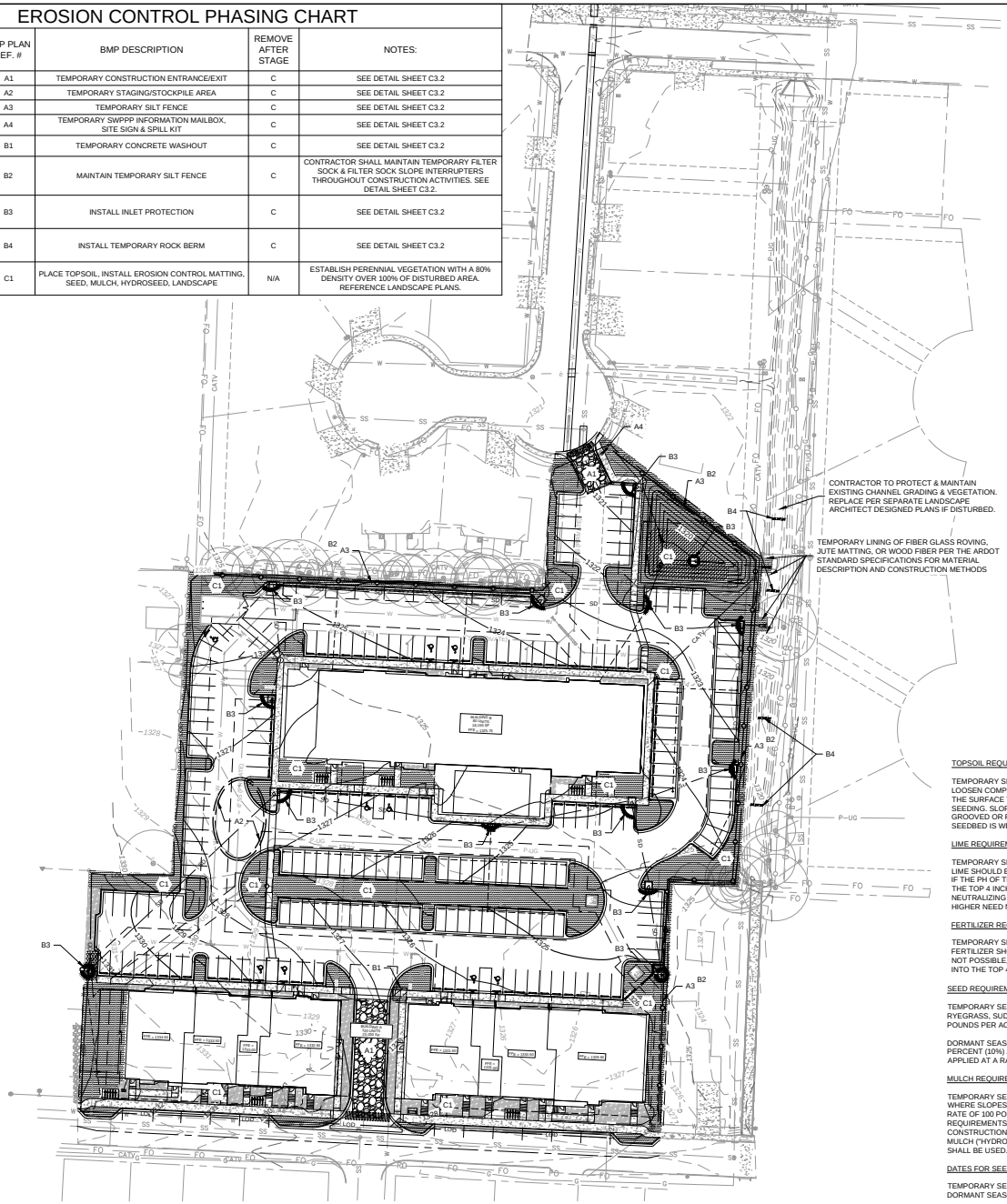
drawn by: CE
designed by: CN
project no.: 024-04937
date: 03.19.2026

SHEET
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DATE: Mar 19, 2026 12:14am USER: cbrown

EROSION CONTROL PHASING CHART

PROJECT STAGE	BMP PLAN REF. #	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
A - PRE-CONSTRUCTION	A1	TEMPORARY CONSTRUCTION ENTRANCE/EXIT	C	SEE DETAIL SHEET C3.2
	A2	TEMPORARY STAGING/STOCKPILE AREA	C	SEE DETAIL SHEET C3.2
	A3	TEMPORARY SILT FENCE	C	SEE DETAIL SHEET C3.2
	A4	TEMPORARY SWPPP INFORMATION MAILBOX, SITE SIGN & SPILL KIT	C	SEE DETAIL SHEET C3.2
B - MASS GRADING & CONSTRUCTION	B1	TEMPORARY CONCRETE WASHOUT	C	SEE DETAIL SHEET C3.2
	B2	MAINTAIN TEMPORARY SILT FENCE	C	CONTRACTOR SHALL MAINTAIN TEMPORARY FILTER SOCK & FILTER SOCK SLOPE INTERRUPTERS THROUGHOUT CONSTRUCTION ACTIVITIES. SEE DETAIL SHEET C3.2.
	B3	INSTALL INLET PROTECTION	C	SEE DETAIL SHEET C3.2
	B4	INSTALL TEMPORARY ROCK BERM	C	SEE DETAIL SHEET C3.2
C - POST-CONSTRUCTION/ FINAL STABILIZATION	C1	PLACE TOPSOIL, INSTALL EROSION CONTROL MATTING, SEED, MULCH, HYDROSEED, LANDSCAPE	N/A	ESTABLISH PERENNIAL VEGETATION WITH A 80% DENSITY OVER 100% OF DISTURBED AREA. REFERENCE LANDSCAPE PLANS.



EROSION CONTROL NOTES:

1. PROVIDE EROSION CONTROL MEASURES TO PREVENT SOIL EROSION AND DISCHARGE OF SOIL- BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.
2. LIMITS OF EROSION AND SEDIMENT CONTROL STRUCTURES SHOWN ARE SCHEMATIC. NECESSARY EROSION AND SEDIMENT CONTROL MEASURES DEPEND HEAVILY ON CONTRACTOR SCHEDULING AS WELL AS MEANS AND METHODS. ANY ADDITIONAL TYPE OR QUANTITY OF STRUCTURES NOT SHOWN THAT ARE NECESSARY TO PREVENT SEDIMENT FROM LEAVING THE SITE ARE THE CONTRACTOR'S RESPONSIBILITY.
3. CONSTRUCT EROSION CONTROL IMPROVEMENTS PRIOR TO BEGINNING OF ANY OTHER WORK.
4. FREQUENTLY INSPECT AND REPAIR OR REPLACE EROSION AND SEDIMENT CONTROL MEASURES PROMPTLY AS NEEDED.
5. DISPOSE OF SEDIMENT TRAPPED BY THESE PRACTICES IN AN APPROVED SITE IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
6. REMOVE ACCUMULATED SILT WHEN IT REACHES A DEPTH OF 6 INCHES AND DISPOSE OF IN AN APPROVED SPOIL SITE OR AS ABOVE.
7. DO NOT ALLOW SILT FENCES TO OBSTRUCT SIDEWALKS, BUILDING ENTRANCES OR DRIVEWAYS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL EROSION & SEDIMENT CONTROL MEASURES AND PRACTICES THROUGHOUT THE PROJECT. ANY AND ALL FINES ASSOCIATED WITH EROSION CONTROL VIOLATIONS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
9. EROSION CONTROL IS THE CONTRACTOR'S RESPONSIBILITY. THIS PLAN SHOULD BE USED AS A GUIDE AND REPRESENTS THE MINIMUM EROSION CONTROL DEVICES REQUIRED.
10. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION & SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
11. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL EROSION & SEDIMENT CONTROL DEVICES AFTER EACH RAINFALL EVENT.
12. THE CONTRACTOR SHALL PROVIDE ANY FURTHER EROSION CONTROL MEASURES IN ADDITION TO THOSE LISTED TO ENSURE THAT SILT WILL NOT LEAVE THE PROJECT CONFINES.
13. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION & SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED WITH A HEALTHY STAND OF PERMANENT VEGETATION.
14. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AT COMPLETION OF CONSTRUCTION.
15. THE CONTRACTOR SHALL ENSURE THAT ALL DRAINAGE STRUCTURES, FLUMES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
16. THE CONTRACTOR SHALL PROVIDE ANY TEMPORARY STABILIZATION AS REQUIRED.
17. THE CONTRACTOR SHALL PROVIDE A TEMPORARY CONSTRUCTION ENTRANCE FOR VEHICULAR TRAFFIC AT LOCATION SHOWN.
18. ALL EROSION CONTROL DEVICES SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND DESIGN CRITERIA OF THE ENGINEERING DIVISION, DEPARTMENT OF PUBLIC WORKS, CITY OF SPRINGDALE, AR.
19. REFERENCE DETAILS ON SHEET C3.2 FOR TYPICAL EROSION CONTROL DEVICE INSTALLATION.
20. THE CONTRACTOR WILL BE REQUIRED TO CLEAN THE STREETS OF DEPOSITED MUD AS FREQUENTLY AS NEEDED AS DETERMINED BY THE ENGINEER IN ORDER TO KEEP THEM USABLE AND TO CONTROL DUST. CONTRACTOR SHALL REFER TO NWA 2014 BMP MANUAL FOR THE STREET CLEANING BMP FOR SPECIFIC STREET CLEANING GUIDELINES.
21. SEE TEMPORARY VEGETATION REQUIREMENT NOTES ON THIS SHEET FOR EXPOSED SOIL WHERE NO ACTIVITY WILL OCCUR FOR MORE THAN 14 DAYS.
22. CONTRACTOR IS RESPONSIBLE FOR PHASED INSTALLATION OF EROSION CONTROL BMP'S IN ORDER TO PREVENT SEDIMENT FROM BREACHING THE LIMITS OF DISTURBANCE.

LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- EXIST. CONTOUR
- FINISH GRADE CONTOUR
- PROP. STORM LINE
- LIMITS OF DISTURBANCE
- INSTALL SILT FENCE
- INSTALL CONCRETE WASHOUT
- INSTALL INLET PROTECTION
- ROCK CHECK DAM

TOPSOIL REQUIREMENTS:

TEMPORARY SEEDING -
LOOSEN COMPACTED SOILS TO A DEPTH OF 4 INCHES. IF RAINFALL CAUSES THE SURFACE TO BECOME SEALED OR CRUSTED, LOOSEN IT JUST PRIOR TO SEEDING. SLOPES STEEPER THAN 33 PERCENT (3:1) GRADE SHOULD BE GROOVED OR FURROWED ON THE CONTOUR BEFORE SEEDING. A GOOD SEEDBED IS WELL PULVERIZED, LOOSE, AND UNIFORM.

LIME REQUIREMENTS:

TEMPORARY SEEDING -
LIME SHOULD BE APPLIED ACCORDING TO SOIL TEST RECOMMENDATIONS. IF THE PH OF THE SOIL IS UNKNOWN, LIME SHALL BE INCORPORATED INTO THE TOP 4 INCHES OF SOIL AT THE RATE OF 1500 POUNDS EFFECTIVE NEUTRALIZING MATERIAL (ENM) PER ACRE. SOILS WITH A PH OF SIX OR HIGHER NEED NOT BE LIMED.

FERTILIZER REQUIREMENTS:

TEMPORARY SEEDING -
FERTILIZER SHOULD BE APPLIED BASED ON SOIL TESTS. WHEN THESE ARE NOT POSSIBLE, A 10-10-10 GRADE FERTILIZER SHALL BE INCORPORATED INTO THE TOP 4 INCHES OF SOIL AT THE RATE OF 200 POUNDS PER ACRE.

SEED REQUIREMENTS:

TEMPORARY SEEDING - SEED MIX SHALL CONSIST OF ANY COMBINATION OF TALL FESCUE, ANNUAL RYEGRASS, SUDAN, MILLET, WHEAT, OR OATS. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 200 POUNDS PER ACRE.

DORMANT SEASON SEEDING - SEED MIX SHALL CONSIST OF 80 PERCENT (80%) TALL FESCUE, TEN PERCENT (10%) ANNUAL RYEGRASS, AND TEN PERCENT (10%) SPRING OATS. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 600 POUNDS PER ACRE.

MULCH REQUIREMENTS:

TEMPORARY SEEDING -
WHERE SLOPES ARE LESS THAN 25 PERCENT (4:1) GRADE, CEREAL GRAIN MULCH IS REQUIRED AT THE RATE OF 100 POUNDS PER 1,000 SQUARE FEET (4,500 LBS/ACRE). CEREAL GRAIN MULCH SHALL MEET THE REQUIREMENTS OF SECTION 802 OF THE MISSOURI STATE SPECIFICATIONS FOR HIGHWAY CONSTRUCTION FOR TYPE 1 MULCH. WHERE SLOPES ARE 25 PERCENT (4:1) OR GREATER GRADE, TYPE 3 MULCH ("HYDROMULCH") MEETING THE REQUIREMENTS OF SECTION 802 OF THE STATE SPECIFICATIONS SHALL BE USED. TYPE 3 MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 2,000 LBS/ACRE.

DATES FOR SEEDING:

TEMPORARY SEEDING - CAN OCCUR DURING ANY SEASON, HOWEVER WINTER IS THE LEAST TOLERANT.
DORMANT SEASON SEEDING - DECEMBER 15 TO FEBRUARY 29

N

0' 20' 40' 80'
SCALE IN FEET

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REVISIONS

REV. NO.	DATE	DESCRIPTION

EROSION CONTROL PLAN PHASE II
MOUNTAIN VIEW APARTMENTS
LARGE SCALE DEVELOPMENT
SPRINGDALE, ARKANSAS
2025

drawn by: CE
designed by: CN
project no.: 024-04937
date: 03.19.2026

SHEET
C3.1

F:\2024\024931-05000\024-04937-00 Design\Arch\CAD\Final Plans\Sheets\SDMC_EROS1_024049370.dwg
DATE: Mar 19, 2026, 12:14am USER: cjhoover

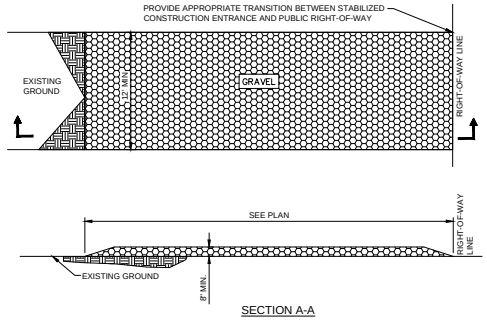
POLLUTION PREVENTION PROCEDURE NOTES:

1. HANDLING AND DISPOSAL OF HAZARDOUS MATERIALS:

DO: PREVENT SPILLS
USE PRODUCTS UP
FOLLOW LABEL DIRECTIONS FOR DISPOSAL
REMOVE LIDS FROM EMPTY BOTTLES AND CANS WHEN DISPOSING TRASH
RECYCLE WASTES WHENEVER POSSIBLE

DON'T: DON'T POUR WASTE INTO SEWERS OR WATERWAYS ON THE GROUND
DON'T POUR WASTE DOWN THE SINK, FLOOR DRAIN OR SEPTIC TANKS
DON'T BURY CHEMICALS OR CONTAINERS, OR DISPOSE OF THEM WITH OTHER WASTE
DON'T BURN OR MIX CHEMICALS OR CONTAINERS
DON'T WASH SEDIMENT DOWN STORM SEWER INLETS

2. CONTAINERS SHALL BE PROVIDED FOR COLLECTION OF ALL WASTE MATERIAL INCLUDING CONSTRUCTION DEBRIS, TRASH, PETROLEUM PRODUCTS AND ANY HAZARDOUS MATERIALS TO BE USED ONSITE. ALL WASTE MATERIAL SHALL BE DISPOSED OF AT FACILITIES APPROVED FOR THAT MATERIAL.
3. NO WASTE MATERIALS SHALL BE BURIED ON-SITE.
4. MIXING, PUMPING, TRANSFERRING OR OTHERWISE HANDLING CONSTRUCTION CHEMICALS SUCH AS FERTILIZER, LIME, ASPHALT, CONCRETE DRYING COMPOUNDS, AND ALL OTHER POTENTIALLY HAZARDOUS MATERIALS SHALL BE PERFORMED IN AN AREA AWAY FROM ANY WATERCOURSE, DITCH OR STORM DRAIN.
5. EQUIPMENT FUELING AND MAINTENANCE, OIL CHANGING, ETC., SHALL BE PERFORMED ONLY IN AN AREA DESIGNATED FOR THAT PURPOSE. THE DESIGNATED AREA SHALL BE EQUIPPED FOR RECYCLING OIL AND CATCHING SPILLS.
6. CONCRETE WASH WATER SHALL NOT BE ALLOWED TO FLOW DIRECTLY TO STORM SEWERS, STREAMS, DITCHES, LAKES, ETC WITHOUT BEING TREATED. A CONCRETE WASHOUT AREA SHALL BE PROVIDED. SEE DETAIL ON THIS SHEET.
7. ALL PAINT, SOLVENTS, PETROLEUM PRODUCTS AND PETROLEUM WASTE PRODUCTS, AND STORAGE CONTAINERS (SUCH AS DRUMS, CANS, OR CARTONS) SHALL BE STORED ACCORDING TO BMPS. THE MATERIALS EXPOSED TO PRECIPITATION SHALL BE STORED IN WATERTIGHT, STRUCTURALLY SOUND, CLOSED CONTAINERS. ALL CONTAINERS SHALL BE INSPECTED FOR LEAKS OR SPILLAGE DURING THE ONCE PER WEEK INSPECTION OF BMPS. IF SUBSTANCES SUCH AS OIL, DIESEL FUEL, HYDRAULIC FLUID, ANTIFREEZE, ETC. ARE SPILLED, LEAKED, OR RELEASED ONTO SOIL, THE SOIL SHALL BE DUG UP AND PROPERLY DISPOSED OF. SPILLS ON PAVEMENT SHALL BE ABSORBED WITH SAWDUST, KITTY LITTER OR PRODUCT DESIGNED FOR THAT PURPOSED AND DISPOSED OF AT A LICENSED SANITARY LANDFILL. HAZARDOUS OR INDUSTRIAL WASTES SUCH AS MOST SOLVENTS, GASOLINE, OIL-BASED PAINTS, AND CEMENT CURING COMPOUNDS REQUIRE SPECIAL HANDLING. THESE MATERIALS WILL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH WDNR REQUIREMENTS.
8. STATE LAW REQUIRES THE PARTY RESPONSIBLE FOR A PETROLEUM PRODUCT SPILL IN EXCESS OF 1 GALLON OF GASOLINE ONTO A PERVIOUS SURFACE OR RUNS OFF AN IMPERVIOUS SURFACE, OR 5 GALLONS OF A PETROLEUM PRODUCT OTHER THAN GASOLINE ONTO A PERVIOUS SURFACE OR RUNS OF AN IMPERVIOUS SURFACE, TO REPORT THE SPILL TO WDNR (1-800-943-003) AS SOON AS PRACTICAL AFTER DISCOVERY. FEDERAL LAW REQUIRES THE RESPONSIBLE PARTY TO REPORT ANY RELEASE OF OIL IF IT REACHES OR THREATENS A SEWER, LAKE, CREEK, STREAM, RIVER, GROUNDWATER, WETLAND, OR AREA, LIKE A ROAD DITCH, THAT DRAINS INTO ONE OF THE ABOVE.
9. SUFFICIENT TEMPORARY TOILET FACILITIES TO SERVE THE NUMBER OF WORKERS ON THE SITE SHALL BE PROVIDED. THE FACILITIES SHALL BE SERVICED FREQUENTLY TO MAINTAIN A SANITARY CONDITIONS.

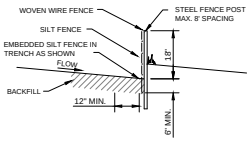


SECTION A-A

TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

TEMPORARY STABILIZED CONSTRUCTION ENTRANCE NOTES:

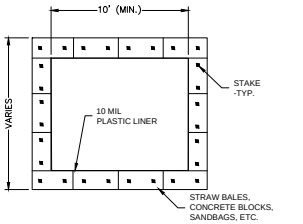
1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AT ANY LOCATION WHERE ENTRANCE TO THE CONSTRUCTION SITE IS PERMITTED AND WHERE CONSTRUCTION TRAFFIC MOVES TO A PUBLIC ROAD OR OTHER PAVED AREAS.
2. THE STONE SIZE SHALL CONSIST OF B-STONE (3-6" ROCK) COARSE AGGREGATE STONE IN ACCORDANCE WITH AASHTO M43 GRADATION 357. THE MINIMUM LENGTH SHALL BE 50 FEET OR 20% OF THE LOT DEPTH, WHICHEVER IS GREATER, WITH A MAXIMUM OF 100 FEET. THE MATERIAL PLACED SHALL NOT BE LESS THAN THE WIDTH OF THE INGRESS OR EGRESS.
3. MAINTAIN THE ENTRANCE IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. REMOVE ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY.
4. WHEN NECESSARY, CLEAN WHEELS TO REMOVE SEDIMENT PRIOR TO ENTRANCE INTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. PREVENT SEDIMENT FROM ENTERING ANY STORM DRAIN, DITCH, OR WATER COURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
5. NO SEPARATE PAYMENT WILL BE MADE FOR STABILIZED CONSTRUCTION ENTRANCE. THIS WORK SHALL BE CONSIDERED SUBSIDIARY TO OTHER ITEMS IN THE CONTRACT.



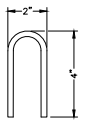
NOTES:
1. PLACE SILT FENCE AT DOWNSLOPE LIMIT OF AREA TO BE GRADED. CONTINUOUS STRAW BALE DIKE MAY BE SUBSTITUTED FOR SILT FENCING.
2. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POSTS.
3. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED. INSPECT WITHIN 72 HOURS FOLLOWING RAINFALL.
4. SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS, SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
5. SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE DISPOSED OF IN AN APPROVED SITE IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
6. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES AND DISPOSED OF IN AN APPROVED SPOIL SITE OR AS IN NO. 5 ABOVE.
7. AT EACH END OF SILT FENCE, TURN FENCE UPSLOPE AND EXTEND UNTIL GROUND SURFACE RISES 18".

TEMPORARY SILT FENCING DETAIL
NOT TO SCALE

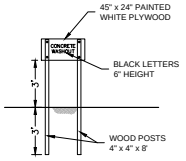
NOTES:
1. ACTUAL LAYOUT LOCATIONS & NUMBER OF WASH-OUTS TO BE DETERMINED BY CONTRACTOR IN FIELD.
2. THE CONCRETE WASH-OUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. WASH-OUTS SHALL BE LOCATED A MINIMUM OF 50 FT. FROM STORM DRAINS, OPEN DRAINAGE FACILITIES AND WATER COURSES. AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE.
4. INSTALL BEFORE THE START OF ANY CONCRETE ACTIVITIES OR DELIVERIES.
5. INSPECT EVERY WEEK AND AFTER ½" STORM EVENT. REMOVE AND DISPOSE OF HARDENED CONCRETE AND RETURN THE FACILITY TO A FUNCTIONAL CONDITION. WASH-OUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASH-OUT IS 75% FULL.
6. WHEN TEMPORARY CONCRETE WASH-OUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHOULD BE REMOVED AND DISPOSED. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASH-OUT FACILITIES SHALL BE REMOVED FROM THE SITE AND DISPOSED. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE WASH-OUT SHALL BE BACKFILLED AND REPAIRED.



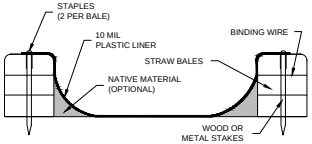
PLAN



STAPLE

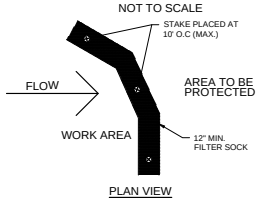


TEMPORARY WASHOUT SIGN

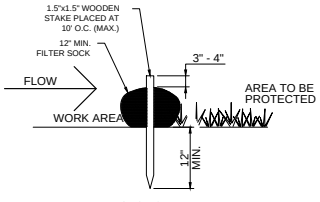


SECTION

TEMPORARY CONCRETE WASH-OUT DETAIL
NOT TO SCALE



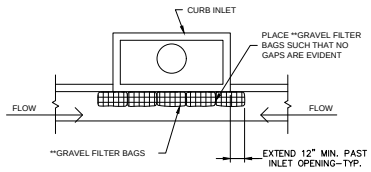
PLAN VIEW



SECTION VIEW

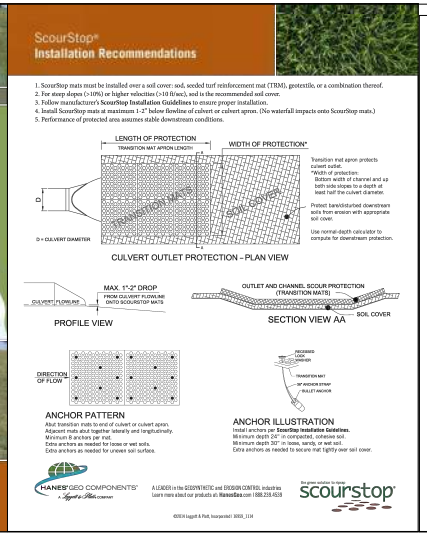
TEMPORARY COMPOST FILTER SOCK DETAILS
NOT TO SCALE

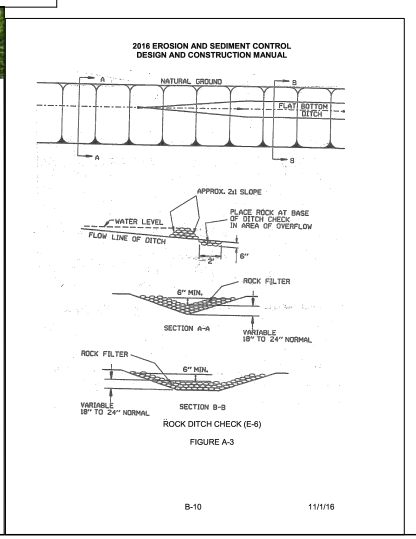
NOTES:
1. COMPOST FILTER SOCK SHALL MEET THE REQUIREMENTS OF AHTD EROSION AND SEDIMENT CONTROL DESIGN AND CONSTRUCTION MANUAL. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL BEFORE INSTALLING SOCK.
2. FILTER SOCK DEPICTED IS FOR MINIMUM SLOPES. GREATER SLOPES MAY REQUIRE LARGER SOCKS PER ENGINEER.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
4. IF COMPOST FILTER SOCK IS UNDERMINED BY RUNOFF, CONTRACTOR SHALL KEY SOCK INTO SURFACE PER CITY OF SPRINGDALE STANDARDS.



PLAN VIEW ON GRADE OR @ SUMP







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REVISIONS

REV. NO.	DATE	DESCRIPTION

EROSION CONTROL DETAILS

MOUNTAIN VIEW APARTMENTS
LARGE SCALE DEVELOPMENT

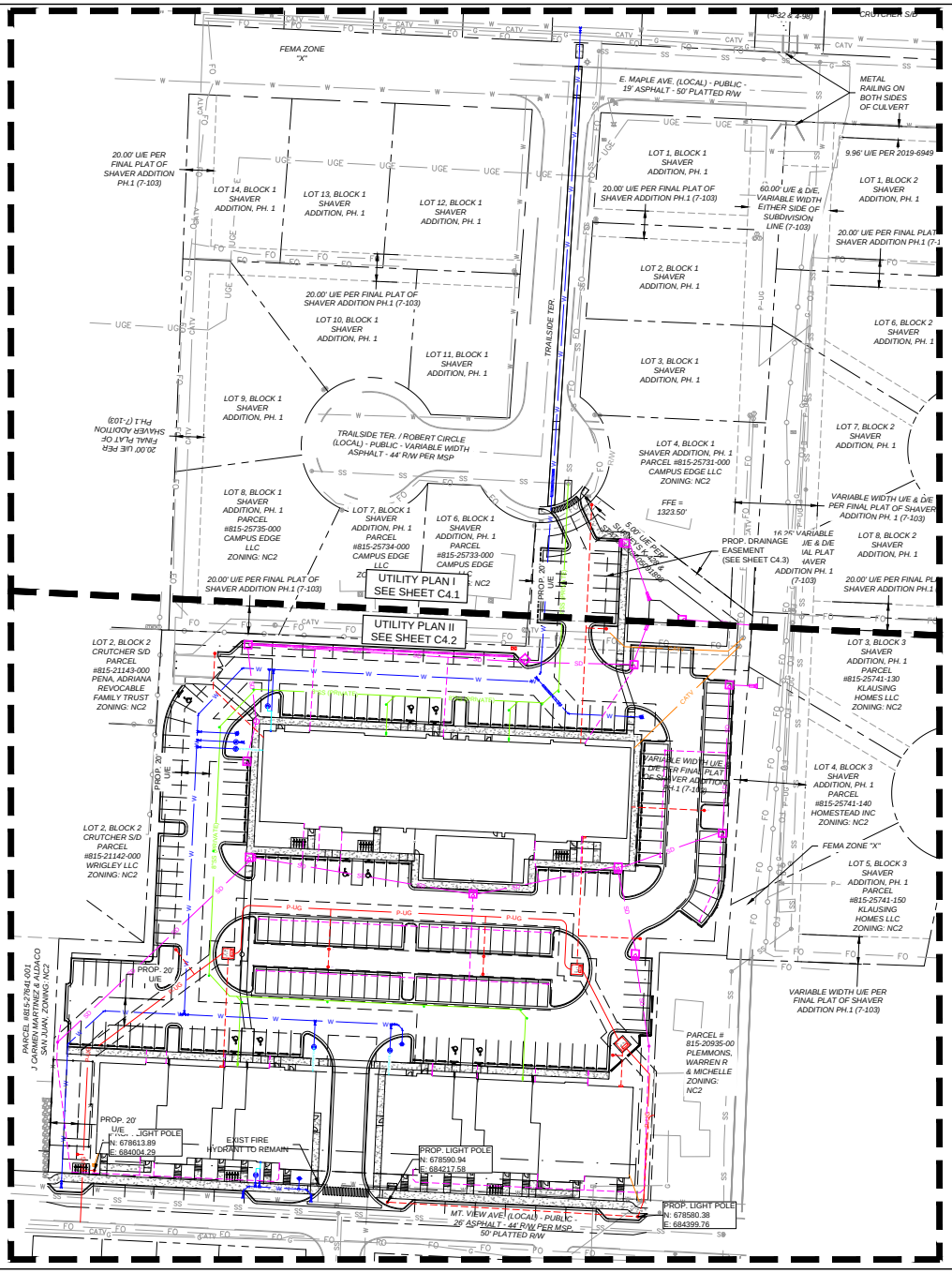
SPRINGDALE, ARKANSAS

2025

drawn by: CE
designed by: CN
project no.: 024-04937
date: 03.19.2026

SHEET C3.2

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DATE: Mar 19, 2026, 12:14am USER: cjenkins



SANITARY SEWER GENERAL NOTE:

SANITARY SERVICE LATERAL SHALL BE SCH40 PVC.
MINIMUM SLOPE FOR SANITARY SEWER LATERALS:
4" SEWER LATERAL SLOPE = 2.08%. MIN.
6" SEWER LATERAL SLOPE = 1.04%. MIN.

FIRE HYDRANT DATA TABLE

EXIST. HYDRANT	STATIC (PSI)	RESIDUAL (PSI)	FLOW RATE (GPM)
FH1168	78	45	770
FH4697	78	45	770
FH1164	74	62	670
FH1169	74	62	670

DOMESTIC WATER LINE GENERAL NOTES:

1. CONTRACTOR TO VERIFY WITH ARCHITECTURAL/MEP PLANS FOR SIZE AND LOCATION OF UTILITY SERVICE TO BUILDING BEFORE CONSTRUCTION.
2. WHERE THE WATER SERVICE IS TO BE CONSTRUCTED BELOW OR WITHIN 18 INCHES OF ANY SEWER PIPE, THE CONTRACTOR SHALL LAY A FULL LENGTH OF WATER SERVICE PIPE CENTERED ON THE SEWER OR SUCH LENGTH AS WILL PROVIDE THE MAXIMUM POSSIBLE SEPARATION OF THE JOINTS IN THE WATER SERVICE FROM THE SEWER LINE. IF NOT ALREADY SO, THE CONTRACTOR SHALL CONSTRUCT SANITARY SEWER WITH ONE 20 FOOT NOMINAL LENGTH OF PRESSURE PIPE MATERIAL CENTERED ON THE WATER SERVICE, SUCH THAT THE MAXIMUM POSSIBLE SEPARATION BETWEEN THE WATER SERVICE AND THE SEWER PIPE JOINTS WILL RESULT. THE BACKFILL MATERIAL SHALL BE SELECT, LOW PERMEABILITY SOIL.
3. REMOVE SPOIL MATERIAL FROM SITE.
4. THE CONTRACTOR SHALL NOT EXCEED MANUFACTURERS RECOMMENDATIONS FOR MAXIMUM PIPE JOINT DEFLECTIONS.
5. PRIOR TO MOVING OFF THE JOB THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO DO A FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.
6. PRIOR TO FINAL ACCEPTANCE ALL WATER SERVICE PIPE SHALL BE PRESSURE TESTED BY THE CONTRACTOR IN ACCORDANCE WITH THE SPRINGDALE WATER UTILITY'S REQUIREMENTS.
7. PRIOR TO FINAL ACCEPTANCE ALL WATER SERVICE PIPE SHALL BE DISINFECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE SPRINGDALE WATER UTILITY'S REQUIREMENTS.
8. LOCATION AND ELEVATIONS OF IMPROVEMENTS TO BE MET (OR AVOIDED) BY WORK TO BE DONE SHALL BE CONFIRMED BY THE CONTRACTOR THROUGH FIELD EXPLORATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT TO THE ENGINEER OR CITY INSPECTOR ANY DISCREPANCIES BETWEEN HIS MEASUREMENTS AND THESE PLANS.
9. ALL WATER SERVICE CONSTRUCTION SHALL BE DONE UNDER A PLUMBERS PERMIT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
10. MAINTAIN 30" MINIMUM COVER OVER TOP OF WATER SERVICE PIPE.
11. WATER SERVICE PIPE MATERIALS SHALL BE SDR 13.5 PVC FOR IRRIGATION WATER LINE & DOMESTIC SERVICE UNDER 4" AND AWWA C900 PVC FOR DOMESTIC & SERVICE MAINS OVER 4".
12. CONTRACTOR SHALL BE RESPONSIBLE TO DEFLECT PIPE OR ADD FITTINGS AS NECESSARY TO MAINTAIN A MINIMUM 18" OF CLEARANCE BETWEEN WATER LINES AND ALL OTHER UNDERGROUND UTILITIES.

UTILITY PLAN GENERAL NOTES:

1. CONTRACTOR TO TAKE PRECAUTION WHEN WORKING ON OF TOP/NEAR EXISTING PUBLIC UTILITY LINES. ANY DAMAGED LINE TO BE REPLACED AT CONTRACTOR'S EXPENSE.
2. ALL STORM LINE BELOW PERMEABLE PAVERS TO BE PERFORATED WITH MINIMUM 4" ASTM NO. 57 STONE OPEN-GRADED BASE AND MINIMUM 6" ASTM NO. 2 STONE SUBBASE ABOVE.
3. STREET-LIGHTING TO BE SWEPCO STANDARD 122W STREET LIGHT FIXTURE ON A 6' ARM. MOUNTED ON WOOD POLES, T2 LIGHT PATTERN, ROUGHLY 15,000 LUMENS. CONTRACTOR TO COORDINATE WITH SWEPCO FOR ANY DEVIATIONS/ISSUES.

LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- PROP. BUILD-TO-LINE
- FIRE LANE STRIPING
- UTILITY EASEMENT
- EXIST. EASEMENT
- EXIST. WATER PIPE
- EXIST. GAS PIPE
- EXIST. SANITARY PIPE
- EXIST. OVERHEAD POWER
- EXIST. FIBER OPTIC
- EXIST. BURIED CABLE
- EXIST. UNDERGROUND ELECTRIC
- EXIST. STORM DRAIN PIPE
- PROP. STORM LINE
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- PROP. BURIED CABLE

- EXIST. SIGN
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- EXIST. POWER POLE W/ LIGHT
- EXIST. STREET LIGHT
- EXIST. COMMUNICATION BOX
- EXIST. TELEPHONE CABINET
- EXIST. WATER VALVE

KEYNOTES

SCALE IN FEET
0' 20' 40' 80'

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olsson.com
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FAX 479.443.4340
Olsson - Engineering
Arkansas COA #1010

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REV. NO.	DATE	DESCRIPTION
		REVISIONS

OVERALL UTILITY PLAN

MOUNTAIN VIEW APARTMENTS
LARGE SCALE DEVELOPMENT

SPRINGDALE, ARKANSAS

2025

drawn by: CF
designed by: CF
project no.: 024-04937
date: 03.19.2026

SHEET C4.0

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DATE: Mar 19, 2026 12:18am USER: cfelow



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1B EXIST. FIRE HYDRANT
1C EXIST. WATER METER
1D EXIST. WATER VALVE
1E INSTALL 36" X 8" TAPPING SLEEVE & 8" GATE VALVE. REF. SHEET C8.1 & C8.2 FOR SWU DETAILS
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1P INSTALL 16" DI CASING PER SWU DETAILS
1Q VARYING DEGREE HORIZONTAL & VERTICAL FITTINGS W/ THRUST RESTRAINT
1R FIRE DEPARTMENT CONNECTION. REFER TO MEP PLANS
2A EXIST. SANITARY SEWER MAIN
2B EXIST. SANITARY SEWER MANHOLE, CONTRACTOR TO CONNECT
2C INSTALL 8" PVC PRIVATE SANITARY SEWER LINE
2D INSTALL 4" PVC PRIVATE SANITARY SEWER SERVICE LINE W/ 45° WYE
2E INSTALL TRAFFIC RATED SANITARY SEWER CLEANOUT
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3I INSTALL TRANSFORMER. COORDINATE W/ MEP & SWEPCO FOR SIZE / SPECIFICATIONS
3J INSTALL SECONDARY ELECTRIC SERVICE CONDUIT(S) W/ PULL STRINGS. COORD. WITH SWEPCO & MEP PLANS FOR CONDUIT SIZE, QUANTITY, AND SPECIFICATIONS
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4 COORD. CONNECTION TO BUILDING WITH MEP PLANS
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6A EXIST. GAS LINE
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7A EXIST. COMM. STRUCTURE / LINE
7B RELOCATE EXISTING FIBER OPTIC VAULT & BURIED FIBER OPTIC / CABLE LINE

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UTILITY PLAN I

MOUNTAIN VIEW APARTMENTS
LARGE SCALE DEVELOPMENT

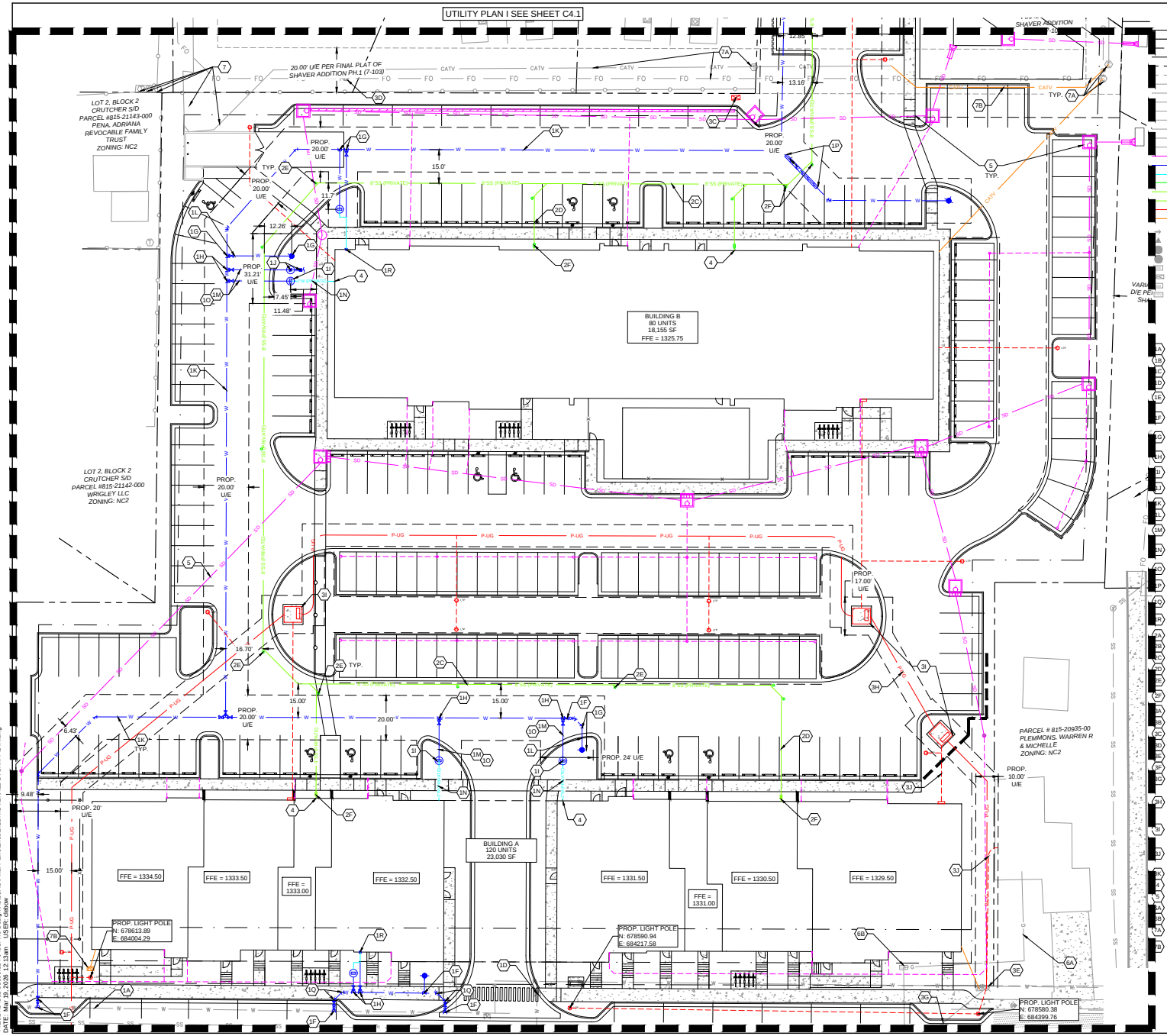
SPRINGDALE, ARKANSAS

2025

drawn by: CE
designed by: CE
project no. 024-04937
date: 03.19.2026

SHEET C4.1

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DATE: Mar 19, 2026 12:13pm USER: cedmiston



LEGEND

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REVISIONS

REV. NO.	DATE	DESCRIPTION

UTILITY PLAN II

MOUNTAIN VIEW APARTMENTS
LARGE SCALE DEVELOPMENT

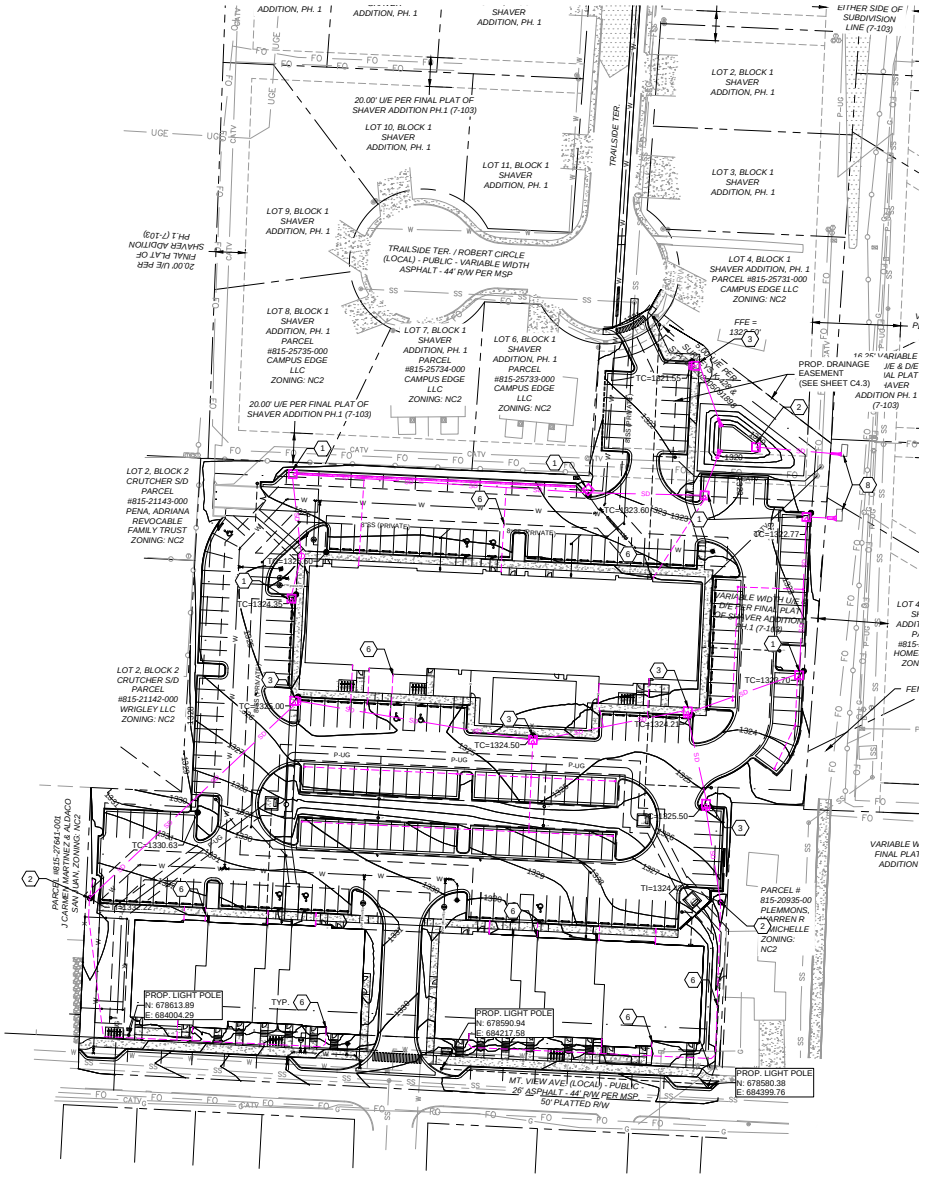
SPRINGDALE, ARKANSAS

2025

drawn by: CE
designed by: CE
project no.: 024-04937
date: 03.19.2026

SHEET C4.2

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DATE: Mar 19, 2026 - 12:13am USER: cwilcox



STORM SEWER PLAN GENERAL NOTES:

1. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL NOTIFY AND COORDINATE CONSTRUCTION WITH CITY OF SPRINGDALE, ARKANSAS.
2. ALL PIPE LENGTHS AND ELEVATIONS ARE CALCULATED LINEARLY FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
3. COORDINATES ARE PROVIDED AT THE CENTER OF STRUCTURE. ADDITIONAL COORDINATES PROVIDED ARE PER LOCAL CODES AND ORDINANCES OR AS AN AID WHEN ORIENTING THE BOX DURING INSTALLATION.
4. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF STORM SEWER.
5. STORM SEWER TRENCHES SHALL BE CONSTRUCTED SUCH THAT UNDISTURBED EXISTING SOIL OR FILL COMPACTED TO 95% PROCTOR DENSITY IS AT A DEPTH THAT IS 18" ABOVE TOP OF PROPOSED PIPE.
6. STRUCTURE INVERT CHANNELS SHALL BE SMOOTH, CIRCULAR, AND CONFORMING TO ½ THE ADJACENT PIPE SECTION (INVERT TO CENTER), CHANGES IN DIRECTION OF FLOW SHALL BE MADE WITH A SMOOTH CURVE AND MAINTAIN SHAPE THROUGHOUT. CHANGES IN GRADE OF ADJACENT PIPES SHALL BE TRANSITIONED SMOOTHLY AND EVENLY THROUGH THE STRUCTURE.
7. PIPE PENETRATIONS SHALL BE GROUTED TO ENSURE WATERTIGHT SEALS.

UTILITY PLAN GENERAL NOTES:

1. CONTRACTOR TO TAKE PRECAUTION WHEN WORKING ON OF TOP/NEAR EXISTING PUBLIC UTILITY LINES. ANY DAMAGED LINE TO BE REPLACED AT CONTRACTOR'S EXPENSE.
2. ALL STORM LINE BELOW PERMEABLE PAVERS TO BE PERFORATED WITH MINIMUM 4" ASTM NO. 57 STONE OPEN-GRADED BASE AND MINIMUM 6" ASTM NO. 2 STONE SUBBASE ABOVE.
3. STREET-LIGHTING TO BE SWEPCO STANDARD 122W STREET LIGHT FIXTURE ON A 6' ARM. MOUNTED ON WOOD POLES, T2 LIGHT PATTERN, ROUGHLY 15,000 LUMENS. CONTRACTOR TO COORDINATE WITH SWEPCO FOR ANY DEVIATIONS/ISSUES.

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KEYNOTES:

1. INSTALL CURB / REVERSE CURB INLET, SIZING PER SHEET C7.0 - C7.3
2. INSTALL AREA INLET / NYLOPLAST DRAIN BASIN, SIZING PER SHEET C7.0 - C7.3
3. INSTALL COMBO INLET, SIZING PER SHEET C7.0 - C7.3
4. INSTALL 12" PERFORATED PIPE UNLESS OTHERWISE NOTED
5. PERMEABLE PAVER TRAFFIC RATED CLEANOUT PORT
6. ROOF DRAINAGE CONNECTION, 12" HDPE
7. ROCK CHECK DAM VELOCITY DISSIPATER, SEE EROSION CONTROL SHEETS FOR DETAILS
8. SCOURSTOP MAT, SEE EROSION CONTROL SHEETS FOR DETAILS

N

0' 20' 40' 80'
SCALE IN FEET

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REVISIONS

REV. NO.	DATE	DESCRIPTION

OVERALL STORM PLAN

MOUNTAIN VIEW APARTMENTS
LARGE SCALE DEVELOPMENT

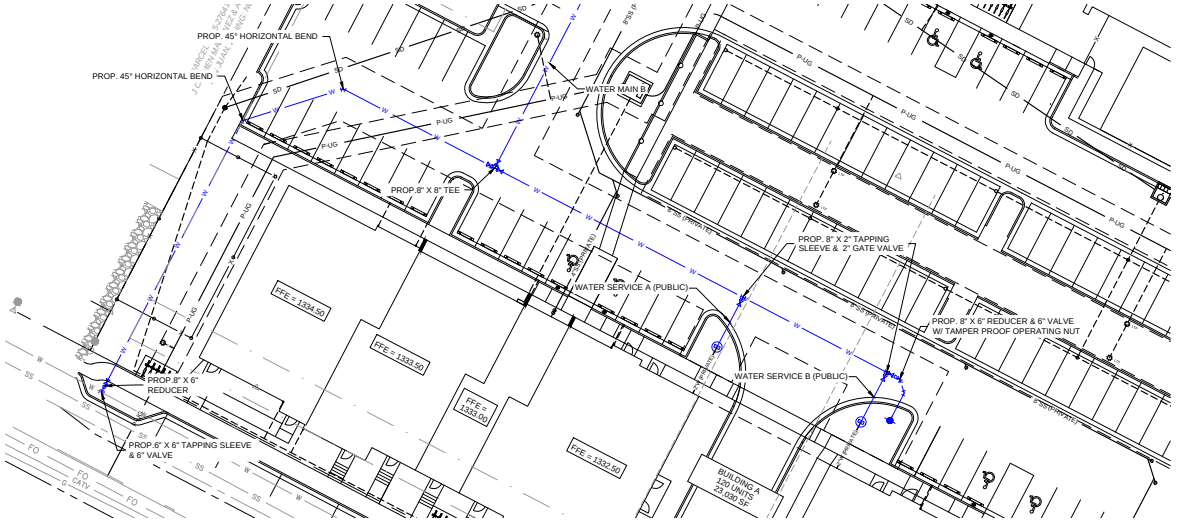
SPRINGDALE, ARKANSAS

2025

drawn by: CE
designed by: CN
project no.: 024-04937
date: 03.19.2026

SHEET C4.3

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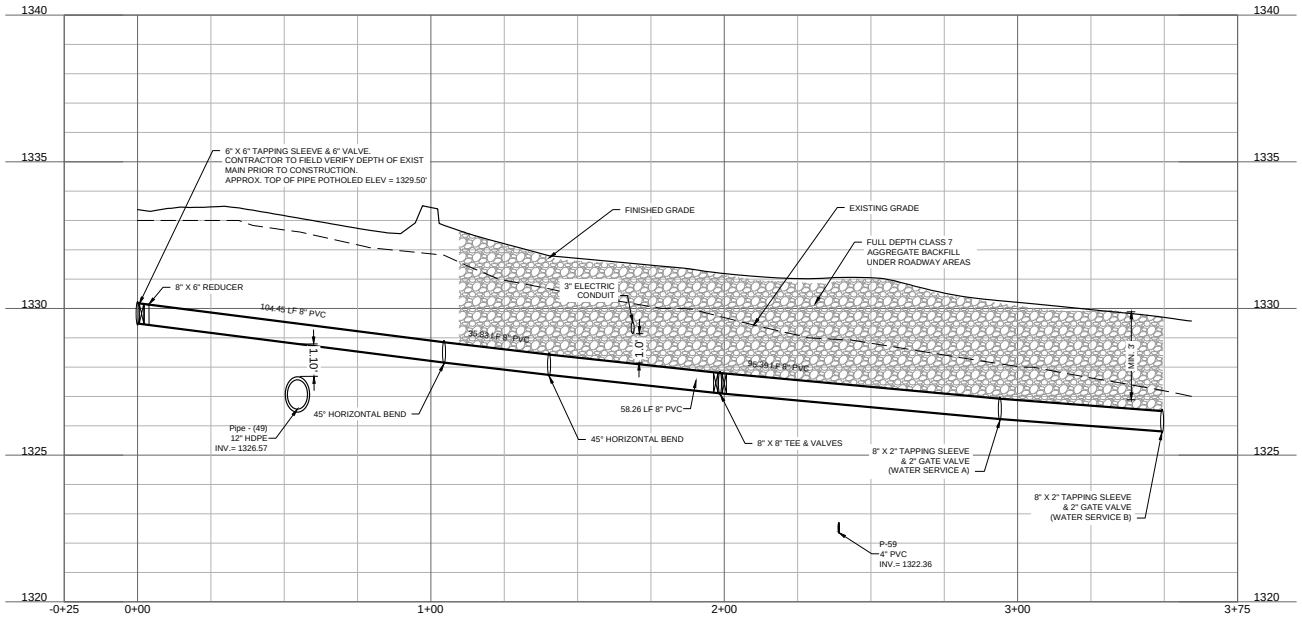
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UTILITY PROFILE GENERAL NOTE:

ANTICIPATED DEPTHS DENOTED FOR EXISTING UTILITIES UNABLE TO BE VERIFIED VIA SURVEY. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION.

WATER MAIN A (-0+25 - 3+75)



SCALE IN FEET

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PUBLIC WATER PLAN & PROFILE I

MOUNTAIN VIEW APARTMENTS
LARGE SCALE DEVELOPMENT

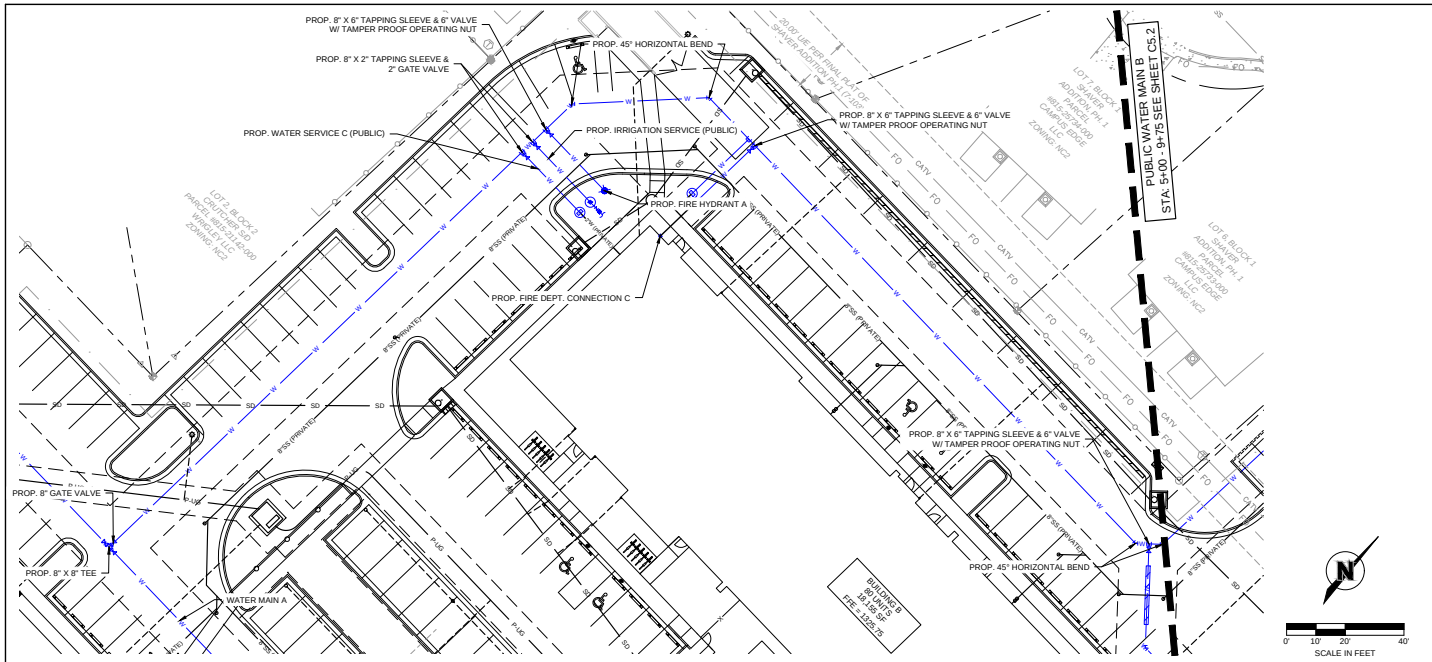
SPRINGDALE, ARKANSAS

2025

drawn by: CE
designed by: CS
project no.: 024-04937
date: 03.19.2026

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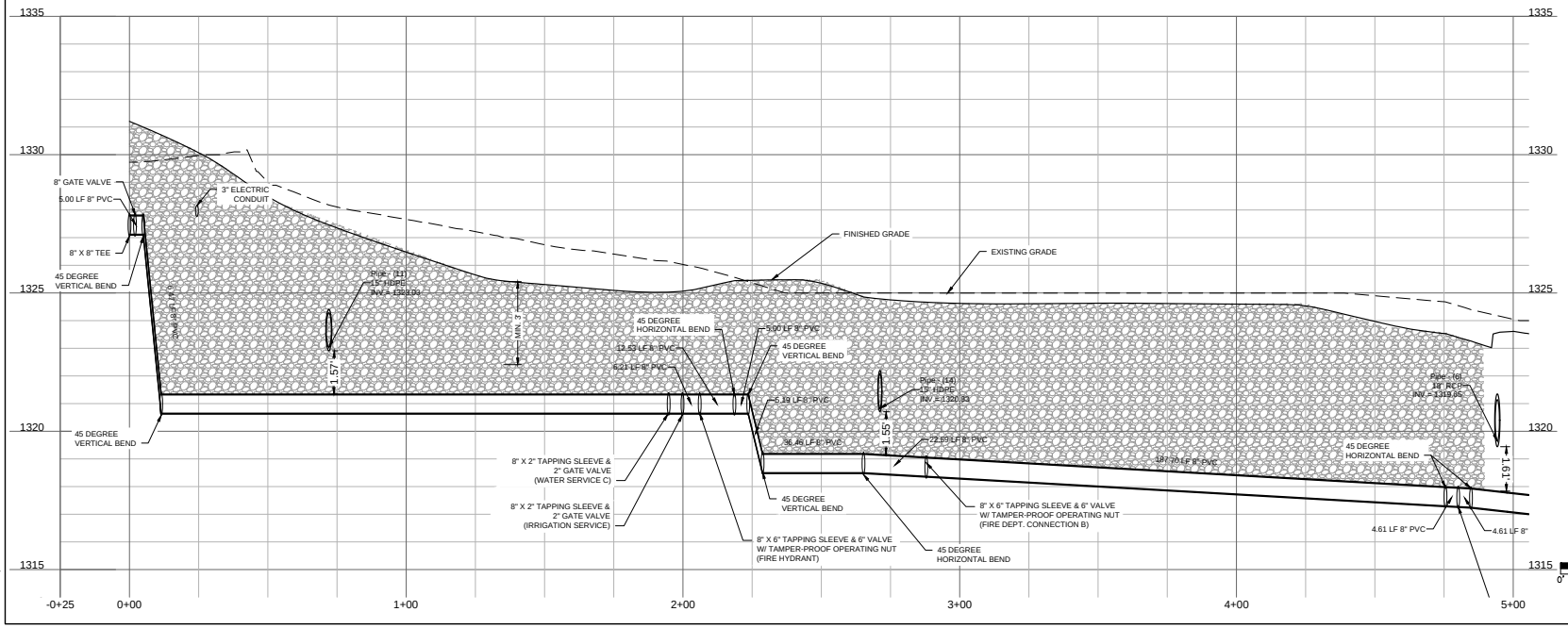
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PUBLIC WATER PLAN & PROFILE II

MOUNTAIN VIEW APARTMENTS
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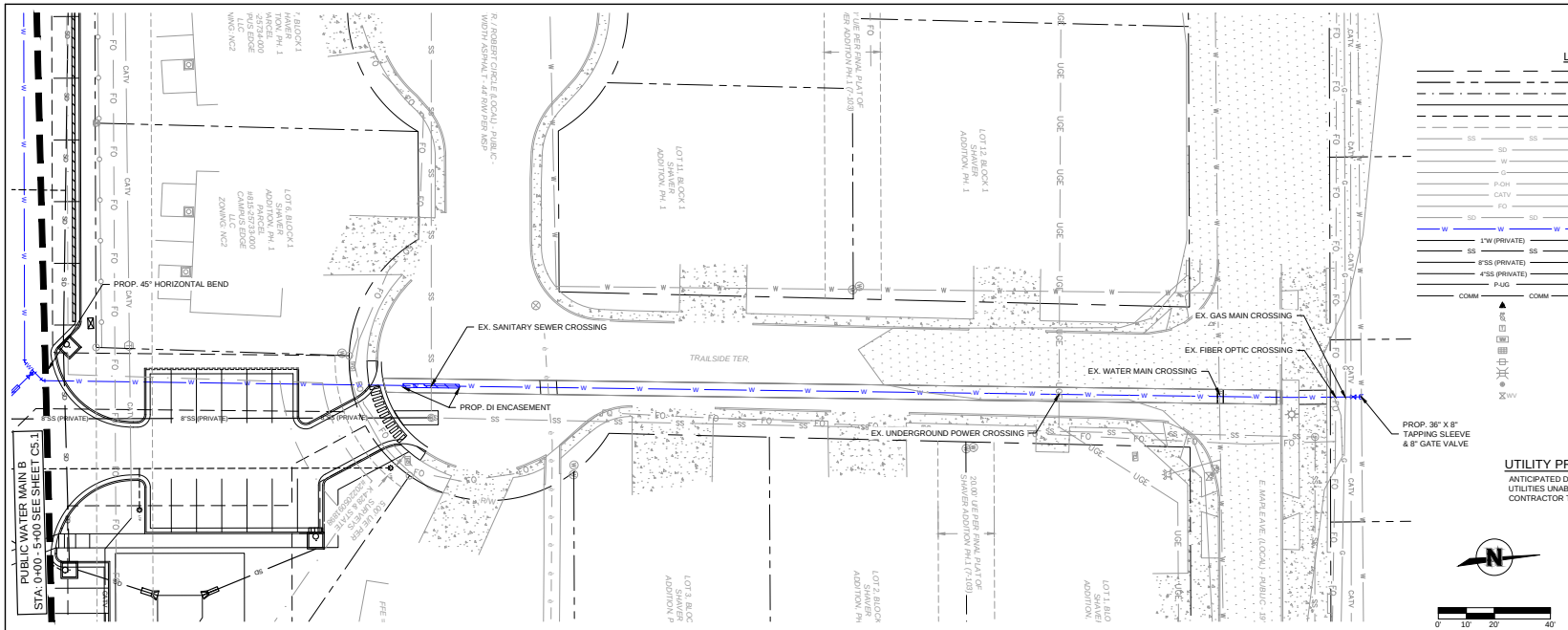
SPRINGDALE, ARKANSAS

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SHEET
C5.1

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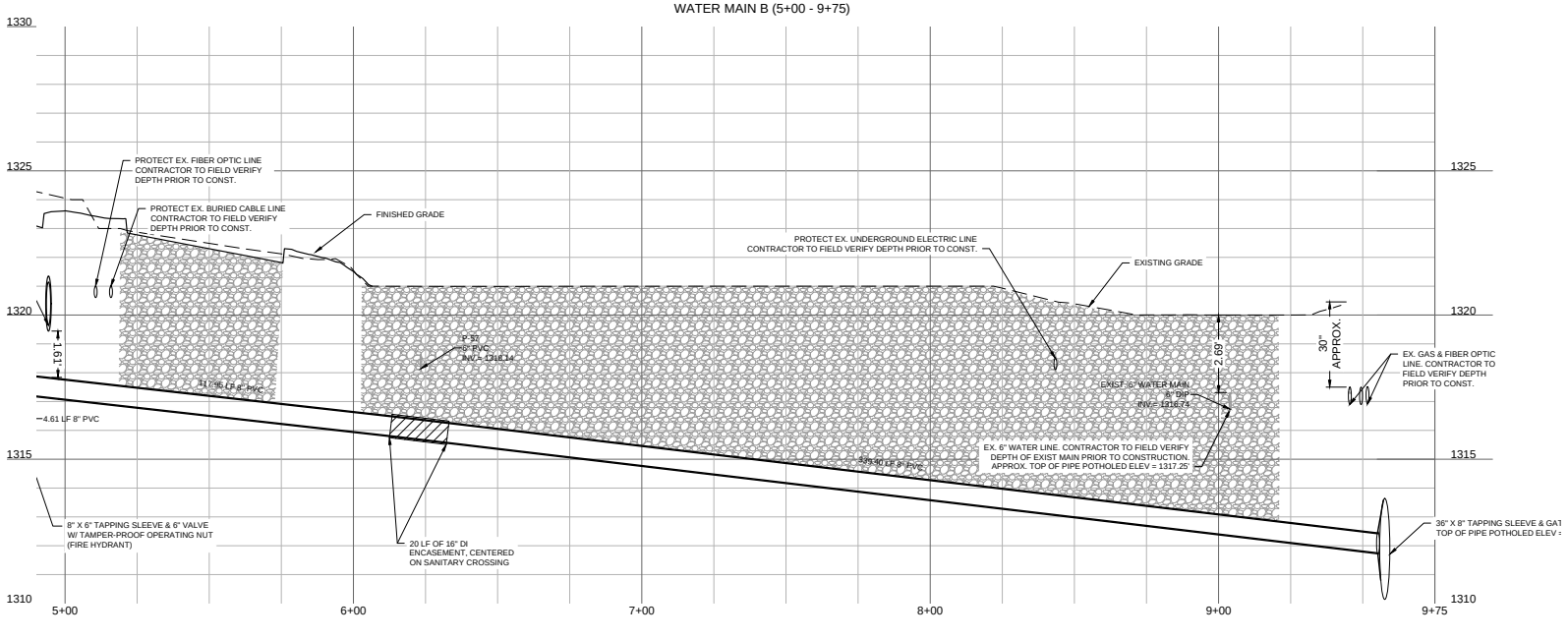
LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- PROP. BUILD-TO-LINE
- FIRE LANE STRIPING
- UTILITY EASEMENT
- EXIST. EASEMENT
- EXIST. SANITARY SEWER PIPE
- EXIST. STORM DRAIN PIPE
- EXIST. WATER PIPE
- EXIST. GAS LINE
- EXIST. OVERHEAD POWER LINE
- EXIST. UNDERGROUND CABLE/TV
- EXIST. UNDERGROUND FIBER OPTIC
- PROP. STORM LINE
- PROP. PUBLIC WATER LINE
- PROP. PRIVATE WATER LINE
- PROP. PUBLIC SANITARY SEWER LINE
- PROP. PRIVATE SANITARY SEWER LINE
- PROP. PRIVATE SANITARY SEWER LINE
- PROP. UNDERGROUND ELECTRIC LINE
- PROP. COMMUNICATION LINE
- BENCHMARK
- EXIST. POWER POLE
- EXIST. TRANSFORMER
- EXIST. WATER METER
- EXIST. GRATE INLET
- EXIST. POWER POLE
- EXIST. POWER POLE W/ LIGHT
- EXIST. STEEL POST
- EXIST. WATER VALVE

UTILITY PROFILE GENERAL NOTE:

ANTICIPATED DEPTHS DENOTED FOR EXISTING UTILITIES UNABLE TO BE VERIFIED VIA SURVEY. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION.

WATER MAIN B (5+00 - 9+75)



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Arkansas COA #1010

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REVISIONS

REV. NO.	DATE	DESCRIPTION

PUBLIC WATER PLAN & PROFILE III

MOUNTAIN VIEW APARTMENTS
LARGE SCALE DEVELOPMENT

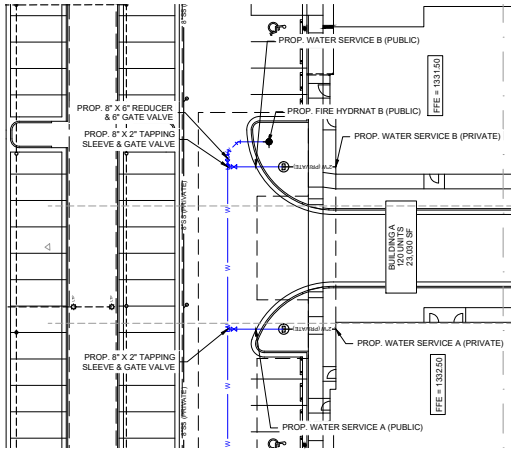
SPRINGDALE, ARKANSAS

2025

drawn by: CE
designed by: CS
project no.: 024-04937
date: 03.19.2026

SHEET
C5.2

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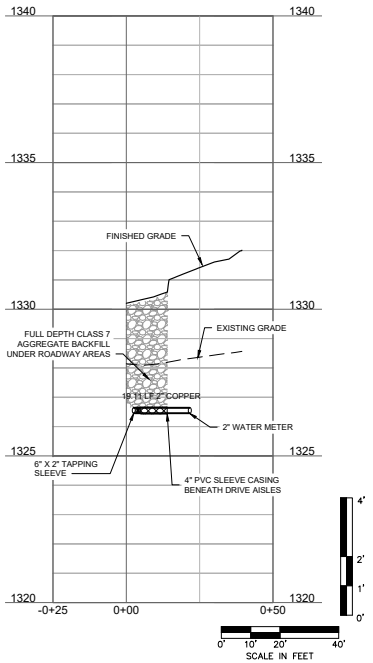
LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- PROP. BUILD-TO-LINE
- FIRE LANE STRIPING
- UTILITY EASEMENT
- EXIST. EASEMENT
- EXIST. SANITARY SEWER PIPE
- EXIST. STORM DRAIN PIPE
- EXIST. WATER PIPE
- EXIST. GAS LINE
- EXIST. OVERHEAD POWER LINE
- EXIST. UNDERGROUND CABLE/TV
- EXIST. UNDERGROUND FIBER OPTIC
- PROP. STORM LINE
- PROP. PUBLIC WATER LINE
- PROP. PRIVATE WATER LINE
- PROP. PUBLIC SANITARY SEWER LINE
- PROP. PRIVATE SANITARY SEWER LINE
- PROP. PRIVATE SANITARY SEWER LINE
- PROP. UNDERGROUND ELECTRIC LINE
- PROP. COMMUNICATION LINE
- BENCHMARK
- EXIST. POWER POLE
- EXIST. TRANSFORMER
- EXIST. WATER METER
- EXIST. GRATE INLET
- EXIST. POWER POLE
- EXIST. POWER POLE W/ LIGHT
- EXIST. STEEL POST
- EXIST. WATER VALVE

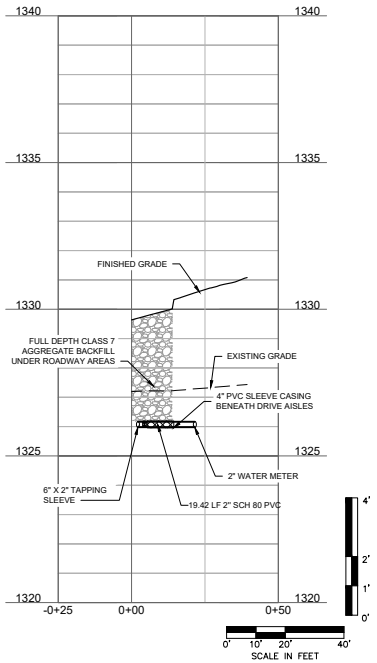
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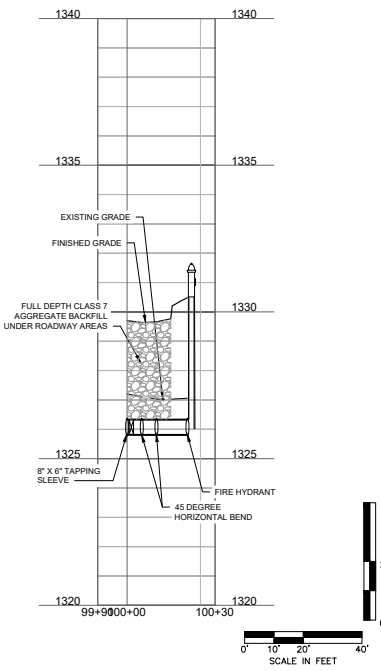
WATER SERVICE A (PUBLIC) (-0+25 - 0+50)



WATER SERVICE B (PUBLIC) (-0+25 - 0+50)



FIRE HYDRANT B (PUBLIC) (99+90 - 100+30)



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REVISIONS

REV. NO.	DATE	DESCRIPTION

PUBLIC WATER PLAN & PROFILE IV

MOUNTAIN VIEW APARTMENTS
LARGE SCALE DEVELOPMENT

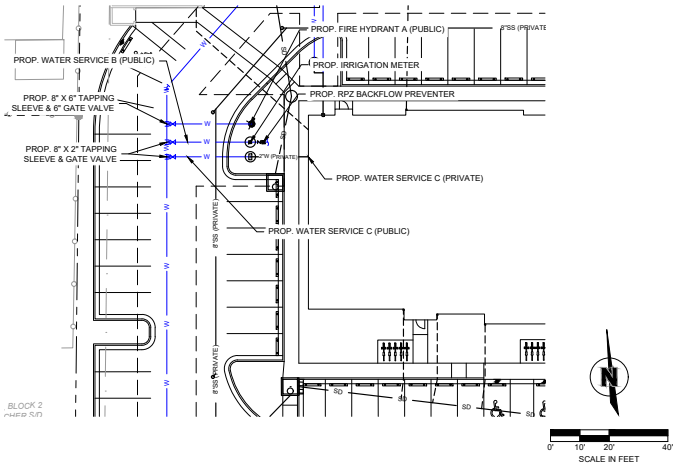
SPRINGDALE, ARKANSAS

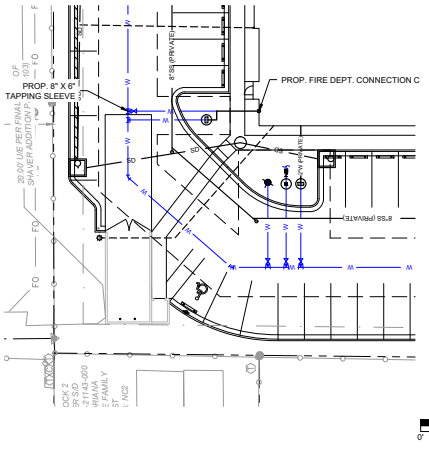
2025

drawn by: CF
designed by: CS
project no.: 024-04937
date: 03.19.2026

SHEET
C5.3

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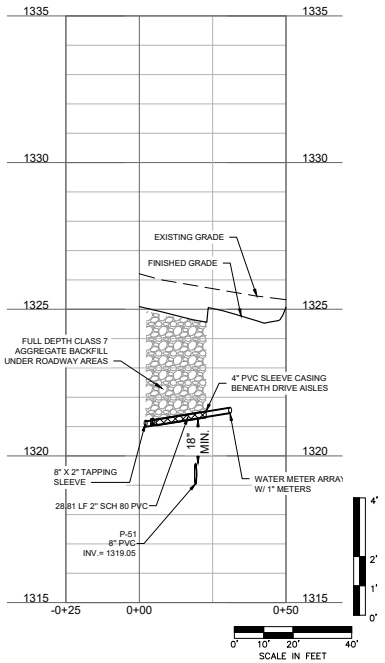
LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- PROP. BUILD-TO-LINE
- FIRE LANE STRIPING
- UTILITY EASEMENT
- EXIST. EASEMENT
- EXIST. SANITARY SEWER PIPE
- EXIST. STORM DRAIN PIPE
- EXIST. WATER PIPE
- EXIST. GAS LINE
- EXIST. OVERHEAD POWER LINE
- EXIST. UNDERGROUND CABLE/TV
- EXIST. UNDERGROUND FIBER OPTIC
- PROP. STORM LINE
- PROP. PUBLIC WATER LINE
- PROP. PRIVATE WATER LINE
- PROP. PUBLIC SANITARY SEWER LINE
- PROP. PRIVATE SANITARY SEWER LINE
- PROP. PRIVATE SANITARY SEWER LINE
- PROP. UNDERGROUND ELECTRIC LINE
- PROP. COMMUNICATION LINE
- BENCHMARK
- EXIST. POWER POLE
- EXIST. TRANSFORMER
- EXIST. WATER METER
- EXIST. GRATE INLET
- EXIST. POWER POLE
- EXIST. POWER POLE W/ LIGHT
- EXIST. STEEL POST
- EXIST. WATER VALVE

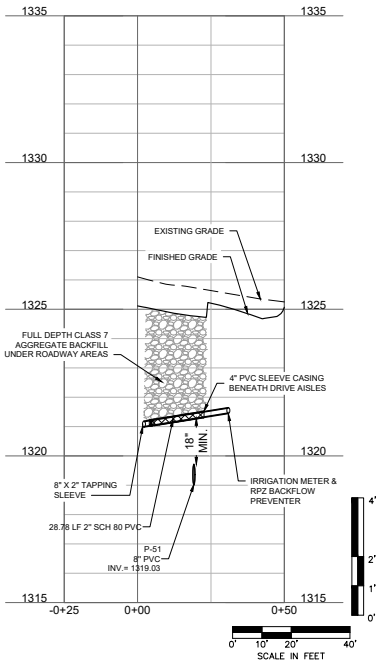
UTILITY PROFILE GENERAL NOTE:

ANTICIPATED DEPTHS DENOTED FOR EXISTING UTILITIES UNABLE TO BE VERIFIED VIA SURVEY. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION.

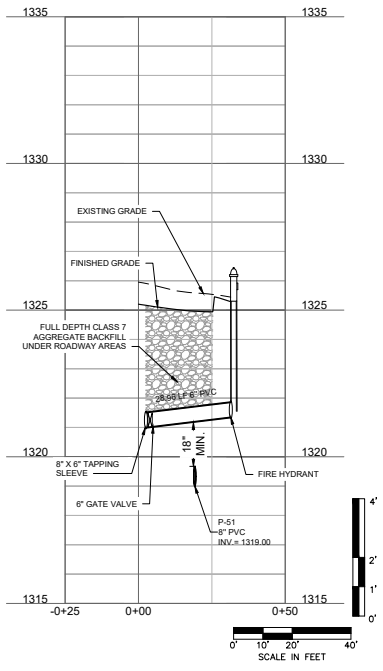
WATER SERVICE C (PUBLIC) (-0+25 - 0+50)



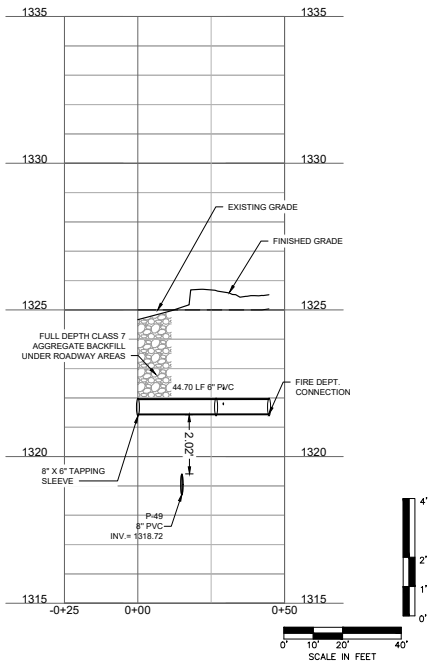
IRRIGATION SERVICE A (PUBLIC) (-0+25 - 0+50)



FIRE HYDRANT A (PUBLIC) (-0+25 - 0+50)



FIRE DEPT. CONNECTION B (PUBLIC) (-0+25 - 0+50)



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REVISIONS

REV. NO.	DATE	DESCRIPTION

PUBLIC WATER PLAN & PROFILE V

MOUNTAIN VIEW APARTMENTS
LARGE SCALE DEVELOPMENT

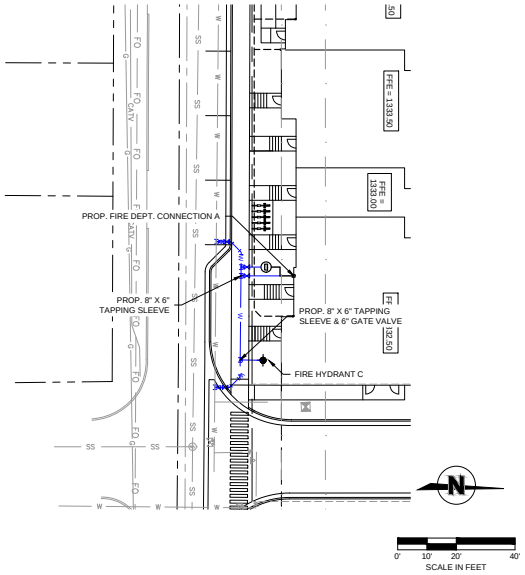
SPRINGDALE, ARKANSAS

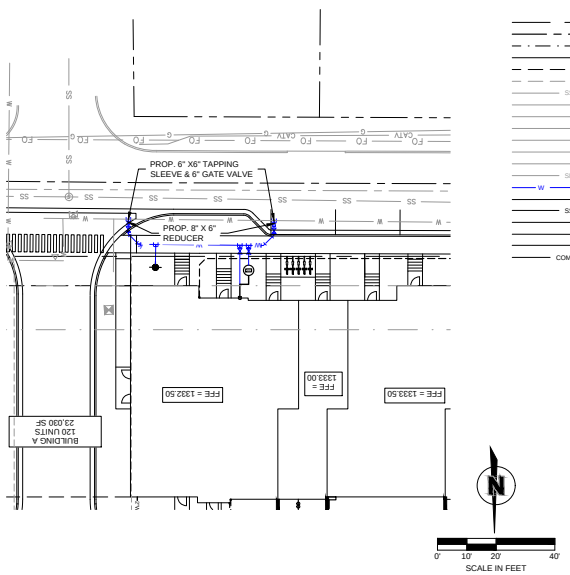
2025

drawn by: CF
designed by: CS
project no.: 024-04937
date: 03.19.2026

SHEET
C5.4

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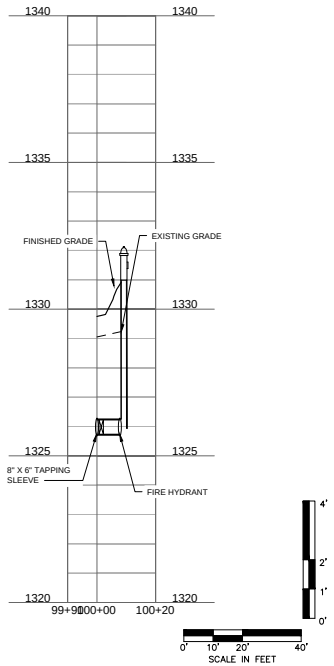
LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- PROP. BUILD-TO-LINE
- FIRE LANE STRIPING
- UTILITY EASEMENT
- EXIST. EASEMENT
- EXIST. SANITARY SEWER PIPE
- EXIST. STORM DRAIN PIPE
- EXIST. WATER PIPE
- EXIST. GAS LINE
- EXIST. OVERHEAD POWER LINE
- EXIST. UNDERGROUND CABLE/TV
- EXIST. UNDERGROUND FIBER OPTIC
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- PROP. PUBLIC WATER LINE
- PROP. PRIVATE WATER LINE
- PROP. PUBLIC SANITARY SEWER LINE
- PROP. PRIVATE SANITARY SEWER LINE
- PROP. PRIVATE SANITARY SEWER LINE
- PROP. UNDERGROUND ELECTRIC LINE
- PROP. COMMUNICATION LINE
- BENCHMARK
- EXIST. POWER POLE
- EXIST. TRANSFORMER
- EXIST. WATER METER
- EXIST. GRATE INLET
- EXIST. POWER POLE
- EXIST. POWER POLE W/ LIGHT
- EXIST. STEEL POST
- EXIST. WATER VALVE

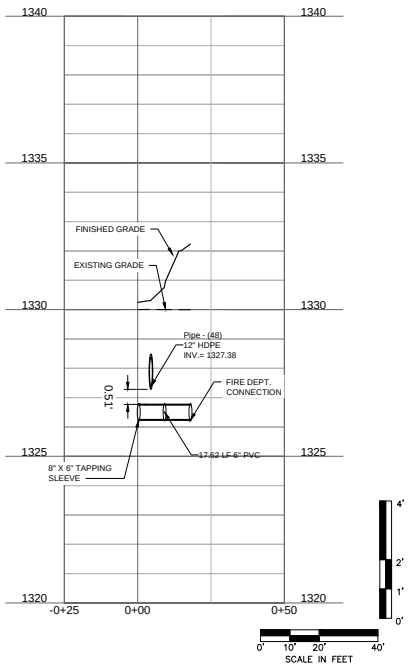
UTILITY PROFILE GENERAL NOTE:

ANTICIPATED DEPTHS DENOTED FOR EXISTING UTILITIES UNABLE TO BE VERIFIED VIA SURVEY. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION.

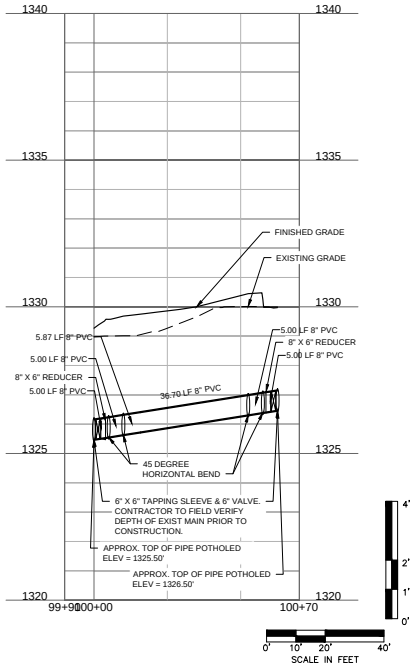
FIRE HYRDANT C (PUBLIC) (99+90 - 100+20)



FIRE DEPT. CONNECTION A (PUBLIC) (-0+25 - 0+50)



WATER MAIN C (PUBLIC) (99+90 - 100+70)



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REVISIONS

REV. NO.	DATE	DESCRIPTION

PUBLIC WATER PLAN & PROFILE VI

MOUNTAIN VIEW APARTMENTS
LARGE SCALE DEVELOPMENT

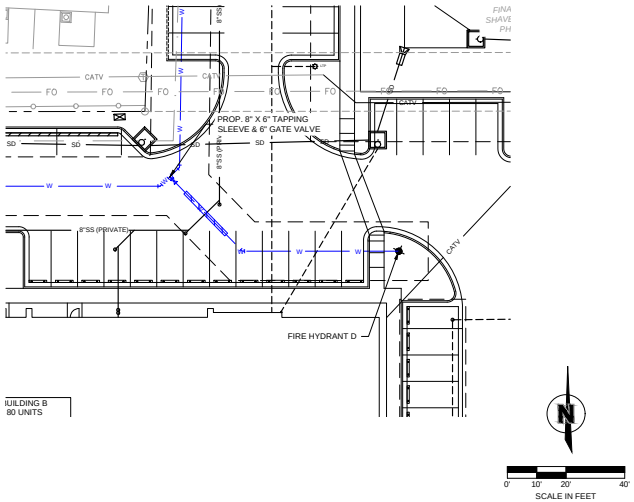
SPRINGDALE, ARKANSAS

2025

drawn by: CE
designed by: CS
project no.: 024-04927
date: 03.19.2026

SHEET
C5.5

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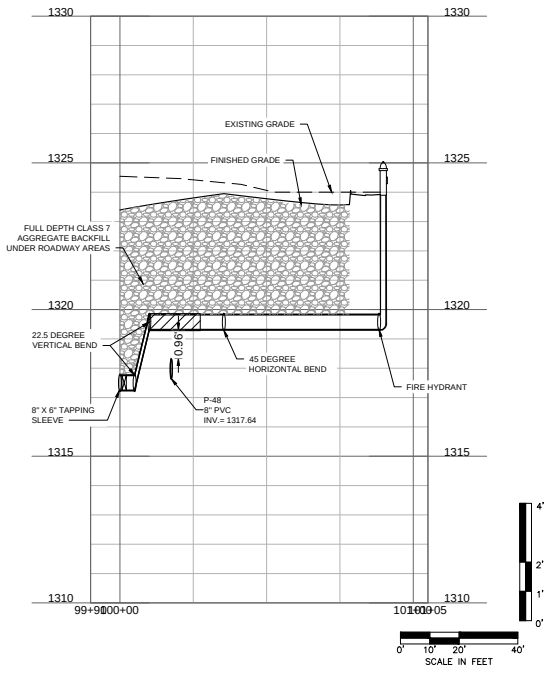
LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- PROP. BUILD-TO-LINE
- FIRE LANE STRIPING
- UTILITY EASEMENT
- EXIST. EASEMENT
- EXIST. SANITARY SEWER PIPE
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- PROP. PRIVATE WATER LINE
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- PROP. PRIVATE SANITARY SEWER LINE
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- EXIST. WATER METER
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- EXIST. POWER POLE
- EXIST. POWER POLE W/ LIGHT
- EXIST. STEEL POST
- EXIST. WATER VALVE

UTILITY PROFILE GENERAL NOTE:

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FIRE HYDRANT D (PUBLIC) (99+90 - 101+05)



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REVISIONS

REV. NO.	DATE	DESCRIPTION

PUBLIC WATER PLAN & PROFILE VII

MOUNTAIN VIEW APARTMENTS
LARGE SCALE DEVELOPMENT

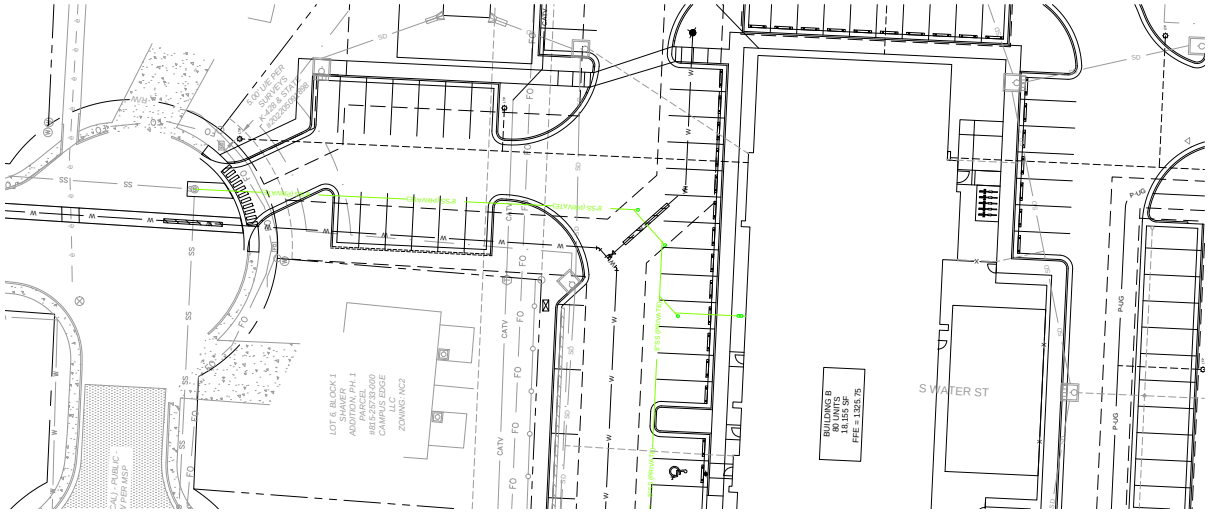
SPRINGDALE, ARKANSAS

2025

drawn by: CE
designed by: CL
project no.: 024-04937
date: 03.19.2026

SHEET
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LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- PROP. BUILD-TO-LINE
- FIRE LANE STRIPING
- UTILITY EASEMENT
- EXIST. EASEMENT
- EXIST. SANITARY SEWER PIPE
- EXIST. STORM DRAIN PIPE
- EXIST. WATER PIPE
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- EXIST. UNDERGROUND CABLE/TV
- EXIST. UNDERGROUND FIBER OPTIC
- PROP. STORM LINE
- PROP. PUBLIC WATER LINE
- PROP. PRIVATE WATER LINE
- PROP. PUBLIC SANITARY SEWER LINE
- PROP. PRIVATE SANITARY SEWER LINE
- PROP. PRIVATE SANITARY SEWER LINE
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- PROP. COMMUNICATION LINE
- BENCHMARK
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- EXIST. WATER METER
- EXIST. GRATE INLET
- EXIST. POWER POLE
- EXIST. POWER POLE W/ LIGHT
- EXIST. STEEL POST
- EXIST. WATER VALVE

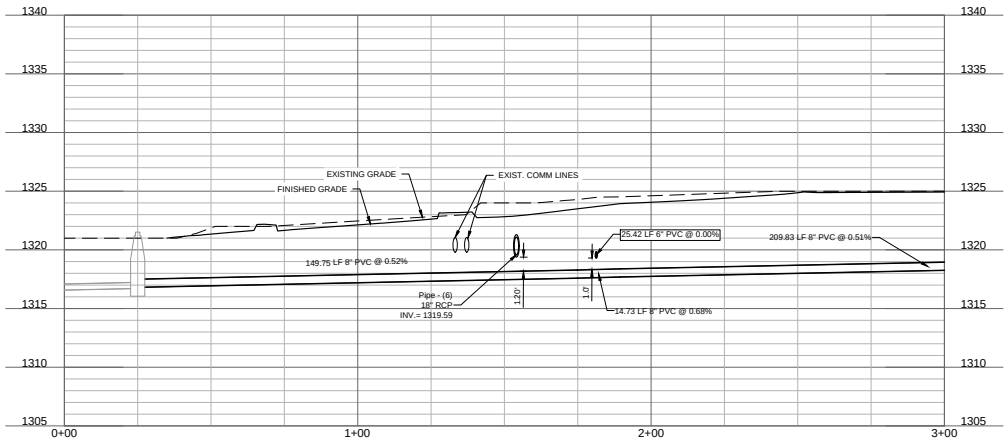
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0' 10' 20' 40'
SCALE IN FEET

UTILITY PROFILE GENERAL NOTE:

ANTICIPATED DEPTHS DENOTED FOR EXISTING UTILITIES UNABLE TO BE VERIFIED VIA SURVEY. UTILITY LINES NOT POTHOLED. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION.

PRIVATE SANITARY LINE A (0+00 - 3+00)



0' 10' 20' 40'
SCALE IN FEET

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FAX 479.443.4340
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Arkansas COA #1010

PRELIMINARY. NOT FOR CONSTRUCTION

REV. NO.	DATE	DESCRIPTION

REVISIONS

SANITARY PLAN & PROFILE I

MOUNTAIN VIEW APARTMENTS
LARGE SCALE DEVELOPMENT

SPRINGDALE, ARKANSAS

2025

drawn by: CE
designed by: CL
project no.: 024-04937
date: 03.19.2026

SHEET
C6.0

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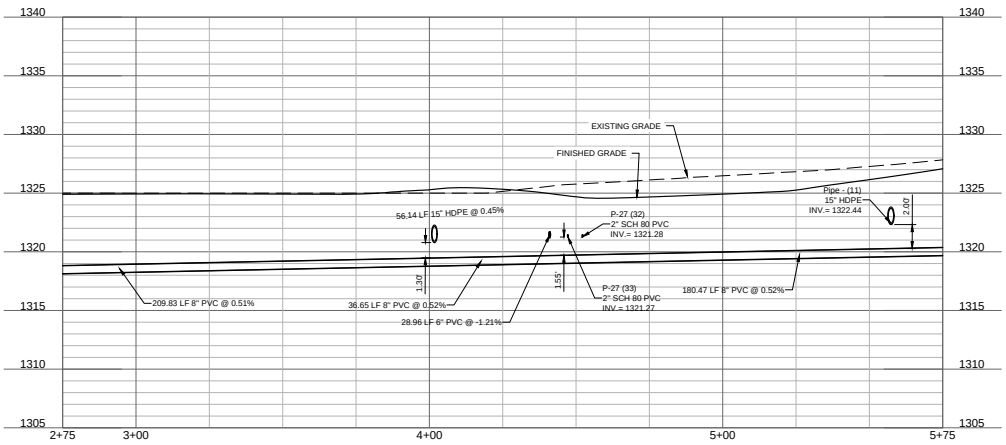
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- PROP. BUILD-TO-LINE
- FIRE LANE STRIPING
- UTILITY EASEMENT
- EXIST. EASEMENT
- EXIST. SANITARY SEWER PIPE
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- EXIST. UNDERGROUND FIBER OPTIC
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- PROP. PUBLIC WATER LINE
- PROP. PRIVATE WATER LINE
- PROP. PUBLIC SANITARY SEWER LINE
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- PROP. PRIVATE SANITARY SEWER LINE
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- EXIST. POWER POLE W/ LIGHT
- EXIST. STEEL POST
- EXIST. WATER VALVE

0' 10' 20' 40'
SCALE IN FEET

UTILITY PROFILE GENERAL NOTE:

ANTICIPATED DEPTHS DENOTED FOR EXISTING UTILITIES UNABLE TO BE VERIFIED VIA SURVEY. UTILITY LINES NOT POTHOLED. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION.

PRIVATE SANITARY LINE A (2+75 - 5+75)



10' 5' 2.5' 0'
0' 10' 20' 40'
SCALE IN FEET

SANITARY PLAN & PROFILE II

MOUNTAIN VIEW APARTMENTS
LARGE SCALE DEVELOPMENT

SPRINGDALE, ARKANSAS

2025

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Fayetteville, AR 72703
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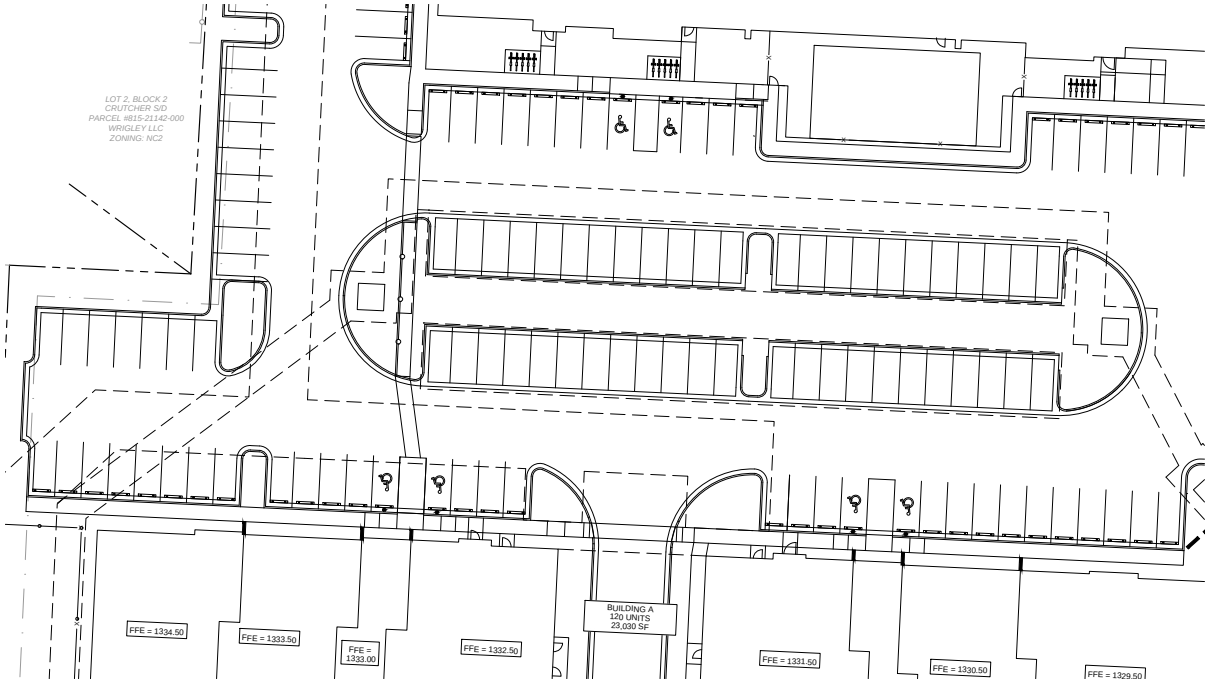
REVISIONS

REV. NO.	DATE	DESCRIPTION

drawn by: CE
designed by: CS
project no.: 024-04937
date: 03.19.2026

SHEET
C6.1

F:\2024\024931.00\00\024-04937-00 Design\AutoCAD\Final Plans\Sheets\SDWC_SAW01_024049370.dwg
DATE: Mar 19, 2026, 12:13pm USER: cehlgow



LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- PROP. BUILD-TO-LINE
- FIRE LANE STRIPING
- UTILITY EASEMENT
- EXIST. EASEMENT
- EXIST. SANITARY SEWER PIPE
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- EXIST. POWER POLE W/ LIGHT
- EXIST. STEEL POST
- EXIST. WATER VALVE

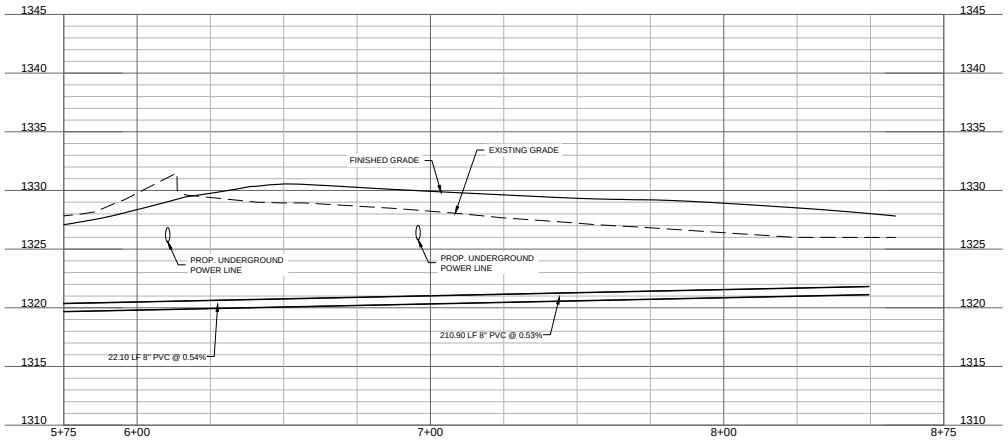
N

0' 10' 20' 40'
SCALE IN FEET

UTILITY PROFILE GENERAL NOTE:

ANTICIPATED DEPTHS DENOTED FOR EXISTING UTILITIES UNABLE TO BE VERIFIED VIA SURVEY. UTILITY LINES NOT POTHOLED. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION.

PRIVATE SANITARY LINE A (5+75 - 8+75)



10' 5' 2.5' 0'
0' 10' 20' 40'
SCALE IN FEET

olsson
3537 North Steele Boulevard
Suite 310
Fayetteville, AR 72703
olsson.com
TEL 479.443.3404
FAX 479.443.4340
Olsson - Engineering
Arkansas COA #1010

PRELIMINARY. NOT FOR CONSTRUCTION

REVISIONS

REV. NO.	DATE	DESCRIPTION

SANITARY PLAN & PROFILE III

MOUNTAIN VIEW APARTMENTS
LARGE SCALE DEVELOPMENT

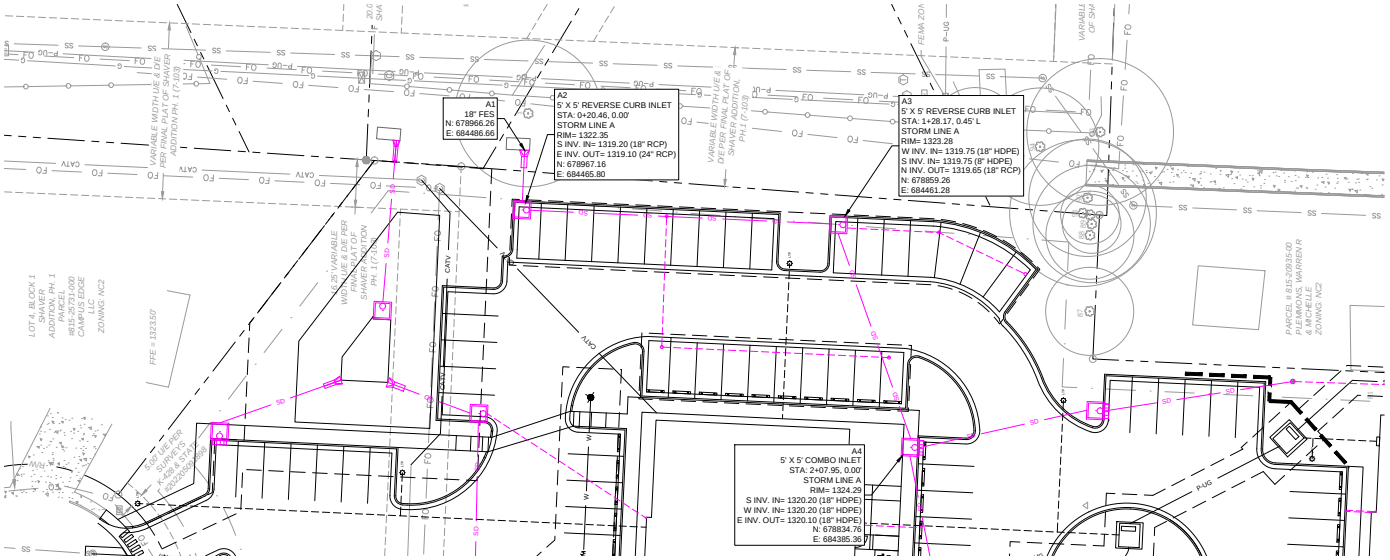
SPRINGDALE, ARKANSAS

2025

drawn by: CE
designed by: CS
project no.: 024-04937
date: 03.19.2026

SHEET
C6.2

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LEGEND

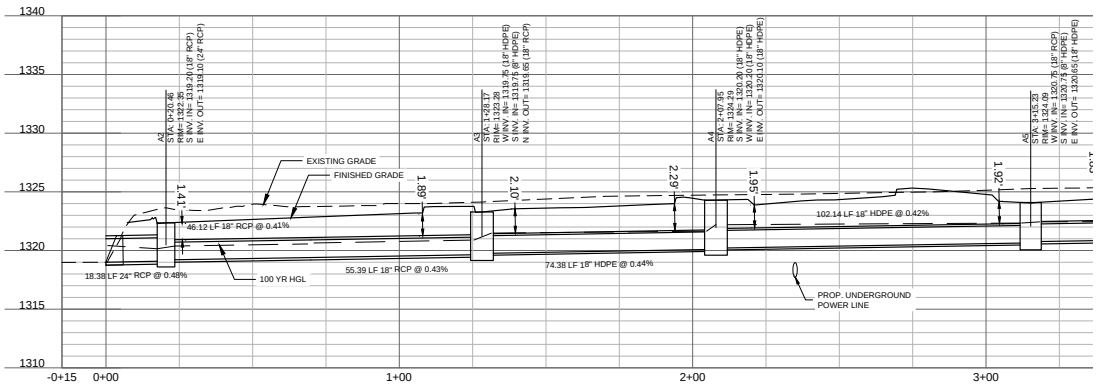
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- PROP. BUILD-TO-LINE
- FIRE LANE STRIPING
- UTILITY EASEMENT
- EXIST. EASEMENT
- EXIST. SANITARY SEWER PIPE
- EXIST. STORM DRAIN PIPE
- EXIST. WATER PIPE
- EXIST. GAS LINE
- EXIST. OVERHEAD POWER LINE
- EXIST. UNDERGROUND CABLE/TV
- EXIST. UNDERGROUND FIBER OPTIC
- PROP. STORM LINE
- PROP. PUBLIC WATER LINE
- PROP. PRIVATE WATER LINE
- PROP. PUBLIC SANITARY SEWER LINE
- PROP. PRIVATE SANITARY SEWER LINE
- PROP. PRIVATE SANITARY SEWER LINE
- PROP. UNDERGROUND ELECTRIC LINE
- PROP. COMMUNICATION LINE
- BENCHMARK
- EXIST. POWER POLE
- EXIST. TRANSFORMER
- EXIST. WATER METER
- EXIST. GRATE INLET
- EXIST. POWER POLE
- EXIST. POWER POLE W/ LIGHT
- EXIST. STEEL POST
- EXIST. WATER VALVE

SCALE IN FEET

UTILITY PROFILE GENERAL NOTE:

1. ANTICIPATED DEPTHS DENOTED FOR EXISTING UTILITIES UNABLE TO BE VERIFIED VIA SURVEY. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION.
2. RCP ASTM CLASS III STORM PIPE FOR 1' COVER.
3. ALL STORM LINE BELOW PERMEABLE PAVERS TO BE PERFORATED WITH MINIMUM 4" ASTM NO. 57 STONE OPEN-GRADED BASE AND MINIMUM 18" ASTM NO. 2 STONE SUBBASE ABOVE.

STORM LINE A (-0+15 - 3+25)



10' 5' 2.5' 0'
0' 10' 20' 40'
SCALE IN FEET

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3537 North Steele Boulevard
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Arkansas COA #1010

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REVISIONS

REV. NO.	DATE	DESCRIPTION

STORM PLAN & PROFILE I

MOUNTAIN VIEW APARTMENTS
LARGE SCALE DEVELOPMENT

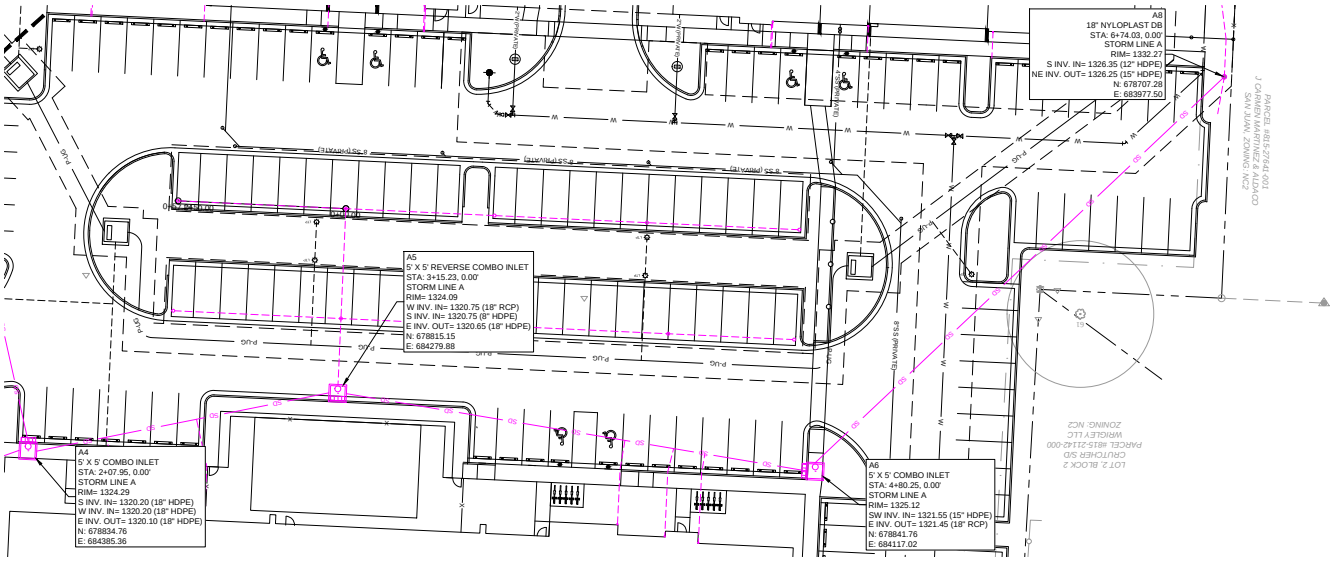
SPRINGDALE, ARKANSAS

2025

drawn by: CE
designed by: CL
project no.: 024-04937
date: 03.19.2026

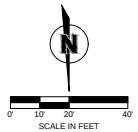
SHEET
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DATE: Mar 19, 2026, 12:21am USER: cjenkins



LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- PROP. BUILD-TO-LINE
- FIRE LANE STRIPING
- UTILITY EASEMENT
- EXIST. EASEMENT
- EXIST. SANITARY SEWER PIPE
- EXIST. STORM DRAIN PIPE
- EXIST. WATER PIPE
- EXIST. GAS LINE
- EXIST. OVERHEAD POWER LINE
- EXIST. UNDERGROUND CABLE/TV
- EXIST. UNDERGROUND FIBER OPTIC
- PROP. STORM LINE
- PROP. PUBLIC WATER LINE
- PROP. PRIVATE WATER LINE
- PROP. PUBLIC SANITARY SEWER LINE
- PROP. PRIVATE SANITARY SEWER LINE
- PROP. PRIVATE SANITARY SEWER LINE
- PROP. UNDERGROUND ELECTRIC LINE
- PROP. COMMUNICATION LINE
- BENCHMARK
- EXIST. POWER POLE
- EXIST. TRANSFORMER
- EXIST. WATER METER
- EXIST. GRATE INLET
- EXIST. POWER POLE
- EXIST. POWER POLE W/ LIGHT
- EXIST. STEEL POST
- EXIST. WATER VALVE



UTILITY PROFILE GENERAL NOTE:

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2. RCP ASTM CLASS III STORM PIPE FOR 1' COVER.
3. ALL STORM LINE BELOW PERMEABLE PAVERS TO BE PERFORATED WITH MINIMUM 4" ASTM NO. 57 STONE OPEN-GRADED BASE AND MINIMUM 18" ASTM NO. 2 STONE SUBBASE ABOVE.

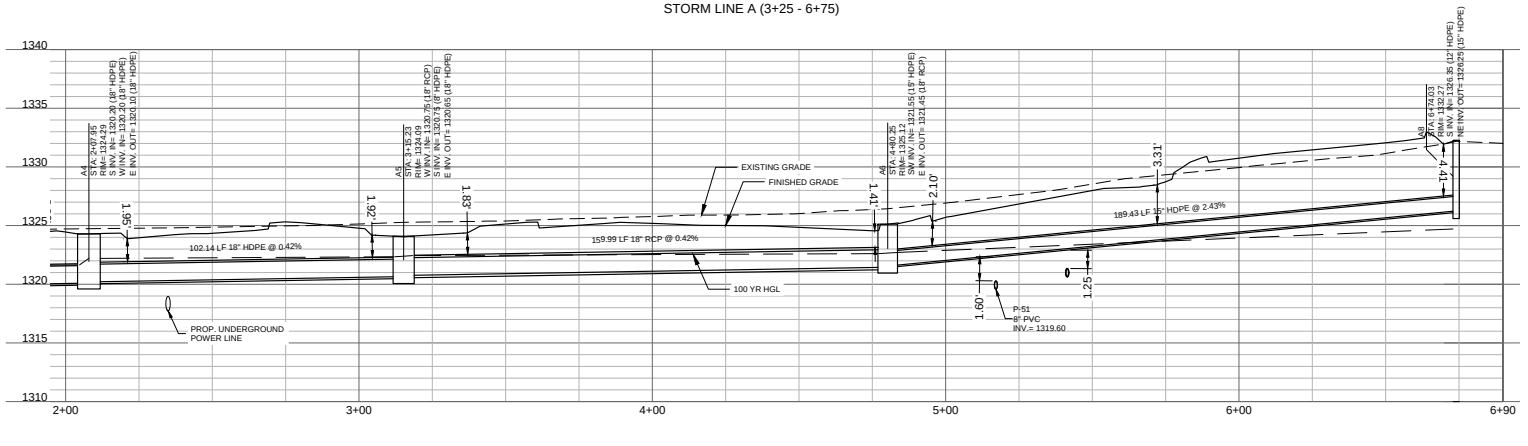
olsson
3537 North Steele Boulevard
Suite 310
Fayetteville, AR 72703
olsson.com
TEL 479.443.3404
FAX 479.443.4340
Olsson - Engineering
Arkansas COA #1010

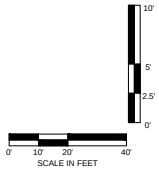
PRELIMINARY. NOT FOR CONSTRUCTION

REVISIONS

REV. NO.	DATE	DESCRIPTION

STORM LINE A (3+25 - 6+75)





STORM PLAN & PROFILE II

MOUNTAIN VIEW APARTMENTS
LARGE SCALE DEVELOPMENT

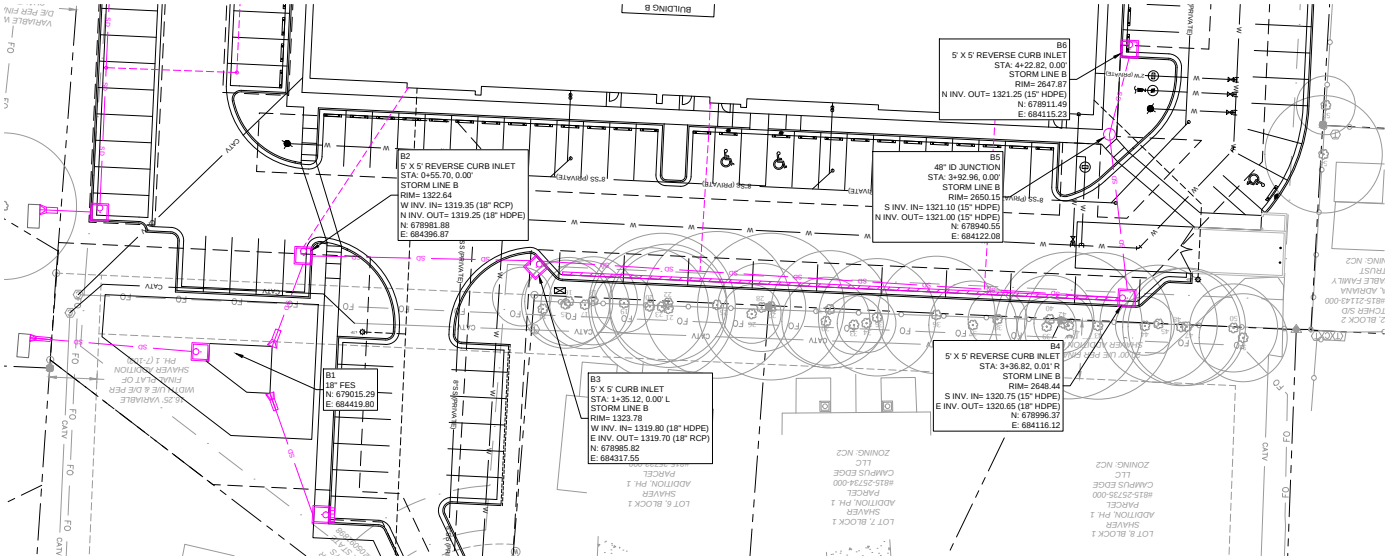
SPRINGDALE, ARKANSAS

2025

drawn by: CE
designed by: CS
project no.: 024-04937
date: 03.19.2026

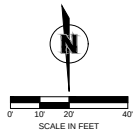
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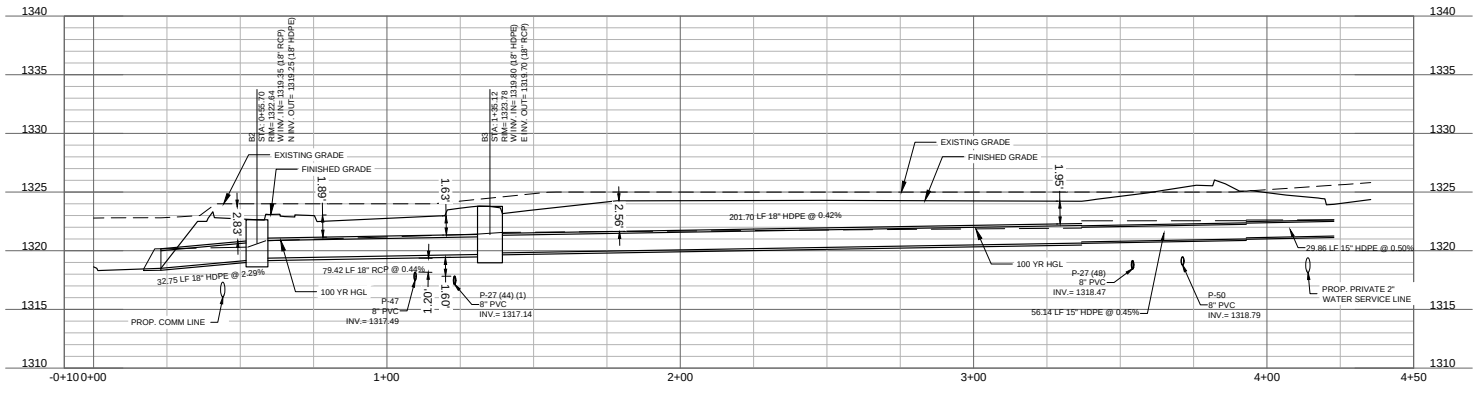
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- PROP. BUILD-TO-LINE
- FIRE LANE STRIPING
- UTILITY EASEMENT
- EXIST. EASEMENT
- EXIST. SANITARY SEWER PIPE
- EXIST. STORM DRAIN PIPE
- EXIST. WATER PIPE
- EXIST. GAS LINE
- EXIST. OVERHEAD POWER LINE
- EXIST. UNDERGROUND CABLE/TV
- EXIST. UNDERGROUND FIBER OPTIC
- PROP. STORM LINE
- PROP. PUBLIC WATER LINE
- PROP. PRIVATE WATER LINE
- PROP. PUBLIC SANITARY SEWER LINE
- PROP. PRIVATE SANITARY SEWER LINE
- PROP. PRIVATE SANITARY SEWER LINE
- PROP. UNDERGROUND ELECTRIC LINE
- PROP. COMMUNICATION LINE
- BENCHMARK
- EXIST. POWER POLE
- EXIST. TRANSFORMER
- EXIST. WATER METER
- EXIST. GRATE INLET
- EXIST. POWER POLE
- EXIST. POWER POLE W/ LIGHT
- EXIST. STEEL POST
- EXIST. WATER VALVE



UTILITY PROFILE GENERAL NOTE:

1. ANTICIPATED DEPTHS DENOTED FOR EXISTING UTILITIES UNABLE TO BE VERIFIED VIA SURVEY. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION.
2. RCP ASTM CLASS III STORM PIPE FOR 1' COVER.
3. ALL STORM LINE BELOW PERMEABLE PAVERS TO BE PERFORATED WITH MINIMUM 4" ASTM NO. 57 STONE OPEN-GRADED BASE AND MINIMUM 18" ASTM NO. 2 STONE SUBBASE ABOVE.

STORM LINE B (-0+10 - 4+50)



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FAX 479.443.4340
Olsson - Engineering
Arkansas COA #1010

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REVISIONS

REV. NO.	DATE	DESCRIPTION

STORM PLAN & PROFILE III

MOUNTAIN VIEW APARTMENTS
LARGE SCALE DEVELOPMENT

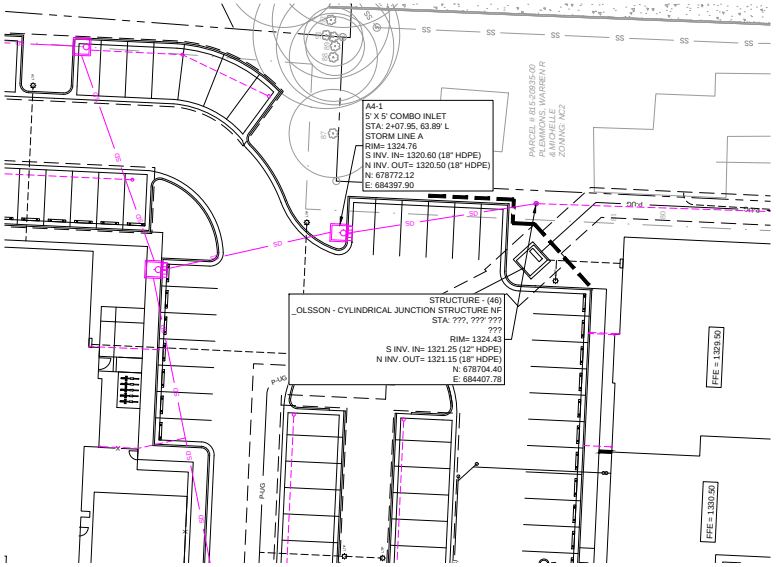
SPRINGDALE, ARKANSAS

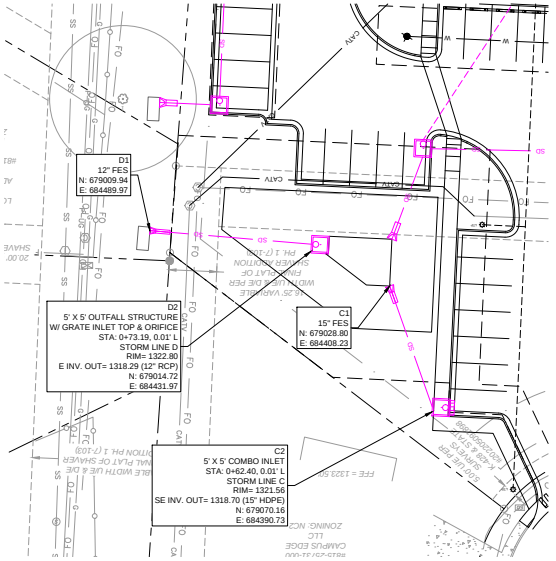
2025

drawn by: CE
designed by: CS
project no.: 024-04937
date: 03.19.2026

SHEET
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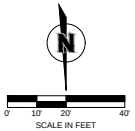
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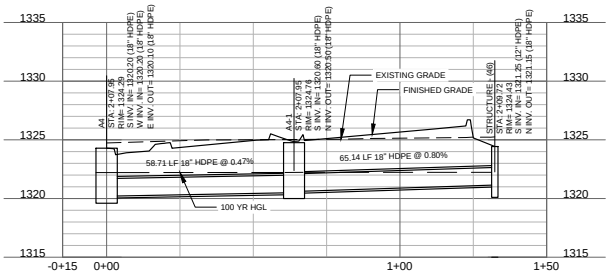
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- PROP. BUILD-TO-LINE
- FIRE LANE STRIPING
- UTILITY EASEMENT
- EXIST. EASEMENT
- EXIST. SANITARY SEWER PIPE
- EXIST. STORM DRAIN PIPE
- EXIST. WATER PIPE
- EXIST. GAS LINE
- EXIST. OVERHEAD POWER LINE
- EXIST. UNDERGROUND CABLE/TV
- EXIST. UNDERGROUND FIBER OPTIC
- PROP. STORM LINE
- PROP. PUBLIC WATER LINE
- PROP. PRIVATE WATER LINE
- PROP. PUBLIC SANITARY SEWER LINE
- PROP. PRIVATE SANITARY SEWER LINE
- PROP. PRIVATE SANITARY SEWER LINE
- PROP. UNDERGROUND ELECTRIC LINE
- PROP. COMMUNICATION LINE
- BENCHMARK
- EXIST. POWER POLE
- EXIST. TRANSFORMER
- EXIST. WATER METER
- EXIST. GRATE INLET
- EXIST. POWER POLE
- EXIST. POWER POLE W/ LIGHT
- EXIST. STEEL POST
- EXIST. WATER VALVE



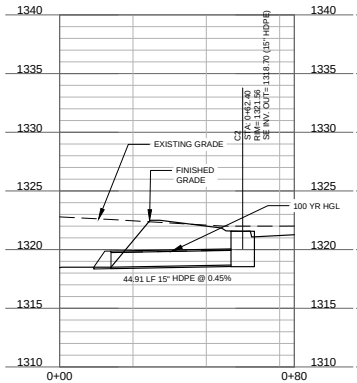
UTILITY PROFILE GENERAL NOTE:

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3. ALL STORM LINE BELOW PERMEABLE PAVERS TO BE PERFORATED WITH MINIMUM 4" ASTM NO. 57 STONE OPEN-GRADED BASE AND MINIMUM 18" ASTM NO. 2 STONE SUBBASE ABOVE.

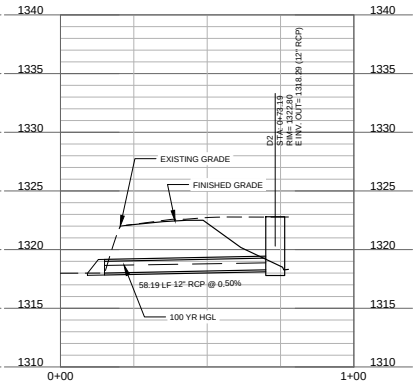
STORM LINE A4 - A4-2 (-0+15 - 1+50)

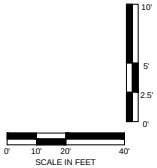


STORM LINE C (0+00 - 0+80)



STORM LINE D (0+00 - 1+00)





olsson
3537 North Steele Boulevard
Suite 310
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FAX 479.443.4340
Olsson - Engineering
Arkansas COA #1010

PRELIMINARY. NOT FOR CONSTRUCTION

REVISIONS

REV. NO.	DATE	DESCRIPTION

STORM PLAN & PROFILE IV

MOUNTAIN VIEW APARTMENTS
LARGE SCALE DEVELOPMENT

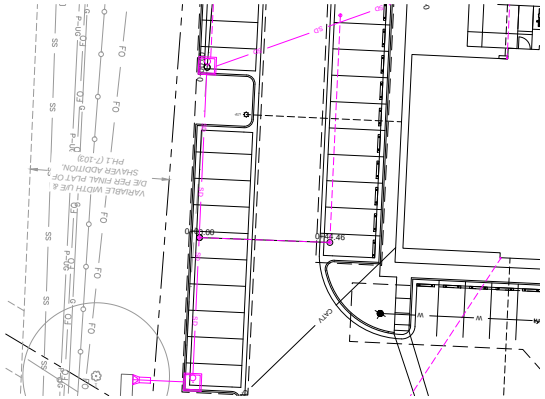
SPRINGDALE, ARKANSAS

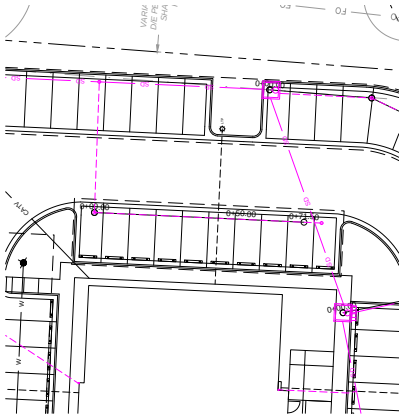
2025

drawn by: CE
designed by: CS
project no.: 024-04937
date: 03.19.2026

SHEET
C7.3

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DATE: Mar 19, 2026 12:23am USER: cehlbow





LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- PROP. BUILD-TO-LINE
- FIRE LANE STRIPING
- UTILITY EASEMENT
- EXIST. EASEMENT
- EXIST. SANITARY SEWER PIPE
- EXIST. STORM DRAIN PIPE
- EXIST. WATER PIPE
- EXIST. GAS LINE
- EXIST. OVERHEAD POWER LINE
- EXIST. UNDERGROUND CABLE/TV
- EXIST. UNDERGROUND FIBER OPTIC
- PROP. STORM LINE
- PROP. PUBLIC WATER LINE
- PROP. PRIVATE WATER LINE
- PROP. PUBLIC SANITARY SEWER LINE
- PROP. PRIVATE SANITARY SEWER LINE
- PROP. PRIVATE SANITARY SEWER LINE
- PROP. UNDERGROUND ELECTRIC LINE
- PROP. COMMUNICATION LINE
- BENCHMARK
- EXIST. POWER POLE
- EXIST. TRANSFORMER
- EXIST. WATER METER
- EXIST. GRATE INLET
- EXIST. POWER POLE
- EXIST. POWER POLE W/ LIGHT
- EXIST. STEEL POST
- EXIST. WATER VALVE

SCALE IN FEET (0' 10' 20' 40')

SCALE IN FEET (0' 10' 20' 40')

UTILITY PROFILE GENERAL NOTE:

1. ANTICIPATED DEPTHS DENOTED FOR EXISTING UTILITIES UNABLE TO BE VERIFIED VIA SURVEY. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION.
2. RCP ASTM CLASS III STORM PIPE FOR 1' COVER.
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REVISIONS

REV. NO.	DATE	DESCRIPTION

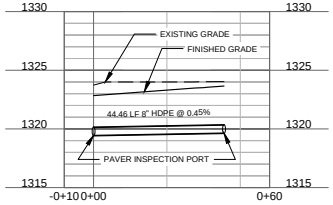
olsson

3537 North Steele Boulevard
Suite 310
Fayetteville, AR 72703
olsson.com
TEL 479.443.3404
FAX 479.443.4340

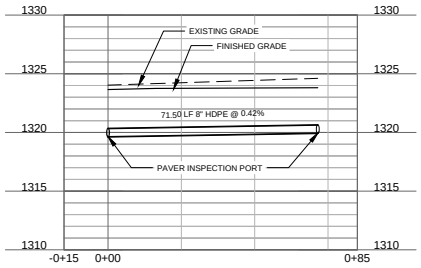
Olsson - Engineering
Arkansas COA #1010

PRELIMINARY. NOT FOR CONSTRUCTION

STORM UNDERDRAIN LINE - A2.1 (-0+10 - 0+60)



STORM UNDERDRAIN LINE - A2.2 (-0+15 - 0+85)



SCALE IN FEET (0' 10' 20' 40'; 10' 5' 2.5' 0')

STORM PLAN & PROFILE V

MOUNTAIN VIEW APARTMENTS
LARGE SCALE DEVELOPMENT

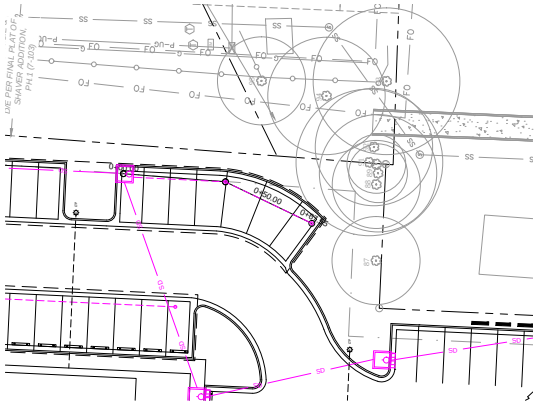
SPRINGDALE, ARKANSAS

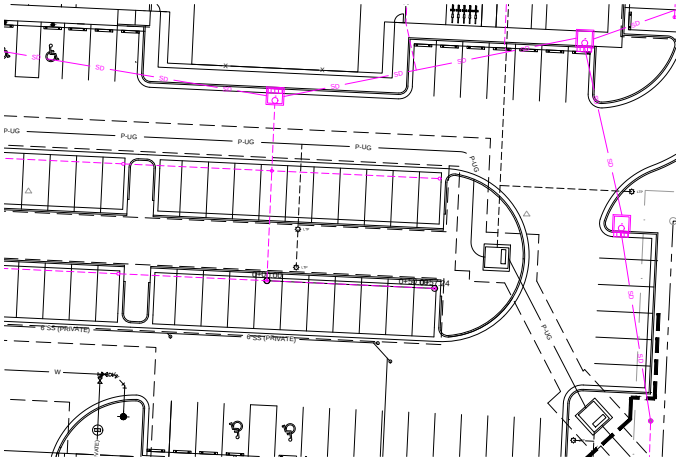
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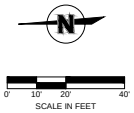
drawn by: CE
designed by: CL
project no.: 024-04937
date: 03.19.2026

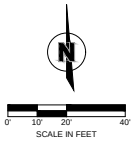
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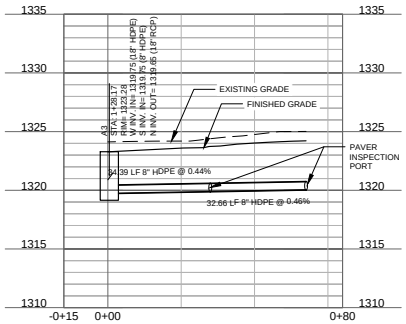
LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- PROP. BUILD-TO-LINE
- FIRE LANE STRIPING
- UTILITY EASEMENT
- EXIST. EASEMENT
- EXIST. SANITARY SEWER PIPE
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- PROP. PRIVATE WATER LINE
- PROP. PUBLIC SANITARY SEWER LINE
- PROP. PRIVATE SANITARY SEWER LINE
- PROP. PRIVATE SANITARY SEWER LINE
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- EXIST. STEEL POST
- EXIST. WATER VALVE

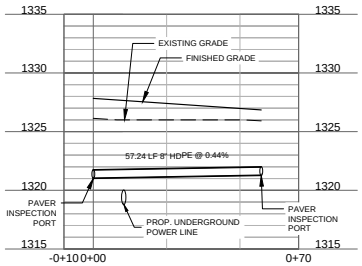
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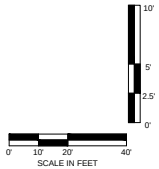
1. ANTICIPATED DEPTHS DENOTED FOR EXISTING UTILITIES UNABLE TO BE VERIFIED VIA SURVEY. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION.
2. RCP ASTM CLASS III STORM PIPE FOR 1' COVER.
3. ALL STORM LINE BELOW PERMEABLE PAVERS TO BE PERFORATED WITH MINIMUM 4" ASTM NO. 57 STONE OPEN-GRADED BASE AND MINIMUM 18" ASTM NO. 2 STONE SUBBASE ABOVE.

STORM UNDERDRAIN LINE - A3.1 (-0+15 - 0+80)



STORM UNDERDRAIN LINE - A5.4 (-0+10 - 0+70)





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olsson.com
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Olsson - Engineering
Arkansas COA #1010

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REVISIONS

REV. NO.	DATE	DESCRIPTION

STORM PLAN & PROFILE VI

MOUNTAIN VIEW APARTMENTS
LARGE SCALE DEVELOPMENT

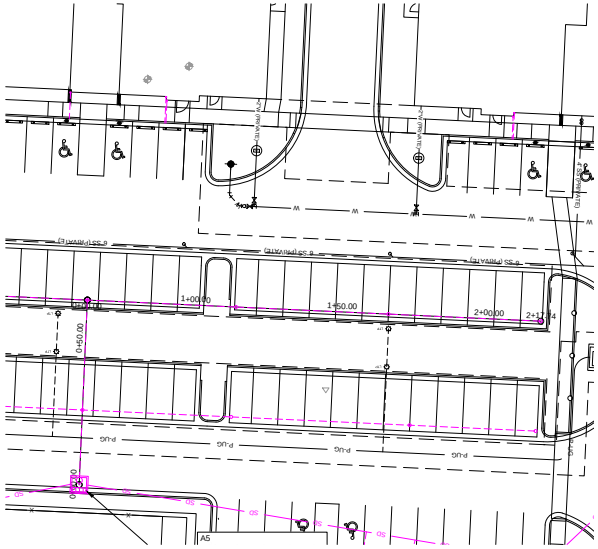
SPRINGDALE, ARKANSAS

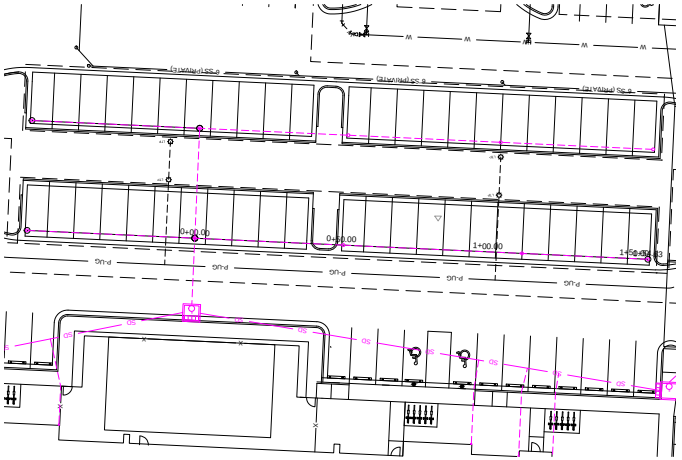
2025

drawn by: CE
designed by: CL
project no.: 024-04937
date: 03.19.2026

SHEET
C7.5

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DATE: Mar 19, 2026, 12:25pm USER: cjenkins





N

0' 10' 20' 40'
SCALE IN FEET

N

SCALE IN FEET

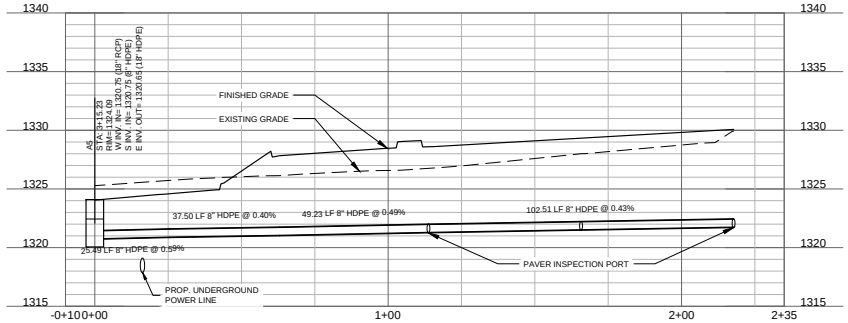
LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- PROP. BUILD-TO-LINE
- FIRE LANE STRIPING
- UTILITY EASEMENT
- EXIST. EASEMENT
- EXIST. SANITARY SEWER PIPE
- EXIST. STORM DRAIN PIPE
- EXIST. WATER PIPE
- EXIST. GAS LINE
- EXIST. OVERHEAD POWER LINE
- EXIST. UNDERGROUND CABLE/TV
- EXIST. UNDERGROUND FIBER OPTIC
- PROP. STORM LINE
- PROP. PUBLIC WATER LINE
- PROP. PRIVATE WATER LINE
- PROP. PUBLIC SANITARY SEWER LINE
- PROP. PRIVATE SANITARY SEWER LINE
- PROP. PRIVATE SANITARY SEWER LINE
- PROP. UNDERGROUND ELECTRIC LINE
- PROP. COMMUNICATION LINE
- BENCHMARK
- EXIST. POWER POLE
- EXIST. TRANSFORMER
- EXIST. WATER METER
- EXIST. GRATE INLET
- EXIST. POWER POLE
- EXIST. POWER POLE W/ LIGHT
- EXIST. STEEL POST
- EXIST. WATER VALVE

UTILITY PROFILE GENERAL NOTE:

1. ANTICIPATED DEPTHS DENOTED FOR EXISTING UTILITIES UNABLE TO BE VERIFIED VIA SURVEY. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION.
2. RCP ASTM CLASS III STORM PIPE FOR 1' COVER.
3. ALL STORM LINE BELOW PERMEABLE PAVERS TO BE PERFORATED WITH MINIMUM 4" ASTM NO. 57 STONE OPEN-GRADED BASE AND MINIMUM 18" ASTM NO. 2 STONE SUBBASE ABOVE.

STORM UNDERDRAIN LINE - A5.1 (-0+10 - 2+35)



STORM UNDERDRAIN LINE - A5.3 (-0+10 - 1+70)



10' 5' 2.5' 0'
0' 10' 20' 40'
SCALE IN FEET

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REVISIONS

REV. NO.	DATE	DESCRIPTION

STORM PLAN & PROFILE VII

MOUNTAIN VIEW APARTMENTS
LARGE SCALE DEVELOPMENT

SPRINGDALE, ARKANSAS

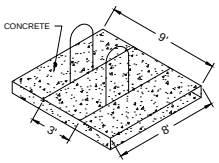
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drawn by: CE
designed by: CS
project no.: 024-04937
date: 03.19.2026

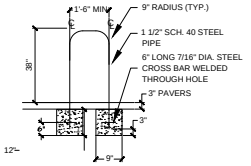
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C7.6

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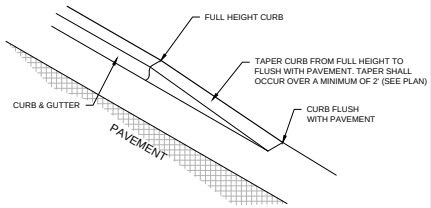
NOTES:
RACK SHALL BE EMBEDDED
COLOR SHALL BE STANDARD POWDERED COATED BLACK.



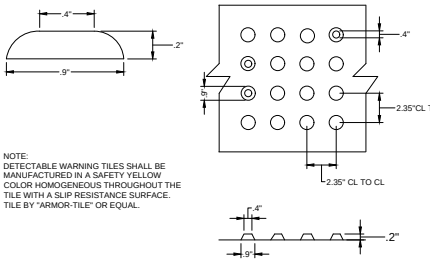
(TYP) MULTIPLE BICYCLE RACKS



BICYCLE RACK STANDARD DETAIL
NOT TO SCALE

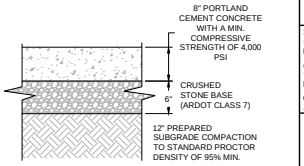


CURB TRANSITION DETAIL
NOT TO SCALE

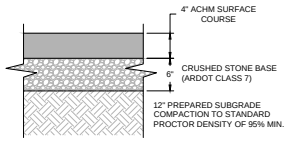


NOTE:
DETECTABLE WARNING TILES SHALL BE MANUFACTURED IN A SAFETY YELLOW COLOR HOMOGENEOUS THROUGHOUT THE TILE WITH A SLIP RESISTANCE SURFACE. TILE BY "ARMOR-TILE" OR EQUAL.

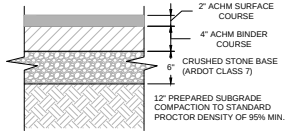
DETECTABLE WARNING TRUNCATED DOMES DETAIL
NOT TO SCALE



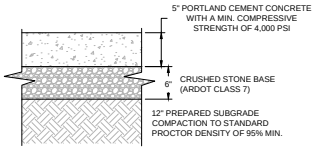
HEAVY DUTY CONCRETE PAVING DETAIL
NOT TO SCALE



STANDARD DUTY ASPHALT PAVING DETAIL
NOT TO SCALE

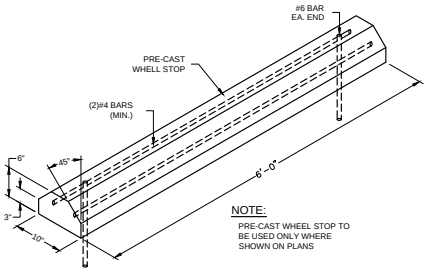


HEAVY DUTY ASPHALT PAVING DETAIL
NOT TO SCALE

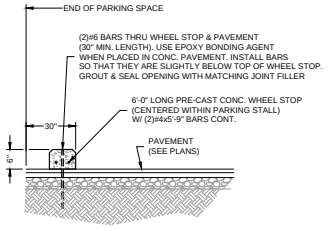


STANDARD DUTY CONCRETE PAVING DETAIL
NOT TO SCALE

NOTE:
1. FINAL PAVEMENT SECTIONS TO MATCH OLSSON GEOTECHNICAL REPORT RECOMMENDATIONS DATED APRIL, 2025.

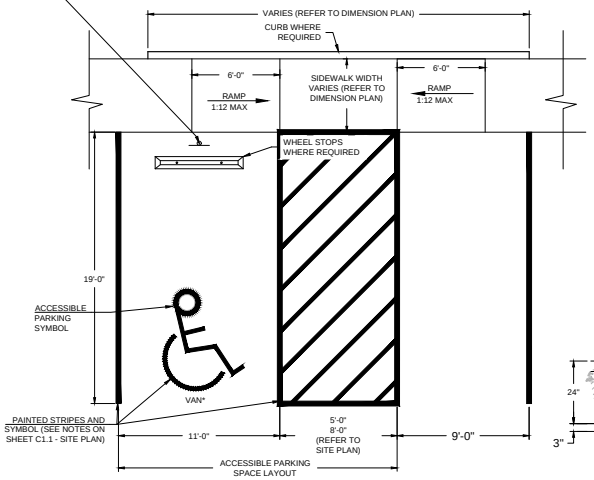


NOTE:
PRE-CAST WHEEL STOP TO BE USED ONLY WHERE SHOWN ON PLANS

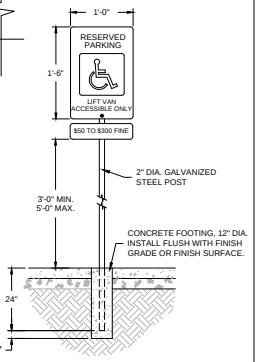


PRE-CAST WHEEL STOP DETAILS
NOT TO SCALE

ACCESSIBLE PARKING SPACE SIGN ** (PER MUTCD) CENTERED ON EACH ACCESSIBLE SPACE. SIGNS FOR STANDARD ACCESSIBLE PARKING SPACES SHALL BE LOCATED 5' ABOVE THE GROUND SURFACE AT THE BOTTOM OF THE SIGN. THE SIGN SHALL BE AT LEAST 12" BY 18" AND MEET THE REQUIREMENTS OF THE CITY OF SPRINGDALE STANDARDS AND SPECIFICATIONS. (SEE SIGN DETAIL THIS SHEET)

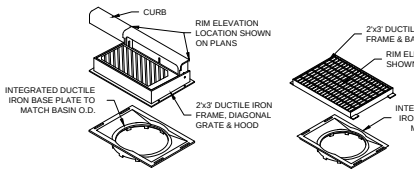


ACCESSIBLE PARKING SPACE LAYOUT DETAIL (TYP.)
NOT TO SCALE

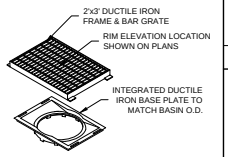


POLE MOUNTED LIFT VAN ACCESSIBLE SIGN
NOT TO SCALE

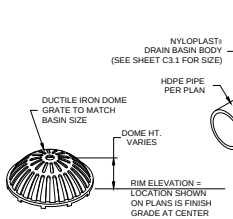
NOTE
ACCESSIBLE PARKING SPACE REQUIRED BY THIS SECTION SHALL BE IDENTIFIED BY A SIGN MOUNTED ON A POLE OR OTHER STRUCTURE, LOCATED BETWEEN 36 INCHES (3 FEET) AND 60 INCHES (5 FEET) ABOVE THE GROUND MEASURED FROM THE BOTTOM OF THE SIGN, AT THE HEAD OF THE PARKING SPACE. THE SIGN SHALL BE AT LEAST 12" BY 18" IN AREA AND MEET THE REQUIREMENTS SET FORTH IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).



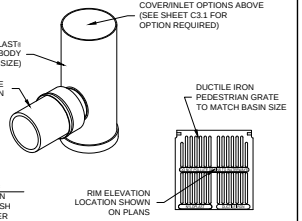
CURB INLET CASTINGS



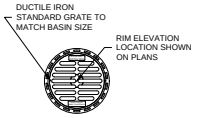
BAR GRATE CASTINGS



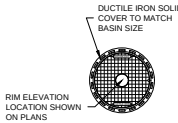
DOME GRATE



PEDESTRIAN GRATE



STANDARD GRATE



SOLID COVER

DRAIN BASIN DETAILS
NOT TO SCALE

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3537 North Steele Boulevard
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Arkansas COA #1010

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REVISIONS

REV. NO.	DATE	DESCRIPTION

DETAIL SHEET I

MOUNTAIN VIEW APARTMENTS
LARGE SCALE DEVELOPMENT

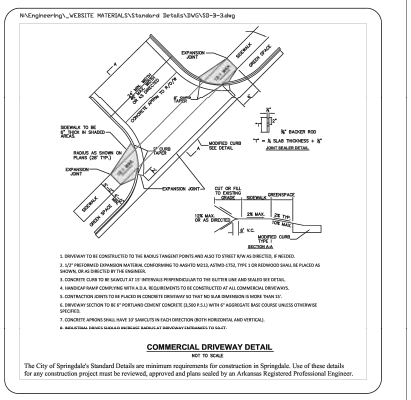
SPRINGDALE, ARKANSAS

2025

drawn by: CE
designed by: CS
project no.: 024-04937
date: 03.19.2026

SHEET
C8.0

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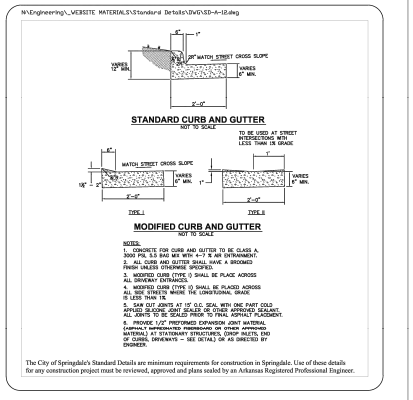
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION B
TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-B-3

SPRINGDALE
WE'RE MAKING IT HAPPEN



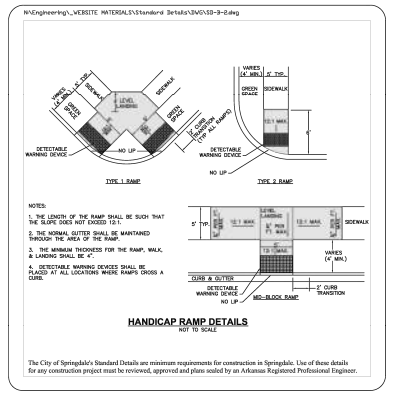
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION A
TYPICAL STREET SECTIONS & DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-A-12

SPRINGDALE
WE'RE MAKING IT HAPPEN



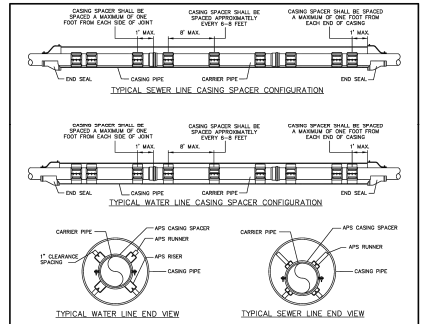
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION B
TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-B-2

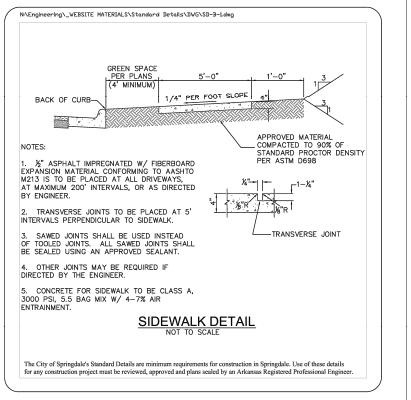
SPRINGDALE
WE'RE MAKING IT HAPPEN



SPRINGDALE WATER UTILITIES
320 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5701

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: KM/JNK | DRAWING NO.: S-31 | DATE: MARCH 2008



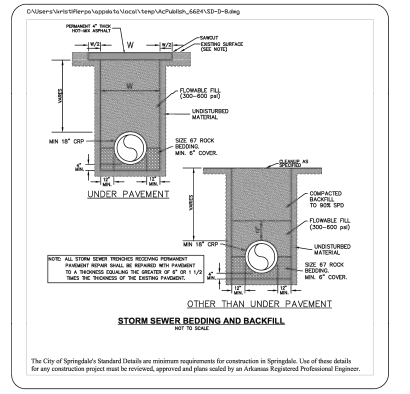
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION B
TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-B-1

SPRINGDALE
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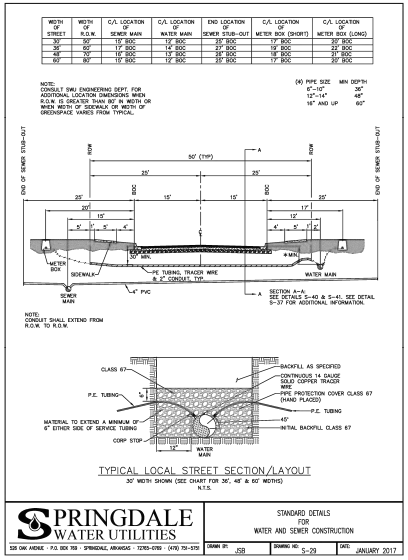
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION D
DROP INLET DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-D-0

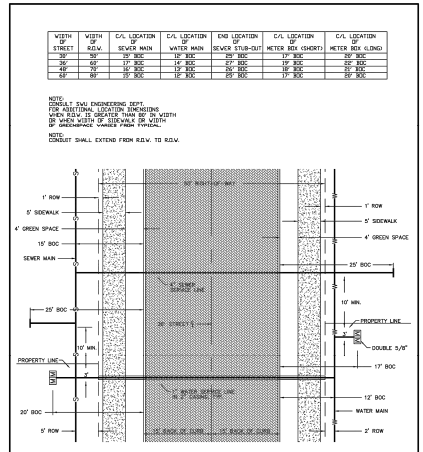
SPRINGDALE
WE'RE MAKING IT HAPPEN



SPRINGDALE WATER UTILITIES
320 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5701

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: JSR | DRAWING NO.: S-29 | DATE: JANUARY 2017



SPRINGDALE WATER UTILITIES
320 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5701

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO.: S-30 | DATE: MARCH 2008

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Arkansas COA #1010

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REVISIONS

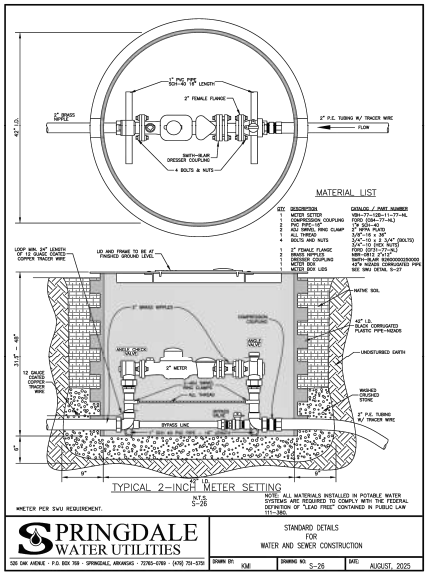
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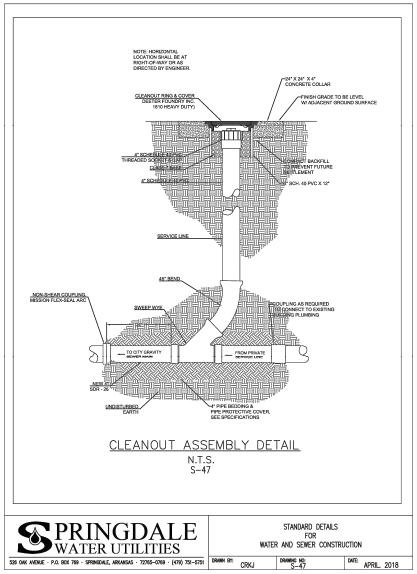
DETAIL SHEET II
MOUNTAIN VIEW APARTMENTS
LARGE SCALE DEVELOPMENT
SPRINGDALE, ARKANSAS
2025

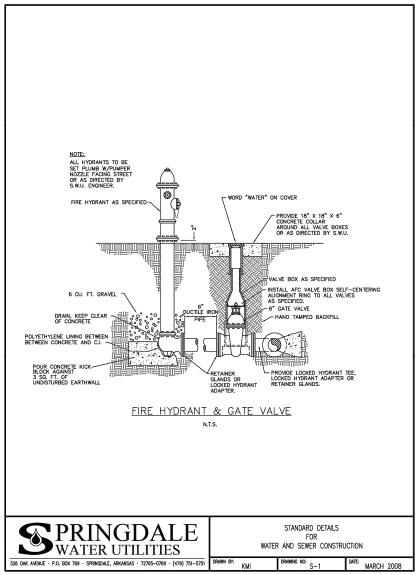
drawn by: CE
designed by: CS
project no.: 024-04937
date: 03.19.2026

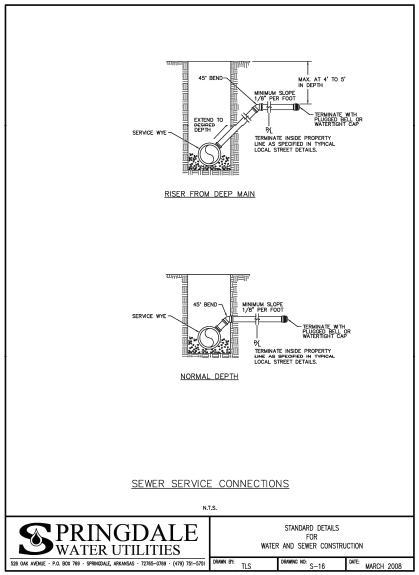
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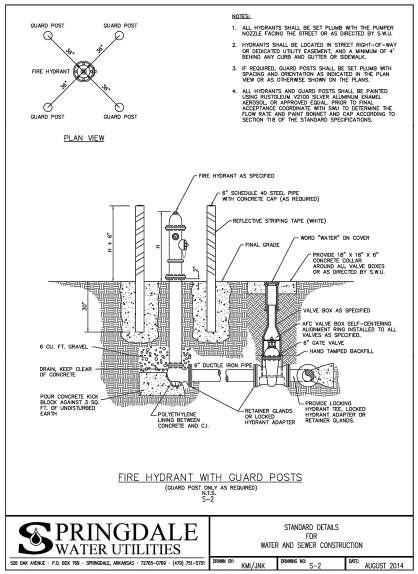
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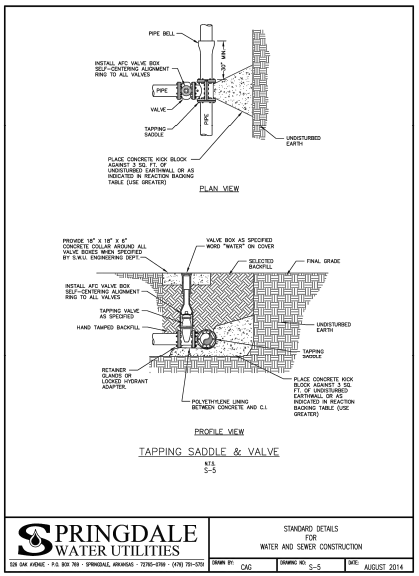


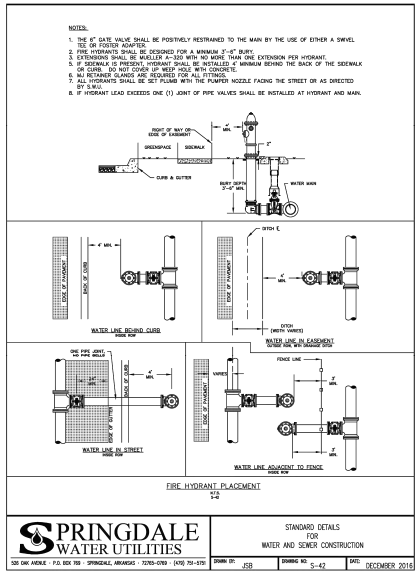


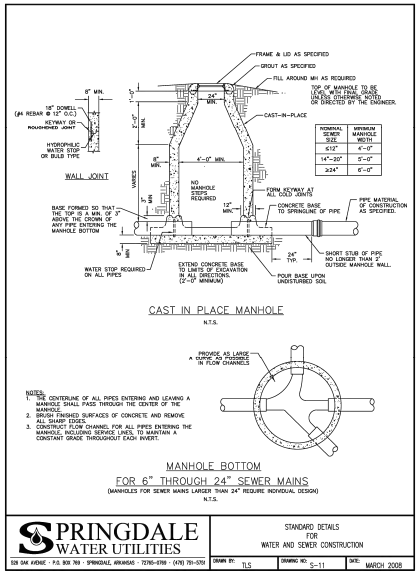












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REVISIONS

REV. NO.	DATE	DESCRIPTION

DETAIL SHEET III

MOUNTAIN VIEW APARTMENTS
LARGE SCALE DEVELOPMENT

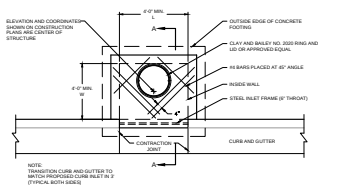
2025

SPRINGDALE, ARKANSAS

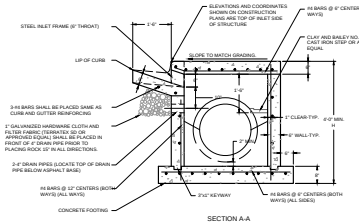
drawn by: CE
designed by: CL
project no.: 024-04937
date: 03.19.2026

SHEET
C8.2

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PLAN

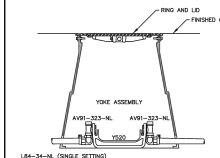


SECTION A-A

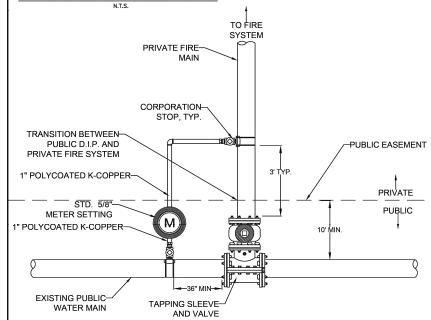
CURB INLET NOTES

1. USE CITY APPROVED CONCRETE THROUGHOUT.
2. THE FIRST DIMENSION LISTED IN THE CONSTRUCTION NOTES IS THE "L" DIMENSION. THE SECOND DIMENSION IS THE "W" DIMENSION.
3. FLOOR OF INLET SHALL BE SHAPED TO PROVIDE SMOOTH FLOW.
4. EXPANSION JOINTS SHALL BE EITHER HOT OR COLD POURED JOINT SEALING COMPOUND, OR PREMOLDED EXPANSION JOINT FILLER.
5. STEEL INLET FRAME SPACERS SHALL BE PLACED AT EQUAL SPACINGS NOT TO EXCEED 4'-0".
6. CAST IRON STEPS TO BE CLAY & BAILEY 2102 OR APPROVED EQUAL. STEEL CORE, PLASTIC COATED STEPS MAY BE USED (M.A. IND., INC. NO. PS1-PF, PS2-PF, OR APPROVED EQUAL). CAST IRON STEPS SHALL BE SPACED AT 1'-4" O.C. VERTICALLY.
7. BEVEL ALL EXPOSED EDGES WITH TRIANGULAR MOLDING.
8. ON-GRADE INLETS SHALL CONFORM TO THE STREET GRADE AND SUMP INLETS SHALL BE LEVEL.
9. ALL STORM SEWER STRUCTURES SHALL BE PRECAST. PRECAST SHOP DRAWINGS SHALL BE APPROVED BY THE DESIGN ENGINEER.
10. REINFORCING STEEL SHALL BE NEW BILLET, MINIMUM GRADE 40 KSI PER ASTM A615, AND SHALL BE BENT COLD.
11. ALL DIMENSIONS RELATIVE TO REINFORCING STEEL ARE TO CENTERLINE OF BARS. 2" CLEARANCE SHALL BE PROVIDED THROUGHOUT UNLESS NOTED OTHERWISE. TOLERANCE OF ±1/8" SHALL BE PERMITTED.
12. ALL LAP SPLICES NOT SHOWN SHALL BE A MINIMUM OF 40 BAR DIAMETERS IN LENGTH.
13. ALL DOWELS SHALL BE ACCURATELY PLACED AND SECURELY TIED IN PLACE PRIOR TO PLACEMENT OF BOTTOM SLAB CONCRETE. STICKING OF DOWELS INTO FRESH OR PARTIALLY HARDENED CONCRETE WILL NOT BE ACCEPTABLE.
14. ALL REINFORCING STEEL SHALL BE SUPPORTED ON FABRICATED STEEL BAR SUPPORTS @ 2'-0" MAXIMUM SPACING.
15. DO NOT SCALE THESE DRAWINGS FOR DIMENSIONS OR CLEARANCES. ANY QUESTIONS REGARDING DIMENSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
16. THE BOTTOM SLAB SHALL BE AT LEAST 24 HOURS OLD BEFORE PLACING SIDEWALL CONCRETE. ALL SIDEWALL FORMS SHALL REMAIN IN PLACE A MINIMUM OF 24 HOURS AFTER SIDEWALLS ARE POURED BEFORE REMOVAL, AND AFTER REMOVAL SHALL BE IMMEDIATELY TREATED WITH MEMBRANE CURING COMPOUND.
17. ALL CURB INLET TOPS ARE TO BE CONSTRUCTED AFTER FINAL CURB STRING LINE HAS BEEN APPROVED BY THE ENGINEER AND PRIOR TO CURB CONSTRUCTION, OR AS DIRECTED BY THE CITY ENGINEER.
18. RCP CONNECTIONS TO PRECAST STRUCTURE SHALL MEET ALL CITY STANDARDS.
19. BACKFILL AROUND STRUCTURES SHALL BE COMPACTED AND SHALL BE OF THE MATERIAL SPECIFIED PER CITY STANDARDS.
20. NON-SETBACK CURB INLET TO BE USED ONLY WITH THE APPROVAL OF THE CITY ENGINEER.

STANDARD CURB INLET DETAIL
NOT TO SCALE



LEAK DETECTION METER ASSEMBLY
N.T.S.



FIRE SYSTEM CONNECTION
N.T.S.

SPRINGDALE WATER UTILITIES
530 OAK AVENUE P.O. BOX 769 SPRINGDALE, ARKANSAS 72765-0769 (479) 751-5701

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: crk | DRAWING NO: S-36 | DATE: OCTOBER 2023



ECO-CITYLOCK®

The Eco-CityLock permeable paver suite a variety of sustainable solutions for green infrastructure applications in any project. This paver series has a common interlocking joint design that minimizes load line creep. The fine chamfers create a cement-poor aesthetic and deliver a smooth rolling surface, making Eco-CityLock ideal for dynamic loads.

UNITS

#314 - 4x8 60mm | #313 - 4x12 100mm | #312 - 4x16 100mm | #315 - 5x10 80mm
#316 - L-10 80mm | #324 - 5x10 Herr 80mm | #317 - Demi 80mm

Before specifying a specific product, please confirm availability with your local Keystone Hardscapes producer.

INSTALLATION PATTERNS FOR 5x10 HERRINGBONE MECH LAY

Running Bond | Stitched

INSTALLATION PATTERNS FOR L-10 MECH LAY

Step 1 | Step 2 | Finished Pattern

UNIT DIMENSIONS

Product	Thickness	Approximate Weight
4x8 60mm	2.36" (60.0mm)	Light* 314
4x12 100mm	3.94" (100.0mm)	Standard 313
4x16 100mm	3.94" (100.0mm)	Pedestrian* 312
5x10 80mm	3.15" (80.0mm)	Heavy* 324
L-10 80mm	3.15" (80.0mm)	Heavy* 316

FEATURES & BENEFITS

Perfect For:
- Suitable for multiple applications. See chart above.
- Made of durable concrete with iron oxide pigments that will not fade with extended UV exposure. Meets or exceeds applicable requirements of ASTM C936.

Ease of Installation
- 4x8 and 5x10 - Versatile 2:1 shape easily forms stacked, runner, basketweave, and herringbone patterns.
- 4x12 and 4x16 - Narrow modular linear shape easily forms stacked, runner, and variety of herringbone patterns. All units can be combined in patterns for a variety of module offsets.
- L-10 - Designed for mechanical installation, innovative shape provides outstanding interlock to resist pattern migration.
- Demi - Designed to be installed in an efficient repeating runner or ashlar pattern, with equal numbers of each shape per pallet.

Aesthetics
- Smooth surfaces and microchamfered edges combine to create a sleek and contemporary look.

Note: Unit color, dimensions, weight, and availability varies by manufacturer.



INSTALLATION INSTRUCTIONS

STEP 1: Excavate unsuitable, unstable or over-consolidated subgrade soils to the depth required to accommodate the base course as per the designer of record (DOR) requirements. Backfill and level with open graded aggregates as per the Designer of Record structural and hydraulic design.

STEP 2: Place bedding course of hard angular material conforming to the grading requirements of ASTM No. 8 or No. 9 to a uniform depth of 1½" - 2" (38mm-51mm) screeded to the grade and profile required.

STEP 3: Install Eco-CityLock with joints to a nominal ¼" (6.35mm).

STEP 4: Where required, cut pave stones with an approved cutting device to fit accurately, neatly and without damaged edges.

STEP 5: Spread jointing material conforming to ASTM No. 8 or No. 9 gradation to fill openings and joints. Sweep paving surface clean.

STEP 6: Compact and seat the pavers into the bedding material using a low-amplitude compactor capable of at least 5,000 lbf (22 kN) at a frequency of 72-90 Hz.

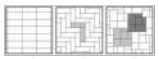
STEP 7: Apply additional jointing material to the openings and joints if needed, filling them to the bottom of the unit bevel. Sweep paving surface clean. Compact pavers again.

STEP 8: Sweep paver surface clean for final acceptance by owner/ owner's agent.

NOTE: Colors are shown as accurately as possible in brochures and samples, but due to the nature of the product, regional color differences and variables in print reproduction, colors may not match exactly. For best results in maintaining color consistency, pavers must be installed from several cubes at a time. Efflorescence, a whitish, powder-like deposit, may appear on concrete pavers. This is a natural occurrence in any concrete product and will usually wear off over time.

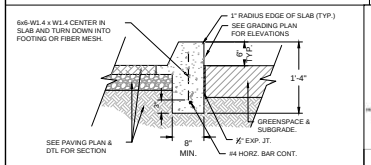


INSTALLATION PATTERNS



Complete installation and specification details are available by contacting your Keystone Hardscapes Sales Representative.

KEYSTONE HARDSCAPES
www.keystonehardscapes.com
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NOTE: INSTALL EXPANSION AND CONTROL JOINTS.

TURN DOWN CURB DETAIL
NOT TO SCALE

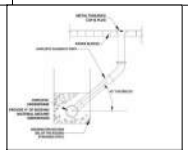
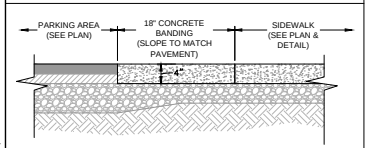
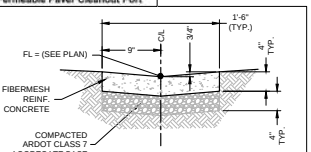


Figure WQ-10
Permeable Paver Cleanout Port



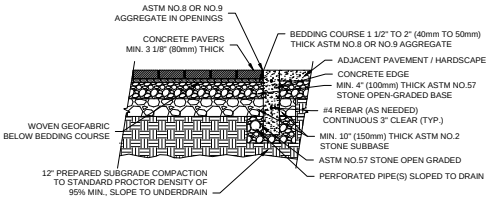
CONCRETE SIDEWALK FLUSH WITH PAVEMENT DETAIL
NOT TO SCALE



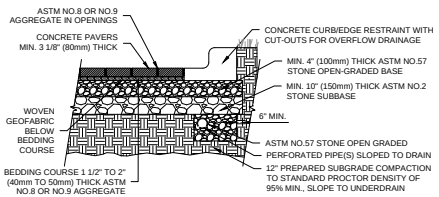
CONCRETE LOW-FLOW CHANNEL CURB BANDING TYPICAL SECTION
NOT TO SCALE

NOTES:

1. VERIFY LOCATION OF ALL UNDERGROUND UTILITIES IN THE AREA OF INSTALLATION.
2. REMOVE UNSUITABLE MATERIAL AND EXCAVATE SUBGRADE MATERIAL TO REQUIRED DEPTH. ENSURE THE SUBGRADE IS SLOPED AWAY FROM STRUCTURES TO PREVENT DAMAGE.
3. INSTALL ASTM NO.2 STONE SUBBASE LAYER.
4. INSTALL ASTM NO.57 STONE OPEN-GRADED BASE. COMPACT IN 2"-3" LIFTS USING A PLATE COMPACTOR. GEOTEXTILE FABRIC CAN BE USED BETWEEN THE SUBGRADE AND BASE TO PREVENT SOIL MITIGATION. BASE COURSE MUST BE CLEAN, DOUBLE-WASHED AND CONFORM TO MANUFACTURER'S SPECIFICATIONS.
5. INSTALL NO.8 OR NO.9 BEDDING COURSE LAYER.
6. INSTALL PAVERS W/ JOINTS TO A NOMINAL 1/4".
7. FILL JOINTS WITH CLEAN, WASHED AGGREGATE AS DETAILED. JOINTING & BEDDING AGGREGATE TO BE USED FOR IN-FILL OF VOIDS AND FOR THE LEVELING COURSE UNDER THE PAVER BLOCKS.
8. COMPACT PAVERS USING A LOW-AMPLITUDE COMPACTOR CAPABLE OF AT LEAST 5,000 lbf (22kN) AT A FREQUENCY OF 72-90 Hz. PERFORM AT LEAST TWO PASSES TO SETTLE THE PAVERS INTO THE BEDDING LAYER.
9. APPLY ADDITIONAL JOINT FILING AS NEEDED. SWEEP PAVER SURFACE CLEAN.
10. FINAL PAVEMENT SECTIONS TO MATCH OLSSON GEOTECHNICAL REPORT RECOMMENDATIONS DATED 04-11-2025.
11. ALL PERMEABLE CONCRETE PAVER BLOCKS TO HAVE 20% OPEN FACE SPACE, INSTALLED WITH A MAX SLOPE OF 2.0%.
12. WRAP ALL GEOFABRIC AND IMPERMEABLE LINES UP THE SIDES TO WITHIN 1 INCH OF THE TOP OF THE PERIMETER WALLS. SECURE FIRMLY IN PLACE. WOVEN GEOTEXTILE FABRIC MUST MEET ASTM D4751 - AOS US STD. SIEVE #50 TO #70, ASTM D4633 MIN. TRAPEZOIDAL TEAR STRENGTH 100 X 60 LBS MINIMUM COE SPECIFIED OPEN AREA OF 4%.
13. CONCRETE EDGE TO BE MINIMUM 8" WIDE X 18" DEEP PERIMETER WALL W/ #4 HORIZONTAL REBAR OFFSET 3" FROM WALL BOTTOM.
14. IMPERMEABLE LINERS MAY BE USED IN PLACE FOR INTERIOR BARRIERS.
    **SEE MANUFACTURER'S DETAILS FOR ADDITIONAL NOTES/SPECIFICATIONS.



PERMEABLE PAVERS W/ UNDERDRAIN DETAIL
(PARKING STALL DRIVE AISLE ADJACENT)
NOT TO SCALE



PERMEABLE PAVERS W/ UNDERDRAIN DETAIL
(PARKING STALL CURB ADJACENT)
NOT TO SCALE

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REVISIONS

REV. NO.	DATE	DESCRIPTION

DETAIL SHEET IV

MOUNTAIN VIEW APARTMENTS
LARGE SCALE DEVELOPMENT

SPRINGDALE, ARKANSAS

2025

drawn by: CE
designed by: CS
project no.: 024-04937
date: 03.19.2026

SHEET
C8.3

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DATE: Mar 19, 2026, 12:23pm USER: cjenkins

The Standard in Drainage Pipe

Since 1987, Advanced Drainage Systems, Inc. has produced N-12 high-density polyethylene (HDPE) dual wall pipe - the standard in gravity-flow drainage pipe.

N-12 pipe, which is named for its Manning's 'n' value, combines an annular corrugated exterior for strength with a smooth interior wall that provides superior flow characteristics. ADS manufactures N-12 pipe with unsurpassed joint integrity, an inline bell design and manufactured installed joints.

N-12 pipe is available in 4"-60" (100-1500 mm) diameters and nominal 20' (6 m) and 13' (4 m) lengths. N-12's longer lengths than other pipe materials means fewer joints.

N-12 is light weight but its structural strength will support H-25 live loads with 12" (300 mm) minimum cover. 60" (1500 mm) pipe requires 24" (600 mm) cover for live loads.

HDPE is extremely durable and easily withstands normal impacts in shipping and installation. N-12 is also highly resistant to chemicals, soils and effluents.

The inline bell design allows for pipe ends to be pushed together for easy installation. The joint only requires lubricant and does not require additional gasket materials, grout or sealing bands, which leads to faster installation times than other pipe types. This all leads to installation cost savings based on lower shipping costs, reduced labor and less heavy equipment.

While storm sewers are the most pertinent application for N-12, the pipe can also be used for culverts, cross drains, retention/detention, recreation, foundation drains, ditch enclosures, recreation and waterways, athletic fields, railroad, landfills, mining, industrial and forestry.

Pitchings

N-12 pipe can be easily handled and cut in the field for a variety of applications.

Therefore, ADS has a variety of fittings available, including tees, wyes, couplers, end caps, elbows and reducers. For smaller pipe diameters, ADS has injection molded fittings, while fabricated fittings are available for larger diameters of pipe.







Applicable Standards

ASTM F2306, Standard Specification for 12" to 60" (300 to 1500 mm) Annular Corrugated Profile-Wall Polyethylene (PE) Pipe and Fittings for Gravity-Flow Storm Sewer and Subsurface Drainage Applications

ASTM D2321, Standard Practice for Underground Installation of Thermoplastic Pipe for Sewers and Other Gravity Flow Applications

ASTM F477, Standard Specifications for Elastomeric Seals (Gaskets) for Joining Plastic Pipe

ASTM D3212, Standard Specification for Joints for Drain and Sewer Plastic Pipe Using Flexible Elastomeric Joints

ASTM F2487, Standard Practice for Infiltration and Exfiltration Acceptance Testing of Installed Corrugated High Density Polyethylene Pipelines

ASTM F2648/F2648M-07, Standard Specification for 2" to 60" (50 to 1500 mm) Annular Corrugated Profile Wall Polyethylene (PE) Pipe and Fittings for Land Drainage Applications

ASTM F1417, Standard Test Method for Installation Acceptance of Plastic Gravity Sewer Lines Using Low-Pressure Air

ASTM F2310, Standard Specification for Resilient Connectors Between Reinforced Concrete Manhole Structures and Corrugated High Density Polyethylene Drainage Pipes

AASHTO M252, Standard Specifications for Corrugated Polyethylene Pipe, 3" to 10" (75 to 250 mm)

AASHTO M294, Standard Specification for Corrugated Polyethylene Pipe, 12" to 60" (300 to 1500 mm)

AASHTO LRFD Bridge Design Specification, Section 12: Buried Structures & Tunnel Liners

AASHTO Section 30, Construction Standard, Thermoplastic Pipe

CSA B182.8, Storm Sewer and Drainage Pipe and Fittings Polyethylene

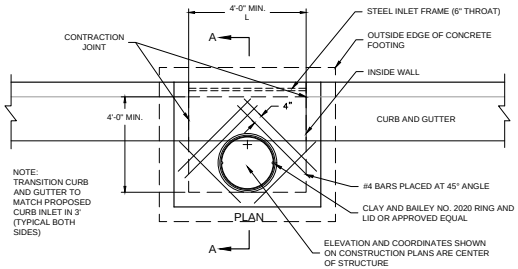
Pipe Comparisons

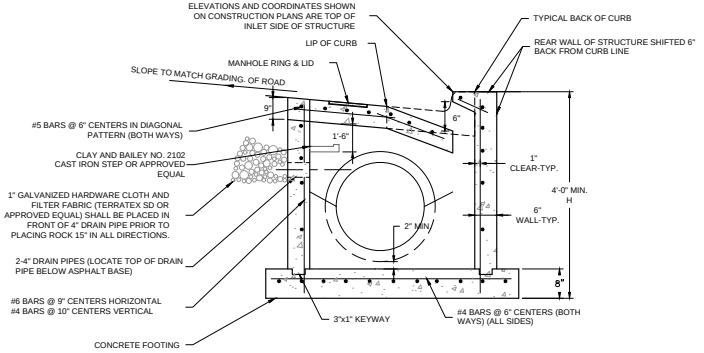
Pounds per foot (kg per meter)

Diameter in (mm)	N-12	Reinforced Concrete	Corrugated Steel
4 (100)	0.44 (0.65)	n/a	n/a
6 (150)	0.85 (1.26)	n/a	6 (8.9)
8 (200)	1.5 (2.23)	n/a	7 (10.4)
10 (250)	2.3 (3.4)	50 (74.4)	9 (13.3)
12 (300)	3.3 (4.9)	79 (117.6)	11 (16.4)
15 (375)	4.6 (6.8)	103 (153.2)	13 (19.3)
18 (450)	6.4 (9.5)	131 (195.0)	16 (23.8)
24 (600)	11.0 (16.4)	264 (392.9)	19 (28.3)
30 (750)	15.4 (22.9)	384 (571.5)	24 (35.7)
36 (900)	19.8 (29.5)	524 (779.8)	29 (43.2)
42 (1050)	26.4 (39.3)	686 (1020.9)	34 (50.6)
48 (1200)	31.3 (46.6)	867 (1290.2)	38 (56.6)
60 (1500)	45.2 (67.3)	1,295 (1927.2)	60 (89.3)

Recommended Manning's 'n' for design

Diameter in (mm)	N-12	Reinforced Concrete	Corrugated Steel
4-10 (100-250)	.012	n/a	.024
12-15 (300-375)	.012	.012	.024
18-36 (450-900)	.012	.012	.024
42-60 (1050-1500)	.012	.012	.024





SECTION A-A

NON-SETBACK CURB INLET

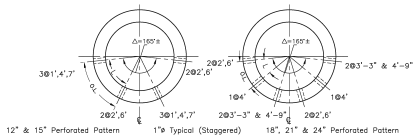
NOT TO SCALE

Oldcastle Precast

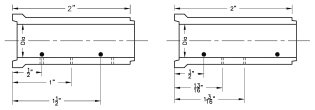
WATER

12"-24" Perforated Concrete Pipe

Model: 1224 PERFORATED



12" & 15" Perforated Pattern | 1"ø Typical (Staggered) | 18", 21" & 24" Perforated Pattern



Pipe Dia.	# of Rows	# of 1" Holes Per 8' Length	Comments	Open in²/FT	L	O.L.
12"	4	10	Staggered 2/1/2/1/2	1.0	5⅝"	7⅝"
15"	4	10	Staggered 2/1/2/1/2	1.0	7⅛"	9⅝"
18"	6	10	Staggered 2/1/2/1/2/1/2	1.0	5⅝"	6⅝"
21"	6	10	Staggered 2/1/2/1/2/1/2	1.0	6"	7⅝"
24"	6	10	Staggered 2/1/2/1/2/1/2	1.0	7"	8⅝"

GENERAL NOTES:

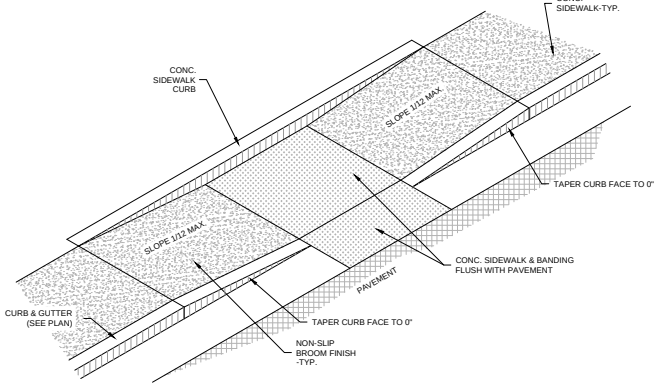
1. Dimensions Shown are Measured from Bell End.
2. Area of Opening Per Foot Comparable to ASTM C444 Using 1" Dia. Holes.

Mid Atlantic Region

For more information about our products please visit us on the web at: oldcastleprecast.com

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888-9 Oldcastle (888-965-3227)



SIDEWALK RAMP DETAIL

NOT TO SCALE

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REV. NO.	DATE	DESCRIPTION

DETAIL SHEET V

MOUNTAIN VIEW APARTMENTS
LARGE SCALE DEVELOPMENT

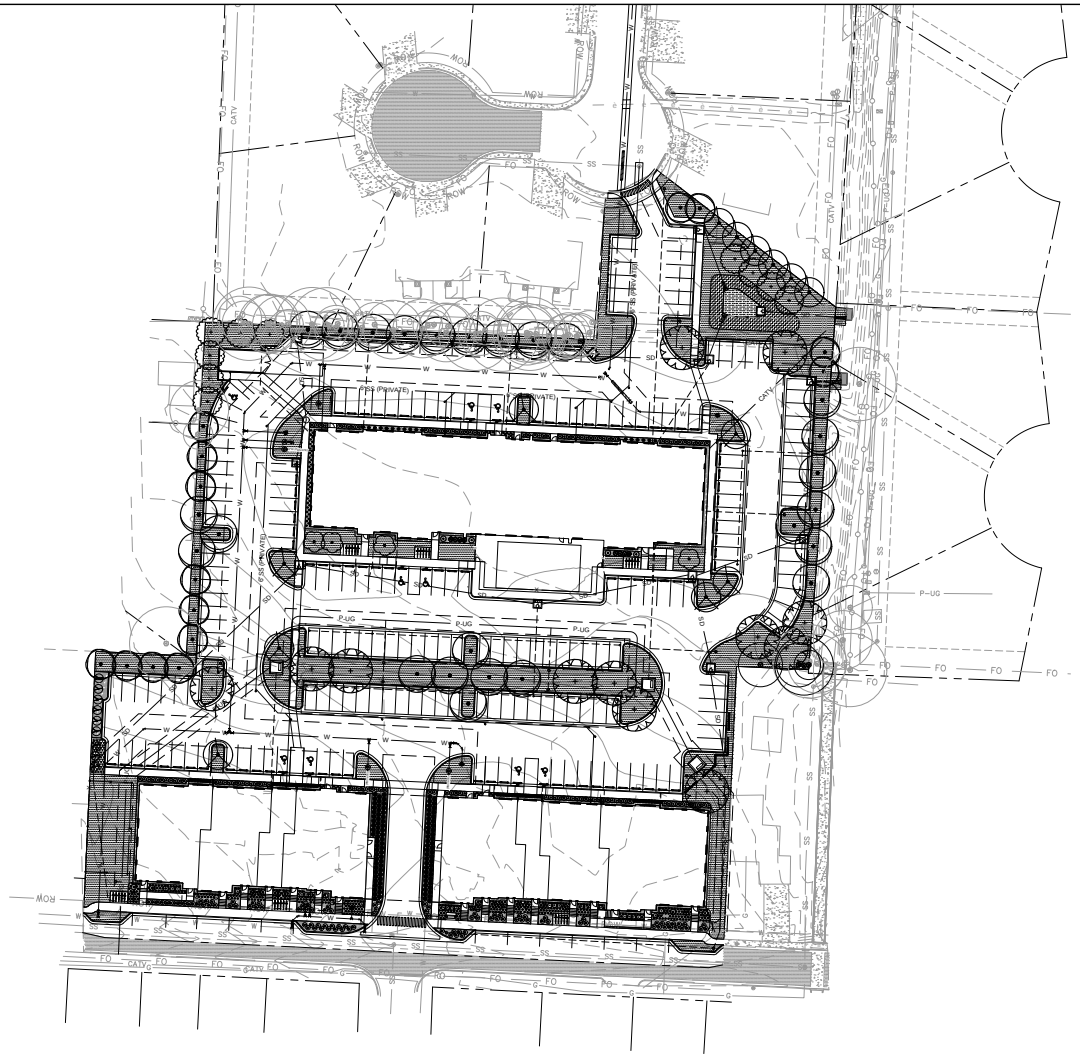
SPRINGDALE, ARKANSAS

2025

drawn by: CE
designed by: CS
project no.: 024-04937
date: 03.19.2026

SHEET
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DATE: Mar 19, 2026, 12:29am USER: cebrown



PLANT SCHEDULE					
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	MINIMUM SIZE	NOTES
	QP	12	QUERCUS PHELLOS WILLOW OAK	2" CAL. 8' HT.	
	NS	25	NYSSA SYLVATICA 'HAYMAN RED' RED RAGE BLACK TUPELO	2" CAL. 8' HT.	
	TD	13	TAXODIUM DISTICHUM 'MICKELSON' SHAWNEE BRAVE BALD CYPRESS	2" CAL. 8' HT.	
	CC	14	CERCIS CANADENSIS EASTERN REDBUD	2" CAL. 8' HT.	NATIVE SPECIES
	AA	10	AMELANCHIER ARBOREA DOWNY SERVICEBERRY	2" CAL. 8' HT.	
EVERGREEN TREES					
	MV	4	MAGNOLIA VIRGINIANA 'NORTHERN BELLE' NORTHERN BELLE SWEETBAY MAGNOLIA	2" CAL. 8' HT.	
	JV	20	JUNIPERUS VIRGINIANA 'TAYLOR' TAYLOR EASTERN RED CEDAR	2" CAL. 8' HT.	
DECIDUOUS SHRUBS					
	IV	125	ITEA VIRGINICA 'SPRICH' 'LITTLE HENRY' LITTLE HENRY DWARF VIRGINIA SWEETSPIRE	3 GAL.	
	CS	65	CORNUS SERICEA 'KELSEYI' KELSEY'S DWARF RED-OSIER DOGWOOD	3 GAL.	MAINTAIN AT 2' SPREAD
	RT	9	CORNUS SERICEA 'CARDINAL' CARDINAL RED TWIG DOGWOOD	5 GAL.	RAIN GARDEN PLANT, ALLOW NATURAL FORM
EVERGREEN SHRUBS					
	RH	99	RHODODENDRON HYBRID 'ROBLEZA' PPAF AUTUMN BONFIRE DWARF ENCORE AZALEA	3 GAL.	
	YF	8	YUCCA FILAMENTOSA 'COLOR GUARD' COLOR GUARD YUCCA	3 GAL.	
	IG	34	ILEX GLABRA 'GEM BOX' GEM BOX INKBERRY HOLLY	3 GAL.	
GROUNDCOVER					
	MS	106	MATTEUCCIA STRUTHIOPTERIS OSTRICH FERN	1 GAL.	
	LM	477	LIRIOPE MUSCARI 'BIG BLUE' BIG BLUE LIRIOPE	1 GAL.	24" O.C.
	FG	71	FESTUCA GLAUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE	1 GAL.	LOW WATER REQ. ONCE ESTABLISHED
	JT	56	JUNCUS TENUIS 'BLUE DART' BLUE DART RUSH	1 GAL.	RAIN GARDEN PLANT, 24" O.C.
	JE	431	JUNCUS EFFUSUS COMMON RUSH	4" POT	DETENTION POND PLANT, 12" O.C.
	CS	371	CAREX STRICTA TUSSOCK SEDGE	4" POT	DETENTION POND PLANT, 24" O.C.

LANDSCAPE REQUIREMENTS

'S' LANDSCAPED STREET FRONTAGE BUFFER:
A MINIMUM BUFFER OF TEN FEET IN WIDTH, PLANTED WITH A MINIMUM OF ONE SHADE TREE AND SEVEN SHRUBS PER 25 LINEAR FEET OF STREET FRONTAGE.

TOTAL STREET FRONTAGE: 400 LF

REQUIRED NUMBER OF TREES: 16
PROVIDED NUMBER OF TREES: 16

REQUIRED NUMBER OF SHRUBS: 112
PROVIDED NUMBER OF SHRUBS: 133

'I' INTERIOR PARKING LOT LANDSCAPING:
ONE TREE PER PLANTING ISLAND IS REQUIRED FOR THE INTERIOR PARKING AREA. WHERE UTILITY CONFICTS EXIST IN PARKING LOT ISLANDS, TREES WERE LOCATED IN ALTERNATIVE INTERIOR PARKING GREENSPACE LOCATIONS.

REQUIRED NUMBER OF TREES: 25
PROVIDED NUMBER OF TREES: 26

TOTAL AREA OF PARKING LOT: 98,000 SF

REQUIRED INTERIOR PLANTING AREA: 9,800 SF (10%)
PROVIDED INTERIOR PLANTING AREA: 15,200 SF (15%)

'P' PERIMETER LANDSCAPING:
AT MINIMUM, A FIVE-FOOT LANDSCAPED STRIP IS REQUIRED ALONG THE SIDE AND REAR LOT LINES OF A DEVELOPMENT WITH ONE TREE PER 25 LINEAR FEET REQUIRED ALONG LOT LINES.

TOTAL PERIMETER LENGTH: 1485 LF

REQUIRED NUMBER OF TREES: 60
PROVIDED NUMBER OF TREES: 60* (51 NEW PERIMETER TREES, 4 EXISTING PRESERVED TREES, 5 INTERIOR PARKING LOT TREES)

*NOTE:
5 INTERIOR TREES ARE BEING SUBSTITUTED IN AS PERIMETER TREES DUE TO UTILITY CONFLICTS

HATCH LEGEND

- FESCUE SOD
- DOUBLE SHREDDED HARDWOOD MULCH
- 2"-3" WASHED RIVER ROCK
- JUNCUS 'BLUE DART' GROUNDCOVER, 1 GAL.
- JUNCUS EFFUSUS GROUNDCOVER, 4" POTS
- CAREX STRICTA SEDGE GROUNDCOVER, 4" POTS

KEYNOTES

1. STEEL EDGING (SEE DETAIL, SHEET L3.0)
2. FLAT STONE EDGING (SEE DETAIL, SHEET L3.0)
3. OMIT WEED BARRIER IN AREAS OF MASS GROUNDCOVER PLANTINGS, EXCEPT IN AREAS WITH RIVER ROCK MULCH

0' 20' 40' 80'
SCALE IN FEET

olsson
3537 North Steele Boulevard
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olsson.com
TEL 479.443.3404
FAX 479.443.4340
Olsson - Engineering
Arkansas COA #1010

PRELIMINARY. NOT FOR CONSTRUCTION

REVISIONS

REV. NO.	DATE	DESCRIPTION

OVERALL LANDSCAPE PLAN

MOUNTAIN VIEW APARTMENTS
LARGE SCALE DEVELOPMENT

SPRINGDALE, ARKANSAS

2025

drawn by: JMH
designed by: MKC
project no.: 024-04937
date: 03.19.2026

SHEET
L1.0

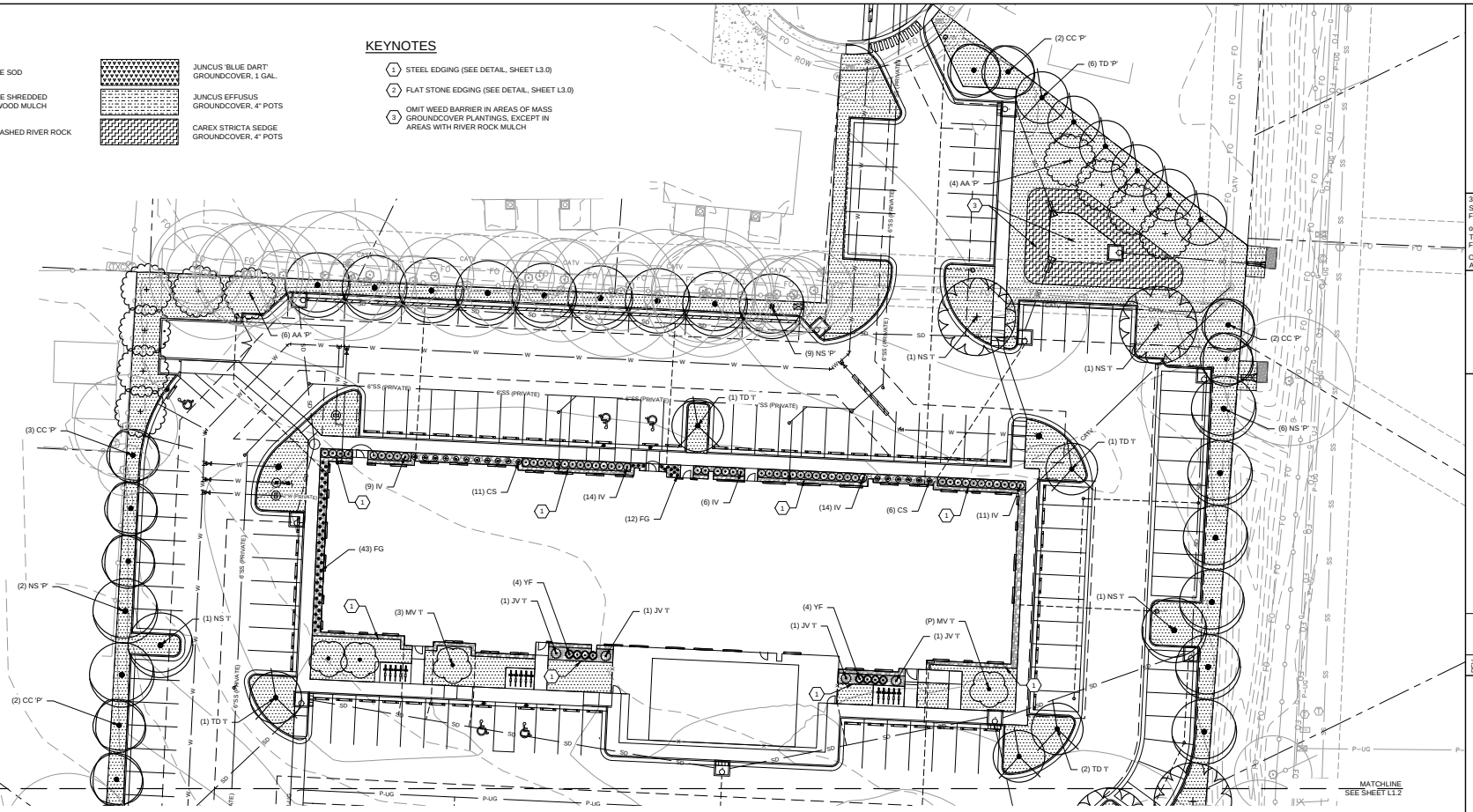
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DATE: Mar 19, 2026, 1:38pm USER: jhemmig2

HATCH LEGEND

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PLANT SCHEDULE

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GROUNDCOVER					
	MS	106	MATTEUCCIA STRUTHIOPTERIS OSTRICH FERN	1 GAL.	
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	FG	71	FESTUCA GLAUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE	1 GAL.	LOW WATER REQ. ONCE ESTABLISHED
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'S' LANDSCAPED STREET FRONTAGE BUFFER
REQUIRED NUMBER OF TREES: 16
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'I' INTERIOR PARKING LOT LANDSCAPING
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N

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SCALE IN FEET

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REVISIONS

NO.	DATE	DESCRIPTION

ENLARGED LANDSCAPE PLAN I

MOUNTAIN VIEW APARTMENTS
LARGE SCALE DEVELOPMENT

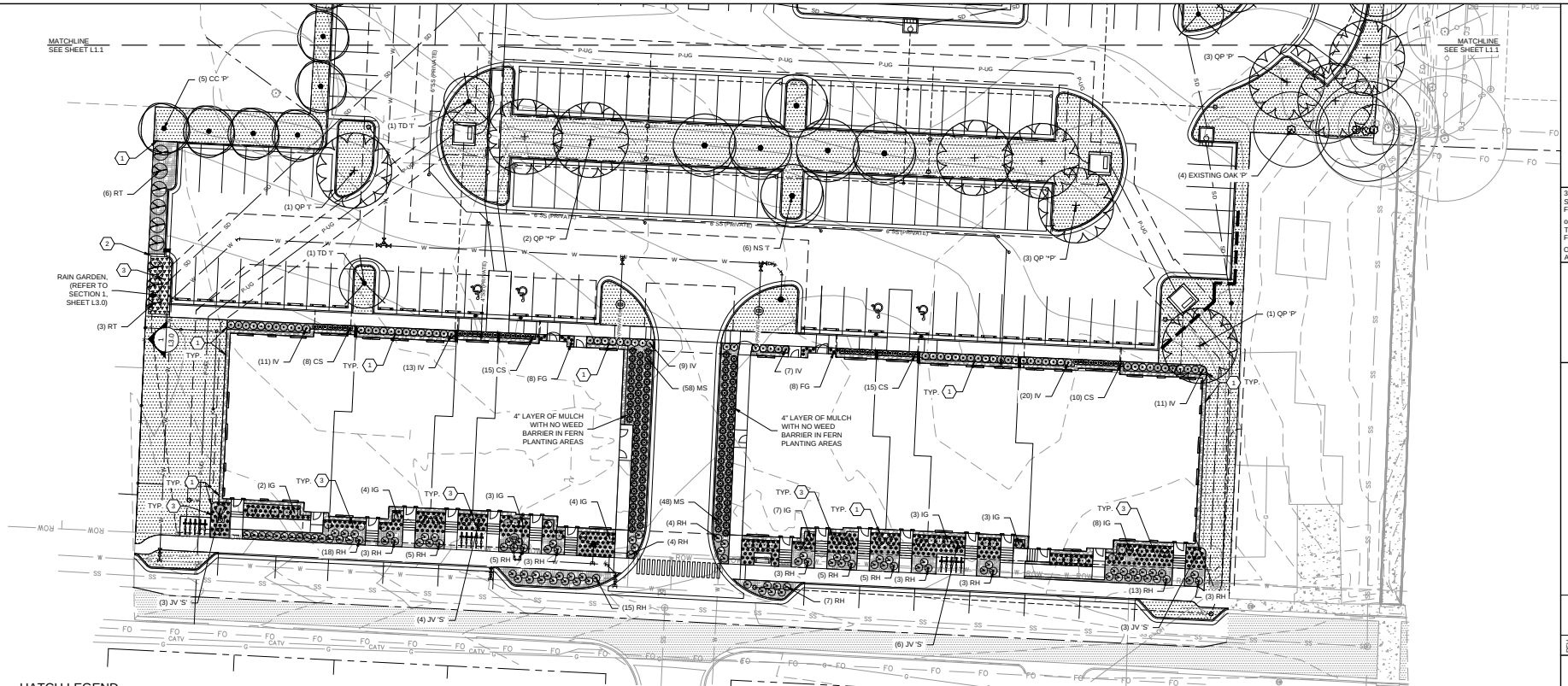
SPRINGDALE, ARKANSAS

2025

drawn by: JMH
designed by: MKC
project no.: 024-04937
date: 03.19.2026

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N

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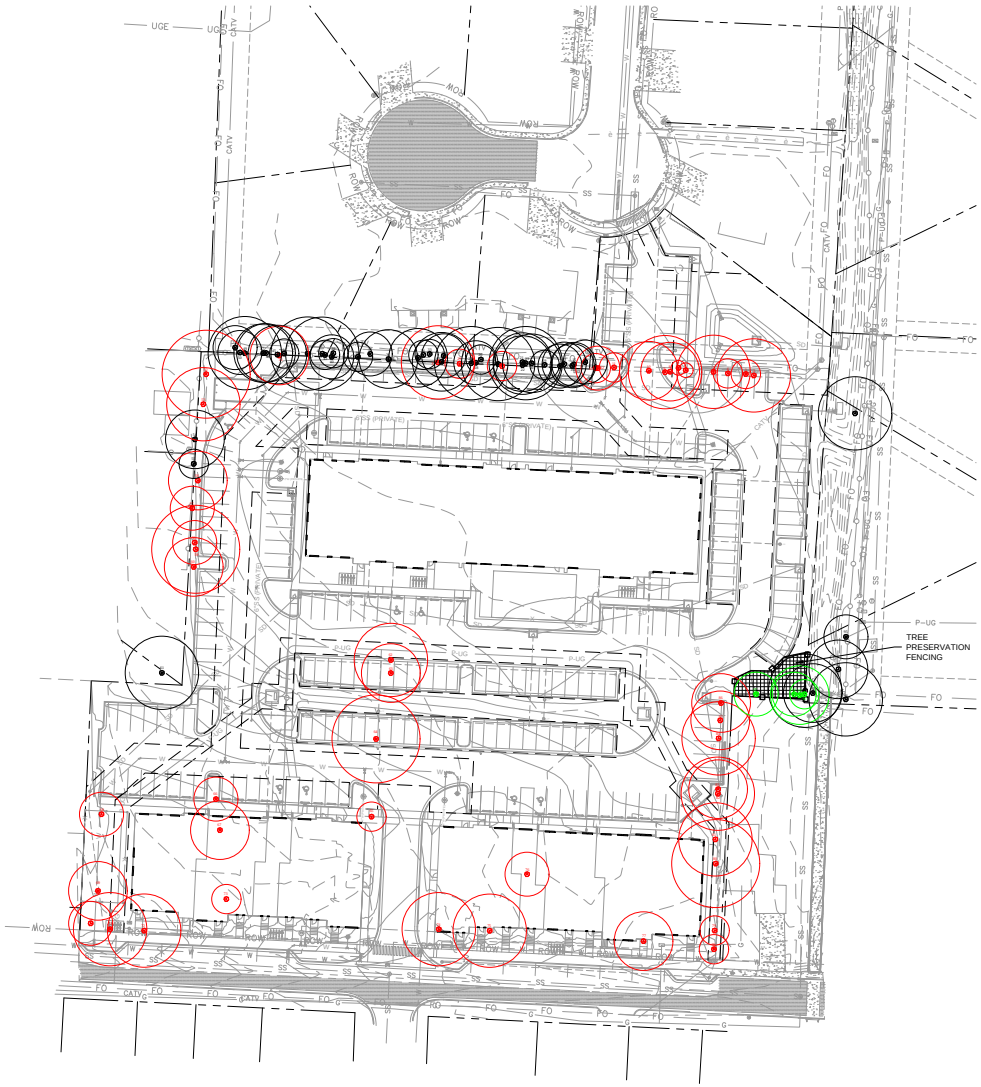
ENGLARGED LANDSCAPE PLAN II
MOUNTAIN VIEW APARTMENTS
LARGE SCALE DEVELOPMENT
SPRINGDALE, ARKANSAS
2025

drawn by: JMH
designed by: MKC
project no.: 024-04937
date: 03.19.2026

SHEET
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DATE: Mar 19, 2026, 1:39pm USER: jhemmig2

SPECIES:	DBH:	CANOPY:
1) OAK	28"	50'
~~2) OAK~~	~~24"~~	~~50'~~
~~3) OAK~~	~~12"~~	~~20'~~
~~4) OAK~~	~~10"~~	~~20'~~
~~5) OAK~~	~~26"~~	~~50'~~
~~6) ELM~~	~~10"~~	~~10'~~
~~7) ELM~~	~~10"~~	~~10'~~
~~8) OAK~~	~~20"~~	~~40'~~
~~9) OAK~~	~~26"~~	~~50'~~
~~10) OAK~~	~~18"~~	~~40'~~
~~11) OAK~~	~~12"~~	~~20'~~
~~12) OAK~~	~~16"~~	~~30'~~
~~13) OAK~~	~~12"~~	~~20'~~
14) OAK	16"	30'
15) OAK	16"	30'
16) OAK	16"	30'
17) OAK	14"	30'
18) OAK	14"	30'
19) OAK	10"	20'
20) OAK	16"	40'
21) OAK	16"	40'
22) OAK	16"	40'
23) OAK	24"	50'
~~24) OAK~~	~~10"~~	~~20'~~
25) OAK	28"	50'
26) OAK	10"	20'
27) OAK	22'	50'
28) OAK	14'	30"
~~29) OAK~~	~~10"~~	~~20'~~
30) OAK	14"	30'
31) OAK	16"	40'
~~32) OAK~~	~~34"~~	~~50'~~
33) OAK	10"	20'
34) OAK	10"	20'
35) OAK	16"	40'
36) OAK	24"	40'
37) OAK	14"	30'
38) OAK	18"	20'
39) OAK	12"	20'
40) OAK	14"	30'
41) OAK	18"	50'
42) ELM	12"	20'
43) OAK	24"	50'
44) OAK	16"	20'
45) ELM	16"	40'
~~46) OAK~~	~~24"~~	~~40'~~
47) ELM	14"	40'
48) ELM	14"	40'
49) DOUBLE OAK	14"	50'
50) OAK	12"	30'
51) OAK	12"	30'
~~52) TRIPLE OAK~~	~~12"~~	~~60'~~
~~53) OAK~~	~~26"~~	~~50'~~
54) ELM	16"	40'
55) ELM	10"	20'
~~56) DEAD OAK~~	~~26"~~	~~40'~~
~~57) OAK~~	~~14"~~	~~30'~~
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~~60) OAK~~	~~36"~~	~~40'~~
61) OAK	30"	50'
~~62) OAK~~	~~24"~~	~~50'~~
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~~64) OAK~~	~~40"~~	~~60'~~
~~65) ELM~~	~~10"~~	~~20'~~
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~~68) OAK~~	~~18"~~	~~30'~~
~~69) TRIPLE OAK~~	~~14"~~	~~40'~~
~~70) OAK~~	~~14"~~	~~30'~~
~~71) PINE~~	~~22"~~	~~50'~~
~~72) PINE~~	~~22"~~	~~50'~~
~~73) ELM~~	~~12"~~	~~20'~~
~~74) MAGNOLIA~~	~~30"~~	~~50'~~
~~75) MAGNOLIA~~	~~36"~~	~~50'~~
~~76) DOUBLE ELM~~	~~12"~~	~~30'~~
~~77) OAK~~	~~24"~~	~~40'~~
~~78) OAK~~	~~12"~~	~~20'~~
~~79) OAK~~	~~12"~~	~~20'~~
~~80) OAK~~	~~36"~~	~~60'~~
~~81) OAK~~	~~36"~~	~~50'~~
~~82) OAK~~	~~24"~~	~~50'~~
~~83) OAK~~	~~16"~~	~~40'~~
~~84) TRIPLE OAK~~	~~16"~~	~~50'~~
~~85) OAK~~	~~16"~~	~~40'~~
~~86) OAK~~	~~16"~~	~~40'~~
87) OAK	12"	30'
88) OAK	16"	30'
89) OAK	20"	40'
90) OAK	14"	20'
91) OAK	26"	50'
92) ELM	16"	40'
93) OAK	28"	50'
94) TRIPLE OAK	10"	40'
95) OAK	12"	30'



PRESERVATION LEGEND

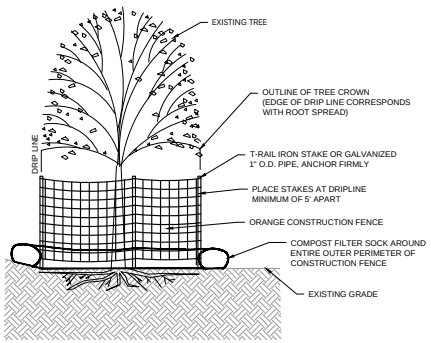
- OFF-SITE TREE TO BE REMAIN
- ON-SITE TREE TO BE PRESERVED
- ON-SITE TREE TO BE REMOVED

TREE PRESERVATION NOTES

1. GRADING AROUND TREES TO BE LIMITED TO OUTSIDE THE DRIPLINE UNLESS OTHERWISE NOTED ON THESE PLANS.
2. THERE SHALL BE NO GRADING OR FILLING WITHIN THE PROTECTED CRITICAL ROOT ZONES OF PROTECTED TREES UNLESS OTHERWISE NOTED ON THESE PLANS.
3. NO VEHICLES OR EQUIPMENT SHALL BE DRIVEN OR PARKED UNDER THE DRIPLINE OF PROTECTED TREES. NO MATERIALS SHALL BE STORED UNDER THE DRIPLINE OF PROTECTED TREES.
4. TREE FENCE AND SILT FENCE FOR ALL PROTECTED TREES MUST BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION.
5. ALL REQUIRED TREE, SILT FENCING AND COMPOST FILTER SOCK SHALL REMAIN IN PLACE UNTIL ALL GRADING AND LANDSCAPING ACTIVITIES HAVE CEASED AND SHALL ONLY BE REMOVED UPON THE REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.
6. ATTACHMENTS (WIRES, FENCES, ETC.) OTHER THAN THOSE APPROVED FOR GUYING, BRACING OR WRAPPING MUST NOT BE ATTACHED TO PROTECTED TREES.

ROOT PRUNING NOTES

1. ROOT PRUNING IS SUBSIDIARY TO OTHER BID ITEMS.
2. ROOT PRUNING SHOULD BE COORDINATED WITH THE TREE PROTECTION FENCING. IN SOME CASES, THAT FENCE LINE IS ON THE ROOT CUT, AND PROVISIONS FOR ROOT PRUNING MAY NEED TO BE ACCOMMODATED BEFORE FENCE IS ERECTED.
3. CAREFULLY EXPOSE ROOTS WITHIN THE LIMITS OF CONSTRUCTION AND MARK FOR PRUNING. THE CITY OF SPRINGDALE REPRESENTATIVE SHALL BE CONTACTED TO REVIEW PROPOSED ROOTS PRIOR TO TRENCHING, EXCAVATION, OR CUTTING TO DETERMINE THE IMPACT ON ANY STRUCTURAL CRITICAL ROOTS AND THE CLOSEST POINT TO THE TREES THAT SOIL MAY BE DISTURBED.
4. ROOT PRUNING CAN BE ACCOMPLISHED WITH CIRCULAR SAWS OF VARYING TYPES AND/OR A ROTARY TYPE STUMP GRINDER TO A DEPTH OF 18" OR TO THE MAXIMUM DEPTH OF THE REQUIRED GRADING CUT, WHICHEVER IS LESS. SAW BLADE AND GRINDER TEETH MUST BE SHARPENED AND CLEANED PRIOR TO USE. TRENCHING MACHINES ARE NOT ALLOWED IN ROOT PRUNING OPERATIONS.
5. ROOTS OVER 1 INCH IN DIAMETER MUST BE CLEANLY AND SHARPLY CUT WITH A HAND SAW.
6. PRUNING CUTS SHALL BE FLUSH WITH THE SIDE OF THE TRENCH CLOSEST TO THE TREE.
7. THE CITY OF SPRINGDALE REPRESENTATIVE SHALL BE CALLED TO REVIEW ANY ROOTS OVER 2 INCHES IN DIAMETER ENCOUNTERED DURING EXCAVATION AND/OR CONSTRUCTION ACTIVITIES TO DETERMINE STRUCTURAL STABILITY OF THE TREE.



TREE PROTECTION DETAIL
NOT TO SCALE

N

0' 20' 40' 80'
SCALE IN FEET

olsson
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REVISIONS

REV. NO.	DATE	DESCRIPTION

TREE PRESERVATION PLAN

MOUNTAIN VIEW APARTMENTS
LARGE SCALE DEVELOPMENT

SPRINGDALE, ARKANSAS

2025

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designed by: MKC
project no.: 024-04937
date: 03.19.2026

SHEET
L2.0

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DATE: Mar 19, 2026 1:39pm USER: jhenning2

PLANTING NOTES

1. ALL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES.
2. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITY LINES AND OTHER ABOVE OR BELOW GROUND OBSTRUCTIONS SO THAT PROPER PRECAUTIONS SHALL BE TAKEN NOT TO DISTURB OR DAMAGE SUCH IMPROVEMENTS. REFER TO CIVIL AND MEP DRAWINGS FOR PROPOSED AND EXISTING UTILITY LOCATIONS.
3. STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" REPRESENT GENERAL GUIDELINE SPECIFICATIONS ONLY AND WILL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
4. THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
5. ALL TREES SHALL BE CALIPERED AND UNDERSIZED TREES SHALL BE REJECTED. SPECIFIED CALIPER MEASUREMENT FOR TREES SHALL BE MEASURED AT 6" ABOVE THE GRADE.
6. ANY MATERIAL WHICH DIES, OR DEFOLIATES (PRIOR TO ACCEPTANCE OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACED.
7. THE CONTRACTOR IS RESPONSIBLE FOR SOIL SAMPLING AND TESTING TO DETERMINE EXACT FERTILIZER REQUIREMENTS.
8. PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE CITY AND LOCAL GOVERNING BODIES. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN.
9. THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
10. BACKFILL TREE AND SHRUB PITS WITH A PREPARED PLANTING MIX AS FOLLOWS UNLESS NOTED OTHERWISE:
    - 2 PARTS BY VOLUME TOPSOIL
    - 1 PART BY VOLUME BROWN RIVER SAND
    - 1 PART BY VOLUME PEAT MOSS
    - 1 LB. COMMERCIAL SLOW RELEASE FERTILIZER PER CY OF MIX.
11. A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL SHRUB BEDS PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
12. ALL PLANTING BEDS AND TREE PITS SHALL RECEIVE A MINIMUM OF 24" OF THE SPECIFIED PLANTING MIX.
13. ALL LANDSCAPE PLANTING AREAS, EXCLUDING TURF AND FERN AREAS, SHALL BE MULCHED WITH A 3" LAYER OF DOUBLE GROUND HARDWOOD MULCH FREE OF STAINS, DYES, AND CYPRESS WOOD AFTER INSTALLATION OF PLANT MATERIAL. FERN AREAS SHALL BE MULCHED WITH A 4" LAYER OF DOUBLE GROUND HARDWOOD MULCH FREE OF STAINS, DYES, AND CYPRESS WOOD AFTER INSTALLATION OF PLANT MATERIAL. REFER TO DETAILS FOR LOCATION OF MULCH. USE DOUBLE GROUND HARDWOOD MULCH AROUND TREES IN LAWN AREAS. IF TREES OCCUR IN PLANTING BEDS, USE THE BED MULCH SPECIFIED.
14. ALL WOODY SHRUB PLANTING MATERIAL SHALL MEASURE A MINIMUM OF 24" IN HEIGHT AT THE TIME OF PLANTING, UNLESS OTHERWISE NOTED.
15. INSTALL STEEL EDGING TO SEPARATE ALL MULCHED PLANTING AREAS AND GRAVEL AREAS FROM TURF AREAS UNLESS OTHERWISE NOTED. REFER TO DETAIL ON THIS SHEET.
16. INSTALL WOVEN BLACK LANDSCAPE WEED BARRIER FABRIC (DEWITT 20 YEAR, 4.1 OZ. WOVEN WEED BARRIER FABRIC OR EQUAL) UNDER GRAVEL MULCH AREAS AND IN ALL PLANTING BEDS EXCEPT IN AREAS OF MASS GROUNDCOVER PLANTINGS (RAIN GARDEN, DETENTION POND, LIROPE AND FERN AREAS) INSTALL PER MANUFACTURER'S SPECIFICATIONS.
17. THE PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ANY DEVIATION TO THE APPROVED FINAL LANDSCAPE PLAN SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
18. LANDSCAPE CONTRACTOR SHALL PROVIDE UNIT COSTS AND POSSIBLE ALTERNATES FOR PLANT MATERIAL TO THE LANDSCAPE ARCHITECT.
19. KILL AND REMOVE ALL EXISTING WEEDS FROM THE SITE AREA PRIOR TO PLANTING.
20. THE ENTIRE SURFACE TO BE PLANTED SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.
21. PLANTING SEASON RUNS FROM MARCH 1ST TO JUNE 1ST AND SEPTEMBER 1ST TO NOVEMBER 1ST.
22. THE CONTRACTOR IS RESPONSIBLE FOR COMPLETELY MAINTAINING THE WORK (INCLUDING BUT NOT LIMITED TO; WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF ALL PLANTING AND TURF AREAS UNTIL TOTAL ACCEPTANCE OF THE WORK BY THE LANDSCAPE ARCHITECT AND OWNER.
23. LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL FINAL ACCEPTANCE OF THE PROJECT.
24. CONTRACTOR WILL STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR SHALL HAVE OWNERS REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.
25. CONTRACTOR MUST GUARANTEE LANDSCAPING FOR TWO YEARS MINIMUM.
26. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
27. DEVELOPER IS RESPONSIBLE FOR REPLACING ANY CREDITED PRESERVED TREES THAT DO NOT SURVIVE WITHIN THE FIRST TWO YEARS AFTER CONSTRUCTION IS COMPLETE.

SOD NOTES

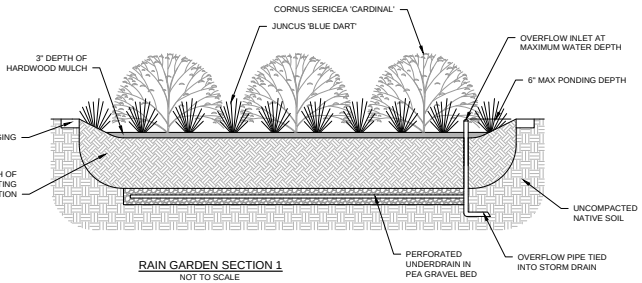
1. UNLESS OTHERWISE NOTED ON PLANS, ALL DISTURBED AREAS SHALL BE SODDED WITH TURF-TYPE TALL FESCUE SOD WITH A MINIMUM OF 3 CULTIVARS.
2. ALL LAWN AREAS SHALL RECEIVE A MINIMUM 6-INCH DEPTH OF TOPSOIL COMPACTED TO 85% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
3. THE ENTIRE SURFACE TO BE SODDED SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.
4. SOD SHALL BE MACHINE STRIPPED AT A UNIFORM SOIL THICKNESS OF APPROXIMATELY 1-1/4 INCH (PLUS OR MINUS 1/4-INCH). THE MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH, AND SHALL BE DETERMINED AT THE TIME OF CUTTING IN THE FIELD. PRECAUTIONS SHALL BE TAKEN TO PREVENT DRYING AND HEATING. SOD DAMAGED BY HEAT AND DRY CONDITIONS, AND SOD CUT MORE THAN 18 HOURS BEFORE BEING INCORPORATED INTO THE WORK SHALL NOT BE USED.
5. HANDLING OF SOD SHALL BE DONE IN A MANNER THAT WILL PREVENT TEARING, BREAKING, DRYING AND OTHER DAMAGE. PROTECT EXPOSED ROOTS FROM DEHYDRATION. DO NOT DELIVER MORE SOD THAN CAN BE LAID WITHIN 24 HOURS.
6. MOISTEN PREPARED SURFACE IMMEDIATELY PRIOR TO LAYING SOD. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE INSTALLING SOD. FERTILIZE, HARROW OR RAKE FERTILIZER IN THE TOP 1-1/2-INCHES OF TOPSOIL, AT A UNIFORM RATE OF ONE POUND OF NITROGEN PER 1000 S.F.
7. SOD SHALL BE CAREFULLY PLACED IN THE DIRECTION PARALLEL WITH THE SLOPE OF THE AREA TO BE SODDED. SOD STRIPS SHALL BE BUTTED TOGETHER BUT NOT OVERLAPPED WITH THE SEAMS STAGGERED ON EACH ROW.
8. FERTILIZER SHALL BE 20-10-5 COMMERCIAL FERTILIZER OF THE GRADE, TYPE, AND FORM SPECIFIED AND SHALL COMPLY WITH THE RULES OF THE STATE OF ARKANSAS DEPT. OF AGRICULTURE. FERTILIZER SHALL BE IDENTIFIED ACCORDING TO THE PERCENT N, P, K, IN THAT ORDER.
9. ALL SOD IN DRAINAGE WAYS SHALL BE PINNED. ALL SOD ON SLOPES GREATER THAN 5:1 SHALL BE PINNED.
10. SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF FOUR INCHES BELOW SOD.
11. CONTRACTOR SHALL PROVIDE FULL MAINTENANCE FOR SODDED TURF GRASS FOR A PERIOD OF 30 DAYS AFTER THE DATE OF FINAL ACCEPTANCE. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, WELL-ROOTED, EVEN-COLORED, VIABLE TURF MUST BE ESTABLISHED. THE TURF GRASS SHALL BE FREE OF WEEDS, OPEN JOINTS, BARE AREAS, AND SURFACE IRREGULARITIES.

LANDSCAPE FIRE PROTECTION NOTES:

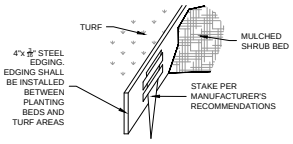
1. COMBUSTIBLE LANDSCAPE MATERIALS SHALL NOT BE WITHIN 18 INCHES OF EXTERIOR FACE OF THE PROPOSED BUILDING.
2. COMBUSTIBLE LANDSCAPE MATERIALS SHALL NOT BE WITHIN AN 18 INCH RADIUS OF THE PROPOSED GAS METER.
3. RECEPTACLES FOR DISCARDED SMOKING MATERIALS SHALL BE NO CLOSER THAN 18 INCHES TO COMBUSTIBLE LANDSCAPE MATERIALS, AND SHALL BE EMPTIED REGULARLY.

TREE PLANTING NOTES:

1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING
2. IN AREAS OF TURF, SURROUND BED WITH 6' DIAMETER OF MULCH
3. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.



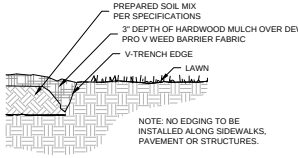
RAIN GARDEN SECTION 1
NOT TO SCALE



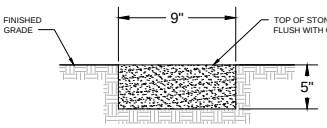
STEEL EDGING DETAIL
(AROUND PERIMETER OF SHRUB PLANTING BED)
NOT TO SCALE

NOTES:
1. AREAS WHERE GROUNDCOVER OR SHRUB MASS PLANTINGS BORDER CURB, WILL NOT HAVE EDGING, UNLESS OTHERWISE NOTED.

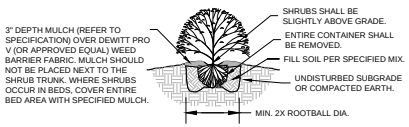
2. TAPER EDGING TO BE FLUSH WITH FINISH GRADE ADJACENT TO SIDEWALK, PAVING, CURBS, OR BIOSWALE.



V-TRENCH EDGING DETAIL
(AROUND TREES IN LAWN AREA)
NOT TO SCALE



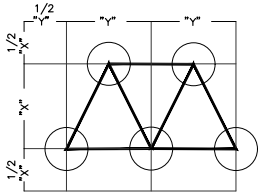
5"x5"x9" FLAT STONE EDGING DETAIL
NOT TO SCALE



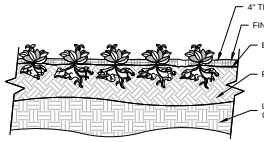
SHRUB PLANTING DETAIL
NOT TO SCALE

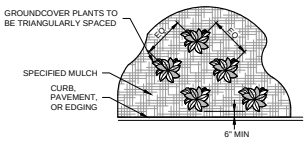
NOTES:
1. MINIMUM ROOT SPREAD TO BE IN ACCORDANCE WITH AAN STANDARDS
2. PRUNE DAMAGED LIMBS OR ROOTS AFTER INSTALLATION
3. MAKE SURE ROOTS DO NOT DRY OUT DURING INSTALLATION
4. SOAK GENEROUSLY TO COMPACT AND SETTLE

NOTE:
SPACING PATTERN APPLIES TO ALL PERENNIALS, GROUNDCOVERS AND BULBS UNLESS OTHERWISE SPECIFIED.
X= VARIES (SEE PLANT SCHEDULE SPACING)
Y= VARIES (SEE PLANT SCHEDULE SPACING)



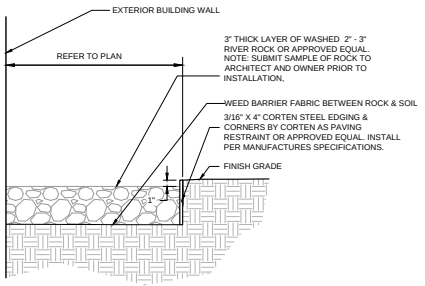
FERN AND GROUNDCOVER LAYOUT DETAIL
NOT TO SCALE



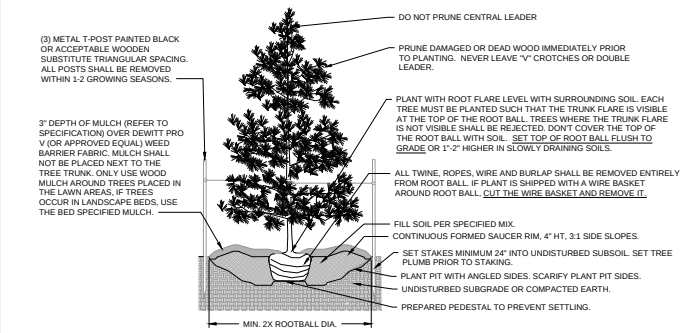


FERN AND GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

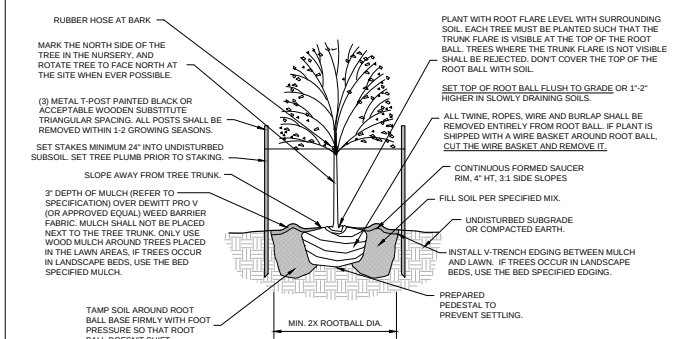
NOTES:
1. SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSIONS.
2. SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING.
3. SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.
4. NO WEED BARRIER FABRIC IN GROUNDCOVER AREAS



ROCK MULCH DETAIL
NOT TO SCALE



EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

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Arkansas COA #1010

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REVISIONS

REV. NO.	DATE	DESCRIPTION

LANDSCAPE DETAILS

MOUNTAIN VIEW APARTMENTS
LARGE SCALE DEVELOPMENT

SPRINGDALE, ARKANSAS

2025

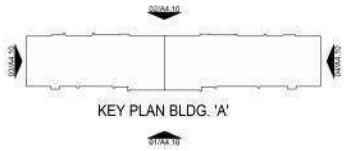
drawn by: JMH
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DATE: Mar 19, 2026, 1:39pm USER: jhemmig2

MATERIAL / COLOR TABLE

- FIBER CEMENT STUCCO BOARD: PAINT: SW 7100 - ARCADE WHITE
- PATIO DOORS, FRONT DOORS, METAL STAIRS, & METAL RAILING: PAINT: SW 7022 - ALPACA
- EQUITONE FIBER CEMENT PANELS: FCW 127 - WHITE OAK
- ARCHITECTURAL ASPHALT SHINGLES: SIERRA GRAY
- BELDEN BRICK: ALASKA WHITE VELOUR
- WINDOW TRIM: PAINT: SW 7022 - ALPACA
- METAL BRACKET & METAL DECORATIVE AWNING: PAINT: SW 7022 - ALPACA
- STONE: AUSTIN CHALK
- FASCIA: PAINT: SW 7022 - ALPACA



KEY PLAN BLDG. 'A'



04 BUILDING 'A' - RIGHT ELEVATION
SCALE: 1/16" = 1'-0" 1 REQ'D @ BLDG #'s A-1



03 BUILDING 'A' - LEFT ELEVATION
SCALE: 1/16" = 1'-0" 1 REQ'D @ BLDG #'s A-1



02 BUILDING 'A' - REAR ELEVATION
SCALE: 1/16" = 1'-0" 1 REQ'D @ BLDG #'s A-1



01 BUILDING 'A' - FRONT ELEVATION
SCALE: 1/16" = 1'-0" 1 REQ'D @ BLDG #'s A-1

09.17.2025

Cross architects

ARCHITECT:
CROSS ARCHITECTS, PLLC
879 JUNCTION DRIVE
ALLEN, TEXAS 75013
P: 972.398.6644
WWW.CROSSARCHITECTS.COM

MOUNTAIN VIEW
SPRINGDALE, ARKANSAS

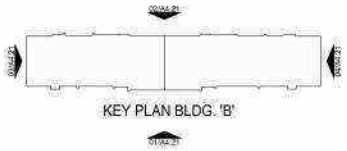
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PROJECT NUMBER: 24103
REVISIONS
NO. DATE

ISSUED FOR: CONSTRUCTION
SHEET NUMBER: A4.10
BUILDING 'A' OVERALL EXTERIOR ELEVATIONS

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MATERIAL / COLOR TABLE

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- PATIO DOORS, FRONT DOORS, METAL STAIRS, & METAL RAILING: PAINT: SW 7022 - ALPACA
- EQUITONE FIBER CEMENT PANELS: FCW 127 - WHITE OAK
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- METAL BRACKET & METAL DECORATIVE AWNING: PAINT: SW 7022 - ALPACA
- STONE: AUSTIN CHALK
- FASCIA: PAINT: SW 7022 - ALPACA



KEY PLAN BLDG. 'B'



04 BUILDING 'B' - RIGHT ELEVATION
SCALE: 1/16" = 1'-0" 1 REQ'D @ BLDG #'s 2



03 BUILDING 'B' - LEFT ELEVATION
SCALE: 1/16" = 1'-0" 1 REQ'D @ BLDG #'s 2



02 BUILDING 'B' - FRONT ELEVATION
SCALE: 1/16" = 1'-0" 1 REQ'D @ BLDG #'s 2



01 BUILDING 'B' - FRONT ELEVATION
SCALE: 1/16" = 1'-0" 1 REQ'D @ BLDG #'s 2

09.17.2025

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MOUNTAIN VIEW
SPRINGDALE, ARKANSAS

DATE
09.17.2025

PROJECT NUMBER
24103

REVISIONS

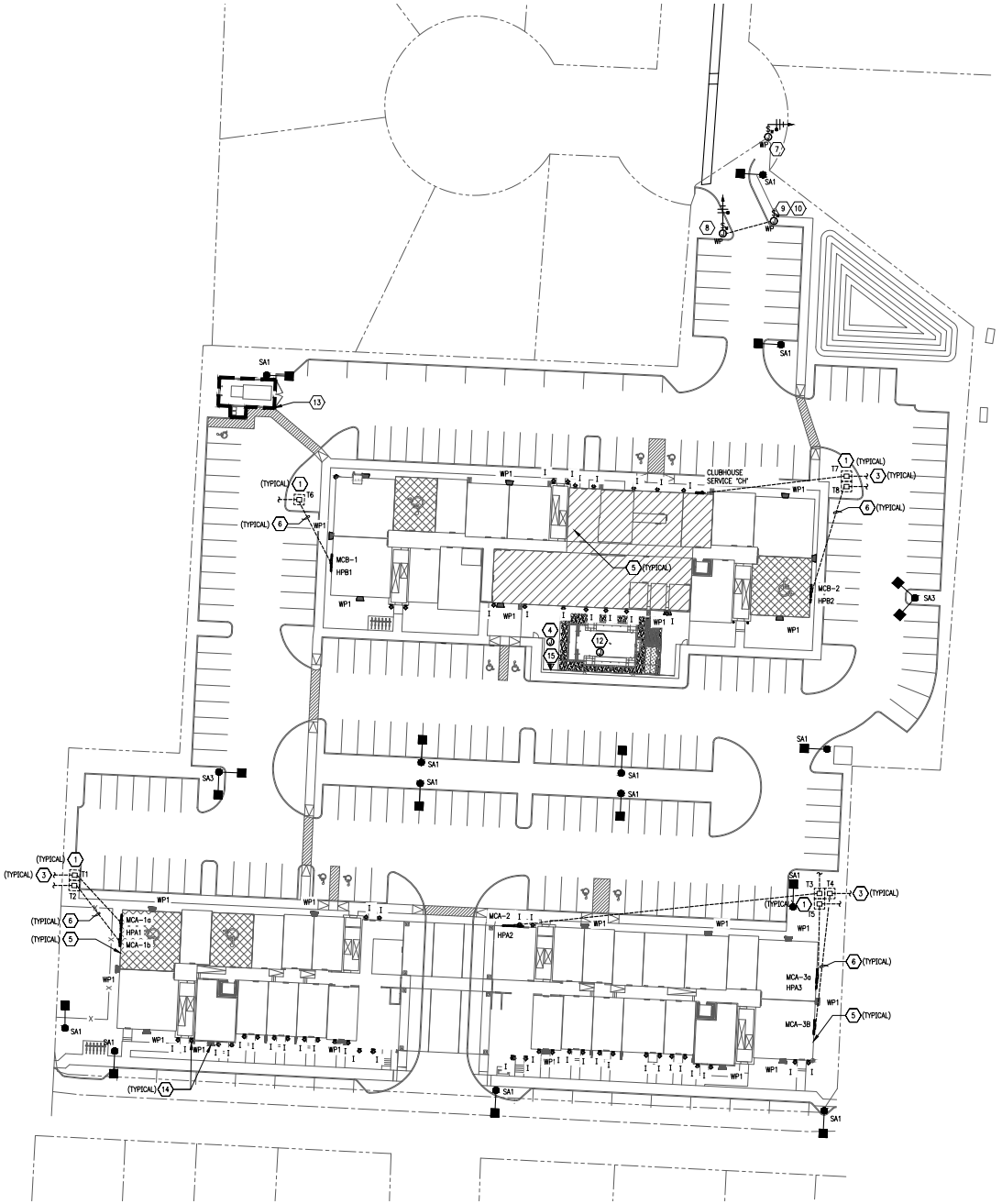
NO	DATE

ISSUED FOR:
CONSTRUCTION

SHEET NUMBER
A4.21

BUILDING 'B'
OVERALL EXTERIOR ELEVATIONS

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GENERAL NOTES:

A. CONTRACTOR TO COORDINATE INSTALLATION OF ALL SITE CONDUITS WITH THE INSTALLATION OF ALL PAVING AND/OR CONCRETE SLABS.

B. USE #10 WIRE FOR ALL SITE LIGHTING CIRCUITS LESS THAN 200FT AND #8 WIRE FOR ALL SITE LIGHTING CIRCUITS GREATER THAN 200FT. ELECTRICAL CONTRACTOR SHALL COMPENSATE FOR VOLTAGE DROP FOR ALL BRANCH CIRCUITS AND FEEDERS PER N.E.C.

C. COORDINATE WITH UTILITY COMPANY FOR EXACT LOCATIONS AND QUANTITIES OF TRANSFORMERS. CONTRACTOR TO PREPARE TRANSFORMER BED AND PROVIDE CONCRETE PADS PER PEC SPECIFICATION FOR UTILITY PROVIDED TRANSFORMER.

D. VERIFY EXACT LOCATIONS OF SITE LIGHTING WITH ARCHITECT AND/OR OWNER PRIOR TO ROUGH-IN.

E. PROVIDE ENERGY STAR OR EQUIVALENT RATED LIGHTING FIXTURES.

F. ALL SECONDARY FEEDERS SHALL BE ALUMINUM UNLESS NOTED OTHERWISE.

KEY NOTES:

1. LOCATION OF PAD MOUNTED UTILITY TRANSFORMER.
2. ELECTRICAL SERVICE LOCATION. REFER TO ELECTRICAL SCHEDULES FOR METER AND AMPERAGE REQUIREMENTS.
3. ELECTRICAL PRIMARY FEEDERS. COORDINATE EXACT COST, INSTALLATION REQUIREMENTS, AND ROUTING OF PRIMARY FEEDERS WITH UTILITY COMPANY.
4. REFER TO LANDSCAPE PLANS FOR LANDSCAPE LIGHTING. COORDINATE EXACT REQUIREMENTS WITH LANDSCAPE DESIGNER.
5. TELEPHONE AND CABLE SERVICE LOCATION. CONTRACTOR TO ROUTE (2) 3" PVC CONDUITS FROM BUILDING SERVICE LOCATIONS TO UTILITY SERVICE LOCATIONS AT PROPERTY LINE DETERMINED BY SERVICE PROVIDERS. COORDINATE CONDUIT ROUTING AND REQUIREMENTS WITH SERVICE PROVIDERS AND CIVIL PRIOR TO INSTALLATION.
6. ELECTRICAL SECONDARY FEEDERS. REFER TO RISER DIAGRAM SHEET E5.1.
7. COORDINATE EXACT LOCATION AND REQUIREMENTS OF MONUMENT SIGN IN FIELD WITH ALL TRADES PRIOR TO INSTALLATION. ROUTE CIRCUIT THROUGH TIME CLOCK PRIOR TO ROUTING TO MONUMENT SIGN.
8. PROVIDE JUNCTION BOX WITH 20A/1P CIRCUIT FOR CONNECTION TO ELECTRIC SECURITY GATE MOTOR. COORDINATE EXACT CONNECTION REQUIREMENTS AND LOCATION WITH EQUIPMENT PROVIDED IN FIELD.
9. PROVIDE JUNCTION BOX WITH 20A/1P CIRCUIT FOR CONNECTION TO SECURITY GATE VISITOR ACCESS PANEL. COORDINATE EXACT CONNECTION REQUIREMENTS AND LOCATION WITH EQUIPMENT PROVIDED IN FIELD.
10. PROVIDE JUNCTION BOX FOR CONNECTION TO MOTORIZED SECURITY GATE CONTROLS. COORDINATE EXACT INSTALLATION LOCATION WITH EQUIPMENT PROVIDED IN FIELD.
11. CIRCUIT TO NEAREST HOUSE PANEL. CONTROL CIRCUIT ON/OFF BY PHOTOCELL.
12. JUNCTION BOX FOR POOL LANDSCAPE LIGHTING. COORDINATE EXACT REQUIREMENTS WITH LANDSCAPE DESIGNER.
13. REFER TO SHEET 1/E4.1 FOR ELECTRICAL REQUIREMENTS AT TRASH COMPACTOR.
14. BUILDING WALL-PACKS, CIRCUIT TO CIRCUIT NUMBER "13" IN NEAREST HOUSE PANEL.
15. 911 PHONE, COORDINATE EXACT LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN.

UTILITY CONTACTS:

CONTRACTOR SHALL VERIFY UTILITY REQUIREMENTS, POINTS OF CONNECTION AND MAKE ARRANGEMENTS FOR SERVICE.

ELECTRIC COMPANY:
SOUTHWESTERN ELECTRIC POWER COMPANY
(SWEPCO)

Phone 888.216.3523
AEP.com

1 **SITE PLAN - ELECTRICAL**
SCALE: 1" = 60'-0"

CONTRACTOR SHALL COORDINATE MEP DRAWINGS WITH ALL OTHER DISCIPLINES

AOS ENGINEERING
Texas Registered Engineering Firm F-9218
5020 Tennyson Parkway - Plano, TX 75024
Dallas / Fort Worth 214.432.3030
Houston 832.532.2007

AOS JOB #: 4798-001-2025

02.18.2026
AOS ENGINEERING, INC.

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GREGORY C. SPEER PE# 12767
DATE: 02-18-2026

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MOUNTAIN VIEW
SPRINGDALE, ARKANSAS

DATE:
02.18.2026

PROJECT NUMBER:
24103

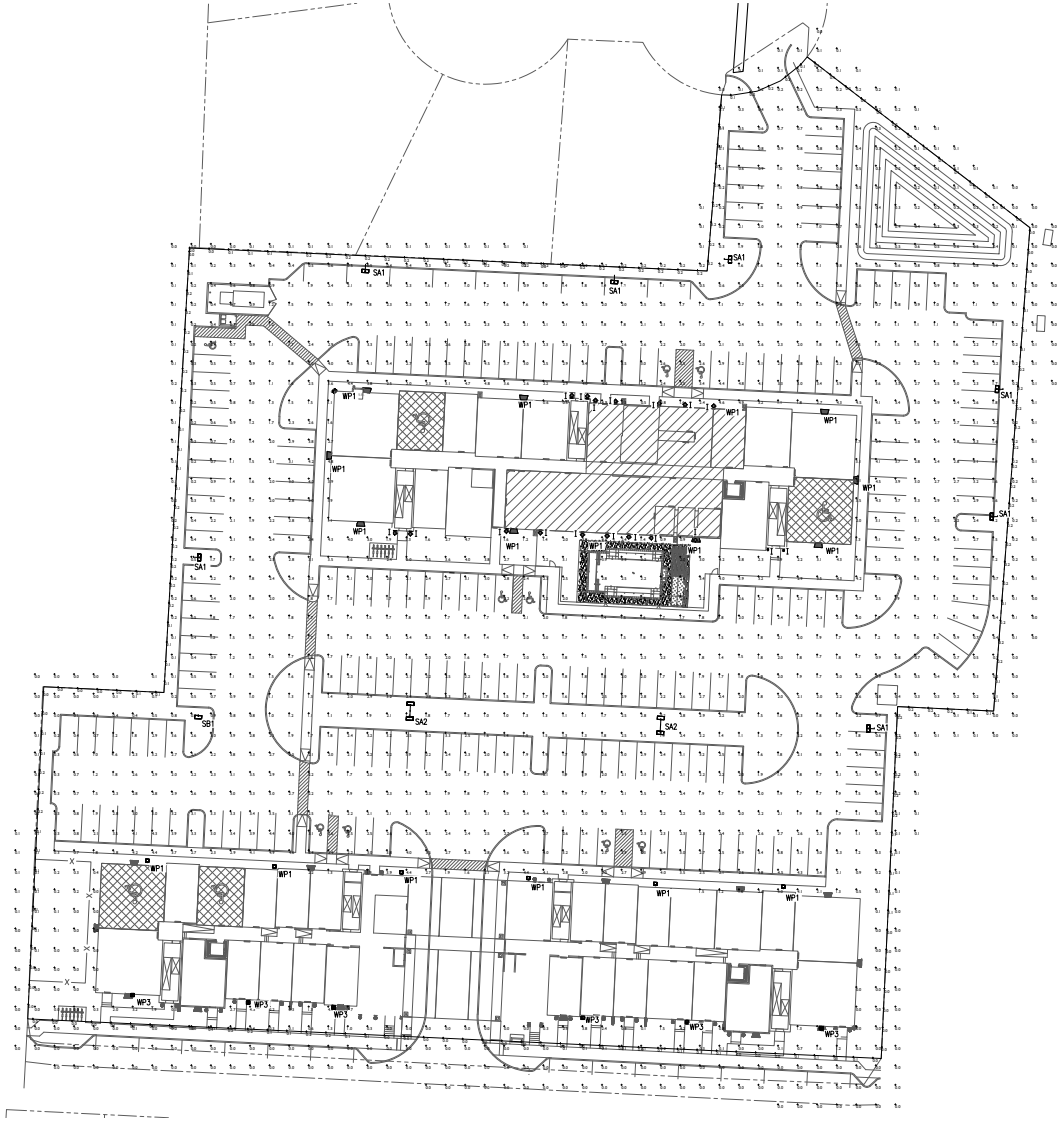
REVISIONS

NO.	DATE

ISSUED FOR:
SITE REVIEW

SHEET NUMBER
E1.1
ELECTRICAL
SITE PLAN

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1 SITE PLAN - PHOTOMETRIC

SCALE: 1" = 80'-0"

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
	7	SA1	Single	VALS-21L-4W-40K7-IS		0.900	13254	130	910	24
	2	SA2	Back-Back	VALS-27L-4W-40K7-IS		0.900	17080	178	712	24
	1	SB1	Single	VALS-27L-4F-40K7-IS		0.900	18267	178	178	24
	18	WP1	Single	XWS-LED-08L-SIL-FT-40-70CRI		0.900	8199	61	1098	15
	6	WP3	Single	XWS-LED-01L-SIL-2-40-70CRI		0.900	1524	10	60	7

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROP LINE	Illuminance	Fc	0.12	0.2	0.0	N.A.	N.A.
SITE_Planar	Illuminance	Fc	1.50	5.1	0.0	N.A.	N.A.

CONTRACTOR SHALL COORDINATE MEP DRAWINGS WITH ALL OTHER DISCIPLINES

AOS ENGINEERING
Texas Registered Engineering Firm F-9218
5020 Tennyson Parkway - Plano, TX 75024
Dallas / Fort Worth 214.432.3030
Houston 832.532.2007

AOS JOB #: 4758-001-2025

02.18.2026
AOS ENGINEERING, INC.

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GREGORY C. SPEER PE# 12767
DATE: 02-18-2026

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MOUNTAIN VIEW
SPRINGDALE, ARKANSAS

DATE: 02.18.2026

PROJECT NUMBER: 24103

REVISIONS

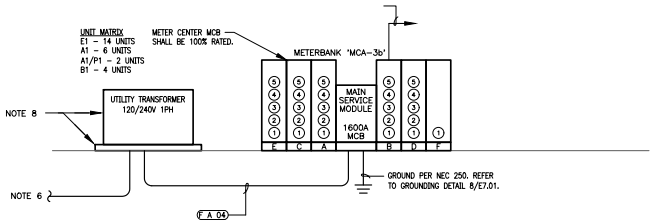
NO.	DATE

ISSUED FOR: SITE REVIEW

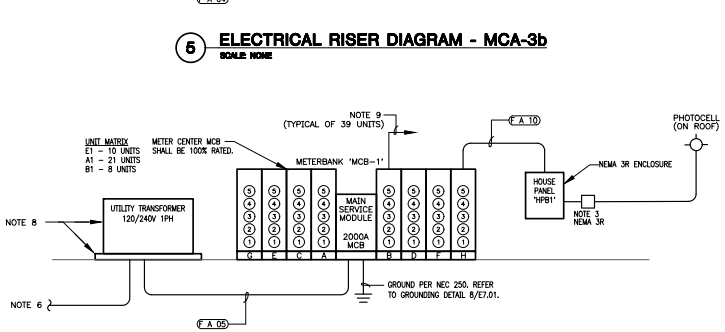
SHEET NUMBER: E1.2

PHOTOMETRIC SITE PLAN

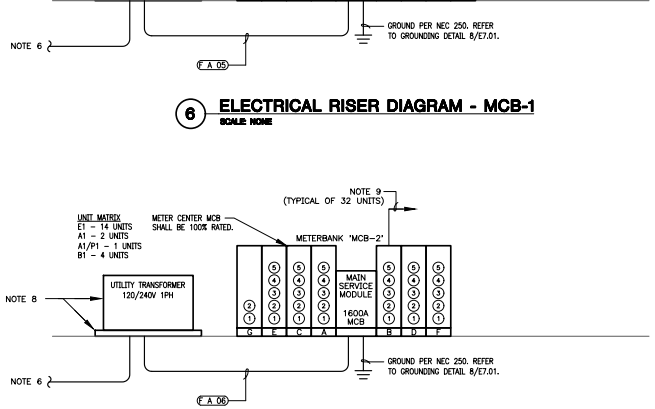
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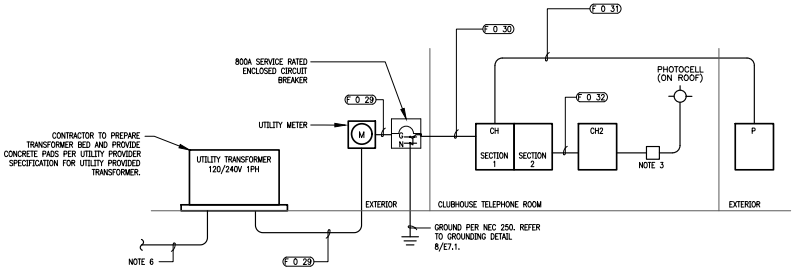
5 ELECTRICAL RISER DIAGRAM - MCA-3b
SCALE: NONE



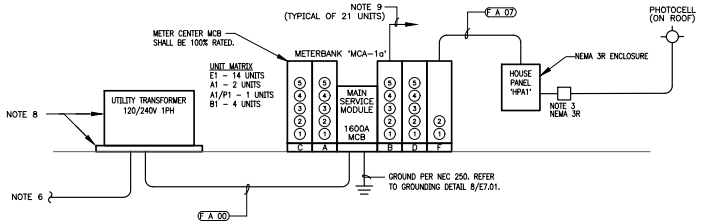
6 ELECTRICAL RISER DIAGRAM - MCB-1
SCALE: NONE



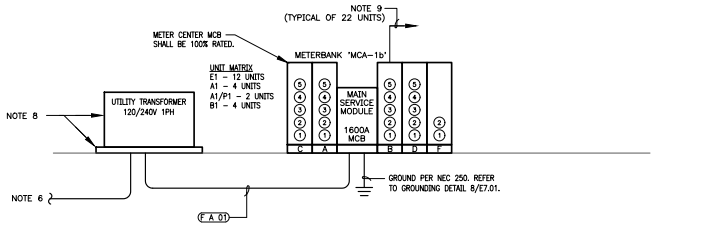
7 ELECTRICAL RISER DIAGRAM - MCB-2
SCALE: NONE



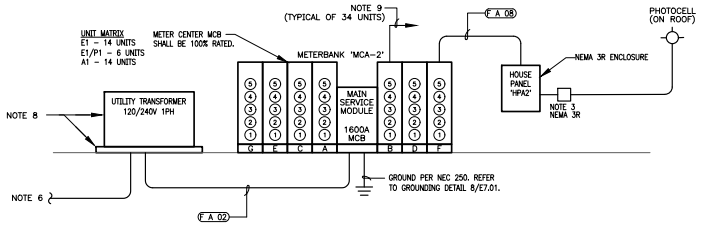
8 ELECTRICAL RISER DIAGRAM - CLUBHOUSE
SCALE: NONE



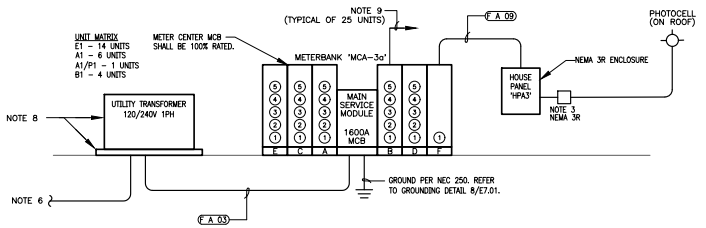
1 ELECTRICAL RISER DIAGRAM - MCA-1a
SCALE: NONE



2 ELECTRICAL RISER DIAGRAM - MCA-1b
SCALE: NONE



3 ELECTRICAL RISER DIAGRAM - MCA-2
SCALE: NONE



4 ELECTRICAL RISER DIAGRAM - MCA-3a
SCALE: NONE

CONTRACTOR SHALL COORDINATE MEP DRAWINGS WITH ALL OTHER DISCIPLINES

AOS ENGINEERING
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MOUNTAIN VIEW
SPRINGDALE, ARKANSAS

DATE: 02.18.2026
PROJECT NUMBER: 24103
REVISIONS

NO.	DATE

ISSUED FOR: SITE REVIEW
SHEET NUMBER: E5.1
ELECTRICAL RISER DIAGRAMS

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METER CENTER "MCA-1a"

TOTAL UNITS SERVED = 21

SQUARE FOOTAGE	13428	SF	X	3	VA/SF	40.3 KVA
KITCHEN/LAUNDRY	4500	VA	X	21		94.5 KVA
RANGES	8000	VA	X	21		168.0 KVA
DRYERS	5000	VA	X	21		105.0 KVA
DISPOSALS	800	VA	X	21		16.8 KVA
DISHWASHERS	1200	VA	X	21		25.2 KVA
MICROWAVE/HOOD	1500	VA	X	21		31.5 KVA
WATER HEATERS	4500	VA	X	21		94.5 KVA
TOTAL HVAC	117000	VA				117.0 KVA
				SUBTOTAL		692.8 KVA
DEMAND FACTOR	692.8	KVA	X	37 %		256.3 KVA
H.P.	24.1	KVA	X	100 %		24.1 KVA
N.E.C. TABLE 220-84						
TOTAL						280.4 KVA

VOLTAGE: 240/120 PHASE: 1 1168.4 AMPS

# OF UNIT	UNIT NAME
14	E1 E1/P1
2	A1 A1/P1
1	A1/P1
4	B1

METER CENTER "MCA-1b"

TOTAL UNITS SERVED = 22

SQUARE FOOTAGE	14536	SF	X	3	VA/SF	43.6 KVA
KITCHEN/LAUNDRY	4500	VA	X	22		99.0 KVA
RANGES	8000	VA	X	22		176.0 KVA
DRYERS	5000	VA	X	22		110.0 KVA
DISPOSALS	800	VA	X	22		17.6 KVA
DISHWASHERS	1200	VA	X	22		26.4 KVA
MICROWAVE/HOOD	1500	VA	X	22		33.0 KVA
WATER HEATERS	4500	VA	X	22		99.0 KVA
TOTAL HVAC	122000	VA				122.0 KVA
				SUBTOTAL		726.6 KVA
DEMAND FACTOR	726.6	KVA	X	36 %		261.6 KVA
H.P.		KVA	X	100 %		0.0 KVA
N.E.C. TABLE 220-84						
TOTAL						261.6 KVA

VOLTAGE: 240/120 PHASE: 1 1089.9 AMPS

# OF UNIT	UNIT NAME
12	E1 E1/P1
4	A1 A1/P1
2	B1
4	

METER CENTER "MCA-2"

TOTAL UNITS SERVED = 34

SQUARE FOOTAGE	20298	SF	X	3	VA/SF	60.9 KVA
KITCHEN/LAUNDRY	4500	VA	X	34		153.0 KVA
RANGES	8000	VA	X	34		272.0 KVA
DRYERS	5000	VA	X	34		170.0 KVA
DISPOSALS	800	VA	X	34		27.2 KVA
DISHWASHERS	1200	VA	X	34		40.8 KVA
MICROWAVE/HOOD	1500	VA	X	34		51.0 KVA
WATER HEATERS	4500	VA	X	34		153.0 KVA
TOTAL HVAC	170000	VA				170.0 KVA
				SUBTOTAL		1097.9 KVA
DEMAND FACTOR	1097.9	KVA	X	30 %		329.4 KVA
H.P.	24.4	KVA	X	100 %		24.4 KVA
N.E.C. TABLE 220-84						
TOTAL						353.7 KVA

VOLTAGE: 240/120 PHASE: 1 1473.9 AMPS

# OF UNIT	UNIT NAME
14	E1 E1/P1
6	A1 A1/P1
14	B1

METER CENTER "MCA-3a"

TOTAL UNITS SERVED = 25

SQUARE FOOTAGE	16228	SF	X	3	VA/SF	48.7 KVA
KITCHEN/LAUNDRY	4500	VA	X	25		112.5 KVA
RANGES	8000	VA	X	25		200.0 KVA
DRYERS	5000	VA	X	25		125.0 KVA
DISPOSALS	800	VA	X	25		20.0 KVA
DISHWASHERS	1200	VA	X	25		30.0 KVA
MICROWAVE/HOOD	1500	VA	X	25		37.5 KVA
WATER HEATERS	4500	VA	X	25		112.5 KVA
TOTAL HVAC	137000	VA				137.0 KVA
				SUBTOTAL		823.2 KVA
DEMAND FACTOR	823.2	KVA	X	35 %		288.1 KVA
H.P.	24.9	KVA	X	100 %		24.9 KVA
N.E.C. TABLE 220-84						
TOTAL						313.0 KVA

VOLTAGE: 240/120 PHASE: 1 1304.1 AMPS

# OF UNIT	UNIT NAME
14	E1 E1/P1
6	A1 A1/P1
1	B1
4	

METER CENTER "MCA-3b"

TOTAL UNITS SERVED = 26

SQUARE FOOTAGE	16936	SF	X	3	VA/SF	50.8 KVA
KITCHEN/LAUNDRY	4500	VA	X	26		117.0 KVA
RANGES	8000	VA	X	26		208.0 KVA
DRYERS	5000	VA	X	26		130.0 KVA
DISPOSALS	800	VA	X	26		20.8 KVA
DISHWASHERS	1200	VA	X	26		31.2 KVA
MICROWAVE/HOOD	1500	VA	X	26		39.0 KVA
WATER HEATERS	4500	VA	X	26		117.0 KVA
TOTAL HVAC	142000	VA				142.0 KVA
				SUBTOTAL		855.8 KVA
DEMAND FACTOR	855.8	KVA	X	34 %		291.0 KVA
H.P.		KVA	X	100 %		0.0 KVA
N.E.C. TABLE 220-84						
TOTAL						291.0 KVA

VOLTAGE: 240/120 PHASE: 1 1212.4 AMPS

# OF UNIT	UNIT NAME
14	E1 E1/P1
6	A1 A1/P1
2	
4	B1

LOAD CENTER SCHEDULE - E1

MAIN: 125A MLO VOLTAGE: 240/120 PHASE: 1 WIRE: 3 RECESSED MOUNTED AIC: 14,000

CKT #	TRIP POLE	BKR TYPE	DESCRIPTION	PHASE A	PHASE B	DESCRIPTION	BKR TYPE	TRIP POLE	CKT #
1	50/2		RANGE			KITCHEN RECEPTACLES	AFCI	20/1	2
3	---		----			KITCHEN RECEPTACLES	AFCI	20/1	4
5	30/2		DISHWASHER			SPACE			6
7	---		DISPOSAL			SPACE			8
9	20/1		HOOD / MICROWAVE OVEN			SPACE			10
11	30/2	LOCKOFF	WATER HEATER			SPACE			12
13	---		----			LIGHTS & RECEPTACLES	AFCI	20/1	14
15	40/2	HACR	INDOOR HVAC			LIGHTS & RECEPTACLES	AFCI	20/1	16
17	---		----			LIGHTS & RECEPT (BEDROOM)	AFCI	20/1	18
19	20/2	HACR	OUTDOOR HVAC			SPACE			20
21	---		----			SPACE			22
23	20/1		MICROWAVE (HANDICAP UNITS)			SPACE			24
25			SPACE			SMOKE DETECTOR		20/1	26
27			SPACE			REFRIGERATOR		20/1	28
29			SPACE			SPACE			30

NOTES:
A. BREAKERS PROTECTING MULTI-WIRE BRANCH CIRCUITS SHALL BE EQUIPPED WITH A PAD-LOCK DEVICE SO THAT CIRCUITS CAN BE DISCONNECTED SIMULTANEOUSLY.

UNIT "E1"

SQUARE FOOTAGE	500	SF	X	3	VA/SF 1.5 KVA
KITCHEN/LAUNDRY	4500	VA			4.5 KVA
RANGES	8000	VA			8.0 KVA
DRYERS	5000	VA			5.0 KVA
DISPOSALS	800	VA			0.8 KVA
DISHWASHERS	1200	VA			1.2 KVA
MICROWAVE/HOOD	1500	VA			1.5 KVA
WATER HEATERS	4500	VA			4.5 KVA
			SUBTOTAL		27.0 KVA
DEMAND FACTOR					
1ST 10 KW	10.0	KVA	X	100 %	10.0 KVA
REMAINDER	17.0	KVA	X	40 %	6.8 KVA
HVAC (HEAT PUMP)	N/A	KVA	X	100 %	KVA
HVAC (COOLING)	N/A	KVA	X	100 %	KVA
HVAC (HEATING)	5.0	KVA	X	65 %	3.3 KVA
N.E.C. 220-82					
TOTAL					20.1 KVA

VOLTAGE: 240/120 PHASE: 1 83.5 AMPS

LOAD CENTER SCHEDULE - E1/P1

MAIN: 125A MLO VOLTAGE: 240/120 PHASE: 1 WIRE: 3 RECESSED MOUNTED AIC: 14,000

CKT #	TRIP POLE	BKR TYPE	DESCRIPTION	PHASE A	PHASE B	DESCRIPTION	BKR TYPE	TRIP POLE	CKT #
1	50/2		RANGE			KITCHEN RECEPTACLES	AFCI	20/1	2
3	---		----			KITCHEN RECEPTACLES	AFCI	20/1	4
5	30/2		DRYER			DISHWASHER		20/1	6
7	---		----			DISPOSAL		20/1	8
9	20/1		HOOD / MICROWAVE OVEN			WASHER		20/1	10
11	30/2	LOCKOFF	WATER HEATER			BATHROOM CIRCUIT		20/1	12
13	---		----			LIGHTS & RECEPTACLES	AFCI	20/1	14
15	40/2	HACR	INDOOR HVAC			LIGHTS & RECEPTACLES	AFCI	20/1	16
17	---		----			LIGHTS & RECEPT (BEDROOM)	AFCI	20/1	18
19	20/2	HACR	OUTDOOR HVAC			SPACE			20
21	---		----			SPACE			22
23	20/1		MICROWAVE (HANDICAP UNITS)			SPACE			24
25			SPACE			SMOKE DETECTOR		20/1	26
27			SPACE			REFRIGERATOR		20/1	28
29			SPACE			SPACE			30

NOTES:
A. BREAKERS PROTECTING MULTI-WIRE BRANCH CIRCUITS SHALL BE EQUIPPED WITH A PAD-LOCK DEVICE SO THAT CIRCUITS CAN BE DISCONNECTED SIMULTANEOUSLY.

UNIT "E1/P1"

SQUARE FOOTAGE	583	SF	X	3	VA/SF 1.7 KVA
KITCHEN/LAUNDRY	4500	VA			4.5 KVA
RANGES	8000	VA			8.0 KVA
DRYERS	5000	VA			5.0 KVA
DISPOSALS	800	VA			0.8 KVA
DISHWASHERS	1200	VA			1.2 KVA
MICROWAVE/HOOD	1500	VA			1.5 KVA
WATER HEATERS	4500	VA			4.5 KVA
			SUBTOTAL		27.2 KVA
DEMAND FACTOR					
1ST 10 KW	10.0	KVA	X	100 %	10.0 KVA
REMAINDER	17.2	KVA	X	40 %	6.9 KVA
HVAC (HEAT PUMP)	N/A	KVA	X	100 %	KVA
HVAC (COOLING)	N/A	KVA	X	100 %	KVA
HVAC (HEATING)	5.0	KVA	X	65 %	3.3 KVA
N.E.C. 220-82					
TOTAL					20.1 KVA

VOLTAGE: 240/120 PHASE: 1 84.0 AMPS

LOAD CENTER SCHEDULE - A1

MAIN: 125A MLO VOLTAGE: 240/120 PHASE: 1 WIRE: 3 RECESSED MOUNTED AIC: 14,000

CKT #	TRIP POLE	BKR TYPE	DESCRIPTION	PHASE A	PHASE B	DESCRIPTION	BKR TYPE	TRIP POLE	CKT #
1	50/2		RANGE			KITCHEN RECEPTACLES	AFCI	20/1	2
3	---		----			KITCHEN RECEPTACLES	AFCI	20/1	4
5	30/2		DRYER			DISHWASHER		20/1	6
7	---		----			DISPOSAL		20/1	8
9	20/1		HOOD / MICROWAVE OVEN			WASHER		20/1	10
11	30/2	LOCKOFF	WATER HEATER			BATHROOM CIRCUIT		20/1	12
13	---		----			LIGHTS & RECEPTACLES	AFCI	20/1	14
15	40/2	HACR	INDOOR HVAC			LIGHTS & RECEPTACLES	AFCI	20/1	16
17	---		----			LIGHTS & RECEPT (BEDROOM)	AFCI	20/1	18
19	20/2	HACR	OUTDOOR HVAC			SPACE			20
21	---		----			SPACE			22
23	20/1		MICROWAVE (HANDICAP UNITS)			SPACE			24
25			SPACE			SMOKE DETECTOR		20/1	26
27			SPACE			REFRIGERATOR		20/1	28
29			SPACE			SPACE			30

NOTES:
A. BREAKERS PROTECTING MULTI-WIRE BRANCH CIRCUITS SHALL BE EQUIPPED WITH A PAD-LOCK DEVICE SO THAT CIRCUITS CAN BE DISCONNECTED SIMULTANEOUSLY.

UNIT "A1"

SQUARE FOOTAGE	700	SF	X	3	VA/SF 2.1 KVA
KITCHEN/LAUNDRY	4500	VA			4.5 KVA
RANGES	8000	VA			8.0 KVA
DRYERS	5000	VA			5.0 KVA
DISPOSALS	800	VA			0.8 KVA
DISHWASHERS	1200	VA			1.2 KVA
MICROWAVE/HOOD	1500	VA			1.5 KVA
WATER HEATERS	4500	VA			4.5 KVA
			SUBTOTAL		27.6 KVA
DEMAND FACTOR					
1ST 10 KW	10.0	KVA	X	100 %	10.0 KVA
REMAINDER	17.6	KVA	X	40 %	7.0 KVA
HVAC (HEAT PUMP)	N/A	KVA	X	100 %	KVA
HVAC (COOLING)	N/A	KVA	X	100 %	KVA
HVAC (HEATING)	5.0	KVA	X	65 %	3.3 KVA
N.E.C. 220-82					
TOTAL					20.3 KVA

VOLTAGE: 240/120 PHASE: 1 84.5 AMPS

LOAD CENTER SCHEDULE - A1/P1

MAIN: 125A MLO VOLTAGE: 240/120 PHASE: 1 WIRE: 3 RECESSED MOUNTED AIC: 14,000

CKT #	TRIP POLE	BKR TYPE	DESCRIPTION	PHASE A	PHASE B	DESCRIPTION	BKR TYPE	TRIP POLE	CKT #
1	50/2		RANGE			KITCHEN RECEPTACLES	AFCI	20/1	2
3	---		----			KITCHEN RECEPTACLES	AFCI	20/1	4
5	30/2		DRYER			DISHWASHER		20/1	6
7	---		----			DISPOSAL		20/1	8
9	20/1		HOOD / MICROWAVE OVEN			WASHER		20/1	10
11	30/2	LOCKOFF	WATER HEATER			BATHROOM CIRCUIT		20/1	12
13	---		----			LIGHTS & RECEPTACLES	AFCI	20/1	14
15	40/2	HACR	INDOOR HVAC			LIGHTS & RECEPTACLES	AFCI	20/1	16
17	---		----			LIGHTS & RECEPT (BEDROOM)	AFCI	20/1	18
19	20/2	HACR	OUTDOOR HVAC			SPACE			20
21	---		----			SPACE			22
23	20/1		MICROWAVE (HANDICAP UNITS)			SPACE			24
25			SPACE			SMOKE DETECTOR		20/1	26
27			SPACE			REFRIGERATOR		20/1	28
29			SPACE			SPACE			30

NOTES:
A. BREAKERS PROTECTING MULTI-WIRE BRANCH CIRCUITS SHALL BE EQUIPPED WITH A PAD-LOCK DEVICE SO THAT CIRCUITS CAN BE DISCONNECTED SIMULTANEOUSLY.

UNIT "A1/P1"

SQUARE FOOTAGE	708	SF	X	3	VA/SF 2.1 KVA
KITCHEN/LAUNDRY	4500	VA			4.5 KVA
RANGES	8000	VA			8.0 KVA
DRYERS	5000	VA			5.0 KVA
DISPOSALS	800	VA			0.8 KVA
DISHWASHERS	1200	VA			1.2 KVA
MICROWAVE/HOOD	1500	VA			1.5 KVA
WATER HEATERS	4500	VA			4.5 KVA
			SUBTOTAL		27.6 KVA
DEMAND FACTOR					
1ST 10 KW	10.0	KVA	X	100 %	10.0 KVA
REMAINDER	17.6	KVA	X	40 %	7.0 KVA
HVAC (HEAT PUMP)	N/A	KVA	X	100 %	KVA
HVAC (COOLING)	N/A	KVA	X	100 %	KVA
HVAC (HEATING)	5.0	KVA	X	65 %	3.3 KVA
N.E.C. 220-82					
TOTAL					20.3 KVA

VOLTAGE: 240/120 PHASE: 1 84.6 AMPS

LOAD CENTER SCHEDULE - B1

MAIN: 125A MLO VOLTAGE: 240/120 PHASE: 1 WIRE: 3 RECESSED MOUNTED AIC: 14,000

CKT #	TRIP POLE	BKR TYPE	DESCRIPTION	PHASE A	PHASE B	DESCRIPTION	BKR TYPE	TRIP POLE	CKT #
1	50/2		RANGE			KITCHEN RECEPTACLES	AFCI	20/1	2
3	---		----			KITCHEN RECEPTACLES	AFCI	20/1	4
5	30/2		DRYER			DISHWASHER		20/1	6
7	---		----			DISPOSAL		20/1	8
9	20/1		HOOD / MICROWAVE OVEN			WASHER		20/1	10
11	30/2	LOCKOFF	WATER HEATER			BATHROOM CIRCUIT		20/1	12
13	---		----			LIGHTS & RECEPTACLES	AFCI	20/1	14
15	40/2	HACR	INDOOR HVAC			LIGHTS & RECEPTACLES	AFCI	20/1	16
17	---		----			LIGHTS & RECEPT (BEDROOM 1)	AFCI	20/1	18
19	20/2	HACR	OUTDOOR HVAC			LIGHTS & RECEPT (BEDROOM 2)	AFCI	20/1	20
21	---		----			SPACE			22
23	20/1		MICROWAVE (HANDICAP UNITS)			SPACE			24
25			SPACE			SMOKE DETECTOR		20/1	26
27			SPACE			REFRIGERATOR		20/1	28
29			SPACE			SPACE			30

NOTES:
A. BREAKERS PROTECTING MULTI-WIRE BRANCH CIRCUITS SHALL BE EQUIPPED WITH A PAD-LOCK DEVICE SO THAT CIRCUITS CAN BE DISCONNECTED SIMULTANEOUSLY.

UNIT "B1"

SQUARE FOOTAGE	1080	SF	X	3	VA/SF 3.2 KVA
KITCHEN/LAUNDRY	4500	VA			4.5 KVA
RANGES	8000	VA			8.0 KVA
DRYERS	5000	VA			5.0 KVA
DISPOSALS	800	VA			0.8 KVA
DISHWASHERS	1200	VA			1.2 KVA
MICROWAVE/HOOD	1500	VA			1.5 KVA
WATER HEATERS	4500	VA			4.5 KVA
			SUBTOTAL		28.7 KVA
DEMAND FACTOR					
1ST 10 KW	10.0	KVA	X	100 %	10.0 KVA
REMAINDER	18.7	KVA	X	40 %	7.5 KVA
HVAC (HEAT PUMP)	N/A	KVA	X	100 %	KVA
HVAC (COOLING)	N/A	KVA	X	100 %	KVA
HVAC (HEATING)	8.0	KVA	X	65 %	5.2 KVA
N.E.C. 220-82					
TOTAL					22.7 KVA

VOLTAGE: 240/120 PHASE: 1 94.6 AMPS

CONTRACTOR SHALL COORDINATE MEP DRAWINGS WITH ALL OTHER DISCIPLINES

AOS ENGINEERING
Texas Registered Engineering Firm F-9218
5020 Tennyson Parkway - Plano, TX 75024
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AOS JOB #: 4758-001-2025

02.18.2026
AOS ENGINEERING, INC.

PRELIMINARY - FOR INTERIM REVIEW ONLY

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GREGORY C. SPEER PE# 12767
DATE: 02-18-2026

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MOUNTAIN VIEW
SPRINGDALE, ARKANSAS

DATE: 02.18.2026
PROJECT NUMBER: 24103

REVISIONS

NO.	DATE

ISSUED FOR: SITE REVIEW

SHEET NUMBER
E6.1
ELECTRICAL
PANEL SCHEDULES

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PANELBOARD SCHEDULE - 'HPA1'

MAIN: 125A MCB | VOLTAGE: 240/120 | PHASE: 1 | WIRE: 3 | MOUNTING: | AIC:

CKT #	TRIP POLE	DESCRIPTION	LOAD (KVA) LTG	REC	MTR	A/C	HTG	KIT	MISC	PHASE A	PHASE B	LOAD (KVA) LTG	REC	MTR	A/C	HTG	KIT	MISC	DESCRIPTION	TRIP POLE	CKT #
1	20/1	CORRIDOR LIGHTING	0.6													1.5			EH-1	20/1	2
3	20/1	CORRIDOR LIGHTING																0.5	FACP	20/1	4
5	20/1	CORRIDOR LIGHTING																3.8	FUTURE EV CHARGER	40/2	6
7	20/1	CORRIDOR RECEPTACLES		1.1														3.8	-	-	8
9	20/1	CORRIDOR RECEPTACLES		1.1														3.8	FUTURE EV CHARGER	40/2	10
11	20/1	CORRIDOR RECEPTACLES																3.8	-	-	12
13	20/1	WALL PACKS	0.6																SPARE	20/1	14
15	20/1	SITE LIGHTING	1.2																SPARE	20/1	16
17	20/1	EXTERIOR LIGHTING	0.5																SPARE	20/1	18
19	20/1	EXTERIOR RECEPTACLES		1.1															SPARE	20/1	20
21	20/1	CORRIDOR LIGHTING																	SPARE	20/1	22
23	20/1	CORRIDOR RECEPTACLES																	SPARE	20/1	24
25	20/1	SPARE																	SPARE	20/1	26
27	20/1	SPARE																	SPARE	20/1	28
29	20/1	SPARE																	SPARE	20/1	30
31	20/1	SPARE																	SPARE	20/1	32
33	20/1	SPARE																	SPARE	20/1	34
35	20/1	SPARE																	SPARE	20/1	36
37	20/1	SPARE																	SPARE	20/1	38
39	20/1	SPARE																	SPARE	20/1	40
41	20/1	SPARE																	SPARE	20/1	42
LIGHTING (kVA):		2.9	2.9	3.3	0.0	0.0	0.0	0.0	0.0			0.0	0.0	0.0	0.0	1.5	0.0	15.7	CONNECTED LOAD (kVA):		23.4
RECEPTACLES (kVA):		3.3																	DEMAND LOAD (kVA):		23.4
MOTORS (kVA):		0.0								PHASE A	11.9	99.0									
A/C (kVA):		0.0								PHASE B	11.5	95.7							CONNECTED LOAD (AMPS):		97.3
HEATING (kVA):		1.5									kVA	AMPS							DEMAND LOAD (AMPS):		97.3
KITCHEN (kVA):		0.0																			
MISCELLANEOUS (kVA):		15.7																	AMPACITY REQUIRED:		100.4

NOTES:
A. BREAKERS PROTECTING MULTI-WIRE BRANCH CIRCUITS SHALL BE EQUIPPED WITH A PAD-LOCK DEVICE SO THAT CIRCUITS CAN BE DISCONNECTED SIMULTANEOUSLY.

AMPACITY REQD CALCS

LIGHTING		2.90	KVA	X	125	%	= 3.6 KVA
RECEPTACLE	TOTAL	3.26	KVA				
	1ST	10.00	KVA	X	100	%	= 3.3 KVA
	REMAIN	0.00	KVA	X	50	%	= 0.0 KVA
MOTORS	TOTAL	0.00	KVA	X	100	%	
	LARGEST	____	KVA	X	125	%	= 0.0 KVA
	REMAIN	0.00	KVA	X	100	%	= 0.0 KVA
A/C		0.00	KVA	X	100	%	= 0.0 KVA
HEATING		1.50	KVA	X	100	%	= 1.5 KVA
INTERLOCKED LOADS		____	KVA	X	100	%	= 0.0 KVA
KITCHEN		0.00	KVA	X	65	%	= 0.0 KVA
MISCELLANEOUS		15.70	KVA	X	100	%	= 15.7 KVA
TOTAL							= 24.1 KVA

PANELBOARD SCHEDULE - 'HPA2'

MAIN: 125A MCB | VOLTAGE: 240/120 | PHASE: 1 | WIRE: 3 | MOUNTING: | AIC:

CKT #	TRIP POLE	DESCRIPTION	LOAD (KVA) LTG	REC	MTR	A/C	HTG	KIT	MISC	PHASE A	PHASE B	LOAD (KVA) LTG	REC	MTR	A/C	HTG	KIT	MISC	DESCRIPTION	TRIP POLE	CKT #
1	20/1	CORRIDOR LIGHTING	0.6													1.5			EH-1	20/1	2
3	20/1	CORRIDOR LIGHTING	0.5															0.5	FACP	20/1	4
5	20/1	CORRIDOR LIGHTING																3.8	FUTURE EV CHARGER	40/2	6
7	20/1	CORRIDOR RECEPTACLES				0.7												3.8	-	-	8
9	20/1	CORRIDOR RECEPTACLES		1.1														3.8	FUTURE EV CHARGER	40/2	10
11	20/1	CORRIDOR RECEPTACLES																3.8	-	-	12
13	20/1	WALL PACKS	0.6																SPARE	20/1	14
15	20/1	SITE LIGHTING	1.2																SPARE	20/1	16
17	20/1	EXTERIOR LIGHTING	0.5																SPARE	20/1	18
19	20/1	EXTERIOR RECEPTACLES		1.1															SPARE	20/1	20
21	20/1	CORRIDOR LIGHTING																	SPARE	20/1	22
23	20/1	CORRIDOR RECEPTACLES																	SPARE	20/1	24
25	20/1	SPARE																	SPARE	20/1	26
27	20/1	SPARE																	SPARE	20/1	28
29	20/1	SPARE																	SPARE	20/1	30
31	20/1	SPARE																	SPARE	20/1	32
33	20/1	SPARE																	SPARE	20/1	34
35	20/1	SPARE																	SPARE	20/1	36
37	20/1	SPARE																	SPARE	20/1	38
39	20/1	SPARE																	SPARE	20/1	40
41	20/1	SPARE																	SPARE	20/1	42
LIGHTING (kVA):		3.4	3.4	2.9	0.0	0.0	0.0	0.0	0.0			0.0	0.0	0.0	0.0	1.5	0.0	15.7	CONNECTED LOAD (kVA):		23.5
RECEPTACLES (kVA):		2.9																	DEMAND LOAD (kVA):		23.5
MOTORS (kVA):		0.0								PHASE A	11.9	98.9									
A/C (kVA):		0.0								PHASE B	11.6	97.0							CONNECTED LOAD (AMPS):		98.0
HEATING (kVA):		1.5									kVA	AMPS							DEMAND LOAD (AMPS):		98.0
KITCHEN (kVA):		0.0																			
MISCELLANEOUS (kVA):		15.7																	AMPACITY REQUIRED:		101.5

NOTES:
A. BREAKERS PROTECTING MULTI-WIRE BRANCH CIRCUITS SHALL BE EQUIPPED WITH A PAD-LOCK DEVICE SO THAT CIRCUITS CAN BE DISCONNECTED SIMULTANEOUSLY.

AMPACITY REQD CALCS

LIGHTING		3.41	KVA	X	125	%	= 4.3 KVA
RECEPTACLE	TOTAL	2.90	KVA				
	1ST	10.00	KVA	X	100	%	= 2.9 KVA
	REMAIN	0.00	KVA	X	50	%	= 0.0 KVA
MOTORS	TOTAL	0.00	KVA	X	100	%	
	LARGEST	____	KVA	X	125	%	= 0.0 KVA
	REMAIN	0.00	KVA	X	100	%	= 0.0 KVA
A/C		0.00	KVA	X	100	%	= 0.0 KVA
HEATING		1.50	KVA	X	100	%	= 1.5 KVA
INTERLOCKED LOADS		____	KVA	X	100	%	= 0.0 KVA
KITCHEN		0.00	KVA	X	65	%	= 0.0 KVA
MISCELLANEOUS		15.70	KVA	X	100	%	= 15.7 KVA
TOTAL							= 24.4 KVA

PANELBOARD SCHEDULE - 'HPA3'

MAIN: 125A MCB | VOLTAGE: 240/120 | PHASE: 1 | WIRE: 3 | MOUNTING: | AIC:

CKT #	TRIP POLE	DESCRIPTION	LOAD (KVA) LTG	REC	MTR	A/C	HTG	KIT	MISC	PHASE A	PHASE B	LOAD (KVA) LTG	REC	MTR	A/C	HTG	KIT	MISC	DESCRIPTION	TRIP POLE	CKT #
1	20/1	CORRIDOR LIGHTING	0.6													1.5			EH-1	20/1	2
3	20/1	CORRIDOR LIGHTING																0.5	FACP	20/1	4
5	20/1	CORRIDOR LIGHTING																3.8	FUTURE EV CHARGER	40/2	6
7	20/1	CORRIDOR RECEPTACLES		1.4														3.8	-	-	8
9	20/1	CORRIDOR RECEPTACLES		1.4														3.8	FUTURE EV CHARGER	40/2	10
11	20/1	CORRIDOR RECEPTACLES																3.8	-	-	12
13	20/1	WALL PACKS	0.6																SPARE	20/1	14
15	20/1	SITE LIGHTING	1.2																SPARE	20/1	16
17	20/1	EXTERIOR LIGHTING	0.5																SPARE	20/1	18
19	20/1	EXTERIOR RECEPTACLES		1.1															SPARE	20/1	20
21	20/1	CORRIDOR LIGHTING																	SPARE	20/1	22
23	20/1	CORRIDOR RECEPTACLES																	SPARE	20/1	24
25	20/1	SPARE																	SPARE	20/1	26
27	20/1	SPARE																	SPARE	20/1	28
29	20/1	SPARE																	SPARE	20/1	30
31	20/1	SPARE																	SPARE	20/1	32
33	20/1	SPARE																	SPARE	20/1	34
35	20/1	SPARE																	SPARE	20/1	36
37	20/1	SPARE																	SPARE	20/1	38
39	20/1	SPARE																	SPARE	20/1	40
41	20/1	SPARE																	SPARE	20/1	42
LIGHTING (kVA):		2.8	2.9	4.0	0.0	0.0	0.0	0.0	0.0			0.0	0.0	0.0	0.0	1.5	0.0	15.7	CONNECTED LOAD (kVA):		24.1
RECEPTACLES (kVA):		4.0																	DEMAND LOAD (kVA):		24.1
MOTORS (kVA):		0.0								PHASE A	12.3	102.4									
A/C (kVA):		0.0								PHASE B	11.8	98.7							CONNECTED LOAD (AMPS):		100.5
HEATING (kVA):		1.5									kVA	AMPS							DEMAND LOAD (AMPS):		100.5
KITCHEN (kVA):		0.0																			
MISCELLANEOUS (kVA):		15.7																	AMPACITY REQUIRED:		103.6

NOTES:
A. BREAKERS PROTECTING MULTI-WIRE BRANCH CIRCUITS SHALL BE EQUIPPED WITH A PAD-LOCK DEVICE SO THAT CIRCUITS CAN BE DISCONNECTED SIMULTANEOUSLY.

AMPACITY REQD CALCS

LIGHTING		2.95	KVA	X	125	%	= 3.7 KVA
RECEPTACLE	TOTAL	3.98	KVA				
	1ST	10.00	KVA	X	100	%	= 4.0 KVA
	REMAIN	0.00	KVA	X	50	%	= 0.0 KVA
MOTORS	TOTAL	0.00	KVA	X	100	%	
	LARGEST	____	KVA	X	125	%	= 0.0 KVA
	REMAIN	0.00	KVA	X	100	%	= 0.0 KVA
A/C		0.00	KVA	X	100	%	= 0.0 KVA
HEATING		1.50	KVA	X	100	%	= 1.5 KVA
INTERLOCKED LOADS		____	KVA	X	100	%	= 0.0 KVA
KITCHEN		0.00	KVA	X	65	%	= 0.0 KVA
MISCELLANEOUS		15.70	KVA	X	100	%	= 15.7 KVA
TOTAL							= 24.9 KVA

PANELBOARD SCHEDULE - 'HPB1'

MAIN: 125A MCB | VOLTAGE: 240/120 | PHASE: 1 | WIRE: 3 | MOUNTING: | AIC:

CKT #	TRIP POLE	DESCRIPTION	LOAD (KVA) LTG	REC	MTR	A/C	HTG	KIT	MISC	PHASE A	PHASE B	LOAD (KVA) LTG	REC	MTR	A/C	HTG	KIT	MISC	DESCRIPTION	TRIP POLE	CKT #
1	20/1	CORRIDOR LIGHTING	0.7													1.5			EH-1	20/1	2
3	20/1	CORRIDOR LIGHTING	0.8															0.5	FACP	20/1	4
5	20/1	CORRIDOR LIGHTING																3.8	FUTURE EV CHARGER	40/2	6
7	20/1	CORRIDOR RECEPTACLES		1.1														3.8	-	-	8
9	20/1	CORRIDOR RECEPTACLES		1.1														3.8	FUTURE EV CHARGER	40/2	10
11	20/1	CORRIDOR RECEPTACLES		1.1														3.8	-	-	12
13	20/1	WALL PACKS	0.6																SPARE	20/1	14
15	20/1	SITE LIGHTING	1.2																SPARE	20/1	16
17	20/1	EXTERIOR LIGHTING	0.5																SPARE	20/1	18
19	20/1	EXTERIOR RECEPTACLES		1.1															SPARE	20/1	20
21	20/1	CORRIDOR LIGHTING																	SPARE	20/1	22
23	20/1	CORRIDOR RECEPTACLES		1.1															SPARE	20/1	24
25	20/1	SPARE																	SPARE	20/1	26
27	20/1	SPARE																	SPARE	20/1	28
29	20/1	SPARE																	SPARE	20/1	30
31	20/1	SPARE																	SPARE	20/1	32
33	20/1	SPARE																	SPARE	20/1	34
35	20/1	SPARE																	SPARE	20/1	36
37	20/1	SPARE																	SPARE	20/1	38
39	20/1	SPARE																	SPARE	20/1	40
41	20/1	SPARE																	SPARE	20/1	42
LIGHTING (kVA):		3.8	3.8	5.4	0.0	0.0	0.0	0.0	0.0			0.0	0.0	0.0	0.0	1.5	0.0	15.7	CONNECTED LOAD (kVA):		26.5
RECEPTACLES (kVA):		5.4																	DEMAND LOAD (kVA):		26.5
MOTORS (kVA):		0.0								PHASE A	12.0	100.1									
A/C (kVA):		0.0								PHASE B	14.5	120.4							CONNECTED LOAD (AMPS):		110.3
HEATING (kVA):		1.5									kVA	AMPS							DEMAND LOAD (AMPS):		110.3
KITCHEN (kVA):		0.0																			
MISCELLANEOUS (kVA):		15.7																	AMPACITY REQUIRED:		114.3

NOTES:
A. BREAKERS PROTECTING MULTI-WIRE BRANCH CIRCUITS SHALL BE EQUIPPED WITH A PAD-LOCK DEVICE SO THAT CIRCUITS CAN BE DISCONNECTED SIMULTANEOUSLY.

AMPACITY REQD CALCS

LIGHTING		3.85	KVA	X	125	%	= 4.8 KVA
RECEPTACLE	TOTAL	5.42	KVA				
	1ST	10.00	KVA	X	100	%	= 5.4 KVA
	REMAIN	0.00	KVA	X	50	%	= 0.0 KVA
MOTORS	TOTAL	0.00	KVA	X	100	%	
	LARGEST	____	KVA	X	125	%	= 0.0 KVA
	REMAIN	0.00	KVA	X	100	%	= 0.0 KVA
A/C		0.00	KVA	X	100	%	= 0.0 KVA
HEATING		1.50	KVA	X	100	%	= 1.5 KVA
INTERLOCKED LOADS		____	KVA	X	100	%	= 0.0 KVA
KITCHEN		0.00	KVA	X	65	%	= 0.0 KVA
MISCELLANEOUS		15.70	KVA	X	100	%	= 15.7 KVA
TOTAL							= 27.4 KVA

FEEDERS & SERVICES SCHEDULE

Designation	Feeder/Service Description: Equipment Served	Conductor Ampacity (Amps)	Copper or Aluminum	Number of Runs	Conductor Size: Phase Conductor	Neutral Conductor	Equipment Ground	Conduit Diameter (in)	Fault Current Calculation: I-Value	M Value	XFMR I-Value	XFMR M Value	Calculated Fault Value
F A 00	MCA-1a	1600	AL	6 sets	2 # 400	1 # 400	–	4	0.533	0.652	–	–	61,771
F A 01	MCA-1b	1600	AL	6 sets	2 # 400	1 # 400	–	4	0.533	0.652	–	–	61,771
F A 02	MCA-2	1600	AL	6 sets	2 # 400	1 # 400	–	4	0.533	0.652	–	–	61,771
F A 03	MCA-3a	1600	AL	6 sets	2 # 400	1 # 400	–	4	0.533	0.652	–	–	61,771
F A 04	MCA-3b	1600	AL	6 sets	2 # 400	1 # 400	–	4	0.533	0.652	–	–	61,771
F A 05	MCB-1	1600	AL	6 sets	2 # 400	1 # 400	–	4	0.533	0.652	–	–	61,771
F A 06	MCB-2	1600	AL	6 sets	2 # 400	1 # 400	–	4	0.533	0.652	–	–	61,771
F A 07	HPA1	135	AL	1 set	2 # 2/0	1 # 2/0	1 # 4	2	2.865	0.259	–	–	15,982
F A 08	HPA2	135	AL	1 set	2 # 2/0	1 # 2/0	1 # 4	2	2.865	0.259	–	–	15,982
F A 09	HPA3	135	AL	1 set	2 # 2/0	1 # 2/0	1 # 4	2	2.865	0.259	–	–	15,982
F A 10	HPB1	135	AL	1 set	2 # 2/0	1 # 2/0	1 # 4	2	2.865	0.259	–	–	15,982
F A 11	E1	180	AL	1 set	2 # 4/0	1 # 4/0	1 # 4	2 1/2	14.377	0.065	–	–	4,017
F A 12	E1/P1	135	AL	1 set	2 # 2/0	1 # 2/0	1 # 4	2	5.372	0.157	–	–	9,694
F A 13	A1	135	AL	1 set	2 # 2/0	1 # 2/0	1 # 4	2	5.372	0.157	–	–	9,694
F A 14	A1/P1	135	AL	1 set	2 # 2/0	1 # 2/0	1 # 4	2	5.372	0.157	–	–	9,694
F A 15	B1	135	AL	1 set	2 # 2/0	1 # 2/0	1 # 4	2	5.372	0.157	–	–	9,694
F A 16	DISC CH	620	AL	2 sets	2 # 500	1 # 500	–	4	1.383	0.420	–	–	39,731
F A 17	CH	620	AL	2 sets	2 # 500	1 # 500	1 # 2/0	4	0.285	0.791	–	–	31,413
F A 18	P	130	CU	1 set	2 # 1	1 # 1	1 # 6	1 1/2	3.589	0.218	–	–	6,845

KEY: "CU" = COPPER "AL" = ALUMINUM
NOTES: COPPER OR ALUMINUM REFERS TO ALL CONDUCTORS (PHASE, NEUTRAL, AND GROUND)

CONTRACTOR SHALL COORDINATE MEP DRAWINGS WITH ALL OTHER DISCIPLINES

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AOS JOB #: 4758-001-2025

02.18.2026
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GREGORY C. SPEER PE# 12767
DATE: 02-18-2026

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MOUNTAIN VIEW
SPRINGDALE, ARKANSAS

DATE: 02.18.2026
PROJECT NUMBER: 24103
REVISIONS

NO.	DATE

ISSUED FOR: SITE REVIEW
SHEET NUMBER: E6.2
ELECTRICAL
PANEL SCHEDULES

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PANELBOARD SCHEDULE - 'CH'

MAIN: 600A MCB | VOLTAGE: 240/120 | PHASE: 1 | WIRE: 3 | MOUNTING: | A/C:

CKT #	TRIP POLE	DESCRIPTION	LOAD (KVA) LTG	REC	MTR	A/C	HTG	KIT	MISC	PHASE A	B	LOAD (KVA) LTG	REC	MTR	A/C	HTG	KIT	MISC	DESCRIPTION	TRIP POLE	CKT #
1		SPACE																	SPACE		2
3		SPACE																	SPACE		4
5		SPACE																	SPACE		6
7		SPACE																	SPACE		8
9		SPACE																	SPACE		10
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75		SPACE																	SPACE		76
77		SPACE																	SPACE		78
79		SPACE																	SPACE		80
81		SPACE										0.0	0.0	0.0	0.0	0.0	0.0	7.2	PANEL P	125/2	82
83		SPACE										0.0	0.0	0.0	0.0	0.0	0.0	7.2	-	-	84
LIGHTING (KVA):		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			0.0	0.0	0.0	0.0	0.0	0.0	14.4	CONNECTED LOAD (KVA):		14.4
RECEPTACLES (KVA):		0.0																	DEMAND LOAD (KVA):		14.4
MOTORS (KVA):		0.0								PHASE A	7.2	60.0									
A/C (KVA):		0.0								PHASE B	7.2	60.0							CONNECTED LOAD (AMPS):		60.0
HEATING (KVA):		0.0								KVA		AMPS							DEMAND LOAD (AMPS):		60.0
KITCHEN (KVA):		0.0																			
MISCELLANEOUS (KVA):		14.4																	AMPACITY REQUIRED:		60.0

NOTES:
A. BREAKERS PROTECTING MULTI-WIRE BRANCH CIRCUITS SHALL BE EQUIPPED WITH A PAD-LOCK DEVICE SO THAT CIRCUITS CAN BE DISCONNECTED SIMULTANEOUSLY.

AMPACITY REQD CALCS

LIGHTING		0.00	KVA	X	125	%	= 0.0 KVA
RECEPTACLE	TOTAL	0.00	KVA				
	1ST	10.00	KVA	X	100	%	= 0.0 KVA
	REMAIN	0.00	KVA	X	50	%	= 0.0 KVA
MOTORS	TOTAL	0.00	KVA	X	100	%	
	LARGEST	____	KVA	X	125	%	= 0.0 KVA
	REMAIN	0.00	KVA	X	100	%	= 0.0 KVA
A/C		0.00	KVA	X	100	%	= 0.0 KVA
HEATING		0.00	KVA	X	100	%	= 0.0 KVA
INTERLOCKED LOADS		____	KVA	X	100	%	= 0.0 KVA
KITCHEN		0.00	KVA	X	65	%	= 0.0 KVA
MISCELLANEOUS		14.40	KVA	X	100	%	= 14.4 KVA
TOTAL							= 14.4 KVA

PANELBOARD SCHEDULE - 'P'

MAIN: 125A MCB | VOLTAGE: 240/120 | PHASE: 1 | WIRE: 3 | MOUNTING: RECESSED | A/C:

CKT #	TRIP POLE	DESCRIPTION	LOAD (KVA) LTG	REC	MTR	A/C	HTG	KIT	MISC	PHASE A	B	LOAD (KVA) LTG	REC	MTR	A/C	HTG	KIT	MISC	DESCRIPTION	TRIP POLE	CKT #
1		SPACE																	SPACE		2
3		SPACE																	SPACE		4
5		SPACE																	SPACE		6
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9		SPACE																	SPACE		10
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15		SPACE																	SPACE		16
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37		SPACE																	SPACE		38
39		SPACE																7.2	SPACE		40
41		SPACE																7.2	SPACE		42
LIGHTING (KVA):		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			0.0	0.0	0.0	0.0	0.0	0.0	14.4	CONNECTED LOAD (KVA):		14.4
RECEPTACLES (KVA):		0.0																	DEMAND LOAD (KVA):		14.4
MOTORS (KVA):		0.0								PHASE A	7.2	60.0									
A/C (KVA):		0.0								PHASE B	7.2	60.0							CONNECTED LOAD (AMPS):		60.0
HEATING (KVA):		0.0									KVA	AMPS							DEMAND LOAD (AMPS):		60.0
KITCHEN (KVA):		0.0																			
MISCELLANEOUS (KVA):		14.4																	AMPACITY REQUIRED:		60.0

NOTES:
A. BREAKERS PROTECTING MULTI-WIRE BRANCH CIRCUITS SHALL BE EQUIPPED WITH A PAD-LOCK DEVICE SO THAT CIRCUITS CAN BE DISCONNECTED SIMULTANEOUSLY.

AMPACITY REQD CALCS

LIGHTING		0.00	KVA	X	125	%	= 0.0 KVA
RECEPTACLE	TOTAL	0.00	KVA				
	1ST	10.00	KVA	X	100	%	= 0.0 KVA
	REMAIN	0.00	KVA	X	50	%	= 0.0 KVA
MOTORS	TOTAL	0.00	KVA	X	100	%	
	LARGEST	____	KVA	X	125	%	= 0.0 KVA
	REMAIN	0.00	KVA	X	100	%	= 0.0 KVA
A/C		0.00	KVA	X	100	%	= 0.0 KVA
HEATING		0.00	KVA	X	100	%	= 0.0 KVA
INTERLOCKED LOADS		____	KVA	X	100	%	= 0.0 KVA
KITCHEN		0.00	KVA	X	65	%	= 0.0 KVA
MISCELLANEOUS		14.40	KVA	X	100	%	= 14.4 KVA
TOTAL							= 14.4 KVA

CONTRACTOR SHALL COORDINATE MEP DRAWINGS WITH ALL OTHER DISCIPLINES

AOS ENGINEERING
Texas Registered Engineering Firm F-9218
5020 Tennyson Parkway - Plano, TX 75024
Dallas / Fort Worth 214.432.3030
Houston 832.532.2007

AOS JOB #: 4758-001-2025

02.18.2026
AOS ENGINEERING, INC.

PRELIMINARY – FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

GREGORY C. SPEER PE# 12767
DATE: 02-18-2026

Cross architects

ARCHITECT:
CROSS ARCHITECTS, PLLC
879 JUNCTION DRIVE
ALLEN, TEXAS 75013
P: 972.398.6644
WWW.CROSSARCHITECTS.COM

MOUNTAIN VIEW
SPRINGDALE, ARKANSAS

DATE: 02.18.2026

PROJECT NUMBER: 24103

REVISIONS

NO.	DATE

ISSUED FOR: SITE REVIEW

SHEET NUMBER
E6.3
ELECTRICAL
PANEL SCHEDULES

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BATES
Engineers · Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

December 31, 2025

Planning Commissioners & Staff
City of Springdale
417 Holcomb Street
Springdale, AR 72762

SUBJECT: 309 Trailside Terrace Rezone
320, 402, & 408 Mountain View Avenue Rezone

Dear Planning Staff,

Please see below list of Adjacent Property Owners for the rezone request on 309 Trailside Terrace and 320, 402, & 408 Mountain View Avenue, Springdale, AR 72764 (Washington County Parcels No 815-25732-000, No 815-27636-000, No 815-20924-010, No 815-27640-000, No 815-20924-000, No 815-20933-000, & No 815-20934-000):

ADJACENT LAND OWNERS

1) Campus Edge LLC
PO BOX 8835
Fayetteville, AR 72703-0014
Parcel #815-25731-000
Zoned: NC2

2) HNN Rentals LLC
24515 Tim Lake Rd
Gravette, AR 72736
Parcel #815-25741-080
Zoned: NC2

3) Klausing Homes LLC
3747 NE County Rd 10483
Butler, MO 64730
Parcel #815-25741-130
Zoned: NC2

4) Homestead Inc
PO BOX 8835
Fayetteville, AR 72703
Parcel #815-25741-140
Zoned: NC2

5) Klausing Homes LLC
3747 NE County Rd 10483
Butler, MO 64730
Parcel #815-25741-150
Zoned: NC2

6) Jones, Trent T Bayleigh R
1103 Cheyenne Trail
Springdale, AR 72762
Parcel #815-26187-000
Zoned: NC2

7) Plemmons, Warren R & Michelle
410 Mountain View Ave
Springdale, AR 72764-5523
Parcel #815-20935-000
Zoned: NC2

8) Thoele, George L & Carolyn A
409 Mountain View Ave
Springdale, AR 72764-5522
Parcel #815-20926-000
Zoned: NC2

9) ANJ Holdings LLC
305 Quandt St
Springdale, AR 72764
Parcel #815-20928-000
Zoned: NC2

10) Rico, Antonio & Yolanda
403 Mountain View Ave
Springdale, AR 72764
Parcel #815-20932-010
Zoned: NC2

11) Martinez, Juan M
601 Dodson St
Springdale, AR 72764
Parcel #815-20932-000
Zoned: NC2

12) Lopez, Ana D Escobar
604 Dodson St
Springdale, AR 72764
Parcel #815-20915-000
Zoned: NC2

13) Dubon, Juana Magali
19818 W Vanzant Rd
Springdale, AR 72764-8967
Parcel #815-20914-000
Zoned: NC2

14) Carrillo, Armando
4980 E Hewitt Springs Rd
Springdale, AR 72764
Parcel #815-20916-000
Zoned: NC2

15) Perez-Mendez, Enrique & Perez-Cespedes, Maria Guadalupe
307 Mt View Ave
Springdale, AR 72764-5520
Parcel #815-20917-000
Zoned: NC2

16) Katjang, Ronald; Luluj, Rosalie
305 Mt View Ave
Springdale, AR 72764
Parcel #815-20918-000
Zoned: NC2

17) Martinez, J Carmen Martinez & Aldaco, San Juana
306 Mt View Ave
Springdale, AR 72764
Parcel #815-27641-001
Zoned: NC2

18) Robertson, Stacy
507 Crutcher St
Springdale, AR 72764
Parcel #815-21141-000
Zoned: NC2

19) Wrigley LLC
1422 E Oaks Manor Dr
Fayetteville, AR 72703
Parcel #815-21142-000
Zoned: NC2

20) Pena, Adriana Revocable Family Trust
518 Mountain View Ave
Springdale, AR 72764-5560
Parcel #815-21143-000
Zoned: NC2

If you have any questions or require additional information, please feel free to contact me at your convenience.

Derrick Thomas, P.S.
Bates & Associates, Inc.





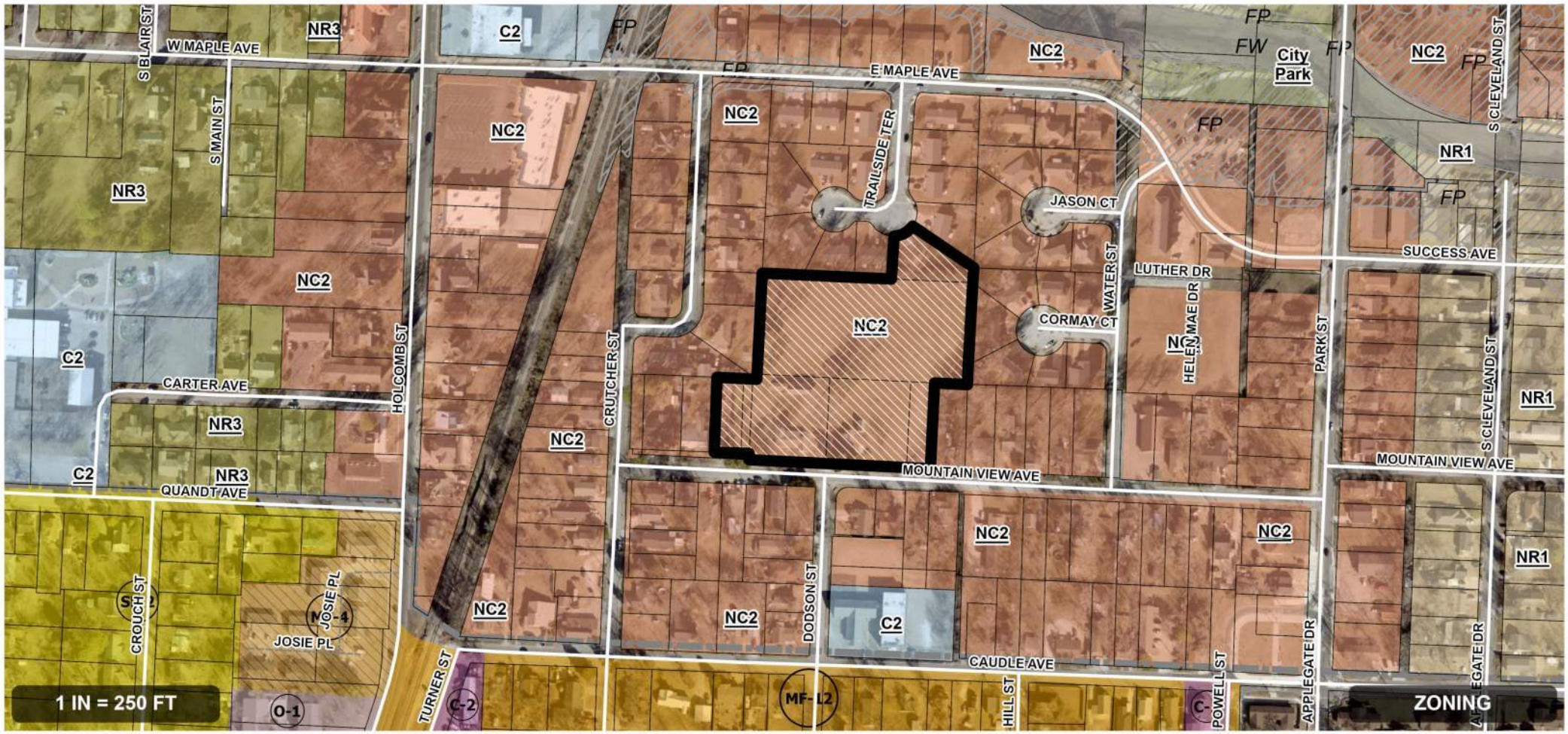
L26-03: Mountain View Apartments

Nort of Mountain View Avenue & South of Trailside Terrace

Large Scale Development

PROJECT AREA

N



L26-03: Mountain View Apartments

Nort of Mountain View Avenue & South of Trailside Terrace

Large Scale Development

PROJECT AREA

N

Memo

To: PLANNING COMMISSION MEMBERS

From: Sharon Tromburg, Planning Director

Date: April 7, 2026

Re: L26-07 Large Scale Development Our Lady of Sorrows

A large-scale development proposed for a 4.88-acre property located at 1600 W. Graham Road consisting of a 2,440 SF addition to Our Lady of Sorrows and an expanded parking lot. There is one associated variance B26-34 for commercial design standards and a waiver (W26-17) for street improvements along Graham Road.

PLANNING COMMENTS

Reviewed by Jacqueline Perez-Pharr
Date Reviewed: 03/23/2026

STANDARD COMMENTS

- This Large-Scale Development Plan has been given the number L26-07 This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development.
- A written response to all comments is required with resubmission. Submit PDF files at time of resubmission.
- This development must comply with the City of Springdale Commercial Design Standards or a variance is required.
- On the cover page, please list/display all associated variances/waivers by their Springdale Planning Department project number.
    - *Variance (B26-34) for CDS: Pedestrian Flow & Building Foundation Landscaping*
    - *Waiver (W26-17) of Street Improvements on Graham Road*
- 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.
- All comments from the utility companies and other city departments must be addressed prior to approval of construction plans.
- The developer is required to dedicate right-of-way of an abutting street in conformance with the City of Springdale Master Street Plan. A separate dedication document shall be submitted to the City for filing.
    - *Response 03/19/2026: ROW Dedication where needed to be by easement plat for this project.*

PROJECT SPECIFIC COMMENTS

1. *Hose bibs or automatic irrigation to be designed and built. Note:* An automatic or other irrigation system shall be required for all landscaped areas. Show irrigation system or location of hose bibs.
2. Ensure wayfinding signage is painted and/or posted throughout the site in appropriate areas for the one-way drives proposed on the east side of the parking lot. Identify proposed signage within the submitted plans.
3. Street improvements along W. Graham Road are required.
    a. *Waiver (W26-17) of street improvements submitted.*

COMMERCIAL DESIGN STANDARDS COMMENTS

1. Continuous internal pedestrian walkways, no less than 5' in width, form the public sidewalk to the principal customer entrance of all principal buildings on the site are required.
    a. *Variance (B26-34) request submitted for pedestrian flow.*
2. Foundation landscaping is required along improved and proposed buildings.
    a. *Variance (B26-34) request submitted for building foundation landscaping. Architectural treatment and sidewalk to abut buildings for weather and pedestrian connectivity.*

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 03.30.36

All building and fire comments addressed.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 03.31.26

PROJECT: L26-07 Our Lady of Sorrows
REVIEW DATE: 3/30/2026

STANDARD COMMENTS
(no response required)

- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
- 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.
- A performance bond shall be submitted to the city prior to project approval for all public improvements.
- A maintenance bond shall be submitted to the city prior to COO for all public improvements.
- Work in city ROW shall be coordinated with Public Works Signalization to prevent damage to streetlights. PW needs to oversee depths, backfill, wire sizing, conduit sizing, etc.

PROJECT SPECIFIC COMMENTS

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 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 on Graham Rd are required. Show curb, gutter, sidewalk, storm drainage, streetlights, and any necessary pavement repairs as shown by a Geotech report.

Large Scale/Non-Large Scale Application

Date: 02/26/2026 Permit No.: 260063

Applicant / Owner

Applicant Name:	Jonathan Schmitz, Engineering Services, Inc.	Owner Name:	Diocese of Little Rock C/O Caity Malloy, Core Architects
Address:	1207 S Old Missouri Rd.	Address:	2500 North Tyler Street
City, State, Zip:	Springdale	City, State, Zip:	Little Rock, AR 72217
Phone:	479-751-8733	Phone:	479-631-2673
Email:	[redacted]	Email:	[redacted]
Application Contact:	Applicant		

Property

Job Address:	1600 W Graham rd.	Rezone Required:	P-1
Parcel No(s).:	21-00128-010	Total Acreage:	4.88
Current Zoning:	P-1		

Development Point of Contact

Name:	Jonathan Schmitz	Address:	1207 S Old Missouri Rd.
E-mail:	[redacted]	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.

Jonathan Schmitz	02/26/2026
Name	Date

PLANS FOR

LARGE SCALE DEVELOPMENT
OUR LADY OF SORROWS

IN

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

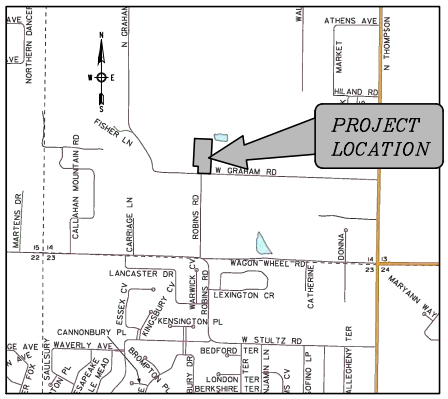
INDEX OF SHEETS	
SHEET No.	DESCRIPTION
–	COVER
1	EXISTING CONDITIONS/ DEMO PLAN
2	LARGE SCALE DEVELOPMENT
3	UTILITY PLAN
4–6	TYPICAL DETAILS / WATER SEWER DETAILS
7–8	STORM WATER POLLUTION PROTECTION PLAN & DETAILS
9	LANDSCAPING PLAN
10	PAVING PLAN
11	LIGHTING PLAN

PREV.
L25–08

L26–07

B26–xx, W26–xx

March 19, 2026



VICINITY MAP

BY
ENGINEERING SERVICES INC.

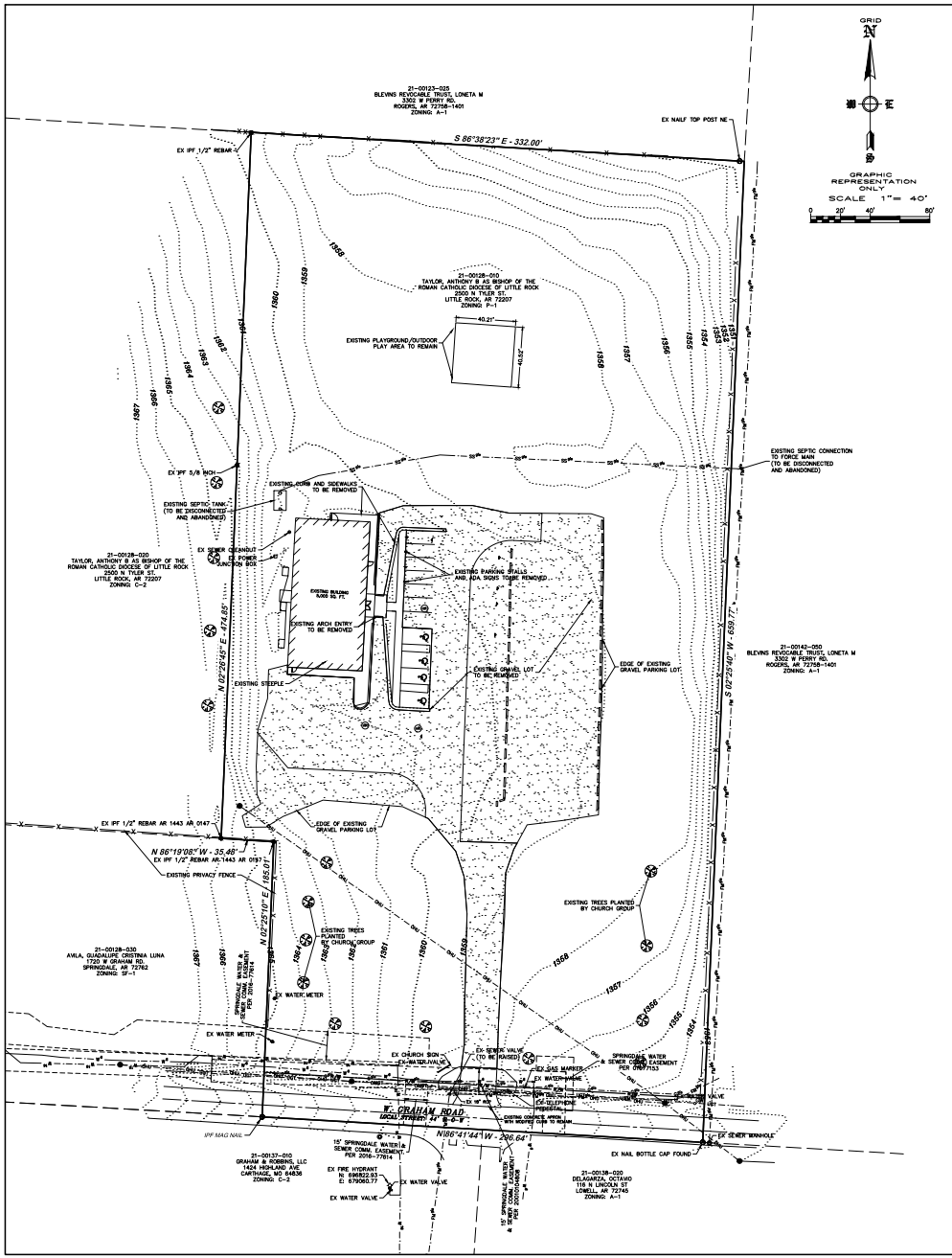
CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733
FAX: 479-751-8746
WWW.ENGINEERINGSERVICES.COM

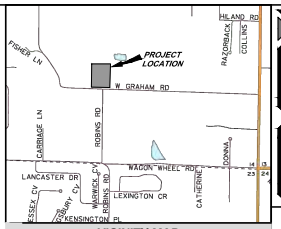
PRELIMINARY
NOT FOR CONSTRUCTION

BRIAN J MOORE, P.E. No. 10025
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.





VICINITY MAP
N.T.S.

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

OWNER : ANTONY B. TAYLOR AS BISHOP OF THE ROMAN CATHOLIC DIOCESE OF LITTLE ROCK
2500 N TYLER ST.
LITTLE ROCK, AR 72207

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

EXISTING ZONING : P-1 (INSTITUTIONAL)

EXISTING SETBACKS : FRONT BUILDING SETBACK = 30' / 50' IF PARKING ALLOWED IN FRONT OF BUILDING
SIDE SETBACK = 0' / 25' WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT
REAR SETBACK = 25'

GROSS/NET AREA: GROSS: 4.88 ACRES
NET: 4.67 ACRES

PROPERTY DESCRIPTION:

PARCEL NUMBER: 21-00128-010

LEGAL DESCRIPTION PER WARRANTY DEED L202024691:

PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NE 1/4 OF THE SW 1/4; THENCE ALONG THE SOUTH LINE OF SAID FORTY, N 86°38'23" W 20.00 FEET TO AN EXISTING NAIL AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE, N 86°39'23" W 296.51 FEET TO A SET PIN NAIL; THENCE LEAVING SAID SOUTH LINE, N 02°25'59" E 165.00 FEET TO A SET REBAR WITH CAP; THENCE N 86°39'23" W 35.49 FEET TO A SET REBAR WITH CAP; THENCE N 02°25'59" E 474.00 FEET TO AN EXISTING REBAR; THENCE S 86°39'23" E 332.00 FEET; THENCE S 02°25'59" W 660.00 FEET TO THE POINT OF BEGINNING, CONTAINING 4.88 ACRES, MORE OR LESS, AND BEING SHOWN AS ADJUSTED TRACT 1 ON TRACT SPLIT FILED FOR RECORD IN BOOK 2015, PAGE 747, RECORDS OF BENTON COUNTY, ARKANSAS.

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.

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

EXISTING CONDITIONS
OUR LADY OF SORROWS
1600 W GRAHAM RD.
SPRINGDALE, AR

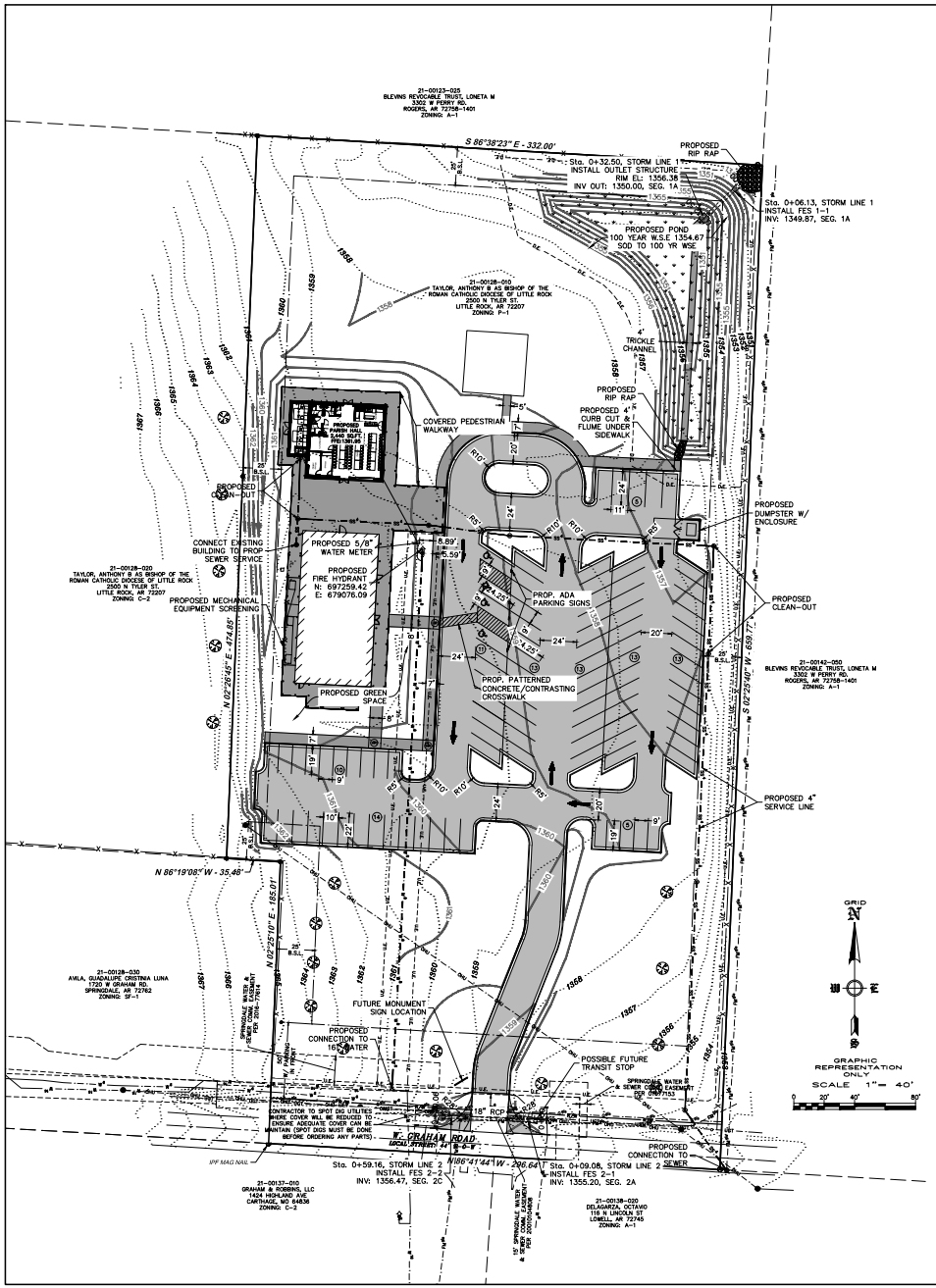
REVISION	DATE	DESCRIPTION

SCALE: 1"=40'
DATE: Mar 19, 2026
ENGINEER: TJA
DRAWN BY: AS
W.O. #: 24955

L26-07

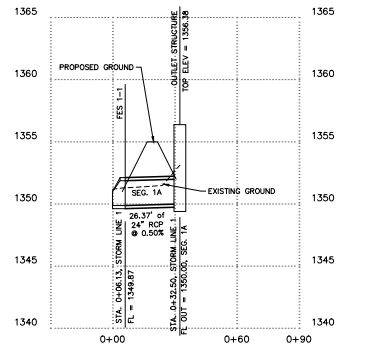
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© COPYRIGHT 2026, ENGINEERING SERVICES, INC. 3.19.2026 4:29 PM



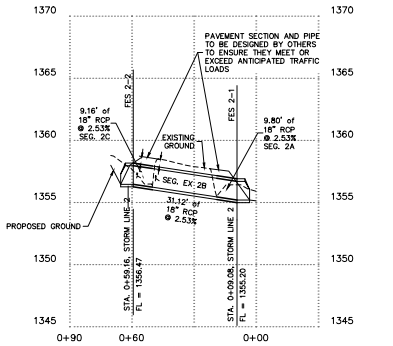
STORM LINE 1

SCALES : HORIZONTAL : 1" = 30' VERTICAL : 1" = 5'



STORM LINE 2

SCALES : HORIZONTAL : 1" = 30' VERTICAL : 1" = 5'



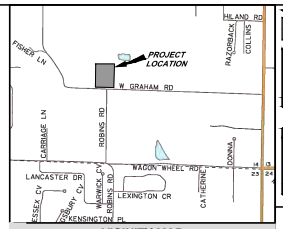
PROPERTY DESCRIPTION:

PARCEL NUMBER: 21-00128-010

LEGAL DESCRIPTION PER WARRANTY DEED L202024051:

PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NE 1/4 OF THE SW 1/4; THENCE ALONG THE SOUTH LINE OF SAID FORTY, N 86°39'23" W 20.00 FEET TO AN EXISTING NAIL AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE, N 86°39'23" W 298.51 FEET TO A SET PK NAIL; THENCE LEAVING SAID SOUTH LINE, N 02°25'59" E 185.06 FEET TO A SET REBAR WITH CAP; THENCE N 86°39'23" W 35.49 FEET TO A SET REBAR WITH CAP; THENCE N 02°25'59" E 475.00 FEET TO AN EXISTING REBAR; THENCE S 86°39'23" E 332.00 FEET; THENCE S 02°25'59" W 660.00 FEET TO THE POINT OF BEGINNING, CONTAINING 4.88 ACRES, MORE OR LESS, AND BEING SHOWN AS ADJUSTED TRACT 1 ON TRACT SPLIT FILED FOR RECORD IN BOOK 2015, PAGE 747, RECORDS OF BENTON COUNTY, ARKANSAS.

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.



VICINITY MAP
N.T.S.

OWNER :	ANTONY B. TAYLOR AS BISHOP OF THE ROMAN CATHOLIC DIOCESE OF LITTLE ROCK 2500 N TYLER ST. LITTLE ROCK, AR 72207
ENGINEER/SURVEYOR :	ENGINEERING SERVICES, INC. 1207 S. OLD MISSOURI RD. P.O. BOX 282 SPRINGDALE, AR 72762
EXISTING ZONING :	P-1
EXISTING SETBACKS :	FRONT BUILDING SETBACK = 30' / 50' IF PARKING ALLOWED IN FRONT OF BUILDING SIDE SETBACK = 0' / 25' WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT REAR SETBACK = 25'
GROSS/NET AREA:	GROSS: 4.88 ACRES NET: 4.67 ACRES
PARKING SPACES REQUIRED:	CHURCH SANCTUARY: ONE (1) SPACES FOR EACH FOUR (4) SEATS BASED ON MAXIMUM SEATING CAPACITY IN THE PRINCIPAL ASSEMBLY ROOM PARISH HALL: ONE (1) SPACE FOR EACH TWO HUNDRED (200) SQUARE FEET OF NET FLOOR AREA. -SANCTUARY: MAXIMUM CAPACITY 220 / 4 = 55 REQUIRED PARKING SPACES. -PARISH HALL: 2440 SQ FT / 200 = 12 REQUIRED PARKING SPACE 67 TOTAL PARKING SPACES REQUIRED - 51-75 SPACES REQUIRES 3 ADA SPACES
PARKING SPACES PROVIDED:	97 (INCLUDING 4 A.D.A. ACCESSIBLE)

FLOOD PLAIN ZONING:

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
- 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

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.
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.

L26-07

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1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

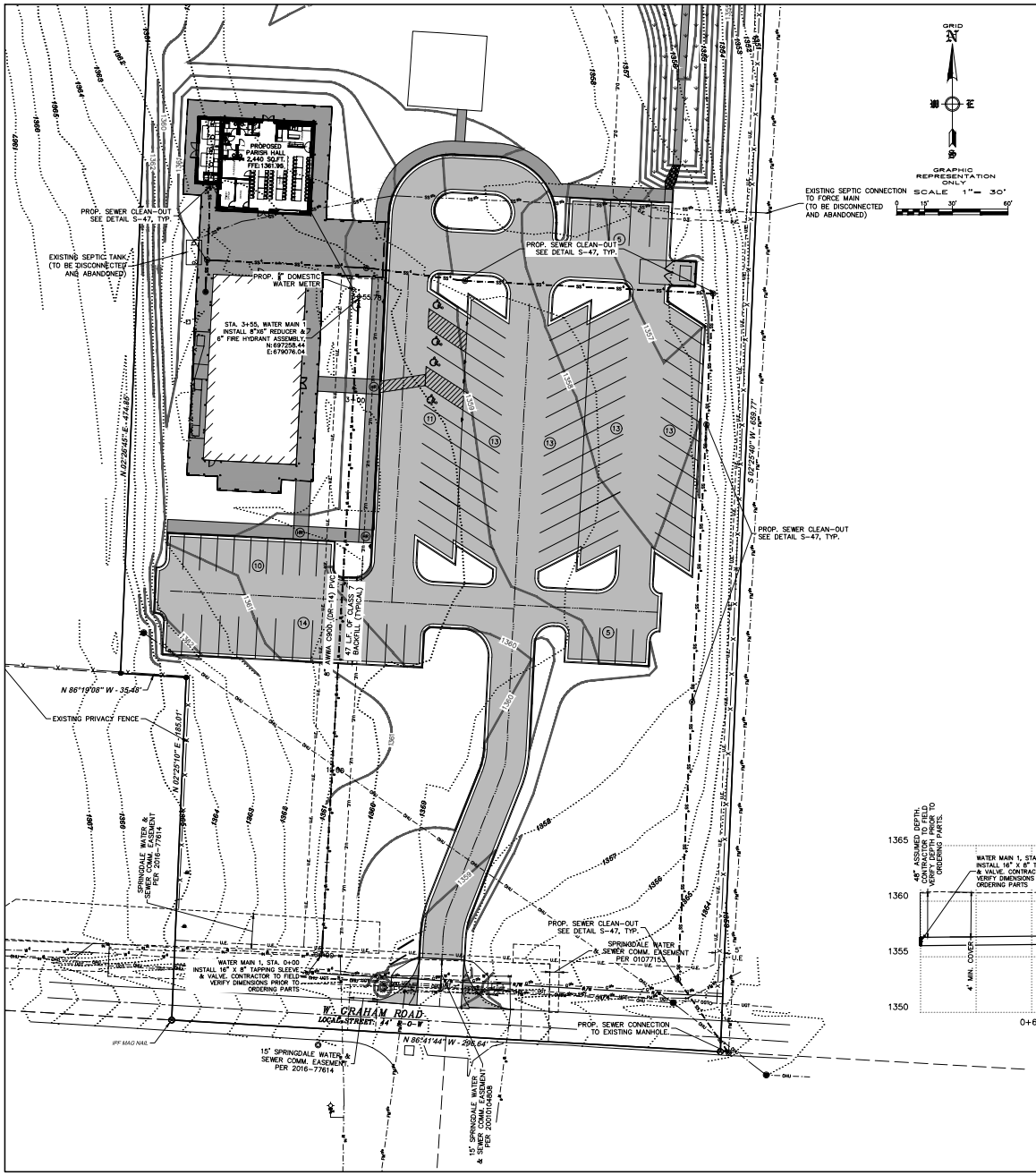
LARGE SCALE DEVELOPMENT
OUR LADY OF SORROWS
1600 W GRAHAM RD.
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

COPYRIGHT 2026, ENGINEERING SERVICES, INC. 1-3-2024 4:29 PM

SCALE: 1"=40'
DATE: Mar 19, 2026
ENGINEER: TJA
DRAWN BY: AS
W.O. #: 24955

2

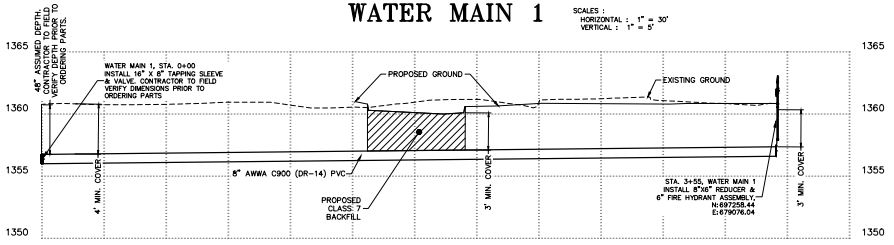


NOTES:

1) CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR ALL STREET CUTS, BORES, AND RESPECTIVE RIGHT-OF-WAY PERMITS FOR THE PROPOSED PROJECT.
2) FIELD LOCATE AND VERIFY THE LOCATION OF EXISTING WATER AND SANITARY SEWER FACILITIES. INDICATE THE LOCATION OF THESE FACILITIES ON THE DRAWING AND PROVIDE ADEQUATE EASEMENTS, ON-SITE AND OFF-SITE, ACCEPTABLE TO THE SPRINGDALE WATER UTILITIES. EASEMENTS SHALL BE ESTABLISHED SUCH THAT A 10-FOOT SPACE SHALL BE PROVIDED BETWEEN THE UTILITY AND ANY PERMANENT STRUCTURE AND EASEMENTS SHALL BE PROVIDED SUCH THAT 10' IS BETWEEN THE UTILITY AND EASEMENT LINE.
3) THE FINAL APPROVAL AND ACCEPTANCE OF FACILITIES PROPOSED HEREIN IS SUBJECT TO THE ACCEPTANCE BY THE UTILITY OF A UTILITY SPACING PLAN. PRIOR TO ANY CONSTRUCTION ON THIS PROJECT, PLEASE SUBMIT A UTILITY SPACING PLANS. THE OWNER AND ENGINEER MUST SUBMIT CERTAIN ASSURANCE IN WRITTEN FORM GUARANTEEING ADHERENCE TO SAID PLAN.
4) FULL DEPTH COMPACTED CLASS 7 BASE MATERIAL IS REQUIRED FOR THE WATER AND SEWER TRENCHES UNDER PRIVATE EXISTING OR PROPOSED DRIVING SURFACES. ALL UTILITIES SHALL HAVE FULL DEPTH BACKFILL (FLOWABLE FIL) UNDER PUBLIC ROADWAYS.
5) THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIRED ADJUSTMENTS TO THE EXISTING WATER AND SEWER FACILITIES DUE TO SITE GRADING, PAVING, LOT LINE ADJUSTMENTS OR OTHER MATTERS.
6) ALL WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES REVISED JANUARY 20, 2021, AND SEALED MAY 6, 2021.
7) CONSTRUCTION PLANS AND SPECIFICATIONS MUST BE APPROVED BY SWU AND THE ARKANSAS DEPARTMENT OF HEALTH PRIOR TO BEGINNING ANY WATER AND SEWER CONSTRUCTION.
8) A PRE-CONSTRUCTION MEETING IS TO BE HELD WITH THE WATER AND SEWER CONTRACTOR AND SWU PRIOR TO BEGINNING ANY CONSTRUCTION.
9) ALL WATER MAIN SHALL BE AWWA PVC C900 DR-14 PIPE.
10) CONTRACTOR SHALL CONTACT SWU PRIOR TO PERFORMING WORK.
11) SWU SHALL PERFORM AND BE PRESENT FOR ALL TAPS TO EXISTING SYSTEM.
12) TRACER WIRE PORTS SHALL BE INSTALLED AT EVERY CHANGE IN DIRECTION OR EVERY 400'.
13) FIRE PROTECTION SYSTEM PLANS TO BE SUBMITTED TO ADH BY OTHERS.
14) ALL LOT LINES SHALL BE STAKED IN ADVANCE OF WATER AND SANITARY SEWER CONSTRUCTION PER SWU STANDARD SPECIFICATIONS.
15) SWU STAFF SHALL BE PRESENT DAY OF TAPPING, DISINFECTION AND FLUSHING.
16) STAKE ALL FIRE HYDRANTS FOR SWU APPROVAL PRIOR TO INSTALLATION.
17) OWNER/DEVELOPER IS RESPONSIBLE FOR REPLACING EXISTING WATER OR SANITARY SEWER PIPE IF DAMAGED DURING CONSTRUCTION.
18) CONTRACTOR TO INSTALL VERTICAL BENDS AS DIRECTED BY SWU OR THE ENGINEER. VERTICAL BENDS ARE SUBSIDIARY TO WATER MAIN CONSTRUCTION.
19) ALL PUBLIC SANITARY SEWER MAIN SHALL BE PVC SDR-26, UNLESS NOTED. ALL PRIVATE SEWER SHALL BE PVC SDR-26
20) ESI RESPONSIBILITY FOR DESIGN ENDS 5' AFTER CORPORATION STOP PER SWU DETAIL S-36. PRIVATE FIRE PROTECTION SYSTEM PLANS FOR INFRASTRUCTURE BEYOND THIS TRANSITION WILL BE SUBMITTED TO ADH BY OTHERS.
21) A TAMPER PROOF THRUST OR HOLD-DOWN NUT SHALL BE PROVIDED FOR ALL HYDRANTS

WATER MAIN 1

SCALES :
HORIZONTAL : 1" = 30'
VERTICAL : 1" = 5'



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SPRINGDALE, ARKANSAS 72764

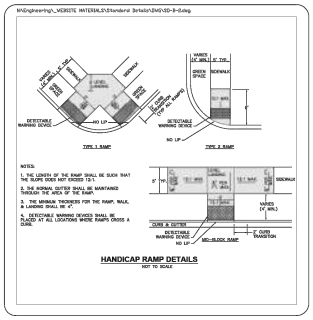
UTILITY PLAN
OUR LADY OF SORROWS
1600 W GRAHAM RD.
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: SEE SCALE
DATE: Mar 19, 2026
ENGINEER: TJA
DRAWN BY: NJL
W.O. #: 24955

3

RETURN TO AGENDA



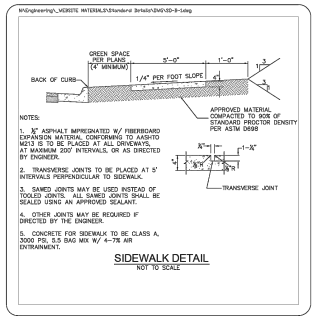
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION B
TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS

DATE: NOVEMBER 2016
DESIGNED BY: KPP
DRAWN BY: KPP
CHECKED BY: KPP
APPROVED BY: JNB

FILE NO. SD-9-2

SPRINGDALE
WHERE SHARING IT HAPPENS



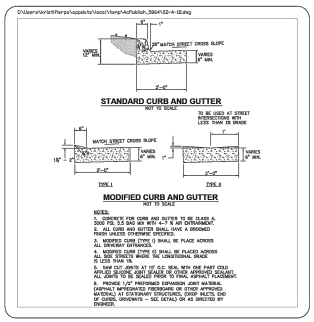
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION B
TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS

DATE: OCTOBER 2016
DESIGNED BY: WVP
DRAWN BY: WVP
CHECKED BY: KPP
APPROVED BY: JNB

FILE NO. SD-9-1

SPRINGDALE
WHERE SHARING IT HAPPENS



STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION A
TYPICAL STREET SECTIONS & DETAILS

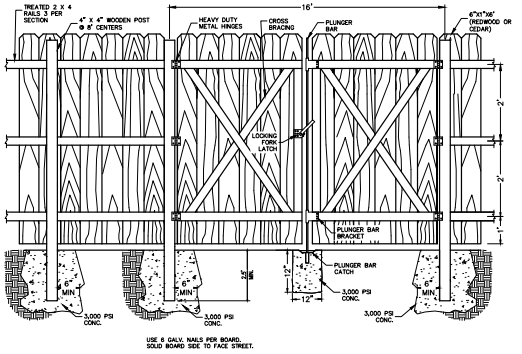
DATE: OCTOBER 2016
DESIGNED BY: WVP
DRAWN BY: WVP
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APPROVED BY: JNB

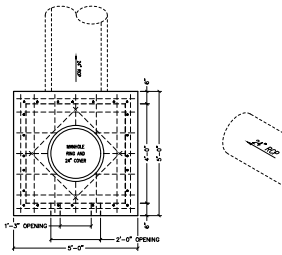
FILE NO. SD-A-12

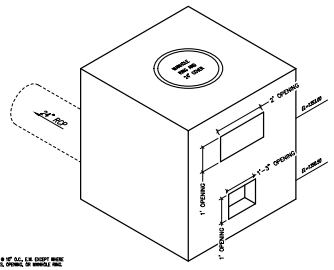
SPRINGDALE
WHERE SHARING IT HAPPENS

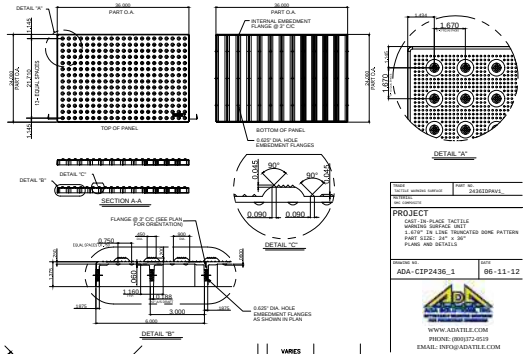


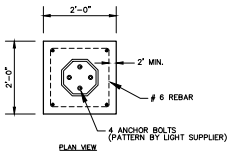
Local – Local streets are intended to provide access to adjacent residential properties. These streets also connect to collector streets and above. Two sections are available, one with on street parking and one for parking restricted within the ROW. Trees are required to be planted between the sidewalk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

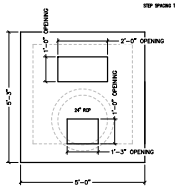


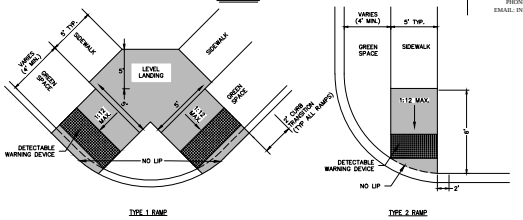


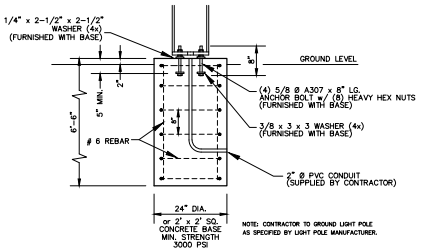


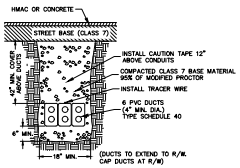


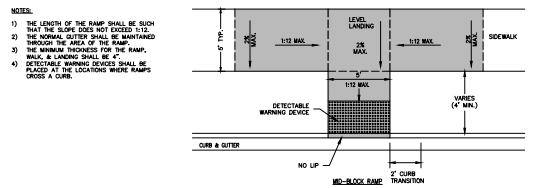












L26-07

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

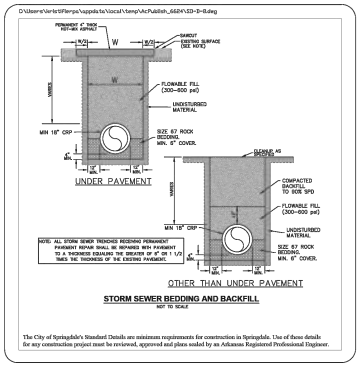
TYPICAL DETAILS
OUR LADY OF SORROWS
1600 W GRAHAM RD.
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

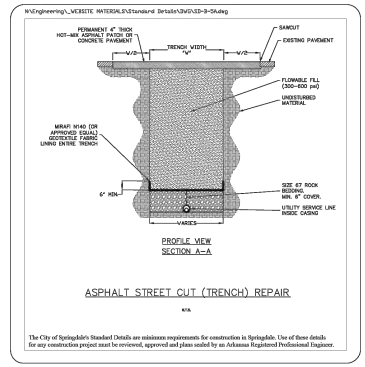
SCALE: N.T.S.
DATE: Mar 19, 2026
ENGINEER: TJA
DRAWN BY: AS
W.O. #: 24955

4

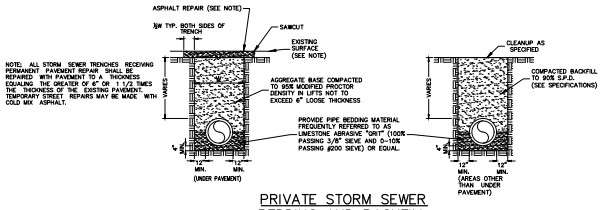
RETURN TO AGENDA

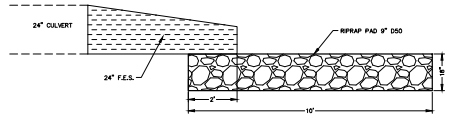


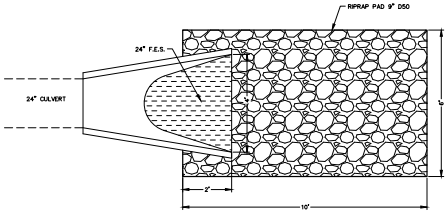
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION D DROP INLET DETAILS	FILE NO. SD-D-8	

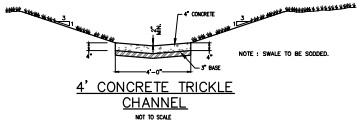


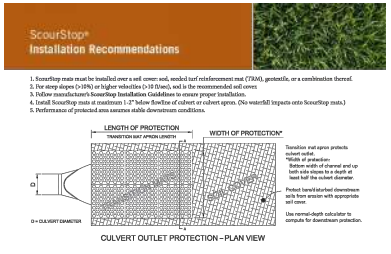
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-5A	

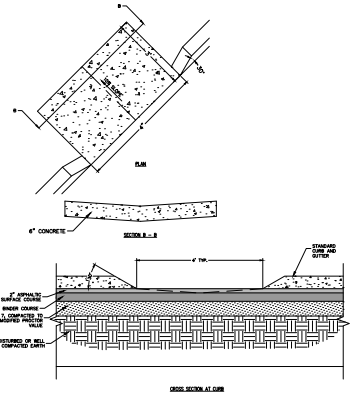












L26-07

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

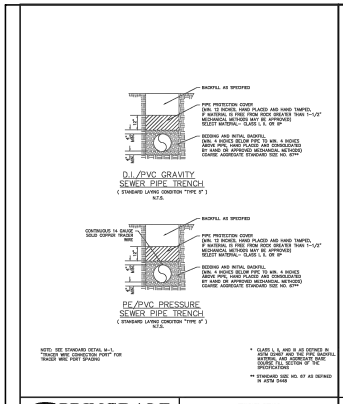
TYPICAL DETAILS
OUR LADY OF SORROWS
1600 W GRAHAM RD.
SPRINGDALE, ARKANSAS

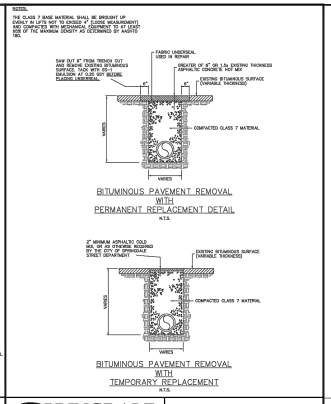
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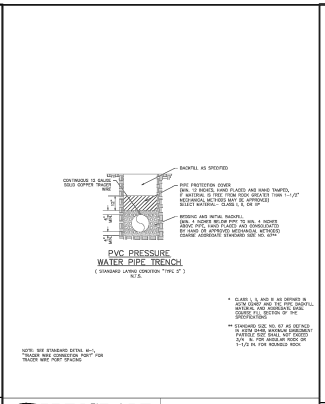
SCALE: N.T.S.
DATE: Mar 19, 2026
ENGINEER: TJA
DRAWN BY: AS
W.O. #: 24955

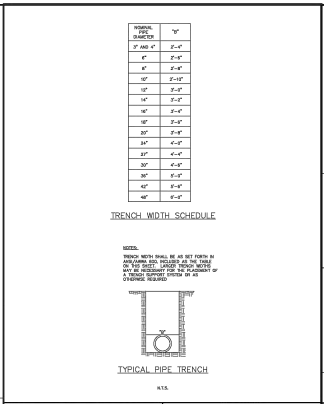
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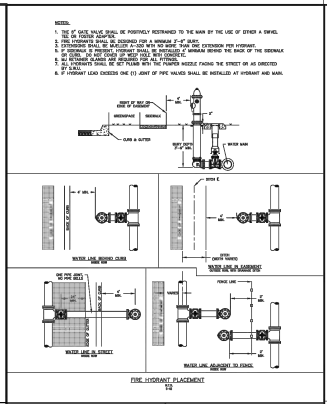
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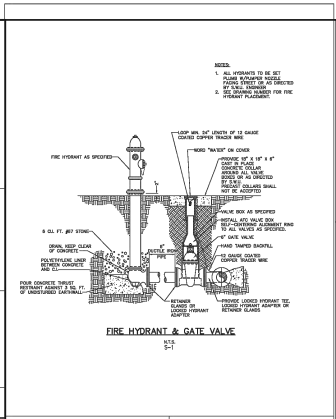


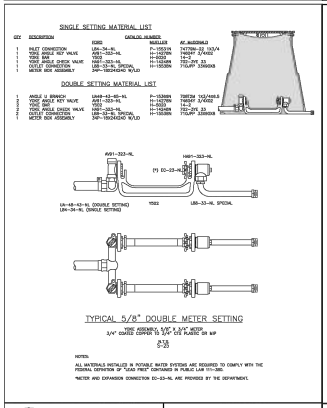


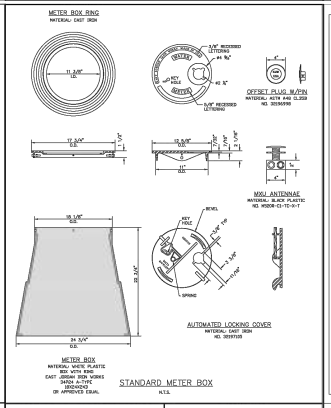


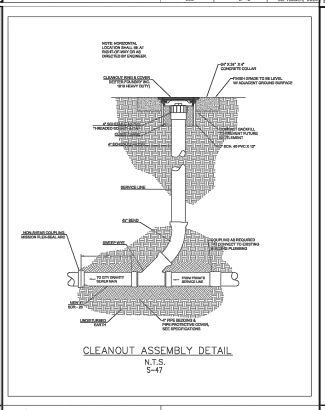


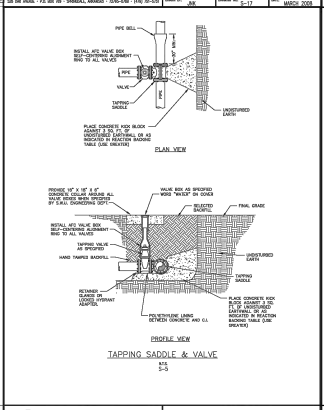


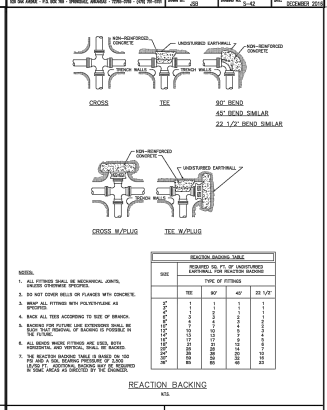












4"	1	1	1	1
6"	3	3	2	1
8"	5	5	3	1
10"	7	7	4	2
12"	10	10	5	3
14"	12	12	6	3
16"	15	15	8	4
18"	19	19	10	5
20"	23	23	12	6
24"	33	33	17	9
30"	51	51	26	12
36"	69	69	35	16
42"	89	89	45	23

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

TYPICAL WATER AND SEWER DETAILS
OUR LADY OF SORROWS
1600 W GRAHAM RD.
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

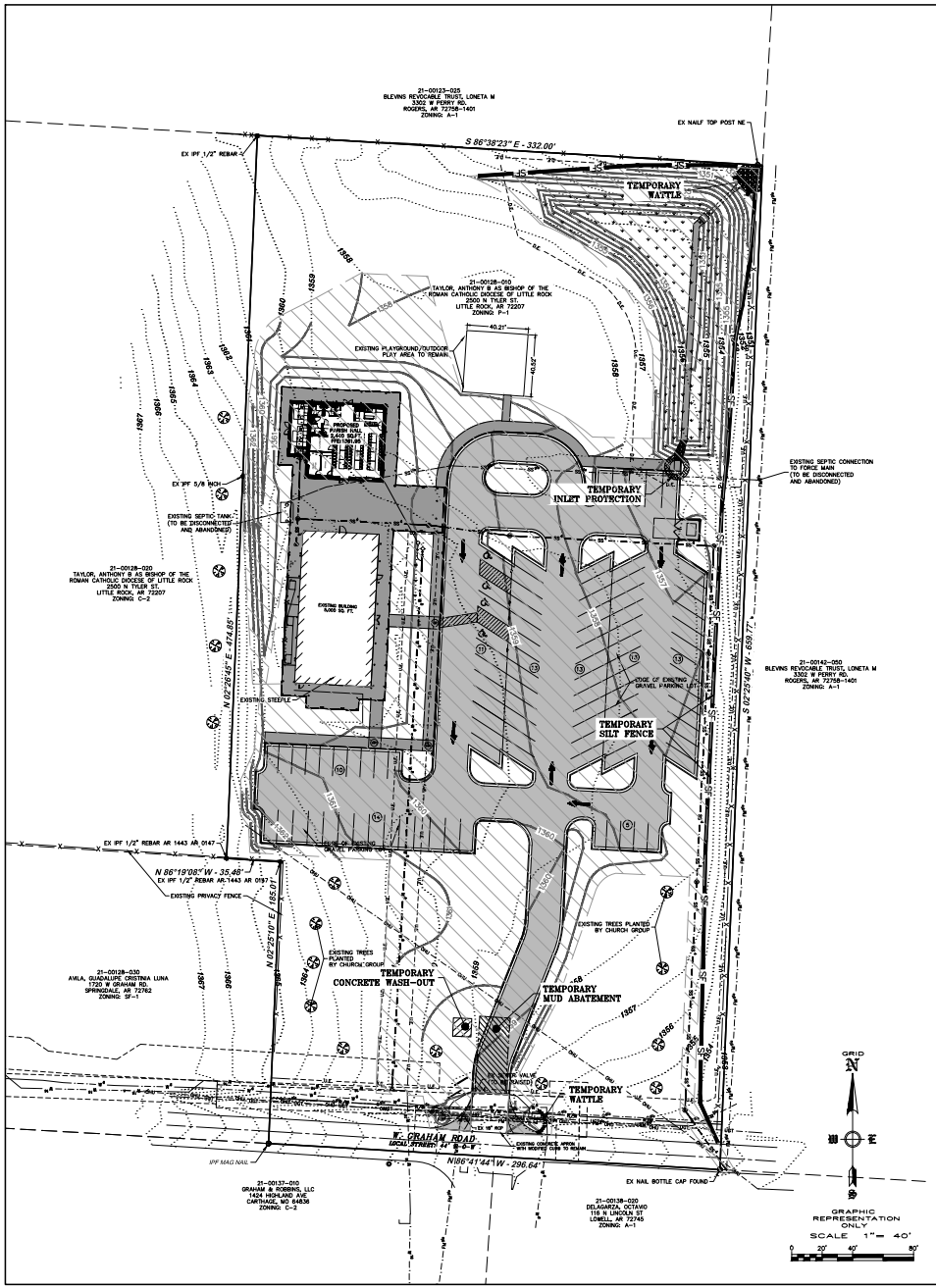
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SCALE: N.T.S.
DATE: Mar 19, 2026
ENGINEER: TJR
DRAWING BY: AB
W.O. #: 24955

L26-07

6

RETURN TO AGENDA



LEGEND

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

NOTE:

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

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

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

CONSTRUCTION SEQUENCE:

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

TOTAL DISTURBED AREA: 2.89 ACRES

NOTES:

1) NATURAL VEGETATION SHALL BE RETAINED WHEREVER POSSIBLE.

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

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

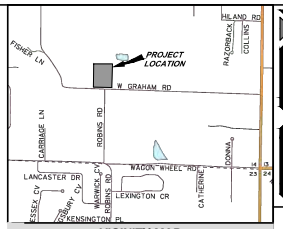
4) PLACE FILTER FABRIC ON ALL CURB INLETS.

*WATTLES ARE USED AS ENERGY DISSIPATION DEVICES

*WATTLES AND SILT FENCE ARE USED TO CONTROL POLLUTANTS DURING STORM WATER DISCHARGE

*WATTLES AND SILT FENCE MUST BE MAINTAINED UNTIL SITE IS PERMANENTLY STABILIZED

AREA OF SOIL DISTURBANCE: 2.89 ACRES



VICINITY MAP
N.T.S.

OWNER : ANTONY B. TAYLOR AS BISHOP OF THE ROMAN CATHOLIC DIOCESE OF LITTLE ROCK
2500 N TYLER ST.
LITTLE ROCK, AR 72207

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

EXISTING ZONING : A-1

EXISTING SETBACKS : FRONT BUILDING SETBACK = 35'
SIDE SETBACK = 20'/20'
REAR SETBACK = 35'

PROPOSED ZONING : P-1 (INSTITUTIONAL)

PROPOSED SETBACKS : FRONT BUILDING SETBACK = 30' / 50' IF PARKING ALLOWED IN FRONT OF BUILDING
SIDE SETBACK = 0' / 25' WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT
REAR SETBACK = 25'

GROSS/NET AREA: GROSS: 4.88 ACRES
NET: 4.67 ACRES

FLOOD PLAIN ZONING:
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.

NOTES:
1.) ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOP SOIL AND RE-VEGETATED PER SECTION 168.06 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 CONCIDENTAL 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.

L26-07

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1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

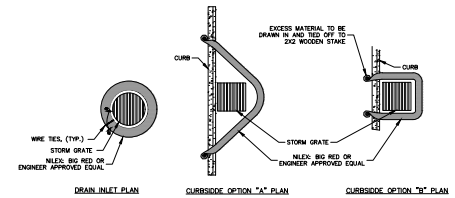
STORMWATER POLLUTION PREVENTION PLAN
OUR LADY OF SORROWS
1600 W GRAHAM RD.
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=40'
DATE: Mar 19, 2026
ENGINEER: TJA
DRAWN BY: AJL
W.O. #: 24955

7

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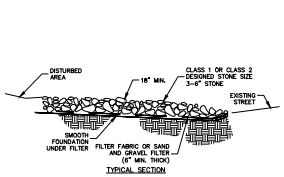


NOTES:

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

INLET PROTECTION

NOT TO SCALE



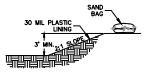
TYPICAL SECTION

NOTES:

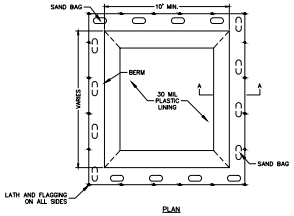
1) MINIMUM THICKNESS SHALL BE 18", THE STONE DIAMETER, NEVER LESS THAN 6".
2) MINIMUM LENGTH SHALL BE 50' MINIMUM WIDTH SHALL BE 12'

MUD ABATEMENT ENTRANCE

NOT TO SCALE



SECTION A – A



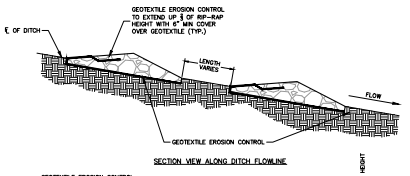
PLAN

NOTES:

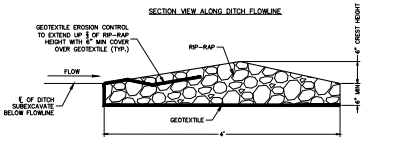
1) LATH AND FLAGGING SHOULD BE COMMERCIAL TYPE.
2) PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 30 MIL POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

CONCRETE WASH-OUT AREA

NOT TO SCALE



SECTION VIEW ALONG DITCH FLOWLINE



SECTION VIEW OF CHECK DAM

NOTES:

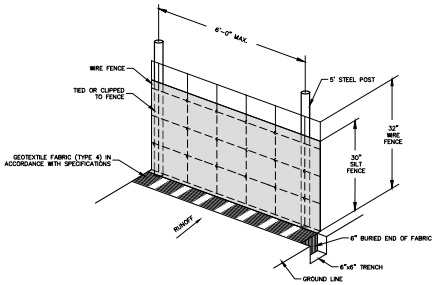
1. RIP-RAP SIZE D50 = 6" OR AS SHOWN ON THE PLANS.

ROCK CHECK DAM

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

NOTES:

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



SILT FENCE NOTES

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

WIRED REINFORCED BURIED EDGE SILT FENCE

NOT TO SCALE

L26-07

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SPRINGDALE, ARKANSAS 72764

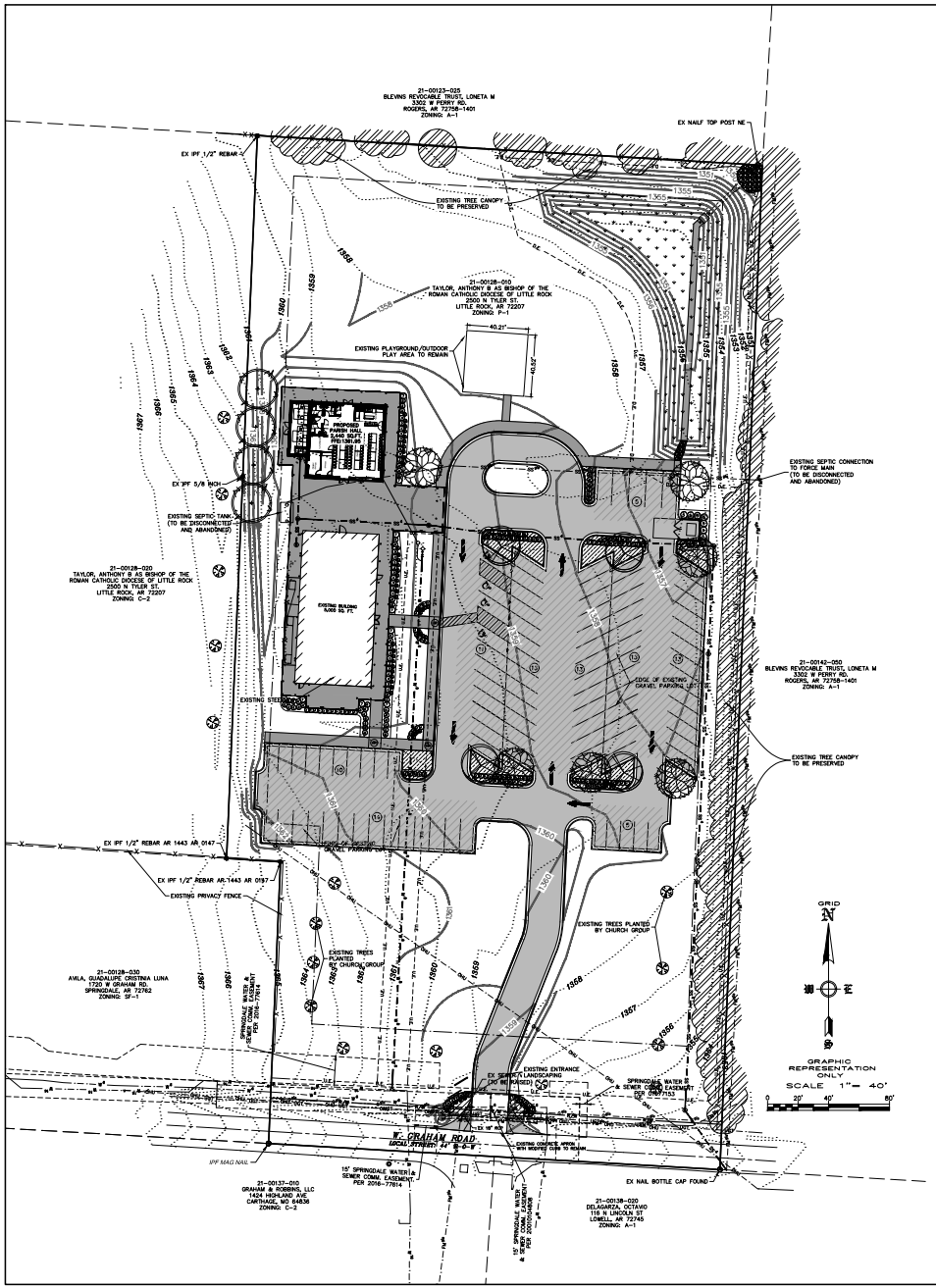
STORMWATER POLLUTION PREVETION DETAILS
OUR LADY OF SORROWS
1600 W GRAHAM RD.
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: N.T.S.
DATE: Mar 19, 2026
ENGINEER: TJA
DRAWN BY: AS
W.O. #: 24955

8



AUTOMATIC IRRIGATION SYSTEM (DESIGN-BUILD) SHALL BE PROVIDED FOR ALL LANDSCAPE BEDS, AND PLANTING AREAS.

INDEX OF TREES

TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	SIZE	MATURE HEIGHT
+	Willow Oak 'Hightower'	Quercus phellos	4	2" Cal B & B	60-70'
	Shumard Oak	Quercus shumardii	4	2" Cal B & B	55-75'
	Red Maple 'Autumn Blaze'	Acer rubrum	6	2" Cal B & B	40-60'

INDEX OF SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
1	Soft Touch Holly	Ilex crenata 'Soft Touch'	67	3 GAL
2	Virginia Sweetspire	Itea virginica	42	3 GAL
3	Kaleidoscope Abelia	Abelia x grandiflora 'Kaleidoscope'	40	3 GAL
4	Hameln dwarf Fountain Grass	Pennisetum alopecuroides 'Hameln'	51	1 GAL
5	Dwarf Burford Holly	Ilex cornuta 'Burfordii Nana'	11	3 GAL
6	Knock out Rose	Ilex cornuta 'Burfordii Nana'	43	3 GAL
7	Taylor Juniper	Juniperus virginiana 'Taylor'	13	5 GAL

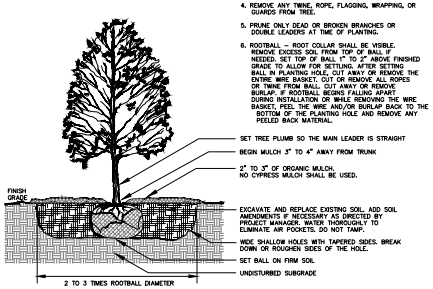
LANDSCAPE NOTES:

1. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING AND AFTER CONSTRUCTION.
2. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT OR QUANTITY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
3. ALL PLANTING BEDS SHALL RECEIVE 6" OF TOPSOIL AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS, SOIL MIX SHALL BE TILLED INTO BED AREA TO A MINIMUM DEPTH OF 12" AND BE FREE OF ROCKS/WEEDS/DEBRIS PRIOR TO INSTALLATION OF PLANT MATERIAL
4. ALL PLANTING BEDS SHALL RECEIVE 3-4" ORGANIC MULCH AT TIME OF INSTALLATION. MULCH SHALL NOT BE PLACED IMMEDIATELY ADJACENT TO TRUNK, AND SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE. ALL TREES NOT LOCATED IN PLANTING BEDS SHALL RECEIVE MULCH PER PLANTING DETAIL.
5. SHADE TREES SHALL HAVE A MIN. CALIPER OF 2" AND A HEIGHT OF 8'
6. EVERGREEN TREE MATERIALS SHALL BE A MIN HEIGHT OF 8'
7. REMOVE ALL TAGS, NURSERY FLAGGING, GUARDS, OR ROPE FROM TREES AND PLANT MATERIAL DURING INSTALLATION.
8. ALL PLANT SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
9. 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.
10. 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.
11. ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITY TO BE SODDED, HYDROSEEDED, OR REVEGETATED WITH BERMUDA MIX WHICH IS CERTIFIED FREE FROM WEED SEEDS.
12. LANDSCAPING SHALL BE GUARANTEED FOR A PERIOD OF 2 YEARS FROM DATE OF TOTAL ACCEPTANCE BY OWNER.
13. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO; WATERING SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY OWNER.

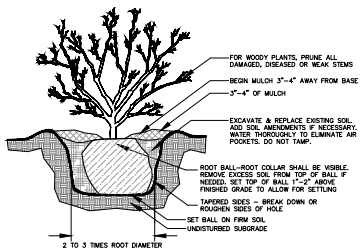
LANDSCAPE REQUIREMENTS:

TOTAL PARKING AREA PROVIDED: 32,475 SQ FT.
TOTAL INTERIOR LANDSCAPE REQUIRED: 178 SQ. FT. (8%)
TOTAL INTERIOR LANDSCAPED PROVIDED: 208 FT. (9%)

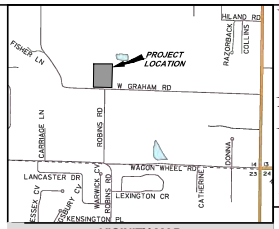
TOTAL INTERIOR LANDSCAPED AREA | TOTAL PARKING AREA



TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE



VICINITY MAP
N.T.S.

OWNER : ANTONY B. TAYLOR AS BISHOP OF THE ROMAN CATHOLIC DIOCESE OF LITTLE ROCK
2500 N TYLER ST.
LITTLE ROCK, AR 72207

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

EXISTING ZONING : A-1

EXISTING SETBACKS : FRONT BUILDING SETBACK = 35'
SIDE SETBACK = 20'/20'
REAR SETBACK = 35'

PROPOSED ZONING : P-1 (INSTITUTIONAL)

PROPOSED SETBACKS : FRONT BUILDING SETBACK = 30' / 50' IF PARKING ALLOWED IN FRONT OF BUILDING
SIDE SETBACK = 0' / 25' WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT
REAR SETBACK = 25'

GROSS/NET AREA: GROSS: 4.88 ACRES
NET: 4.67 ACRES

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

LANDSCAPE PLAN
OUR LADY OF SORROWS
1600 W GRAHAM RD.
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=40'
DATE: Mar 19, 2026
ENGINEER: TJA
DRAWN BY: AS
W.O. #: 24955

9

L26-07

*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.

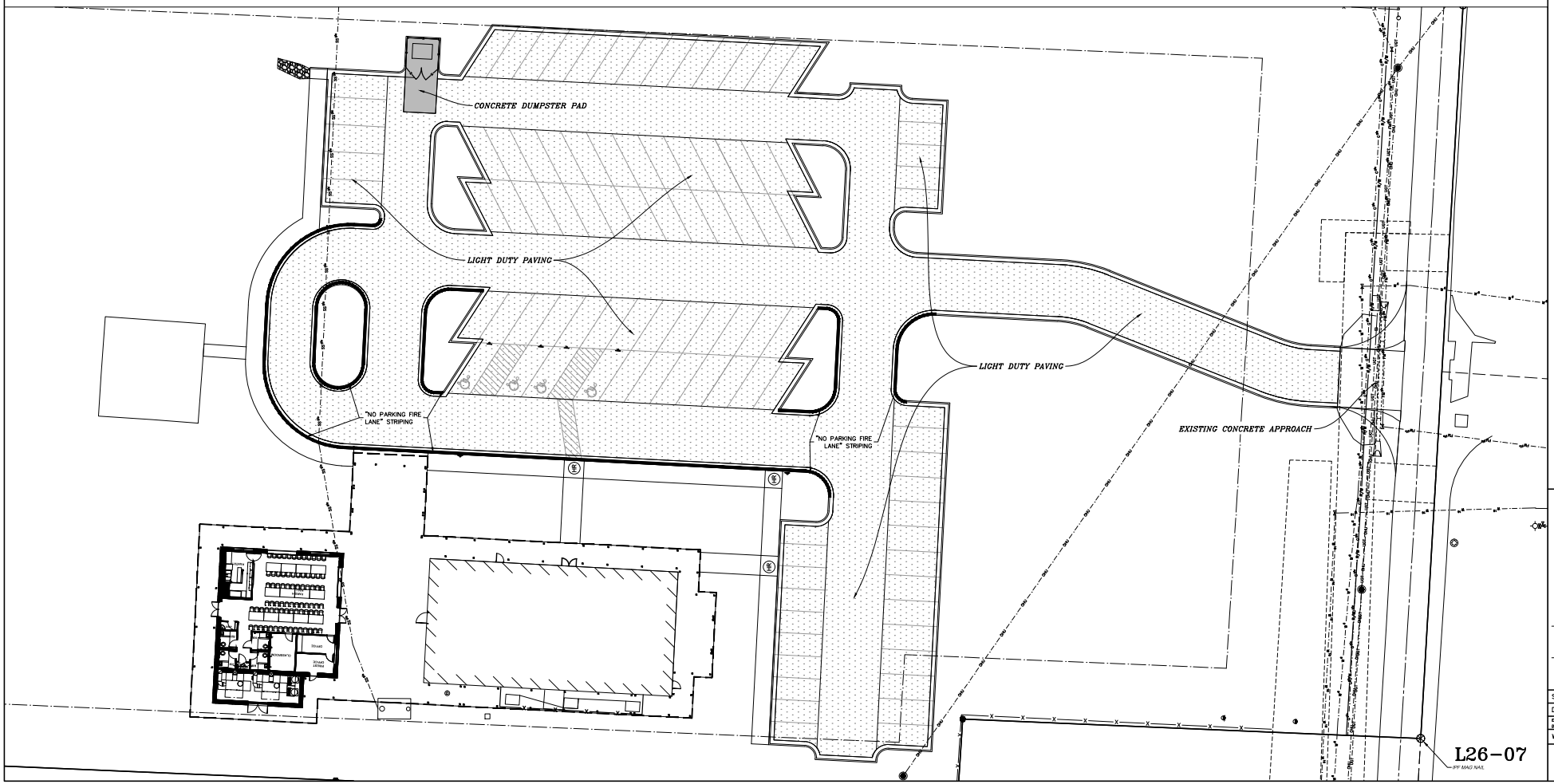
3) CONTRACTOR IS TO SUBMIT A PLAN SHOWING JOINTS FOR OWNER APPROVAL AS PART OF THE PAVING SUBMITTAL.

LIGHT DUTY PAVING: CLASS 7 BASE 6" THICK
SURFACE COURSE, 3" THICK

CONCRETE DUMPSTER PAD: CLASS 7 BASE 4" THICK
UNREINFORCED CONCRETE (4,000 PSI), 6" THICK

*ALL SECTIONS SHALL BE CONFIRMED BY A GEOTECHNICAL ENGINEER

GRAPHIC REPRESENTATION ONLY
SCALE 1" = 20'



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

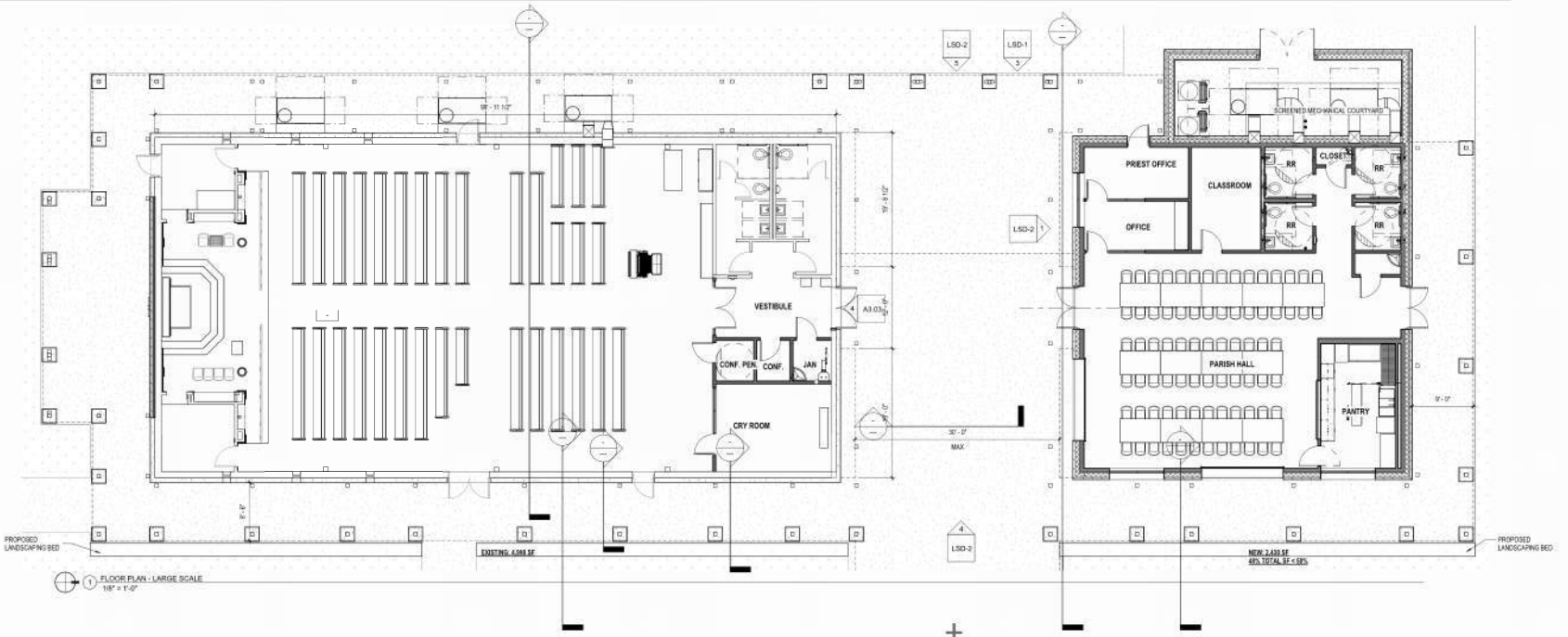
PAVING PLAN
OUR LADY OF SORROWS
1600 W GRAHAM RD.

REVISION | DATE | DESCRIPTION

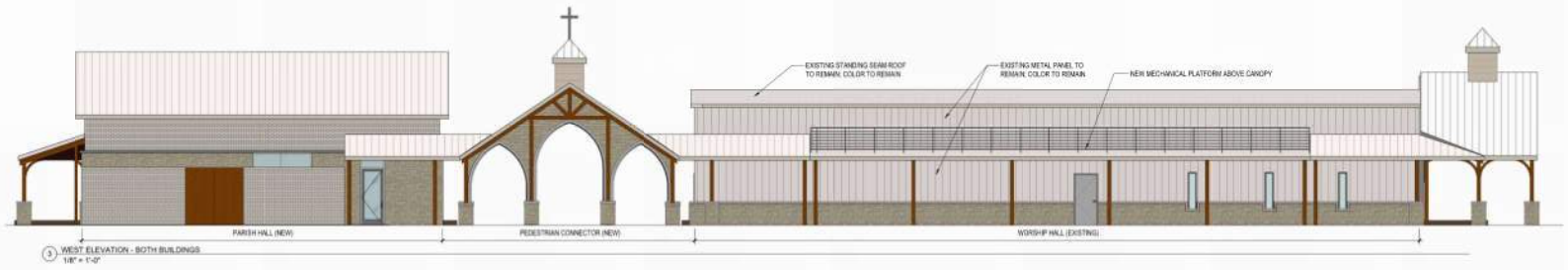
SCALE: 1"=20'
DATE: Mar 19, 2026
ENGINEER: TJA
DRAWN BY: JEC
W.O. #: 24955

10

RETURN TO AGENDA







EXTERIOR ELEVATION MATERIALS

BRICK:	MNFR:	CHEROKEE BRICK
	STYLE:	VELOUR
	COLOR:	LIGHT GRAY
	NOTE:	OR SIMILAR
STONE:	MNFR:	DUTCH QUALITY
	COLOR:	ELMWOOD LIMESTONE
	NOTE:	OR SIMILAR
STOREFRONT(S):	MNFR:	KAWNEER
	STYLE:	451T (EXTERIOR) 450 (INTERIOR)
	MULLION:	2" X 4.5"
	FINISH:	CLEAR ANODIZED
METAL (PAINT):	MNFR:	TBD
	COLOR:	TBD
METAL (STANDING SEAM):	MNFR:	TBD
	COLOR:	TBD
WOOD:	MNFR:	TBD
	TYPE:	CEDAR (OR OTHER NATURAL WOOD)

CORE ARCHITECTS
5301 W FOUNDERS WAY - SUITE 310 - ROGERS, AR 72758
PH: 479-553-2673 - www.core-arch.com

ARCHITECT OF RECORD:
NOT FOR CONSTRUCTION

REVISION		
NO.	ISSUE	DATE

CONSULTANT:

OUR LADY OF SORROWS
1600 W GRAHAM RD.
SPRINGDALE, AR

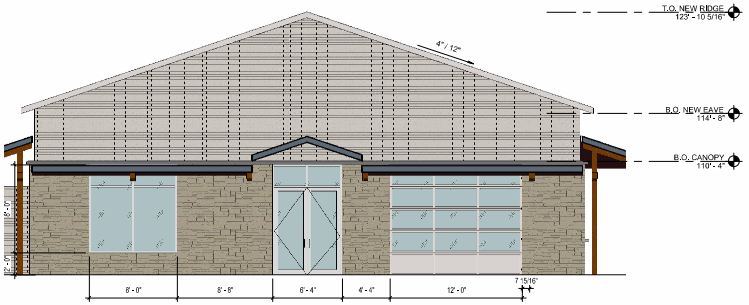
DRAWN BY: Author
CHECKED BY: Checker

PROJECT #: 23-037

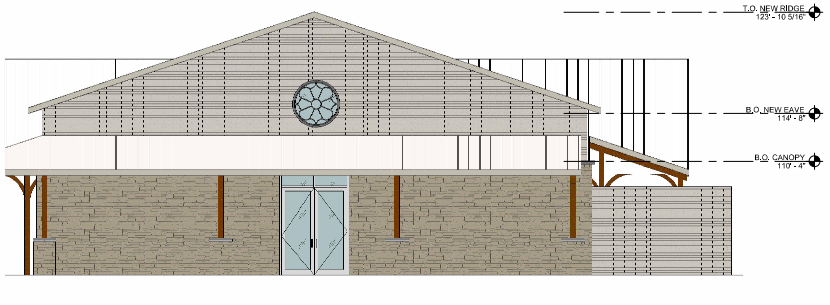
DATE: 02.26.2026

DRAWING: LSD-1 ARCHITECTURAL FLOOR PLAN

C:\Users\thaden\Documents\Local Files\23-037 Our Lady of Sorrows CENTRAL_thadenRUEFB.rvt
3/19/2026 3:10:18 PM
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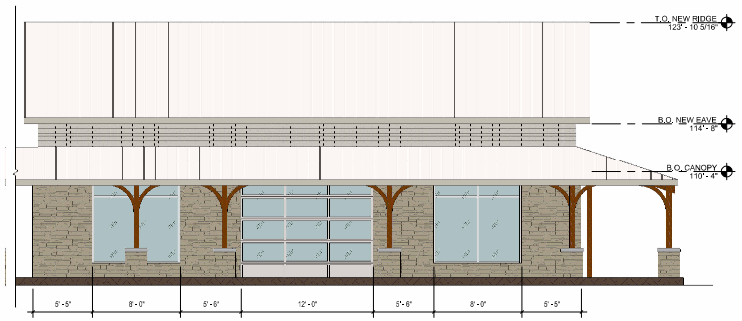
1 SOUTH ELEVATION LSD
3/16" = 1'-0"



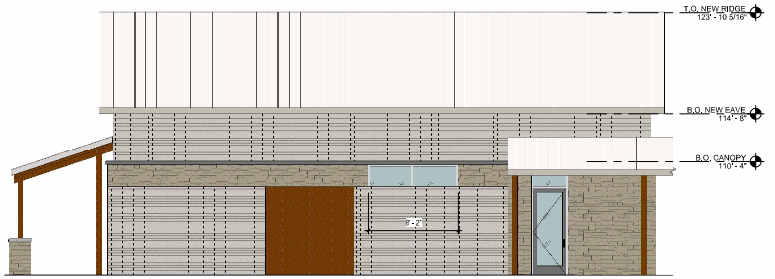
2 NORTH ELEVATION LSD
3/16" = 1'-0"

EXTERIOR MATERIAL CALCULATIONS

SOUTH ELEVATION		
TOTAL BRICK	433	48%
TOTAL GLAZING	223	22%
TOTAL METAL (PAINT)	24	3%
TOTAL STONE	220	24%
TOTAL WOOD	23	3%
TOTAL SOUTH ELEVATION SQ.FT.	899	
NORTH ELEVATION		
TOTAL BRICK	416	41%
TOTAL GLAZING	50	5%
TOTAL STANDING SEAM METAL	150	15%
TOTAL STONE	387	38%
TOTAL WOOD	11	1%
TOTAL NORTH ELEVATION SQ.FT.	1,014	



4 EAST ELEVATION LARGE SCALE
3/16" = 1'-0"



5 WEST ELEVATION LARGE SCALE
3/16" = 1'-0"

EXTERIOR MATERIAL CALCULATIONS

EAST ELEVATION		
TOTAL BRICK	101	8%
TOTAL GLAZING	246	20%
TOTAL STANDING SEAM ROOF	653	53%
TOTAL STONE	229	19%
TOTAL SOUTH ELEVATION SQ.FT.	1,231	
WEST ELEVATION		
TOTAL BRICK	403	34%
TOTAL GLAZING	47	4%
TOTAL STANDING SEAM ROOF	522	44%
TOTAL STONE	153	13%
TOTAL WOOD	64	5%
TOTAL SOUTH ELEVATION SQ.FT.	1,189	

EXTERIOR ELEVATION MATERIALS

- **BRICK:** MNFR: CHEROKEE BRICK; STYLE: VELOUR; COLOR: LIGHT GRAY; NOTE: OR SIMILAR
- **STONE:** MNFR: DUTCH QUALITY; COLOR: ELKWOOD LIMESTONE; NOTE: OR SIMILAR
- **STOREFRONT(S):** MNFR: KAWNEER; STYLE: 451T (EXTERIOR) 450 (INTERIOR); MULLION: 2" X 4.5"; FINISH: CLEAR ANODIZED
- **METAL (PAINT):** MNFR: TBD; COLOR: TBD
- **METAL (STANDING SEAM):** MNFR: TBD; COLOR: TBD
- **WOOD:** MNFR: TBD; TYPE: CEDAR (OR OTHER NATURAL WOOD)

CORE ARCHITECTS
1601 W. LOMBARD WAY - SUITE 310 - ROGERS, AR 72758
PH: 479.631.0015 - www.core-arch.com

ARCHITECT OF RECORD:
NOT FOR CONSTRUCTION

REVISION		
NO.	ISSUE	DATE

CONSULTANT:

OUR LADY OF SORROWS
1600 W. GRAHAM RD.
SPRINGDALE, AR

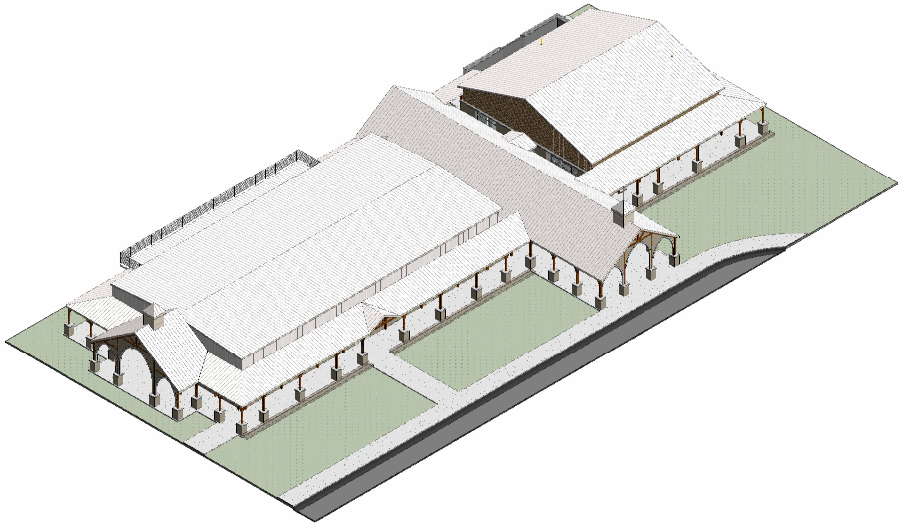
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CHECKED BY: Checker

PROJECT #: 23-037

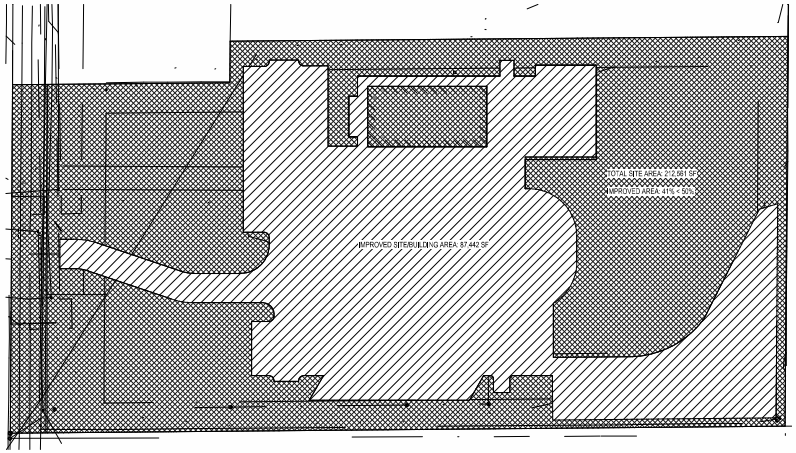
DATE: 02.26.2026

DRAWING:
LSD-2
EXTERIOR BUILDING ELEVATION(S)

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1 SOUTHEAST
NOTE: SHOWN FOR REPRESENTATIONAL PURPOSES ONLY



2 SITE PLAN IMPROVED AREAS
1" = 60'-0"







CORE ARCHITECTS
1801 W. LOMBARD, WWW - SUITE 310 - ROGERS, AR 72758
PH: 479.631.0015 www.core-arch.com

ARCHITECT OF RECORD:
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REVISION		
NO.	ISSUE	DATE

CONSULTANT:

OUR LADY OF SORROWS
1600 W. GRAHAM RD.
SPRINGDALE, AR

DRAWN BY: Author
CHECKED BY: Checker

PROJECT #: 23-037

DATE: 02.26.2026

DRAWING:
LSD-3
EXTERIOR PERSPECTIVES

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3/19/2026 3:10:29 PM
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SPRINGDALE™
WE'RE MAKING IT HAPPEN

Variance Application

Date: 03/18/2026 Permit No.: 260095

Applicant / Owner

Applicant Name:	Engineering Services, inc. C/O Jonathan Schmitz	Owner Name:	Diocese of Little Rock, C/O Caity Malloy
Address:	1207 S Old Missouri Rd.	Address:	2500 N Tyler Street
City, State, Zip:	Springdale, AR 72764	City, State, Zip:	Little Rock, AR 72217
Phone:	479-751-8733	Phone:	479-903-7409
Email:	[redacted]	Email:	[redacted]
Contact:	Representative		

Project

Project Location:	1600 W graham	Multiple Buildings:	☐
Parcel Numbers:	21-00128-010	Outdoor Storage:	☐
Current Zone:	p-1 institutional	Facades/Exterior:	☐
Rezone Required:	N/A	Detail Features:	☐
Total Acreage:	4.88	Roofs:	☐
Entrances:	☐	Materials/Colors:	☐
Parking Lot:	☐	Entryways:	☐
Structure Back:	☐	Landscaping:	☑
Pedestrian Flow:	☑	Screening:	☐
Central Features:	☐	Lighting:	☐

Variance Request: Foundation Landscaping, Pedestrian flow

Difficulty/Hardship: Foundation Landscape: Architectural treatments abut existing and proposed building for weather and pedestrian connectivity. Pedestrian flow: Waiver of Street and sidewalk improvements is being requested, therefore no public sidewalk is proposed within construction plans.

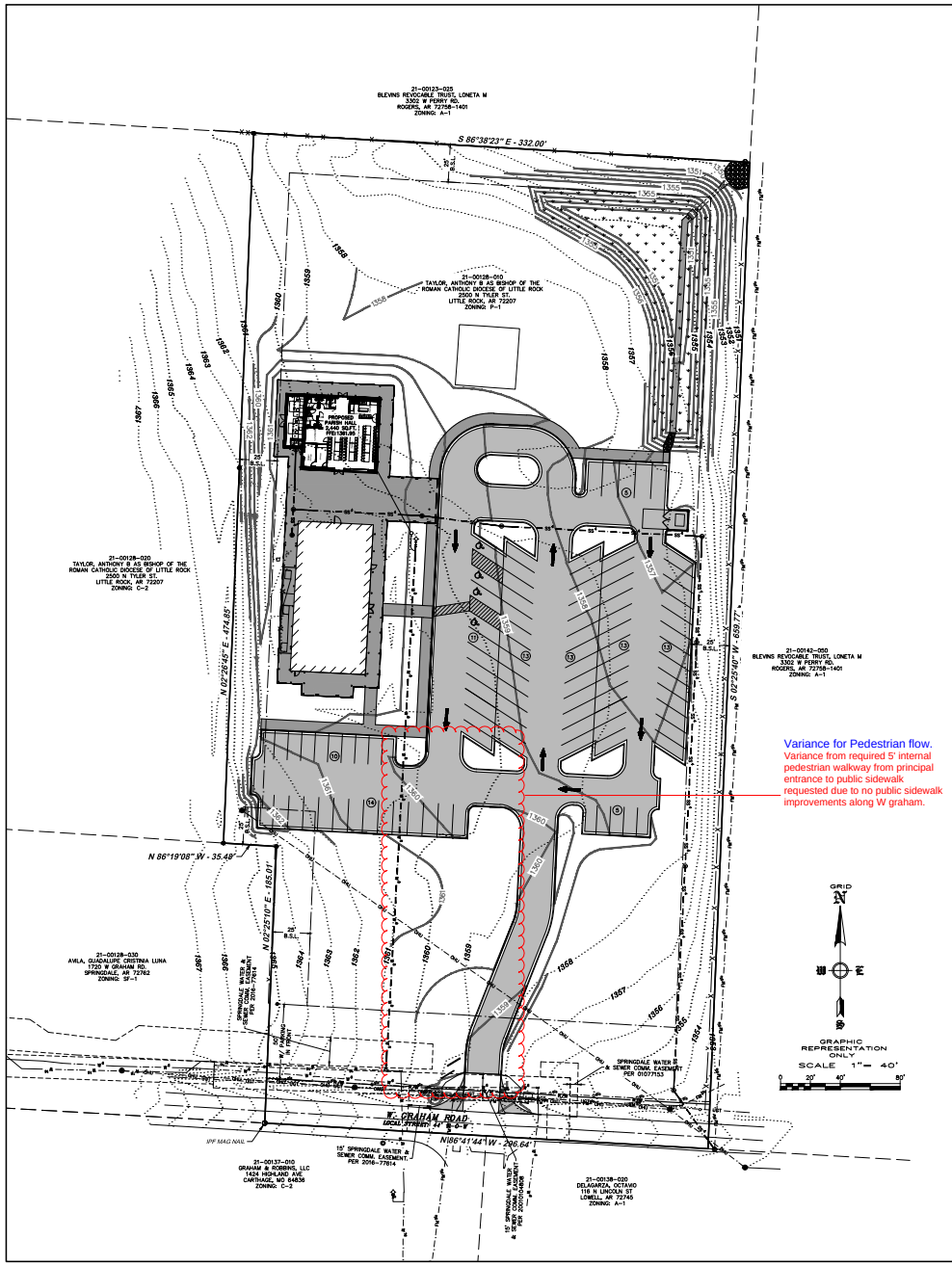
Variance Effect: Foundation Landscape: Equal landscaping to be planted around building frontage, greenspace, or internal pedestrian walkways Pedestrian Flow: No internal sidewalk from a principal entrance to the public would be constructed due to waiver of street and sidewalk improvements

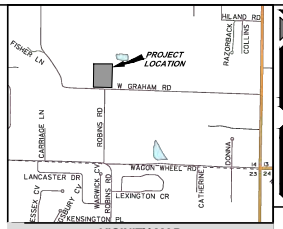
Harmony:

I do hereby certify that the information contained herein is true and correct.

Jonathan Schmitz — Name

03/18/2026 — Date





VICINITY MAP
N.T.S.

OWNER : ANTONY B. TAYLOR AS BISHOP OF THE ROMAN CATHOLIC DIOCESE OF LITTLE ROCK
2500 N TYLER ST.
LITTLE ROCK, AR 72207

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

PROPOSED ZONING : P-1 (INSTITUTIONAL)

PROPOSED SETBACKS : FRONT BUILDING SETBACK = 30' / 50' IF PARKING ALLOWED IN FRONT OF BUILDING
SIDE SETBACK = 0' / 25' WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT
REAR SETBACK = 25'

GROSS/NET AREA: GROSS: 4.88 ACRES
NET: 4.67 ACRES

PARKING SPACES REQUIRED: CHURCH SANCTUARY:
ONE (1) SPACES FOR EACH FOUR (4) SEATS BASED ON MAXIMUM SEATING CAPACITY IN THE PRINCIPAL ASSEMBLY ROOM
PARISH HALL: ONE (1) SPACE FOR EACH TWO HUNDRED (200) SQUARE FEET OF NET FLOOR AREA.

-SANCTUARY: MAXIMUM CAPACITY 220 / 4 = 55 REQUIRED PARKING SPACES.
-PARISH HALL: 1506 SQ FT / 200 = 8 REQUIRED PARKING SPACE

63 TOTAL PARKING SPACES REQUIRED
- 51-75 SPACES REQUIRES 3 ADA SPACES

PARKING SPACES PROVIDED: 97 (INCLUDING 4 A.D.A. ACCESSIBLE)

FLOOD PLAIN ZONING:
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.

PROPERTY DESCRIPTION:

PARCEL NUMBER: 21-00128-010

LEGAL DESCRIPTION PER WARRANTY DEED L202524091:

PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NE 1/4 OF THE SW 1/4; THENCE ALONG THE SOUTH LINE OF SAID FORTY, N 86°39'23" W 20.00 FEET TO AN EXISTING NAIL AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE, N 86°39'23" W 296.91 FEET TO A SET PK NAIL; THENCE LEAVING SAID SOUTH LINE, N 02°22'58" E 185.00 FEET TO A SET REBAR WITH CAP; THENCE N 86°39'23" W 35.49 FEET TO A SET REBAR WITH CAP; THENCE N 02°25'56" E 475.00 FEET TO AN EXISTING REBAR; THENCE S 86°39'23" E 332.00 FEET; THENCE S 02°25'56" W 660.00 FEET TO THE POINT OF BEGINNING, CONTAINING 4.88 ACRES, MORE OR LESS, AND BEING SHOWN AS ADJUSTED TRACT 1 ON TRACT SPLIT FILED FOR RECORD IN BOOK 2015, PAGE 747, RECORDS OF BENTON COUNTY, ARKANSAS.

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.

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

VARIANCE EXHIBIT
OUR LADY OF SORROWS
1600 W GRAHAM RD.
SPRINGDALE, AR

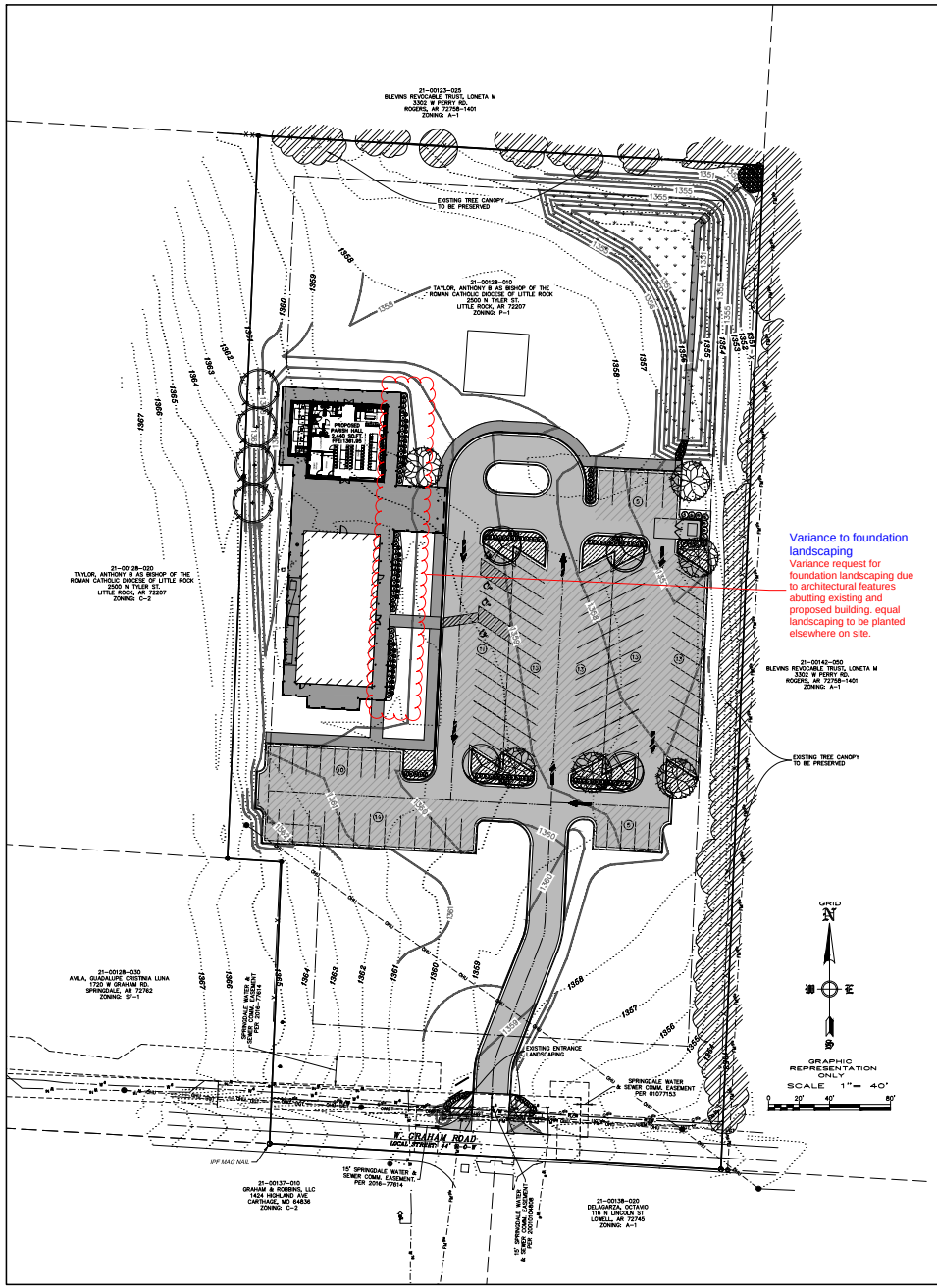
REVISION	DATE	DESCRIPTION

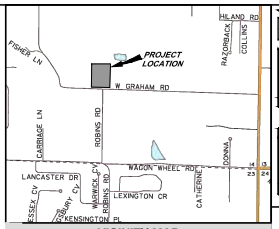
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DATE: Mar 18, 2026
ENGINEER: TJA
DRAWN BY: AS
W.O. #: 24955

V

N25-XX

RETURN TO AGENDA





VICINITY MAP
N.T.S.

INDEX OF TREES

TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	SIZE	MATURE HEIGHT
+	Willow Oak 'Hightower'	Quercus phellos	4	2" Cal B & B	50-70'
	Shumard Oak	Quercus shumardii	4	2" Cal B & B	50-70'
	Red Maple 'Autumn Blaze'	Acer rubrum	6	2" Cal B & B	50-70'

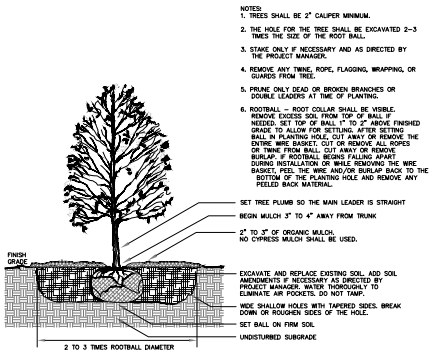
INDEX OF SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
1	Soft Touch Holly	Ilex crenata 'Soft Touch'	40	3 GAL
2	Virginia Sweetspire	Itea virginica	27	3 GAL
3	Kaleidoscope Abelia	Abelia x grandiflora 'Kaleidoscope'	31	3 GAL
4	Hameln dwarf Fountain Grass	Pennisetum alopecuroides 'Hameln'	21	1 GAL
5	Dwarf Burford Holly	Ilex cornuta 'Burfordii Nana'	11	3 GAL
6	Knock out Rose	Ilex cornuta 'Burfordii Nana'	20	3 GAL

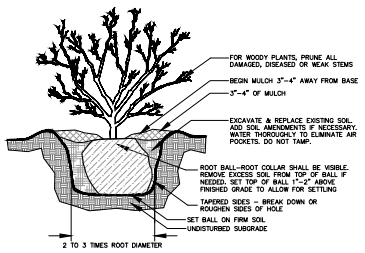
1. AUTOMATIC DESIGN/BUILD IRRIGATION SYSTEM OR HOSE BIBS SHALL BE PROVIDED FOR ALL LANDSCAPED AREAS AND SHALL CONFORM TO CITY OF SPRINGDALE REQUIREMENTS. 150' MAX RADIUS FOR HOSE BIBS

LANDSCAPE NOTES:

1. SOIL SHALL BE AMENDED AND ALL ROCKS AND FOREIGN MATERIAL SHALL BE REMOVED PRIOR TO ANY LANDSCAPE INSTALLATION
2. ALL PLANTING BEDS SHALL RECEIVE 12" OF TOPSOIL FREE OF ROCKS/WEEDS/DEBRIS PRIOR TO INSTALLATION OF PLANT MATERIAL
3. ALL PLANTING BEDS SHALL RECEIVE 3-4" ORGANIC MULCH AT TIME OF INSTALLATION. MULCH SHALL NOT BE PLACED IMMEDIATELY ADJACENT TO TRUNK, AND SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE.
4. SHADE TREES SHALL HAVE A MIN. CALIPER OF 2" AND A HEIGHT OF 8'
5. EVERGREEN TREE MATERIALS SHALL BE A MIN HEIGHT OF 8'
6. ALL PLANT SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
7. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO; WATERING SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY OWNER.
8. LANDSCAPING SHALL BE GUARANTEED FOR A PERIOD OF 2 YEARS FROM DATE OF TOTAL ACCEPTANCE BY OWNER.
9. 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.
10. 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.
11. ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITY TO BE SODDED, HYDROSEEDED, OR REVEGETATED WITH BERMUDA MIX WHICH IS CERTIFIED FREE FROM WEED SEEDS.



TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

OWNER : ANTONY B. TAYLOR AS BISHOP OF THE ROMAN CATHOLIC DIOCESE OF LITTLE ROCK
2500 N TYLER ST.
LITTLE ROCK, AR 72207

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

PROPOSED ZONING : P-1 (INSTITUTIONAL)

PROPOSED SETBACKS : FRONT BUILDING SETBACK = 35' / 50' IF PARKING ALLOWED IN FRONT OF BUILDING
SIDE SETBACK = 0' / 25' WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT
REAR SETBACK = 25'

GROSS/NET AREA: GROSS: 4.88 ACRES
NET: 4.67 ACRES

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

VARIANCE EXHIBIT
OUR LADY OF SORROWS
1600 W GRAHAM RD.
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: X"=XX'
DATE: Mar 18, 2026
ENGINEER: TJA
DRAWN BY: AJL
W.O. #: 24955

L25-08

7A

Waiver Request

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant (person making request)

Name: Jonathan Schmitz - Engineering Services, Inc.

E-mail: [redacted]

Address: 1207 S Old Missouri Rd.

Springdale, AR 72764

Phone: 479-751-8733

Site/ Location: 1600 W Graham Rd.

Assessor's Parcel Number(s): 21-00128-010

Current Zoning: P-1, Institutional

Waiver Requested: Street and sidewalk improvments

Total Acreage: 4.88 acres

Please describe your request in detail:

Waiver request for street and sidewalk improvements.

See attached letter for more details.

If you have any additional comments, please attach additional pages to this document.

STAFF USE ONLY

Date Application Submitted: 03/18/2026

Project Number: W26-17

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

March 18, 2026

City of Springdale
Katie E. Hollingshead, P.E., CFM
Engineering Department
201 Spring Street
Springdale, Arkansas 72764

RE: Waiver request for Master Street Plan & Sidewalk Improvements for 1600 W. Graham Rd.
L26-07 Our Lady of Sorrows Catholic Church Expansion.

Katie:

On behalf of our client, we hereby request a waiver of the City of Springdale Code of Ordinances, Chapter 110, Art. V., Section 110-111(a) for the referenced project. The proposed project is located at 1600 W. Graham Rd. and contains one proposed parish hall of approx. 2,440 sq ft. The church is requesting this waiver due to the proposed improvements being less than 50% of the total property and with consideration of the future 612 bypass that would make W Graham Rd. a future dead-end street.

We appreciate your consideration and are happy to discuss this request at your convenience.

Very truly yours,

Jonathan Schmitz

Jonathan Schmitz, PLA

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

February 24, 2026

City of Springdale
Planning & Community Development Division
201 Spring Street
Springdale, Arkansas 72764

Via iWorQ portal

Re: Certified List of Adjacent Property Owners
Our Lady of Sorrows
1600 W Graham Rd.
Springdale, AR

To whom it may concern:

I, James Aunspaugh, PLS, hereby certify that, based upon the records of the Circuit Clerk of Benton County, Arkansas, the names and addresses listed below represent all of the owners of properties adjacent to the subject property.

21-00123-025
21-00142-050
BLEVINS REVOCABLE TRUST, LONETA M
3302 W PERRY RD.
ROGERS, AR 72758

21-00138-020
DELAGARZA, OCTAVIO
116 N LINCOLN ST
LOWELL, AR 72745

21-00137-010
GRAHAM & ROBINS, LLC
1424 HIGHLAND AVE
CARTHAGE, MO 64836

21-00128-030
AVILA, GUADALUPE CRISTINA LUNA
1720 W GRAHAM RD
SPRINGDALE, AR 72762

21-00128-020
TAYLOR, ANTHONY B AS BISHOP OF THE ROMAN CATHOLIC DIOCESES OF LITTLE ROCK
2500 N TYLER ST
LITTLE ROCK, AR 72207



Very truly yours,

James S. Aunspaugh, PS, PLS, RLS



PUBLIC NOTICE

PROJECT AREA

L26-07: Our Lady of Sorrows

1600 W. Graham Road

Large Scale Development

B26-34: Variance from Commercial Design Standards

W26-17: Waiver from Street Improvements on W. Graham Road

N



PUBLIC NOTICE

PROJECT AREA

L26-07: Our Lady of Sorrows

1600 W. Graham Road

Large Scale Development

B26-34: Variance from Commercial Design Standards

W26-17: Waiver from Street Improvements on W. Graham Road

N

Rezone Memo

To: PLANNING COMMISSION MEMBERS

From: Sharon Tromburg, Planning Director

Date: April 7, 2026

Re: **FB26-06 Rezone**

A request by Andrew Rubacky & Amy Koester for Planning Commission approval of a zone change from General Commercial District (C-2) to S.E.E.D, specifically Neighborhood Center Type 2 (NC2) for a tract of land containing 0.22 acres.

LOT LOCATION AND SIZE
The 0.22-acre tract is located at 521 Caudle Avenue, at the intersection of Powell Street. A vicinity map is attached.

EXISTING ZONING
GENERAL COMMERCIAL (C-2)

REQUESTED ZONING
NEIGHBORHOOD CENTER TYPE 2 (NC2)

SURROUNDING ZONING AND LAND USE
Zoning of the surrounding area is shown on the attached map. The subject tract contains a single-family dwelling and a commercial structure in a C-2. The area to the north contains a single-family dwelling in an NC2. The area to the south and west contains single-family dwellings in an MF-12. The area to the east contains Applegate Apartments, a Springdale public housing development.

LAND USE PLAN AND MASTER STREET PLAN
The adopted Comprehensive Land Use Plan does not reflect downtown.
The MSP designates both Caudle Ave and Powell Street as collectors.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is in keeping with the following goal of the Form-Based Code and is recommended for approval:

- **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. *(chap. 32, sec 1.1 – FBC purpose)***

Rezoning Petition

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Petitioner (Property Owner)

Name: Andrew Rubacky and Amy Koester

E-mail: [redacted]

Address: 1709 Phillips Dr

Springdale,Ar 72762

Phone: 412-398-1214

Site/ Location: 521 Caudle Ave

Assessor's Parcel Number(s): 815-22472-000

Current Zoning: C2/Residential

Proposed Zoning: NC2

Total Acreage: 0.227 acre

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Petition Requirements:

☐ A copy of the warranty deed indicating ownership of the property.
☐ A site plan in conformance with Chapter 130, Article 2, Section 13.
☐ A brief statement explaining the reason for the rezoning request, the intended use of the property, and the effect of property changes upon surrounding land uses.
☐ A layman's description of the property (physical address if possible).
☐ A list of all adjacent property owners certified by a licensed abstractor or surveyor in the past sixty (60) days.
☐ An accurate legal description if the property to be rezoned is only a portion of the land.
☐ A scaled drawing of the property to be rezoned showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow.
☐ Once the petition has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☐ Provide the required affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

☐ $175.00

STAFF USE ONLY

Date Application Submitted: 03/17/2026

Project Number: FB26-06

Date Accepted as Complete: 03/25/2026

Receipt Number: 1698

Petition for Rezoning

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

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

Indicate person of contact for this petition: Petitioner ☑ Representative ☑

Record Property Owner(s): Andrew Rubacky and Amy Koester

The record property owner(s), petitioning to rezone the following described area:

Legal Description: Lots Numbered One (1), Two (2), and Three (3) of the revised layout of Block Numbered Four (4), R.L. Hayes Addition ot the City of Springdale, Washington County, Arkansas.

Layman's Description: 521 Caudle Ave Springdale, Ar 72764

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

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

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

FROM (current zoning): C2/Residential

TO (proposed zoning): NC2

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

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

2. **Develop** the property **YES / NO** , and if so, the proposed use is Art Studio.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows:

   Allow the space to be used for artists and eliminate the need for off street parking which would add an environmental concern to the property.

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 petition and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the petitioner.

Authorized Representative: Andrew M Rubacky

Mailing Address: 1709 Phillips Drive, Springdale, AR 72762

Phone Number: 412-398-1214 Email: [redacted]

Verification

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR

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

Printed Name of Record Property Owner(s)

Andrew M Rubacky

Amy Koester

Printed Name of Applicant(s)

Andrew M Rubacky

Amy Koester

Signature of Record Property Owner(s)

Signature of Applicant(s)

Date: 3/16/26

Date: 3/16/26

State of Arkansas)
) ss.
County of Benton **)**

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 16th **day of** March, **2026.**

Lorena Razuri

Notary Public

My commission expires: 02/25/2033

LORENA RAZURI
Notary Public - Arkansas
Benton County
Commission # 12722255
My Commission Expires Feb 25, 2033

Elite Title Company Inc.

Helping build a better tomorrow for Northwest Arkansas
1526 Plaza Place
Springdale, AR 72762
Phone: (479) 756-0151 Fax: (479) 756-2456
Web Site: www.elitetitle.com

Order No: 26-47189-143 - Reference : 521 Caudle Ave., Springdale, AR -List of Adjacent Property Owners
Prepared For: Andy Rubacky March 06, 2026

We hereby certify that we have searched the records of Washington County, Arkansas, for the property owners located immediately adjacent to a tract of land designated as parcel number **815-22472-000**, designated as 521 Caudle Ave., Springdale, AR, and as described on the attached Exhibit "A", and the following information was found:

1. **Parcel Number 815-26174-000**
   CAUDLE APARTMENTS LLC
   PO BOX 748
   SPRINGDALE, AR 72765

2. **Parcel Number 815-26175-000**
   GARY & CONNIE ELDREDGE LIVING TRUST
   19411 SONORA RD
   SPRINGDALE, AR 72764

3. **Parcel Number 815-26176-000**
   CITY OF SPRINGDALE
   201 N SPRING ST
   SPRINGDALE, AR 72764

4. **Parcel Number 815-26153-000**
   CITY OF SPRINGDALE
   201 N SPRING ST
   SPRINGDALE, AR 72764

5. **Parcel Number 815-28750-010**
   HOUSING AUTHORITY OF THE CITY OF SPRINGDALE AR
   5 APPLEGATE DR
   SPRINGDALE, AR 72764-5601

6. **Parcel Number 815-22485-000**
   SCOTT A BLAKE REVOCABLE TRUST
   516 HART AVENUE UNIT C
   SPRINGDALE, AR 72764

7. **Parcel Number 815-22484-000**
   GRICELDA RUA NAZARIO
   514 HART AVE
   SPRINGDALE, AR 72764

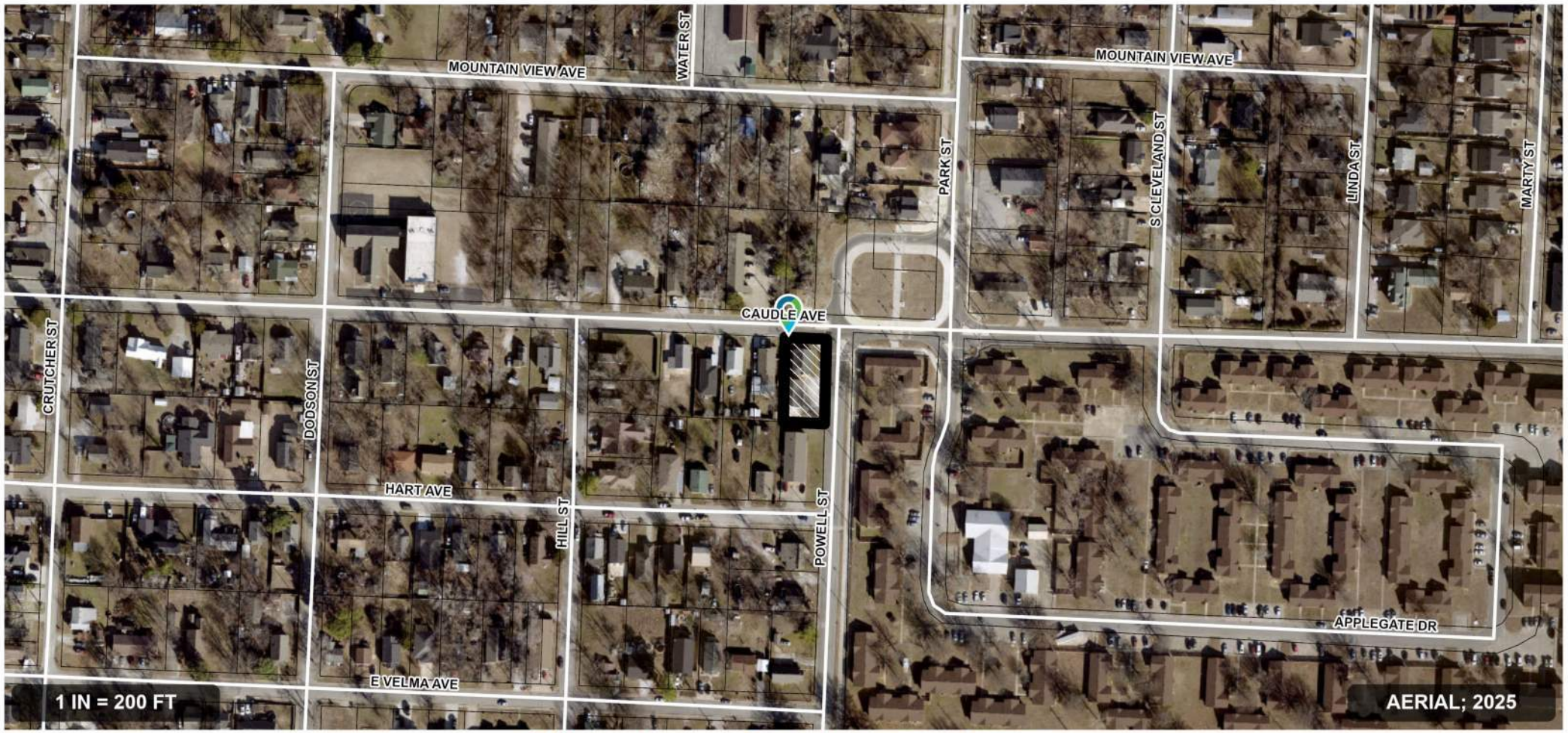
8. **Parcel Number 815-22473-000**
   STEVEN D PERRY & TRICIA ANN PERRY
   517 CAUDLE AVE
   SPRINGDALE, AR 72764-5609

This report is an adjacent property owners search of the records and is not to be construed as a title insurance binder, legal opinion or commitment to insure. Elite Title Company Inc. is neither expressing or attempting to express any opinion as to the validity of the title to property described above nor expressing or attempting to express the validity of any encumbrances, either recorded or unrecorded, that might pertain to the property described above. Although Elite Title Company Inc. considers the information stated above to be accurate, no assurances are made nor does Elite Title Company Inc. assume any liability for either the inaccuracy of any information stated herein or omissions of information hereto. Liability herein is limited to the amount paid for this certificate. The adjacent property owner search is intended for the exclusive use of the addressee for informational purposes only. For assurances as to the title to the property described above, addressee should obtain a title insurance commitment/policy.

Elite Title Company, Inc.

By: RDM — 11

Raymond D Mansell



PUBLIC NOTICE

PROJECT AREA

FB26-06: Andrew Rubacky & Amy Koester

521 Caudle Avenue

Boundary Amendment from C-2 to NC-2

N



PUBLIC NOTICE

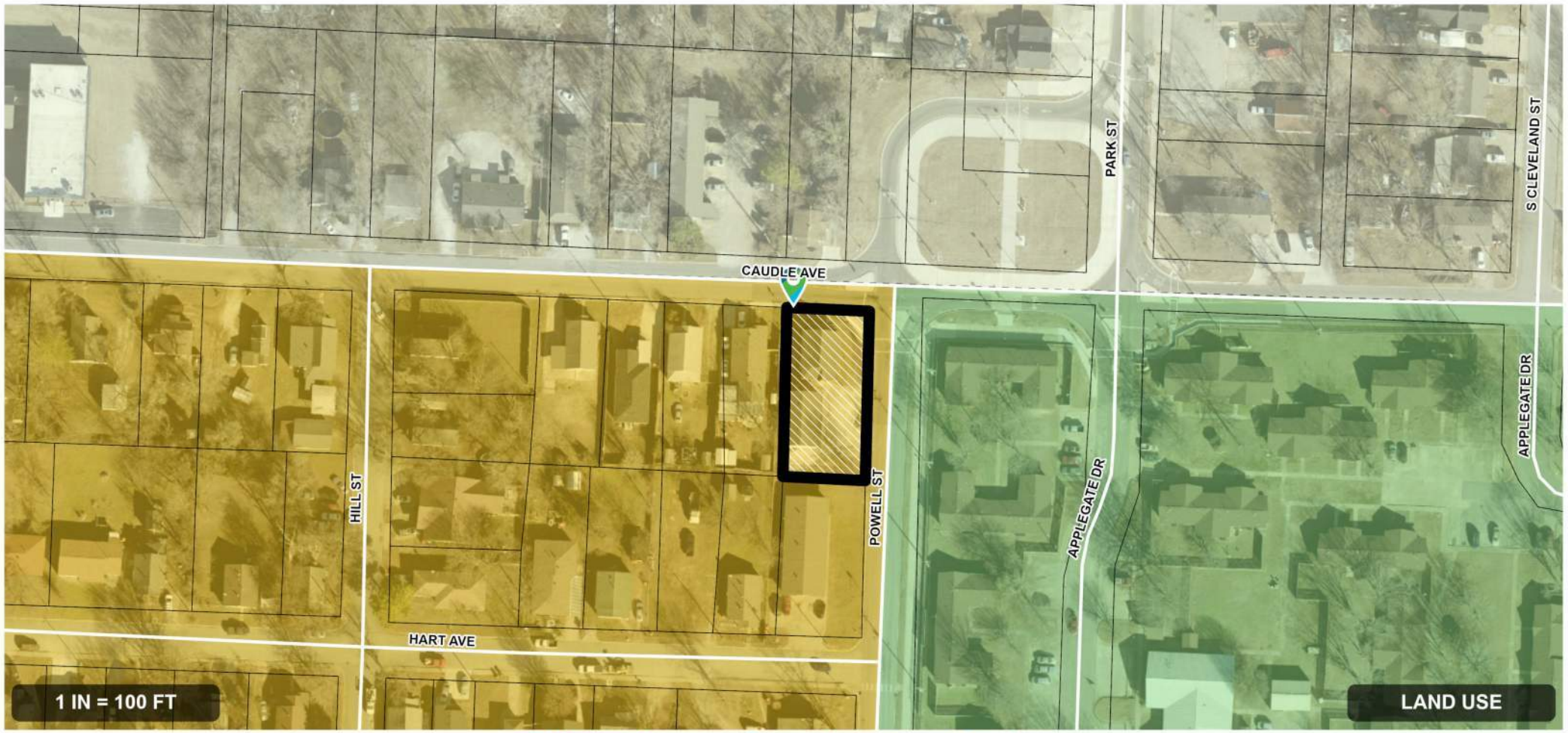
PROJECT AREA

FB26-06: Andrew Rubacky & Amy Koester

521 Caudle Avenue

Boundary Amendment from C-2 to NC-2

N



PUBLIC NOTICE

PROJECT AREA

FB26-06: Andrew Rubacky & Amy Koester

521 Caudle Avenue

Boundary Amendment from C-2 to NC-2

N

Rezone Memo

To: PLANNING COMMISSION MEMBERS

From: Sharon Tromburg, Planning Director

Date: April 7, 2026

Re: **FB26-07 Rezone**

A request by Campus Edge, LLC for Planning Commission approval of a zone change from Medium Density Multi-Family Residential District (MF-12) to S.E.E.D, specifically Neighborhood Residential Type 2 (NR2) for a tract of land containing 0.23-acre.

LOT LOCATION AND SIZE
The 0.23-acre tract is located at 323 Caudle Avenue. A vicinity map is attached.

EXISTING ZONING
MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (MF-12)

REQUESTED ZONING
NEIGHBORHOOD RESIDENTIAL TYPE 2 (NR2)

SURROUNDING ZONING AND LAND USE
Zoning of the surrounding area is shown on the attached map. The subject tract contains a single-family dwelling. The area to the north contains a single-family dwelling in a NC2. The area to the south, east and west contains single family dwellings in a MF-12.

LAND USE PLAN AND MASTER STREET PLAN
The adopted Comprehensive Land Use Plan does not reflect downtown.
The MSP designates Caudle Ave as a collector.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is in keeping with the following goal of the Form-Based Code and is recommended for approval:

- **preserve and enhance the integrity and quality of this primarily denser and smaller lot single-unit residential district. *(chap. 32, sec 3.2 – FBC purpose)***

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Rezoning Application

Date: 03/19/2026 Permit No.: 260100

Applicant / Owner

Applicant Name:	Briana Higby	Owner Name:	Campus Edge, LLC
Address:	3501 S Gary Street	Address:	417 W Maple Avenue, Suite 201
City, State, Zip:	[Applicant City, State, ZIP]		
Phone:	[Applicant Phone Number]	City, State, Zip:	Springdale, AR 72764
Email:	briana@cornerstone-surveying.com	Phone:	479-313-1886
		Email:	[redacted]
Application Contact:	Applicant		

Property

Job Address:	323 Caudle Avenue, Springdale, AR 72764	Desired Zoning:	NR2
		Total Acreage:	0.23
Parcel No(s).:	815-22373-000		
Current Zoning:	MF12		

Legal Description: Lots 1, 2, & 3, Block 2, R.L. Hays Addition to the City of Springdale, Arkansas

Layman's Description: Lots 1, 2, & 3, Block 2, R.L. Hays Addition to the City of Springdale, Arkansas

Review Contact / Intentions

Review Contact:	Briana Higby	Address:	3501 S Gary Street, Fort Smith, AR 72903
E-mail:	briana@cornerstone-surveying.com	Phone:	479-763-1414

The Petitioner's immediate intentions are to:

1. **Sell** the property **No**, and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title
2. **Develop** the property **Yes**, and if so, the proposed use is 2 Residential Homes
3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: Proposed zoning will allow for the construction of 2 residential family homes (post replat) that will blend with the existing residential neighborhood while improving the curb appeal, public sidewalk access and the overall quality of construction on the parcel at 323 Caudle Avenue.

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.

Briana Higby _____ 03/19/2026

Verification

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

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

Printed Name of Record Property Owner(s)

CAMPUS EDGE, LLC

KEN HALL

Printed Name of Applicant(s)

ROSS LEPHART

Signature of Record Property Owner(s)

Mgr

Signature of Applicant(s)

Date: 3.31.26

Date: 3.31.26

State of Arkansas)
) ss.
County of) WASHINGTON County

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 31 **day of** MARCH, **20** 26.

Stephanie Hall

Notary Public

My commission expires: 12/7/2030

Notary Public State of Arkansas
Washington County
Stephanie Hall
My Commission Expires 12/7/2030
Commission Number 12712734

R.L. HAYS ADDITION, LOTS 1A, & 2A, BLOCK 2

(PARCEL NO. 815-22373-000 - BEING A REPLAT OF LOTS 1, 2, & 3, BLOCK 2, R.L. HAYS ADDITION, AN ADDITION TO THE CITY OF SPRINGDALE, IN WASHINGTON COUNTY, ARKANSAS)

BASIS OF BEARING:
STATE PLANE GRID NORTH

VICINITY MAP:

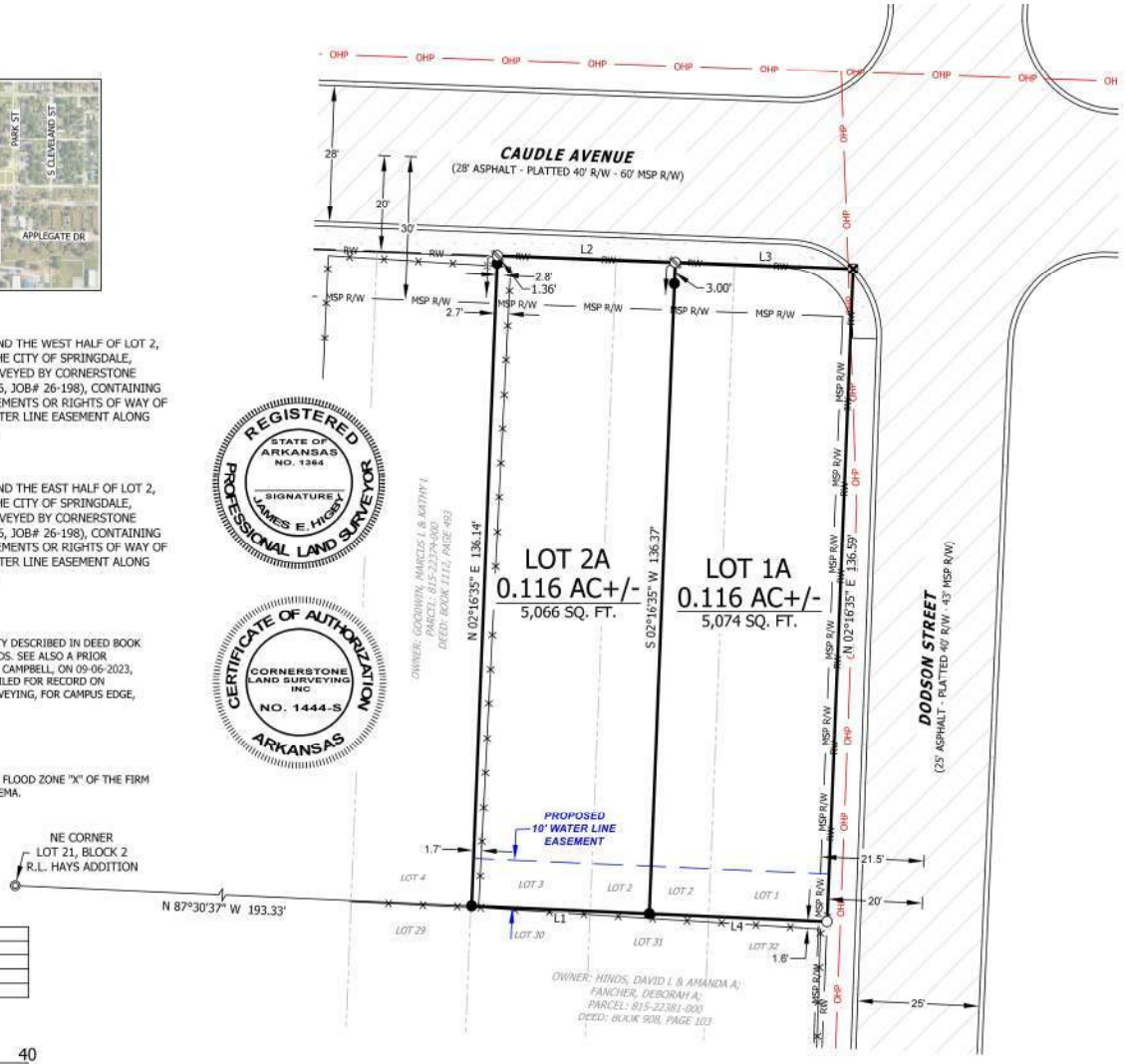


LOT 2A SURVEY DESCRIPTION: ALL OF LOT 3, AND THE WEST HALF OF LOT 2, BLOCK 2, R.L. HAYS ADDITION, AN ADDITION TO THE CITY OF SPRINGDALE, ARKANSAS, AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING FOR CAMPUS EDGE, LLC, ON 01-30-2026, JOB# 26-198), CONTAINING 0.116 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD. ALSO SUBJECT TO A 10.00 FEET WIDE WATER LINE EASEMENT ALONG THE SOUTH LINE OF THE ABOVED DESCRIBED LOT.

LOT 1A SURVEY DESCRIPTION: ALL OF LOT 1, AND THE EAST HALF OF LOT 2, BLOCK 2, R.L. HAYS ADDITION, AN ADDITION TO THE CITY OF SPRINGDALE, ARKANSAS, AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING FOR CAMPUS EDGE, LLC, ON 01-30-2026, JOB# 26-198), CONTAINING 0.116 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD. ALSO SUBJECT TO A 10.00 FEET WIDE WATER LINE EASEMENT ALONG THE SOUTH LINE OF THE ABOVED DESCRIBED LOT.

BASIS OF SURVEY: THIS IS A SURVEY OF THAT PROPERTY DESCRIBED IN DEED BOOK 2025, PAGE 36413, OF THE WASHINGTON COUNTY RECORDS. SEE ALSO A PRIOR SURVEY BY BATES ENGINEERS & SURVEYORS, FOR ISRAEL CAMPBELL, ON 09-06-2023, JOB# 23-205, THE PRIOR PLAT OF R.L. HAYS ADDITION, FILED FOR RECORD ON 02-09-1921, AND A PRIOR SURVEY BY CORNERSTONE SURVEYING, FOR CAMPUS EDGE, LLC, ON 01-30-2026, JOB# 26-198.

FLOOD STATEMENT: THE DESCRIBED PROPERTY LIES IN FLOOD ZONE "X" OF THE FIRM MAP #05143C0070G, EFFECTIVE ON 01-25-2024, AS PER FEMA.



REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1364
SIGNATURE
JAMES E. HIGBY

CERTIFICATE OF AUTHORIZATION
CORNERSTONE LAND SURVEYING INC
NO. 1444-S
ARKANSAS

LINE	BEARING	DISTANCE
L1	N 87°30'37" W	37.16'
L2	S 87°51'15" E	37.18'
L3	N 87°51'15" W	37.18'
L4	S 87°30'37" E	37.18'

20 0 20 40
SCALE

SURVEY CERTIFICATION: THE SUBJECT PROPERTY HAS BEEN SURVEYED UNDER MY SUPERVISION IN ACCORDANCE WITH THE ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS. THIS SURVEY PLAT IS THE INTELLECTUAL PROPERTY OF CORNERSTONE LAND SURVEYING AND CAN BE USED IN ITS ENTIRETY BY THE CLIENT SHOWN, OR THEIR REPRESENTATIVES, WITHIN 90 DAYS OF THIS DATE.

JAMES E. HIGBY, PS 1364 DATE 03-17-2026

TITLE RESEARCH NOTE: IN ADDITION TO THE INITIAL DOCUMENTS RECEIVED BY THE CLIENT, OR THEIR REPRESENTATIVE, ONLY LIMITED DEED RESEARCH WAS PERFORMED BY THIS COMPANY DURING THIS SURVEY. THEREFORE, PLEASE HAVE A REPUTABLE TITLE COMPANY CONFIRM THE SURVEYED PROPERTY AND THE ACREAGE SHOWN.

EASEMENTS: EASEMENTS OR RIGHTS OF WAY COULD EXIST THAT AFFECT THE INTENDED USE OF THIS PROPERTY. TO PROTECT YOUR INTEREST, YOU CAN CALL ARKANSAS ONE CALL TO HAVE ALL UTILITIES MARKED ON THE GROUND. YOU CAN CONSULT THE TITLE COMPANY FOR ANY EASEMENTS OF RECORD, OR YOU CAN UPGRADE THIS SURVEY TO AN A.L.T.A., LAND TITLE SURVEY. THIS ALLOWS US TO COORDINATE WITH THE TITLE COMPANY AND ARKANSAS ONE CALL, AND THEN SUBSEQUENTLY PLOT ANY RELEVANT EASEMENTS ON THE SURVEY PLAT FOR YOUR REVIEW.

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.

CITY OF SPRINGDALE
APPROVAL FOR RECORDING:

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION DATE

ACCEPTANCE OF DEDICATIONS:

CITY CLERK DATE

MAYOR DATE

ALLOTTERS:

PRINT NAME: _____

SIGNATURE: _____

PRINT NAME: _____

SIGNATURE: _____

PRINT NAME: _____

SIGNATURE: _____

STATE OF ARKANSAS
COUNTY OF WASHINGTON

On this _____ day of _____, before me, _____, the undersigned notary, personally appeared _____ of signer(s) known to me (or satisfactorily proven) to be the person whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

SIGNED

NAME: _____ DATE: _____

On this _____ day of _____, before me, _____, the undersigned notary, personally appeared _____ of signer(s) known to me (or satisfactorily proven) to be the person whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

SIGNED

NAME: _____ DATE: _____

CORNERSTONE SURVEYING
3501 S. Gary Street, Fort Smith, Arkansas 72903 479.763.1414 www.cornerstone-surveying.com

DATE	03-17-2026	DRAWN BY	B.HIGBY
SCALE	1"= 20'	JOB#	26-198B
STATE CODE	500-17N-30W-0-01-130-72-1364		
CLIENT	CAMPUS EDGE, LLC		

LEGEND

FOUND IRON PIN	FOR. SERV. MONUMENT	COMPUTED POINT	MASTER STREET PLAN R/W
FOUND IRON PIPE	CORP MARKER	SET POST ON LINE	PLATTED RIGHT OF WAY
FOUND IRON SPIKE	SET CHISELED "X"	POINT OF BEGINNING	UNDERGROUND GAS LINE
FOUND SET STONE	FENCE CORNER POST	BROKEN SCALE	FIBER OPTIC LINE
R/W MARKER	SET ½" REBAR	FENCE LINE	UNDERGROUND ELEC.
FOUND "T" POST	SET 2" CAP-½" REBAR	RECORD DISTANCE	SANITARY SEWER
FOUND R.R. SPIKE	SET R.R. SPIKE	OVERHEAD POWER	MANHOLE
			WATER METER
			WATER VALVE
			WATER LINE
			GAS METER
			FIRE HYDRANT
			UTILITIES ESMT.
			SET BACK LINE

citytitle llc & closing

File No.: **26-2502**

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: **Kenneth Hall**

The undersigned, having made a diligent search of the records of Washington County, Arkansas, through March 20, 2026 at 7:00 a.m. of the following described property:

> **Lots One (1), Two (2), and Three (3), in Block Two (2), in R.L. Hayes Addition, to the City of Springdale, Arkansas, as shown on Plat Record 4 at Page 76 and Plat Record 4 at Page 7, on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas**

Find the adjoining owners, and their respective mailing addresses, of the above described property as set forth in Exhibit "A" attached hereto.

CITY TITLE & CLOSING LLC

By: Sara A. Braden
Sara A. Braden, Authorized Signatory
License No. 19224299

Exhibit "A"

815-22374-000 and 815-20911-001
Marcus L. Goodwin & Kathy L. Goodwin
321 Caudle Ave.
Springdale,AR 72764-5605

815-20910-000
Jose Franciscoo Sandoval & Maritza Sandoval
21923 Hwy 412
Springdale, AR 72764

815-20925-000
First Baptist Church
402 Caudle Avenue
Springdale, AR 72764

815-22387-00
Natividad Moreno
403 Caudle Ave.
Springdale, AR 72764

815-22388-000
Cameron Willliam Hatch & Danielle Marie Hatch
12455 Peach Orchard Rd
Bentonville, AR 72712-9052

815-22381-000 & 815-22380-000
David L. Hinds & Amanda A. Hinds,
Deborah A. Fancher, and
David Russell Hinds
316 Hart Ave
Springdale, AR 72764



PUBLIC NOTICE

PROJECT AREA

FB26-07: Campus Edge, LLC

323 Caudle Avenue

Boundary Amendment from MF-12 to NR-2

N



PUBLIC NOTICE

PROJECT AREA

FB26-07: Campus Edge, LLC

323 Caudle Avenue

Boundary Amendment from MF-12 to NR-2

N



PUBLIC NOTICE

PROJECT AREA

FB26-07: Campus Edge, LLC

323 Caudle Avenue

Boundary Amendment from MF-12 to NR-2

N

Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)

Name: Joey House

E-mail: [redacted]

Address: 5131 Moose Hollow Ter
Springdale, AR 72762

Phone: 479-530-5505

Site/ Location: 5131 Moose Hollow Terrace

Assessor's Parcel Number(s): 815-41173-000

Property Owner (if other than Applicant)

Name: Nelva House

E-mail: [redacted]

Address: 5131 Moose Hollow Ter
Springdale, AR 72762

Phone: 479-530-5500

Current Zoning: SF-2

Rezone Required: No

Total Acreage: 0.30 Acres

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

- ■ Board of Adjustments
- ☐ Commercial Design Standards

Application Requirements:

- ■ A complete application.
- ■ A copy of the warranty deed indicating ownership of property.
- ■ A site plan in conformance with Chapter 130, Article 2, Section 13.
- ■ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
- ☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
- ☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
- ■ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

- ☐ $75.00

STAFF USE ONLY

Date Application Submitted: 02/03/2026

Project Number: B26-11

Date Accepted as Complete: 03/09/2026

Receipt Number: 1323

Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☐ Representative ☒

Describe your variance request:

Requesting a variance to allow construction of a permanent accessory storage building on the west side of the property at 5131 Moose Hollow Terrace, Lot 198 of Deere Creek. And the addition of a covered patio on the rear of the home. Both of these additions encroach into the required setback area shown on the recorded plat. The request to allow the accessory building at the proposed location will maintain safe access, drainage, and compatibility with the neighborhood.

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

Due to the lot layout and the location of existing easements and required setbacks, strict compliance leaves no practical area on the lot for a reasonably sized accessory storage building that can be accessed and used safely. Relocating the building outside the setback would make the project infeasible or force an unreasonably small structure that does not meet the intended storage need.

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:
(How will this variance alleviate your hardship?)

Approval would relieve the hardship created by the buildable area constraints of this specific lot by allowing the accessory building to be placed where it can function as intended, with minimal impact to neighboring properties. The request is limited to this property and does not create a special privilege; it is a reasonable adjustment to allow customary residential accessory storage consistent with surrounding properties.

Record Property Owner(s): Nelva House

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.

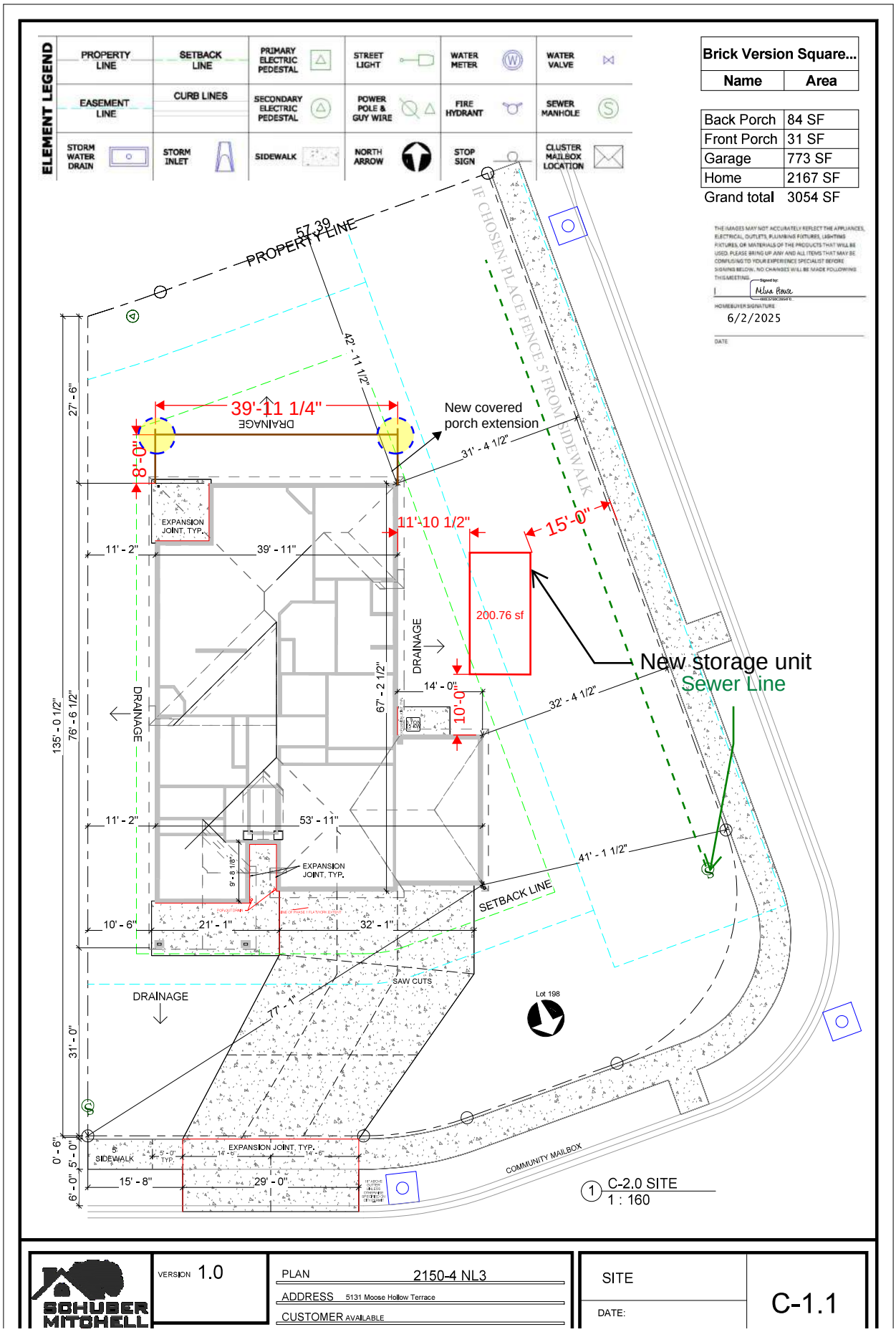
Name of Applicant: Nelva House

Signature: Nelva J House Date: 2/2/2026

Name of Representative (if applicable): Joey House

Signature: Joey House Date: 2/2/2026

Docusign Envelope ID: EDFE8CAD-5263-4D05-94A1-3C6C0E3E7D34



PARCEL	OWNER	MAILING ADDRESS
815-40596-000	CHASTAIN, QUENTIN & ADCOCK, KIRSTEN	2484 HAY MEADOW ST SPRINGDALE AR 72762-4620
815-40651-000	JOHNSON, DANIEL NATHAN III & LINDA MARY	5132 SWEETCORN AVE SPRINGDALE AR 72762-4622
815-41123-000	KATHERINE STOUT	2514 HAY MEADOW ST SPRINGDALE AR 72762-4636
815-41124-000	DESTINEE & LEWIS HAMILTON	2536 HAY MEADOW ST SPRINGDALE AR 72762-4636
815-41174-000	WOOD, AMBER & RYAN	5111 MOOSE HOLLOW TER SPRINGDALE AR 72762-6437
815-41188-000	VELAZQUEZ-LARA, NAYELLY; VELAZQUEZ, CLEMENTE	5112 MOOSE HOLLOW TER SPRINGDALE AR 72762-6437
815-41189-000	KINSER, BRITTON & SYDNEY	5136 MOOSE HOLLOW TER SPRINGDALE AR 72762-6437



PUBLIC NOTICE

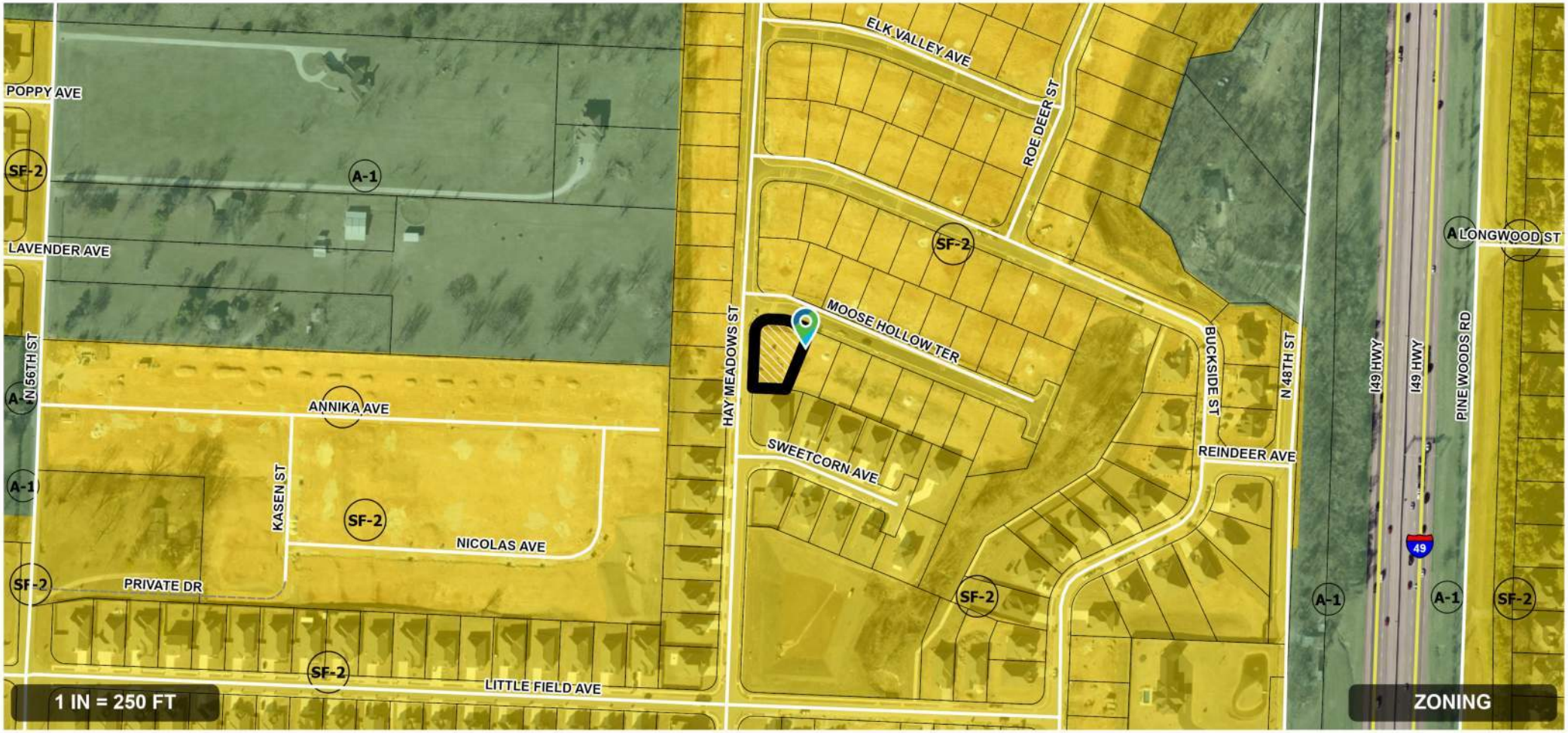
PROJECT AREA

B26-11: Nelva House

5131 Moose Hollow Terrace

Variance for Reduction of Front Setback from 30' to 15'

N



PUBLIC NOTICE

PROJECT AREA

B26-11: Nelva House

5131 Moose Hollow Terrace

Variance for Reduction of Front Setback from 30' to 15'

N

SPRINGDALE
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Silvia Castillo	Name: Jose Castillo
E-mail: [redacted]	E-mail: N/A
Address: 1307 Wilshire DR.	Address: Same as Applicant
Phone: 479-361-0622	Phone: 479-320-9908
Site/ Location: 1307 Wilshire DR.	Current Zoning: SF-2
Assessor's Parcel Number(s):	Rezone Required: N/A
	Total Acreage:

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

- ☑ Board of Adjustments
- ☐ Commercial Design Standards

Application Requirements:

- ☐ A complete application.
- ☐ A copy of the warranty deed indicating ownership of property.
- ☐ A site plan in conformance with Chapter 130, Article 2, Section 13.
- ☐ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
- ☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
- ☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
- ☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

- ☑ $75.00

STAFF USE ONLY

Date Application Submitted: 2/13/2026 Project Number: B26-21

Date Accepted as Complete: 3/23/2026 Receipt Number: 825

Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☒ Representative ☐

Describe your variance request:

Reduction of front setback from 30' to 15' to bring existing carport to compliance

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

I would not be able to protect my vehicles from storm. the house doesn't have a garage

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:
(How will this variance alleviate your hardship?)

I will be able to continue to use a covered garage for my vehicles.

Record Property Owner(s): _____

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: Silvia Castillo

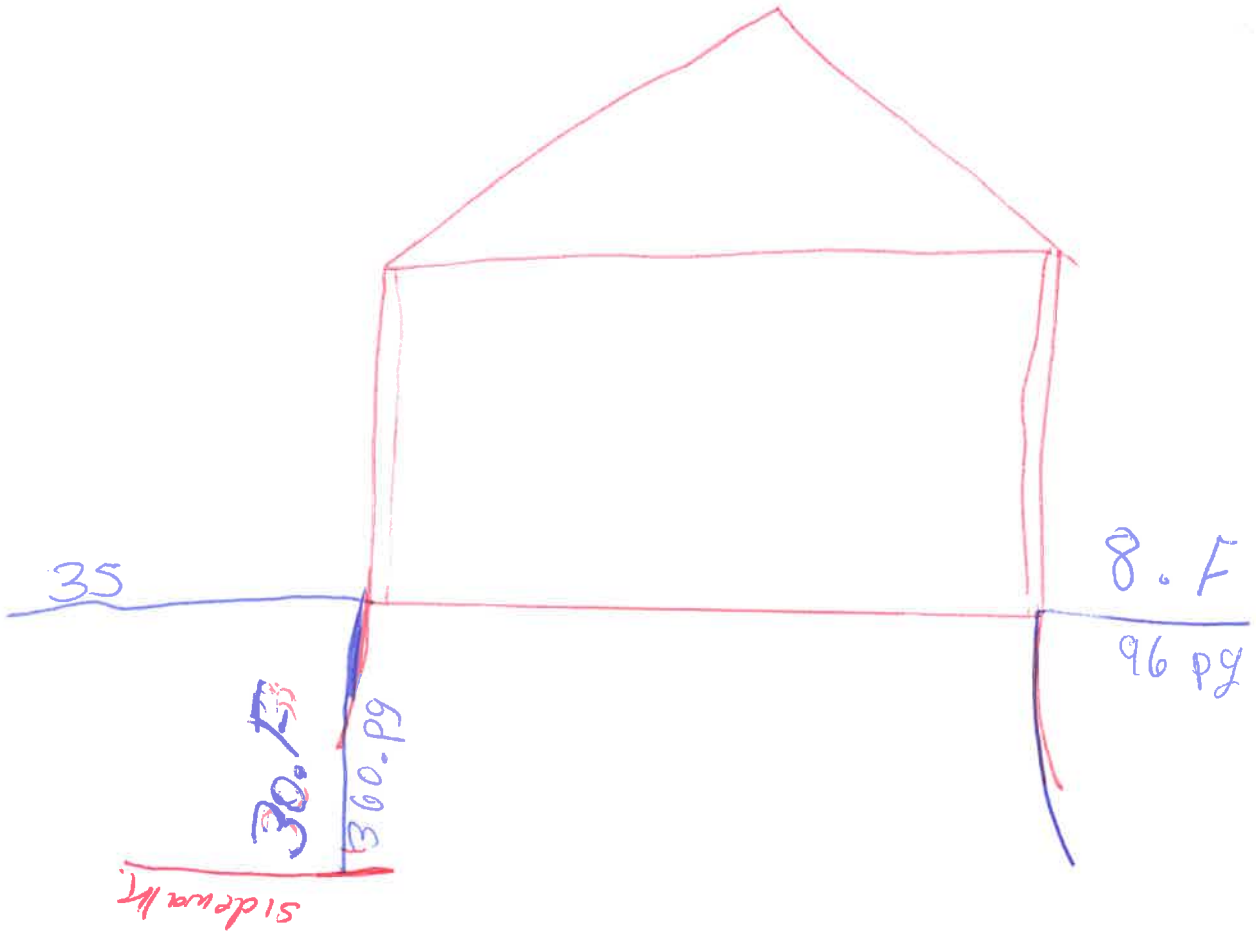
Signature: Silvia C. Date: 2-12-26

* Name of Representative (if applicable): Jose' Castillo.

Signature: Jose' Castillo. Date: 2-12-26

Powered by
Report a map error
1305
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815-25-970-000
815-25-971-000
WILSHIRE DR
WILSHIRE DR
1307 WILSHIRE DR, SP...




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8. F
96 pg
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360. pg
sidewalk

LIST OF ADJACENT PROPERTY OWNERS

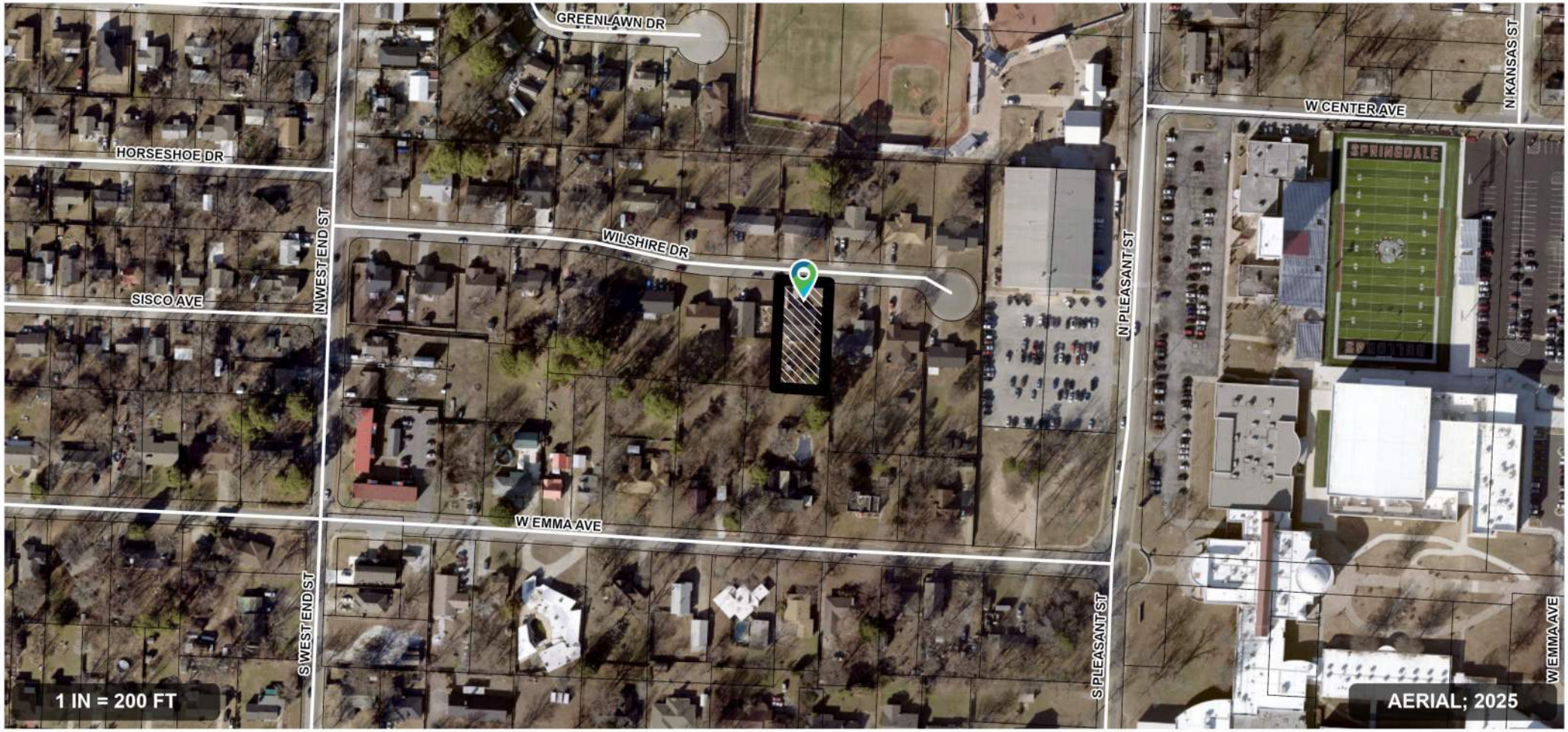
W GENE & CAROLYN TOTTY
1408 W EMMA AVE SPRINGDALE AR 72764-4109

BILLY RAY & JOANN WOODWARD
1305 WILSHIRE DR SPRINGDALE AR 72764-4133

HELEN A CALLISON
1306 WILSHIRE DR SPRINGDALE AR 72764-4116

MEREDITH BAIRD MASHBURN
1401 WILSHIRE DR SPRINGDALE AR 72764

MIRNA I. MARTINEZ
P.O. BOX 6113 Springdale AR 72762



PUBLIC NOTICE

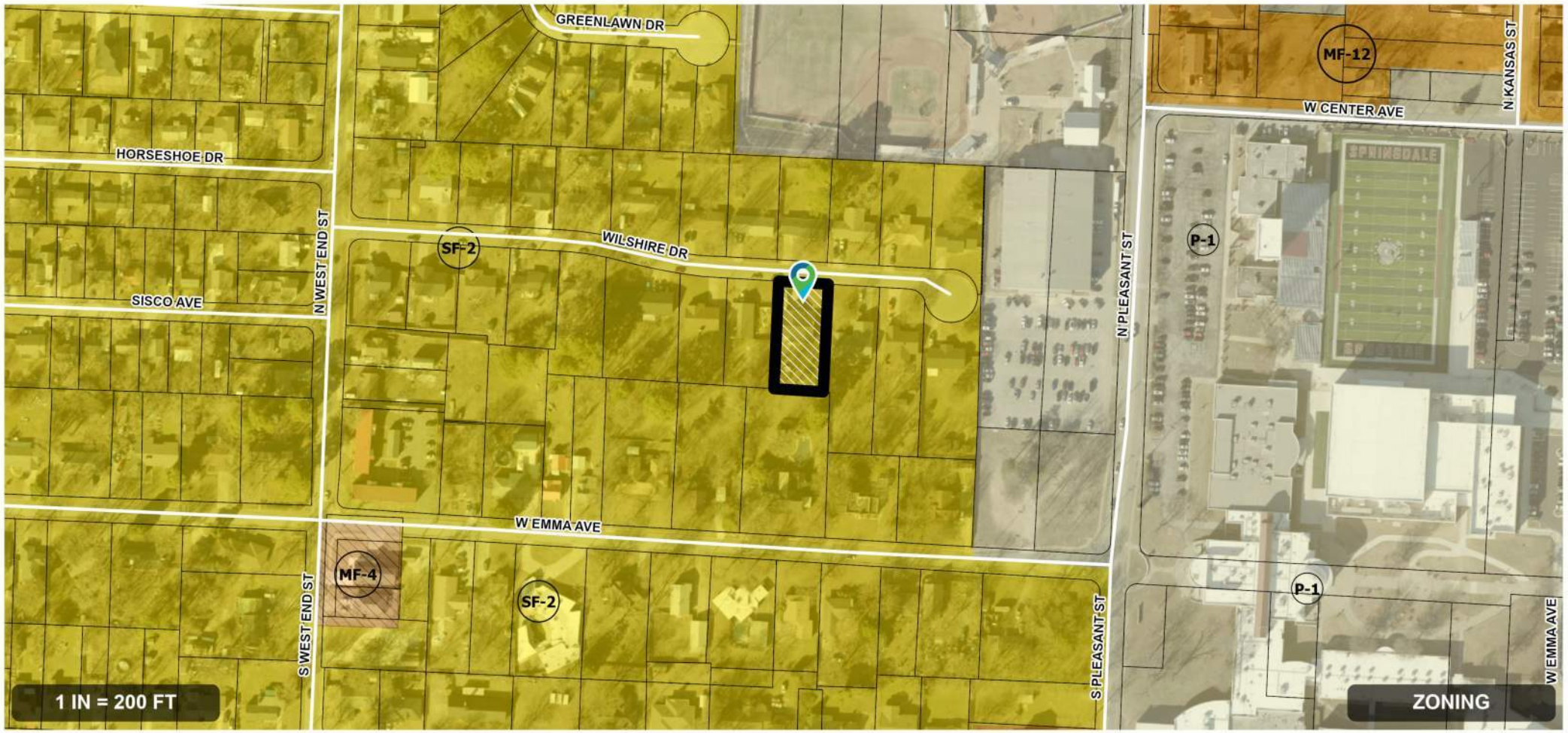
PROJECT AREA

B26-21: Jose Castillo

1307 Wilshire Drive

Variance for Reduction of Front Setback from 30' to 15'

N



PUBLIC NOTICE

PROJECT AREA

B26-21: Jose Castillo

1307 Wilshire Drive

Variance for Reduction of Front Setback from 30' to 15'

N

TABLED PER APPLICANT

SPRINGDALE
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www.SpringdaleAR.gov

Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Eduardo Padilla	Name: Same as Applicant.
E-mail: [redacted]	E-mail:
Address: 9515 Gutensohn Rd Springdale, AR 72762	Address: —
Phone: (479) 287-1470	Phone: —
Site/ Location: 9515 Gutensohn Rd	Current Zoning: O-1
Assessor's Parcel Number(s): 815-26661-000	Rezone Required: N.A
	Total Acreage: —

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

☐ Board of Adjustments
☐ Commercial Design Standards

Application Requirements:

☐ A complete application.
☐ A copy of the warranty deed indicating ownership of property.
☐ A site plan in conformance with Chapter 130, Article 2, Section 13.
☐ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

☐ $75.00

STAFF USE ONLY

Date Application Submitted: 03/03/2026 Project Number: B26-22

Date Accepted as Complete: 03/23/2026 Receipt Number: 1189

TABLED PER APPLICANT

B26-22

Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☑ Representative ☐

Describe your variance request:

Driveway Expansion towards front entrance of home.

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

I would not be able to safely park my vehicle, currently the front is very muddy

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:
(How will this variance alleviate your hardship?)

I would be able to safly park my vehicle.

Record Property Owner(s): _____

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: Edyd Padilla

Signature: Edyd Padilla Date: 3/3/26

Name of Representative (if applicable): _____

Signature: _____ Date: _____


20F
24F
480 SQF
168 SQF
24F
24F
24 SQF

LIST OF ADJACENT PROPERTY OWNERS

MONTGOMERY, LEO DALE LIVING TRUST
607 CRESTWOOD ST SPRINGDALE AR 72762

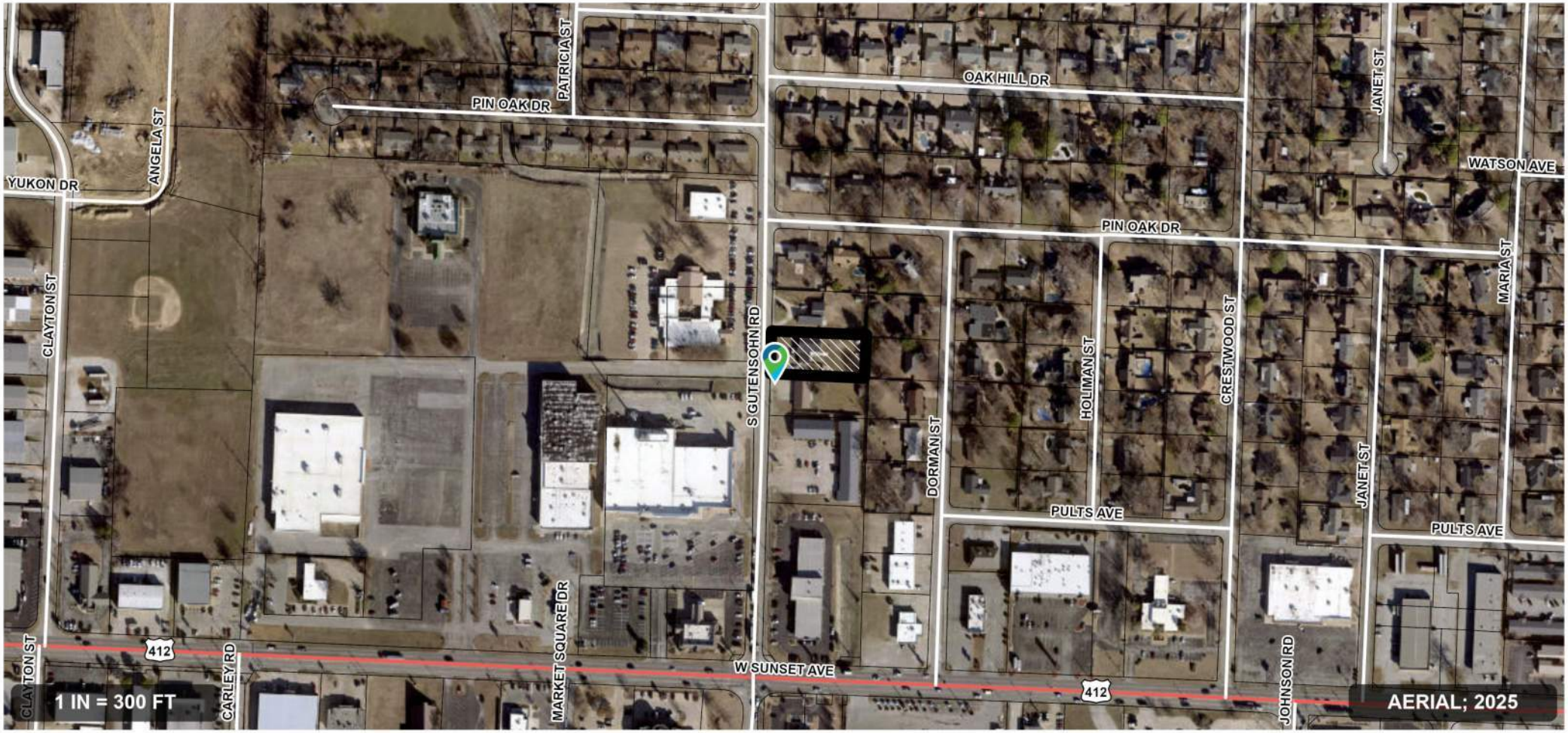
REBEKAH JOY JOHNSON
804 DORMAN ST SPRINGDALE AR 72762

JANE SWENSON TRUST
802 DORMAN ST SPRINGDALE AR 72762-5121

EDYD M PADILLA
951 S GUTENSOHN RD SPRINGDALE AR 72762

CONCORD FOOD STORES LLC
PO BOX 48 SPRINGDALE, AR 72765

JK PROPERTIES OF NWA LLC
PO BOX 1187 SPRINGDALE, AR 72765



PUBLIC NOTICE

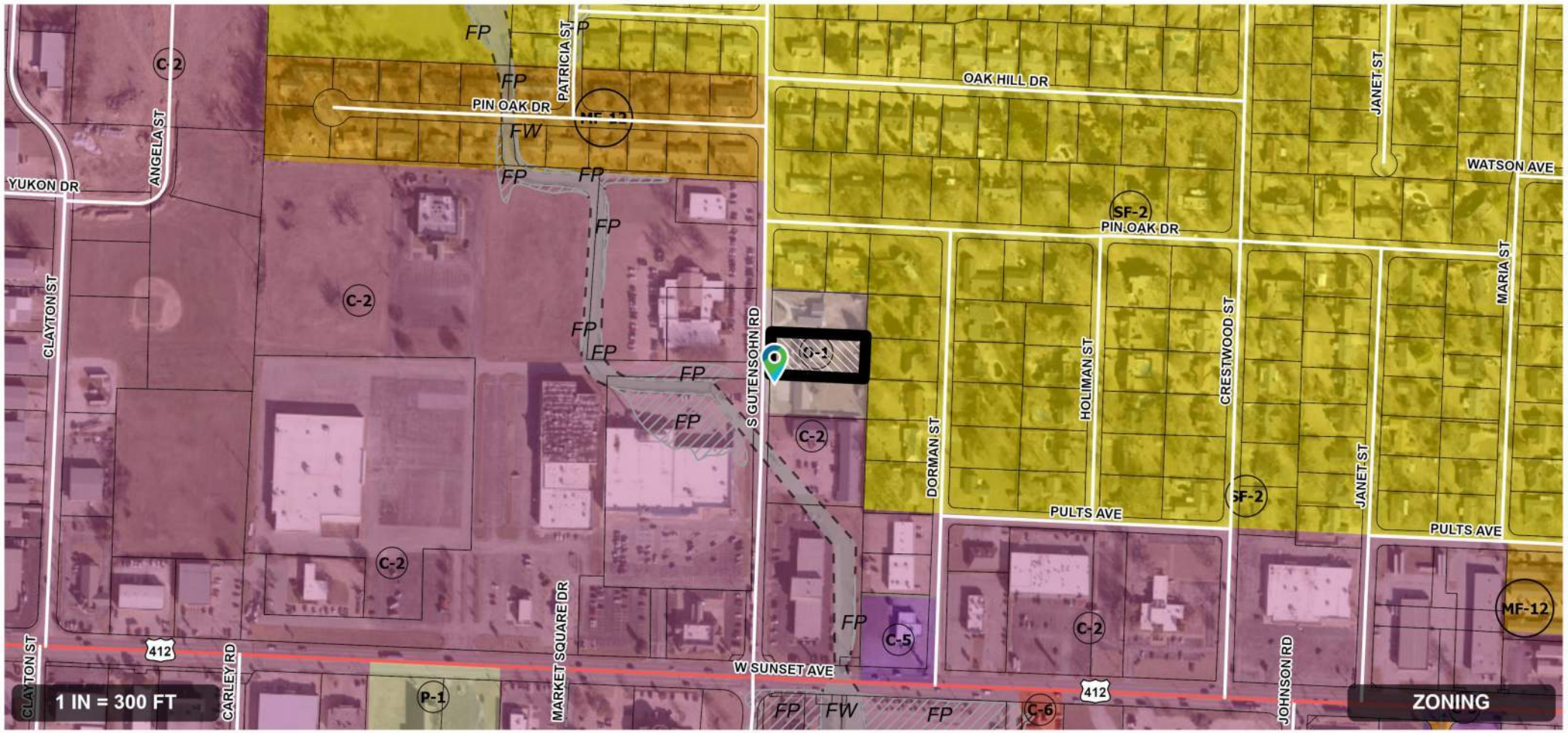
PROJECT AREA

B26-22: Edyd Padilla

951 S. Gutensohn Road

Variance for Driveway Expansion Towards Front Entrance

N



PUBLIC NOTICE

PROJECT AREA

B26-22: Edyd Padilla

951 S. Gutensohn Road

Variance for Driveway Expansion Towards Front Entrance

N

Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Mr. Ryan Gill, PE	Name: Mr. Jason Marietta
E-mail: [redacted]	E-mail: [redacted]
Address: 908 S. Walton Blvd #39 Bentonville, AR 72712	Address: 1500 E. 27th Terrace Pittsburg, Kansas 66762
Phone: 479-530-8433	Phone: 620-704-4663
Site/ Location: 3400 South 48th Street, Springdale Arkansas	Current Zoning: C-2
Assessor's Parcel Number(s): 815-41299-000	Rezone Required: NA
	Total Acreage: 1.0

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

☐ Board of Adjustments
☒ Commercial Design Standards

Application Requirements:

☐ A complete application.
☐ A copy of the warranty deed indicating ownership of property.
☐ A site plan in conformance with Chapter 130, Article 2, Section 13.
☐ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

☐ $75.00

STAFF USE ONLY

Date Application Submitted: 03/06/2026 Project Number: B26-23

Date Accepted as Complete: 03/25/2026 Receipt Number: 1415

Variance Application- Commercial Design Standards

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☐ Representative ☒

Check Item(s) for which Variance is Requested:

☐ **ENTRANCES** – one (1) 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 & 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 the 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 a 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 & COMMUNITY SPACES**

- ☒ Provision of at least two (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 & 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 no attention is attached to the function by the use of screening material.

☐ **FACADES & 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 three (3) elements (color change, texture change, material change).
- ☐ At least one (1) 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 linear feet in building length.

☐ **MATERIALS & COLORS**

- ☐ Predominate exterior materials high quality materials.
- ☐ Façade color – low reflectance, subtle, neutral or earth tone.

☐ **ENTRYWAYS**– three (3) defined, highly visible customer entrance elements.

☒ **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 on all four (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 – 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.

Variance Application – Commercial Design Standards

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR

Indicate person of contact for this request: Applicant ☐ Representative ☒

Describe your variance request:

The site will be used on a temporary, seasonal basis for the retail sale of fireworks during a short summer sales period. The proposed use consists of a temporary structure and associated parking that will only be operational for a limited duration each year. Due to the temporary and seasonal nature of the use, the applicant is requesting relief from the Parking Lot Orientation and Central Features and Community Spaces that are typically intended for permanent, year-round commercial developments.

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

Strict application of the Parking Lot Orientation requirements would impose permanent site development standards on a use that is temporary and seasonal in nature. The requirement for only 60% of the parking to be in the front of the property are not feasable due to the lot and additionally

The requirements for Central Features and Community Spaces are not compatible with a short-term annual operation. Because the fireworks sales operation only occurs during a limited summer season, the site will remain unoccupied for the majority of the year.

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:
(How will this variance alleviate your hardship?)

The requested variance would alleviate the hardship created by applying permanent standards to a temporary, seasonal use. The hardship is not based on preference or convenience, but on the incompatibility between the duration of site occupancy. By granting the variance, the City would allow the property to be used in a manner consistent with its temporary function.

Record Property Owner(s): 620-704-4663

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: Mr. Jason Marietta

Signature: _____ Date: 03/05/2026

Name of Representative (if applicable): Mr. Ryan Gill, PE

Signature: _____ Date: 03/05/2026

Variance Application – Commercial Design Standards

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☐ Representative ☒

Describe your variance request:

The site will be used on a temporary, seasonal basis for the retail sale of fireworks during a short summer sales period. The proposed use consists of a temporary structure and associated parking that will only be operational for a limited duration each year. Due to the temporary and seasonal nature of the use, the applicant is requesting relief from the full landscaping requirements that are typically intended for permanent, year-round commercial developments.

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

Strict application of the landscaping requirements would impose permanent site development standards on a use that is temporary and seasonal in nature. The required installation of entryway, parking lot, perimeter, and foundation landscaping would necessitate irrigation systems, ongoing maintenance, and long-term plant establishment that are not compatible with a short-term annual operation. Because the fireworks sales operation only occurs during a limited summer season, the site will remain unoccupied for the majority of the year. Installing permanent landscaping under these conditions would create a high likelihood of plant loss, deterioration, and noncompliance due to lack of continuous maintenance.

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:
(How will this variance alleviate your hardship?)

The requested variance would alleviate the hardship created by applying permanent landscaping standards to a temporary, seasonal use. The hardship is not based on preference or convenience, but on the incompatibility between the duration of site occupancy and the ongoing maintenance obligations required by the landscaping ordinance.
By granting the variance, the City would allow the property to be used in a manner consistent with its temporary function without imposing permanent improvements that cannot be reasonably maintained outside of the short sales season.

Record Property Owner(s): 620-704-4663

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: Mr. Jason Marietta

Signature: _____ Date: 03/05/2026

Name of Representative (if applicable): Mr. Ryan Gill, PE

Signature: _____ Date: 03/05/2026

Variance Application – Commercial Design Standards

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☐ Representative ☒

Describe your variance request:

The applicant is requesting a variance from the City of Springdale's permanent site lighting requirements, including pedestrian walkway lighting, parking lot lighting, lighting uniformity ratios, and canopy lighting standards.
The proposed use of the property is a temporary, seasonal fireworks retail operation that operates for a short duration during the summer sales period. The site will utilize temporary lighting systems only during hours of operation and will not include permanent lighting infrastructure. Due to the temporary nature of the use, the applicant is requesting relief from the requirements governing permanent lighting fixtures, mounting heights, illumination levels, uniformity ratios, and canopy lighting specifications that are intended for permanent, year-round developments.

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

Strict application of the permanent lighting standards would require the installation of fixed lighting infrastructure designed for continuous, year-round use, including poles, bollards, electrical service, and canopy-mounted fixtures. These improvements are not compatible with a temporary, seasonal operation that is active only for a limited number of days each year.
Requiring permanent lighting to meet minimum footcandle levels, uniformity ratios, and fixture specifications would impose substantial construction and electrical costs for infrastructure that would remain unused and unmaintained for the majority of the year. In addition, maintaining required illumination levels and uniformity ratios outside of the short operating period would be impractical and unnecessary given the site's limited hours of occupancy.
As a result, strict enforcement of the lighting provisions would create an unreasonable burden that restricts the property's ability to be used for its intended temporary commercial purpose.

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:
(How will this variance alleviate your hardship?)

The requested variance would alleviate a hardship by allowing the site to operate with temporary lighting that is proportional to the duration and intensity of the use, rather than requiring permanent lighting infrastructure designed for long-term development.
The hardship arises from the mismatch between the ordinance's permanent lighting standards and the short-term nature of the fireworks sales operation, not from a desire to avoid compliance for convenience.
Granting the variance would allow the applicant to provide adequate lighting during operating hours to ensure safety for customers and staff, while avoiding the installation of permanent lighting systems that would remain unused for most of the year. The variance is limited in scope and applies only to lighting requirements, ensuring the minimum relief necessary to allow reasonable use of the property.

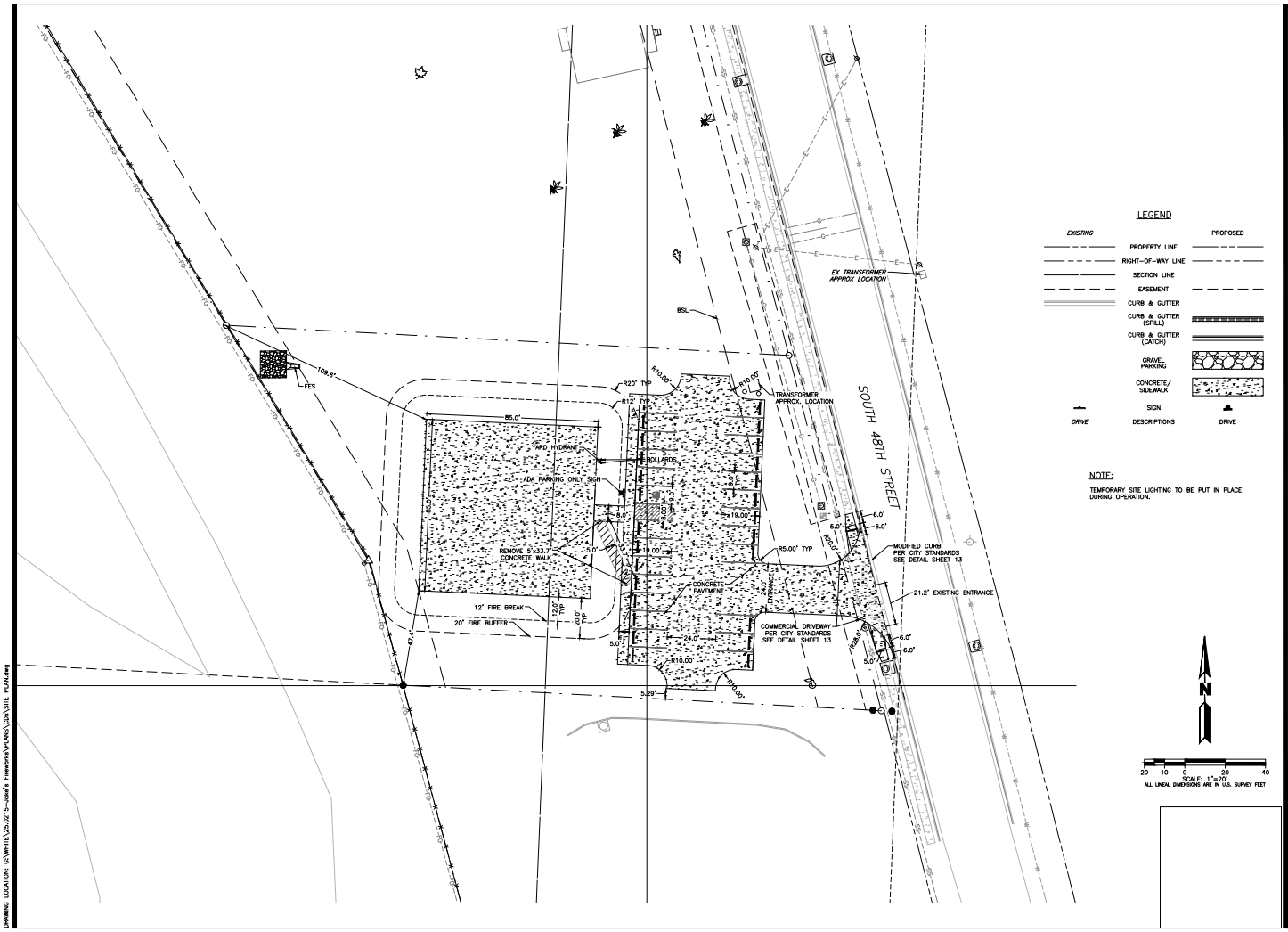
APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information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

Name of Applicant: Jason Marrietta

Signature: _____ Date: 03/05/2026

Name of Representative (if applicable): Ryan Gill, PE

Signature: _____ Date: 03/05/2026



MARTIN/MARTIN
1000 SOUTH WALTON BOULEVARD, SUITE 200, BENTONVILLE, ARKANSAS 72712
479.657.0900 MARTINMARTIN.COM

JAKES FIREWORKS
SOUTH 48TH STREET,
SPRINGDALE ARKANSAS
CONSTRUCTION DOCUMENTS

SITE PLAN

No.	Issue / Revision	Date	Name
1	CONSTRUCTION DOCUMENTS SUBMITTAL	03/02/26	GH

Job Number 25.0215
Project Manager B.MEIS
Design By D.BEJARANO
Drawn By D.BEJARANO
Principal In Charge R.GILL

THE DRAWINGS SHOWN HEREIN INCLUDING ALL TECHNICAL DRAWINGS, SPECIFICATIONS AND COMPUTER FILES ARE THE PROPERTY OF MARTIN/MARTIN, LLC AND SHALL NOT BE USED BY ANY PERSON OR ENTITY FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF MARTIN/MARTIN, LLC. ANY UNAUTHORIZED REUSE OF THESE DRAWINGS WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO MARTIN/MARTIN, LLC. THE VISUAL CONTENT OF THESE DRAWINGS IS COPYRIGHTED MATERIAL.

Sheet Number:
7

PLOT DATE: Thursday, February 26, 2026 3:02 PM LAST SAVED BY: CISBELLE
DRAWING LOCATION: G:\WHITE\25.0215-Jake's Fireworks\PLANS\Cad\SITE PLAN.dwg

Waiver Request

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant (person making request) Name: Mr. Ryan Gill, PE E-mail: [redacted] Address: 908 S. Walton Blvd #39 Bentonville, AR 72712 Phone: 479-530-8433	Site/ Location: 3400 South 48th Street, Springdale Arkansas Assessor's Parcel Number(s): 815-41299-000 Current Zoning: C-2 Waiver Requested: MSP sidewalk widening requirements Total Acreage: 1.0

Please describe your request in detail:

The applicant is requesting a waiver from the City of Springdale's Master Street Plan (MSP) street and sidewalk widening requirements along the property frontage.

The proposed development is a seasonal fireworks retail operation that functions for a limited duration during the summer sales period. Due to the temporary nature and limited intensity of the use, the applicant is requesting relief from the requirement to widen the adjacent street and sidewalk to current MSP standards.

The adjacent property to the south is an existing car wash development that previously received a waiver from the City for sidewalk widening along the same frontage. Granting a similar waiver for this property would maintain consistency in the streetscape condition and avoid creating a partial widening that does not connect to other improvements.

While the applicant is requesting relief from full street and sidewalk widening, ADA-compliant curb ramps will be installed at the site entrance to ensure safe and accessible pedestrian access in compliance with federal and local accessibility standards. The proposed improvements will maintain public safety and accessibility while avoiding isolated infrastructure modifications that would not meaningfully advance the overall Master Street Plan without coordinated improvements to adjacent properties.

The request is limited specifically to the street and sidewalk widening requirements and does not seek relief from other applicable development or safety standards.

If you have any additional comments, please attach additional pages to this document.

STAFF USE ONLY

Date Application Submitted: 3/02/2026 Project Number: W26-13

ADJACENT PROPERTY OWNER MAP

B26-23



1 Parcel # 815-411298-000
LANE, RICHARD & CAROL REVOCABLE TRUS
T
3320 S 48TH ST
Springdale, AR 72762

2 Parcel # 815-29107-272
CITY OF SPRINGDALE

201 N SPRING ST
Springdale, AR 72764

3 Parcel # 815-29107-261
CITY OF SPRINGDALE

201 N SPRING ST
Springdale, AR 72764

4 Parcel # 815-40954-000
CLUB CAR WASH SPRINGDALE 48TH ST LLC

1591 E PRATHERSVILLE RD
Columbia, MO 65202

5 Parcel # 815-40955-000
CLUB CAR WASH SPRINGDALE 48TH ST LLC

1591 E PRATHERSVILLE RD
Columbia, MO 65202

6 Parcel # 815-29107-250
JHT LLC AN ARKANSAS LIMITED

PO BOX 1526
Fayetteville, AR 72702



PUBLIC NOTICE

PROJECT AREA

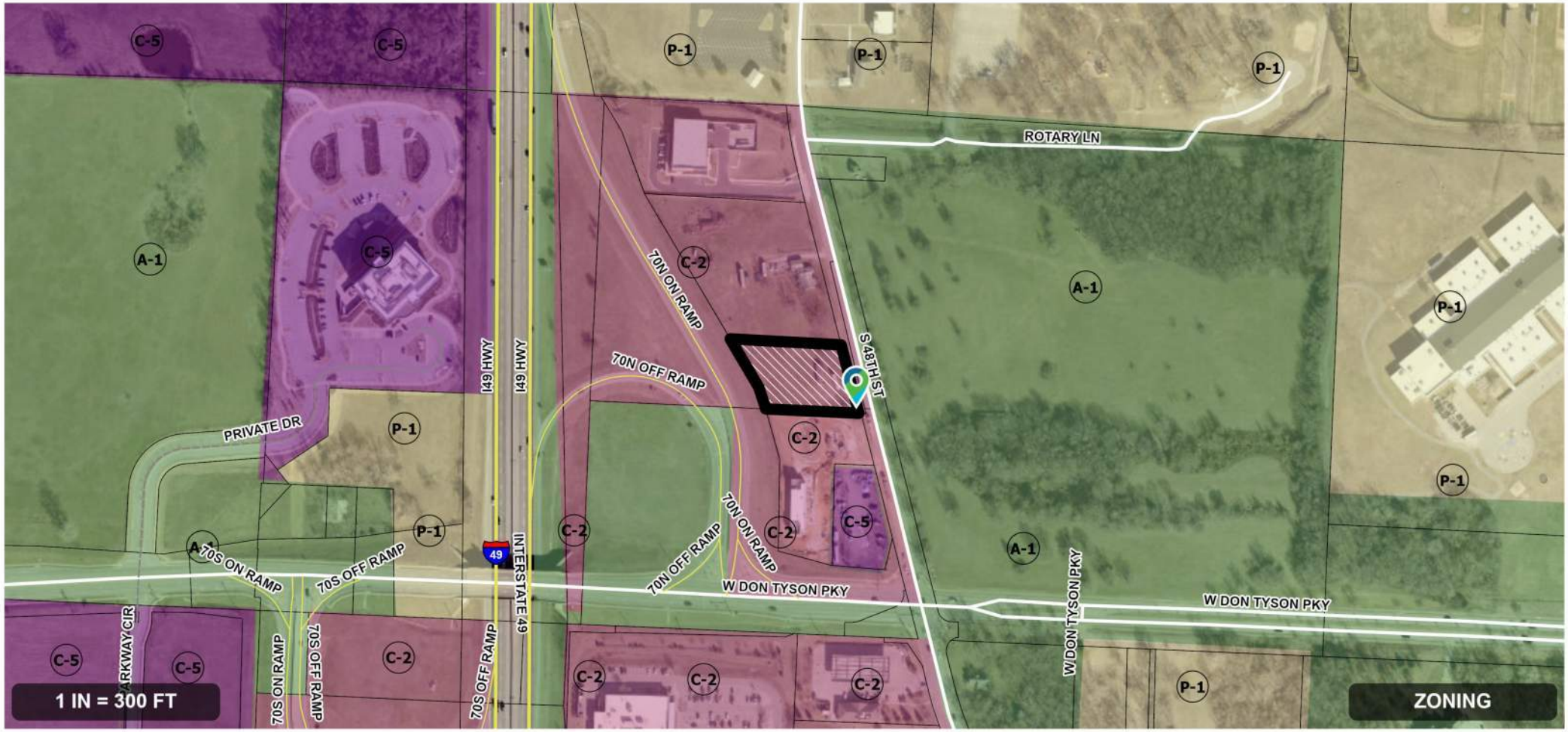
B26-23: Jake's Fireworks

3400 S. 48th Street

Variance from Commercial Design Standards

W26-13: Waiver from Street Improvements on S. 48th Street

N



PUBLIC NOTICE

PROJECT AREA

B26-23: Jake's Fireworks

3400 S. 48th Street

Variance from Commercial Design Standards

W26-13: Waiver from Street Improvements on S. 48th Street

N

TABLED PER APPLICANT

SPRINGDALE
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Connor Threet	Name: Mathias Shopping Centers INC.
E-mail: Connor.Threet@craftontull.com	E-mail: apayable@mathiasproperties.com
Address: 300 N College, Suite 317, Fayetteville, AR 72701	Address: 5571 Bleaux Ave, Suite A, Springdale, AR 72762
Phone: (479)-455-2207	Phone: (479)-530-9320
Site/ Location: Goring. Between Shaver St. & McRay Ave.	Current Zoning: C-2
Assessor's Parcel Number(s): 815-41453-000	Rezone Required: N/A
	Total Acreage: 0.88

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

☒ Board of Adjustments
☐ Commercial Design Standards

Application Requirements:

☒ A complete application.
☒ A copy of the warranty deed indicating ownership of property.
☒ A site plan in conformance with Chapter 130, Article 2, Section 13.
☒ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☒ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☒ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☒ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

☒ $75.00

STAFF USE ONLY

Date Application Submitted: 03/19/2026 Project Number: B26-27

Date Accepted as Complete: _____ Receipt Number: 1737

Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☒ Representative ☐

Describe your variance request:

Requesting variance for a reduction in total parking count. Article 7 in Code of Ordinances of Springdale, Arkansas requires 15 total parking stalls for the proposed development. The proposed development is proposing 13 total parking stalls.

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

While efforts have been made to provide an appropriate amount of parking, the required 15 parking stalls is not possible due to required storm water detention.

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:
(How will this variance alleviate your hardship?)

Approval of this variance would allow the owner to design a parking lot that will meet the anticipated parking needs for this builidng while allowing area for storm water detention.

Record Property Owner(s): Mathias Shopping Centers Inc.

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: Connor Threet

Signature: _____ Date: 03/17/2026

Name of Representative (if applicable): _____

Signature: _____ Date: _____

TABLED PER APPLICANT

SPRINGDALE
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Connor Threet	Name: Mathias Shopping Centers INC.
E-mail: Connor.Threet@craftontull.com	E-mail: apayable@mathiasproperties.com
Address: 300 N College, Suite 317, Fayetteville, AR 72701	Address: 5571 Bleaux Ave, Suite A, Springdale, AR 72762
Phone: (479)-455-2207	Phone: (479)-530-9320
Site/ Location: Goring. Between Shaver St. & McRay Ave.	Current Zoning: C-2
Assessor's Parcel Number(s): 815-41453-000 815-41455-000, 815-41457-000, 815-41459-000	Rezone Required: N/A
	Total Acreage: 3.56 Ac

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

☐ Board of Adjustments
☒ Commercial Design Standards

Application Requirements:

☒ A complete application.
☒ A copy of the warranty deed indicating ownership of property.
☒ A site plan in conformance with Chapter 130, Article 2, Section 13.
☒ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☒ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☒ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☒ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

☒ $75.00

STAFF USE ONLY

Date Application Submitted: 03/19/2026 Project Number: B26-28

Date Accepted as Complete: _____ Receipt Number: 1737

TABLED PER APPLICANT

Variance Application- Commercial Design Standards

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☒ Representative ☐

Check Item(s) for which Variance is Requested:

☐ **ENTRANCES** – one (1) 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 & 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 the 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 a 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 & COMMUNITY SPACES**

- ☐ Provision of at least two (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 & 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 no attention is attached to the function by the use of screening material.

☒ **FACADES & 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.

TABLED PER APPLICANT

☒ **DETAIL FEATURES**

- ☐ Facades include a repeating pattern with no less than three (3) elements (color change, texture change, material change).
- ☐ At least one (1) 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 linear feet in building length.

☒ **MATERIALS & COLORS**

- ☒ Predominate exterior materials high quality materials.
- ☐ Façade color – low reflectance, subtle, neutral or earth tone.

☒ **ENTRYWAYS**– three (3) defined, highly visible customer entrance elements.

☐ **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 on all four (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 – 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.

TABLED PER APPLICANT

Variance Application – Commercial Design Standards

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☒ Representative ☐

Describe your variance request:

Requesting variances for Commercial Design Standards - Section C. Building Design, Sections 1-6. Also, requesting variance for CDS - Section B. Site layout, section 3. Further description of variances requested are attached.

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

This building is designed primarily for industrial warehouse and storage use. While we understand and appreciate the goals of the Commercial Design Standards, certain aspects of those standards are impractical for this building's immediate and future intended use.

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:
(How will this variance alleviate your hardship?)

Approving the requested variances would allow the owner to design a building that is practical for its intended use, while still following the design intent of the Commercial Design Standards to improve the overall aesthetic of this building and the surrounding area.

Record Property Owner(s): Mathias Shopping Centers, Inc.

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: Connor Threet

Signature: _____ Date: 03/17/2026

Name of Representative (if applicable): _____

Signature: _____ Date: _____

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Crafton Tull
architecture | engineering | surveying

300 North College, Suite 317
Fayetteville, AR 72701
479.455.2207
B26-27, B26-28 craftontull.com

March 17, 2026

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

Re: Variance Request
Goring Commercial Lots 1,3,5,7
Northwest of Shaver St. & South of McRay Ave.
CTA Project #: 25302400

To whom it may concern,

The proposed buildings seek to meet the intent of the Commercial Design Standards.

Section B. Site Layout:

Section 3 – The orientation of the proposed parking lots has been designed to most effectively support the intended use of the proposed buildings, ensuring a practical and functional layout for the overall development. With Right of Way at the front of the buildings, and the need for a truck well and loading area, parking locations are placed in the most practical place.

Section C. Building Design:

Section 1 – The proposed exterior walls utilize the primary structural grid spacing to dictate projections that closely follow the max 100’ planar facades. On the primary elevation, 50’ segments are utilized. Where projections do not occur, changes in material and contrasting colors seek to replicate the intent of breaking up the larger façade into more approachable portions. Added landscaping at those areas also softens the larger wall areas through the plants themselves and shadows cast onto the adjacent walls

Section 2 – This section is not applicable due to the single tenant nature of the building. The tenant will utilize the entire building for warehouse type use with a small administration office on one side.

Section 3 – The proposed design of this building utilizes change in materials, colors and landscaping to meet the intent of bringing visual interest to the building. The corners on either end of the primary façade utilize 14’ CMU with a modern trim detail wrapping the edges that then transitions to a high quality metal panel with deep ribs creating a contrast in textures and colors. The entire building utilizes a similar approach of transitioning from smoother portions to highly textured portions that create an approachable façade for a building of this size and nature.

Crafton Tull
architecture | engineering | surveying

300 North College, Suite 317
Fayetteville, AR 72701
479.455.2207
B26-27, B26-28 craftontull.com

Section 4 – Parapets are utilized on the front elevation side facing Goring Street. The side elevations facing north and south have 30 feet of parapet on a 88 feet total depth of the building. There is no parapet on the rear wall facing west. We are utilizing a single slope to exterior gutters and downspouts. There is no roof top equipment on these buildings.

Section 5 – The proposed design utilizes a variety of high quality materials that will compliment and improve upon the surrounding aesthetic of the primarily industrial use of this area. The materials were selected to be attractive yet durable for the function of the building and have been used successfully in many other projects of this type. The colors are neutral and complimentary and when coupled with the shadows due to detailing, landscaping and canopies the façade should blend into the surrounding environment but also improve upon the overall aesthetic of predominantly industrial uses.

Section 6 – The front corners of the structure were designed as the predominant points of interest and to serve as the entrance for employees. The parapets are the highest at these locations and utilize storefront and canopies to delineate those entries from the remainder of the structure.

Sincerely,

Connor Threet, P.E.
Crafton Tull & Associates, Inc.

TABLED PER APPLICANT

Crafton Tull
architecture | engineering | surveying

300 North College, Suite 317
Fayetteville, AR 72701
479.455.2207
B26-27, B26-28 craftontull.com

March 17, 2026

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

Re: Adjacent property Owners
Goring Phase II
Goring Street
CTA Project#: 25302400

To whom it may concern,

I hereby certify that on this date I have made a due and diligent search of the Records in the Assessor's Office for Washington County in order to identify all property owners within a 100 foot-radius of the site currently under review for all associated variance requests, referred to as 'Goring Commercial'.

Attached with this letter is a mailing list of the fourteen (14) individual parcel numbers and corresponding owners that were located on the Washington County Assessor's website and the Washington County GIS Department website.

This certification does not apply to the accuracy of said Assessor's and GIS Departmental Records, only to their listing of the current owner's names and addresses.

Signed: Date: March 17, 2026

Nathaniel J. Cagle, P.S.
Professional Land Surveyor #1944
Crafton Tull & Associates, Inc.

300 North College, Suite 317
Fayetteville, AR 72701
479.455.2207
B26-27, B26-28 craftontull.com

ADJACENT PARCEL OWNERS (Goring Large Scale Development Site):

1. PARCEL 815-29047-000
   BOLING, JOHN L & L MARIE LIVING TRUST
   3346 N BRUSH CREEK CT
   WICHITA, KS 67205

2. PARCEL 815-29045-000
   BOLING, JOHN L & L MARIE LIVING TRUST
   3346 N BRUSH CREEK CT
   WICHITA, KS 67205

3. PARCEL 815-29028-164
   910 SHAVER ST SPRINGDALE LLC
   12757 W HWY 264
   GENTRY AR 72734

4. PARCEL 815-29059-000
   RANKIN, KIPPY & KELLY LIVING
   1002 SHAVER ST
   SPRINGDALE, AR 72762

5. PARCEL 815-21068-000
   VINING HOLDINGS LLC
   314 S GOAD SPRINGS ST
   LOWELL, AR 72745

6. PARCEL 815-29028-163
   SPRINGDALE SHAVER STREET WAREHOUSE LLC
   12200 N STEMMONS FWY STE 100
   DALLAS, TX 75234-5877

7. PARCEL 815-29028-150
   BUCHANAN, LOIS J ROBINSON
   3727 MCRAY AVE
   SPRINGDALE, AR 72762-0600

8. PARCEL 815-29028-140
   BUCHANAN, LOIS J ROBINSON
   3727 MCRAY AVE
   SPRINGDALE, AR 72762-0600

9. PARCEL 815-41461-000
   MATHIAS SHOPPING CENTERS INC
   5571 BLEAUX AVE STE A
   SPRINGDALE AR 72762

300 North College, Suite 317
Fayetteville, AR 72701
479.455.2207
B26-27, B26-28 craftontull.com

10. PARCEL 815-41460-000
    MATHIAS SHOPPING CENTERS INC
    5571 BLEAUX AVE STE A
    SPRINGDALE AR 72762

11. PARCEL 815-41458-000
    MATHIAS SHOPPING CENTERS INC
    5571 BLEAUX AVE STE A
    SPRINGDALE AR 72762

12. PARCEL 815-41456-000
    MATHIAS SHOPPING CENTERS INC
    5571 BLEAUX AVE STE A
    SPRINGDALE AR 72762

13. PARCEL 815-41454-000
    MATHIAS SHOPPING CENTERS INC
    5571 BLEAUX AVE STE A
    SPRINGDALE AR 72762

14. PARCEL 815-35293-000
    MATHIAS SHOPPING CENTERS INC
    5571 BLEAUX AVE STE A
    SPRINGDALE AR 72762

TABLED PER APPLICANT



PUBLIC NOTICE

PROJECT AREA

B26-27: The Goring, Ph II

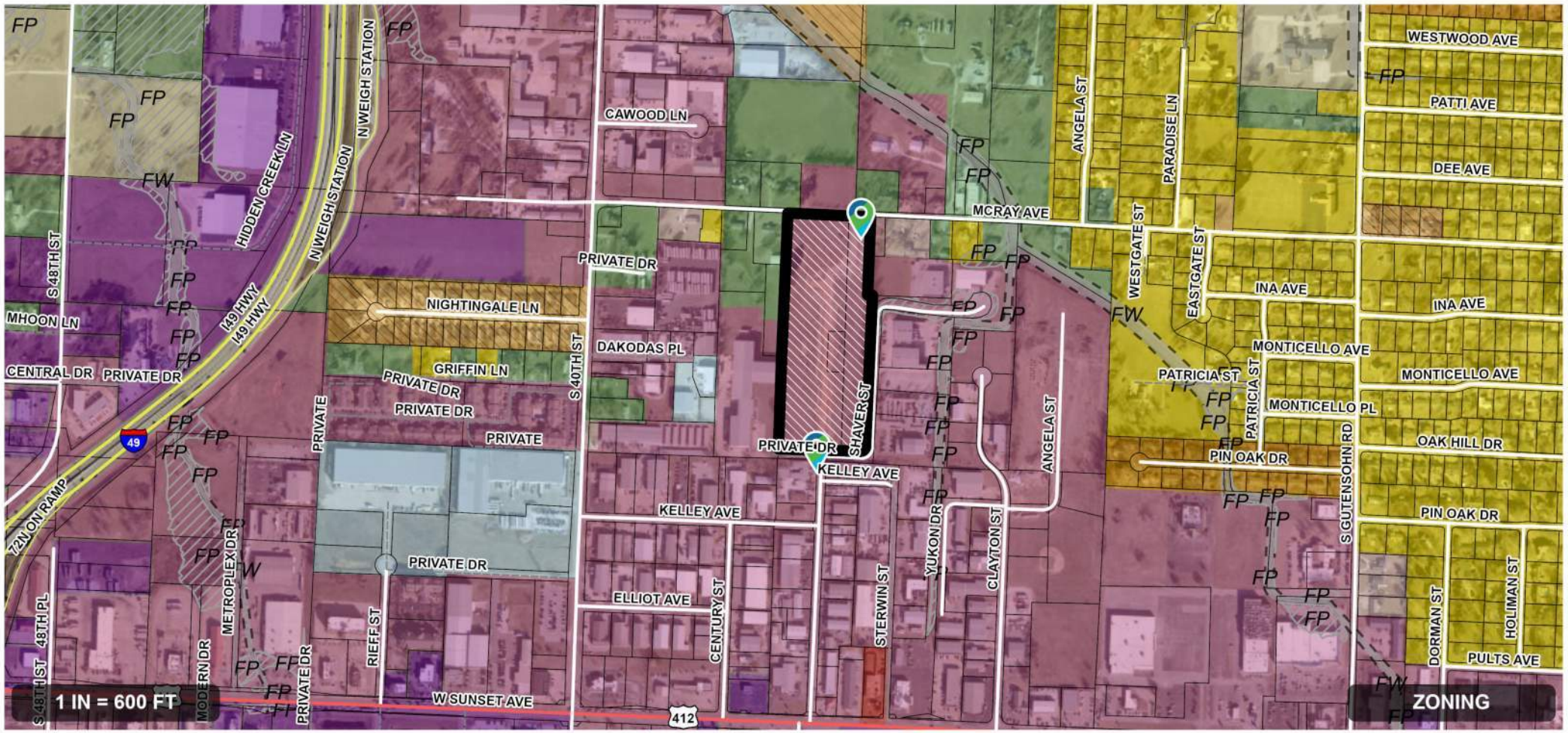
North of Shaver Street & South of McRay Avenue

Variance from Parking Requirements

B26-28: Variance from Commercial Design Standards

N

TABLED PER APPLICANT



PUBLIC NOTICE

PROJECT AREA

B26-27: The Goring, Ph II

North of Shaver Street & South of McRay Avenue

Variance from Parking Requirements

B26-28: Variance from Commercial Design Standards

SPRINGDALE
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Bates & Associates	Name: Arlis & Cornelia Williamson
E-mail: [redacted]	E-mail: [redacted]
Address: 7230 S. Pleasant Ridge Drive	Address: 315 W. AR Highway 264
Fayetteville, AR 72704	Springdale, AR 72764
Phone: 479-442-9350	Phone: 479-466-7447
Site/ Location: 195 W. AR 264 Highway	Current Zoning: SF-1 & A-1
Assessor's Parcel Number(s):	Rezone Required: NA
21-00248-000 & 21-00248-050	Total Acreage: 33.33

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

- [x] Board of Adjustments
- [ ] Commercial Design Standards

Application Requirements:

- [x] A complete application.
- [x] A copy of the warranty deed indicating ownership of property.
- [x] A site plan in conformance with Chapter 130, Article 2, Section 13.
- [x] A list of all adjacent property owners that includes the parcel number, name, and mailing address.
- [x] Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
- [x] Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
- [x] Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

- [ ] $75.00

STAFF USE ONLY

Date Application Submitted: 03/17/2026 Project Number: B26-29

Date Accepted as Complete: 03/27/2026 Receipt Number: 1829

Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☒ Representative ☐

Describe your variance request:

We are requesting a variance to allow an accessory building without an accompanying primary structure.

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

The accessory buildings on this property are existing barns used for farming purposes.

The owners run cattle on the property and use the barns for storing hay & farm equipment

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:
(How will this variance alleviate your hardship?)

Most of this property is zoned A-1 and this is already an existing condition.

The owners still plan on running cattle on the property and the barns are crucial for agricultural purposes.

Record Property Owner(s): Arlis & Cornelia Williamson Trust

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: Andy Hooper w/ Bates & Associates

Signature: _____ Date: 3/11/26

Name of Representative (if applicable): _____

Signature: _____ Date: _____

INFORMAL PLAT

SPRINGDALE PROJECT NUMBER LS26-06

B26-29

ADJACENT LAND OWNERS

1) HARDY, PATRICK WILLIAM
6533 KIMBERLEY PL
SPRINGDALE, AR 72764-8941
PARCEL #21-00638-000
ZONED: SF-2

2) CROW, JAMES L & BRENDA
4532 HICKORY ST
SPRINGDALE, AR 72764-8402
PARCEL #21-00385-000
ZONED: SF-2

3) WILBURN, GARY A & CAROL L
4525 HICKORY ST
SPRINGDALE, AR 72764-8403
PARCEL #21-00354-000
ZONED: SF-2

4) ARKANSAS & MISSOURI RAILROAD COMPANY
306 E EMMA AVE
SPRINGDALE, AR 72764-4628
PARCELS #21-00353-000 & #21-00114-000
ZONED: W-1 & I-1

5) BETHEL CHURCH OF THE NAZARENE INC
153 E AR 264 HWY
SPRINGDALE, AR 72765-0225
ZONED: SF-1 & A-1

6) SECOND NATURE LANDSCAPES INC
144 ABBEY LN
FAYETTEVILLE, AR 72703
PARCEL #21-00246-031
ZONED: C-2

7) KIMBROUGH, TRUST, WILLAIM & ALLISON
144 ABBEY LN
FAYETTEVILLE, AR 72703
PARCEL #21-00246-025
ZONED: C-2

8) CITY OF SPRINGDALE
201 SPRING ST
SPRINGDALE, AR 72764
PARCEL #21-00246-050
ZONED: F-1

9) BUCHHEIT, KEN
4050 N OAK ST
SPRINGDALE, AR 72764-8496
PARCEL #21-00246-060
ZONED: A-1

10) HUFFMAN, DIANE
2711 CYPRESS POINT DR
BENTON, AR 72019
PARCEL #21-00246-075
ZONED: A-1

11) REASLEY LIVING TRUST - RARDIN, LIA & MURPHY, VICKIE M
7525 RAMBLER RD STE 930
PARCEL #21-00249-015
ZONED: SF-1

12) PLUM CREEK RENTALS LLC
PO BOX 1194
FAYETTEVILLE, AR 72702
PARCELS #21-02259-000, #21-02261-000, #21-02262-000, #21-02263-000, #21-02264-000, #21-02265-000, #21-02266-000, #21-02284-000, #21-02285-000 & #21-02286-000
ZONED: SF-3

13) TORRES-ROMAS, MARION ALBERTO
4014 FERNS VALLEY LOOP
SPRINGDALE, AR 72764
PARCEL #21-02280-000
ZONED: SF-3

14) RAMIREZ, ANGIE
4337 FERNS VALLEY LOOP
SPRINGDALE, AR 72764
PARCEL #21-02278-000
ZONED: SF-3

15) MEJIA, DAVID E HERNANDEZ
4343 FERNS VALLEY LOOP
SPRINGDALE, AR 72764
PARCEL #21-02279-000
ZONED: SF-3

16) LIBRADO, NEFTALI LOBATON
4361 FERNS VALLEY LOOP
SPRINGDALE, AR 72764
PARCEL #21-02280-000
ZONED: SF-3

17) LEONARD, MELODY A
4375 FERNS VALLEY LOOP
SPRINGDALE, AR 72764
PARCEL #21-02281-000
ZONED: SF-3

18) TRUJILLO, FABIANA
4395 FERNS VALLEY LOOP
SPRINGDALE, AR 72764-8250
PARCEL #21-02282-000
ZONED: SF-3

19) PORTILLO, JAQUELINE CAMPOS & PORTILLO, MARIA J
4417 FERNS VALLEY LOOP
SPRINGDALE, AR 72764
PARCEL #21-02285-000
ZONED: SF-3

20) HOOKS, WILMA J
491 W AR 264 HWY
SPRINGDALE, AR 72764
PARCEL #21-02248-041
ZONED: SF-1

21) MARTINEZ, MARIA DEL CARMEN
435 W AR 264 HWY
SPRINGDALE, AR 72764
PARCEL #21-02248-045
ZONED: SF-1

22) ZAMUDIO, NORMA A
389 W AR 264 HWY
SPRINGDALE, AR 72764
PARCEL #21-02248-037
ZONED: SF-1

23) DODSON, CHRIS B & STEPHANIE LYNN
315 W AR 264 HWY
SPRINGDALE, AR 72764-8097
PARCEL #21-02248-030
ZONED: SF-1

FIELD WORK:
JANUARY 6, 7, & 9, 2026

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE
NAD83(2011) HORIZONTAL DATUM

REFERENCE DOCUMENTS:
1) FINAL PLAT OF FERN'S VALLEY SUBDIVISION FILED IN BOOK 2008 AT PAGE 174
2) PLAT OF SURVEY FILED IN BOOK 2004 AT PAGE 0527
3) PLAT OF SURVEY FILED IN BOOK 203 AT PAGE 23
4) PLAT OF SURVEY FILED IN BOOK 2011 AT PAGE 23
5) PLAT OF SURVEY FILED IN BOOK P4 AT PAGE 279
6) PLAT OF SURVEY FILED IN BOOK 5 AT PAGE 222
7) PLAT OF SURVEY FILED IN BOOK 207 AT PAGE 018
8) PLAT OF SURVEY FILED IN BOOK P2 AT PAGE 021
9) PLAT OF SURVEY FILED IN BOOK 2004 AT PAGE 150
10) FINAL PLAT OF ROYAL CREST ESTATES FILED IN BOOK 19 AT PAGE 33
11) AHTD RIGHT-OF-WAY MAP JOB #060284 FILED AS STATE SURVEY 20170224821
12) WARRANTY DEED FILED IN BOOK 2016 AT PAGE 4492
13) WARRANTY DEED FILED IN BOOK LS026 AT PAGE 16934
14) BENEFICIARY DEED FILED IN BOOK LS024 AT PAGE 01599

PROPERTY ZONED:
SF-1 (LOW DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT)
A-1 (AGRICULTURE DISTRICT)

BUILDING SETBACKS (PER A-1 ZONING):

FRONT	50ft
SIDE	20ft
CORNER	20ft (INTERIOR) 35ft (EXTERIOR)
REAR	35ft

BUILDING SETBACKS (PER SF-1 ZONING):
ONE-FAMILY:

FRONT	30ft
SIDE	6ft 08ft (INTERIOR)
CORNER	30ft (EXTERIOR)
REAR	20ft

ZERO-LOT LINE:

FRONT	30ft
SIDE	16ft 16ft (INTERIOR)
CORNER	30ft (EXTERIOR)
REAR	20ft

PLAT NOTES:
1) RECORD (R) BEARINGS AND DISTANCES CANNOT BE SHOWN DUE TO THE NATURE OF THE LEGAL DESCRIPTION GIVEN IN WARRANTY DEED LS024-16836.

2) SOME FEATURES AND/OR SYMBOLS ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR VISUAL CLARITY.

3) THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES, GIS, AND/OR UTILITY MAPS PROVIDED BY LOCAL UTILITY COMPANIES. NOT ALL UTILITY COMPANIES MAY HAVE RESPONDED TO OUR REQUEST FOR MAPS AND/OR INFORMATION. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION OR DESIGN. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.

FLOOD CERTIFICATION:
A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANEL #05007C0435J DATED 08/ 28/ 2007)

CITY OF SPRINGDALE APPROVAL FOR RECORDING:

_____ _____
DATE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION

TOTAL ACREAGE PARCELS
#21-00248-000
#21-00248-025
#21-00248-050
33.82 ACRES +/-

NW CORNER NE1/4, NW1/4 SECTION 24 T-18-N, R-30-W COMPUTED PER FINAL PLAT OF FERN'S VALLEY SUBDIVISION (2008-174)

NE CORNER NE1/4, NW1/4 SECTION 24 T-18-N, R-30-W COMPUTED PER SURVEY 2004-0527

SW CORNER NE1/4, NW1/4 SECTION 24 T-18-N, R-30-W

SE CORNER NE1/4, NW1/4 SECTION 24 T-18-N, R-30-W COMPUTED PER SURVEY 2004-0527 & AHTD JOB #060284 N: 6859015.84 E: 6864668.81

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 85°35'47" W	1.40'
L2	S 52°20'47" W	38.46'
L3	N 85°35'58" E	21.31'
L4	S 84°42'29" E	36.07'
L5	N 04°43'37" E	80.61'
L6	N 68°42'14" E	49.30'
L7	N 68°42'14" E	61.70'
L8	S 88°09'29" E	95.43'

HICKORY STREET

WEST ARKANSAS HIGHWAY #264
56' ASPHALT - R/W VARIES PER AHTD JOB #060284

SEE CORNER DETAIL #1*

SEE CORNER DETAIL #2*

TRACT 1
PARCEL #21-00248-000
18.50 ACRES +/- (PREV.)
1.88 ACRES +/- (ADJ.)

TRACT 2
PARCEL #21-00248-025
0.79 ACRES +/- (PREV.)
0.49 ACRES +/- (ADJ.)

TRACT 3
PARCEL #21-00248-050
14.52 ACRES +/- (PREV.)
32.25 ACRES +/- (ADJ.)

EXISTING BUILDING

EXISTING HOUSE

GRAVEL DRIVE

CAP #1204
CAP #1519
CAP #1264

1/2" REBAR S 87°44'42" E 0.34' FROM POINT ON LINE (N.T.S.)

1/2" REBAR N 87°39'12" W 0.36' FROM POINT ON LINE (N.T.S.)

EAST LINE OF FERN'S VALLEY SUBDIVISION (2008-174)

PARCEL #21-02248-045 NOT A PART OF THIS SURVEY

PARCEL #21-02248-037 NOT A PART OF THIS SURVEY

LINE REMOVED PER THIS PLAT

ZONE A

ZONING LINE APPROX. LOC.

ZONED SF-1
ZONED A-1

FLOODPLAIN - APPROX. LOC.

8" SEWER - APPROX. LOC.

24" WATER APPROX. LOC.

POB PREVIOUS TRACT 2

POB PREV. TRACT 2 & ADJ. TRACT 1

POB PREV. TRACT 1 & ADJ. TRACT 3

POC

CORNER DETAIL #1 (N.T.S.)

CORNER DETAIL #2 (N.T.S.)

VICINITY MAP

VICINITY MAP NOT TO SCALE

SURVEY DESCRIPTIONS:

PREVIOUS TRACT 1 (PARCEL #21-00248-000):
A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR MARKING THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE ALONG THE SOUTH LINE THEREOF N87°21'37"W 662.25'; THENCE LEAVING SAID SOUTH LINE N02°18'02"E 1020.70' TO THE SOUTH LINE OF PLAT OF SURVEY FILED IN BOOK 2011 AT PAGE 23 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS; THENCE ALONG THE SOUTH AND EAST LINES OF SAID SURVEY THE FOLLOWING: S89°36'31"E 44.28' TO AN EXISTING FENCE CORNER POST, S87°42'28"E 106.95' TO AN EXISTING FENCE CORNER POST, S87°40'18"E 139.18' TO AN EXISTING FENCE CORNER POST, N02°38'47"E 48.70' TO AN EXISTING FENCE CORNER POST, S87°35'27"E 124.88' TO AN EXISTING REBAR, N01°41'35"W 111.20' TO THE SOUTH RIGHT-OF-WAY OF ARKANSAS HIGHWAY #264, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: S87°42'54"E 51.76' TO AN EXISTING RIGHT-OF-WAY MONUMENT, N87°25'42"E 261.72' TO AN EXISTING RIGHT-OF-WAY MONUMENT, N87°21'04"E 140' TO THE EAST LINE OF SAID FORTY ACRE TRACT; THENCE ALONG SAID EAST LINE S02°20'47"W 1273.32' TO THE POINT OF BEGINNING, CONTAINING 18.50 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

ADJUSTED TRACT 1:
A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT AN EXISTING REBAR MARKING THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE ALONG THE EAST LINE N02°20'47"E 1273.32' TO THE SOUTH RIGHT-OF-WAY OF WEST ARKANSAS HIGHWAY #264, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: S87°21'04"W 140' TO AN EXISTING RIGHT-OF-WAY MONUMENT, N87°25'42"W 261.72' TO AN EXISTING RIGHT-OF-WAY MONUMENT, N87°42'54"W 51.76' TO THE EAST LINE AS SHOWN PER SURVEY FILED IN BOOK 2011 AT PAGE 23 IF THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS MARKING THE TRUE POINT OF BEGINNING AND RUNNING; THENCE ALONG THE EAST AND SOUTH LINES OF SAID SURVEY THE FOLLOWING: S01°41'35"E 111.20' TO AN EXISTING REBAR, N87°35'27"W 124.60' TO AN EXISTING FENCE CORNER POST, S02°59'46"W 48.70' TO AN EXISTING FENCE CORNER POST, N87°40'31"W 139.18' TO AN EXISTING FENCE CORNER POST, THENCE LEAVING SAID SURVEY LINE N89°54'32"W 155.20' TO THE WEST RIGHT-OF-WAY OF WEST ARKANSAS HIGHWAY #264, THENCE ALONG SAID RIGHT-OF-WAY S87°42'54"E 243.83' TO THE POINT OF BEGINNING, CONTAINING 0.79 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PREVIOUS TRACT 2 (PARCEL #21-00248-025):
A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT AN EXISTING REBAR MARKING THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE ALONG THE EAST LINE N02°20'47"E 1273.32' TO THE SOUTH RIGHT-OF-WAY OF WEST ARKANSAS HIGHWAY #264, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: S87°13'58"W 1.40' TO AN EXISTING RIGHT-OF-WAY MONUMENT, N85°35'40"W 261.72' TO AN EXISTING RIGHT-OF-WAY MONUMENT, N87°42'54"W 51.76' TO THE EAST LINE AS SHOWN PER SURVEY FILED IN BOOK 2011 AT PAGE 23 IF THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS MARKING THE TRUE POINT OF BEGINNING AND RUNNING; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG SAID EAST LINE S01°41'35"E 111.20' TO AN EXISTING REBAR, N87°35'27"W 124.60' TO AN EXISTING FENCE CORNER POST, S02°59'46"W 48.70' TO AN EXISTING FENCE CORNER POST, N87°40'31"W 139.18' TO AN EXISTING FENCE CORNER POST, THENCE LEAVING SAID SURVEY LINE N89°54'32"W 155.20' TO THE WEST RIGHT-OF-WAY OF WEST ARKANSAS HIGHWAY #264, THENCE ALONG SAID RIGHT-OF-WAY S87°42'54"E 243.83' TO THE POINT OF BEGINNING, CONTAINING 0.79 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

ADJUSTED TRACT 2:
A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT AN EXISTING REBAR MARKING THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE ALONG THE EAST LINE N02°20'47"E 1273.32' TO THE SOUTH RIGHT-OF-WAY OF WEST ARKANSAS HIGHWAY #264, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: S87°13'58"W 1.40' TO AN EXISTING RIGHT-OF-WAY MONUMENT, N85°35'40"W 261.72' TO AN EXISTING RIGHT-OF-WAY MONUMENT, N87°42'54"W 207.27' TO THE TRUE POINT OF BEGINNING AND RUNNING; THENCE LEAVING SAID RIGHT-OF-WAY S01°58'52"E 158.58' TO AN EXISTING FENCE CORNER POST; THENCE S87°40'18"E 103.68' TO AN EXISTING FENCE CORNER POST, THENCE N89°54'52"E 159.20' TO THE SOUTH RIGHT-OF-WAY OF WEST ARKANSAS HIGHWAY #264, THENCE ALONG SAID RIGHT-OF-WAY S87°42'54"E 128.31' TO THE POINT OF BEGINNING, CONTAINING 0.49 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PREVIOUS TRACT 3 (PARCEL #21-00248-050):
A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID FORTY ACRE TRACT WHICH IS N87°21'37"W 662.25' FROM AN EXISTING REBAR MARKING THE SOUTHEAST CORNER THEREOF AND RUNNING THENCE ALONG SAID SOUTH LINE N87°21'37"W 662.25' TO AN EXISTING REBAR MARKING THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT, THENCE ALONG THE WEST LINE THEREOF AND THE EAST LINE OF FERN'S VALLEY SUBDIVISION AS SHOWN ON THE FINAL PLAT THEREOF FILED IN BOOK 2008 AT PAGE 174 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, N02°18'02"E 1020.70' TO THE SOUTH LINE AS DESCRIBED IN BENEFICIARY DEED OF RECORD IN BOOK LS024 AT PAGE 01599 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS; THENCE ALONG SAID SOUTH DEED LINE S87°03'52"E 157.59' TO THE WEST LINE AS SHOWN PER SURVEY FILED IN BOOK 5 AT PAGE 222 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS; THENCE ALONG SAID WEST LINE S02°44'10"W 1019.46' TO AN EXISTING REBAR ON THE SOUTH LINE OF SAID SURVEY, THENCE ALONG SAID SOUTH LINE S87°13'13"E 149.47' TO AN EXISTING REBAR ON THE EAST LINE OF SAID SURVEY; THENCE ALONG SAID EAST LINE S02°11'42"W 601.80' TO THE SOUTH LINE AS SHOWN PER SURVEY FILED IN BOOK P4 AT PAGE 279 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, THENCE ALONG SAID SOUTH LINE S87°39'58"E 155.80' TO AN EXISTING REBAR ON THE SOUTH LINE OF SAID SURVEY; THENCE LEAVING SAID SOUTH LINE S02°05'02"W 1026.78' TO THE POINT OF BEGINNING, CONTAINING 14.52 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

ADJUSTED TRACT 3:
A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID FORTY ACRE TRACT WHICH IS N87°21'37"W 662.25' FROM AN EXISTING REBAR MARKING THE SOUTHEAST CORNER THEREOF AND RUNNING THENCE ALONG SAID SOUTH LINE N87°21'37"W 662.25' TO AN EXISTING REBAR MARKING THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT, THENCE ALONG THE WEST LINE THEREOF AND THE EAST LINE OF FERN'S VALLEY SUBDIVISION AS SHOWN ON THE FINAL PLAT THEREOF FILED IN BOOK 2008 AT PAGE 174 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, N02°18'02"E 1018.68' TO THE SOUTH LINE AS DESCRIBED IN BENEFICIARY DEED FILED IN BOOK LS024 AT PAGE 01599 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS; THENCE ALONG SAID SOUTH DEED LINE S87°03'52"E 157.59' TO THE WEST LINE AS SHOWN PER SURVEY FILED IN BOOK 5 AT PAGE 222 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS; THENCE ALONG SAID WEST LINE S02°44'10"W 1019.46' TO AN EXISTING REBAR ON THE SOUTH LINE OF SAID SURVEY, THENCE ALONG SAID SOUTH LINE S87°13'13"E 149.47' TO AN EXISTING REBAR ON THE EAST LINE OF SAID SURVEY; THENCE ALONG SAID EAST LINE S02°11'42"W 601.80' TO THE SOUTH LINE AS SHOWN PER SURVEY FILED IN BOOK P4 AT PAGE 279 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, THENCE LEAVING SAID SURVEY LINE S89°39'58"E 155.80' TO AN EXISTING REBAR; THENCE CONTINUING ALONG SAID SURVEY LINE S89°54'32"E 159.20' TO AN EXISTING REBAR, THENCE N01°41'04"E 154.32' TO AN EXISTING REBAR, THENCE N01°41'39"W 111.20' TO THE SOUTH RIGHT-OF-WAY OF WEST ARKANSAS HIGHWAY #264, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: S87°42'54"E 51.76' TO AN EXISTING RIGHT-OF-WAY MONUMENT, S87°25'42"E 261.72' TO AN EXISTING RIGHT-OF-WAY MONUMENT, N87°21'04"E 1.40' TO THE EAST LINE OF SAID FORTY ACRE TRACT, THENCE ALONG SAID EAST LINE S02°20'47"W 1273.32' TO THE POINT OF BEGINNING, CONTAINING 32.25 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

SPRINGDALE TRANSMITTAL, OWNERSHIP AND ORDINANCE:
WE, THE UNDERSIGNED OWNERS, REPRESENTING ONE HUNDRED PERCENT (100%) OWNERSHIP OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE FOR PUBLIC OWNERSHIP, ALL STREETS AND ALLEYS AS SHOWN ON THIS PLAT FOR PUBLIC BENEFIT AS PRESCRIBED BY LAW. THE OWNERS ALSO DEDICATE TO THE CITY OF SPRINGDALE AND TO THE PUBLIC, UTILITY COMPANIES (INCLUDING ANY CABLE TELEVISION COMPANY HOLDING A FRANCHISE GRANTED BY THE CITY OF SPRINGDALE) THE EASEMENTS AS SHOWN ON THIS PLAT FOR THE PURPOSE OF INSTALLATION OF NOW FACILITIES AND THE REPAIR OF EXISTING FACILITIES. ALSO ESTABLISHED HEREBY IS THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS, THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN SAID EASEMENTS, AND THE RIGHT TO REMOVE OR TRIM TREES WITHIN SAID EASEMENTS.

_____
DATE ARLIS WILLIAMSON

_____
DATE CORNELIA WILLIAMSON

_____
DATE MELANIE SCOTT (WILLIAMSON)

STATE OF ARKANSAS
COUNTY OF _____
SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

PROPERTY OWNERS:
1) MELANIE RHEA WILLIAMSON
275 W AR 264 HWY
SPRINGDALE, AR 72764
PARCEL #21-00248-025

2) ARLIS & CORNELIA WILLIAMSON TRUST
315 W AR 264 HWY
SPRINGDALE, AR 72764
PARCELS #21-00248-000 & #21-00248-050

RECORDING NUMBER/DATE

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#335

Location Map:

R-30-W
24
N 18-1

0' 80' 160' 240'
GRAPHIC SCALE (IN FEET)
1 Inch = 80ft.

STATE RECORDING NUMBER:
500-169-3(06)-0(24-01)-04-1502

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 9TH DAY OF JANUARY, 2026.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1468

DRAFT

DATE:

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.

LEGEND:
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

BATES & ASSOCIATES, INC.
Engineers • Surveyors
7225 S. Razorback Rd • Fayetteville, Arkansas 72704 • (479)443-5050

FOR USE AND BENEFIT OF:
RONNIE SCOTT

PROJECT NO.	LS26-06
SCALE:	1"=80'
SURVEYED:	TH
DRAWN:	MH
CHECKED:	MH
REVIEWED:	CRA #1335

LOCATION: N. 1/2 SEC. 24, T-18-N, R-30-W
TRACT(S): 1, 2, & 3

DRAWING B26-29 PLA

BATES
Engineers · Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

RE: LIST OF ADJACENT PROPERTY OWNERS FOR PARCELS #21-00248-000 & #21-00248-050

1) HARDY, PATRICK WILLIAM
4531 KIMBERLEY PL
SPRINGDALE, AR 72764-8041
PARCEL #21-00630-000

2) CROW, JAMES L & BRENDA
4532 HICKORY ST
SPRINGDALE, AR 72764-8402
PARCEL #21-00365-000

3) WELBORN, GARY A & CAROL L
4525 HICKORY ST
SPRINGDALE, AR 72764-8403
PARCEL #21-00354-000

4) ARKANSAS & MISSOURI RAILROAD COMPANY
306 E EMMA AVE
SPRINGDALE, AR 72764-4628
PARCELS #21-00353-000 & #21-00114-000

5) BETHEL CHURCH OF THE NAZARENE INC
153 E AR 264 HWY
SPRINGDALE, AR 72765-0225

6) SECOND NATURE LANDSCAPES INC
144 ABBEY LN
FAYETTEVILLE, AR 72703
PARCEL #21-00246-031

7) KIMBROUGH, TRUST, WILLAIM & ALLISON
144 ABBEY LN
FAYETTEVILLE, AR 72703
PARCEL #21-00246-025

8) CITY OF SPRINGDALE
201 SPRING ST
SPRINGDALE, AR 72764
PARCEL #21-00246-050

9) BUCHHEIT, KEN
4090 N OAK ST

SPRINGDALE, AR 72764-8496
PARCEL #21-00246-060

10) HUFFMAN, DIANE
2711 CYPRESS POINT DR
BENTON, AR 72019
PARCEL #21-00246-075

11) BEASLEY LIVING TRUST - RARDIN, LIA & MURPHY, VICKIE M
7557 RAMBLER RD STE 930
DALLAS, TX 75231
PARCEL #21-00249-015

12) FLINT CREEK RENTALS LLC
PO BOX 1194
FAYETTEVILLE, AR 72702
PARCELS #21-02259-000, #21-02261-000, #21-02262-000,
#21-02263-000, #21-02264-000, #21-02265-000, #21-02266-000,
#21-02284-000, #21-02285-000 & #21-02286-000

13) TORRES-ROMAS, MARION ALBERTO
4014 FERNS VALLEY LOOP
SPRINGDALE, AR 72764
PARCEL #21-02260-000

14) RAMIREZ, ANGIE
4337 FERNS VALLEY LOOP
SPRINGDALE, AR 72764
PARCEL #21-02278-000

15) MEJIA, DAVID E HERNANDEZ
4343 FERNS VALLEY LOOP
SPRINGDALE, AR 72764
PARCEL #21-02279-000

16) LIBRADO, NEFTALI LOBATON
4361 FERNS VALLEY LOOP
SPRINGDALE, AR 72764
PARCEL #21-02280-000

17) MELODY, MELODY
4375 FERNS VALLEY LOOP
SPRINGDALE, AR 72764
PARCEL #21-02281-000

18) TRUJILLO, FABIANA
4395 FERNS VALLEY LOOP
SPRINGDALE, AR 72764-8250
PARCEL #21-02282-000

19) PORTILLO, JAQUELINE CAMPOS & PORTILLO, MARIA J
4417 FERNS VALLEY LOOP
SPRINGDALE, AR 72764
PARCEL #21-02283-000

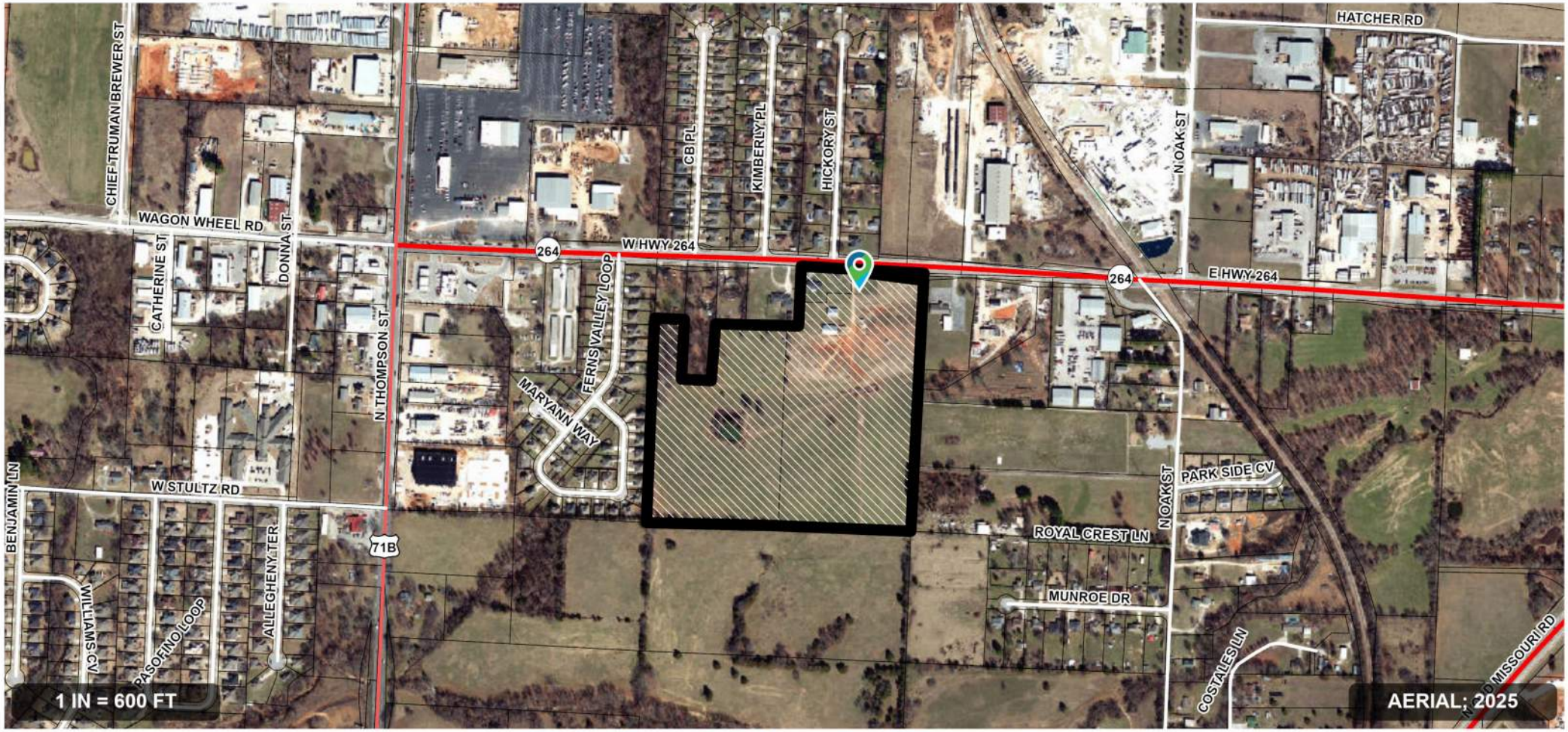
20) HOOKS, WILMA J
491 W AR 264 HWY
SPRINGDALE, AR 72764
PARCEL #21-00248-041

21) MARTINEZ, MARIA DEL CARMEN
413 W AR 264 HWY
SPRINGDALE, AR 72764
PARCEL #21-00248-045

22) ZAMUDIO, NORMA A
389 W AR 264 HWY
SPRINGDALE, AR 72764
PARCEL #21-00248-037

23) DODSON, CHRIS B & STEPHANIE LYNN
315 W AR 264 HWY
SPRINGDALE, AR 72764-8097
PARCEL #21-00248-030

24) WILLIAMSON, MELANIE RHEA
273 W AR 264 HWY
SPRINGDALE, AR 72764
PARCEL #21-00248-025



PUBLIC NOTICE

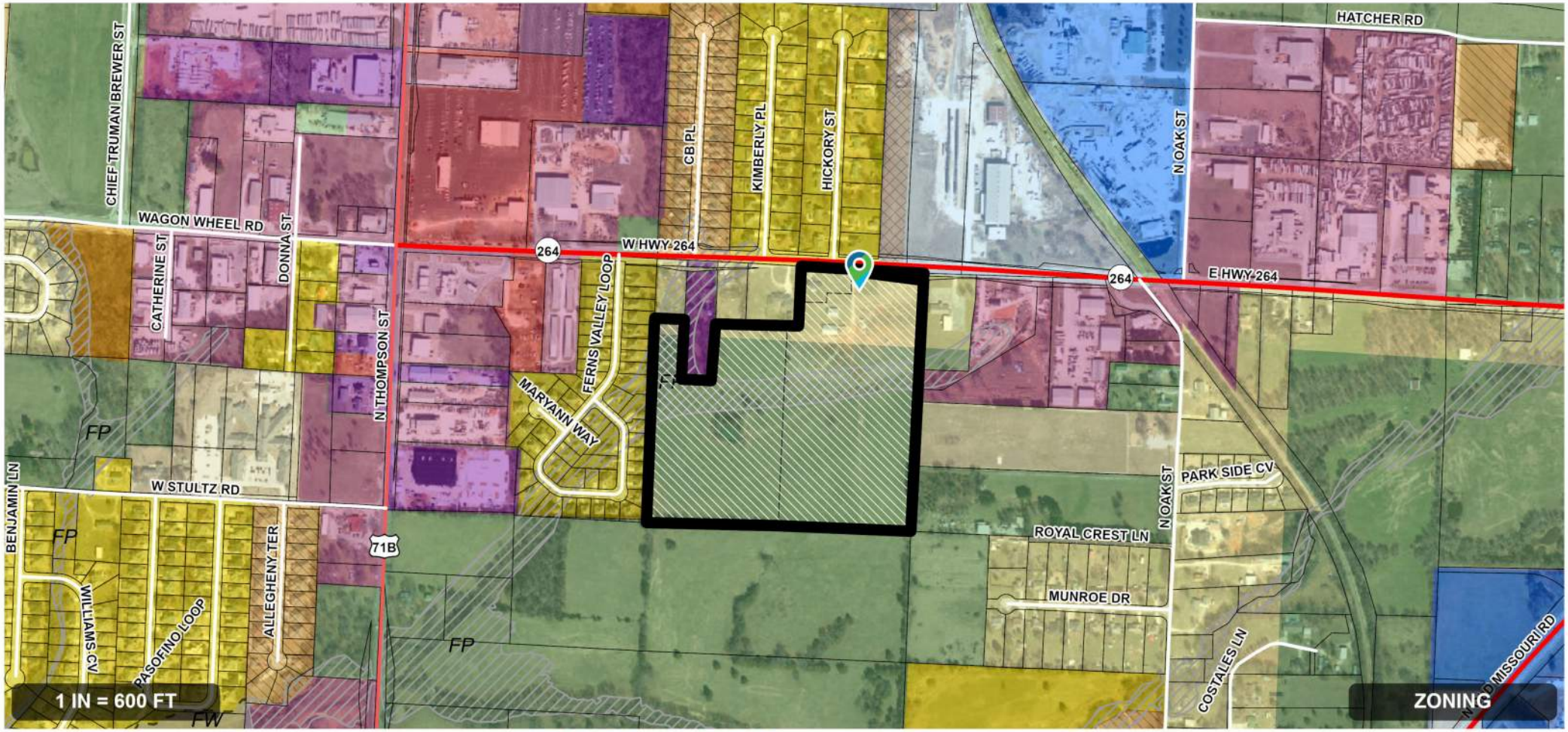
PROJECT AREA

B26-29: The Arlis & Cornelia Williamson Trust

195 W. Highway 264

Variance to Allow Accessory Structure without Primary Structure

N



PUBLIC NOTICE

PROJECT AREA

B26-29: The Arlis & Cornelia Williamson Trust

195 W. Highway 264

Variance to Allow Accessory Structure without Primary Structure

N

B26-31

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Variance Application

Date: 03/18/2026 Permit No.: 260091

Applicant / Owner

Applicant Name:	Destinie Rasmussen	Owner Name:	Qing Y Fan
Address:	170 NE Healing St	Address:	6200 S. 60th ST
City, State, Zip:	Bentonville, AR 72713	City, State, Zip:	Rogers, Ar 72758
Phone:	479-715-1237	Phone:	815-412-4382
Email:	[redacted]	Email:	[redacted]
Contact:	Applicant		

Project

Project Location:	2417 S. 48th St	Multiple Buildings:	☐
Parcel Numbers:	815-29106-090	Outdoor Storage:	☐
Current Zone:	MF-$	Facades/Exterior:	☐
Rezone Required:	N/A	Detail Features:	☐
Total Acreage:	1.0355	Roofs:	☐
Entrances:	☐	Materials/Colors:	☐
Parking Lot:	☐	Entryways:	☐
Structure Back:	☐	Landscaping:	☐
Pedestrian Flow:	☐	Screening:	☐
Central Features:	☐	Lighting:	☐

Variance Request: Reduction of Front Set Back

Difficulty/Hardship: The house was built long before the tract=split and there is a small front porch encroaching the ROW

Variance Effect: The owners would like to keep the front porch

Harmony:

I do hereby certify that the information contained herein is true and correct.

Destinie Rasmussen — Name

03/18/2026 — Date

Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☐ Representative ☑

Describe your variance request:

Reduction of Front Set back

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

the house was built long before tract split and a small front porch encroaches the ROW

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant:
(How will this variance alleviate your hardship?)

they would like to keep the porch

Record Property Owner(s): Qing Y. Fan

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: _____

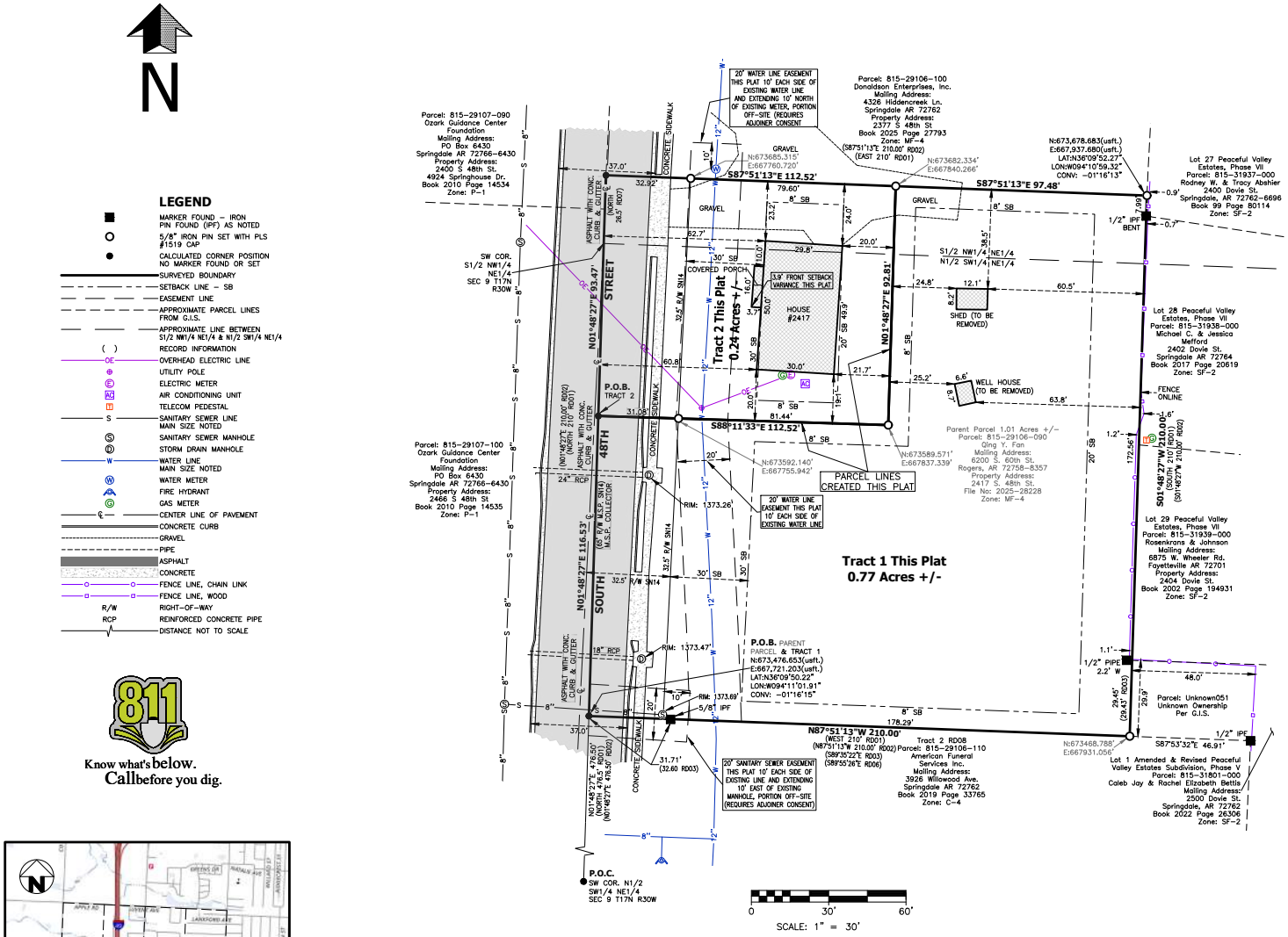
Signature: _____ Date: _____

Name of Representative (if applicable): Destinie Rasmussen

Signature: [signature] Date: 3.18.2026



RETURN TO AGENDA



LOCATION MAP
Sec. 9 T17N R30W 5th P.M.
City of Springdale, Washington County, Arkansas



Tract Split Plat of Parcel: 815-29106-090

Property Owner: Qing Y. Fan

Mailing Address: 6200 S. 60th St.
Rogers, AR 72758-8357

Property Address: 2417 S. 48th St.

Area of Tract 1 = 0.77 Acres +/-
Area of Tract 2 = 0.24 Acres +/-
Total Area = 1.01 Acres +/-

Total Number of Original Parcels: 1
Total Number of Resultant Parcels: 2

CITY OF SPRINGDALE PROJECT NUMBER LS26-10
PLAT CODE: 500-17N-30W-0-09-100-72-1519

FILE STAMP

LICENSED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
No. 1519
SIGNATURE
MICHAEL D. MILLION
03/25/2026

Surveyor's Certificate:
I certify that I have completed a survey of the above-described property. The property lines and corner monuments are to the best of my knowledge and ability, correctly established, and there are no visible encroachments except as shown on this plat. This survey meets the current "Minimum Standards for Property Boundary Surveys", per the state of Arkansas.

03/25/2026
Michael D. Million, P.L.S. No.1519, Arkansas Date

Rev	Comments	Date
1	ADJUST TRACT 2 SOUTH LINE TO BE 20' FROM SW CORNER OF HOUSE	02/20/2026
2	ADDRESS COMMENTS FROM City of Springdale – 'LS26-10 Combined Comments.pdf' (Springdale Staff Comments: LS26-10 Qing Y. Fan 03.20.26 PLANNING COMMENTS: Reviewed by Jenny Neal).	03/25/2026
3		
4		
5		

TRACT SPLIT PLAT

WORK PERFORMED: APPROX. JANUARY 2026
Parent Parcel 1.01 Acres +/-
Parcel: 815-29106-090
Qing Y. Fan
Mailing Address:
6200 S. 60th St. Rogers, AR 72758-8357
Property Address:
2417 S. 48th St.
File No: 2025-28228 Zone: MF-4
in the S1/2 NW1/4 NE1/4 and N1/2 SW1/4 NE1/4 Sec. 9 T17N R30W
City of Springdale, Washington County, Arkansas

MICHAEL D. MILLION
LAND SURVEYOR
12 NEFFWOOD LANE
BELLA VISTA, AR 72715
PHONE: (479) 571-0654

BELL CONSTRUCTION SOLUTIONS, LLC.
CHUCK BELL: (479) 366-0640
chuck.bell@bellconsolutions.com
P.O. BOX 8
CAVE SPRINGS, AR 72718
PHONE: (479) 366-0640

DRAWN BY: MCW	SCALE: 1"=30'
FIELD CREW: STEVE	DWG: 25204.01
CHECKED BY: MDM/CEB	DATE: 02/18/2026

SHEET 1 OF 2

Adjacent Property Owners:

*American Funeral Services INC
3926 Willowood Ave
Springdale, AR 72762

*Charles F Rosenkrans Jr & Diana
6875 W Wheeler Rd
Fayetteville, AR 72701

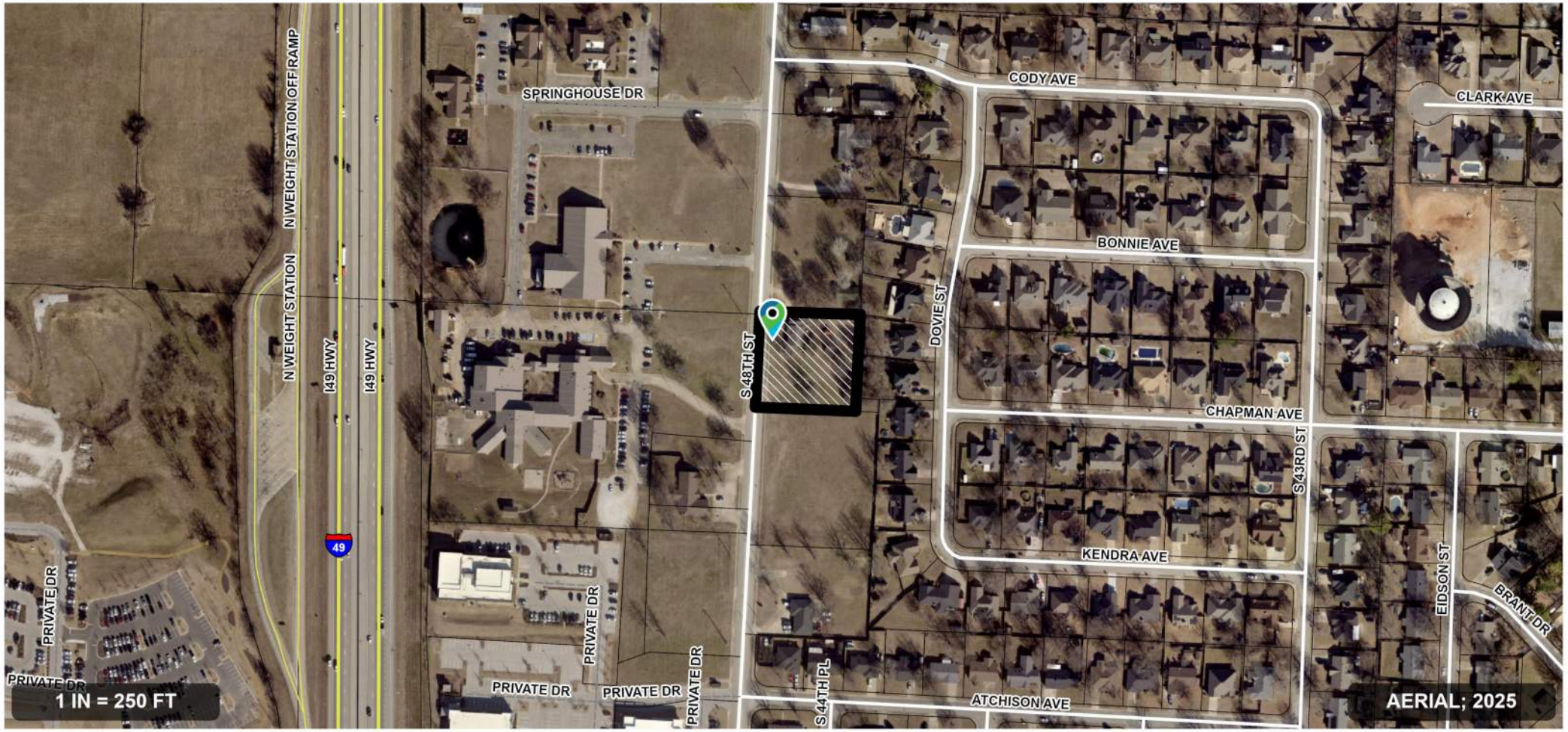
*Michael C & Jessica Mefford
2402 Dovie St
Springdale, AR 72764

* Rodney W. & Tracy Abshier
2400 Dovie St
Springdale, AR 72762 G

*Caleb Jay & Rachel Elizabeth Bettis
2500 Dovie St
Springdale, AR 72762

*Donaldson Enterprises INC
4326 Hiddencreek Ln
Springdale, AR 72762

* Ozark Guidance Center Foundation
P.O. Box 6430 Springdale, AR
72766 Johnson



PUBLIC NOTICE

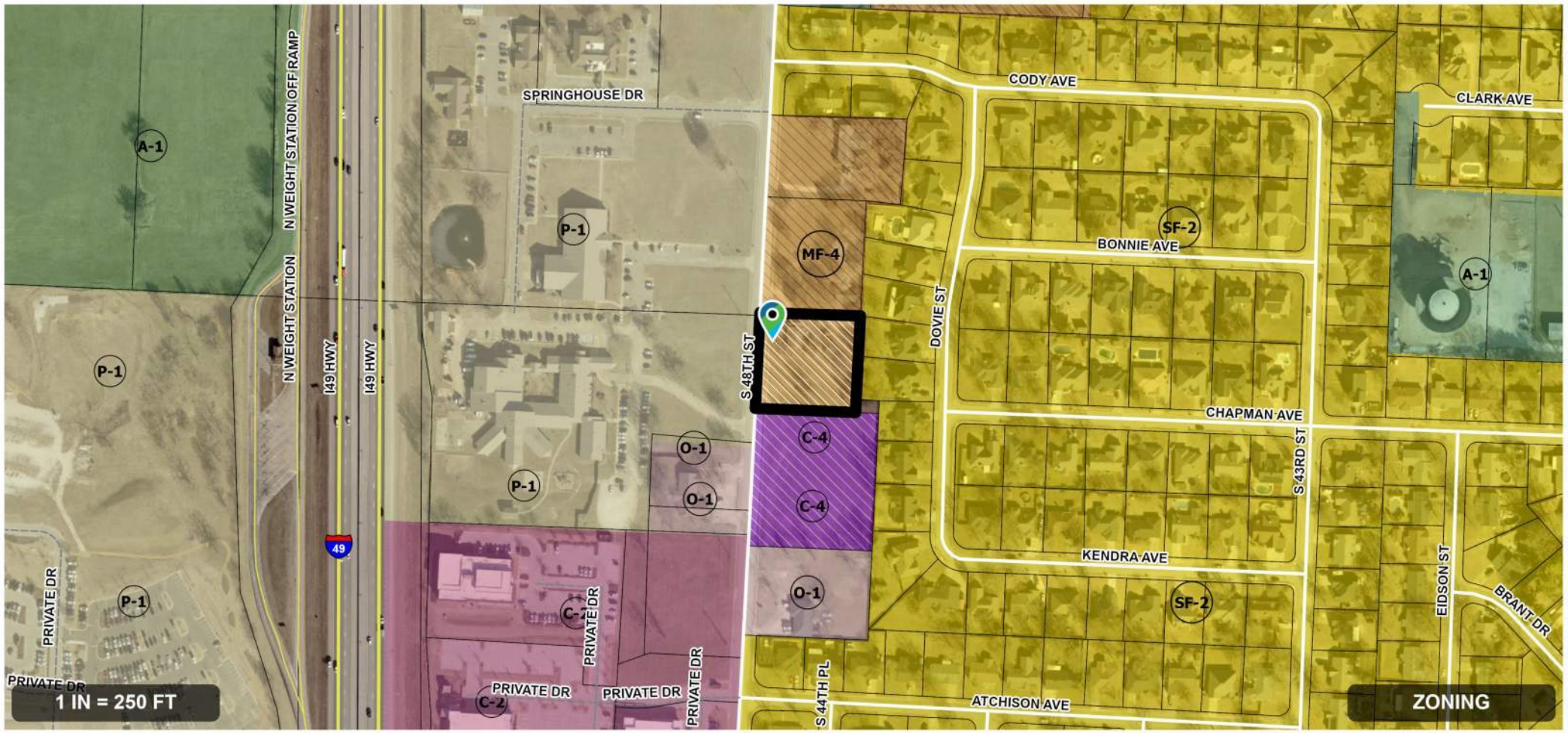
PROJECT AREA

B26-31: Qing Y. Fan

2417 S. 48th Street

Variance for Reduction of Setback

N



PUBLIC NOTICE

PROJECT AREA

B26-31: Qing Y. Fan

2417 S. 48th Street

Variance for Reduction of Setback

N

Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)

Name: Kellye Hamblen

E-mail: [redacted]

Address: PO Box 1451
Farmington, AR 72730

Phone: 479-236-0172

Site/ Location: 1001 Wilkinson Ln, Springdale, AR

Assessor's Parcel Number(s): 815-28149-000

Property Owner (if other than Applicant)

Name: Fadil Bayyari Revocable Living Trust

E-mail: [redacted]

Address: PO Box 6250, Springdale, AR 72766

Phone: 479-530-5555

Current Zoning: C-2

Rezone Required: C-2

Total Acreage: 0.25 acres

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

☐ Board of Adjustments
☒ Commercial Design Standards

Application Requirements:

☐ A complete application.
☐ A copy of the warranty deed indicating ownership of property.
☐ A site plan in conformance with Chapter 130, Article 2, Section 13.
☐ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

☐ $75.00

STAFF USE ONLY

Date Application Submitted: 03/19/2026

Project Number: B26-32

Date Accepted as Complete: 03/27/2026

Receipt Number: 1807

Variance Application- Commercial Design Standards

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☒ Representative ☐

Check Item(s) for which Variance is Requested:

☐ **ENTRANCES** – one (1) 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 & 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 the 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 a 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 & COMMUNITY SPACES**

- ☐ Provision of at least two (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 & 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 no attention is attached to the function by the use of screening material.

☐ **FACADES & 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 three (3) elements (color change, texture change, material change).
- ☐ At least one (1) 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 linear feet in building length.

☐ **MATERIALS & COLORS**

- ☒ Predominate exterior materials high quality materials.
- ☐ Façade color – low reflectance, subtle, neutral or earth tone.

☐ **ENTRYWAYS**– three (3) defined, highly visible customer entrance elements.

☐ **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 on all four (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 – 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.

Variance Application – Commercial Design Standards

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☒ Representative ☐

Describe your variance request:

1. Reduce the width of frontage landscaping from 10' to 9.5' on the east side (exceeds 10' on the west side).
2. Use metal panels on the back and sides, and use metals panels on the front with a 4' brick wainscot across the front.
3. Eliminate landscape requirement around dumpster.

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

1. The right-of-way doesn't run parallel to the property lines resulting in a wider landscape strip on the west side than on the east side. Adhering to 10' across the front doesn't allow for good maintenance access around the rear of the building.
2. The use of metal panels in this application would be more consistent architecturally with the surrounding properties.
3. The dumpster is proposed on existing pavement around which access is still desired. Landscaping prohibit this access.

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:
(How will this variance alleviate your hardship?)

1. Allowing the 9.5' landscaping at the east property line would allow good maintenance access around the rear of the property and, because it exceeds the 10' required width on the west side, still meets or exceeds the same area a parallel 10' strip would create. The 0.5' variance will not change or affect the landscaping materials requirement.
2. Strict adherence to the ordinance will result in a development that is inconsistent with the surrounding properties.
3. This variance would allow for a small vehicular access lane to remain between the proposed dumpster and existing building

Record Property Owner(s): Fadil Bayyari Revocable Living Trust

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: Kellye Hamblen

Signature: Kellye E Hamblen Date: 3/18/26

Name of Representative (if applicable): _____

Signature: _____ Date: _____

Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	**Property Owner (if other than Applicant)**
Name: Kellye Hamblen	Name: Fadil Bayyari Revocable Living Trust
E-mail: [redacted]	E-mail: [redacted]
Address: PO Box 1451 Farmington, AR 72730	Address: PO Box 6250 Springdale, AR 72766
Phone: 479-236-0172	Phone: 479-530-5555
Site/ Location: 1001 Wilkinson Ln. Springdale	Current Zoning: C-2
Assessor's Parcel Number(s): 815-28149-000	Rezone Required: C-2
	Total Acreage: 0.25

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

☒ Board of Adjustments
☐ Commercial Design Standards

Application Requirements:

☒ A complete application.
☒ A copy of the warranty deed indicating ownership of property.
☒ A site plan in conformance with Chapter 130, Article 2, Section 13.
☒ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners. noted
☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date. noted
☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting. owner will be present

Review Fee:

☒ $75.00 paid by phone 3/18/26

STAFF USE ONLY

Date Application Submitted: 03/19/2026 Project Number: B26-33

Date Accepted as Complete: 03/27/2026 Receipt Number: 1807

Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☒ Representative ☐

Describe your variance request:

See attached exhibit "A" for requests and explainations

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

See attached exhibit "A" for requests and explaninations

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special priviledge or convenience sought by the applicant:
(How will this variance alleviate your hardship?)

See attached exhibit "A" for hardships unique to this location

Record Property Owner(s): Fadil Bayyari Revocable Living Trust

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: Kellye Hamblen

Signature: Kellye E. Hamblen Date: 3/18/26

Name of Representative (if applicable): _____

Signature: _____ Date: _____

ADJACENT PROPERTIES

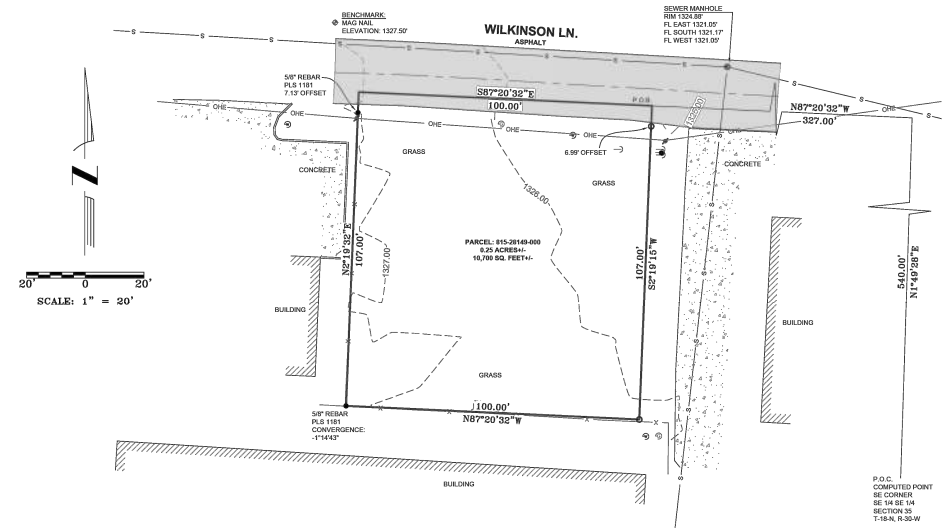


DAVID R. & DONNA R. CHAPMAN
2407 BARCELONA
SPRINGDALE, AR 72762

BAYYARI, FADIL REVOCABLE LIVING TRUST
PO BOX 6250
SPRINGDALE, AR 72766

TRANSPORTES CHAYO, INC
305 S KANSAS ST.
SPRINGDALE, AR 72764

BOUNDARY AND TOPOGRAPHIC SURVEY BY JAMES LAYOUT SERVICE



Vicinity Map
N.T.S.



SURVEY DESCRIPTION:
A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35, TOWNSHIP 18 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST (SE) CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 35; THENCE NORTH 01°49'29" EAST A DISTANCE OF 540.00 FEET; THENCE NORTH 87°20'32" WEST A DISTANCE OF 327.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°19'15" WEST A DISTANCE OF 107.00 FEET TO A SET 5/8" REBAR PLS 1845; THENCE NORTH 87°20'32" WEST A DISTANCE OF 100.00 FEET TO A FOUND 5/8" REBAR PLS 1181; THENCE NORTH 02°19'32" EAST A DISTANCE OF 107.00 FEET; THENCE SOUTH 87°20'32" EAST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.25 ACRES OR 10,700 SQUARE FEET MORE OR LESS. SUBJECT TO ANY EASEMENTS OR RIGHTS-OF-WAY OF RECORD OR FACT.

State Filing Code:
500-18N-30W-0-35-220-72-1845

CERTIFICATE OF AUTHORIZATION
ARKANSAS SURVEYOR
JAMES LAYOUT SERVICES, LLC
NO. 2389

Boundary/Topographical Survey
For: Fadil Bayyari Revocable Living Trust

JLS
James Layout Services, LLC
P.O. Box 611
Farmington, Arkansas 72730
Telephone: (479) 439-9929
survey@jlsnwa.com

REGISTERED
STATE OF ARKANSAS
NO. 1845
MATTHEW D. LAYOUT
2/26/24
PROFESSIONAL LAND SURVEYOR

Notes:

1. Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate:

   Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
2. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
3. This plat represents a boundary survey of the parcel recorded in Deed Records, Book 2018, Page 1283 at the Office of the Circuit Clerk Washington County, Arkansas.
4. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
5. Basis of Bearings: Arkansas State Plane System North Zone (NAD83).
6. Basis of Elevation: NAVD88
7. This survey is valid only if the drawing includes the seal and signature of the surveyor.
8. This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats."
9. No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor. There may exist other documents of record which would affect this parcel.
10. Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
11. This property is zoned C-2.
12. Building setbacks for zone C-2 are as follows:

    Front setback .....30'

    Front setback if parking is allowed between R-O-W and the building .....50'

    Side setback (subject to applicable fire and building codes) 0

    Side setback when contiguous to a residential district .....20'

    Rear setback .....20'
13. Subsurface and environmental conditions were not examined nor considered a part of this survey.
14. The locations of underground utilities as shown hereon are based on such above ground structures as were visible at the time of survey, and/or from record drawings provided to the surveyor. The location of underground utilities/structures may vary from locations shown hereon. No excavations were made during the progress of this survey to locate underground utilities/structures.
15. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
16. (BY GRAPHICAL PLOTTING ONLY)
    This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Washington County, Arkansas. Map Number 05143C0070G. Revised date 1/25/2024.

LEGEND
- 1/2" REBAR SET OR FOUND (AS NOTED)
- MONUMENT SET (AS NOTED)
- AHTD R-O-W MONUMENT
- BENCHMARK
- POWER POLE
- UTILITY POLE
- TELEPHONE RISER
- FIBER OPTIC TELEPHONE RISER
- ELECTRICAL RISER
- CABLE RISER
- TRAFFIC SIGNAL
- SIGN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- WATER SPROUT
- GAS METER
- DRAINAGE MANHOLE
- RECORD DISTANCE (DEED)
- RECORD BEARING (DEED)
- SANITARY SEWER MANHOLE
- DECIDUOUS TREE
- EVERGREEN TREE
- TREE LINE
- WOOD FENCE
- CHAIN LINK FENCE
- WIRE FENCE
- PICKET FENCE
- TELEPHONE LINE
- EXISTING WATER LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND SEWER LINE
- GAS LINE
- TELEVISION CABLE
- PROPERTY LINES
- BUILDING SETBACK
- GUY WIRE

Recording Information
Job Number: 24-039
Field Work: A.S.
Drawn By: N.R.
Checked By: M.J.
Certificate of Authorization
Arkansas Land Surveyor
No. 2389
Date: 2/23/2024
Scale: 1"=20'
Basis of Bearings (NAD83)
Arkansas State Plane
North Zone

SHEET NO.
1 OF 1

PRELIMINARY
NOT FOR
CONSTRUCTION

INDEX TO PLANS:
SHEET 1: BOUNDARY AND TOPOGRAPHIC SURVEY
ADJACENT PROPERTIES MAP/LIST
SHEET 2: SITE PLAN, GRADING PLAN, UTILITIES
SHEET 3: LANDSCAPE PLAN
SHEET 4: SWPPP
SHEET 5: LIGHTING PLAN
SHEET 6: DETAILS
SHEET 7: BUILDING ELEVATIONS

REVISIONS
DATE: | BY: | REASON:

NON-LARGE SCALE DEVELOPMENT
1001 WILKINSON LN

TITLE: BOUNDARY AND TOPO SURVEY
ADJACENT PROPERTIES
LOCATION: SPRINGDALE, AR
WASHINGTON COUNTY
JOB NO.: HDS-2601
FILENAME: 1001 Wilkinson NLSD GRADING 4.dwg
DRAWN BY: OTHERS
CHECKED BY: OTHERS
SCALE: AS SHOWN
DATE: AS NOTED

Engineer
Hamblen Design Services
Phone: (479) 236-0173
E-mail: hamblendesignservices@gmail.com

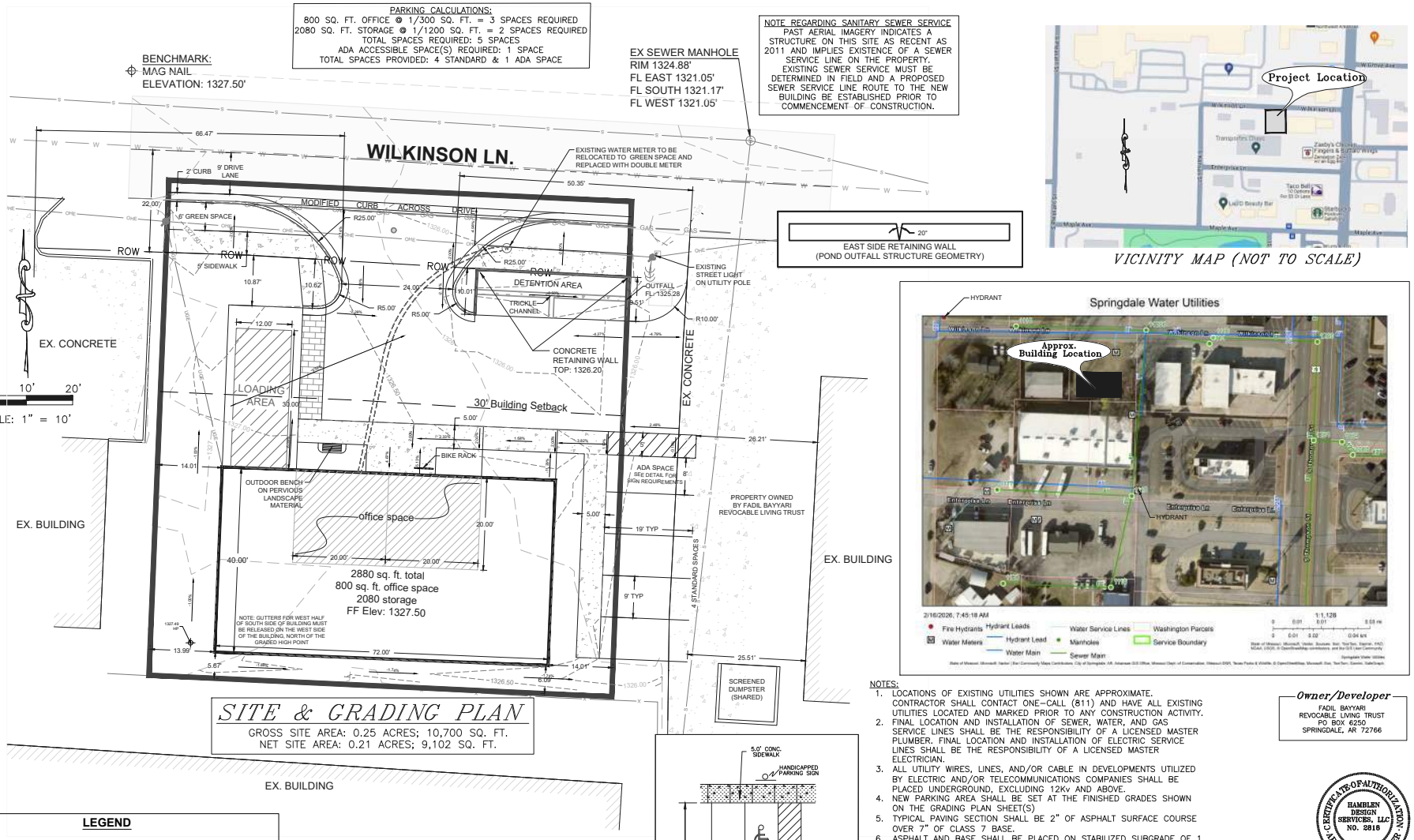
SHEET NO.
1

PARKING CALCULATIONS:
800 SQ. FT. OFFICE @ 1/300 SQ. FT. = 3 SPACES REQUIRED
2080 SQ. FT. STORAGE @ 1/1200 SQ. FT. = 2 SPACES REQUIRED
TOTAL SPACES REQUIRED: 5 SPACES
ADA ACCESSIBLE SPACE(S) REQUIRED: 1 SPACE
TOTAL SPACES PROVIDED: 4 STANDARD & 1 ADA SPACE

NOTE REGARDING SANITARY SEWER SERVICE
PAST AERIAL IMAGERY INDICATES A STRUCTURE ON THIS SITE AS RECENT AS 2011 AND IMPLIES EXISTENCE OF A SEWER SERVICE LINE ON THE PROPERTY. EXISTING SEWER SERVICE MUST BE DETERMINED IN FIELD AND A PROPOSED SEWER SERVICE LINE ROUTE TO THE NEW BUILDING BE ESTABLISHED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

BENCHMARK:
MAG NAIL
ELEVATION: 1327.50'

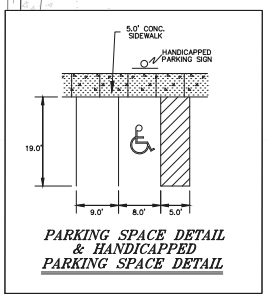
EX SEWER MANHOLE
RIM 1324.88'
FL EAST 1321.05'
FL SOUTH 1321.17'
FL WEST 1321.05'



SITE & GRADING PLAN

GROSS SITE AREA: 0.25 ACRES; 10,700 SQ. FT.
NET SITE AREA: 0.21 ACRES; 9,102 SQ. FT.

PRELIMINARY
NOT FOR
CONSTRUCTION



PARKING SPACE DETAIL & HANDICAPPED PARKING SPACE DETAIL

VICINITY MAP (NOT TO SCALE)

NOTES:
1. LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL CONTACT ONE-CALL (811) AND HAVE ALL EXISTING UTILITIES LOCATED AND MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY.
2. FINAL LOCATION AND INSTALLATION OF SEWER, WATER, AND GAS SERVICE LINES SHALL BE THE RESPONSIBILITY OF A LICENSED MASTER PLUMBER. FINAL LOCATION AND INSTALLATION OF ELECTRIC SERVICE LINES SHALL BE THE RESPONSIBILITY OF A LICENSED MASTER ELECTRICIAN.
3. ALL UTILITY WIRES, LINES, AND/OR CABLE IN DEVELOPMENTS UTILIZED BY ELECTRIC AND/OR TELECOMMUNICATIONS COMPANIES SHALL BE PLACED UNDERGROUND, EXCLUDING 12Kv AND ABOVE.
4. NEW PARKING AREA SHALL BE SET AT THE FINISHED GRADES SHOWN ON THE GRADING PLAN SHEET(S)
5. TYPICAL PAVING SECTION SHALL BE 2" OF ASPHALT SURFACE COURSE OVER 7" OF CLASS 7 BASE.
6. ASPHALT AND BASE SHALL BE PLACED ON STABILIZED SUBGRADE OF 1 TO 1.5 FOOT OF COMPACTED RED DIRT MATERIAL. RED DIRT SUBGRADE SHALL BE PROOF-ROLLED PRIOR TO PLACEMENT OF BASE MATERIAL.
7. INTERNAL PEDESTRIAN WALKWAYS IDENTIFIED ON THIS PLAN SHALL BE DISTINGUISHABLE FROM DRIVING SURFACES THROUGH THE USE OF PAVERS, BRICKS, OR SCORED CONCRETE.
8. NO PORTION OF THIS PROPERTY LIES WITHIN FLOOD ZONE A OR AE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 05143C0070G, EFFECTIVE JANUARY 25, 2024.

LEGEND

- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING WATER METER
- EXISTING TELEPHONE RISER
- EXISTING ASPHALT PAVING
- PROPOSED ASPHALT PAVING
- PROPOSED PEDESTRIAN WALKWAY
- PROPOSED CONCRETE
- EXISTING CONCRETE
- PROPOSED CONTOUR LINE/ELEVATION
- EXISTING CONTOUR LINE/ELEVATION
- PROPOSED UNDERGROUND ELECTRIC SERVICE
- PROPOSED WATER SERVICE LINE
- ROW RIGHT OF WAY
- PROPOSED UNDERGROUND ELECTRIC SERVICE
- EXISTING GAS LINE
- EXISTING 8" WATER LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND SEWER LINE
- EXISTING WOOD FENCE

Owner/Developer
FADIL BAYYARI
REVOCABLE LIVING TRUST
PO BOX 6250
SPRINGDALE, AR 72766

DATE:

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 6658
LEONARD F. GAEBARD

CERTIFICATE OF AUTHORIZATION
HAMBLEN DESIGN SERVICES, LLC
NO. 2816
ARKANSAS ENGINEER

CALL BEFORE YOU DIG
1-800-482-8998
ARKANSAS ONE CALL SYSTEM

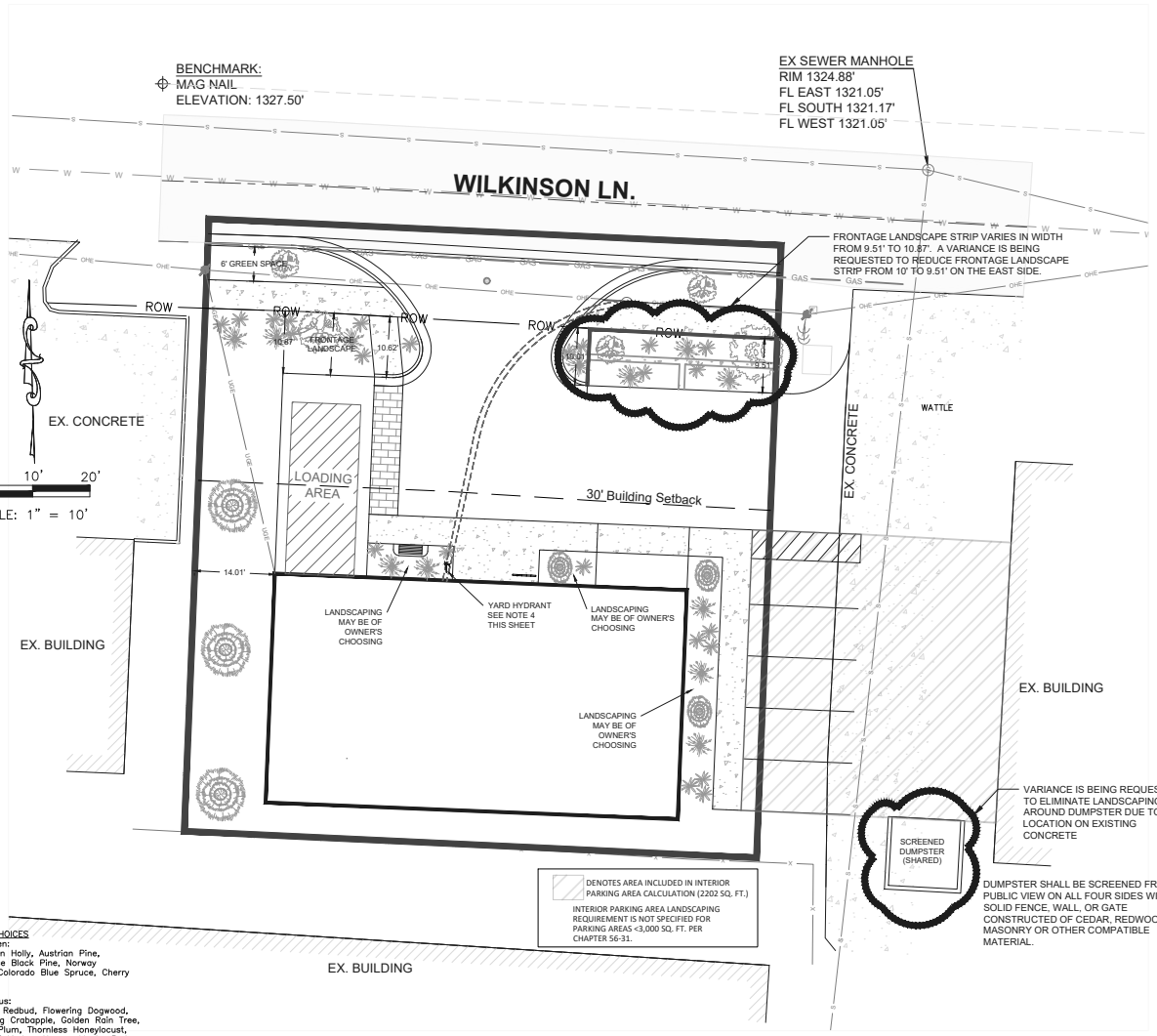
REVISIONS
DATE: BY: REASON:

NON-LARGE SCALE DEVELOPMENT
1001 WILKINSON LN

LOCATION: SPRINGDALE, AR WASHINGTON COUNTY
TITLE: SITE & GRADING PLAN
FILENAME: 1001 Wilkinson N.SD GRADING 4.dwg
JOB NO.: HDS-2601
DRAWN BY: KEH
CHECKED BY: LFG
SCALE: AS SHOWN
DATE: FEB 2026

Engineer
Hamblen Design Services
Telephone: (479) 936-0172
E-mail: hamblendesignservices@gmail.com

SHEET NO.
2



TREE CHOICES
Evergreen:
American Holly, Austrian Pine, Japanese Black Pine, Norway Spruce,Colorado Blue Spruce, Cherry Laurel

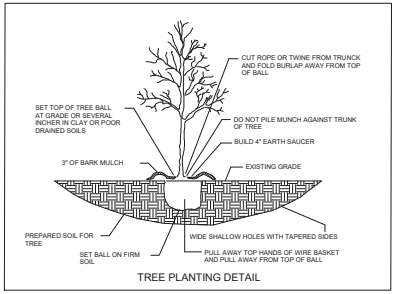
Deciduous:
Eastern Redbud, Flowering Dogwood, Flowering Crabapple, Golden Rain Tree, Purple Plum, Thornless Honeylocust, Littleleaf Linden, Norway Maple, Red Maple, Sugar Maple, Cherry, Gingko, Oak Family

SHRUB CHOICES
Evergreen:
Creeping Juniper, Shore Juniper, Pfitzer Juniper, Foster Holly, Helleri Holly, Youpan Holly, Wintergreen Barberry, Japanese Holly, Inkberry Holly, Abelia, Euonymus, Nandina, Viburnum, Mugo Pine

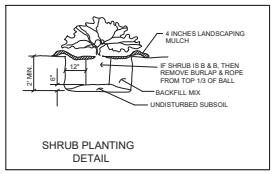
Deciduous:
Cotoneaster, Azalea, Japanese Barberry, Flowering Quince, Spirea, Forsythia, Viburnum

SYMBOLS INDICATE TREES:

SYMBOLS INDICATE SHRUBS:



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

NOTES:
1. VEGETATION THAT IS REQUIRED TO BE PLANTED PER CITY CODE SHALL BE REPLACED WITH EQUIVALENT VEGETATION IF IT IS NOT LIVING WITHIN 24 MONTHS OF INSTALLATION.
2. FRONTAGE LANDSCAPING SHALL PROVIDE A MINIMUM OF ONE (1) TREE AND SEVEN (7) SHRUBS PER TWENTY--FIVE (25) LINEAR FEET.
3. A MINIMUM OF ONE (1) TREE PER TWENTY--FIVE (25) LINEAR FEET IS REQUIRED ALONG THE WEST SIDE BETWEEN THE BUILDING AND THE PROPERTY LINE. EXISTING HEALTHY TREES MAY BE COUNTED TOWARD THIS REQUIREMENT, PROVIDED REQUIRED SPACING IS MAINTAINED.
4. YARD HYDRANT MAY BE REPLACED WITH OUTDOOR WALL--MOUNTED FAUCET(S) OR AN AUTOMATIC IRRIGATION SYSTEM. AN AUTOMATIC OR OTHER IRRIGATION SYSTEM IS REQUIRED FOR ALL LANDSCAPED AREAS.

PRELIMINARY
NOT FOR
CONSTRUCTION

CERTIFICATE OF AUTHORIZATION · ARKANSAS ENGINEER · HAMBLEN DESIGN SERVICES, LLC NO. 2818

DATE:_____

STATE OF ARKANSAS · REGISTERED PROFESSIONAL ENGINEER · No. 6658 · LEONARD F. GABBARD

CALL BEFORE YOU DIG 1-800-482-8998 ARKANSAS ONE CALL SYSTEM

REVISIONS

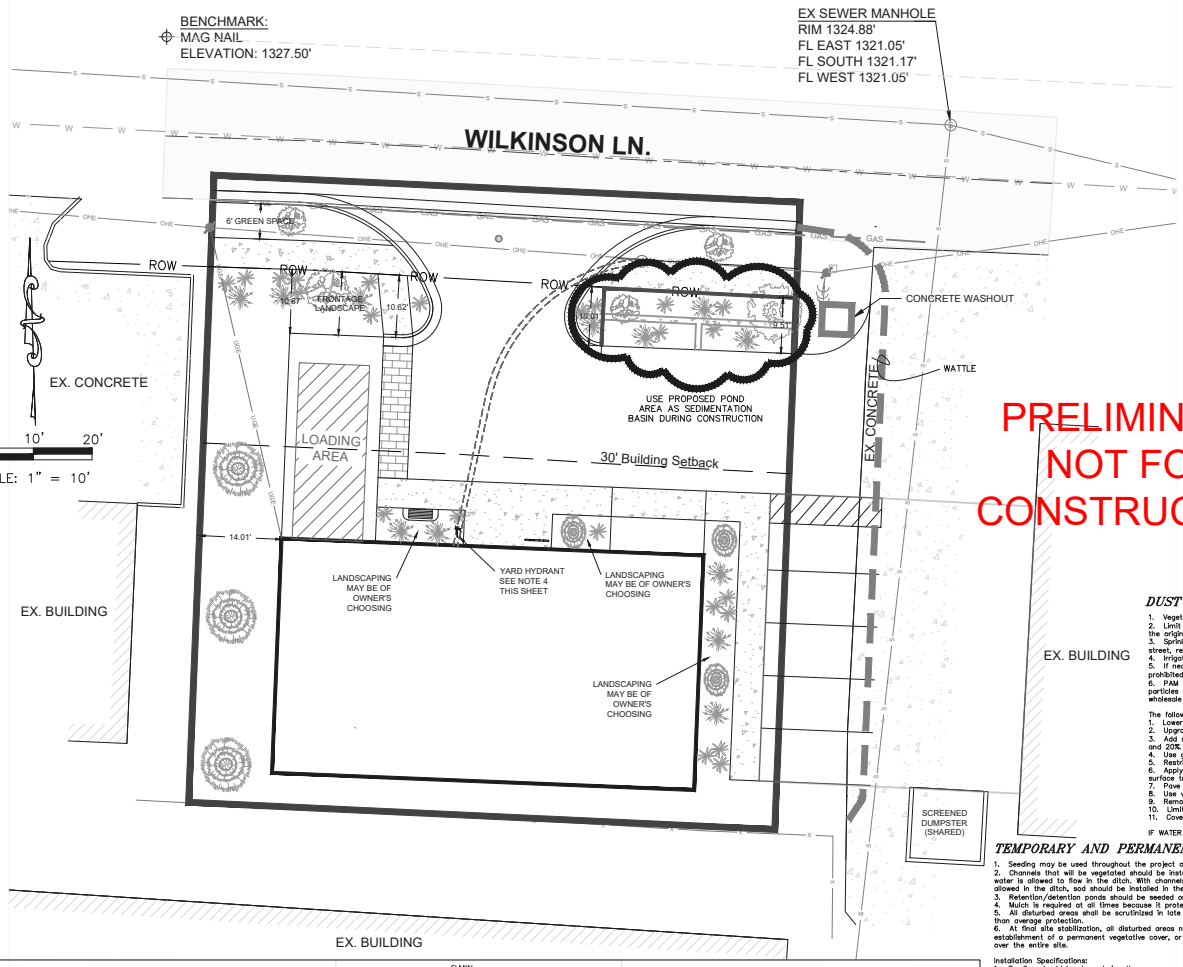
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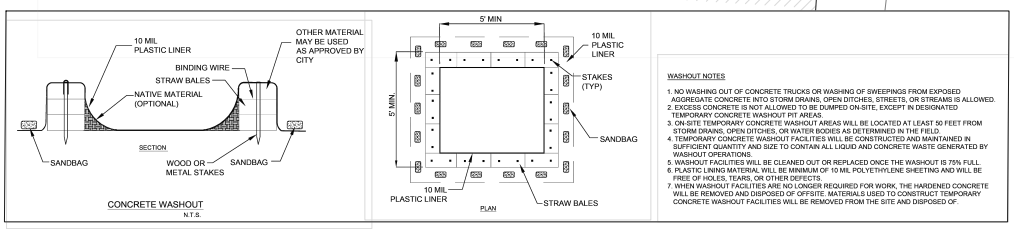
NON-LARGE SCALE DEVELOPMENT
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TITLE: LANDSCAPE PLAN
JOB NO.: HDS-2601
DRAWN BY: KEH
CHECKED BY: LFG
SCALE: AS SHOWN
DATE: FEB 2026

Engineer
Hamblen Design Services
Telephone: (479) 936-0172
E-mail: hamblendesignservices@gmail.com

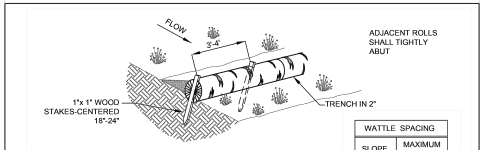
SHEET NO.
3





WASHOUT NOTES

1. NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED.
2. EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.
3. ON-SITE TEMPORARY CONCRETE WASHOUT AREAS WILL BE LOCATED AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES AS DETERMINED IN THE FIELD.
4. TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
5. WASHOUT FACILITIES WILL BE CLEANED OUT OR REPLACED ONCE THE WASHOUT IS 75% FULL.
6. PLASTIC LINING MATERIAL WILL BE MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS.
7. WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR WORK, THE HARDENED CONCRETE WILL BE REMOVED AND DISPOSED OF OFFSITE. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF.



WATTLE DETAIL
N.T.S.

WATTLE SPACING	
SLOPE	MAXIMUM SPACING
1:1	20'
2:1	30'
3:1	40'
4:1	50'

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.

DATE:

CERTIFICATE OF AUTHORIZATION — HAMBLEN DESIGN SERVICES, LLC — No. 2818 — ARKANSAS ENGINEER

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No. 8658 — LEONARD F. GABBARD

CALL BEFORE YOU DIG — 1-800-482-8998 — ARKANSAS ONE CALL SYSTEM

PRELIMINARY
NOT FOR
CONSTRUCTION

Table 3: Wet Area Seed Mix*			
	% by Weight	% Seed Purity	Germination Rate
Tall or meadow fescue	60%-70%	98%	90%
Seaside/Creeping bent grass	10%-15%	98%	85%
Meadow foxtail	10%-15%	90%	80%
Alsike clover	1% - 6%	98%	90%
Redtop bent grass	1% - 6%	92%	85%

*from Modified Briargreen Inc : Hydro-seeding Guide Wetlands Seed Mix

DUST CONTROL:

1. Vegetate or mulch areas that will not receive vehicle traffic. In areas where planting, mulching, or paving is impractical, apply gravel or landscaping rock.
2. Limit dust generation by clearing only those areas where immediate activity will take place, leaving the remaining area(s) in the original condition, if stable. Maintain the original ground cover as long as practical.
3. Sprinkle and spray unpaved areas with water or other approved liquids until surface is wet. Repeat as needed. To prevent carryout of mud and other solids onto street, refer to Stabilized Construction Exit (BMP 210).
4. Irrigation water can be used for dust control. Irrigation systems should be installed as a first step on sites where dust control is a concern.
5. If necessary, spray exposed soil areas with a dust palliative. Follow the manufacturer's instructions and cautions regarding handling and application. Used oil is prohibited from use as a dust suppressant. Local governments may approve other dust palliatives such as calcium chloride or PAM (poly-acryl amide).
6. PAM (BMP 226) added to water and applied from a water truck can increase the infiltration of water into the soil and reduce evaporation. In addition, small soil particles are bonded together and are not as easily transported by wind. Adding PAM may actually reduce the quantity of water needed for dust control. Since the wholesale cost is relatively inexpensive, this is an extremely cost-effective dust control method.

The following methods may also be implemented to reduce dust as needed:

1. Lowering speed limits. High vehicle speeds increase the amount of dust stirred up from unpaved roads and lots.
2. Upgrade the road surface strength by improving particle size, shape, and mineral types that make up the surface and base materials.
3. Add surface gravel to reduce the source of dust emission. Limit the amount of fine particles (smaller than 0.075 mm) in the surface improvement to between 10% and 20%.
4. Use geo-textile fabrics to increase the strength of new roads or roads under reconstruction.
5. Restrict use by tracked vehicles and heavy trucks to prevent damage to road surface and base.
6. Apply chemical dust suppressants using the admix method, blending the product with the top few inches of surface material. Suppressants may also be applied as surface treatments.
7. Pave unpaved permanent roads and other trafficked areas.
8. Use vacuum street sweepers.
9. Remove mud and other dirt promptly so it does not dry and then turn into dust.
10. Limit dust-causing work on windy days.
11. Cover loads as trucks and other equipment transport materials.

IF WATER IS USED FOR CLEANING IT MUST BE TREATED BY A RUNOFF BMP BEFORE LEAVING THE SITE.

TEMPORARY AND PERMANENT SEEDING:

1. Seeding may be used throughout the project on disturbed areas that have reached final grade or that will not be worked for more than 14 days.
2. Channels that will be vegetated should be installed before major earthwork and hydro-seeded with a BFM (bonded-fiber matrix). The vegetation should be well established (i.e., more than 75% cover) before water is allowed to flow in the ditch. With channels that will have high flows, erosion control blankets should be installed over the hydro-seed. If vegetation cannot be established from seed before water is allowed in the ditch, sod should be installed in the bottom of the ditch over hydro-mulch and blankets.
3. Retention/detention ponds should be seeded or sodded as required.
4. Mulch is required at all times because it protects seeds from heat, moisture loss, and transport due to runoff. Mulch should be 'crimped' in to prevent erosion by wind.
5. All disturbed areas shall be scarified in late August to early September and all seeding should be completed by the end of September. Otherwise, vegetation will not establish itself enough to provide more than average protection.
6. At final site stabilization, all disturbed areas not otherwise vegetated or stabilized shall be seeded and mulched. Final stabilization means the completion of all soil disturbing activities at the site and the establishment of a permanent vegetative cover, or equivalent permanent stabilization measures (such as pavement, native stone, gabions or geo-textiles) which will prevent erosion at a minimum density of 80% over the entire site.

Installation Specifications:

1. Seeding should be done during those seasons most conducive to growth and will vary with the climate conditions of the region.
2. The optimum seeding windows for Arkansas are April 1 through June 30 and September 1 through October 1. Seeding that occurs between July 1 and August 30 will require irrigation until over 80% cover is established. Seeding that occurs between October 1 and March 30 will require a mulch or plastic cover until 75% grass cover is established.
3. To prevent seed from being washed away, blankets or netting may be required. All required surface water control measures should also be confirmed that they have been correctly installed.
4. The seedbed should be firm and rough. All soil should be roughened no matter what the slope. If compaction is required for engineering purposes, slopes must be track-walked before seeding. Back-blading or smoothing of slopes greater than 4:1 is not allowed if they are to be seeded.
5. New and more effective restoration-based landscape practices rely on deeper incorporation than is provided by a simple single-pass roto-tilling treatment. Whenever practical, the subgrade should be initially ripped to improve long-term permeability, infiltration, and water inflow qualities. At a minimum, permanent areas shall use soil amendments to achieve organic matter and permeability performance defined in engineered soil/landscape systems. For systems that are deeper than 8', the roto-tilling process should be done in multiple lifts, or the soil system shall be properly prepared and then placed to achieve the specified depth.
6. Organic matter is the most appropriate form of 'fertilizer' because it provides nutrients (including nitrogen, phosphorus, and potassium) in the least water-soluble form. A natural system typically releases 2%-10% of its nutrients annually. Chemical fertilizers have been formulated to simulate what organic matter does naturally.
7. In general, a 10-4-6 N-P-K (nitrogen-phosphorus-potassium) fertilizer can be used at a rate of 90 pounds per acre. Slow-release fertilizers are preferred since they are more efficient with fewer environmental impacts.
8. It is recommended that areas being seeded for final landscaping conduct soil tests to determine the exact type and quantity of fertilizer needed. Fertilizer should not be added to the hydro-mulch machine and agitated for more than 20 minutes before it is to be used. If the fertilizer is agitated too much, the slow-release coating will be destroyed.
9. There are numerous products available that can take the place of chemical fertilizers. These include several with seaweed extracts that are beneficial to soil microbes and organisms. If 100% cottonseed meal is used as the mulch in hydro-seed, a chemical fertilizer may not be necessary. Cottonseed meal is a good source of long-term, slow-release, available nitrogen.
10. Hydro-seed applications shall include a minimum of 1,500 pounds per acre of mulch with 3% tackifier. Mulch may be made up of 100% cottonseed meal; fibers made of wood, recycled cellulose, hemp, other plant-fibers; compost; or blends of these. Tackifier shall be plant-based (such as guar or alpha plantago), or may be chemical-based (such as poly-acryl amide or other polymers). Any mulch or tackifier product used shall be installed per manufacturer's instructions. Seed and fertilizer are added at time of application.
11. Mulch is always required for seeding. Mulch can be applied on top of the seed or simultaneously by hydro-seeding. Mulch should be 'crimped' in to prevent erosion by wind.
12. The seed mix shown in Table 3 below is a recommended low-growing, relatively non-invasive seed mix appropriate for very wet areas that are not regulated wetlands. Other mixes may be appropriate, depending on the soil type and hydrology of the area. Recent research suggests that bent grass (agrostis sp.) should be emphasized in wet-area seed mixes. Apply this mixture in Table 3 at a rate of 60 pounds per acre.

REVISIONS

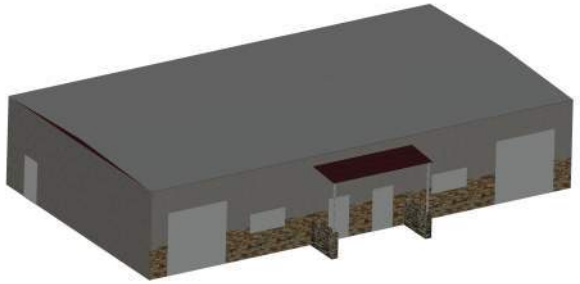
DATE:	BY:	REASON:

NON-LARGE SCALE DEVELOPMENT
1001 WILKINSON LN

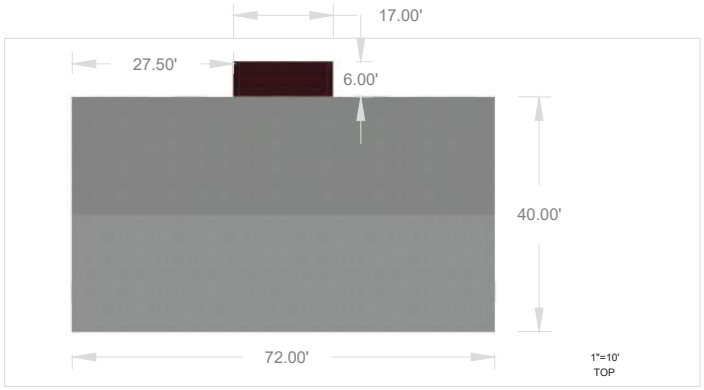
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FILENAME: 1001 Wilkinson N.SD GRADING 4.dwg
TITLE: SWPPP
JOB NO.: HDS-2601
DRAWN BY: KEH
CHECKED BY: LFG
SCALE: AS SHOWN
DATE: FEB 2026

Engineer
Hamblen Design Services
Telephone: (479) 936-0172
E-mail: hamblendesignservices@gmail.com

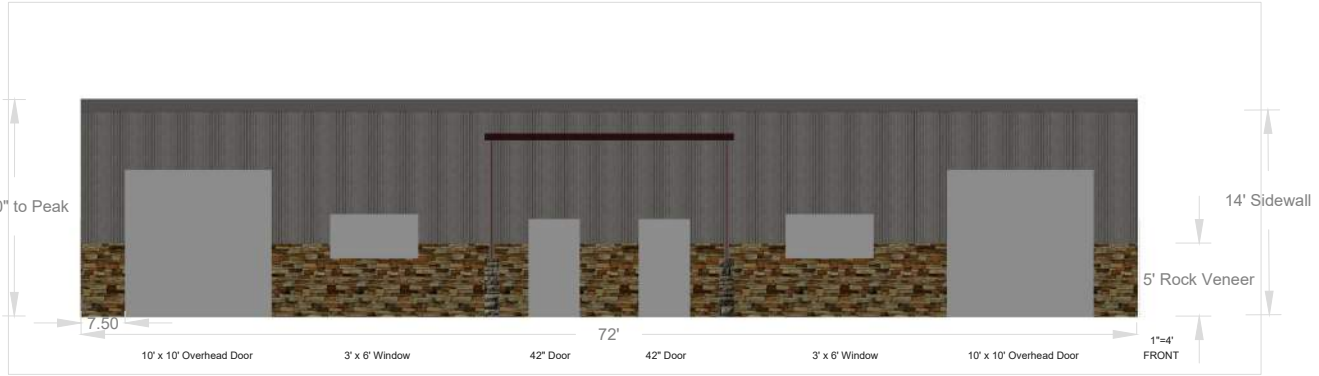
SHEET NO. 4

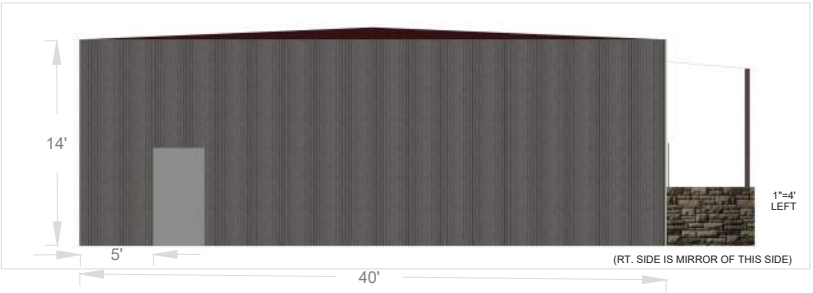


ISOMETRIC (N.T.S.)



Note: A variance will be requested to allow exterior materials to be as shown.





REAR VIEW IS ALL METAL (NO OPENINGS)

BUILDING IS ALL METAL EXCEPT WHERE OTHERWISE SHOWN

PRELIMINARY
NOT FOR
CONSTRUCTION

Owner/Developer
FADIL BAYYARI
REVOCABLE LIVING TRUST
PO BOX 6250
SPRINGDALE, AR 72766

REVISIONS

DATE:	BY:	REASON:

NON-LARGE SCALE DEVELOPMENT
1001 WILKINSON LN

LOCATION: SPRINGDALE, AR
WASHINGTON COUNTY
FILENAME: 1001 Wilkinson NLSD GRADING.dwg
TITLE: ELEVATION VIEWS
JOB NO.: HDS-2601
DRAWN BY: LFG
CHECKED BY: LFG KEH
SCALE: AS SHOWN
DATE: FEB 2026

Engineer
Hamblen Design Services
Telephone: (479) 936-0172
E-mail: hamblendesignservices@gmail.com

SHEET NO.
7

Adjacent Property Owners List

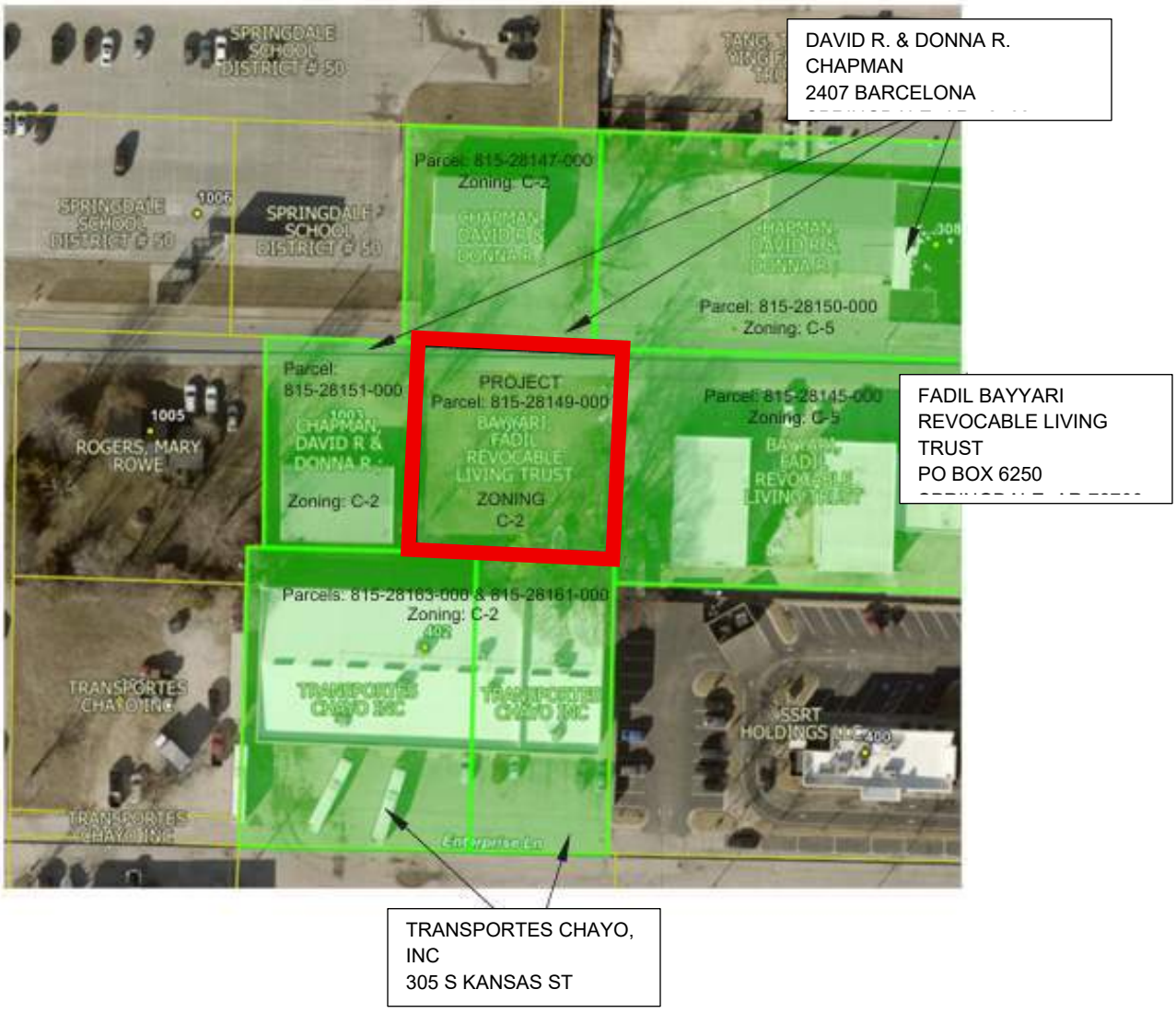
1001 Wilkinson Ln, Springdale, AR

FADIL BAYYARI REVOCABLE LIVING TRUST
PO BOX 6250
SPRINGDALE, AR 72766

DAVID R. & DONNA R. CHAPMAN
2407 BARCELONA
SPRINGDALE, AR 72762

TRANSPORTES CHAYO, INC
305 S KANSAS ST
SPRINGDALE, AR 72764

ADJACENT PROPERTIES





PUBLIC NOTICE

PROJECT AREA

B26-32: 1001 Wilkinson Lane

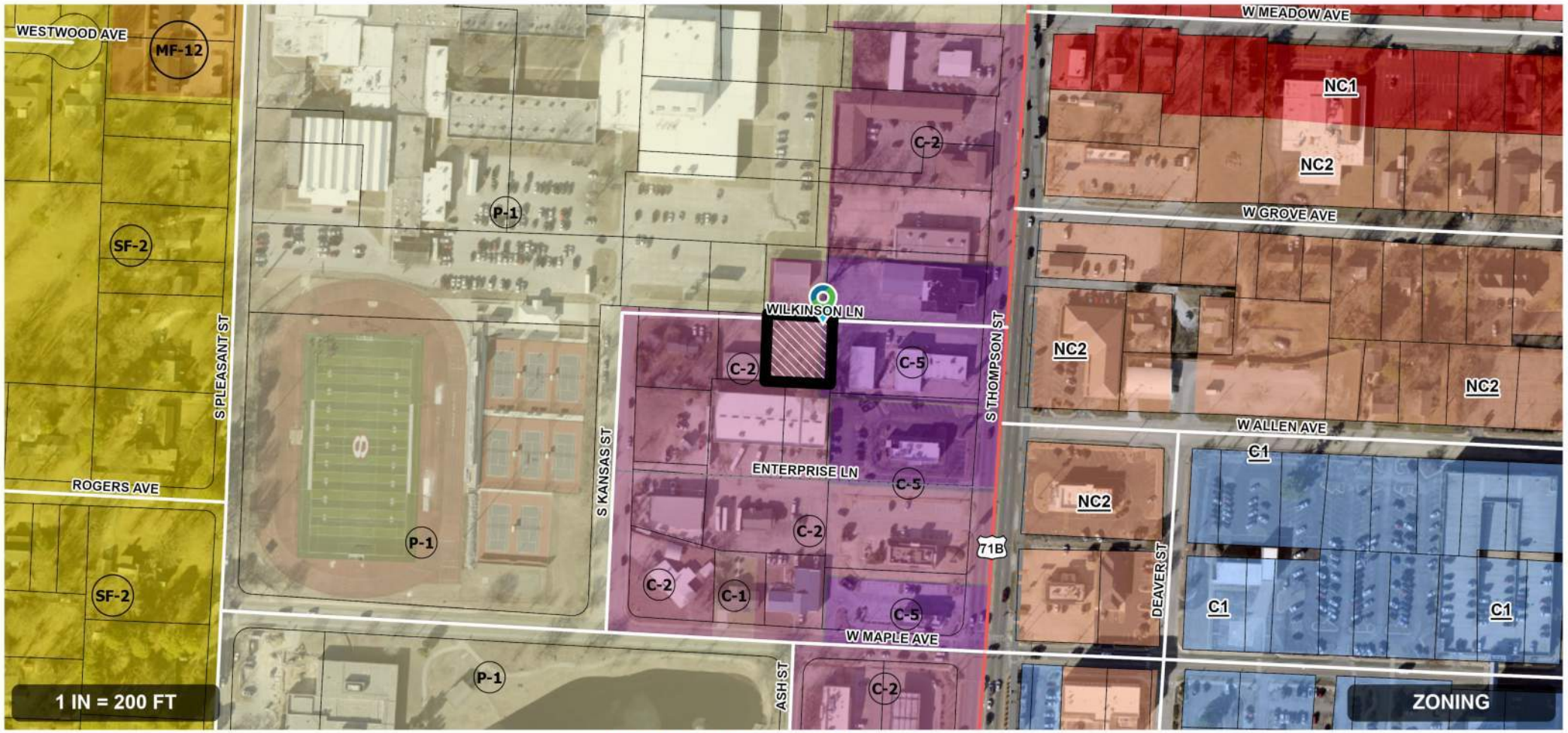
1001 Wilkinson Lane

Variance from Commercial Design Standards

B26-33: Variance for Reduction of Rear Setback from 20' to 5' &

Variance for exceeding Amount of Off-Site Parking

N



PUBLIC NOTICE

PROJECT AREA

B26-32: 1001 Wilkinson Lane

1001 Wilkinson Lane

Variance from Commercial Design Standards

B26-33: Variance for Reduction of Rear Setback from 20' to 5' &

Variance for exceeding Amount of Off-Site Parking

N

SPRINGDALE
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Waiver Request

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant (person making request)	Site/ Location: 4970 Wildwood Lane
Name: William Hood	Assessor's Parcel Number(s): 21-00153-075
E-mail: [redacted]	
Address: 422 S 40th St Springdale, AR	Current Zoning: A1
	Waiver Requested: Storm, Utility, Street
Phone: 479-640-8034	Total Acreage: 5.15

Please describe your request in detail:

I am requesting a waiver for street, storm water, and all other utility improvements. There will be no new buildings or additions.

If you have any additional comments, please attach additional pages to this document.

STAFF USE ONLY

Date Application Submitted: 3/10/2026 Project Number: W26-15


Existing Septic
7 Gal Eounymus
Centerline
Wildwood Ln
95'10 ft
4970
Handicap Entrance with Ramp
New Permeable Paver Drive
8ft Wooden Privacy Fence



W26-15: Building Exteriors

4970 Wildwood Lane

Waiver of Street Improvements on Wildwood Lane

PROJECT AREA

N

SPRINGDALE
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Waiver Request

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant (person making request)	Site/ Location: 805 S. West End
Name: Martin Flores	Assessor's Parcel Number(s): 815-27826-000
E-mail: [redacted]	
Address: 805 S Westend st. Springdale AR 72764	Current Zoning: C1
	Waiver Requested:
Phone: (479)225-7044	Total Acreage: 0.3

Please describe your request in detail:

Due to the sidewalk already being completed, we think leaving the 5ft sidewalk is reasonable and it avoids rework. It is still providing adequate performance and usability. As well as all the businesses around us having a 5ft sidewalk and not an 8'. We wish to keep it how it is.

If you have any additional comments, please attach additional pages to this document.

STAFF USE ONLY

Date Application Submitted: 3/18/2026 Project Number: W26-16



W26-16: Martin Flores Rodriguez & David Flores Gonzalez

805 S. West End Street

Waiver of Street Improvements & Sidewalk on S. West End Street

PROJECT AREA

N

SPRINGDALE
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Waiver Request

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant (person making request)

Name: Justinca Mejier

E-mail: [redacted]

Address: 3789 Shady Canyon cv
Springdale AR, 72762

Phone: (479) 502-1291

Site/ Location: 1414 Christian Ave
Springdale, AR 72764

Assessor's Parcel Number(s): 815-28035-000

Current Zoning: MF2

Waiver Requested: Street improvement

Total Acreage: .28

Please describe your request in detail:

- Waiver from the requirement to increase the existing sidewalk width to comply with the 2025 MSP along N. West End Street.

- Waiver from required street improvements, sidewalk construction, along Christian Avenue.

If you have any additional comments, please attach additional pages to this document.

STAFF USE ONLY

Date Application Submitted: 3/26/2026

Project Number: W26-18


Close









W26-18: Justina Mejia

1414 Christian Avenue

Waiver of Street Improvements on Christian Avenue & N. West End Street

PROJECT AREA

N

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

L25-07

March 9, 2026

City of Springdale
Planning Commission
201 Spring Street
Springdale, Arkansas 72764

Via email: planningapplications@springdalear.gov

Re: LSD Approval Extension
New Emma Apartments (L25-07)
261 N 40th Street
Springdale, AR

Commission Members,

Please let this letter serve as a one-year extension request for the Large-Scale Development approval of New Emma Apartments, L25-07. This project received approval at the April Planning Commission meeting in 2025. Ownership remains committed to this project and is proceeding to construction.

Very truly yours,

Nicholas Bohning, E.I.

Z:\Engineers\00 - Engineer Projects\24906-New Emma Townhouses\01 Correspondence\City\LSD Approval Extension Letter.docx

PRELIMINARY PLANS FOR A

LARGE SCALE DEVELOPMENT

SERVING

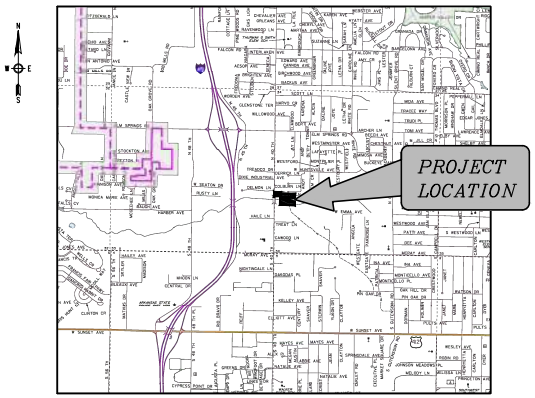
DC AND KB AND MT LAND CO LLC

261 N. 40TH STREET
SPRINGDALE, ARKANSAS

CONTACT LIST
BLACK HILLS ENERGY
SCOTT STOKES – 479-575-1424
OZARK ELECTRIC
MIKE PHIPPS – 479-684-4696
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

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
–	COVER
1	EXISTING CONDITIONS
2	LARGE SCALE DEVELOPMENT
3	GRADING PLAN
4	PAVING & SIGNAGE PLAN
5	TYPICAL DETAILS
6 & 7	WATER PLAN
8 & 9	SEWER PLAN
10	UTILITY DETAILS
11	LANDSCAPING PLAN
12	STORM WATER POLLUTION PREVENTION PLAN & DETAILS
13	LIGHTING PLAN
14	LIGHTING DETAILS



VICINITY MAP

February 20, 2025

L25-07

BY

ENGINEERING SERVICES INC.

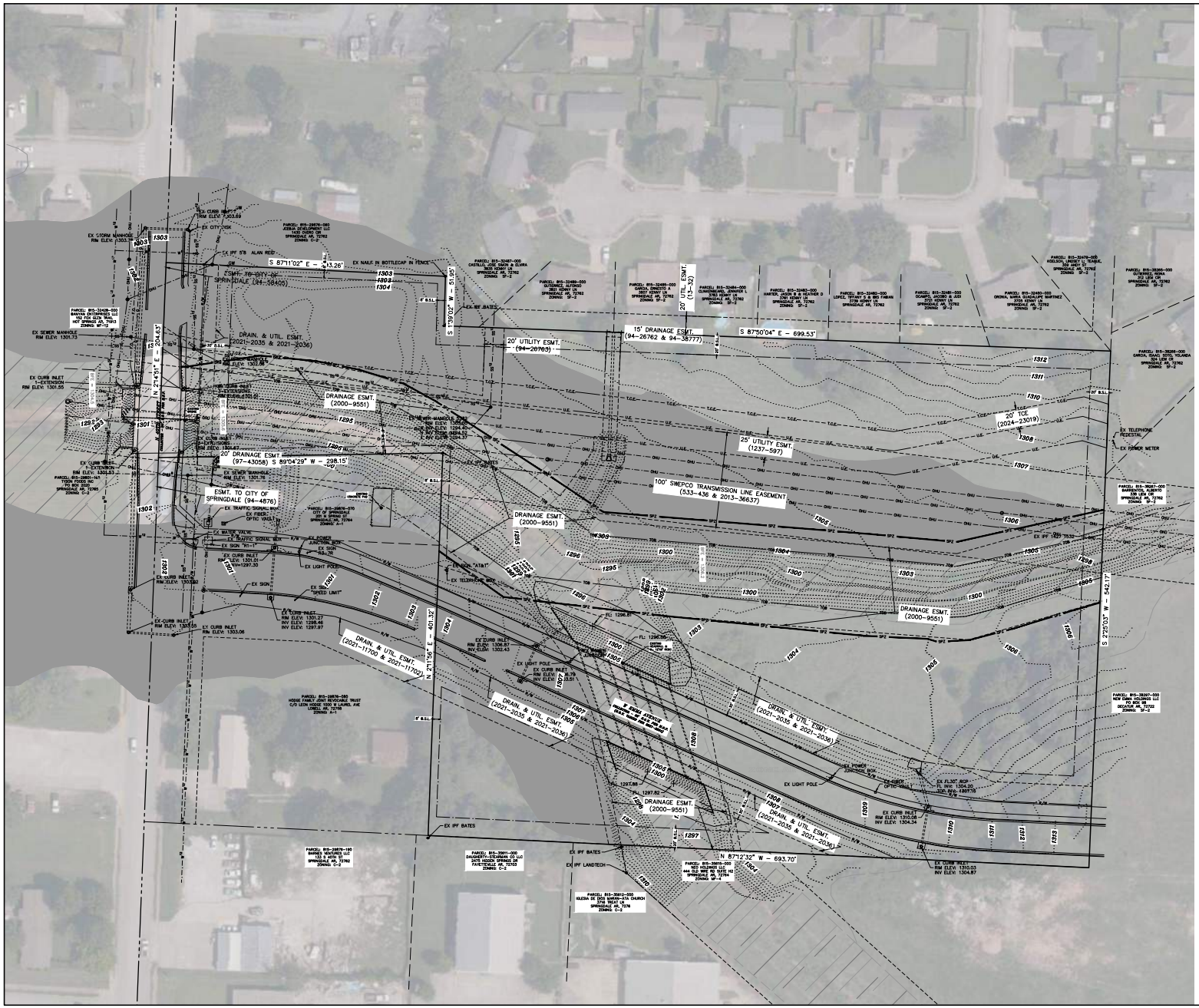
CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733
FAX: 479-751-8746
WWW.ENGINEERINGSERVICES.COM

PRELIMINARY
NOT FOR CONSTRUCTION

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

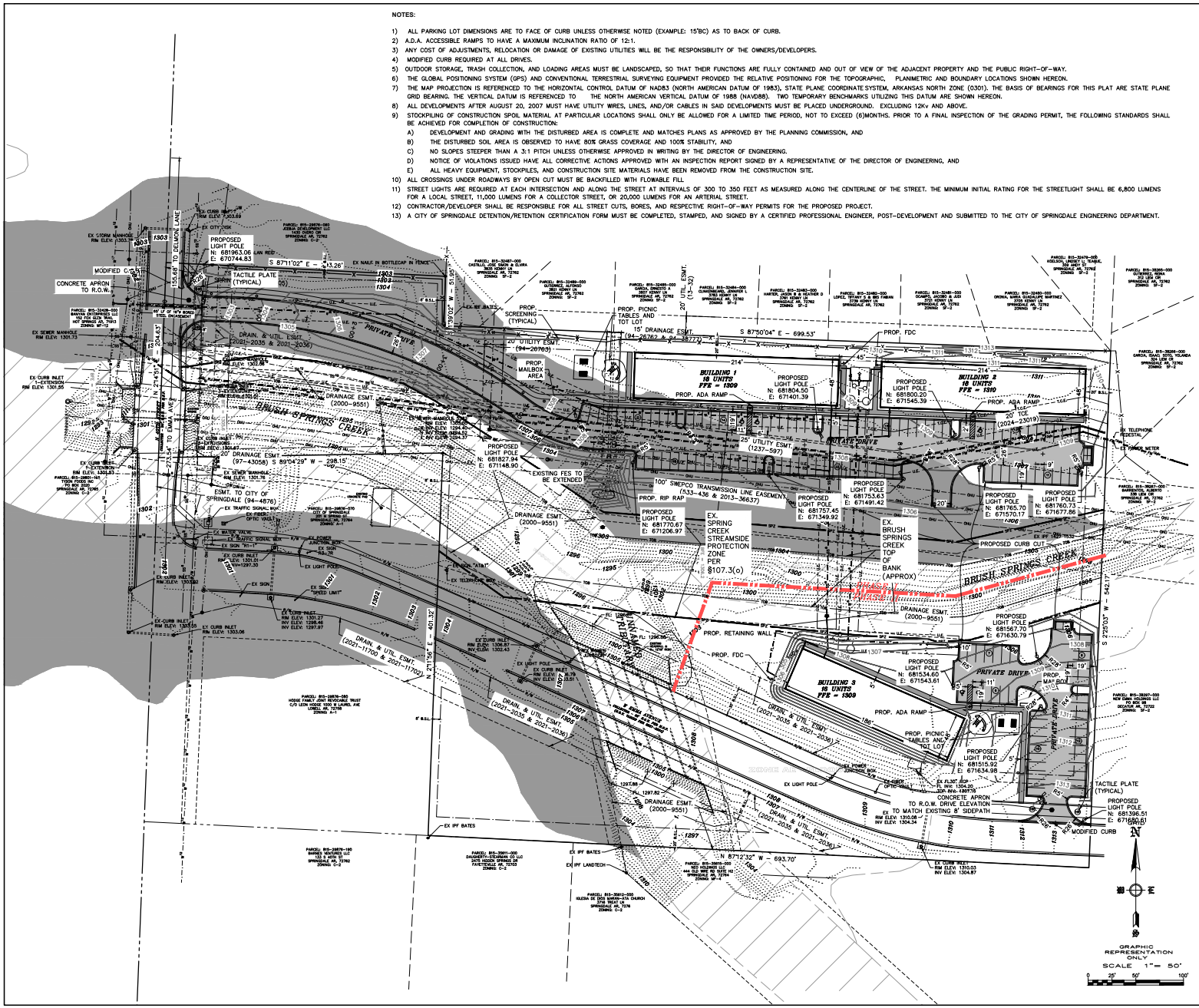
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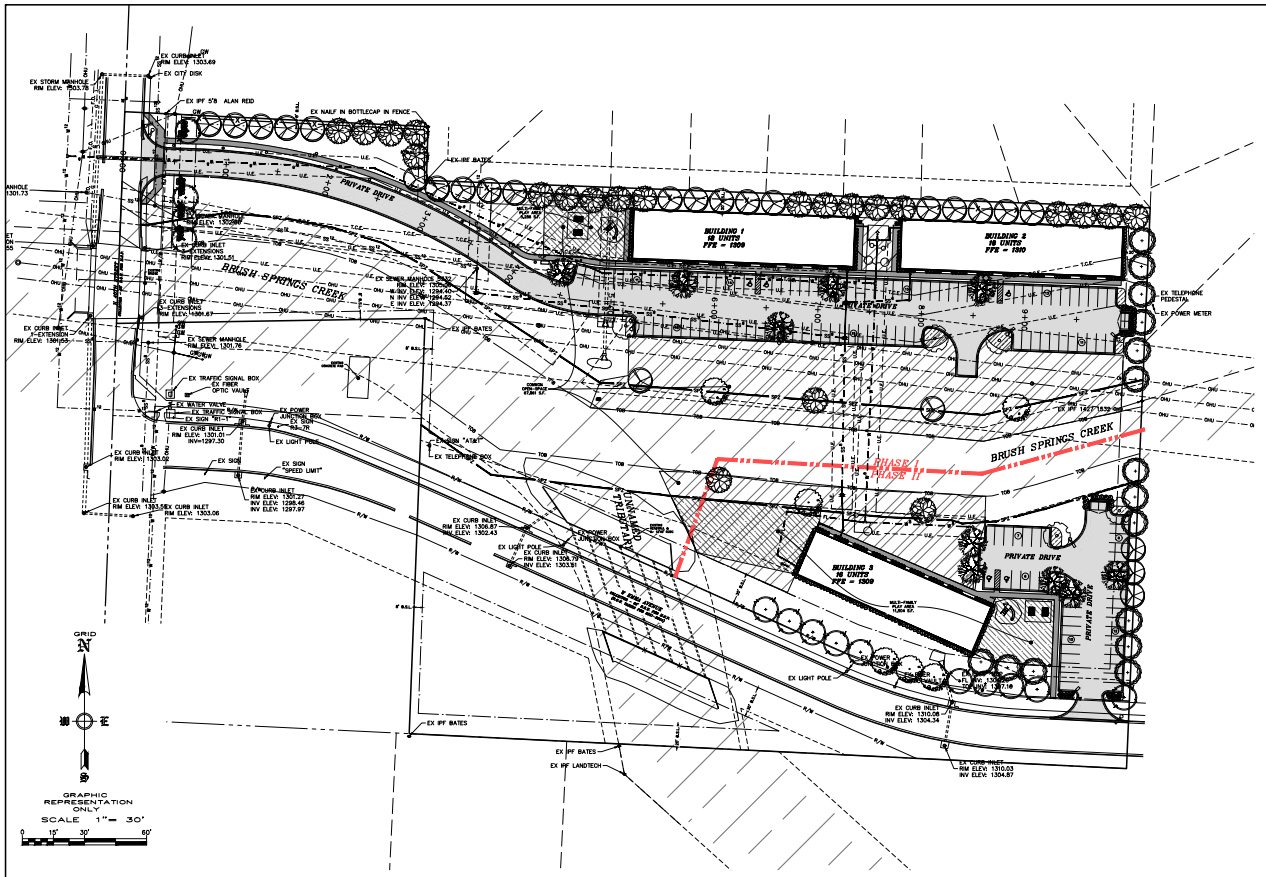
1. REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. 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 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.

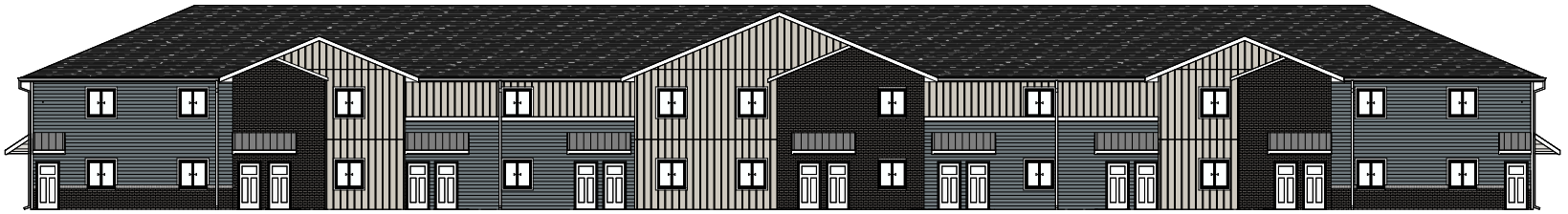

S 87°11'02" E – 213.26'
S 87°50'04" E – 699.53'
N 87°12'32" W – 693.70'
S 2°25'50" W – 540.17'
N 2°14'51" E – 204.83'
N 2°17'56" E – 401.32'
S 1°59'00" W – 515.95'
20' UTILITY ESMT. (94-26765)
15' DRAINAGE ESMT. (94-26762 & 94-38777)
20' UTILITY ESMT. (13-32)
DRAIN. & UTIL. ESMT. (2021-2035 & 2021-2036)
DRAINAGE ESMT. (2000-9551)
20' DRAINAGE ESMT. (97-43058) S 89°04'29" W – 298.15'
ESMT. TO CITY OF SPRINGDALE (94-48761)
ESMT. TO CITY OF SPRINGDALE (94-48762)
100' SWEPCO TRANSMISSION LINE EASEMENT (533-436 & 2013-36637)
25' UTILITY ESMT. (1237-597)
20' TCE (2024-23019)
DRAIN. & UTIL. ESMT. (2021-11700 & 2021-11702)
EX STORM MANHOLE
EX SEWER MANHOLE
EX CURB INLET
EX CITY DISK
EX IPF 5/8" ALAN REF.
EX NAILE IN BOTTLECAP IN FENCE
EX IPF BATES
EX IPF LANDTECH
EX TELEPHONE PEDESTAL
EX POWER JUNCTION BOX
EX LIGHT POLE
EX TRAFFIC SIGNAL BOX
EX SIGN
EX WATER VALVE
EX FIBER OPTIC VAULT
EX WATER METER
EX FIRE HYDRANT
EX PLANT BOX
EX CURB INLET RIM ELEV: 1310.04 INV ELEV: 1304.34
EX CURB INLET RIM ELEV: 1310.03 INV ELEV: 1304.87
EX CURB INLET RIM ELEV: 1306.87 INV ELEV: 1302.43
EX CURB INLET RIM ELEV: 1301.27 INV ELEV: 1298.46 INV ELEV: 1297.37
EX CURB INLET RIM ELEV: 1301.01 INV ELEV: 1297.30
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EX CURB INLET RIM ELEV: 1303.69
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EX SEWER MANHOLE RIM ELEV: 1300.68
EX SEWER MANHOLE RIM ELEV: 1304.57
EX SEWER MANHOLE RIM ELEV: 1304.57
EX SEWER MANHOLE RIM ELEV: 1304.57

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.
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.


PROPOSED LIGHT POLE N: 681963.06 LAN REF: E: 670744.83
S 87°11'02" E – 413.26'
MODIFIED CURB
CONCRETE APRON TO R.O.W.
TACTILE PLATE (TYPICAL)
EX NAILS IN BOTTLECAP IN FENCE
PROP. SCREENING (TYPICAL)
PROP. PICNIC TABLES AND TOT LOT
15' DRAINAGE ESMT. (94-26763 & 94-38772)
S 87°50'04" E – 699.53'
PROP. FDC
20' UTILITY ESMT. (13-32)
PROP. MAILBOX AREA
BUILDING 1 16 UNITS FFE = 1309
BUILDING 2 16 UNITS FFE = 1310
PROP. ADA RAMP
PROPOSED LIGHT POLE N: 681804.50 E: 671401.39
PROPOSED LIGHT POLE N: 681800.20 E: 671545.39
30' TCE (2024-23019)
25' UTILITY ESMT. (1237-597)
PRIVATE DRIVE
EX. TELEPHONE PEDESTAL
EX. TRANSF. METER
EX. BRUSH SPRINGS CREEK TOP OF BANK (APPROX)
BRUSH SPRINGS CREEK
DRAINAGE ESMT. (2000-9551)
DRAIN. & UTIL. ESMT. (2021-2035 & 2021-2036)
100' SWEPCO TRANSMISSION LINE EASEMENT (533-436 & 2013-36637)
PROP. RIP RAP
PROPOSED LIGHT POLE N: 681770.67 E: 671206.97
PROPOSED LIGHT POLE N: 681757.45 E: 671349.92
PROPOSED LIGHT POLE N: 681763.63 E: 671491.42
PROPOSED LIGHT POLE N: 681765.70 E: 671570.17
PROPOSED LIGHT POLE N: 681760.73 E: 671677.86
EX. SPRING CREEK STREAMSIDE PROTECTION ZONE PER §107.3(o)
EXISTING FES TO BE EXTENDED
PROPOSED CURB CUT
PROP. RETAINING WALL
PROPOSED LIGHT POLE N: 681567.70 E: 671630.79
PROP. MAIL BOX
BUILDING 3 16 UNITS FFE = 1309
PROP. PICNIC TABLES AND TOT LOT
PROPOSED LIGHT POLE N: 681534.60 E: 671543.61
PROPOSED LIGHT POLE N: 681515.92 E: 671634.98
CONCRETE APRON TO R.O.W. DRIVE ELEVATION TO MATCH EXISTING 8" SIDEPATH
TACTILE PLATE (TYPICAL)
PROPOSED LIGHT POLE N: 681396.51 E: 671680.61
MODIFIED CURB
EX. CURB INLET RIM ELEV: 1310.03 INV ELEV: 1304.87
N 87°12'32" W – 693.70'
EX IPF BATES
EX IPF LANDTECH
EX. SEWER MANHOLE RIM ELEV: 1307.73
EX. CURB INLET RIM ELEV: 1301.85
EX. CITY DISK
EX. STORM MANHOLE RIM ELEV: 1303.19
EX. SEWER MANHOLE RIM ELEV: 1300.08
EX. CURB INLET RIM ELEV: 1300.76
EX. CURB INLET RIM ELEV: 1301.83
EX. SEWER MANHOLE RIM ELEV: 1301.76
EX. CURB INLET RIM ELEV: 1301.00
EX. CURB INLET RIM ELEV: 1301.55
EX. CURB INLET RIM ELEV: 1301.27
EX. CURB INLET RIM ELEV: 1306.06
EX. CURB INLET RIM ELEV: 1306.87
EX. CURB INLET RIM ELEV: 1306.79
EX. CURB INLET RIM ELEV: 1306.79
EX. TRAFFIC SIGNAL BOX
EX. WATER VALVE
EX. SIGN
EX. LIGHT POLE
EX. POWER JUNCTION BOX
EX. TELEPHONE BOX
EX. FIBER OPTIC VAULT
EX. SPEED LIMIT
EX. CURB INLET RIM ELEV: 1301.27 INV ELEV: 1295.46 INV ELEV: 1297.37
EX. CURB INLET RIM ELEV: 1306.87 INV ELEV: 1302.43
EX. CURB INLET RIM ELEV: 1306.79 INV ELEV: 1302.79
EX. LIGHT POLE
EX. POWER JUNCTION BOX
EX. CURB INLET RIM ELEV: 1310.08 INV ELEV: 1304.34
EX. SEWER MANHOLE RIM ELEV: 1310.08 INV ELEV: 1304.20 (JOB #861-180719)
EX. SEWER MANHOLE RIM ELEV: 1307.88 INV ELEV: 1297.88
EX. SEWER MANHOLE RIM ELEV: 1306.87 INV ELEV: 1302.43
EX. SEWER MANHOLE RIM ELEV: 1306.79 INV ELEV: 1302.79
EX. SEWER MANHOLE RIM ELEV: 1310.03 INV ELEV: 1304.87
EX. SEWER MANHOLE RIM ELEV: 1307.73
EX. SEWER MANHOLE RIM ELEV: 1300.08
EX. SEWER MANHOLE RIM ELEV: 1301.76
EX. SEWER MANHOLE RIM ELEV: 1301.83
EX. SEWER MANHOLE RIM ELEV: 1301.76
EX. SEWER MANHOLE RIM ELEV: 1301.00
EX. SEWER MANHOLE RIM ELEV: 1301.55
EX. SEWER MANHOLE RIM ELEV: 1301.27
EX. SEWER MANHOLE RIM ELEV: 1306.06
EX. SEWER MANHOLE RIM ELEV: 1306.87
EX. SEWER MANHOLE RIM ELEV: 1306.79
EX. SEWER MANHOLE RIM ELEV: 1306.79
EX. SEWER MANHOLE RIM ELEV: 1310.08
EX. SEWER MANHOLE RIM ELEV: 1310.03


BRUSH SPRINGS CREEK
PRIVATE DRIVE
BUILDING 1
16 UNITS
FFE = 1309
BUILDING 2
16 UNITS
FFE = 1310
BUILDING 3
16 UNITS
FFE = 1309
PHASE I
PHASE II
EX IPF BATES
EX IPF LANDTECH
EX CURB INLET
EX LIGHT POLE
EX SIGN
"SPEED LIMIT"
EX TRAFFIC SIGNAL BOX
EX FIBER OPTIC VAULT
EX WATER VALVE
EX TRAFFIC SIGNAL BOX
EX SIGN "R1-1"
EX POWER JUNCTION BOX
EX SIGN "ATBS"
EX TELEPHONE BOX
EX SIGN "STOP AHEAD"
EX SIGN "R1-2"
EX SIGN "R2-1"
EX SIGN "R3-7R"
EX SIGN "R1-1



1 FRONT
1/8" = 1'-0"



2 REAR
1/8" = 1'-0"



3 SIDE A
1/8" = 1'-0"



4 SIDE B
1/8" = 1'-0"









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LLOYDCOMPANIES.COM

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STRUCTURAL:

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MAIN CONTACT
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PH:
E:

MECHANICAL:

FIRM NAME
MAIN CONTACT
ADDRESS
ADDRESS
PH:
E:

ELECTRICAL:

FIRM NAME
MAIN CONTACT
ADDRESS
ADDRESS
PH:
E:

LDG PROJECT NO: 00000

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE:
01-17-2025 SCHEMATIC DESIGN

REVISION SCHEDULE:
REV. # REV. DSC. REV. DATE

PROJECT:
ARKANSAS - EMMA AVE MF

SPRINGDALE, ARKANSAS

SHEET TITLE:
EXTERIOR ELEVATIONS

A400

1/17/2025 1:32:46 PM

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L25-07: New Emma Apartments - APPROVAL EXTENSION

261 N. 40th Street

PROJECT AREA

N

Form-Based Code Update

To: PLANNING COMMISSION MEMBERS

From: Sharon Tromburg, Planning Director

Date: April 7, 2026

Re: An amendment to Chapter 32 of the Code of Ordinances of the City of Springdale, Arkansas, containing the Downtown District Form-Based Code

Proposed updates are shown in pink text in the accompanying manual. A summary of the changes is listed below.

Administrative procedures *Section 1.0*

- Clarified Administrative Adjustments - Building form 5% (minimum percentage of Build-to Line required to be occupied by building form, reduction of up to five percent (5%) of required length.)
- Conditional use and deviation process

Tech Plat Review (TPR) introduced for site plan review: i.e. food trucks downtown and café frontage furniture encroaching into ROW *Section 1.9*

Regulating Plan: NR1 is now S.E.E.D option, with NR2 and NC2 in SE downtown *Section 2.1*

SEED (Springdale Elective Enhancement District): Clarification for application process and expanded Powell Street *Section 2.3*

No surface parking lots shall have a visible frontage on E. or W. Emma Ave. (where directly adjacent to Emma Ave. surface parking lots shall be concealed with a street wall) *Section 3.0*

NC2 changes *Section 3.0*

- On the following streets, ONLY commercial uses are permitted on the Ground Floor: W. Grove Avenue; Holcomb Street; ~~Park Street;~~ E. Meadow Avenue; E. Emma Avenue; and ~~Caudle Street~~. (Park and Caudle removed)
- Building form percentage adjusted for certain building types - The percentage (%) for the Primary Street can be adjusted to fifty percent (50%) for Courtyard Rowhouse and Courtyard Building and sixty percent (60%) for Duplex.

Workforce-Attainable Housing Density Bonus: Introduces a formal, codified density bonus for projects providing workforce-attainable housing and applies to new construction in NR3, NC1, NC2 *Section 3.9*

Carriage House building type is now permitted in NR1 and NC2 *Section 4.1.4*

Frontage types: Shopfront and Café – encroachment clarification *Section 4.2*

Definitions added back *Section 6.0*

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 32 OF THE CODE OF ORDINANCES OF THE CITY OF SPRINGDALE, ARKANSAS, KNOWN AS THE DOWNTOWN FORM-BASED CODE; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, Chapter 32 of the Code of Ordinances of the City of Springdale, Arkansas, establishes the Downtown District Form-Based Code and was originally adopted by Ordinance No. 5152 in March 2017; and

WHEREAS, Chapter 32 was subsequently amended in May 2023 by Ordinance No. 5843; and

WHEREAS, the City of Springdale has identified the need to update and clarify provisions of the Downtown District Form-Based Code to improve usability, administration, and alignment with current development practices; and

WHEREAS, the proposed amendments are intended to support consistent implementation of the Code and to further the City's adopted planning goals for the downtown area, and are informed by stakeholder and public input received through outreach efforts, including a Downtown Drop-In event and development feedback sessions; and

WHEREAS, the Springdale Planning Commission held a public hearing on April 7, 2026, following notice as required by law, and considered the proposed amendments; and

WHEREAS notice of the consideration of this Ordinance was published in accordance with Ark. Code Ann. § 14-55-207;

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

SECTION 1: Chapter 32 of the Code of Ordinances of the City of Springdale, Arkansas, known as the "Downtown Form-Based Code," is hereby amended to read as set forth in the document attached hereto and incorporated

herein by reference, three (3) copies of which are on file in the office of the City Clerk for public inspection.

SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 3: EMERGENCY CLAUSE: It is hereby declared that an emergency exists, and this ordinance, necessary for the preservation of the health, safety, and welfare of the citizens of Springdale, Arkansas, shall be in effect immediately upon its passage and approval.

PASSED AND APPROVED this _____ day of _____, 2026.

_____
Doug Sprouse, Mayor

ATTEST:

_____
Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

_____
Ernest B. Cate, City Attorney



SPRINGDALE™
WE'RE MAKING IT HAPPEN

Downtown Springdale

FORM-BASED CODE

CITY OF SPRINGDALE

CHAPTER 32

REVIEW DRAFT
UPDATED February 25, 2026

TABLE OF CONTENTS

SECTION 1.0 ADMINISTRATIVE PROCEDURES

1.1 Purpose....1-1
1.2 Boundaries....1-1
1.3 General Requirements....1-1
1.4 Minimum Requirements....1-2
1.5 Severability....1-2
1.6 Components of the Code....1-2
1.7 Application Process and Appeals....1-3
1.8 Certificate of Conformity....1-4
1.9 Administrative Adjustments....1-5
1.10 Deviations....1-8
1.11 Non-Conformities....1-12

SECTION 2.0 – THE REGULATING PLAN

2.1 The Regulating Plan (Introduction and map)....2-1
2.2 Street Types (Map)....2-4
2.3 Springdale Elective Enhancement District (SEED)....2-6

SECTION 3.0 BUILDING ENVELOPE STANDARDS

3.1 Building Envelope Standards....3-1
3.1 Neighborhood Residential Type 1 (NR1)....3-3
3.2 Neighborhood Residential Type 2 (NR2)....3-7
3.3 Neighborhood Residential Type 3 (NR3)....3-11
3.4 Neighborhood Center Type 1 (NC1)....3-15
3.5 Neighborhood Center Type 2 (NC2)....3-19
3.6 Campus Type 1 (C1)....3-23
3.7 Campus Type 2 (C2)....3-27
3.8 Cottage Court Special Overlay District (SD)....3-31
3.9 Workforce-attainable Housing Density Bonus....3-34

SECTION 4.0 BUILDING DEVELOPMENT STANDARDS

4.1 Building Types....4-3
4.1.1 Detached Single Family Dwelling....4-4
4.1.2 Detached Single Family Bungalow....4-6
4.1.3 Rear Garage....4-8
4.1.4 Carriage House....4-10
4.1.5 Duplex....4-12
4.1.6 Duplex Bungalow....4-14
4.1.7 Triplex and Fourplex....4-16
4.1.8 Rowhouse and Courtyard Rowhouse....4-18
4.1.9 Stacked Flats....4-20
4.1.10 Courtyard Building....4-22
4.1.11 Commercial Block Building....4-24
4.1.12 Live-Work Units....4-26
4.1.13 Liner Building....4-28
4.1.14 Civic / Institutional Building....4-30

TABLE OF CONTENTS, CONTINUED

SECTION 4.0 BUILDING DEVELOPMENT STANDARDS, CONTINUED

4.2 Frontage Types....4-32
4.2.1 Common Yard....4-33
4.2.2 Porch....4-33
4.2.3 Stoop....4-34
4.2.4 Forecourt....4-34
4.2.5 Awnings & Canopies....4-35
4.2.6 Balconies....4-35
4.2.7 Terrace & Lightcourt....4-36
4.2.8 Bay Windows....4-36
4.2.9 Shopfront....4-37
4.2.10 Café....4-37
4.3 Architectural Standards....4-38
4.3.1 Building Facades....4-39
4.3.2 Roofs and Parapets....4-45
4.3.3 Windows and Doors....4-48
4.3.4 Street Walls....4-51
4.3.5 Lighting....4-53
4.3.6 Equipment....4-55
4.3.7 Signage....4-57

SECTION 5.0 USE TABLES

5.1 Use Tables....5-1

SECTION 6.0 DEFINITIONS

6.1 Definitions....6-1

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. (page 2-6)

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. Minimum height 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.
v. Building form: minimum percentage of Build-to Line required to be occupied by building form — reduction of up to five percent (5%) of required length.
vi. Street wall requirements: up to ten percent (10%) of the height/fenestration/access gate requirements.
vii. Entrances (maximum average spacing): up to ten percent (10%) increase in spacing.
viii. Architectural Standards: Primary and accent materials — up to ten percent (10%);
ix. 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 CHANGING THE BUILDING ENVELOPE STANDARD (BES) CLASSIFICATION OF A PROPERTY

A. Parcel Classification – Each parcel with the FBC is assigned a Building Envelope Standard (BES) Classification, which is analogous to a zoning district classification.

B. Changing Parcel Classification – A property owner may make application to change the BES classification of one parcel or a combination of parcels according to the rezoning procedures initiated by private parties, as set forth in article 2, section 11 of this Chapter 130 of the Springdale, Arkansas Code of Ordinances. . 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.

1.10 CHANGING THE BUILDING ENVELOPE STANDARD (BES) CLASSIFICATION OF A PROPERTY, CONTINUED

The following factors shall be used for the evaluation of a request for rezoning:

i. 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.
ii. Reference to the existing subdivision plat (if available) for historical context of the area.
iii. 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.
iv. Location of the proposed development in relation to nearby amenities such as public parks, schools, and trail systems.

1.11 DEVIATIONS

A. Board of Adjustment

The Refining Board of Zoning Adjustment is established in Section 90-30 of the Springdale, Arkansas Code of Ordinances and, as set forth in Section 90-30, the Planning Commission shall function as the board of adjustment.

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;

1.11 DEVIATIONS, CONTINUED

A. See page 1-8

B. Public Hearing, continued.

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.

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.

1.11 DEVIATIONS, CONTINUED

A. See page 1-8

B. See page 1-8

C. See page 1-9

D. Powers and duties, continued.

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.

(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.

1.11 DEVIATIONS, CONTINUED

A. See page 1-8

B. See page 1-8

C. See page 1-9

D. Powers and duties, continued.

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.

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.

1.12 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 this 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.

1.13 CONDITIONAL USES

A. Intent – The planning commission shall hear at a scheduled public hearing only such conditional use as is specifically authorized to pass on by the terms of section 5.0 of this FBC; shall decide such questions as are involved in determining whether such conditional uses shall be recommended for approval to the city council; and shall recommend approval, modify or deny conditional uses at its discretion with the conditions and safeguards as are appropriate under this ordinance.

B. Approval of Conditional Uses – Approval of a conditional use shall not be granted as a matter of right, but shall be granted only in situations where said use is in harmony with the character of the neighborhood and zone in which it shall be located and the structure in which it is to operate meets building and fire codes as adopted by the city. Once a conditional use is approved that conditional use is personal to the applicant and is limited to the location to which it was approved and may only be changed to another conditional use through further action of the planning commission and the city council. Once a conditional use is approved that use may continue so long as it abides by the findings of this subsection and any special conditions placed upon the use by the planning commission and the city council.

C. Process – The process for review and approval of conditional uses shall be as set forth in article 2, section 12 of Chapter 130 of the Springdale, Arkansas Code of Ordinances.

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 and surface parking lots 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 Building Development Standards) on any building, including Existing Building Remodel without expansion of building footprint, that impact façades facing primary and side streets must use approved Primary Building Materials and be extended throughout those facades 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.

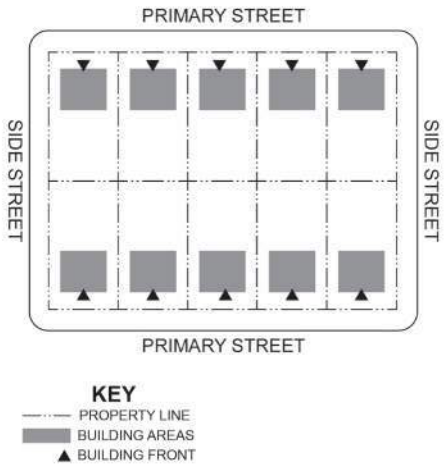
HOW DO I USE THE REGULATING PLAN?

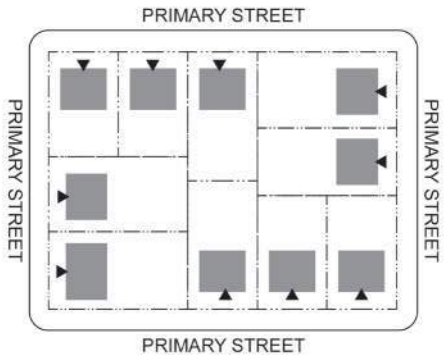
If you would like to determine the regulations applicable to the parcel(s) of property, the following sequence of steps should be performed in order to correctly use the Regulating Plan:

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 2-4 and 2-5 of this document to determine the street classification of the frontage street(s) of the parcel(s), namely:



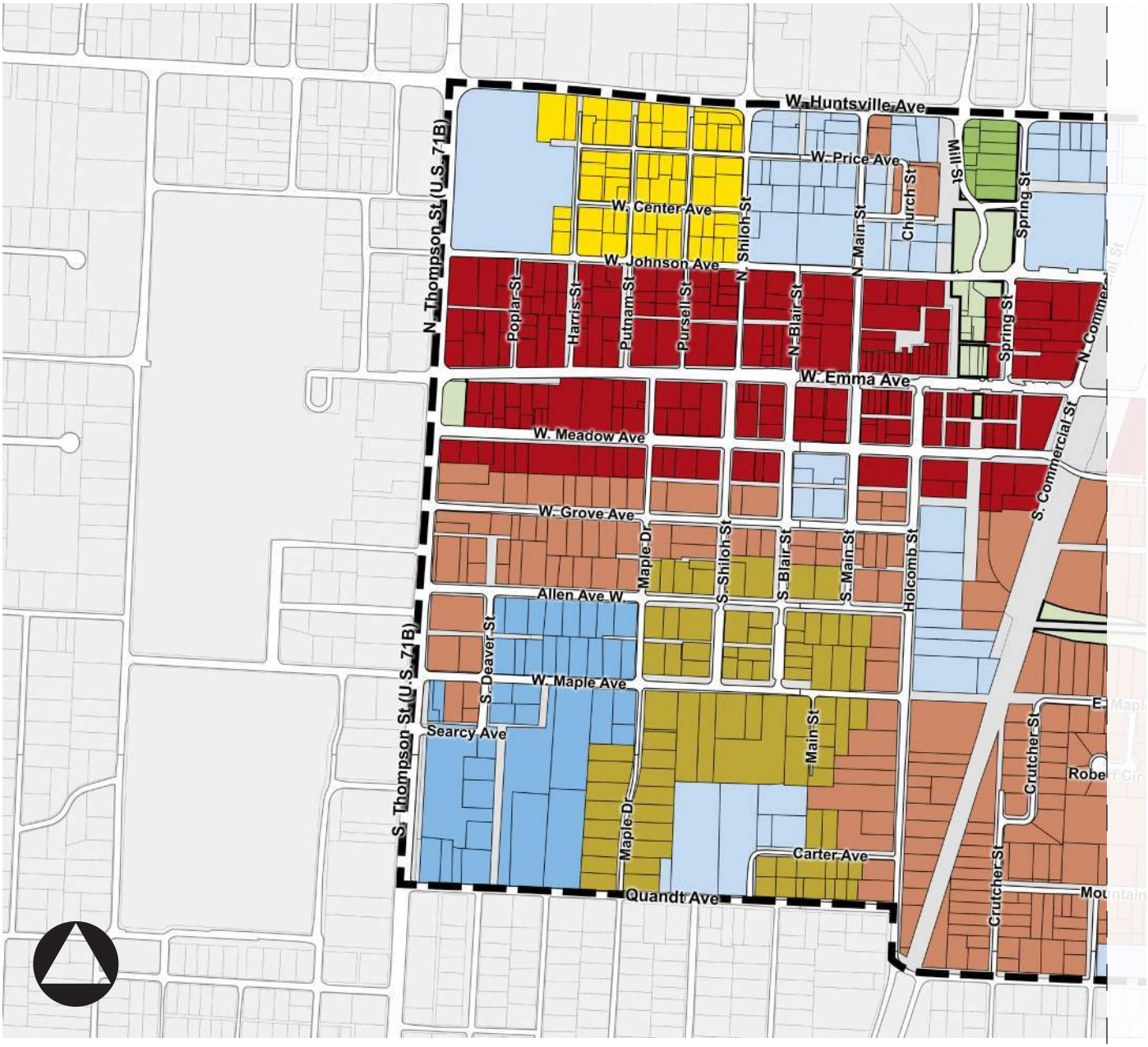


Primary Streets have one (1) or more buildings with the front of the building oriented toward said street.

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.

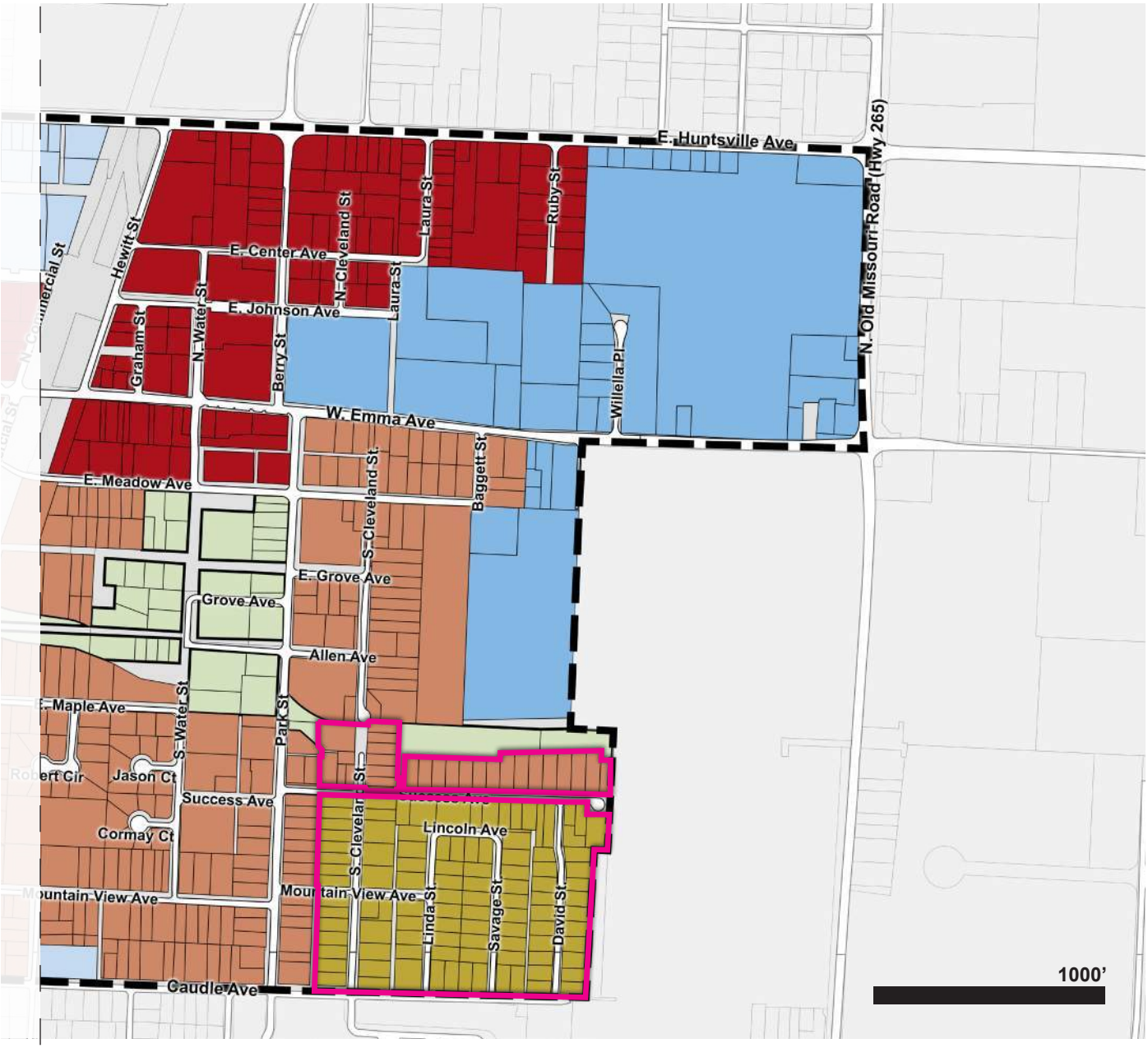
2.1 THE REGULATING PLAN



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
Mountain 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
Baggett St
E. Meadow Ave
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 provisions of the Downtown District Form-Based Code or develop under the standard provision of the adopted zoning map of the City.

The SEED 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 creates increased opportunity for infill-focused development. The SEED is intended to promote quality infill that exhibits sustainable construction and excellence through architectural design, preserving significant aspects of the natural character of the land creating cohesive 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 permits use of the Building Envelope Standards and Building Development Standards outside of the adopted Downtown District Form-Based Code area, placing 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 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 for the Building Envelope Standard (BES) classification specified in the SEED Regulating Plan (Figure 2.3) shall follow the rezoning procedures initiated by private parties, as set forth in article 2, section 11 of this Chapter 130 of the Springdale, Arkansas Code of Ordinances. Should the property owner wish to change the BES classification specified in the SEED Regulating Plan (Figure 2.3), such requested change shall be made at the time of application. 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 SEED zoning:

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.
e. For changes in BES classification only, is the requested change compatible with surrounding BES classifications specified in the SEED Regulating Plan (Figure 2.3) and the factors enumerated above.

APPLICABILITY.

Upon approval of a SEED zoning as set forth in article 2, section 11 of this Chapter 130 of the Springdale, Arkansas Code of Ordinances on a parcel or combination of parcels, all proposed improvements thereon shall be subject to procedures, standards, and guidelines specified in the Downtown District Form-Based Code for the Building Envelope Standard (BES) specified in the SEED Regulating Plan (Figure 2.3). 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.

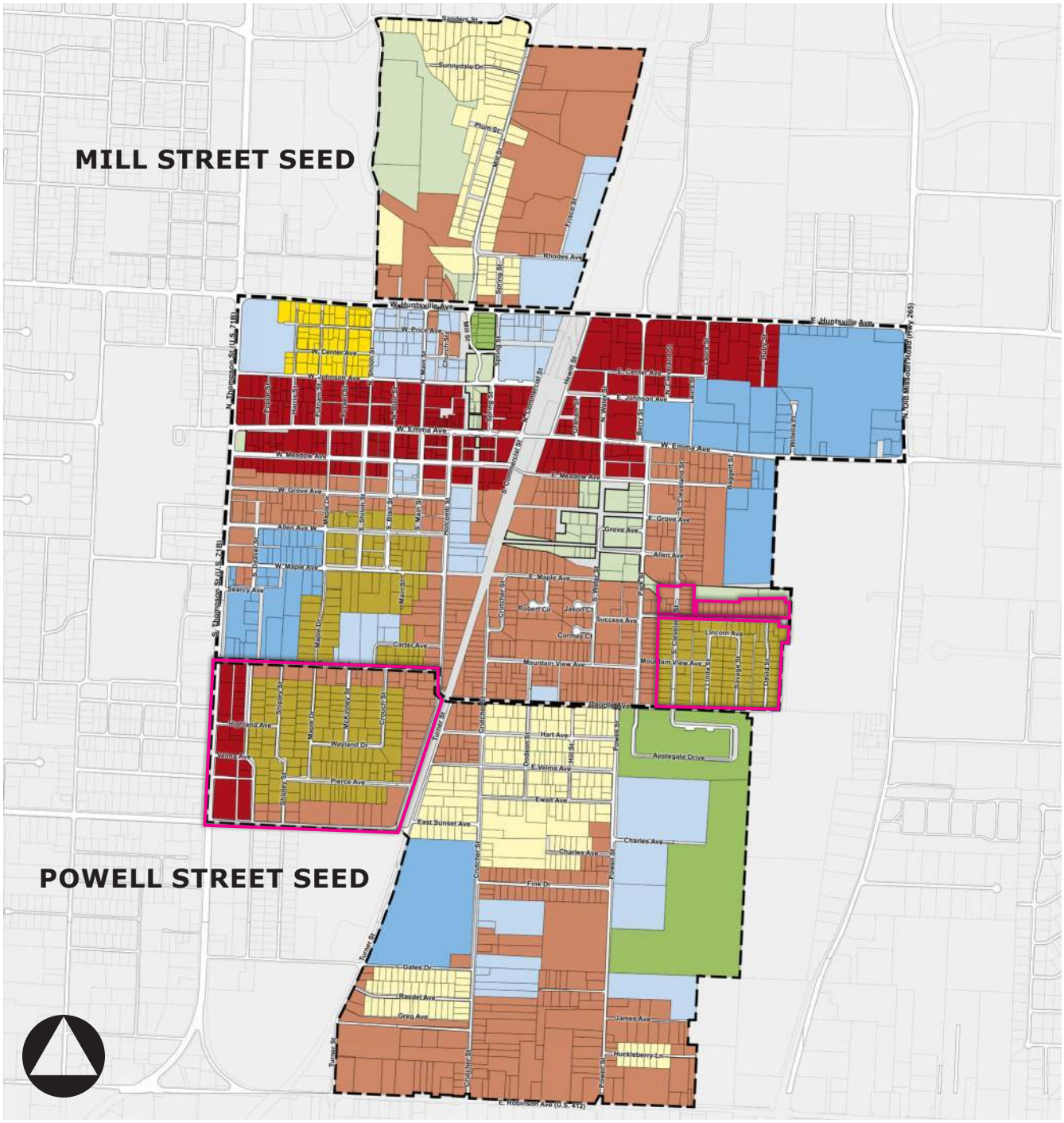
b. **Regulating plan:** The purpose of the regulating plan for the district is to establish zones of a particular desired scale and bulk within the Downtown District Form-Based Code in order to effectively regulate the form of improvements and to enhance the atmosphere of the neighborhood through cohesive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

BUILDING ENVELOPE STANDARDS
They're a guide to make sure everything fits together nicely. They give property owners and developers a clear set of expectations so everything that gets built fits together well and creates a clean, predictable, and walkable environment.

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)*
3.8 **Cottage Court Special Overlay District** *(SEE PAGE 3-31)*

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** FBC Zoning District
   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** Guide for height and bulk
   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.

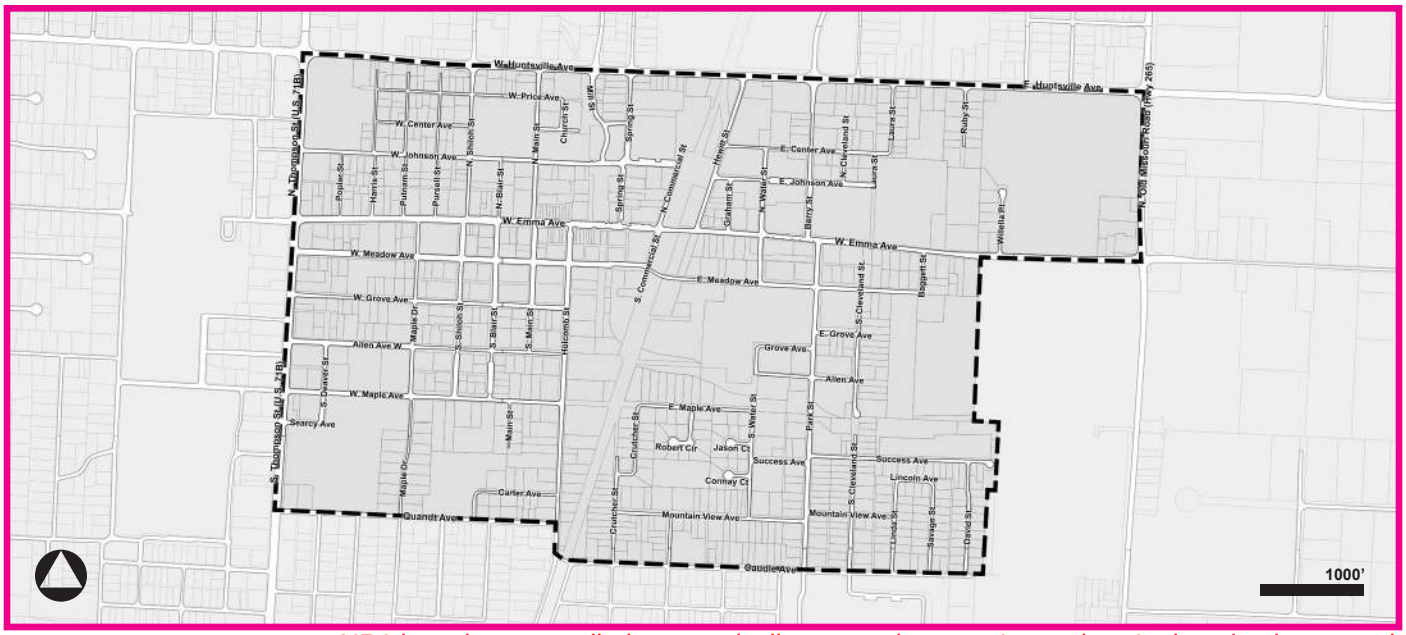
PRIMARY STREETS VS SIDE STREETS?

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)



NR1 is no longer applied automatically across the map. Instead, we're keeping it as a tool we can use in S.E.E.D. districts where preserving that traditional neighborhood character is the priority. We're not removing NR1 protections—we're relocating them to where they make the most sense. This is about being intentional, not restrictive.

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





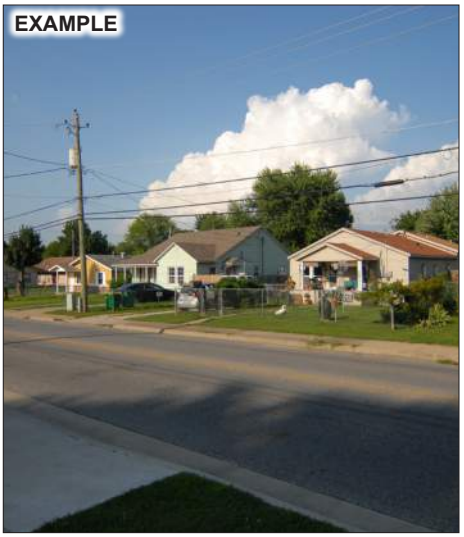


DIAGRAM - 1

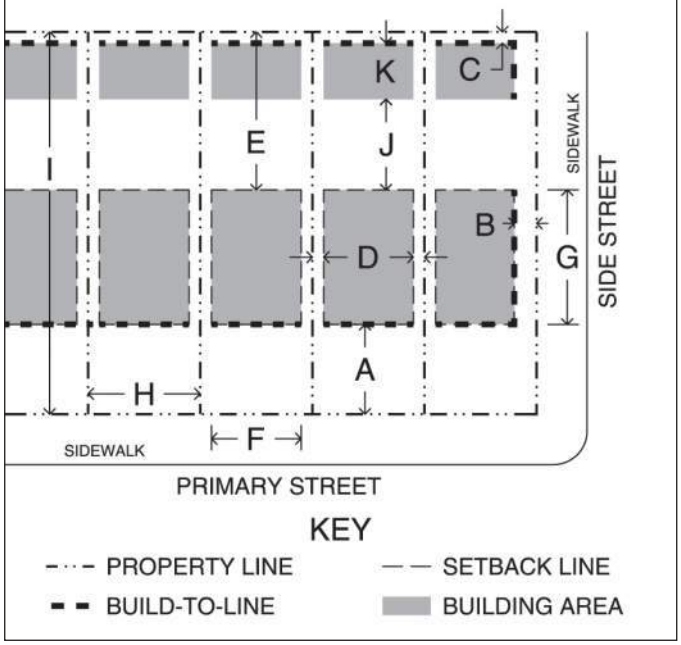
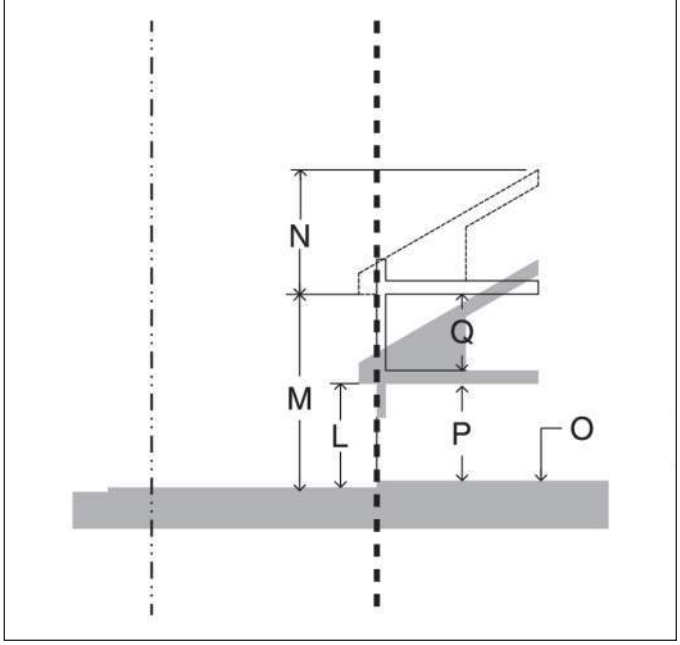


DIAGRAM - 2



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 occupied by building form
[G]	SIDE ST., MAIN BLDG:	At Least 25% of Build-to-Line occupied by building form
[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
Carriage House

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

DIAGRAM - 3

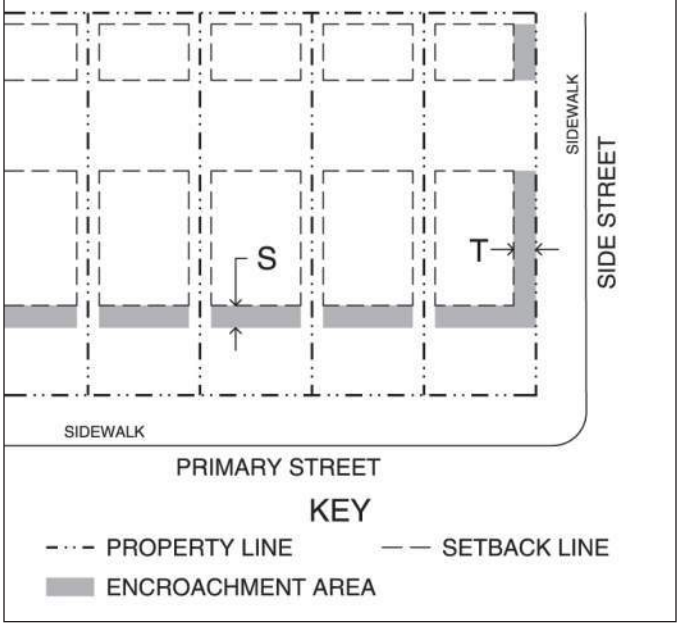
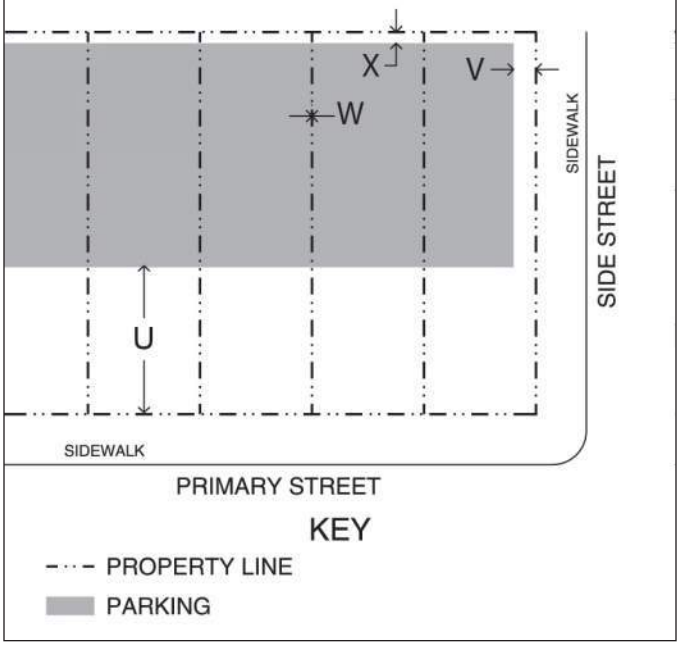


DIAGRAM - 4



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 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)** Spaces Per 2-Bedroom and larger Dwelling Unit
	One (1) Off-Street Parking **(4)** Space Per Cottage Court Overlay Dwelling Unit

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

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3.2 NEIGHBORHOOD RESIDENTIAL TYPE 2 (NR2)



INTENT STATEMENT: This standard is meant to guide how homes are built in areas with smaller lots and a little more density. It helps allow more homes in the same area, but in a way that still looks and feels like the neighborhood belongs together.

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

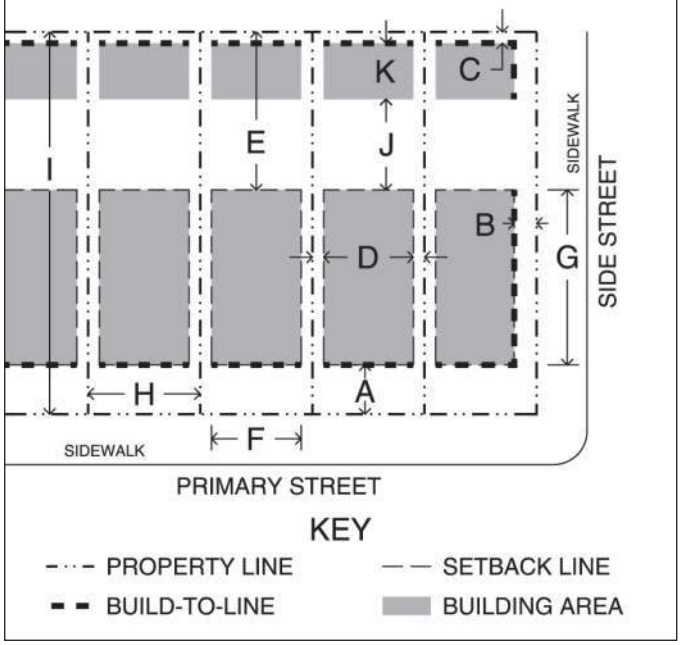
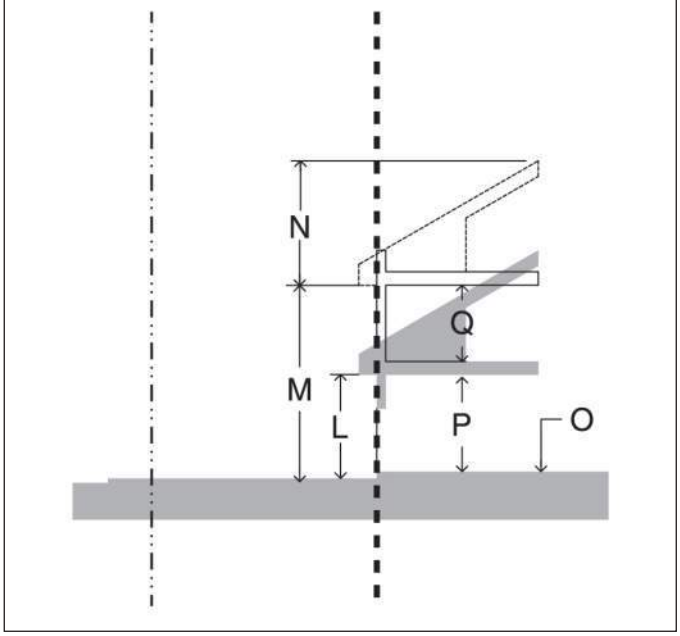


DIAGRAM - 2



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 occupied by building form
[G]	SIDE ST., MAIN BLDG:	At Least 50% of Build-to-Line occupied by building form
[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

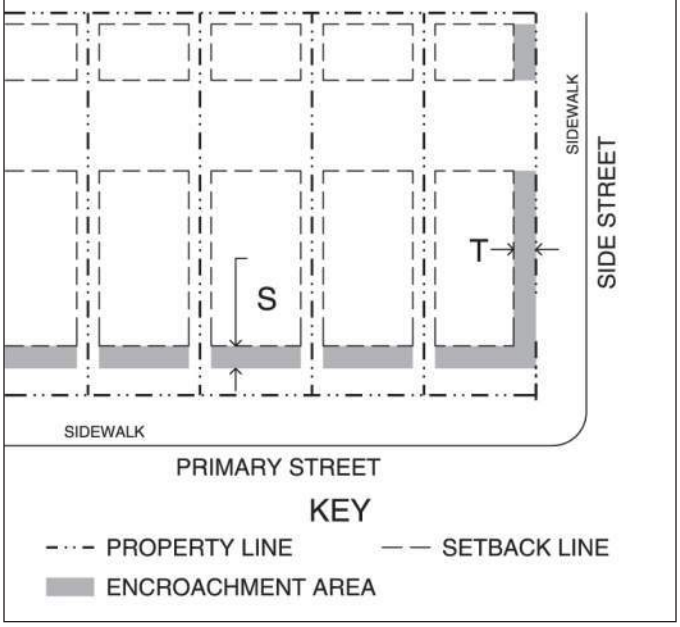
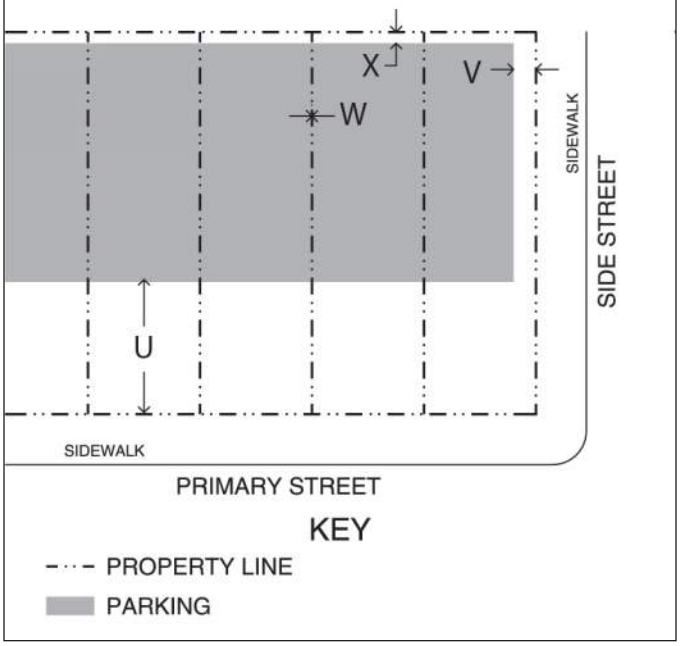


DIAGRAM - 4



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)** Spaces Per 2-Bedroom and larger Dwelling Unit
	One (1) Off-Street Parking **(4)** Space Per Cottage Court Overlay Dwelling Unit

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

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3.3 NEIGHBORHOOD RESIDENTIAL TYPE 3 (NR3)



INTENT STATEMENT: It's about blending new development into historic neighborhoods—adding more homes carefully without changing what makes the area special.

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

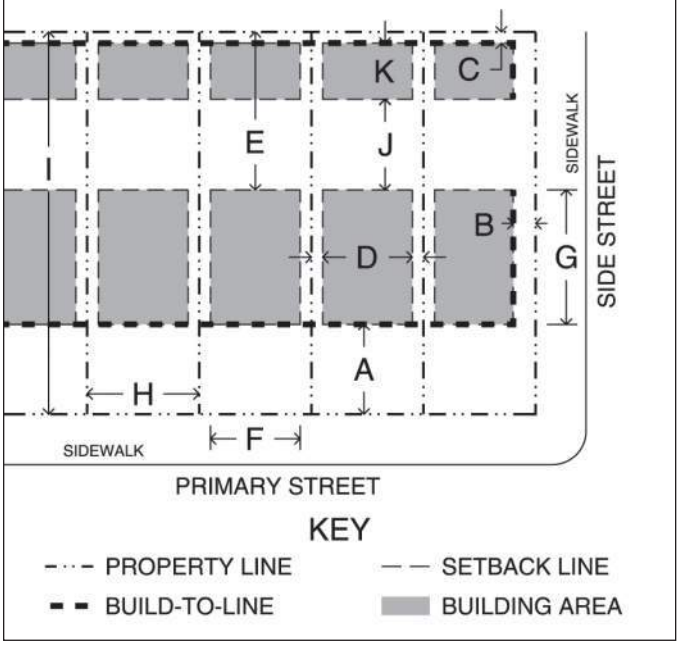
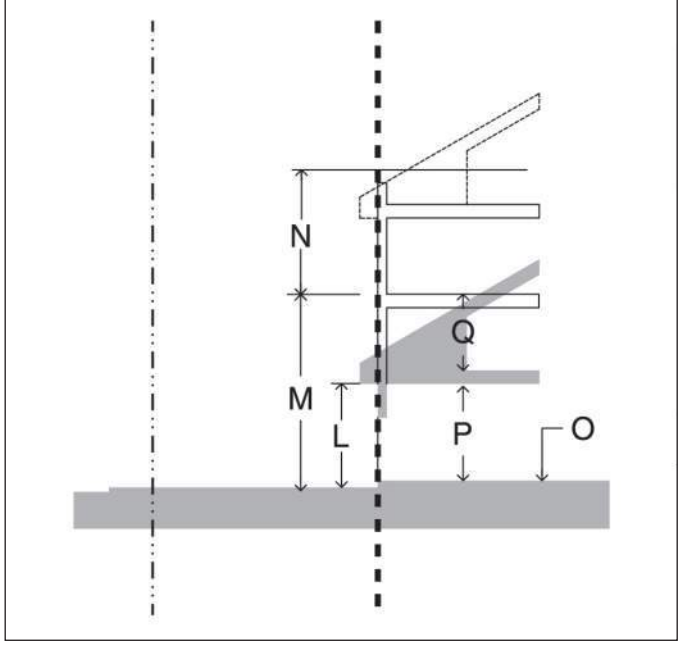


DIAGRAM - 2



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 occupied by building form
[G]	SIDE ST., MAIN BLDG:	At Least 25% of Build-to-Line occupied by building form
[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 Workforce-attainable Housing Density Bonus* 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

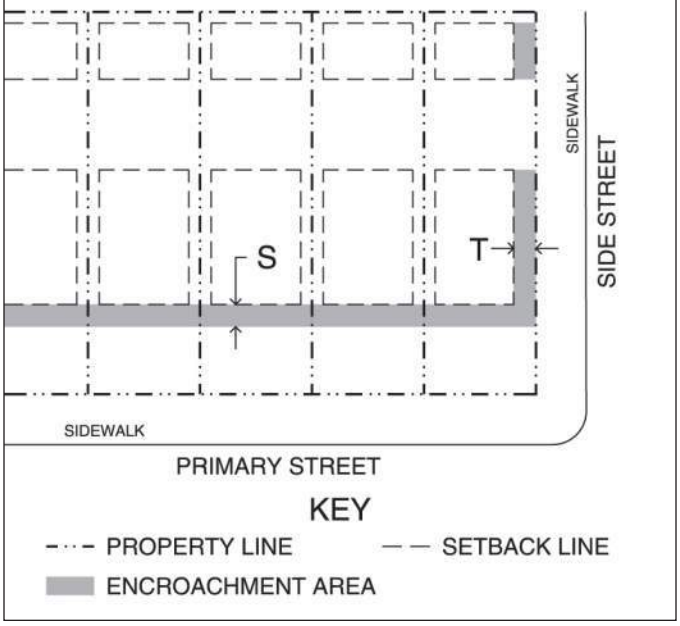
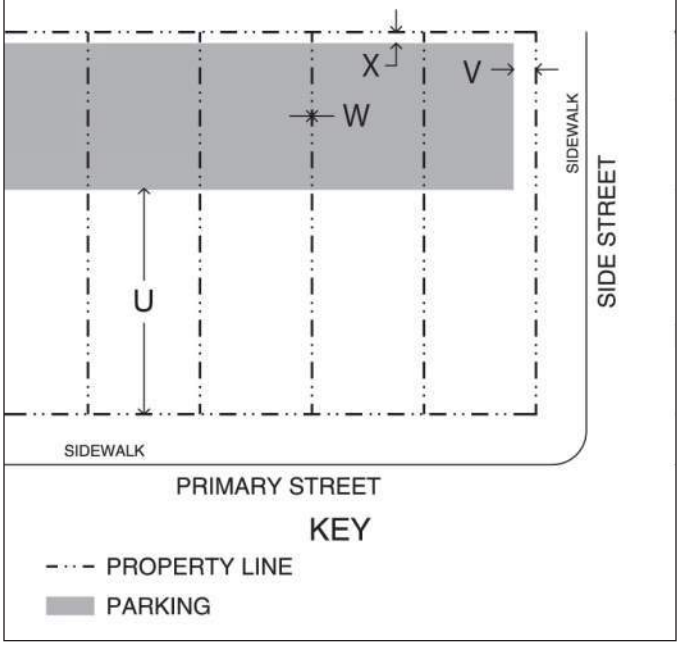


DIAGRAM - 4



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:

RESIDENTIAL USES:	One (1) Off-Street Parking **(6)** Space Per Studio / 1-Bedroom Dwelling Unit
	Two (2) Off-Street Parking **(6)** Spaces Per 2-Bedroom and larger Dwelling Unit
	One (1) Off-Street Parking **(6)** Space Per Cottage Court Overlay Dwelling Unit

NOTE:
6. Required space(s) may be provided in an attached or detached garage unit.

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3.4 NEIGHBORHOOD CENTER TYPE 1 (NC1)



INTENT STATEMENT: It focuses on how buildings look and are placed to support pedestrians, while staying flexible on what businesses go inside.

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

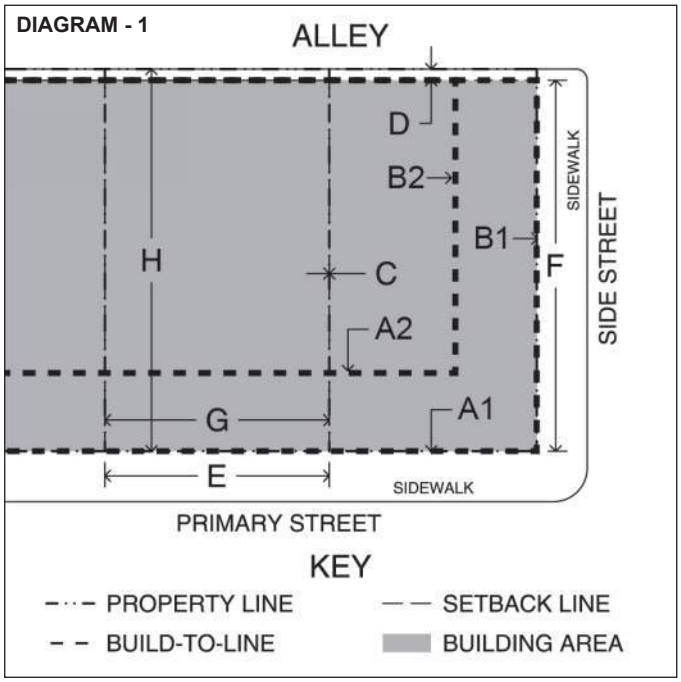
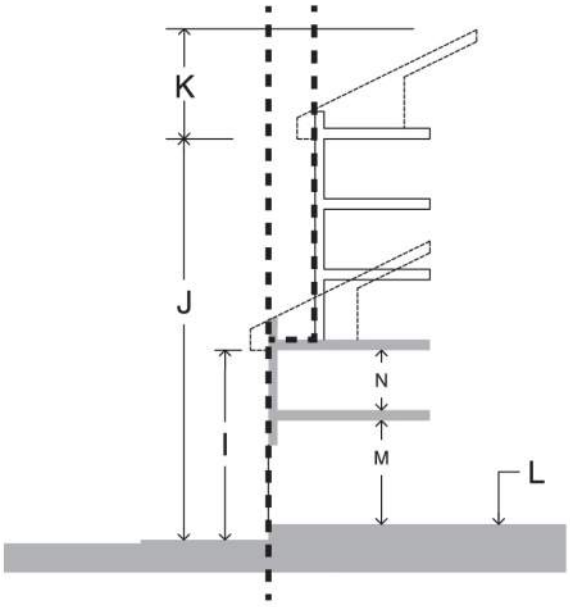


DIAGRAM - 2



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 & Lightcourt (section to be provided).

SETBACK:

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

NOTE:
2. 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 occupied by building form
[F] SIDE STREET: At Least 85% of Build-to-Line occupied by building form
[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' **(3)**
[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

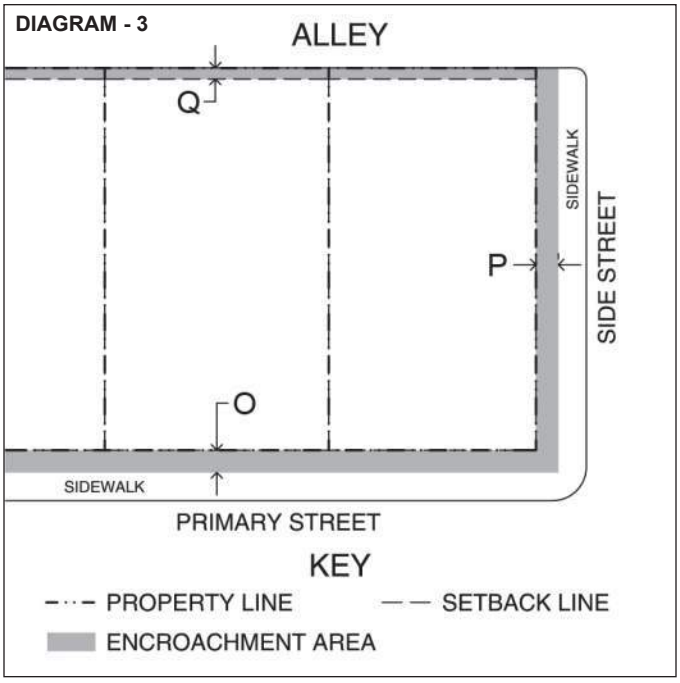
NOTE:
3. Refer to *Section 3.9 Workforce-attainable Housing Density Bonus* for height bonuses.

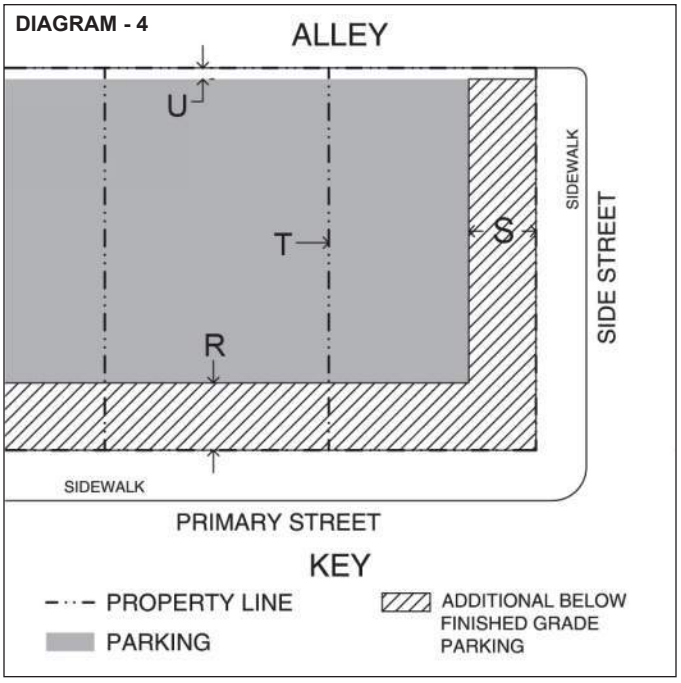
III - BUILDING TYPES

Commercial Block Building
Live / Work Units **(4)**
Liner Building
Civic / Institutional **(5)**

NOTE:
4. The Live / Work Units Building Type shall be allowed as a conditional Building Type in Neighborhood Center Type 1.
5. 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 **(6)(7)**

NOTE:

6. If no alley is present, no rear encroachment is allowed.
7. 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 **(8)** Secondary Retail **(8)** Office **(8)** Civic / Institutional **(8)(9)** Utilities and Services **(8)(9)** Special **(8)(9)**
UPPER FLOOR(S):	Residential Office Civic / Institutional **(9)** Utilities and Services **(9)** Special **(9)**

NOTE:

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

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

VI - PARKING REQUIREMENTS

LOCATION **(10)**:

[R]	PRIMARY STREET SETBACK:	30' Min
[S]	SIDE STREET SETBACK:	30' Min
[T]	SIDE SETBACK:	0'
[U]	ALLEY SETBACK:	12' 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 **(11)(12)**
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 **(11)(12)(13)**
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 **(11)(12)**

NOTE:

10. No surface parking lots shall have a visible frontage on E. or W. Emma Avenue; where directly adjacent to E. or W. Emma Avenue, surface parking lots shall be concealed with a street wall per *Section 4.3.4.*
11. Existing on-street parking spaces located within 300 feet of the lot boundary may count toward parking space requirements.
12. 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
13. 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:

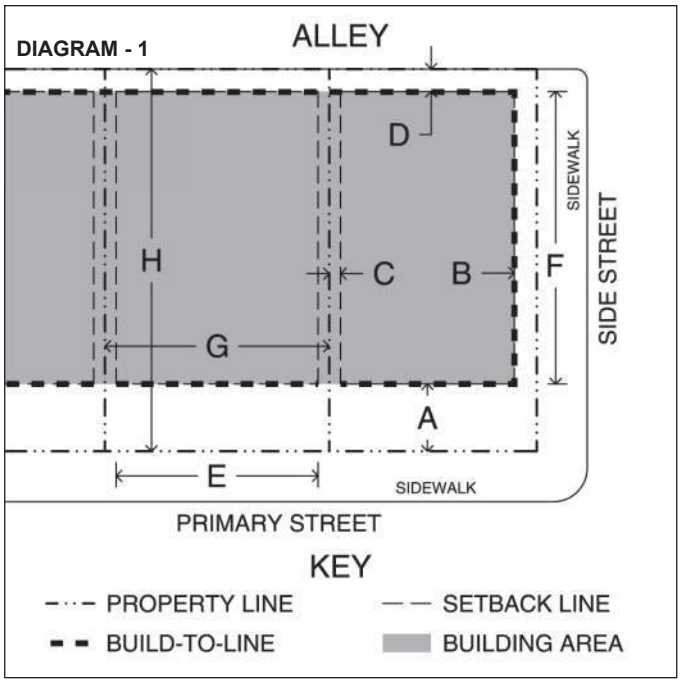
The intent of this Building Envelope Standard is to regulate the physical form of the Neighborhood Center Type 2 areas, which are typically neighborhood mixed-use areas, in order to establish, preserve or enhance the existing vibrant, pedestrian-oriented character of these areas while allowing flexibility 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.

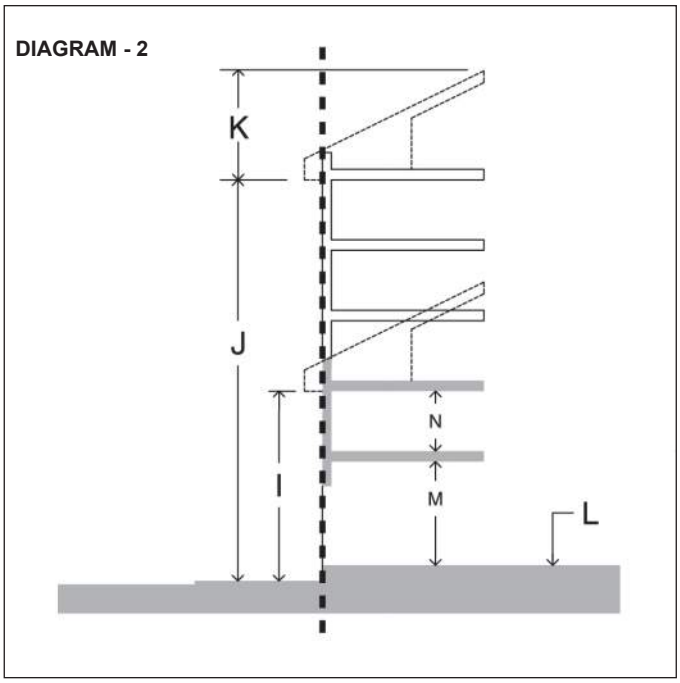
EXAMPLES OF CHARACTER











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 occupied by building form **(4)**
[F]	SIDE STREET:	At Least 25% of Build-to-Line occupied by building form
[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 Workforce-attainable Housing Density Bonus* for height bonuses.

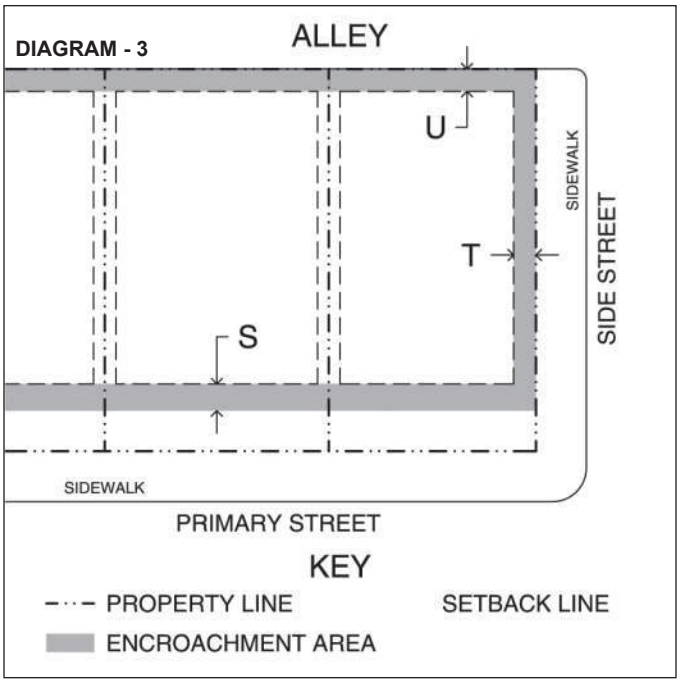
III - BUILDING TYPES

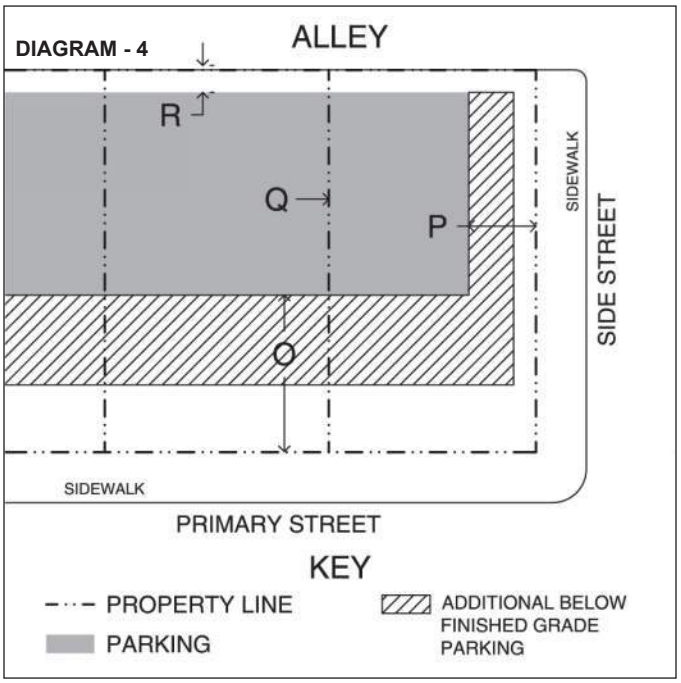
Duplex
Triplex and Fourplex
Rowhouse and Courtyard Rowhouse
Stacked Flats
Courtyard Building
Commercial Block Building
Live / Work Units
Liner Building
Civic / Institutional **(7)**
Rear Garage **(8)**
Carriage House **(8)**

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 commercial uses are permitted on the Ground Floor: W. Grove Avenue; Holcomb Street; ~~Park Street;~~ E. Meadow Avenue; E. Emma Avenue; and ~~Gaudle Street~~. No other uses are permitted.
12. Conditional Use.

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

VI - PARKING REQUIREMENTS

LOCATION **(13)**:

[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:

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. No surface parking lots shall have a visible frontage on E. or W. Emma Avenue; where directly adjacent to E. or W. Emma Avenue, surface parking lots shall be concealed with a street wall per *Section 4.3.4.*
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:

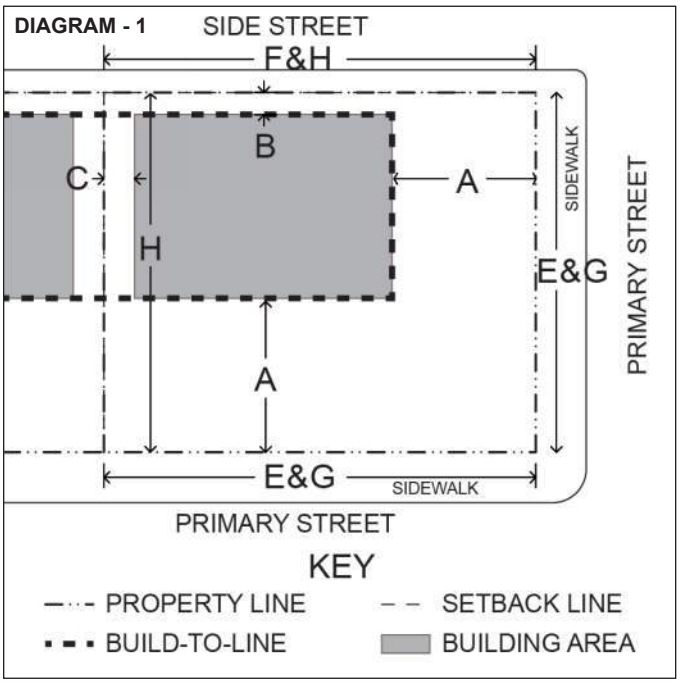
The intent of this Building Envelope Standard is to regulate the physical form of large (10 acres or larger) Campus developments, defined as large-lot developments with multiple Building Types. Campuses are singular, identifiable sites within the district, bounded by public streets, and featuring unifying 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.

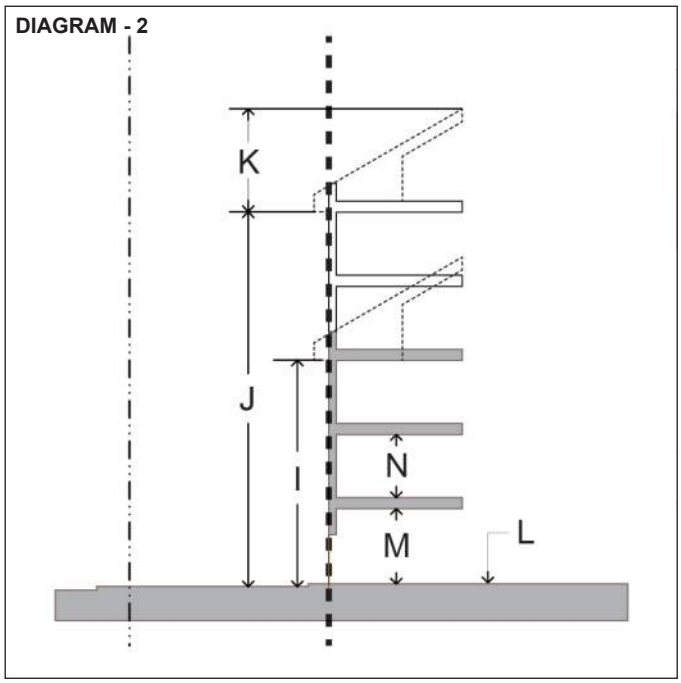
EXAMPLES OF CHARACTER











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 occupied by building form
[F]	SIDE STREET:	At Least 40% of Build-to-Line occupied by building form
[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.

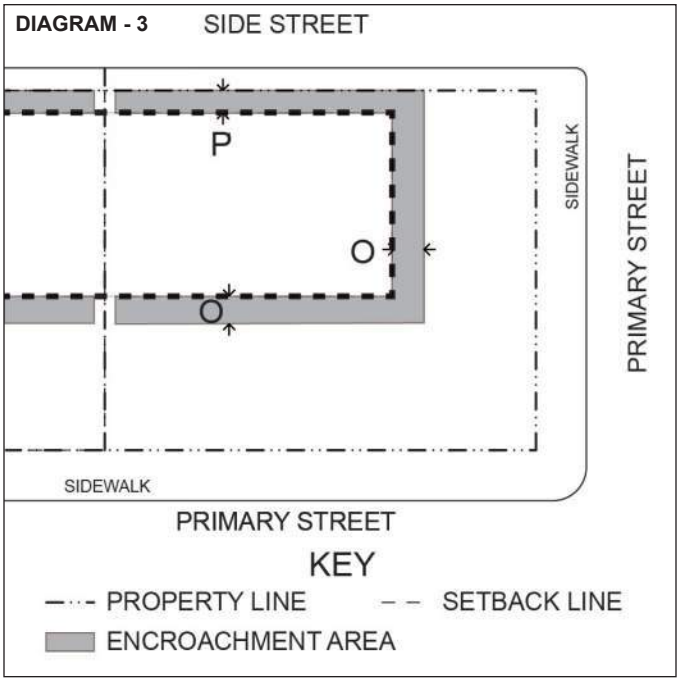
III - BUILDING TYPES

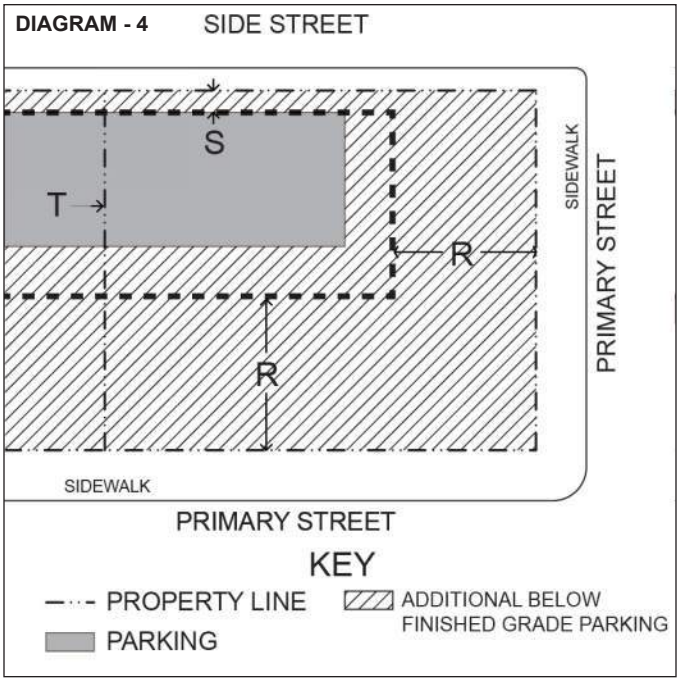
Commercial Block Building **(7)**
Live / Work Units **(7)**
Liner Building **(7)**
Civic / Institutional Building **(7)**

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:

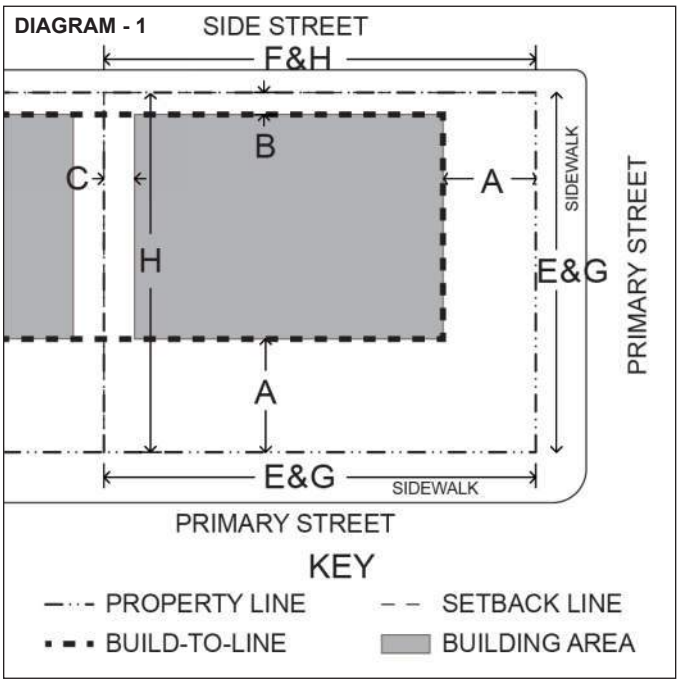
The intent of this Building Envelope Standard is to regulate the physical form of small (5 to 10 acre) Campus developments, defined as large-lot developments with multiple Building Types. Campuses are singular, identifiable sites within the district, bounded by public streets and typically featuring 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.

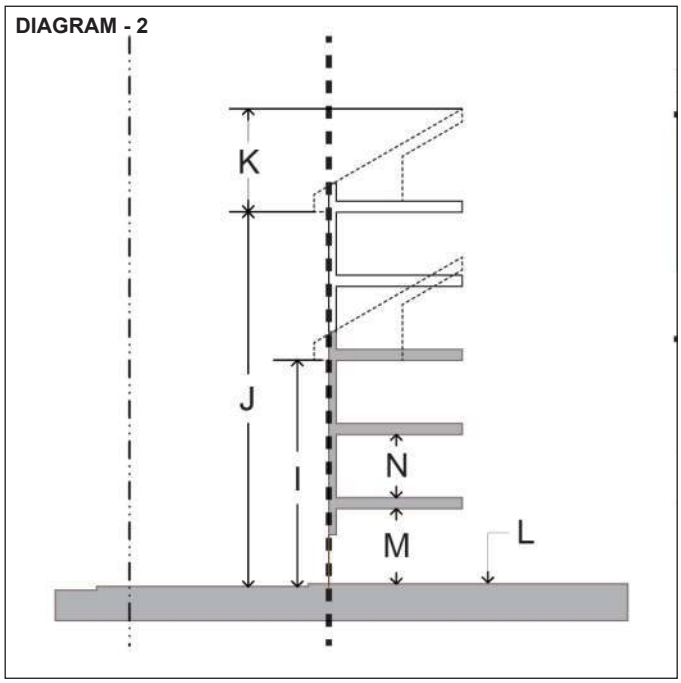
EXAMPLES OF CHARACTER











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 occupied by building form
[F]	SIDE STREET:	At Least 60% of Build-to-Line occupied by building form
[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.

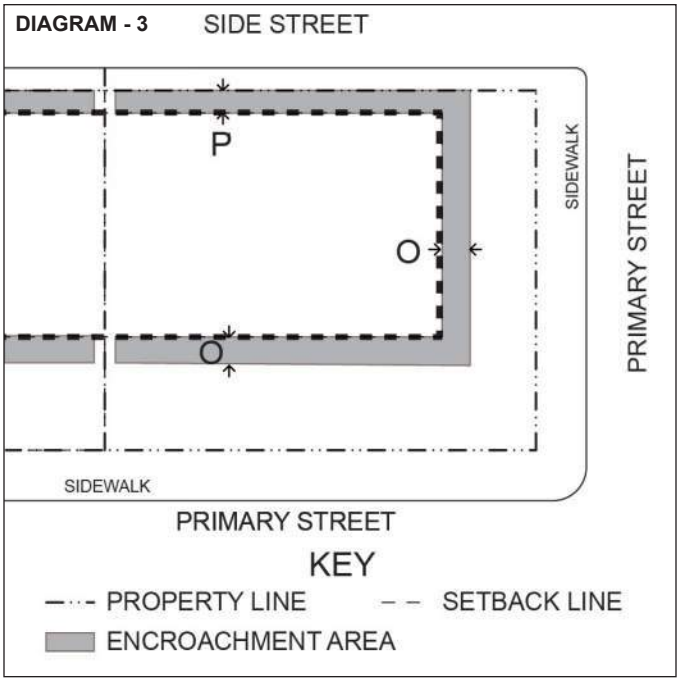
III - BUILDING TYPES

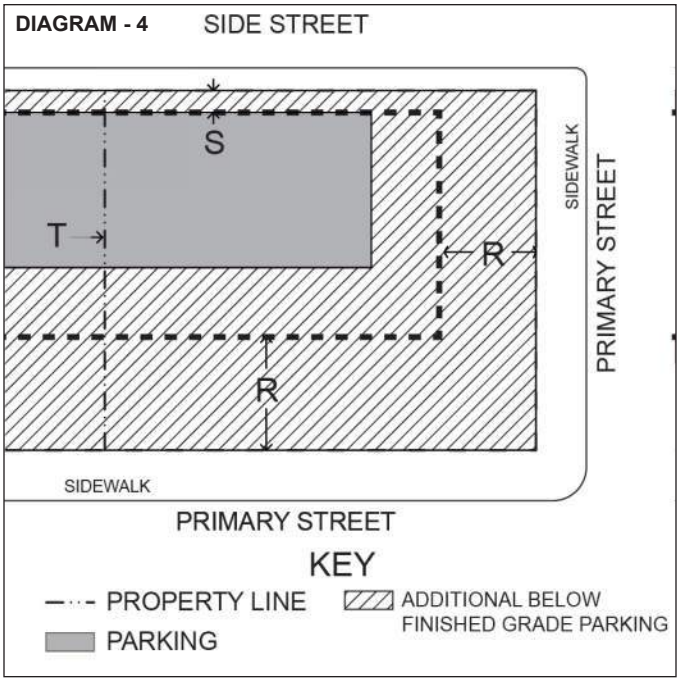
Commercial Block Building **(7)**
Live / Work Units **(7)**
Liner Building **(7)**
Civic / Institutional Building **(7)**

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.

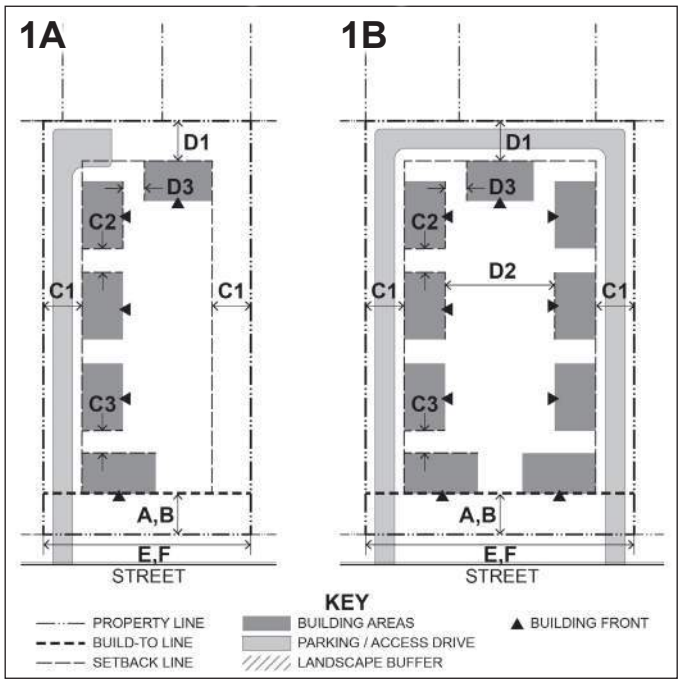
E. If assemblages of parcels are located in multiple BES Districts, all Special Overlay District requirements referencing BES District Standards shall use the BES District for which each parcel is classified.

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)**

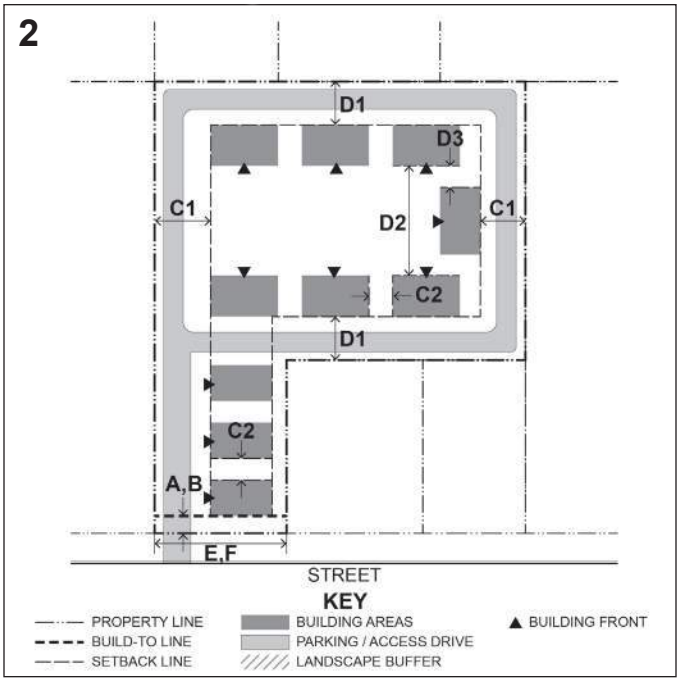
NOTE:
7. The Detached Garage and Carriage House Building Types are not permitted in the Special Overlay District.

V - ENCROACHMENTS

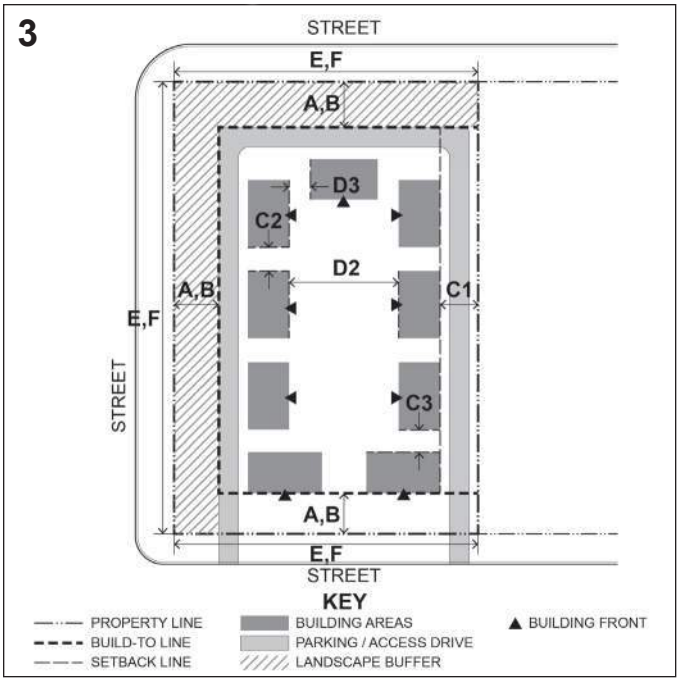
LOCATION:

[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.

3.9 WORKFORCE-ATTAINABLE HOUSING DENSITY BONUS

A. STATEMENT OF INTENT:

This Workforce-attainable Housing Density Bonus ("Bonus") applies to new construction within the Neighborhood Center Type 1 (NC-1), Neighborhood Center Type 2 (NC-2), and Neighborhood Residential Type 3 (NR-3) Building Envelope Standard designations. The purpose of this Bonus is to allow for additional building height and unit density within these Building Envelope Standards in exchange for providing a minimum percentage of workforce-attainable housing within new developments.

B. WORKFORCE-ATTAINABLE HOUSING DENSITY BONUS FOR NEIGHBORHOOD CENTER TYPE 1 (NC-1):

The Springdale Downtown Form Based Code provides for additional density above the underlying zoning as an incentive for property owners to create and preserve Workforce-attainable Housing, (refer to definition). To be eligible for zoning BONUS STORIES, each new construction project must meet or exceed the following requirements:

1. **Workforce-attainable Housing Definition.** A housing unit with a total housing cost burden that is 30 percent (%) or less of 120 percent (%) Area Median Income (AMI).

2. **Bonus Stories.** One (1) FULL BONUS STORY will be permitted over and above the allowable Building Envelope Standard for a Project if a minimum of 25 percent (%) and a ~~maximum of 60 percent (%)~~ of the Project's net units will be designated as affordable for households earning 120% AMI.

3. **Affordability Compliance.** The percentage of designated affordable units must be maintained as affordable for households earning 120% AMI for 20 years.

4. **Unit Type.** A portion of Workforce-attainable Dwelling Units shall include a mix of bedroom types to support a range of household sizes. At least one-third (1/3) Workforce-attainable units shall contain two (2) or more bedrooms.

C. WORKFORCE-ATTAINABLE HOUSING DENSITY BONUS FOR NEIGHBORHOOD CENTER TYPE 2 (NC-2) & NEIGHBORHOOD RESIDENTIAL TYPE 3 (NR-3):

The Springdale Downtown Form Based Code provides for additional density above the underlying zoning as an incentive for property owners to create and preserve Workforce-attainable Housing, (refer to definition). To be eligible for zoning BONUS STORIES, each new construction project must meet or exceed the following requirements:

1. **Workforce-attainable Housing Definition.** A housing unit with a total housing cost burden that is 30 percent (%) or less of 120 percent (%) Area Median Income (AMI).

2. **Bonus Stories.** One (1) FULL BONUS STORY will be permitted over and above the allowable Building Envelope Standard for a Project if a minimum of 35 percent (%) and a ~~maximum of 60 percent (%)~~ of the Project's net units will be designated as affordable for households earning 120% AMI or less.

3. **Affordability Compliance.** The percentage of designated affordable units must be maintained as affordable for households earning 120% AMI for 20 years.

4. **Unit Type.** A portion of Workforce-attainable Dwelling Units shall include a mix of bedroom types to support a range of household sizes. At least one-third (1/3) Workforce-attainable units shall contain two (2) or more bedrooms.

D. WORKFORCE-ATTAINABLE HOUSING DESIGN CRITERIA, AND OTHER REQUIREMENTS

1. **Size and Design of Workforce-attainable Units.** The size and design of Workforce-attainable Dwelling Units need not be identical to that of market rate units but must be consistent with and comparable to market rate units in the same development. The size and design of Workforce-attainable Dwelling Units , including bedroom count and accessibility, must be approved by the City.

2. **Exterior / Interior Appearance.** The exterior materials and design of Workforce-attainable Dwelling Units shall be indistinguishable in style and quality from the market rate units in the same development. The interior finish and quality of construction of Workforce-attainable Dwelling Units shall at a minimum be comparable to entry-level rental or ownership housing in the City.

3. **Distribution of Workforce-attainable Units.** Workforce-attainable Dwelling Units shall be incorporated into the overall project and shall not be separated from market rate units.

4. **Tenants.** Workforce-attainable Dwelling Units in rental projects shall be rented only to income eligible household during the period of Affordability Compliance. Once a household's income exceeds 120 percent (%) AMI, the unit cannot be counted as a Workforce-attainable Dwelling Unit.

5. **Non-discrimination Based on Rent Subsidies.** Projects covered by this Policy must not discriminate against tenants who would pay their rent with federal, state or local public assistance, or tenant based federal, state or local subsidies, including, but not limited to rental assistance, rent supplements, and Housing Choice Vouchers.

E. APPROVAL PROCESS AND RECORDED AGREEMENTS, CONDITIONS, AND RESTRICTIONS

1. A Workforce-attainable Housing Performance Agreement ("Performance Agreement") shall be executed between the City and the Project Owner in a form approved by the City Attorney. The Performance Agreement shall be based on the Project's Workforce-attainable Housing Plan and shall include:
   a. the location, number, type, and size of Workforce-attainable Housing Units to be constructed;
   b. rental terms;
   c. occupancy requirements;
   d. a timetable for completion of the units;
   e. restrictions to be placed on the units to ensure their affordability; and
   f. any additional terms the City may require.

2. The Project Owner shall execute any and all documents deemed necessary by the City, including, without limitation, restrictive covenants and other related instruments, to ensure the affordability of the Workforce-attainable Dwelling Units in accordance with this Policy.

3. The Project Owner shall prepare and record all documents, restrictions, easements, covenants, and/or agreements that are specified by the City as conditions of approval of the application prior to issuance of a Building Permit for any development subject to this Policy. Such Documents shall be recorded in the office of the Washington County Circuit Clerk, as applicable.

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.

The Building Development Standards are meant to make sure new buildings fit in and look good. **Building Types, frontage types, and architectural detail.**

They guide development so that:
New buildings match the size, scale, and feel of what's already there
The area feels cohesive, not random or out of place
Buildings engage the street and create a lively public space

They also encourage:
Using appropriate building types and good design features
Building with quality materials and thoughtful design

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 **Duplex Bungalow** *(SEE PAGE 4-14)*
4.1.7 **Triplex and Fourplex** *(SEE PAGE 4-16)*
4.1.8 **Rowhouse and Courtyard Rowhouse** *(SEE PAGE 4-18)*
4.1.9 **Stacked Flats** *(SEE PAGE 4-20)*
4.1.10 **Courtyard Building** *(SEE PAGE 4-22)*
4.1.11 **Commercial Block Building** *(SEE PAGE 4-24)*
4.1.12 **Live | Work Units** *(SEE PAGE 4-26)*
4.1.13 **Liner Building** *(SEE PAGE 4-28)*
4.1.14 **Civic / Institutional Building** *(SEE PAGE 4-30)*

4.2 FRONTAGE TYPES *(SEE PAGE 4-32)*

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 4-33)*
4.2.2 **Porch** *(SEE PAGE 4-33)*
4.2.3 **Stoop** *(SEE PAGE 4-34)*
4.2.4 **Forecourt** *(SEE PAGE 4-34)*
4.2.5 **Awnings & Canopies** *(SEE PAGE 4-35)*
4.2.6 **Balconies** *(SEE PAGE 4-35)*
4.2.7 **Terrace & Lightcourt** *(SEE PAGE 4-36)*
4.2.8 **Bay Windows** *(SEE PAGE 4-36)*
4.2.9 **Shopfront** *(SEE PAGE 4-37)*
4.2.10 **Cafe** *(SEE PAGE 4-37)*

4.3 ARCHITECTURAL STANDARDS *(SEE PAGE 4-38)*

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 4-39)*
4.3.2 **Roofs and Parapets** *(SEE PAGE 4-45)*
4.3.3 **Windows and Doors** *(SEE PAGE 4-48)*
4.3.4 **Street Walls** *(SEE PAGE 4-51)*
4.3.5 **Lighting** *(SEE PAGE 4-53)*
4.3.6 **Equipment** *(SEE PAGE 4-55)*
4.3.7 **Signage** *(SEE PAGE 4-57)*

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?

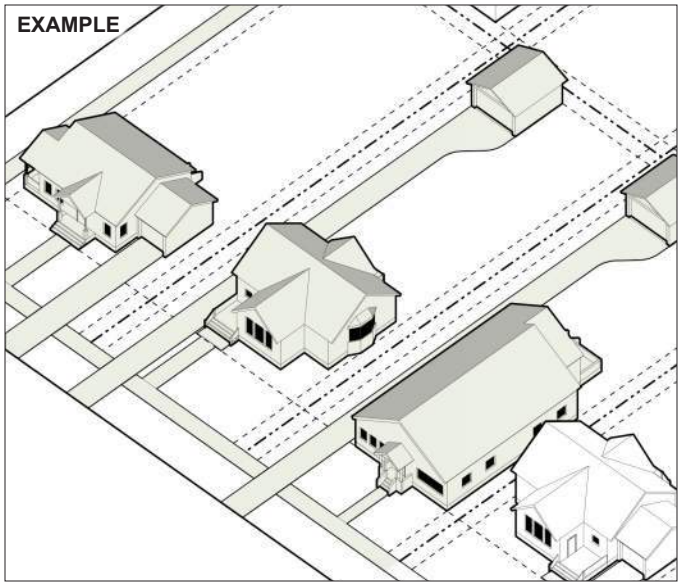
The purpose of the Building Types is to ensure that the buildings within the Form-Based District are consistent with the character goals of the Building Envelope Standards. The Building Types are a series of model buildings for development, which are both regional in application and particular to the 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

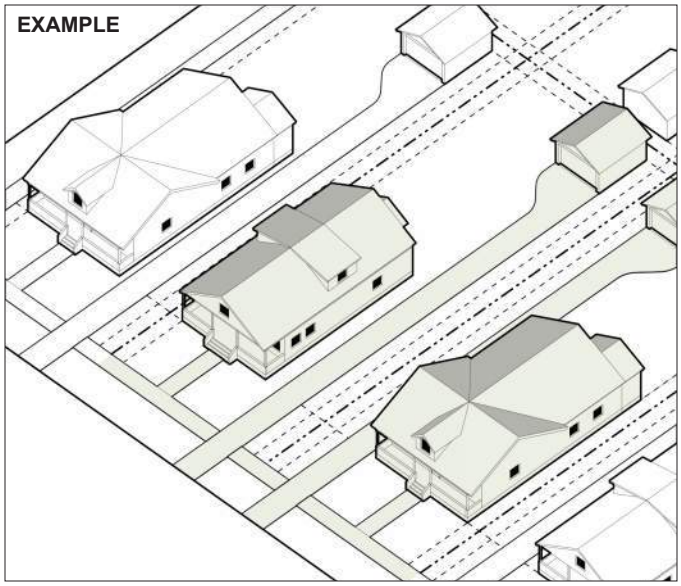
See *Section 4.2: Frontage Types* for further details.

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

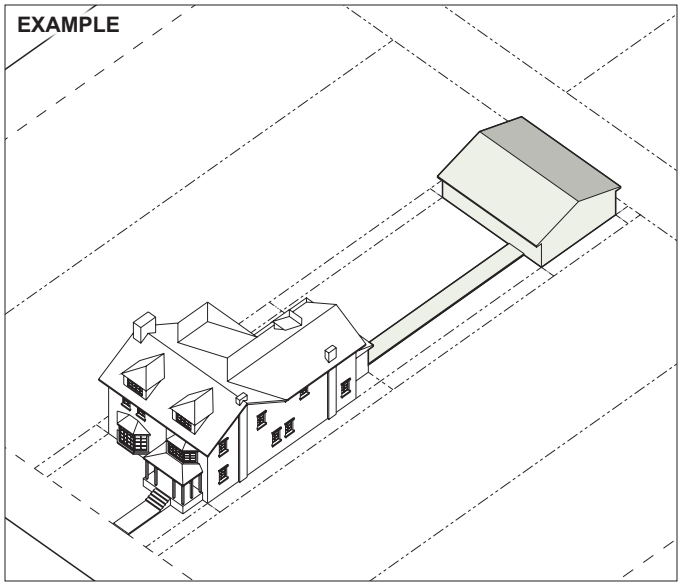
See *Section 4.2: Frontage Types* for further details.

4.1.3 REAR GARAGE









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.

4.1.3 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

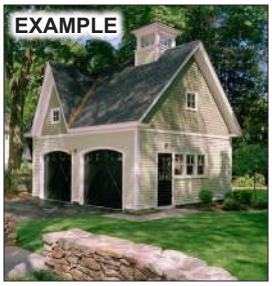
See *Section 4.2: Frontage Types* for further details.

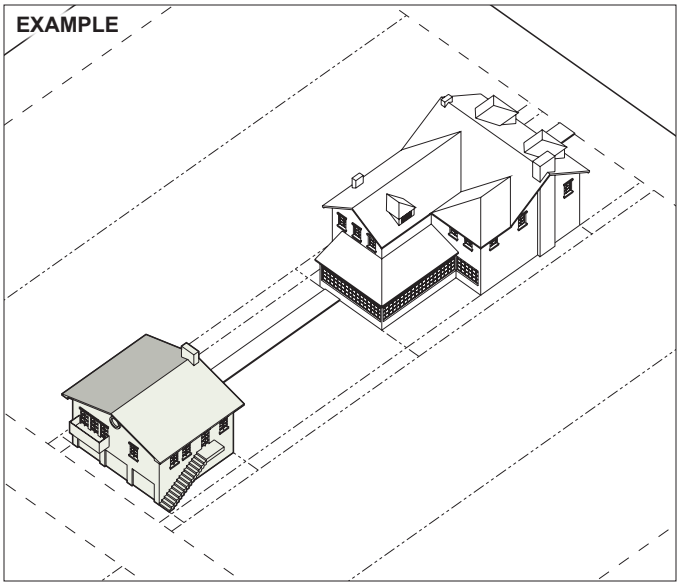
4.1.4 CARRIAGE HOUSE

Supporting structure - intentionally kept smaller and serves a secondary purpose.









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. Add NR1

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

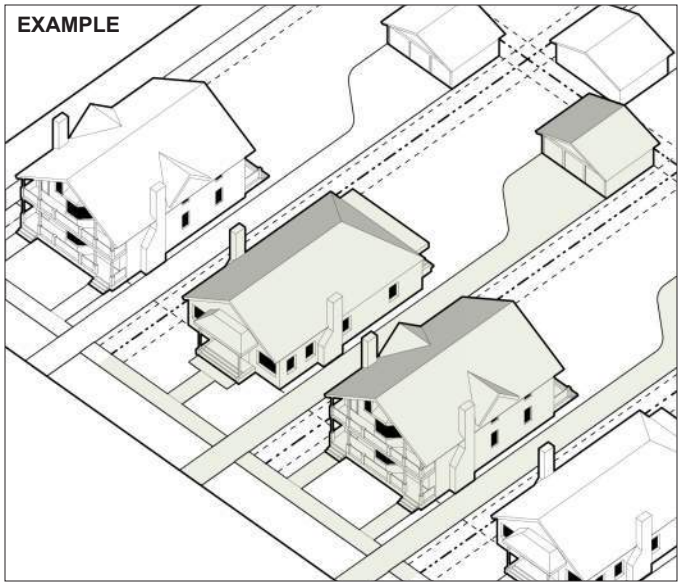
See *Section 4.2: Frontage Types* for further details.

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.

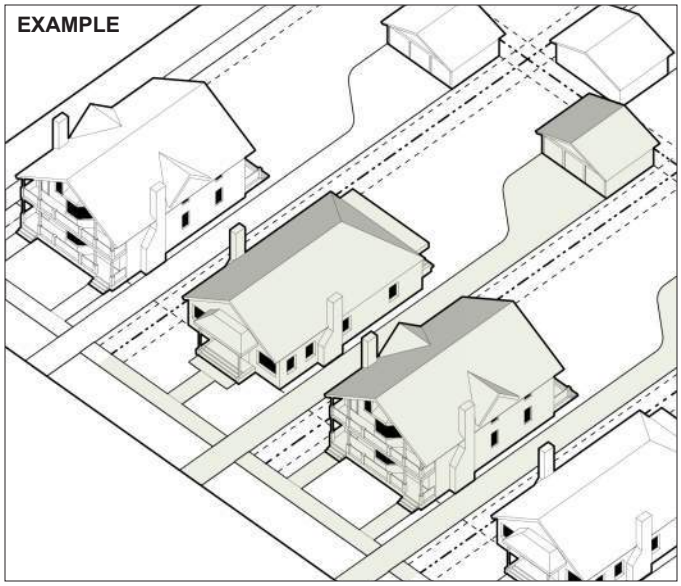
4.1.6 DUPLEX BUNGALOW











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.

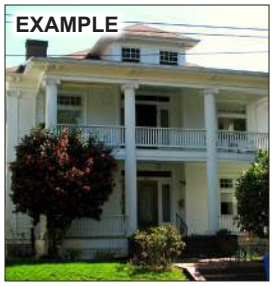
VI - FRONTAGE TYPE

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

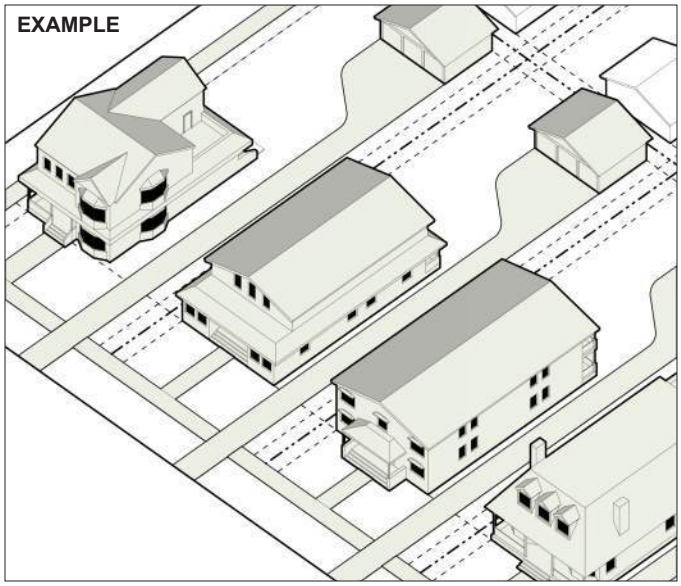
See *Section 4.2: Frontage Types* for further details.

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

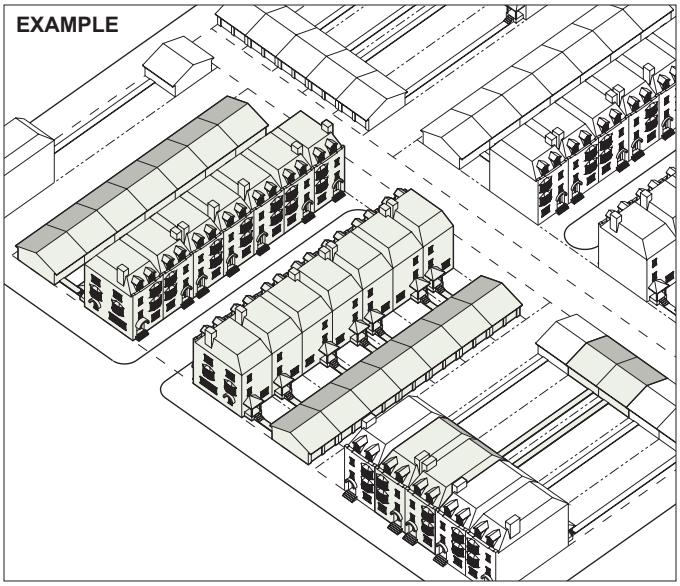
See *Section 4.2: Frontage Types* for further details.

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 two (2) story dwelling unit shall be accessed by a front entrance facing the Primary Street's Build-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

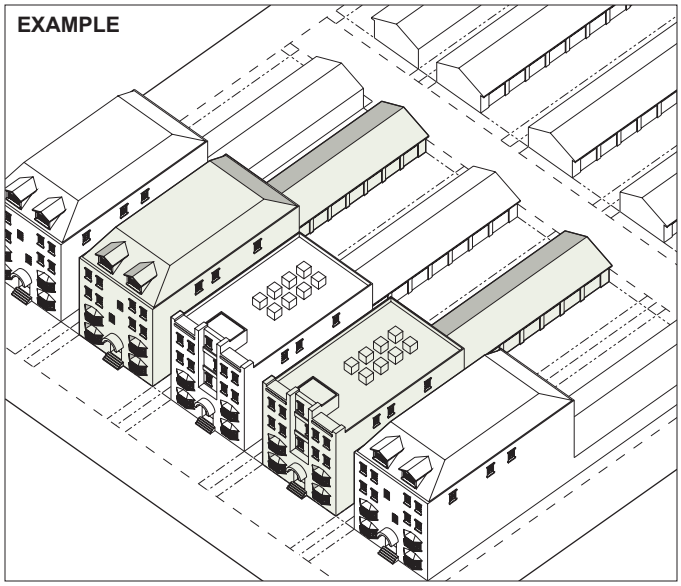
See *Section 4.2: Frontage Types* for further details.

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

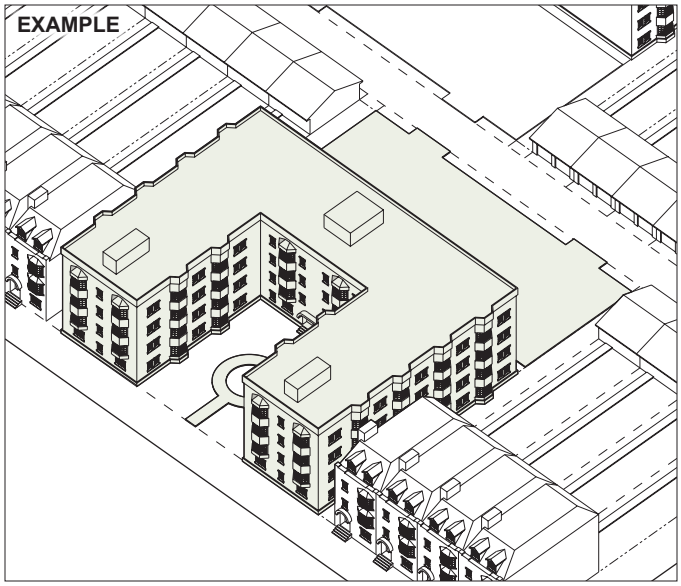
See *Section 4.2: Frontage Types* for further details.

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

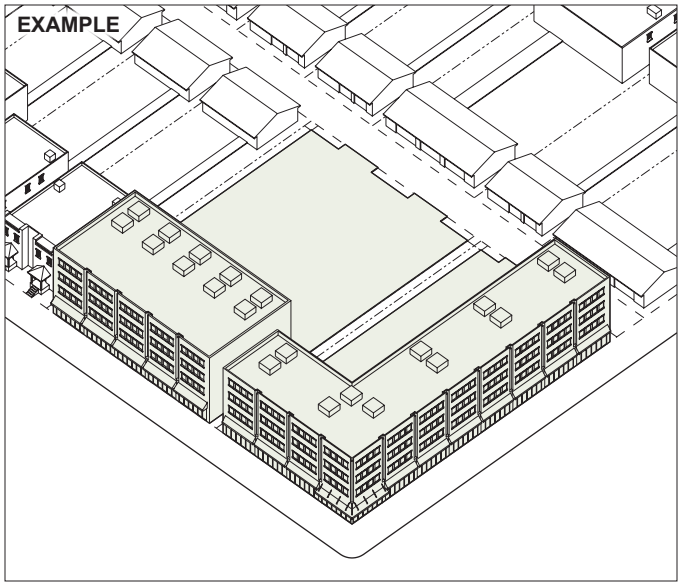
See *Section 4.2: Frontage Types* for further details.

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.

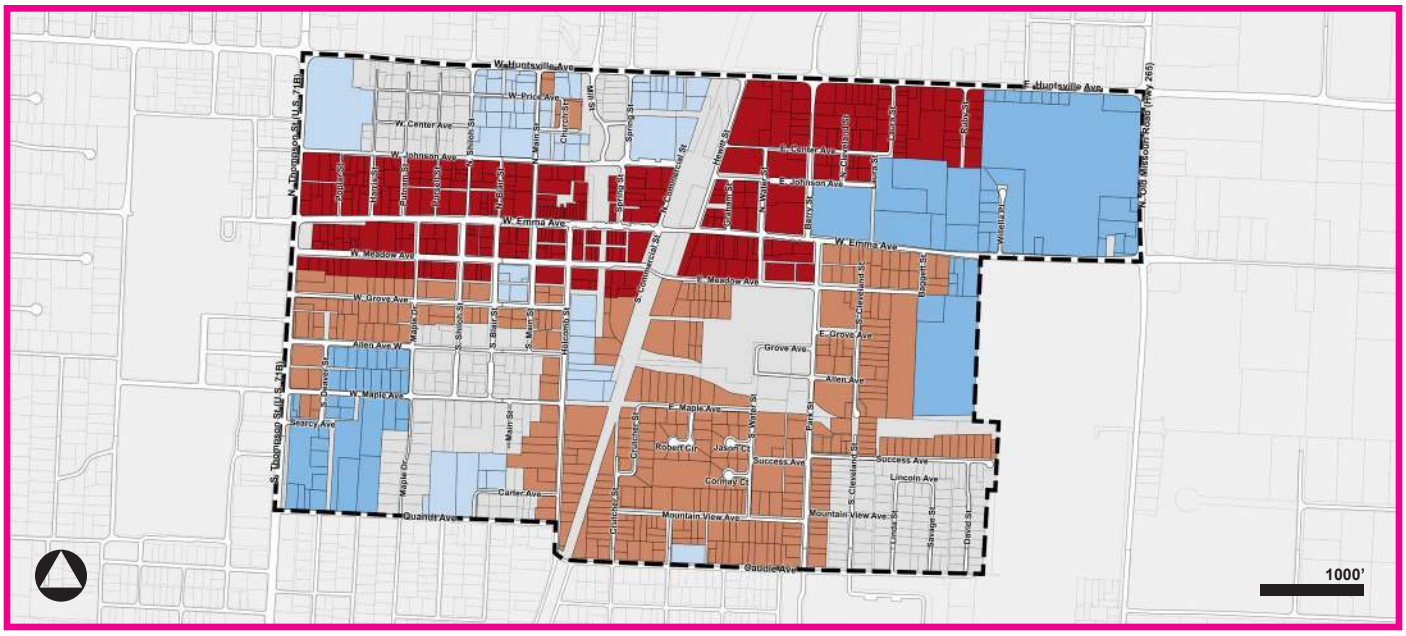
II - ACCESS

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

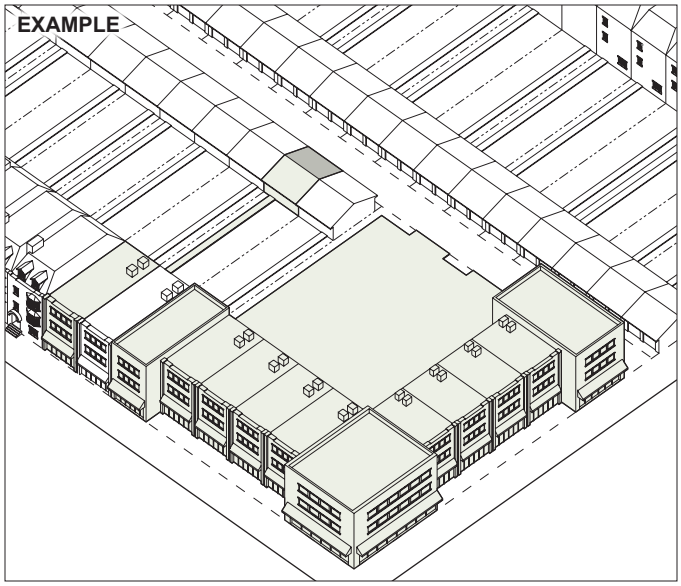
See *Section 4.2: Frontage Types* for further details.

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.

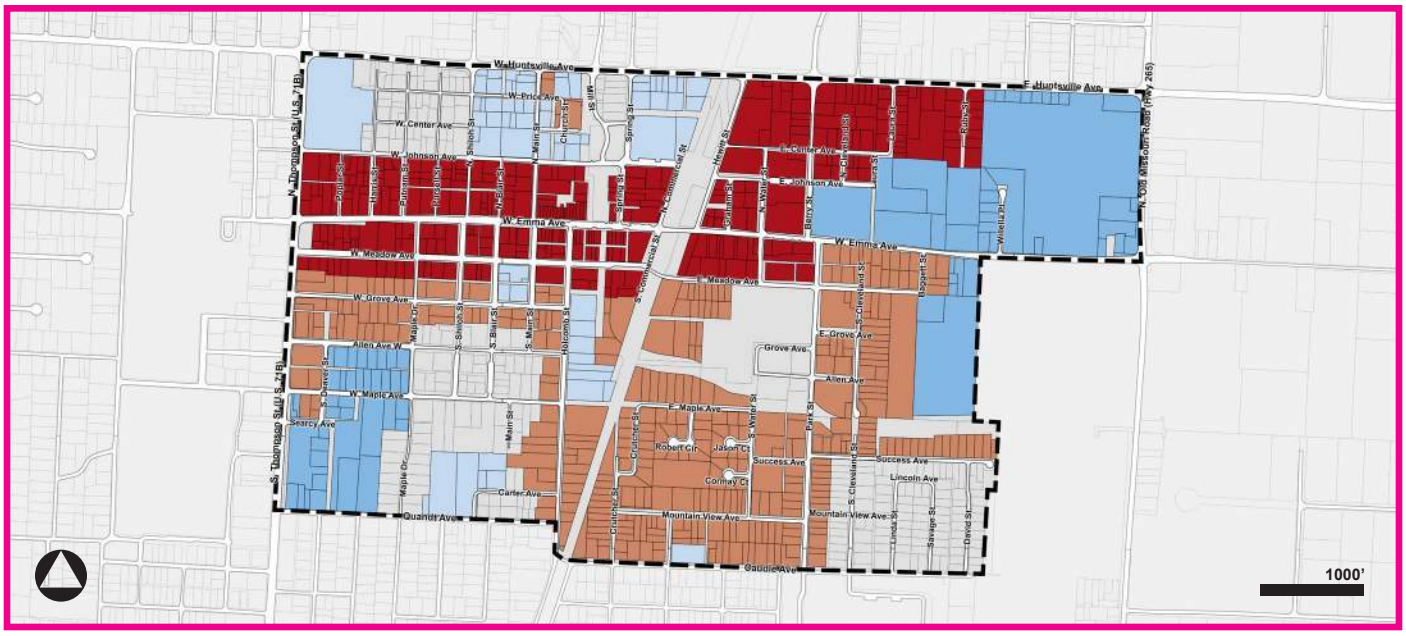
II - ACCESS

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

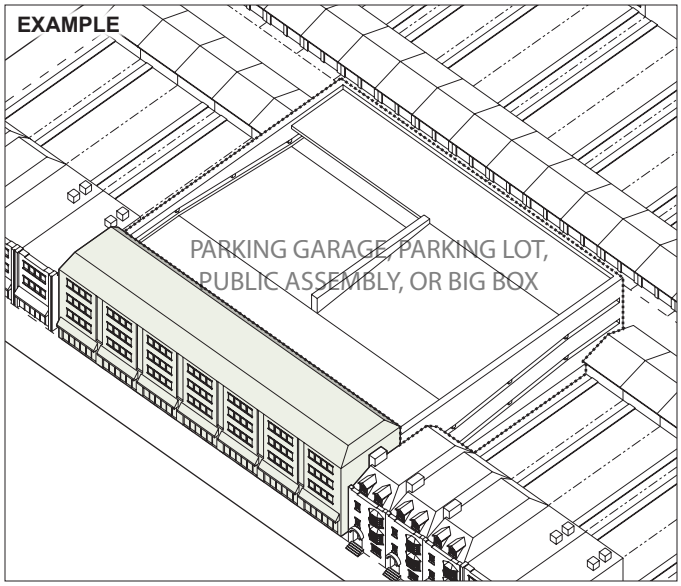
See *Section 4.2: Frontage Types* for further details.

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.

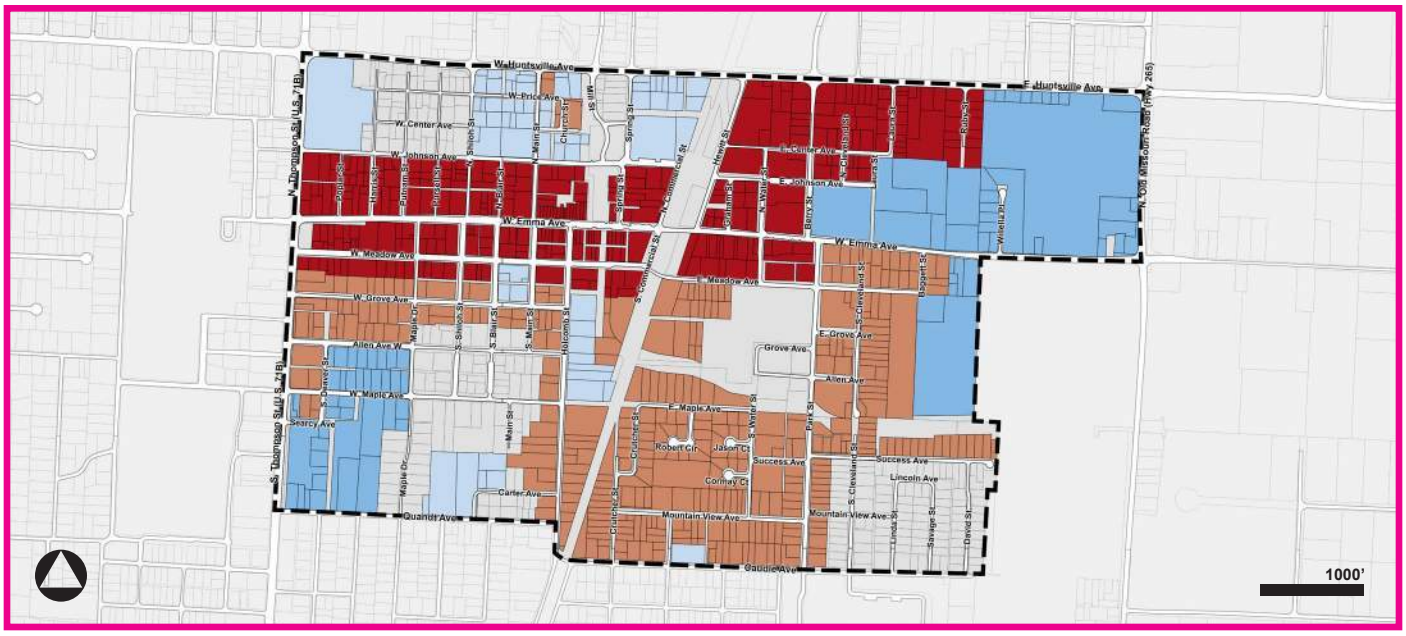
II - ACCESS

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

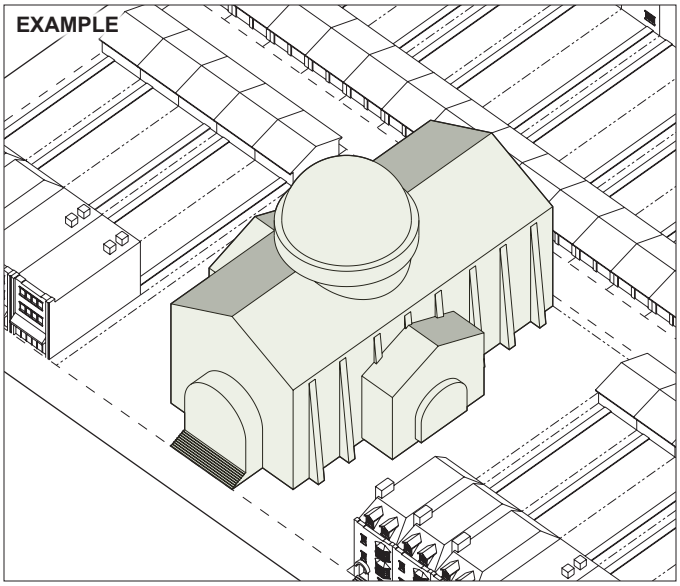
See *Section 4.2: Frontage Types* for further details.

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.

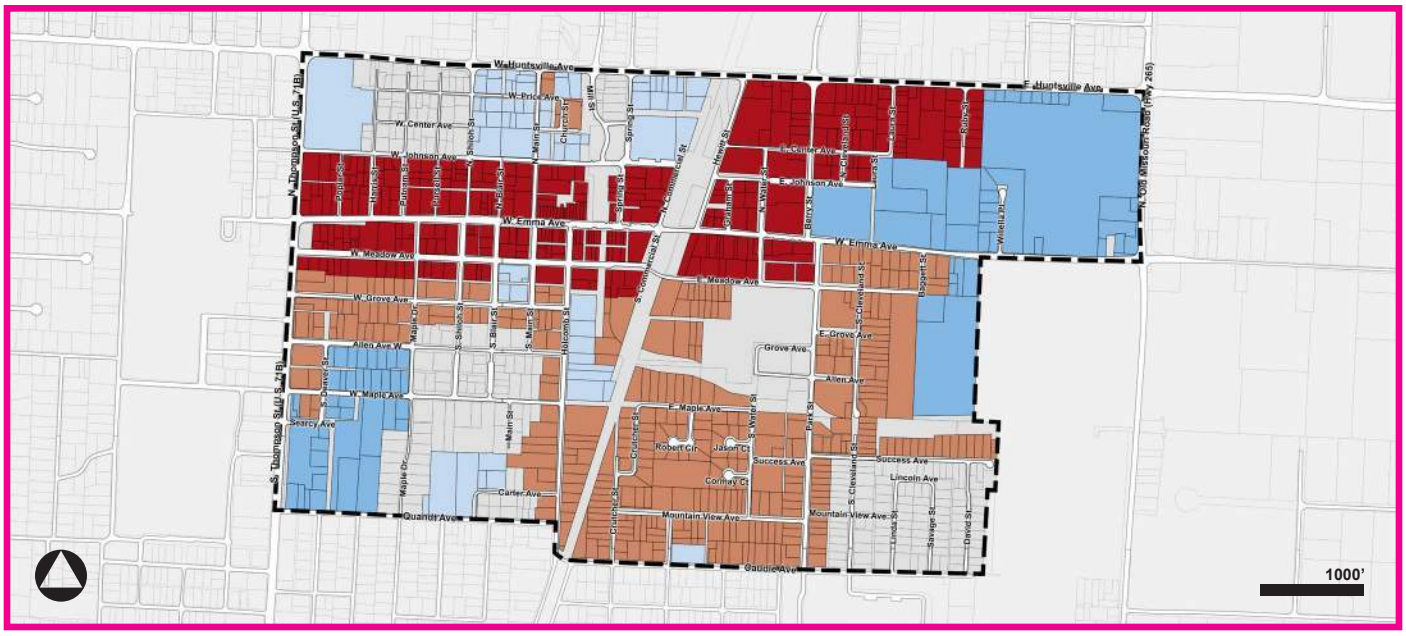
II - ACCESS

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.

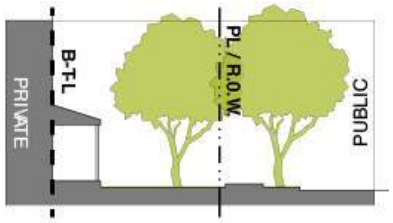
The example photographs shown for each Frontage Type are advisory only.

4.2.1 COMMON YARD

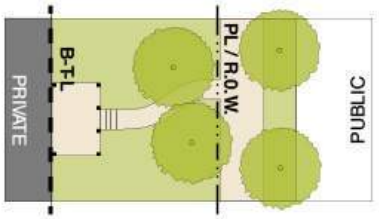
A Frontage Type wherein the Building Facade is set back substantially from the front Property Line. The Common Yard can be defined or undefined but typically, remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. Common Yards may include entry canopies or vestibules; 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

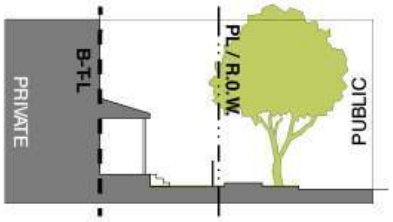

EXAMPLE

4.2.2 PORCH

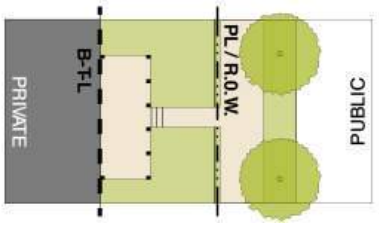
A Frontage Type typically associated with Detached Single Family Dwellings but sometimes used with other Building Types depending on the context. Porches must be open, non air-conditioned parts of the buildings with no screens. The porch Maybe one (1) story only and the length of the porch may vary. 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

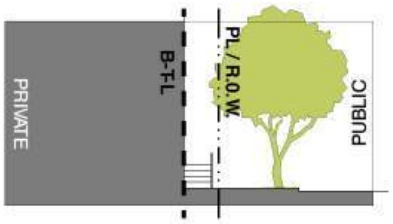

EXAMPLE

4.2.3 STOOP

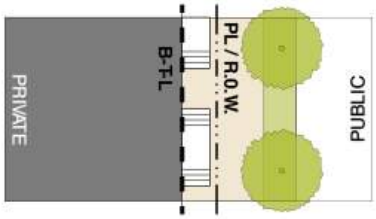
A Frontage Type wherein the Building Facade is close to the front Property Line and the ground story is elevated from the sidewalk, securing privacy for the windows and front rooms; A Stoop is usually an exterior stair and landing which engages the sidewalk forward of the Build-to-Line. The Stoop should 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.

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.



CROSS-SECTION DIAGRAM - A



PLAN DIAGRAM - B





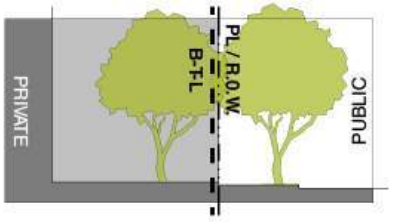


4.2.4 FORECOURT

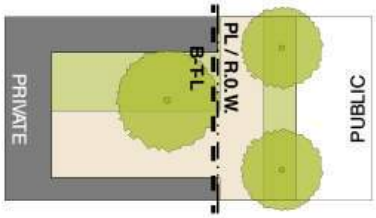
A Frontage Type wherein the Building Facade is at or near the Build-to-Line and a small percentage of it is set back, creating a small court space. The space could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within 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 Build-to-Line or the Property Line into Public Rights-of-Way.

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.



CROSS-SECTION DIAGRAM - A



PLAN DIAGRAM - B

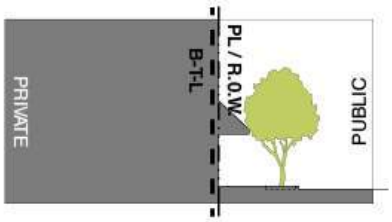




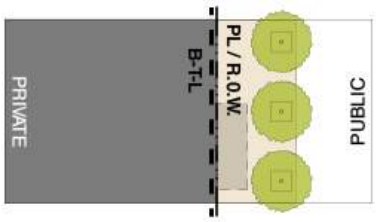


4.2.5 AWNINGS & CANOPIES

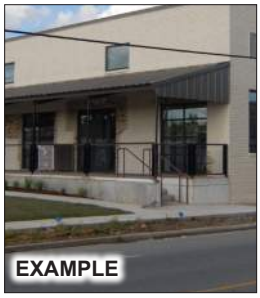
A Frontage Type wherein the Building Facade of a commercial or retail building is at or near the Build-to-Line and the canopy or awning element may overlap the sidewalk, occurring at the ground floor level only. The canopy is a structural, cantilevered, shed roof and the awning is canvas or similar material 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, subject to builidng code limitations. 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





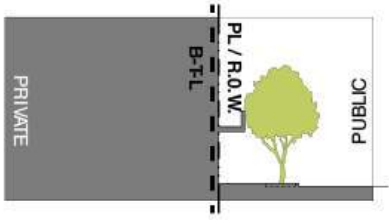


Dimensional Requirements:

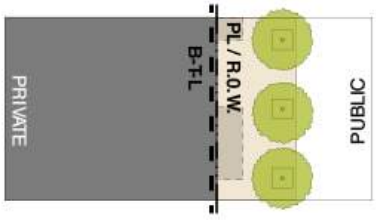
1. Must be located a minimum of eight (8') feet above the adjacent sidewalk when encroaching a Public Right-of-Way.

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, subject to builidng code limitations. Balconies on Building Types setback from Public Rights-of-Way are not regulated.



CROSS-SECTION DIAGRAM - A



PLAN DIAGRAM - B







Dimensional Requirements:

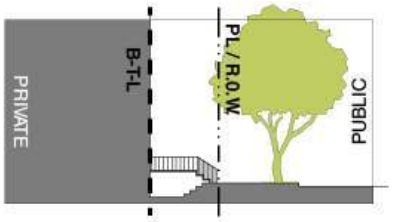
1. Must have a maximum depth of six (6') feet.
2. Must have a minimum clear height of ten (10') feet above adjacent sidewalk or other balconies.
3. Must have a maximum coverage of twenty five (25%) percent to seventy five (75%) of the Building Facade.

4.2.7
TERRACE & LIGHTCOURT

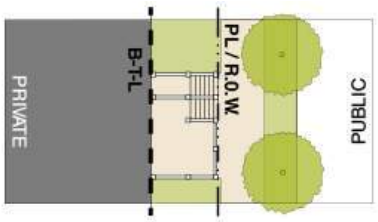
A Frontage Type wherein a portion of the Building Façade is set back from the Property Line by an elevated terrace or sunken lightcourt. This Frontage Type buffers residential use from urban sidewalks and removes the private yard from public encroachment. Terraces are suitable for conversion to outdoor 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





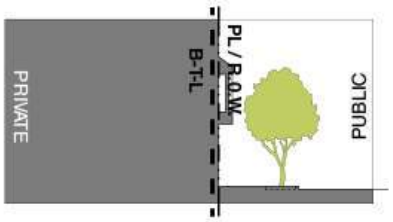


4.2.8
BAY WINDOWS

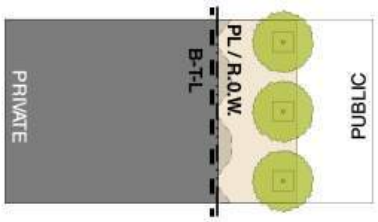
A Frontage Type wherein windows are permitted to protrude forward of the Build-to-Line and Property Line into Public Rights-of-Way. Bay Windows on the ground floor may encroach the Property Line into Public Rights-of-Way if approved; and Bay Windows projecting from the second floor or higher may encroach 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.

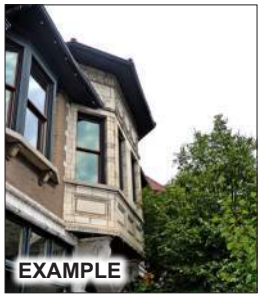


CROSS-SECTION DIAGRAM - A



PLAN DIAGRAM - B

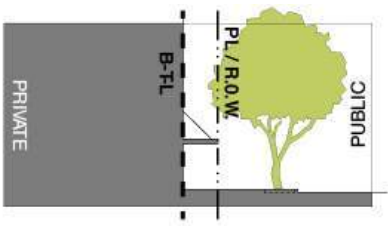




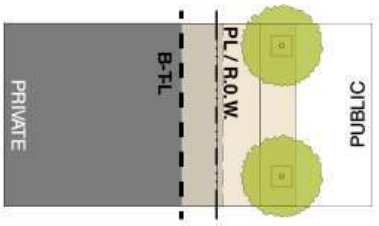


4.2.9 SHOPFRONT

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 may encroach the Build-to-Line and the Property Line into public rights-of-way, subject to builidng code limitations. 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





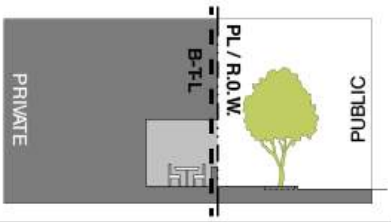


Dimensional Requirements:

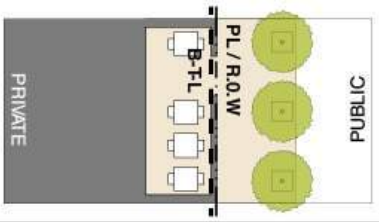
1. Shopfronts on Primary Street and Side Street B-T-L on all Building Types with a zero (0') foot front setback may encroach into the public right-of-way up to the encroachment distance specified in the Building Envelope Standard, so long as a clear pedestrian area of the sidewalk with a minimum width of five (5') feet is maintained.
2. Shopfront encroachments may be used for outdoor seating for dining, with or without a fixed or moveable fence not to exceed thirty-six inches (36") in height, as a Conditional Use subject to the review and approval process thereof, as set forth in Article 2, Section 12 of Chapter 130 of the Springdale, Arkansas Code of Ordinances.

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. Cafe frontage may be covered or open to the air. This Frontage Type may encroach the Build-to-Line and the Property Line into public rights-of-way, subject to builidng code limitations. Cafes on Building Types setback from Public Rights-of-Way are not regulated.



CROSS-SECTION DIAGRAM - A



PLAN DIAGRAM - B







Dimensional Requirements:

1. Cafes may be setback a up to a maximum depth of fifteen (15') feet from the Build-to-Line.
2. Cafes on Primary Street and Side Street B-T-L on all Building Types with a zero (0') foot front setback may encroach into the public right-of-way up to the encroachment distance specified in the Building Envelope Standard, so long as a clear pedestrian area of the sidewalk with a minimum width of five (5') feet is maintained.
3. Cafe encroachments may be used for outdoor seating for dining, with or without a fixed or moveable fence not to exceed thirty-six inches (36") in height, as a Conditional Use subject to the review and approval process thereof, as set forth in Article 2, Section 12 of Chapter 130 of the Springdale, Arkansas Code of Ordinances.

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:

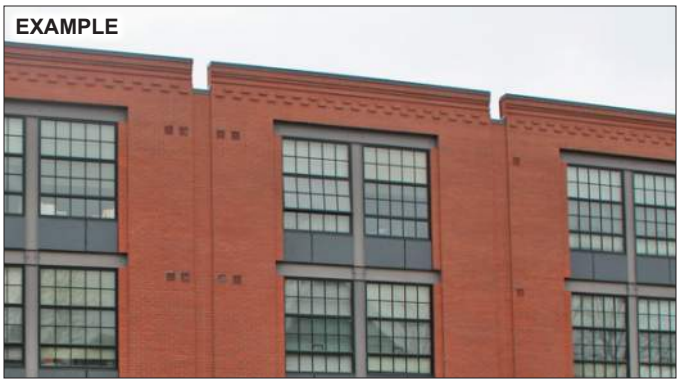
Building facade(s) should express the construction techniques and structural details of traditional, long-lasting, building materials; and favor simple configurations and solid craftsmanship over complexity and ostentation in building form and the articulation of details. These standards do not encourage “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

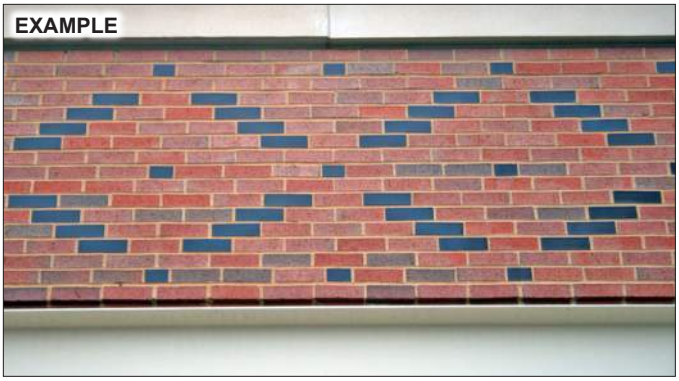
c. Accent Material(s) - NOT greater than 5% of the Primary Building Facades:

   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.

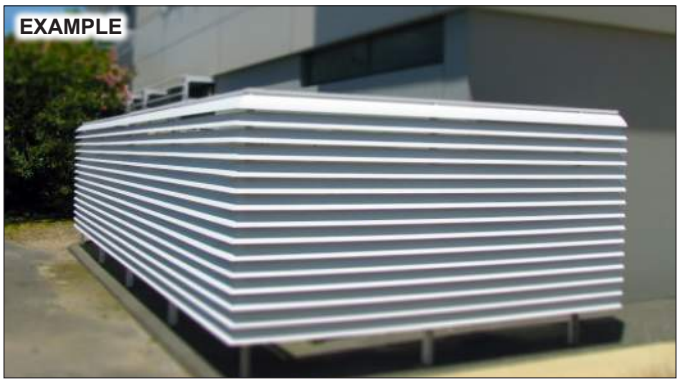
B. STANDARDS FOR EQUIPMENT:

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.









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, Arkansas 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 wall sign or projecting sign duly permitted hereunder may advertise real estate.

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, Arkansas 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 freestanding sign, wall sign, or projecting sign duly permitted hereunder may advertise real estate.

    b. 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	C	C	C	P	P	P	P

5.5 CIVIC / INSTITUTIONAL USES		NR1	NR2	NR3	NC1	NC2	C1	C2
Unit 1	Citywide public uses by right	P	P	P	P	P	P	P
Unit 4	Cultural, recreation, and health facilities	C	C	C	P	P	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	P	P	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	C	C	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	C	C	C	C	C	C	C
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	C	C	C	P	P	P	P

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

6.0
DEFINITIONS

6.1 DEFINITIONS

Except for terms defined below in this section, all terms have the same meaning as those defined in Chapter 130 Zoning Ordinance (the "Zoning Code") of the Code of Ordinances of the City of Springdale. The following new terms apply only to the Downtown District Form-Based Code and mean:

A. DEFINITIONS, "A."

Abutting
"Abutting" shall mean two (2) or more properties which share a common lot line.

Accent Material
"Accent Material" shall mean a material used on building facades which covers less than five (5%) percent of the surface of the facade.

Addition
"Addition" shall mean and include an extension or increase of Gross Floor Area, number of stories, or height of a building or structure.

Address (as in address the street)
"Address" shall mean the relationship between a building and a street; in which case the building should have primary facades and a main entrance on the street.

Adjacent Sidewalk
"Adjacent Sidewalk" shall mean the sidewalk immediately in front of, or situated along a lot line facing the primary street or side street.

Adult Uses
"Adult Uses" shall mean adult book stores, adult motion picture theaters, adult peep shows, adult video stores, massage establishments, and other adult uses.

Agricultural Uses
"Agricultural Uses" shall mean abattoirs or stockyards (corrals and/or pens), community gardens, farming & truck gardening, greenhouses (for commercial | sale purposes), greenhouses (private), livery stables, riding academies, and other agricultural uses.

Alteration
"Alteration" shall mean and include any construction or Renovation to an existing structure, other than a repair or addition.

Amenities
"Amenities" shall mean desirable or useful feature (or features) or facility (or facilities) within a building, on a streetscape, or in a public space.

Ancillary Building (Abbreviated Anc. Bldg.)
"Ancillary Building" (or Anc. Bldg.) shall mean a building incidental to, related and clearly subordinate to the main building on the same lot, which does not alter the use nor serve property other than the lot where the main building is located.

Architectural Standards (Shorthand is AS)
See Section 4.2: Architectural Standards.

Awning
See Section 4.2: Frontage Types.

B. DEFINITIONS, "B."

Back Façade (or Rear Facade)
"Back Façade" (or Rear Facade) shall mean the building facade located on the rear of a building facing the rear setback which would typically have an alley.

Balcony (Balconies)
See Section 4.2: Frontage Types.

Bay Window
See Section 4.2: Frontage Types.

Below-Grade
"Below-Grade" shall mean the elevation level below the surface of existing or formed earth; such as a "below-grade parking structure" or "below-grade utility".

Between Buildings
"Between Buildings" shall mean the dimensional space between the Back Facade of the main building and an internal facade of an ancillary building.

Block
"Block" shall mean an increment of land comprised of lots, alleys, and tracts circumscribed and not traversed by any streets. Blocks shall be measured along the frontage of the associated property lines.

Block Corner
"Block Corner" shall mean the outside corner of a block at the intersection of any two (2) or more streets.

Build-to-Line (Shorthand is B-T-L)
"Build-to-Line" (or "B-T-L") shall mean a line a set distance from the back of curb or public right-of-way which establishes required facade lines of a building.Driveways not included.

Building Line
"Building Line" shall mean the facade or edge of a building located along the build-to-line which has been required for a particular building on a particular lot.

Building Development Standards (Shorthand is BDS)
"Building Development Standards" (or BDS) shall mean a part of the District which establishes the basic parameters regulating building typologies, frontage, and architectural standards. See Section 4.0: Building Development Standards.

Building Envelope Standards (Shorthand is BES)
"Building Envelope Standards" (or BES) shall mean a part of the District which establishes the basic parameters regulating building form, such as height and setback. See Section 3.0: Building Envelope Standards.

Building Form
"Building Form" shall mean a component of the building placement criteria in this District required for each Building Envelope Standard. These requirements typically define the shape and form of how a building interfaces with the build-to-line. Driveways are not subject to building form.

Building Height
"Building Height" shall mean the vertical extent of a building measured in stories and feet, not including a raised basement or a habitable attic under a pitched roof. Height limits do not apply to masts, belfries, clock towers, chimney flues, water tanks, elevator bulkheads and similar structures. Building Height shall be measured from the average grade of the adjacent ground to the bottom of the eaves, or base of the parapet.

Building Height Maximum
"Building Height Maximum" shall mean the maximum vertical dimension (in stories or feet) allowed for building height.

Building Height Minimum
"Building Height Minimum" shall mean the minimum vertical dimension (in stories or feet) allowed for building height.

Building Placement
"Building Placement" shall mean the siting or placement of a building on a lot or parcel of property; and includes how a building relates to the build-to-line and setbacks.

Building Types
"Building Types" shall mean any of a series of fifteen (15) basic model buildings which are required by this District. See Section 4.1: Building Types.

C. DEFINITIONS, "C."

Cafe
See Section 4.2: Frontage Types.

Candela
"Candela" shall mean the base unit of luminous intensity in the International System of Units that is equal to the luminous intensity in a given direction of a source which emits monochromatic radiation of a frequency of 540 x 1012 hertz and has a radiant intensity in that direction of 1/683 watt per unit solid angle.

Canopy (Canopies)
See Section 4.2: Frontage Types.

Carriage House
See Section 4.1: Building Types.

City
"City" shall mean the City of Springdale, Arkansas; referred to as "the City."

Civic / Institutional Uses
"Civic / Institutional Uses" shall mean art galleries (publicly owned), churches, governmental buildings, hospitals (publicly owned), libraries (publicly owned), museums (publicly owned), parks (privately owned with private commercial activities), parks (privately owned with no private commercial activities), parks (publicly owned with no private commercial activities, places of assembly (arena, auditorium, meeting room, community center), playgrounds (publicly owned with no private commercial activities), schools, and other civic | institutional uses.

Clear Depth (measured in Feet and Inches)
"Clear Depth" shall mean a dimensional measurement of an item which is clear of obstructions and appurtenances.

Code
See District.

Commercial Block Building
See Section 4.1: Building Types.

Common Entry
"Common Entry" shall mean a condition where a single entrance to a building serves multiple dwelling units.

Common Lot Lines
"Common Lot Lines" shall mean lot lines shared by adjacent lot(s) or parcel(s).

Common Yard
See Section 4.2: Frontage Types.

Cornice
"Cornice" shall mean any prominent, continuous, horizontally projecting feature surmounting a wall or other construction, or dividing it horizontally for compositional purposes.

Corner Lot
"Corner Lot" shall mean any Lot at the intersection of two (2) or more streets, either Primary Streets or Secondary Streets, or any combination thereof.

Courtyard Building
See Section 4.1: Building Types.

Courtyard Rowhouse
See Section 4.1: Building Types.

D. DEFINITIONS, "D."

Deck
"Deck" shall mean an exterior floor system supported on at least two (2) opposing sides by an adjoining structure and / or posts, piers, or independent supports. A deck may be attached to a main building or free-standing.

Depth of Ancillary Building (or Depth of Ancillary Bldg.)
"Depth of Ancillary Building" (or Depth of Ancillary Bldg.) shall mean the dimensional measurement (measured in feet and inches) of the maximum allowed depth of an ancillary building from the alley build-to-line on a property.

Detached Single Family Dwelling
See Section 4.1: Building Types.

Deviation
"Deviation" shall mean relief from one or more provisions of this Code, as granted either administratively or by the Board of Adjustment; "Deviation" shall be synonymous with "Variance" as applied to Chapter 130 Zoning Ordinance.

Direct Frontage
"Direct Frontage" shall mean a main entrance to building being located on a primary street or side street where access to and from the building is through a direct passageway from the building to sidewalk.

District
"District" shall mean the Downtown District; as described in Section 1.2 of this Code.

Dormer
"Dormer" shall mean a window projecting vertically through a sloping roof (hip, gable, or shed).

Dormitory
"Dormitory" shall mean a space in a building where group sleeping accommodations are provided in one room, or in a series of closely associated rooms, for persons not members of the same family, group, under joint occupancy and single management, as in college dormitories or fraternity houses.

Double Loaded
"Double Loaded" shall mean the layout of a building in which a floor (or multiple floors) are arranged in which individual units are located on both sides of a circulation passageway.

Duplex
See Section 4.1: Building Types.

Driveway
"Driveway" shall mean a short, narrow vehicular lane leading from a public right-of-way through a lot to a rear garage, carriage house, parking lot, or parking garage.

Dwelling Unit (Abbreviated DU)
"Dwelling Unit" (or DU) shall mean a single (1) unit which provides complete and independent living of an individual or individuals.

E. DEFINITIONS, "E."

Eaves
"Eaves" shall mean the underside of a projecting overhang where a roof meets a wall.

Encroachment
"Encroachment" shall mean a building, a part of a building, or an obstruction that physically intrudes upon, overlaps, or trespasses across the Build-To-Line, the property of another, or the public right of way.

Encroachment Area
"Encroachment Area" shall mean the area impacted by Encroachments.

Entry Vestibule
"Entry Vestibule" shall mean an enclosed entryway into a building.

F. DEFINITIONS, "F."

Façade(s)
Any vertical face of a building. See Primary Building Facade and Secondary Building Façade.

Fenestration
"Fenestration" shall mean the arrangement, proportioning and design of windows and doors in a building.

Finished Ground Floor Level
"Finished Ground Floor Level" shall mean the dimensional measurement (measured in feet and inches) of the level surface of the floor above an adjacent sidewalk or lot.

First Floor Ceiling Heights
"First Floor Ceiling Heights" shall mean the dimensional measurement (measured in feet and inches) from the finished ground floor level to the finished surface of the ceiling, as specific to the first story of any building.

Flats
"Flats" shall mean a dwelling unit typically divided into a series of interior spaces such as a bedroom, kitchen, bathroom, closets, and spare room, etc.

Flex Building
See Section 4.1: Building Types.

Floor to Ceiling (Abbreviated F to C)
"Floor to Ceiling" (or "F to C") shall mean the dimensional measurement (measured in feet and inches) from the finished floor level to the finished surface of the ceiling

Footcandles (Abbreviated FC)
"Footcandles" (or "FC") shall mean the illuminance cast by a one (1) candela source from a distance of one (1) foot.

Forecourt
See Section 4.2: Frontage Types.

Form-Based District
"Form Based District" shall mean and include that certain tract of land being depicted in Section 2.1 of this text. See also "District."

Fourplex
See Section 4.1: Building Types.

Front Outdoor Space
"Front Outdoor Space" shall mean the exterior, usable outdoor space established between the public right-of-way and the front build-to-line of a building on any lot. There are specific requirements for front outdoor space required for each building type in this District.

Frontage
"Frontage" shall mean lot lines adjacent to public rights-of-way such as primary street frontage, side street frontage or alley frontage.

Frontage Type
"Frontage Type" shall mean any of a series of ten (10) basic model building frontages which are required by this District. See Section 4.2: Frontage Types.

G. DEFINITIONS, "G."

Gable Roof
"Gable Roof" shall mean a type of roof construction in which two (2) downward sloping planes join at a single (1) central ridge with a triangular gable at each flat end.

Green Roof (also eco-roof, vegetated roof, or living roof)
"Green Roof" shall mean a type of roof construction which is partially or full covered with vegetation (or some other growing plant medium) in order to absorb rain water, lower internal building temperature, reduce heat island effect, create a micro-habitat, or capture rain water for reuse.

Gross Floor Area
"Gross Floor Area" shall mean and include the floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projections of the roof or floor above. The gross floor area shall exclude shafts with no openings or interior courts. Gross Floor area shall be interpreted in a manner consistent with the Arkansas Fire Prevention Code, as revised from time to time by the State of Arkansas.

Ground (Abbreviated grnd)
"Ground" (or "grnd") shall mean the solid surface of the earth.

Ground Floor Use
"Ground Floor Use" shall mean uses which are allowed on the first (1) floor of any building, typically adjacent and accessible to the street level and sidewalks.

Ground Vegetation
"Ground Vegetation" shall mean plant, flower, and grass materials used on the ground.

H. DEFINITIONS, "H."

Hardscapes (or Hardscaping)
"Hardscapes" (or "Hardscaping") shall mean exterior constructions of a building, public space, or park which is constituted by paved areas, retaining walls, pathways, sidewalks, patios, and decks.

High Rise Residential
See Section 4.1: Building Types.

Hip Roof
"Hip Roof" shall mean a type of roof construction in which all downward sloping planes join at central ridges in all instances.

Horizontal Plane Break
"Horizontal Plane Break" shall mean a facade articulation in which a required portion of the building facade is set back from the build-to-line for a specified distance creating a relief in the facade wall. Typically this horizontal plane break will correspond to a required building setback within the building envelope standards.

I. DEFINITIONS, "I."

Industrial Uses
"Industrial Uses" shall mean acetylene gas manufacture, acid manufacture, ammonia manufacture, arsenal, asphalt manufacture, asphalt refining, automobile salvage yards, bag cleaning, blast furnace, bleaching powder manufacture, boiler works, bottling plants, brass foundries, brassworks, brick manufacture, candle manufacture, celluloid manufacture, cement manufacture, chlorine manufacture, copper foundries, copperworks, curing (and/or tanning and storage) of green salted hides or skins, dead animal (dumping, incineration and/or reduction), dextrine manufacture, distillation (of bones, coal, and/or wood), dye stuff manufacture, dyeing works and cleaning works, emery cloth manufacture, explosives (manufacture and/or storage), fat rendering, fender repair shops, fertilizer manufacture, fireworks (manufacture and/or storage), flour milling, forge plant, fuel manufacture, garbage (dumping and/or reduction), gas (manufacture and/or storage), gelatin and size manufacture, glass manufacture, glucose manufacture, glue manufacture, grain milling, gutta percha manufacture, gypsum manufacture, iron foundries, ironworks, lamp black manufacture, leather (coloring and/or dressing), lime manufacture, linoleum manufacture, match manufacture, meat packing, metal (refining and/or smelting), milk (bottling plants and/or distributing plants), offal (dumping and/or reduction), oilcloth manufacture, oiled goods manufacture, ore reduction, paint materials manufacture, paper and/or paper pulp manufacture, petroleum and/or petroleum products (refining and/or wholesale storage), pickle manufacture, plaster-of-paris manufacture, potash manufacture, proxylin manufacture, quarries, refining materials, refuse, rock crushing, rolling mills, rubber manufacture, salt works, sand paper manufacture, sauerkraut manufacture, saw mills, shoe polish manufacture, smelting metals, soap manufacture, starch manufacture, steel foundries, steelworks, stone mills, storage (of barrels, bottles, iron, junk, rags, and/or scrap paper), stove manufacture, sugar refining, tar (distillation and/or manufacture), tar roofing manufacture, terra cotta manufacture, tile manufacture, tobacco (chewing, manufacture and/or treatment), vinegar manufacture, washing soda manufacture, water proofing manufacture, wool (pulling and/or scouring), yeast manufacture, and other industrial uses.

Infill Development (also Infill and Infill Lots)
"Infill Development" shall mean the development or redevelopment of vacant or under utilized sites within an existing urban context of buildings, network of streets, and infrastructure.

Institutional | Civic building
See Section 4.1: Building Types.

J. DEFINITIONS, "J."

None.

K. DEFINITIONS, "K."

None.

L. DEFINITIONS, "L."

Landscape Buffer
"Landscape Buffer" shall mean a landscaped area located within the sidewalk zone intended to screen or separate the public sidewalk from the buildings.

Lightcourt
See Section 4.1: Building Types.

Liner Building
See Section 4.1: Building Types.

Live | Work Unit
See Section 4.1: Building Types.

Loft
"Loft" shall mean a dwelling unit typically free of any walls or dividers separating the interior space.

Lot (or Parcel)
"Lot" (or Parcel) shall mean a designated parcel, tract or area of land having its principal frontage upon a street or a place permitted under the subdivision ordinance and established by plat or subdivision or as otherwise permitted by law to be used, developed or built upon.

Lot Depth
"Lot Depth" shall mean the dimensional measurement (measured in feet and inches) from the lot line along a primary street to the lot line along an alley, in the case of a typical lot. In other non-typical cases the lot depth may be measured a variety of ways, typically starting from the lot line along a primary street and ending on the back side of the lot.

Lot Width
"Lot Width" shall mean the dimensional measurement (measured in feet and inches) along a lot line adjacent to a primary street where the primary building facade would be located.

M. DEFINITIONS, "M."

Main Building
"Main Building" shall mean the primary building on any lot. The main building must be classified as a building type for the purposes of this District.

Main Entrance
"Main Entrance" shall mean the primary entrance to any building.

Mansard Roof
"Mansard Roof" shall mean a type of roof construction with four (4) sides having a double slope on all sides, with the lower slope much steeper than the upper slope.

Max From Bottom of Eave to Top of Roof
"Max From Bottom of Eave to Top of Roof" shall mean the maximum dimensional measurement (measured in feet and inches) from the elevation of the eaves or bottom of a parapet on a building to the top elevation of a parapet wall or finished roof pitch.

Mixed-Use (also Mix-of-Uses)
"Mixed-Use" (also Mix-of-Uses) shall mean a building or development which contains multiple functions through superimposition of a variety of different uses; for example, a building having primary retail use(s) as the ground floor use, and residential use(s) as the upper floor use would be considered a mixed-use building.

Multiple Dwelling (also Multiple Dwelling Unit)
"Multiple Dwelling" (also "Multiple Dwelling Unit") shall mean a singular (1) building which contains multiple dwelling units.

N. DEFINITIONS, "N."

Neighborhood General Type 3 – TOD (Shorthand is NG3-TOD)
See Section 3.0: Building Envelope Standards.

Neighborhood Center Type 1 – TOD (Shorthand is NC1-TOD)
See Section 3.0: Building Envelope Standards.

New Construction
"New Construction" shall mean and include site preparations for, and construction of, any entirely new structure on the site, including a Parking Facility of any kind, whether or not the site was previously occupied.

Nonconforming Use
"Nonconforming Use" shall mean any building, structure or land lawfully occupied with a use on the effective date of this Ordinance, or on the effective date of any amendment to this Ordinance, which on said effective date would otherwise be in conflict with one or more of the regulations of the Central West End Form Based District.

O. DEFINITIONS, "O."

Office Uses
"Office Uses" shall mean general and/or professional offices (not exceeding 3,500 square feet), general and/or professional offices (exceeding 3,500 square feet), Massage Establishments (therapeutic, by certified professional only) and other office uses.

Overhang
"Overhang" shall mean the part of a building or structure (typically referring to a roof) which extends outward beyond the walls creating a small covered area beneath.

P. DEFINITIONS, "P."

Parapet (also Parapet Wall)
"Parapet" (also "Parapet Wall") shall mean a short protective wall along the edge of a flat or sloped roof.

Parapet Roof
"Parapet Roof" shall mean a flat or sloped roof which contains a parapet wall.

Parcel
See lot.

Parking Facility
"Parking Facility" shall mean and include any building, structure, land, or facility used for off-street parking of motor vehicles.

Parking Garage
"Parking Garage" shall mean a building containing one (1) or more levels (or stories) of parking above-grade or below-grade.

Parking Lot (also Off-Street Parking)
"Parking Lot" (also "Off-Street Parking") shall mean an at-grade asphalt or concrete (or pervious material) surface parking lot for the storage of motor vehicles off-street.

Parking Requirement
"Parking Requirement" shall mean the number of parking spaces, if any, required by a particular Building Envelope Standard for a particular use (as defined in the use requirement) and square footage. For determining the Parking Requirement square footage shall be calculated by subtracting common areas and space devoted to walls, mechanical spaces, and other service and support spaces from the gross square footage.

Parking Uses
"Parking Uses" shall mean automobile parking facilities and/or off-street garages, parking lots (associated with the use of a Main Building), Rear Garages, and other parking uses.

Pedestrian Realm
"Pedestrian Realm" shall mean the areas of the street and public spaces which are devoid of vehicular traffic such as the sidewalk, amenities zone, public gardens, pathways, or a pedestrian square.

Pitch
"Pitch" shall mean the slope of a roof measured by distance of rise over distance of run (rise/run); for example a roof which has a rise of six (6') feet over a run of twelve (12') has a pitch of fifty percent (50%) or 6/12.

Podium Building
See Section 4.1: Building Types.

Podium Level
"Podium Level" shall mean the area on a podium building where the "podium" (lower base portion) adjoins the "tower" (upper level tall portion) and creates an exterior space for outdoor activities, seating area, hardscaping, and common spaces.

Porch
See Section 4.2: Frontage Types.

Plane Break
See vertical plane break and horizontal plane break.

Primary Building Façade
"Primary Building Façade" shall mean building facades located on a primary street or side street; and the rear facade on the first lot adjacent to an alley.

Primary Material
"Primary Material" shall mean main building material exposed on a building facade's surface, typically limited to seventy five percent (75%) of the building facade. See Section 4.2: Architectural Standards for further details.

Primary Retail Uses
"Primary Retail Uses" shall mean antique stores, art galleries, art studios, bakery shops, barber shops, bars, bookstores, business incubators, butcher shops, clubs (private), cafes, coffee shops, craft beer tasting rooms and/or restaurants, delis, confectioneries, drug stores, dry goods shops, florist shops, furniture stores (new), gift shops, grocery stores, hardware stores, hobby shops, ice cream shops, lodges (private), magazine stores, outdoor dining, pet shops, record stores, restaurants, retail stores, stationary stores, taverns, tea shops, toy shops, theaters, video stores, vintage shops, yoga therapy or yoga studios, and other primary retail uses.

Primary Street
"Primary Street" shall mean a category of street frontage (for the purposes of this District) for which all building shall be designed to address. Primary Streets are indicated in Section 2.2. Street Frontage Classification Plan.

Primary Street Build-to-Line
"Primary Street Build-to-Line" shall mean a line established along a primary street defined for each lot, describing where the building facades must be placed.

Private Patio
"Private Patio" shall mean an exterior or covered exterior area which is private to and only accessible from a singular (1) dwelling unit in a building.

Property Line
"Property Line" shall mean the official recorded boundary of a lot (or parcel) as defined by the City.

Public Right-of-Way
"Public Right-of-Way" shall mean those areas which are under control and ownership of the City. Public rights-of-way include but are not limited to public parks, tree lawns, sidewalks, streets and street rights of way.

Public Spaces
"Public Spaces" shall mean a social space (such as a town square or public park) which is accessible and open to all members of the public. Public spaces do not necessarily have to be under ownership and responsibility of the City.

Q. DEFINITIONS, "Q."

None.

R. DEFINITIONS, "R."

Rear, Ancillary Building Uses
"Rear, Ancillary Building Uses" shall mean accessory structures (with residential unit only), accessory structure (with residential unit and private parking garage), accessory structure (with private parking garage only), carriage houses, granny flats, tool sheds and/or storage buildings, and other rear | ancillary building uses.

Rear Garage
See Section 4.1: Building Types.

Rear Setback
"Rear Setback" shall mean a line defined for each lot, describing a range of dimensions (measured in feet and inches) where the rear building facades must be placed within.

Rear Outdoor Space
"Rear Outdoor Space" shall mean the exterior, usable outdoor space established between the public right-of-way and the rear setback of a building on any lot. There are specific requirements for rear outdoor space required for each building type in this District.

Regulating Plan
"Regulating Plan" shall mean the coding key for the building envelope standards which provide specific information and requirements regarding the form and bulk of each lot within the area. See Section 2.0: The Regulating Plan.

Renovation
"Renovation" shall mean and include the Alteration of any part of an existing building which does not result in an extension or increase of Gross Floor Area, number of stories, or height of a building or structure.

Residential Uses
"Residential Uses" shall mean attached single-family dwelling, courtyard buildings, courtyard rowhouses, detached single-family dwelling, duplexes, flex buildings, fourplexes, home occupations, high-rise residential buildings, live | work units, multiple-family dwellings (not exceeding four families), multiple-family dwellings (exceeding four families), rowhouses, semi-attached two-family dwellings, semi-detached two-family dwellings, stacked flats, town houses and/or townhomes (not exceeding one family), triplexes, two-family dwellings, and other residential uses.

Rowhouse
See Section 4.1: Building Types.

S. DEFINITIONS, "S."

Secondary Building Façade(s)
"Second Building Façade(s)" shall mean building facades located on side and alley setbacks for a building.

Secondary Materials
"Secondary Materials" shall mean main building material exposed on a building facade's surface, typically limited to 20% of the building facade. See Section 4.2: Architectural Standards for further details.

Secondary Retail Uses
"Secondary Retail Uses" shall mean auto (car, truck, or equipment) detailing and/or washing, auto (car, truck, or equipment; which requires outside storage) rental lots, auto (car, truck, or equipment) service and/or repair and/or body work and/or lubrication, auto (car or truck) sales and/or leasing (new and/or used), auto (car, truck, or equipment) part sales (new or used), beauty shops or beauty supply stores, billiards, computer stores, catering establishments, cell phone (including beeper or pager) shops, convenience stores, convenience food stores and/or confectioneries, check cashing establishments (centers and/or services, including property/title/loan centers), electronics shops (new, used and/or rent-to-own), dance halls, dry cleaning pick-up stations, financial institutions and/or banks, film studios, fitness centers, funeral parlors, furniture stores (used and/or rent-to-own), gyms, home appliance shops (new, used and/or rent-to-own), laundries and/or laundromats (open anytime between midnight and 6 pm or otherwise), loan establishments (short-term), motor fuel pumping stations, open air farmers and produce markets, pawnbrokers, pawn shops, package liquor sales and/or free standing package liquor stores, pet boarding facilities (kenneling and/or daycare), pet services (grooming and/or veterinarian), pinball/video and/or amusement game arcades, pool halls, printing shops, recording studios, restaurants (carry-out with no indoor table service or otherwise, which include a sales or service window for consumption on- and/or off-premises as a pedestrian and/or in a vehicle), retail (which includes a sales or service window), salvage storage (retail or wholesale), second hand shops (junk or retail, not commonly classified as "vintage" or "antique"), sheetmetal shops, shoe repair shops, public or private storage (outdoor or open) for lease and/or rent, tatoo and/or body piercing parlors, tinsmith shops, warehousing or inside storage, wholesale business, any use with a sales or service window or facility for customers in cars, establishments selling any alcoholic beverages by the glass (which do not have a restaurant permit and liquor license) and other secondary retail uses. Secondary Retail Uses also include any use which is defined as a Primary Retail Use by this Code.

Setback Line
"Setback Line" shall mean a line defined for each lot where the rear and side building facades must be placed at; or a range of distance from the property line with which the building facade must be placed within.

Shed Roof
"Shed Roof" shall mean a type of roof construction in which a singe (1) plane roof slopes downward in one (1) direction.

Shopfront
See Section 4.2: Frontage Types.

Shutter
"Shutter" shall mean a pair or set of hinged panels fixed to the outside of a window frame which can be closed for security or privacy or to keep light out of an interior space.

Side Setback
"Side Setback" shall mean a line defined for each lot, describing a range of dimensions (measured in feet and inches) where the side building facades must be placed within.

Side Street
"Side Street" shall mean a category of street frontage (for the purposes of this District) for which all building shall be designed to address. Primary Streets are indicated in Section 2.2. Street Frontage Classification Plan.

Single Loaded
"Single Loaded" shall mean the layout of a building in which a floor (or multiple floors) are arranged in which individual units are located on one (1) side of a circulation passageway.

Special Uses
"Special Uses" shall mean adult day cares (24 hours or otherwise), babysitting centers, bed and breakfast (guest, homestay and/or inn), blood donor facilities (that pay donors for their blood), boarding houses, business | research uses, cemeteries, children's home, convalescent home, daycare centers, dormitories (a.k.a. student housing), group homes, halfway houses, homes (for mentally handicapped, physically handicapped, and/or the aged), hospitals, hotels, nursing homes, outdoor pay telephones, parks (publicly owned with private commercial activities, penal institutions, playgrounds (privately owned with private commercial activities), playgrounds (privately owned with no private commercial activities), playgrounds (publicly owned with private commercial activities), residential facilities (for the treatment of alcohol and/or drug abuse), residential care facilities, retirement centers, rooming houses, transitional housing, and other special uses

Stacked Flats
See Section 4.1: Building Types.

Stoop
See Section 4.2: Frontage Types.

Story (Stories)
"Story" ("Stories") shall mean any habitable floor level within a building.

T. DEFINITIONS, "T."

Terrace
See Section 4.2: Frontage Types.

Temporary Uses
"Temporary Uses" shall mean construction buildings, temporary buildings and/or structures, seasonal business leasing (annually) locations, and other temporary uses.

Townhouses
"Townhouses" shall mean a dwelling unit typically spanning across two (2) stories in a building with common / public spaces (such as living room, kitchen, dining room, and sitting room) on the lower floor and private spaces (such as bedrooms, bathrooms, and game room) on the upper floor.

Triplex
See Section 4.1: Building Types.

U. DEFINITIONS, "U."

Uniformity
"Uniformity" shall mean the maximum-to-minimum illuminance at grade-level applicable to a lighting fixtures placed within the sidewalk zone.

Upper Floor Ceiling Heights
"Upper Floor Ceiling Heights" shall mean the dimensional measurement (measured in feet and inches) from the finished floor level to the finished surface of the ceiling in stories of buildings on the second (2) level or higher.

Upper Floor Use
"Upper Floor Use" shall mean uses which are allowed on the second (2) floor or higher of any building, typically adjacent and accessible to the street level and sidewalks.

Urban Parking Garage
See Section 4.1: Building Types.

Use (or Use Type)
"Use" (or Use Type) shall mean the purpose for which a building, structure, or lot of land may be arranged or occupied or the activity conducted or proposed in a building, structure, or lot of land, or for which it is occupied or maintained, let, or leased.

Utility / Communication Uses
"Utility / Communication Uses" shall mean cellular towers, radio stations, utility stations and/or towers, cell phone transmitters (on buildings), and or other utility | communication uses.

V. DEFINITIONS, "V."

Variance
"Variance" shall mean an exception to a requirement of this District which allows the use or development of the lot outside the requirements for that lot. See Section 1.2: General Provisions for further information.

Veranda
"Veranda" shall mean a roofed platform along the outside of a house, level with the finished ground floor level of a building on a lot.

Vertical Plane Break
"Vertical Plane Break" shall mean a facade articulation in which a required portion of the building facade is set back from the build-to-line for a specified distance creating a relief in the facade wall. Typically this vertical plane break will correspond to a required articulation of facades on building types placed on lots with a width greater than fifty (50') feet in order to create an interactive relationship between the building facade and the sidewalk.

W. DEFINITIONS, "W."

Wall Opening
"Wall Opening" shall mean a dimensional area displaced on a wall (measured in square feet; or vertical feet and inches by horizontal feet and inches) by the creation of an opening for circulation or visual access.

Window Opening
"Window Opening" shall mean a dimensional area displaced on a wall (measured in square feet; or vertical feet and inches by horizontal feet and inches) by a window unit or units.

X. DEFINITIONS, "X."

None.

Y. DEFINITIONS, "Y."

None.

Z. DEFINITIONS, "Z."

Zero Lot Line
"Zero Lot Line" shall mean any building which is place on a lot with no setback from the build-to-line resulting in a building facade flush with the public right-of-way and sidewalk.

Zoning Code
"Zoning Code" shall mean Chapter 130 Zoning Ordinance of the Code of Ordinances of the City of Springdale.

SPRINGDALE™

WE'RE MAKING IT HAPPEN

The Springdale Planning Commission met in regular session on Tuesday, March 3, 2026, at 5:00 p.m. in Council Chambers.

Prior to the meeting being called to order, Chris Hussein led the Pledge of Allegiance and gave the invocation.

Roll call was answered by:

Brent Couch – Secretary

Chris Hussein – Chairman

Clement Ogunyemi

Howard Austin

Jennifer Keith

Mark Cloud – Vice Chairman

Matthew Philpot

Ray Cardiel

Tresa Reynolds

Also in attendance were Sharon Tromburg, Director of the Planning and Community Development Division; Jacqueline Perez-Pharr, Assistant Director and Planning Coordinator; Sarah Curry, Senior Planner; Nate Cole, Planner II; Katie Hollingshead, Senior Project Manager with the Engineering Department; Ed Stith with the Building Department; Steve Goss, Fire Marshall; and David Phillips, Assistant City Attorney.

Mr. Chris Hussein called to vote on the approval of the February 3, 2026, minutes.

Mr. Mark Cloud moved to approve the February 3, 2026, minutes.

The approval of the minutes from February 3, 2026, is voted on electronically.

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds.*

NO: *None.*

Mr. Hussein: Approved nine (9) to zero (0).

Mr. Hussein went on to review the items on the agenda that were tabled from the February 3, 2026, Planning Commission meeting:

R26-10 **David Ramirez-Zuniga**
1365 W. Sunset Avenue
From SF-2 to C-2
Presented by Geraldine Martinez

L26-05 **125 North Main Street Parking**
East of N. Main Street, South of W. Johnson Avenue
FB26-04 Deviation from Parking Location Requirement
Deviation from Street Wall Requirements
W26-05 Waiver of Street Improvements on W. Johnson Avenue
Presented by Cromwell Architects Engineers

B26-15 **Trent Curry Building**
1000 Schmieding Avenue
Variance from Paving Requirements
Variance for Reduction of Front Setback from 30' to 17'
B26-16 Variance for Commercial Design Standards
(A) Parking Lot Orientation
(B) Landscaping
W26-10 Waiver of Street Improvements on Ingram Street
Presented by Expedient Civil Engineering, PLLC

Tabled Items

R26-06 **Tippecanoe Junction, LLC**
2544 Butterfield Coach Road
From A-1 to MF-12 & C-1
Presented by Bates & Associates

Mr. Bates: I'm Jeff Bates with Bates and Associates, and we're representing the developer. They're wanting to rezone this area to MF12 to do some townhomes and do a little commercial strip center or something in the front.

Mr. Hussein: Any staff comments?

Mrs. Tromburg: The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval: So, the residential portion, the MF-12: Appropriate locations for single-family and multifamily residential development should be provided based on accessibility, site suitability, utility availability, neighborhood compatibility, and environmental factors. Encourage the development of a variety of housing types appropriate to the size and income of all households living and working in Springdale.

For the commercial C-1 portion: Encourage the development of small-scale neighborhood retail and service uses at intersections of collector and arterial streets and at the edge of logical neighborhood areas, or within neighborhoods where suitable sites exist, and conditions are appropriate to balance compatibility with convenience.

Mr. Hussein: Any comments from the public? Commission? All right, this one's a call for the vote.

Mr. Ogunyemi: Call for the vote.

Ms. Tresa: Second.

The rezone request is voted on electronically.

YES: Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds.

NO: None.

Mr. Hussein: This passes nine (9) to zero (0).

Mrs. Tromburg: Staff will prepare an ordinance, but it goes to Council on the 31st. Council voted to move it to the last Tuesday of the month. Okay?

RP26-02 **Success Subdivision**
North of Success Avenue, East of S. Cleveland Street
Lots 1-14, Block 1
Presented by Engineering Services, Inc.

Mr. Bohning: Nick Bohning on behalf of Engineering Services, Inc. If y'all have any questions, please let me know.

Mr. Hussein: Any staff comments?

Mrs. Perez-Pharr: Only standard comments for Planning.

Mrs. Hollingshead: Same for Engineering.

Mr. Hussein: Anything from the public? Commissioners?

Mr. Cloud: What changes did you make from the original plat?

Mr. Bohning: So, right now, it's like 10 different lots for each duplex. We're just joining all those together and then carving out the lot that we're actually going to develop and making that its own parcel.

Mr. Cloud: So, you went from 10 lots to two (2)?

Mr. Bohning: To three (3) total.

Mr. Cloud: Three total.

Mr. Bohning: Yes, sir.

Mr. Cloud: Thank you.

Mr. Hussein: If there are no other comments, this is a motion subject to staff comments.

Mr. Couch: Motion—

Mr. Cloud: Motion. Go ahead.

Mr. Couch: Motion subject to staff comments.

Mr. Ogunyemi: Second.

The replat is voted on electronically.

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds.*

NO: *None.*

Mr. Hussein: That passes nine (9) to zero (0).

Mrs. Tromburg: If you want this heard at next Tuesday's Council on the 10th, then we need the ordinance in our office by tomorrow. Is that all right?

Mr. Bohning: Thank you.

Public Hearing – Rezoning

R26-07 **Taldo Rentals, LLC**
7959, 7969, 7971 A-C W. Gibbs Road, and west of 7959 W. Gibbs Road
From A-1 to SF-2
PP26-03 Benedetto, Phase III
W26-09 Waiver of West, South, and East Street Stub-Outs
Presented by Engineering Services, Inc.

Ms. Ramirez: Hi, Keren Ramirez with Engineering Services. Happy to answer any questions.

Mr. Hussein: Any staff comments?

Mrs. Tromburg: For the rezoning, this 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 multifamily residential development should be provided based on accessibility, site suitability, utility availability, neighborhood compatibility and environmental factors, and assure adequate land allocation for residential purposes by providing lots of adequate size.

Mr. Hussein: Any public comment on the rezone? Commission?

Mr. Cloud: Can you confirm is this SF-2 or SF-3? Because I see both in the documentation in front of me.

Ms. Ramirez: It'll be SF-2.

Mr. Cloud: SF-2?

Ms. Ramirez: Yes.

Mr. Cloud: Thank you.

Mr. Hussein: [If there are] no other comments, this will be a call for the vote on a rezone.

Mr. Cardiel: Call for the vote.

The rezone is voted on electronically.

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds.*

NO: *None.*

Mr. Hussein: [The] rezone passes nine (9) to zero (0). Up next, we'll do the preliminary plat PP26-03 Benedetto Phase III. Comments from the staff?

Ms. Curry: For Planning, besides the standard comments, we need the total acreage displayed under the site information. We need to update lot information to include the common area, also identified as the HOA lot eight (8), update the lot eight (8) label on the preliminary plat sheet, and provide a crosswalk to the southern crossing, which leads to the amenities.

Mrs. Hollingshead: Engineering comments: Submit the off-site drainage easement in phase two (2) of Benedetto. Submit a PDF of the signed and sealed drainage report. All street sections shall be determined by formal design with geotech analysis. Submit detailed plans and geotech report prior to construction. Smooth out the 90° turn in the sidewalk that leads to phase two (2). And subdivisions must stub out in all four cardinal directions. A waiver has been requested to only connect to Gibbs Road to the north. We are recommending that a south connection be put in—at least an alley section—so that there's vehicular access from phase to phase and to the amenities, and then the hammerhead can be removed as well. But we agree that an east or west connection is not feasible for this.

MEMO BEGINS HERE

PLANNING COMMENTS

Reviewed by Sarah Curry

Date Reviewed: 02.27.26

STANDARD COMMENTS:

1. This Preliminary Plat has been given the number PP26-03. This number should be placed on the plat and all future correspondence and plats pertaining to this Preliminary Plat. *(standard comment)*
2. Submit PDF files & written comment responses at time of resubmission. *(standard comment)*

3. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans *(standard comment).*
4. Please list/display all associated applications by their Springdale Planning Department project number.*)* R26-07 has been submitted to rezone subject property from A-1 to SF-2. W26-09 has been submitted for stub outs to the south. *(standard comment).*
5. Noted: Confirmed no easements are to be vacated nor relinquished prior to acceptance of Final Plat.
6. Noted: No subdivision fencing proposed. No monument sign proposed.
7. Noted: Benedetto Covenants to be amended to include the addition of Ph. III, including the addition of HOA lot 8.
8. Noted: Benedetto, Ph. III will not have a direct vehicular connection to existing phases.

PROJECT COMMENTS:

9. Display total acreage under site information.
10. Update Lot Information to include the common area also identified as HOA lot 8, update lot 8 label on preliminary plat sheet.
11. Provide a crosswalk to the southern crossing which leads to the amenities.

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith

Date Reviewed: 02.27.26

All building and fire comments addressed.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM

Date Reviewed: 02.27.26

STANDARD COMMENTS

(no response required)

- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
- 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.
- A performance bond shall be submitted to the city prior to project approval for all public improvements.
- A maintenance bond shall be submitted to the city prior to COO for all public improvements.
- Work in city ROW shall be coordinated with Public Works Signalization to prevent damage to streetlights. PW needs to oversee depths, backfill, wire sizing, conduit sizing, etc.

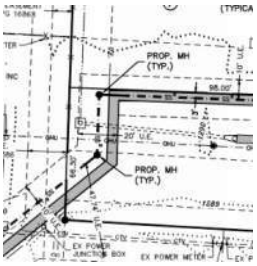
PROJECT SPECIFIC COMMENTS

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

   - Submit offsite drainage easement in Benedetto Phase 2. Needs to be minimum 20'.
   - Submit a PDF of the signed and sealed Drainage Report to Engineering.

2. **Chapter 110 – Streets, Sidewalks and Other Public Places**
   (Ord. No. 3258, § 1, 11-12-02)

   - All street sections shall be determined by formal design with geotechnical analysis. Submit detailed plans and Geotech report prior to construction.
   - Smooth out 90 degree turn in the sidewalk



3. **Chapter 112 – Subdivisions**
   (Code 1973, § 30-1)

   - Subdivisions must stub in all 4 cardinal directions
     - Waiver requested
     - South connection is important for neighborhood connectivity and overall community feel. It would give direct vehicular access to subdivision amenities.
     - At least need to provide a 15' alley access to Via Roma and then hammerhead can be eliminated.

END OF MEMO

Mr. Hussein: Any other comments from staff about the preliminary plat or the waiver? Any from the public?

Mrs. Taldo-Brothers: Hello, I'm Sarah Taldo-Brothers. I am a resident here in Springdale at 222, Allen Avenue. And on the south, you can see that there are two (2) lots there. Well, there's actually three (3) or four (4) lots there at the south part of the property that are not owned by the same entity that owns and is developing the property. And so, we can't just go buy some—or tear down somebody's homes or take those lots and put a street in and connect it to the south. It's just not feasible. So, I don't know if that makes sense or if there's any questions.

Mr. Couch: I guess a question I would have is: was this property owned when phase two (2) was designed? Because I would—

Mrs. Taldo-Brothers: It was not owned when phase two (2) was designed, and the plat for phase two (2) was approved, and we already have two (2) buildable lots on that phase. We actually already have two (2) homes that are being planned for those two (2) lots also. And there's detention that goes all the way across at the hammerhead there.

Mrs. Hollingshead: You designed the detention to go there. That could move. I think it would be really nice to see some kind of connection to the south. I think we recommended a 15-foot alley, which could still give two (2) lots there. There're no homes there that I know of.

Mrs. Taldo-Brothers: There are not homes there. The entity that owns those lots is not the same entity that's doing the development—or that owns this property now—and is putting this request in. So, we can't just go and take two lots from somebody that doesn't own—we don't own them. Taldo Rentals does not own those properties.

Mrs. Tromburg: It was a previous phase of Benedetto that was already final platted and then accepted by the city as platted buildable lots.

Mrs. Taldo-Brothers: Correct.

Mrs. Tromburg: But I think that's why we have the waiver request, right? For the stub out in the cardinal directions to address that one to the south.

Mr. Hussein: Any other comments, Commission?

Mr. Cloud: [I am] curious what fire thinks about the hammerhead. Is that a problem?

Mr. Goss: So, hammerheads aren't something that we are welcoming in the future, but we have accepted it on this project. So, there are times and places where it's not an issue. We discourage it in dead ends just because it has a tendency to collect cars and vehicles that want to find every nook and cranny that they can, but we have no objection for this.

Mr. Cloud: Sarah, are you saying that the lots to—I don't know if it's south or north of that Hammerhead—

Mrs. Taldo-Brothers: South.

Mr. Cloud: Those are platted for future single family home development?

Mrs. Taldo-Brothers: Yes, that was already approved.

Mr. Cloud: Homes are there now?

Mrs. Taldo-Brothers: No. No, there's no homes on two (2) of the lots. There are already lots that have been approved and are owned by a different entity, and we already have plans for those two (2) lots.

Mr. Cloud: Gotcha.

Mrs. Taldo-Brothers: And so, I mean, we can't put a road down there and lose two (2) lots. We don't even own them.

Mr. Cloud: Understood.

Mrs. Taldo-Brothers: Two different entities. And you might have ownership that might be the same in entities between this one and that one, but it's not all the same people. So, just like you may own one company—part of one company—and have stuff that you own yourself, that doesn't mean that you can go take something from a partner or multiple partners and then do that [in reference to the recommendation of constructing a stub-out to the south]. You just can't take stuff from people.

Mr. Philpot: I kind of have a question.

Mrs. Taldo-Brothers: Yeah.

Mr. Philpot: If we're going to go out to the east and go out to the west, where exactly are they leading to?

Mrs. Hollingshead: So, it's not feasible to stub to the east or west., We definitely agree with that since there are no homes on those two lots of south. I think it's worth investigating doing that stub, just for full neighborhood connectivity. You're calling it a phase three (3), but it's not connected to anything. It's nice to have the pedestrian connection because even before, there was just like zero (0) connection between the two (2). But it is required for neighborhood connectivity to stub-out in all four (4) cardinal directions.

Mr. Hussein: Any other comments, Commission? If not, then we'll start with the waiver. It's a motion subject to staff comments, but this one does not go to City Council. Is that right, Sharon?

Mrs. Tromburg: Correct. It's part of the design criteria rather than the street improvements.

Mr. Austin: So motioned.

Mr. Couch: Second.

The waiver is voted on electronically.

YES: *Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel.*

NO: *Couch, Reynolds.*

Mr. Hussein: [The] waiver passes seven (7) to two (2). Next, we'll do the preliminary plat. This is a motion subject to staff comment.

Mr. Cloud: So motioned.

Mr. Ogunyemi: Second.

The preliminary plat is voted on electronically.

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds.*

NO: *None.*

Mr. Hussein: [The preliminary plat] passes nine (9) to zero (0).

Mrs. Tromburg: Staff will prepare an ordinance for the rezoning that goes to Council on the 31st, that last Tuesday.

Mrs. Taldo-Brothers: Perfect. Thank you.

Ms. Ramirez: Thank you.

R26-08 **Springdale School District #50**
1612, 1586, & 1498 A-C E. Emma Avenue
From C-2 to P-1
Presented by Halff Associates

Mr. Nichols: I'm Jeff Nichols with Halff. I'd be happy to answer any questions, but the gist of it is there's some C-2 properties in red there that the school owns that would be better aligned with the full property being P-1. And that's the request.

Mr. Hussein: Any staff comments?

Mrs. Tromburg: This rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval: The city's goal to, quote, "locate schools on collectors and or arterial streets to improve access and limit adverse impacts of this higher intensity use on residential neighborhoods." This goal is also achieved by having the bus and transportation facility in a similar area.

Mr. Hussein: Any comments from the public? Commission?

Mr. Cloud: This is the bus lot, correct?

Mr. Nichols: Yes. This is the support facility.

Mr. Cloud: Yeah. Thanks.

Mr. Hussein: It's a call for the vote.

Mr. Ogunyemi: Call for the vote.

The rezone is voted on electronically.

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds.*

NO: *None.*

Mr. Hussein: [The rezone] Passes nine (9) to zero (0).

Mrs. Tromburg: Staff will prepare an ordinance that goes to city Council on the 31st.

R26-09 **Robinson Avenue Church of Christ, Inc**
1400 W. Robinson Avenue
From P-1 to C-2
Presented by Greg Hughes

Mr. Hughes: Hey, I'm Greg Hughes with Robinson Avenue Church of Christ. And, just to clarify something on the front end, I know it says P-1 to C-2. We're actually wanting to go to O-1, which I think is a downgrade from C-2 to O-1. We're going to be bringing counseling services to Springdale. We're partnering with the Joshua Center, and so they'll be using some of that office space for counseling services in Springdale.

Mr. Hussein: Staff comments?

Mrs. Tromburg: So, the rezoning request for the C-2 is not in keeping with the Comprehensive Land Use Plan and not recommended for approval. While there is General Commercial nearby, the broad range of uses is not compatible with the site's specific constraints. So, the downgrade, my recommendation was a downgrade in the commercial zoning to an O-1, the neighborhood office. And this district, quote, "anticipates that office uses will be located in established areas of the city and in close proximity to apartments, residential units with limits to a maximum structure size of 5,000 square feet." So, even in the P-1, right now, offices like counseling services are not permitted use by right, which is why they are seeking a different commercial zone to have that.

Mr. Hussein: Any public comment? Commission?

Mr. Cloud: Call for the vote.

Mrs. Keith: I just had a question.

Mr. Cloud: Sorry.

Mrs. Keith: I thought Mark was getting ready to make a comment.

Mr. Cloud: That was my comment; a call for the vote.

Mrs. Keith: So, we're just rezoning this little piece of the whole thing for that purpose?

Mrs. Tromburg: Correct. Correct. Yeah, the P-1 doesn't allow the offices, that's use unit 16. So, O-1 is the recommended one.

Mrs. Keith: And it makes sense, obviously P-1 for the rest of the site being the church. Okay. I revert to his [Mr. Cloud's] call for the vote.

The rezone is voted on electronically.

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds.*

NO: *None.*

Mr. Hussein: It [the rezone] passes nine (9) to zero (0).

Mrs. Tromburg: All right. So, staff is going to prepare an ordinance for an O-1, the neighborhood office district, that goes to City Council on the last Tuesday, on the 31st, and you're recommended to attend just in case they have questions. Okay?

Mr. Hughes: All right, thank you.

Mrs. Tromburg: Thank you.

R26-12 **Edgar & Alfonso Hernandez**
1804 Powell Street
From MF-12 to C-2
Presented by Expedient Civil Engineering, PLLC

Mr. Ingalls: Jason Ingalls with Expedient Civil Engineering, and I'll answer any questions you may have.

Mr. Hussein: Staff comments?

Mrs. Tromburg: So, this rezoning request, it is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval: Improve the city's economic base and tax structure through the promotion of healthy, stable commercial concentrations, assure adequate land allocation for commercial areas of sufficient size and in proper locations and encourage the development of a wide range of commercial development for the residents and tourists to include neighborhood, community and regional centers.

Mr. Hussein: Any public comment? Commission?

Mr. Cardiel: Call for the vote.

The rezone is voted on electronically.

YES: *Couch, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds.*

NO: *None.*

ABSTAIN: *Hussein*

Mr. Hussein: [The rezone] passes eight (8) to zero (0) with one (1) abstaining.

Mr. Ingalls: Thank you.

Mrs. Tromburg: Staff will prepare an ordinance that goes to Council on the 31st, okay? Thank you.

Mr. Ingalls: Thank you.

Public Hearing – Variances

B26-12 **NWA All Star Dance, Lara Bowen**
3803 Elliot Avenue
Variance for Minimum Parking Requirements from 27 to 14 spaces
Presented by Lara & Bill Bowen

Mrs. Bowen: Hi, my name is Laura Bowen and I'm here for the variance for minimum parking requirements. Anybody have any questions?

Mr. Hussein: Any staff comments?

Mrs. Tromburg: No, other than that I think there were copies of that shared parking agreement. Just to loop you in that they have achieved some of those.

Mr. Cloud: Can you let us know in this picture which shared parking it would be?

Mrs. Bowen: Well, in this picture, it will be the building to the left.

Mr. Cloud: Okay.

Mrs. Bowen: And then the other shared parking is across the street in this picture. It's in—yes, they're right there [in reference to a separate image]. Right directly across the street, it's about 100 ft away from our [unintelligible]

Mr. Cloud: Yeah, thank you.

Mr. Hussein: Any public comment? Comment from the commission?

Mrs. Reynolds: So, with the shared parking, what does that bring the total to?

Mrs. Bowen: With the shared parking, that brings our total, well, we currently have 14, almost 16 spaces if you move a barrier pole in our parking space. So, we'll be still four parking spaces short, but the street does allow local parking. There're green spaces and curbs along the street to handle even more overflow parking.

Mrs. Tromburg: And I will note, even just from the aerial view, that they're short 13 spaces. However, [they have] achieved seven (7) of those through the parking agreements that you have seen. So, it really just brings it down to a need of six (6) spots. And Elliot is a local road that you can park on, but off street doesn't count toward the requirement for a business license, which is why that's not counted in here.

Mrs. Reynolds: How many do you have in classes usually that you would need parking [for]?

Mrs. Bowen: Well, we haven't opened yet. So, the reason why we have a large building is there's a room that is there for a large—for a competition team, so they can practice. There can never ever be more than 24 kids on a large competition team, and you have to have a lot of space for that. So, we never usually have teams that large, and so, it'll be minimal, and a lot of our parents

drop off and pick up. So, a lot of the required spaces won't even be used just because they simply drop off, because the girls are usually there for a couple of hours at a time.

Mrs. Reynolds: Gotcha. Former dance mom, just checking. Yeah.

Mr. Cloud: Do you plan to restripe? Because I noticed the parking lot's pretty—what I noticed from the parking spaces—they were pretty nondescript. You couldn't really tell where parking spaces were. I was wondering if that's something that you were going to do to make it easier for people to park correctly.

Mrs. Bowen: Yes. Yes, we plan to do that.

Mr. Cloud: Okay. Thank you.

Mr. Hussein: If there are no other comments, this will be a call for the vote.

Mr. Couch: Call for the vote.

The rezone is voted on electronically.

YES: *Couch, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds.*

NO: *None.*

Mr. Hussein: [The rezone] passes nine (9) to zero (0).

Mrs. Tromburg: Thank you.

Mrs. Bowen: Thank you.

B26-13 **3735 Treat Lane**
3735 Treat Lane
Variance for Minimum Distance between Drives
Variance for Frontage & Interior Parking Lot Landscaping
Presented by Bates & Associates

Mr. Bates: Hello, Jeff Bates again. The current owner is wanting to do some light warehouse and some outdoor storage (possibly), and the interior islands are in the way of semi-trucks trying to turn around and back up into the proposed dock. So, that's why we're asking for the variance to get rid of those interior islands, and also an entry off of the cul-de-sac. It is a dead-end cul-de-sac, so, it's too close to the other private drive. So, we were asking for variance to that, and I'll be happy to answer any questions.

Mr. Hussein: Any staff comments? Anything from the public? Commission?

Mrs. Keith: So, the areas that say—the crushed—what was it? Is that gravel?

Mr. Bates: It's like gravel, yes. It's crushed granite. It's not dusty.

Mrs. Tromburg: Which you can have in certain circumstances in I-1, which is why they're planning for it. And I think this is a non-large that we're looking at concurrently, right?

Mr. Bates: Correct, yeah.

Mrs. Tromburg: It's under review. Then I'll note that Treat Lane itself is a private road, right? So, it's at the dead end of a private street.

Mr. Bates: It's a dead-end.

Mr. Cloud: Are there going to be issues with these pockets of asphalt in the middle of this concrete when the trucks [are] turning? I've seen this before and it normally doesn't go well. Is the owner opposed to putting concrete there so it matches the rest of the park?

Mr. Bates: No, I think that's the plan. We'll fill them in with concrete.

Mr. Cloud: Because it says asphalt.

Mr. Bates: Or asphalt. I mean, it would—

Mr. Cloud: Those are very different.

Mr. Bates: Yeah, probably the two (2) on each side of the truck dock need to be concrete in case the truck's turning as it's backing in there. It can grind into that asphalt. So, we can—we're currently under the site plan review—so we can have them change it to concrete. [It would] probably be easier anyway.

Mr. Cloud: Yeah, I think I would like to see it all concrete if he wants to take those islands out because I think that's just more durable and looks better and will last a lot longer.

Mr. Bates: Yeah, that's not a problem.

Mr. Cloud: Is that good with you? Thank you.

Mrs. Keith: So, I do have one other question, Sharon. When we looked at this, I know we looked at this previously. We were, I think, when we rezoned it and we were looking at the buffer and I had thought I understood that kind of some of the trees that it looks like the along that drainage way that are being removed according to this. I thought that was part of what we were allowing to have for buffer. How does that factor in?

Mr. Bates: We're not removing any trees.

Mrs. Keith: It says existing tree canopy to be removed along the floodway.

Mr. Bates: I don't know if that note should be there then because we're keeping all the trees along the floodway. So, there's some brush, and there's some trees too. We don't have them individually surveyed but—

Mrs. Tromburg: Yeah, I haven't reviewed this in detail, but I was under the impression that the only ones removed were for the added parking or the added drive, but that all the others would remain. I think some of it's in floodplain now, and so some of it is…

Mr. Bates: [Unintelligible]

Mr. Cardiel: That was my question. I guess you sort of answered that. It shows on here (one of the drawings) existing landscaping. So that'll be left there, and it looks like it is on the floodplain. So, that's going to stay?

Mr. Bates: Yes. Yeah. I'm getting old [said after moving away from the podium towards the chamber television] Yeah, that's off of our property anyway, so all of that in there is going to stay. And it's pretty much full of landscaping, or trees, bushes, and weeds.

Mrs. Keith: Yeah, I can see it more. I didn't have this to look at when we were looking at our original packet, and it is I see where it's a little more clearly like the red is removed and the green is staying. So, I didn't see that previously, and so that was where I was missing.

Mr. Bates: No problem.

Mr. Hussein: Commission, are we good to take these together? This'll be a call for the vote.

Mrs. Keith: Call for the vote.

The variance is voted on electronically.

YES: *Couch, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds.*

NO: *None.*

Mr. Hussein: Those variances pass nine (9) to zero (0).

Mr. Bates: Thank you.

B26-14 **Dean's Trail Commercial**
1515 & 1517 E. Robinson Avenue
Variance for Perimeter Landscaping & Paving Requirements
Presented by Bates & Associates

Mr. Bates: Okay, this one. Pretty much along the entire side of the trail. The majority of the side of the trail there is a sewer line. So, we can't put trees. So, we want to put shrubs because it's within five (5) feet of the main, because there's the trail, and then there's five (5) or six (6) feet, and then the parking or the drive. So, they were wanting to put shrubs instead of trees because trees weren't allowed by Springdale Water. And the other is the big gravel area. They're planning on putting another building, but I don't know when. Sometime in the near future. And they didn't want to pave it and then have to tear some of it out.

Mr. Hussein: Anything for the staff?

Mrs. Tromburg: Can he grass? Can he grass seed rather than—

Mrs. Hollingshead: He definitely could. I think what had happened was they were originally intending to pave it because they had a tenant who was going to use that space. The tenant fell through right before they had paved. So, the gravel was there ready to go to pave it. So, it is in place. So, they have to remove it and, yeah, bring in some topsoil and seed.

Mr. Cloud: Yeah. Yeah. What I remember from the last time this came in before us was I thought we agreed to do gravel where the building pad is and then pave the rest. Because that's going to have to be paved once you build the building anyway. And I thought that's what we agreed to happen. But, apparently—Sarah's shaking her head, 'no, Mark, you're dreaming.'

Mrs. Hollingshead: No, because we didn't have that third—Was it the third building?

Mr. Cloud: I mean, we look at a lot of stuff. So, I could be completely thinking about a different project.

Mrs. Hollingshead: No, you might be right. Because I think that was the original idea of, you know, this will either be a laydown yard, a parking lot, or a third building. But nobody knew, and we still don't really know.

Mrs. Tromburg: I will say though, that B24-78, a paving requirement that was heard in October that was denied for a paving requirement one for Dean's Trail. Was that for that same previous area?

Ms. Curry: That was in October of 24, and yes. And then after that Planning Commission, when it was denied, the plans were revised before construction to show it as a paved area. Through the conversations I've had with the owner and development team, it sounds like this area would be good for a material storage laydown area and if that tenant were to request that, they would come in and pave it. But they want the flexibility to leave it as gravel in case that tenant doesn't come through, and they do want to build that third building.

Mr. Ogunyemi: Is there a way to put a timeline on that so we're not just sitting there with gravel for 20 years or so?

Mr. Bates: That's a good idea.

Mr. Ogunyemi: Not saying that's going to happen, but you know.

Mr. Bates: You never know.

Mrs. Tromburg: I mean, does he think like within six (6) months, that something is going to happen? Because if we already denied the gravel once…

Mr. Erskine: We've already had two tenants fall through, and [unintelligible]

Mr. Hussein: Sir, could you come up to the microphone?

Mr. Erskine: Yes.

Mr. Hussein: And please state your name.

Mr. Erskine: Yeah, Blaine Erskine with Edwards Properties. We've had a couple of tenants fall through. We were going to pave the whole thing because they were going to park trucks there, and then we had another one that wanted outdoor storage, and without having that, now we're looking at potentially building another building there. So, and you really can't pave part of it and then dig the building inside of it. You'll have a huge hole, it'll collect water, won't drain as well. So, we've paved the fire lane on the…

Mr. Bates: South side. No, east side.

Mr. Erskine: …the east side all the way to the south, and we've left the gravel portion where it's shown checkered. But I would imagine we'll do something within a year. So, if you want to put a one (1) to two (2) year limitation, that'd be fine.

Mr. Cloud: I think one's fair.

Mr. Erskine: Okay. Thank you.

Mrs. Tromburg: So, the best way to do that is for a bill of assurance, so that we have something recorded in our office to track that timeline.

Mr. Hussein: So, [are] you guys good with the one-year bill of assurance?

Mrs. Tromburg: Is it going to be used in the meantime? I think that's what some of the staffs' concern is. That in the meantime, even if we give you a year, it's going to be a parking lot or a laydown yard.

Mr. Erskine: There's currently no one in that building. We have one tenant in the first building. We're actively trying to lease the rest of the space, so it's nothing right now. There's a couple of pieces of equipment there.

Ms. Curry: [I] Would like to comment that neither of these buildings have certificate of occupancy.

Mr. Erskine: I believe building one (1) does. I met the Fire Department there yesterday.

Ms. Curry: None of the buildings, nor the suites, have certificate of occupancy at this time.

Mr. Erskine: Okay.

Mrs. Tromburg: It's a parameter within the bill of assurance that I'm sure that we could list that it's not—it's just gravel, right? Not utilized for other purposes?

Mr. Cloud: Correct. I mean, my intention is not to put hardship for the reasons he stated, but also my intention is not to allow them to just use it for wherever they want to. So, I think a bill of insurance for one (1) year, used for gravel as a holding until they can build a building, is fair for both parties. So, that's what I'd like to see.

Ms. Curry: Blaine, if that bill of assurance is voted on, signed, and filed with the county during that year period, if you do have a tenant that comes in and wants to utilize that space, will it be paved at that time, or will you leave it as gravel for the year until you have to do something?

Mr. Erskine: I would probably leave it for the year

Ms. Curry: Even though your intentions are to pave it? If someone does—

Mr. Erskine: If the tenant comes in and wants it paved, we'll pave it. Yes.

Ms. Curry: Okay.

Mr. Erskine: Or if that doesn't come through, we'll draw a new building there and build it.

Mr. Hussein: Any other comment? This will be a call for the vote.

Mr. Couch: Call for the vote.

Mr. Cloud: So, to clarify, before we start voting like crazy. The call for the vote is to agree to the variance (potentially, we could turn it down) for paving requirements with a one-year bill of assurance that it would not be used for anything other than holding pattern for them to build a building there at the time that they get a tenant who wants it.

The variance request is voted on electronically.

YES: *Couch, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds.*

NO: *None.*

Mr. Hussein: Passes nine (9) to zero (0).

Mr. Bates: Was that both of them?

Mr. Hussein: Yeah.

Mr. Cloud: Yes.

Mr. Couch: Okay.

Mr. Cloud: Sorry about that. Yeah.

Mrs. Tromburg: We'll follow up and let you know when the bill of assurance is all prepared and ready for them.

Mr. Bates: Okay, thank you.

B26-20 **Walkerhogue Industries, LLC**
5725 N. Thompson Street
Variance for Commercial Design Standards
(A) Screening
Presented by Bobby Gold

Mr. Gold: Hello, I'm Bobby Gold, and we just need to get the chain link done on—there's 75% of the property that already has chain link, and we just need to see if we can get the rest of the property in chain link, so. And I have a better view of that if y'all need to see it a little bit better.

Mr. Cloud: I think we have a picture with chain link. Yeah, there we go.

Mr. Gold: Yeah, that's the chain link that's on the south side. And—hang on one second [Mr. Gold then retrieves a poster showing additional images of the property]. I didn't get the best views before, but this is the north side, where it doesn't have chain link [referencing his poster]. The yellows are the pre-existing fence.

Mr. Cloud: Okay.

Mr. Gold: So, we just want to build it up just right here. It's just going to be the same chain link that is already there.

Mrs. Tromburg: What's the height that you're trying to match?

Mr. Bold: Six (6) foot. It'll be commercial grade.

Mrs. Tromburg: It'll have the barbed wire to match, too?

Mr. Gold: Yeah, we can do anything that the city requires.

Mrs. Tromburg: Are you going to have a gate at the entrance by [Highway] 71[B]?

Mr. Gold: Yeah, there'll be gates. We're trying to figure out what's the best idea, but there'll be gates right here along the front.

Mrs. Tromburg: I'll say that Engineering and fire probably want just to make sure that you have enough stacking room for wherever the gate's going to be, so we don't block—

Mr. Gold: Well, that's what I was trying to figure out on the front side. We thought about bringing it back a little bit, just for cars to be able to come in, so it wouldn't be too close to the road.

Mrs. Hollingshead: Yeah, we would recommend at least pushing it back, you know, one car length, so someone can pull off.

Mr. Gold: Yeah, they have one right here [referencing his poster], but I didn't want to have to bring it in [further into the parcel]. I was just trying to keep it close [to Highway 71B], but I'll be the one pulling in the morning, so I'll make sure that there's space.

Mr. Cloud: What's the use of the land? What do you do there?

Mr. Gold: We're a fence company. We sell fencing products. That's why I know what was put on there, so…

Mr. Cloud: Understood.

Mr. Gold: Yeah, so, we're just planning on putting chain link right now, but sometime in the—I say near future—like a year or two (2), we're going to put up more of a high-quality ornamental style fencing along the front and just kind of keep the sides like they are. So, we were hoping that y'all would allow us to finish a chain link, and—

Mr. Cloud: So, I'm assuming the chain link fence is to keep your product in?

Mr. Gold: Yes, sir.

Mr. Cloud: Not allow people to take it out?

Mr. Gold: Yeah. Yes, sir.

Mr. Hussein: Any comment from the public?

Mr. Goss: I'd just like to speak with you real quick, when you get done. We can just talk real quick about access on those gates and electronic gates and things. Okay? Thank you.

Mr. Hussein: Anything else from the Commission? This be a call for the vote.

Mr. Cloud: Call for the vote.

The variance is voted on electronically.

YES: *Couch, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds.*

NO: *None.*

Mr. Hussein: [The] variance passes nine (9) to zero (0).

Mr. Gold: Thank you for your time.

Public Hearings – Waivers

W26-11 **Trade Pro**
1310 Oak Grove Road
Waiver of Street Improvements on Oak Grove Road
Presented by Stephen Green

Mr. Green: Hello.

Mr. Douglas: Good evening.

Mr. Green: My name is Stephen Green.

Mr. Douglas: I'm Joe Douglas.

Mrs. Tromburg: And I'll help preface this by saying, this is a large scale that you guys have seen recently and approved. They had a waiver request. It was recommended for approval by Planning Commission [and] denied by City Council. They did not appeal within the 30 days. However, if they come back with a different request, it could be honored and then heard as different. So, we work with them, and they have come back with a slightly different request. But that's why it looks familiar to you all. You just want to tell us a little bit about what your proposal is for this business?

Mr. Douglas: Yeah. So, before, I think, you know, there might have been a little confusion because when we were going through this process initially, it was originally two (2) lots. We did a lot split which was finalized like right when the City Council meeting happened. So, now, it is officially three (3) different lots. Of course, we're developing the middle lot with the Trade Pro business. And, just to clarify, we're (me and Stephen) are partners in this venture. We're Oak Grove Partners, and we're the owners of the land, and Trade Pro will be the tenant that we're going to do the development for. So initially, we had asked for waivers on the north and the south lot to not have to do those street improvements, but we, obviously, are going to do the street improvements for the middle lot. City Council denied that request, saying that we would be responsible for all improvements. So, what we're asking now is that we're still going to, obviously, do the second lot improvements, and then we're asking for a waiver on the northern lot, but we're going to agree to the improvements for the southern lot. But we're looking for maybe a delay in those improvements because we're waiting to determine what the future development will be for that lot. And so, we're looking for, you know, a delay in having to make those improvements to that southern lot. So, that's kind of what we're asking for at this point.

Mrs. Tromburg: So, from my understanding, it's really lot three (3) that is the difference here, right? That's the different waiver request. So, they're coming back requesting that one (1) [in reference to lot one (1) as presented in a site plan]: waive the improvements totally, but they're doing the shared drive. Two (2) is your development that you're going to build. Three (3): You're willing to [complete street improvements], but you're asking for a later date or bill of assurance or one or the other, some other route. Correct?

Mr. Douglas: Correct.

Mr. Green: Correct, yes.

Mrs. Keith: What was the conversation at Council that—like, are they wanting things done sooner, and is that the reason that the full waiver was rejected, or?

Mrs. Tromburg: I will say, the timing of the informal plat made it a little tricky. We've had several developments that come through like this that are simultaneously doing an informal plat that splits it. So, at the time, Council required lot three (3) basically as off-site improvements. Oak Grove. I think it's local, right, Katie? But it needs improvement. There's been a couple projects that have done [improvements].

Mr. Couch: That whole area is kind of growing out there. There's like—out there by Walmart—and there's like apartment complexes putting in sidewalks across the street, or, kind of across the street from it. So, I know there's a lot of development down there.

Mrs. Keith: I guess my reasoning for that was, you know, if we have this in there in the future, is Council still not going to be happy? I just want to try and keep it as easy as possible for y'all.

Mr. Green: And one thing too, there was—and I was not present at the Council meeting—and, you know, hindsight's 2020. We weren't there, and I think there was some confusion that went on about, you know, they were saying, 'hey, could we table this to see if the lot split would be finalized', and then it, I guess in that confusion, it just wasn't really maybe very clear. It got clarified but, you know, we would like to go back to the Council and kind of talk through any concerns that they would have.

Mr. Cloud: Can we go to a different image that shows the relation to the streets in these lots? I'm turned around.

Mr. Green: And I think you guys, when you passed it last time…

Mr. Cloud: Thank you [in reference to a different plan being displayed].

Mr. Green: The main concern here was lot three (3). So, as sort of a way to say we understand that concern. We would like to handle the street improvements for the third parcel. But we do need to delay that just a tad bit because—and, just a little about Trade Pro: I'm one of the owners of that company, and it's a Springdale company. We want to service; we're plumbing, we're roofing, we do exterior remodels, things like that. We're hoping to service the community here, but we're hoping to not put the burden [on ourselves] right now. Not that we won't handle that; just the full burden of all those street improvements right now. That's what we're asking for, a little bit of understanding with.

Mr. Philpot: I have a question. On lot one (1) up top, do you guys have any future plans for that at any point, or will you just keep it vacant?

Mr. Douglas: Yeah, we kind of want to preserve that because we feel like that's a very, you know, that'll be a valuable lot as this area develops. And, you know, we're not sure what might go there. If we may develop it ourselves or if we may sell it in the future.

Mr. Philpot: Okay, question: If we give them a waiver now and they come back, two (2), three (3), four (4) years from now, is that waiver still in place for that lot? Like, they wouldn't have to do the improvements then?

Mrs. Tromburg: Yeah, the final decision of Council for the waiver sticks unless they come back with a different development plan or a different request that is recognized as different enough to be heard. So really, you're just asking to wave lot one (1).

Mr. Douglas: Yes.

Mr. Green: Yes. And the good news is we're already providing the drive, a shared drive, and all the detainment for the water—

Mr. Douglas: For all three (3) lots?

Mr. Green: For all three (3) is being handled. So, we are—and really everybody needs to know there's a huge power line—

Mr. Cloud: Right.

Mr. Green: That cuts this property and makes it very difficult to work with. But we're willing to do that, and I'm willing to put my company right up against the power line, you know, to make that lot work.

Mr. Cloud: Have you considered payment-in-lieu to do the whole improvement along that street?

Mr. Green: Well, I think when you guys were talking, you thought the top lot—

Mr. Cloud: Yeah.

Mr. Green: Was very marketable. It's very possible that that one is [marketable], especially since we're handling the water detainment. And your concern, even on that day, was the third lot. So, we would like to say we would address your concern that you had about the third lot, and we will bear the burden of those street improvements. We're just asking for a little bit of a delay in that, so we don't have to put all of that just on the burden of the company, in, you know, in that rent.

Mr. Cloud: So, are you intending to sell lot one (1) to another buyer?

Mr. Green: No, no. Not at this time.

Mr. Douglass: Not at this time, no.

Mr. Cloud: But is that your intent in the future? To Matt's point; if we issue a waiver on lot one (1), if it doesn't change hands—I'm not—does it—does the waiver go with the…

Mrs. Hollingshead: The waiver would just be associated with this development, any future development—

Mr. Cloud: On lot one (1)?

Mrs. Hollingshead: Then we'd start over.

Mr. Cloud: That's what I thought.

Mr. Green: Yeah, we would have to, if we do anything to lot one, my understanding is we would have to improve the streets. And that—

Mr. Cloud: Yeah, I think our thoughts were, we felt like it would develop quicker to the south towards Elm Springs Road more than to the north on this particular side of the street, which is why we were probably more interested in what lot three (3) was going to do and how long that would be before you connected [to Elm Springs Road].

Mr. Green: The area is a little bit in transition to the south because it is for sale.

Mr. Cloud: Yeah.

Mr. Green: The price, I think, is, you know, maybe prohibitive right now, but eventually I do think that [it will be] sold and that could be something that pulls that third lot into. [I'm] just not sure…

Mr. Cloud: Are we going to do a bill of assurance again to rectify the date? When it says 'later date' that's kind of… I think we need something a little bit more concrete than that. Do you guys have any idea how later of a date you're requesting?

Mr. Douglas: A couple years?

Mr. Green: Yeah, maybe two (2) years would be great.

Mr. Cloud: If we do a bill of insurance and they come back within the time frame, can we extend that? I haven't done a ton of these.

Mrs. Tromburg: They would have to come back. If they wanted to extend the bill of insurance, they would have to come back, and we typically don't see them longer than two (2) years. [That] is typically the max.

Mr. Cloud: Yeah, I was thinking shorter, but maybe give them longer if they need it. You know, if nothing happened or things went differently. Like, I was thinking a year, but let them come back and ask for an extension for one (1) more year.

Mrs. Tromburg: That is typical, yeah.

Mr. Cloud: Okay, are you okay with that?

Mr. Douglas: I think so.

Mr. Green: Yes.

Mr. Cloud: [A] bill of insurance for lot three (3)—

Mr. Green: Yes, sir.

Mr. Douglas: For one year?

Mr. Cloud: Improvements for one (1) year, and then in 10 months if it looks like, hey nothing's really… come back and say, 'hey, here's where we are blah blah blah', yeah.

Mr. Green: Yeah, that would be helpful; yep.

Mr. Hussein: Any other comments? If not, this is a motion to forward to Council with recommendation of denial or approval.

Mr. Cloud: I motion to forward to city Council to approve [the] waiver request on lot one (1); waiver request on lot three (3) with a bill of insurance for one (1) year.

Mr. Ogunyemi: Second.

The waiver request is voted on electronically.

YES: *Couch, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds.*

NO: *None.*

Mr. Hussein: It [the waiver] passes nine (9) to zero (0).

Mrs. Tromburg: All right. Staff will prepare a resolution that's going to go to city Council on the 31st. It was moved to the very last Tuesday of the month. So, the 31st at 6 PM here, and you're recommended to attend just to be able to answer any of these questions and walk them through it. Okay?

Mr. Douglas: Okay.

Mrs. Tromburg: Thank you guys.

Mr. Green: Thank you.

Mr. Douglas: Thank you.

Planning Director's Report

No major updates. I want to thank everybody who came to the last work session about active transportation. I think it was really helpful for staff, commissioners, and everyone. Our next work session, it's on St. Patrick's Day, so please wear green (recommended, not required). It's on the 17th, and we have a couple applicant presentations of some large scale and projects that they want to talk to you about. We'll talk about a little Form-Based Code update, and more.

C-of-Os that were issued, Sarah and inspection team, the Courtney Hollingsworth auto expansion on Sterwin, Trails at the Crossing in that Southwest Overlay area [on] South 64th Street, and Fire Station 4 on West Huntsville Avenue. All got certificate of occupancy, and I listed the items that went to city Council. Everything was approved. The waivers, the one for the United Auto Group on 71 just north of County Line. They approved it, but with your recommendation of the payment-in-lieu-of. The one for Fellowship Bible Church on Emma passed with option one (1), full grant, and Larry's Stucco, the one just south of the airport on 412 East was granted with option one (1), and the rezonings and the conditional use for The Artistic Endeavor all passed.

So, thank you all, and then welcome Matthew Philpot, our newest Planning Commissioner. He came to our work sessions; this is his first meeting. Welcome!

There being no further business, the meeting was adjourned.

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Chris Hussein, Chairman

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Brent Couch, Secretary

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Sharon Tromburg, Director
Planning and Community Development

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Harper King, Recording Secretary

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